

IND IG HOUSE

ROYAL ALBERT
WHARF, E16

THE POSSIBILITIES ARE ENDLESS

CITY LIVING TRANSFORMED

Welcome to Indigo House, the latest addition to the Royal Albert Wharf neighbourhood.

With London moving East, the Royal Docks has become a cultural hub for creatives, entrepreneurs and artists alike. Plus, being home to an eclectic dining scene, this iconic destination is the ideal place to put down roots and enjoy London living at its finest.

Indigo House by Notting Hill Genesis stands proudly at the forefront of this regeneration with a unique offering of 1, 2 and 3 bedroom homes available through Shared Ownership.

Live the ultimate urban lifestyle at Indigo House, where city living meets unparalleled convenience. Located in the spirited heart of Zone 3, this modern oasis boasts easy access to the best of London. Whether you're commuting to work in the bustling city or exploring the vibrant culture of Central London, Indigo House is the perfect starting point.





Computer generated image of Indigo House for illustrative purposes only.

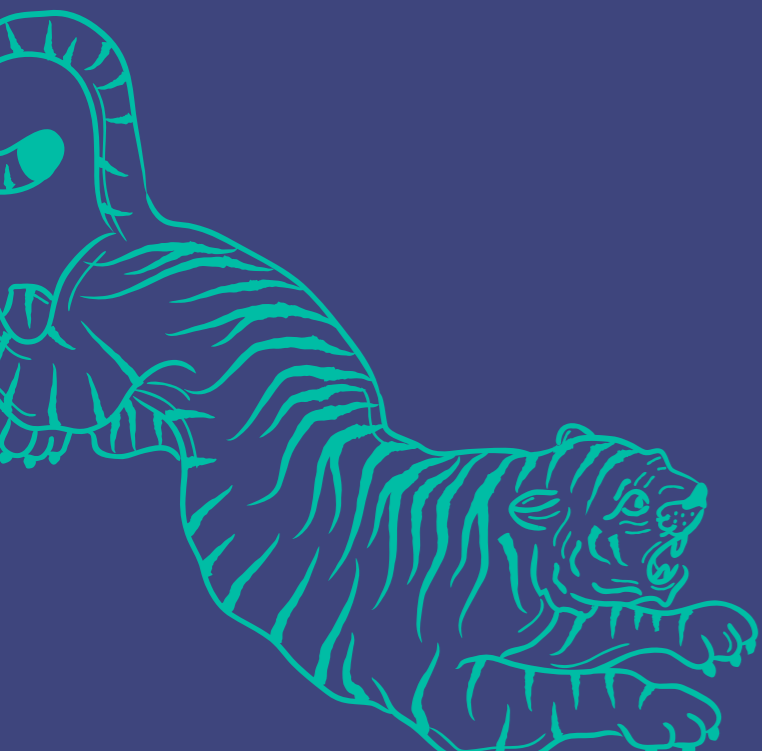


DETAILED DESIGN



Make your mark on a blank canvas.

Designed perfectly for modern living, the apartments boast thoughtful finishing touches. Maximising energy efficiency to save you pennies, underfloor heating runs throughout ensuring toasty toes. Sleek kitchen designs are combined with durable worktops, glass splash backs and integrated appliances. You'll find USB-C and USB ports in the kitchen and bedrooms and the apartments are already wired for TV, phone and Sky Q usage. Your private balcony or terrace provides the perfect place to take in the views, unwind and relax.







EMBRACE YOUR NEW LIFE STYLE

Step into new beginnings at Indigo House where culture, creativity and convenience collide.

The Royal Albert Wharf neighbourhood offers community spaces for residents to socialise and relax. Ideal for those just starting out on their home ownership journey – providing a perfect place to call home.



CONCIERGE

Receive a warm welcome whenever you return home. The concierge will collect parcels, organise maintenance and provide assistance when needed.



PLAY TIME

Discover nature along riverside walks or enjoy the play area, perfect for spending time with your children as they play and explore.



LINEAR PARK

Perfect for a morning stroll through the gardens, a lunchtime coffee with friends, or for relaxing and unwinding in an open green space.



BOW ARTS

Express your artistic side at RAW Studios. Meet artists and other local creatives and immerse yourself in workshops, yoga, exhibitions and events.



WELL BEAN CO

Creating award-winning bean to bar chocolates, this charming plant-based café is the perfect spot to enjoy a coffee or something delicious from their menu.

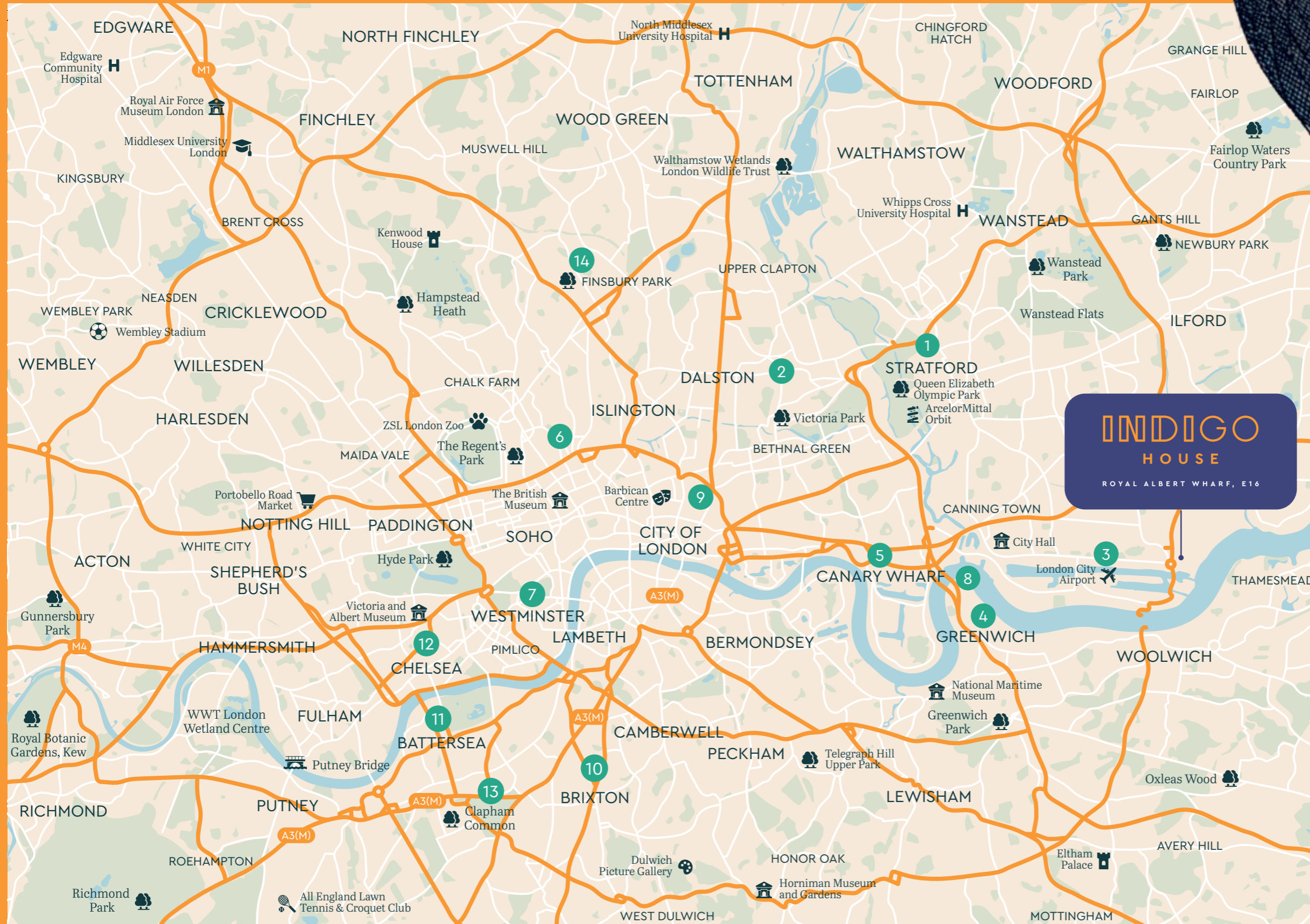


CAFÉ SPICE NAMASTÉ

Serving traditional Indian food with a twist, this restaurant's beautiful waterside setting and imaginative menu will leave you eager to return.

DISCOVER

NEW OPPORTUNITIES



INDIGO HOUSE
ROYAL ALBERT WHARF, E16

- 1 Stratford
- 2 Hackney
- 3 London City Airport
- 4 Greenwich
- 5 Canary Wharf
- 6 St Pancras Station
- 7 Westminster
- 8 O2 Arena
- 9 Liverpool Street
- 10 Brixton
- 11 Battersea
- 12 Chelsea
- 13 Clapham Common
- 14 Finsbury Park





ALL OF LONDON

AT YOUR FINGERTIPS

Indigo House boasts superior connectivity so you can enjoy the best of the capital and beyond. Gallions Reach DLR station is just a 2-minute walk away in Zone 3, offering easy access to Canary Wharf, Bank and Stratford.

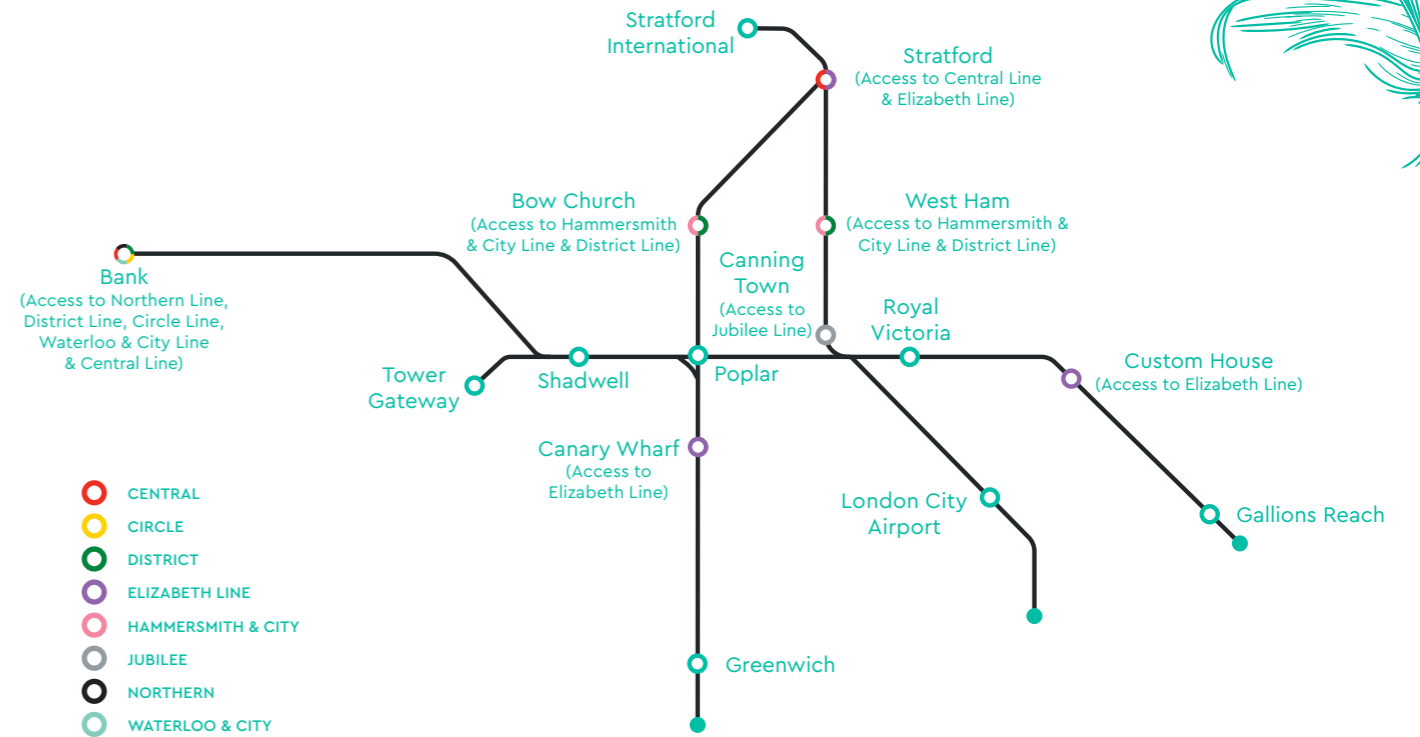


CROSSRAIL ELIZABETH LINE

The commuter's dream, the full integration of the Elizabeth Line offers direct routes from Custom House, accessible in just 8 minutes on the DLR from Gallions Reach, to key railway stations in the capital, as well as Heathrow Airport and Reading.



DOCKLANDS LIGHT RAILWAY



STRATFORD **22 MIN**
Via DLR

The legacy of the 2012 Olympics lives on. Home to a world-class sporting destination, beautiful surrounding parklands and the largest shopping centre in Europe, Stratford truly has something to offer everyone.

CANARY WHARF **23 MIN**
Via DLR

With banks and businesses calling Canary Wharf home, it's quickly become a central business district in the east of the capital. With a plethora of boutiques and restaurants, it's easy to see the appeal of this vibrant area.

BOND STREET **37 MIN**
Via DLR

Known as being the home of luxury shopping, Bond Street is a fashion-lover's dream. This iconic part of the capital is renowned for its wealth; its dedication to exclusive brands and designer fashion makes it the place to go for upmarket clothing and accessories.

LIVERPOOL STREET **39 MIN**
Via DLR

Home to the Bank of England, London Stock Exchange, the Gherkin and Walkie-Talkie, there's plenty to explore in the City of London. Dine and drink your way through Shoreditch and enjoy its eclectic array of entertainment options.

Walking time taken from google.co.uk/maps and is approximate only. Rail times taken from nationalrail.co.uk and are approximate only.



THE WORLD IS YOUR OYSTER

Indigo House is perfectly placed to keep you internationally connected, so whether it's for work or for pleasure, jetting off has never been easier.

Whether you're enjoying a spontaneous weekend trip to Prague, a skiing holiday in the French alps, basking in the summer sun in Greece or falling in love with New York City (it's true what they say, it never sleeps), there's never been a better time to spread your wings and embrace adventure.

FLY AWAY TO

Over 30 destinations at
LONDON CITY AIRPORT

2.1 miles

 7 min

 13 min

(DLR, change at Canning Town)

Over 214 destinations at
LONDON HEATHROW AIRPORT

58.8 miles

 1 hr 5 min

 1 hr 5 min

(DLR, Elizabeth Line)



DIRECT LINKS TO

LILLE, PARIS, BRUSSELS, AMSTERDAM AND ROTTERDAM FROM ST PANCRAS INTERNATIONAL

10.9 miles

 43 min

 39 min

(DLR, Elizabeth Line, Thameslink)

HISTORY

A RICH

The Royal Docks were once the largest in the world, drawing in people and produce from around the globe. In London's industrial heartland, the docks became a thriving hub of trade, but the innovation and accelerated growth created chaos on the waterways. A group of visionaries devised a plan: build docks bigger and deeper than anything else before, ensuring London's revered trade industry would remain successful.



1855
Victoria Dock opens and relieves London's crowded waterways

1880
The second dock, Albert Dock, opens

1921
King George V, the third dock, is added

1939
Despite suffering severe damage, the Royal Docks continue to operate throughout WWII

1999
The University of East London opens its largest campus on Royal Albert Wharf

1987
London City Airport and the DLR open

1981
The docks close to commercial traffic

2000
The ExCeL Centre opens

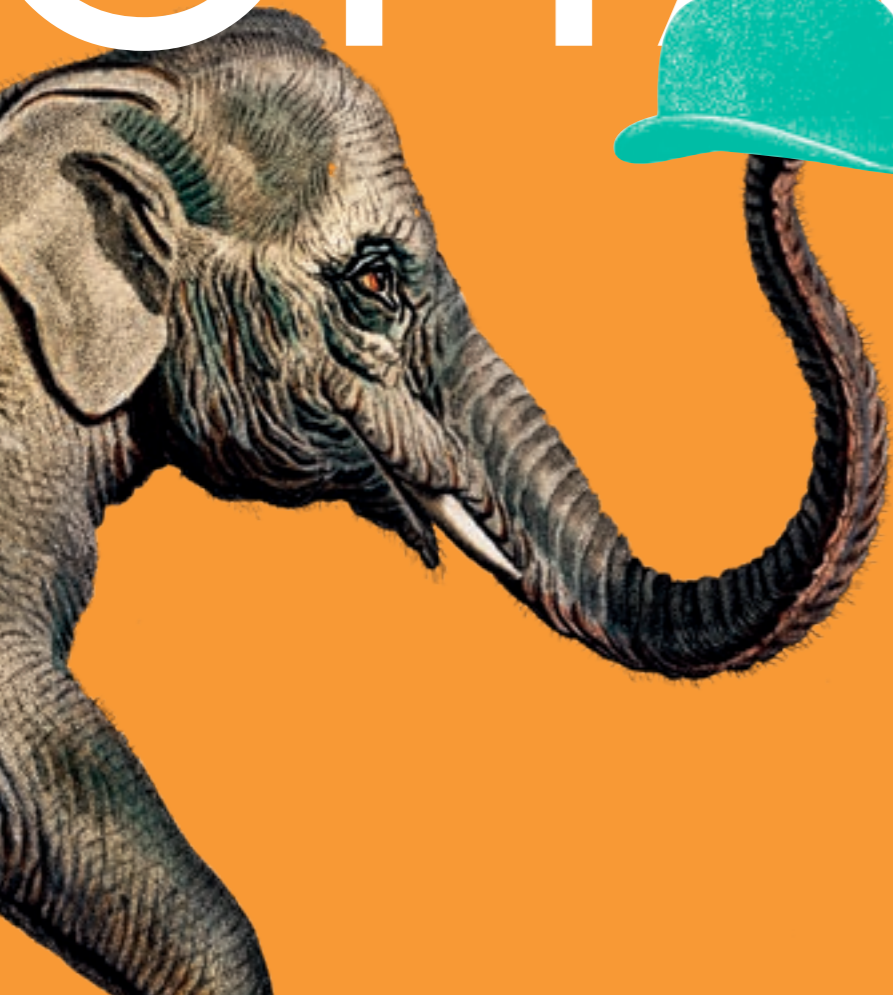
2012
The ExCeL Centre plays a pivotal role in hosting events in the Olympic and Paralympic Games

2019
Royal Docks reborn

Offering a rich and diverse lifestyle, East London has its own distinct identity where culture and individuality are celebrated.

EXUDING CHARACTER &

CHARM

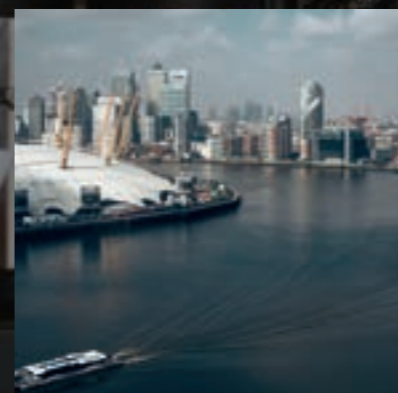


East London's vibe stems from its character; it's no wonder that it is a cultural hub for creatives. Expressway within the Royal Docks is home to almost 200 flourishing startups and independent businesses.

For everyday shopping, Gallions Reach Shopping Park is just a 5-minute bus journey away, offering clothing, homeware, health and food shops.

Looking to indulge? Westfield Stratford offers world-class shopping, boasting over 250 shops and 70 places to dine.

Time is taken from google.co.uk/maps and is approximate only.



Where else can you enjoy a short commute, stop for lunch at a pop-up beach front on the docks, wakeboard after work and see the evening out in some of London's best restaurants? Plus, with the DLR and Crossrail to hand, the rest of the capital awaits.





SPACE TO RELAX & UNWIND

With the waterfront just a stone's throw away, and a plethora of jogging paths, walking and cycling routes nearby, you can immerse yourself in the outdoors and take the time to relax and unwind as you look after yourself.



GARDENS

Stretch your legs and spend quality time in the perfectly located Northern Square Park at Royal Albert Wharf. Ideal for river walks and easy access to the proposed future nursery, this is the perfect spot to make memories, with an excellent children's play area, or to pause and reset in its green space. Alternatively, take a peaceful stroll through Royal Victoria Gardens, boasting tree-lined paths, large areas of open space, and play and activity areas.



GREEN SPACES

Boasting football and rugby pitches, tennis courts and play areas, New Beckton Park is ideal for spending time with the family. Alternatively, with an abundance of wildlife, play areas, a basketball court, coffee shop and beautiful views of the river, Thames Barrier Park is the perfect retreat from the hubbub of the capital.



ON THE WATER

Indigo House's waterside setting provides the opportunity to enjoy a plethora of water-based activities. Royal Docks Watersports offers sailing, rowing and kayaking, while Wake Up Docklands offers wakeboarding and paddleboarding during the summer. If you're feeling brave, try open water swimming with Love Open Water.

SHAKE THINGS UP

AT INDIGO HOUSE



THE INNOVATION STATION

When the last cargo ship left the dock in 1981, many believed East London's growth would be stifled. Instead, creativity and innovation continued to flourish, creating the vibrant hub that's known today. The docks are home to the University of East London's largest campus, the international event venue ExCel London and Bow Arts, and there's plans for more venues coming soon.

ACTIVITIES AROUND THE DOCK

There's always a plethora of activities to experience and enjoy around the dock. Whether it's writing workshops, art exhibitions, dance classes or tech expos, you'll find something new to try.



BOW ARTS RAW STUDIOS

Bow Arts has over 40 studios situated in the historic Royal Albert Wharf. These studios are part of a creative hub that hosts a plethora of art shows, events and discussions and includes a cafe and free gallery.

IFS CLOUD CABLE CAR

Fall in love with breathtaking panoramic views of London as you cross the River Thames between the Royal Docks and Greenwich Peninsula. The perfect way to see the sights or watch a summer sunset with friends or family.

ROYAL WHARF COMMUNITY DOCK

Run by West Silvertown Foundation (WSF), a local charity which has been developing thriving communities in the Royal Docks. Offering a range of activities, for both adults and children, the centre is the ideal place to socialise with friends or connect with new people.

THE SILVER BUILDING

A thriving workspace and culture centre, The Silver Building's beating heart is the ground floor cafe and bar, which can be used to work, stop and relax or connect with others.

FEED YOUR SOUL

Dine in delight and taste your way around the world, all from the water's edge of the Royal Docks. Surrounded by independent eateries, gastropubs and bars, there's something to suit all tastes – a short walk, cycle or tube stop away.



GAYLONS BAR AND KITCHEN

Nothing beats a comforting Sunday roast. Serving hearty British dishes using locally sourced produce, this family friendly eatery boasts a relaxed ambience in a beautiful Grade II listed building.

3 min walk



HEROICA LOUNGE

Indulge in traditional Italian Pizza from a Double Decker bus. Heroica Lounge creates delicious wood-fired pizzas, made from traditional Neapolitan ingredients, so authentic you'll feel you've been transported to Italy.

9 min to Royal Victoria Station & 4 min walk
 15 min cycle



THE OILER BAR

A dockside drinking experience like no other, The Oiler Bar is a floating beer garden, offering exceptional views of the Royal Docks. Stop by with friends or colleagues and soak up the sunset with an ice-cold beverage.

9 min to Royal Victoria Station & 6 min walk
 17 min cycle



YI BAN

If you're looking for a true cultural experience, Yi Ban offers traditional Chinese cuisine mixed with contemporary design. Indulge in a range of dishes as you soak up the stunning views of the Thames and Royal Albert Wharf.

5 min to Royal Albert Station & 4 min walk
 8 min cycle



TAPA TAPA WINE BAR

For a taste of Spain, enjoy traditional tapas with a selection of wines, beers and mixed drinks. The perfect place to catch up with friends or enjoy an after-dinner drink.

9 min to Royal Victoria Station & 8 min walk
 15 min cycle



HUSK BREWING

A small, friendly hidden gem, Husk Brewing is a local brewery and Taproom serving craft beer and dirty burgers. Beers are brewed on site and change regularly, so no two experiences at Husk Brewing will be the same.

14 min to West Silvertown Station & 5 min walk
 15 min cycle



YOUR NEW CHAPTER AWAITS

ROYAL
ALBERT
WHARF

THE ROYAL DOCKS

020 3411 3833

nhgsales.com/indigothouse

HOME OWNERSHIP STARTS WITH US

