

SOUTH QUAY PLAZA

LONDON E14



A CUT ABOVE THE REST

Welcome to South Quay Plaza, the spectacular new development by Berkeley.

A landmark building in every sense, SQP is a striking addition to London's iconic Canary Wharf skyline.

Reaching 68 storeys, Valiant is the tallest of its three towers. In addition to this, both Burlington and Harcourt

are 36 and 55 storeys respectively.

World renowned architects, Foster+Partners are responsible for both the external and internal design, creating an elegant new concept for urban living.

Set within 2.6 acres of beautiful landscaped gardens that will include play areas, seating and outdoor

artworks. A variety of flowering and herbaceous plants and trees have been selected to attract bees, birds and butterflies.

Berkeley
Designed for life



APARTMENT MIX

| Valiant | Total | Size (Sq. Ft.) |
|---------|-------|----------------|
| Studio | 46 | 486 |
| 1 Bed | 248 | 627 |
| 2 Bed | 202 | 926 |
| 3 Bed | 55 | 1,203 |

THE DEVELOPMENT

- 3 buildings:
68 storeys (220 m)
36 storeys (120 m)
56 storeys (TBC)
- Waterside development
- Designed by Foster+Partners
- Stunning skyline/river views
- Iconic stepped-tower structure
- Rotation at 45° to waterfront to maximise river views and increase dual aspect
- Floor-to-ceiling glazing
- Panoramic views

THE DEVELOPER

Founded in 1976, Berkeley is a leading developer of outstanding homes, and has won numerous awards for quality design and customer service. The Berkeley Group was voted one of Britain's Most Admired Company's across all industries from 2012 to 2016 and Housebuilder of the Year in 2015 and again in 2016. In 2014, we won for the second time, the Queens Award for Enterprise and in 2015 we were the first house-builder in Britain to have 500 sites registered by the Considerate Constructors Scheme.

Quality is at the heart of Berkeley, not only in the homes we build and places we create, but in our commitment to customer service, green living and the regeneration of brownfield sites.

All our developments are designed to permanently enhance the neighbourhoods in which they are located, through excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability.

THE ARCHITECT

Foster+Partners iconic and elegant waterside residence is set to change Canary Wharf's skyline. Its impact will extend the practice's reputation as one of the most innovative architecture and integrated design companies in the world.

Over four decades, Foster+Partners have pioneered a sustainable approach to architecture through a wide range of projects, with landmark buildings on six continents such as: British Museum, London; Reichstag, Berlin; Hong Kong International Airport and Hearst Tower, New York City.

THE AMENITIES

- New dockside promenade
- 2.6 acres of public realm
- Creche
- Bars, cafes, shops and restaurants on site

RESIDENTS' FACILITIES

- Health club and spa
- 20m swimming pool overlooking the South Dock
- 56th floor bar lounge and terrace
- Underground parking (available for purchase at time of negotiation)
- 24 hour concierge
- On site security and CCTV

THE APARTMENTS

- Interiors by Foster+Partners
- High quality materials
- Open-plan kitchen
- Choice of 3 colour palettes;
Adriatic (light)
Aegean (medium)
Levantine (dark)
- Floor-to-ceiling glazing
- Light and spacious apartments
- A selection of studios: 1, 2, and 3 bedroom apartments and penthouses



View of SQP, South Dock and Canary Wharf

THE LOCATION

Over the last 20 years Canary Wharf has been transformed into one of London's most vibrant and varied neighbourhoods. With 16 million square feet of office, retail and leisure space, set among 20 acres of landscaped open space, it is home to many of the world's best companies such as HSBC, Bank of New York and Citigroup.

It has already overtaken the City of London as the UK's largest financial district and is set for further growth.

Its high-quality urban environment has been chosen by many premium retail brands, which form part of the neighbourhood's 280 shops, cafés, bars, restaurants, services and amenities.

The area's exceptional cultural and leisure offer is led by a year-round programme of over 100 activities and events covering art, comedy, dance, fashion, film, music, sport and theatre, most of which are free.

TRANSPORT LINKS

Canary Wharf is possibly London's best-served district for transport. Its underground station (Jubilee Line) is only a 500-metre walk from South Quay Plaza.

Directly opposite South Quay Plaza is South Quay DLR (Docklands Light Railway) station, only a short journey to London City Airport (the only airport situated in London itself) and Stratford International station, which connects to all the UK's Eurostar stations.

Opening in 2018, London's newest high-speed rail link, Crossrail, will provide quick access to the heart of the capital and beyond. Canary Wharf's Crossrail station will connect to Heathrow airport in 40 mins and to 40 intercity terminals.

A short walk from South Quay Plaza is Canary Wharf Pier, which offers 4 peak ferry services an hour into Westminster, with a journey time of 26 mins.

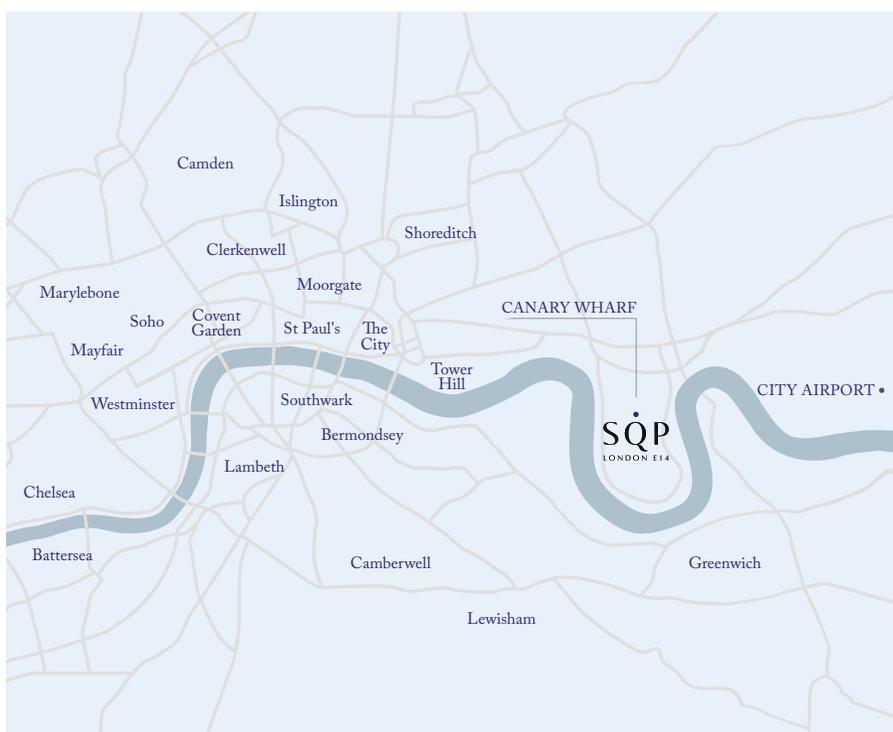
South Quay Plaza is located on the north side of South Quay DLR station, immediately south of the Canary Wharf estate.

- Walking distance from South Quay Plaza:

| | |
|-----------------------------------|---------|
| Buses (D8, one of six bus routes) | 1 min |
| DLR (South Quay) | 1 min |
| Underground (Canary Wharf) | 10 mins |
| River Bus | 17 mins |

- Journey times by London Underground from Canary Wharf:

| | |
|--------------------------|---------|
| Bank (The City) | 10 mins |
| Westminster | 11 mins |
| London City Airport | 17 mins |
| Kings Cross / St Pancras | 25 mins |
| Bond Street | 15 mins |
| Heathrow Airport | 60 mins |
| (from 2018 – Crossrail) | 40 mins |





The Quay Club Swimming Pool

COUNCIL TAX

London Borough of Tower Hamlets
B and H - £2,443.92 per annum

GROUND RENT

| | |
|---------------------|-----------|
| Studio Apartment | £400 pa |
| One-bed Apartment | £500 pa |
| Two-bed Apartment | £600 pa |
| Three-bed Apartment | £700 pa |
| Penthouse | £1,500 pa |

SERVICE CHARGES

Service charges are approximately
£6.75 per sq.ft. per annum.

To include buildings insurance, external window cleaning, 24-hr concierge, operation of services, leisure facilities, landscaping, M&E, general maintenance, staffing and fees.

Car park

£50,000 plus £900 per space per annum maintenance charge.

TERMS OF PAYMENT

1. A reservation fee is payable upon reservation:

- **Studio Apartment** £2,500 deposit
- **One-bed Apartment** £2,500 deposit
- **Two/Three-bed Apartment** £5,000 deposit
- **Penthouse** £10,000 deposit

2. 10% of the purchase price is payable 21 days from reservation on exchange of contracts (minus the reservation fee).*

3. A further 10% advanced payment is payable 12 months after exchange.

4. A further 5% deposit payable 24 months after exchange.

5. Balance of 75% is payable upon completion.

RECOMMENDED PURCHASER SOLICITORS

Please speak to a sales consultant.

* Apartments reserved at overseas exhibitions will exchange on the reservation fee with 10% deposit to be paid within 21 days.

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Designed for life

Proud to be a member of the Berkeley Group of companies



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