

ALEXANDER WHAIRF

LONDON
DOCK
E1

PENTHOUSE 176 (11TH & 12TH FLOOR)



PENTHOUSE 176



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LONDON DOCK E1

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.

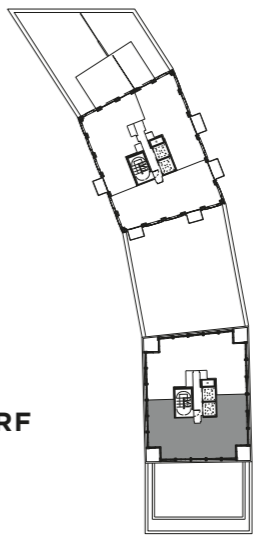
Computer-generated images are indicative only

LONDON DOCK E1



PENTHOUSE 176

PENTHOUSE 176 VIEWS OVER GAUGING SQUARE



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VIEWER'S EYE
VIEWS OVER
GAUGING SQUARE

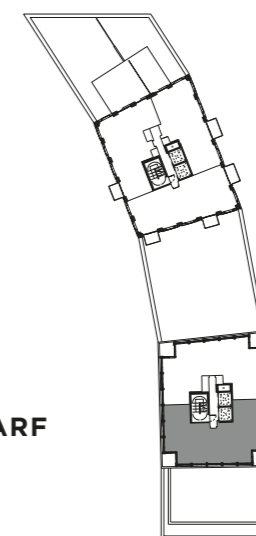


Computer-generated image and views shown are indicative only.



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PENTHOUSE 176 VIEWS SOUTH-WEST OVER TOWER BRIDGE



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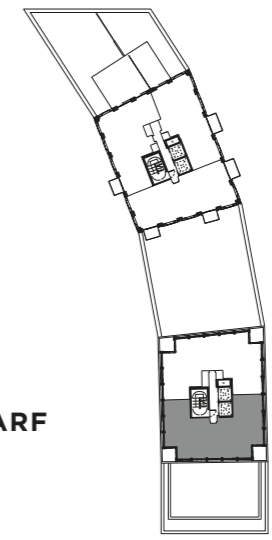
VIEWS SOUTH-WEST





Computer-generated image and views shown are illustrative only.

PENTHOUSE 176 VIEWS SOUTH OVER THE RIVER



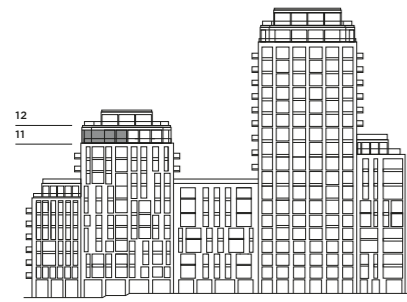
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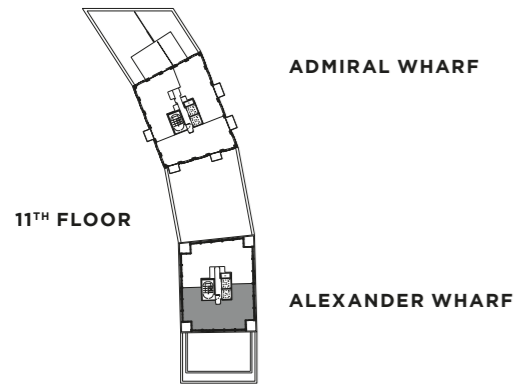
THE SOUTH PENTHOUSE

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LIVING ROOM	4.94m x 8.28m	16'3" x 27'2"
KITCHEN	4.70m x 4.05m	15'6" x 13'3"
BEDROOM 2	3.24m x 4.48m	10'8" x 14'9"
BEDROOM 3	5.00m x 4.00m	16'6" x 13'2"
TERRACES	9m ²	101 sq ft



EAST ELEVATION



11TH FLOOR

ADMIRAL WHARF

ALEXANDER WHARF



VIEWS SOUTH-WEST
OVER TOWER BRIDGE



FLOOR PLAN



VIEWS OVER GAUGING SQUARE



VIEWS SOUTH

KEY

- | | | | | | | | |
|--|--|--|---|--|---|--|--|
| | Door entry system | | WiFi Router and Sky box | | Fridge/Freezer | | Provision for pendant light fitting |
| | BT / Home Network point | | Double Socket | | Kitchen / utility appliance below worktop | | 55" LED / HD TV mounted 1.4m from floor with 13A socket and cable duct to Sky+HD, TV / FM, BT and 2 x 13A double sockets below |
| | Heated wall with Towel Rail and robe hooks | | Floor Sockets | | External Floor Light | | Cupboard |
| | Pop-Up Socket | | TV / FM, 2 x 13A double sockets and RF return | | Feature Downlight | | Wardrobe |
| | Pop-Up Socket with USB | | Hot Water Cylinder with washing machine below | | Recessed Downlight | | |
| | Single Socket | | Tall Kitchen unit | | Kitchen Feature Pendant | | |
| | USB Socket | | | | Speaker | | |

Floorplans shown for London Dock are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplate relates to lowest level apartment of that type. Views shown are indicative only.

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LONDON DOCK E1

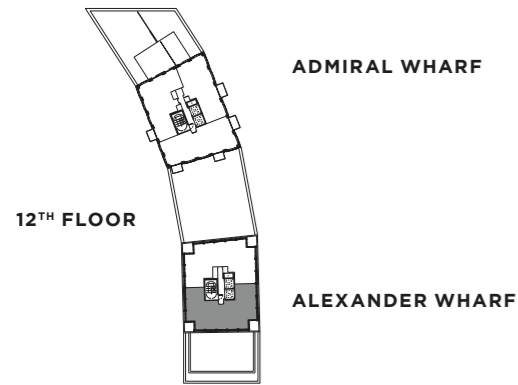
THE SOUTH PENTHOUSE

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MASTER BEDROOM SUITE	7.31m x 3.44m	24'0" x 11'4"
SUN ROOM	2.89m x 3.65m	9'6" x 12'0"
TERRACE	70m ²	753 sq ft



EAST ELEVATION



12TH FLOOR



VIEWS EAST OVER GAUGING SQUARE



VIEWS SOUTH-WEST OVER TOWER BRIDGE



VIEWS SOUTH

KEY

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PENTHOUSE SPECIFICATION

GENERAL SPECIFICATION

- Up to 3m ceiling heights in Living Room, Kitchen and Bedrooms
- Air conditioning to Living Room and Bedrooms¹
- Engineered wide timber flooring to Living Room and Kitchen
- Full height internal doors with laquered finish
- Full height glazing with feature bronze frames
- Feature illuminated curtain recesses
- Antique bronze ironmongery, including sockets and switches
- Ten year warranty from date of legal completion
- 2 year St George warranty
- 999 year lease from 4th July 1989

ENTRANCE HALL

- Bespoke timber panelling
- Feature stone flooring to entrance hall and staircase²
- Underfloor heating
- Cupboard with integrated storage and coats rail



KITCHEN

- Bespoke fitted kitchen with feature marble worktop island, splashback² and feature pendant lights
- Stainless steel 1½ recessed sink with waste disposal
- Quooker instant hot water tap
- Full suite of Gaggenau appliances, including fan assisted electric oven, steam oven, warming drawer, coffee machine, multi-zone induction hob, combination microwave, dishwasher, full height fridge/freezer, dual zone wine cooler and downdraft extractor fan
- Feature LED lighting below high level cupboards
- Soft close doors and drawers
- Concealed refuse and recycling

BEDROOMS

- Integrated ceiling speakers to Master Bedroom Suite and En Suite
- Bespoke fitted walk-in wardrobe with mirrored wall and stitched faux leather drawers to Master Bedroom Suite³
- Bespoke fitted wardrobes with stitched faux leather internal drawers and bronze detailing to Bedrooms 2 and 3
- High quality deep pile wool carpets



BATHROOM

- Villeroy & Boch bath, WC and basins
- Feature freestanding Villeroy & Boch oval bath to Master Bedroom En Suite
- Walk-in steam shower to Master Bedroom En Suite
- Heated wall panel with nickel robe hooks and towel rails
- Interior designed stone wall panelling²
- Overhead nickel rain shower and hand shower to shower enclosure
- Bespoke frameless full height shower enclosure³
- Interior designed stone vanity unit with demisting illuminated mirror²
- Wall mounted nickel taps to vanity units³
- Wall hung WC with soft closing toilet seat
- Under floor heating

UTILITY ROOM

- Bespoke fitted storage units with composite stone worktop
- Stainless steel recessed sink³
- Integrated Miele washing machine and tumble dryer⁴
- Soft close doors and drawers

TERRACES AND SUN ROOM

- Exterior designed terraces to all Penthouses, with glass balustrade, decking, plants and planters³
- Integrated floor lighting, water point and power³
- Bespoke bar with fridge, integrated wine cooler and champagne sink³
- Al fresco BBQ with feature granite worktop, integrated storage, gas BBQ and wine cooler^{5,6}

ELECTRICAL

- Media unit with wall mounted Bang & Olufsen 55" HD LED TV and soundbar to Living Room
- iPad mini to wirelessly control audio visual, air conditioning, lighting, window treatments⁷ and door entry system
- Telephone/Home Network points to Living Room and Master Bedroom Suite
- Sky TV, line rental and broadband⁸
- Living Room and Master Bedroom Suite Sky+HD, IR receiver wired to Sky box located in entrance hall cupboard. ArabSat, NileSat and Hot Bird enabled⁹
- Pre-wiring for Sky multiroom in all Bedrooms
- White LED downlighters
- Provision for pendant light to Living Room/ Dining Room & Staircase
- Pre-wiring for automated window dressing to Living Room and Master Bedroom Suite⁷



RESIDENTS' FACILITIES

- Exclusive access to The Club; with swimmingpool, sauna, steam room, Jacuzzi, treatment room, screening room, virtual golf suite, squash court and gymnasium¹⁰
- Landscaped courtyards, squares, promenade and water features¹⁰
- Interior designed entrance lobbies, lifts and corridors with quality materials throughout

TRANSPORT

- Car parking, motorcycle and cycle storage facility available in underground car park¹¹
- Electric vehicle charging points¹¹

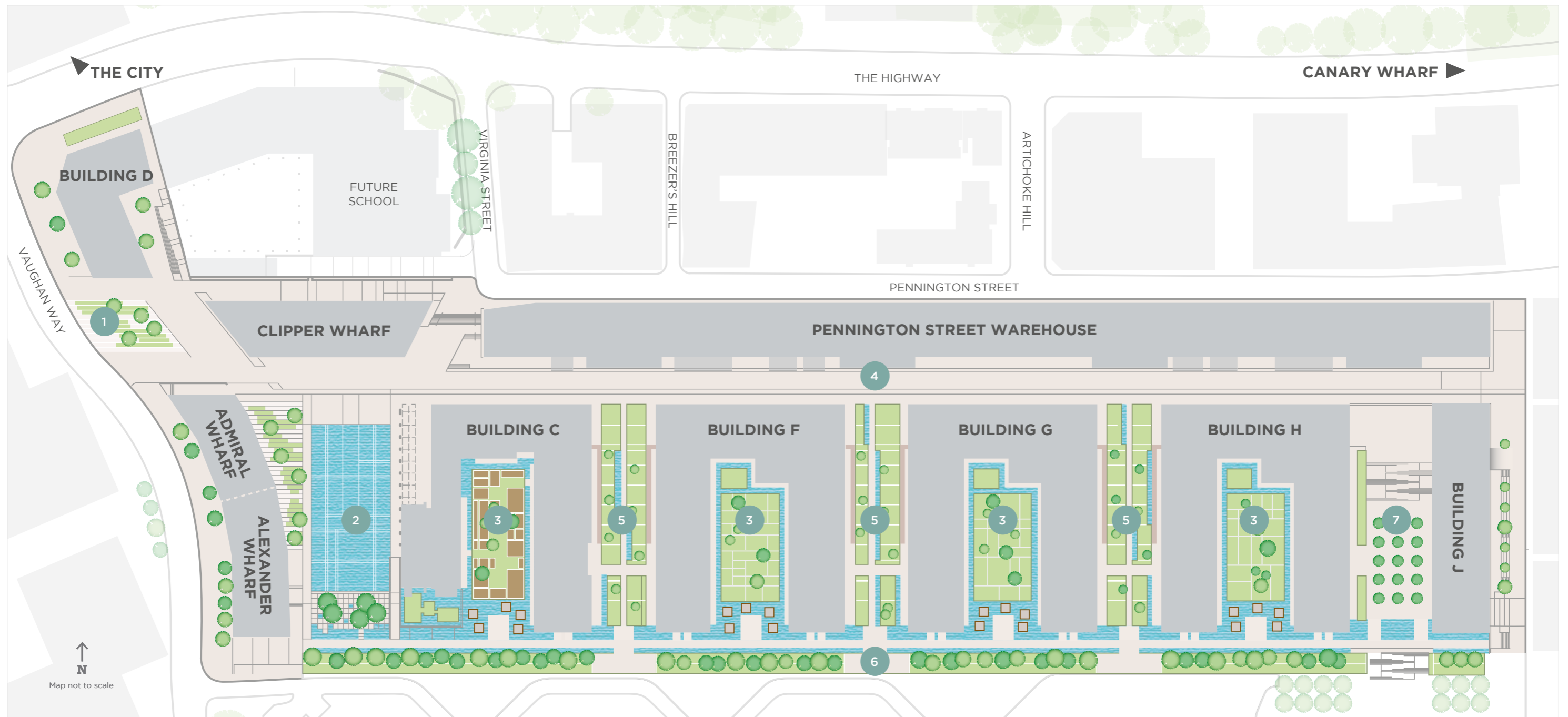
SECURITY

- Multi-point high security door locking system to Penthouse entrance door with spy-hole
- 24 hour concierge¹⁰
- CCTV security system to car park, entrance lobby and development¹⁰

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.

A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change. Computer-generated images are indicative only.

- The air conditioning system is designed to provide an ambient temperature within the apartment for the majority of external temperatures.
- Marble and stone are natural products and are therefore subject to natural variation
- Where applicable
- Located under water tank
- Wine cooler applicable to Apartment 176
- Bottled gas supply, not provided
- Window treatments and rails not included and subject to future installation by purchaser
- 1 year pre-paid Sky Triple Play subscription to include Sky basic Entertainment Pack, Broadband Lite, Talk Weekends and Sky Rental.
- Subject to future connection by purchaser
- Payable via the service charge. Phased in over the course of the development
- Subject to additional cost



The site plan is indicative only and subject to change and planning. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice. Computer-generated images are indicative only.

THE MASTERPLAN



ARRIVAL SQUARE



GAUGING SQUARE



ADMIRAL & ALEXANDER WHARF

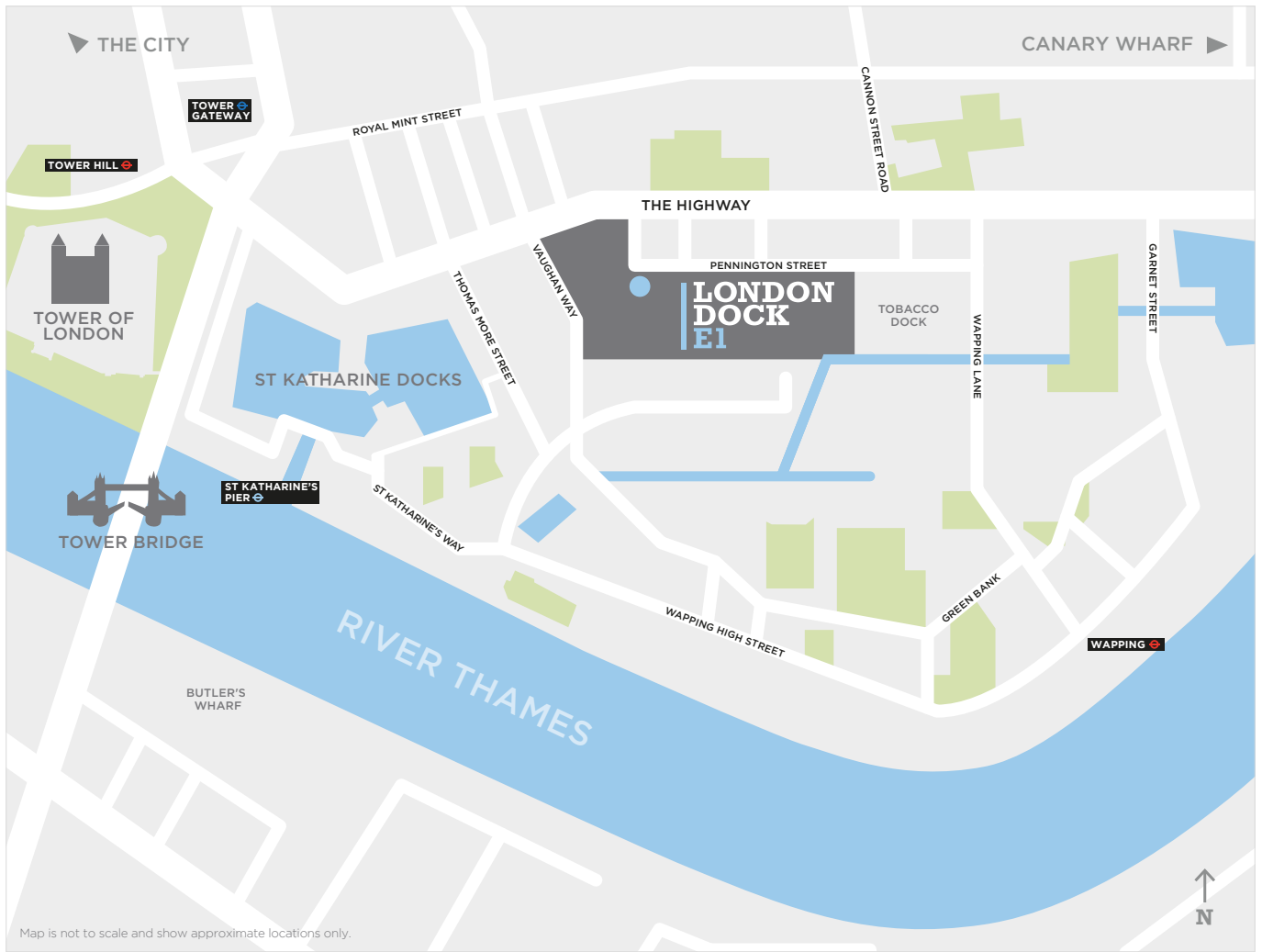


CLIPPER WHARF

St George and architects Patel Taylor, renowned for key London projects such as the Olympic Village, Putney Wharf and Greenwich Peninsula, have produced a new future for London Dock – apartments and penthouses, stunning landscaped open spaces, water gardens, leafy boulevards, shops, bars and restaurants.

The historic Pennington Street Warehouse will be restored, with plans to create a cultural centre and Gauging Square, at the heart of London Dock, will reflect the industrial scale of its past.

- 1 ARRIVAL SQUARE
- 2 GAUGING SQUARE
- 3 WATER GARDENS
- 4 QUAYSIDE
- 5 MARKET GARDENS
- 6 PROMENADE
- 7 MARKET SQUARE



CONTACT

London Dock

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Opening hours

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 Saturday - Sunday 10am - 6pm

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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. R331/08CA/0816

