

Balmoral House
Premier Collection



LPI GROUP

Welcome to Balmoral House

Balmoral House is a unique and resplendent development with a traditional brick façade. Offering a range of splendid one, two and three bedroom apartments, the high quality internal finishes and superb location makes this contemporary yet regal construction an excellent investment opportunity in one of London's most sought after locations.

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You deserve more.
More space to enjoy.
More luxury to come home to.
You deserve Balmoral House.

Your New Home

If you want to live in an established, thriving community and like the idea of living right next door to Canary Wharf. If you want to experience a sense of excitement coming home every day. If you would rather eat out tonight at the restaurant next door. If you want to nip out to the shop on the corner for a pint of milk. If you fancy a coffee over the papers at your local café and bar. If you simply want more out of life, come home to Balmoral House. It's where you belong.

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Neighbourhood

Balmoral House is in one of London's most exciting and successful residential locations – Crossharbour – where there is a great sense of neighbourhood ready and waiting to welcome you. Balmoral House is surrounded by an established, thriving community who love living in this tranquil setting situated no more than Ten minutes' walk away from the diverse, driven and dynamic Canary Wharf - one of London's highest rising districts*.

Everything you need is here: shops, bars, cafés, restaurants and even a health and fitness facility combined with a spa. To be part of Balmoral House is to be part of one of London's most desirable residential areas in a resplendent development, delivering the lifestyle your investment deserves.

* Residents in the 20 to 64 age group have increased from 122,070 in 2001 to 176,400 in 2011, an increase of over 44.5% (54,330 residents). This compares to 17.1% increase in London and 7% in England and Wales. London Borough of Tower Hamlets has experienced the highest growth rate seen across all of England and Wales (Source: 2011 Census Results: Headline Analysis – Population growth in Tower Hamlets. www.towerhamlets.gov.uk) According to www.cityoflondon.co.uk in 2013 there were 140,600 employees in Canary Wharf.

1. *Classic Cantonese, Szechuan cuisine in the floating restaurant 'The Lotus'*
2. *Tesco Express, the ultimate convenience store on your doorstep, is open from 06:00 – Midnight Mon – Fri, 08:00 – 21:00 Sat and from Midnight – 18:00 Sun*
3. *Wherever you are on Balmoral House, you're never far from the waterside*
4. *Located adjacent to Balmoral House, Crossharbour DLR provides convenient transport*
5. *Enhance your apartment with bouquets, arrangements, baskets and floral displays from 'The Flower Shop'*



There is more to life in Balmoral

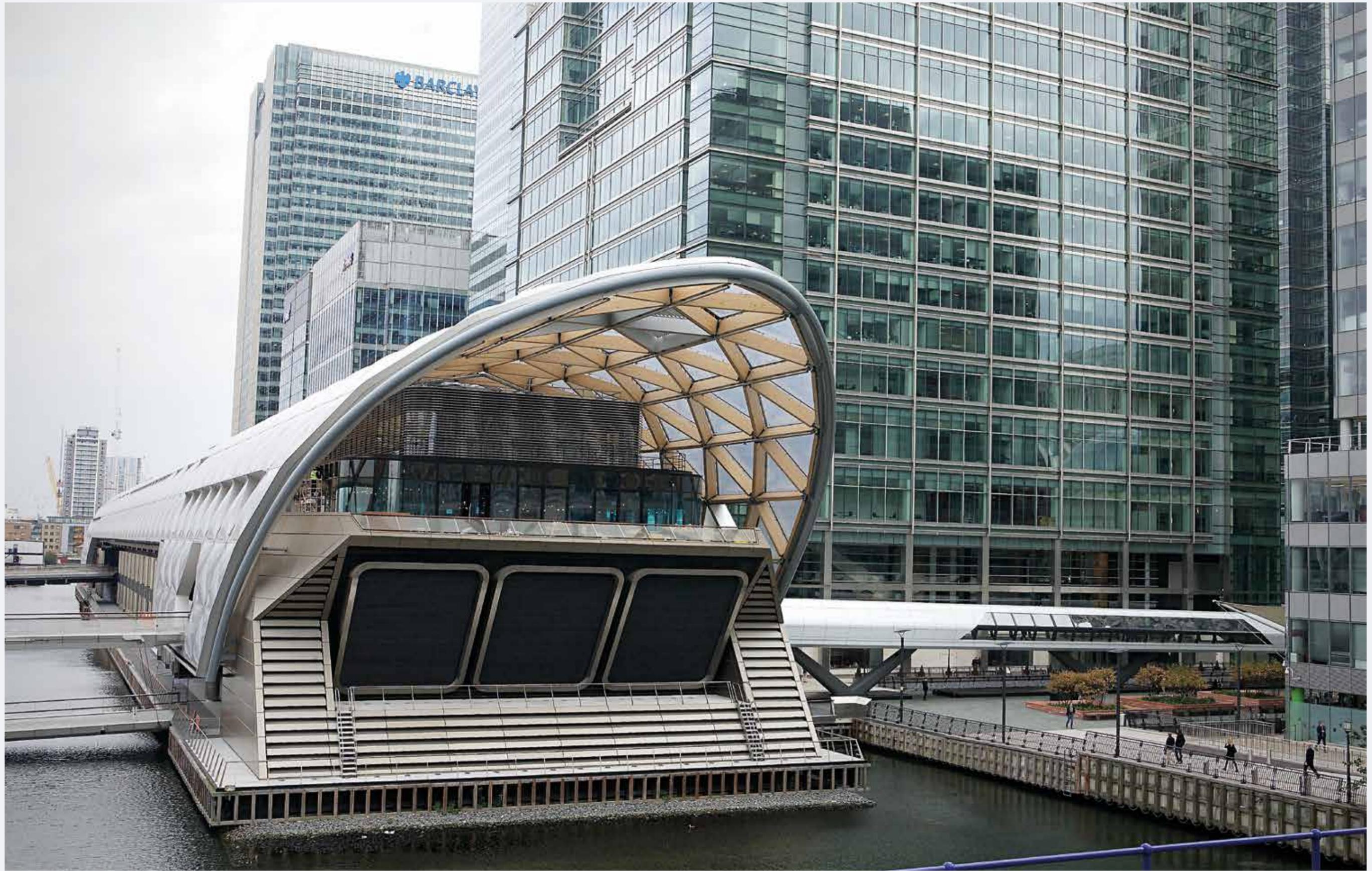


*The Lotus restaurant
serves Chinese cuisine for
the gourmet as well as for
the casual diner*

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Wood Stone

*Award-winning Firezza
offers you the authentic
taste of Neapolitan pizza*



Crossrail

London's high-speed rail connection 'Crossrail' is among the most significant infrastructure projects ever undertaken in the UK. From improving journey times across London, to easing congestion and offering better connections, Crossrail will change the way people travel around the capital. Due to complete in 2018, Crossrail will deliver a high frequency, high capacity service to 38 stations via 21 km of new twin-bore tunnels under central London. It will bring an additional 1.5 million people within 45 minutes commuting distance of London's key business districts including a new direct connection between Heathrow and Canary Wharf. Initially 12 10-car trains per hour will operate in each direction to Paddington, Heathrow Airport and Maidenhead in the west and Shenfield, Stratford, Abbey Wood and Woolwich in the east. With a station at the heart of Canary Wharf, Crossrail will directly benefit local residents and businesses.

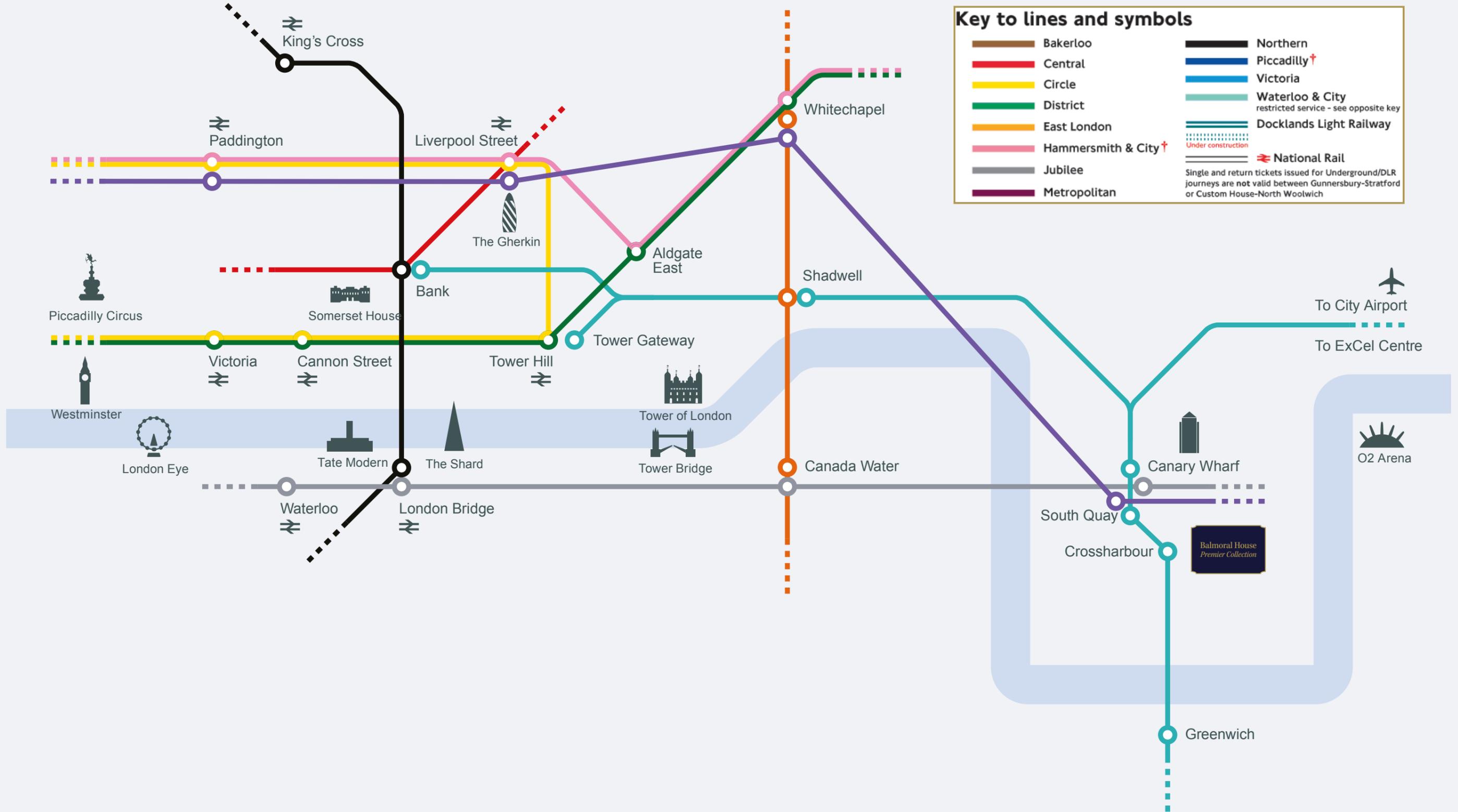
Big Easy
Sports Bar & Grill
Sticks 'n' Sushi
Ippudo Canary Wharf
The Breakfast Club
Chai Ki
Tiger
Poncho 8





There's more, beside Balmoral

Just a leisurely walk away, across the iconic South Quay footbridge, lays Canary Wharf, the beating heart of London's financial and business district. Here, life lives in the fast lane, high-powered, high-pressured and high-rising. With more than 140,000 people working hard in the businesses based here, you would expect a leisure, retail and lifestyle infrastructure that supports their every need – and you will not be disappointed. In Canary Wharf there is a greater concentration of the finest quality boutiques, shops, bars and restaurants in the malls here than you will find in many cities worldwide. Here are just a few.



Be Connected with Balmoral House

With Canary Wharf just five minutes' walk away, you already have everything you need on your doorstep for your lifestyle of luxury, but the location of Balmoral House ensures you have first class access to the whole of London.

- The DLR, (one of London's greatest transport success stories) runs fast, frequent and efficient services to the north, south, east and west, allowing you swift transport into and out of central London.
- Crossrail, the largest civil engineering project anywhere in Europe, promises to transform London. With a station at Canary Wharf, you will have Heathrow Airport, Paddington and Maidenhead within a comfortable distance.
- From Canary Wharf Pier the commuter river bus connects you to central London. The ferry service connects Canary Wharf with the London Hilton Rotherhithe. With the predicted forecast of 12 million* passengers using the commuter river bus service by 2020, this is a handy travel facility.
- A comprehensive bus service also covers the area with 30 buses to catch in peak periods as well as night buses. Links from Canary Wharf travel to Bethnal Green, Mile End, Stratford, Moorfields, Highbury and Islington and Trafalgar Square.
- London City Airport is only 3 miles away from Canary Wharf. Serving 47 destinations worldwide – including New York – the journey takes 15 minutes on the DLR. London City Airport also provides a private jet centre.

**Number taken from Annual Report of 'Better Buildings Partnership' for 2013/14*

The ExCel exhibition centre is just 15 minutes travel on the DLR and you can get to Bond Street on the Jubilee line in 13 minutes. Bank station in the City is 20 minutes away and gives you onward connections to the whole London transport network as well as mainline rail. Across the river, the O2 arena is 15 minutes away on the DLR and Jubilee lines.

- 1 *Main Tower, Harbour Central by Galliard 642 apartments, completion 2019*
- 2 *South Quay Plaza by Berkeley Homes, 888 apartments, completion 2019*
- 3 *10 Park Lane, by Canary Wharf Group, 345 apartments completion 219*
- 4 *The Maddison, by LBS properties, 423 apartments completion 2019*
- 5 *Balmoral House, LPI Group, completion 2017*



Balmoral House
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Balmoral House's Capacious Apartments

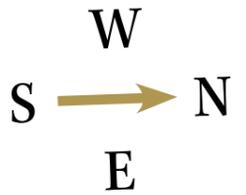
The apartments at Balmoral House have been sympathetically designed to offer capacious living and majestic style. With magnificent high ceilings, light airy rooms throughout and opulent bathrooms and kitchens, the apartments have been completed to the highest specification with a luxurious, contemporary finish.

Apartment P.01

Unit No:	P.01
Type:	1 bedroom, 1 bathroom
Approx area:	56 sq m, 603 sq ft
Kitchen/Dining/Living:	33.0 sq m, 355 sq ft
Bedroom 1:	12.2 sq m, 131 sq ft



1 bedroom apartment
Podium Floor

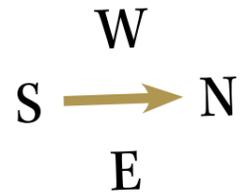
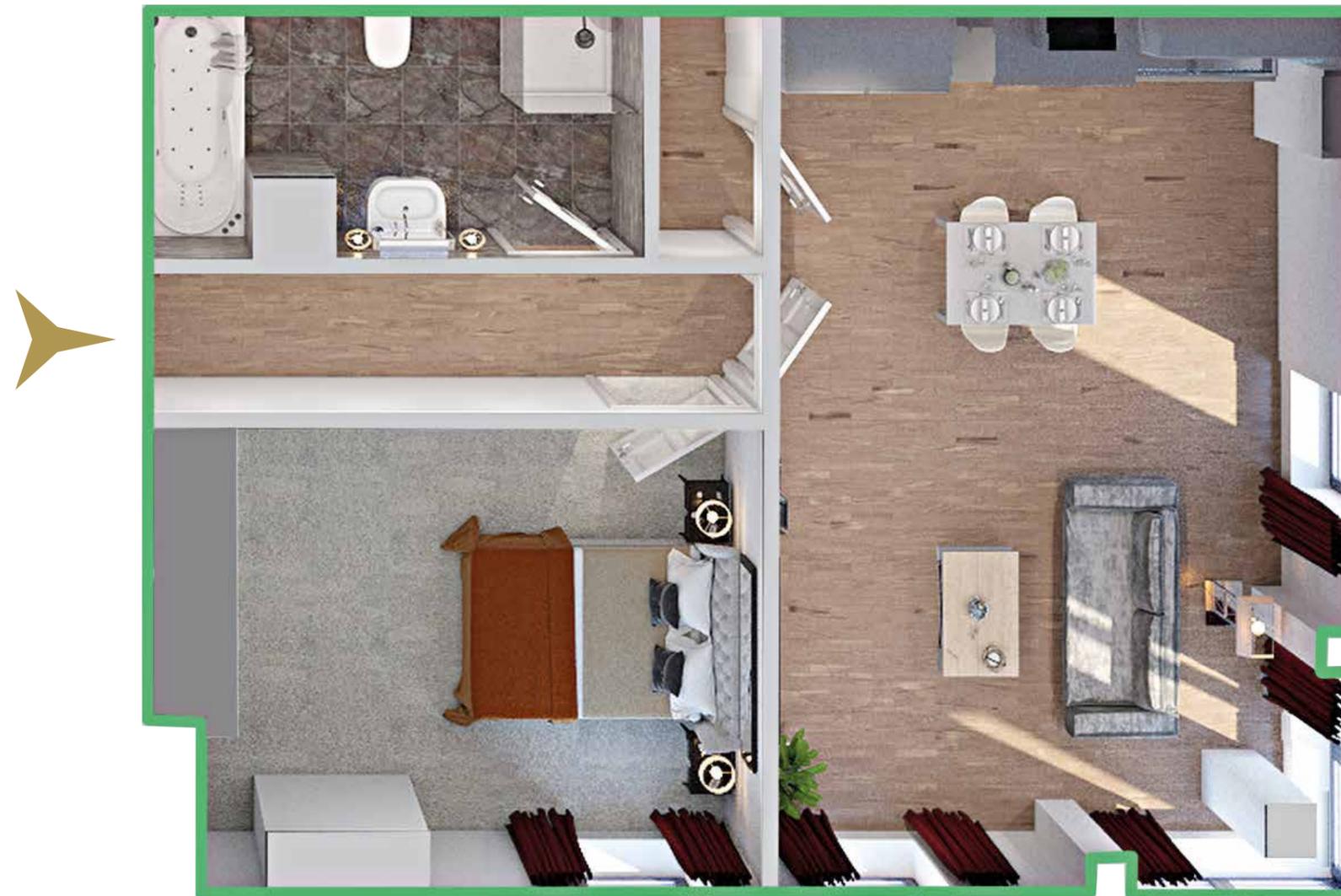


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Apartment P.02

1 bedroom apartment
Podium Floor

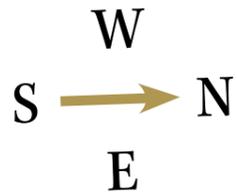
Unit No:	P.02
Type:	1 bedroom, 1 bathroom
Approx area:	58.9 sq m, 634 sq ft
Kitchen/Dining/Living:	28.2 sq m, 303 sq ft
Bedroom 1:	15.2 sq m, 164 sq ft



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Apartment P.03

1 bedroom apartment
Podium Floor



Unit No:	P.03
Type:	1 bedroom, 2 bathrooms
Approx area:	73.9 sq m, 795 sq ft
Kitchen/Dining/Living:	39.5 sq m, 425 sq ft
Bedroom 1:	18.6 sq m, 200 sq ft

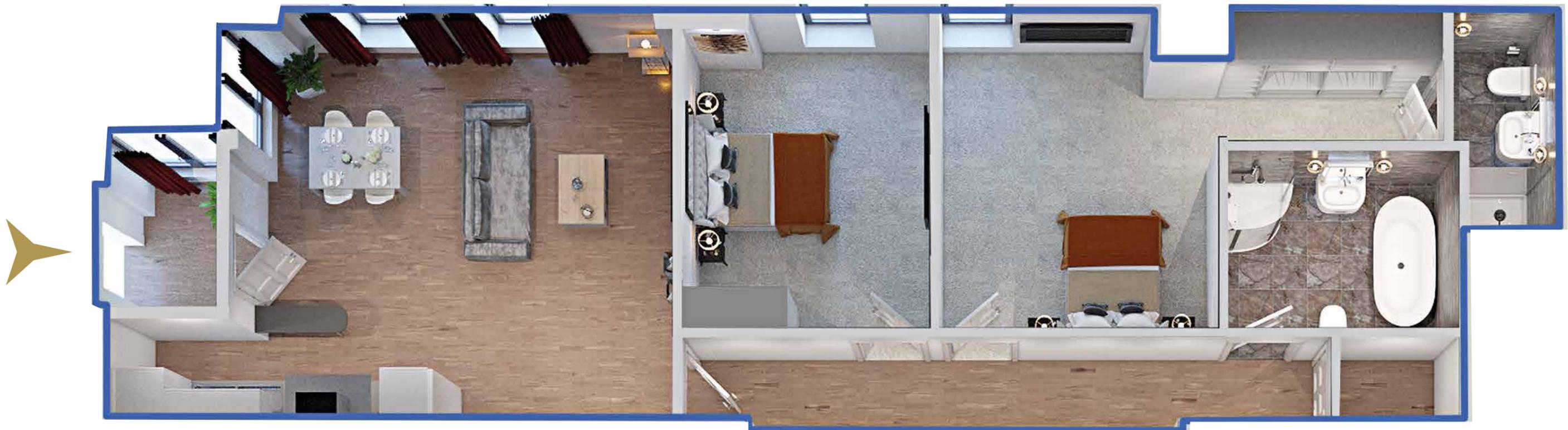
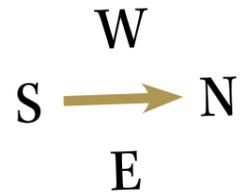


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Apartment P.04

2 bedroom apartment
Podium Floor

Unit No:	P.04
Type:	2 bedrooms, 2 bathrooms
Approx area:	86.4 sq m, 930 sq ft
Kitchen/Dining/Living:	29.7 sq m, 320 sq ft
Bedroom 1:	13.5 sq m, 145 sq ft
Bedroom 2:	12.0 sq m, 129 sq ft

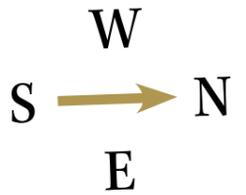


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Apartment 4.01

3 bedroom apartment
Fourth Floor

Unit No:	4.01
Type:	3 bedrooms, 2 bathrooms
Approx area:	86.1 sq m, 926 sq ft
Kitchen/Dining/Living:	27.1 sq m, 291 sq ft
Bedroom 1:	12.1 sq m, 130 sq ft
Bedroom 2:	12.0 sq m, 129 sq ft
Bedroom 3:	12.0 sq m, 129 sq ft

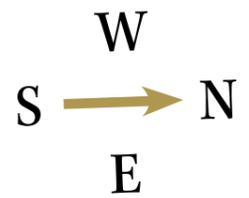
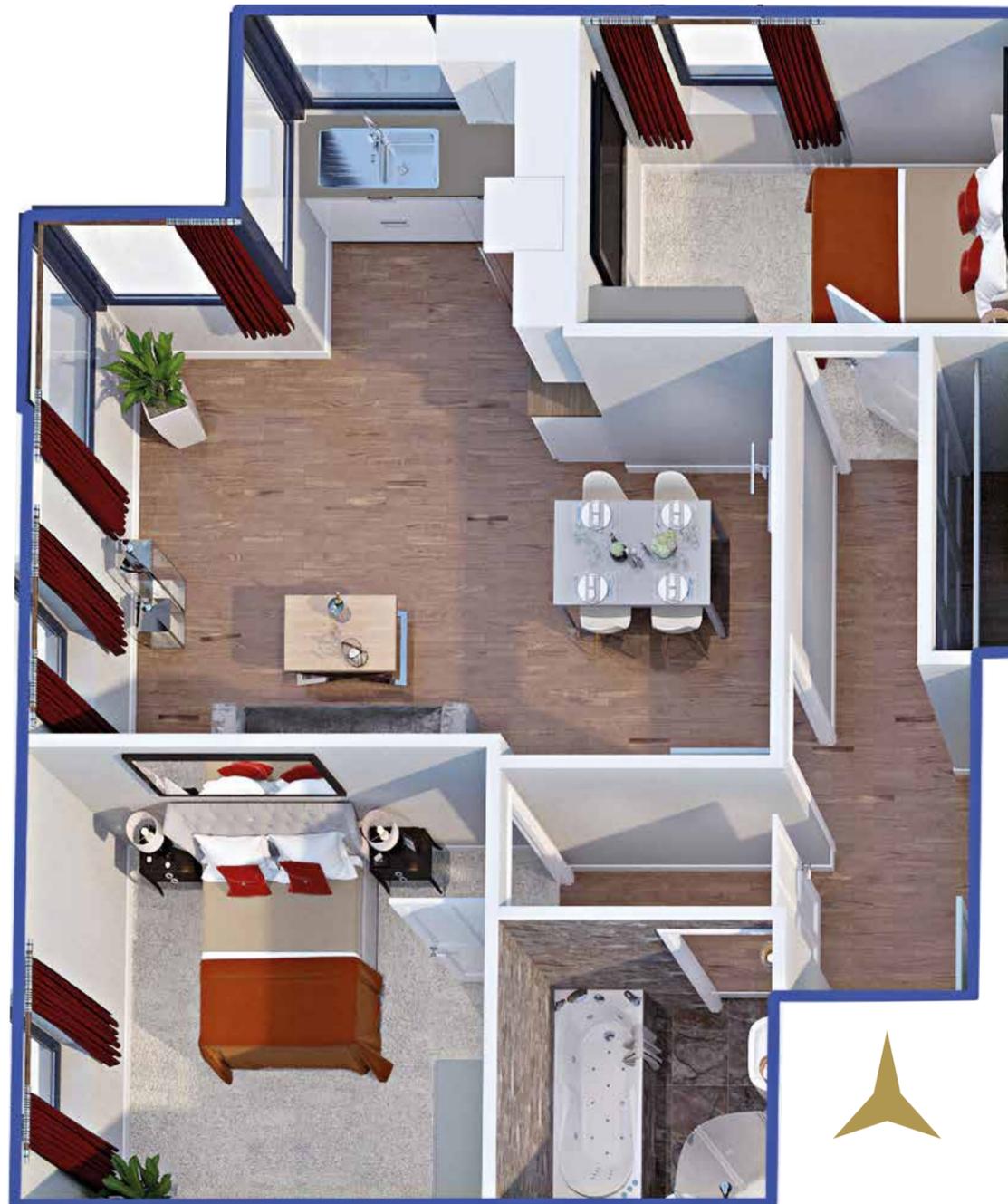


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Apartment 4.02

Unit No:	4.02
Type:	2 bedrooms, 1 bathroom
Approx area:	61.6 sq m, 663 sq ft
Kitchen/Dining/Living:	25.0 sq m, 269 sq ft
Bedroom 1:	12.0 sq m, 129 sq ft
Bedroom 2:	8.0 sq m, 86 sq ft

2 bedroom apartment
Fourth Floor

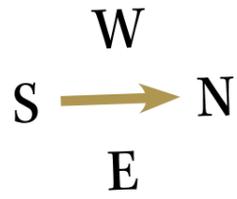
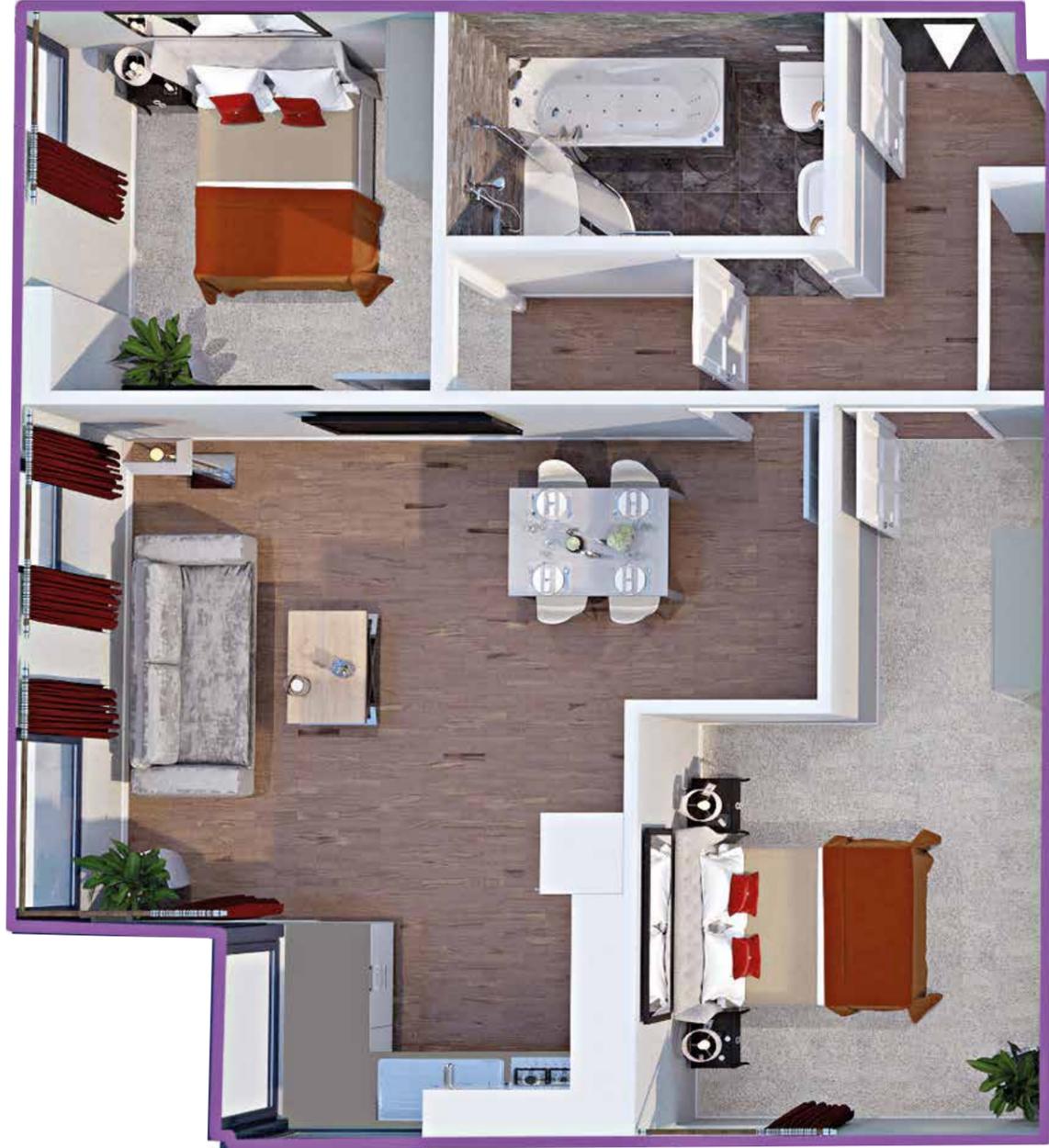


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Apartment 4.03

Unit No:	4.03
Type:	2 bedrooms, 1 bathroom
Approx area:	61.2 sq m, 659 sq ft
Kitchen/Dining/Living:	25.0 sq m, 269 sq ft
Bedroom 1:	13.1 sq m, 141 sq ft
Bedroom 2:	8.5 sq m, 92 sq ft

2 bedroom apartment
Fourth Floor

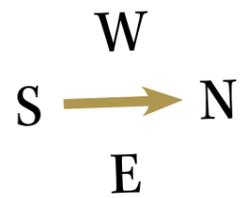


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Apartment 4.04

Unit No:	4.04
Type:	1 bedroom, 1 bathroom
Approx area:	50.3 sq m, 541 sq ft
Kitchen/Dining/Living:	23.0 sq m, 247 sq ft
Bedroom 1:	12.4 sq m, 133 sq ft

1 bedroom apartment
Fourth Floor



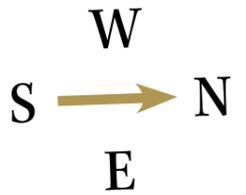
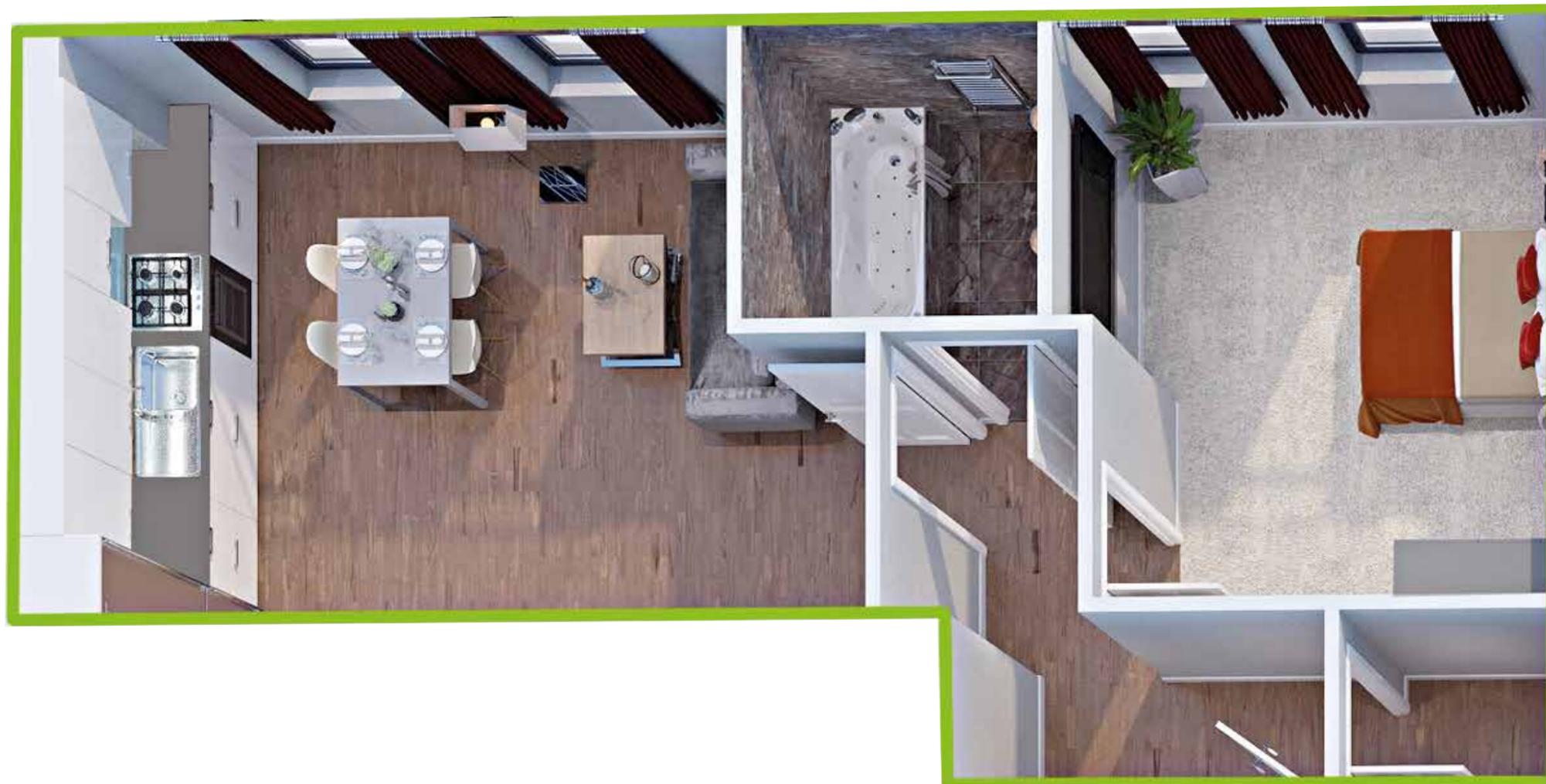
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Apartment 4.05

Unit No:	4.05
Type:	1 bedroom, 1 bathroom
Approx area:	50.6 sq m, 544 sq ft
Kitchen/Dining/Living:	23.2 sq m, 250 sq ft
Bedroom 1:	13.8 sq m, 148 sq ft



1 bedroom apartment
Fourth Floor

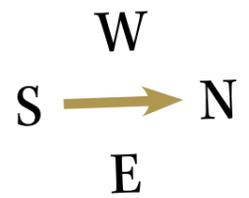


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Apartment 5.01

3 bedroom apartment with terrace
Sub Penthouse Floor

Unit No:	5.01
Type:	3 bedrooms, 2 bathrooms
Approx area:	86.1 sq m, 927 sq ft
Kitchen/Dining/Living:	29.0 sq m, 312 sq ft
Bedroom 1:	12.6 sq m, 136 sq ft
Bedroom 2:	12.0 sq m, 129 sq ft
Bedroom 3:	9.6 sq m, 103 sq ft
Terrace:	69.5 sq m, 747 sq ft

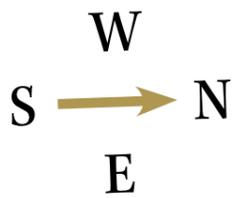


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Apartment 5.02

Unit No:	5.02
Type:	2 bedrooms, 1 bathroom
Approx area:	65.9 sq m, 709 sq ft
Kitchen/Dining/Living:	25.0 sq m, 269 sq ft
Bedroom 1:	12.5 sq m, 135 sq ft
Bedroom 2:	8.0 sq m, 86 sq ft
Terrace:	76.3 sq m, 821 sq ft

2 bedroom apartment with terrace
Sub Penthouse Floor

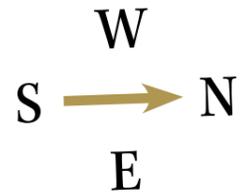


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Apartment 6.01

2 bedroom apartment
Penthouse Floor

Unit No:	6.01
Type:	2 bedrooms, 1 bathroom
Approx area:	80.8 sq m, 869 sq ft
Kitchen/Dining/Living:	33.1 sq m, 356 sq ft
Bedroom 1:	16.2 sq m, 174 sq ft
Bedroom 2:	14.8 sq m, 159 sq ft



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Apartment 6.02

Unit No:	6.02
Type:	2 bedrooms, 1 bathroom
Approx area:	69.2 sq m, 744 sq ft
Kitchen/Dining/Living:	25.0 sq m, 269 sq ft
Bedroom 1:	12.3 sq m, 132 sq ft
Bedroom 2:	11.1 sq m, 119 sq ft

2 bedroom apartment
Penthouse Floor



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Specification

KITCHEN

Integrated high spec amenities to ensure you have a kitchen of aesthetic splendour twinned with smooth functionality.

- Bespoke handle-less, white gloss, lacquered Italian cabinet doors attached to cabinets made from egger board with the best of German technology hinges. Finished with Great British craftsmanship.
- Contrasting granite/quartz work surfaces with tinted glass wall saver.
- Under unit lighting to ensure maximum practical lighting.
- Stainless steel accessories, including sink with mixer tap, stainless steel multi-function Bosch electric fan oven and matching Bosch microwave.
- Classic ceramic Bosch hob with contrasting extractor hood.
- Integrated Bosch multi-function dishwasher, Bosch washing machine and dryer plus an integrated Bosch full height fridge freezer.

BATHROOM

Relaxing, comfortable and functional in equal measures. The bathroom is spacious yet intimate with an imperial feel to the finish.

- Brilliant white, enamelled steel, freestanding, deep bath running from wall to wall
- Timeless porcelain and ceramic tiling to bathrooms and en-suites in a contemporary yet stately style.
- Thermostatically controlled shower with waterproof panelling system
- Wall hung brilliant white basin with under counter storage unit
- Back to wall dual flush WC in brilliant white
- Bespoke mirror
- All sanitary furniture comes in brilliant white and supplied by a leading supplier of fine bathrooms focusing on contemporary, European design.
- Chrome heated towel rail
- Low voltage LED luminaires

RECEPTION

Entertain, relax and live. Your reception room is key to your enjoyment of your apartment. Designed to ensure you have maximum open space, this reception room will be impressive and welcoming.

- Designer wall decorated with premium wallpaper by the Italian fashion designer Roberto Carvalli.
- Authentic American walnut flooring
- Recessed feature ceiling with low voltage LED luminaires
- Outlets for your television, telephone and internet.



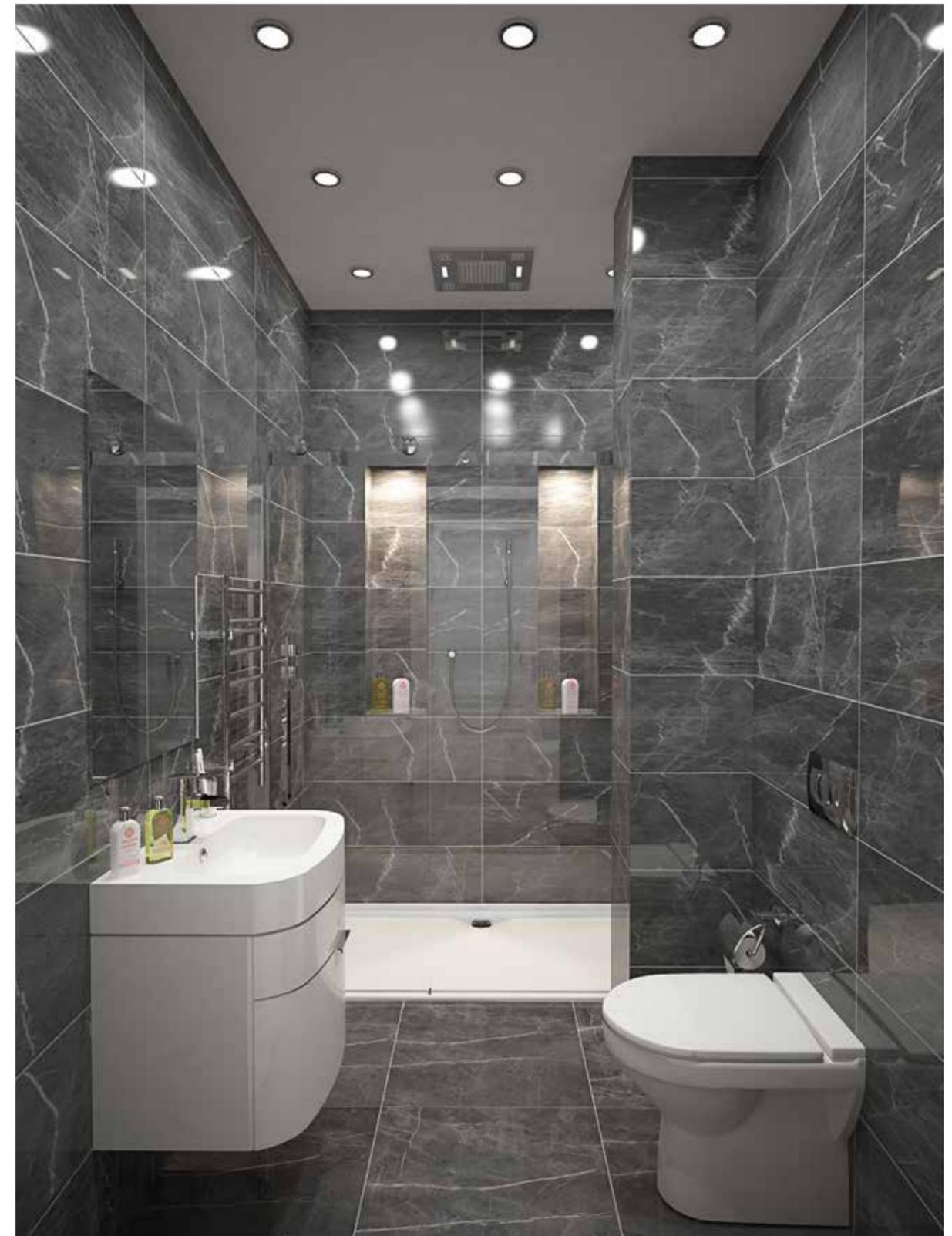
Specification

DETAILED APARTMENT SPECIFICATIONS

It can be the details that make an apartment a home. Balmoral House has been designed to ensure we have all the details covered for a magnificent home of the highest quality.

- Designing the apartments to include above average ceiling heights throughout at 2.7m tall.
- Selecting authentic American walnut flooring for the reception room and hallways
- Providing luxurious multi weave carpets in the bedrooms
- Including polypipe underfloor heating throughout the apartment thermostatically controlled for each room.
- Bespoke, grand internal doors - finished in white
- Each bedroom fitted with customised Italian wardrobes finished in gloss metallic champagne
- Stylish aluminium double glazed windows
- Satin white skirting boards, finished in satin white
- Ensuring the inclusion of USB sockets in the reception room and bedrooms
- Included for your safety is an interlinked smoke detector system
- An electric boiler system is included with a high resin water softener system
- High speed Titan Lift for upper floors
- Not forgetting the exterior of your apartment, we have used solid patterned front doors with an entry phone system and intercom.

Further to the specifications in your apartment there is also cycle storage in basement for your convenience.





LPI Group

LPI Group specialises in superior high specification contemporary apartments exclusively in London. With over 14 years' experience and more than 300 London property transactions, LPI Group is currently concentrating their business within the boundaries of Canary Wharf and by focusing on this important financial hub of the UK they are building on their growing success in the residential market. The team working with LPI Group to help drive success and create their luxurious building products consist of senior staff, architects, project managers and a skilled construction team.

Previous developments



*131 Aldersgate Street
London EC1*



*The Grand Maisonette
London W2*



*Laystall Street
London EC1*



*Grafton Way
London W1*