

NEW BUILDS

Royal Albert development makes a splash

The waterside regeneration at **Royal Albert Wharf** presents a dockland property buying opportunity

It's a tough market out there for first time buyers commuting into Canary Wharf. The once run-down district now boasts some of the most expensive real estate in London in the Docks nearby. But there's a huge new regeneration district nearby that's just released its first collection of new homes, many of which are available on government affordability schemes.

Royal Albert Wharf, as it'll be known, is set to be a new waterside neighbourhood by the Royal Docks. Close by is the ExCeL London exhibition centre, the Emirates Air Line cable car and a new Chinese-funded business district as well as a sprinkling of DLR stations. The historic 19th century Abbey Mills pumping station and the Tate & Lyle sugar factory are the last remnants of its industrial past.

Housing association Notting Hill

Housing is using the development to test the waters for its new sales division Notting Hill Sales, bringing 350 new homes to market in the first phase. These will include 123 private homes, 72 available through the Shared Ownership scheme, 82 through an affordable rent scheme and 73 private rentals. In total, there will be over 1,500 one, two and three bedroom apartments and duplexes on site with 8,000sqm of non-residential development and an "incubator space" for start-ups. There's also a proposal for a new school in the works.

At the end of last month, 27 private homes were released for sale off-plan from Savills' new Canary Wharf offices and there are still 19 to be snapped up.

Architect Akay Zorlu at Maccreeanor Lavington says buyers should expect "vast open spaces, long views and var-



The new waterside neighbourhood of Royal Albert Wharf will comprise 1,500 one, two and three bedroom apartments.

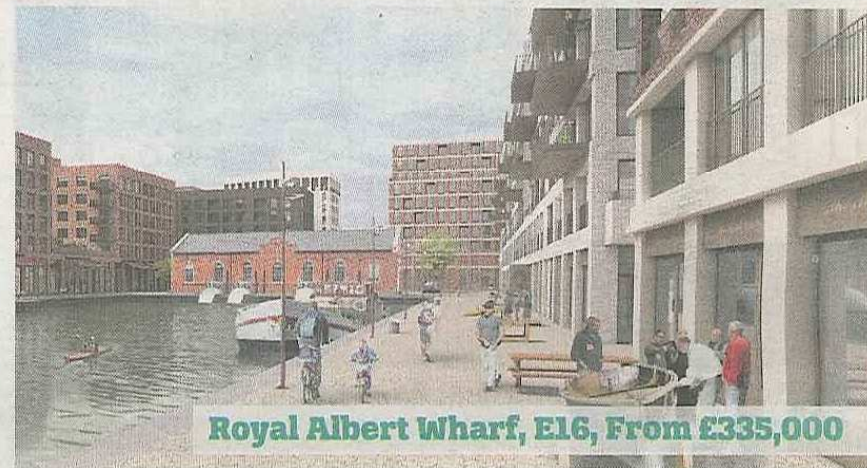
ied landscapes that are connected by a robust architecture, which has been carefully scaled to fit within this ex-industrial context."

Part-buy Shared Ownership apartments are due to go on sale from a 40 per cent share in February 2016.

Call Savills on 0207 531 2500 or visit royalalbertwharf.com

AREA GUIDE: E16

HOUSE PRICES			
DETACHED	SEMI	TERRACED	FLATS
£396,782	£338,743	£333,785	£383,946
TRANSPORT			
Time to Canary Wharf		17 mins	
Time to Liverpool Street		31 mins	
Nearest station		Royal Albert DLR	



Royal Albert Wharf, E16, From £335,000