

GREEN
BANK

LOFTS



THE MALINS GROUP



A boutique loft-style
development situated
in the heart of the Old
Dockland district
of Wapping.

The earliest recorded building on the site where Gun Court now stands was the Angel Tavern. The old public house dated back to at least the 1780s and formed part of the boisterous Taverns of Old Gravel Lane, filled with seafaring folk and hard drinking dockers throughout the 19th century. A drinker's paradise but far from salubrious, murders were not uncommon and at Execution Dock pirates and other criminals were hanged from the riverside.

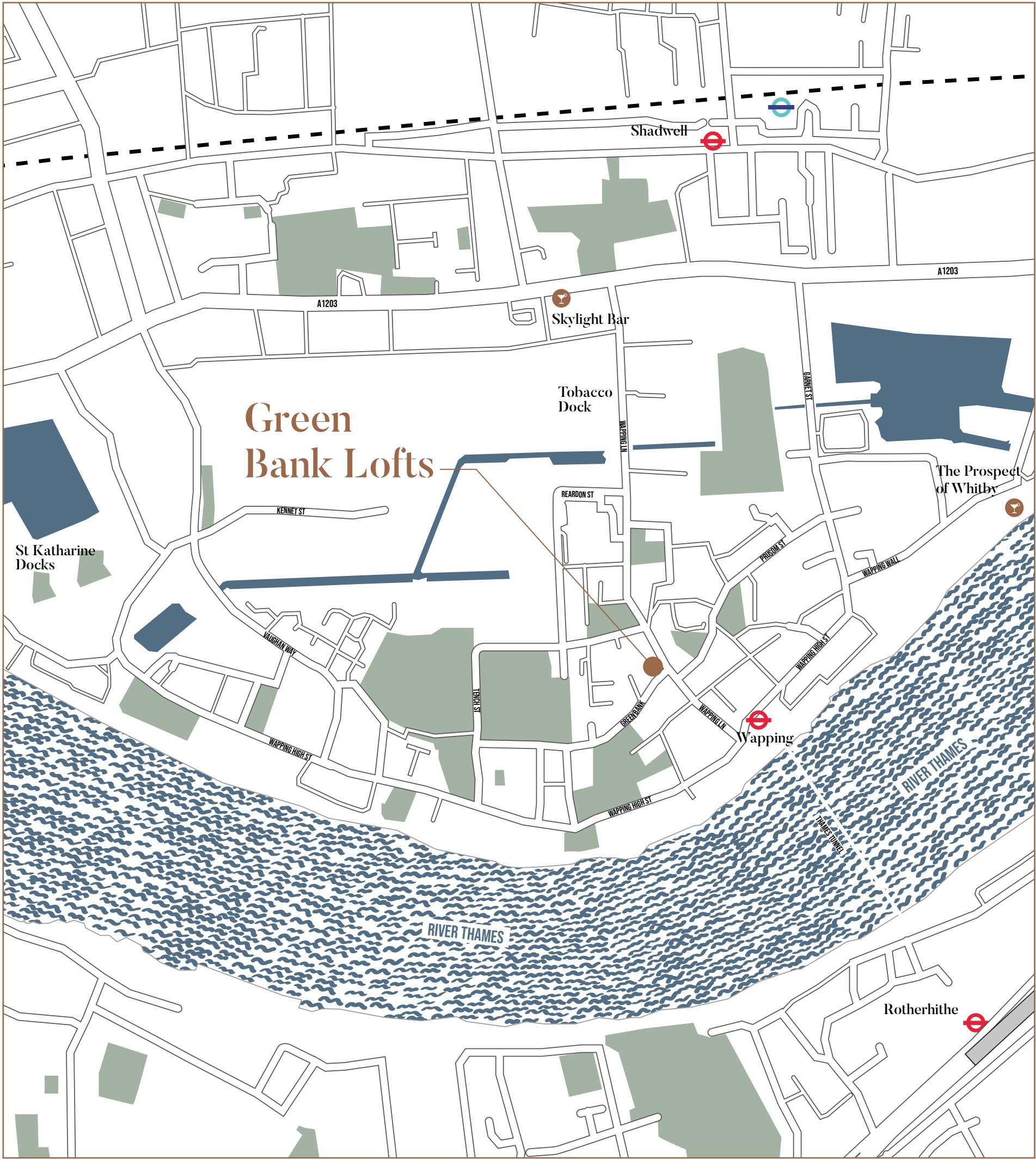
By the late 1830s a tea dealer, a grocer, a lighterman, a hairdresser and a haberdasher had set up their businesses on the site where Gun Court now stands. The haberdasher was a man called William Atkinson and the hairdresser a gentleman by the name of James Wiggins, who was originally from the island of Barbados.

John Hartmann and his wife Teresa Hartmann were to run their family grocers at 70 Old Gravel Lane right up until the Second World War – an association with the site of around 70 years.

During World War II much of Wapping was devastated by enemy attacks, with enemy bombers intent on obliterating London's dockland. All around the site where Gun Court is now situated buildings were either seriously damaged or destroyed.

Angels and Demons





The middle of everything

The development is extremely well-connected. Wapping overground, Shadwell DLR, Tower Hill tube and several bus routes are all close by, giving easy access to the City, Canary Wharf, Tower Gateway, Fenchurch Street and the rest of London. The Elizabeth Line, accessed from nearby Whitechapel, has transformed journey times across the capital, putting Bond Street just 10 minutes away and Heathrow Airport less than an hour. London City Airport is only 15 minutes by DLR.



BY CAR

- Borough Market - **20 minutes**
- Wimbledon - **60 minutes**
- Heathrow Airport - **70 minutes**
- Gatwick Airport - **60 minutes**



BY TRAIN

- Richmond - **55 minutes**
- Westfield Shepherd's Bush - **50 minutes**
- Gatwick Airport - **70 minutes**
- Brighton - **80 minutes**



BY TUBE

- Victoria - **30 minutes**
- Waterloo - **15 minutes**
- Green Park - **20 minutes**
- London Bridge - **20 minutes**
- Oxford Circus - **30 minutes**
- Bank - **15 minutes**
- King's Cross St. Pancras - **30 minutes**
- Canary Wharf - **15 minutes**
- London City Airport - **15 minutes**
- Heathrow Airport - **60 minutes**
- Bond Street - **10 minutes**



CROSSRAIL

Closest Station - **Whitechapel**

Vibrant and Cultural

Wapping is an area steeped in history, first mentioned as far back as 1220, though it wasn't until the 15th century and the construction of the Wharf that it became a riverside hamlet called Wapping-on-the-Woze (mud). Large scale development of the riverfront, with warehouses and residential buildings, cemented Wapping as an important part of British seafaring business. Once a dockland slum, the winding cobbled streets are now lined with converted warehouses and fashionable restaurants.

Green Bank Lofts is in the heart of the neighbourhood surrounded by the artisanal shopping of Wapping Lane; from butchers and greengrocers to Wapping Tavern, the area still nods to the diversity of Old Gravel Lane. The cultural scene includes the iconic Tobacco Dock, the world's oldest surviving music hall, museums, galleries, rooftop film screenings and Wapping beaches, once the stomping ground of smugglers.

Take a stroll to the Thames Path with its riverside parks and 16th century pubs such as The Prospect of Whitby and onto St Katharine Docks, that play host to a range of shops, bars, and restaurants.

1	2
3	4
6	5
7	8

1. The Propsect Of Whitby
2. Wapping High St
3. Tobacco Dock
4. St Katharine Docks
5. The Turk's Head Wapping
6. Waterside Gardens
7. Wilton's Music Hall
8. Cinnamon Coffee Shop





Relevant and Chic

The Green Bank Lofts Apartments have been designed by award-winning developer The Malins Group, who specialise in the residential conversion of historic, unusual and landmark buildings. The quality and design exceed expectations throughout.

The unique apartments reference the site's historical past, including the use of crittall screens, ornate fenestrations, bronze ironmongery, and reclaimed-style radiators. The sage green and oak palette, together with porthole windows, anchor the riverside at home. The developer aimed to create a grown-up, warm, luxe loft vibe, and the collection hits the mark.

THE STUDIOS

Stunning views of The City can be enjoyed from the 4th floor of Green Bank Lofts' porthole windows. Every studio is different and has been designed to maximise versatile floorspace, with fully-equipped kitchens, full bathrooms and intuitive sleeping areas.

ONE-BEDROOM APARTMENTS

Whilst no apartment is the same at Green Bank Lofts, all one-bedroom apartments are architecturally designed to maximise space and light. Some feature a separate kitchen, whilst others offer open plan living. Without exception, every suite feels amplified with a fresh, relevant design.

TWO-BEDROOM APARTMENTS

Awash with differentiation, this collection provides two extra-large lateral units, with crittall partitioning and meaningful entrance lobbies. Both bedrooms are en-suite with dressing areas, separate guest WC and utility rooms.

The seven large two-bed apartments include an en-suite principal bedroom and a large family bathroom.







Specification

LIVING/KITCHEN AREA

- Engineered oak planks
- Bespoke sage green and Hamilton Oak handleless kitchens
- Calcatta gold worktops
- Soft closing doors and drawers
- Smeg appliances including feature white ceramic sink

INTERNAL FINISHES

- Expansive, slimline black heritage aluminium windows and external doors
- Views of the stunning Shard and Gherkin
- Bronze ironmongery, slimline sockets, switches and downlights
- Reclaimed style radiators
- Engineered oak planks throughout

BEDROOMS

- Engineered oak planks
- Built in wardrobe with veneered oak strip detail finished in a satin black

BATHROOM, SHOWER ROOM AND WC

- Cross Water MPro Brass Sanitaryware throughout
- Double-ended bath with brass wall-mounted shower head
- Brass framed shower screens
- Wall hung WC with soft close and brass wall mounted dual flush plate
- Frameless flush mirrors
- Brass finished vanity unit
- Brass towel warmers

COMMUNAL AREAS

- Eight-person lift
- Pre-installed video entry system for monitoring of visitors, two-way audio communication and door release
- Herringbone flooring to entrance hallway
- Herringbone natural carpet to communal areas and staircase
- Bronze metal balustrade
- Feature linear lighting
- Basement houses a 26-space cycle rack
- Boris Bikes directly outside for convenience
- Integrated reception system (IRS), allowing for reception of both Digital Freeview and Sky satellite TV. The Sky reception system offers compatibility with both Sky + HD and Sky Q satellite receivers
- Cat6 data and telephone outlets to living areas. Cat6 data outlets ensure that smart TVs and IP devices can be hard-wired to the internet, to optimise their connectivity speeds. In addition to BT, each apartment also has connectivity allowed for Virgin and fibre options

OTHER INFORMATION

- 999-year leases
- Peppercorn Ground Rent
- Low Service Charge
- 10-year Build Zone warranty

The Collection

4 Studio Suites / 7 One-Bedroom Suites / 7 Two-Bedroom Suites

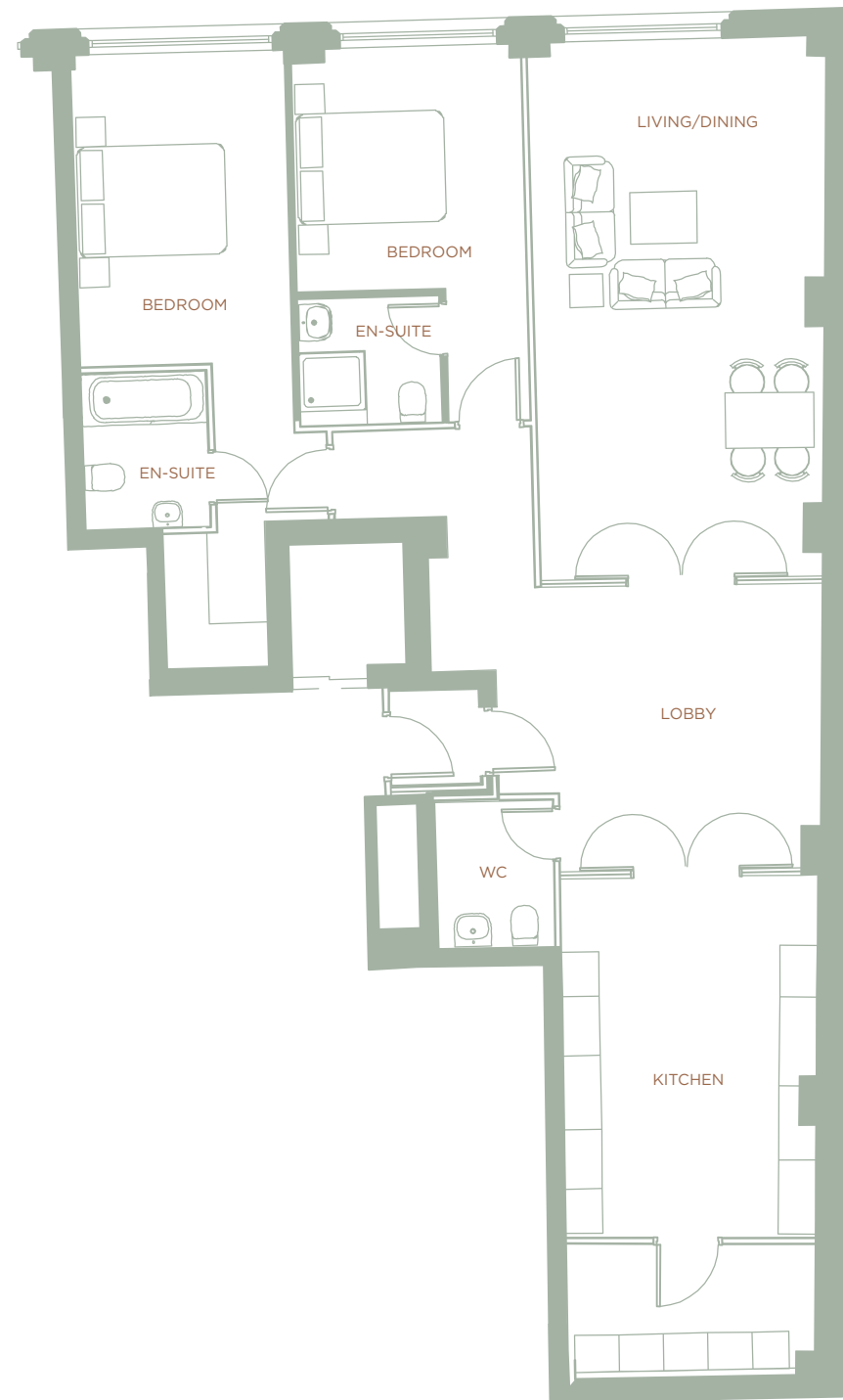
UNIT	TYPE	SIZE SQ FT	SIZE SQ M	PAGE
First Floor				
Unit 1	XL 2	1205	112	18
Unit 2	XL 2	764	71	19
Unit 3	2	1119	104	20
Second Floor				
Unit 4	1	549	51	21
Unit 5	2	657	61	22
Unit 6	2	775	72	23
Unit 7	Studio	420	39	24
Unit 8	1	624	58	25
Third Floor				
Unit 9	1	549	51	26
Unit 10	2	657	61	27
Unit 11	2	775	72	28
Unit 12	Studio	420	39	29
Unit 13	1	624	58	30
Fourth Floor				
Unit 14	1	549	51	31
Unit 15	1	560	52	32
Unit 16	Studio	420	39	33
Unit 17	Studio	474	44	34
Unit 18	1	560	52	35



Apartment 1

FIRST FLOOR

APARTMENT 1		
SIZE	1205 SQ FT	112 SQ M



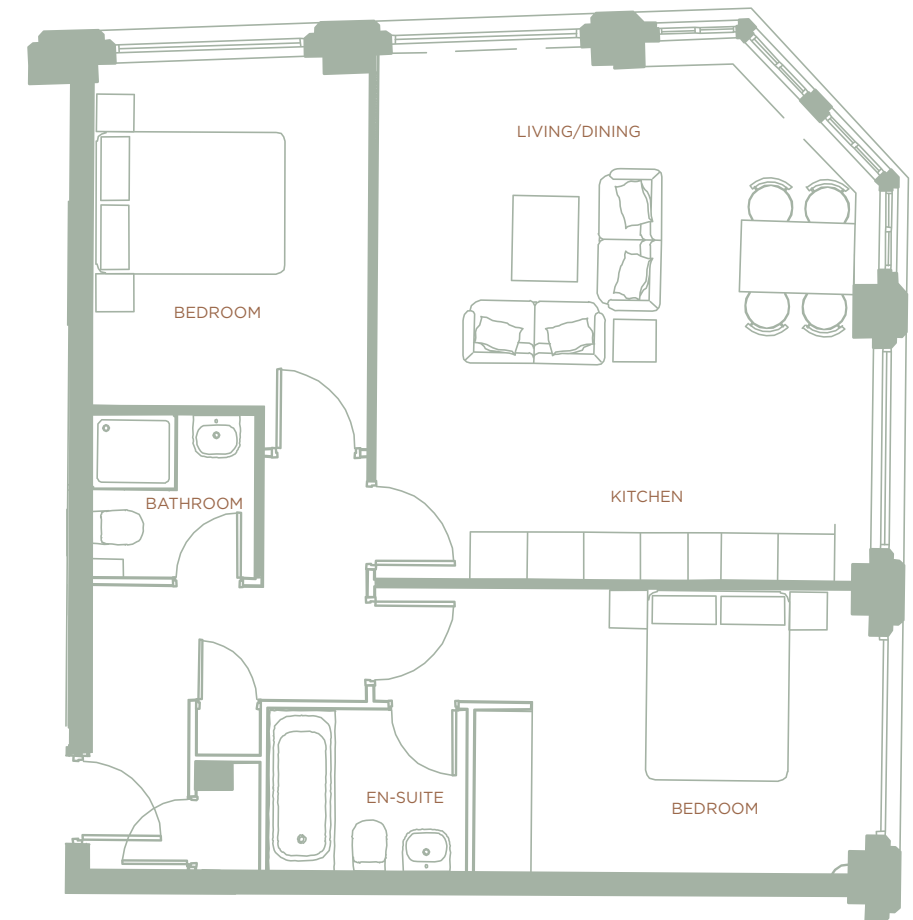
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Apartment 2

FIRST FLOOR

APARTMENT 2		
SIZE	764 SQ FT	71 SQ M

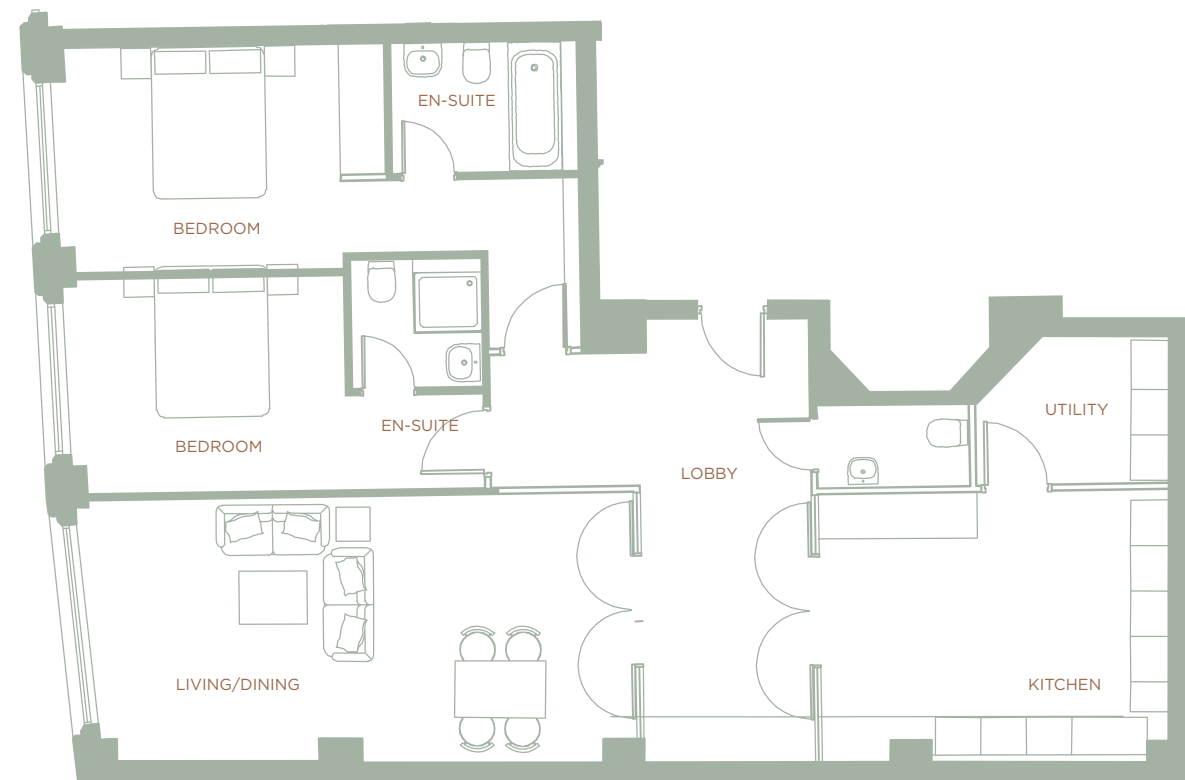


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Apartment
3
FIRST FLOOR

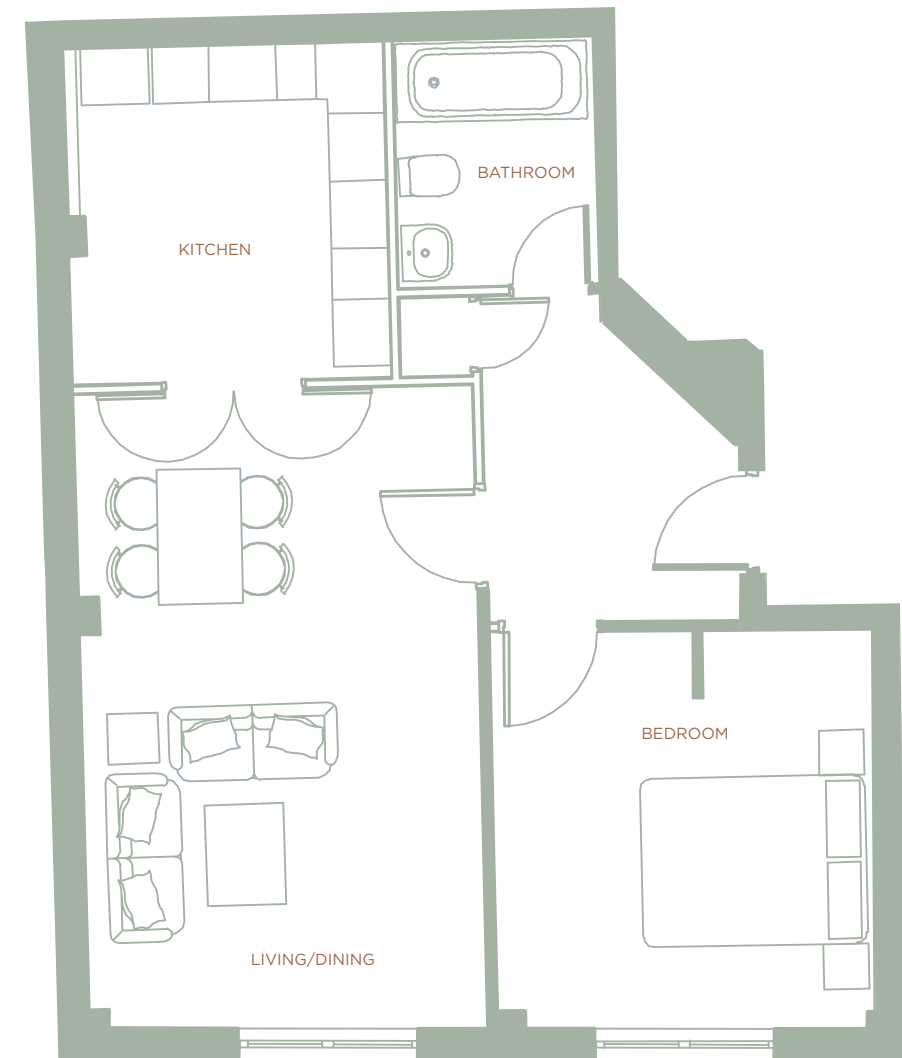
APARTMENT 3		
SIZE	1119 SQ FT	104 SQ M



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Apartment
4
SECOND FLOOR

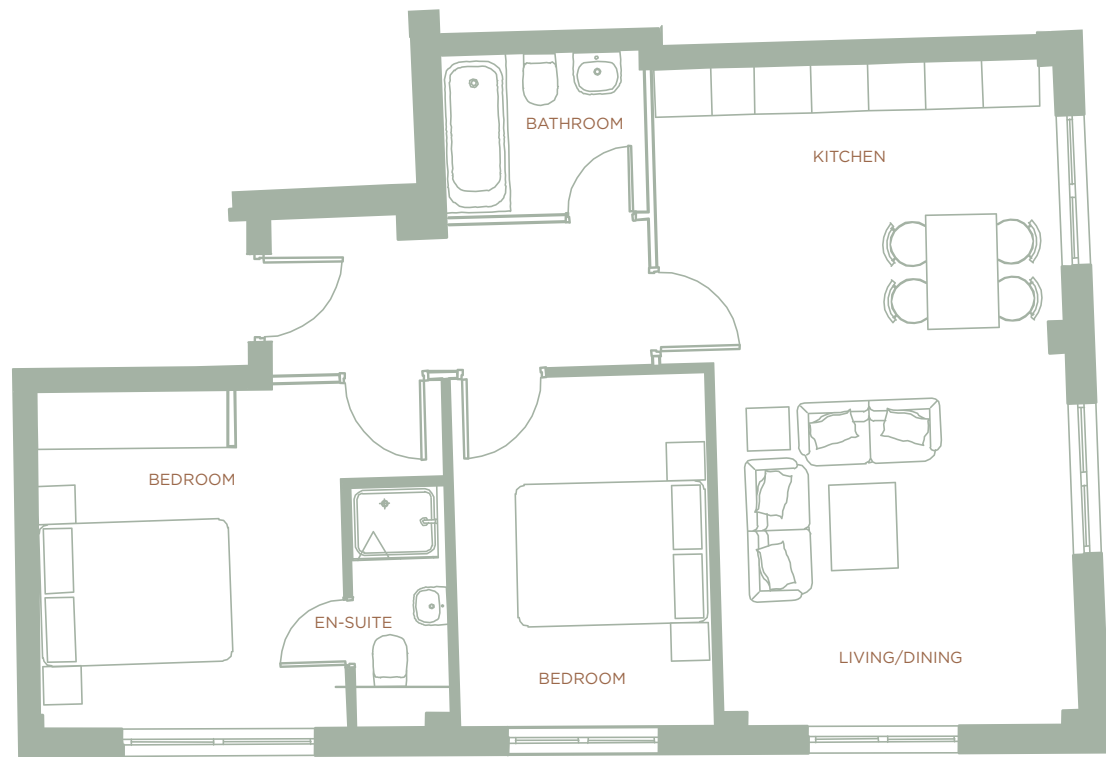
APARTMENT 4		
SIZE	549 SQ FT	51 SQ M



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Apartment
5
SECOND
FLOOR

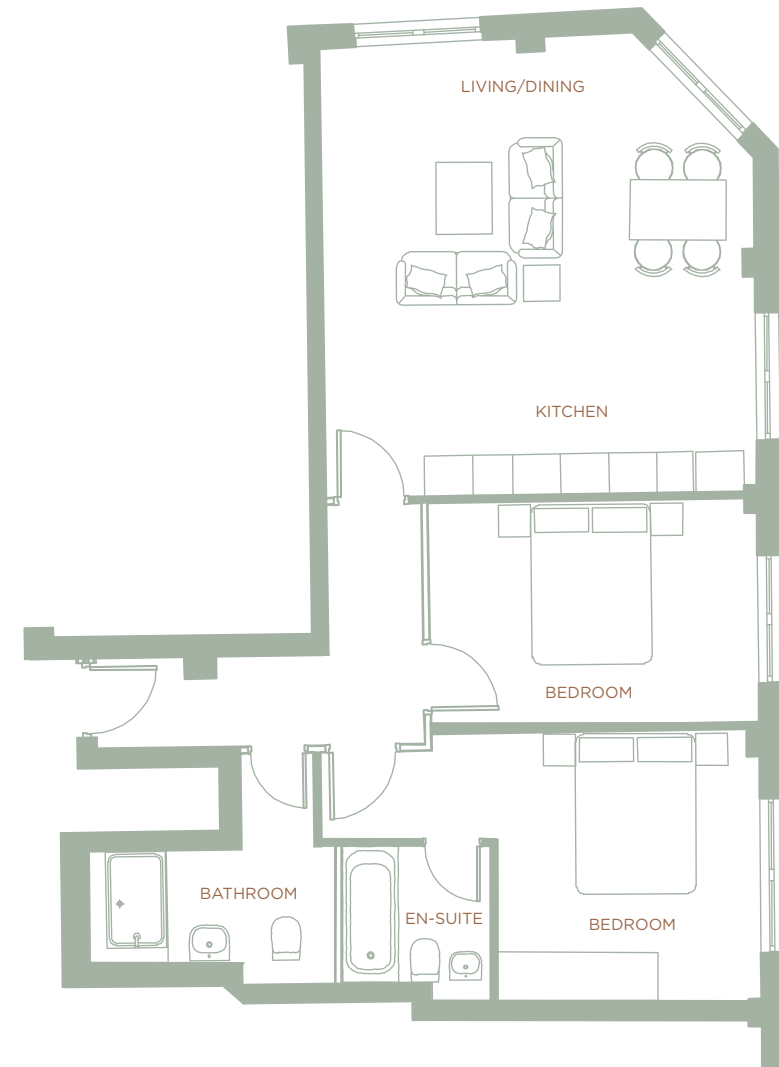
APARTMENT 5		
SIZE	657 SQ FT	61 SQ M



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Apartment
6
SECOND
FLOOR

APARTMENT 6		
SIZE	775 SQ FT	72 SQ M



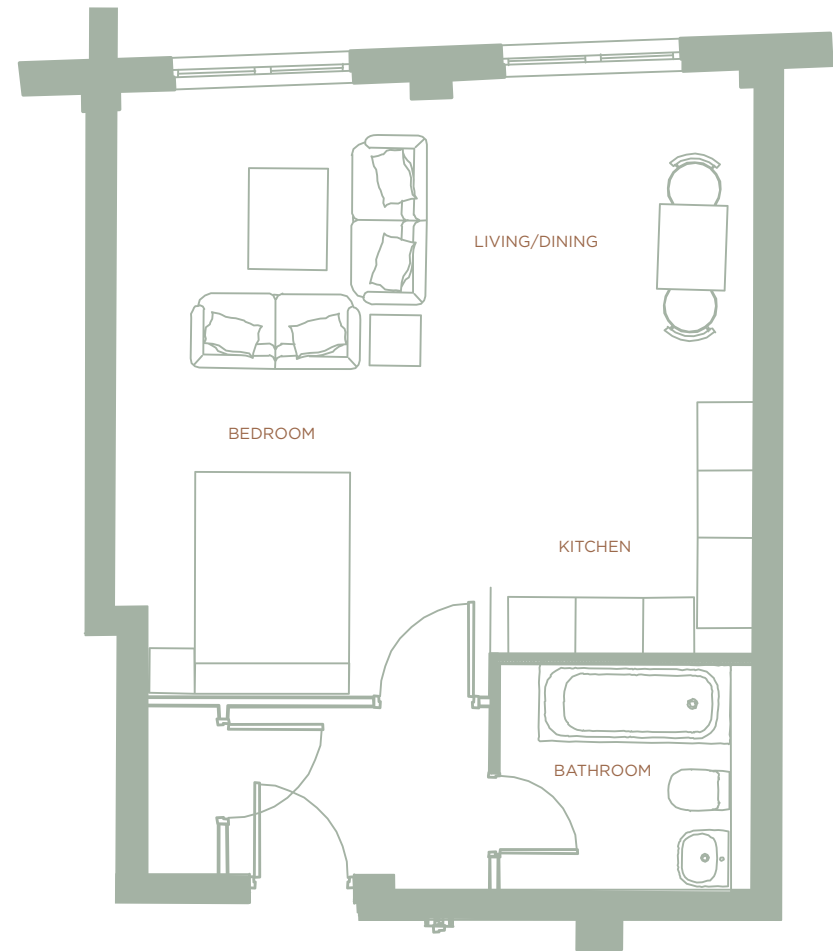
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Apartment

7

SECOND FLOOR

APARTMENT 7		
SIZE	420 SQ FT	39 SQ M



24

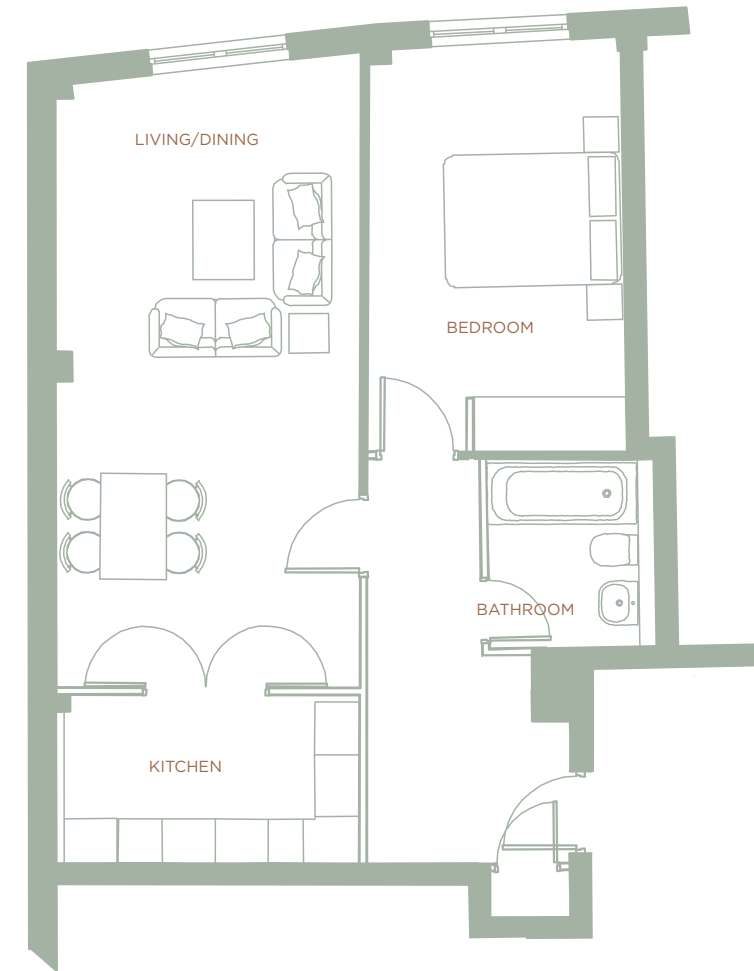
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Apartment

8

SECOND FLOOR

APARTMENT 8		
SIZE	624 SQ FT	58 SQ M

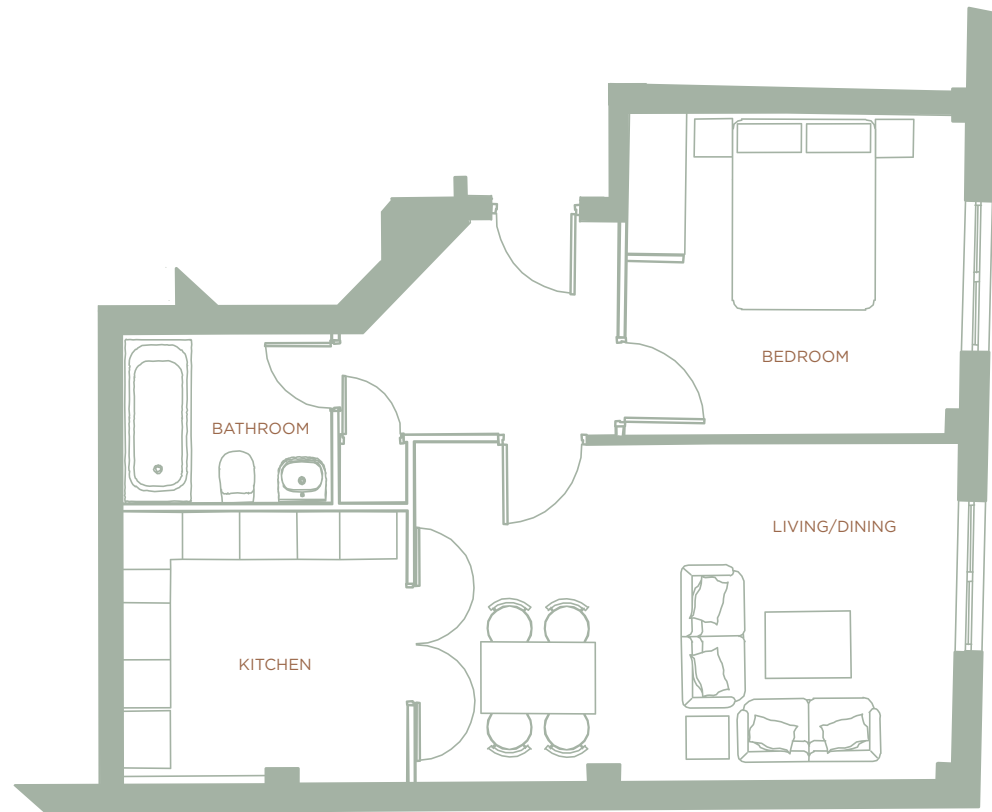


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Apartment 9
THIRD FLOOR

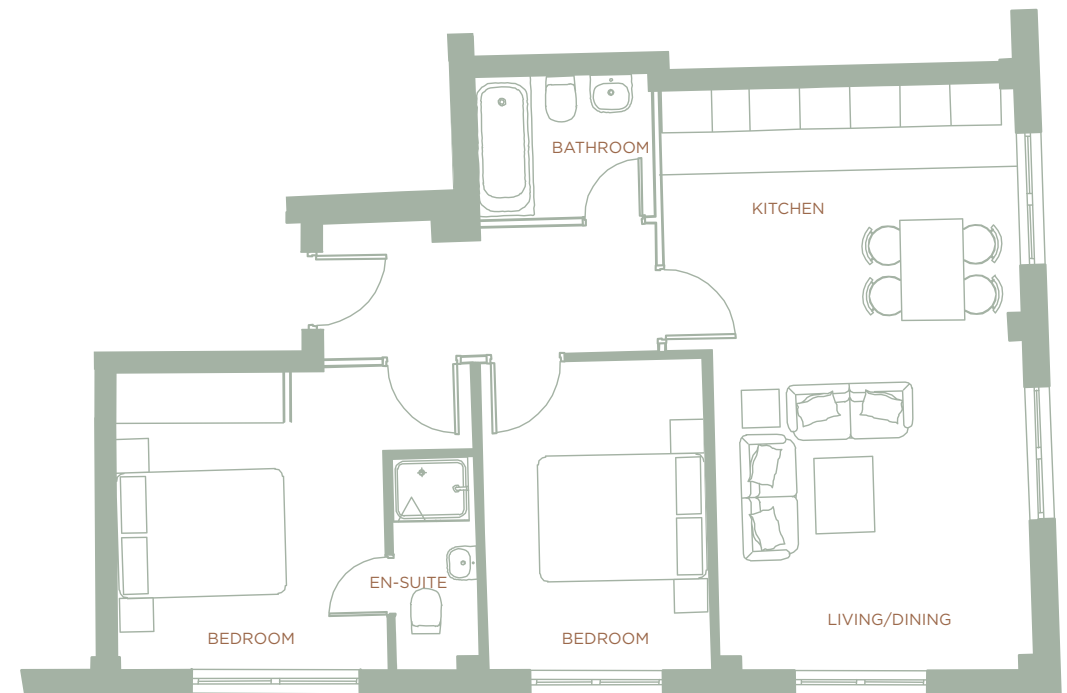
APARTMENT 9		
SIZE	549 SQ FT	51 SQ M



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Apartment 10
THIRD FLOOR

APARTMENT 10		
SIZE	657 SQ FT	61 SQ M

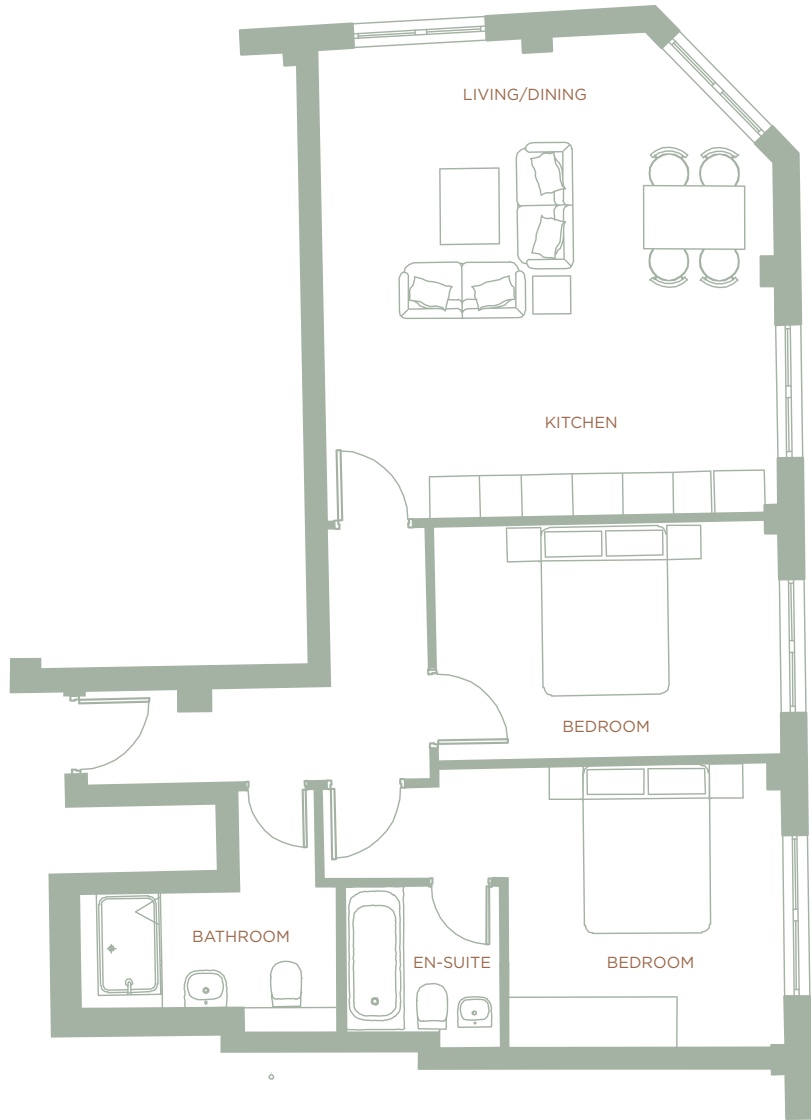


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Apartment
11

THIRD FLOOR

APARTMENT 11		
SIZE	775 SQ FT	72 SQ M

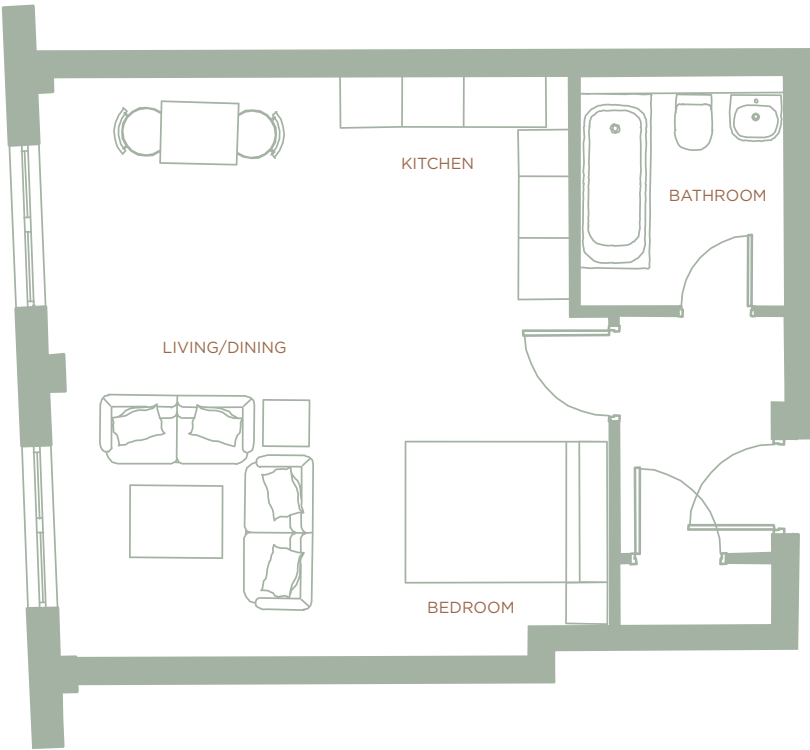


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Apartment
12

THIRD FLOOR

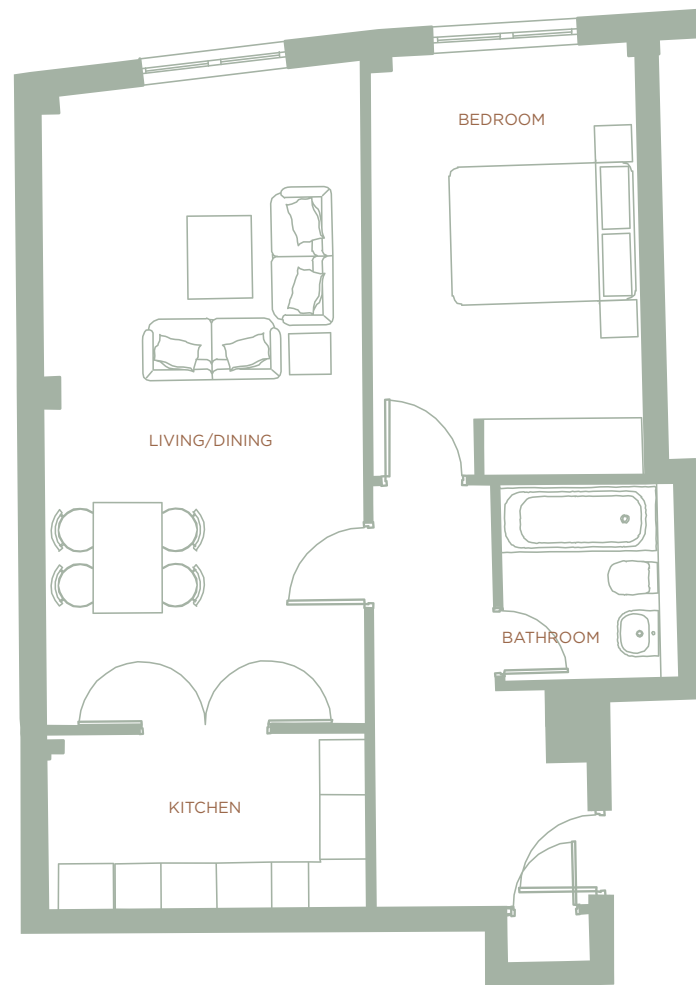
APARTMENT 12		
SIZE	420 SQ FT	39 SQ M



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Apartment
13
THIRD
FLOOR

APARTMENT 13		
SIZE	624 SQ FT	58 SQ M

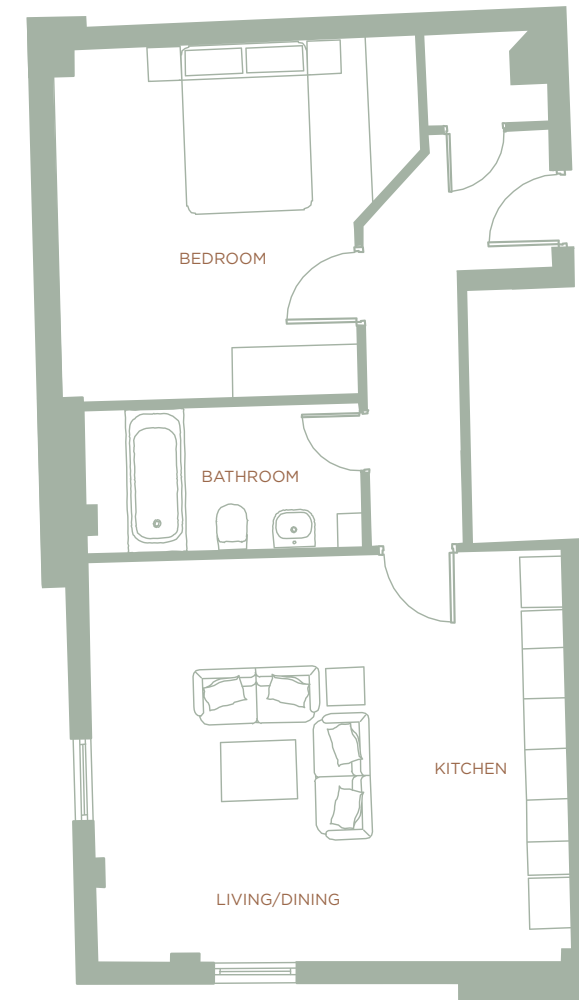


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Apartment
14
FOURTH
FLOOR

APARTMENT 14		
SIZE	549 SQ FT	51 SQ M



31

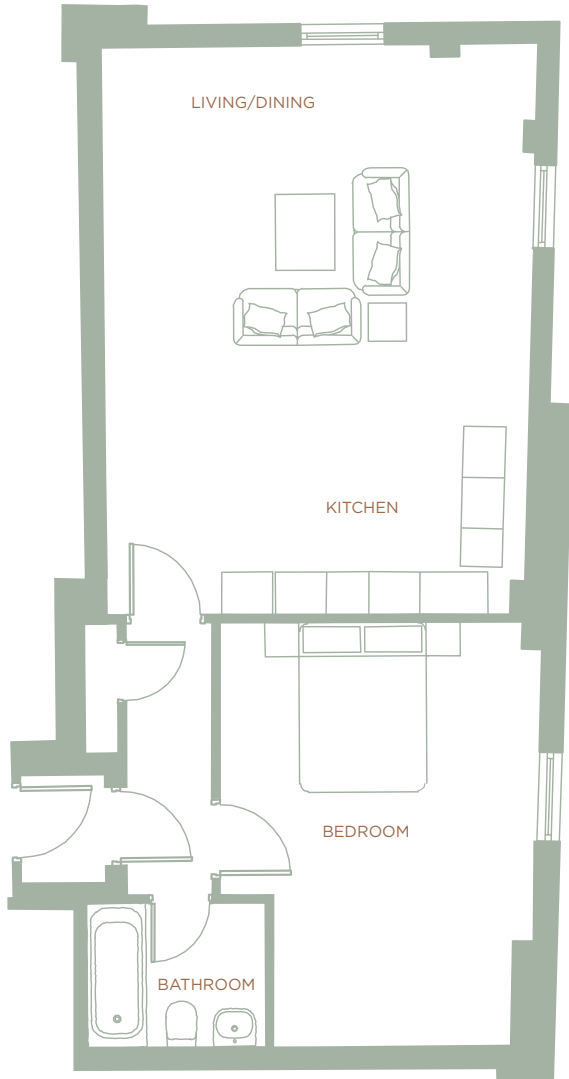
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Apartment

15

FOURTH FLOOR

APARTMENT 15		
SIZE	560 SQ FT	52 SQ M



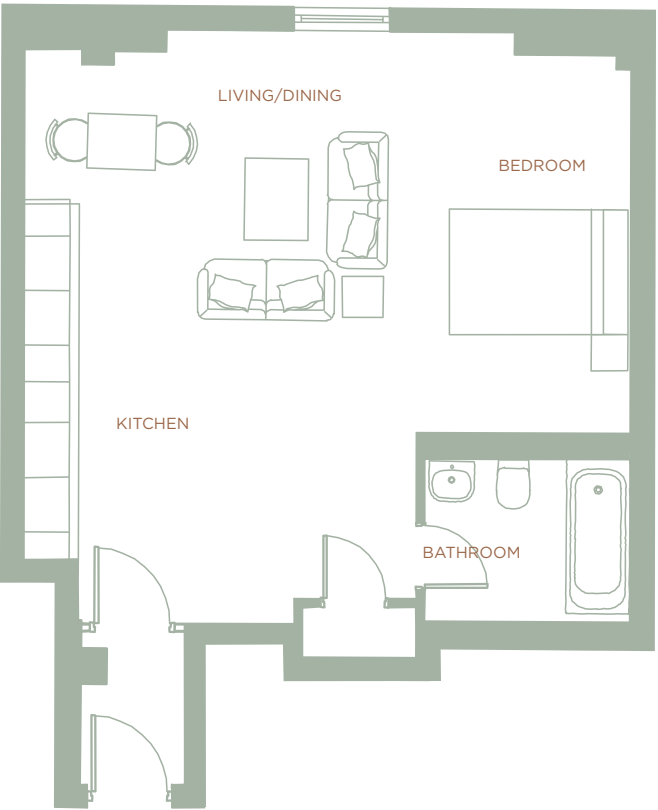
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Apartment

16

FOURTH FLOOR

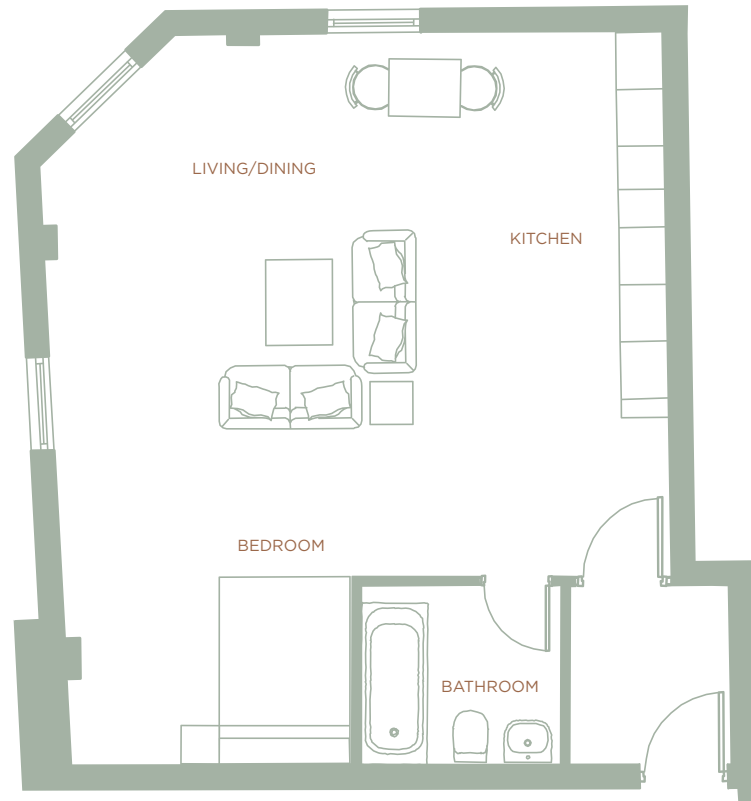
APARTMENT 16		
SIZE	420 SQ FT	39 SQ M



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Apartment
17
FOURTH
FLOOR

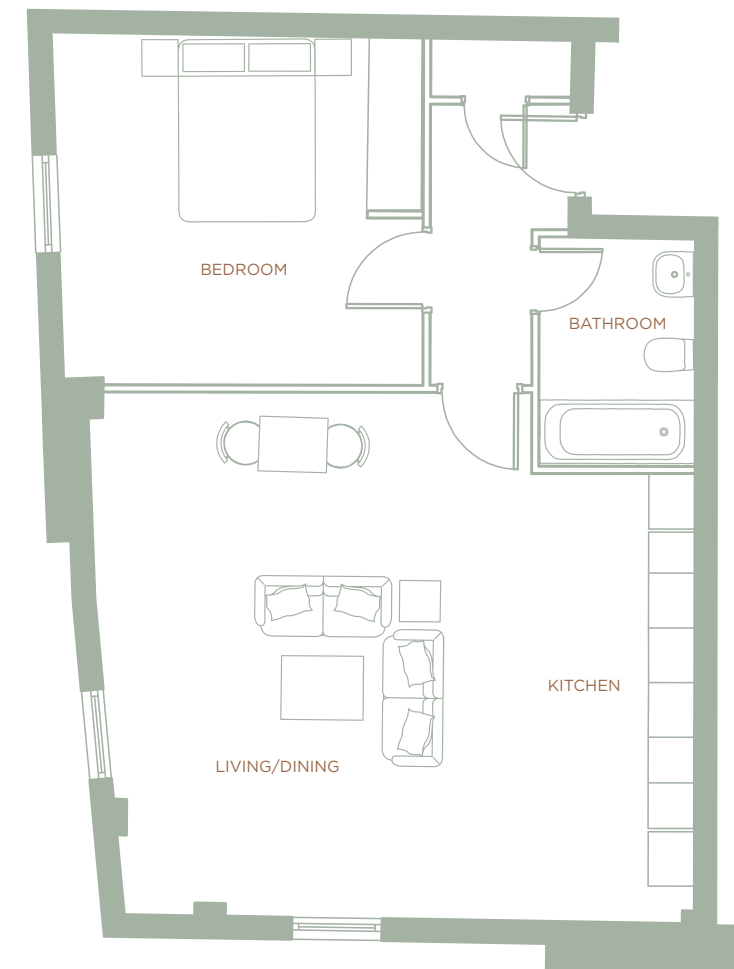
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SIZE	474 SQ FT	44 SQ M



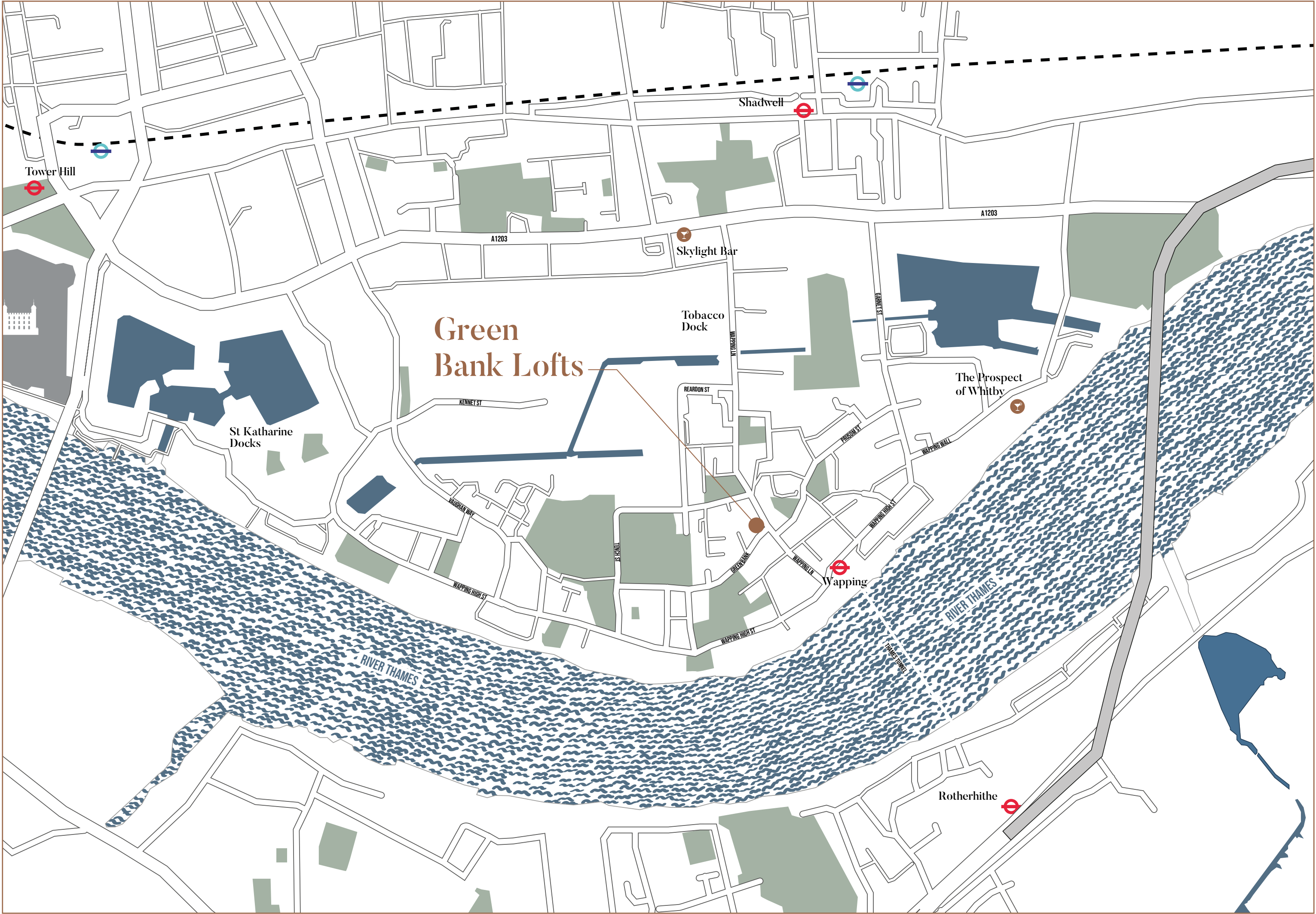
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Apartment
18
FOURTH
FLOOR

APARTMENT 18		
SIZE	560 SQ FT	52 SQ M



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THE MALINS GROUP



The Malins Group, an award-winning aggregate of private property companies and trusts, is owned and controlled by the Atkins family. The Group has established itself as a dynamic and entrepreneurial property investment and development company with a proven track record of success.



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