

FLOORPLANS

A REFLECTION OF INDIVIDUALITY & STYLE

Welcome to Indigo House,
a collection of 1 & 2 bedroom
Shared Ownership homes in
the heart of Royal Albert Wharf.

INDIGO
HOUSE

ROYAL ALBERT WHARF, E16





DEVELOPMENT PLAN

Indigo House offers a stylish collection of Shared Ownership 1 & 2 bedroom apartments within 3 apartment buildings. Each home has been thoughtfully designed with modern living in mind.

The development layout has been carefully considered to include a resident's courtyard, a children's play area and walkways between the apartment buildings.

Join this growing neighbourhood near the river already being enjoyed by so many.



The development layout does not show gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the building designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with the Sales Team prior to reservation.

- SPECIFICATION -

ALL IN THE DE TAILS



GENERAL

- Wood-effect flooring in Nordic oak to hall, living, dining area and kitchen
- Built-in wardrobes with soft-closing sliding doors in a mirror finish to main bedroom
- Underfloor heating
- Clarendon elite twist carpet in Pewter to bedrooms
- Digital TV points and broadband-enabled TV points to living area and principal bedroom (subject to additional subscription)
- Smooth finished ceilings emulsioned in white to complement the white emulsioned finish of the interior walls
- LED downlights to all living areas & bathrooms with pendants to bedrooms
- Flush internal doors painted white with chrome ironmongery
- Video door entry system

BATHROOMS & EN SUITES

- Main bathroom fitted with Roca semi counter-top sink with Vado Life mixer tap. Roca bath with glazed bath screen and a chrome thermostatic Vado Celcius mixer tap, multi-function handset and slide rail
- En suite fitted with Roca wall-mounted semi-pedestal sink, Vado Life mixer tap and individual shower with glazed screen, chrome shower head, Vado Celcius multi-function mixer tap, hose and slide rail
- Concealed cistern WC
- Feature wall tiling and large format tiled floor
- Low-energy LED chrome-edged downlights
- Bathrooms with large format wall-mounted mirror above basin
- Chrome-finished heated towel rail

KITCHEN

- Fitted kitchen in matt grey finish with bar handle
- Caesarstone solid snow worktop and upstand
- Stainless steel undermounted single bowl sink
- Contemporary stainless steel chrome mixer tap
- LED undermounted feature lighting to eye level kitchen units
- Bosch stainless steel oven
- Bosch ceramic stainless steel electric hood
- Island or wall-mounted canopy extractor hood
- Integrated black Bosch microwave
- Integrated Bosch dishwasher
- Integrated Bosch fridge/freezer
- Freestanding Bosch washer/dryer located in separate utility cupboard (see plans for details)

COMMUNAL AREAS

- Concierge service
- Audio and visual door entry system to the residential areas to permit access
- Shared podium garden
- Cycle storage
- Lifts located in entrance lobby
- Feature decorative wall to lobby
- Tiled floor to lobby area

BALCONIES

- LED downlights
- Aluminium decking or tiles to outside spaces

CORNSTORE HOUSE
 APARTMENT
15 & 29
 1 BEDROOM DESIGN



KITCHEN

2.7m x 2m
 8'9" x 6'4"

**LIVING/
 DINING AREA**

4.7m x 3.8m
 15'5" x 12'6"

BEDROOM

3.7m x 3.6m
 12'1" x 11'10"

BALCONY

3.3m x 1.5m
 10'8" x 4'10"

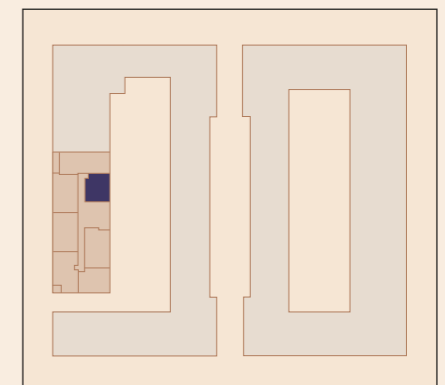
INTERNAL AREA

50.1 sq. m.
 539 sq. ft.

KEY:

- DW = DISHWASHER
- FF = FRIDGE FREEZER
- HIU = HEAT INTERFACE UNIT
- W = WARDROBE
- WD = WASHER DRYER
- S = STORE

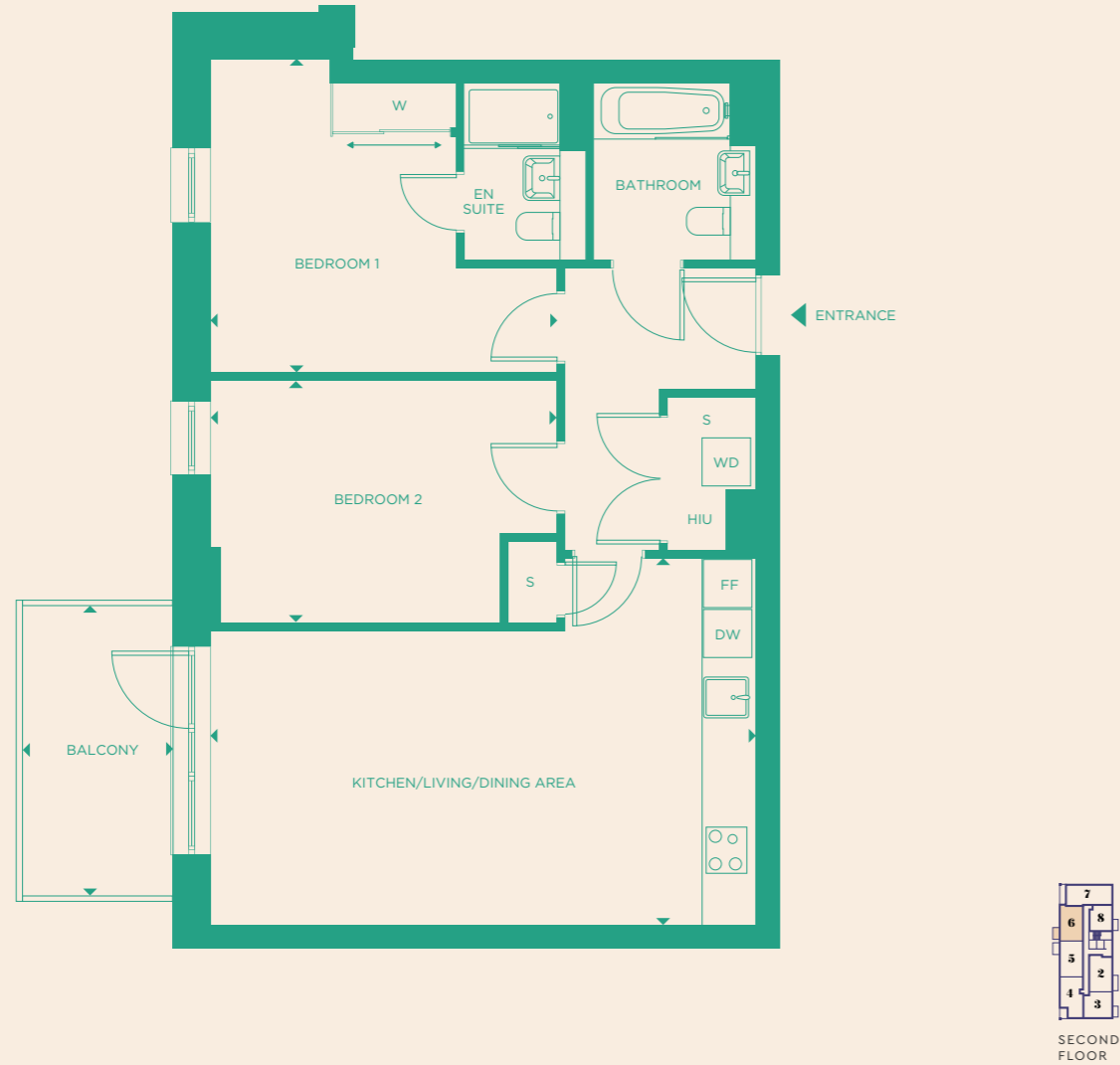
LOCATION PLAN



CORNSTORE
 HOUSE

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CORNSTORE HOUSE
APARTMENT 6
 2 BEDROOM DESIGN



**KITCHEN/
 LIVING/
 DINING AREA**

6.8m x 4.6m
 22'2" x 14'11"

BEDROOM 1

4.3m x 3.9m
 14'1" x 12'8"

BEDROOM 2

4.3m x 3m
 14'1" x 9'10"

BALCONY

3.6m x 1.9m
 11'10" x 6'1"

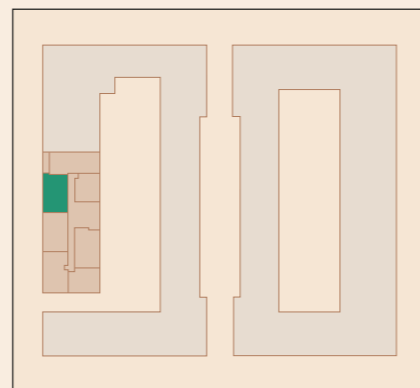
INTERNAL AREA

72.1 sq. m.
 765 sq. ft.

KEY:

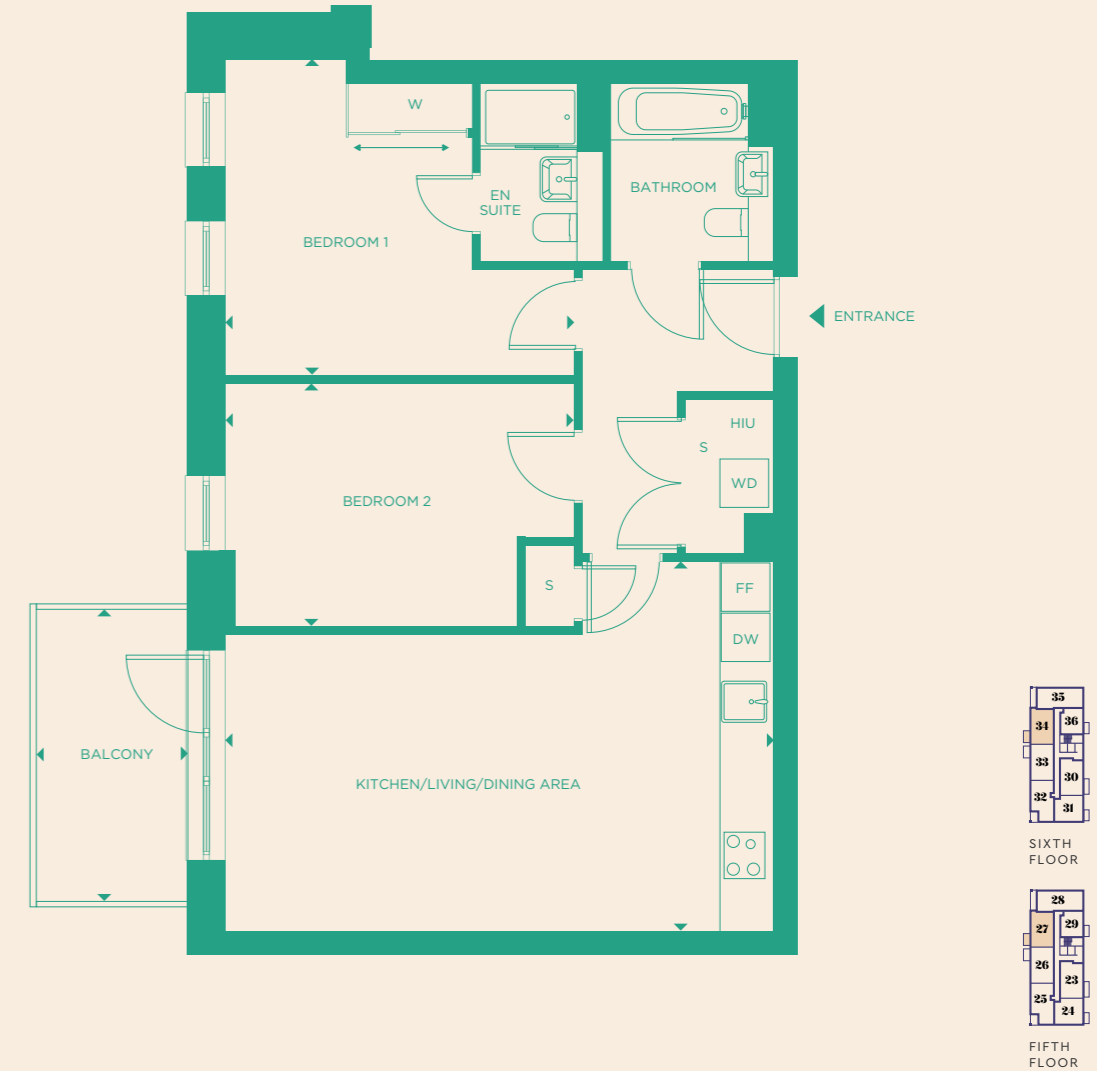
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CORNSTORE HOUSE
APARTMENT 27 & 34
 2 BEDROOM DESIGN



**KITCHEN/
 LIVING/
 DINING AREA**

6.8m x 4.6m
 22'2" x 14'11"

BEDROOM 1

4.3m x 3.9m
 14'1" x 12'8"

BEDROOM 2

4.3m x 3m
 14'1" x 9'10"

BALCONY

3.6m x 1.9m
 11'10" x 6'1"

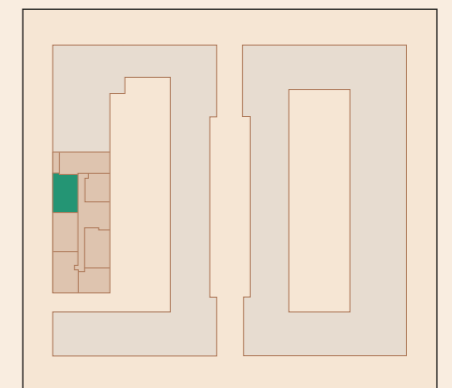
INTERNAL AREA

71.5 sq. m.
 770 sq. ft.

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LOCATION PLAN

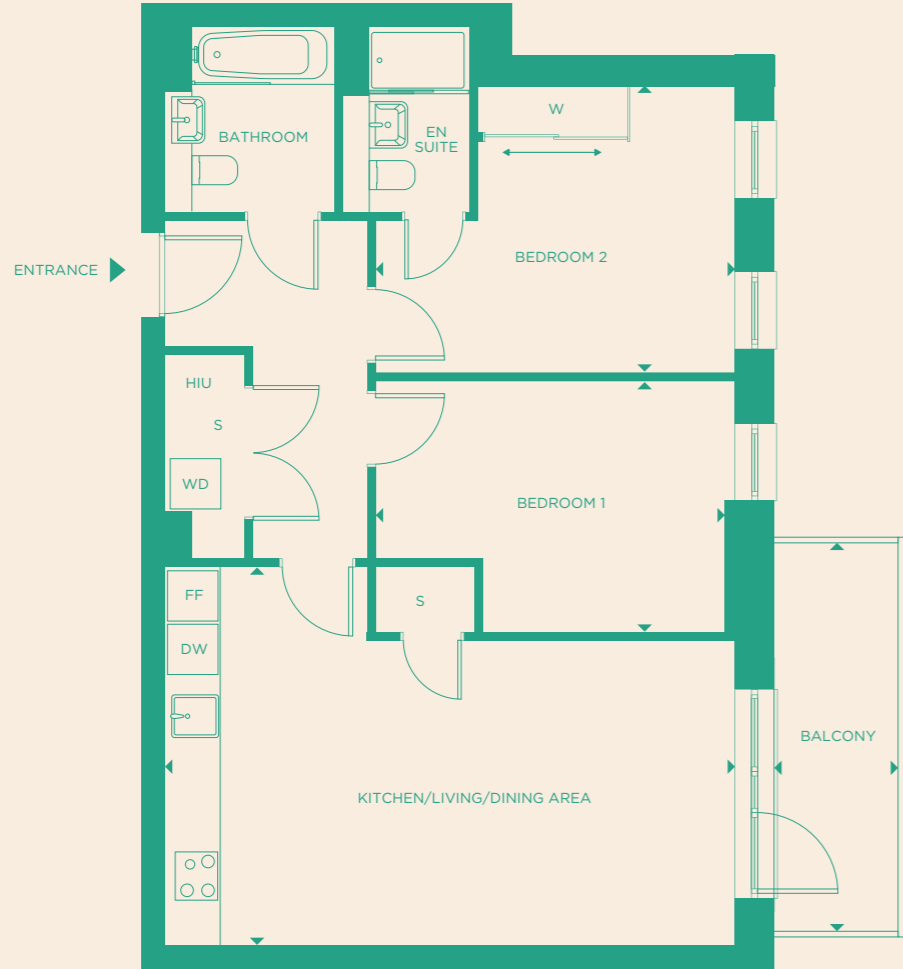


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CORNSTORE HOUSE
APARTMENT
23
2 BEDROOM DESIGN



FIFTH FLOOR

**KITCHEN/
LIVING/
DINING AREA**

6.8m x 4.5m
22'2" x 14'9"

BEDROOM 1

4.3m x 3.4m
14' x 11'2"

BEDROOM 2

4.2m x 3m
13'7" x 9'9"

BALCONY

4.6m x 1.5m
15'2" x 4'10"

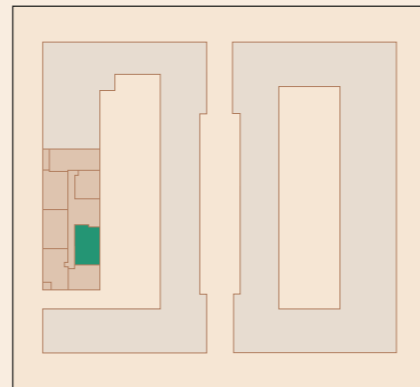
INTERNAL AREA

71.9 sq. m.
774 sq. ft.

KEY:

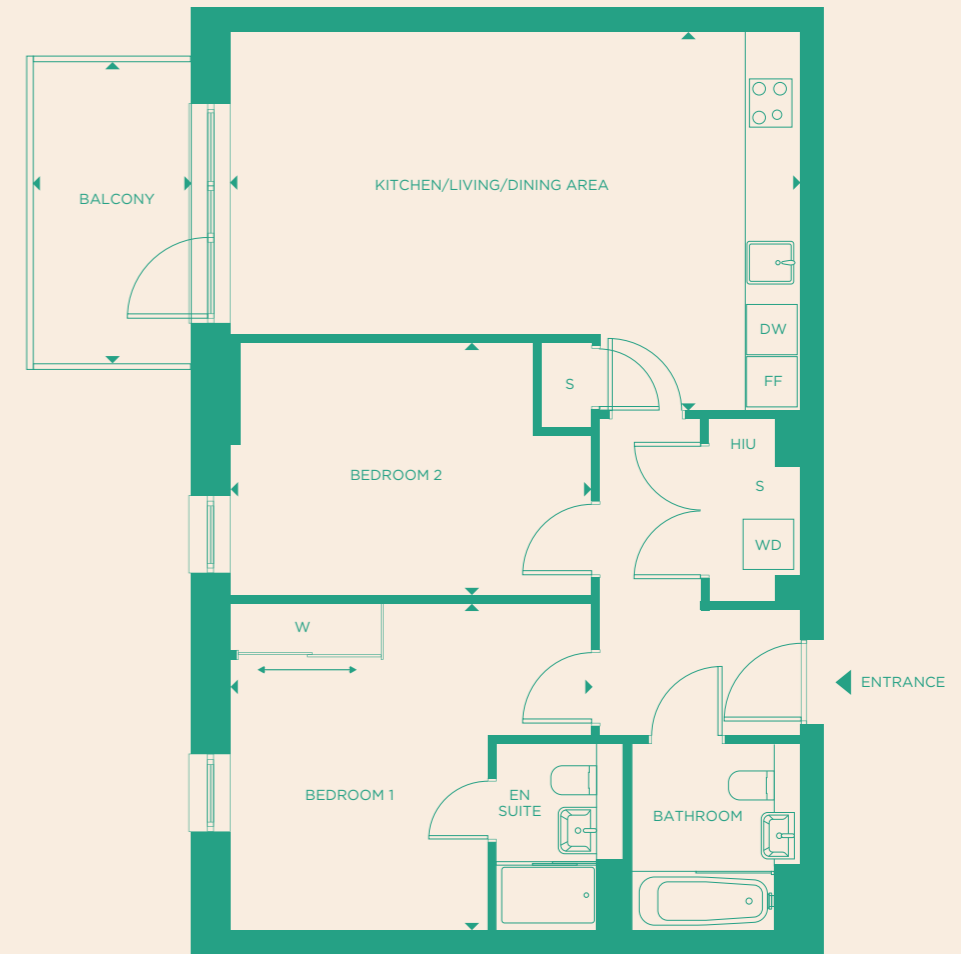
- DW = DISHWASHER
- FF = FRIDGE FREEZER
- HIU = HEAT INTERFACE UNIT
- W = WARDROBE
- WD = WASHER DRYER
- S = STORE

LOCATION PLAN



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CORNSTORE HOUSE
APARTMENT
5
2 BEDROOM DESIGN



SECOND FLOOR

**KITCHEN/
LIVING/
DINING AREA**

6.8m x 4.5m
22'2" x 14'9"

BEDROOM 1

4.3m x 3.9m
14'1" x 12'8"

BEDROOM 2

4.3m x 3m
14'1" x 9'10"

BALCONY

3.6m x 1.9m
11'10" x 6'1"

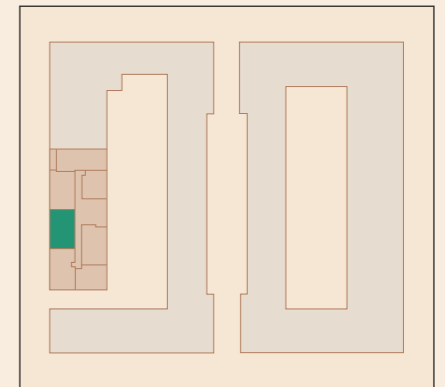
INTERNAL AREA

72.6 sq. m.
781 sq. ft.

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- S = STORE

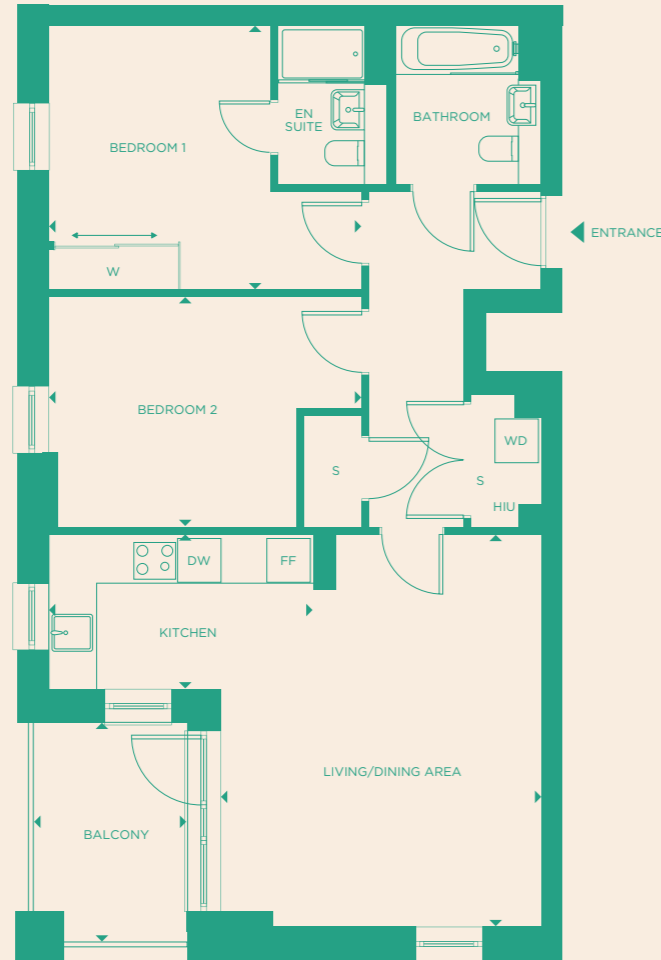
LOCATION PLAN



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CORNSTORE HOUSE APARTMENT 4 2 BEDROOM DESIGN



KITCHEN

3.6m x 2.1m
11'11" x 6'11"

LIVING/ DINING AREA

5.4m x 4.4m
17'8" x 14'5"

BEDROOM 1

4.3m x 3.7m
14'1" x 11'11"

BEDROOM 2

4.3m x 3.2m
14'1" x 10'4"

BALCONY

3m x 2.1m
19'1" x 5'

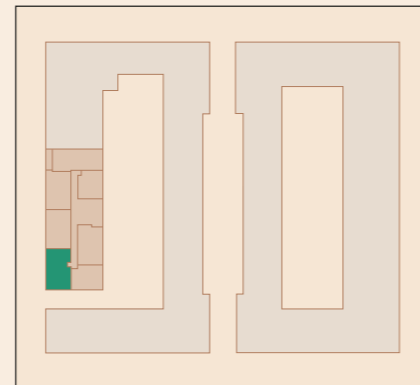
INTERNAL AREA

74.7 sq. m.
804 sq. ft.

KEY:

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- HIU = HEAT INTERFACE UNIT
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- S = STORE

LOCATION PLAN



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SOAPWORKS HOUSE
 APARTMENT
6
 1 BEDROOM DESIGN



SECOND FLOOR

KITCHEN

3.7m x 2.1m
 12'1" x 6'9"

**LIVING/
 DINING AREA**

4.9m x 3.1m
 16'2" x 10'2"

BEDROOM

4.5m x 3.5m
 14'10" x 11'4"

TERRACE

3.3m x 1.2m
 7'2" x 6'7"

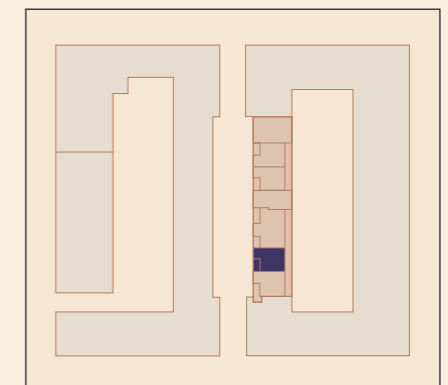
INTERNAL AREA

50.6 sq. m.
 544 sq. ft.

KEY:

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- HIU = HEAT INTERFACE UNIT
- W = WARDROBE
- WD = WASHER DRYER
- S = STORE

LOCATION PLAN



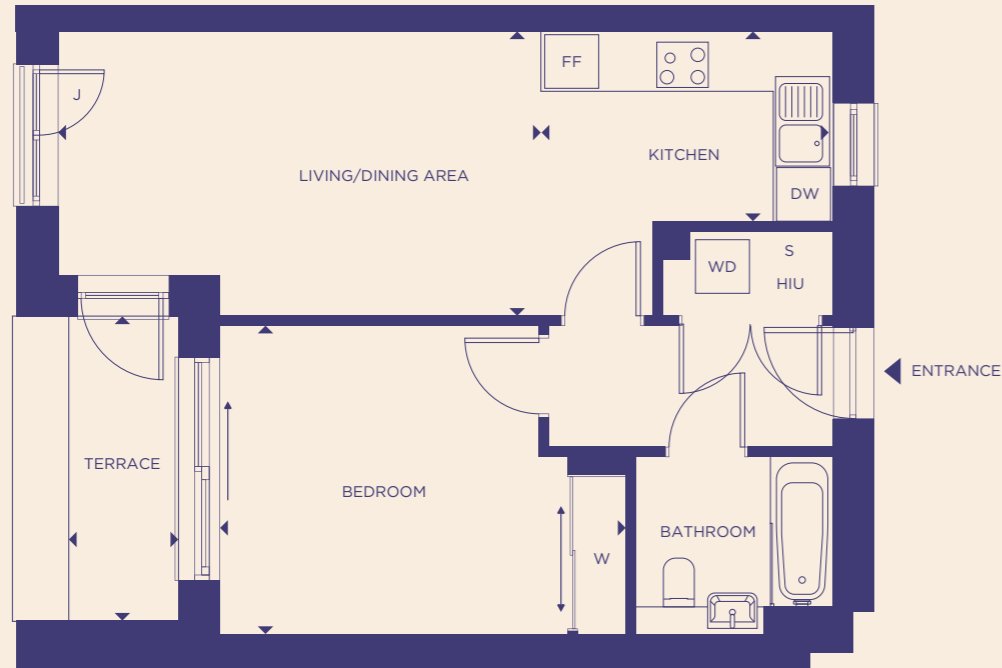
SOAPWORKS
 HOUSE

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SOAPWORKS HOUSE
APARTMENT
2
1 BEDROOM DESIGN



SOAPWORKS HOUSE
APARTMENT
3
1 BEDROOM DESIGN



KITCHEN

3.2m x 2.3m
 10'5" x 6'11"

**LIVING/
 DINING AREA**

5.4m x 3.2m
 17'8" x 10'5"

BEDROOM

4.5m x 3.5m
 14'10" x 11'4"

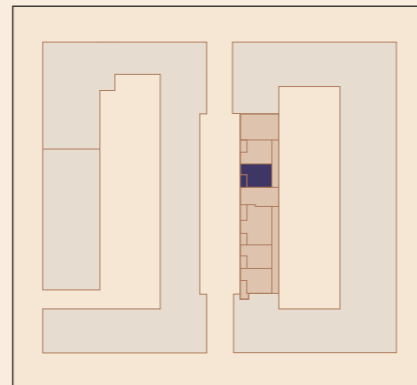
INTERNAL AREA

50.9 sq. m.
 547 sq. ft.

KEY:

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- HIU = HEAT INTERFACE UNIT
- W = WARDROBE
- WD = WASHER DRYER
- S = STORE

LOCATION PLAN



KITCHEN

3.6m x 2.1m
 11'8" x 6'9"

**LIVING/
 DINING AREA**

5.1m x 3.2m
 16'7" x 10'5"

BEDROOM

4.5m x 3.5m
 14'10" x 11'4"

TERRACE

3.2m x 1.2m
 10'4" x 4'

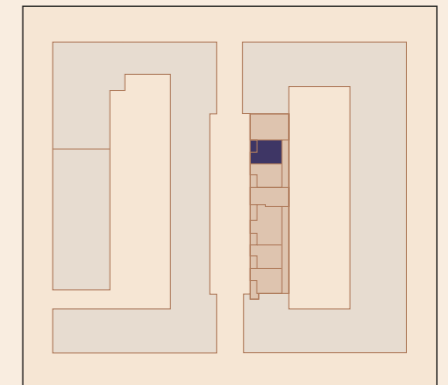
INTERNAL AREA

50.7 sq. m.
 545 sq. ft.

KEY:

- DW = DISHWASHER
- FF = FRIDGE FREEZER
- HIU = HEAT INTERFACE UNIT
- J = JULIETTE BALCONY
- W = WARDROBE
- WD = WASHER DRYER
- S = STORE

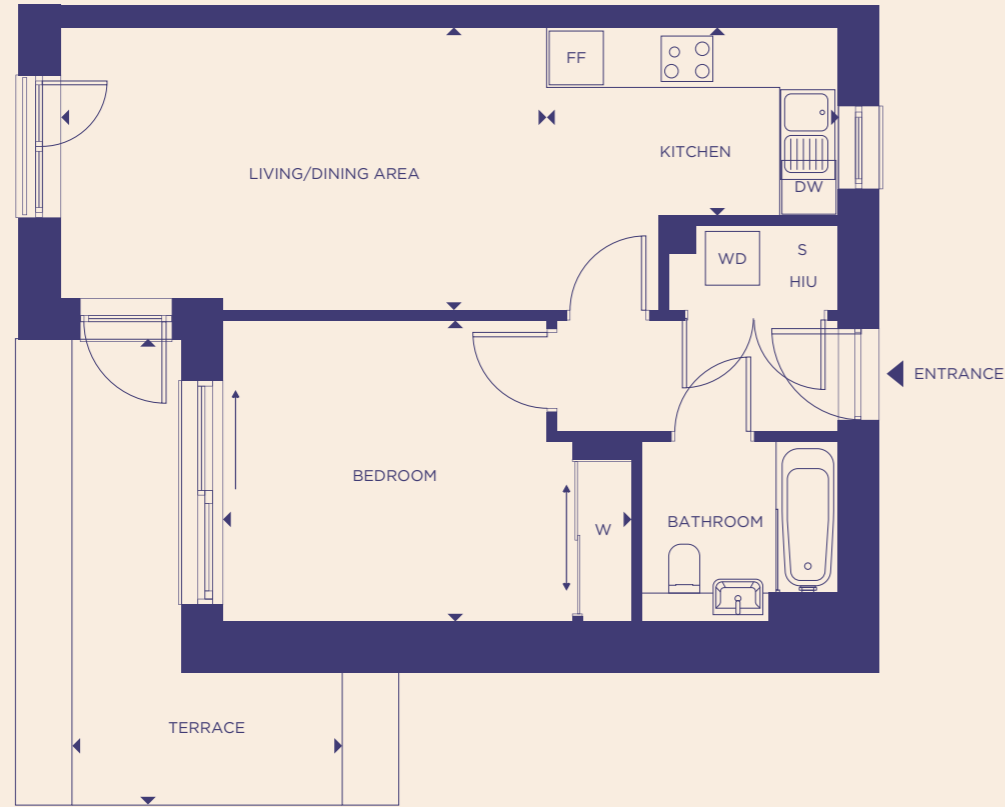
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SOAPWORKS HOUSE
APARTMENT
7
1 BEDROOM DESIGN



KITCHEN

3.3m x 2.1m
 10'8" x 6'1"

**LIVING/
 DINING AREA**

5.4m x 3.2m
 17'8" x 10'4"

BEDROOM

4.5m x 3.3m
 14'10" x 10'11"

TERRACE

5.2m x 3m
 17' x 9'10"

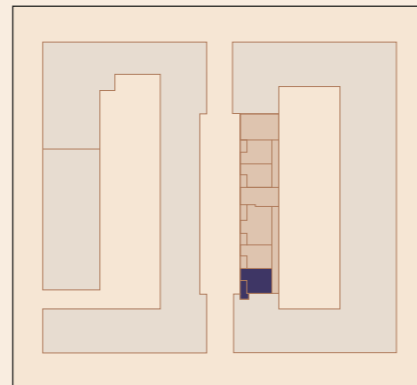
INTERNAL AREA

51.3 sq. m.
 552 sq. ft.

KEY:

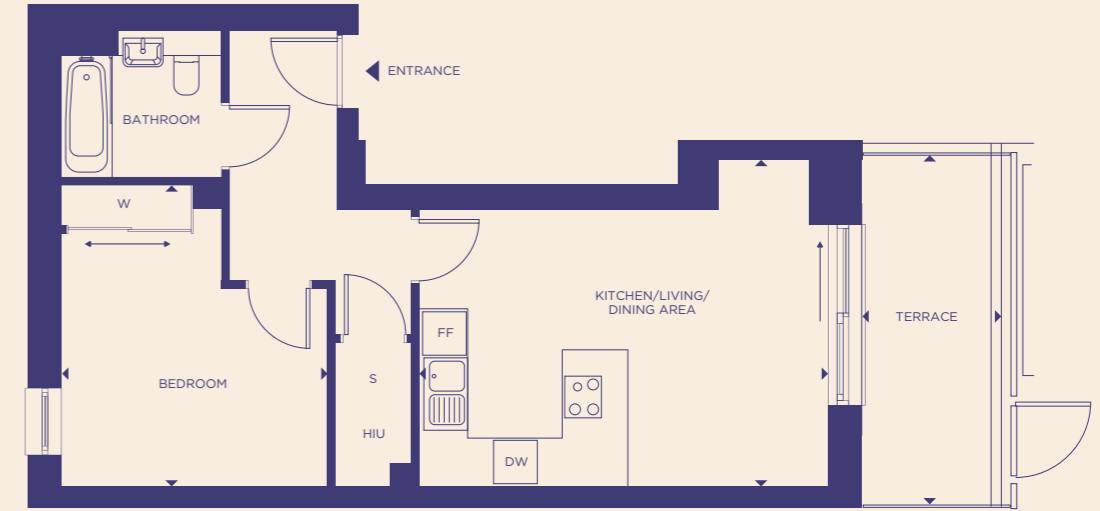
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- HIU = HEAT INTERFACE UNIT
- W = WARDROBE
- WD = WASHER DRYER
- S = STORE

LOCATION PLAN



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SOAPWORKS HOUSE
APARTMENT
1
1 BEDROOM DESIGN



**KITCHEN/
 LIVING/
 DINING AREA**

5.6m x 4.5m
 18'5" x 14'9"

BEDROOM

4.2m x 3.7m
 13'7" x 12'

TERRACE

4.8m x 1.9m
 15'9" x 6'3"

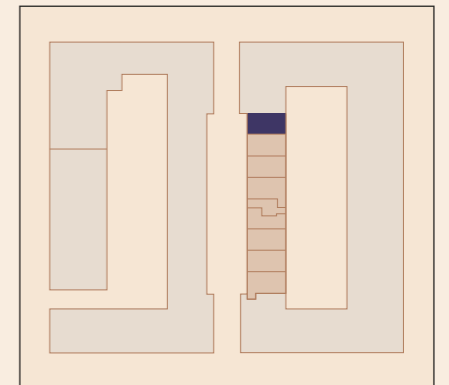
INTERNAL AREA

51.8 sq. m.
 557 sq. ft.

KEY:

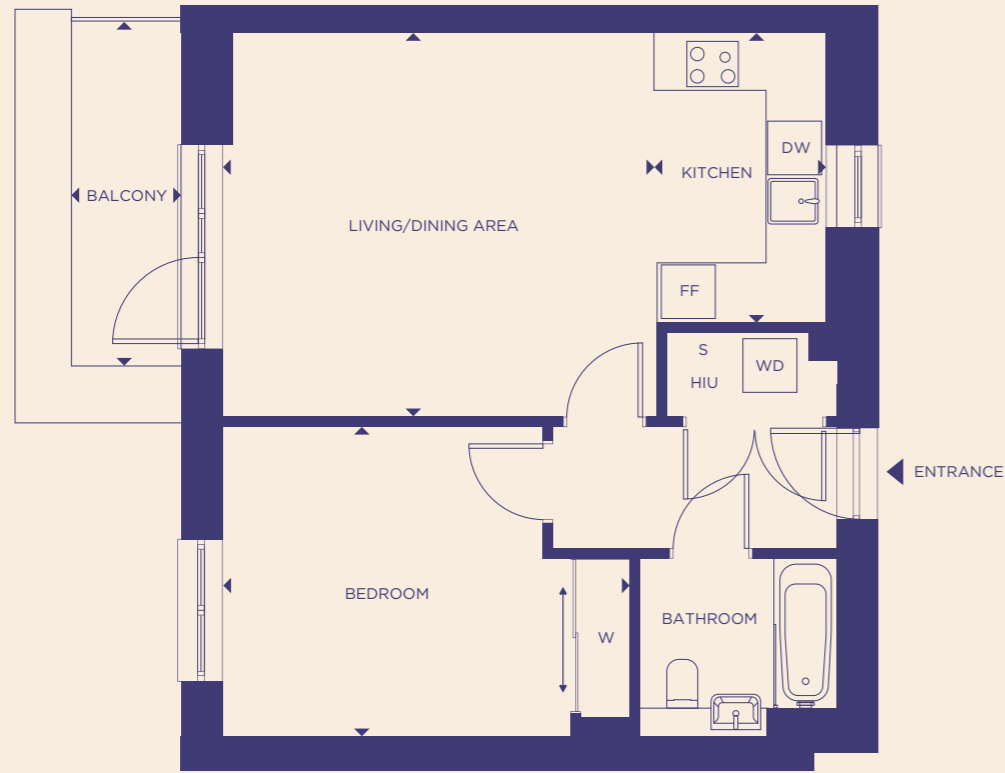
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- S = STORE

LOCATION PLAN



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SOAPWORKS HOUSE
APARTMENT
8
1 BEDROOM DESIGN



KITCHEN

3.3m x 1.9m
 10'8" x 6'2"

**LIVING/
 DINING AREA**

4.7m x 4.3m
 15'5" x 14'1"

BEDROOM

4.5m x 3.5m
 14'10" x 11'4"

TERRACE

3.9m x 1.2m
 12'8" x 4'

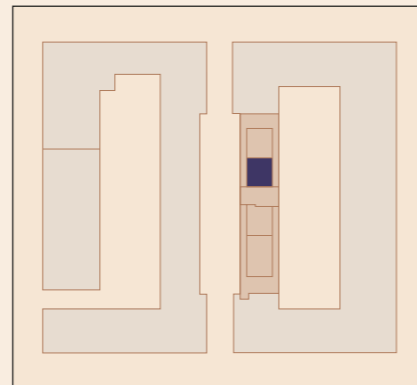
INTERNAL AREA

53.8 sq. m.
 579 sq. ft.

KEY:

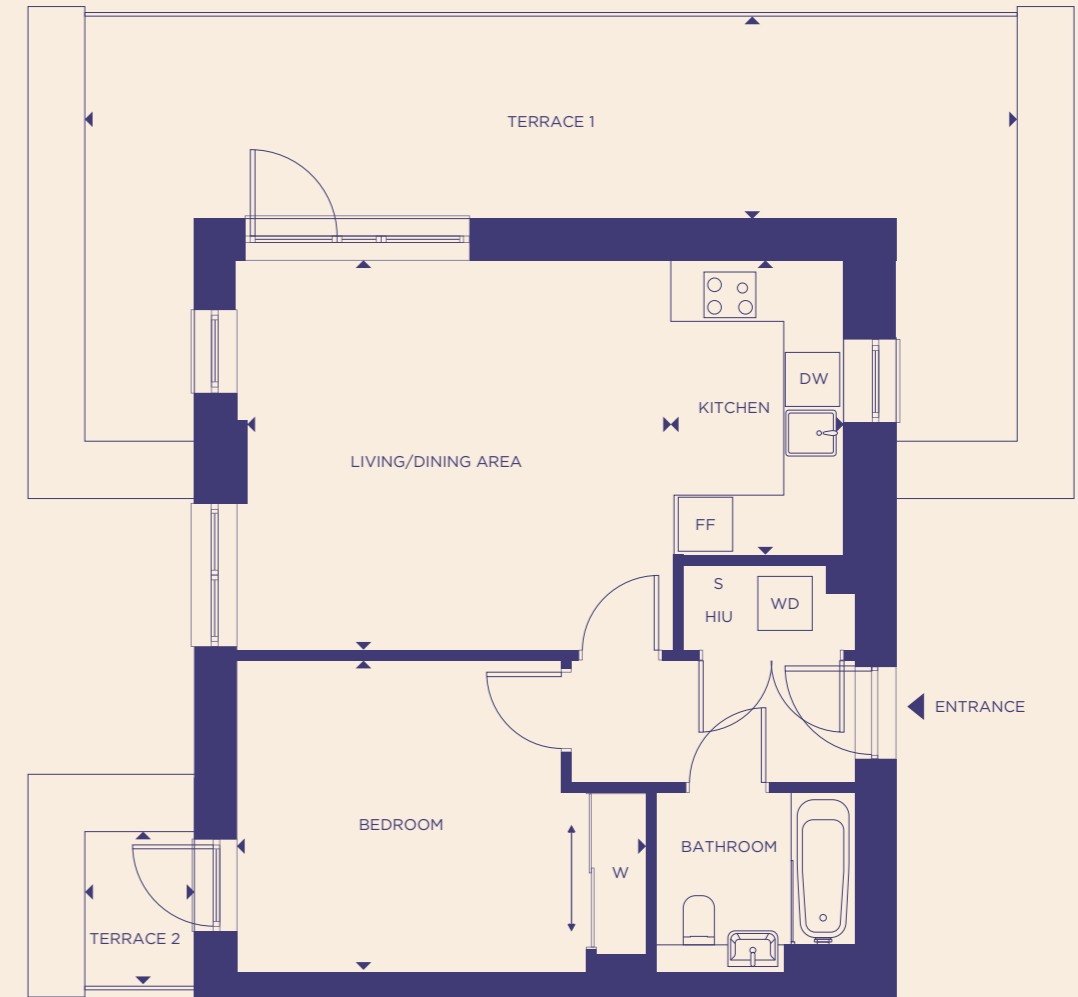
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SOAPWORKS HOUSE
APARTMENT
9
1 BEDROOM DESIGN



KITCHEN

3.3m x 1.9m
 10'8" x 6'2"

**LIVING/
 DINING AREA**

4.7m x 4.3m
 15'5" x 14'1"

BEDROOM

4.5m x 3.5m
 14'10" x 11'4"

TERRACE 1

10.3m x 2.2m
 33'10" x 7'4"

TERRACE 2

1.7m x 1.2m
 5'7" x 4'

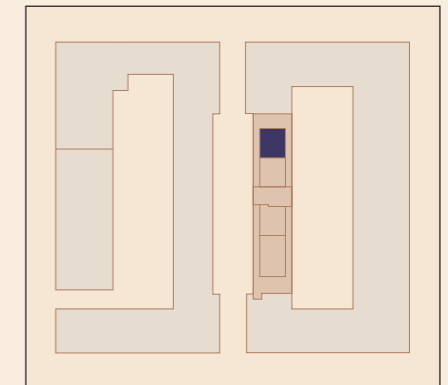
INTERNAL AREA

53.8 sq. m.
 579 sq. ft.

KEY:

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- HIU = HEAT INTERFACE UNIT
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SOAPWORKS HOUSE
APARTMENT
10
1 BEDROOM DESIGN



KITCHEN

3.2m x 2.3m
10'5" x 7'8"

**LIVING/
DINING AREA**

4.4m x 4.3m
14'5" x 14'1"

BEDROOM

4.5m x 4.1m
14'10" x 13'7"

TERRACE

3.1m x 1.2m
10'2" x 4'

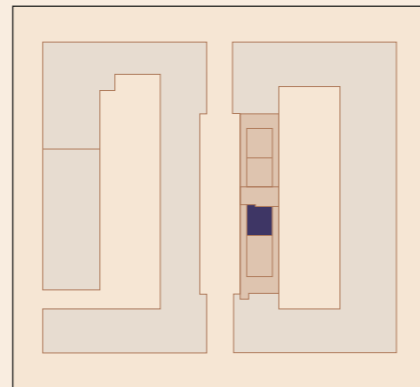
INTERNAL AREA

55 sq. m.
592 sq. ft.

KEY:

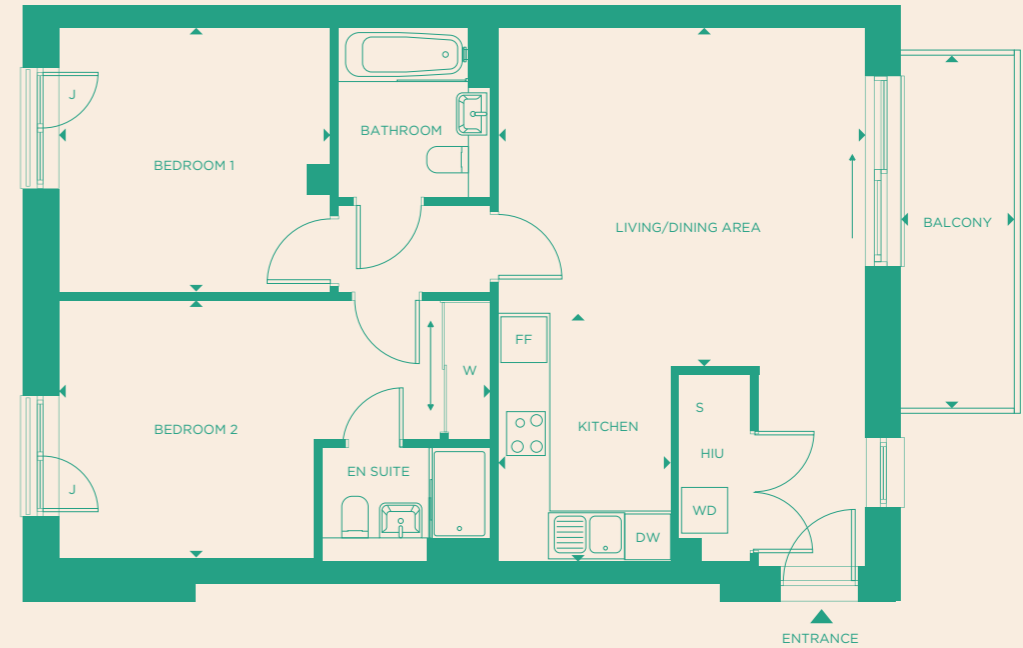
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- HIU = HEAT INTERFACE UNIT
- W = WARDROBE
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SOAPWORKS HOUSE
APARTMENT
4
2 BEDROOM DESIGN



KITCHEN

3.2m x 2.3m
10'6" x 7'4"

**LIVING/
DINING AREA**

4.8m x 4.4m
15'9" x 14'5"

BEDROOM 1

5.6m x 3.4m
18'6" x 11'

BEDROOM 2

3.6m x 3.5m
11'8" x 11'3"

BALCONY

4.6m x 1.5m
15'1" x 4'9"

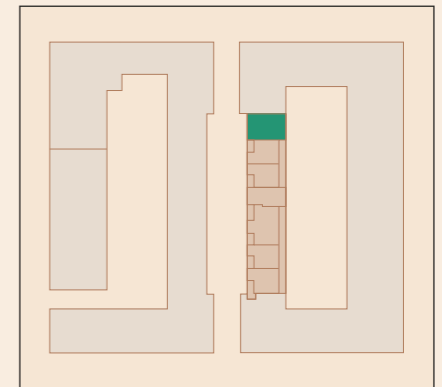
INTERNAL AREA

73.8 sq. m.
794 sq. ft.

KEY:

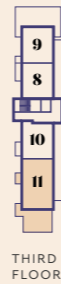
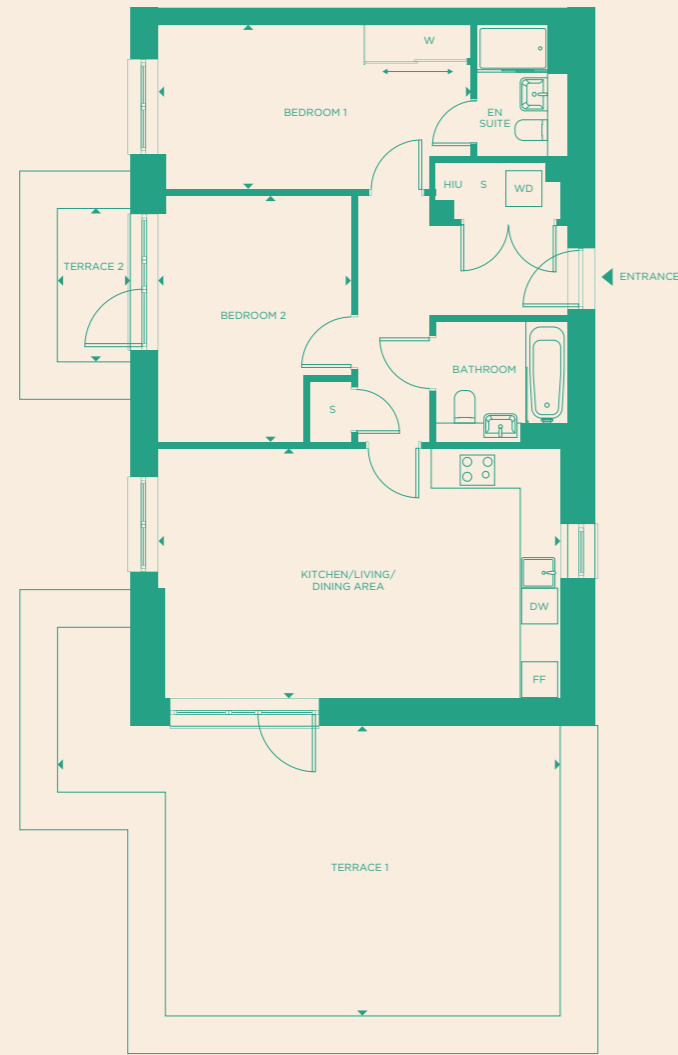
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- WD = WASHER DRYER
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- J = JULIETTE BALCONY

LOCATION PLAN



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SOAPWORKS HOUSE
APARTMENT
11
2 BEDROOM DESIGN



**KITCHEN/
LIVING/
DINING AREA**

6.7m x 4.2m
22' x 13'9"

BEDROOM 1

5.2m x 2.8m
17'1" x 9'

BEDROOM 2

4.1m x 3.2m
13'5" x 10'7"

TERRACE 1

8.4m x 4.8m
27'7" x 15'10"

TERRACE 2

2.6m x 1.2m
8'4" x 4'

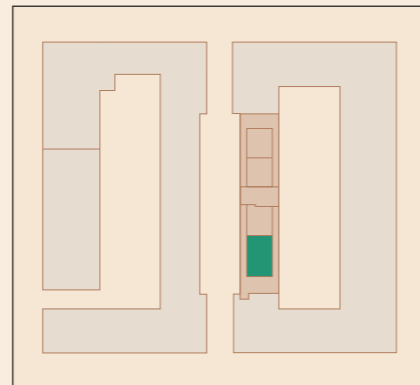
INTERNAL AREA

76.9 sq. m.
827 sq. ft.

KEY:

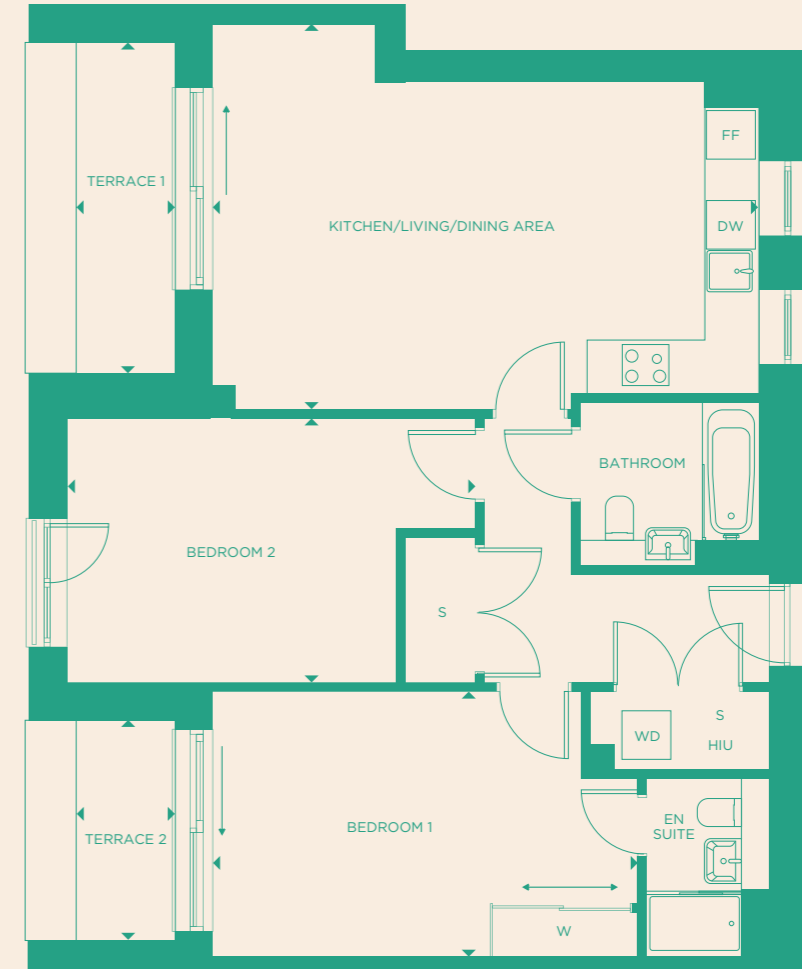
- DW = DISHWASHER
- FF = FRIDGE FREEZER
- HIU = HEAT INTERFACE UNIT
- W = WARDROBE
- WD = WASHER DRYER
- S = STORE

LOCATION PLAN



The floorplans depict a typical layout of this apartment type. For exact apartment specification, details of external and internal finishes, dimensions and floorplan differences, consult your Sales Executive. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. Floorplans are not shown to scale. 54151/November 2023.

SOAPWORKS HOUSE
APARTMENT
5
2 BEDROOM DESIGN



**KITCHEN/
LIVING/
DINING AREA**

6.7m x 4.7m
22' x 15'6"

BEDROOM 1

5.2m x 3.3m
17'1" x 10'8"

BEDROOM 2

5m x 3.2m
16'6" x 10'7"

TERRACE 1

4.1m x 1.2m
13'3" x 4'

TERRACE 2

2.7m x 1.2m
8'10" x 4'

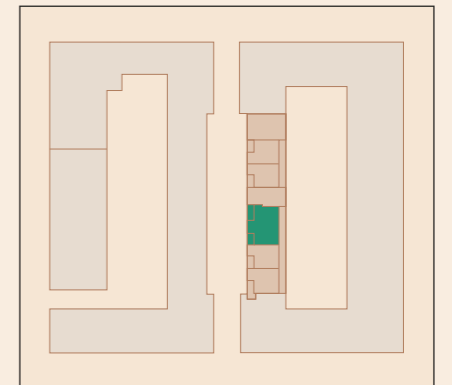
INTERNAL AREA

81.4 sq. m.
876 sq. ft.

KEY:

- DW = DISHWASHER
- FF = FRIDGE FREEZER
- HIU = HEAT INTERFACE UNIT
- W = WARDROBE
- WD = WASHER DRYER
- S = STORE

LOCATION PLAN



The floorplans depict a typical layout of this apartment type. For exact apartment specification, details of external and internal finishes, dimensions and floorplan differences, consult your Sales Executive. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. Floorplans are not shown to scale. 54151/November 2023.

TANNERY HOUSE
 APARTMENT
 2
 1 BEDROOM DESIGN



**KITCHEN/
 LIVING/
 DINING AREA**

8.6m x 3.3m
 28'3" x 10'8"

BEDROOM

4.5m x 3.3m
 14'10" x 10'11"

TERRACE

3.3m x 1.3m
 10'8" x 4'2"

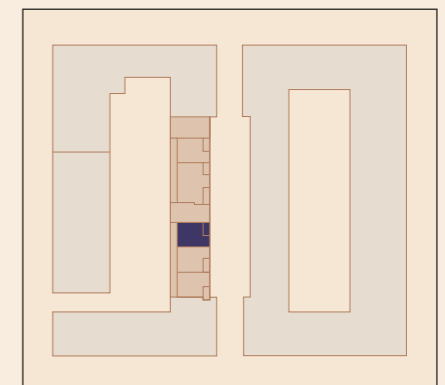
INTERNAL AREA

50.7 sq. m.
 546 sq. ft.

KEY:

- DW = DISHWASHER
- FF = FRIDGE FREEZER
- HIU = HEAT INTERFACE UNIT
- J = JULIETTE BALCONY
- W = WARDROBE
- WD = WASHER DRYER
- S = STORE

LOCATION PLAN



TANNERY
 HOUSE

The floorplans depict a typical layout of this apartment type. For exact apartment specification, details of external and internal finishes, dimensions and floorplan differences, consult your Sales Executive. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. Floorplans are not shown to scale. 54151/November 2023.

WHAT IS



SHARED OWNERSHIP?

OWNERSHIP?

Shared Ownership is a Government-funded scheme designed to help people buy a home of their own.

You buy a share of between 25% and 75% of the home's full market value and pay a subsidised rent on the remainder, with the option to increase the share you own when you can afford to (known as 'staircasing').

FIND

1. START YOUR JOURNEY

Choose the right home for you by visiting our website or giving us a call. Tell us what you are looking for and we will answer any questions you have.

2. ARE YOU ELIGIBLE?

Complete the online application form. We'll check your form to see if you've met the overall criteria for Shared Ownership and whether it is affordable for you.

3. CHECK OUT THE DEVELOPMENT

Book your viewing at Indigo House with our Sales Team.

APPLY

4. SELECT YOUR PREFERRED HOME

Have you seen something you like? Tell us which apartment is your preferred one.

5. WE OFFER YOU A HOME

We'll try to offer you your preferred home. If we can't, we'll look to offer you a similar home at Indigo House or at another development of ours.

6. PURCHASING INTERVIEW

You'll supply evidence of your income, savings and other required information to one of our Specialist Financial Advisors. They will review whether buying the home is affordable for you in more detail and will look to find the right mortgage deal available to you. A Sales Executive will then contact you (usually by phone) to discuss the outcome of the review and explain the buying process in more detail.

BUY

7. INSTRUCT YOUR SOLICITOR

When you instruct a solicitor you will also need to pay your reservation fee and apply for a mortgage.

8. EXCHANGE OF CONTRACTS

You're nearly there – exchanging contracts means that everything is tied up. We've legally agreed to sell you the home and you've agreed to buy it.

9. HOME DEMONSTRATION

When the building is ready, we'll invite you to see your home before you move in. We'll give you a resident's manual and make sure you are familiar with key features such as kitchen appliances, heating and security systems.

10. LEGAL COMPLETION

Reaching legal completion means you have bought your home and can move in. Congratulations, you are now a homeowner at Indigo House.



ABOUT US



Notting Hill Genesis is one of the largest Housing Associations in London and the south-east, owning and managing more than 66,000 homes. We provide homes across a range of tenures and are dedicated to continuing to deliver housing that it is affordable for all.

Our focus is on our customers. We put their needs at the heart of our structures, processes and systems and they drive our decisions each and every day. We want them to be proud of the place they call home and from where they can begin to build lives, communities and futures.

We are committed to respecting and promoting equality, diversity and inclusion for residents, employees, stakeholders and volunteers. We are positive about diversity and are proud to be part of a range of initiatives that makes us a stronger organisation and more able to help the wide range of residents we serve.



Notting Hill Genesis terms and conditions apply. Notting Hill Genesis has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Computer generated images depict typical views and homes within the Indigo House development and are subject to change. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. Please ask the Sales Team for up-to-date information when reserving your new home. 54151/December 2023.