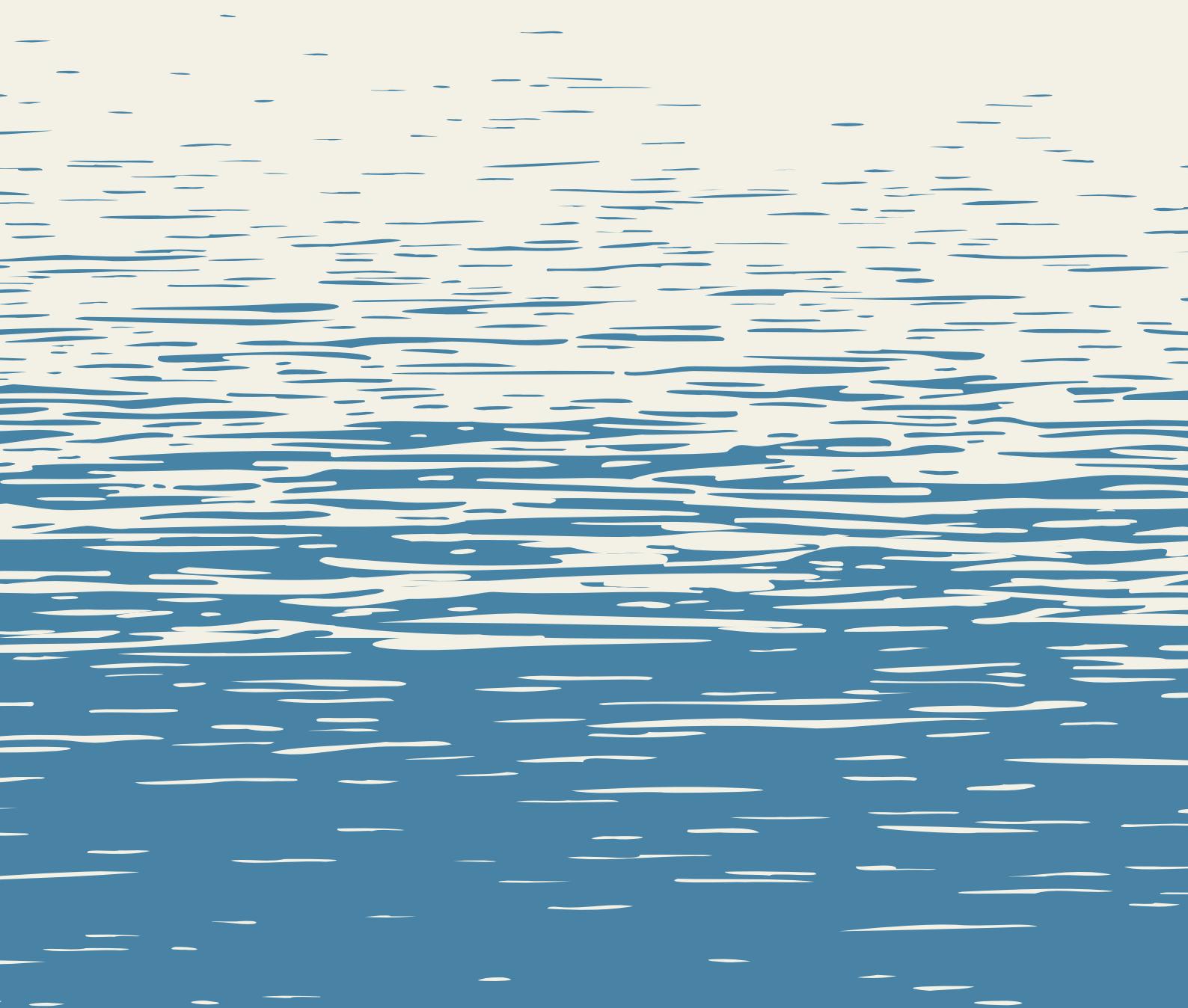


THE MULBERRY

CANADA WATER | SE16

SHARED OWNERSHIP APARTMENTS



themulberry-canadawater.com

wandle
NEW HOMES



WELCOME TO THE MULBERRY

Set in the lively, heart of the new Canada Water regeneration project. The Mulberry development has been designed to celebrate the growing businesses and inspiring communal spaces of one of London hottest postcodes, SE16.

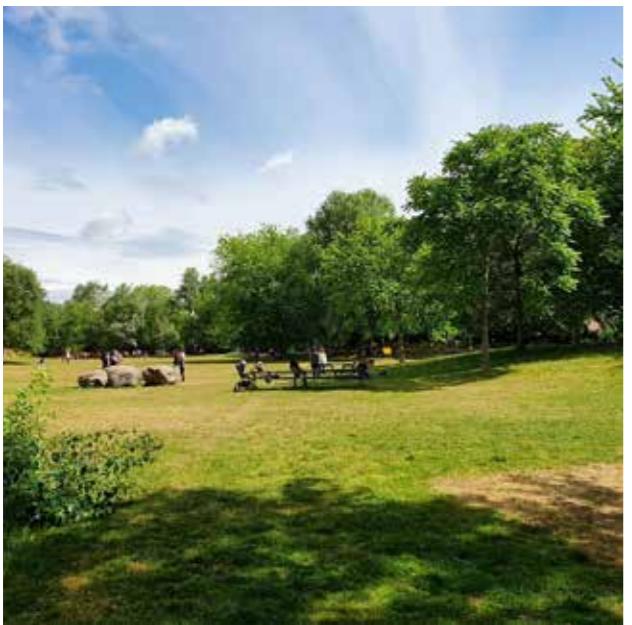
The Mulberry is a stunning collection of modern and tastefully specified one, two and three bedroom apartments with fitted kitchens, stylish bathrooms and balconies boasting stunning views of the city. Just a 6 minute walk from Canada Water Station you can be in Central London in under 15 minutes. A stones throw from the tranquil Greenland Dock and two impressive green spaces plus all the shopping, dining and leisure opportunities of Canary Wharf, Greenwich and East London within easy reach, you really are spoilt for choice.

A PLACE TO CALL HOME

Designed with modern living in mind these newly built apartments feature open plan living spaces, generous bedrooms, stylish bathrooms and large windows with spacious balconies offering unique views of the City.



WELCOME TO CANADA WATER



GREEN SPACES AND SMILING FACES

Living on the peninsula and surrounded by water gives locals a unique chance to make the most of living at the heart of London's popular Docklands.

Water-based fun can be had by all at local water sports facilities such as the Surrey Docks Fitness and Water Sports Centre that boasts a 1km water sports dock – a unique and exciting alternative to a regular gym experience.

Southwark is also home to some of London's most renowned parks and gardens; Just a 6 minute walk from The Mulberry lies 5.2 acres of open green space at Stave Hill Ecological Park. With the 30-foot high Stave Hill at the heart of the park visitors are able to enjoy panoramic views of Canary Wharf and The City, surrounded by green spaces and woodlands.

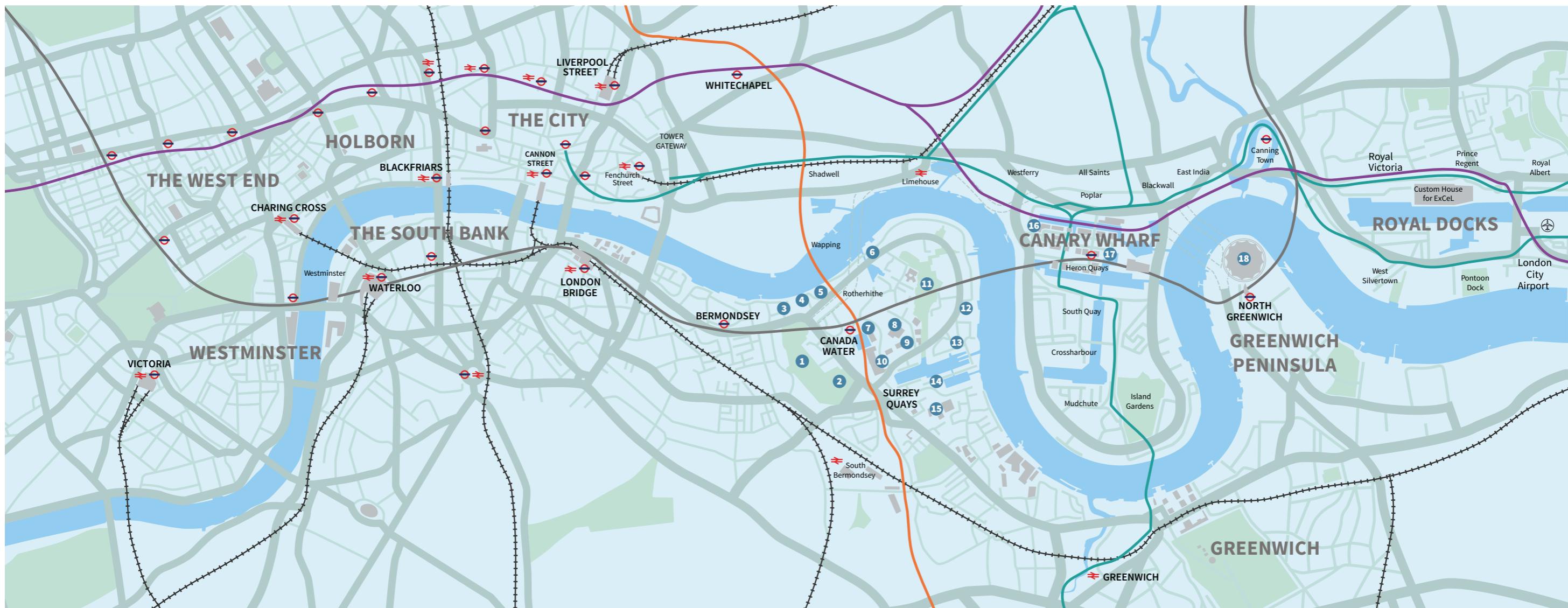
Head south, and you'll come across the beautiful landscaped grounds of Southwark Park – one of the borough's oldest and most popular outdoor spaces. With a dedicated park café, wildlife garden, boating lake and art gallery, Southwark Park has a host of facilities and outdoor amenities.

Next to The Mulberry you have The Printworks, an award-winning space for music and the arts; hosting events from London Fashion Week shows to large-scale festivals.

Meanwhile, nearby Surrey Quays offers fun for the whole family with a leisure park complete with a cinema and bowling alley. Or why not pop over to Canary Wharf with its collection of over 120 of boutique and high-end shops offering the latest in designer and fashion trends.

WELL CONNECTED

AND PLENTY TO EXPLORE



TRANSPORT LINKS

Excellent travel links are just one of the many benefits of living in Canada Water, allowing you quick and easy access to destinations such as Canary Wharf, London Bridge or Waterloo. In addition, The River Thames is just a short walk away providing access to the Thames Clipper at Surrey Quays Pier for a more relaxing way to travel.

The area is also served well by several bus routes, or alternatively, you can hop on your bike and follow one of the many cycle routes to explore the local neighbourhood and beyond.

- Elizabeth Line
- Overground
- DLR
- Jubilee Line
- Mainline Rail

1. Southwark Park
2. The Yellow House Restaurant
3. Simplicity Cafe
4. The Mayflower Pub
5. The Brunel Museum
6. The Salty Quay Pub
7. Canada Water Library
8. The Print Works
9. Surrey Quays Leisure Park
10. Surrey Quays Odeon Cinema
11. Stave Hill Ecological Park
12. Surrey Docks Farm
13. Greenland Pier
14. Surrey Docks Fitness & Water Sports Centre
15. The Pear Tree
16. Canary Wharf Shopping Centre
17. Hawksmoor Wood Wharf
18. The O2

TO THE CITY AND BEYOND



BY TUBE

Canada Water station (Jubilee Line) is just a 6 min walk from The Mulberry

Bermondsey	7 mins
Canary Wharf	9 mins
London Bridge	11 mins
North Greenwich	17 mins
Waterloo	20 mins
Old Street	29 mins
Leicester Square	29 mins
Liverpool Street	29 mins
King's Cross S Pancras	29 mins
Heathrow Airport	29 mins



BY BIKE

Ecological Park	3 mins
Southwark Park	5 mins
Russia Dock Woodland	5 mins
Bermondsey	8 mins
Peckham	15 mins
Waterloo	23 mins
Shoreditch High Street	25 mins
North Greenwich	26 mins



BY TRAIN

Overground trains run through stations at Canada Water (6 minute walk), Rotherhithe (9 minute walk) and Surrey Quays (14 minute walk)

Whitechapel	7 mins
Shoreditch High Street	9 mins
Hoxton	11 mins
London City Airport	17 mins
Highbury and Islington	20 mins
Clapham Junction	29 mins



ON FOOT

Leadbellys	5 mins
Canada Water Library & Theatre	5 mins
Canada Water Cafe	5 mins
Surrey Quays Leisure Park	5 mins
Pizza 1889	5 mins
Ecological Park	6 mins
Odeon Surrey Quays	7 mins
Russia Dock Woodland	8 mins
Surrey Docks Fitness & Water Sports Centre	15 mins
Tesco	16 mins



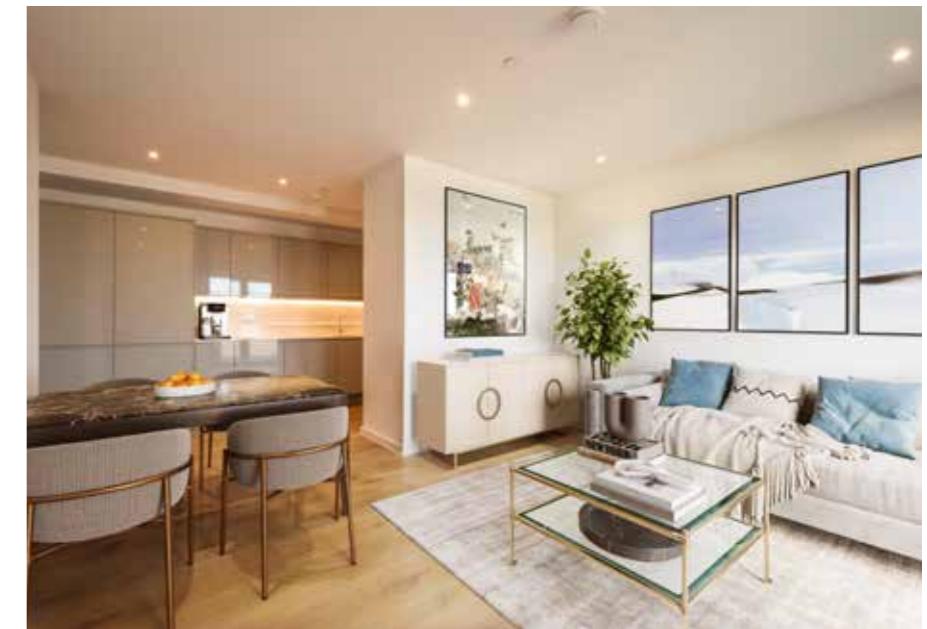


The Mulberry is an stunning collection of one, two and three bedroom light and spacious shared ownership apartments, designed with both stylish and practical interiors.

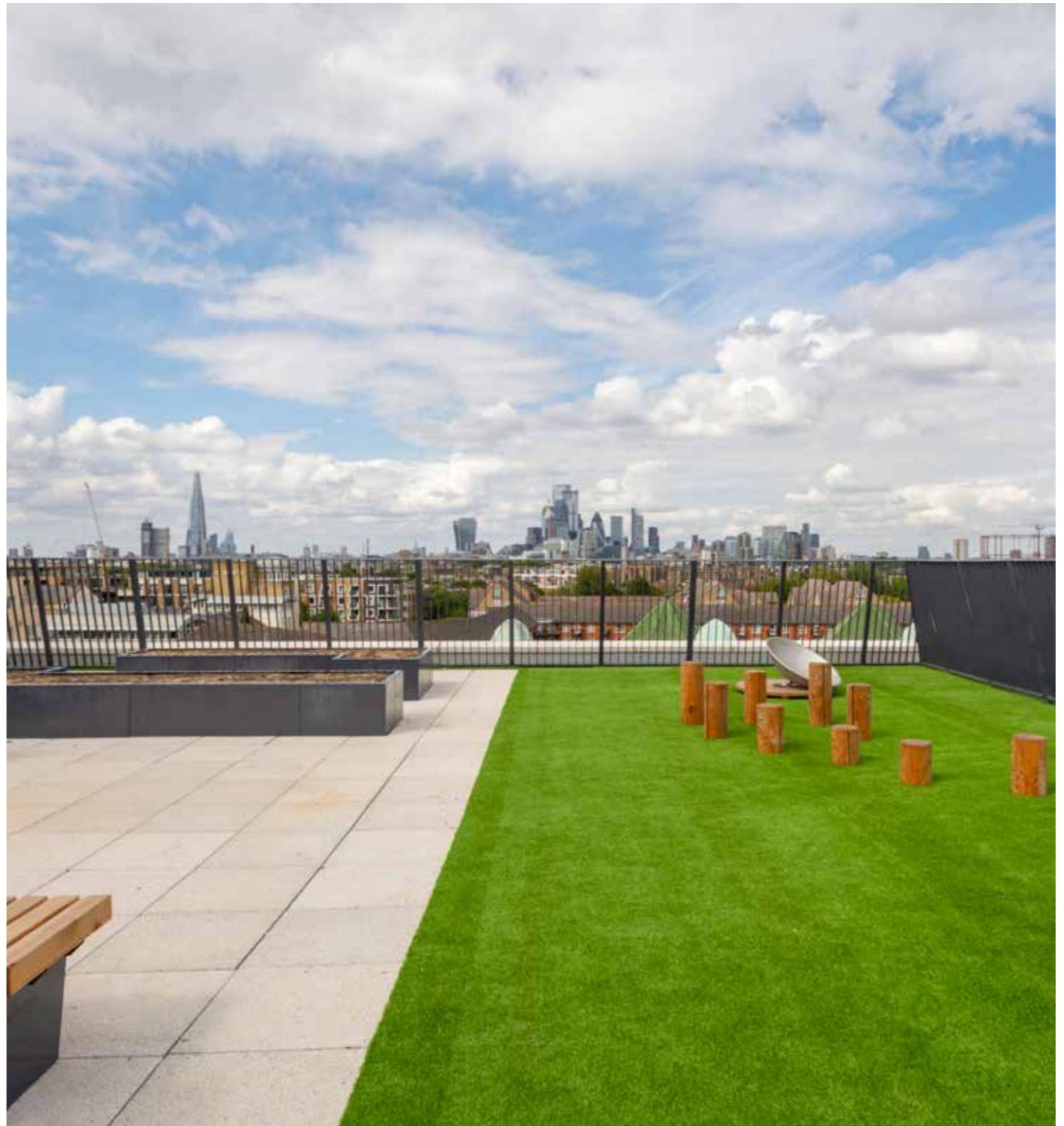
The apartments benefit from large windows, contemporary open plan kitchen, dining and living space, double bedrooms, elegant bathrooms and spacious balconies which completes this ideal living space.

The spacious and light wooden floored open plan living room and dining areas are thoughtfully designed providing the ideal place to unwind and relax in.

With its Zanussi built in appliances and high gloss Pebble Bow handle units the kitchens continue the clean lined modern aesthetic. Fully tiled bathrooms with recessed basins and chrome mixers are equally refined. And with New Elford Twist Cashew carpets and contemporary dimmable spot lighting the bedrooms are both cosy and chic. These really are homes to be proud of.



UP ON THE ROOF



A BIRDS EYE VIEW



TYPE 1

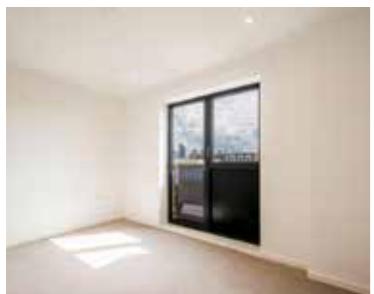
1 BEDROOM APARTMENT

Total floor area: 56m² / 602 sq ft



DIMENSIONS

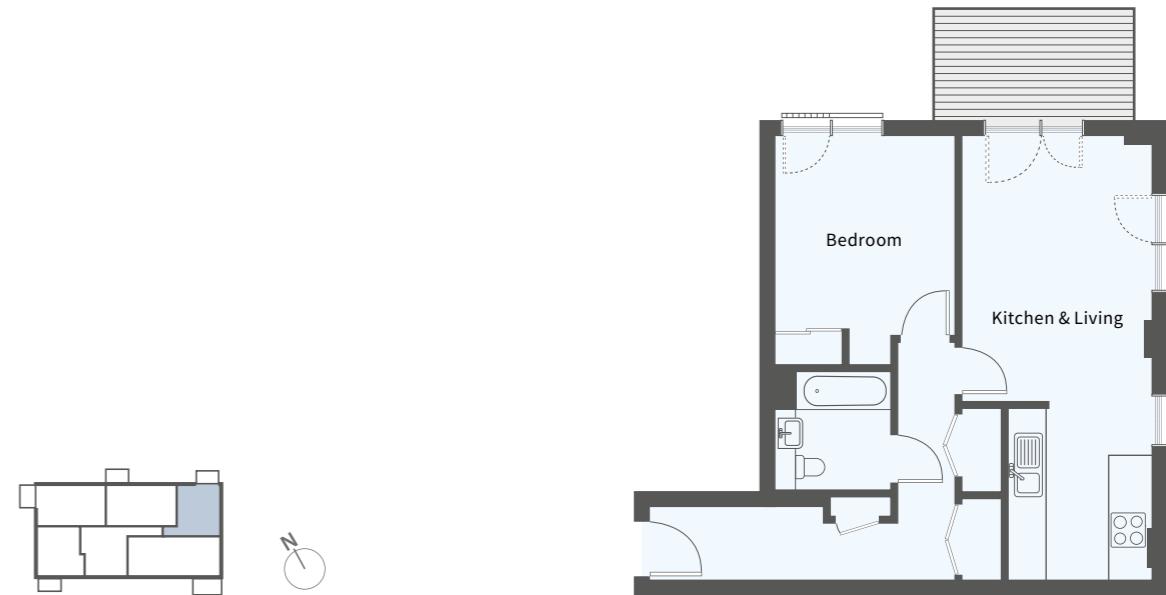
Kitchen & Living	3.5m x 8.0m	11' 5" x 26' 3"
Bedroom	3.9m x 3.5m	12' 9" x 11' 5"
Bathroom	2.0m x 2.2m	6' 6" x 7' 2"



TYPE 2

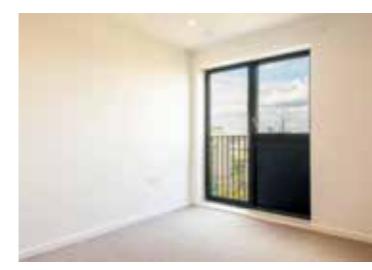
1 BEDROOM APARTMENT

Total floor area: 56m² / 602 sq ft

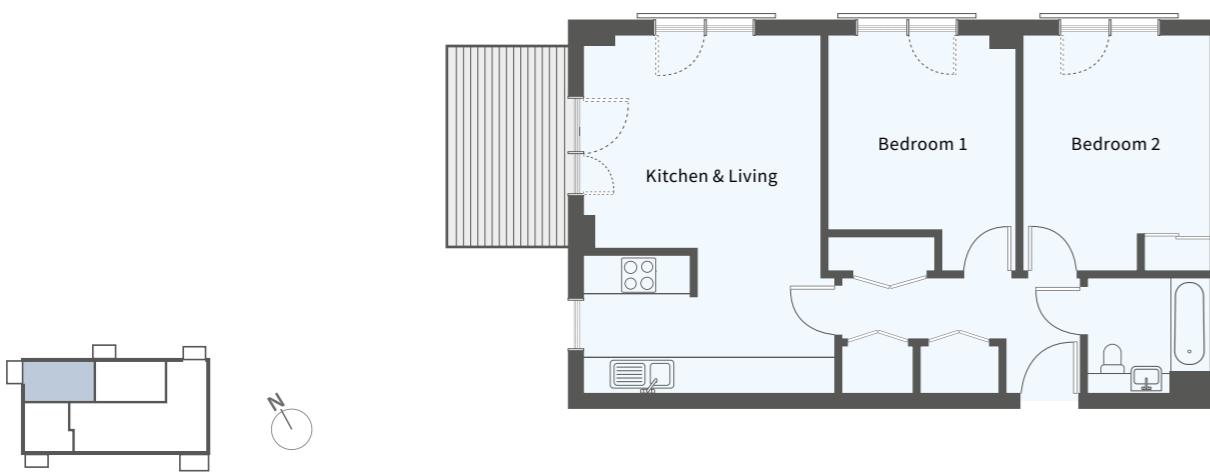


DIMENSIONS

Kitchen & Living	3.4m x 7.9m	11' 1" x 25' 11"
Bedroom	3.2m x 4.2m	10' 5" x 13' 9"
Bathroom	2.0m x 2.2m	6' 6" x 7' 2"



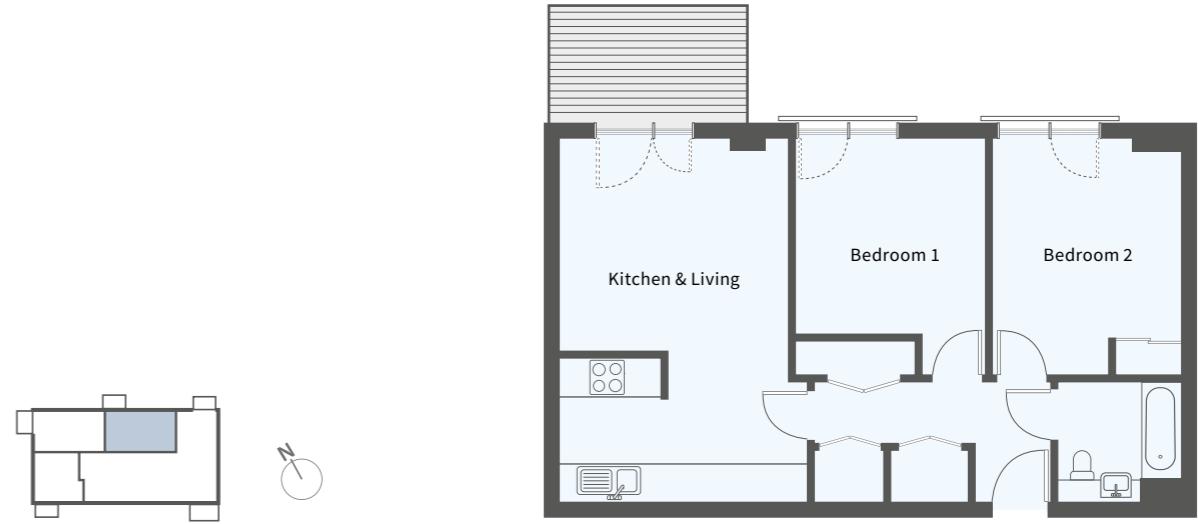
TYPE 3

2 BEDROOM APARTMENTTotal floor area: 70m² / 753 sq ft**DIMENSIONS**

Kitchen & Living	4.2m x 6.4m	13' 9" x 20' 12"
Bedroom 1	3.4m x 4.2m	11' 1" x 13' 9"
Bedroom 2	3.4m x 4.2m	11' 1" x 13' 9"
Bathroom	2.2m x 2.0m	7'2" x 6'6"



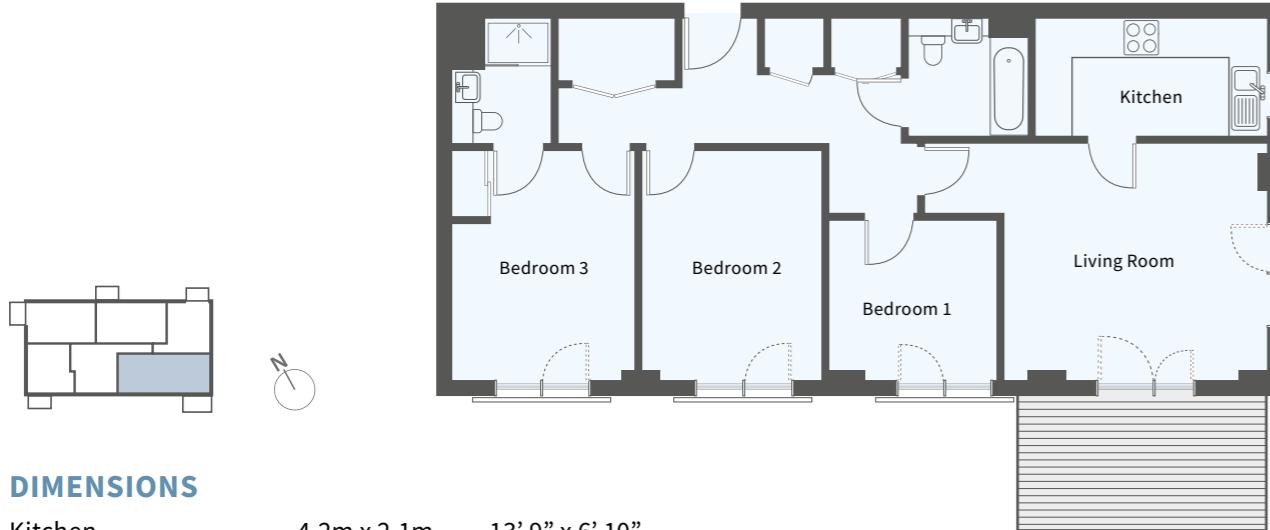
TYPE 4

2 BEDROOM APARTMENTTotal floor area: 70m² / 753 sq ft**DIMENSIONS**

Kitchen & Living	4.2m x 6.4m	13' 9" x 20' 12"
Bedroom 1	3.4m x 4.2m	11' 1" x 13' 9"
Bedroom 2	3.4m x 4.2m	11' 1" x 13' 9"
Bathroom	2.2m x 2.0m	7' 2" x 6' 6"



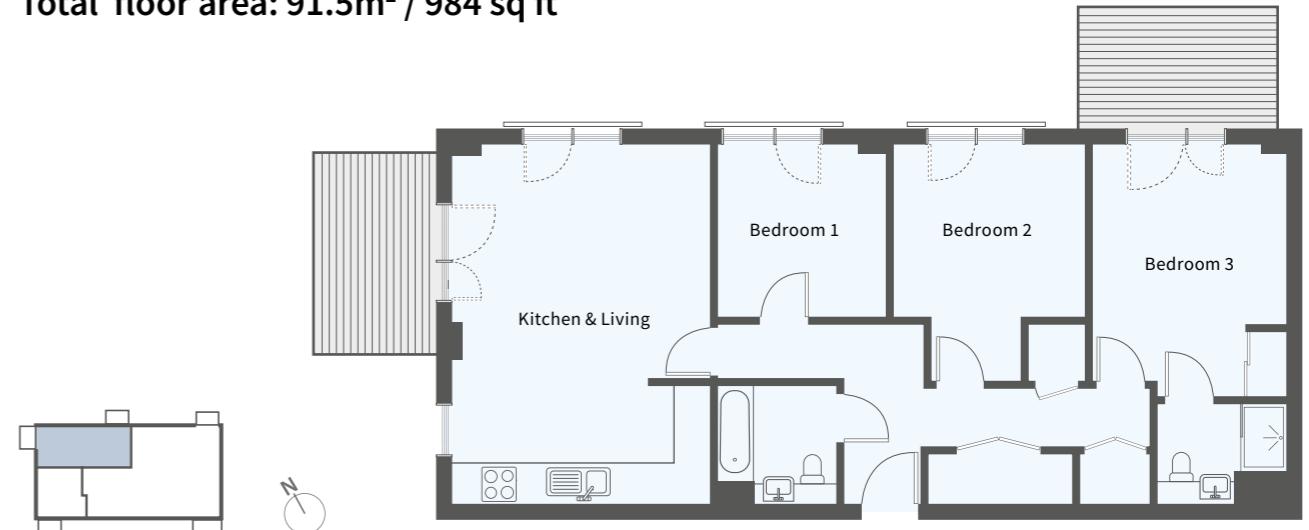
TYPE 5

3 BEDROOM APARTMENTTotal floor area: 91.5m² / 984 sq ft**DIMENSIONS**

Kitchen	4.2m x 2.1m	13' 9" x 6' 10"
Living room	6.1m x 4.3m	20' 0" x 14' 1"
Bedroom 1	3.0m x 2.8m	9' 10" x 9' 2"
Bedroom 2	3.3m x 4.0m	10' 9" x 13' 1"
Bedroom 3 (En-suite)	3.3m x 4.0m	10' 9" x 13' 1"
Bathroom	2.2m x 2.0m	7' 2" x 6' 6"



TYPE 6

3 BEDROOM APARTMENTTotal floor area: 91.5m² / 984 sq ft**DIMENSIONS**

Kitchen & Living	4.6m x 6.3m	15' 1" x 20' 8"
Bedroom 1	3.0m x 3.0m	9' 10" x 9' 10"
Bedroom 2	3.4m x 4.2m	11' 1" x 13' 9"
Bedroom 3 (En-suite)	3.4m x 4.5m	11' 1" x 14' 9"
Bathroom	2.2m x 2.0m	7' 2" x 6' 6"



THE DETAILS

The interiors in The Mulberry have been carefully selected to compliment the modern open plan living spaces.

KITCHEN

Bow handle base, tall and wall units – High Gloss Pebble
Stainless steel splash back to cooker
40mm post formed rolled edge worktop - Miami White Quartz
Vinyl laminate on acoustic underlay matt flooring - Wood effect oak
Zanussi induction full built-in electric hob
Zanussi built in oven under hob
Lamona chimney extractor fan
Lamona 70/30 integrated frost free fridge freezer
Lamona integrated dishwasher
Lamona Drayton single bowl sink - Stainless steel
Recessed dimmable LED down lighters, with LED Pelmet or under unit lighting

LIVING ROOM/DINING ROOM

Recessed dimmable LED down lighters
Vinyl laminate flooring – Traditional oak
Digital aerial installed to enable Freeview
Satellite installed to enable Sky Plus and FM/DAB
Master BT socket to enable broadband

BEDROOMS

New Elford Twist wool mix Carpets - Cashew
Recessed dimmable LED down lighters
Digital aerial installed with connection to satellite provision

BATHROOM & EN SUITES

Roca Contessa 1700mm steel bath - White
Vado thermostatic bath/shower mixer - Chrome
Semi recessed Ideal Standard hand basin - white
Ideal Standard Sandringham WC with concealed cistern and twin flush
Johnson Tiles Kerastar – 300mm x 300mm full height to all walls - Linen
Vado wash basin mixer tap - Chrome
Ideal standard Kubo sliding door shower and bath screen

COMMUNICATION LINKS

Sky Q
Broadband
TV/FM aerial providing digital TV

ADDITIONAL INFORMATION

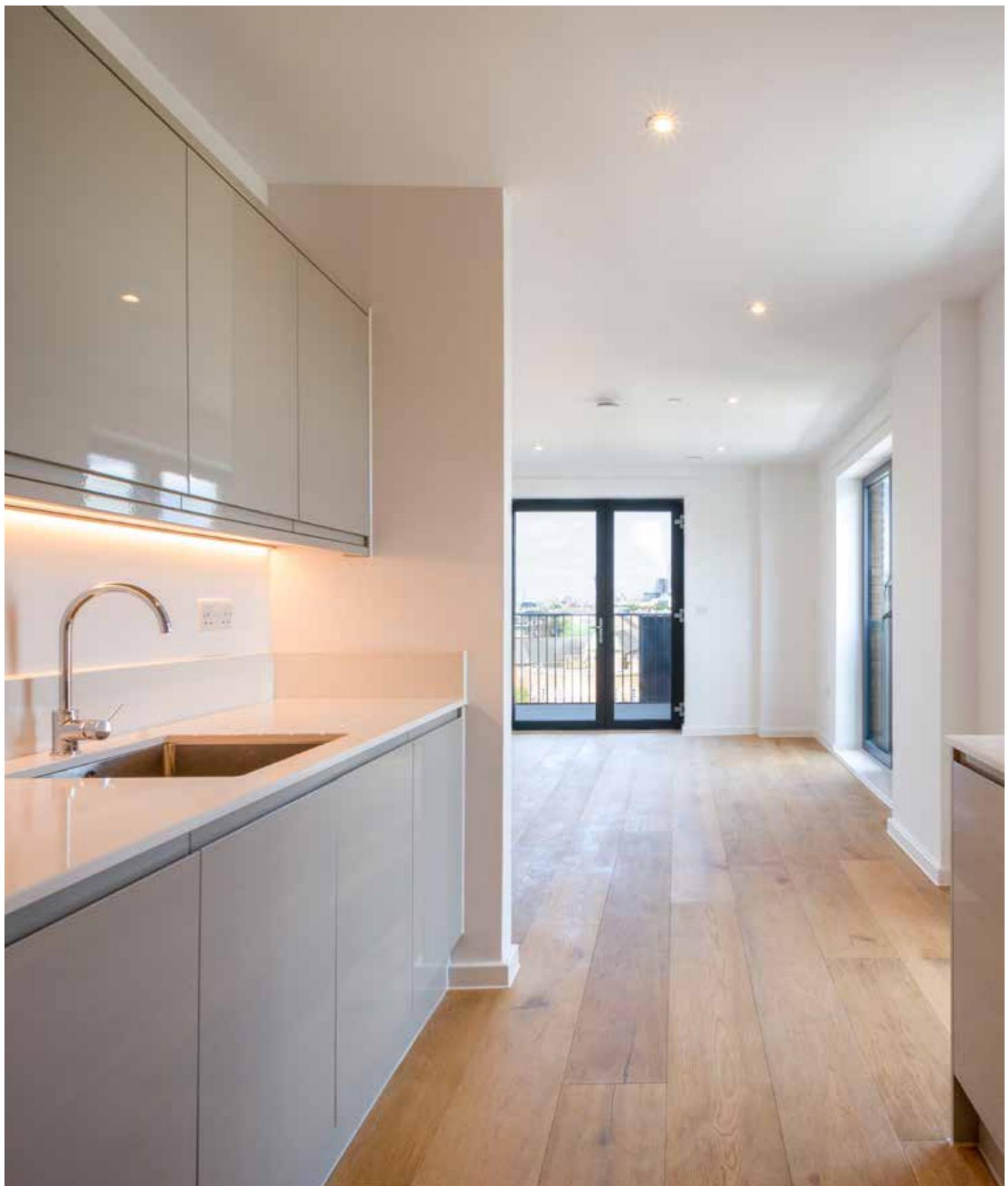
Entrotec touch screen video entry system

WARRANTY

Full ten year Premier “Build Mark” Warranty ???

LEASE

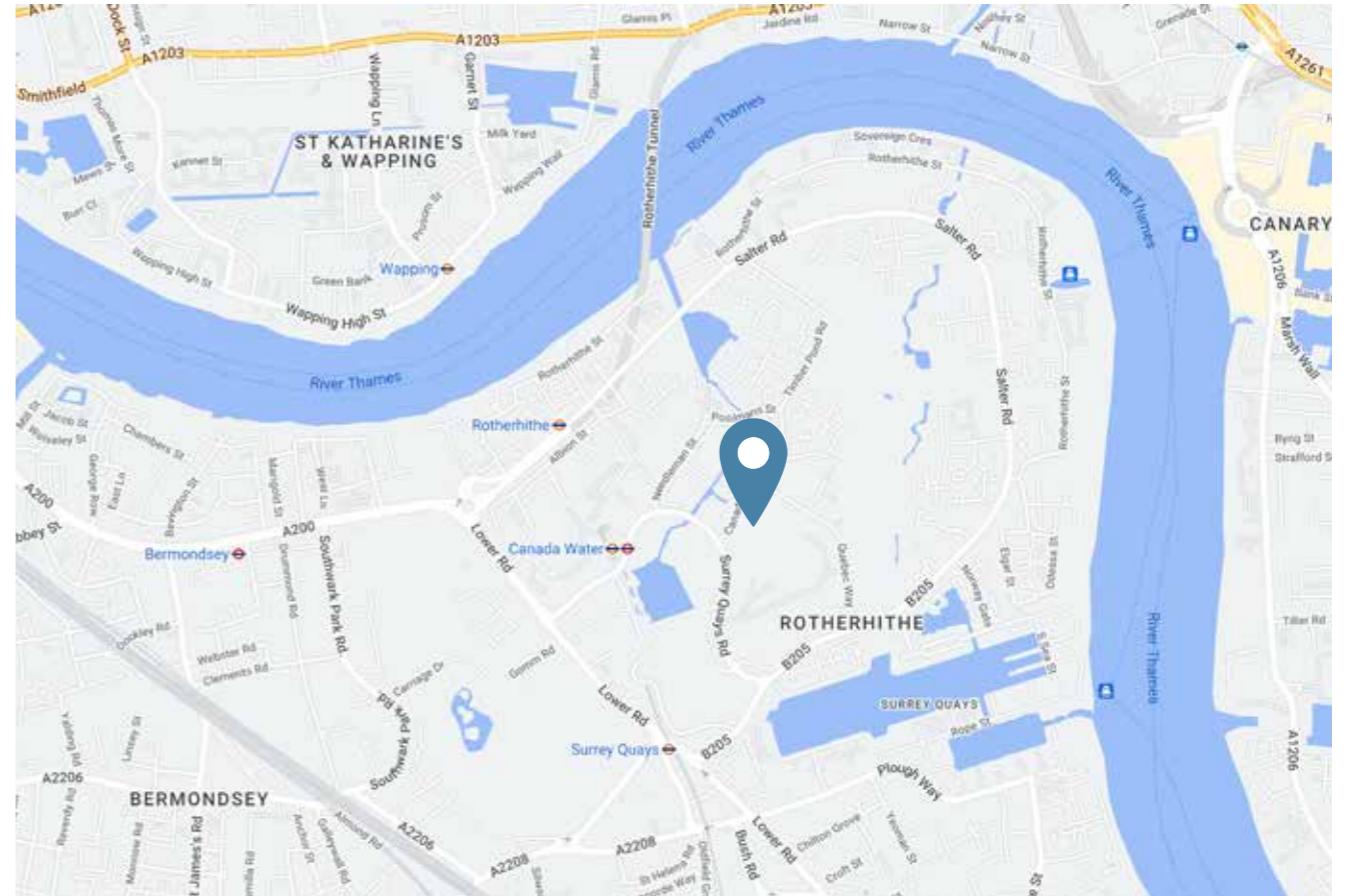
125 years ???



SHARED OWNERSHIP WITH WANDLE



HOW TO FIND THE MULBERRY



SHARED OWNERSHIP

With shared ownership first time buyers can buy a share of a new home with just 10-15% deposit, so you'll only need a mortgage for the remaining amount of the share you are buying.

You will pay rent on the remaining percentage of the property, with the option through stair casing to buy more shares over time, until you own 100% of the property.

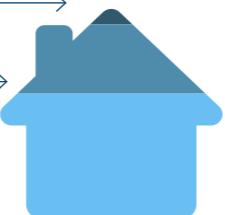
HOW IT WORKS

If you purchase 35% of a home for £225,000

You must put down a deposit of 10% £22,500 →

You will need a mortgage for the remaining £202,500 →

You will pay rent on the other 65% share of the property →



For more information please visit www.wandle.com/faqs

GETTING TO THE MULBERRY

BY ROAD

Heading East on Jamaica Road/A200, take the third exit onto Lower Road A200. Turn left onto Surrey Quays Road and continue for 500m, then turn left onto Canada Street and The Mulberry is on the right.

BY TUBE

The Jubilee Line from London Bridge runs approximately every 5 minutes to Canada Water.

*VIEWINGS BY APPOINTMENT ONLY

To book a viewing appointment please visit the website at www.themulberry-canadawater.com and register your interest.

DISCLAIMER: YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR OTHER DEBTS SECURED ON IT. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Wandle Housing's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under The Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on the plans are subject to minor variations and are not intended to be used for carpet sizes or items of furniture. Layouts shown here are for approximate measurements only. They are not necessarily shown to scale. Exact layout and sizes of the property may vary. Photographs and computer generated images are for illustrative purposes only and layout and specification maybe subject to change at any time. Eligibility criteria apply. All prices correct at time of going to print. Viewings by appointment only. © 2022 Wandle. All rights reserved.

Brought to you by
wandle
 NEW HOMES

*Helping people into
 shared ownership*

WHAT IS SHARED OWNERSHIP?

Shared ownership is a part-buy part-rent government funded scheme designed to help people on moderate incomes get on the property ladder. The scheme is simple – you typically buy an affordable share of the property's full value and pay a subsidised rent on the remainder, with an option to purchase further shares later on.

WHAT MONTHLY COSTS CAN I EXPECT?

In addition to your rent and mortgage repayments, you will pay a service charge. This will cover a variety of costs related to the management of the building, for example insurance, management fees, repairs, utilities and servicing. It will also include a contribution into a reserve fund that will be used to pay towards future major works and external decorations.

WHO IS ELIGIBLE?

Priority for a Shared Ownership home at The Mulberry will be given to those living or working in the borough of Southwark.

WHAT COSTS ARE INVOLVED IN BUYING A SHARED OWNERSHIP PROPERTY?

In addition to the money you will need to put towards your deposit, it is suggested you will need around £4,000 for the cost of solicitor fees and mortgage arrangement fees.

HOW MUCH DEPOSIT WILL I NEED?

For a deposit, you are likely to need to raise between 10% and 15% of the share you are buying. You'll also need around £4,000 to cover solicitor fees and other costs, as mentioned above. You will then need to take out a mortgage from a bank or building society to pay for the rest of your share.

HOW LONG DOES IT TAKE TO BUY?

The process of buying a new-build property depends on a number of factors, including the length of time required to arrange a mortgage and the speed at which the solicitors can process the sale.

This typically takes around two months, but can take as little as 28 days if everything proceeds quickly. It is worth noting that buying a property that is not yet built or completed can be a longer process.

HOW MANY BEDROOMS AM I ENTITLED TO?

Priority will be given to those living or working in the borough. Please note existing local government criteria means that applicants will only be put forward for properties according to their immediate bedroom need.

WHAT SIZE SHARE CAN I BUY AND CAN I BUY 100% STRAIGHT AWAY?

You are unable to buy 100% of a shared ownership property straight away. If you can afford to do so, you should look at private sale on the open market. Most shared ownership leases will allow you to buy 100% of the property over time – this is called stair-casing.

TO WHOM DO I PAY THE RENTAL COSTS?

You pay rent to the housing association that built the property. The amount you pay depends on the size of the share you purchase and is generally set at a lower rate than private rental costs.

WHAT IS A SERVICE CHARGE?

Service charges are payments by the homeowner to the housing association or management company for the services they provide. These include maintenance and repairs to common parts, insurance to the building and occasionally the provision of lifts, communal lighting and door entry systems.

Service charges can vary from year to year, with specific details set out in your lease. Please note your service charge is likely to increase in year two. For further information please speak to the sale team.

WHAT IS THE MAXIMUM INCOME ALLOWANCE FOR SHARED OWNERSHIP?

In London, the maximum household income to buy a shared ownership property is £90,000.

GET IN TOUCH

Wandle builds homes for shared ownership sale across nine south London boroughs.

Contact our New Homes team for details of our current and forthcoming schemes.

0300 2000 116

sales@wandle.com

themulberry-canadawater.com

THE MULBERRY

CANADA WATER | SE16

SHARED OWNERSHIP APARTMENTS

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