

## Homes & Property

New homes

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## Your luck's in

Goodluck Hope launches this week, part of a new district with thousands of homes, a riverbus service to the City and a true Docklands cultural vibe. By **David Spittles**

**G**OODLUCK HOPE, a new Docklands neighbourhood, is unveiled this week, one of the last elements of an ambitious regeneration programme at Lemanth Peninsula, formed by a bend in the River Lea before it drops into the Thames just east of Canary Wharf.

In this booming part of east London, a community with 800 homes and a riverside cultural centre is being created. A riverbus pier is being built to connect this new address to the city and central London, adding a traditional mode of transport to the area's fast improving rail links.

Architecturally the design of the development is a back-to-the future, with brick-clad warehouse-style buildings rather than shiny glass-and-steel. The name, Goodluck Hope is taken from medieval shipping usage of London. Surrounded by water on three sides, the site borders historic Trinity Buoy Wharf, where a few work artist colony estates, with recording studios and an office campus evolved from damaged shipping containers alongside the capital's only remaining Victorian light-house.

**A VIGOROUS VIBE THAT'S AUTHENTIC DOCKLANDS** into 19th-century heyday, the rhythm was one of the British Empire's 'work shops of the world', bustling with tradesmen, a thriving that developer Saffronmore needs to revive by 'creating an environment where creative individuals and companies come together to meet, work and share ideas'.

There is already a vigour about this district, it has a certain local vibe, an authenticity that much of the Docklands of the Elizabeth lacks, being a working section of the river, with tug

boats and commercial vessels as well as having a primary school, three, two, inconspicuously perhaps, in The Royal Diving School, founded in 2000 by the ethos of Wales.

A central street lined on one side by townhouses with 'tweeter' spaces for homecinemas will cut through the scheme, while a listed dry dock, with its structure retained to the outline of a great crane there, is to become a social amenity.

Another Docklands block, at the end of a new promenade, will house a spa and swimming pool, cafe and restaurant, a microbrewery, cinema and with-enabled work zone. Between the buildings will be small parks and passageways, while views across and along the river are spectacular.

**Like them a dockside block will house a spa and pool, cinema and restaurants**



Make new friends: Goodluck Hope's listed dry dock will become a social amenity



From £35,000 for a one-bedroom flat: Goodluck Hope homes at Lemanth Peninsula feature industrial interior styling

### INTERIORS NOO TO INDUSTRIAL HERITAGE

Interior design is inspired by industrial jobs, in open-plan apartments with factory-like floor-to-ceiling crystal windows. Prices start at £35,000 for one-bedroom flats. Call 020 367 0800. Completion is due in 2020.

Subsequent, aspects to be built from nearby London City Island, an ambitious manufacturing project, formerly a magazine works, proving a hit with home buyers and high-profile arts organisations. English National Ballet and London Film School have relocated to doubling new headquarters there. Bond Street is only 20 minutes away on the Jubilee line.

For finance workers, Canary Wharf is only a four-minute ride on the Tube.

Yet artists, writers and designers are among the 850 people who have already moved into the 1,700-home complex, now construction director Layfield O'Hare. "What's really surprised is that people have moved here from Hammers, Chelsea, Hackney and Southwark. They see it as an attractive place to be."

Traditionally, Docklands have looked west for fun and fashion, a generation on, they no longer see Docklands as the back of beyond. Some of the capital's most glamorous new housing schemes are under way in the wider Canary Wharf area.

For many people, this part of Docklands is an alternative to central London, with more in common with downtown areas of Chicago or Singapore than with Islington or St John's Wood. It has wood-panelled banks but smaller central Londoners have not been convinced, prompting developers to introduce a new level of luxury living.

### CANARY WHARF SINGS A NEW SONG

Though synonymous with Docklands, Canary Wharf is in fact a private 57-acre estate with its own ring of steel security cordon. Until now, it has been a work and shopping district, but this is changing with a 25-acre extension of the estate being built near 2,000 homes.

First up is the Park Drive, a skyscraper-shaped skyscraper with 433 flats designed by big name architects Herzog & de Meuron, of the Modern tower. It is an architectural tour de force, unlike anything else in London. With its rippling, honey-combed terracotta exterior, the 88-storey tower has interlocking bays and includes 160,000 sq ft of office space that are functional as well as beautiful, with sliding glass walls and deep curved terraces or double-height recessed balconies. From £375,000. Call 020 367 0800. Completion is 2020.

**Landmark Pinnacle** has 594 flats and is the tallest residential building in western Europe, at 770 ft with 861 flats and a cocktail bar at the top. Prices from £450,000. Call 020 367 0800.

**South Quay Plaza**, with 888 homes, has a residents' club, private cinema and spa on the 56th floor. Designed by Foster + Partners, the scheme brings a new dockside prime-made and pocket park, along with shops, bars and restaurants.

The tower is being built at a 45-degree rotation to ensure apartments are dual aspect. Floor-to-ceiling glassing creates views. Prices start at £450,000. Call 020 3675 4400. Completion is in 2020.

**Affordable workspaces** Container City, Trinity Buoy Wharf, near Goodluck Hope

## New homes Homes & Property



Glaze across to Canary Wharf: Goodluck Hope has water views on three sides



New arts quarter: Trinity Buoy Wharf, site of London's last remaining light-house



From £425,000: Landmark Pinnacle garden square flats, south west India Dock



Affordable workspaces: Container City, Trinity Buoy Wharf, near Goodluck Hope

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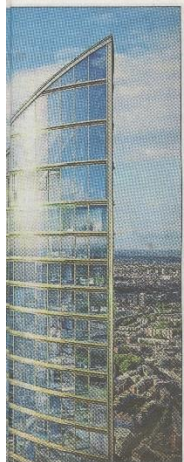
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Erith, Kent, SE18 6PP. \*Approximate journey times by car.



**Landmark Pinnacle** has 994 flats and is the greenest of the crop in South West India Dock. There's a garden square on the 27th floor and other exotically landscaped internal spaces, play areas and a spectacular communal roof terrace. From £425,000. Completion in 2020. Call 020 3905 6826.



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#### CANARY WHARF SINGS A NEW SONG

Though anonymous with Docklands, Canary Wharf is in fact a private 97-acre estate with its own ring-of-neel security cordon. Until now, it has been a work and shopping district, but this is changing with a 20-acre extension of the estate bringing more than 3,000 homes.

First up is One Park Drive, a telescope-shaped skyscraper with 483 flats designed by big-name architects Herzog & de Meuron, of Tate Modern fame. It is an architectural tour de force, unlike anything else in London. With a rippling, ivory-coloured terracotta exterior, the 58-storey tower has interlocking bays and includes fabulous loft-style homes that are functional as well as beautiful, with sliding glass walls and deep curved terraces or double-height recessed balconies. From £575,000. Call 020 7007 3600. First completion in 2020.

**Landmark Pinnacle** has 994 flats and is the greenest of the crop in South West India Dock. There's a garden square on the 27th floor and other exotically landscaped internal spaces, play areas and a spectacular communal roof terrace. From £425,000. Completion in 2020. Call 020 3905 6826.

When complete in 2020, **Spire London** will be the tallest residential building in western Europe, at 770ft with 861 flats and a cocktail bar at the top. Prices from £595,000. Call CBRE on 020 3541 6565.

**South Quay Plaza**, with 888 homes, has a residents' club, private cinema and spa on the 56th floor. Designed by Kuster + Partners, the scheme brings a new dockside promenade and pocket park, along with shops, bars and restaurants.

The tower is being built at a 45-degree rotation to ensure apartments are dual aspect. Floor-to-ceiling glazing maximises views. Prices start at £490,000. Call 020 3675 4400. Completion is in 2020.



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New arts quarter: Trinity Buoy Wharf, site of London's last remaining lighthouse



From £425,000: Landmark Pinnacle garden square flats, South West India Dock



Affordable workspace: container City, Trinity Buoy Wharf, near Godluck Hope



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\*As measured by road and 45 minutes by train. Travel times taken from Google Maps. CGI is indicative only.