

Telford Homes: Be Connected at Gallions Point

- ***Research shows prices of homes near Jubilee line and DLR stations grew by 3.1% more than the local authority average, and are among the most desirable places to live.***
- ***Homes at Gallions Point offer journey times of 15 minutes to Canary Wharf and 23 minutes to London Bridge***
- ***Located directly by the River Thames in London's only Enterprise Zone with easy access to financial and business districts and the West End***

Demand for homes with quick and easy access to an underground station or DLR is surging, particularly among today's professional buyers. The strongest price growth uplift of just over 3% was found around the Jubilee line and the DLR, areas which have undergone significant regeneration.¹ For buyers who want to live a riverside lifestyle, whilst being well connected for work and leisure at an affordable price, Gallions Point is the perfect address.

The recent research reinforces the enduring appeal of connectivity among buyers. According to CBRE, properties near tube stations have the best price growth. They found that house prices near these tube stations have grown by 2.1% more per year than the local authority average. The strongest uplift of 3.1% above the wider borough was found on the Jubilee line and the DLR.

Gallions Point is a new, unique riverside neighbourhood comprising of 127 homes in the heart of the Royal Docks. The development is unique in that all one and two bedroom homes are available through the Help to Buy scheme priced from just £348,750 for a one bedroom apartment. In addition to the excellent price point, Gallions Point offers unrivalled transport connections from Gallions Reach DLR station, located adjacent to the development, and the Jubilee Line is accessible from Canning Town (just a few stops away on the DLR)

For young professionals, living at Gallions Point is ideal for a better work/life balance with direct access to London's financial and business districts in journey times of just 15 minutes to Canary Wharf, 17 minutes to Stratford, 21 minutes to London Bridge and 23 minutes to London City Airport. The West End and Mayfair is accessible in 32 minutes via the Jubilee Line to Bond Street.

Those that need to travel for work or not based in the UK permanently will greatly benefit from access to international travel which is exceptionally easy with London City Airport just three miles away by road. In addition, the Emirates Air Line, London's only cross-river cable car is also close by via Docklands Light Railway.

Spanning over 275 acres by the River Thames, the Royal Docks is undergoing a £314 million regeneration programme over the next five years and will become one of the most exciting new places to live in the capital. As part of this renaissance, Telford Homes is creating a new neighbourhood with this stylish, contemporary development enabling a new generation of homebuyers to own their own home and be a part of this area's exciting story.

¹ <https://www.cbreresidential.com/uk/en-GB/content/news-mind-gap-buy-near-tube-station-better-house-price-growth>

As part of the wider regeneration and investment story in this riverside neighbourhood, once operational the brand-new Crossrail station at Custom House will provide quick and easy access to Canary Wharf in just 3 minutes, Tottenham Court Road in 15 minutes, Bond Street in 17 minutes and Heathrow Airport in less than 45 minutes.

Homes currently available include a stylish collection of one, two and three bedroom apartments. Buyers visiting the development have the opportunity to experience the lifestyle first hand with one bedroom and two bedroom show homes by Studio Morton and ArtSpace on site.

The architecture and exterior design of Gallions Point is drawn from the area's previous incarnation as a thriving, prosperous dock where large ships frequently passed and unloaded at the warehouses on the dock side. This maritime heritage is evident in the materials and bricks used on the residential buildings to the design of the courtyards, which reflect the design aesthetic of the Royal Docks, creating a sense of space and connection with the waterside.

A primary focus for homes at Gallions Point is leisure and relaxation at home. The development has three courtyard gardens, as well as a private residents' lounge in each block. Representing a modern interpretation of warehouse living, the apartments have been cleverly designed to maximise space and create generously sized contemporary living accommodation. Floor to ceiling windows flood the rooms with light with outdoor space in the form of either a balcony, terrace, or inset winter gardens with Juliette balconies.

The contemporary kitchen and living spaces combine form with function; with kitchens by renowned designer Urban Myth combined with stone work surfaces and fully integrated Smeg appliances, making the cooking space stylish and top quality, both for cooking and entertaining.

Simon Halfhide, Group Sales Director at Telford Homes, said: "Gallions Point is a unique development with excellent transport connections, providing a better work/life balance for a new generation of homebuyers at an affordable price, with one and two bedroom apartments available under the Help to Buy scheme. We are confident that the access to a range of transport and the location means it is in prime position for price growth, with prices set to rise once the regeneration is complete."

Due to complete in spring/summer 2020, residents of Gallions Point have access to a quality lifestyle with a plethora of shops, entertainment and leisure nearby. From Gallions Reach Shopping Park with over 35 major stores and restaurants to the iconic One Canada Square centre at nearby Canary Wharf, there are multiple sources of entertainment and leisure available including the O2 and the Excel Centre. For sports enthusiasts, the London Watersports Centre offers a wide array of activities including sailing, canoeing and a 2,000 metre rowing course, a unique benefit of living so close to the water.

Newly designated as London's only Enterprise Zone, the Royal Docks is set to attract major businesses, creative industries and individuals, leisure facilities and huge investment.

First completions are scheduled for Spring/Summer 2020 with prices at Gallions Point starting from £348,750 for a one bedroom apartment. The sales suite is located at Atlantis Avenue, E16 7AB right next to Gallions Reach DLR.

For more information buyers can visit www.gallionspoint.co.uk or contact Telford Homes on 020 3538 3273.

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EDITORS NOTES

Established in 2000, Telford Homes has grown to become one of London's largest residential developers. As a [Trammell Crow Company](#) developer, we are dedicated to delivering the homes and creating the places that London needs. Our buildings are bespoke designs consisting of various housing tenures, alongside commercial properties and community buildings.

Being a valued partner to landowners, housing associations, local authorities, build to rent investors and our supply chain is a key part of Telford Homes' strong brand reputation, as is looking after everyone who works for us.

Telford Homes' high standards and exceptional customer service have gained the company a number of awards including 'Homebuilder of the Year' at the Sunday Times British Homes Awards 2019 and Bow Garden Square has received 'Best Regeneration' at the Evening Standard New Homes Awards 2019 and 'Development of the Year' at the RESI Awards 2019. The Company's independent customer satisfaction survey for 2018 highlights that an average of 99% of customers would recommend Telford Homes. www.telfordhomes.london