



Streamlight



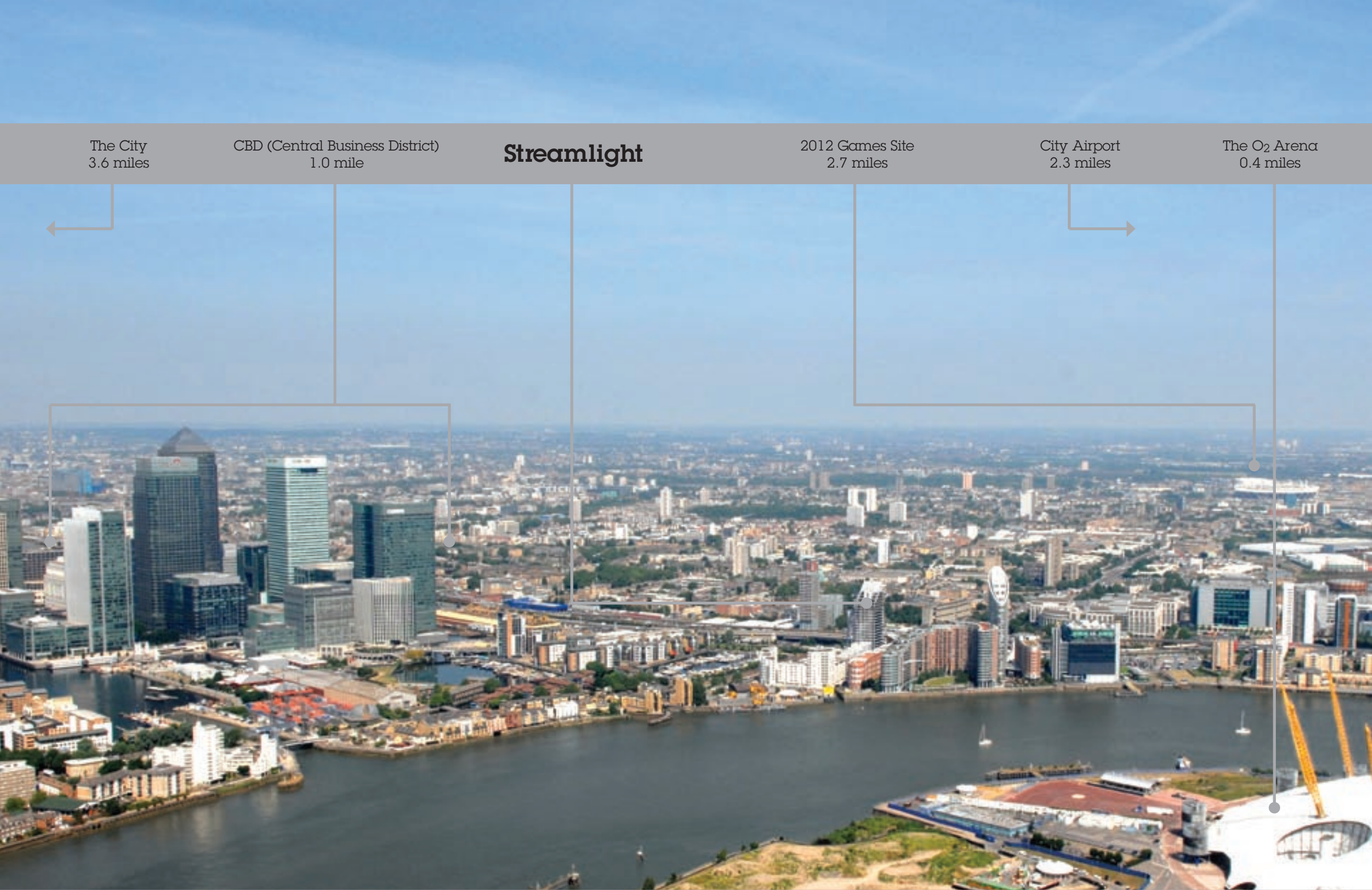


Welcome to Streamlight

Streamlight offers an exciting future, combining the advantages of living in London in a chic new eco-friendly apartment, with the benefits of a minimal commute, perhaps even a walk, into the office.

Set in the heart of London's Docklands, a vibrant community with an abundance of leisure activities on the doorstep, Streamlight apartments enjoy fabulous views across the river taking in the O₂ Arena in one direction, or the iconic One Canada Square building at Canary Wharf in another.

The Olympic Village at Stratford is a short tube ride away, offering a multitude of opportunities to see the Games in 2012 and enjoy the world class facilities thereafter.



The City
3.6 miles

CBD (Central Business District)
1.0 mile

Streamlight

2012 Games Site
2.7 miles

City Airport
2.3 miles

The O₂ Arena
0.4 miles

Perfectly Placed

Streamlight is situated within London's wider working and residential communities which stretch from Clerkenwell to City Airport and from the Barbican to Tower Bridge. London offers access to the world's most successful businesses.

It is also perfectly placed for those who delight in cultural activities with leading arts venues, heritage sites and shopping amenities close by. Explore along the Thames riverside and reach out to celebrated arts performances at The Royal Festival Hall and The National Theatre.

View awe-inspiring visual art collections at the Tate Modern and the Hayward Gallery and see the history of London come to life at the Tower of London.

Enjoy shopping? Indoor shopping malls at Westfield and Canary Wharf provide a modern and contemporary approach. However, if you prefer a leisurely day surrounding yourself with beautiful fashion boutiques, cafes and restaurants for every palate then Covent Garden, with its street entertainers, is the perfect stop for you to be in the heart of this magnificent city.

Live London

London's Docklands, once the hub of world shipping has enjoyed a renaissance in the past 20 years, emerging proudly as a great place to live as well as a thriving district for commerce and industry.

Gaselee Street, where Streamlight stands in the North East corner of the Isle of Dogs, is exceptionally well placed to enjoy the many aspects of work, rest and play that the area offers.

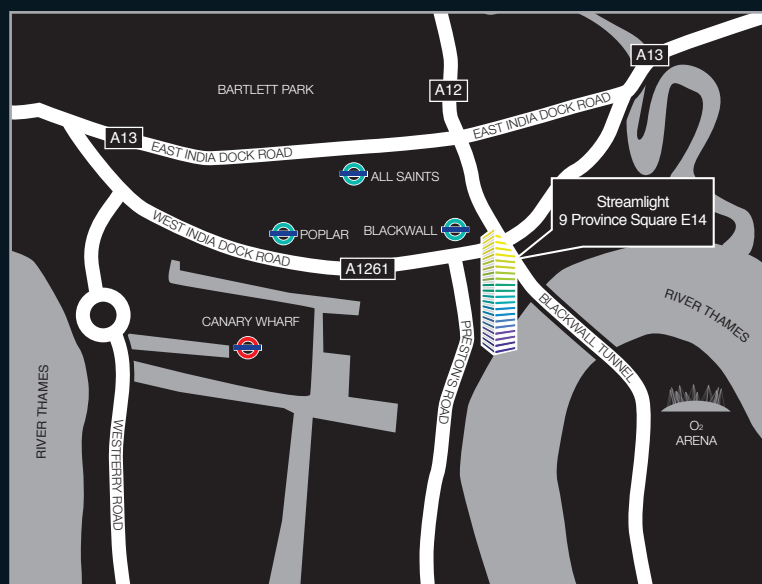
It is a 5 minute walk to Canary Wharf from Streamlight - a great opportunity to opt out of public transport and opt in to a healthy commute to a nearby office.

With the Docklands Light Railway just a few minutes walk away at Blackwall, the rest of London is, as they say, your oyster. But with so much to do just a stone's throw from home you'll be sure to spend a large proportion of your time enjoying the neighbourhood's own attractions.

Billingsgate Market is the place to buy the freshest fish and shellfish, the O₂ Arena offers a fantastic event programme of top acts, and you'll be spoilt for choice with the variety of superb shops, pubs and restaurants locally.

International travel from London City Airport is particularly handy for a range of business and leisure destinations and Gatwick, Heathrow and Stansted are also extremely accessible.

The Blackwall Tunnel close by leads the way by car to South London and the M25, while the A13 and A12 major arterial roads take drivers eastwards to the M25 and M11.



Streamlight

2 Minutes*



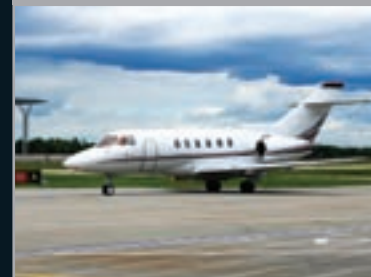
Blackwall DLR Station

5 Minutes*



Canary Wharf Shopping Mall

10 Minutes**



London City Airport

10 Minutes**



Tower Bridge

10 Minutes***



2012 Games Site

20 Minutes**



The London Eye and Westminster

25 Minutes***



Oxford Street and The West End

40 Minutes***



Harrods and Knightsbridge

A unique investment opportunity in London's Central Business District

Canary Wharf can now truly rival 'The City' as London's trading centre and global headquarters' business district. An ever-increasing number of international companies are establishing their European headquarters in the region which, together with its sustained growth will see Canary Wharf more than double in size.*

At present Canary Wharf has a workforce of 80,000, many of which are in the Investment Banking and Financial Services sector.

Approximately 14 million net square feet of office and retail space has been constructed to date with a further 10 million square feet of new commercial space planned which could effectively double its size and capacity.*

The current commercial infrastructure on the Canary Wharf Estate extends to 18 separate office developments, an underground retail centre, conference, concert and banqueting facilities, a Docklands Light Railway station, a London Underground station and several underground car parks. The district has unrivalled access via the City Airport to mainland Europe.

The immense demand for goods and services has led to an impressive choice of hotels, theatres and cinemas, and health and sports clubs. There are 5 multi-storey shopping malls, and restaurants and bars abound along with an array of fashionable boutiques. Canary Wharf remains one of the most highly-specified urban areas in the world with over 20 acres of landscaped parks and numerous squares and promenades.

Some of the international banking and financial services institutions which are based in Canary Wharf include*:

Bank of America	Credit Suisse
The Bank of New York Mellon Corp	First Boston
Barclays Capital	HSBC
Citigroup	JP Morgan
Clifford Chance	McGraw-Hill
Clydesdale Bank	Morgan Stanley
Coutts and Co	

*Source: Canary Wharf Group PLC



A new vision of city living

Space, comfort and stunning views. At Streamlight, the new apartments are designed to accommodate the busy, urban lifestyles of today's city professionals.

Built by Swan New Homes to exacting standards, incorporating impressive eco-credentials and a superb finish, the apartments maximise space and light. The views over London from each apartment are simply stunning, giving a sense of space that adds to the overall ambience of the interior. Whether you are an investment buyer or looking for your next home, the choice of properties offers flexibility and choice in an exclusive location.

The new homes, designed by architects Hunters, range from one, two and three bedroom apartments to exclusive three bedroom penthouses and have strong environmental credentials with an EcoHomes rating of Excellent.

Green features include heating and hot water generated by a CHP boiler, a green roof to encourage local wildlife to flourish, high standards of insulation and use of green materials wherever possible, plus an external space for every apartment.





Viewing is highly recommended

Whether you are looking out towards the iconic skyline and commercial hub of Canary Wharf, or glancing at the City with its mixture of classic architecture and new landmark buildings that have come to symbolise London the world over, you have to agree that Streamlight is placed in the heart of one of the world's greatest cities.

The finer details

Kitchens

- Luxury high gloss fitted units with Corian worktops and up-stands
- Integrated stainless steel Smeg 5 ring hob
- Integrated stainless steel Smeg oven
- Integrated Smeg microwave
- Integrated Smeg coffee machine (3 bed only)
- Integrated slimline Smeg dishwasher
- Stainless steel Smeg extractor chimney hood
- Freestanding Smeg washer-dryer located in laundry cupboard

Bathroom and En-Suites

- Lecico white sanitary wear throughout
- Full-height tiling to bathroom
- Full-height tiling to En-Suite (where applicable)
- Heated towel rail in bathroom and En-Suite

Heating

- Underfloor

Windows

- Double glazed aluminium composite windows (lockable and easy clean)





Details of finishes

- Chrome furniture throughout
- White painted woodwork throughout
- Smooth plaster and paint finish to walls and ceiling
- Internal doors – North American maple (white)
- Front entrance doors – walnut
- Carpet to all bedrooms
- Ceramic floor tiling to hallway, lounge, kitchen, bathroom, En-Suite (where applicable)

Lighting and electrics

- Chrome downlighters to all rooms
- All lights dimmable and energy efficient
- Sky+, TV and BT wiring to lounge and master bedroom

Security

- Video and audio entry phone to each apartment
- Concierge based at ground floor reception

Wardrobes

- Sliding door, fitted wardrobes to master bedroom and bedroom 2

Internal communal areas

- Ceramic tiling to concierge / entrance
- Carpet to communal upper floor hallways

Lift

- 2 Schindler 5400 lifts with ceramic tiles, flooring and mirrored glass walls



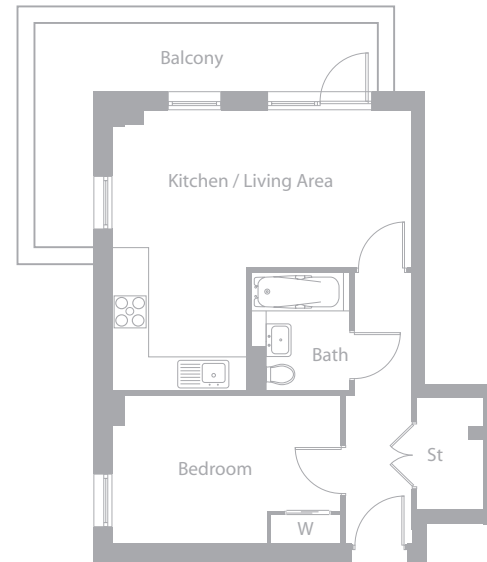
The development

Streamlight offers a stunning range of 1, 2 and 3 bedroom apartments set over the 24 floors of an architecturally striking new landmark tower. Thought has been given to the design and layout of each and every apartment in order to maximise light, space and comfort. From the smallest details to the landscaping and amenities the watchword throughout has been quality so you can be confident that whenever you buy at Streamlight you really will be buying the best.



1 bedroom apartment

Plot 29, 33, 37, 41

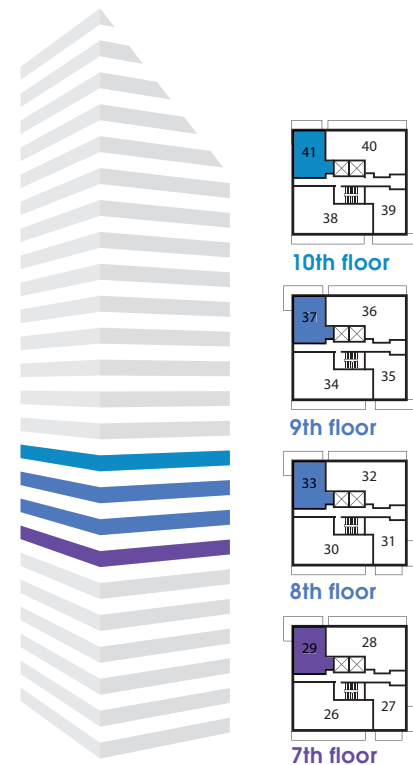


⌚ SW Facing

Total area	46.3 sqm	498.37 sqft
Open plan living area	5468mm x 2978mm	17'11" x 9'9"
Kitchen	2170mm x 2425mm	7'1" x 7'12"
Bedroom 1	2730mm x 4168mm	8'12" x 13'8"

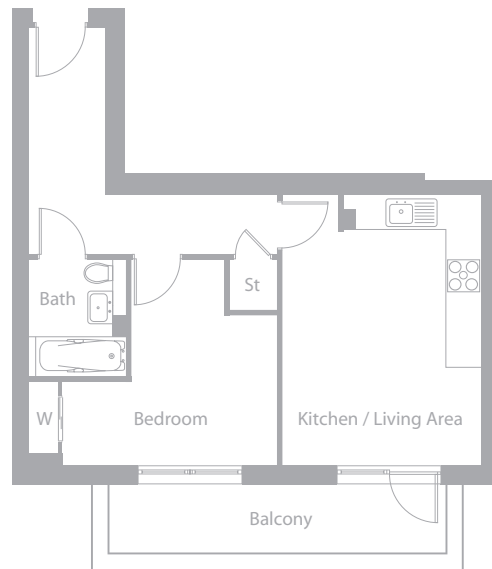
Key
W - Wardrobe St - Storage

Dimensions are taken from the widest points and may vary within a tolerance of 5%. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. The floorplan depicts a typical layout only. Floor plans are not to scale. 17063/October 2010



1 bedroom apartment

Plot 68, 73, 78



☉ E Facing

Total area

45.5 sqm 489.76 sqft

Open plan living area and kitchen

3630mm x 4952mm 11'11" x 16'3"

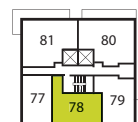
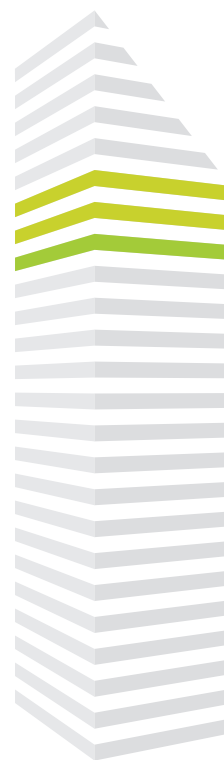
Bedroom 1

4595mm x 3782mm 15'1" x 12'5"

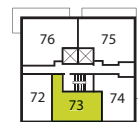
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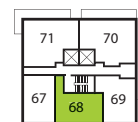
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19th floor



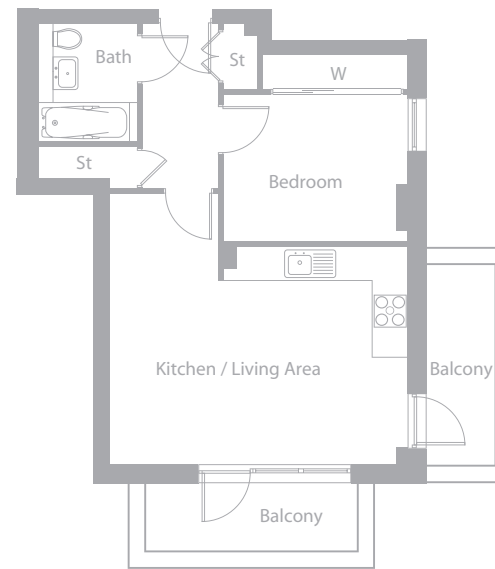
18th floor



17th floor

1 bedroom apartment

Plot 27, 31, 35, 39, 43, 47, 51, 55, 59, 69, 74, 79



☾ NW Facing

Total area

46.5 sqm 500.52 sqft

Open plan living area and kitchen

5465mm x 4946mm 17'11" x 16'3"

Bedroom 1

3374mm x 3251mm 11'1" x 8'8"

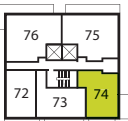
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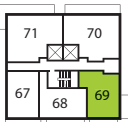
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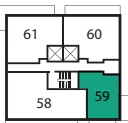
19th floor



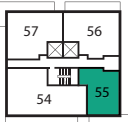
18th floor



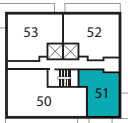
17th floor



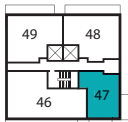
15th floor



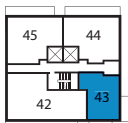
14th floor



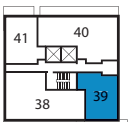
13th floor



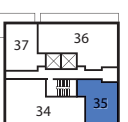
12th floor



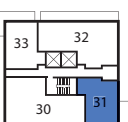
11th floor



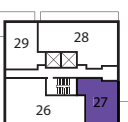
10th floor



9th floor



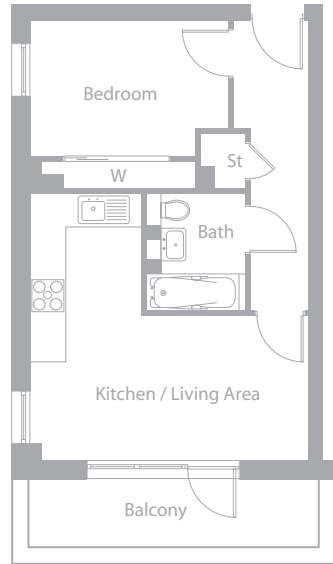
8th floor



7th floor

1 bedroom apartment

Plot 62, 67, 72, 77



SE Facing

Total area

41.0 sqm 441.32 sqft

Open plan living area

5109mm x 2609mm 16'9" x 8'7"

Kitchen

2021mm x 2268mm 8'7" x 7'5"

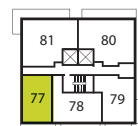
Bedroom 1

3609mm x 3050mm 11'10" x 10'0"

Key

W - Wardrobe St - Storage

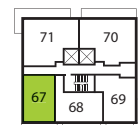
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19th floor



18th floor



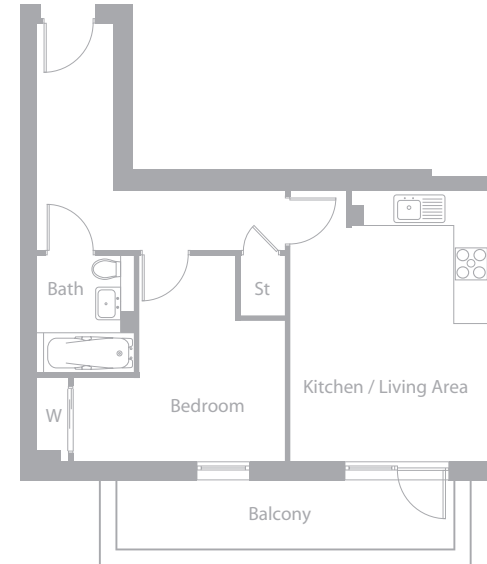
17th floor



16th floor

1 bedroom apartment

Plot 63



E Facing

Total area

45.5 sqm 489.76 sqft

Open plan living area and kitchen

4952mm x 3630mm 16'3" x 11'11"

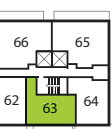
Bedroom 1

4595mm x 3782mm 15'1" x 12'5"

Key

W - Wardrobe St - Storage

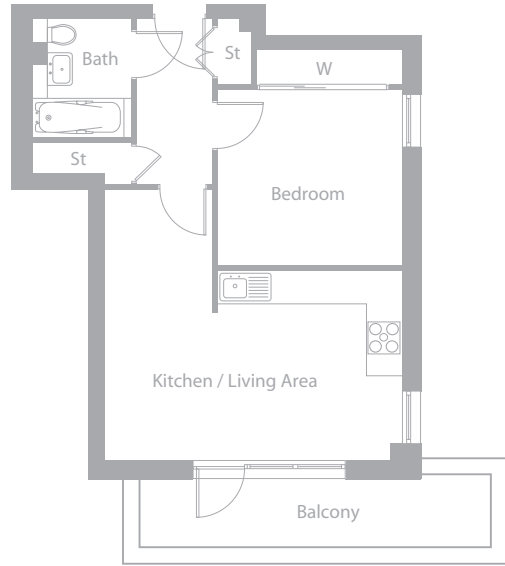
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16th floor

1 bedroom apartment

Plot 64



⌚ NE Facing

Total area

46.5 sqm 500.52 sqft

Open plan living area and kitchen

5467mm x 4945mm 17'11" x 16'3"

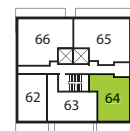
Bedroom 1

3374mm x 3251mm 11'1" x 10'8"

Key

W - Wardrobe St - Storage

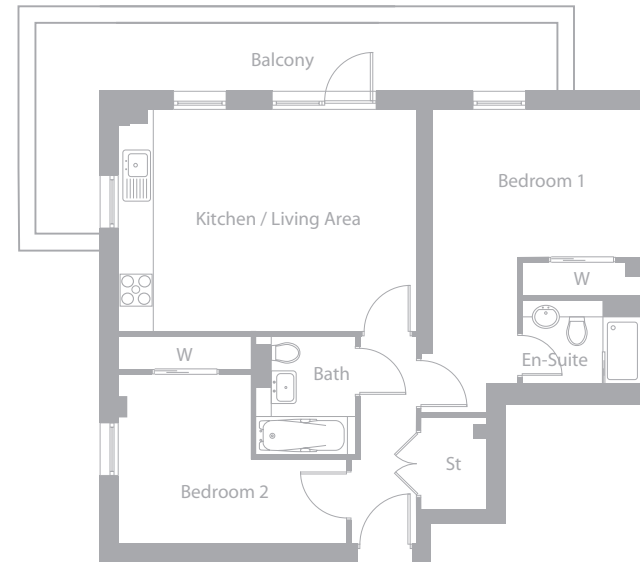
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16th floor

2 bedroom apartment

Plot 53, 57, 61, 71, 76, 81



⌚ SW Facing

Total area

67.4 sqm 725.49 sqft

Open plan living area and kitchen

5468mm x 4059mm 17'11" x 13'4"

Bedroom 1

5555mm x 3833mm 18'3" x 12'7"

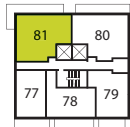
Bedroom 2

4167mm x 3818mm 13'8" x 12'6"

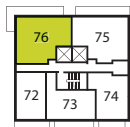
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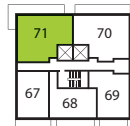
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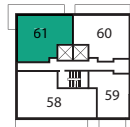
19th floor



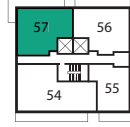
18th floor



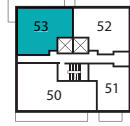
17th floor



15th floor



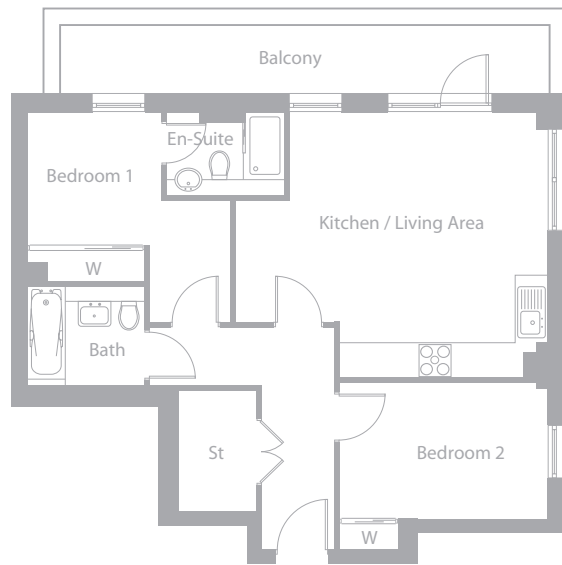
14th floor



13th floor

2 bedroom apartment

Plot 44, 48, 52, 56, 60, 65,
70, 75, 80



⌚ NW Facing

Total area

66.1 sqm 711.49 sqft

Open plan living area and kitchen

5753mm x 4866mm 18'11" x 16'0"

Bedroom 1

3833mm x 3078mm 12'7" x 10'1"

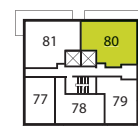
Bedroom 2

2480mm x 3104mm 8'2" x 10'2"

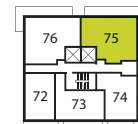
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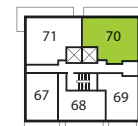
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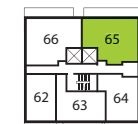
19th floor



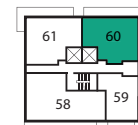
18th floor



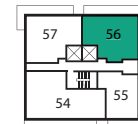
17th floor



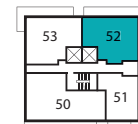
16th floor



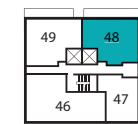
15th floor



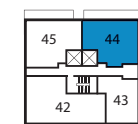
14th floor



13th floor



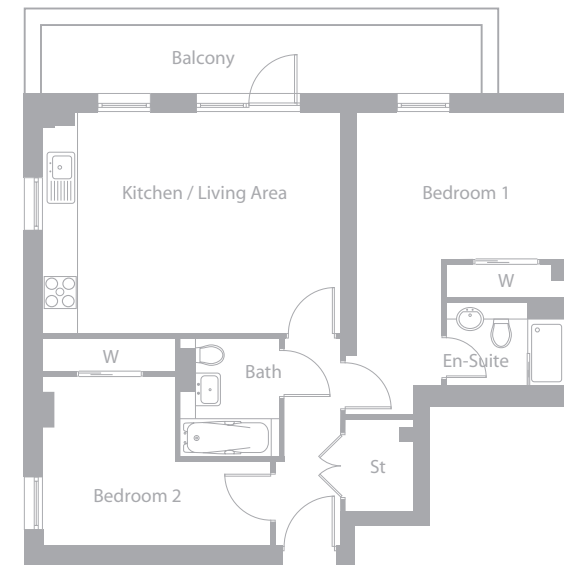
12th floor



11th floor

2 bedroom apartment

Plot 25, 45, 49, 66



⌚ SW Facing

Total area

67.4 sqm 725.49 sqft

Open plan living area and kitchen

5468mm x 4059mm 17'11" x 13'4"

Bedroom 1

5555mm x 3833mm 18'3" x 12'7"

Bedroom 2

4167mm x 3818mm 13'8" x 12'6"

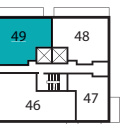
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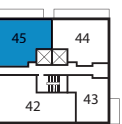
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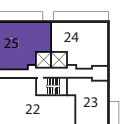
16th floor



12th floor



11th floor



6th floor

2 bedroom apartment

Plot 82, 86



SE Facing

Total area

68.4 sqm

736 sqft

Open plan living area

5793mm x 3060mm

19'0" x 10'1"

Kitchen

2675mm x 2200mm

8'9" x 7'3"

Bedroom 1

3708mm x 3344mm

12'2" x 10'12"

Bedroom 2

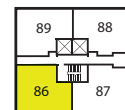
4203mm x 2600mm

13'10" x 8'6"

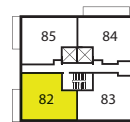
Key

W - Wardrobe St - Storage

Dimensions are taken from the widest points and may vary within a tolerance of 5%. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. The floorplan depicts a typical layout only. Floor plans are not to scale. 17063/October 2010



21st floor



20th floor

2 bedroom apartment

Plot 83, 87



NE Facing

Total area

67.3 sqm

724 sqft

Open plan living area

5991mm x 3385mm

19'8" x 11'1"

Kitchen

3583mm x 2250mm

11'9" x 7'5"

Bedroom 1

4685mm x 3509mm

15'4" x 11'6"

Bedroom 2

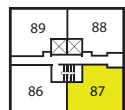
3583mm x 2951mm

11'9" x 9'8"

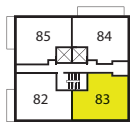
Key

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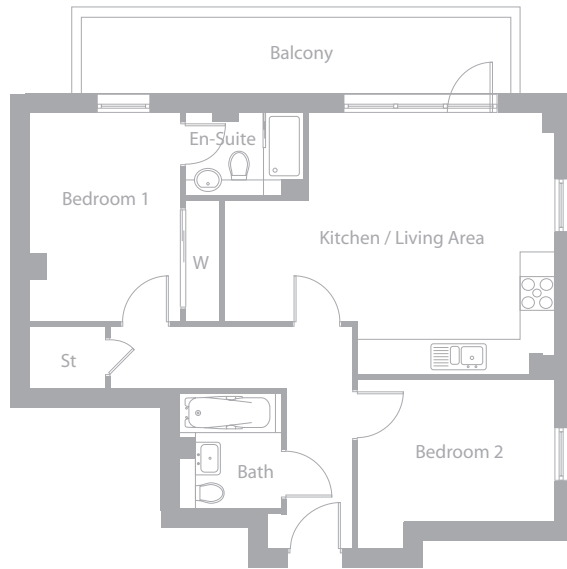
21st floor



20th floor

2 bedroom apartment

Plot 84, 88



⌚ NW Facing

Total area

66.0 sqm 710 sqft

Open plan living area

4475mm x 3823mm 14'8" x 12'7"

Kitchen

3584mm x 2250mm 11'9" x 7'5"

Bedroom 1

3823mm x 2758mm 12'7" x 9'1"

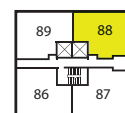
Bedroom 2

3583mm x 3146mm 11'9" x 10'4"

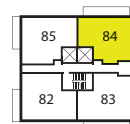
Key

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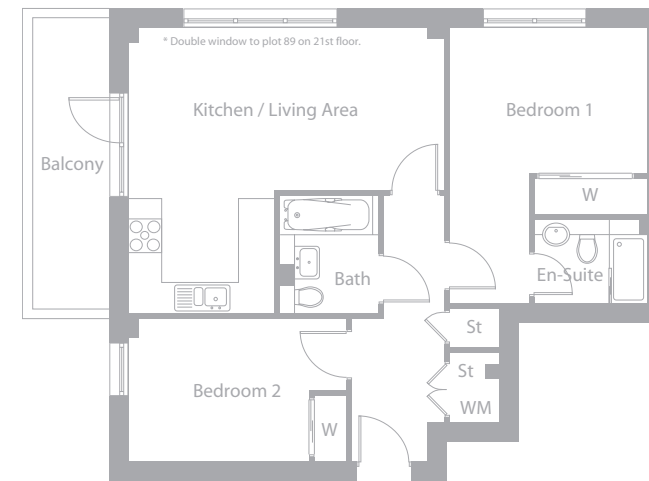
21st floor



20th floor

2 bedroom apartment

Plot 85, 89



⌚ SW Facing

Total area

67.4 sqm 725 sqft

Open plan living area

5793mm x 2979mm 19'0" x 9'9"

Kitchen

2674mm x 2120mm 8'9" x 6'12"

Bedroom 1

3708mm x 3414mm 12'2" x 11'2"

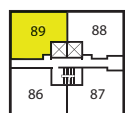
Bedroom 2

4003mm x 2630mm 13'2" x 8'8"

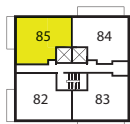
Key

W - Wardrobe St - Storage

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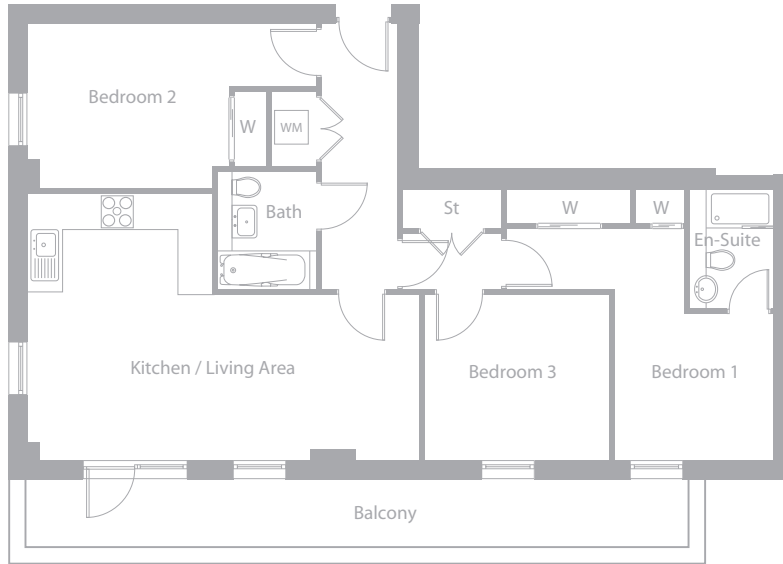
21st floor



20th floor

3 bedroom apartment

Plot 22, 26, 30, 34, 38, 42, 46, 50,
54, 58



Total area

88.8 sqm 955.84 sqft

Open plan living area

7210mm x 3032mm 23'7" x 9'11"

Kitchen

3375mm x 1845mm 11'1" x 6'1"

Bedroom 1

4952mm x 2909mm 13'11" x 9'7"

Bedroom 2

5293mm x 3050mm 17'4" x 10'0"

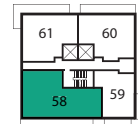
Bedroom 3

3399mm x 3032mm 11'2" x 9'11"

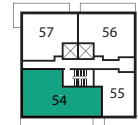
Key

W - Wardrobe St - Storage

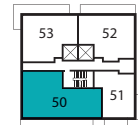
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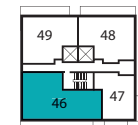
15th floor



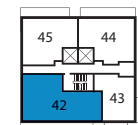
14th floor



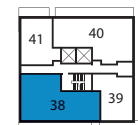
13th floor



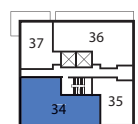
12th floor



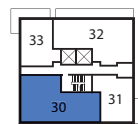
11th floor



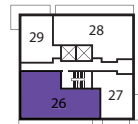
10th floor



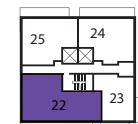
9th floor



8th floor



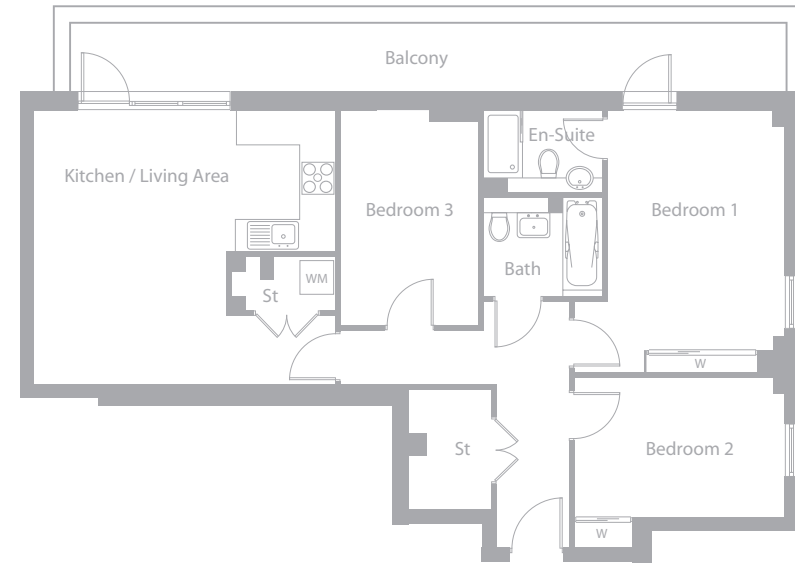
7th floor



6th floor

3 bedroom apartment

Plot 28, 32, 36, 40



Total area

86.8 sqm 934.31 sqft

Open plan living area

3483mm x 5022mm 11'5" x 16'6"

Kitchen

2008mm x 2597mm 6'7" x 8'6"

Bedroom 1

3834mm x 4816mm 12'7" x 15'10"

Bedroom 2

3833mm x 3128mm 12'7" x 10'3"

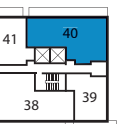
Bedroom 3

2550mm x 3922mm 8'4" x 12'10"

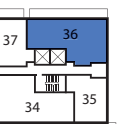
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W - Wardrobe St - Storage

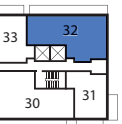
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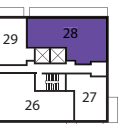
10th floor



9th floor



8th floor



7th floor

3 bedroom apartment

Plot 90



3 bedroom apartment

Plot 91



① S Facing

Total area

109 sqm 1173 sqft

Open plan living area

8028mm x 3281mm 26'4" x 10'9"

Kitchen

2728mm x 2450mm 8'11" x 8'1"

Bedroom 1

5468mm x 2560mm 17'11" x 8'5"

Bedroom 2

4692mm x 3251mm 15'5" x 10'8"

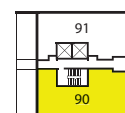
Bedroom 3

4175mm x 2953mm 13'8" x 9'8"

Key

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22nd floor

① S Facing

Total area

106.9 sqm 1151 sqft

Open plan living area

7978mm x 6781mm 26'2" x 22'3"

Kitchen

3607mm x 3100mm 11'10" x 10'2"

Bedroom 1

4797mm x 3508mm 15'9" x 11'6"

Bedroom 2

3822mm x 3216mm 12'7" x 10'7"

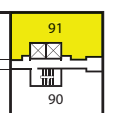
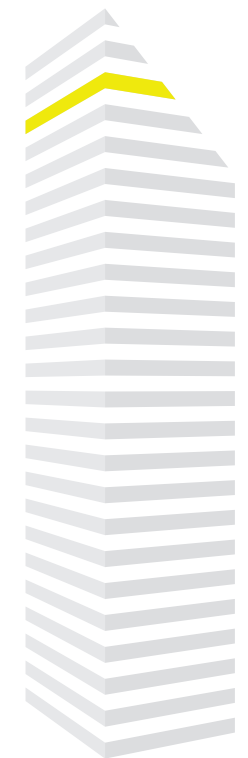
Bedroom 3

3959mm x 3146mm 12'12" x 10'4"

Key

W - Wardrobe St - Storage

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22nd floor

About Swan New Homes

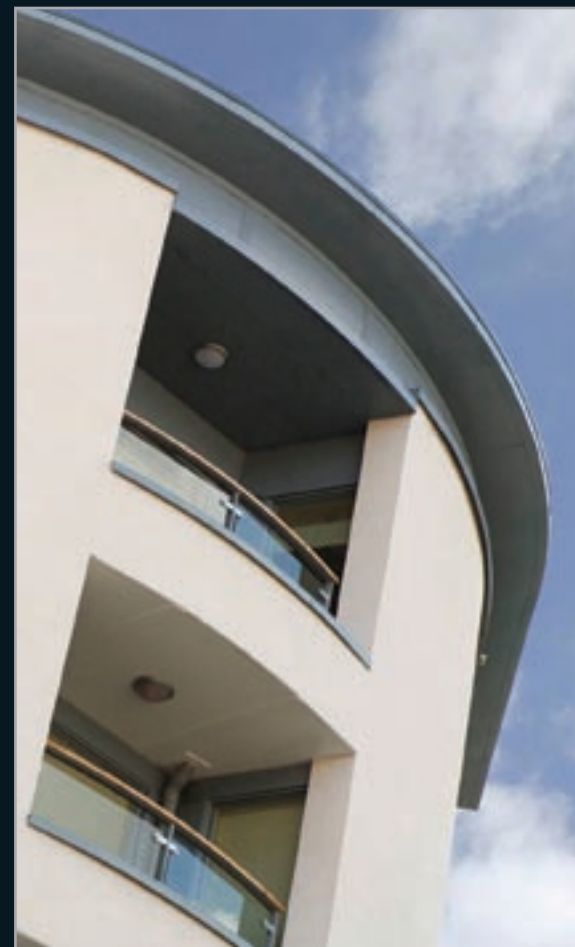
– Building for the future

Innovation and flexibility alongside experience and integrity are the cornerstones of Swan New Homes' ethos. The Swan Housing Group has enjoyed more than a decade as a successful builder of homes as a resident social landlord. Swan Housing's new venture is Swan New Homes, which is diversifying into the private housing sector. We are committed to building affordable quality homes finished to a high standard – homes that reflect 21st Century expectations and lifestyles.

Whatever your age or lifestage Swan New Homes has a property that will mirror your aspirations and suit your budget. Whether you are looking for an investment-buy, first home, family house or a new apartment to downsize to, there is plenty of choice from our growing portfolio in locations around East London and Essex. When it comes to layout and design, our partnership with the country's foremost architectural practices leads the way in creating homes that satisfy a range of tastes – there is no such thing as a typical Swan New Home – they are as individual as you are.

Apartments and houses built by Swan New Homes follow the Code for Sustainable Homes – the government's new standard for sustainable design and construction of new homes. These are rated from 1* to 6* and all of Swan's schemes that have been assessed attain a minimum 3* rating. We are developing 26 carbon-neutral homes in Essex, which will achieve the most sustainable 6* rating. Developing innovative solutions that both minimise environmental impact and enhance quality of life is integral to our business and we will regularly measure and review our performance to ensure continuous improvement.

swannewhomes.co.uk



Integrated Management Services

To ensure the quality of the development is matched by the quality of its services, Swan New Homes is working in partnership with a new management company, Hera Management Services.

From the stunning entrance lobbies providing a first class impression, concierge services available to make life as smooth as possible, the security of video and audio entry phone systems through to the excellent property management, we are working to ensure that you receive the highest possible level of service.

The building will be expertly managed, with value for money achieved through the use of modern technology and efficient working practices, and the ongoing core services will be regularly reviewed and adapted in conjunction with residents' requirements.

Please refer to your leasehold agreement for specific terms of the management services





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