



PORTER HOUSE

THE HERON COLLECTION

POPLAR
RIVERSIDE

E14

RIVERSIDE LIVING IN EAST LONDON

St William
Designed for life

PREMIUM LIVING

Contemporary architecture, beautiful landscaping, superb amenities and a riverside setting make this a unique place to live in East London.



Computer generated image is indicative only

CONTEMPORARY LIVING

ON THE BANKS OF THE RIVER

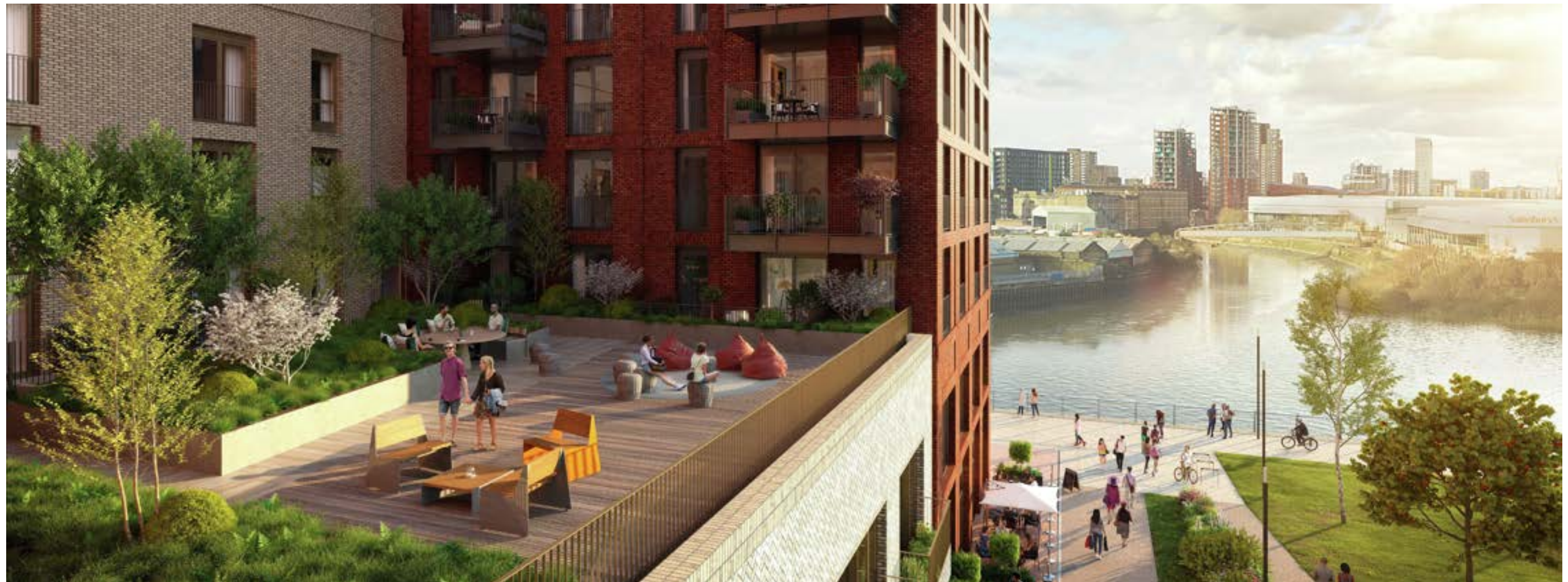


POPLAR RIVERSIDE

STUNNING HEALTH,
WELLBEING AND
LEISURE FACILITIES
ON-SITE AT

THE
RIVERSIDE

Club



500M
OF LANDSCAPED
RIVERSIDE WALKWAY



176
CONTEMPORARY
APARTMENTS
AT PORTER HOUSE

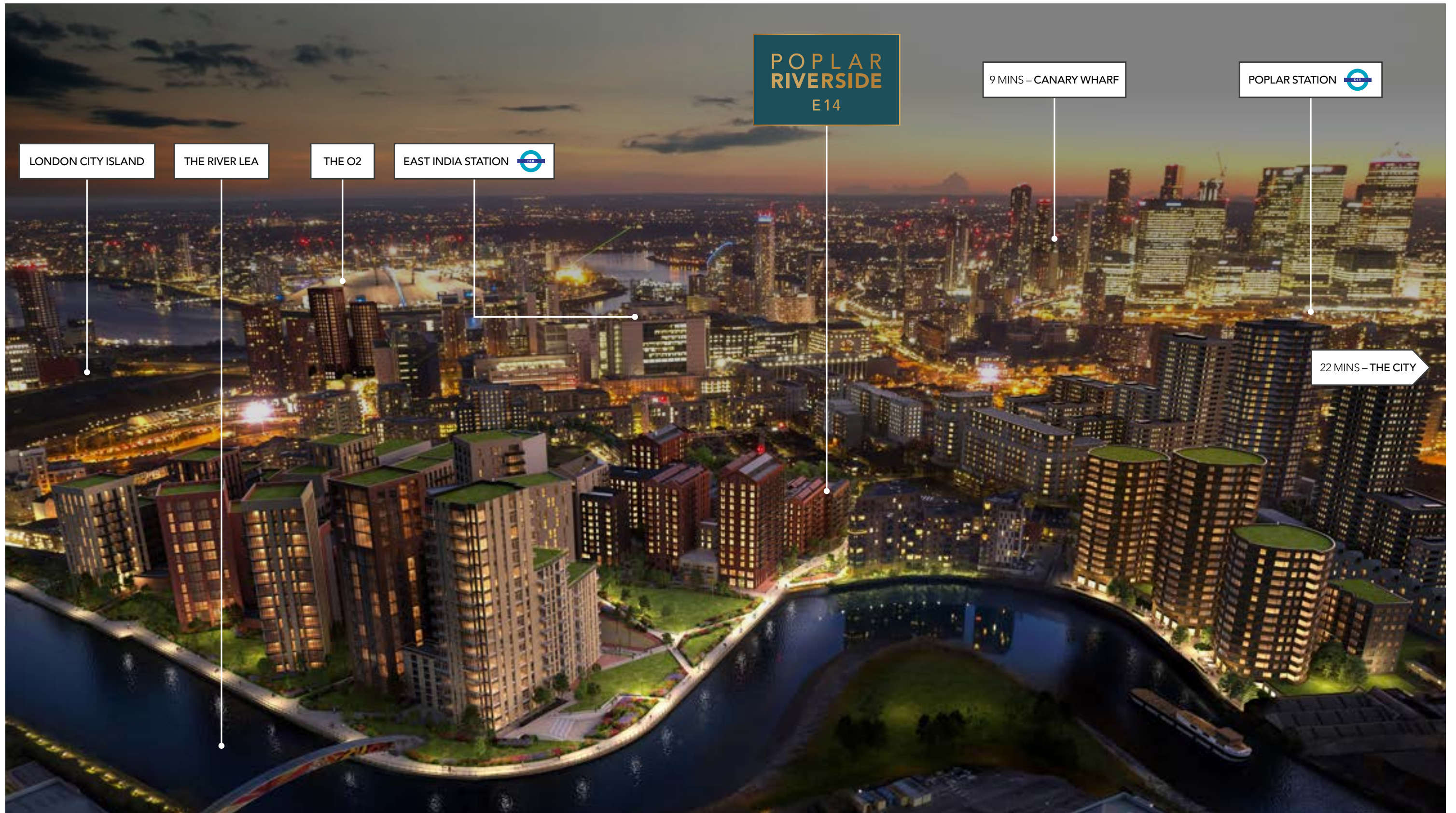
The Heron Collection is an exclusive new release of apartments, offering elegant and sophisticated riverside living. These beautifully appointed homes benefit from private outdoor space, a residents' podium terrace, and first-class leisure amenities at The Riverside Club. They also enjoy striking views of the new 2.5-acre park, the River Lea, the City and Canary Wharf.

Part of Poplar Riverside, an exciting new East London destination, The Heron Collection is perfectly placed to take advantage of all its facilities, tranquil green setting and good transport links. It is the perfect blend for modern London living.

MOVE

ACROSS LONDON WITH EASE

With the River Lea flowing along two sides of Poplar Riverside, living here offers a constant connection to nature. The extensive neighbourhood facilities, shops and restaurants are all within easy reach of The Heron Collection.



WHERE BUSINESS MEETS CULTURE

The East of London has become a destination for arts, culture, shopping and business. The 2012 Olympics left a legacy that continues to grow with sporting venues, homes and parks, while Canary Wharf continues to thrive as a place to work, eat, meet and have fun.

You can enjoy the buzz of all these East London destinations and amenities with ease from Poplar Riverside. For some retail therapy, choose between Canary Wharf's six shopping malls and Westfield Stratford with its 300-plus shops. Both venues offer plenty of places to dine out, from smart restaurants to relaxed cafés.

If you want to experience live

music or sport, the O2 is one of the capital's top entertainment venues, playing host to some of the world's biggest artists and sporting events, as well as being another food and shopping destination.

Culture is also moving east, with Sadler's Wells, the English National Ballet, the V&A and the Central Film School all establishing centres here.



CANARY WHARF

- 6 Shopping malls
- Crossrail Place Roof Garden - one of London's largest roof gardens, with exotic plants and an amphitheatre
- Ice Rink Canary Wharf - open from October to February
- Over 300 shops, cafés, bars and restaurants
- Year-round events programme
- Award-winning, free-to-visit public art collection

20 ACRES OF PARKS

8,000 sqm of green space, including 20 acres of parks, gardens and squares, and 650 trees around Canary Wharf



Westfield STRATFORD OVER 320 STORES

Including numerous luxury stores, plus a cinema, food court and restaurants

JUST 12 MINUTES TO DESIGNER VILLAGE



MASTERPLAN

The Heron Collection at Porter House is well-located for transport options, with Underground and DLR stations just a short walk away. The Underground provides fast journeys to the City, and the Elizabeth Line at Canary Wharf quickly connects you with the West End, Paddington and Heathrow.

There is also a comprehensive bus network around the area, while many destinations are easily reached by bicycle.

EAST INDIA DOCKLANDS LIGHT RAILWAY

- LONDON CITY AIRPORT
7 mins
- TOWER GATEWAY
10 mins
- CANARY WHARF
11 mins
- BANK
16 mins
- STRATFORD INTERNATIONAL
19 mins

CANARY WHARF ELIZABETH LINE

- LIVERPOOL STREET
6 mins
- FARRINGTON
8 mins
- TOTTENHAM COURT ROAD
11 mins
- BOND STREET
13 mins
- PADDINGTON
16 mins
- HEATHROW
40 mins

CANNING TOWN JUBILEE LINE, DOCKLANDS LIGHT RAILWAY

- NORTH GREENWICH
2 mins
- STRATFORD
6 mins
- WATERLOO
13 mins
- LONDON BRIDGE
14 mins
- WESTMINSTER
17 mins
- BOND STREET
22 mins

KEY

- 1 Parking for Sales and Marketing Suite
- 2 The Riverside Club
- 3 24-hour concierge
- 4 Leven Banks park
- 5 Sales and Marketing Suite and Showhome
- 6 Green Link



WORK, REST AND PLAY

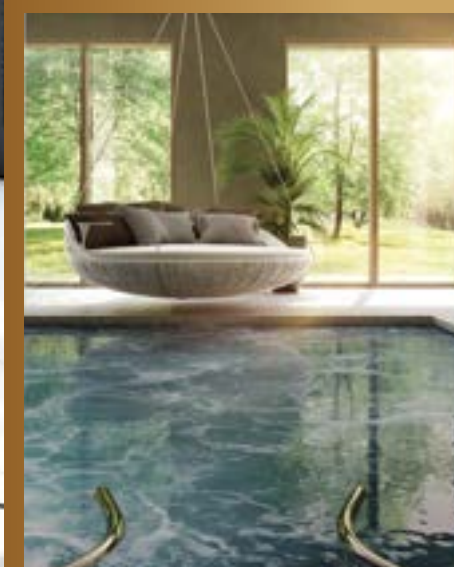
THE
RIVERSIDE

Club

The Riverside Club is a stunning collection of wellbeing, work and social facilities. Designed by Bergman Interiors, the club's spaces are elegant and stylish with views of the River Lea, and conveniently located within Porter House.

Start the day with an invigorating swim, focus on work or hold a meeting in the co-working suite, enjoy lunch on the private outdoor terrace, and relax with friends at the end of the day in the games room.

There is also a 24-hour concierge at Poplar Riverside, offering a warm welcome and taking care of deliveries, restaurant bookings and other services for you.



16,000 SQ FT

OF OUTSTANDING
WORLD-CLASS
FACILITIES
FEATURING:

- 24hr concierge
- 20m swimming pool and vitality pool with wellness features
- Spa including sauna, steam and salt inhalation room
- Experience shower
- Changing rooms
- Cinema room
- Games room and card room
- Private meeting rooms*
- The Great Room
- The Workspace - both shared and private booths for meetings, and bookable meeting rooms for more formal appointments
- Residents' den lounge
- Private call booth

* Please note that the information and images relating to residents' facilities at The Riverside Club are provided for indicative purposes only and are subject to change. Computer generated images are indicative only.

THE
APARTMENTS



SPECIFICATION

KITCHEN

Bespoke interior designed fitted kitchens available in 3 palette options*

Contemporary black ironmongery to cupboard doors and handleless wall units

Feature lighting to underside of wall units

Terrazzo countertops and full-height splashbacks

Matt black monoblock tap and matching 1.5 bowl sink (1.0 bowl sink to plots A2011 & A2021)

Fully-integrated appliances including:

- Bosch single oven (1, 2 and 3 beds only)
- Bosch microwave (1, 2 and 3 beds only)
- Bosch combi oven-microwave (to plots A2011 & A2021)
- Bosch induction hob
- Extractor hood
- Fridge/freezer
- 60cm dishwasher (1, 2 and 3 beds only)
- 45cm dishwasher (to plots A2011 & A2021)

Freestanding washer/dryer located in utility cupboard

Bespoke black metal open shelving with decorative ceiling-mounted lighting

BATHROOM AND ENSUITE

(where shown on floorplan)

Interior designed bathroom and ensuite available in 3 pre-selected palette options* with tiling to floors and selected walls

Feature glazed tile to vanity wall and large format tiles to bath/shower walls*

Bespoke designed vanity storage with custom door pattern, open shelving and ceiling mounted decorative light

Wall-mounted mirror

Contemporary white sanitaryware

Concealed cistern and black dual flush plate

Glazed bath/shower screen with black frame

Bath filler and overflow, where bath shown on plan

Matt black Kohler brassware accessories throughout including:

- Shower and rail
- Basin tap

- Wall-mounted thermostatic mixer

Shaver socket located in feature cabinet

Black heated towel rail

Feature niche to bath and shower

ELECTRICS AND LIGHTING

Toggle light switches

Black or white metal switches depending on palette colour and location

USB socket in bedrooms, living room and kitchen

Provision for SkyQ to the living room and principal bedroom

HDMI/TV to reception/living room and principal bedroom

LED downlights throughout

Lighting to utility and coat cupboards

Video door entry system

Entrance to apartment building cores via electronic access control

Entrance to car park via electronic access control

CCTV to car park and external communal areas Balcony lighting

WALL AND FLOOR FINISHES

White painted internal walls and ceilings

Timber effect flooring to hall, kitchen/living room, utility and coat cupboards**

Carpet to all bedrooms**

COAT CUPBOARDS

High-level shelf with hanging rail* and light (wall-mounted hooks may be applicable dependent on unit type)

WARDROBE

Bespoke fitted wardrobe to principal bedrooms with sliding doors, high-level shelf, hanging rail and LED strip lighting

DOORS AND JOINERY

Timber effect entry door and painted architrave with multi-point locking system, security bar and spyhole

Satin white painted internal doors and architraves

Matt black ironmongery throughout

White painted skirting

Glass door to living room (typically larger 3 bedroom apartment layout)**

Bespoke room divider with decorative sliding doors (to plots A2011 & A2021)**

HEATING AND VENTILATION

Underfloor heating throughout

Electric underfloor heating in bathrooms and ensuites

Communal heating system

Mechanical Extract Ventilation (MEV)

OPTIONAL UPGRADES

(subject to cut-off dates)

All apartments:

- Timber effect flooring finish to bedrooms

- Fitted wardrobe with drawer packs to 2 bedroom only:

- Standard wardrobe to bedroom 2

* 3 palette options ranging from Spring, Autumn and Winter have been pre-selected for various apartment types according to cut-off dates. Speak to a sales consultant for more information on the chosen palette.

** Where applicable and layout depending.

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification.

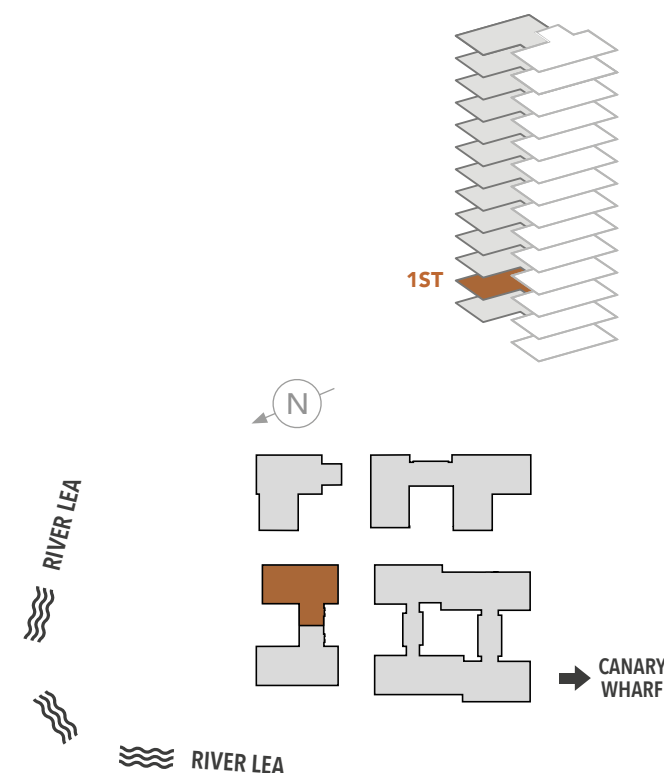
St William Homes LLP reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. St William Homes LLP reserves the right to make these changes as required.

A number of choices and options are available to personalize your home. Choices and options are subject to timeframes, availability and change.

1ST FLOOR

- 1 bedroom apartment
- 2 bedroom apartment

APT.	NO. BEDROOMS	TOTAL SQ M	TOTAL SQ FT
A2011	1 bedroom	46.6 sq m	501 sq ft
A2012	1 bedroom	50.3 sq m	541 sq ft
A2013	1 bedroom	50.3 sq m	541 sq ft
A2014	2 bedroom	67.4 sq m	725 sq ft
A2015	2 bedroom	73.2 sq m	788 sq ft

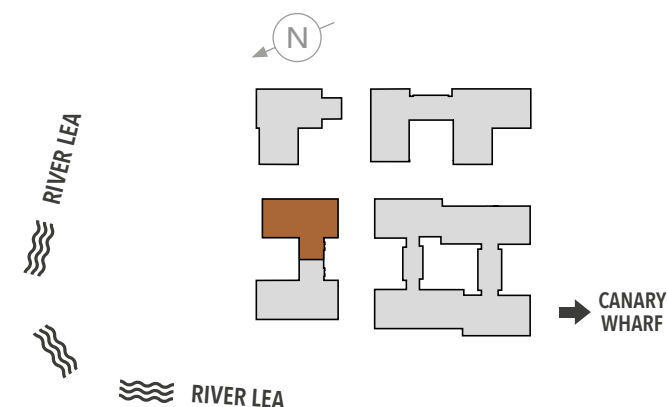
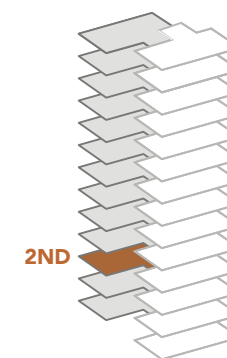


Floorplans shown for Poplar Riverside are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

2ND FLOOR

- 1 bedroom apartment
- 2 bedroom apartment

APT.	NO. BEDROOMS	TOTAL SQ M	TOTAL SQ FT
A2021	1 bedroom	46.6 sq m	501 sq ft
A2022	1 bedroom	50.3 sq m	541 sq ft
A2023	1 bedroom	50.3 sq m	541 sq ft
A2024	2 bedroom	67.4 sq m	725 sq ft
A2025	2 bedroom	73.2 sq m	788 sq ft

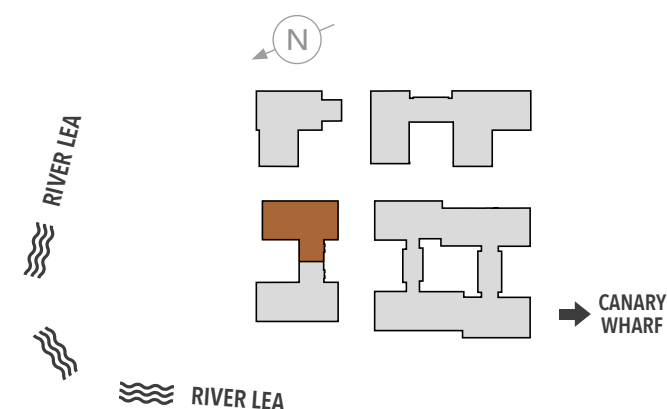
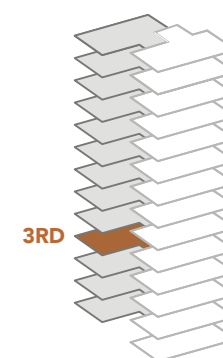


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3RD FLOOR

- 1 bedroom apartment
- 2 bedroom apartment

APT.	NO. BEDROOMS	TOTAL SQ M	TOTAL SQ FT
A2031	2 bedroom	70.5 sq m	759 sq ft
A2032	2 bedroom	70.4 sq m	758 sq ft
A2033	1 bedroom	50.3 sq m	541 sq ft
A2034	1 bedroom	50.3 sq m	541 sq ft
A2035	2 bedroom	67.4 sq m	725 sq ft
A2036	2 bedroom	73.2 sq m	788 sq ft
A2037	1 bedroom	53.6 sq m	577 sq ft
A2038	2 bedroom	70.2 sq m	756 sq ft



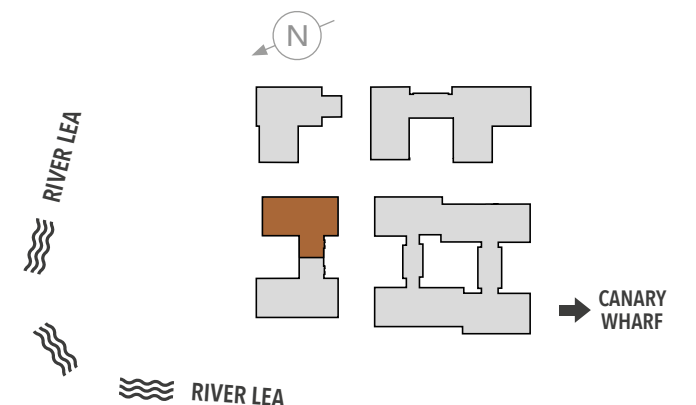
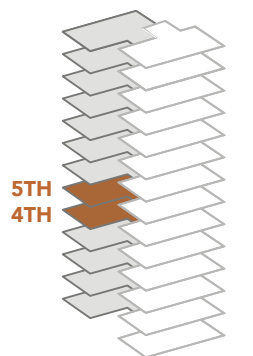
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4TH & 5TH FLOOR



- 1 bedroom apartment
- 2 bedroom apartment

APT.	NO. BEDROOMS	TOTAL SQ M	TOTAL SQ FT
A2041, A2051	2 bedroom	70.5 sq m	759 sq ft
A2042, A2052	2 bedroom	70.4 sq m	758 sq ft
A2043, A2053	1 bedroom	50.3 sq m	541 sq ft
A2044, A2054	1 bedroom	50.3 sq m	541 sq ft
A2045, A2055	2 bedroom	67.4 sq m	725 sq ft
A2046, A2056	2 bedroom	73.2 sq m	788 sq ft
A2047, A2057	1 bedroom	53.6 sq m	577 sq ft
A2048, A2058	2 bedroom	78.0 sq m	839 sq ft



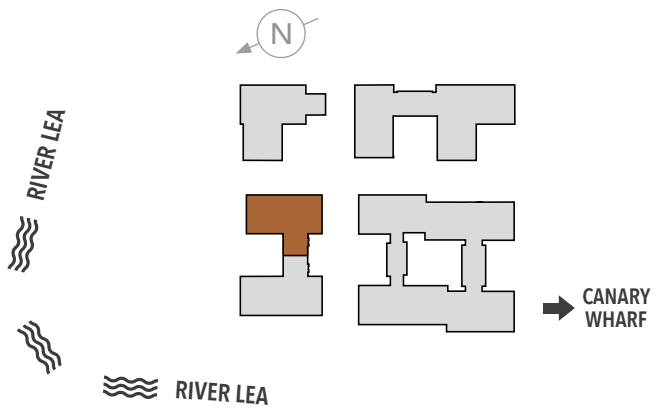
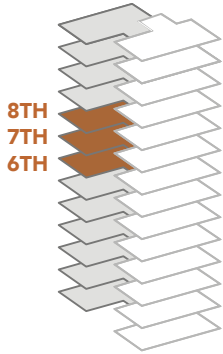
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6TH, 7TH & 8TH FLOOR



- 1 bedroom apartment
- 2 bedroom apartment

APT.	NO. BEDROOMS	TOTAL SQ M	TOTAL SQ FT
A2061,A2071, A2081	2 bedroom	70.5 sq m	759 sq ft
A2062, A2072, A2082	2 bedroom	70.4 sq m	758 sq ft
A2063, A2073, A2083	1 bedroom	50.3 sq m	541 sq ft
A2064, A2074, A2084	1 bedroom	50.3 sq m	541 sq ft
A2065, A2075, A2085	2 bedroom	67.4 sq m	725 sq ft
A2066, A2076, A2086	2 bedroom	73.2 sq m	788 sq ft
A2067, A2077, A2087	1 bedroom	53.6 sq m	577 sq ft



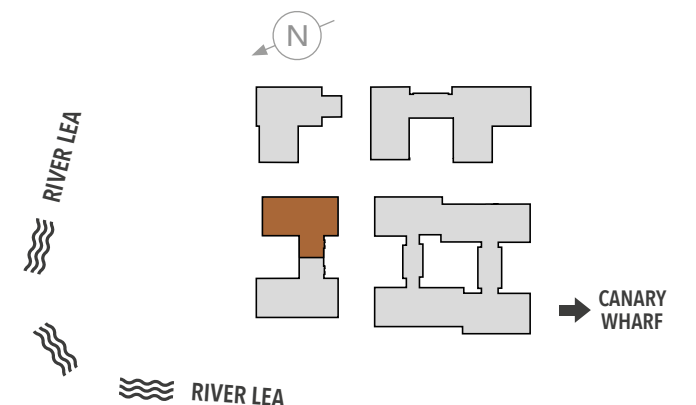
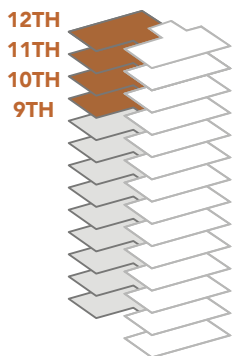
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9TH, 10TH, 11TH & 12TH FLOOR



- 1 bedroom apartment
- 2 bedroom apartment

APT.	NO. BEDROOMS	TOTAL SQ M	TOTAL SQ FT
A2091, A2101, A2111, A2121	2 bedroom	70.5 sq m	759 sq ft
A2092, A2102, A2112, A2122	2 bedroom	70.4 sq m	758 sq ft
A2093, A2103, A2113, A2123	1 bedroom	50.3 sq m	541 sq ft
A2094, A2104, A2114, A2124	1 bedroom	50.3 sq m	541 sq ft
A2095, A2105, A2115, A2125	2 bedroom	67.4 sq m	725 sq ft
A2096, A2106, A2116, A2126	2 bedroom	73.2 sq m	788 sq ft
A2097, A2107, A2117, A2127	1 bedroom	53.6 sq m	577 sq ft



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THE BERKELEY DIFFERENCE

At Berkeley, quality is a priority, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes.

Attention to detail, uncompromised quality and inspired creativity are the hallmarks of a Berkeley home and are at the core of our values and strategy. Unlike most major house builders, we do not have a standard product but use qualified architects to design each scheme, whether it consists of four or 4,000 homes. This tailored approach ensures that we deliver homes and communities that meet our customers' needs.

For Berkeley, development is all about people. We go beyond the conventional role of a developer and put the strength and wellbeing of the wider community at the heart of every plan.

We listen to local people and find out what they care about most. Then we work in partnership to shape unique, locally inspired masterplans with a mix of beautiful public spaces, natural landscapes and welcoming amenities that bring people together to enjoy community life.



A FOCUS ON SUSTAINABILITY

Our goal is to be world-class in the area of sustainability, both in terms of running our business efficiently and considerably and by developing sustainable places.

We are committed to being a responsible business that thinks about the long-term. We seek to not only reduce negative impacts but to maximise the benefits our activities can bring to create a positive impact. Sustainability to the Berkeley Group, in its simplest terms, is about people, the planet and prosperity. We think about these three aspects during our operational activities and also in terms of the developments and places we create.

Our business operations have been carbon positive since 2018, through taking action to reduce energy use and offsetting more emissions than we produce. We are producing zero carbon transition plans for all new developments and designing more climate resilient homes and places.

To help homeowners live more sustainably we incorporate a range of features into developments, from water efficient and energy efficient fittings and fixtures, to recycling facilities, cycle storage and electric car charging points. We also include information in all our Living Guides that enables occupants to understand and operate their home efficiently and make the best use of local facilities.

INVESTOR IN CUSTOMERS GOLD AWARD
ACHIEVED ACROSS ALL BUSINESSES

Investor in Customers®
Gold 2022

In-house
GOLD AWARD
FOR CUSTOMER SATISFACTION

What House?
AWARDS 2022
BRONZE WINNER
LARGE HOUSEBUILDER OF THE YEAR

BRITAIN'S
MOST
ADMIRABLE
COMPANIES
2020
WINNER
Management Today

- RATED A- FOR CLIMATE ACTION BY CDP, THE HIGHEST SCORE IN OUR SECTOR
- 100% RENEWABLE ELECTRICITY PROCURED FOR UK ACTIVITIES SINCE MAY 2017
- 14% REDUCTION IN EMISSIONS SINCE 2016
- NET ZERO CARBON HOMES IN OPERATION BY 2030
- 185 HECTARE HABITAT CREATION OR ENHANCEMENT COMMITTED TO
- FIRST HOME BUILDER TO PRODUCE ZERO CARBON TRANSITION PLANS



TRANSFORMING TOMORROW

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives.

We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



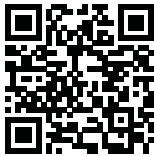
TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are TRANSFORMING TOMORROW



Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Applicants are advised to contact Poplar Riverside to ascertain the availability of any particular property. Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. St William Homes LLP reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. St William Homes LLP reserves the right to make these changes as required. A number of choices and options are available to personalize your home. Choices and options are subject to timeframes, availability and change. Computer generated images of Poplar Riverside are indicative only. Maps are for illustration purposes only and not to scale. Travel times taken from Google Maps, tfl.gov.uk and crossrail.co.uk. Prices and details correct at time of going to press May 2023.

BE MORE POPLAR

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