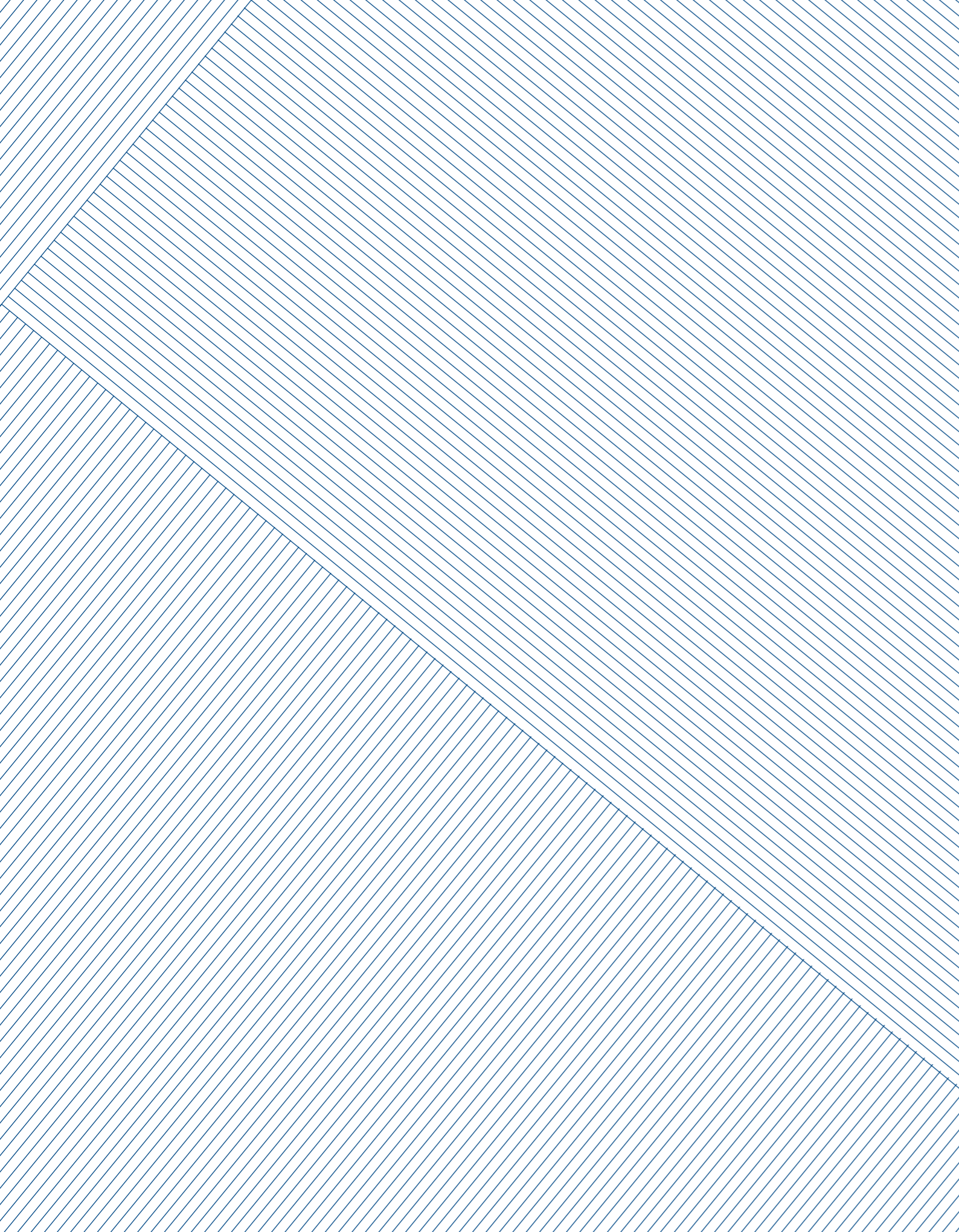




BRAMLEY FALLS
DOCKLANDS



BRAMLEY FALLS
DOCKLANDS

Nestled in a quiet, enviable location on the Isle of Dogs, with easy access to Canary Wharf and Greenwich, Bramley Falls is an exclusive mooring of just 16 berths and where we provide five of our stunning residential boats.

Each one is beautifully handmade by our master craftspeople, with thoughtfully designed interiors, furnished to the highest standards to maximise space, comfort and luxury. We think it's a whole new way to experience city living, and we can't wait to tell you more.

DOCKLANDS, LONDON,
from £295,000



NEW HOME, NEW PERSPECTIVE

See life differently from your very own luxury home on the water. With Waterspace Living, you can enjoy the best of all worlds: vibrant city living, beautiful green spaces and the chance to set off and explore whenever you feel like it.

Whether you're looking for the style of a luxury apartment, the convenience of a pied-à-terre or the perfect start to a brand new chapter, Waterspace Living welcomes you to an extraordinary way to live.



All of our boats offer spacious, open-plan living with many built-in features and customised finishes to suit your tastes.



Your master bedroom features a luxurious king-size bed, bespoke wardrobes, dressing table and shelving with concealed lighting.

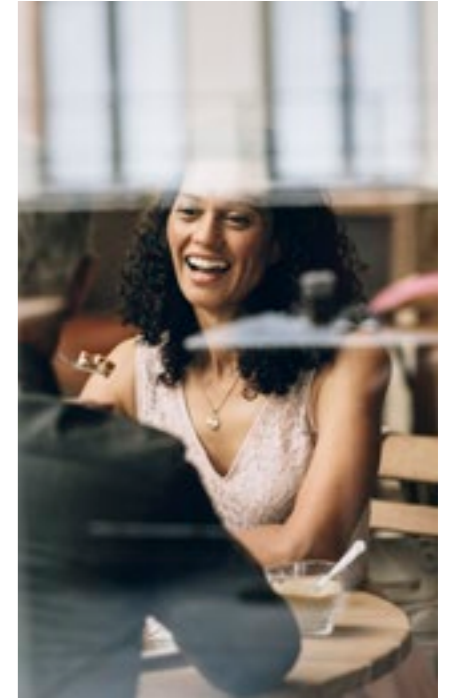
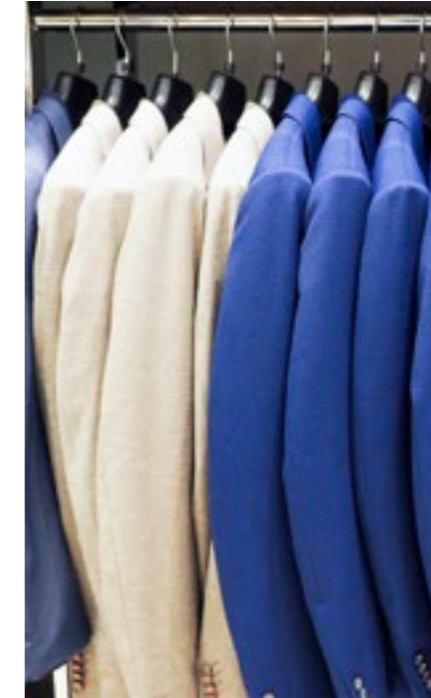


The light, bright kitchen and dining area is the perfect space for entertaining and comes with built-in 4-burner gas hob, oven, washing machine / dryer, microwave, fridge, freezer and even a separate wine fridge. Pass the corkscrew...





CITY LIVING



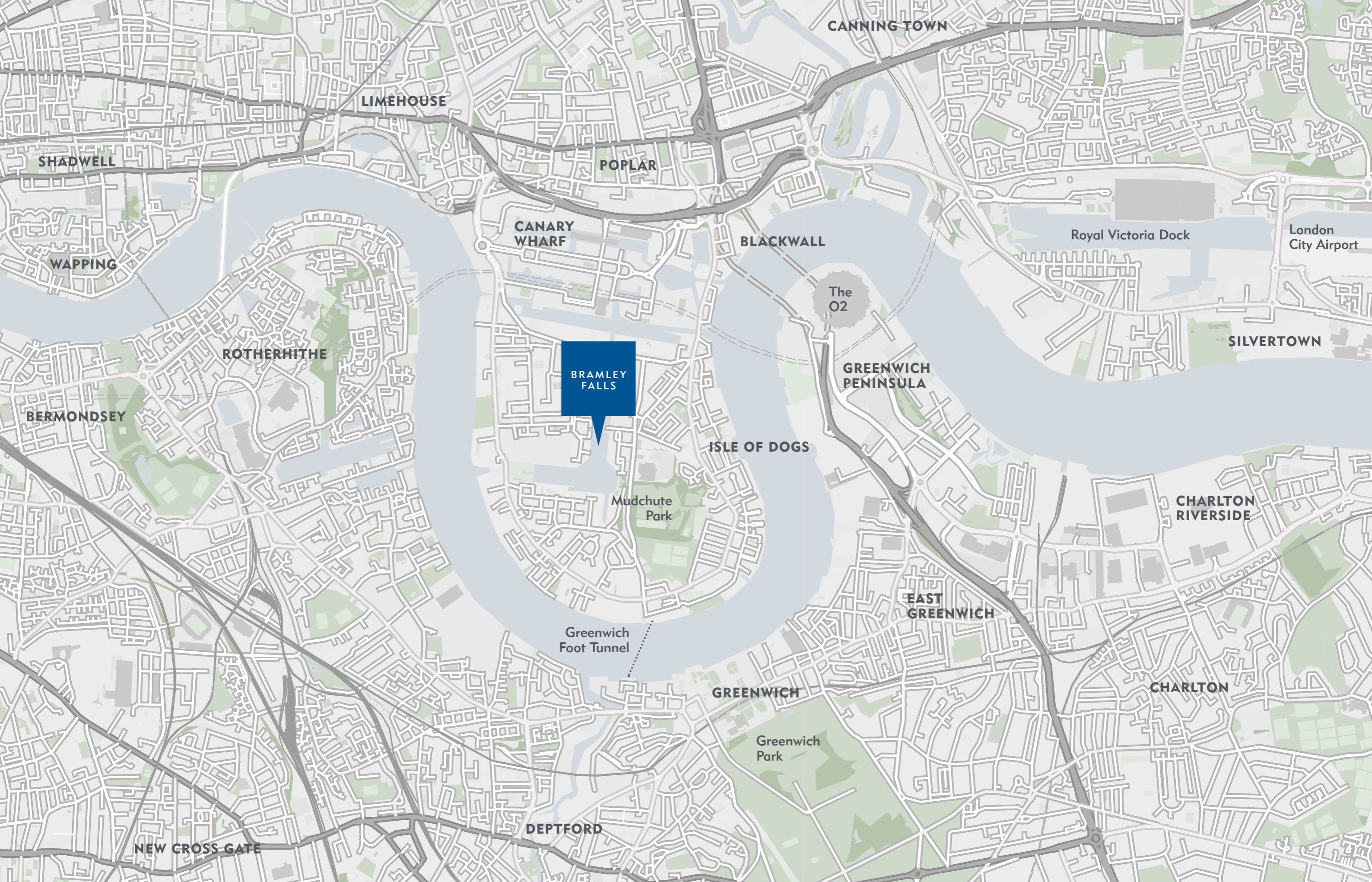
“A hidden, tranquil riverside retreat that feels worlds apart from the capital. On a sunny day, the promenade feels like the Thames Riviera”

THE SUNDAY TIMES ON THE ISLE OF DOGS, 2019

Bramley Falls is city living at its best. In fact, the Isle of Dogs, where our mooring is located, was the winner of the 2019 Sunday Times Best Place to Live in London.

Situated in the historic trading site of Millwall Outer Dock, your mooring is tucked away from the main path of the River Thames, but still offers easy access to everything this part of London has to offer.

Canary Wharf and the City are just minutes away, while a nearby foot tunnel takes you under the river to Greenwich, where you'll find museums, markets, restaurants and entertainment venues. If it's a quiet day you're looking for, the area is surprisingly green, with Island Gardens, Millwall Park and Mudchute City Farm just a few of the beautiful outdoor spaces to enjoy.



CANNING TOWN

LIMEHOUSE

SHADWELL

POPLAR

CANARY WHARF

BLACKWALL

Royal Victoria Dock

London City Airport

WAPPING

ROTHERHITHE

SILVERTOWN

BRAMLEY FALLS

The O2

GREENWICH PENINSULA

BERMONDSEY

ISLE OF DOGS

CHARLTON RIVERSIDE

Mudchute Park

EAST GREENWICH

Greenwich Foot Tunnel

GREENWICH

CHARLTON

Greenwich Park

DEPTFORD

NEW CROSS GATE

CAPITAL CONNECTIONS

Bramley Falls is situated in an enviable location close to Canary Wharf, with convenient transport links making it easy to travel within London for work, leisure and shopping.

BY RAIL

From Canary Wharf station, the Jubilee Line connects to Stratford, North Greenwich (for the O2) and westwards to London Bridge, Westminster and Wembley. The new Elizabeth Line (due to open 2022) will reduce journey times by 15 minutes on average, with a six-minute journey from Canary Wharf to Liverpool Street, 17 minutes to Paddington and 39 minutes to Heathrow.



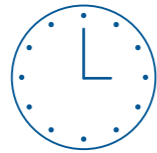
WATERLOO

FASTEST TRAIN*

9

MINUTES

*Fastest train times from Canary Wharf



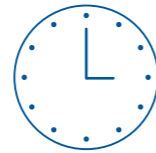
STRATFORD

FASTEST TRAIN*

15

MINUTES

*Fastest train times from Canary Wharf



VICTORIA

FASTEST TRAIN*

15

MINUTES

*Fastest train times from Canary Wharf



BOND STREET

FASTEST TRAIN*

25

MINUTES

*Fastest train times from Canary Wharf

BY FOOT

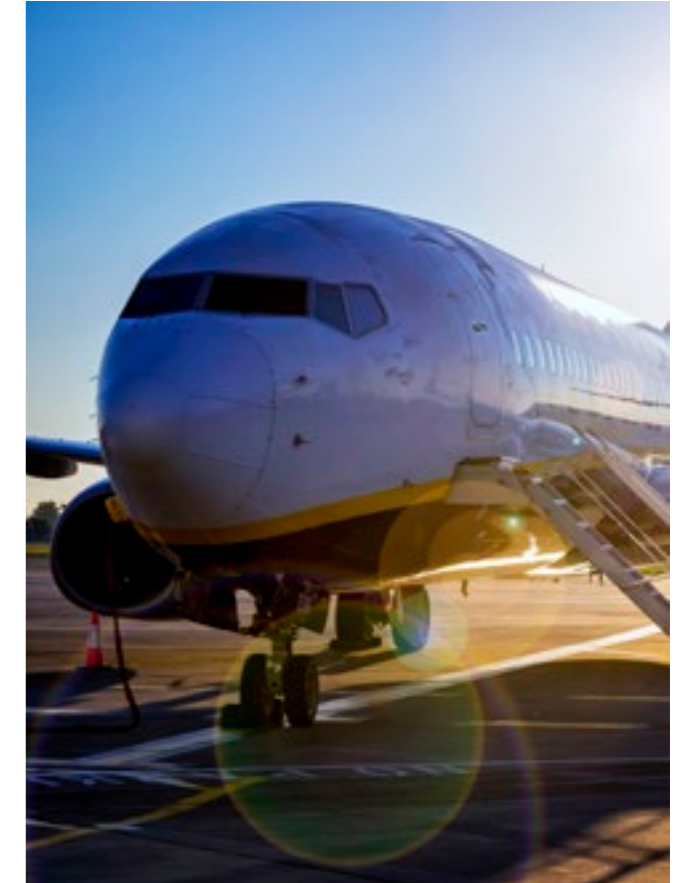
Crossharbour DLR Station	4 mins
Supermarket	5 mins
South Quay DLR Station	6 mins
Mudchute Farm & Park	10 mins
Jubilee Place shopping mall	12 mins
Canary Wharf Station	15 mins
Island Gardens	20 mins
Canary Wharf Pier	20 mins
Cutty Sark, Greenwich	30 mins

BY DOCKLANDS LIGHT RAILWAY

Trains from nearby Crossharbour DLR Station go direct to Bank and Tower Hill, or south of the river to Greenwich and Lewisham. By crossing on to the eastbound platform at Canary Wharf, you can catch frequent DLR services to Royal Victoria (for Emirates Air Line over the Royal Docks), London City Airport and Stratford International.

BY RIVER BOAT

One of the best ways to travel across the city and see the sights as you go. From Canary Wharf Pier, Uber Boat will take you to Tower in just 11 minutes, London Bridge City in 15 minutes and Embankment in half an hour.



BY BOAT

From your mooring at Bramley Falls in London Docklands, it's a quick hop onto the River Thames. Travelling northwards up Bow Creek will take you to the Queen Elizabeth Olympic Park – a great place for leisure and entertainment, with fantastic shopping in Stratford.

Those with a little more boating experience can circumnavigate the Isle of Dogs, cruise past Greenwich, under Tower Bridge and on to Westminster.

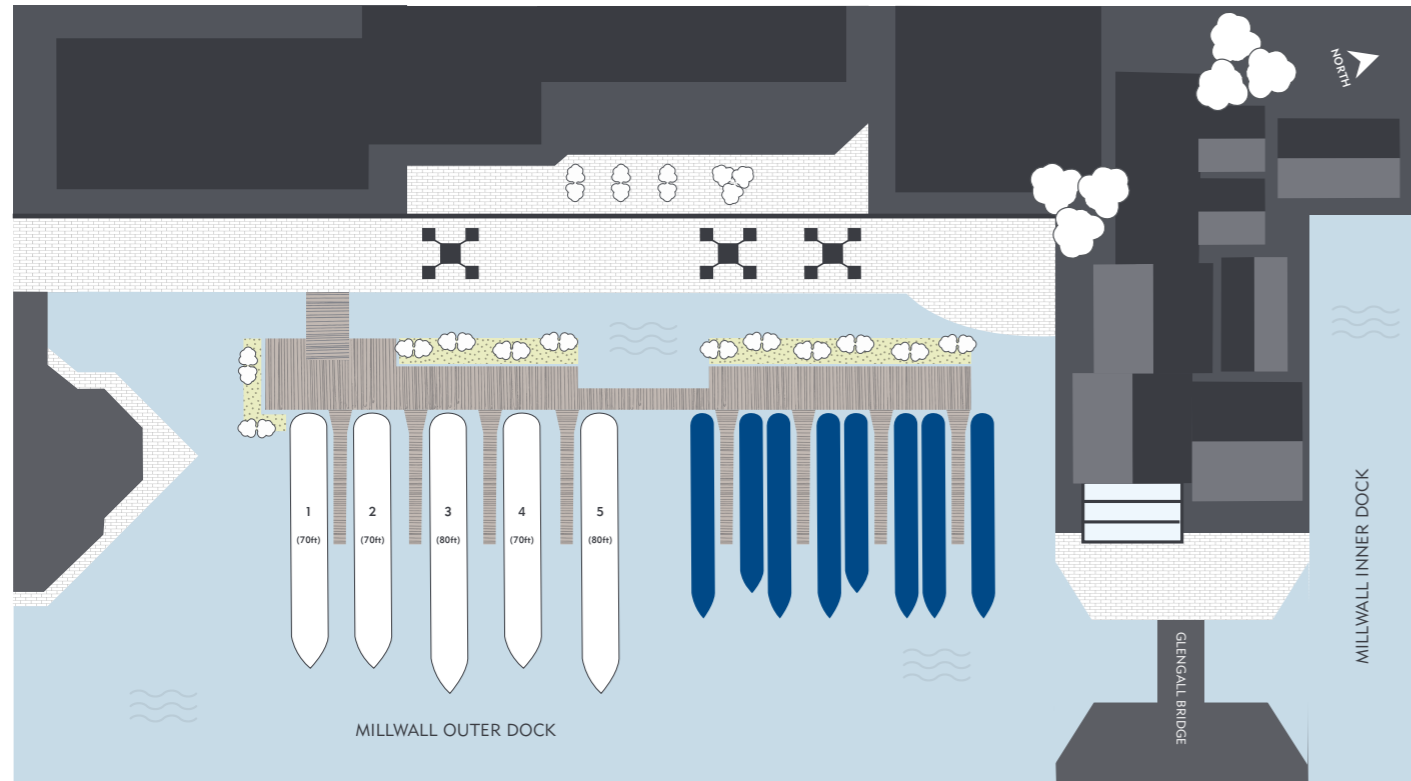
BY ROAD TO LOCAL AIRPORTS

City Airport	4.5 miles
Heathrow	22 miles
Stansted	35 miles
Gatwick	50 miles

WELCOME HOME

Bramley Falls is a select mooring with just 16 residential berths. The pontoons are generously spaced with a wide walkway and edged with aquatic planting. The site benefits from a 32-amp smart meter electricity supply, drinking water, phone and sewage connection (all direct to each berth), secure access gates, postboxes, cycle storage units (one per berth), refuse disposal and the option to apply for an on-street parking permit.

While the open expanse of water in Millwall Dock feels a world away from the hustle of the City, you'll still find everything you need, whether it's shopping, entertainment, hospitality or public transport, right on your doorstep.



MOORING NO.	BEDROOMS	SQ.FT (APPROX)	LENGTH
1	2	350 SQ FT	70 FT
2	2	350 SQ FT	70 FT
3	3	475 SQ FT	80 FT
4	2	350 SQ FT	70 FT
5	3	475 SQ FT	80 FT





BEAUTIFULLY CRAFTED & FINISHED

You may have an idea about what living on a boat is like, but we're sure we can blow any preconceptions out of the water.

All of our boats are wide-beam, which means they're between 3.8 metres and 4.2 metres wide – about twice the width of a typical narrow boat. This creates a large, bright, welcoming interior that feels more like a luxurious city apartment, with plenty of room for home comforts like king-size beds, three-seater sofas and a full-size bathroom complete with twin basins, full-sized bath and corner shower.



LUXURIOUS & SPACIOUS

With three lengths to choose from, our spacious wide-beam boats are interior-designed and finished to the same high standard as a luxury apartment. All options have 2-3 bedrooms and a generous open-plan living space.



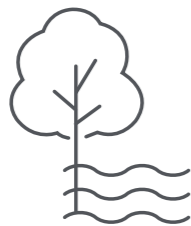
DESIGN-LED INTERIORS

Our award-winning interior designers create layouts that combine clever use of space with high-spec fixtures, fittings and furnishings. We even offer an option to customise your interior finishes, so you can make your mark on your new home.



HAND CRAFTED BY US

All of our boats are carefully built by experienced craftspeople – in fact, one of our family-run builders has been in business for over 40 years. We only use the highest quality materials and methods for an exceptional end result.



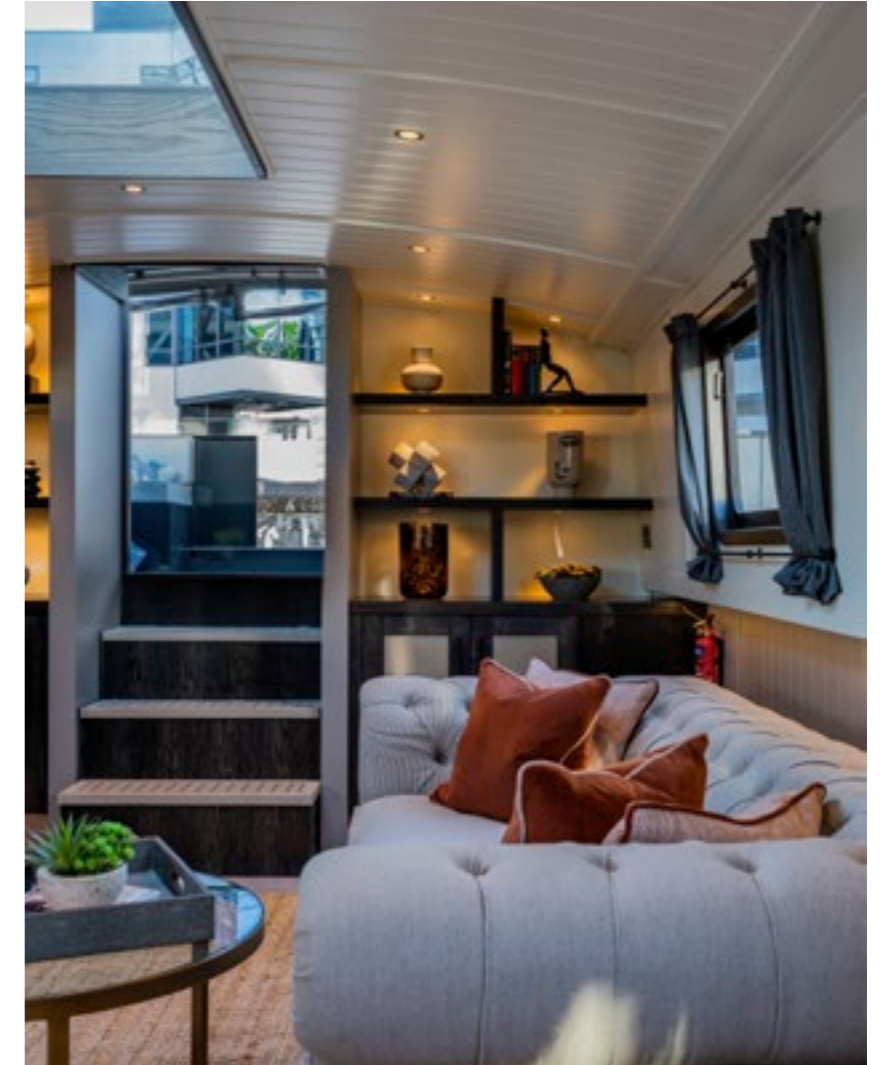
FULLY OPERATIONAL

Powered by 60hp engines, our boats aren't just built for living. Untie your ropes, head north onto the canal and river network and you'll soon reach world-renowned attractions, acres of green open space, eclectic markets and stylish café stops.



“Each interior is designed with comfort, luxury and functionality in mind, creating a peaceful, welcoming sanctuary and a sense of home every time you step aboard.”

GEMMA HILL, INTERIOR DESIGNER



Every single interior detail has been carefully considered to make the best use of space and light, creating a stylish and welcoming living space you'll love coming home to.



The guest bedroom includes a king-size bed, 2 full-height wardrobes and discreet ambient lighting.



Bathrooms are fitted with a full-sized bath, corner shower, large mirror, generous storage and cosy underfloor heating.

RELAX ON DECK

Each boat features a sleek, highly durable rear deck with comfy wraparound seating and space for a dining table and chairs.

It's the perfect spot to enjoy al fresco dining or relax in the evening with a glass of wine. The entire deck, including the steering position, is protected by a removable cover, so you can enjoy the outside come rain or shine.



TYPICAL BOAT SPEC & FLOOR PLAN

We offer a range of 2-3-bedroom boats of various lengths and widths, all with custom interior finishes. Please speak to a member of our team for more details.

THE GREENWICH*

21.3m long x 3.8m wide - 2 Bedrooms



THE BOAT IN DETAIL

MASTER BEDROOM

- King-size bed with storage
- Fully upholstered feature wall above the bed and contemporary vanity unit
- 2 full-height, mirrored wardrobes with shelves
- Wall-mounted TV
- 2 reading lights
- USB sockets

GUEST BEDROOM

- King-size bed with storage
- Fully upholstered feature wall with discreet ambient lighting
- 2 full-height mirrored wardrobes with shelves
- Vanity unit or personal desk

BATHROOM

- Full-size bath with centrally mounted black mixer taps
- Twin basins mounted on quartz slab vanity units
- 1200 x 800 shower tray set in black framed shower enclosure
- Italian designer tiles with underfloor heating

LIVING AREA

- Centrally mounted skylight allows light to flood the room
- Luxurious carpet with deep underlay or hardwood floor option
- Optional 'letterbox' electric fire or diesel solid fuel cast iron stove
- 42" wall-mounted TV
- Wraparound storage units with under-lit shelving

KITCHEN

- L-shape fitted kitchen with large impressive central island
- Large amount of storage with soft-closed doors and copper handles
- Quartz worktops
- Underslung sink with black designer tap
- Integrated appliances: fridge, freezer, dishwasher, washing machine, twin oven, 4-burner gas hob, microwave and wine fridge
- Dining table, set-down from the island with quartz 'waterfall' feature
- Designer pendant light
- Italian designer tile floor

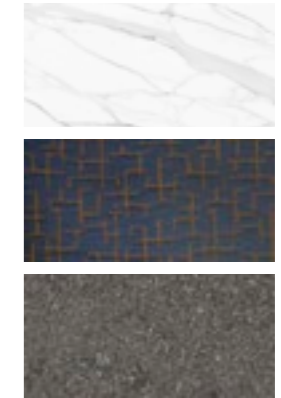
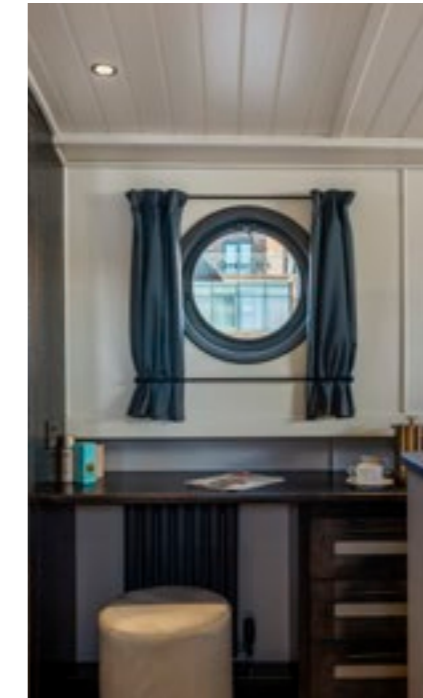
DECK

- Safe, fully enclosed space

- Durable, teak-effect, yacht-style decking
- Upholstered wraparound seating
- Fully collapsible cover
- Space for table and chairs

* THIS IS A TYPICAL SPEC. THE SIZE OF BOAT AND NUMBER OF BEDROOMS CAN VARY, AND FIXTURES AND FITTINGS CAN BE CUSTOMISED. PLEASE ASK FOR MORE DETAILS

DESIGN DETAILS



Our award-winning design team, hand pick beautiful finishes for each unique interior. All the cabinetry is bespoke and each boat is styled by our team. Quite often boats are purchased with the complete look.



SMOOTH JOURNEY

AFTERCARE

Buying a luxury house boat is an exciting experience, but we recognise that most of our customers have probably never owned or lived on a boat, so we want to make sure you're really happy right from the start.

We'll spend as much time as you need on handover day showing you how everything works, from the electrics and heating, right down to how to use the shower. We'll even take you out for your maiden voyage, to run you through the handling of the boat, as well as all the essentials like how to moor up.

From there, if you ever have any questions at all, our friendly team is never more than an email or phone call away. We even have a dedicated engineering team on call for any maintenance or repairs – after all, even the best-built boats will need a service or new part every now and again.

MOORING TERMS

When you purchase one of our boats, you enter into a long-term, fully transferable mooring agreement with the Canal & River Trust. Please ask us for more details.

LOCAL AUTHORITY

The mooring sits in the London Borough of Tower Hamlets and is in council tax band A.

VIEWINGS

All viewings at Bramley Falls are strictly by private appointment only with Waterspace Living.



About us



THE ADVENTURE STARTS HERE

We hope we've given you a glimpse of what life could be like with a luxury home on the water, in a setting that's perfect for you. We'd love to talk to you about your plans for the future, take you on a tour of one of our show boats and discuss how we can help you create a new way of living. We look forward to welcoming you aboard.

We believe wholeheartedly that Waterspace Living can change your quality of life for the better. And it's with this goal in mind that we set out to find you your perfect home on the water.

There are two ways we do this: firstly, we specialise in designing luxurious residential boats. Next, we make them available to you in the best possible locations. As with all home purchases, it's this winning combination of property and location that makes a dream home.

You'll also benefit from our extensive knowledge about life on the water as we guide you through the practical side of purchasing a boat, learning the ropes and settling in.

We're here to help you see life differently from your extraordinary new home on the water.

ABOUT WATERSPACE LIVING

Waterspace Living is brought to you by Waterspace Developments Limited. The company was launched in 2019 by founding partners Mark Blackwell and Chris Hill, who have over 40 years' combined experience in the marine and property sectors. Working together with award-winning interior designers, Bayswater Interiors, the company has an enviable reputation for providing luxurious, beautifully crafted boats in the most sought-after locations.

"It's like owning your very own luxury hotel suite in the city"

MR P

PARTNER WITH US

Do you have a space by the water? We regularly partner with landowners, property developers and local authorities to realise the full potential of their waterside land. We have years of experience in regeneration and development of the waterways and have created many profitable and successful sites through joint ventures and purchases. We know how to navigate the process of planning and development, as well as how to help you stock and market your site. Whatever the size or location of your space, we'd love to hear from you at:

partners@waterspaceliving.co.uk

CONTACT US

Please contact us for a private viewing of our Bramley Falls show boat.

020 8051 4520

enquiries@waterspaceliving.co.uk

waterspaceliving.co.uk

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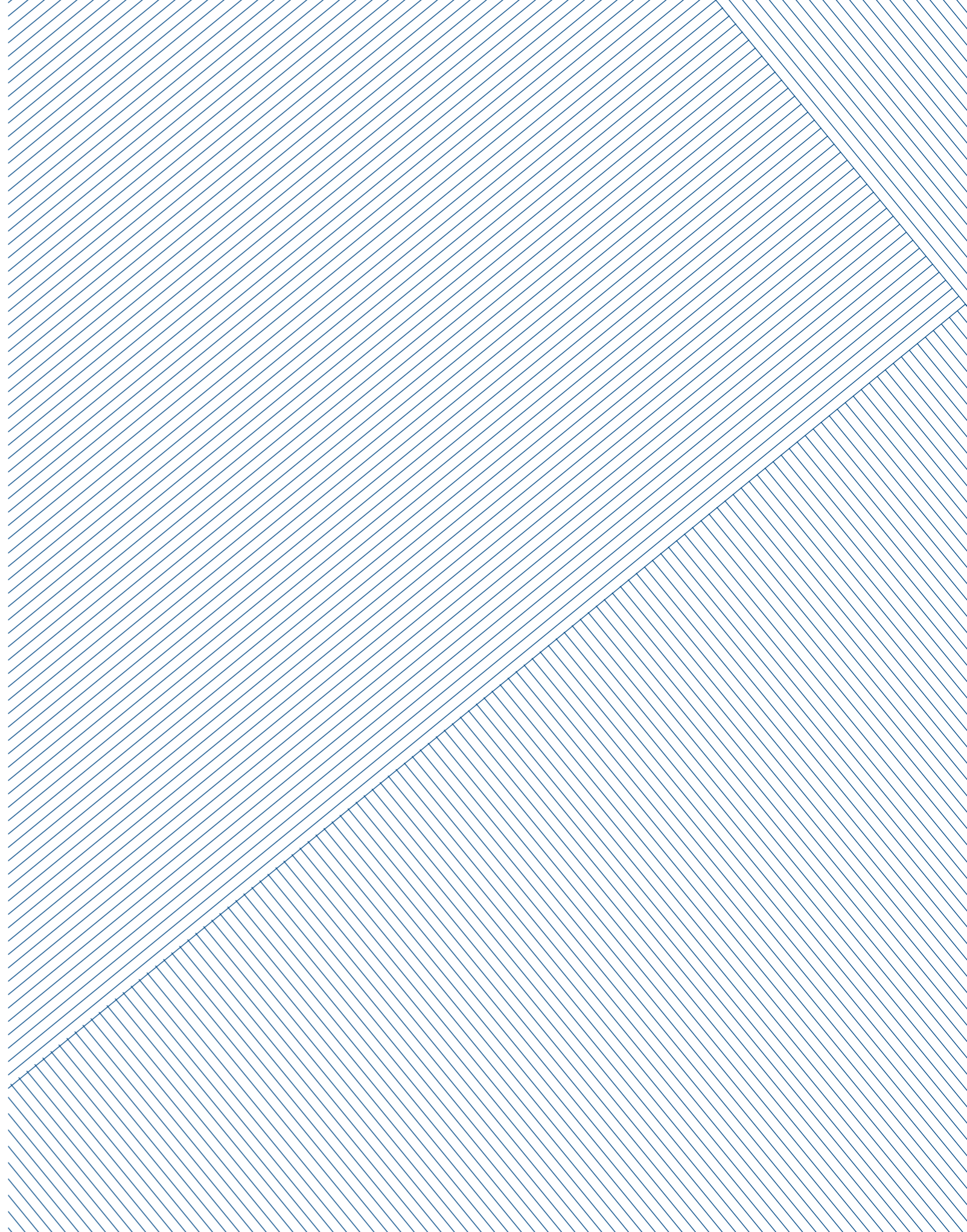
[@waterspaceliving](https://www.facebook.com/waterspaceliving)

CONTACT OUR AGENTS



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WATERSPACE
LIVING



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