

THE LOFTS

AT



GOODLUCK  
HOPE

L O N D O N

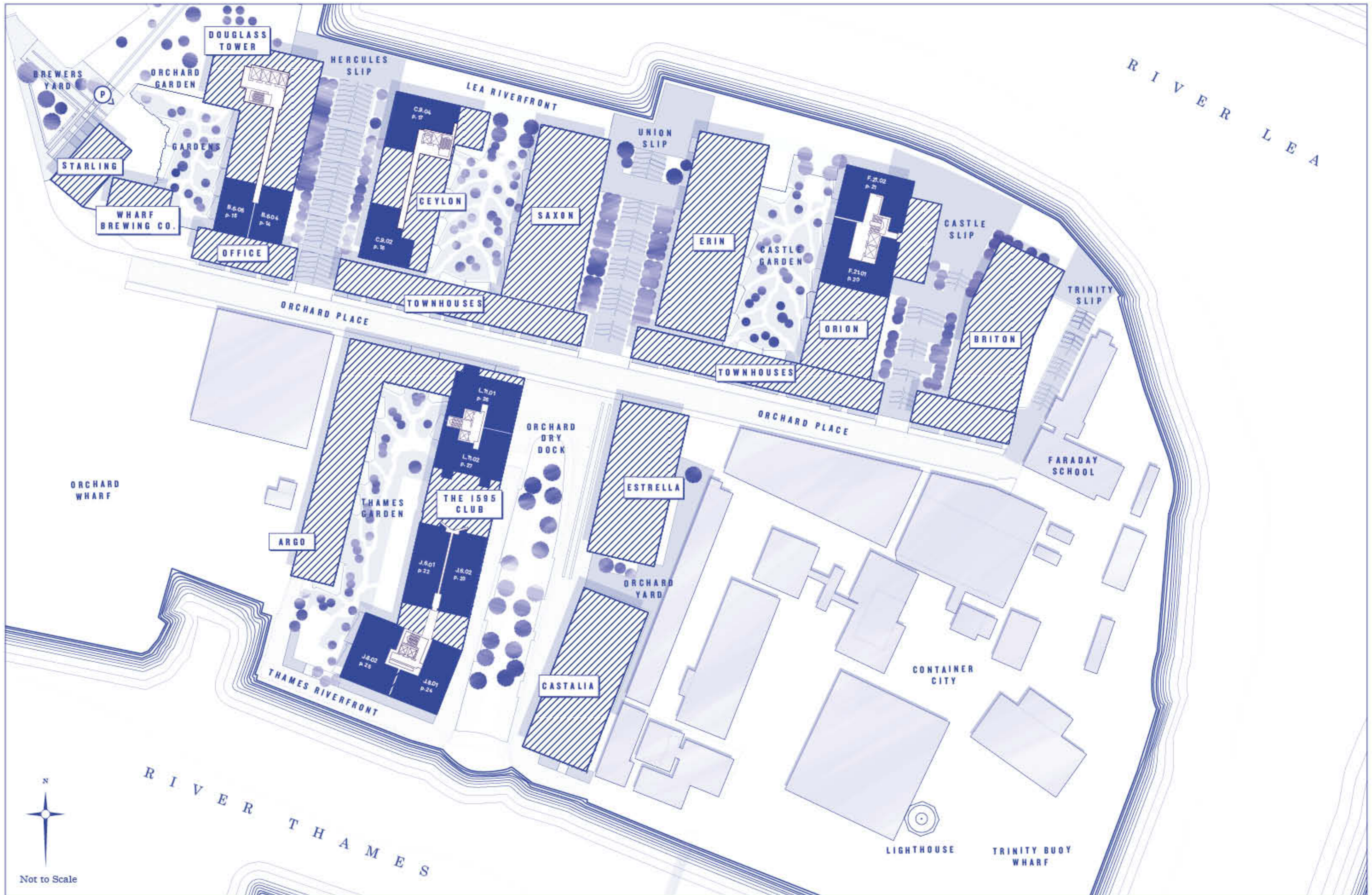
## T H E L O F T S

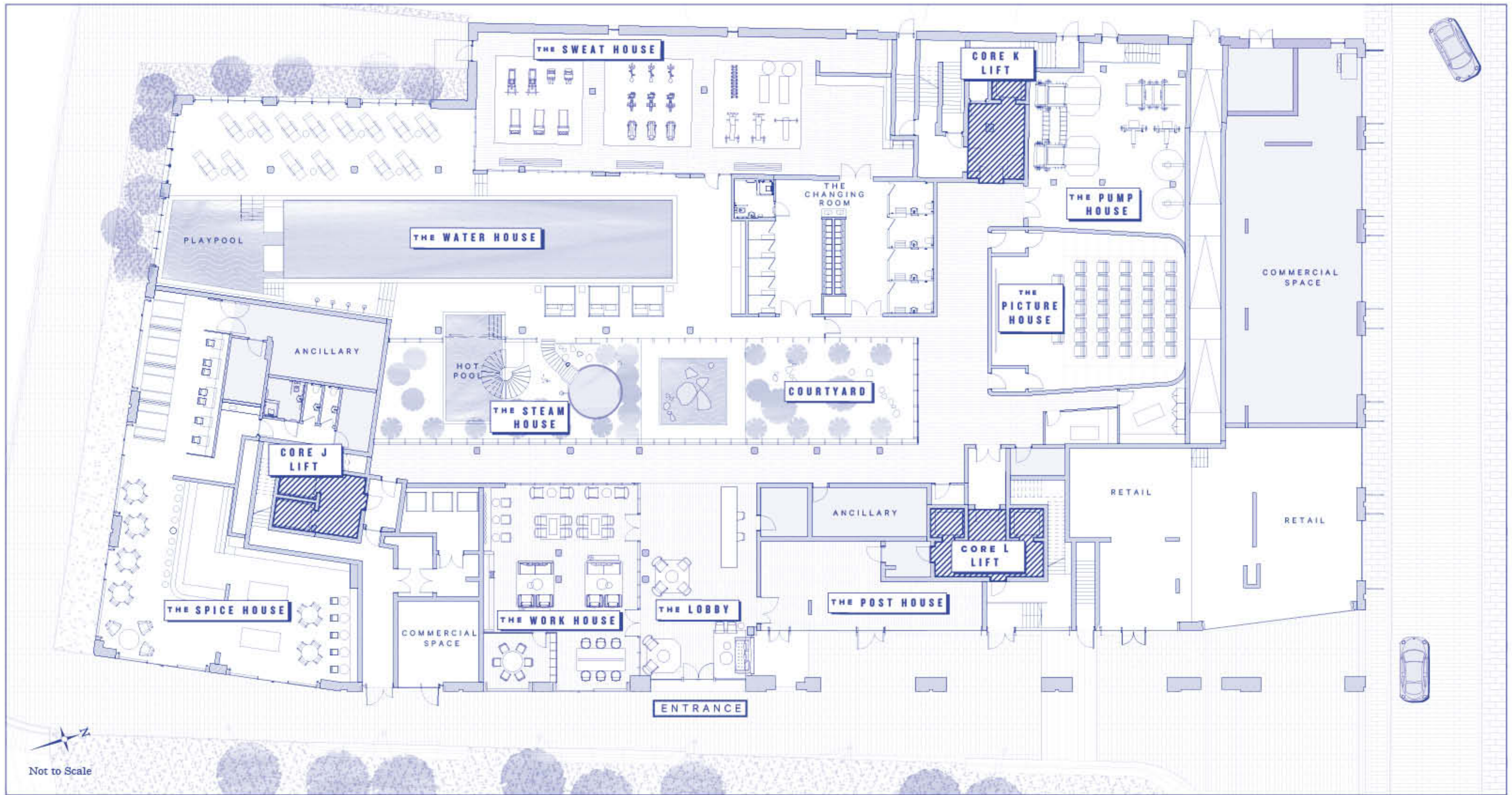
With a refined industrial aesthetic, loft style architecture and unparalleled views across London, The Lofts truly embody the spirit of Goodluck Hope. Exuding modern luxury, this collection of 12 lofts are characterised by high ceilings and light drenched open spaces.

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

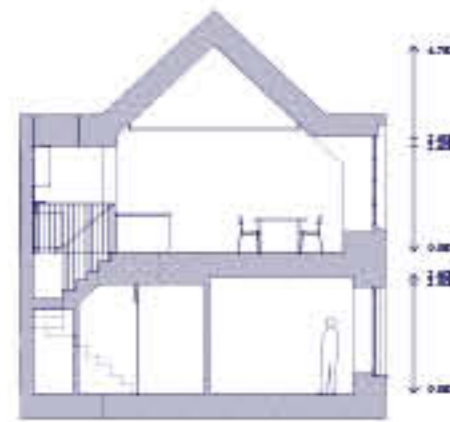


*1595*

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.



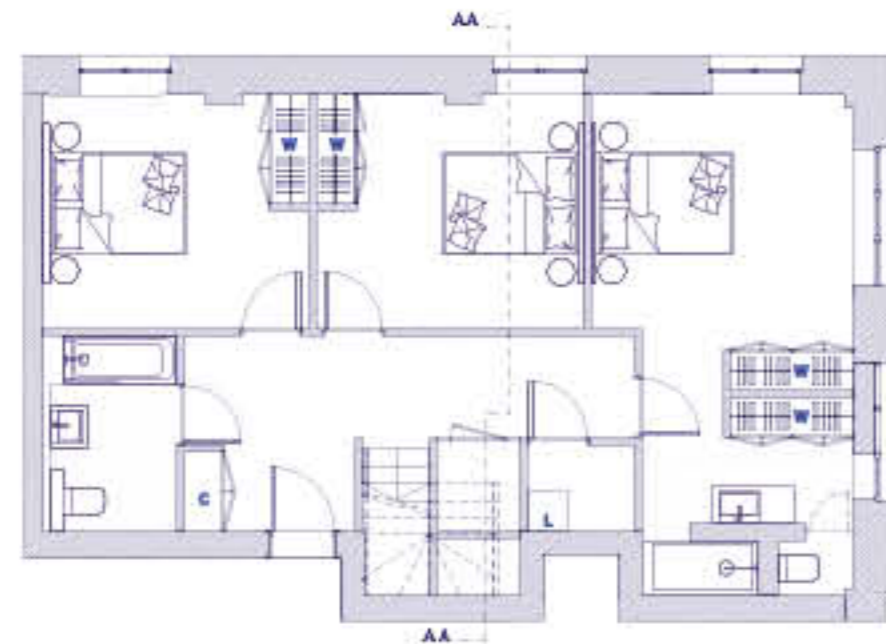
SECTION AA



UPPER LEVEL



LOWER LEVEL



**Internal Area**  
157.7 sq m / 1697 sq ft

**Living Area**  
11890 x 7370mm

**Bedroom 1**  
3850 x 5030mm

**Bedroom 2**  
3925 x 3425mm

**Bedroom 3**  
3885 x 3425mm

**Terrace**  
22.8 sq m / 245 sq ft



Not to Scale

6<sup>TH</sup> - 7<sup>TH</sup>  
FLOOR

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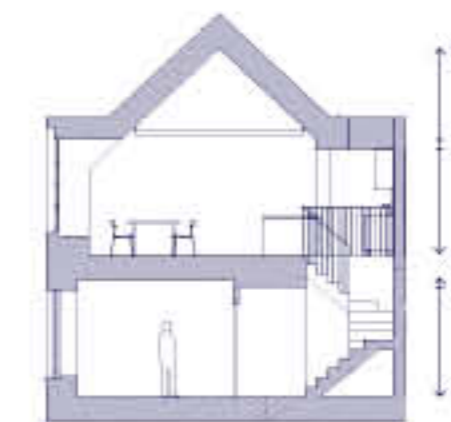


**LEGEND**

- C Cupboard
- F Fridge
- CT Cabinetry
- L Laundry
- W Wardrobe
- T Terrace

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SECTION BB



UPPER LEVEL



LOWER LEVEL



**Internal Area**  
147.3 sq m / 1586 sq ft

**Living Area**  
11890 x 7335 mm

**Bedroom 1**  
3100 x 5035 mm

**Bedroom 2**  
3185 x 3685mm

**Bedroom 3**  
3185 x 3685mm

**Terrace**  
22.8 sq m / 245 sq ft



Not to Scale

6<sup>TH</sup> - 7<sup>TH</sup>  
FLOOR

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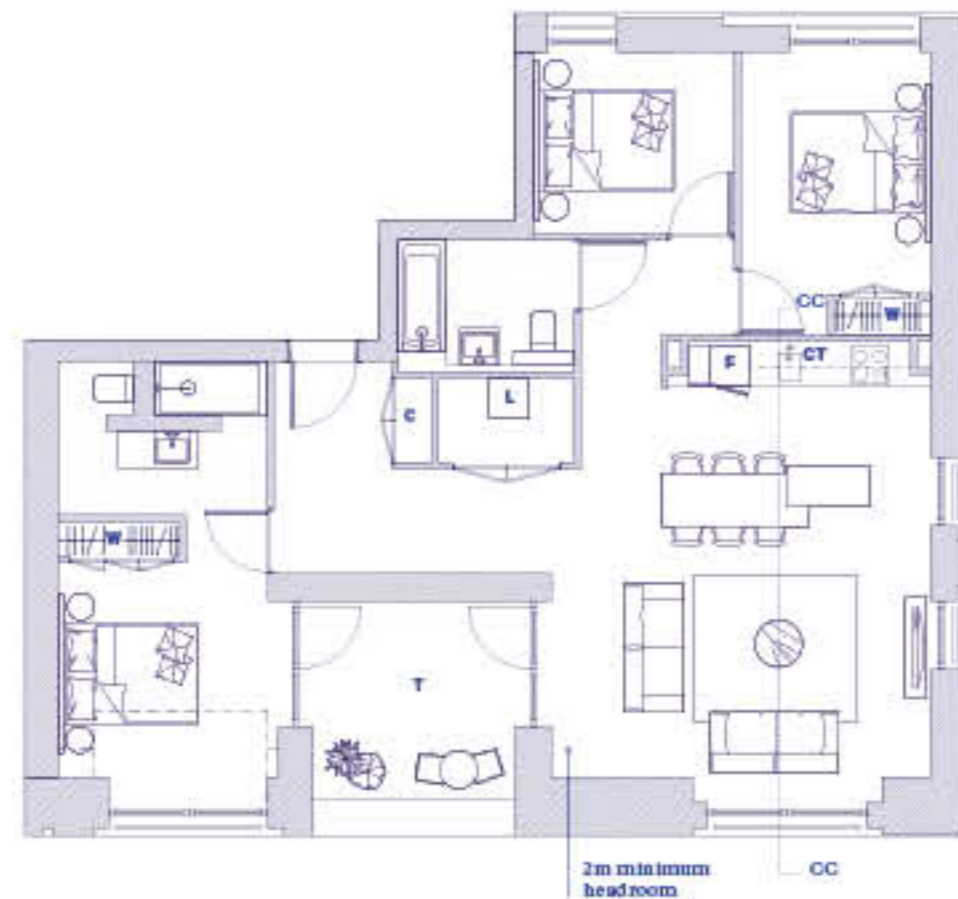
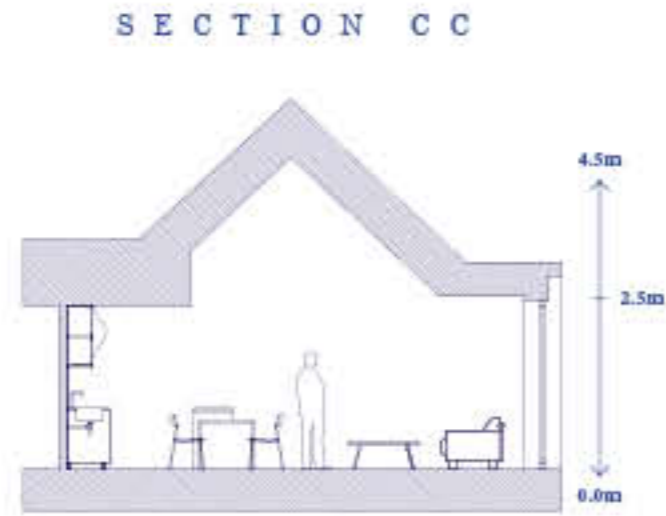
**LEGEND**

- C Cupboard
- F Fridge
- CT Cabinetry
- L Laundry
- W Wardrobe
- T Terrace

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CEYLON LOFTS  
C . 0 9 . 0 2  
T H R E E B E D R O O M S



Internal Area  
102.1 sq m / 1099 sq ft

Living Area  
5205 x 6470mm

Bedroom 1  
3100 x 4485mm

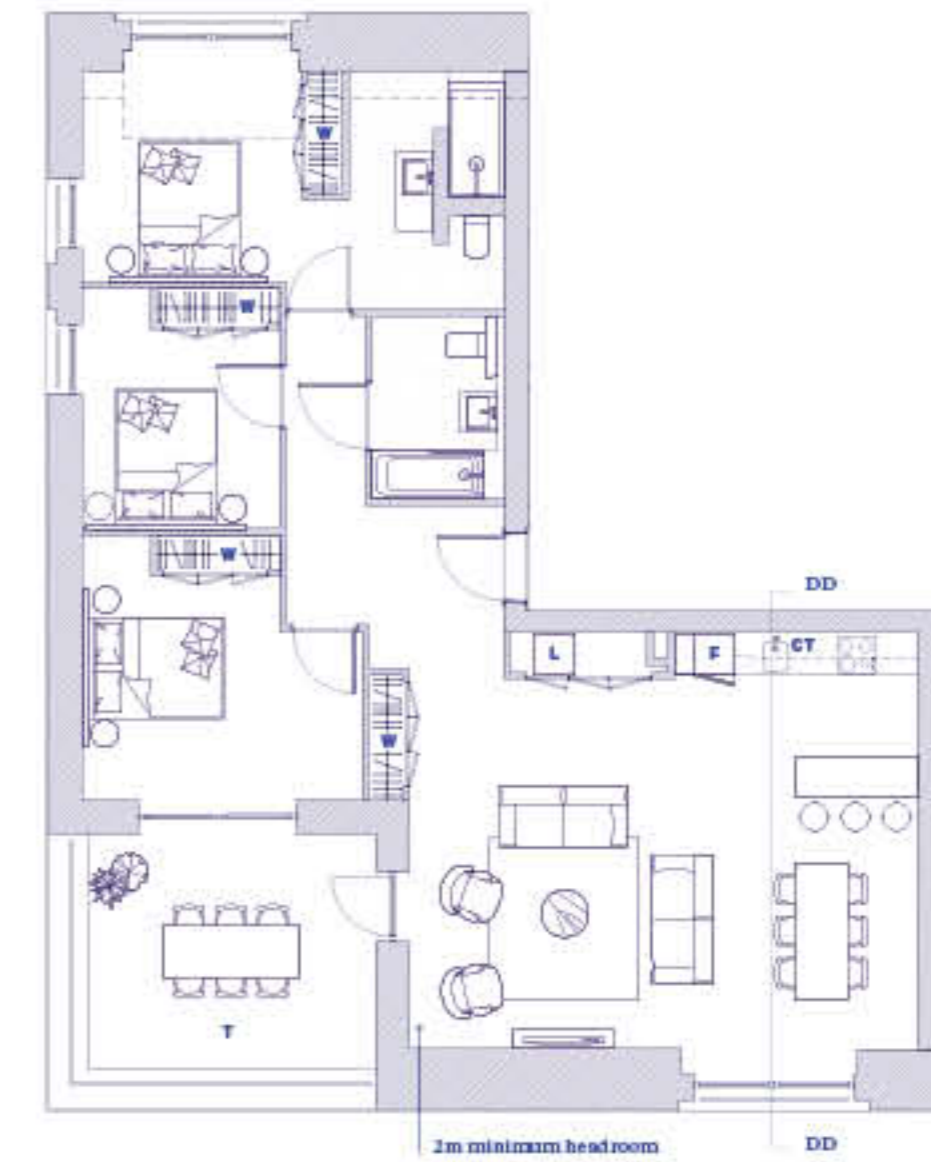
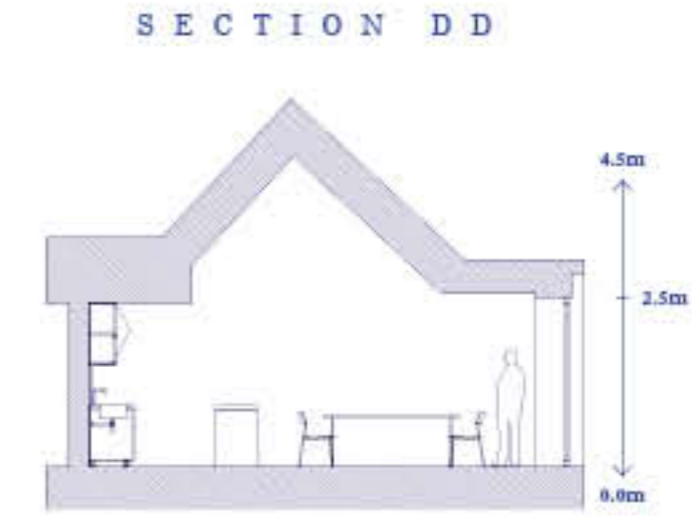
Bedroom 2  
2825 x 4200mm

Bedroom 3  
2965 x 2700mm

Terrace  
8.7 sq m / 94 sq ft

Not to Scale

CEYLON LOFTS  
C . 0 9 . 0 4  
T H R E E B E D R O O M S



Internal Area  
113.3 sq m / 1220 sq ft

Living Area  
7510 x 6170mm

Bedroom 1  
6230 x 3595mm

Bedroom 2  
4135 x 4120mm

Bedroom 3  
2915 x 3545mm

Terrace  
15.5 sq m / 167 sq ft

Not to Scale

9<sup>TH</sup>  
FLOOR

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GF



LEGEND

C Cupboard  
F Fridge  
CT Cabinetry  
L Laundry  
W Wardrobe  
T Terrace

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9<sup>TH</sup>  
FLOOR

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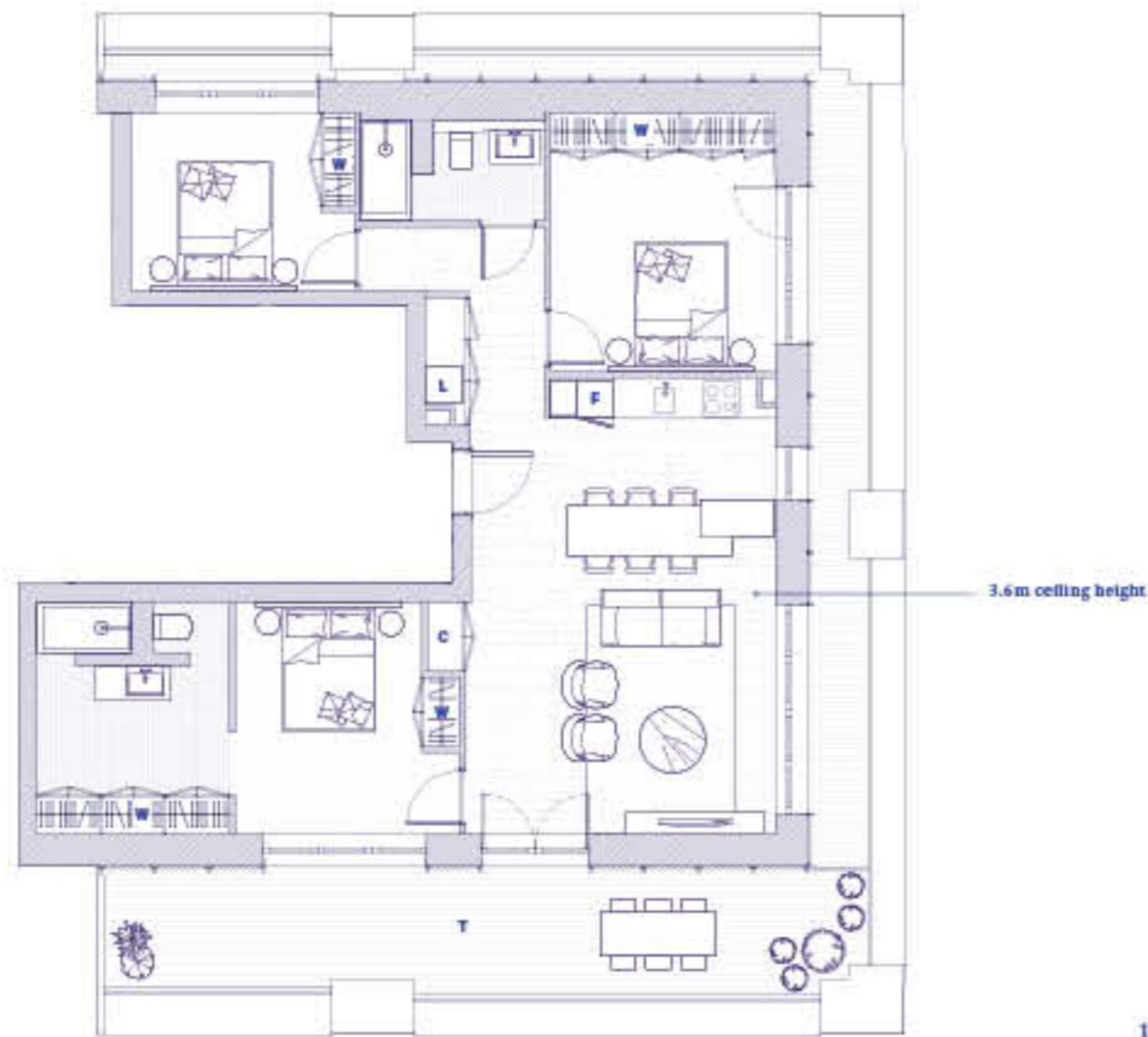
LEGEND

C Cupboard  
F Fridge  
CT Cabinetry  
L Laundry  
W Wardrobe  
T Terrace

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ORION LOFTS  
 F. 21.01  
 THREE BEDROOMS



Internal Area  
102.7 sq m / 1105 sq ft

Living Area  
5170 x 7350mm

Bedroom 1  
6800 x 3720mm

Bedroom 2  
3790 x 4150mm

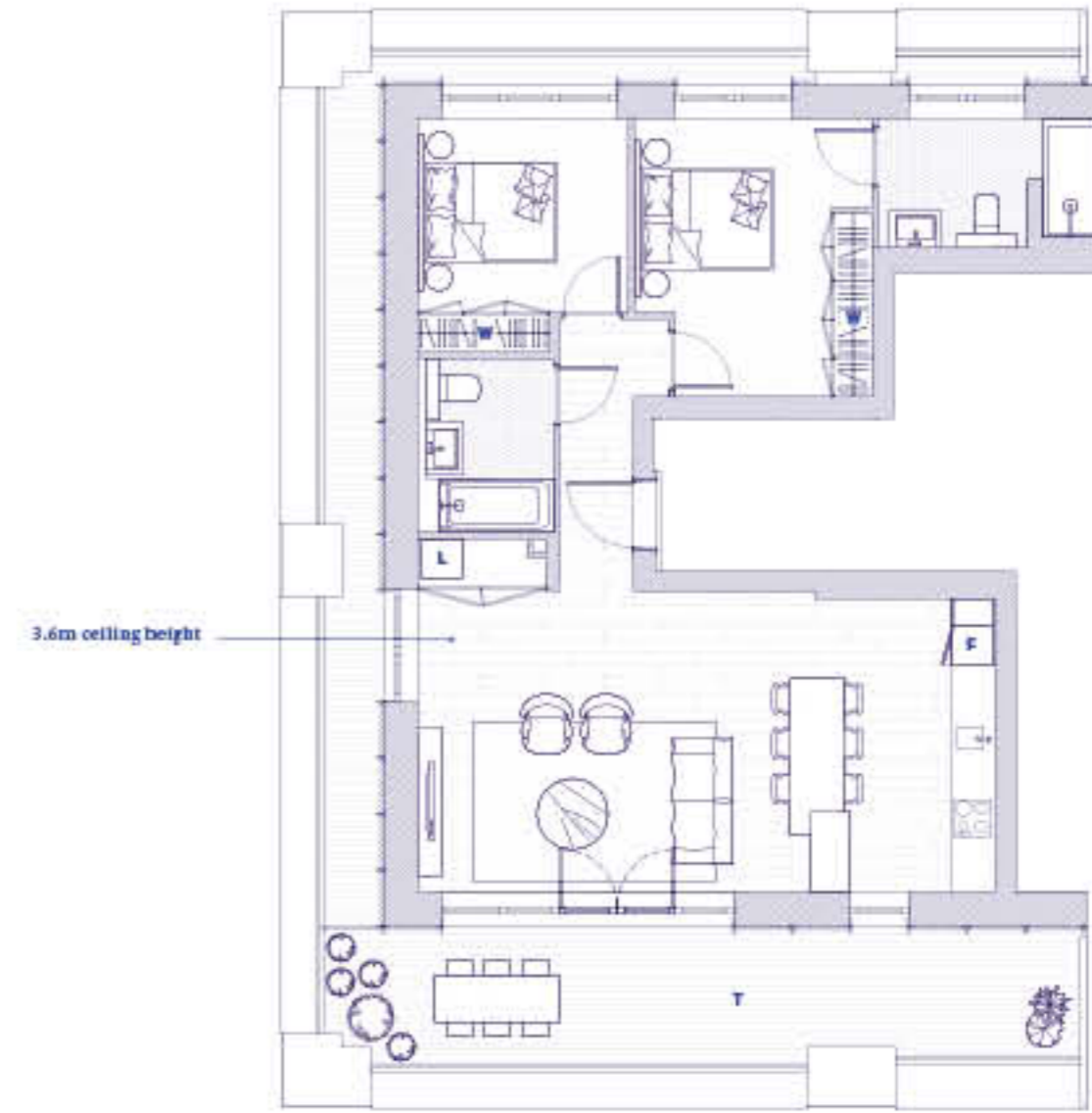
Bedroom 3  
3585 x 3120mm

Terrace  
25.7 sq m / 277 sq ft



Not to Scale

ORION LOFTS  
 F. 21.02  
 TWO BEDROOMS



Internal Area  
86.1 sq m / 927 sq ft

Living Area  
8660 x 4505mm

Bedroom 1  
3150 x 3775mm

Bedroom 2  
3555 x 4445mm

Terrace  
24.0 sq m / 258 sq ft



Not to Scale

21<sup>ST</sup>  
 FLOOR

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**LEGEND**

C Cupboard  
 F Fridge  
 CT Cabinetry  
 L Laundry  
 W Wardrobe  
 T Terrace

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21<sup>ST</sup>  
 FLOOR

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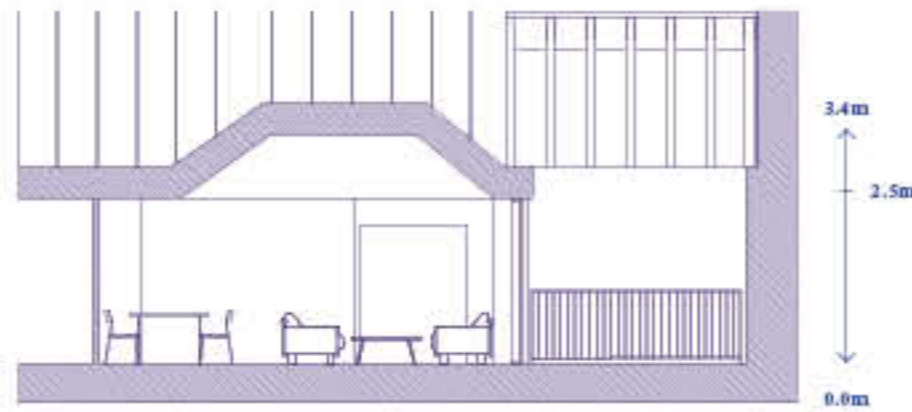
**LEGEND**

C Cupboard  
 F Fridge  
 CT Cabinetry  
 L Laundry  
 W Wardrobe  
 T Terrace

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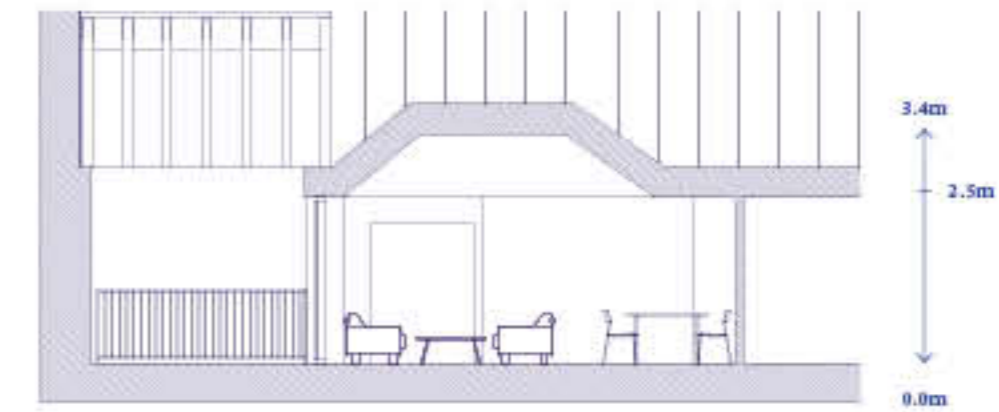
ARGO LOFTS  
J . 0 6 . 0 1  
T H R E E B E D R O O M S

SECTION EE



ARGO LOFTS  
J . 0 6 . 0 2  
T H R E E B E D R O O M S

SECTION FF



Internal Area  
106.6 sq m / 1147 sq ft

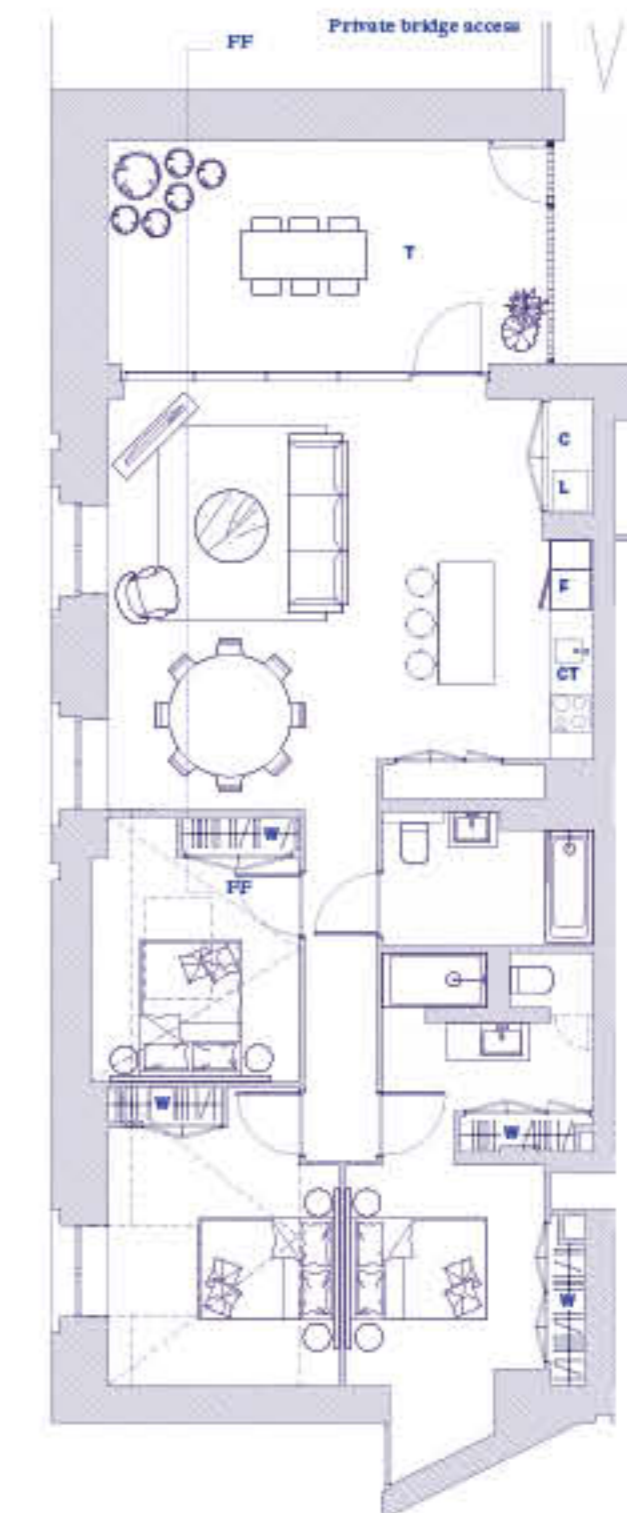
Living Area  
6200 x 7195mm

Bedroom 1  
3240 x 3645mm

Bedroom 2  
4390 x 3455mm

(Skylight) Bedroom 3  
4010 x 3095mm

Terrace  
21.9 sq m / 236 sq ft



Internal Area  
105.5 sq m / 1136 sq ft

Living Area  
6315 x 7145mm

Bedroom 1  
2995 x 3520mm

Bedroom 2  
4135 x 4120mm

(Skylight) Bedroom 3  
3900 x 3045mm

Terrace  
21.9 sq m / 236 sq ft

Not to Scale

Not to Scale

6<sup>TH</sup>  
FLOOR

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LEGEND  
C Cupboard  
F Fridge  
CT Cabinetry  
L Laundry  
W Wardrobe  
T Terrace

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6<sup>TH</sup>  
FLOOR

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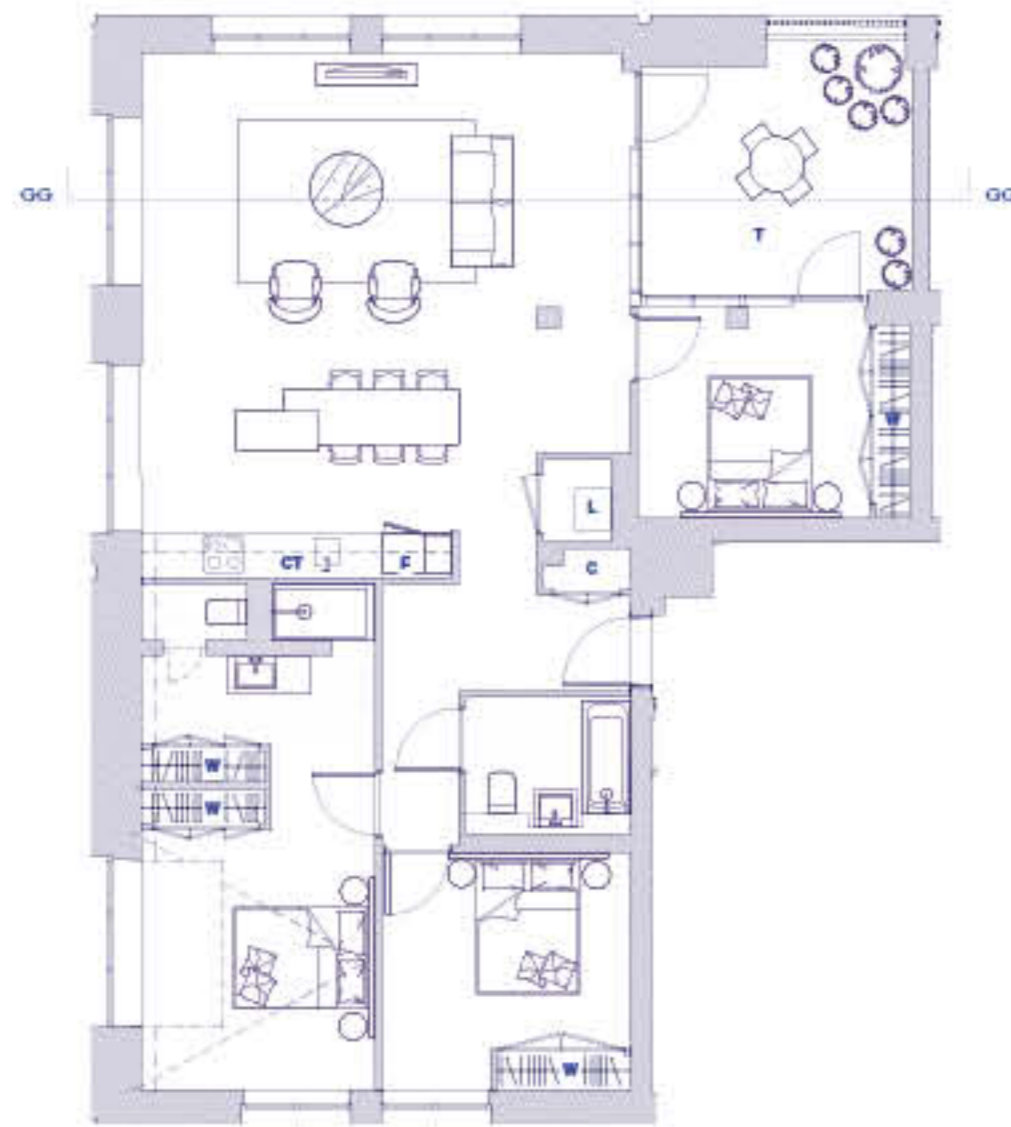
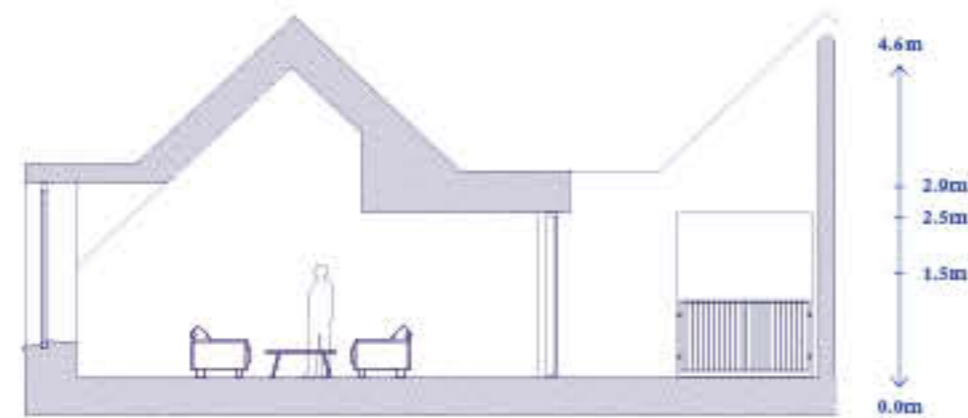


LEGEND  
C Cupboard  
F Fridge  
CT Cabinetry  
L Laundry  
W Wardrobe  
T Terrace

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ARGO LOFTS  
J. 0 8 . 0 1  
THREE BEDROOMS

SECTION GG



Internal Area  
121.0 sq m / 1302 sq ft

Living Area  
7665 x 7150mm

Bedroom 1  
3790 x 3420mm

Bedroom 2  
3470 x 3635mm

Bedroom 3  
3105 x 4000mm

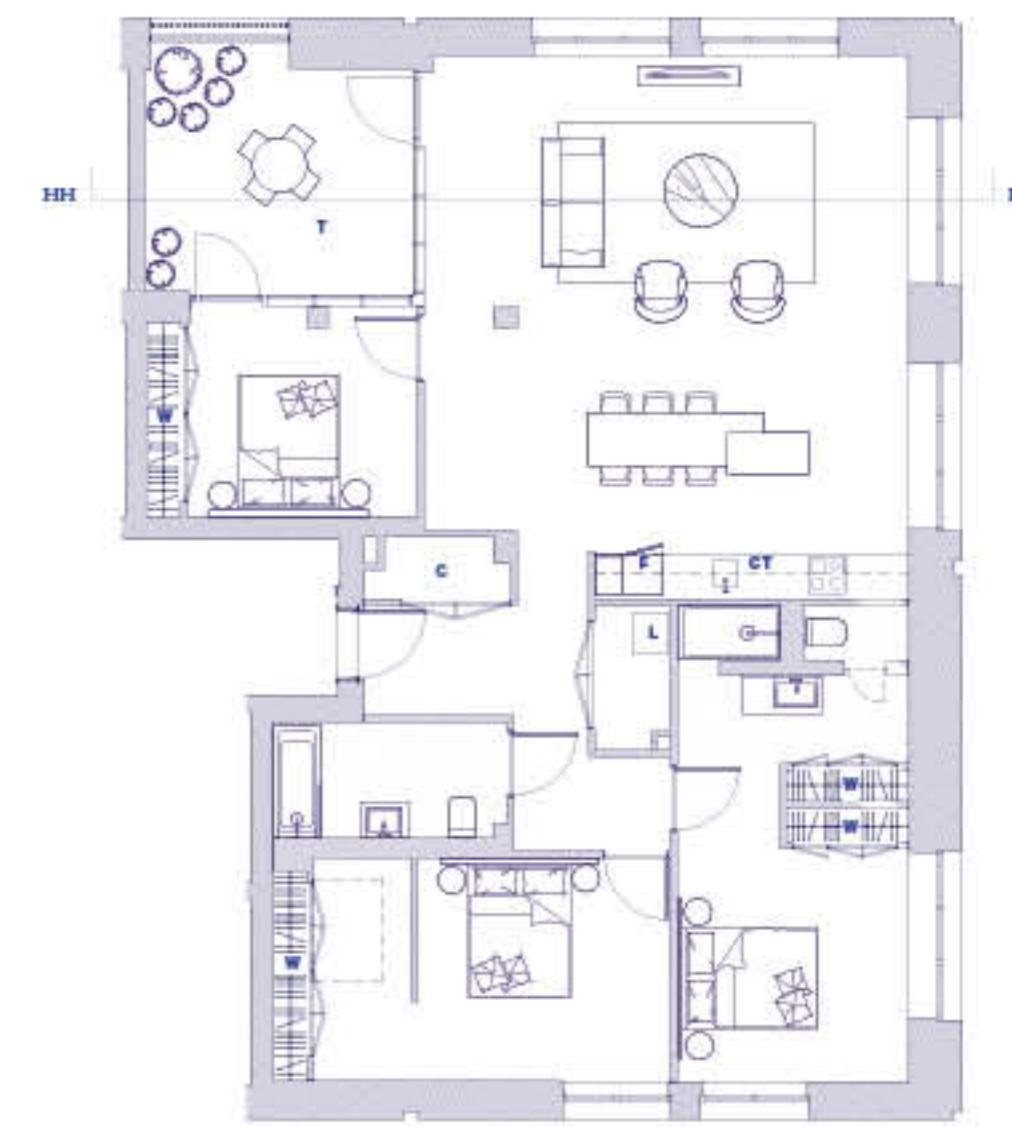
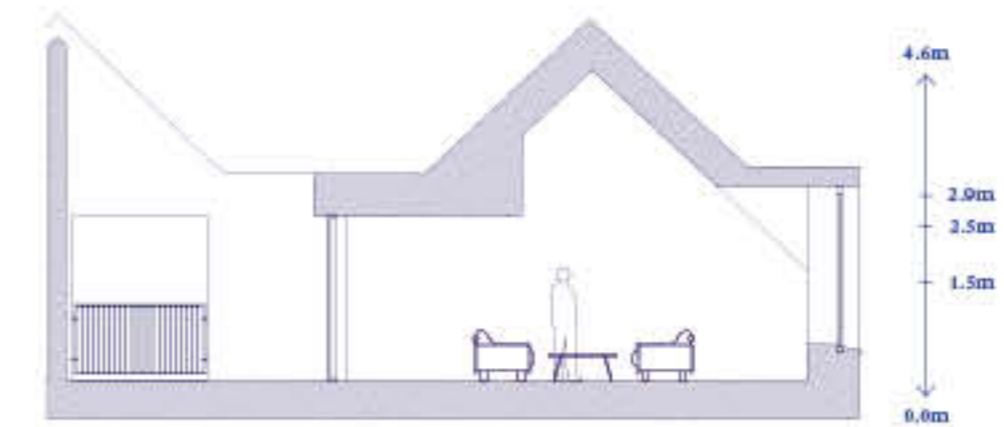
Terrace  
14.4 sq m / 155 sq ft



Not to Scale

ARGO LOFTS  
J. 0 8 . 0 2  
THREE BEDROOMS

SECTION HH



Internal Area  
137.0 sq m / 1475 sq ft

Living Area  
8020 x 7150mm

Bedroom 1  
3440 x 3420mm

Bedroom 2  
3300 x 5860mm

Bedroom 3  
3105 x 4000mm

Terrace  
14.4 sq m / 155 sq ft



Not to Scale

S T H  
FLOOR

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LEGEND

C	Cupboard
F	Fridge
CT	Cabinetry
L	Laundry
W	Wardrobe
T	Terrace

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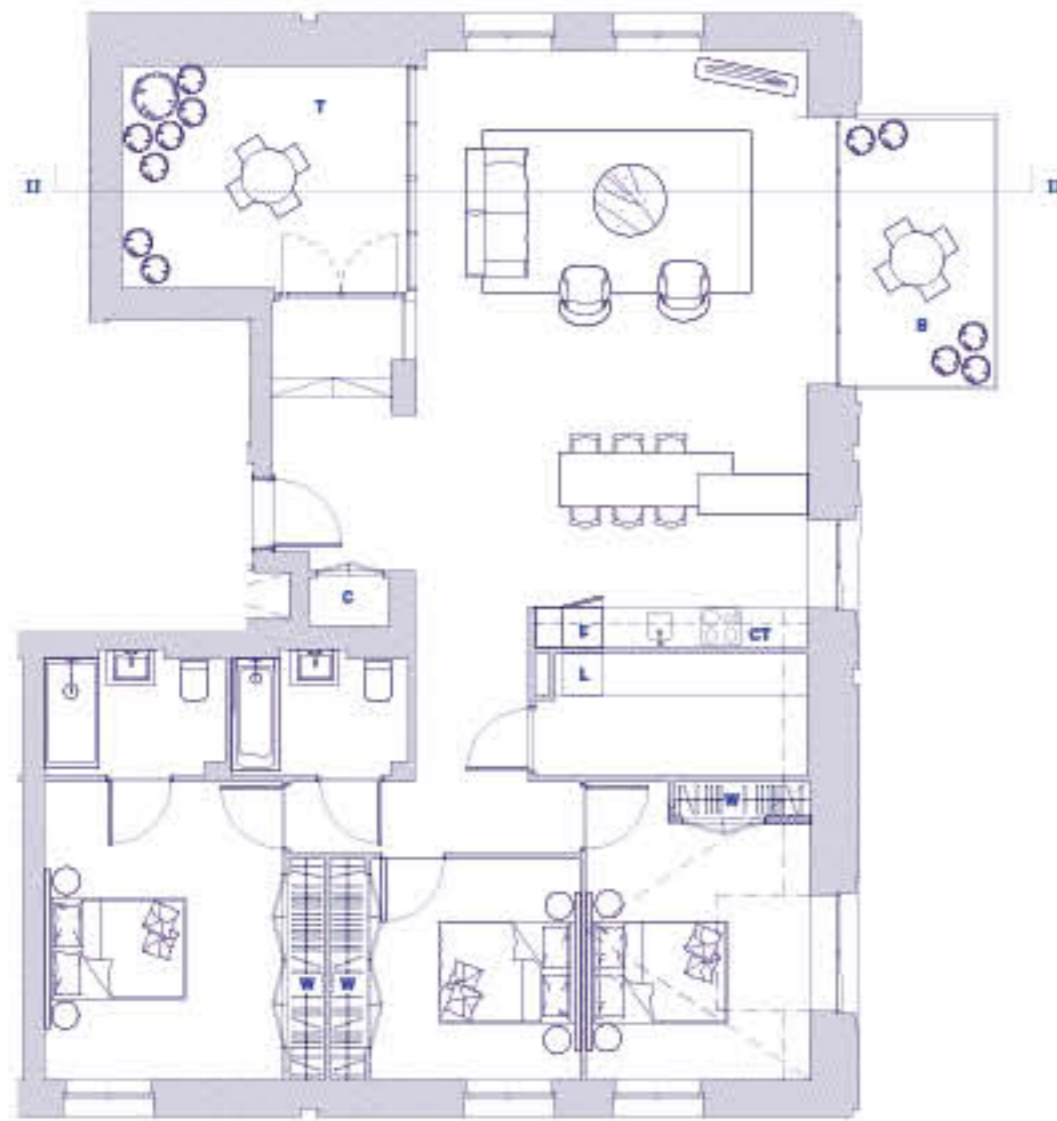
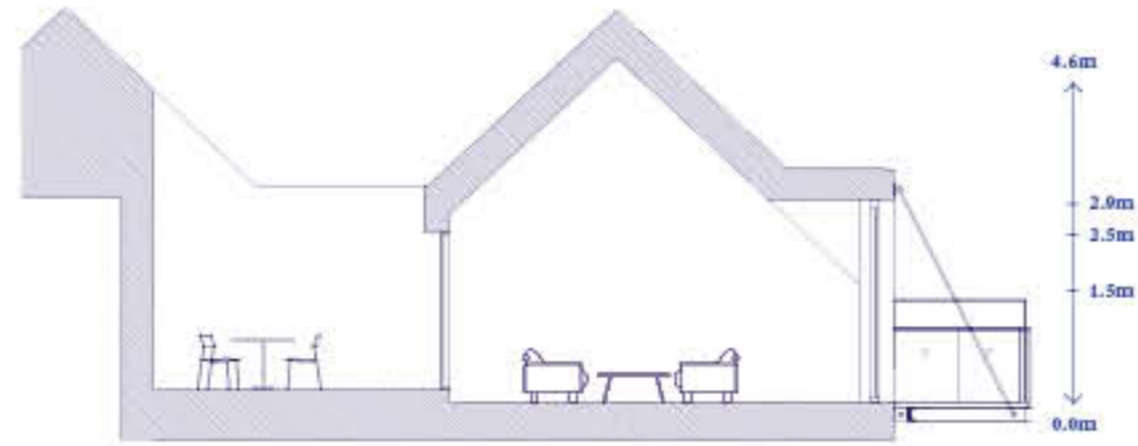
LEGEND

C	Cupboard
F	Fridge
CT	Cabinetry
L	Laundry
W	Wardrobe
T	Terrace

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ARGO LOFTS  
L . 1 1 . 0 1  
T H R E E B E D R O O M S

SECTION II



Internal Area  
134.9 sq m / 1452 sq ft

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

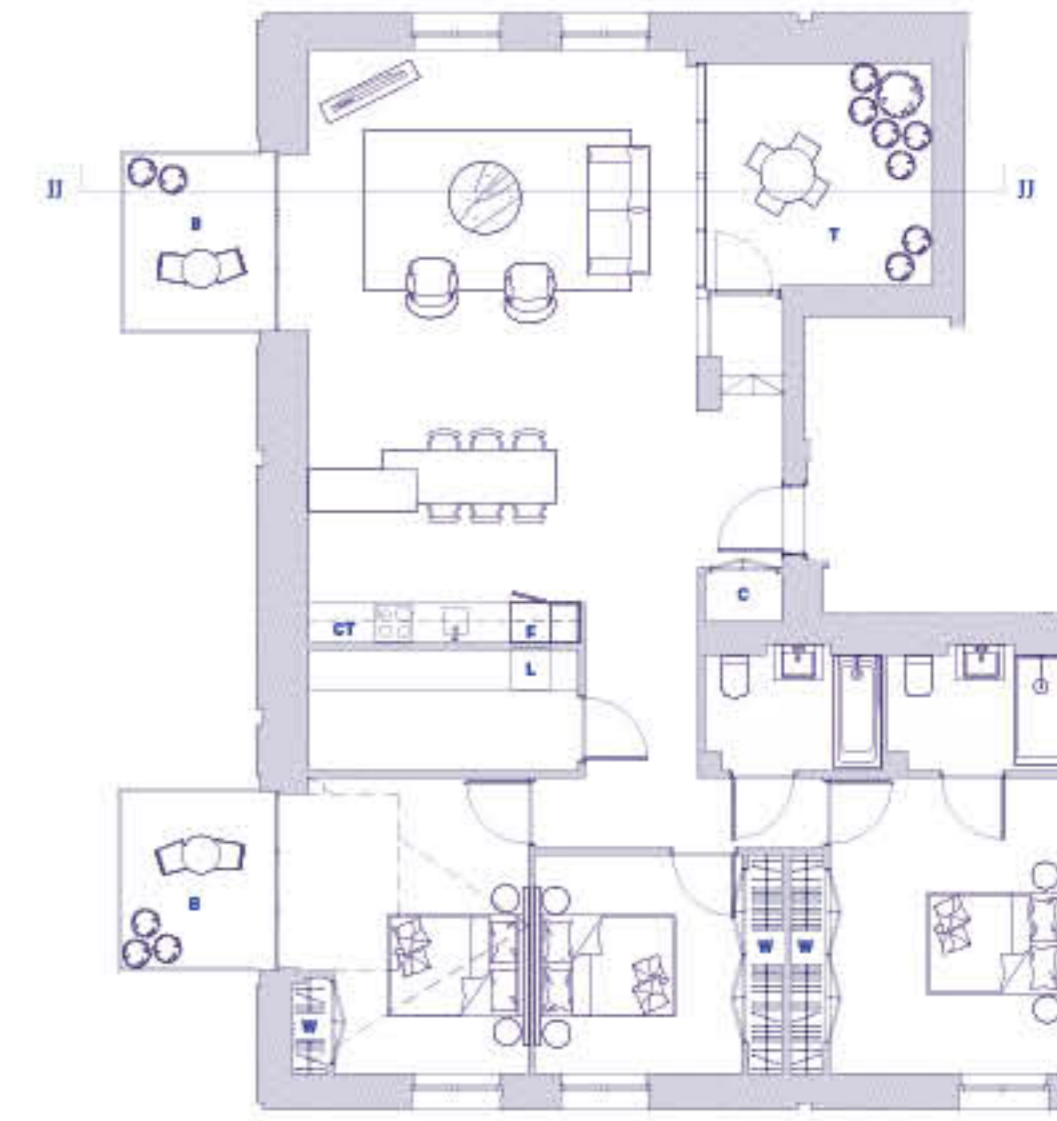
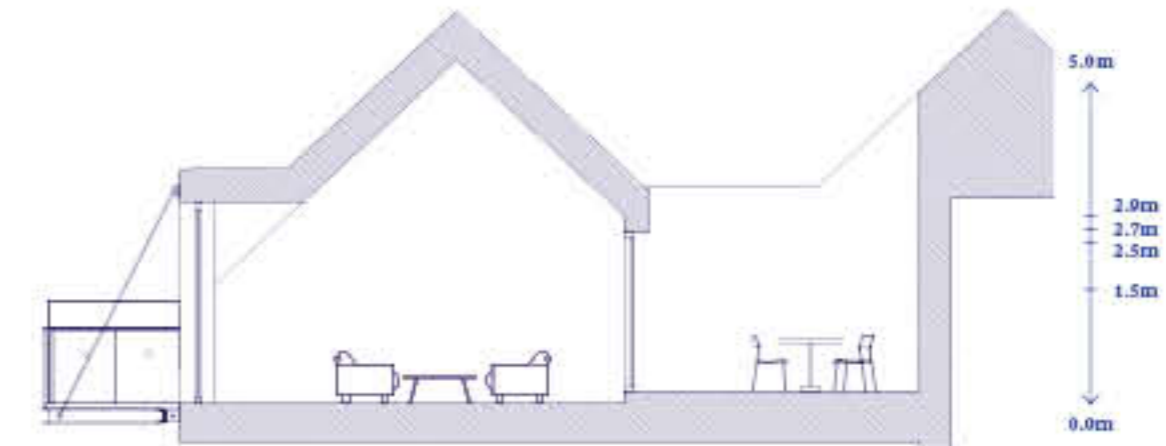
Terrace  
13.9 sq m / 150 sq ft



Not to Scale

ARGO LOFTS  
L . 1 1 . 0 2  
T H R E E B E D R O O M S

SECTION JJ



Internal Area  
132.2 sq m / 1423 sq ft

Living Area  
7125 x 8800mm

Bedroom 1  
4150 x 4390mm

Bedroom 2  
3250 x 4390mm

(Skylight) Bedroom 3  
3680 x 3245 mm

Balcony 1 and 2  
11.6 sq m / 125 sq ft

Terrace  
11.0 sq m / 118 sq ft



Not to Scale

11<sup>TH</sup>  
FLOOR

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- LEGEND
- C Cupboard
  - F Fridge
  - CT Cabinetry
  - L Laundry
  - W Wardrobe
  - B Balcony
  - T Terrace

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11<sup>TH</sup>  
FLOOR

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- LEGEND
- C Cupboard
  - F Fridge
  - CT Cabinetry
  - L Laundry
  - W Wardrobe
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  - T Terrace

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**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).

**ROOF**

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 hobs 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.

**DISCLAIMER**

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**NOTES**

Lined area for notes.

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