

An aerial photograph of a marina at sunset. The water is calm, reflecting the golden light of the setting sun. Numerous sailboats and motorboats are docked in the marina. In the background, a city skyline is visible, including several high-rise buildings and industrial structures. The sky is a mix of orange, yellow, and blue. The overall scene is peaceful and scenic.

ROYAL ALBERT WHARF

Is now the right
time to **buy?**

FIRST TIME BUYERS FACT SHEET

Royal Albert Wharf is an award-winning development that has put the Royal Docks firmly back on the map, transforming the area into a vibrant neighbourhood with strong cultural identity and flourishing community spirit.



Homes at the Skipper Building

4th - 11th floor - private sale apartments

30 x 1 bedroom apartments

23 x 2 bedroom apartments

5 x 3 bedroom apartments

Residents amenities

Residents concierge
Residents workspace
Undercroft parking

Landscaped podium gardens
Riverside park and play area
Secure cycle storage

Completion dates

Skipper Building Spring 2025

Practical completion (all blocks) Spring 2025

Lease

Lease length 250 years

Ground rent Nil

Service charge (estimated)

Skipper Building £4.50psf*

Car parking

Spaces will be allocated on a right to use basis

5 parking spaces are allocated to 3-bedroom apartments
12 further private sale parking spaces are to be allocated

Aftercare

Warranty
NHBC 12 year build warranty

Defects period
12 months from practical completion

Important information

Selling agent: Site Sales
Developer: NHG Homes by Notting Hill Genesis

Contractor: Lovells
Estate management: Rendall & Rittner
Local Authority: London Borough of Newham

Service providers

Heat and Hot
Water supplier: EON via on-site communal energy centre
Electricity supplier: British Gas
Water supplier: Thames Water
Predicted Energy: Rating B

Satellite TV: Sky Q and Sky Glass provided by communal ariel (subscription required)
Internet provider: Open Reach Fibre Broadband and Hyperoptic Fibre Broadband Ready (subscription required)

* The estimated service charge per square foot is estimated only and subject to inflation and any factors that are outside of our control such as regulatory changes or insurance increases.

You may be unsure whether now is the right time to invest in your own home. We have compared the typical cost of renting a one-bedroom apartment in the local area with the cost of buying new at Royal Albert Wharf using an example current mortgage rate.

Rent from £1,950pcm

Typical monthly rent of a one-bed apartment in E16

UPFRONT COSTS	MONTHLY COST
£2,250 5 weeks deposit	£1,950 Monthly rent Based on typical 2024 rents
£0 Fees	Rents have increased 14.65% in Newham since 2021.
TOTAL	TOTAL
£40,000	£2,021

Buy from £375,000

for a one-bed apartment at Royal Albert Wharf

UPFRONT COSTS	MONTHLY COST
£37,500 10% deposit	£209 Service charge (based on £4.50psf)
£0 Stamp Duty for First Time Buyers	£1,812 Estimated mortgage based on 5.0% interest
£2,500 Typical fees	£0 Rent
TOTAL	TOTAL
£40,000	£2,021

Total spend over three years: **£70,200**

Total spend over three years: **£112,756**

Equity built over three years: **0%** vs **4.19%**

Why buy now?

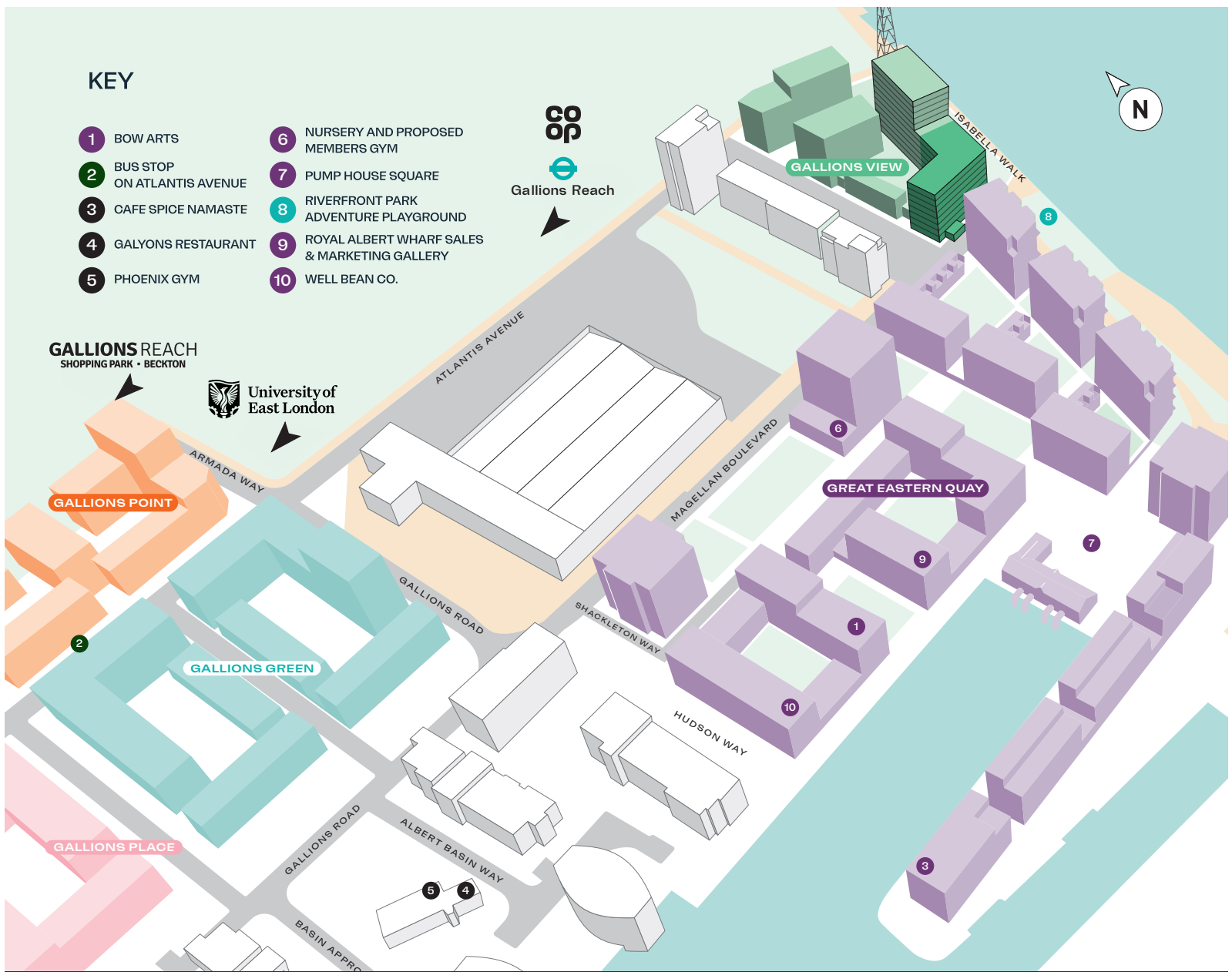
In the past 5 years
House prices in Newham have increased by 4.88%.
Rental prices in Newham have increased by 20.71%

In the next 5 years
House prices in London are forecast by Savills to increase by 14.2%.
Savills also anticipate rents could rise by a further 6.7%

- 
Riverside living
- 
Concierge & work space
- 
8 mins+ to Gallions Reach DLR
- 
Secure cycle storage
- 
Landscaped podium gardens
- 
Restaurants & coffee shop nearby

KEY

- 1 BOW ARTS
- 2 BUS STOP ON ATLANTIS AVENUE
- 3 CAFE SPICE NAMASTE
- 4 GALYONS RESTAURANT
- 5 PHOENIX GYM
- 6 NURSERY AND PROPOSED MEMBERS GYM
- 7 PUMP HOUSE SQUARE
- 8 RIVERFRONT PARK ADVENTURE PLAYGROUND
- 9 ROYAL ALBERT WHARF SALES & MARKETING GALLERY
- 10 WELL BEAN CO.



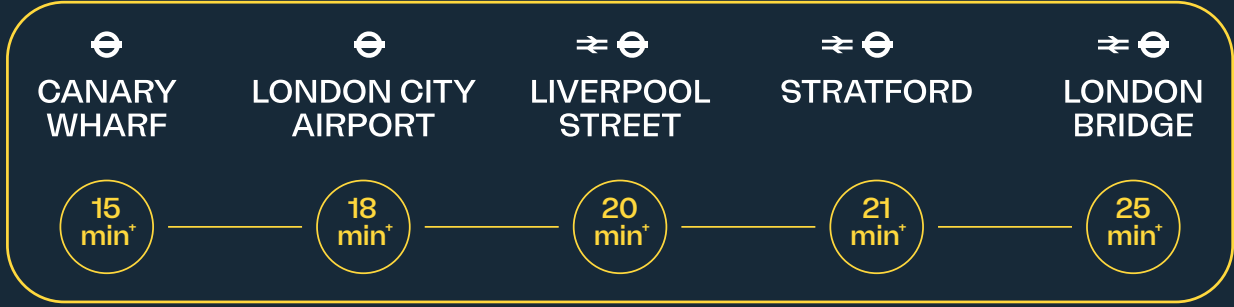
11 minutes+ walk to Gallions Reach DLR



8 minutes+ journey to Elizabeth Line at Custom House



11 minutes+ journey to Jubilee Line at Canning Town



VISIT US

Royal Albert Wharf Sales & Marketing Gallery
 8-9 Upper Dock Walk, London E16 2GU
 Nearest station - Gallions Reach DLR



CHOOSE LONDON

*Travel times taken from CityMapper.com. CGIs are indicative only. Prices are correct at the time of print. May 2024.