THE LOFTS



ΑΤ

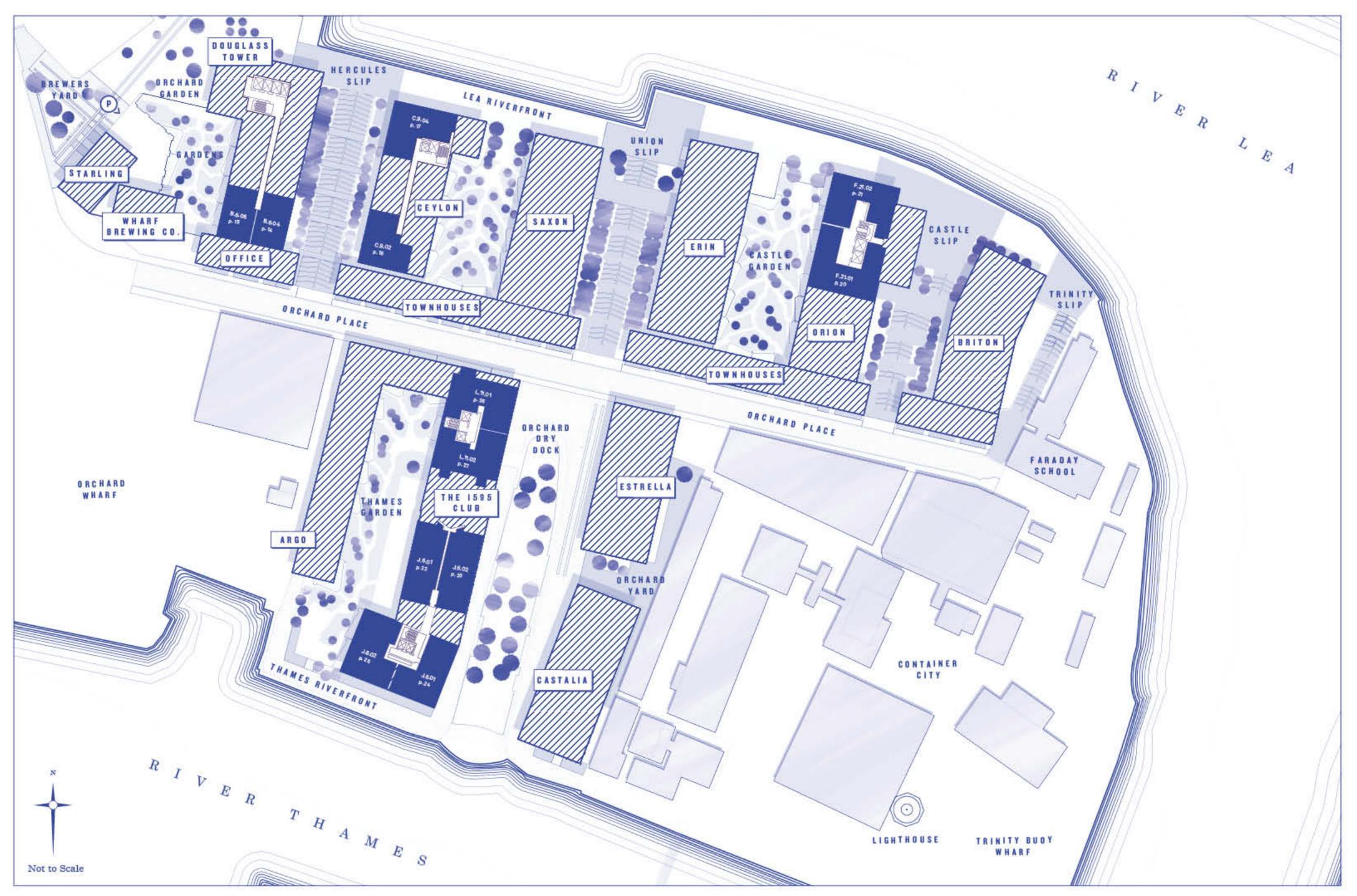
# THE LOFTS

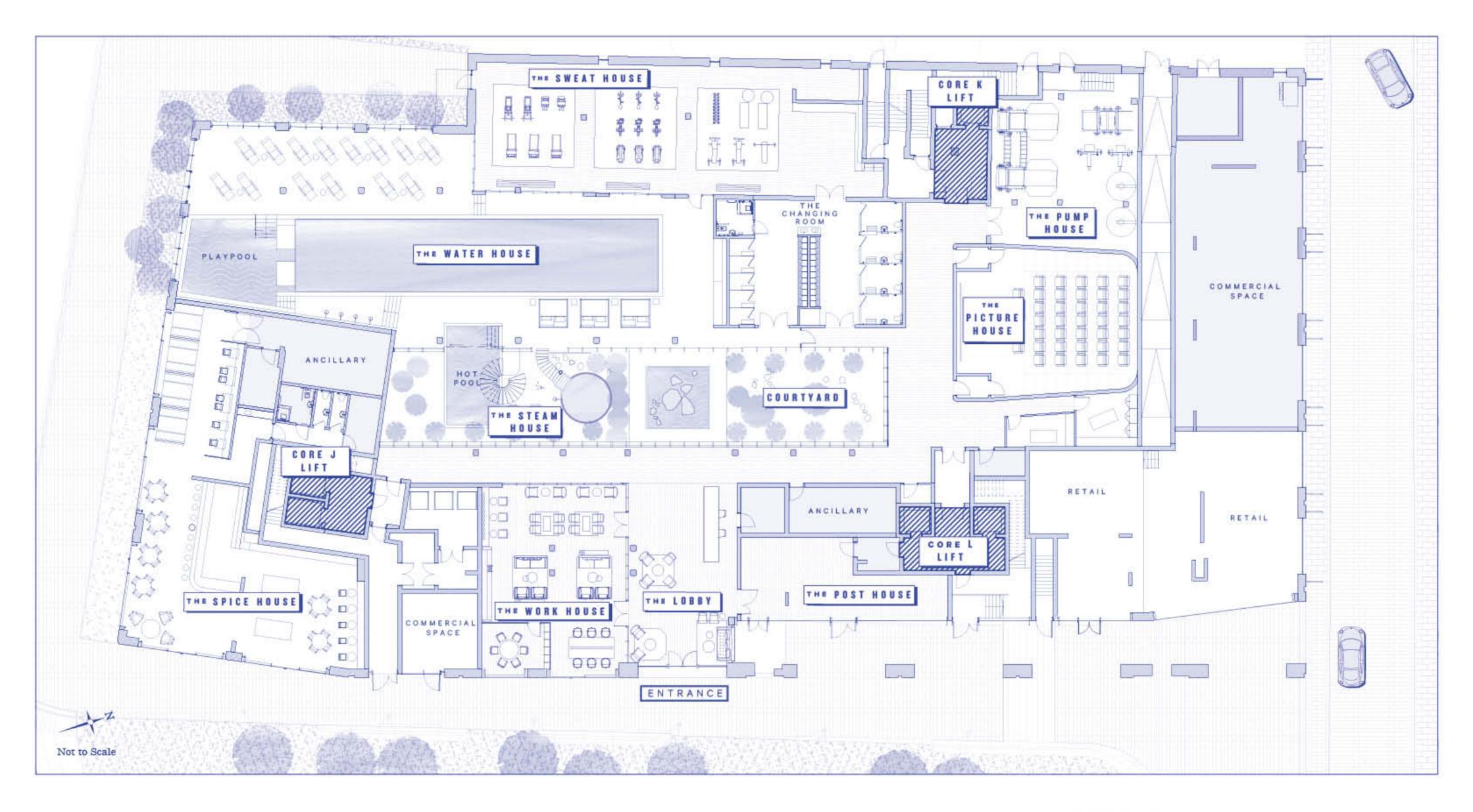
With a refined industrial aesthetic, loft style architecture and unparalleled views across London, The Lofts truly embody the spirit of Goodluck Hope. Exuding modern luxury, this collection of 12 lofts are characterised by high ceilings and light drenched open spaces.

Capitalising on this enviable location each loft makes the most of their unique positioning, overlooking the Thames and Canary Wharf, representing the pinnacle of loft living.









A R G O

GF FLOOR





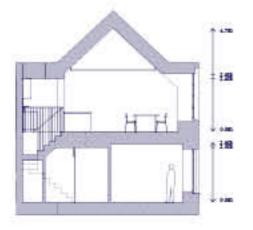
The equal of any of the great private clubs in its design and member's only amenities, 'The 1595 Club' at Goodluck Hope offers an exclusive retreat from the outside world, where residents and guests can enjoy first-class facilities, purpose-built and beautifully designed to provide the finest in wellness, co-working and entertainment.



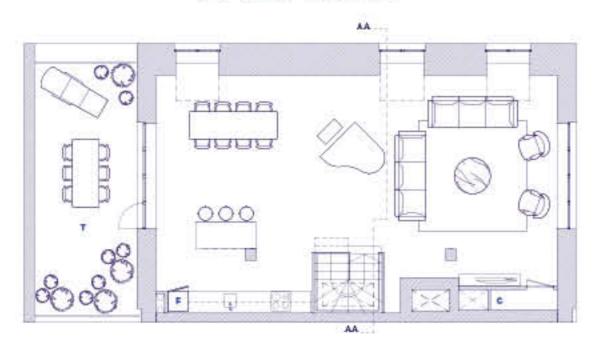
# B.06.04

THREE BEDROOM DUPLEX

# SECTION AA

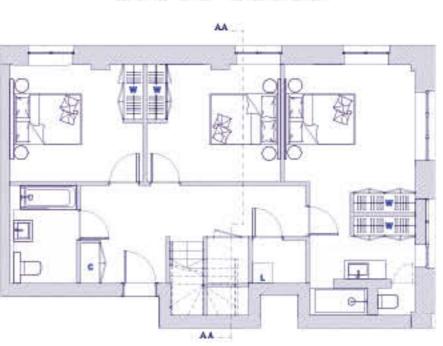


UPPER LEVEL



LOWER LEVEL

Internal Area	Int
157.7 sq m / 1697 sq ft	147
Living Area	Liv
11890 x 7370mm	118
Bedroom 1	Be
3850 x 5030mm	310
Bedroom 2	Be
3925 x 3425mm	318
Bedroom 3	Be
3885 x 3425mm	318
Terrace	Te
22.8 sq m / 245 sq ft	22.





Not to Scale

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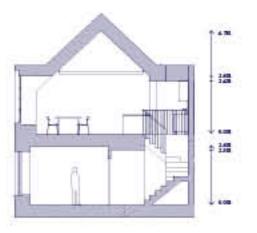




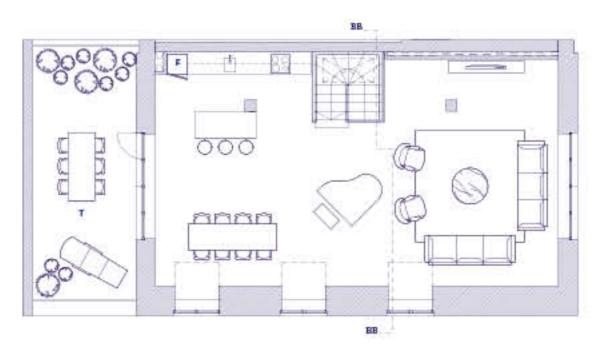
14

# B.06.05 THREE BEDROOM DUPLEX

# SECTION BB



UPPER LEVEL



LOWER LEVEL





Not to Scale





#### LECEND C Cupboard F Pridge CT Cabinetry L Laundry

L Laundry W Wardrobe T Terrace This brechars and the information contained in 8 does not form part of any contract, and while measurable effort has been tracks to ensure a contract, the cannot be granteness at and no representation or warranty is made to that represe. Apartment designs an Apartment are hold arise only and may those the contract. Computer granteness are indicated on the floor plant. The specification of the apartments is the artic presed specification as a the date the contract of the apartments in the specific states of a writer as indicated warkness under the specification of the apartments is the artic presed specification as at the date the contract. Computer generated in an article state warkness under the specification and post to contract. All information representing and planten are indicated on only All males researin subject to contract. All information representing the specification are indicated on the the specification of the apartment of the specification and postterior of the specification of the specification of the specific state of the specific state of the specification of the specification of the specific state of the issues army charge. Horizon and formatives including wall paralling and via it denotes. Please consulty our raise contract for information. Good the Hope is more bailing and so only and will are accounted form part of the approved postal address. Nakhar the appendent are not person in their series the information. Good the Hope is a more bailing mate and ypergramentas (respective the specific state of the indication of the development (or any parts theore). So the specific of an indicative endy.

nternal Area 47.3 sq m / 1586 sq ft

iving Area 1890 x 7335 mm

8edroom 1 100 x 5035 mm

Bedroom 2 185 x 3685mm

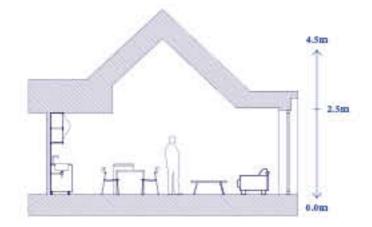
edroom 3 185 x 3685mm

'errace 2.8 sq m / 245 sq ft

# CEYLON LOFTS

# C.09.02 THREE BEDROOMS

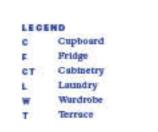
# SECTION CC





Internal Area	Internal Area
102.1 sq m / 1099 sq ft	113.3 sq m / 1220 sq ft
Living Area	Living Area
5205 x 6470mm	7510 x 6170mm
Bedroom 1	Bedroom 1
3100 x 4485mm	6230 x 3595mm
Bedroom 2	Bedroom 2
2825 x 4200mm	4135 x 4120mm
Bedroom 3	Bedroom 3
2965 x 2700mm	2915 x 3545mm
Terrace	Terrace
8.7 sq m / 94 sq ft	15.5 sq m / 167 sq ft
N.9	12

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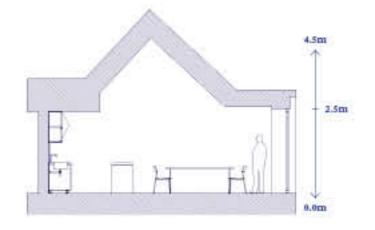
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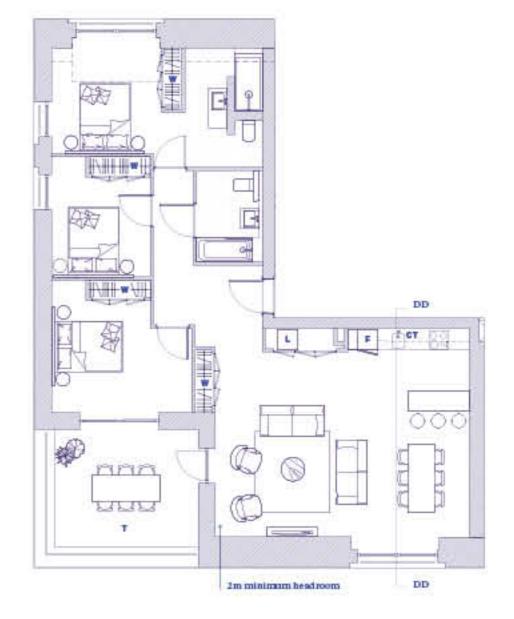
FLOOR

16

# CEYLON LOFTS C.09.04 THREE BEDROOMS

SECTION DD

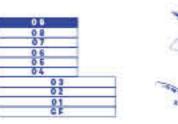




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LECEND c Cupboard r Pridge CT. Cabinetry Laundry L Wardrobe W

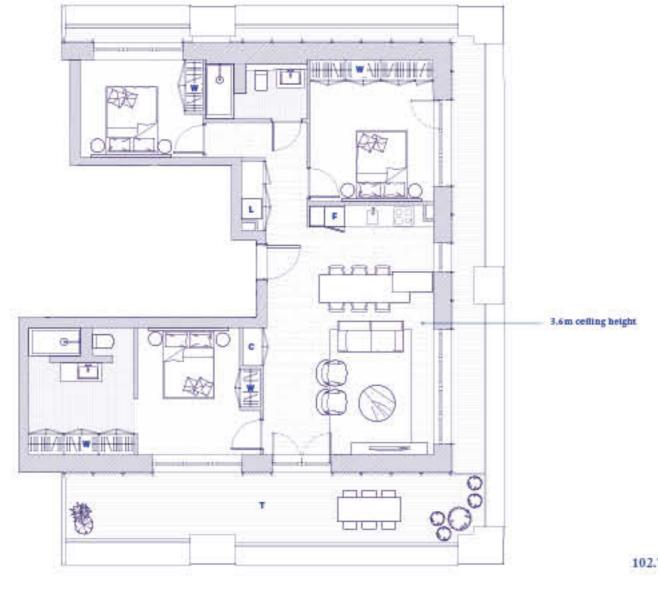
T Terrace

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# ORION LOFTS

# F.21.01 THREE BEDROOMS



	U Internal Area	Internal Ar
	102.7 sq m / 1105 sq ft	86.1 sq m /
	Living Area	Living Area
	5170 x 7350mm	8660 x 4505
	Bedroom 1	Bedroom 1
	6800 x 3720mm	3150 x 3775
	Bedroom 2	Bedroom 2
	3790 x 4150mm	3555 x 4445
	Bedroom 3	Terrace
	3585 x 3120mm	24.0 sq m/
	Terrace	
	25.7 sq m / 277 sq ft	
D Cupboard Pridge Cabinetry Laundry Wurdrobe Terrace	This brockness and the information contained in it does not form part of any contract, and while mean-make effect has been much to ensure accuracy, this cannot be presented and no represented on the warming is much to that regard. Agartment designs multipyouts are indicative suby nod may doings. Gardeon is not include any planters or previous mainteed on the floor plant. The specification of the separatement is main paid specification as indicated on the floor plant. The specification of the separatement is a mit paid specification as the data this floor has prepared, but may be ablect to change in accordance with permitted without the spectrum of the spectrum state. Comparing parts presented line age and plant in any indicative only. All miss memory but prevent construct. All information regarding prospective commarks of the spectrum is adjusted to construct. All information regarding prospective to any my damage. Furthers and franchings indo they wall parts flag with desting there in Comparing Generated Transition. Goodhack Huge is an matching main. Flags construct the information of the approved probability and will desting only and will not accessed for maps to the approved probability of the agents flags of the approximation of the approximatio	2 F L

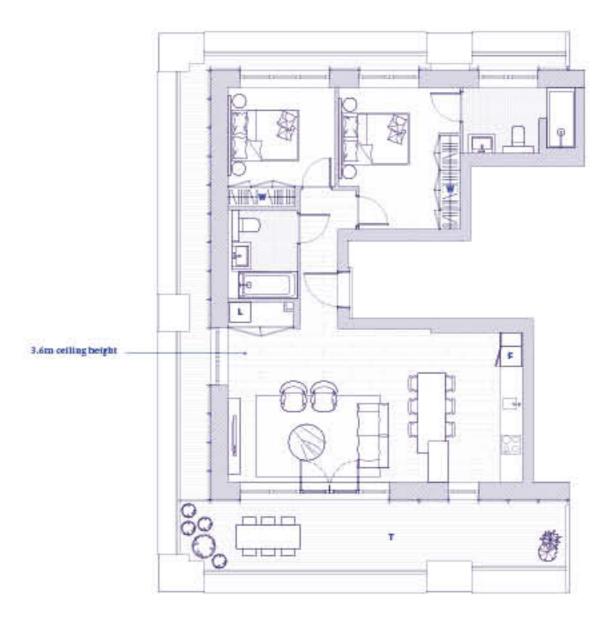


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# ORION LOFTS

# F.21.02 TWO BEDROOMS



Area / 927 sq ft

ea 05mm

1 75mm

2 45mm

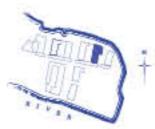
/ 258 sq ft



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## LECEND c Cupboard r Pridge

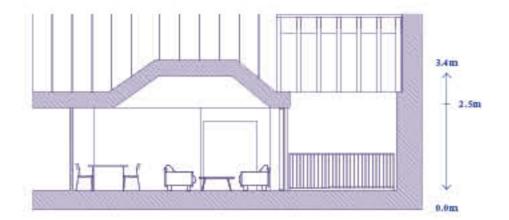
CT. Cabinetry Laundry L Wardrobe W Terrace т

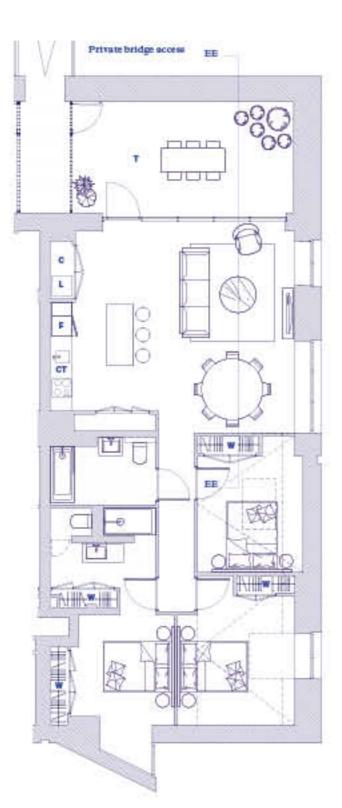
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## ARGO LOFTS

# J.06.01 THREE BEDROOMS

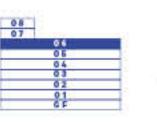
SECTION EE













LECEND C Cupboard Fridge E. CT Cabinetry Loundry L Wurdrobe w T Terrace

Terrace 21.9 sq m/ 236 sq ft

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Internal Area

Living Area

Bedroom 1

Bedroom 2

6200 x 7195mm

3240 x 3645mm

4390 x 3455mm

4010 x 3095mm

(Skylight) Bedroom 3

106.6 sq m/ 1147 sq ft

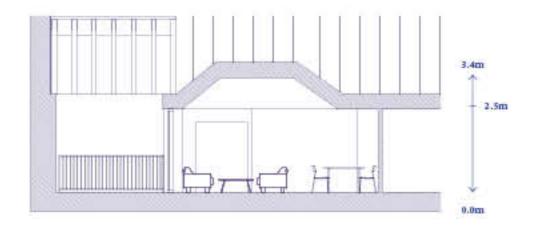
22

# ARGO LOFTS

# J.06.02

# THREE BEDROOMS

# SECTION FF





Internal Area

2995 x 3520mm

4135 x 4120mm

(Skylight) Bedroom 3 3900 x 3045mm

> Terrace 21.9 sq m / 236 sq ft







#### LECEND C Cupboard Fridge F. CT

Cabinetry Laundry L Wardrobe W т Terrace

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105.5 sq m/1136 sq ft

Living Area 6315 x 7145mm

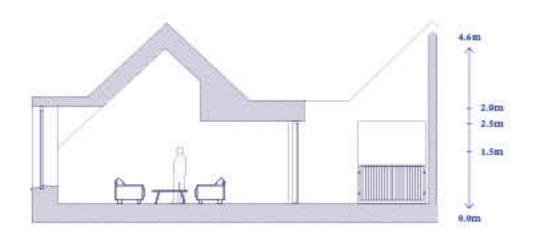
Bedroom 1

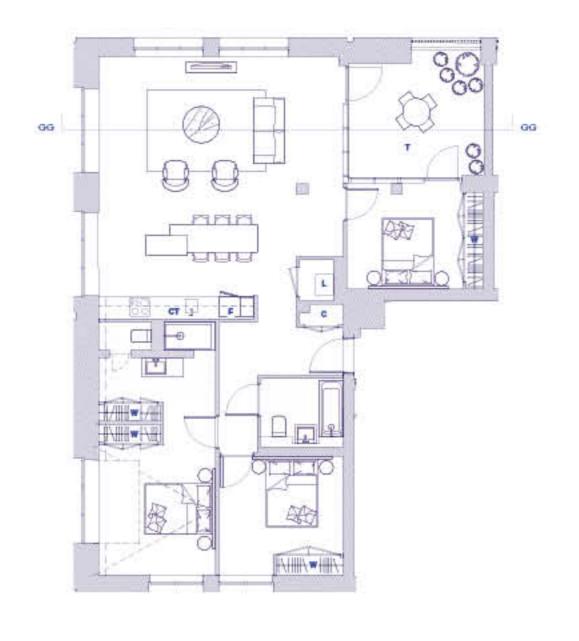
Bedroom 2

# ARGO LOFTS

# J.08.01 THREE BEDROOMS

SECTION GG





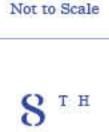
Internal Area	Int
	Int
121.0 sq m / 1302 sq ft	137
Living Area	Liv
7665 x 7150mm	802
Bedroom 1	Be
3790 x 3420mm	344
Bedroom 2	Be
3470 x 3635mm	330
Bedroom 3	Be
3105 x 4000mm	310
Terrace	Ter
14.4 sq m / 155 sq ft	14.

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Cupboard	on the floor plans.
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FLOOR

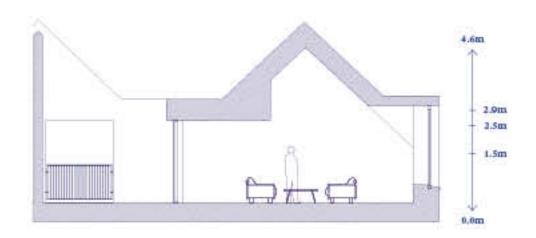
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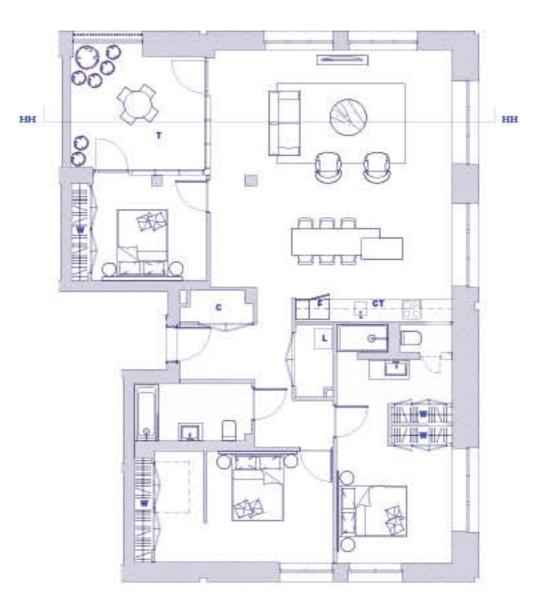
# ARGO LOFTS

# J.08.02

# THREE BEDROOMS

## SECTION HH





Internal Area 137.0 sq m / 1475 sq ft

iving Area 020 x 7150mm

edroom 1 40 x 3420mm

edroom 2 300 x 5860mm

edroom 3 105 x 4000mm

errace 4.4 sq m / 155 sq ft

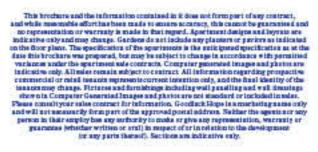






# C Cupboard F Pridge

CT Cabinetry L Laundry W Wardrobe T Terrace



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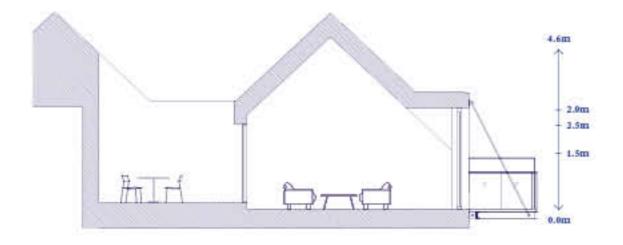
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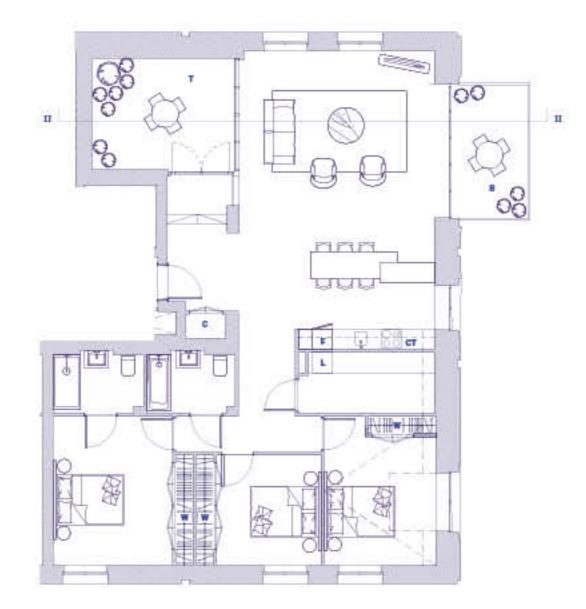
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# ARGO LOFTS

# L.11.01 THREE BEDROOMS

SECTION II





LECEND

Cupboard

Cabinetry

Laundry

Balcony

Terrace

Wardrobe

Fridge

c

F.

CT

L

W.

T.

134.9 sq m / 1452 sq ft	
134.8 sq m/ 1452 sq m	
Living Area	
5745 x 8795mm	
Bedroom 1	
4130 x 4390mm	
Bedroom 2	
3300 x 4425mm	
(Skylight) Bedroom 3	
3680 x 3245mm	
Balcony	
9.0 sq m / 97 sq ft	
Terrace	

Internal Area

13.9 sq m / 150 sq ft

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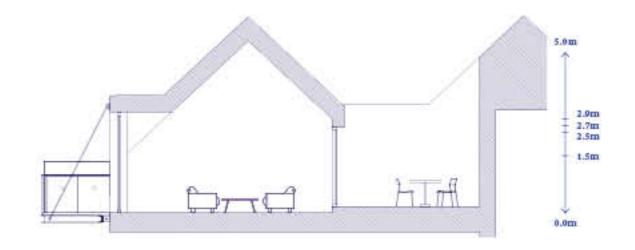


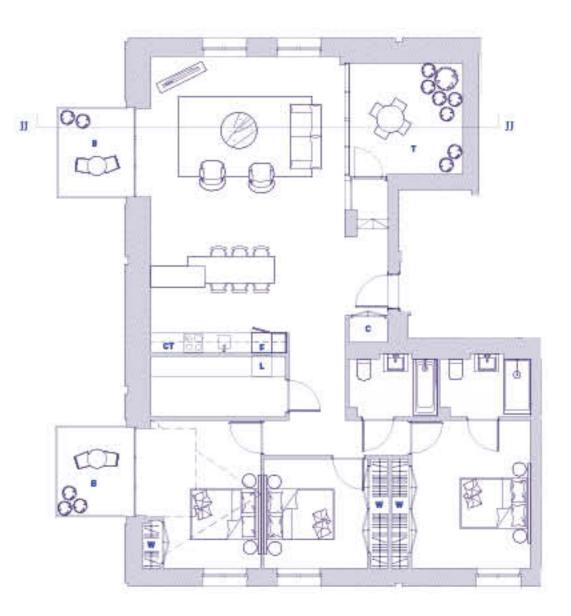
08

# ARGO LOFTS

# L.11.02 THREE BEDROOMS

SECTION JJ







Not to Scale



Internal Area

Living Area 7125 x 8800mm

4150 x 4390mm

3250 x 4390mm

Balcony 1 and 2

Terrace

11.6 sq m / 125 sq ft

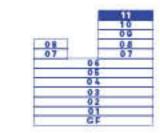
11.0 sq m / 118 sq ft

(Skylight) Bedroom 3 3680 x 3245 mm

Bedroom 1

Bedroom 2

132.2 sq m / 1423 sq ft





LECEND C Cupboard F Pridge CT Cabinetry L Laundry W Wurdrobe B Balcony

Terrace

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# SPECIFICATION

#### MAIN STRUCTURE

Reinforced concrete frame on reinforced concrete piled foundations, with steel structure to the penthouse level of Orion.

## BUILDING ENVELOPE

External wall with quality brick finish or metal panels on some top floors.

#### FLOORS

Reinforced concrete slab with appropriate floor finishes (see flooring).

Pitched roofs have a metal finish whilst flat roofs have a high-performance membrane roofing overlaid with pre-cast paving or bio-roofs where applicable.

#### WINDOWS

Double glazed aluminium windows with durable powder-coat paint finish and large dormer windows, where indicated.

#### STAIRS

In-situ or pre-cast concrete stairs with steel balustrades in common areas. Timber and carpet covered stairs in duplex apartments.

#### WALLS

Party walls constructed from metal studwork finished on both sides with sound resistant plasterboard and acoustic insulation between, or structural concrete faced with plasterboard on both sides. Internal walls constructed from metal studwork with plasterboard on each side and acoustic insulation where detailed. Bespoke divided panel between living space and bedroom to selected suites

## CEILINGS

Suspended white painted plasterboard ceilings. Vaulted ceilings, where indicated.

#### FLOORING

Engineered oak floor boarding to hall, living areas and kitchen. Black and white ceramic mosaic tile flooring to bathrooms, en-suites and shower rooms. Fitted grey carpet in bedrooms.

#### DECORATION

All internal walls painted with washable emulsion. Skirtings, doors and frames painted with an eggshell paint finish.

#### KITCHEN

Apartments fitted with custom designed modular base and wall cabinets with indigo paint finish and matching interior colour. Brass pull handles. Feature brass mesh to some wall units. Concealed LED lighting to underside of overhead cupboards. Worktops fitted with under-mounted stainless steel sink and industrial look single lever deck mounted mixer tap in natural brass. Worktops in concrete effect technical stone. Integrated appliances, Siemens induction holes and electric fan oven European manufactured integrated extractor hood, integrated fridge freezer and dishwasher. Combined washing machine/tumble dryer located in separate cupboard. Concrete effect technical stone clad island in all apartments and combined with feature integrated dining tables to selected apartments.

#### BATHROOM

Premium acrylic bath with industrial look natural brass bath filler, with overhead shower. White porcelain WC with concealed cistern. Timber vanity top with mounted ceramic wash basin with single lever industrial tap in a natural brass finish. Wall mounted oak shelving with mirror and recessed LED lighting. Bathroom walls finished in white ceramic tiles and blue glazed feature wall tile. Wall mounted heated towel rail.

## EN-SUITE

Industrial look natural brass thermostatic mixer tap shower fitting to shower with white resin shower tray. White porcelain WC with concealed cistern. Timber vanity top with mounted ceramic hand basin, and single lever industrial tap in a natural brass finish. Wall mounted oak shelving with mirror and recessed LED lighting. Bathroom walls finished in white ceramic tiles and feature blue glazed wall tile. Wall mounted heated towel rail.

## SHOWER ROOMS

Industrial look natural brass thermostatic mixer tap and overhead shower. White shower tray. White porcelain WC with concealed cistern. Timber vanity top with mounted ceramic wash basin with single lever industrial tap in a natural brass finish. Wall mounted oak shelving with mirror and recessed LED lighting. Shower room walls finished in white ceramic tiles and blue glazed feature wall tile. Wall mounted heated towel rail.

#### WARDROBES

Integrated wardrobes fitted to all bedrooms (except to third bedroom of C.09.02) with custom designed painted doors with semi matt finish.

#### BALCONIES

Where applicable, a mixture of painted metal and glass balustrade balconies constructed with steel handrails and decking boards.

#### TERRACES

Timber boards decking with a parapet wall.

#### LEISURE

Private access to managed pool, gym, residents' lounge, private cinema, Lantern Room, which is included in the service charge.

## HEATING, COOLING AND HOT WATER

Comfort cooling to bedrooms and living spaces with radiators throughout the apartment. Individually metered system provides heating and hot water from the development's central plant.

#### ELECTRICS

Feature surface conduit lighting to the living room and energy efficient down lights fitted elsewhere, where appropriate. Switch plates and sockets in accordance with IEE regulations. TV/FM and telephone points for high speed broadband internet access in living room and master bedroom. Communal satellite dish with connection in living room and main bedroom. (Residents are responsible for their own connections and related charges for cost of services.) Smoke/heat detectors fitted as standard.

## MANAGEMENT AND SECURITY

Management and 24 hour security services located in the central estate management office. Entry phone system connected to main entrance door. CCTV system provided to cover the whole estate.

## REFUSE

Bins stores in basement.

#### PARKING

Limited car parking at additional cost and subject to availability.

## ELEVATORS

Elevators serve all floors, including basement level.

#### NOTE

Natural materials, such as brass, will mature and develop a patina over time.

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## NOTES

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