

A NEW HOME IN DOCKLANDS
YOU CAN AFFORD?

just say **yes**

with Assettrust@The Forge

A collection of quality 2 bedroom duplex apartments for sale on a Shared Ownership basis





Assettrust@The Forge offers you a range of 2 bedroom duplex apartments in the prestigious development by Glenkerrin.

It has a prime location in the heart of Docklands on Westferry Road, a few DLR stations from buzzing Canary Wharf and within walking distance of Greenwich town centre.

Through Assettrust, you are now able to buy as little as a 12.5% share in one of these very exclusive homes, paying rent on the remaining share.



A quality home on a Shared Ownership basis?

just say

yes

If you're trying to buy a home of your own, then you probably know how difficult it is to make that first step onto the ladder. Assettrust Housing is here to help, with Shared Ownership schemes that reduce start-up costs and monthly repayments.

Assettrust Housing is a privately financed company established in 2003 to provide affordable homes on a rental or Shared Ownership basis throughout England and Wales.

Our policy is to combine traditional values with state-of-the-art management and financing techniques.

We are governed by a charter which ensures fair rents, high standards of maintenance and effective long-term management.

Assettrust tenants and owners live in high quality new homes of modern design, which include large urban mixed-tenure developments or smaller schemes.



Want to make your home ownership dream a reality?

Assettrust is making the dream of home ownership come true for many people who thought they would never be able to get onto the property ladder. This is Laura Pye's story.

Laura Pye, a manager at Pineapple Dance Studios in London, recently bought a 2 bedroom apartment from Assettrust at the Roof Gardens in Earlsfield, SW London. She'd been renting in Wandsworth for some two years but with house prices in the area starting at £250,000, she never thought that buying would be an option for her.

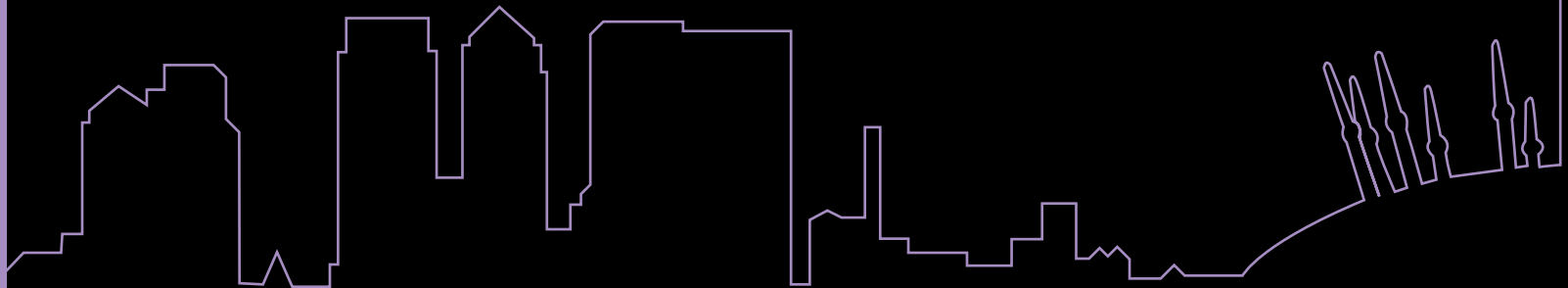
However, Assettrust's Shared Ownership scheme enabled her to not only purchase a property but to do so in an area that she wanted to be in. Laura now owns a 25% share of a new 2 bedroom apartment and pays rent on the remaining 75% which is owned by Assettrust.

In simple terms, Laura pays a total of £1,200 each month, which includes her mortgage repayments, rent and service charge. If she were to have bought the property outright the equivalent costs would have amounted to £2,250 per month which would have put the property way out of her reach.

For Laura, the benefits of purchasing under Assettrust's Shared Ownership scheme far outweigh those of renting. Home ownership means that she benefits from capital growth and has the option to buy further shares in the future.



Photography at The Roof Gardens





The Forge apartment building is new, but is next door to a restored 19th century forge, a reminder of the area's past when it was one of the world's busiest working docklands.

Today the Isle of Dogs is a premier location for business, living and leisure, ringed by the river and benefiting from speedy connections to the rest of London.



A premier Docklands location?

Assettrust@The Forge really does give you a 'best of all worlds' location. Just four DLR stations away is the phenomenal Canary Wharf business and shopping hub, where the iconic pyramid-topped tower presides over one of the city's newest and best retail centres.

Here you can shop for groceries and fashion, go to the bank or the hairdressers, stop off for a snack in one of the many coffee shops or perhaps meet friends for lunch or a drink. There's a multiplex cinema too, at West India Quay.

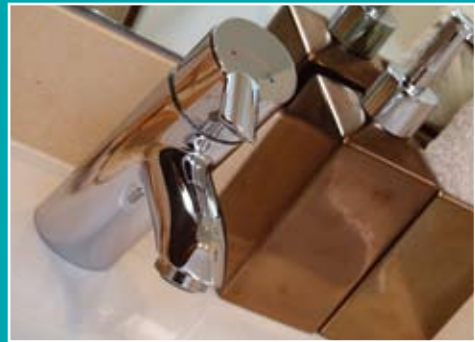
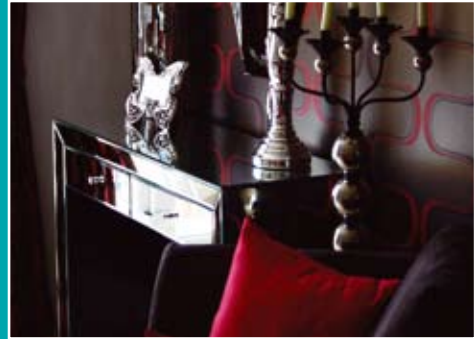
Quieter pleasures can be enjoyed at Mudchute Park, whose surprises include a city farm and riding school: not exactly what you would expect to find in this part of town! The river also makes its presence felt. It's just a few streets away, and the Thames Path is a valuable local resource for joggers and walkers. You can even walk underwater: via the foot tunnel which takes you into Greenwich town centre. Here you can shop and eat out, surrounded by historic maritime buildings and beautiful Greenwich Park with its Royal Observatory.

A home perfect for your requirements?

A high quality specification has been created to enhance the way you live at The Forge.

Enjoy a custom designed kitchen with a full range of premium brand appliances, a smartly designed bathroom/en-suite and high-tech security. Apartments come complete with carpeting in living area/bedrooms. A Combined Heat and Power system serves the building, providing energy efficient heating and hot water.





Interior photography indicative only

Specification

Kitchens

- Fully fitted kitchen with quality laminate units and worktops
- Stainless steel splashback behind hob
- 1½ bowl Franke sink with chrome mixer tap
- Bosch integrated extractor hood
- Bosch stainless steel electric oven
- Bosch stainless steel electric hob
- Bosch A-rated integrated fridge/freezer
- Zanussi A/B-rated washer/dryer in hallway utility cupboard

Bathrooms

- White sanitaryware
- Semi recessed wash basin
- Steel bath
- WC with low level concealed cistern
- Hand-held shower attachment
- Shaver point, mirror, toilet roll holder
- Ceramic tiled floor
- Fully tiled walls around bath
- Heated towel rail in white
- Glass shower screen

Heating and hot water

- Thermostatically controlled radiators
- Heating and hot water sourced from Combined Heat and Power system with individual meters
- Water meters

Lighting

- Low energy pendant points
- Under unit lighting in kitchen/ceiling spotlights

Flooring

- Ceramic tiles to kitchens, bathrooms, en-suites
- Plain coloured carpet elsewhere

Balconies

- Balconies with glass balustrading, stainless steel handrail and concrete paving

Lifts

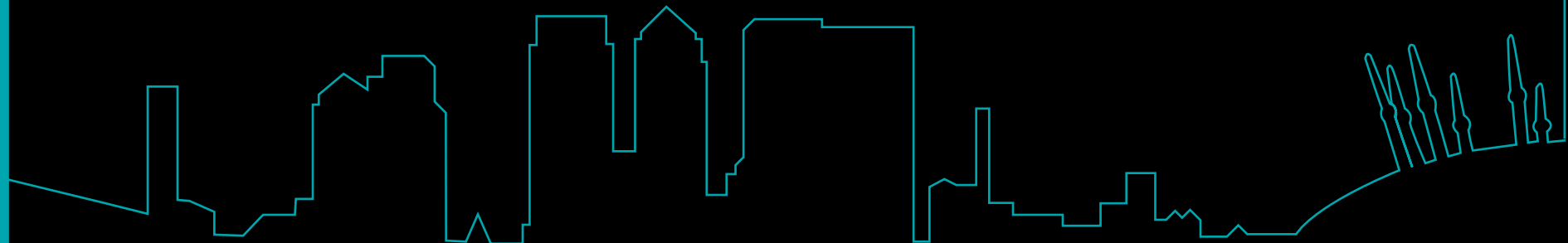
- The block is served by two high specification lifts with 24 hour emergency call service

Home entertainment and communications

- Terrestrial and digital TV capability with connection point in living room
- Communal satellite dish to be provided to serve the complete development – users to provide their own equipment and contract

Security

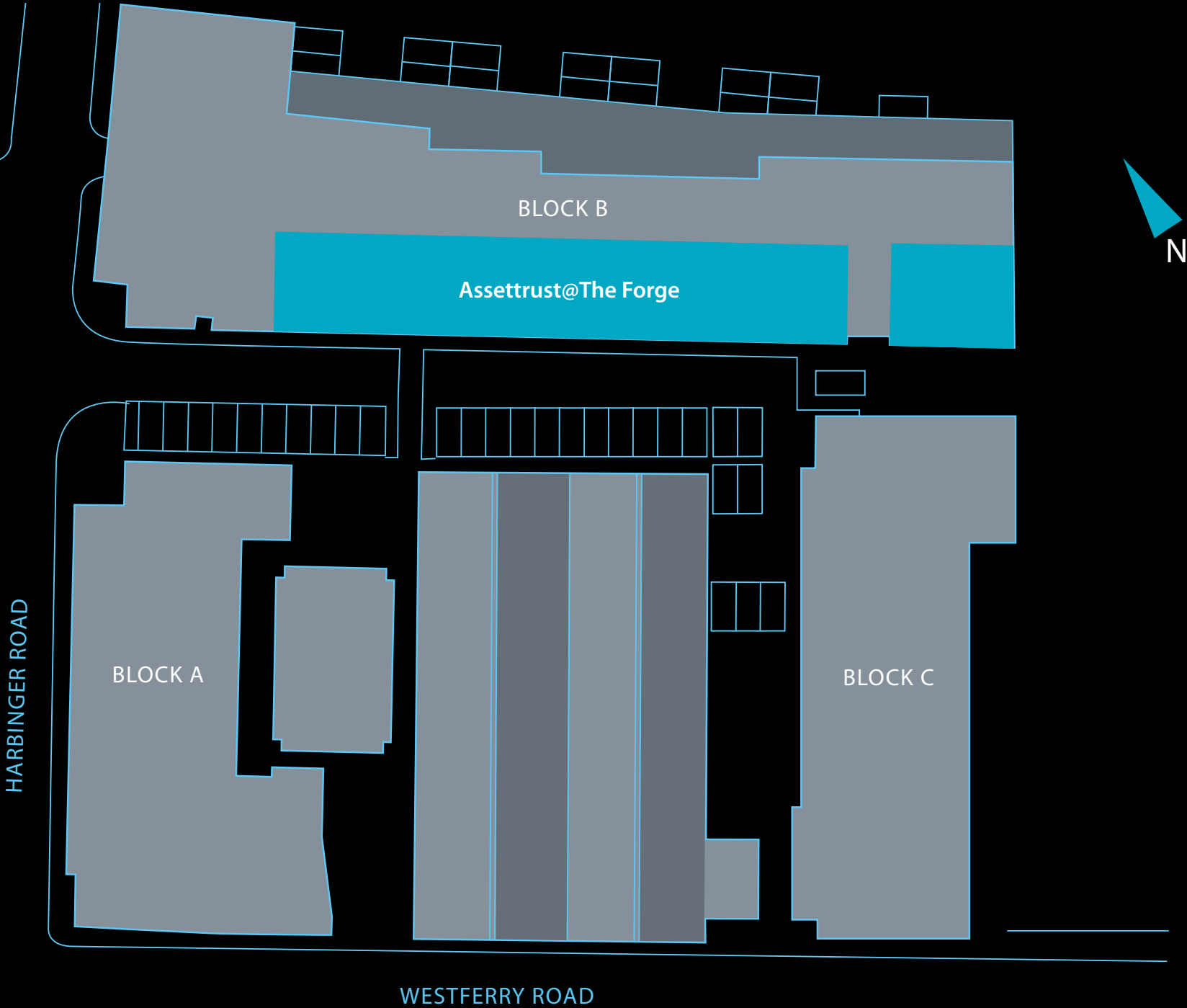
- Individual door entry system
- Scheme design certified by Metropolitan Police with CCTV system provided to cover the entire development with centralised recording
- Smoke detectors



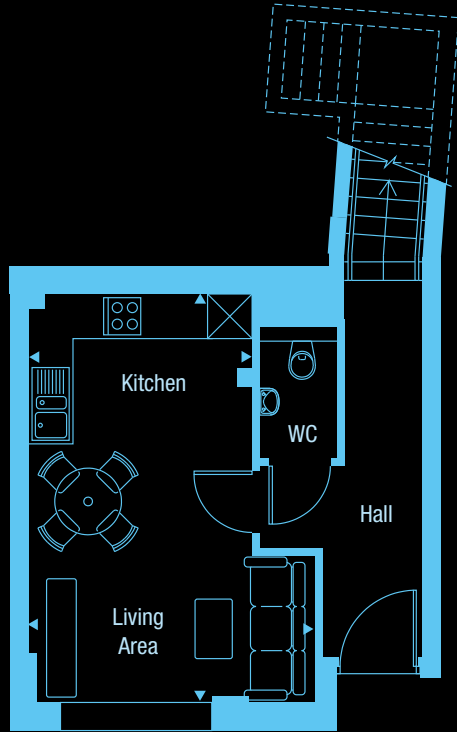
Computer generated image of The Forge, indicative only



Site Plan



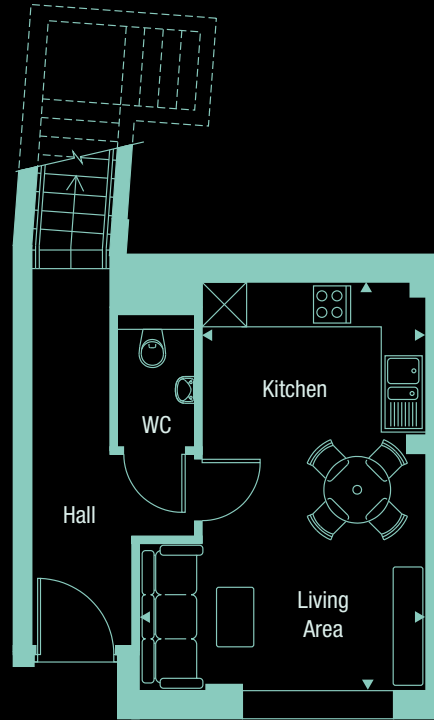
Ground floor plans



Apartment BG01

Kitchen/Living Area

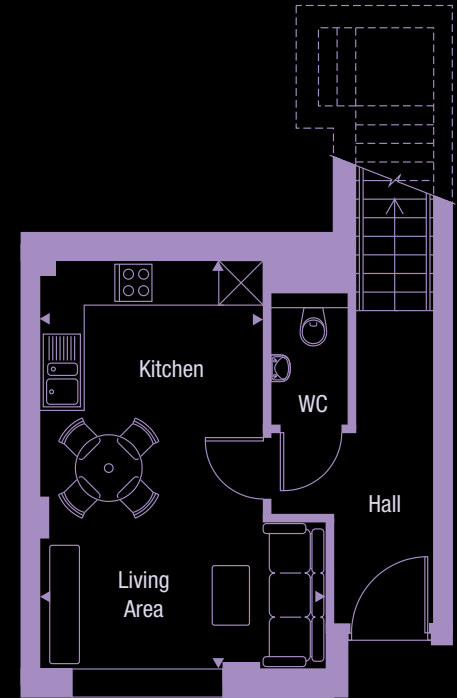
5500mm x 3850mm > 3000mm 18'0" x 12'6" > 9'8"



Apartment BG02

Kitchen/Living Area

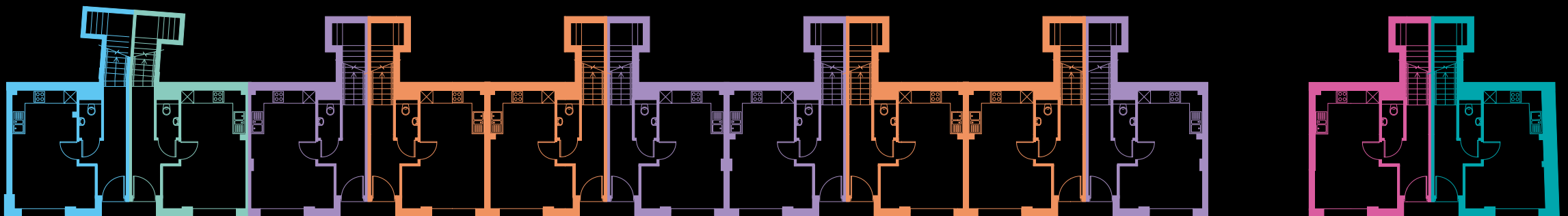
5475mm x 3800mm > 2950mm 17'10" x 12'5" > 9'7"



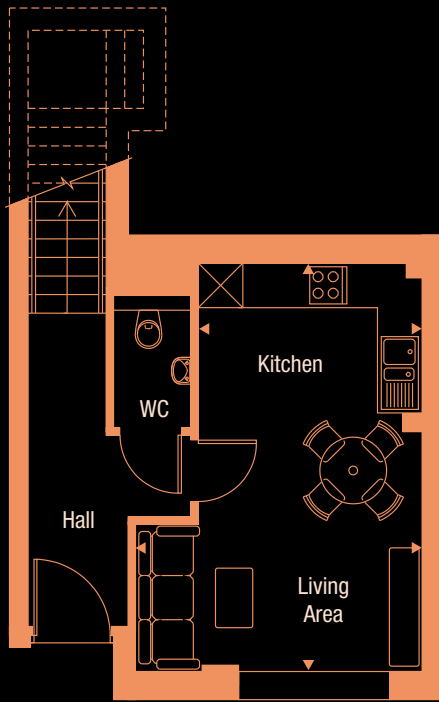
Apartments BG03 & BG07; BG06 & BG10 handed

Kitchen/Living Area

5475mm x 3850mm > 3000mm 17'10" x 12'6" > 9'8"



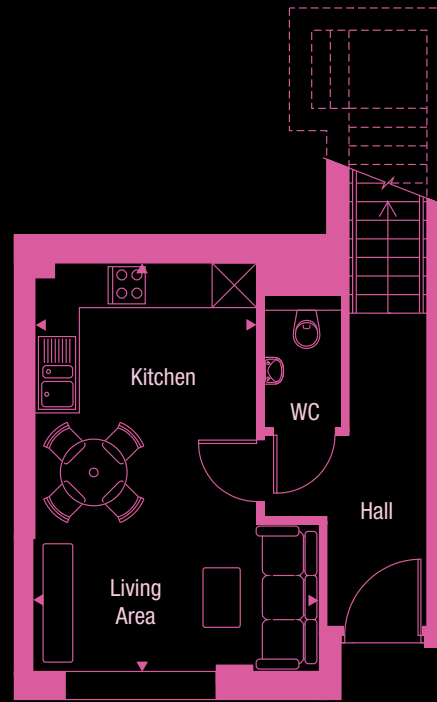
Kitchen layout may vary. Please ask Sales Executive for details.



Apartments BG04 & BG08; BG05 & BG09 handed

Kitchen/Living Area

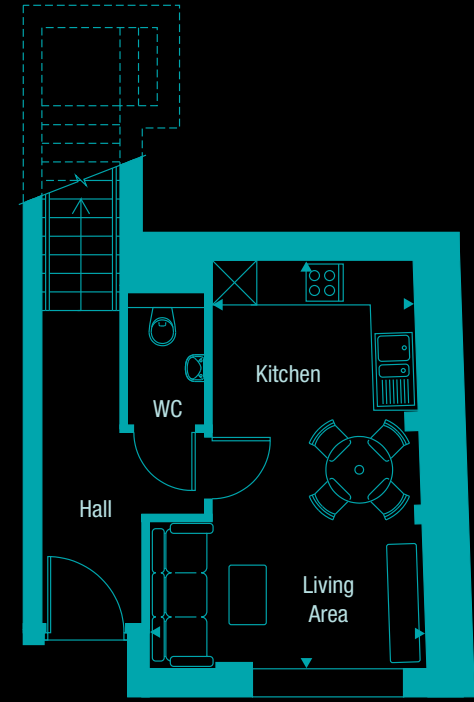
5475mm x 3800mm > 2950mm 17'10" x 12'5" > 9'7"



Apartment BG11

Kitchen/Living Area

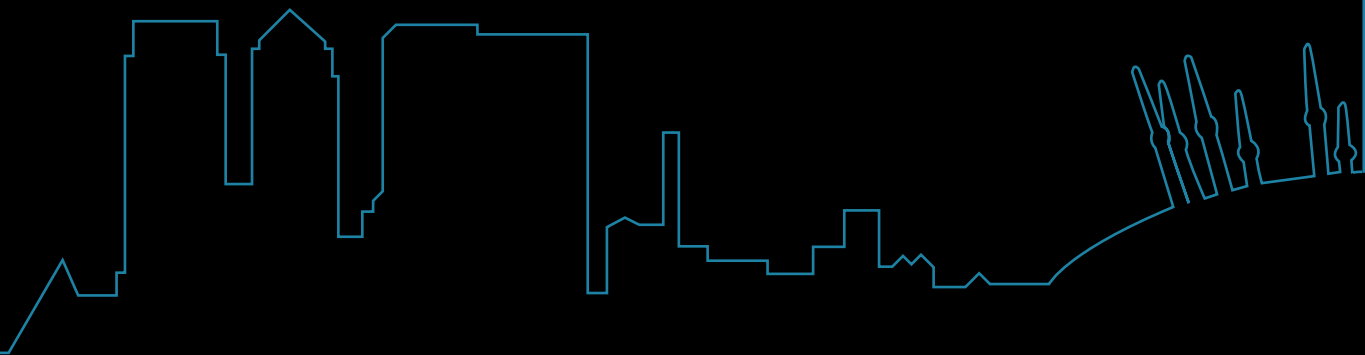
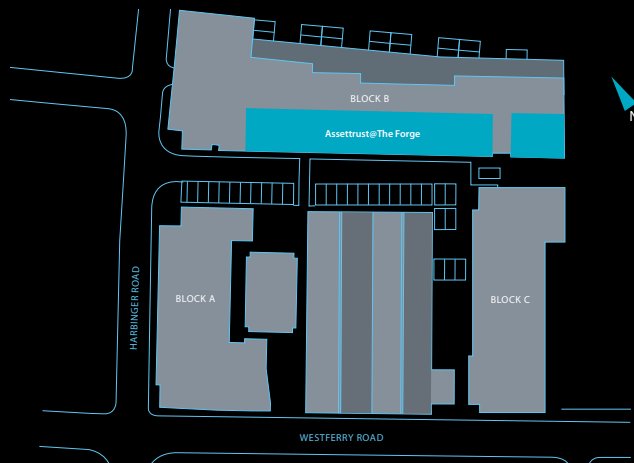
5475mm x 3800mm > 3000mm 17'10" x 12'5" > 9'8"



Apartment BG12

Kitchen/Living Area

5475mm x 3675mm > 2625mm 17'10" x 12'1" > 8'6"



First floor plans



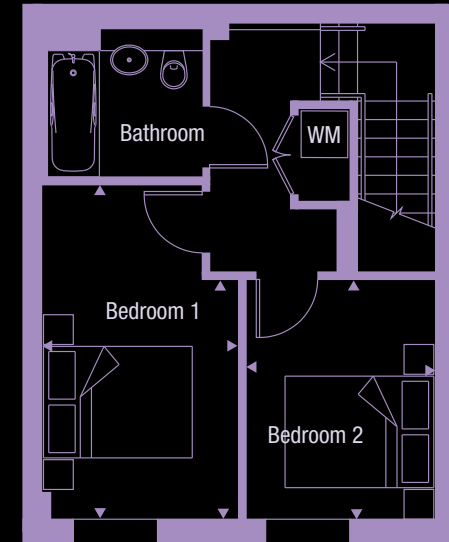
Apartment BG01

Bedroom 1
4700mm x 2650mm 15'4" x 8'7"
Bedroom 2
3175mm x 3025mm > 1925mm 10'4" x 9'9" > 6'3"



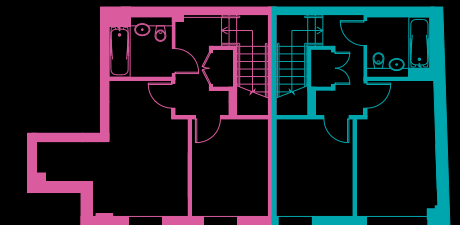
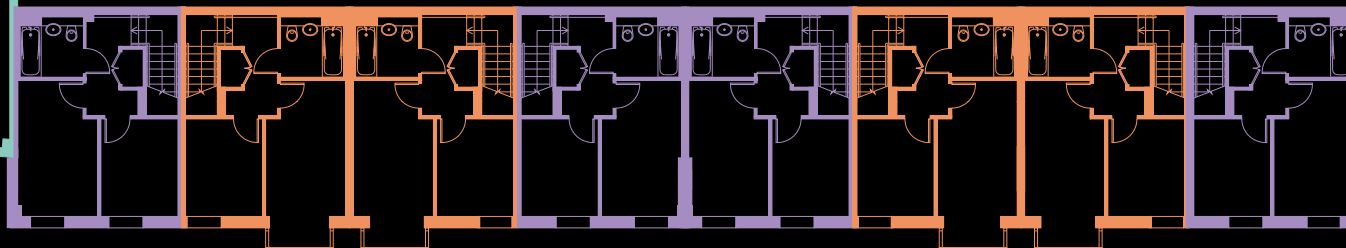
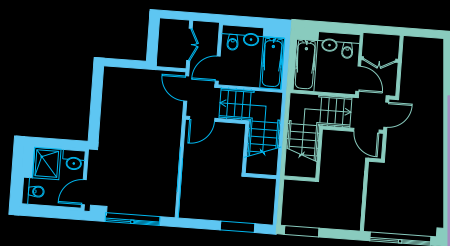
Apartment BG02

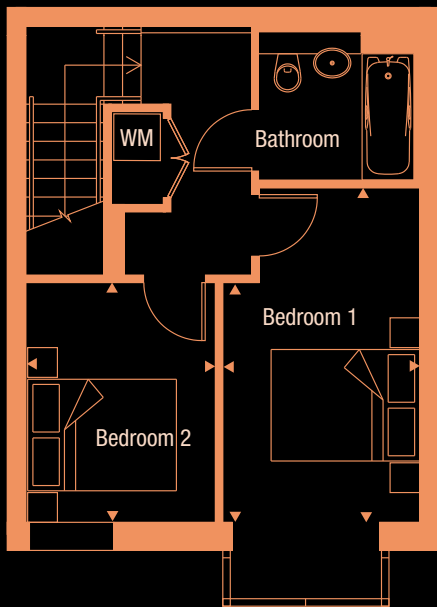
Bedroom 1
6350mm x 2600mm > 1200mm 20'8" x 8'5" > 3'9"
Bedroom 2
3175mm x 2600mm > 1450mm 10'4" x 8'5" > 4'8"



Apartments BG03 & BG07; BG06 & BG10 handed

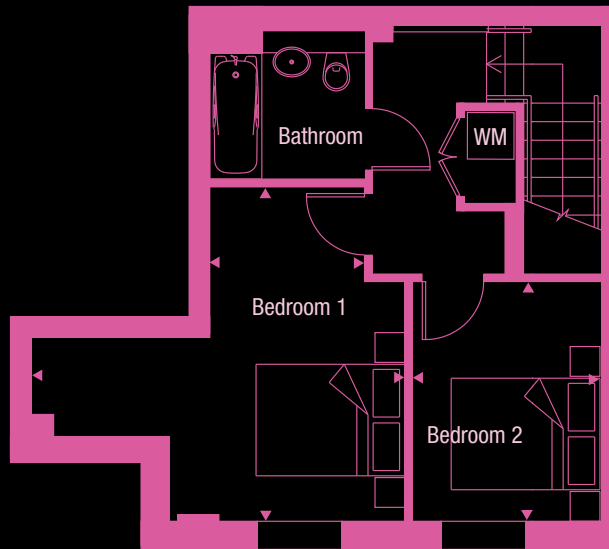
Bedroom 1
2525mm x 4375mm > 3100mm 8'3" x 14'4" > 10'2"
Bedroom 2
3100mm x 2475mm 10'2" x 8'1"





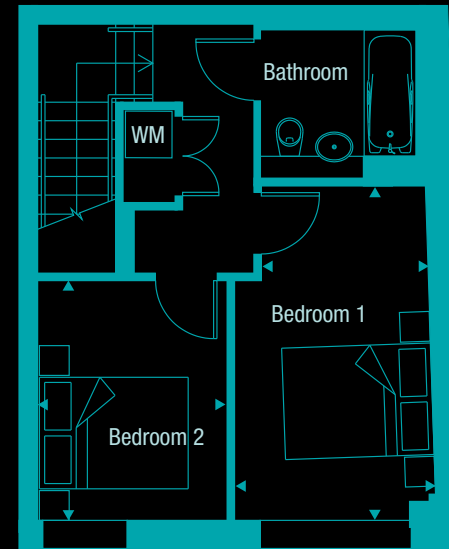
Apartments BG04 & BG08; BG05 & BG09 handed

Bedroom 1
 4350mm>3100mm x 2575mm 14'3">10'2" x 8'4"
 Bedroom 2
 3100mm x 2475mm 10'2" x 8'1"



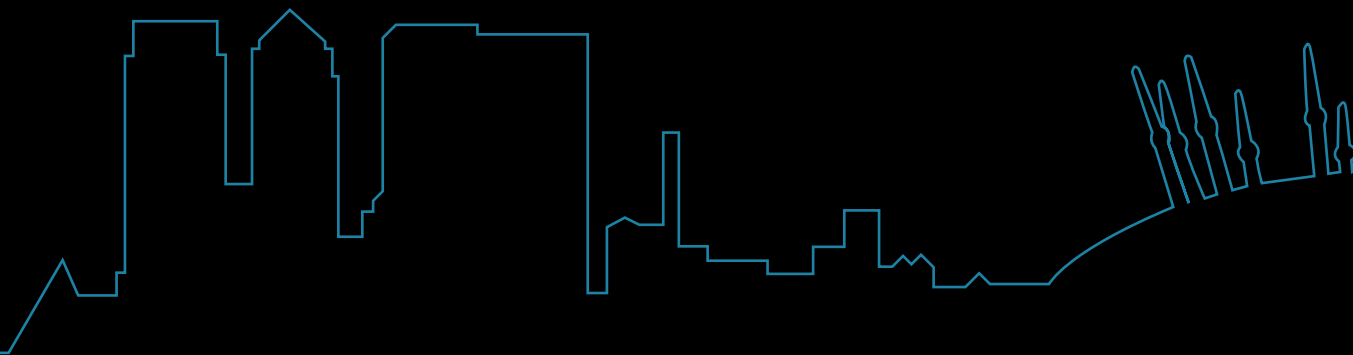
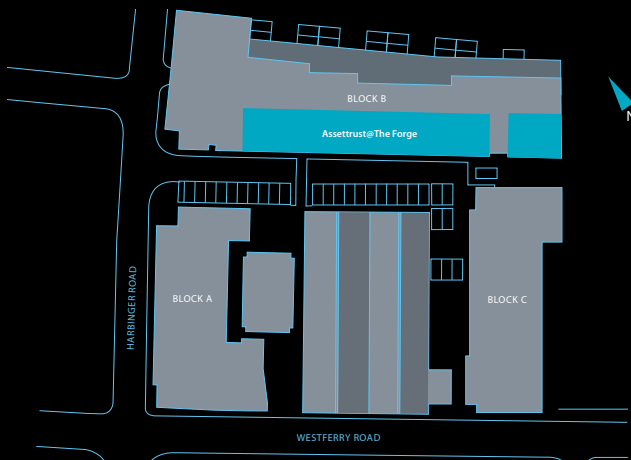
Apartment BG11

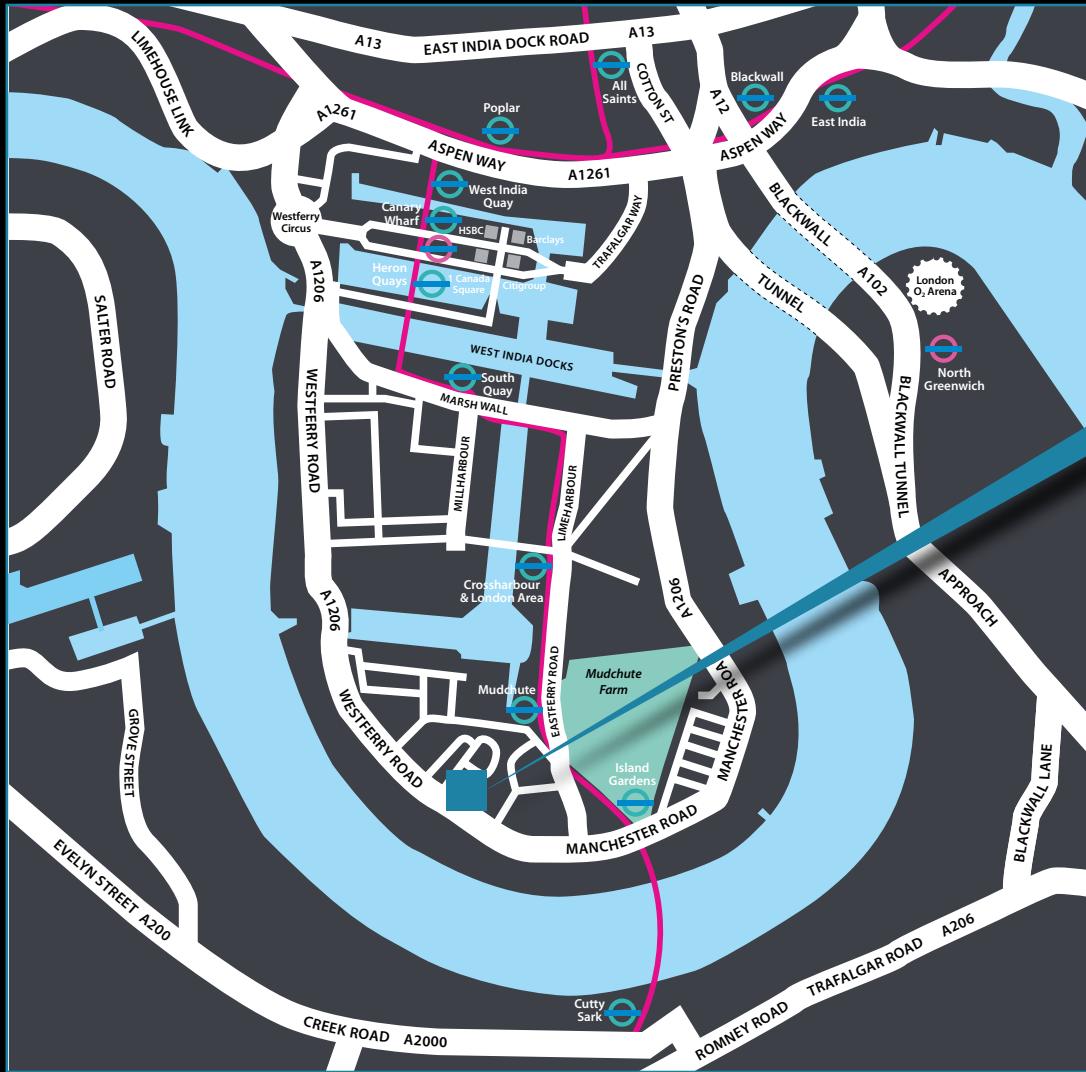
Bedroom 1
 4900mm>2500mm x 4375mm 16'1">8'2" x 14'4"
 Bedroom 2
 3100mm x 2450mm 10'2" x 8'0"



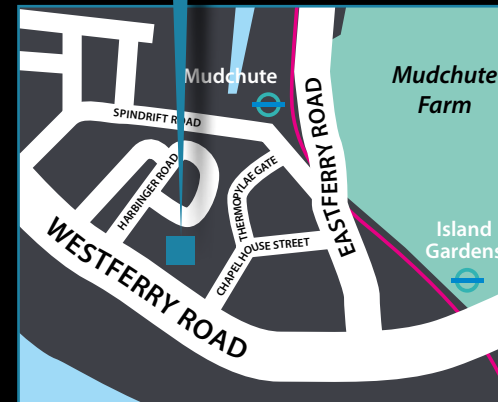
Apartment BG12

Bedroom 1
 4375mm x 2600mm>2050mm 14'4" x 8'5">6'7"
 Bedroom 2
 3100mm x 2450mm 10'2" x 8'0"





The Forge



Directions to The Forge

By tube/DLR

If using the Jubilee Line, change at Canary Wharf for the DLR. Travel to Mudchute. Opposite the station is Thermopylae Gate. Follow this road and turn right into Chapel House Street, which leads into Westferry Road. Turn right and on the next but one corner (Harbinger Road) you will find The Forge.

Please note: we do not at present have a dedicated marketing suite or car parking for customers.

The Sales and Marketing Suite for this development will be open from mid June 2008 at:
1 Goodman Street, London, E1 8GE
 Please call 0845 373 2424

Just say yes to your own home at The Forge
 Call: **0845 373 2424** or visit: www.theforge-apartments.com

Assettrust Housing Ltd.
 6th Floor, The Chambers, Chelsea Harbour, London SW10 0XF

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