



ABB EY TOWER
LONDON SE2

SET OVER NINE STOREYS AND OFFERING 32 SUPERBLY FINISHED ONE, TWO AND THREE BEDROOM APARTMENTS, ABBEY TOWER IS THE FIRST PHASE RELEASE FROM CROSS QUARTER'S REGENERATION OF ABBEY WOOD.

AN EXCITING AND INNOVATIVE MIXED-USE DEVELOPMENT, CROSS QUARTER HAS BEEN DESIGNED TO HELP REALISE THE AREA'S SIGNIFICANT RESIDENTIAL AND COMMERCIAL POTENTIAL AHEAD OF THE ARRIVAL OF CROSSRAIL IN 2018.





ABBEY TOWER THE JEWEL IN CROSS QUARTER'S CROWN

Abbey Tower is the first residential phase to be delivered at Cross Quarter, an £85 million mixed-use development that will be a catalyst for growth in Abbey Wood. Cross Quarter will deliver an 81,000 sq. ft. Sainsbury's supermarket, alongside another 5,000 sq. ft. of retail and commercial space and 220 residential apartments.

The regeneration of Cross Quarter is being masterminded by Development Securities PLC, a highly experienced, FTSE-listed, UK property investor and developer. Their creative and expert approach has seen them deliver

over four million sq. ft. of regeneration and development projects. In particular, they're well versed in providing new leases of life to areas that are positioned for growth.

The arrival of Crossrail in 2018 is a prime example of the growth potential they look for. Abbey Wood station, which is located just 50 metres from Cross Quarter, will be the South East terminus for Crossrail. The superb transport links it will provide to residents will be at the heart of the area's transformation.

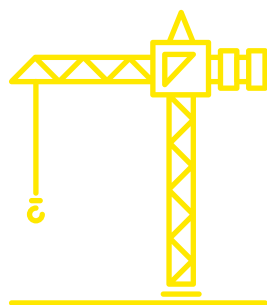


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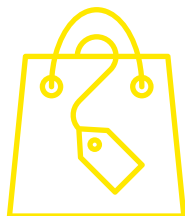
SITE OVERVIEW



81,000 SQ. FT.
SAINSBURY'S

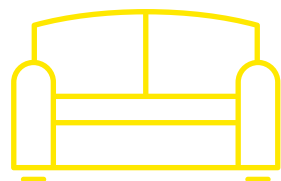


£85 MILLION
REGENERATION OF
ABBEY WOOD



5,000 SQ. FT.
COMMERCIAL
& RETAIL

**CROSS QUARTER IS AN
INNOVATIVE MIXED-USE
DEVELOPMENT THAT
WILL DELIVER...**



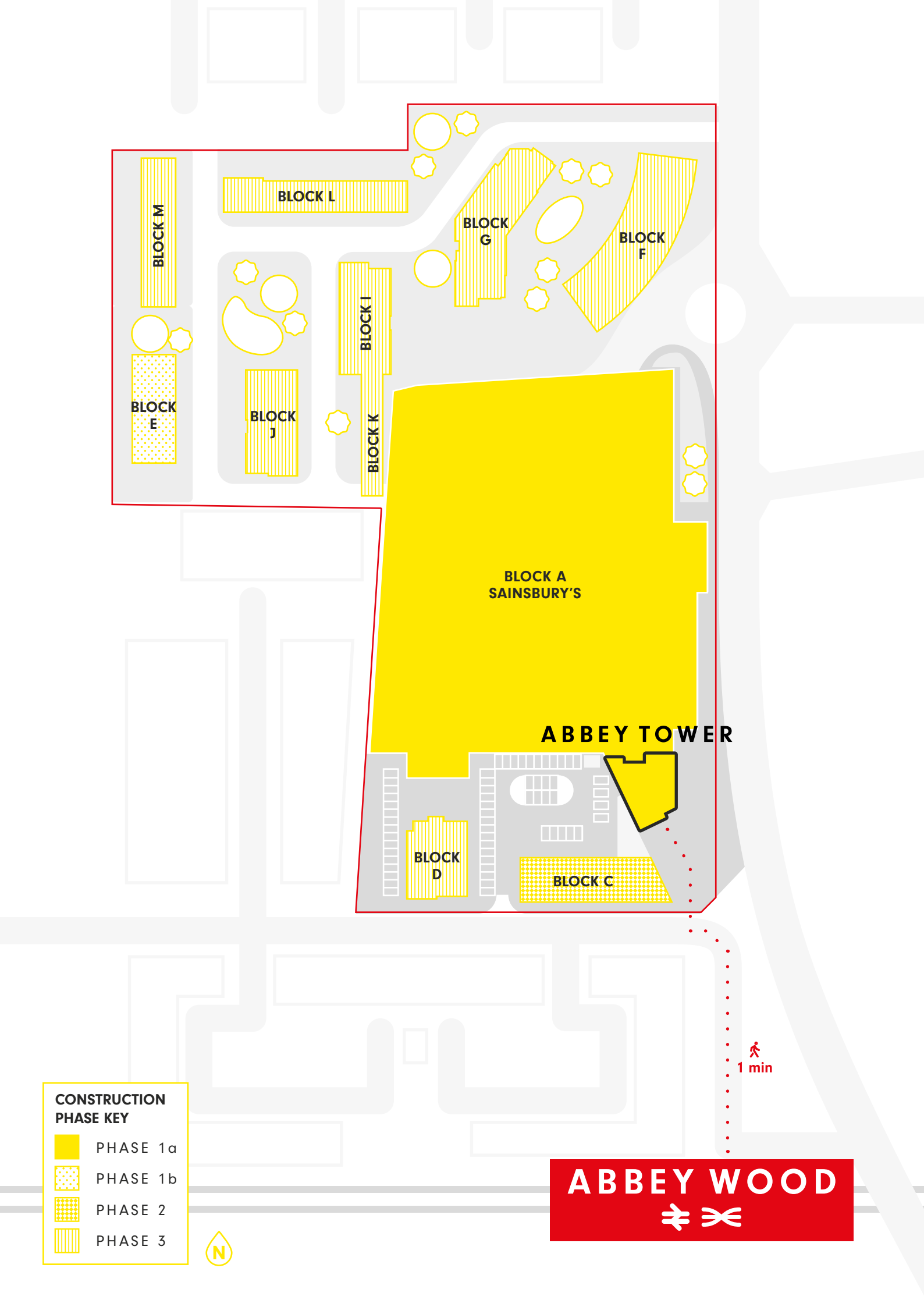
220 RESIDENTIAL UNITS



**SUPERB TRANSPORT
LINKS VIA CROSSRAIL
(FROM 2018)**

Cross Quarter is being delivered in four phases. Abbey Tower, the tallest of all the buildings in the development, is part of the first phase. The remaining three phases consist of blocks E (Phase 1b), C (Phase 2), D, F, G, I, J, K, L, M (Phase 3) and their anticipated completion is 2018.

This is your opportunity to become part of a new London location that is set for growth with the introduction of Crossrail in 2018.



**CONSTRUCTION
PHASE KEY**

- PHASE 1a
- PHASE 1b
- PHASE 2
- PHASE 3



ABBEY WOOD



BARKING & DAGENHAM

NEWHAM

EXCEL
LONDON

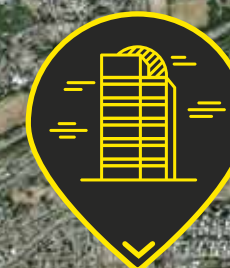
LONDON
CITY AIRPORT

CANARY
WHARF

THE O2

GREENWICH
PENINSULA

THAMES
BARRIER



ABBEY WOOD

WOOLWICH

GREENWICH

BLACKHEATH

LEWISHAM

ELTHAM

CROSSRAIL IS BRINGING PRIME CENTRAL LONDON RIGHT TO YOUR DOORSTEP



Costing some £16 billion, Crossrail is completely transforming London's property landscape by connecting previously outlying areas to Prime Central London. Across London, a £5.5 billion increase in commercial and residential developments is predicted around the new stations.

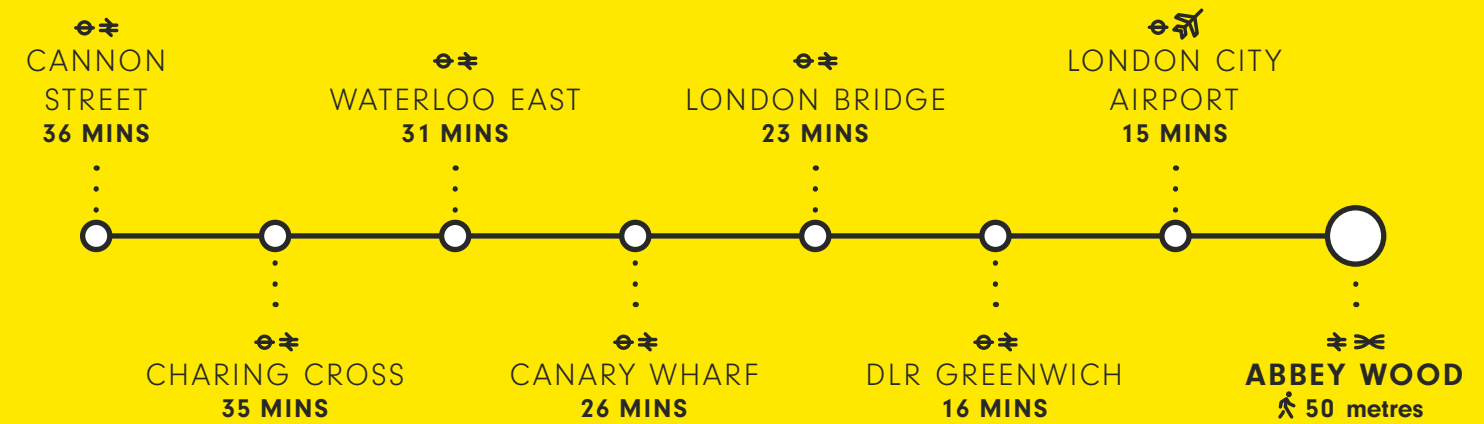
With the distortion that's currently seen in the central London market, it's the new residential districts that are being created, such as Cross Quarter, that are set to benefit the most from Crossrail.

Abbey Wood's Crossrail station will be just 50 metres from Abbey Tower. It will take just 11 and 25 minutes to reach Canary Wharf and Bond Street respectively from Abbey Wood, once Crossrail opens in 2018, and there'll be up to 12 additional trains an hour. A welcome addition to the already good overground services that connect Abbey Wood to London Bridge (23 mins), Charing Cross (35 mins) and Cannon Street (36 mins).

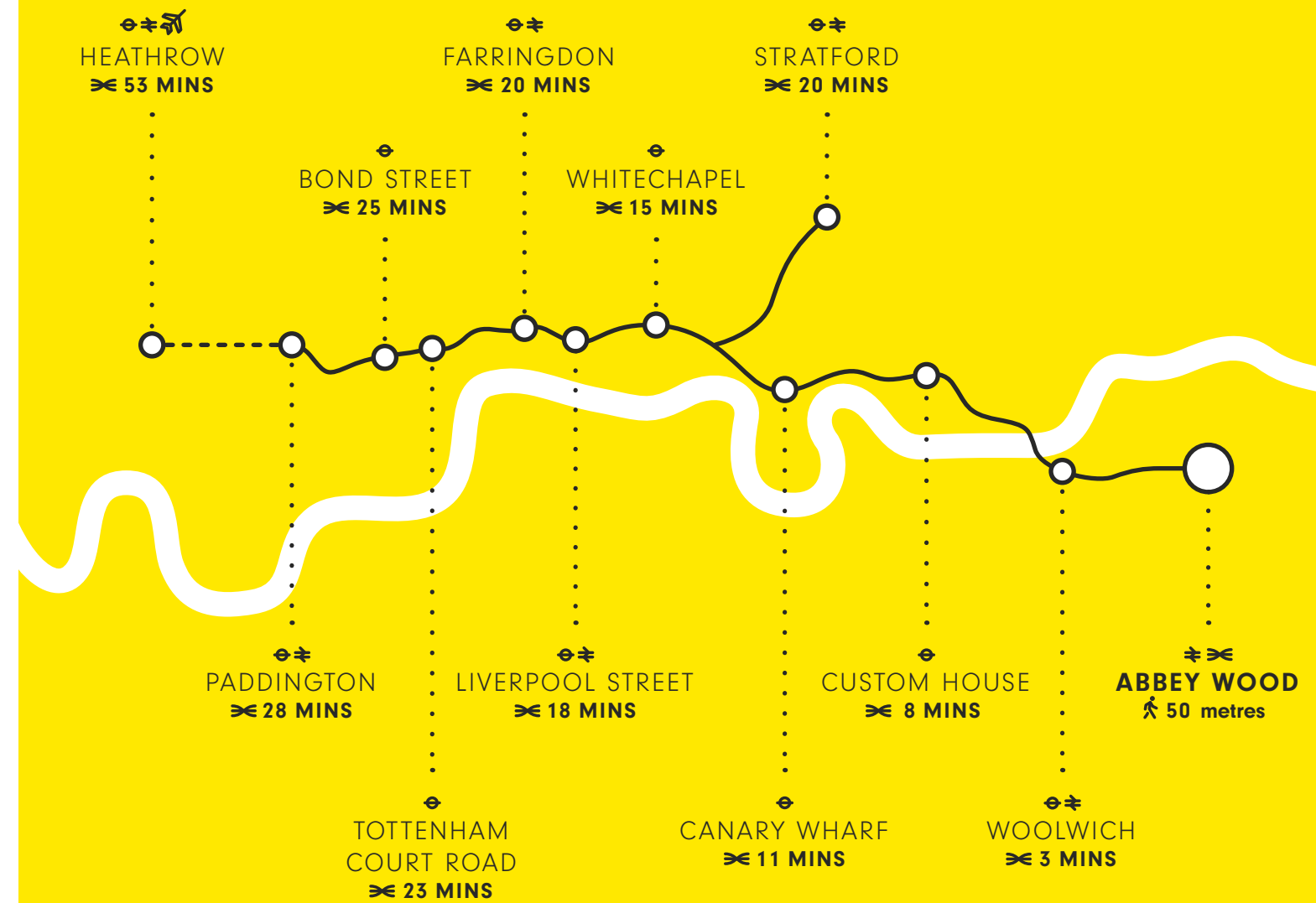


*Crossrail journey times from 2018

CURRENT JOURNEY TIMES



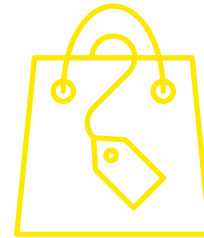
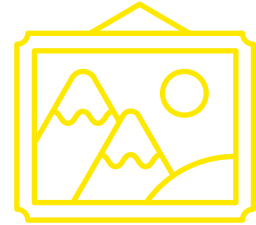
CROSSRAIL ROUTE MAP (OPENS 2018)



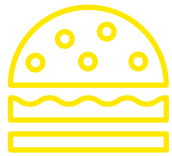
≡ CROSSRAIL ⊕ LONDON UNDERGROUND & DLR ≠ NATIONAL RAIL

All travel times from Abbey Wood Station. Travel time sources: crossrail.co.uk & tfl.gov.uk/plan-a-journey

ENTERTAINMENT



FINE DINING, FINE FASHION, FINE ART, ENJOY THE BEST OF LONDON



There are plenty of local amenities available, including an 81,000 sq. ft. Sainsbury's – which along with Abbey Tower is to be completed as part of Cross Quarter's first phase. Additionally, from the shops and restaurants of Greenwich and the West End's theatres and department stores to the galleries and culture of the South Bank, the very best of London is also easily accessible from Abbey Wood. If you don't fancy the bustle of Central London, you could even explore the shops of Westfield Stratford City.

CROSS QUARTER SAINSBURY'S

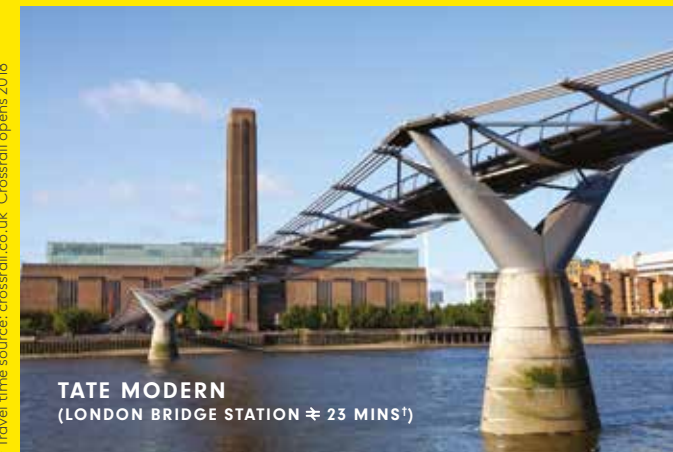
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SELFRIDGES
(BOND STREET STATION ≈ 25 MINS*)



OLD ROYAL NAVAL COLLEGE
(GREENWICH STATION ≈ 16 MINS*)

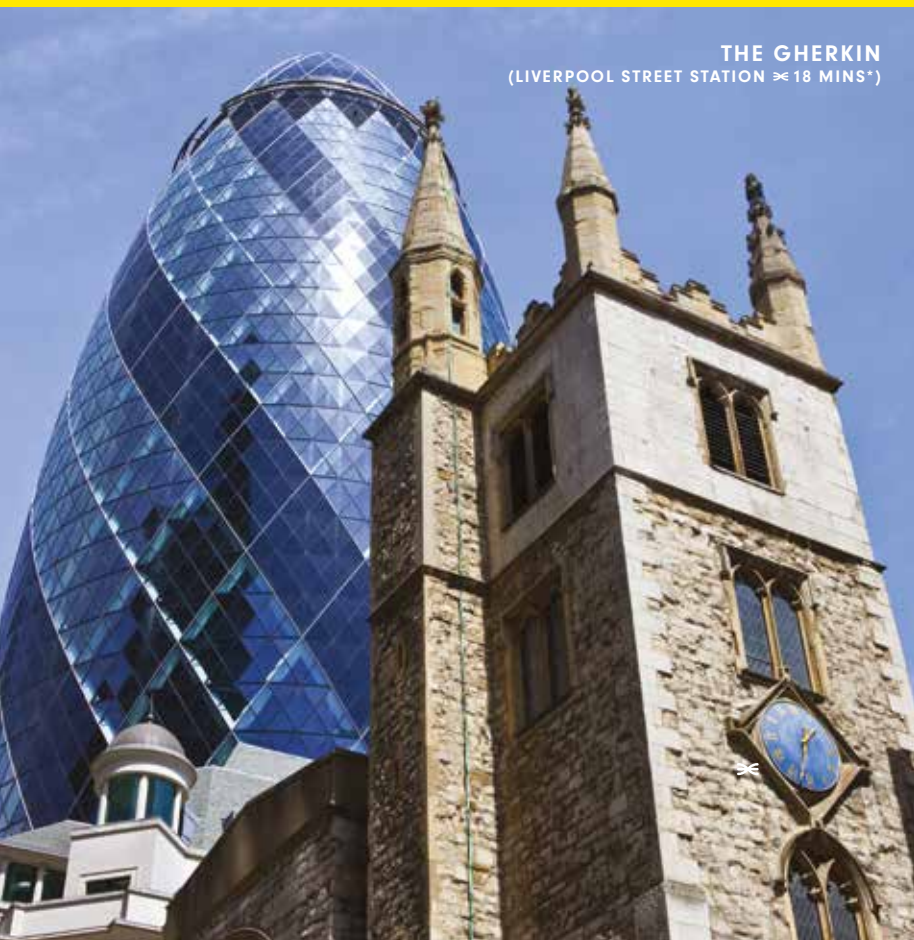


TATE MODERN
(LONDON BRIDGE STATION ≈ 23 MINS*)



WESTFIELD STRATFORD CITY
(STRATFORD STATION ≈ 20 MINS*)

* Travel time source: www.tfl.gov.uk/plan-a-journey/
* Travel time source: crossrail.co.uk Crossrail opens 2018



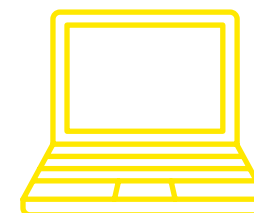
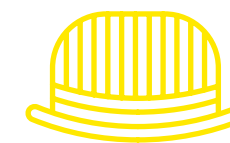
THE GHERKIN
(LIVERPOOL STREET STATION ≈ 18 MINS*)



CANARY WHARF
(CANARY WHARF STATION ≈ 11 MINS*)

† Travel time source: www.tfl.gov.uk/plan-a-journey
* Travel time source: crossrail.co.uk Crossrail opens 2018

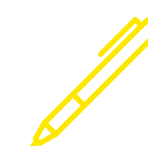
WORK



FINANCE, TECHNOLOGY, FASHION, MEDIA, IT'S ALL IN A DAY'S WORK FOR LONDON



Whether work is based in the internationally renowned financial centres of Canary Wharf and The City of London or the creative and technological hub that is Old Street's Silicon Roundabout, London's commercial districts are close at hand.



SHARD & LONDON BRIDGE QUARTER
(LONDON BRIDGE STATION ≈ 23 MINS*)



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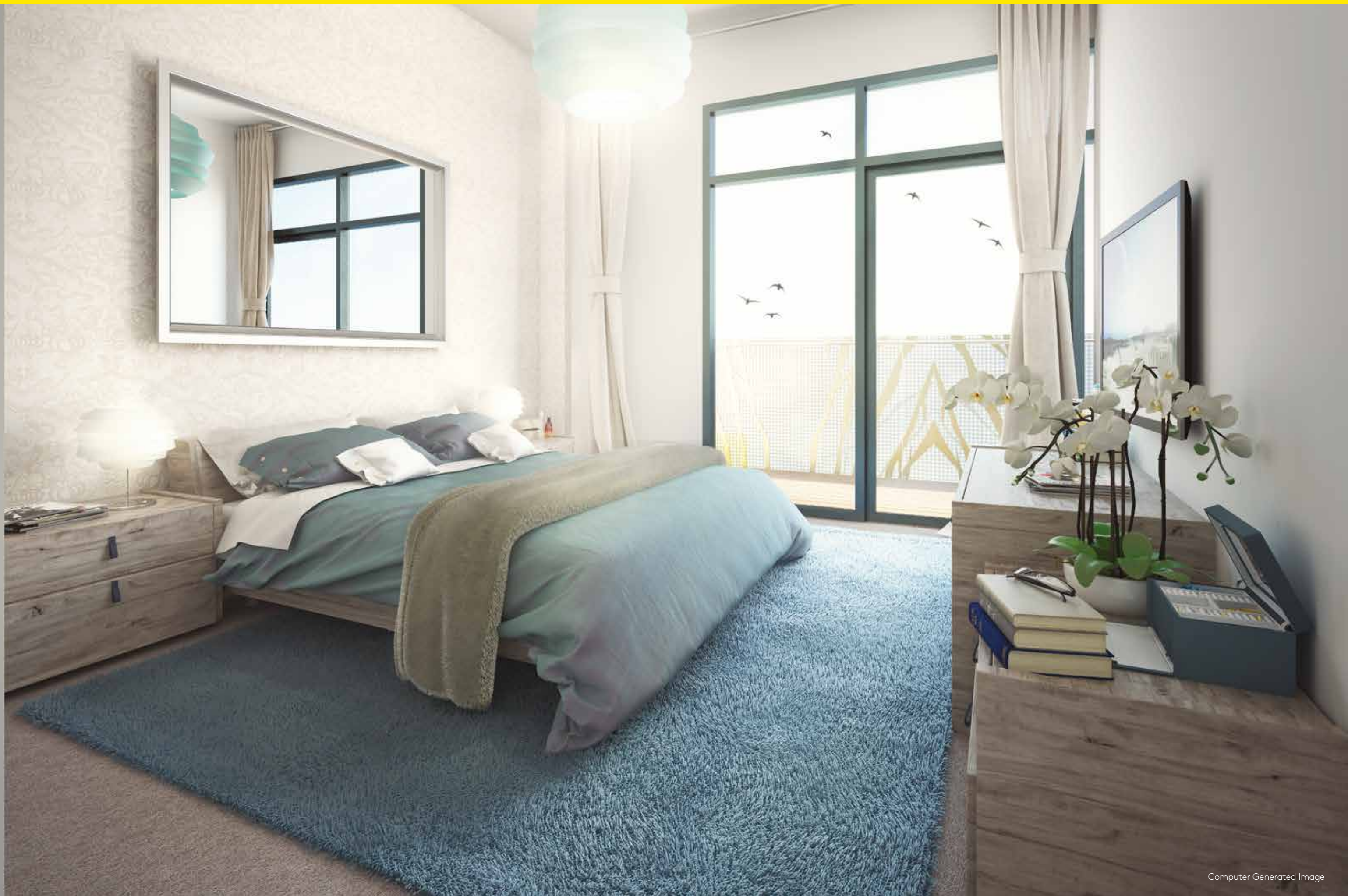
THE SCHEME

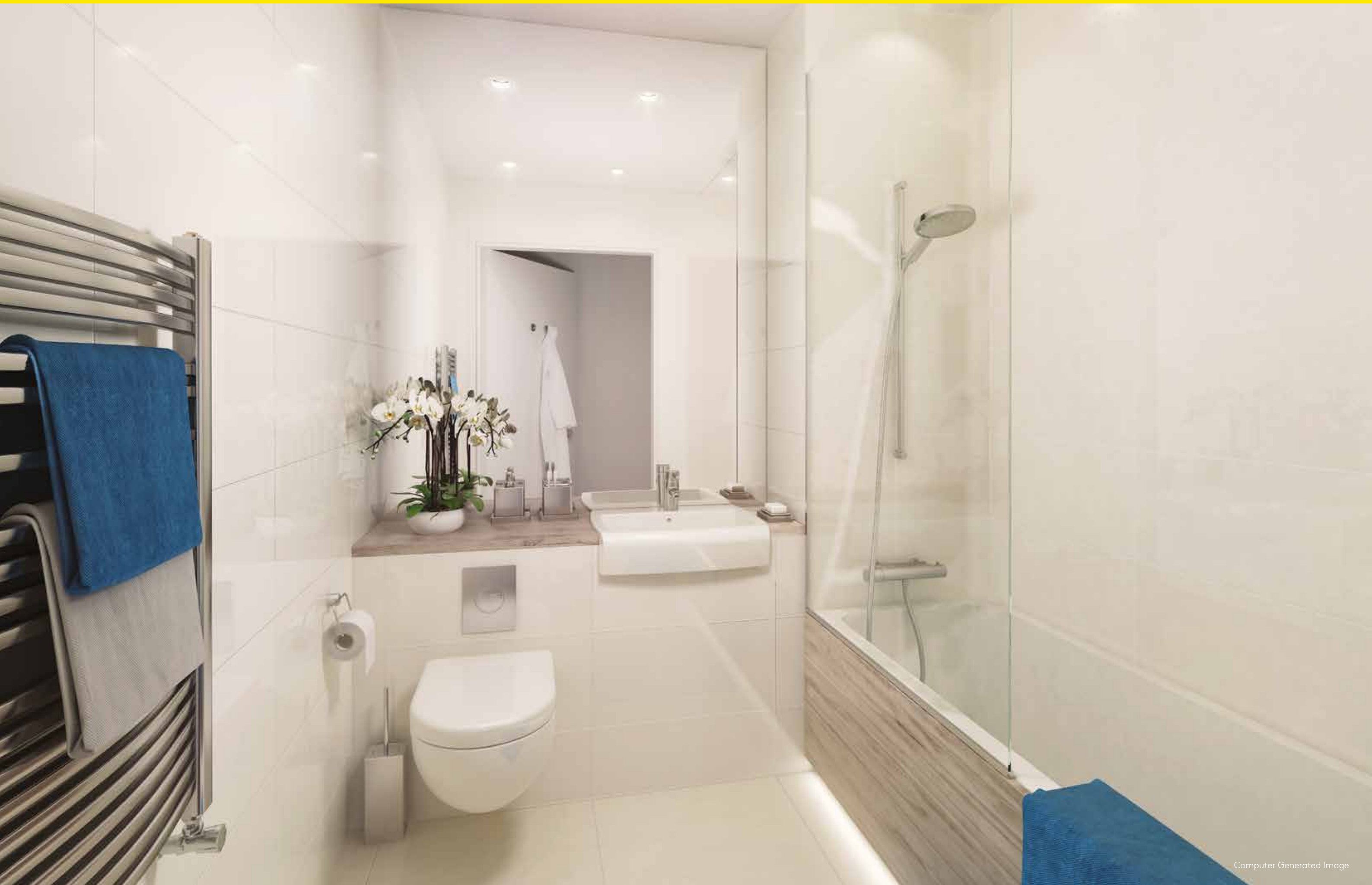


ABBEY TOWER MARKS AN
EXCITING NEW BEGINNING
FOR ABBEY WOOD. DESIGNED
TO OFFER CONTEMPORARY
OPEN PLAN LIVING, EACH OF
THE SUPERBLY APPOINTED
APARTMENTS HAS BEEN
FINISHED WITH AN UNWAVERING
ATTENTION TO DETAIL.









SPECIFICATION

KITCHENS

- Manhattan Kitchens fitted units with aluminium handles to lower units
- Granite worktops & 100 mm upstands
- Toughened glass back painted splash-back behind hob
- Carron stainless steel undermounted sink & chrome finish Reno Slim cylindrical tap
- Bosch integrated appliances including:
 - Oven, ceramic black glass Quick Therm hob, concealed extractor hood, fridge/freezer, dishwasher, condensing dryer & washing machine
- Metal power sockets, isolator, light & dimmer switches
- LED recessed downlights
- LED lighting to upper kitchen cabinetry
- Amtico wood strip vinyl floor tiles

LIVING ROOMS/HALLS

- Amtico wood strip vinyl floor tiles
- White cover power sockets & light switches
- LED recessed downlights
- Entry phone system

BEDROOMS

- Wool mix twist carpet
- Strengthened wall to allow for wall mounted TV
- White cover power sockets, light & dimmer switches
- Pendant lighting



BATHROOMS & EN-SUITES

- High quality semi-recessed wash basin with Grohe mono basin mixer
- High quality wall mounted WC with Grohe Fresh polished silver finish flush plate
- High quality shower tray
- Vado wall mounted concealed stop valves & slide bar kit with slide bar, hand shower & hose to En-Suite
- Kaldewei Saniform Eco enamelled steel bath with vinyl bath panel featuring LED lighting
- Aqualux Elite Classic curved shower screen to bath
- Full height glass shower screen to En-Suite
- Mirror & chrome plated dual shaver flat plate socket
- STELRAD chrome finish towel rail
- Porcelanosa wall tiles (300mm x 600mm)
- Porcelanosa floor tiles (600mm x 600mm)
- Stainless steel toilet roll holder

BALCONIES

- Stainless steel handrail & supports
- Gold coloured perforated mesh to inset balconies on South elevation
- Safety glass balustrade (some with solid, gold coloured fritted section) to all other elevations
- Wall mounted lighting
- Hardwood decking

TERRACES (NINTH FLOOR ONLY)

- Stainless steel handrail & supports
- Safety glass balustrade
- Porcelain paving slabs (600mm x 600mm)
- Wall mounted lighting
- Tap

HEATING

- All heating provided by Central Energy Centre and regulated via a Heat Interface Unit (HIU) in each apartment

SECURITY

- Access to apartments via electronic video door entry system
- Mains supply smoke/heat detectors (with battery back-up) to apartments & common areas
- High security multi-point locking American Walnut entrance door with polished chrome spyhole, stainless steel numeral & lever handle
- Full Secure by Design accreditation

TELECOMMUNICATIONS

- Wiring for Sky Plus compatible satellite & terrestrial television from central receiver
- TV outlet with broadband capability to Living Rooms & Bedrooms
- Telephone outlet to Hallways, Living Rooms & Bedrooms



These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better. Images from previous developments and for indicative purposes only.



INTERIOR FINISHES

- Internal & cupboard doors painted white
- Stainless steel ironmongery
- Internal skirting & architrave in satinwood finish

COMMON AREAS

- Supacord carpet to communal corridors & stairs
- PPC steel balustrades & handrails to communal stairs
- Aluminium nosings to communal stairs
- Combination of wall mounted & ceiling lighting
- LED recessed downlighters to lift lobbies
- Lockable stainless steel mailboxes to foyer

CAR PARKING

- Spaces available by separate negotiation

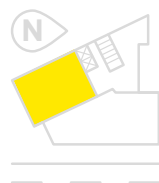
WARRANTY

- 10 year NHBC new build structural warranty

APARTMENT B101 **2 BEDROOM, 1 BATHROOM** FIRST FLOOR



Kitchen / Living / Dining	6.7m x 4.0m	22.0ft x 13.1ft	25.7m ²	276.6ft ²
Master Bedroom	4.0m x 4.1m	13.1ft x 13.5ft	17.2m ²	185.1ft ²
Bedroom	2.4m x 3.7m	7.9ft x 12.1ft	10.1m ²	108.7ft ²
Bathroom	3.0m x 2.3m	9.8ft x 7.5ft	6.5m ²	70.0ft ²
NIA	74.7m ²	804.1ft ²		
Balcony	12.8m ²	137.8ft ²		

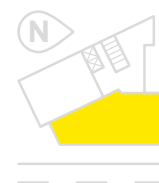


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APARTMENT B102 **3 BEDROOM, 2 BATHROOM** FIRST FLOOR

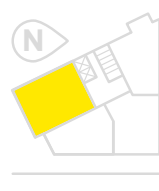


Kitchen / Living / Dining	7.3m x 6.2m	24.0ft x 20.3ft	41.0m ²	441.3ft ²
Master Bedroom	3.6m x 4.6m	11.8ft x 15.1ft	17.7m ²	190.5ft ²
Bedroom 1	3.0m x 4.6m	9.8ft x 15.1ft	13.5m ²	145.3ft ²
Bedroom 2	2.7m x 4.6m	8.9ft x 15.1ft	11.8m ²	127.0ft ²
Bathroom	2.9m x 2.6m	9.5ft x 8.5ft	7.5m ²	80.7ft ²
Shower Room	2.8m x 2.6m	9.2ft x 8.5ft	7.3m ²	78.6ft ²
NIA	129.1m ²	1389.6ft ²		
Balcony	7.8m ²	84.0ft ²		



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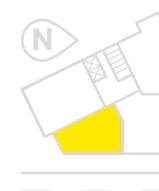
APARTMENT B201 **2 BEDROOM, 1 BATHROOM** SECOND FLOOR



Kitchen / Living / Dining	6.7m x 4.0m	22.0ft x 13.1ft	25.7m ²	276.6ft ²
Master Bedroom	4.0m x 4.1m	13.1ft x 13.5ft	17.2m ²	185.1ft ²
Bedroom	2.4m x 3.7m	7.9ft x 12.1ft	10.1m ²	108.7ft ²
Bathroom	3.0m x 2.3m	9.8ft x 7.5ft	6.5m ²	70.0ft ²
NIA	75.3m ²	810.5 ft ²		
Balcony	12.8m ²	137.8ft ²		

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APARTMENT B202 **1 BEDROOM, 1 BATHROOM** SECOND FLOOR



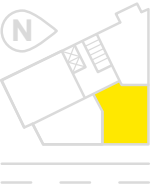
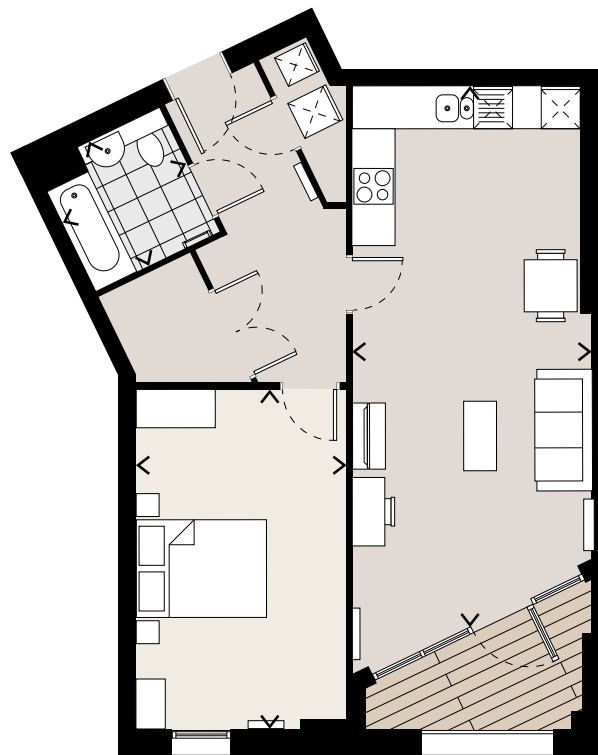
Kitchen / Living / Dining	4.9m x 5.5m	16.1ft x 18.0ft	30.0m ²	322.9ft ²
Master Bedroom	3.4m x 4.1m	11.2ft x 13.5ft	14.0m ²	150.7ft ²
Bathroom	2.1m x 2.1m	6.9ft x 6.9ft	4.1m ²	44.1ft ²
NIA	62.2m ²	669.5ft ²		
Balcony	7.4m ²	79.7ft ²		

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APARTMENT B203

1 BEDROOM, 1 BATHROOM

SECOND FLOOR



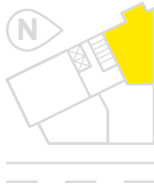
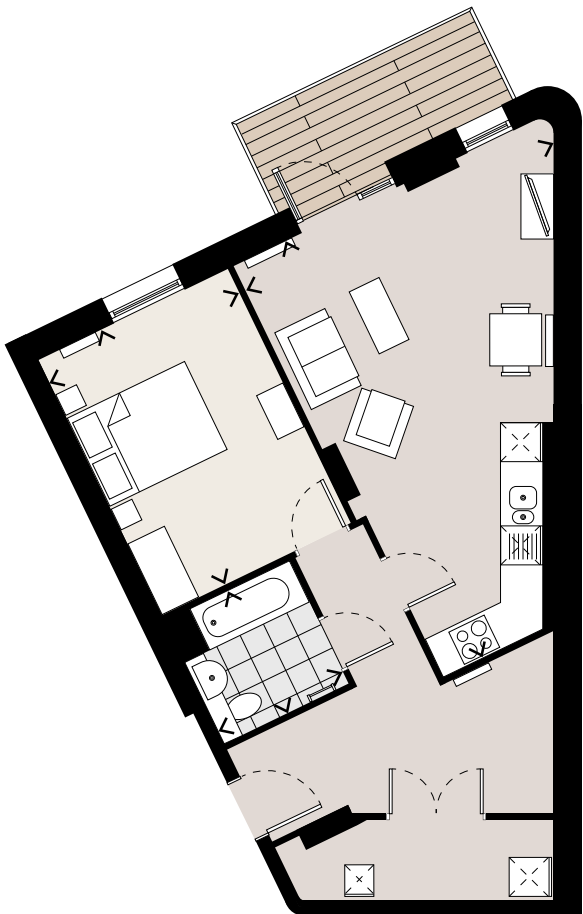
Kitchen / Living / Dining	3.7m x 8.3m	12.1ft x 27.2ft	29.8m ²	320.8ft ²
Master Bedroom	3.2m x 5.2m	10.5ft x 17.1ft	16.6m ²	178.7ft ²
Bathroom	2.1m x 2.1m	6.9ft x 6.9ft	4.1m ²	44.1ft ²
NIA	66.1m ²	711.5ft ²		
Balcony	4.7m ²	50.6ft ²		

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APARTMENT B204

1 BEDROOM, 1 BATHROOM

SECOND FLOOR



Kitchen / Living / Dining	5.0m x 7.1m	16.4ft x 23.3ft	25.2m ²	271.3ft ²
Master Bedroom	3.2m x 4.3m	10.5ft x 14.1ft	13.8m ²	148.5ft ²
Bathroom	2.1m x 2.1m	6.9ft x 6.9ft	4.1m ²	44.1ft ²
NIA	63.7m ²	685.7ft ²		
Balcony	6.4m ²	68.9ft ²		

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APARTMENT

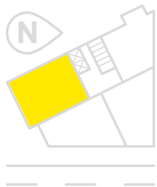
B301, B401, B501, B601, B701, B801

2 BEDROOM, 2 BATHROOM

THIRD - EIGHTH FLOOR



Kitchen / Living / Dining	6.1m x 4.8m	20.0ft x 15.7ft	29.2m ²	314.3ft ²
Master Bedroom	4.0m x 3.3m	13.1ft x 10.8ft	12.4m ²	133.5ft ²
En-Suite	1.5m x 2.1m	4.9ft x 6.9ft	2.8m ²	30.1ft ²
Bedroom	3.0m x 4.8m	9.8ft x 15.7ft	13.4m ²	144.2ft ²
Bathroom	2.1m x 2.1m	6.9ft x 6.9ft	4.1m ²	44.1ft ²
NIA	74.7m ²	804.1ft ²		
Balcony	12.8m ²	137.8ft ²		



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APARTMENT

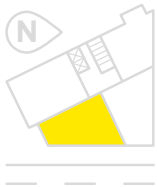
B302, B402, B502, B602, B702, B802

2 BEDROOM, 2 BATHROOM

THIRD - EIGHTH FLOOR



Kitchen / Living / Dining	4.3m x 5.4m	14.1ft x 17.7ft	20.2m ²	217.4ft ²
Master Bedroom	3.8m x 5.3m	12.5ft x 17.4ft	16.6m ²	178.7ft ²
En-Suite	1.6m x 1.6m	5.2ft x 5.2ft	2.7m ²	29.1ft ²
Bedroom	2.8m x 3.7m	9.2ft x 12.1ft	10.3m ²	110.9ft ²
Bathroom	2.1m x 1.9m	6.9ft x 6.2ft	3.8m ²	40.9ft ²
NIA	68.4m ²	736.3ft ²		
Balcony	6.1m ²	65.7ft ²		



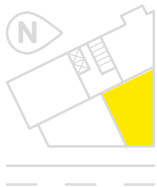
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APARTMENT

B303, B403, B503, B603, B703, B803

2 BEDROOM, 1 BATHROOM

THIRD - EIGHTH FLOOR



Kitchen / Living / Dining	5.6m x 5.3m	18.4ft x 17.4ft	26.4m ²	284.2ft ²
Master Bedroom	5.3m x 2.8m	17.4ft x 9.2ft	14.8m ²	159.3ft ²
Bedroom	3.9m x 2.8m	12.8ft x 9.2ft	10.7m ²	115.2ft ²
Bathroom	2.1m x 2.1m	6.9ft x 6.9ft	4.1m ²	44.1ft ²
NIA	66.4m ²	714.7ft ²		
Balcony	4.9m ²	52.7ft ²		

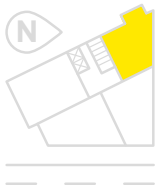
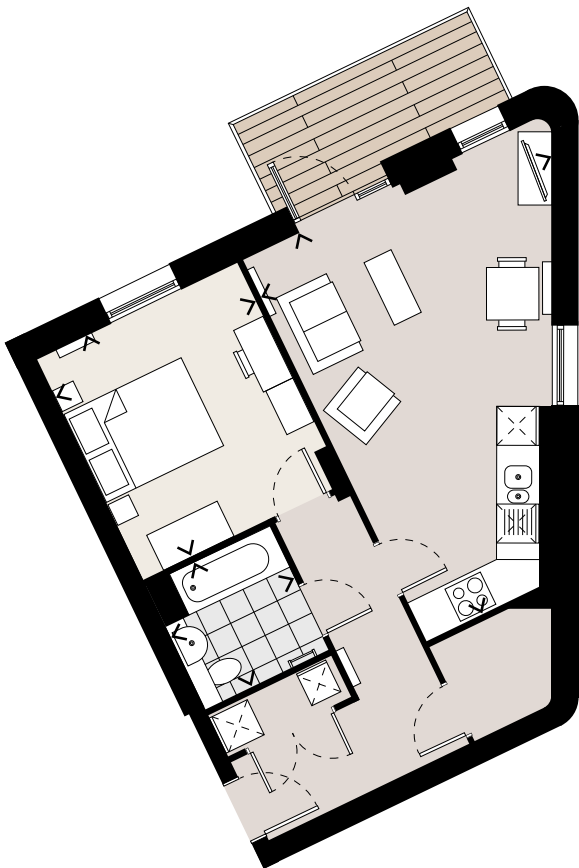
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APARTMENT

B304, B404, B504, B604, B704, B804

1 BEDROOM, 1 BATHROOM

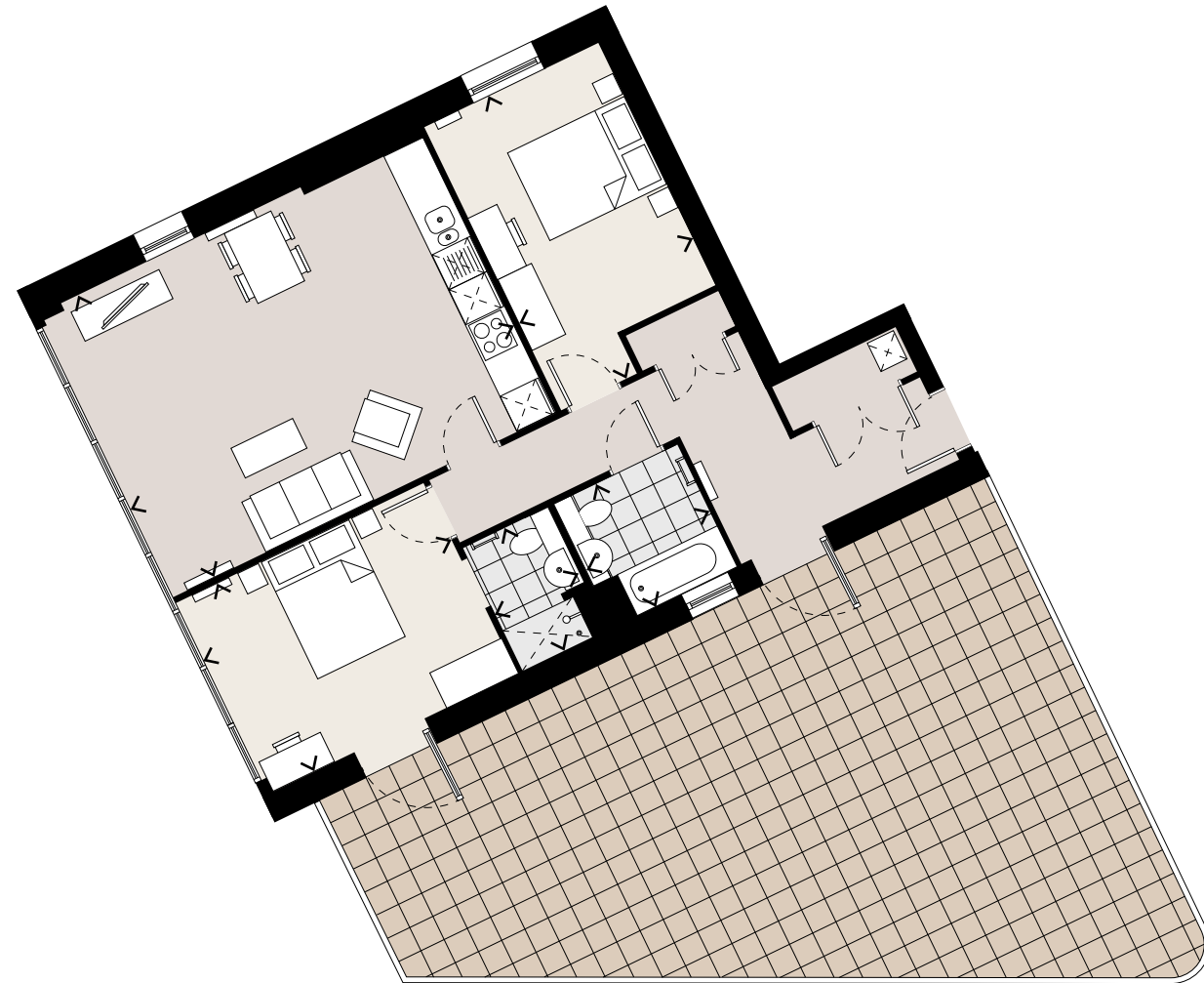
THIRD - EIGHTH FLOOR



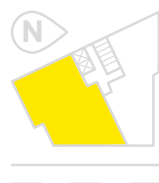
Kitchen / Living / Dining	4.8m x 6.5m	15.7ft x 21.3ft	23.2m ²	249.7ft ²
Master Bedroom	3.4m x 3.8m	11.2ft x 12.5ft	12.6m ²	135.6ft ²
Bathroom	2.1m x 2.1m	6.9ft x 6.9ft	4.1m ²	44.1ft ²
NIA	55.5m ²	597.4ft ²		
Balcony	6.0m ²	64.6ft ²		

Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale. All measurements are approximate.

APARTMENT B901
2 BEDROOM, 2 BATHROOM
 NINTH FLOOR

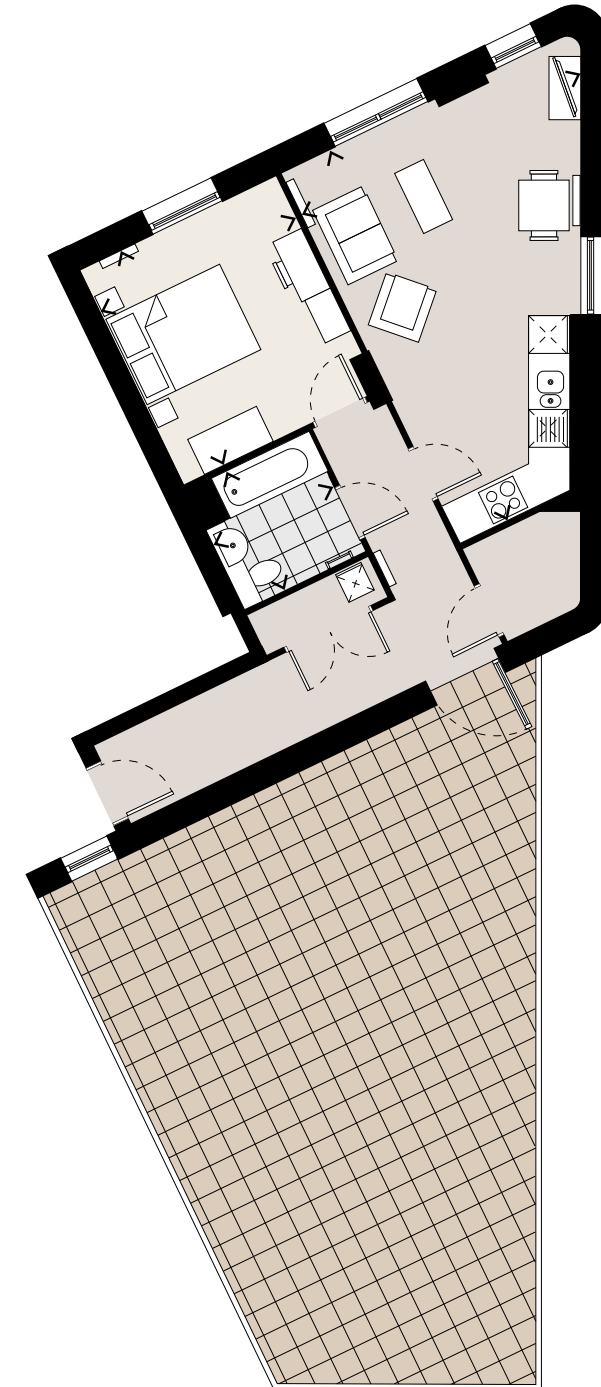


Kitchen / Living / Dining	6.5m x 4.9m	21.3ft x 16.1ft	31.2m ²	335.8ft ²
Master Bedroom	4.3m x 3.2m	14.1ft x 10.5ft	13.8m ²	148.5ft ²
En-Suite	1.5m x 2.1m	4.9ft x 6.9ft	2.8m ²	30.1ft ²
Bedroom	3.0m x 4.9m	9.8ft x 16.1ft	13.3m ²	143.2ft ²
Bathroom	2.1m x 2.1m	6.9ft x 6.9ft	4.1m ²	44.1ft ²
NIA	83.9m ²	903. 1ft ²		
Terrace	66.1m ²	711.5ft ²		

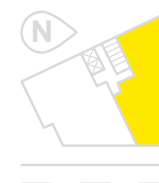


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APARTMENT B902
1 BEDROOM, 1 BATHROOM
 NINTH FLOOR



Kitchen / Living / Dining	4.8m x 6.5m	15.7ft x 21.3ft	23.2m ²	249.7ft ²
Master Bedroom	3.4m x 3.8m	11.2ft x 12.5ft	12.6m ²	135.6ft ²
Bathroom	2.1m x 2.1m	6.9ft x 6.9ft	4.1m ²	44.1ft ²
NIA	59.7m ²	642.6ft ²		
Terrace	61.1m ²	657.7ft ²		



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DEVELOPMENT TEAM



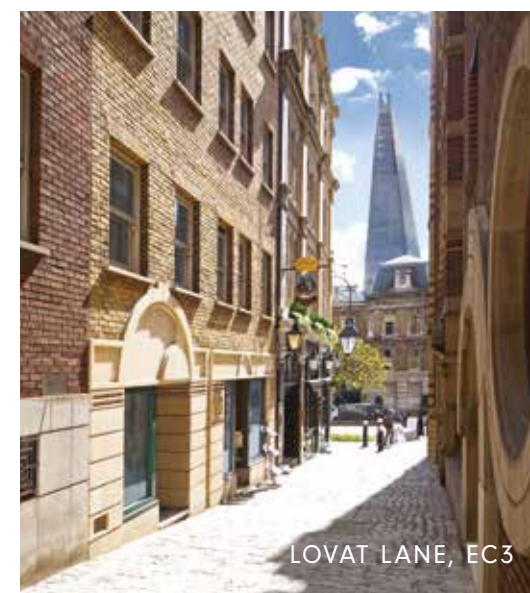
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developmentsecurities.co.uk



WICK LANE, E3



LOVAT LANE, EC3



CLAPHAM ONE, SW4



ST MARK'S SQUARE, BR1



THE DEPTFORD PROJECT, SE8



THE MONTAGU, W1



THE CENTRAL, NW6



CARLOW HOUSE, NW1

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