

DOURO
PLACE
BOW



DOURO PLACE BOW

Superior materiality, timeless design and durable construction. Brockwell Group introduces Douro Place: A Home, A Lifestyle, An Investment.

A collection of nine residences including three houses, two duplexes and four apartments, in an elevated, pivotal position on East London's Douro Street, Bow. Douro Place is a boutique development, idyllically located in the historical conservation area of Bow and nestled in-between the green spaces of Victoria Park and the Olympic Park. It benefits from excellent transport links to Canary Wharf and central London as well as the many local facilities and attractions.

The houses benefit from three or four bedrooms, each with two or three bathrooms, the duplexes have two bedrooms and two bathrooms and the apartments all have two bedrooms. All of the properties enjoy a considerable allocation of outside space for al fresco dining and socializing, whilst simultaneously providing each residence with a sense of outdoor escapism at home, a rarity in London.

Douro Place has been built utilising the highest level of architectural design; delivering a clean contemporary aesthetic, whilst respecting the historical context

and character of the conservation area. The design is intended to be sympathetic to its' Victorian roots and industrial nature of the locally listed buildings, whilst skillfully owning an identity of its' own.

The development boasts materials and fixtures & fittings of the highest quality throughout. Fully integrated designer kitchens have stunning Carrara marble worktops, polished concrete or engineered wide board oak flooring and luxurious tiled bathrooms, these properties will appeal to a purchaser seeking not only a home that provides a considered way of life but also a great investment for the future.

Brockwell Group has delivered a sustainable development of residences that are designed for low energy living, longevity and environmental concern. All benefit from high performance glazing and solar panels as well as green roofs; which are designed to increase biodiversity and create a low maintenance organic ecosystem.

In short Douro Place embodies the finest of metropolitan living.





Today's Bow is a cosmopolitan, hip domain with a diverse range of services and amenities from revered pubs, metropolitan bars and community cafés to cultish restaurants and traditional pubs serving great food. Long standing businesses that have stood the test of time anchor credibility from food to fashion and its' bohemian artistic heart is anchored by film studios, art galleries and the illustrious street market - The Roman Road.

The East End attracts a diverse range of people from the noble artist to the most metropolitan dweller, creating an urban melting pot of communities and personalities further sustaining the area's authenticity and ensuring the area stays rich with diversity.

Home to arguably some of London's most splendid public open spaces from the traditional Victoria Park and Tredegar Square to the stunning contemporary landscapes of the Queen Elizabeth Olympic Park, providing community spaces for popular running clubs, dog walking and mother and baby communities.

The Olympic legacy ensures that state of the art sporting and leisure facilities are on the doorstep, providing the local community with numerous opportunities to energise and relax. The modernity and facilities available at Westfield Stratford, from its numerous retail, restaurants and bars complement the contrast of the more industrial re-development of Fish Island and its artistic heritage.

But that is not all the East End offers, it is also rich with museums and exhibition centers, cinemas, arenas and theatres, as well as the capital's painfully hip neighbourhoods in Shoreditch, Hoxton and Dalston, which are a short distance from Bow.

East London provides the modern urban dweller not only a great investment opportunity but the best of London's urban lifestyle.

1. Roman Road
2. The Morgan Arms
3. Westfield
4. Fish Island
5. Queen Elizabeth Olympic Park
6. The Regents Canal

Out and about...

Perfectly positioned...



Map not to scale and shows approximate locations only.

Bow is remarkably well connected for the City, Canary Wharf, the West End and London City Airport.

The area benefits from Bow Road underground station (District and Hammersmith & City) 9 minutes walk and the DLR station at Bow Church 6 minutes walk away.

There are also regular buses on Fairfield Road and the upcoming Crossrail service at Stratford will only help improve the already excellent connectivity of the area.

Travel times from Douro Place



Walking

| | |
|--|---------|
| Bow Church Station (DLR) | 6 mins |
| Roman Road Market | 7 mins |
| Bow Road Station (District & Circle/ Hammersmith & City) | 9 mins |
| Victoria Park | 11 mins |
| Olympic Stadium | 14 mins |



By public transport (tube/DLR/bus)

| | |
|--------------------------|------------|
| Westfield/Stratford | 14 mins |
| Canary Wharf | 23 mins |
| Liverpool Street | 25 mins |
| Shoreditch High Street | 26 mins |
| The O ₂ Arena | 32 mins |
| London City Airport | 32 mins |
| Bond Street | 37 mins |
| King's Cross St Pancras | 39 mins |
| Heathrow Airport | 1h 12 mins |

All journey times are approximate and may not be direct. Source Tf.gov.uk and google.co.uk/maps

The Townhouses

The three and four bed townhouses have all been designed around the modern family lifestyle with large open plan kitchen/dining/living rooms of some 42ft in depth, opening directly onto the generously sized private gardens of up to 20ft. The houses range from 1,313 sq ft to 1,324 sq ft and benefit from excellent natural light through exceptional ceiling heights and full height windows throughout.





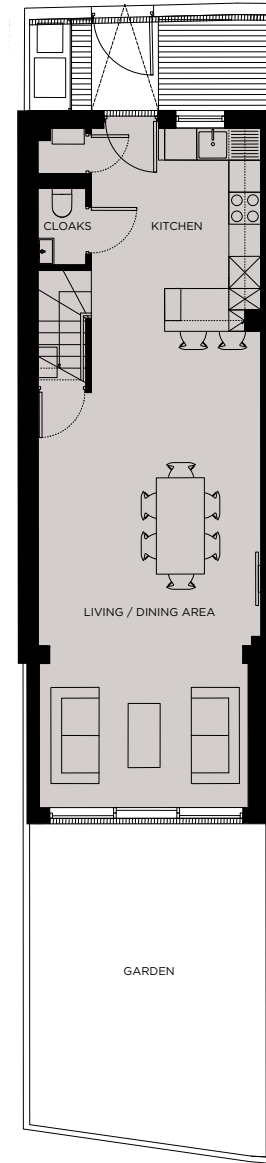


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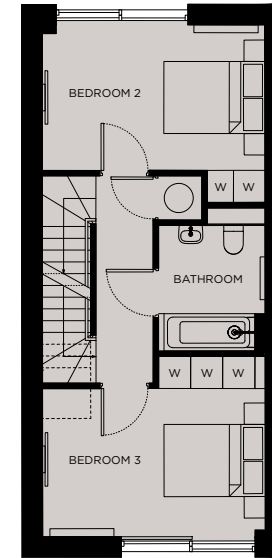
House No 1: 92 Fairfield Road

3 BEDROOM HOUSE

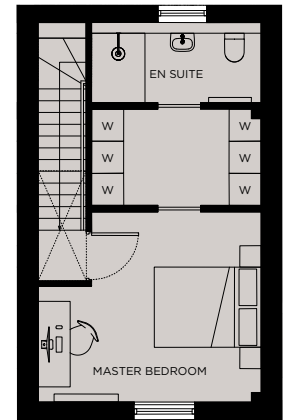
TOTAL* 123 sq m / 1,324 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

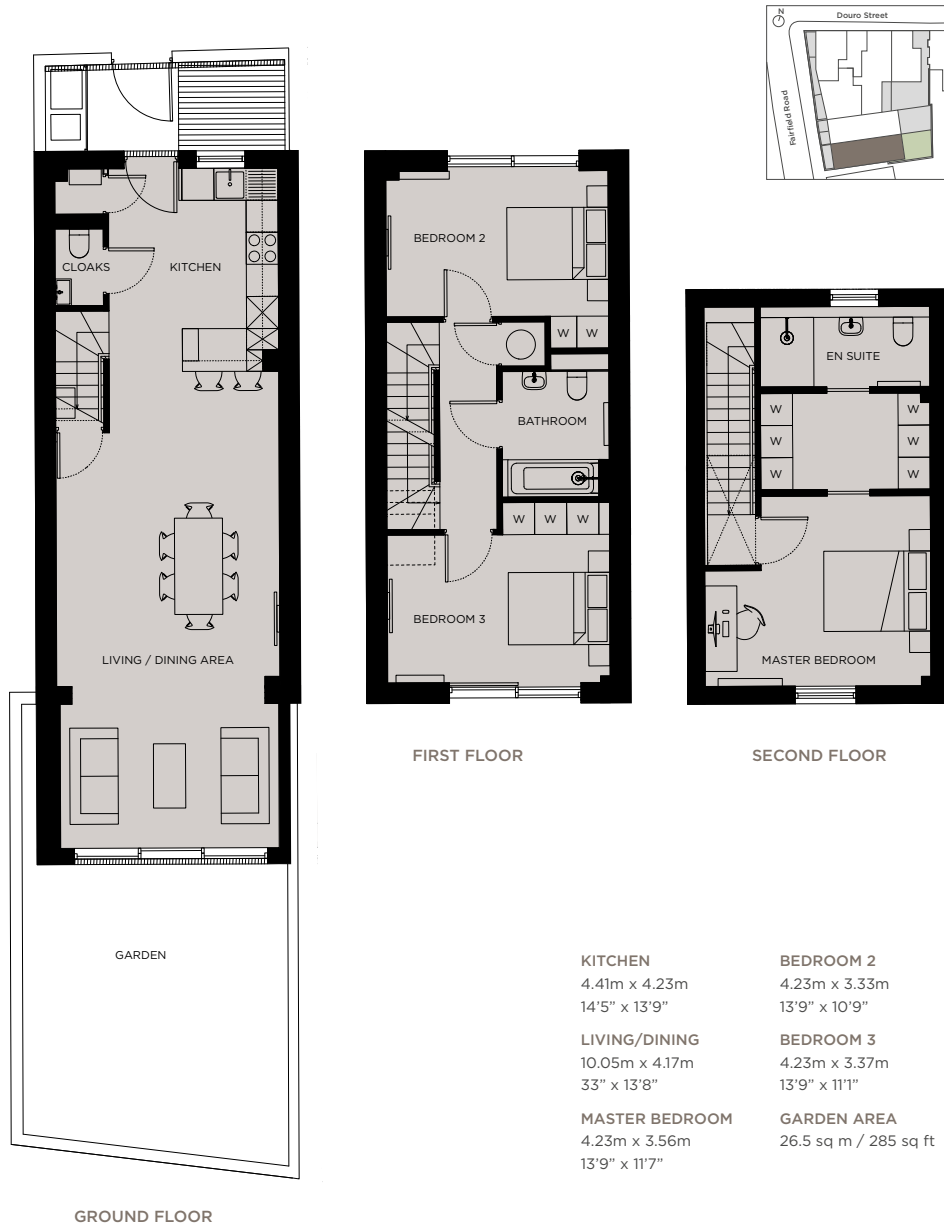
| | |
|---|--|
| KITCHEN 4.41m x 4.17m 14'5" x 13'7" | BEDROOM 2 4.17m x 3.33m 13'7" x 10'9" |
| LIVING/DINING 10.05m x 4.17m 33" x 13'8" | BEDROOM 3 4.17m x 3.37m 13'7" x 11'1" |
| MASTER BEDROOM 4.17m x 3.56m 13'7" x 11'7" | GARDEN AREA 26.2 sq m / 282 sq ft |

* Total internal living area, does not include balconies, terraces or gardens. Furniture layouts and dimensions on the floor plans are for guidance only. Dimensions are approximate only and are not intended to be used for carpet sizes, appliance space or items of furniture.

House No 2: 90 Fairfield Road

3 BEDROOM HOUSE

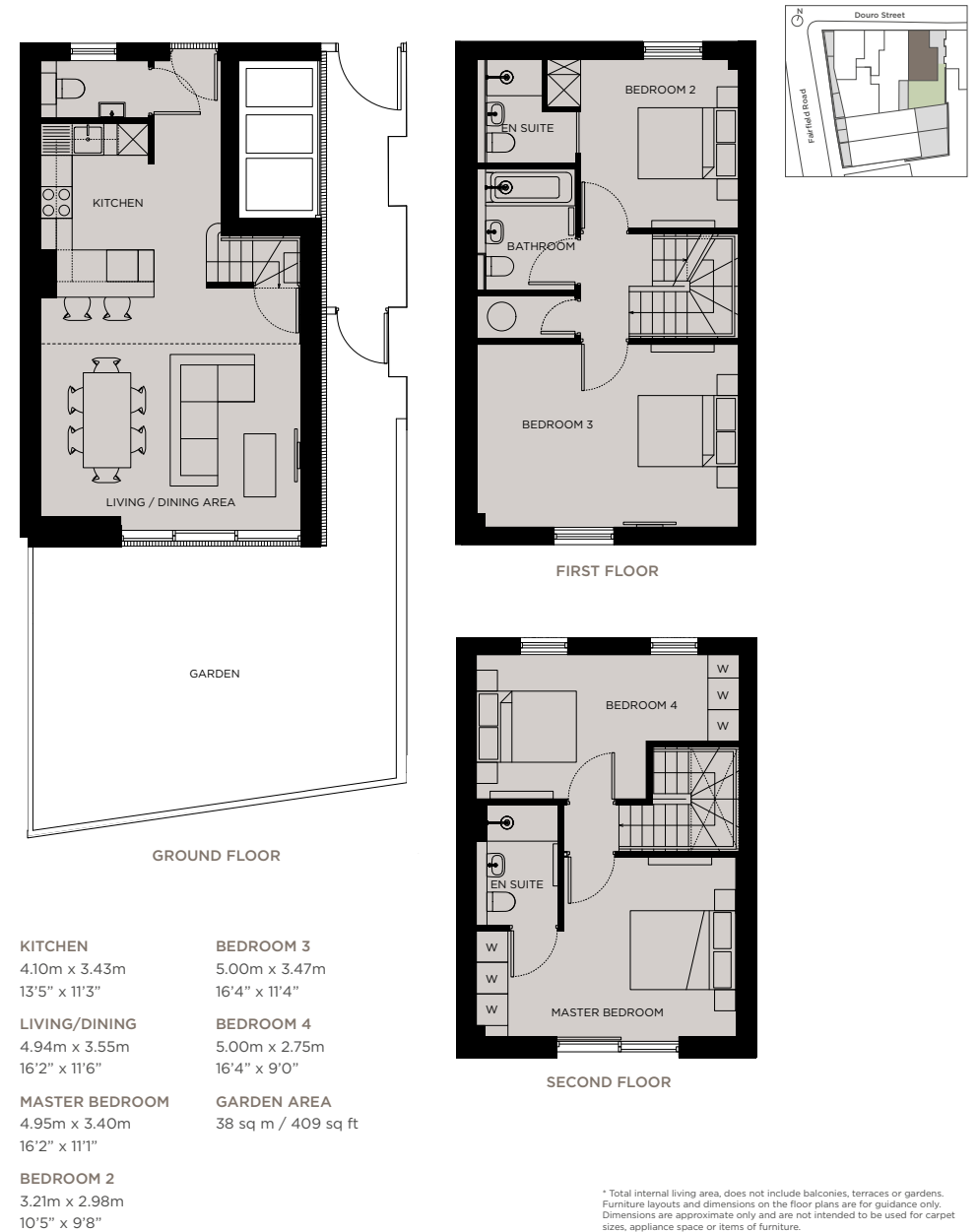
TOTAL* 123 sq m / 1,324 sq ft



House No 3: 29 Douro Street

4 BEDROOM HOUSE

TOTAL* 122 sq m / 1,313 sq ft



* Total internal living area, does not include balconies, terraces or gardens. Furniture layouts and dimensions on the floor plans are for guidance only. Dimensions are approximate only and are not intended to be used for carpet sizes, appliance space or items of furniture.

Townhouse Specification

The level of specification is much higher than normal, with underfloor heating, polished concrete effect tiles and exposed real brick walls, combining with the full height dark metallic windows and door frames to create a modern bright living environment resulting in loft living at its very best.

The kitchens are a bespoke design incorporating a breakfast bar and finished in a graphite matt finish with a beautiful Carrara marble worktop and upstand. The appliances are predominantly Bosch and include: induction hob, built in oven, fridge freezer, dishwasher, washer/dryer and a wine fridge.

Kitchens

- Graphite matt grey kitchen units
- 20mm Carrara marble worktops and upstands
- Bosch appliances
- Dishwasher, washer/dryer, fridge/freezer, induction hob and extractor, wine fridge
- Soft close drawers and cupboards
- LED under unit lights

Living/Dining Rooms

- Underfloor heating to ground floor
- Real brick feature wall to living room
- Ceiling speakers for integral sound system
- TV and telephone sockets and USB points

Flooring

- Polished concrete effect large format ceramic tiles to ground floor
- High quality light grey carpet to bedrooms

Master suites to 3 bed houses

- Walk in wardrobes
- En suite shower room
- Crosswater sanitary ware
- High quality carpet
- TV and telephone sockets and USB points
- Ceiling speakers for sound system

The three bedroomed houses have master bedroom suites, constructed over the entire second floor, with en suite shower rooms, Juliette balconies and walk in wardrobes. The secondary bedrooms have generous built in wardrobes and an adjoining family bathroom.

The four bedroomed house benefits from having three bathrooms and a flexible layout with the possibility of a secondary living room on the first floor overlooking the garden. The remaining well-proportioned bedrooms have built in wardrobes providing plenty of storage to the whole property.

Bedrooms 2 & 3

- Fitted double wardrobes
- High quality carpet

Bathrooms/En suites

- Underfloor heating
- Heated towel rail
- Crosswater sanitary ware
- Floor and wall tiles
- Fitted cupboards/vanity unit
- Shaver socket

Technical Specification

- Gas fired boiler with 250 liter capacity water cylinders
- Spotlights throughout
- Broadband connectivity
- Satellite connection ready for the latest Sky Q
- Telephone points in all rooms
- Ceiling wired-in speakers to Living rooms and master bedroom
- Location for Wifi router
- Digital thermostats
- 5 amp sockets to living rooms
- USB plugs in bedrooms
- Intruder alarm
- 10 year BLP building warranty

The Duplex Apartments

Douro Place has two duplex apartments, of a similar specification and feel to the townhouses but are made up of two bedrooms and two bathrooms. The duplexes range from 915 sq ft to 990 sq ft and benefit from the same exceptional ceiling heights, polished concrete effect floor tiles and exposed real brick walls, combined with the full height dark metallic windows and door frames to create a modern living environment suggestive of loft living at its best.



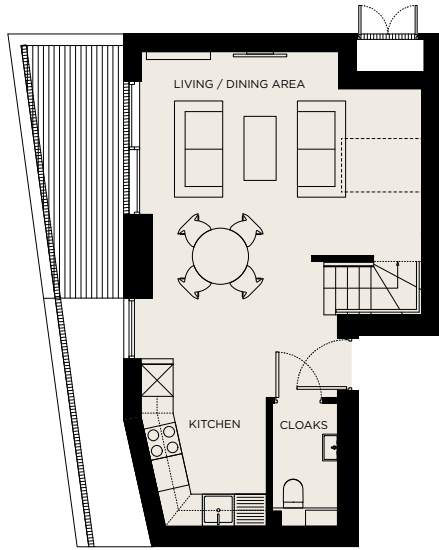


Ground & First Floor: Flat 3, Douro Place, 31 Douro Street

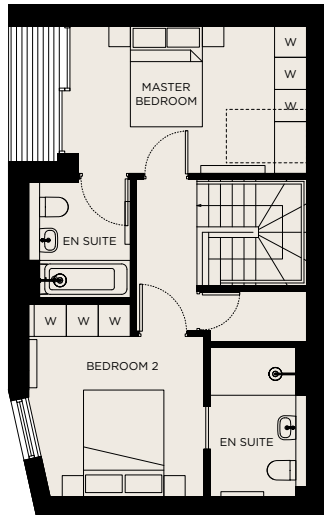
2 BEDROOM DUPLEX APARTMENT

TOTAL* 85 sq m / 915 sq ft

- KITCHEN**
3.12m x 2.15m
10'2" x 7'0"
- LIVING/DINING**
5.75m x 5.25m
18'9" x 17'2"
- MASTER BEDROOM**
4.53m x 2.77m
14'9" x 9'1"
- BEDROOM 2**
3.61m x 3.05m
11'8" x 10'0"
- BALCONY AREAS**
Ground
7.6 sq m / 81.8 sq ft
First Floor
2.7 sq m / 29.1 sq ft



GROUND FLOOR



FIRST FLOOR

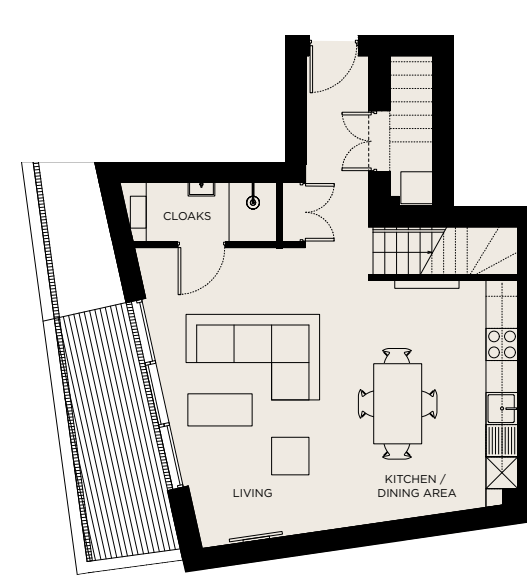
* Total internal living area, does not include balconies, terraces or gardens. Furniture layouts and dimensions on the floor plans are for guidance only. Dimensions are approximate only and are not intended to be used for carpet sizes, appliance space or items of furniture.

Ground & First Floor: Flat 2, Douro Place, 31 Douro Street

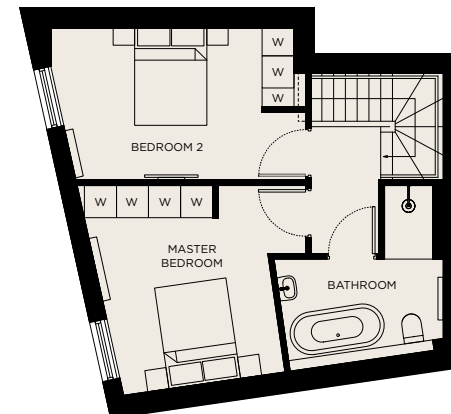
2 BEDROOM DUPLEX APARTMENT

TOTAL* 92 sq m / 990 sq ft

- KITCHEN/DINING**
4.60m x 3.15m
15'1" x 10'3"
- LIVING**
5.40m x 3.80m
17'7" x 12'5"
- MASTER BEDROOM**
3.95m x 3.23m
13'0" x 10'6"
- BEDROOM 2**
4.55m x 2.85m
14'9" x 9'35"
- BALCONY AREAS**
Ground
7.2 sq m / 77.5 sq ft



GROUND FLOOR



FIRST FLOOR

Duplex Apartment Specification

The kitchens are a bespoke design finished in a graphite matt finish with a beautiful Carrara marble worktop and upstand. The appliances are predominantly Bosch and include: induction hob, built in oven, fridge freezer, washer/dryer and a dishwasher.

Both Duplexes have the benefit of two bedrooms and two bathrooms, an abundance of fitted storage and relaxing outside space in the form of terraces.

Kitchens

- Graphite matt grey kitchen units
- 20mm Carrara marble worktop and upstand
- Bosch appliances
- Dishwasher, washer/dryer, fridge/freezer, induction hob and extractor
- Soft close drawers and cupboards
- LED under unit lights

Living/Dining Rooms

- Real brick feature wall to living room
- Ceiling speakers for integral sound system
- TV and Telephone sockets and USB points

Flooring

- Polished concrete effect large format ceramic tiles to ground floor
- Wide plank engineered wood floors to bedrooms

Master Bedrooms & Bedroom 2

- Fitted wardrobes
- TV and telephone sockets and USB points



Bosch appliances

The communal entrance to the Apartments and duplexes feature a polished concrete floor and stairs, with a metallic bronze handrail and a real brick feature wall with hanging bike racks.

Bathrooms/En suites

- Underfloor heating
- Heated towel rail
- Crosswater sanitary ware
- Floor and wall tiles
- Fitted cupboards/vanity unit
- Shaver socket

Technical Specification

- Gas fired boiler with new slim line, flat panel radiators
- Spotlights throughout
- Broadband connectivity
- Satellite connection ready for the latest Sky Q
- Telephone points in all rooms
- Ceiling wired-in speakers to Living rooms
- Location for Wifi router
- Video door entry system
- Digital thermostats
- USB plugs in bedrooms
- 10 year BLP building warranty



BPT Video door entry system

The Apartments

Douro Place has four 2 bedroomed apartments, of a similar specification to the other properties. The apartments have been designed to maximize the space and natural light throughout and benefit from the same exceptional ceiling heights which combine with the dark metallic full height windows and door frames to create a modern living environment suggestive of loft living at its best.



Ground Floor: Flat 1, Douro Place, 31 Douro Street

2 BEDROOM APARTMENT

TOTAL* 64 sq m / 689 sq ft

KITCHEN/LIVING/DINING

5.45m x 5.20m
17'8" x 17'1"

MASTER BEDROOM

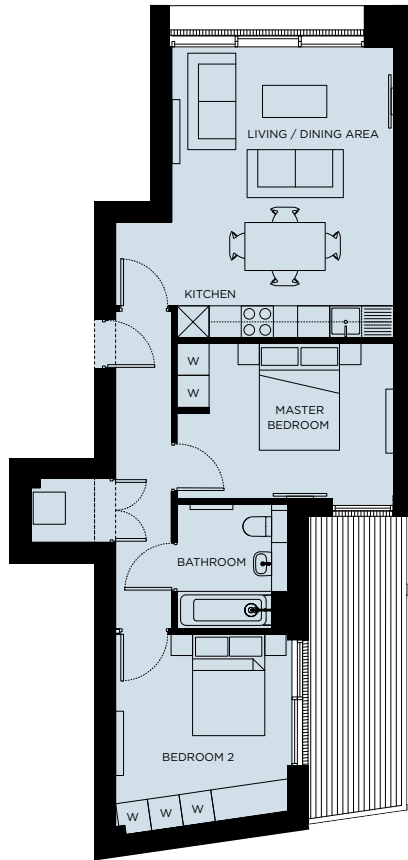
4.05m x 2.85m
13'3" x 9'35"

BEDROOM 2

3.75m x 3.22m
12'3" x 10'6"

BALCONY AREAS

2.0 sq m / 21.5 sq ft
10.2 sq m / 109.8 sq ft



First Floor: Flat 4, Douro Place, 31 Douro Street

2 BEDROOM APARTMENT

TOTAL* 72 sq m / 775 sq ft

KITCHEN/DINING

4.17m x 3.70m
13'7" x 12'1"

LIVING

4.34m x 4.30m
14'2" x 14'1"

MASTER BEDROOM

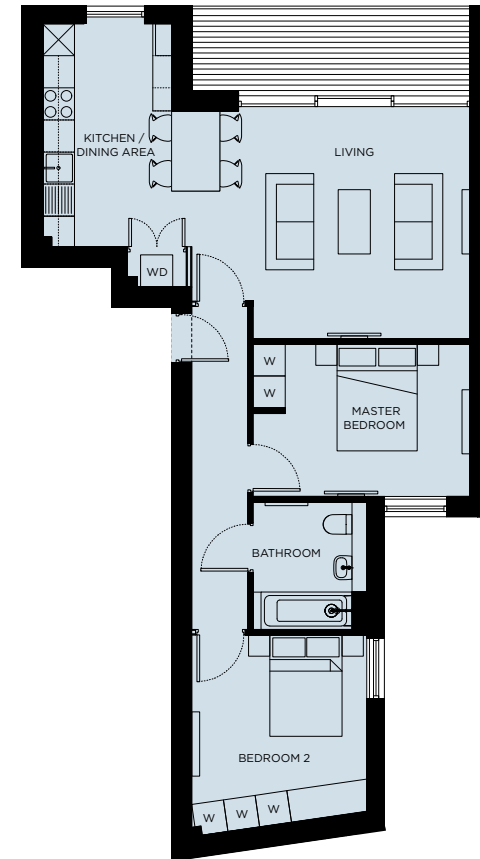
4.05m x 2.85m
13'3" x 9'35"

BEDROOM 2

3.41m x 3.28m
11'2" x 10'8"

BALCONY AREA

8.2 sq m / 88.3 sq ft



* Total internal living area, does not include balconies, terraces or gardens.
Furniture layouts and dimensions on the floor plans are for guidance only.
Dimensions are approximate only and are not intended to be used for
carpet sizes, appliance space or items of furniture.

Second Floor: Flat 5, Douro Place, 31 Douro Street

2 BEDROOM APARTMENT

TOTAL* 76 sq m / 818 sq ft

KITCHEN/LIVING/DINING

6.70m x 5.40m
22'0" x 17'7"

MASTER BEDROOM

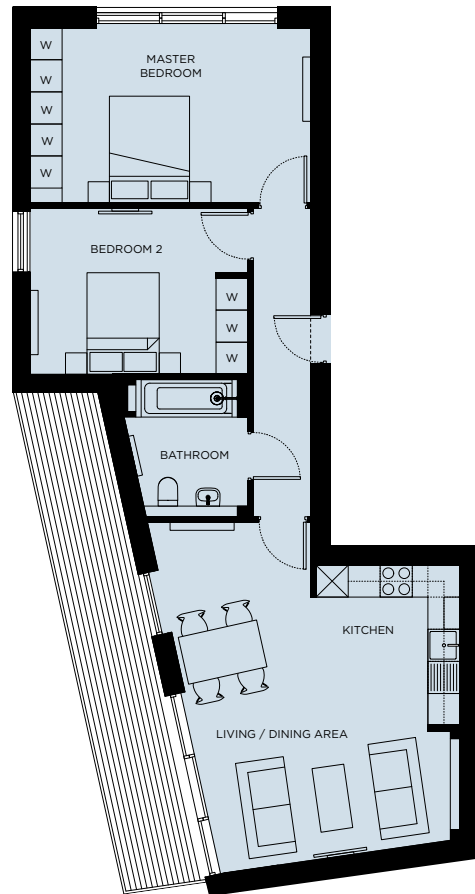
5.25m x 3.28m
17'2" x 10'8"

BEDROOM 2

4.08m x 3.10m
13'4" x 10'2"

BALCONY AREA

15.2 sq m / 163.6 sq ft



Second Floor: Flat 6, Douro Place, 31 Douro Street

2 BEDROOM APARTMENT

TOTAL* 72 sq m / 775 sq ft

KITCHEN/DINING

4.17m x 3.70m
13'7" x 12'1"

LIVING

4.30m x 4.26m
14'1" x 14'0"

MASTER BEDROOM

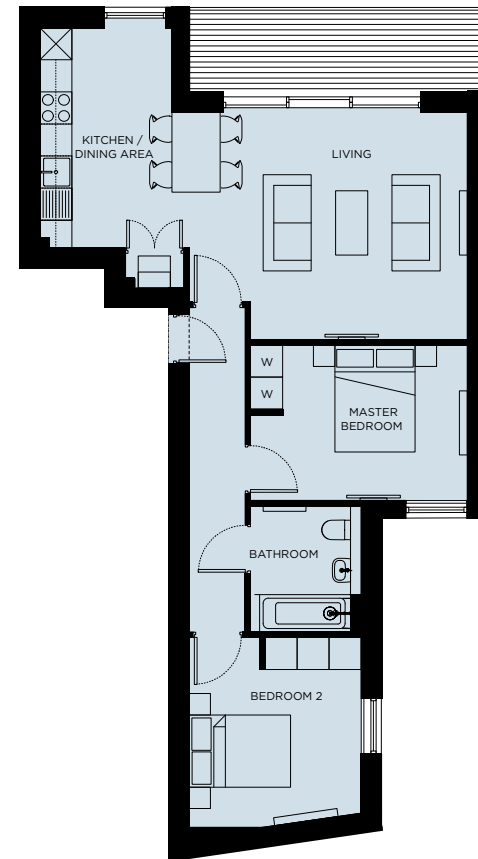
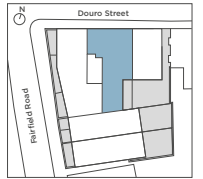
4.05m x 2.90m
13'3" x 9'51"

BEDROOM 2

3.55m x 3.22m
11'6" x 10'6"

BALCONY AREA

8.7 sq m / 93.6 sq ft



* Total internal living area, does not include balconies, terraces or gardens.
Furniture layouts and dimensions on the floor plans are for guidance only.
Dimensions are approximate only and are not intended to be used for
carpet sizes, appliance space or items of furniture.



Computer generated image is indicative only.

Apartment Specification

The kitchens are a bespoke design finished in a graphite matt finish with a beautiful Carrara marble worktop and upstand. The appliances are predominantly Bosch and include: induction hob, built in oven, fridge freezer, washer/dryer and a dishwasher.

All apartments have the benefit of 2 bedrooms and a family bathroom, an abundance of fitted storage and each has its own private roof terrace.

The communal entrance to the apartments and duplexes features a polished concrete floor and stairs, with a metallic bronze handrail and a real brick feature wall with hanging bike racks.

Kitchens

- Graphite matt grey kitchen units
- 20mm Carrara marble worktop and upstand
- Bosch appliances
- Dishwasher, washer/dryer, fridge/freezer, induction hob and extractor
- Soft close drawers and cupboards
- LED under unit lights

Living/Dining Rooms

- Real brick feature wall to living room
- Wide plank engineered wood floors
- TV and telephone sockets and USB points

Bedrooms

- Fitted wardrobes
- Wide plank engineered wood floors
- TV and telephone sockets and USB points

Bathrooms

- Underfloor heating
- Heated towel rail
- Crosswater sanitary ware
- Floor and wall tiles
- Fitted cupboards/vanity unit
- Shaver socket

Technical Specification

- Gas fired boiler with new slim line, flat panel radiators
- Spotlights throughout
- Broadband connectivity
- Satellite connection ready for the latest Sky Q
- Telephone points in all rooms
- Location for wifi router
- Digital thermostats
- Video door entry system
- 10 year BLP building warranty

Brockwell Group

The Directors of Brockwell Group have over 30 years experience of proven residential development in central London. The focus for the last 15 years has been on developing high-end luxury houses and apartments in Prime Central London, where dynamic design, attention to detail and the use of the finest materials was of paramount importance.

Brockwell Group is now concentrating on the wider domestic market throughout London. By applying their experience of high-end residential development to this market the group delivers a far superior product than their competitors, at a similar price point, giving their customers much better value for money.

Douro Place has been designed and constructed with the combination of both style and substance as the primary objective. The whole scheme is differentiated by the superior quality of the architectural and interior design and the outstanding level of materials used throughout.

Brockwell Group intends to offer this product across a growing client base allowing more people to benefit from living in a superior environment, benefitting them both emotionally and financially, whilst enhancing their lifestyle.

For further information visit

www.douroplace.com

BROCKWELL
GROUP

info@brockwell-group.com



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