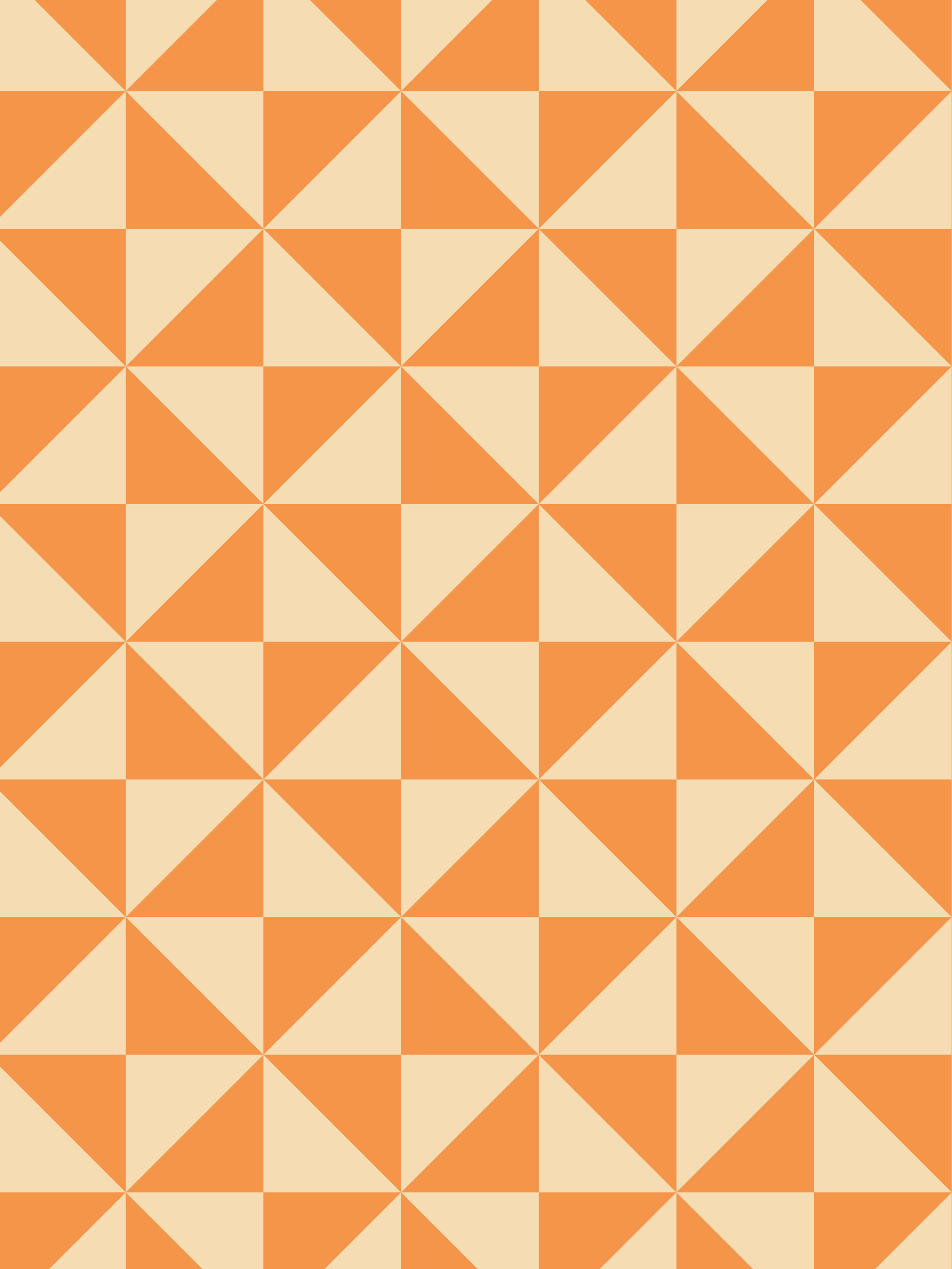


The graphic features a repeating geometric pattern of red and cream-colored triangles on the left side. A large, solid orange rectangle occupies the top right corner. A dark purple square is positioned in the center, overlapping the pattern and the orange rectangle. The title 'KANTHA QUARTER' is centered within this purple square. Below the title, a small cream-colored rectangle contains the text 'ABERFELDY VILLAGE • E14'.

KANTHA *QUARTER*

ABERFELDY VILLAGE • E14



WELCOME **TO**
KANTHA QUARTER
AT *ABERFELDY VILLAGE*
EAST LONDON

Located on Poplar's vibrant Aberfeldy Street, Kantha Quarter is a collection of stylish studio, one, two and three-bedroom apartments, complete with individual balconies and a private rooftop terrace. With a new town square right outside and East India DLR just a short stroll away, this is city living with a village feel.

Aberfeldy Village is full of life and local amenities, with everything you need for your everyday. Grab your morning flat white, put the reps in at the gym, then take a breather in its open green spaces. This is your destination for leisure, living, health and wellbeing, all in one place.



The O2

East India DLR Station

Aberfeldy Street

Canary Wharf Station

Canary Wharf

Future Regeneration

River Thames

Future Phases

KANTHA
QUARTER

Canning Town Station

River Lea

OUR VISION

4 | 5



MORE TO COME...



ABERFELDY STREET

As the commercial and community hub, Aberfeldy Street is the energetic epicentre of Aberfeldy Village, filled with local shops, independent cafés and communal spaces.



TOWN SQUARE

Kantha Quarter will overlook the new town square – a community space bringing people together for markets, festivals and outdoor events.



ENTERPRISE YARD

A welcoming space for small businesses. The character of Enterprise Yard is distinctly East London, supporting creativity and collaboration.



GREEN STREETS

Our existing public spaces will be improved and re-landscaped to complement the new parks, square, walking routes, and cycle paths, bringing the neighbourhood to life.



THE FUTURE NEIGHBOURHOOD

This is Aberfeldy Village as a whole, a diverse and thriving community with space for everyone. Comprised of a collection of neighbourhoods, each with their own distinct character, each coming together to form something truly special.

CURRENT PHASE



EXISTING HOMES



FUTURE PHASES



Map for illustrative purposes only and not to scale.
Walking times have been taken from Google maps.



POPLAR WORKS
& WORKS CAFÉ

JOLLY'S GREEN



CULLODEN
PRIMARY SCHOOL



GROCERY
STORE



EAST INDIA
5 MINS



CAFÉ



GP PRACTICE
& PHARMACY



CONCIERGE, GYM &
RESIDENTS' LOUNGE



KANTHA QUARTER

BRAITHWAITE PARK



CANNING
TOWN
11 MINS



WHATEVER YOU NEED

Aberfeldy Village offers a wealth of convenience, with a suite of exclusive resident amenities including 24-hour concierge, gym, co-working space and a residents' lounge.

NEW COMMUNITY CENTRE

EVENTS SPACE

GP PRACTICE

PHARMACY

CAFÉ & GROCERY STORE

NURSERY

ALL AT
ABERFELDY VILLAGE E14



**A 20 MINUTE
NEIGHBOURHOOD.**



CONNECTIONS

WALKING

FROM ABERFELDY VILLAGE - EAST LONDON

 East India DLR 5 Minutes	  Canning Town 11 Minutes	East India Dock Basin 15 Minutes	Trinity Buoy Wharf 15 Minutes	  Canary Wharf 23 Minutes
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CYCLING

FROM ABERFELDY VILLAGE - EAST LONDON

 East India DLR 5 Minutes	  Canary Wharf 9 Minutes	 Victoria Park 17 Minutes	 Queen Elizabeth Olympic Park 17 Minutes	Westfield Stratford 18 Minutes
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DLR

FROM EAST INDIA STATION

Canary Wharf 5 Minutes	Stratford 9 Minutes	London City Airport 9 Minutes	Tower Gateway 12 Minutes	Bank 13 Minutes
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JUBILEE LINE

FROM CANNING TOWN STATION

North Greenwich 1 Minute	Canary Wharf 4 Minutes	Stratford 6 Minutes	Waterloo 13 Minutes	Bond Street 20 Minutes
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ELIZABETH LINE

FROM CANARY WHARF STATION

Liverpool Street 7 Minutes	Farringdon 9 Minutes	Bond Street 13 Minutes	Paddington 18 Minutes	Heathrow Airport 39 Minutes
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THE NEIGHBOURHOOD

EXCELLENT EDUCATION

Aberfeldy Village is ideally located for easy access to some of the capital's most acclaimed academic and creative institutions, which have been internationally recognised for their excellence.



Ravensbourne University

 10 MINUTES /  30 MINUTES



University of West Scotland

 4 MINUTES /  3 MINUTES



University of East London

 9 MINUTES /  20 MINUTES



Goldsmiths University

 16 MINUTES /  30 MINUTES



English National Ballet

 7 MINUTES /  3 MINUTES



Queen Mary University

 10 MINUTES /  15 MINUTES



Royal Drawing School

 20 MINUTES /  30 MINUTES



UCL East

 7 MINUTES /  20 MINUTES



University of Greenwich

 10 MINUTES /  20 MINUTES



London College of Fashion

 26 MINUTES /  20 MINUTES

Times are based on travel by public transport from Aberfeldy Village – East London.

KANTHA *QUARTER*

**A STYLISH NEW HOME IN THE HEART OF
A VIBRANT EAST LONDON COMMUNITY.**

Designed by Hackney-based architects Morris+Company, the building features private balconies and a roof terrace with sweeping views across London. With gorgeous interiors by FLINT and a location just off Aberfeldy Street, life is well-balanced in your very own East London nook.

KANTHA QUARTER



18 | 19



THE *DETAILS* OF DESIGN

Contemporary, spacious kitchens designed by FLINT are based on the concept of colour 'blocked' elements interlocking together, featuring two-tone cabinets, quartz worktops, and Bosch appliances.

"The concept for the kitchen design creates a 'box in a box' where the worktop and wall cabinets are framed and accentuated, creating a two tonal block effect using consistent colour and material. The result is a calm and refined kitchen designed for open plan modern living."

Robbie Turner and Vesna Aksentijevic
FLINT London









MADE OF STYLE & SUBSTANCE

KITCHENS

- Bespoke designed matt finish handleless kitchens
- Concrete style matt finish Quartz worktop and full height splashback
- Undermounted 1.5 bowl stainless steel sink with mixer tap
- Feature LED lighting under cabinetry
- Integrated Bosch appliances comprising:
 - Fan oven
 - Induction hob
 - Fridge/freezer
 - Dishwasher
- Elicia extractor hood
- Neff washer/dryer (located in utility cupboard)

BATHROOMS

- Large format porcelain tiles to floors and bath and shower walls (wet areas)
- Small format feature wall tile to basin area
- Matt finish Quartz worktop
- Semi-recessed basin with mixer tap in brushed nickel and pop up waste
- Wall-hung mirror cabinet with shelving
- Shaver socket
- Bath with hinged glass bath screen
- Shower tray with glass shower screen
- Fixed shower head handheld shower in matt brushed nickel to baths and showers
- Modern wall-hung WC with concealed cistern, dual flush plate in matt brushed nickel and soft close seat
- Heated towel rail in matt brushed nickel

INTERIOR FINISHES

- High quality wood-effect flooring in oak to kitchen, living area, bedroom and hallway
- Walls and ceilings are painted in white
- Internal solid core doors with contemporary brushed stainless steel ironmongery
- Brushed stainless steel electric sockets to kitchen area
- Slimline white light switches and electric sockets to remainder of home
- Double glazed windows
- Single leaf doors to external areas

WARDROBES

- Bedroom to have full height, built-in wardrobes
- Wardrobes to include shelving and hanging rail

HEATING & ELECTRICS

- Heating and hot water provided by communal heat network
- Underfloor heating throughout
- LED downlights in living area, kitchen, bathroom and hallway. Pendant lighting in bedrooms
- Media outlet to living room which includes, telephone points and TV/FM points
- Superfast broadband pre-wired (subject to subscription)
- Power and telephone point to the utility cupboard
- Mechanical ventilation throughout

SECURITY & PEACE OF MIND

- Hard-wired audio/video entry system, front door locking system and spy hole
- CCTV cameras are installed at key positions around the development
- Security fob access for residents
- Sprinklers to all apartments and communal areas
- Concierge
- 2 year Be Living warranty
- 10 year NHBC warranty

COMMUNAL AREAS

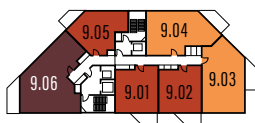
- Residents' roof terraces on level 7
- Lifts to serve all apartments
- Interior designed lobby areas
- Carpet to internal corridors
- Cycle parking

SUSTAINABILITY

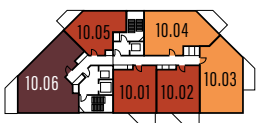
- Heating and hot water provided by heat network
- Photovoltaic panels
- Green roofs and wildlife friendly planting to promote biodiversity
- Mechanical ventilation and heat recovery



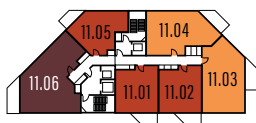
APARTMENT FLOORPLANS



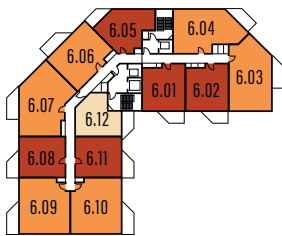
9TH FLOOR



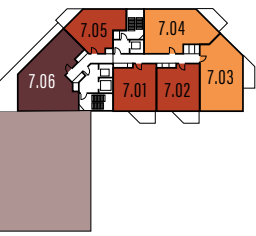
10TH FLOOR



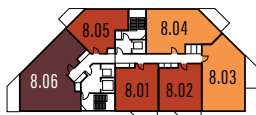
11TH FLOOR



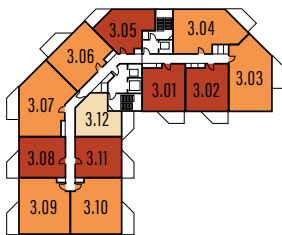
6TH FLOOR



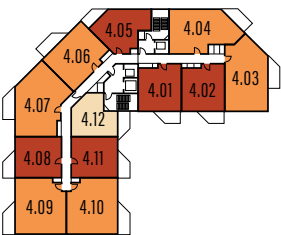
7TH FLOOR



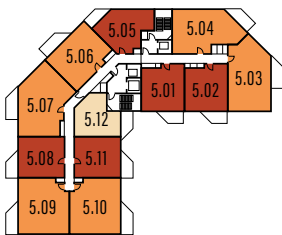
8TH FLOOR



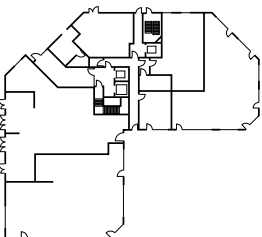
3RD FLOOR



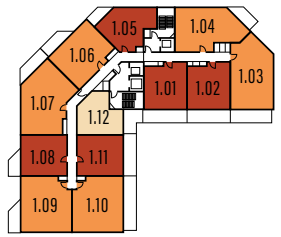
4TH FLOOR



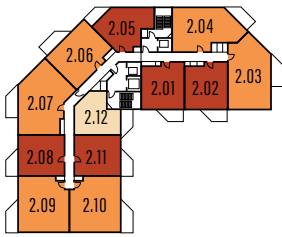
5TH FLOOR



GROUND FLOOR



1ST FLOOR



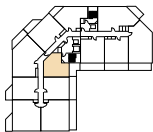
2ND FLOOR

Studio apartment
 One-bedroom apartment
 Two-bedroom apartment
 Three-bedroom apartment
 Communal Terrace

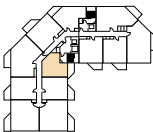
1B1P-TYPE A | STUDIO APARTMENT

APARTMENTS: 01.12 | 02.12 | 03.12 | 04.12 | 05.12 | 06.12

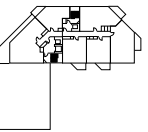
KANTHA QUARTER



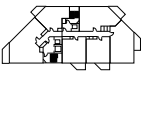
FLOOR 01



FLOORS 02-06

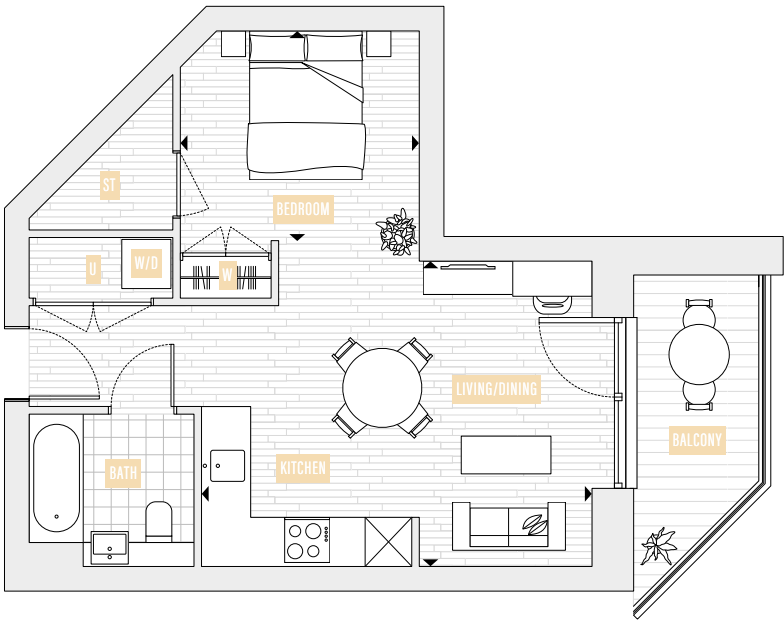


FLOOR 07



FLOORS 08-11

Living/Kitchen/Dining	5.2 x 4.0m	17'7" x 13'1"
Bedroom	3.2 x 2.8m	10'6" x 9'2"
Total Internal Area	43.3 sq m	466 sq ft
Balcony	5.3 sq m	57 sq ft
Terrace (01.12)	9.2 sq m	99 sq ft



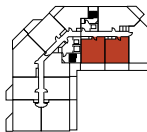
Measurement Points
 W Wardrobe
 S Storage
 U Utility
 W/D Washer/Dryer
 Fridge Freezer

Dimensions shown are approximate only and may vary within a tolerance of 5%. Drainage locations, kitchen and bathroom layouts are indicative and subject to change.

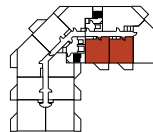
1B2P-TYPE A | 1 BEDROOM APARTMENT

APARTMENTS: 01.01 | 01.02 | 02.01 | 02.02 | 03.01 | 03.02 | 04.01 | 04.02 | 05.01 | 05.02 | 06.01 | 06.02 | 07.01 | 07.02 | 08.01 | 08.02 | 09.01 | 09.02 | 10.01 | 10.02 | 11.01 | 11.02

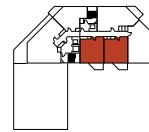
KANTHA QUARTER



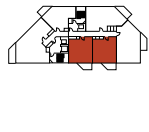
FLOOR 01



FLOORS 02-06

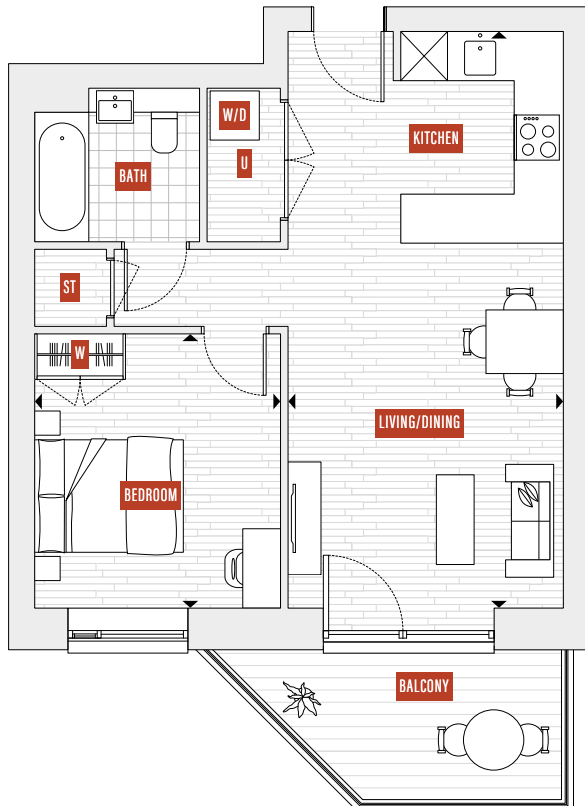


FLOOR 07



FLOORS 08-11

Living/Kitchen/Dining	3.6 x 4.7m	11'10" x 15'5"
Bedroom	3.3 x 3.7m	10'10" x 12'2"
Total Internal Area	51.8 sq m	558 sq ft
Balcony	5.1 sq m	55 sq ft
Terrace (01.01, 01.02)	14.4 sq m	155 sq ft



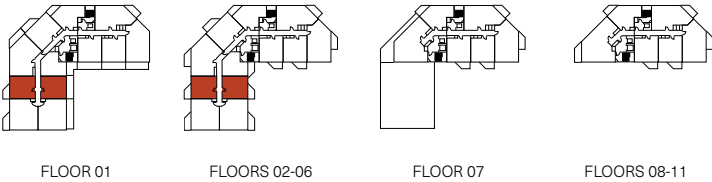
Measurement Points
 W Wardrobe
 S Storage
 U Utility
 W/D Washer/Dryer
 Fridge Freezer

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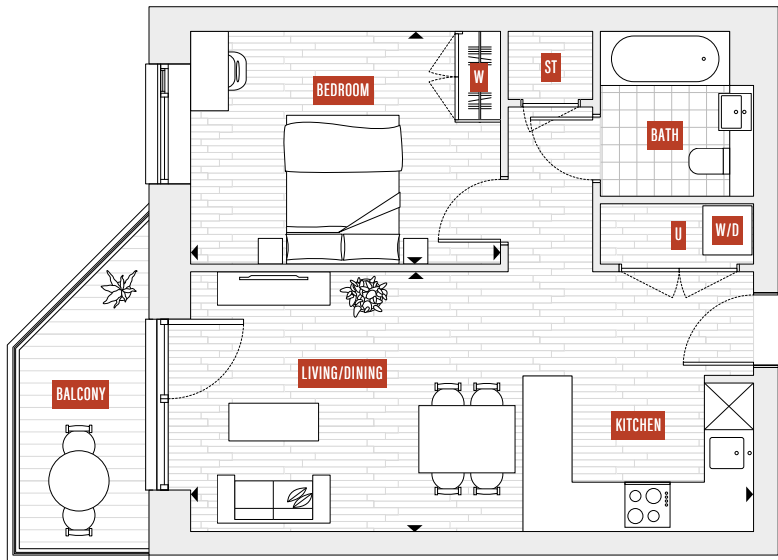
1B2P-TYPE B | 1 BEDROOM APARTMENT

KANTHA QUARTER

APARTMENTS: 01.08 | 01.11* | 02.08 | 02.11* | 03.08 | 03.11* | 04.08 | 04.11* | 05.08 | 05.11* | 06.08 | 06.11*



Living/Kitchen/Dining	4.3 x 3.4m	14'1" x 11'2"
Bedroom	4.1 x 3.1m	13'5" x 10'2"
Total Internal Area	50.2 sq m	540 sq ft
Balcony	5.2 sq m	56 sq ft
Terrace (01.11)	13.7 sq m	147 sq ft



*Apartment is handed

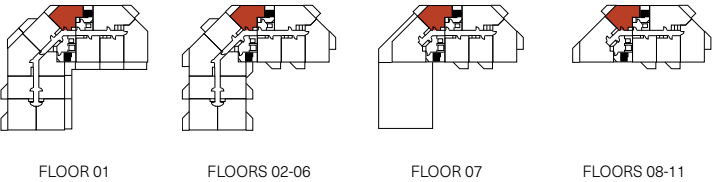
◀▶ Measurement Points W Wardrobe S Storage U Utility W/D Washer/Dryer ☒ Fridge Freezer

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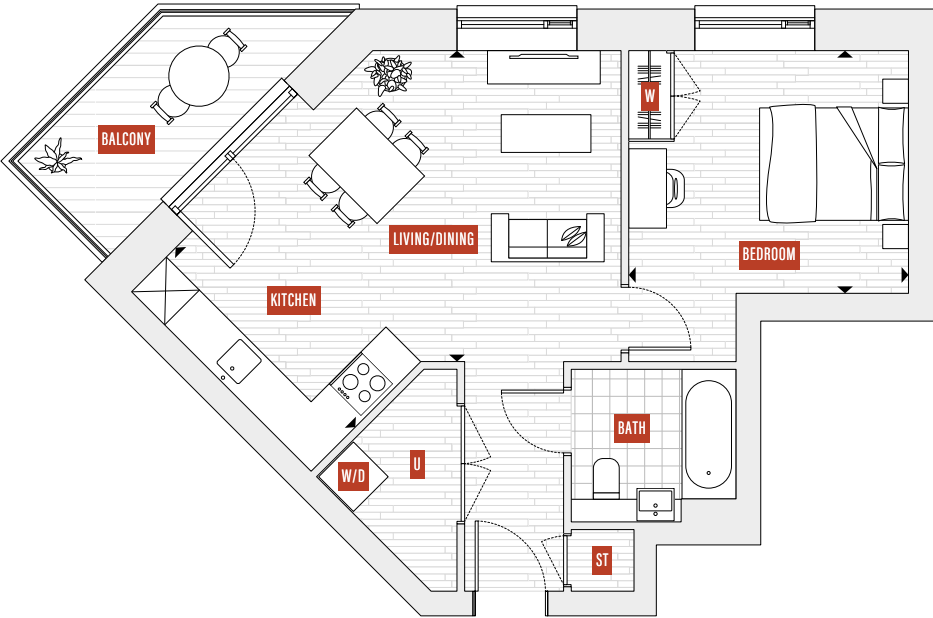
1B2P-TYPE C | 1 BEDROOM APARTMENT

KANTHA QUARTER

APARTMENTS: 01.05 | 02.05 | 03.05 | 04.05 | 05.05 | 06.05 | 07.05 | 08.05 | 09.05 | 10.05 | 11.05



Living/Kitchen/Dining	3.4 x 4.1m	11'2" x 13'5"
Bedroom	3.7 x 3.2m	12'2" x 10'6"
Total Internal Area	52.1 sq m	564 sq ft
Balcony	5.3 sq m	56 sq ft



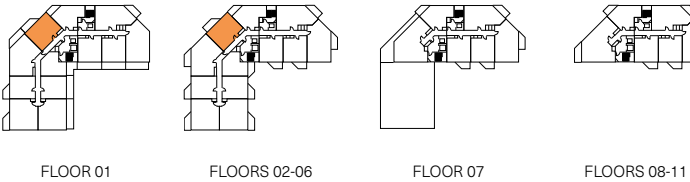
◀▶ Measurement Points W Wardrobe S Storage U Utility W/D Washer/Dryer ☒ Fridge Freezer

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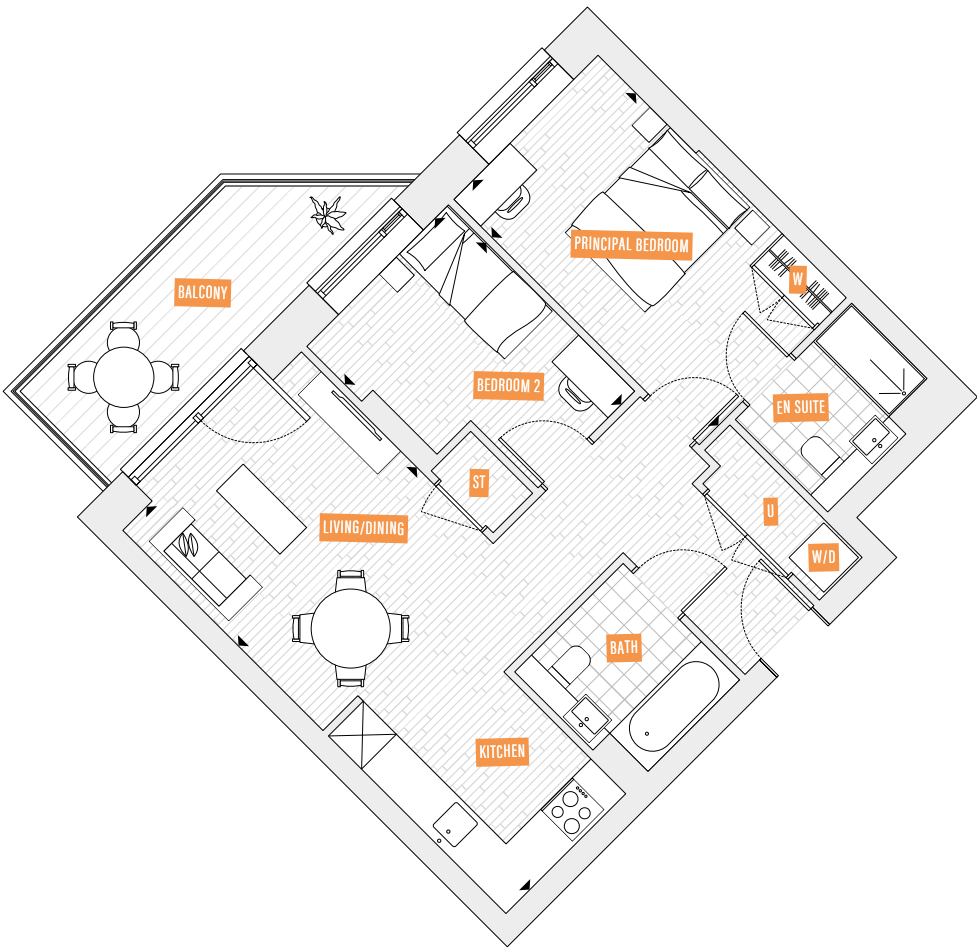
2B3P-TYPE A | 2 BEDROOM APARTMENT

KANTHA QUARTER

APARTMENTS: 01.06 | 02.06 | 03.06 | 04.06 | 05.06 | 06.06



Living/Kitchen/Dining	3.3 x 7.2m	10'10" x 23'8"
Principal Bedroom	2.7 x 4.6m	8'10" x 15'1"
Bedroom 2	2.7 x 3.5m	8'3" x 11'6"
Total Internal Area	63.8 sq m	687 sq ft
Balcony	7.1 sq m	76 sq ft
Balcony (01.06)	8.3 sq m	89 sq ft



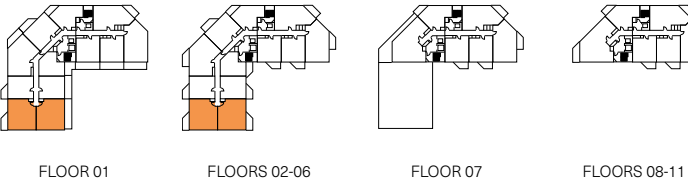
◀▶ Measurement Points W Wardrobe S Storage U Utility W/D Washer/Dryer ☒ Fridge Freezer

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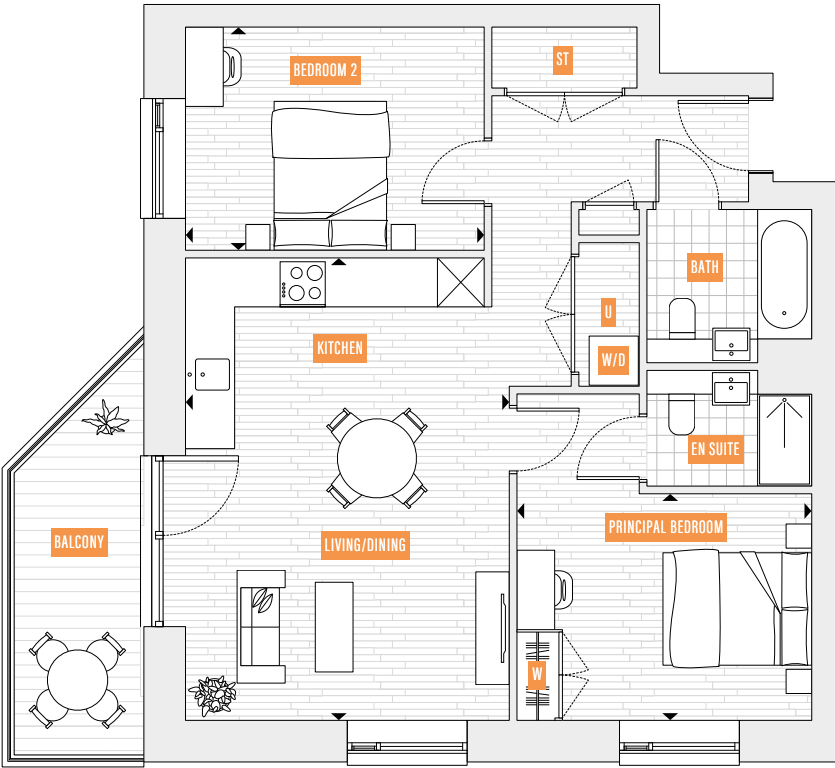
2B4P-TYPE A | 2 BEDROOM APARTMENT

KANTHA QUARTER

APARTMENTS: 01.09 | 01.10* | 02.09 | 02.10* | 03.09 | 03.10* | 04.09 | 04.10* | 05.09 | 05.10* | 06.09 | 06.10*



Living/Kitchen/Dining	4.3 x 6.1m	14'1" x 20'0"
Principal Bedroom	3.9 x 3.0m	12'10" x 9'10"
Bedroom 2	4.0 x 3.0m	13'2" x 9'10"
Total Internal Area	74.5 sq m	802 sq ft
Balcony	7.1 sq m	76 sq ft
Terrace (01.10)	17.9 sq m	193 sq ft



◀▶ Measurement Points W Wardrobe S Storage U Utility W/D Washer/Dryer ☒ Fridge Freezer

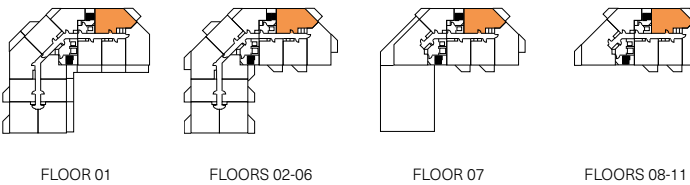
Dimensions shown are approximate only and may vary within a tolerance of 5%. Drainage locations, kitchen and bathroom layouts are indicative and subject to change.

*Apartment is handed

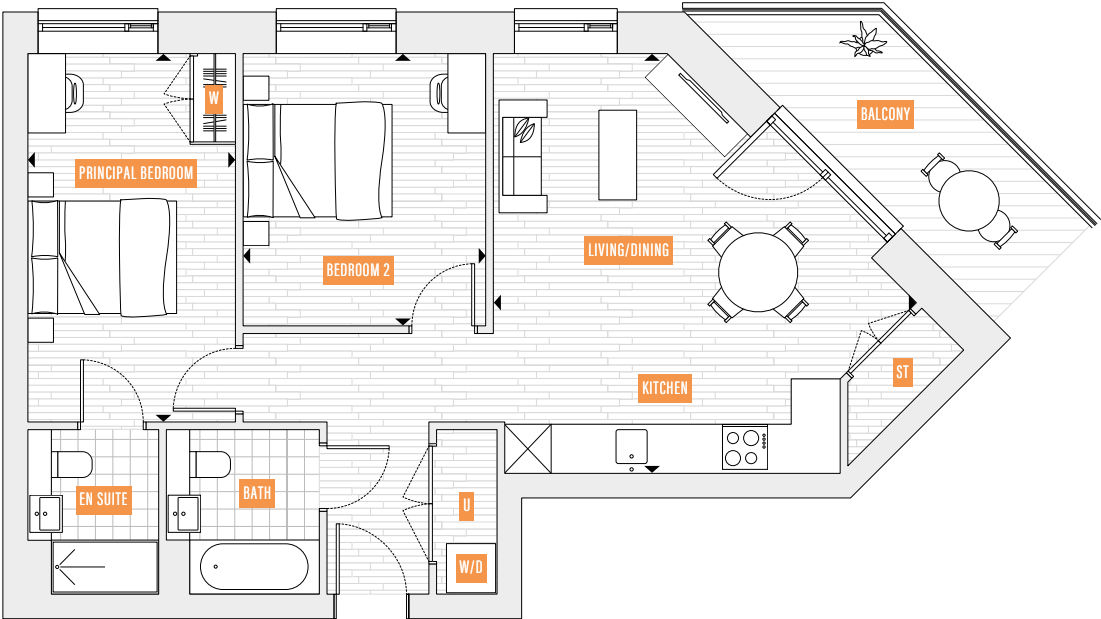
2B4P-TYPE B | 2 BEDROOM APARTMENT

KANTHA QUARTER

APARTMENTS: 01.04 | 02.04 | 03.04 | 04.04 | 05.04 | 06.04 | 07.04 | 08.04 | 09.04 | 10.04 | 11.04



Living/Kitchen/Dining	5.6 x 5.5m	18'4" x 18'1"
Principal Bedroom	2.8 x 4.9m	9'2" x 16'1"
Bedroom 2	3.2 x 3.6m	10'6" x 11'10"
Total Internal Area	71.5 sq m	770 sq ft
Balcony	7.1 sq m	76 sq ft



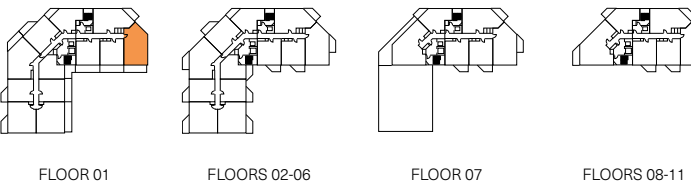
◀▶ Measurement Points W Wardrobe S Storage U Utility W/D Washer/Dryer ☒ Fridge Freezer

Dimensions shown are approximate only and may vary within a tolerance of 5%. Drainage locations, kitchen and bathroom layouts are indicative and subject to change.

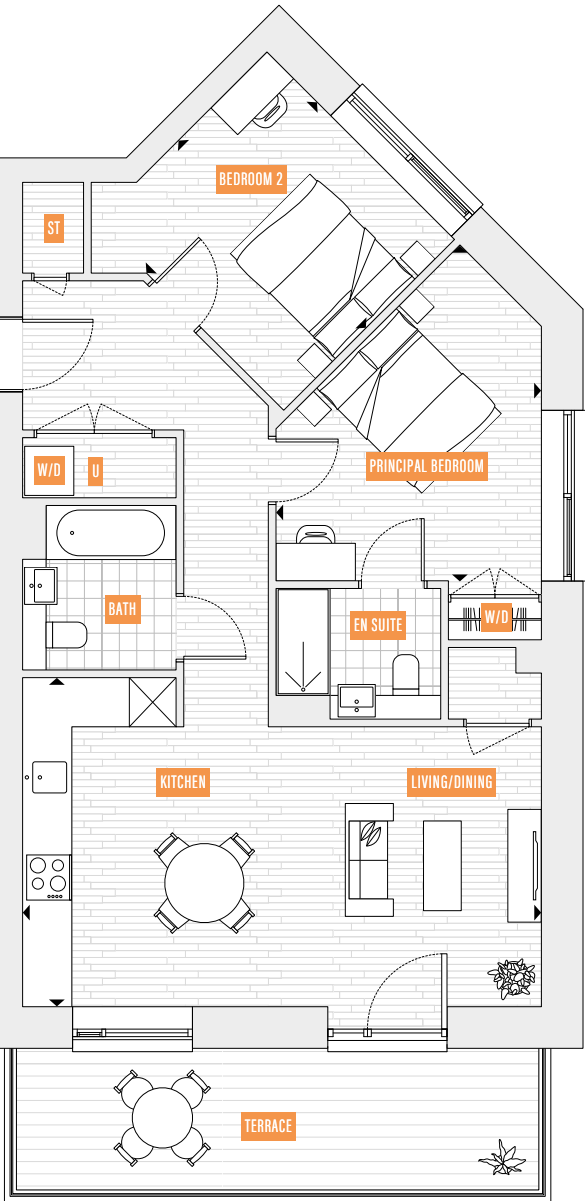
2B4P-TYPE C | 2 BEDROOM APARTMENT

KANTHA QUARTER

APARTMENT: 01.03



Living/Kitchen/Dining	6.8 x 4.4m	22'4" x 14'5"
Principal Bedroom	4.1 x 3.5m	13'5" x 11'6"
Bedroom 2	3.5 x 3.2m	11'6" x 10'6"
Total Internal Area	78.0 sq m	840 sq ft
Terrace	13.5 sq m	145.3 sq ft



◀▶ Measurement Points W Wardrobe S Storage U Utility W/D Washer/Dryer ☒ Fridge Freezer

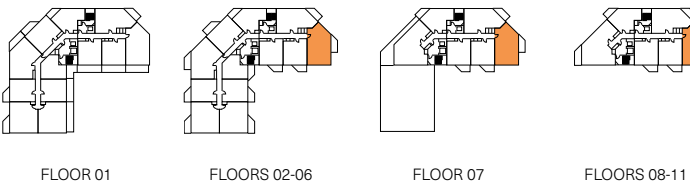
Dimensions shown are approximate only and may vary within a tolerance of 5%. Drainage locations, kitchen and bathroom layouts are indicative and subject to change.

2B4P-TYPE D | 2 BEDROOM APARTMENT

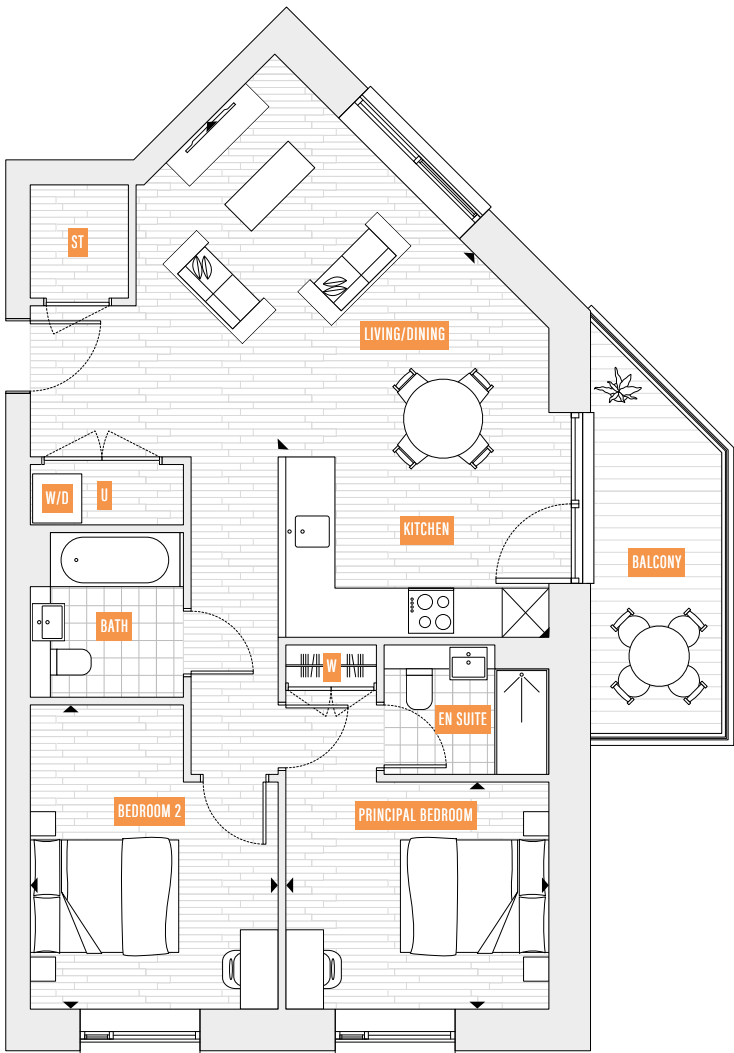
APARTMENTS: 02.03 | 03.03 | 04.03 | 05.03 | 06.03 | 07.03 | 08.03 | 09.03 | 10.03 | 11.03

KANTHA QUARTER

N



Living/Kitchen/Dining	3.6 x 5.9m	11'10" x 19'4"
Principal Bedroom	3.5 x 3.0m	11'6" x 9'10"
Bedroom 2	3.2 x 3.6m	10'6" x 11'10"
Total Internal Area	78.0 sq m	840 sq ft
Balcony	7.1 sq m	76 sq ft



◀▶ Measurement Points W Wardrobe S Storage U Utility W/D Washer/Dryer ☒ Fridge Freezer

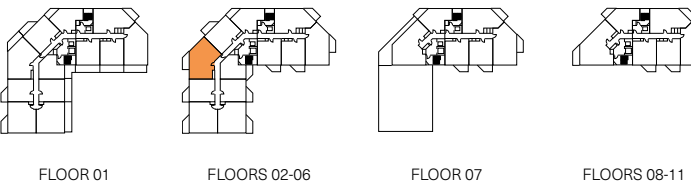
Dimensions shown are approximate only and may vary within a tolerance of 5%. Drainage locations, kitchen and bathroom layouts are indicative and subject to change.

2B4P-TYPE E | 2 BEDROOM APARTMENT

APARTMENTS: 02.07 | 03.07 | 04.07 | 05.07 | 06.07

KANTHA QUARTER

N



Living/Dining	3.3 x 3.8m	10'10" x 12'6"
Kitchen	3.2 x 3.1m	10'6" x 10'2"
Principal Bedroom	3.1 x 4.9m	10'2" x 16'1"
Bedroom 2	2.9 x 3.9m	9'6" x 12'10"
Total Internal Area	82.5 sq m	888 sq ft
Balcony	7.3 sq m	79 sq ft



◀▶ Measurement Points W Wardrobe S Storage U Utility W/D Washer/Dryer ☒ Fridge Freezer

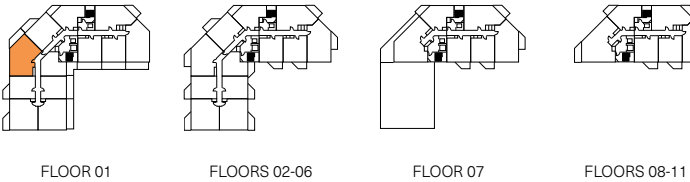
Dimensions shown are approximate only and may vary within a tolerance of 5%. Drainage locations, kitchen and bathroom layouts are indicative and subject to change.

2B4P-TYPE F | 2 BEDROOM APARTMENT

KANTHA QUARTER

APARTMENT: 01.07

N



Living/Dining	3.1 x 3.6m	10'2" x 11'10"
Kitchen	2.9 x 3.5m	9'6" x 11'6"
Principal Bedroom	4.9 x 3.0m	16'1" x 9'10"
Bedroom 2	3.2 x 3.9m	10'6" x 12'10"
Total Internal Area	82.5 sq m	888 sq ft
Balcony	10.4 sq m	112 sq ft



◀▶ Measurement Points W Wardrobe S Storage U Utility W/D Washer/Dryer ☒ Fridge Freezer ○ Column

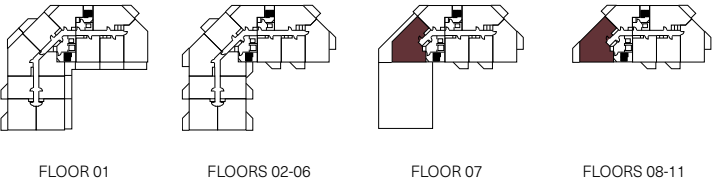
Dimensions shown are approximate only and may vary within a tolerance of 5%. Drainage locations, kitchen and bathroom layouts are indicative and subject to change.

3B6P-TYPE E | 3 BEDROOM APARTMENT

KANTHA QUARTER

APARTMENTS: 07.06 | 08.06 | 09.06 | 10.06 | 11.06

N



Living/Dining	7.9 x 5.3m	16'9" x 17'6"
Kitchen	2.3 x 3.3m	16'9" x 10'10"
Principal Bedroom	3.0 x 5.7m	9'10" x 18'8"
Bedroom 2	3.9 x 2.6m	12'10" x 8'6"
Bedroom 3	3.6 x 3.1m	11'10" x 10'2"
Total Internal Area	97.7 sq m	1,052 sq ft
Terrace	23 sq m	248 sq ft
Balcony (08.06, 09.06, 10.06, 11.06)	9 sq m	97 sq ft



◀▶ Measurement Points W Wardrobe S Storage U Utility W/D Washer/Dryer ☒ Fridge Freezer ○ Column

Dimensions shown are approximate only and may vary within a tolerance of 5%. Drainage locations, kitchen and bathroom layouts are indicative and subject to change.

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At Be Living, we understand the importance of home. Not just in terms of having a place of your own, but in relation to the community you're part of. That's why our focus has always been broader than just bricks and mortar. Our goal is to make a positive and inclusive impact. To create a future where a great home in a vibrant neighbourhood is an attainable goal for everyone.

With over 170 years of history behind it, our parent company Willmott Dixon owes its success to an unwavering commitment to delivering brilliant buildings, transforming lives, and strengthening communities. By continuing to think differently and putting our residents at the heart of every decision we make, we are proud to continue this legacy.



GET **IN** *TOUCH*

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