

# LONDON DOCK E1

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**London Dock is redefining contemporary city living at the heart of the capital.**

London's leading developer, St George, is transforming this historic location, moments from Tower Bridge, the Tower of London, St Katharine Docks and the City.

Celebrating a rich past whilst creating a new destination, London Dock is set to unlock an exciting new future in E1.

Aerial view of London Dock  
towards the City

# LONDON DOCK E1



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“New apartments, penthouses and beautifully landscaped open spaces form the heart of London Dock. The vision bridges past, present and future, to create a thriving new destination that is a modern landmark for the capital.”

*Andrew Taylor, Architect, Patel Taylor*

## A VISION FOR LONDON DOCK

**Rich in maritime history, once forming part of the thriving docks, this area was the commercial hub of London, importing a wealth of products and luxury goods from around the world.**

St George has commissioned renowned architect, Patel Taylor, to create a dynamic new future for London Dock. The vision retains the architectural heritage of this historic dockside location, in design and detail, combining new and old.

Stunning apartments and penthouses, beautifully landscaped open spaces, water gardens, central squares and promenades lined with shops, bars and restaurants are at the heart of this vibrant new destination.

St George, creating a new future.



ABOVE: Le Miroir d'eau de Bordeaux,  
Place de la Bourse, Bordeaux

LEFT: Gauging Square

At London Dock, St George is creating a new generation of open spaces, destined to reflect 21st century living and become part of the fashionable map of this global city.

**GAUGING SQUARE**

At the heart of London Dock, Gauging Square is set to become one of the capital's great public squares, with a spectacular water feature inspired by Le Miroir d'eau, a water mirror at the Place de la Bourse in Bordeaux. Gauging Square will revisit London Dock's historic trading links through a contemporary architectural interpretation of this classic French square - as a landmark and a place to enjoy.



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ABOVE: Gauging Square  
 RIGHT: Arrival Square

**ARRIVAL SQUARE**

A dramatic gateway to London Dock, Arrival Square combines vibrant new design with historic elements in a rich tapestry of exciting architecture and landscaping. A word trail connects the spaces and weaves London Dock into the fabric of the city.

**MARKET GARDENS**

With colours and scents changing with the seasons, the lush green landscapes in the Market Gardens offer a tranquil escape for peace and reflection.

**WATER GARDENS**

Designed to feel as though you are stepping into a painting, the Water Gardens are a composition of vivid plants, flowers and water, offering intimate, private spaces from within and spectacular views from above.



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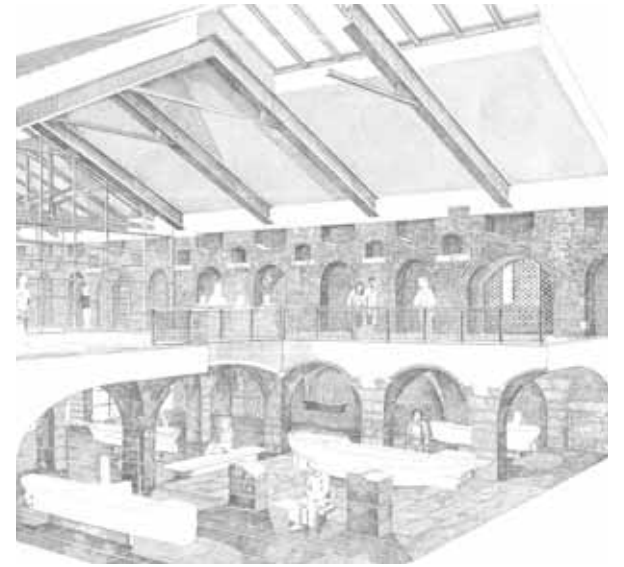
Computer-generated images are indicative only.

Gauging Square at night



Computer-generated images are indicative only





ABOVE: Artist's impression of the Pennington Street Warehouse

LEFT: Pennington Street Warehouse towards Gauging Square

**PENNINGTON STREET WAREHOUSE**

The historic Grade II listed Pennington Street Warehouse is a legacy of the trading past of London Dock, where precious goods such as silk, wines, coffee and tea were once stored. The magnificent building will be restored to create a new retail and cultural venue.



Tower Bridge



## UNRIVALLED LOCATION

**London is the global capital, a hub for finance, commerce and culture.**

At the forefront of this great city, London Dock is set to become one of the most fashionable places to live, neighbouring the world famous, historic landmarks of Tower Bridge, the Tower of London and the River Thames.



ABOVE: Clockwise from above; The Cutty Sark, the world's most famous tea clipper; St Katharine Docks; Waitrose on your doorstep

RIGHT: St Katharine Docks

London is a city of contrasts, with historic and modern standing side by side. London Dock, on the north bank of the River Thames, combines modern city living with the historical riverside wharves and cobbled streets of Wapping and St Katharine Docks, where yachts, sailing boats and barges provide a colourful centrepiece to the surrounding area.



Lifestyle images are indicative only



Wapping is a truly authentic destination, filled with independent cafés and restaurants, which has for hundreds of years been a vibrant part of London life. The Prospect of Whitby - London's oldest riverside pub - was popular with Charles Dickens, diarist Samuel Pepys and renowned artists Turner and Whistler. By the river, Hermitage Community Moorings attracts sailing barges, tugs and small boats, keeping alive Wapping's river heritage.

Wilton's is the world's oldest surviving Grand Music Hall and London's best kept secret. This stunning and atmospheric building hosts an exciting programme of entertainment including theatre, music, comedy, cinema and cabaret.

ABOVE: Offering a taste of village life in the city, Wapping is a thriving mix of independent local shops and amenities

LEFT: The marina at St Katharine Docks



Lifestyle images are indicative only



ABOVE: Al fresco dining at the Oxo Tower

LEFT: Riverside dining at Le Pont de la Tour

The South Bank offers a cosmopolitan mix of chic bars, fine restaurants and cultural venues. The iconic sites of the Tate Modern, Shakespeare's Globe, the National Theatre and the Royal Festival Hall sit alongside the artisan delights of Borough Market, whilst some of London's best bars enjoy the stunning backdrop of the River Thames.



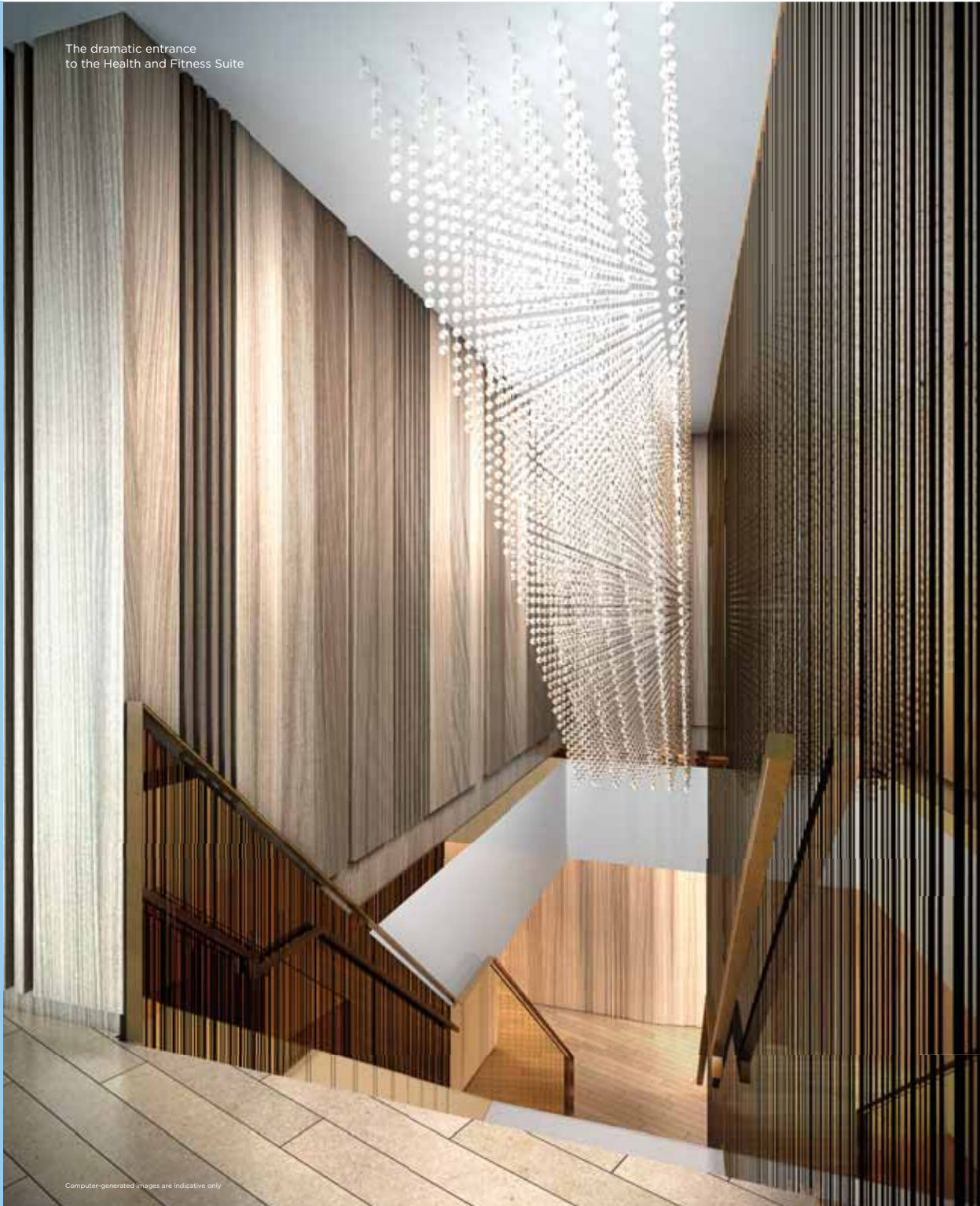
ABOVE: River Thames and the City  
RIGHT: 30 St Mary Axe, London

The City of London, characterised by cutting-edge glass and steel architecture, is the engine room of the capital's financial industries. A stone's throw from London Dock, this bustling cosmopolitan quarter features some of the world's most iconic buildings and leading international organisations, reflecting its status as a global centre.



Lifestyle images are indicative only

The dramatic entrance  
to the Health and Fitness Suite



Computer-generated images are indicative only

## INSPIRED DESIGN

Explore a new style of living at London Dock, where modern architecture and design combine with premium hotel-style facilities. At its heart is The Club, a private residents' club, featuring an exceptional Health and Fitness Suite, complemented by a dedicated Concierge service and managed parking.\*

St George appointed leading interior architects, 1508 London, to establish a seamless transition between the exterior and interiors, creating an exceptional environment for the modern lifestyle.

\*Payable via the service charge. Parking available at extra cost.



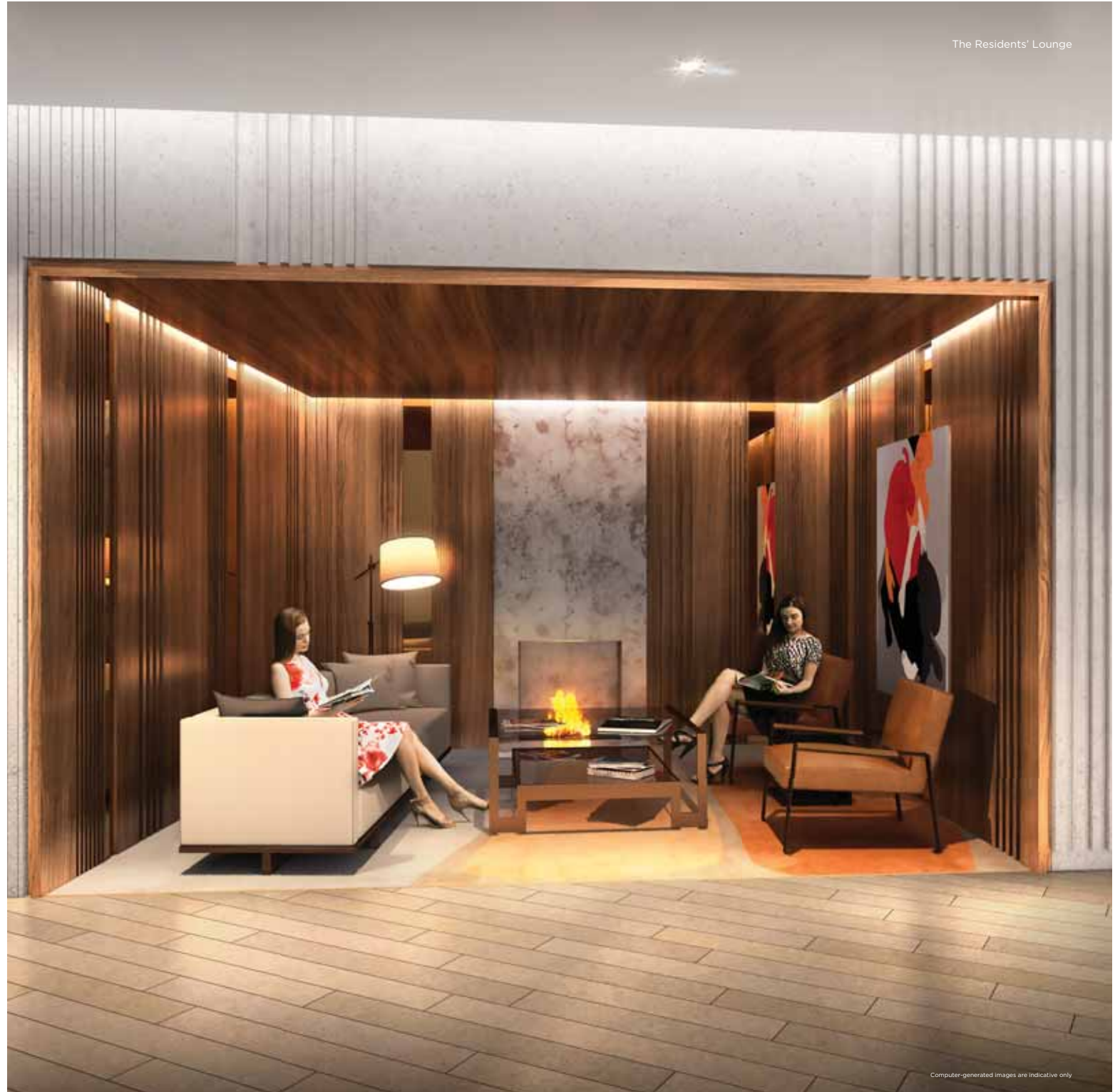




“The design draws inspiration from the luxury goods of the day that passed through the docks, from silks and wools, to tea and wine.”

*Fouad Qebrawi, Interior Architect, 1508 London*

The Residents' Lounge is an exquisite space where you can meet friends before enjoying a swim, movie or massage, or simply relax by the fire.



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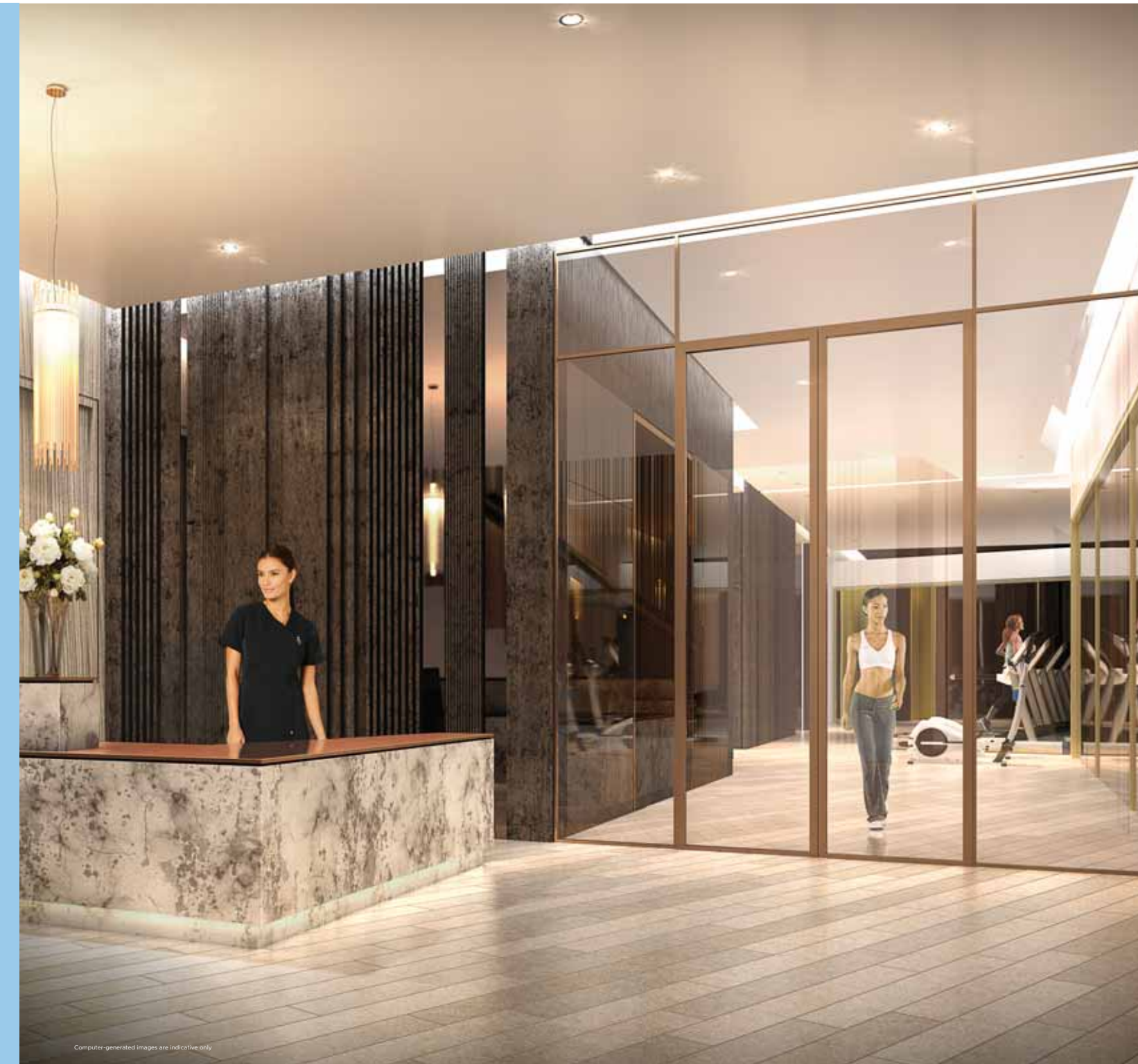
ABOVE: Treatment Room

LEFT: Health and Fitness Suite reception

The Health and Fitness Suite at London Dock is a place where you can get in shape, or soothe away the stresses of the day.

Indulge in the treatment room and sample a range of invigorating therapies that will leave you feeling restored, revitalised and refreshed.\*

\*Treatments not included in service charge



Computer-generated images are indicative only



ABOVE: Squash Court  
RIGHT: Gymnasium

A fast-paced game of squash or training in the gymnasium is a great way to keep fit and healthy. For those who want to relax, enjoy a swim in the spectacular 20 metre swimming pool before unwinding in the Jacuzzi, sauna or steam room.



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Swimming Pool



Computer-generated images are indicative only.



Computer-generated images are indicative only



ABOVE: Virtual Golf Suite  
LEFT: Screening Room

Residents at London Dock have access to a private screening room and a virtual golf suite, offering the opportunity to play at some of the world's greatest courses.

Typical Apartment Living Room



Computer-generated images are indicative only

## THE APARTMENTS

**Elegantly appointed, the apartments and penthouses at London Dock will redefine contemporary city living.**

Inspired by the rich heritage of the area, interiors and technologies combine to create exceptional living spaces, with light and spacious Living Rooms and stylish Kitchens - the perfect place to entertain.



Computer-generated images are indicative only

Premier specification Kitchen



Computer-generated images are indicative only





ABOVE: En Suite Bathroom  
RIGHT: Master Bedroom

The Bedrooms are relaxing retreats, with generous spaces, floor to ceiling windows and subtle lighting – a place to escape from the pace of the capital.

Bathrooms and En Suites feature carefully selected marble, stone or ceramic finishes, with heated floors and wall panels.



Computer-generated images are indicative only

St Paul's Cathedral  
from One New Change



## A GLOBAL CITY

**London is a unique city, where past and future combine to create a rich and diverse culture unlike any other.**

The historic landmarks of St Paul's Cathedral, the Palace of Westminster, the Tower of London and Tower Bridge sit alongside a shimmering new skyline. Modern marvels such as the London Eye and The Shard provide a spectacular backdrop to life in London.

The London Eye and  
the Palace of Westminster





Lifestyle images are indicative only



ABOVE: The Blueprint Café, Design Museum  
LEFT: The King's Head, Shoreditch

Skyline restaurants overlook the capital, while exclusive brasseries, bars and clubs offer some of the world's best dining experiences in fashionable London.



Lifestyle images are indicative only

ABOVE: Tate Modern

RIGHT: The British Museum

London is globally renowned for its extensive cultural offering, with first-class arts venues in the West End, opera and ballet at the Royal Opera House and award-winning musicals and dramas across the capital.





From international designers to independent boutiques, London is one of the world's best shopping destinations. Visitors from around the globe flock to the capital to experience its flourishing retail offering - from couture and designer fashion, jewellery and accessories, to the latest trends in interiors and furniture.

Lifestyle Images are indicative only



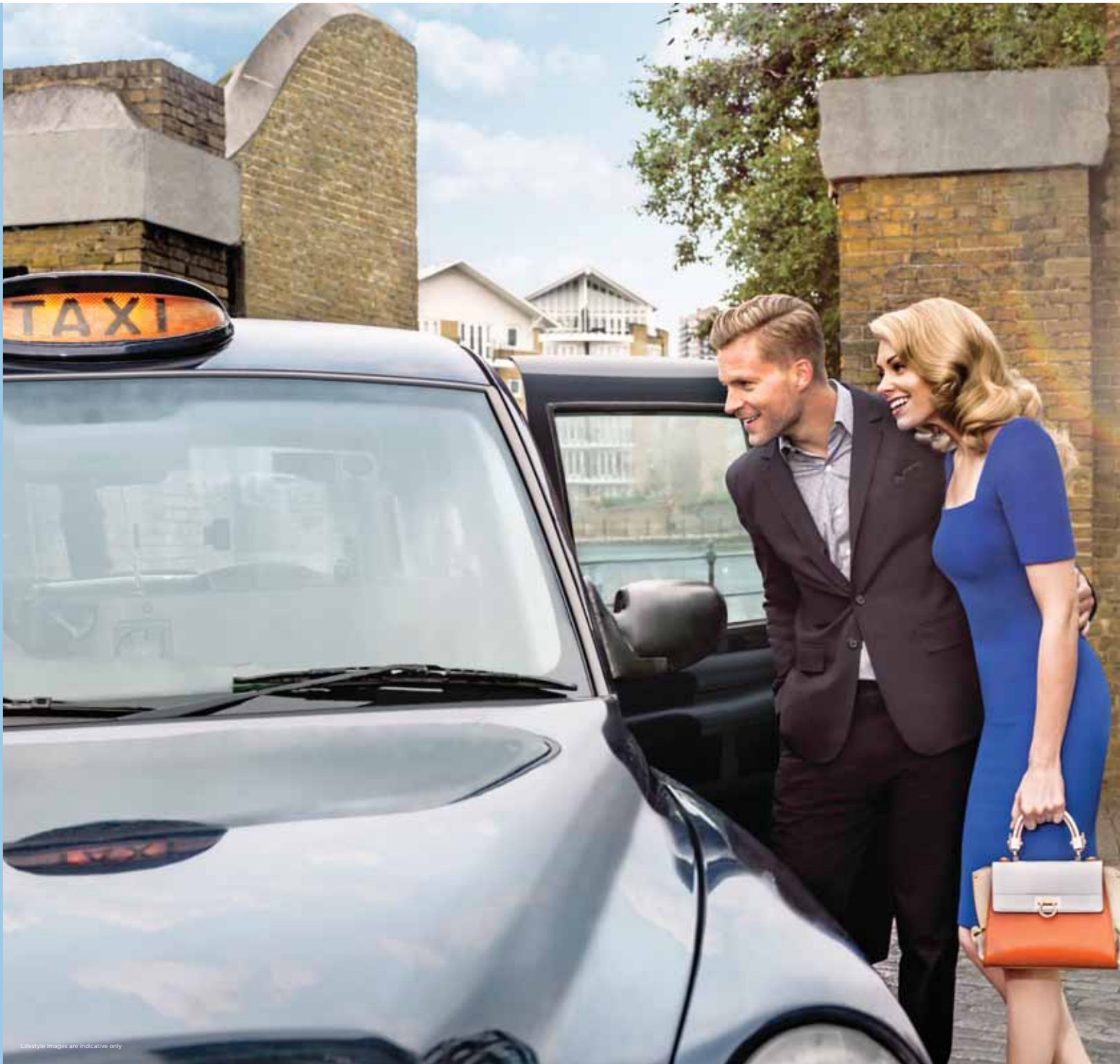
With some of the world's top universities located in the capital, London has a reputation for academic excellence and attracts the brightest and the best students from around the globe. Top ranking universities include Imperial College London, the London School of Economics, University College London and King's College London.

## WELL CONNECTED

**London Dock is exceptionally well connected for the City, Canary Wharf and the West End.**

Zone 1 London Underground station, Tower Hill, is just a short walk away, while Aldgate and Wapping London Overground stations are also close by, with links to Canary Wharf and mainline rail connections at King's Cross St Pancras and Liverpool Street.

Crossrail will bring an additional line to Whitechapel, providing a new route directly through the centre of the capital. The Thames Clipper riverboat services run to Canary Wharf, Blackfriars and Embankment, and for cyclists, Barclays Cycle Hire docking points offer a wonderful way to experience this unique city.







- HEATHROW AIRPORT  
53 MINUTES
- OXFORD CIRCUS AND THE WEST END  
16 MINUTES
- WATERLOO AND THE SOUTH BANK  
16 MINUTES
- LONDON BRIDGE  
13 MINUTES
- KING'S CROSS ST PANCRAS / EUROSTAR  
12 MINUTES
- BANK AND THE CITY  
4 MINUTES
- SHOREDITCH  
4 MINUTES
- BERMONDSEY  
10 MINUTES
- CANARY WHARF  
10 MINUTES
- LONDON CITY AIRPORT  
17 MINUTES

London Dock offers excellent international travel connections, with links to all major airports and the Eurostar at King's Cross St Pancras.

Heathrow, Gatwick and Stansted airports can all be reached within an hour by London Underground, rail or road. London City Airport is just 15 minutes by taxi or 17 minutes on the Docklands Light Railway and the Eurostar is just 12 minutes away at King's Cross St Pancras.

#### EUROSTAR TRAINS TO EUROPE\*

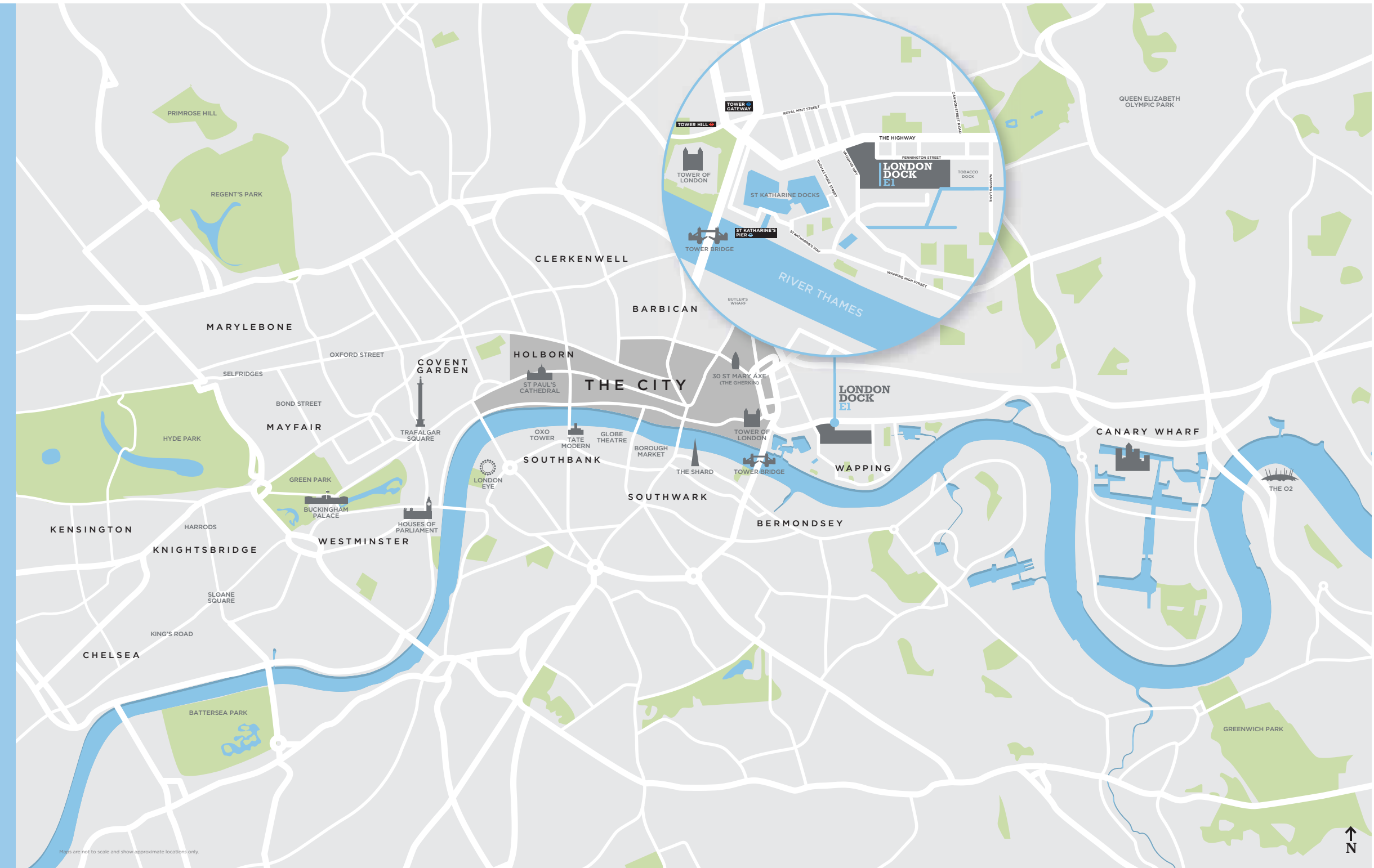
UP TO 20 DIRECT TRAINS A DAY TO PARIS  
UP TO 10 DIRECT TRAINS A DAY TO BRUSSELS

#### APPROXIMATE FLIGHTS FROM LONDON AIRPORTS\*

26 DIRECT FLIGHTS PER DAY TO NEW YORK (JFK)  
20 DIRECT FLIGHTS PER DAY TO DUBAI  
8 DIRECT FLIGHTS PER DAY TO HONG KONG  
6 DIRECT FLIGHTS PER DAY TO SINGAPORE  
4 DIRECT FLIGHTS PER DAY TO BANGKOK  
3 DIRECT FLIGHTS PER DAY TO BEIJING

Source: www.tfl.gov.uk; timing is approximate and represents quickest routes available from London Dock or the nearest London Underground, DLR and Overground stations

\* Numbers of trains and flights are approximate and may vary seasonally. London Airports include London City, Gatwick and Heathrow.



Maps are not to scale and show approximate locations only.





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# DESIGNED FOR LIFE

**Buying a home is one of the most important decisions you will ever make. The qualities that make St George different mean that you can choose a new home from us with complete confidence. When you buy a home from St George you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.**

## CUSTOMER SERVICE IS OUR PRIORITY

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Service teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by St George.

## GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WC's, recycling bins and energy efficient white goods.

## QUALITY IS AT THE HEART OF EVERYTHING WE DO

At St George, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, St George operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

## UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast - we build in the locations you want to live.

## A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St George's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Proud to be members of the Berkeley Group of companies





## OUR VISION

Over the years the Berkeley Group has won many prestigious awards for the quality, design and sustainability of our developments. Our Vision strategy is designed to raise our standards higher still, and means that you are buying a home from a sustainable business that takes its responsibilities towards the environment, its workforce and the communities in which it works, very seriously.

**Our Vision commitments:**

### AN EXCEPTIONAL CUSTOMER EXPERIENCE

Every customer benefits from our Berkeley Customer Satisfaction Commitment, with dedicated sales teams to provide exceptional service throughout the buying process, and Customer Service teams look after your needs after you have moved in.

### GREENER, MORE ECONOMICAL HOMES

Our new homes are designed to use 26% less water and their CO<sub>2</sub> emissions are 76% lower than an average home\*, saving you significant amounts on your utility bills. We provide recycling bins in every home, space to set up a home office and a safe place to store bicycles.

### CREATING SUSTAINABLE COMMUNITIES

We make sure the homes and places we create are safe and secure. Our homes are also adaptable to meet the changing needs of individuals and families. We reduce the impact of the construction process on the local community by ensuring all of our sites are registered with the Considerate Constructors Scheme.

### A COMMITMENT TO THE FUTURE

We set targets to reduce water use and CO<sub>2</sub> emissions associated with our construction and business operations. We also aim to reuse or recycle a high proportion of our construction, demolition and excavation waste.

## THE BERKELEY FOUNDATION

**Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.**

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes partly from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.



\* Savings vary in every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3. For further details contact: [sustainability@berkeleygroup.co.uk](mailto:sustainability@berkeleygroup.co.uk). Some features are only applicable to specific developments. Please ask Sales Consultant for further information.

## ONE BLACKFRIARS

One Blackfriars, the stunning new addition to the London skyline.



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# LONDON'S LEADING DEVELOPER

St George creates residential and mixed-use developments across the capital. The St George portfolio includes One Blackfriars, Chelsea Creek, Fulham Reach, Battersea Reach, Imperial Wharf and The Tower, One St George Wharf, on the banks of the River Thames.

St George has built an impressive reputation and won awards for regenerating disused parts of the capital and transforming them into vibrant communities in attractive landscaped grounds, offering on-site facilities such as fitness suites, business centres, concierge service, shops, and restaurants.

As a proud member of the Berkeley Group, our commitment to quality and environmental initiatives has been recognised repeatedly by numerous industry awards.

In 2014, the Berkeley Group was awarded the UK's most prestigious accolade for business performance, the Queen's Award for Sustainable Development, for the second time. Berkeley is the only British house builder ever to win this award twice.



### FULHAM REACH

Dramatically positioned on the north bank of the River Thames, Fulham Reach is London's new riverside address, with stunning apartments, penthouses and enviable river vistas.



### CHELSEA CREEK

An exciting new dockside development located in the fashionable heart of London. Highly specified apartments and penthouses are surrounded by tree-lined boulevards and landscaped parkland in a dockside setting.



### THE TOWER, ONE ST GEORGE WHARF

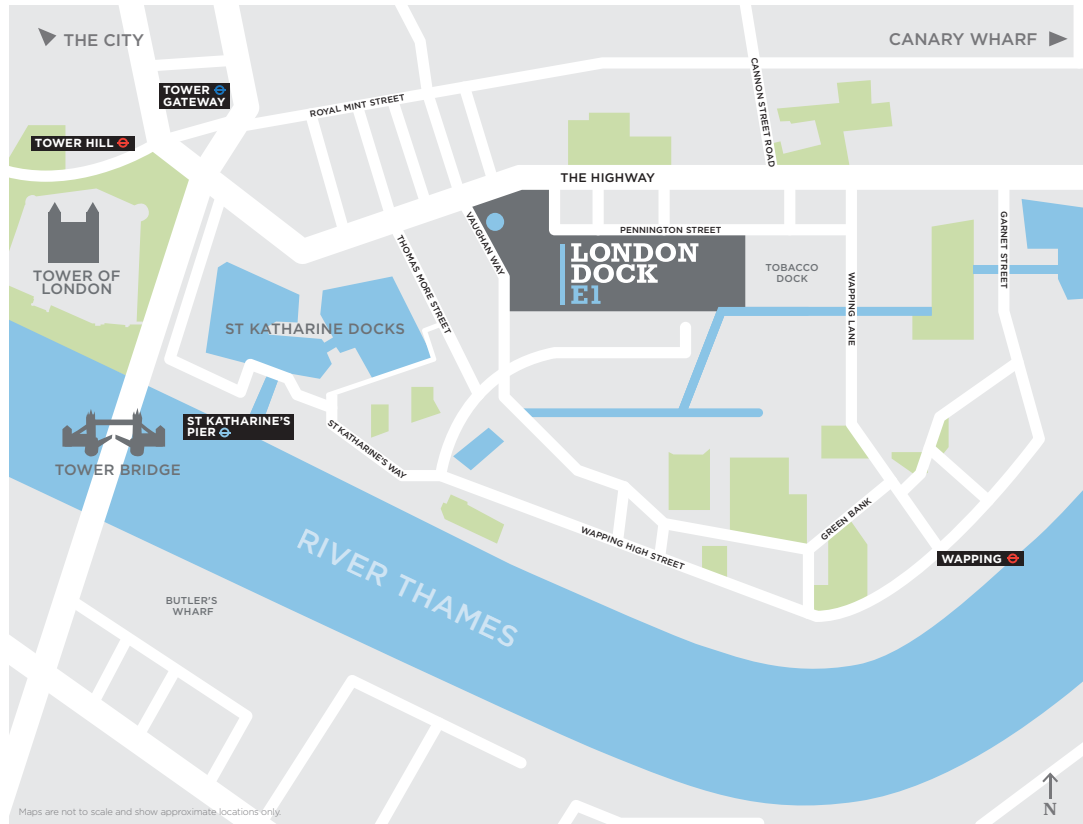
Overlooking the River Thames and historic Houses of Parliament, The Tower, One St George Wharf is one of Europe's tallest residential towers featuring exceptional interiors with breathtaking views.

Aerial view of London Dock  
towards Canary Wharf

# LONDON DOCK E1



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# CONTACT

## Sales Centre

Vaughan Way, London E1W 1YY

## Opening hours

Monday - Friday 10am - 8pm  
 Saturday - Sunday 10am - 6pm

**Telephone** +44 (0)20 7971 7880  
**Email** [enquiries@londondock.co.uk](mailto:enquiries@londondock.co.uk)  
**Website** [www.londondock.co.uk](http://www.londondock.co.uk)

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St. George policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. London Dock is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St. George to ascertain the availability of any particular property. R331/30CA/0514



Proud to be a member of the Berkeley Group of companies



# LONDON DOCK E1

**Discover London Dock – a hidden treasure at the heart of the capital.**

London Dock is the most anticipated new development by leading London developer, St George. Situated just moments from Tower Bridge, the Tower of London, St Katharine Docks and the City, this exciting new destination offers a range of exclusive apartments and penthouses with hotel-style residents' facilities, as well as beautifully landscaped open spaces, shops, bars and restaurants.

[www.londondock.co.uk](http://www.londondock.co.uk)