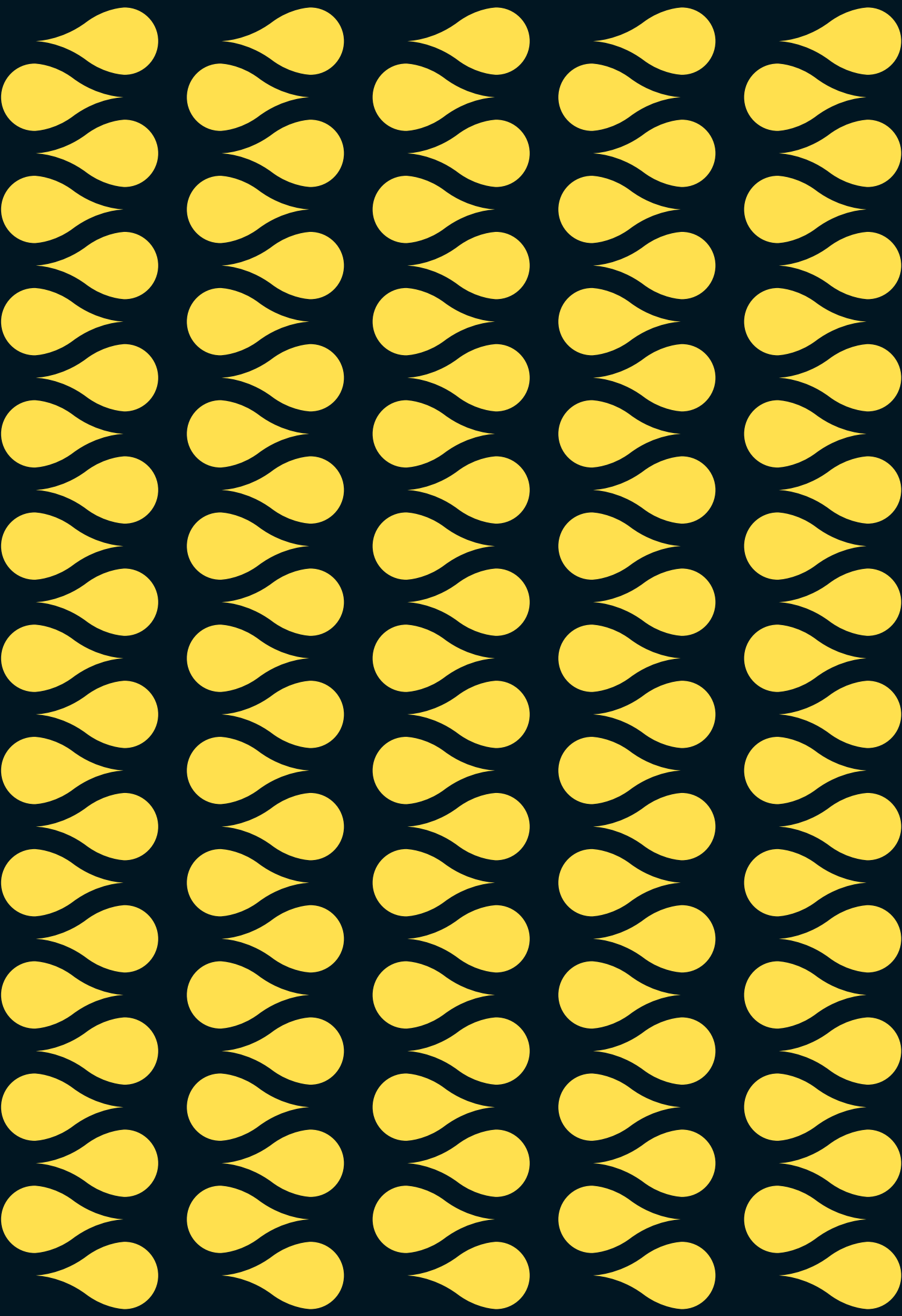




Streamlight
London



Swan
New
Homes



About Swan New Homes – Building for the future

Innovation and flexibility alongside experience and integrity are the cornerstones of Swan New Homes' ethos. The Swan Housing Group has enjoyed more than a decade as a successful builder of homes as a resident social landlord. Swan Housing's new venture is Swan New Homes, which is diversifying into the private housing sector. We are committed to building quality homes finished to a high standard – homes that reflect 21st Century expectations and lifestyles.

Whatever your age or lifestage Swan New Homes has a property that will mirror your aspirations and suit your budget. Whether you are looking for an investment-buy, first home, family house or a new apartment to downsize to, there is plenty of choice from our growing portfolio in locations around East London and Essex. When it comes to layout and design, our partnership with the country's foremost architectural practices leads the way in creating homes that satisfy a range of tastes – there is no such thing as a typical Swan New Home – they are as individual as you are.

Apartments and houses built by Swan New Homes follow the Code for Sustainable Homes – the government's new standard for sustainable design and construction of new homes. These are rated from Levels 1 to 6 and all of Swan's schemes that have been assessed attain a minimum Level 3 rating. We are developing 26 carbon-neutral homes in Essex, which will achieve the most sustainable Level 6 rating. Developing innovative solutions that both minimise environmental impact and enhance quality of life is integral to our business and we will regularly measure and review our performance to ensure continuous improvement.

www.swannewhomes.co.uk



Welcome to Streamlight

Streamlight offers an exciting future, combining the advantages of living in London in a chic new eco-friendly apartment, with the benefits of a minimal commute, perhaps even a walk, into the office. Set in the heart of London's Docklands, a vibrant community with an abundance of leisure activities on the doorstep, Streamlight apartments enjoy fabulous views across the river taking in the O2 Arena in one direction, or the iconic One Canada Square building at Canary Wharf in another. The Olympic Village at Stratford is a short DLR ride away, offering a multitude of opportunities to see the Games in 2012 and enjoy the world class facilities thereafter.



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The area

Streamlight is situated within London's wider working and residential communities which stretch from Clerkenwell to City Airport and from the Barbican to Tower Bridge. London offers access to the world's most successful businesses.

It is also perfectly placed for those who delight in cultural activities with leading arts venues, heritage sites and shopping amenities close by. Explore along the Thames riverside and reach out to celebrated arts performances at The Royal Festival Hall and The National Theatre.

View awe-inspiring visual art collections at the Tate Modern and the Hayward Gallery and see the history of London come to life at the Tower of London.

Enjoy shopping? Indoor shopping malls at Westfield and Canary Wharf provide a modern and contemporary approach. However, if you prefer a leisurely day surrounding yourself with beautiful fashion boutiques, cafes and restaurants for every palate then Covent Garden, with its street entertainers, is the perfect stop for you to be in the heart of this magnificent city.





Live London

London's Docklands, once the hub of world shipping has enjoyed a renaissance in the past 20 years, emerging proudly as a great place to live as well as a thriving district for commerce and industry.

Blackwall Way, where Streamlight stands in the North East corner of the Isle of Dogs, is exceptionally well placed to enjoy the many aspects of work, rest and play that the area offers. It is a few minutes walk to Canary Wharf from Streamlight – a great opportunity to opt out of public transport and opt in to a healthy commute to a nearby office.

With the Docklands Light Railway just a few minutes walk away at Blackwall, the rest of London is, as they say, your oyster. But with so much to do just a stone's throw from home you'll be sure to spend a large proportion of your time enjoying the neighbourhood's own attractions.

Billingsgate Market is the place to buy the freshest fish and shellfish, the O2 Arena offers a fantastic event programme of top acts, and you'll be spoilt for choice with the variety of superb shops, pubs and restaurants locally.

International travel from London City Airport is particularly handy for a range of business and leisure destinations and Gatwick, Heathrow and Stansted are also extremely accessible.

The Blackwall Tunnel close by leads the way by car to South London, the A20 and A21, while the A13 and A12 major arterial roads take drivers eastwards to the M25 and M11.



*2 Minutes**

*Blackwall
DLR Station*

*10 Minutes****

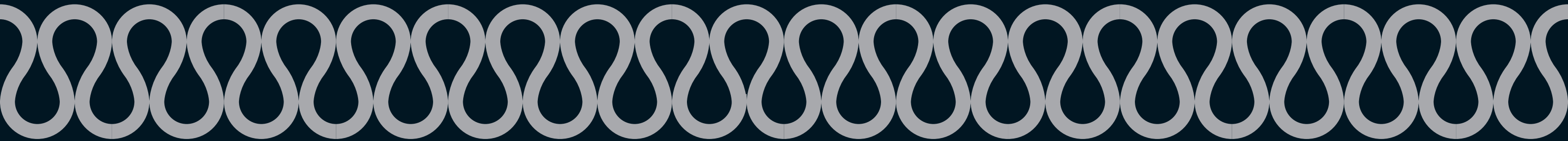
*2012
Olympic Site*

*10 Minutes***

Tower Bridge

*25 Minutes****

*Oxford Street &
the West End*



*Canary Wharf
Shopping Mall*

*5 Minutes**

*London
City Airport*

*10 Minutes***

*The London Eye
& Westminster*

*20 Minutes***

*Harrods &
Knightsbridge*

*40 Minutes****



A new vision of city living

Space, comfort and stunning views. At Streamlight, the new apartments are designed to accommodate the busy, urban lifestyles of today's city professionals.

Built by Swan New Homes to exacting standards, incorporating impressive eco-credentials and a superb finish, the apartments maximise space and light. The views over London from each apartment are simply stunning, giving a sense of space that adds to the overall ambience of the interior. Whether you are an investment buyer or looking for your next home, the choice of properties offers flexibility and choice in an exclusive location.

The new homes, designed by architects Hunters, range from one, two and three bedroom apartments to exclusive three bedroom penthouses and have strong environmental credentials with an EcoHomes rating of Excellent.

Green features include heating and hot water generated by a CHP boiler, a green roof to encourage local wildlife to flourish, high standards of insulation and use of green materials wherever possible, plus an external space for every apartment.





*Viewing is highly
recommended*

Whether you are looking out towards the iconic skyline and commercial hub of Canary Wharf, or glancing at the City with its mixture of classic architecture and new landmark buildings that have come to symbolise London the world over, you have to agree that Streamlight is placed in the heart of one of the world's greatest cities.





Property details

Kitchens

- Luxury high gloss fitted units with Corian worktops and up-stands
- Integrated stainless steel Smeg oven and hob
- Integrated stainless steel Smeg 5 ring hob (3 bed only)
- Integrated Smeg microwave (3 bed only)
- Integrated Smeg dishwasher
- Stainless steel Smeg extractor chimney hood
- Freestanding Smeg washer-dryer located in laundry cupboard

Bathroom and En-Suites

- Roca sanitary wear throughout
- Full-height tiling to bathroom
- Full-height tiling to En-Suite (where applicable)
- Heated towel rail in bathroom and En-Suite

Heating

- Underfloor

Windows

- Double glazed aluminium composite windows (lockable and easy clean)



CGIs are indicative only and may differ from actual, refer to sales staff for further information.



Details of finishes

- Chrome furniture throughout
- White painted woodwork throughout
- Smooth plaster and paint finish to walls and ceiling
- Internal doors – North American maple (white)
- Front entrance doors – walnut
- Carpet to all bedrooms
- Ceramic floor tiling to hallway, lounge, kitchen, bathroom, En-Suite (where applicable)

Wardrobes

- Sliding door, fitted wardrobes to master bedroom and bedroom 2

Lighting and Electrics

- Chrome downlighters to all rooms
- All lights dimmable and energy efficient
- Sky+, TV and BT wiring to lounge and master bedroom

Security

- Video and audio entry phone to each apartment
- Concierge based at ground floor reception

Internal communal areas

- Ceramic tiling to concierge / entrance
- Carpet to communal upper floor hallways

Lift

- 2 Schindler 5400 lifts with ceramic tiles, flooring and mirrored glass walls

Whilst these particulars and plans are prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Neither the vendors, nor their agents or any person in their employ has any authority to make or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to the development or any part thereof. The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.

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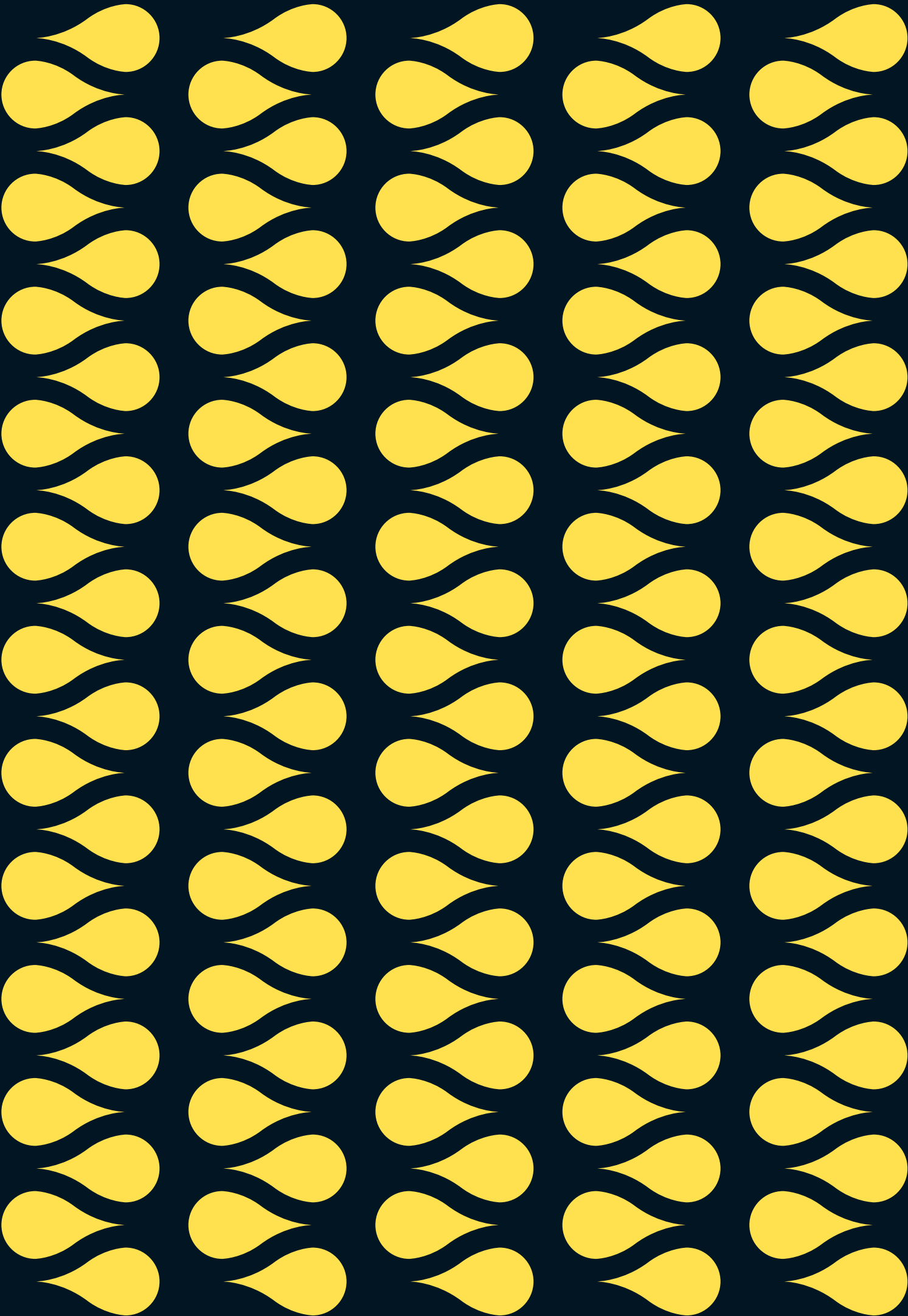
Integrated Management Services

To ensure the quality of the development is matched by the quality of its services, Swan New Homes is working in partnership with a new management company, Hera Management Services.

From the stunning entrance lobbies providing a first class impression, concierge services available to make life as smooth as possible, the security of video and audio entry phone systems through to the excellent property management, we are working to ensure that you receive the highest possible level of service.

The building will be expertly managed, with value for money achieved through the use of modern technology and efficient working practices, and the ongoing core services will be regularly reviewed and adapted in conjunction with residents’ requirements.

Please refer to your leasehold agreement for specific terms of the management services.



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