

10

PARK DRIVE

CANARY WHARF









Over the last three decades, from early inception to construction in the 1980s, Canary Wharf has grown to become home to modern architecture, a hub for business and a place to enjoy. It has been evolving and diversifying and we're building and designing a space that's not only built to last, but to take us to the next level of smart working and living. We have established ourselves as builders of premium quality commercial and retail space and now, for the very first time, we are proud to launch our latest development, Canary Wharf Residential.

Our residential proposition will offer a unique opportunity to live in one of the most desirable, secure and well-connected private Estates in Europe, especially with the arrival of Crossrail in 2018, making commutes to the West End, the City and London's airports easier and faster than ever.

Surrounded by an abundance of high-quality shops, restaurants and leisure facilities, including one of London's largest roof gardens at Crossrail Place, our first residential development will provide an exceptional waterside living environment.

We look forward to welcoming our first residents to 10 Park Drive.

A handwritten signature in black ink, appearing to read 'G. Iacobescu', written in a cursive style.

**Sir George Iacobescu CBE**

Chairman and Chief Executive Officer  
Canary Wharf Group plc



## CANARY WHARF ESTATE'S FIRST RESIDENTIAL DEVELOPMENT

**D**esigned by world-renowned architectural practice Stanton Williams, 10 Park Drive is the first of the new residential developments to be built on the Canary Wharf Estate. It sits adjacent to South Dock, linked to the water by beautifully landscaped gardens and parks.

The building's 42 storeys of studios, one, two and three-bedroom apartments offer extraordinary views of the city and the ever-changing river.

Its design combines bright spaces with careful detailing – along with a sophisticated private Residents Club and Sky Terrace in which to relax and watch the world. Those that live at 10 Park Drive will be joining a dynamic new neighbourhood with an enormous variety of shops, cafés and restaurants, as well as a rich programme of exhibitions, performances and events.

Its residents will enjoy excellent transport connections. Road, light-railway, underground and Crossrail links are all within easy reach, alongside the regular Thames boat service, and airports including London City and Heathrow. The Estate's dedicated Canary Wharf Concierge will also be on hand to simplify busy lives and provide a wide range of services and privileges to enrich the lifestyle of every resident.

Canary Wharf takes its name from the riverside warehouse opened by Fruit Lines in 1937 to handle fruit imports from the Canary Islands and the Mediterranean.



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10 Park Drive viewed from South Dock



Apartments overlook landscaped gardens as yachts berth and manoeuvre in South Dock.



The gardens and waterway of South Dock beneath 10 Park Drive







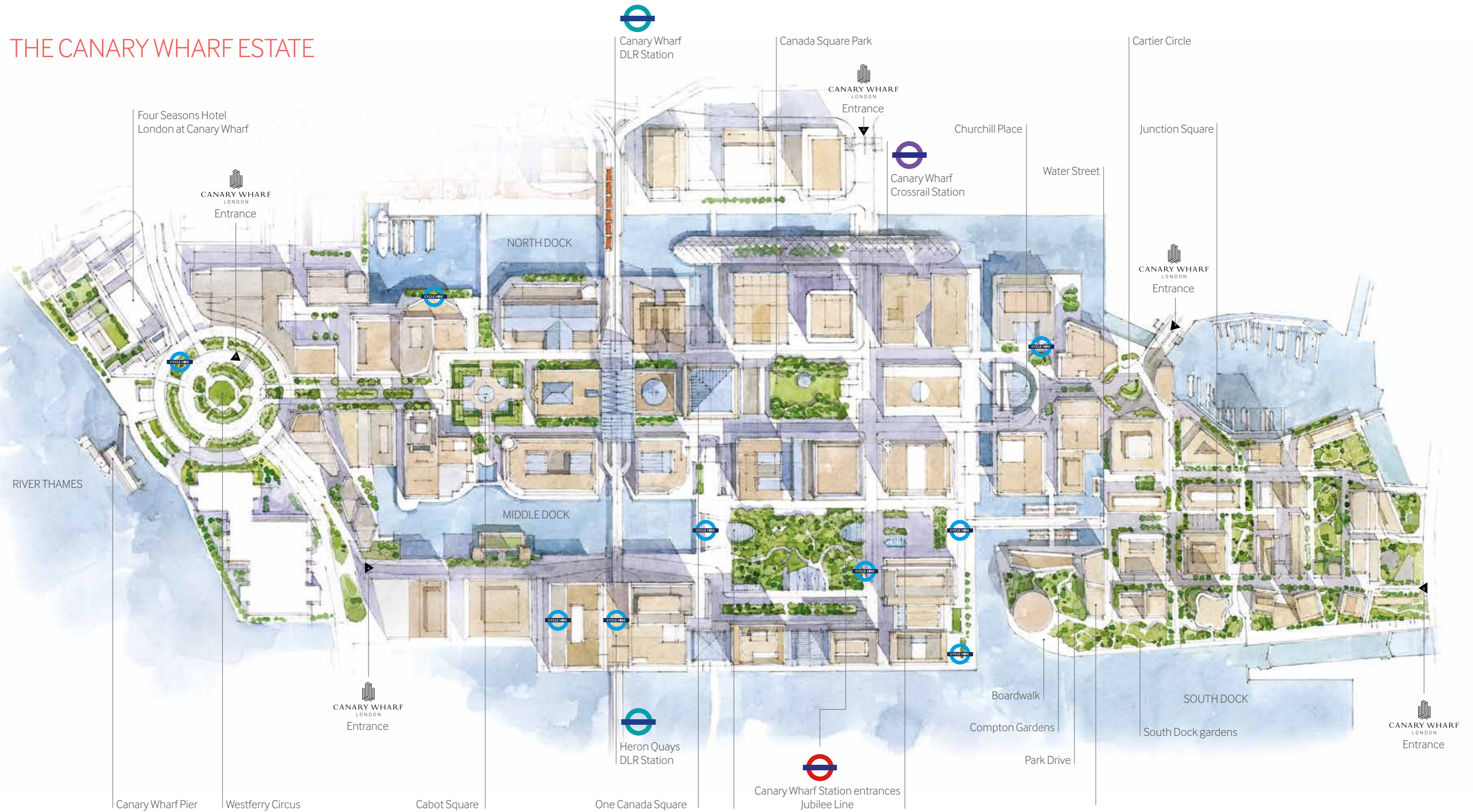


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The 128 acre Canary Wharf Estate with completed new residential phase



# THE CANARY WHARF ESTATE



**10**  
**PARK DRIVE**  
 CANARY WHARF

This map is for illustrative purposes only and not to scale  
 Naming within the New Phase is subject to approval



## CONNECTIONS

Canary Wharf and 10 Park Drive have remarkable transport connections. With road, light-railway, underground and river links, all of London is close at hand. The Jubilee Line and Docklands Light Railway already provide a wealth of efficient travel options across the capital.

The new Crossrail network will bring even more destinations within reach. Canary Wharf will be one of the largest of the 40 Crossrail stations. The 100km line stretches from Reading in the west to Abbey Wood in the east. For more serene transportation, the river bus service is a gem in London's transport crown. Thames Clippers operate regular, high-speed catamarans to whisk you from Canary Wharf Pier to commercial and leisure destinations throughout the city.

The gardens on the top of the new Crossrail Station feature many species of plants indigenous to countries visited during the 19th century by trading ships that used the docks around Canary Wharf.

01.



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02.



03.

04.



01. The Crossrail station is also home to a variety of shops and a spectacular roof garden

02. London City Airport, with destinations throughout Europe and New York, is 10 minutes away

03. West Entrance to Jubilee Line underground station

04. Boats linking Canary Wharf to the City and Westminster run regularly from the pier

The Docklands Light Railway connects Canary Wharf and Heron Quays stations with the City of London's Bank and Tower Gateway stations, as well as London City Airport, Stratford to the north and Greenwich to the south.

The underground network provides access to all major lines across the capital, including St Pancras International and its rapid rail service to continental Europe. International travellers will be able to get to Heathrow airport in just 39 minutes from Canary Wharf's Crossrail station. London City, the only airport inside the capital, is a 10-minute taxi ride, with flights to numerous destinations, from New York, Milan and Paris, to Ibiza, Madrid and Venice.



# CANARY WHARF'S MAIN CONNECTIONS

Canary Wharf is a key hub for the capital's extensive transport network. It is just minutes from London City airport and conveniently located for the capital's other major airports. From 2018, the new Crossrail service will provide simple, swift travel to even more destinations.

## JUBILEE LINE

London Bridge	7 minutes
Waterloo	9 minutes
Westminster	11 minutes
Green Park	13 minutes
Bond Street	15 minutes
Stratford	12 minutes

Data from tfl.gov.uk

## DOCKLAND LIGHT RAILWAY

Bank	11 minutes
Tower Gateway	13 minutes
Greenwich	11 minutes
London City Airport	19 minutes

Data from tfl.gov.uk

## CROSSRAIL

Liverpool Street	6 minutes
Bond Street	13 minutes
Paddington	17 minutes
Heathrow (T1, 2 & 3)	39 minutes
M Maidenhead	55 minutes
Reading	66 minutes

Data from crossrail.co.uk

## THAMES CLIPPER

Tower Millennium	12 minutes
London Bridge City	15 minutes
Bankside	17 minutes
Blackfriars	20 minutes
Embankment	26 minutes
London Eye	35 minutes

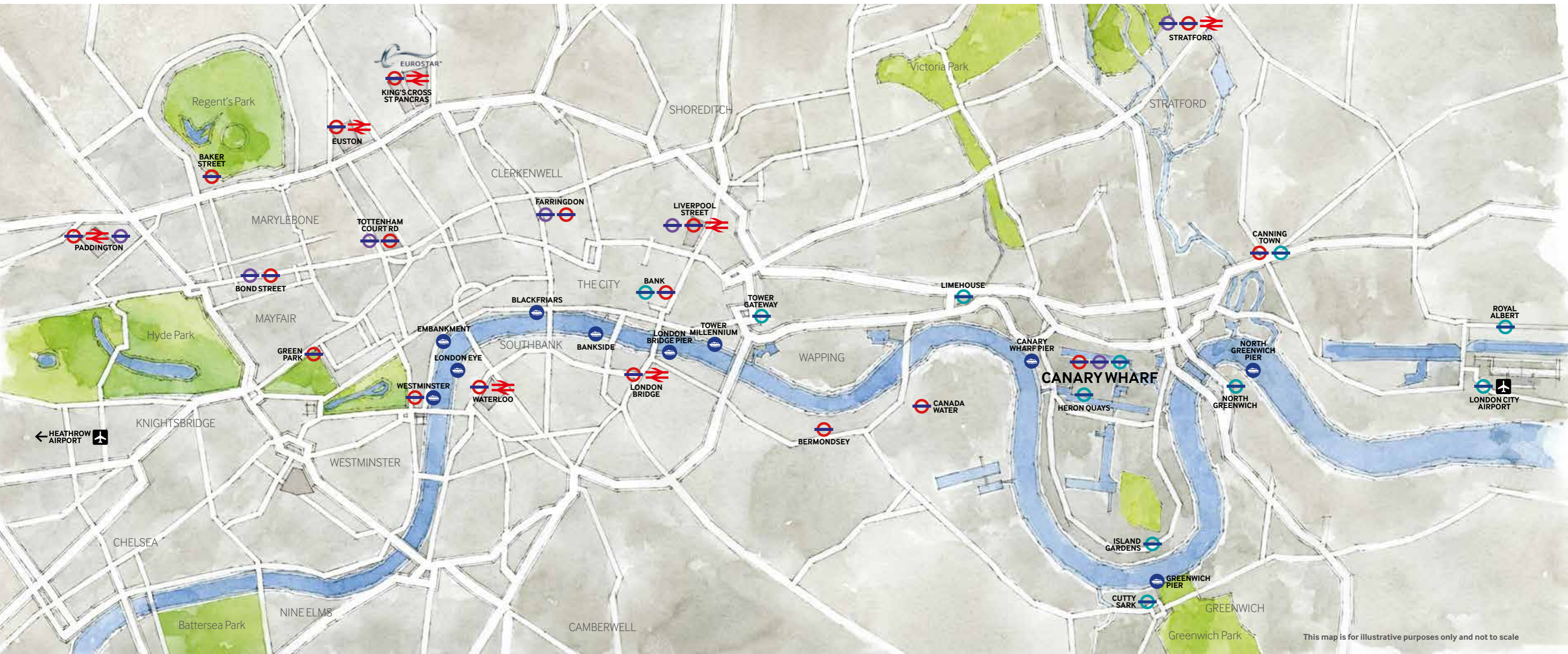
Data from thamesclippers.com

## LONDON CITY AIRPORT

A selection of destinations:

Amsterdam	Frankfurt	Milan
Antwerp	Geneva	New York JFK
Avignon	Granada	Nice
Deauville	Hamburg	Palma
Dublin	Ibiza	Paris Orly
Düsseldorf	Jersey	Rome
Edinburgh	Luxembourg	Toulouse
Faro	Madrid	Venice
Florence	Malaga	Zurich

Data from londoncityairport.com



This map is for illustrative purposes only and not to scale



Sir Ernest Shackleton's ship  
the S.Y. Endurance left  
West India Dock in August  
1914 for the South Pole  
following an inspection by  
Dowager Queen Alexandra.

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# The colourful world of Canary Wharf

Simply the source of a colourful life. The magic of sculpture on every corner – the bustle of visitors from around the globe, of those hurrying to work or wandering home – of restaurant aromas seducing the senses; of cafes, bars and waterside walks. The joy of fashion in all the malls; of parks and flowers and fountains – all day, all night, all year.





01.

Art can amaze, entertain and entice. It nourishes the spirit, enriches the senses and challenges the mind. Canary Wharf has always understood the important role art can play in enhancing the quality of the public realm. The Estate continues to commission engaging and important works. Canary Wharf is a leading cultural destination. It hosts one of the UK's largest collections of publicly accessible art and is home to over 65 permanent sculptures and numerous works in other media by over 50 major artists. Its roster, with the likes of William Turnbull, Bruce McLean, Catherine Yass and Lynn Chadwick, includes many leading international artists.

A continuing exhibitions programme ensures that artworks on permanent display are refreshed with themed programmes and touring displays. Successive exhibition programmes present major figures from the art world such as Sir Anthony Caro, Phyllida Barlow and Phillip King. Two Window Galleries in Canada Place provide a monthly showcase for up-and-coming artists and designers. These present a wide range of exhibits including fashion, jewellery and applied arts, as well as photography, print and painting.



02.



03.



04.

—01

# THE ENRICHING EVERYDAY MAGIC OF ART

01. Alexander Beleschenko  
Art Glass Wall  
2002

02. Charles Hadcock  
Helisphere  
2009

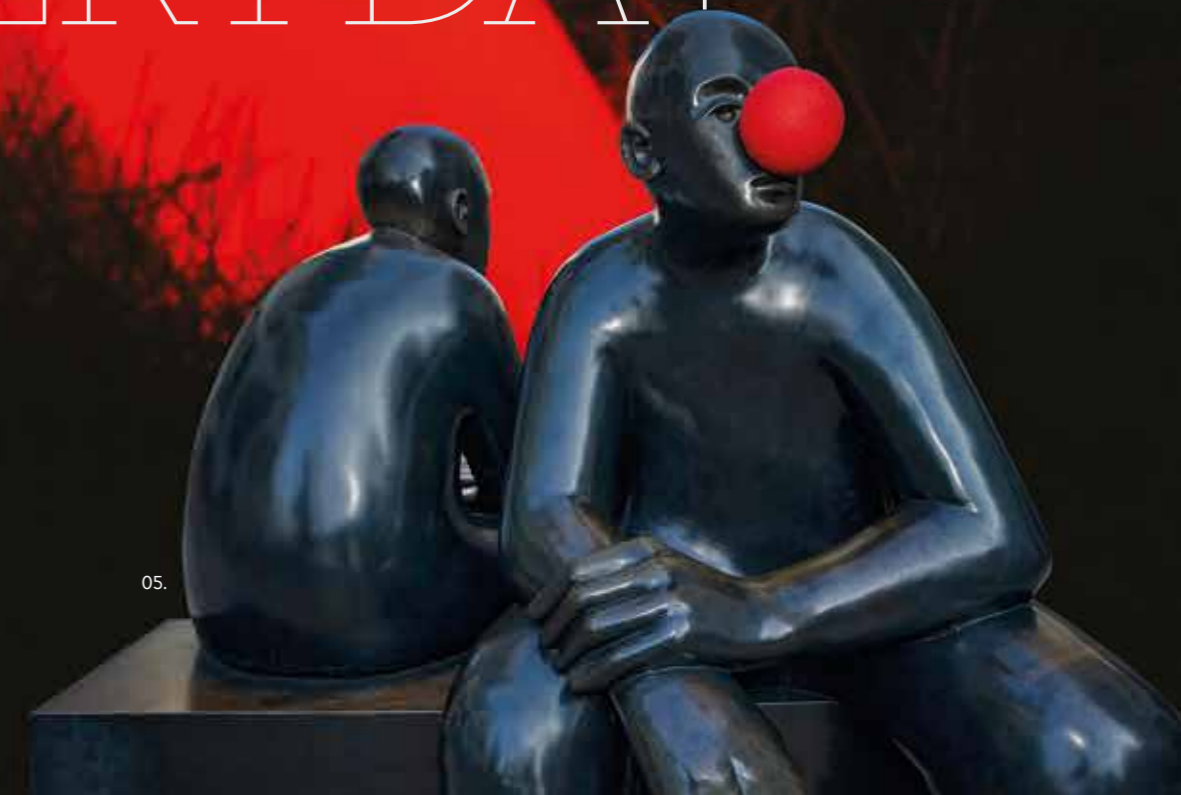
03. Giles Penny  
Man with Arms Open  
1995

04. Jon Buck  
Returning to Embrace  
1999

05. Giles Penny  
Two Men on a Bench  
1995

Admir Jukanovic  
Kablovi Park  
Winter Lights Exhibition in  
Jubilee Park, 2009

05.







01.

“ The sheer size and breadth of the shopping at Canary Wharf is impressively extensive and it is only going to get better ”



02.



03.



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# —02 BRIOCHE AND BROGUES - SHIRTS, SHORTS AND SAKE

Shopping is one of life's great pleasures: part of the art of good living. Canary Wharf offers an extensive, carefully curated array of the world's most desirable brands. Established as one of the capital's premium shopping destinations, the great Estate boasts more than 300 retailers across five malls - Cabot Place, Canada Place, Churchill Place, Crossrail Place and Jubilee Place. The store directory is a Who's Who of timeless chic: from Boss to COS... Maje to Myla... Hackett to Hobbs... and many more. A wealth of fashion and lifestyle offerings is complemented by leading beauticians and hair stylists.



05.

01. Hackett  
Cabot Place

02. Monica Vinader  
Jubilee Place

03. Waitrose Food,  
Fashion & Home  
Canada Place

04. Jo Malone London  
Jubilee Place

05. Church's English Shoes  
Cabot Place



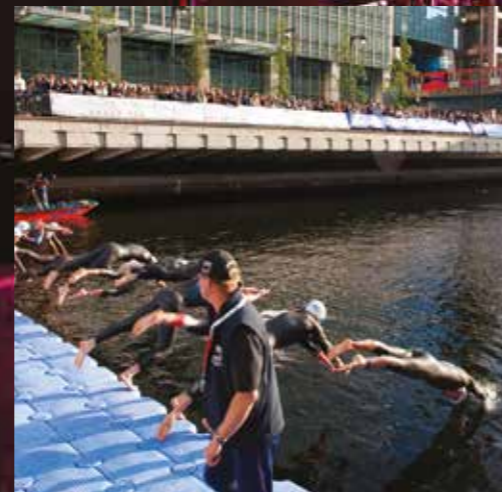
# —03 MOZART MEETS MARANELLO, SWANS MEET SUGAR PLUMS



01.



02.



03.

01. Action For Kids,  
Beach Volleyball  
Wood Wharf

02. Children's Theatre  
Festival  
Jubilee Park

03. Canary Wharf Triathlon  
Middle Dock

After Hours with...  
The Noisettes, performing  
live at the East Wintergarden





IMAGE © H.C. ESCH PHOTOGRAPHY

# LAWNS FOR PICNICS, TREES FOR SHADE, FLOWERS FOR SCENT

Thoughtful landscaping at Canary Wharf provides a tranquil counterpoint to the bustle of vibrant city living. With almost 20 acres of parks, roof gardens, fountains, tree-lined plazas, waterways and walkways, it's one of the greenest developments in London. Formal garden squares, inviting waterside settings, creative installations, meadow-edged paths... all have their own special atmosphere, and offer a variety of outdoor 'rooms' and spaces for relaxation. At night the mood changes again, when dramatic lighting creates an exciting backdrop to an evening out.

In warmer months, a profusion of blooms delight the senses. In winter, careful planting provides an ever-changing gallery of natural forms. As the built environment evolves, so does the landscape. The latest addition is the amphitheatre, an exciting performance space set in the stunning roof garden of Crossrail Place.



01. Jubilee Park | 02. Roof Garden Crossrail Place | 03. Heron Quays Park





01.

02.

# —05 NOTES AND FLAVOURS FROM EVERY CORNER OF THE GLOBE

With a multitude of options to choose from and cuisines that span the globe, you can never run out of dining ideas in Canary Wharf. Many of London's most recognised bars, cafés and restaurants are here. Mix fine dining with Michelin-starred chefs. Canary Wharf combines style with finesse for an outstanding experience. Cocktails on the Foster-designed roof garden at Crossrail Place. Cigars on the terrace at Boisdale, Cabot Place. Croissants and cappuccinos at Carluccio's. These are the moments that give life its colour.



03.

01. Plateau Restaurant, Bar & Grill  
Canada Place

02. Roka  
The Park Pavilion

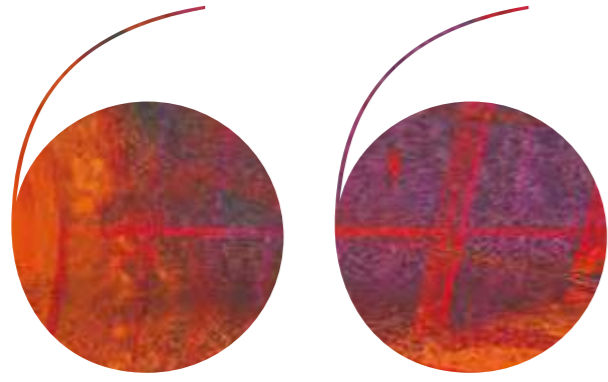
03. Boisdale of Canary Wharf  
Cabot Place

04. Ibérica Canary Wharf  
Cabot Square

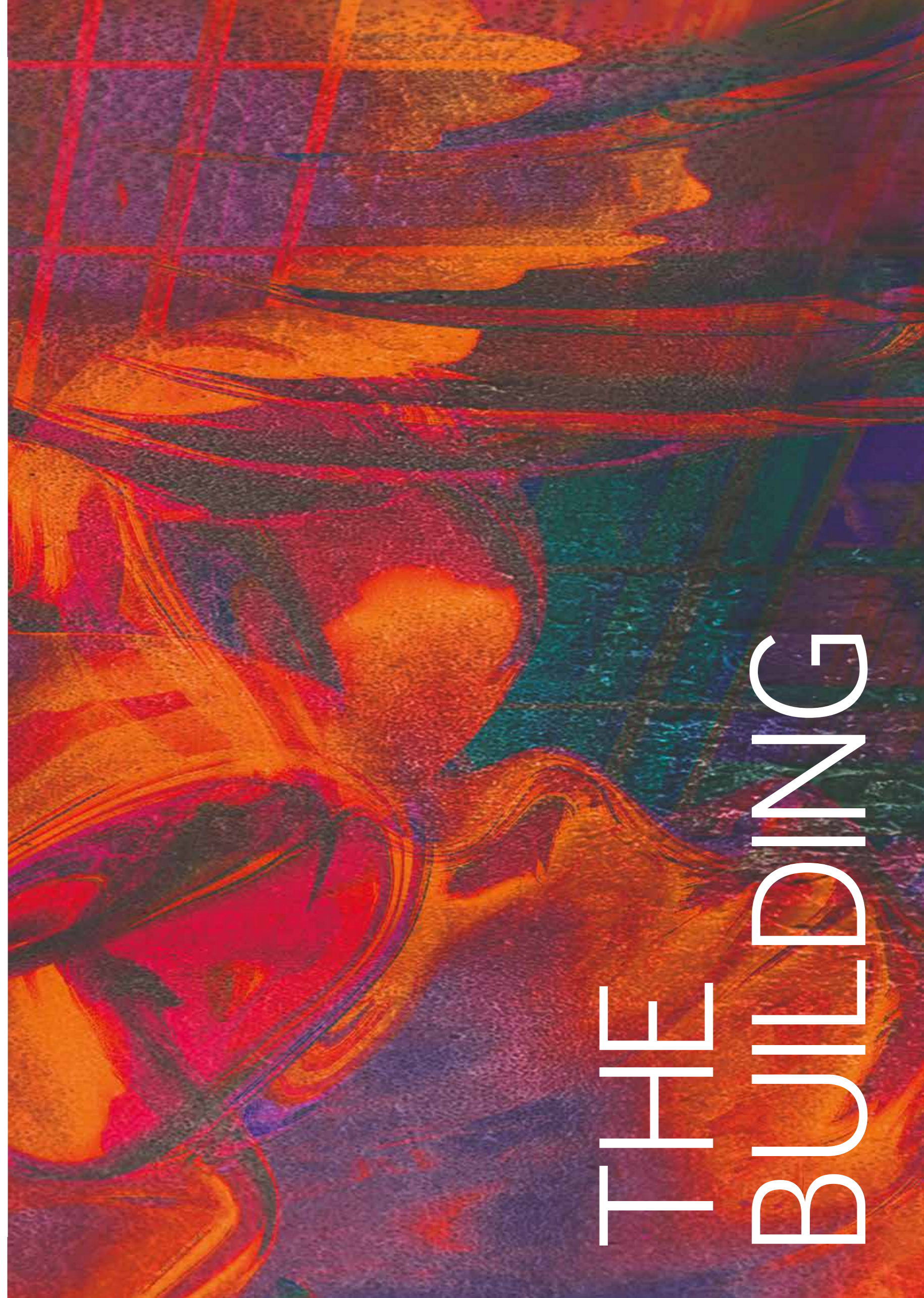
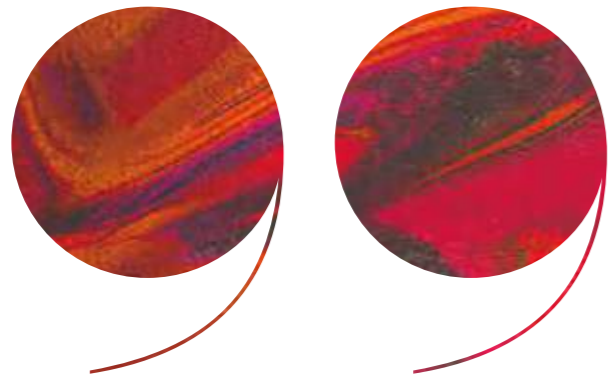


04.





Canary Wharf has its own personality, its own sense of confidence, its own special character. A colourful, cultural environment that changes week to week



# THE BUILDING





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10 Park Drive viewed from South Dock

The combination of a vibrant neighbourhood, great apartments, generous views, and wonderful social spaces and gardens is hard to find elsewhere under one ownership

Set on a wonderful waterfront location 10 Park Drive affords panoramic views across South Dock, Canary Wharf and the Thames beyond. It is a remarkable addition to Canary Wharf's already globally recognised skyline. Careful attention to detail and the use of high-quality tactile materials produce well-proportioned and naturally bright, apartment interiors. Each apartment is deliberately designed as a highly individual space. Daylight and sightlines have influenced every aspect of the design. Private gardens at the base of the building overlook the park, the boardwalk and the magic of the water. Enticing common areas connect with vibrant public spaces to create a dynamic living environment.

10 Park Drive is set to take its place at the head of a flourishing residential neighbourhood.

In the late eighteenth century, Canary Wharf was a thriving port and West India docks the world's biggest building project.



## 10 PARK DRIVE BY STANTON WILLIAMS

# Q&A

Internationally renowned architectural practice Stanton Williams has designed 10 Park Drive and its linked residential building with views of the surrounding water and Canary Wharf cityscape.

Our design aims to capture the unique spirit and materiality of the Wharf with an elegant and powerful sculptural form. A structure that will engage at a human scale, welcoming at street level, and at the same time exude a feeling of solidity and permanence, clearly signifying the shift from the polished commercial to the rooted residential.

**Paul Williams**  
Stanton Williams





Stanton Williams' London Studio

#### Q What is special about the location?

A Canary Wharf is unquestionably a beautiful waterside setting. It's unique — unlike any other location in London. There's the potential convenience of living and working in the same place, and for those that commute, it has excellent transport links right across London. And, of course, the apartments capture many different spectacular views over Greenwich, the City and the river.

#### Q How did you approach designing a residential tower alongside some of Europe's best-known commercial buildings?

A We were really excited to be given the opportunity to design a significant residential building adjacent to an existing commercial environment. The tall and impressive glass and steel structures at Canary Wharf have a unique quality, and although it was important for our scheme to tie-in with that skyline, the building also needed to have a very different visual aesthetic that reflected the transition to residential. We felt there needed to be a subtle shift from the commercial to the residential area in order to create a new sense of place, a changed visual reference from the Wharfs' working environment.

Although separated by a small stretch of water, we felt this change in character, that is a departure from metal and glass, would be important to give people a sense of arriving into a different environment, a different world you could say!

It had to be a structure that would engage on a human level and be welcoming at street level. We looked at a number of organic materials and eventually chose reconstituted stone as our primary material, which complemented and reinforced our design aim to create an elegant structure that conveys a sense of solidity and protection.

#### Q Can you summarise the main elements in your design?

A 10 Park Drive building has two main components. A 42-storey apartment tower combines with a 13-storey apartment block in a single structure. The volumes are linked at ground floor by a connecting canopy, which creates a generous double height lobby, with internal planting, known as the Wintergarden. This glazed space opens out onto a beautiful, south-facing private garden overlooking the dock.

#### Q How does 10 Park Drive relate to neighbouring buildings?

A Herzog & de Meuron's tower design had already been conceived when we were commissioned, so its presence informed our thinking from the start.

We designed 10 Park Drive so the two structures would complement rather than compete with each other. The façade of Herzog & de Meuron's tower is visually very active, so our building is intentionally quieter and more horizontal in emphasis. The south-facing private landscaped garden between the two buildings helps to unify these very different structures at ground level.

#### Q What feelings do you think living in the building will inspire in residents?

A We have focused on creating calm, inviting 'light filled' living and communal spaces that will engage the senses and help foster a strong sense of community. We believe we have created an elegant and uplifting building that will, without question, be beautifully detailed using high quality finishes.

#### Q How would you describe the 'sense of arrival' at 10 Park Drive?

A We loved the idea of a heightened sense of arrival, crossing over a bridge from a vibrant and energetic Canary Wharf and entering into the calm of a residential building situated on the edge of the dock. The immediacy this juxtaposition creates is intoxicating, and there will be nowhere else quite like this in London. Our design aims to capture the unique spirit and materiality of the Wharf with an elegant and powerful sculptural form. A structure that will engage at a human scale, welcoming at street level, and at the same time exude a feeling of solidity and permanence, clearly signifying the shift from the polished commercial to the rooted residential. We want people to feel uplifted as they move around both the exterior and interior of the building and engage with the surrounding gardens, water, and views across London. Creating a sense of place, a sense of wellbeing and belonging for residents.

#### Q How do common areas interact with the private spaces in the overall design?

A The private garden positioned between the two buildings will be magical — an oasis in the heart of the city. Even for residents who don't choose to use it regularly, its strong visual presence will bring a great spirit and calm and sense of

wellbeing to the place. To complement the lower garden, we have designed a large south-facing sky terrace garden on the 13th floor with bookable facilities and free use of shared spaces.

#### Q What is it about 10 Park Drive that will make it a special place to live?

A The combination of a wonderful location, strong transport links, vibrant community, great apartments with wonderful social spaces and gardens, and generous views is hard to find elsewhere in London.

#### Q What makes the apartments special?

A Quite simply the space, light and material that will be present. Some people prefer more enclosed spaces while others want broad vistas and a huge expanse of glass. We have specifically designed the building to provide a wide range of apartment types to provide for these different tastes.

#### Q How have you incorporated light and space?

A The presence and use of natural light is fundamental — from the minute you walk into the building to the time when

you open the door to your apartment. The last thing we wanted was a hotel-type experience with anonymous, closed-off corridors as you move through the building. There will never be a sense of 'being captured' in the building. Whether you are in your apartment or waiting for your lift there will be an abundance of daylight as well as beautiful views. Our aim was to create an experience where you are constantly engaging with your surroundings as you move around the building.

#### Q How does your approach contribute to the creation of a new residential community at Canary Wharf?

A I don't think we've ever seen it in isolation. Both 10 Park Drive and the Herzog & de Meuron tower will be the first in a series of planned residential and mixed-use buildings. They will, of course, set the scene because they will be the first buildings you encounter when you leave the established office area of the Canary Wharf Estate. However, it's the first stepping stone that will eventually take you through to a new, vibrant and substantial new district, stitched together by a sequence of public gardens, squares and riverside walks, part of a wonderfully ambitious and visionary masterplan.





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Compton Gardens at 10 Park Drive



## LANDSCAPING A SENSE OF PLACE



01.



02.



03.

01. Jay Battle  
**Vanishing Point**  
1999

02. Al fresco dining at  
Ibérica La Terraza,  
Cabot Square

03. Vibrant landscaping  
in Heron Quays Park

04. Jubilee Park water  
feature also designed  
by Wirtz International

Canary Wharf Group's vision is to deliver a new neighborhood. Landscape architects Wirtz International have created a rich, engaging environment that respects the cityscape and provides both public parks and gardens alongside more intimate, characterful spaces for

residents. Guiding their design has been the concept of 'the journey home'—the path residents take from public to personal space. Both hard and soft landscaping is used to differentiate between these spaces, easing the transition between them.

Sophisticated use of lighting is used to signify a variety of different domains. In public spaces it's primarily functional, while in the private gardens and terraces, it is used to create drama and atmosphere. Landscaping at this level is as much about how people feel as what they see.

Canary Wharf has one of the UK's largest collections of Public Art, including works by Lynn Chadwick, William Turnbull, Bruce McLean and Jennie Moncur.

Landscape architects Wirtz International have created a beautiful and tranquil environment. Their carefully considered landscaping and meticulous attention to detail continue the very high standards that pervade the Canary Wharf Estate

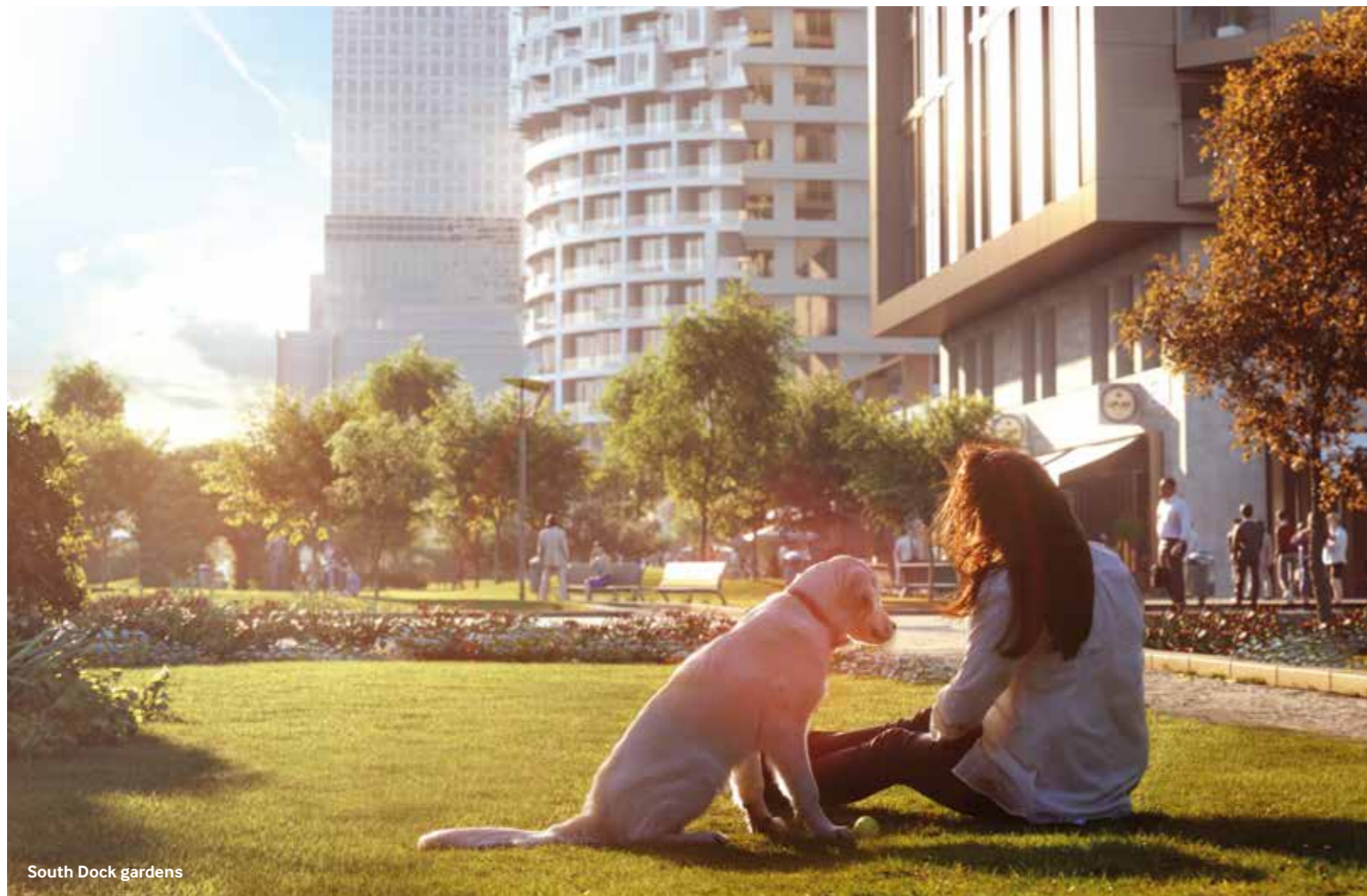
04.





## AROUND 10 PARK DRIVE

Residents will make their way home across a new bridge then along a waterside boardwalk to reach these beautiful, sculptural buildings



South Dock gardens

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# 10

PARK DRIVE  
CANARY WHARF

10 Park Drive is built on an area that was once the principal storage area for imported mahogany.

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# THE WORLD OF 10 PARK DRIVE





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Residential lobby and entrance to 10 Park Drive



## CANARY WHARF CONCIERGE



In a world of bustle and enterprise, home should be a haven. A place to relax and recharge, in mind, body and spirit. Nobody understands this better than the Estate's Canary Wharf Concierge team. They have a passion for service. Their aim is simple: to make life a pleasure for residents. Our concierges are chosen for their ability to make things happen – smoothly and discreetly. Their thoughtful attention to detail, management skills and insider knowledge of Canary Wharf and London set them apart. The team is the first point of contact for all enquiries. They take care of every little detail, from taking in deliveries or dry cleaning to making travel arrangements, booking tickets or just recommending restaurants or shops... freeing up residents to enjoy life in the world's most exciting capital.

The concierge service is delivered through dedicated teams, led by a senior concierge, serving each apartment building. A website also provides a wealth of local information and comprehensive guides to each apartment, whilst an expert Estate Management team ensures the building, its landscaping and surroundings are impeccably maintained.

A secure online portal gives residents access to the latest news about Canary Wharf and its shops, restaurants, bars and clubs; a cultural diary highlighting the numerous exhibitions, performances and concerts at Canary Wharf, with priority booking where appropriate; details of local services from limousine and taxi services to translators, florists, tailors and dressmakers; and practical information on the spa and fitness facilities.

The website will also provide access to all the essential instructions and information on the apartment itself, from instruction manuals to maintenance reporting.



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02.



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01. Making sure you have the best table at Canary Wharf's newest restaurant

02. From chauffeur to plane, organising your travel arrangements

03. Booking hotels at Canary Wharf and further afield

04. Priority ticketing for Canary Wharf events and performances

The Canary Wharf Concierge provides unique access and knowledge of all that the area has to offer



## THE RESIDENTS CLUB AND SKY TERRACE

The sense of limitless living reaches its ultimate expression in the private Residents Club and Terrace on the 13th floor that overlooks the Estate, the City and the ever meandering Thames. This spectacular terrace and contemporary lounge unify interior and exterior – offering a sophisticated retreat from the busy world below. It is a place to catch up with friends or work, play backgammon, share a drink... and enjoy the extraordinary views at any time of day or night.



A variety of flexible spaces on the Sky Terrace encourages sociability. Two lounges spill out onto the roof terrace, where careful planting creates a sheltered oasis by day and magical spaces by night. With its stunning Canary Wharf backdrop, the garden is a unique space for entertaining, relaxing with friends or merely soaking up the sun.

Inside, the contemporary styling and artworks complement the intimate seating

areas and library: the perfect place to work, study or curl up with a book. The Residents Club and Sky Terrace will be available to hire by residents for special occasions.

The social life of 10 Park Drive will naturally gravitate around the Club. A home for garden parties, wine tastings, music or exhibitions... all are woven into the fabric of this new neighbourhood.



The Residents Club Interior and Sky Terrace



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The Sky Terrace at night



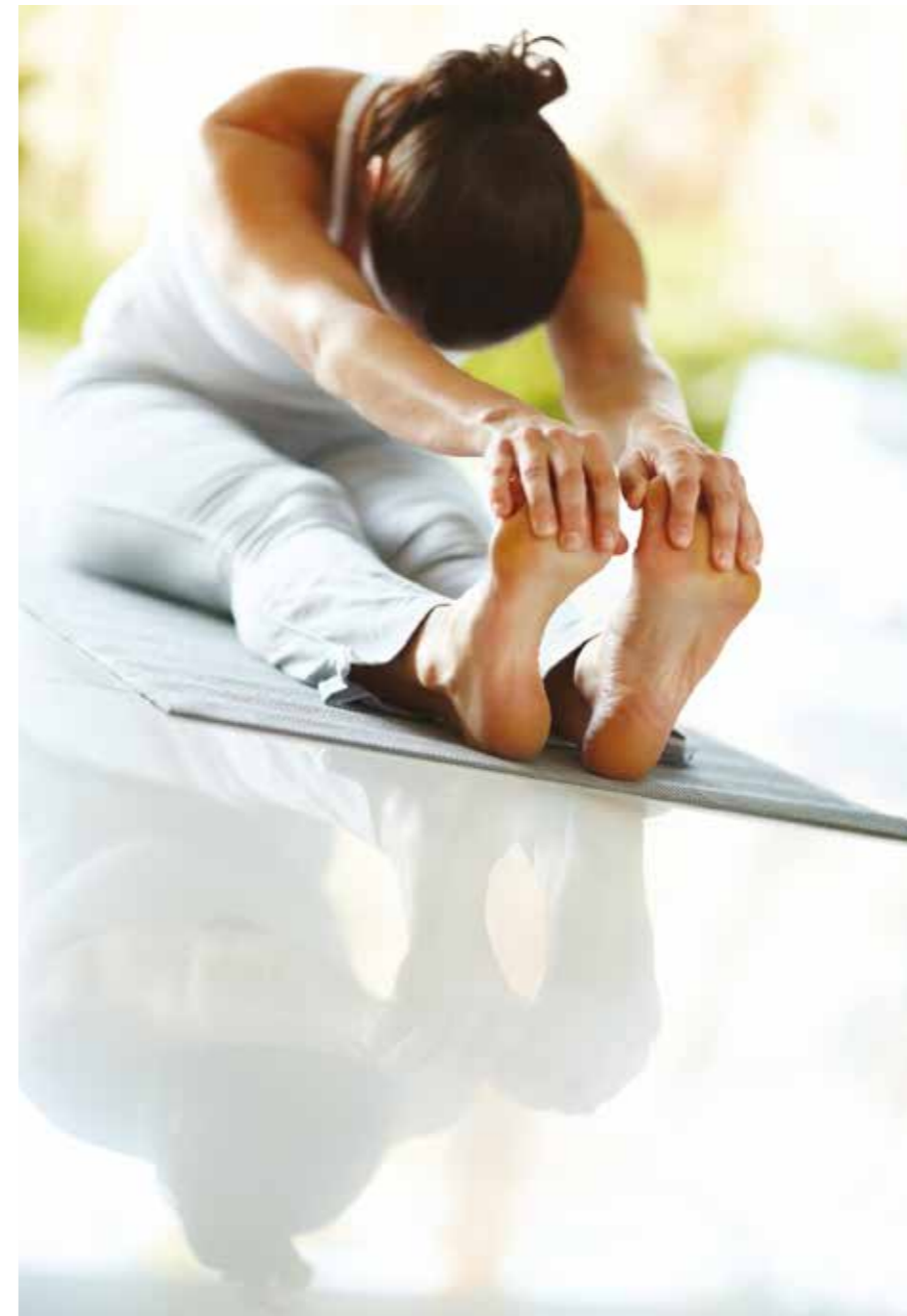
## THE HEALTH AND FITNESS CLUB

01.

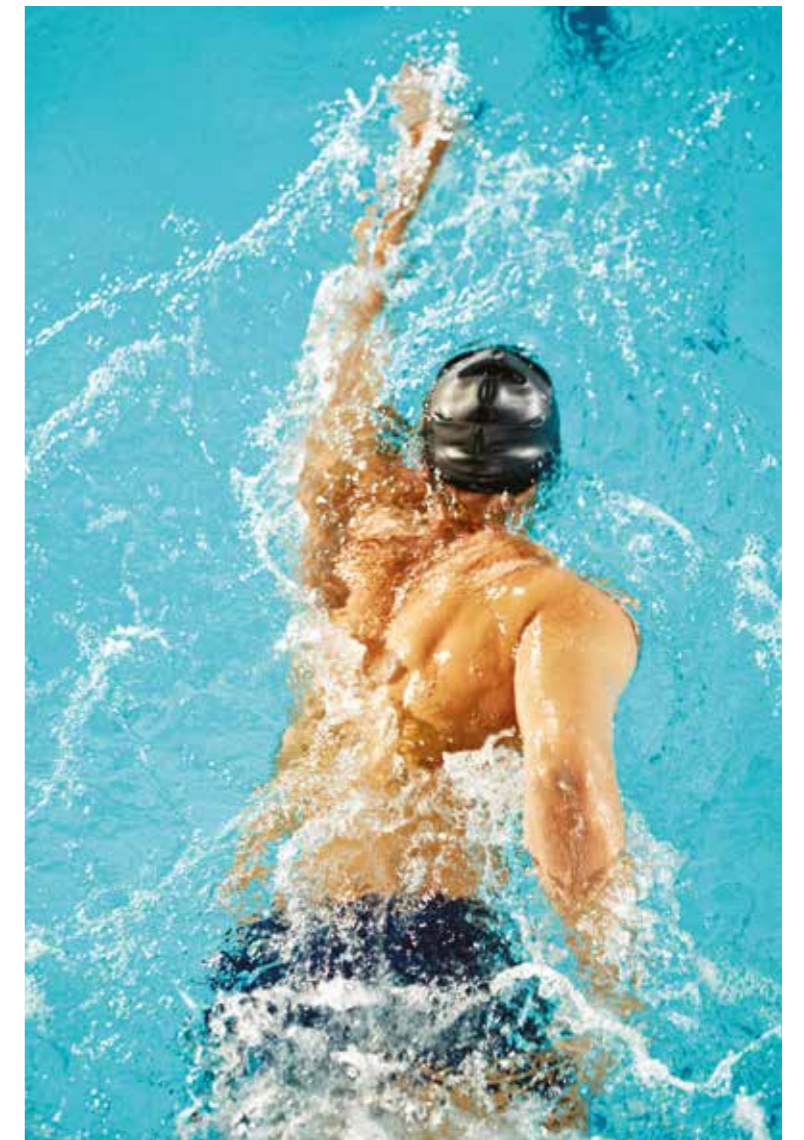


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**R**esidents in Canary Wharf will have membership of a stunning health and fitness club close to 10 Park Drive. Alongside the swimming pool, the club will contain a state-of-the-art gym, exercise area, jacuzzi, sauna and steam rooms. The club will also contain a studio for pilates, stretch yoga and related fitness classes. Private treatment rooms will be available for residents to indulge in a broad range of therapies and techniques, from hot stone reflexology, Reike and aromatherapy to Shiatsu, sports and Thai massages. A roster of personal trainers will also be available through Canary Wharf Concierge to help facilitate the lifestyle of many of the residents.



03.



04.

01. Private rooms for health and beauty treatments

02. A selection of healthy foods and refreshing drinks

03. Exercise rooms with a programme of classes

04. The swimming pool at the heart of the club

The perfect space to relax, improve fitness and promote wellbeing





# THE APARTMENTS



## REFINED INTERIORS BY MAKE

# Q&A

Make, an internationally renowned studio, is responsible for the interiors of 10 Park Drive. The Studio has designed interiors for hotels, offices and high-end residences all over the world.

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Stanton Williams has designed a beautiful building with strength of concept and considered materiality. Our task at Make is to capture this vision, from the grand scale of the building, and integrate it down to the smallest detail.

**Tracey Wiles**  
Partner, Make

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Make's London Studio

We are extremely proud to be involved in Canary Wharf's first residential development. Canary Wharf has taken a thoughtful approach to how this development will create a truly mixed-use community. We are delighted to be a part of it.

**Katy Ghahremani**  
Partner, Make

**Q How do you approach the design of interiors?**

**A** We design interiors by drawing inspiration from the architecture of the building and its surrounding context. This allows us to create a holistic and coherent experience for the residents; a choreographed journey from street to apartment.

**Q From where did you draw your inspiration for 10 Park Drive?**

**A** Stanton Williams has designed a beautiful building with strength of concept and considered materiality. Our task at Make is to capture this vision, from the grand scale of the building, and integrate it down to the smallest detail.

**Q Do you think interiors can influence mood and sense of wellbeing?**

**A** This is absolutely at the centre of our whole approach. These should be calm, uplifting spaces. But we also need to bear in mind with residential buildings that we are creating backdrops for people's lives. We want to engage them without intruding.

**Q How have you brought the architecture into the interiors?**

**A** Working closely with Stanton Williams, we wanted to harmonise the exterior and interior of 10 Park Drive, in order to create a visually calm and cohesive living environment. We interpreted the architecture of the building as a solid block, with carved out recesses articulated by fine metal detailing and this is visually echoed throughout the interior from the macro to the micro, from the materials through to the colour palette.

**Q What do you believe is important to people within their apartments?**

**A** Apartments are very individual spaces. With 10 Park Drive, we wanted to design apartments that would provide an elegant yet discreet canvas on which residents could stamp their own personalities.

**Q Do your designs accommodate different lifestyles?**

**A** The interiors of 10 Park Drive are designed to be flexible to suit the residents' needs and requirements. Each apartment can be customised, with sliding doors facilitating either an open plan layout or cellular layout, depending on the users' preferences.

**Q How do you think people will occupy these apartments?**

**A** We have thought about this a lot, from the scale, proportion and hierarchy of the rooms, through to the minor details and how things will operate on a day-to-day basis. Every aspect has been considered, from where you plug your kettle to the soft close of a door.

**Q Have the views influenced your layouts in the apartments?**

**A** Natural light is fundamental to the overall design. We've designed each apartment so that the typically active spaces – the kitchen and living areas – will benefit most from the spectacular surrounding views.

**Q How are you dividing the spaces?**

**A** The beautiful joinery that divides up the living spaces creates a more cohesive layout and reinforces the sense of quality and craftsmanship in the scheme.

**Q How have you approached the lighting scheme?**

**A** We introduced integrated lighting schemes in our earliest sketches. We have worked to combine both ambient and task lighting to create a beautiful and functional environment.

**Q Have you adopted specific palettes?**

**A** There are two basic colour palettes – one light and one dark. The idea is that the residents should be able to imbue the space with their own personalities and both colour palettes enable this.

**Q What about your approach to materials?**

**A** The base materials visually echo the exterior of the building. We enriched the space palette with the warmth of timber, the elegance of porcelain, and highlighted the champagne metal detailing.

**Q Can you speak about your approach to the kitchens?**

**A** We believe the kitchen should be celebrated as a central part of life and so all the apartments at 10 Park Drive have open plan kitchens. These have been designed in linear and peninsula styles that come in a range of sizes and in a very high-quality finish.

**Q What is your approach to bathroom areas?**

**A** Our experience in designing hotels has enabled us to reinterpret the function of the bathroom in order to enhance the users' experience. Taking a considered approach to the form and function of these spaces allows us to transform the daily ritual of bathing.

**Q How are the services integrated into the scheme?**

**A** This is something we are really passionate about. We go to great efforts to ensure that services are correctly located, integrated, and, where possible, concealed. On 10 Park Drive, extractor hoods are integrated into either the ceiling or cabinets, underfloor heating is installed throughout, with separate control for the bathrooms, and power sockets are located to ensure maximum flexibility for the resident.

**Q Does your integrated approach extend to communal spaces?**

**A** We feel that it is very important for the residents to feel connected to the whole building, not just their own apartment. In the communal spaces we are applying the same concept and similar materials as the rest of the interiors. Wherever you are, whether you are sitting in the library, walking through the ground floor lobby or on the promenade outside, it should always feel like home.





Two bedroom apartment looking south

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360° panoramic view from the New Phase

From the apartments at 10 Park Drive the views are consistently engaging. With the parks and gardens, the ever-changing waters of the docks or the bustling streets below, the vibrant world of Canary Wharf always fascinates, whatever the time of day or night. At the higher levels, the vast panoramas of the capital, its river, lights and landmarks provide constant theatre all year round.



# THE SPECIFICATION





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One bedroom apartment overlooking Compton Gardens



### KITCHEN

Custom designed fully integrated kitchen finished in natural timber veneer

Solid surface worktop and splashback in porcelain including feature shelf with one and a half bowl under-mounted stainless steel sink and single lever feature mixer tap (studio apartments have a single bowl sink)

Integrated Siemens full height fridge freezer

Siemens induction hob

Wine cooler

Integrated Siemens Multi-function oven/microwave to studio apartment

Integrated Siemens oven and separate microwave to one bedroom apartments

Integrated Siemens Multi-function oven and combination oven to two and three bedroom apartments

Integrated Siemens Dishwasher

Extractor fan above hob

Integrated lighting to the underside of feature shelf

Compartmentalised waste storage under sink

Combined washer/dryer situated within utility cupboard or utility room

Note: variances occur between apartment types  
Please refer to Sales Consultant for the details of individual apartment kitchens

02.



01.

COMPUTER GENERATED IMAGE, INDICATIVE ONLY

01. Detail of a Siemens oven

02. One bedroom apartment kitchen and dining



COMPUTER GENERATED IMAGE, INDICATIVE ONLY



Detail of kitchen in two bedroom apartment





Master bathroom

## MASTER BATHROOM

Bespoke porcelain vanity unit with integrated ceramic basin, feature chrome tap and built-in storage housing a shaver socket. De-mist feature to mirror above

Wall-mounted WC with soft close seat and dual push button flush

Walls finished in full height mirror and large format porcelain tiles

Large format porcelain tiles to floors

Frameless glazed shower screens

Walk-in shower with thermostatically controlled ceiling-mounted shower rose with additional wall-mounted hand-held shower

Heated wall behind chrome towel rail

Chrome hooks for bathrobes

Underfloor heating

## SECOND BATHROOM

Bespoke porcelain vanity unit with integrated ceramic basin, feature chrome tap

Bespoke wall-mounted mirrored cabinet with integrated lighting, shaver socket and de-mist feature

Wall-mounted WC with soft close seat and dual push button flush

Walls finished in full height mirror and large format porcelain tiles

Large format porcelain tiles to floors

Enamelled steel bath/walk-in shower as indicated

Frameless glazed shower screens

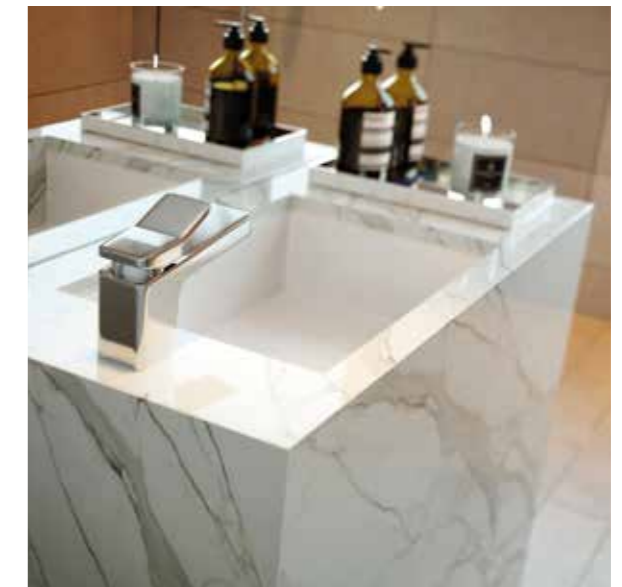
Thermostatically controlled ceiling-mounted main shower rose with additional deck-mounted hand-held shower

Heated wall behind chrome towel rail

Chrome hooks for bathrobes

Underfloor heating

Detail of vanity unit







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Detail of timber flooring in the apartments

## FLOORS

Studios to have an engineered timber floor finish to all rooms, except bathroom

One bedroom apartments and above to have an engineered timber floor finish to the main living areas with carpet to bedrooms

## DOORS

Full height solid core entrance door with veneered finish and matching hardwood frame

Full height internal pocket sliding and hinged doors where indicated

## WARDROBES

Wardrobes will have bespoke timber veneer doors, with internal fittings to include shelving, hanging rails and internal lighting (wardrobe design allows for the purchaser to upgrade at additional cost)

## HEATING AND COOLING

The building is served by the wider development's district heating and chilled water network, providing metered supplies for heating, hot water and cooling to all apartments

Zoned underfloor heating throughout

Comfort cooling provided by fan coil units to reception rooms and bedrooms in all apartments

## ELECTRICAL

5 amp lighting and 13 amp power circuits

Lighting switch plates and socket outlets finished in satin stainless steel or similar

## LIGHTING

Lighting will generally comprise low voltage LED luminaires throughout

Feature ceiling trough detail with concealed lighting in selected locations

Provision for pendant lighting in dining area

Provision for table and floor lamps to be connected to a 5 amp lighting circuit in reception room and master bedroom

## ALTERNATIVE FINISHES PALETTES

This specification will be available in either a light or dark palette. Please see your Sales Consultant to review your options

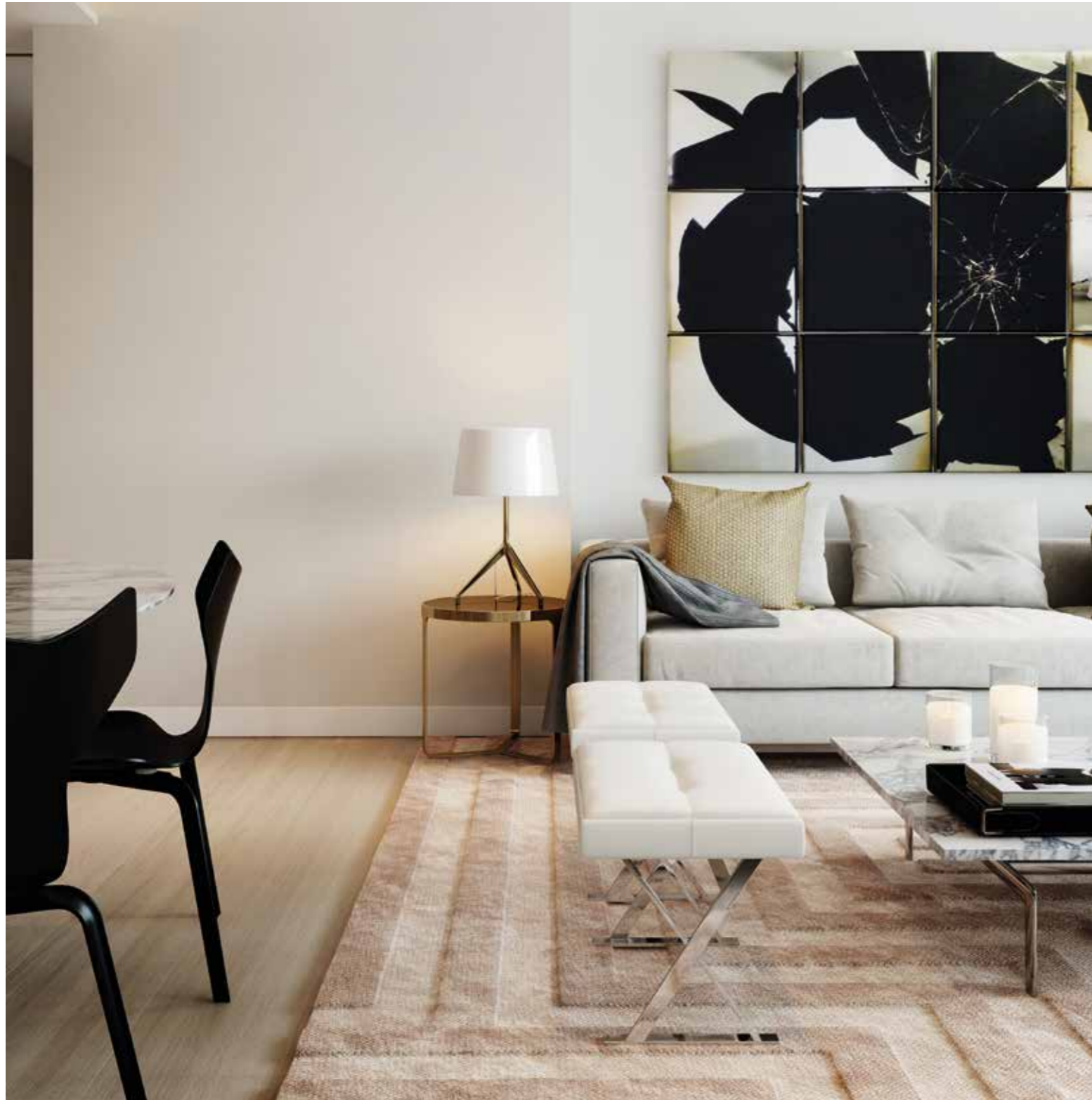
View from living area through to dressing area



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COMPUTER GENERATED IMAGE. INDICATIVE ONLY



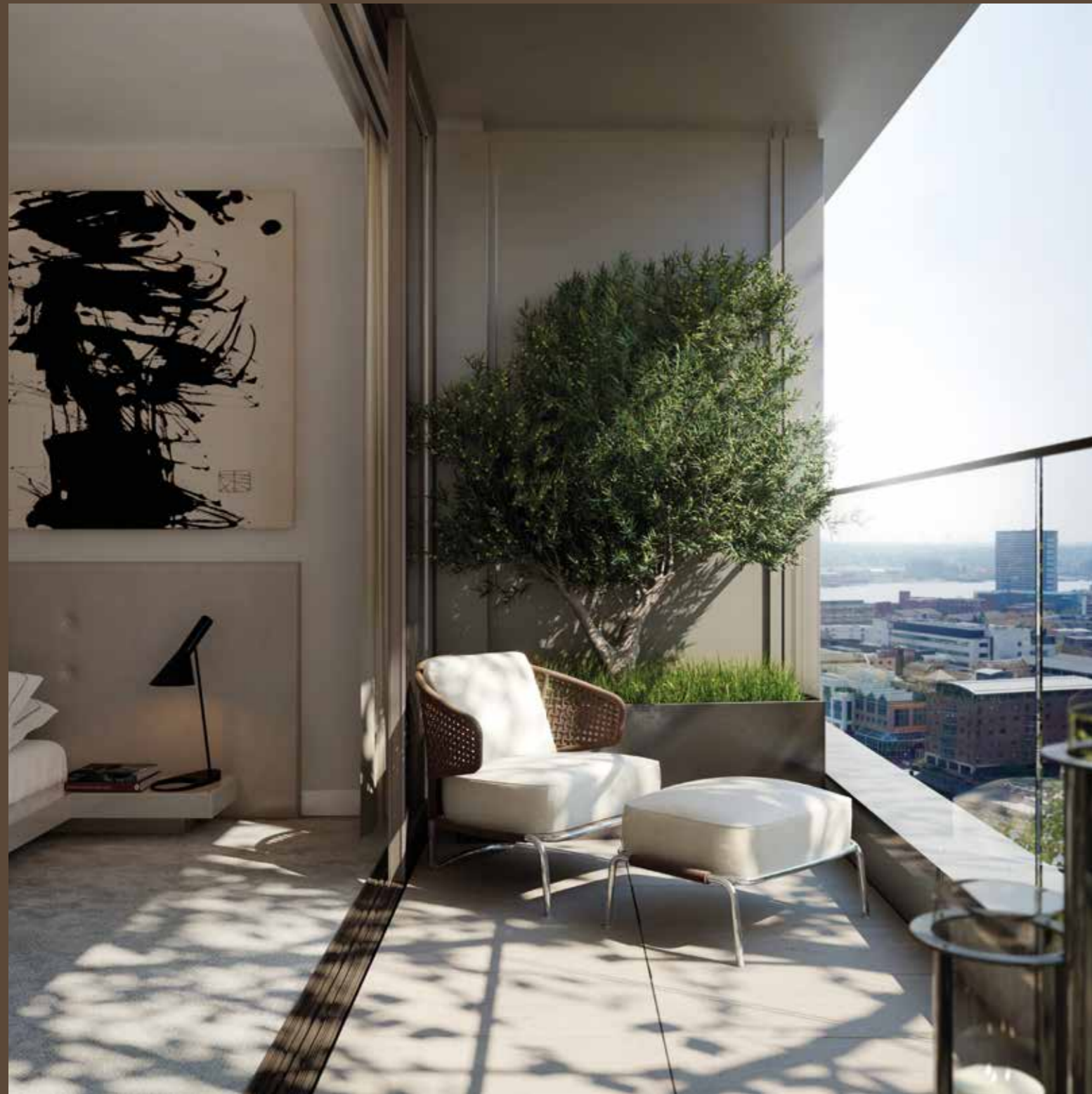
Living area

COMPUTER GENERATED IMAGE. INDICATIVE ONLY. INTERNAL FIT-OUT OF WARDROBES SUBJECT TO PURCHASER UPGRADE



Master bedroom  
and dressing area





Private balcony

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## AV, TELEPHONE AND DATA SYSTEMS

Cabling and outlet provided for high speed internet connection\*

Television (terrestrial and VirginHD or SkyHD) points to reception rooms and bedrooms

Telephone and data points to all reception rooms and bedrooms

Windows in living spaces and principal bedrooms pre-wired with power and control cabling to allow for motorised blind and curtain options

## BALCONIES AND JULIETTE BALCONIES

All balconies accessed via opening or sliding glazed doors

Balcony floors finished with decking or paviers

Glazed balcony balustrades

## SECURITY

24-hour on-site security team

Site-wide and local CCTV surveillance to public areas and building entrances

Security fob access control to all building entrances and car park

Colour video entry phone system to all apartments

Mains supply smoke and heat alarms and sprinkler fire protection system

Apartment entrance doors pre-wired for installation of a future intruder alarm system

## RESIDENTS' AMENITIES AT 10 PARK DRIVE

The residents will benefit from a full range of lifestyle services and amenities, either within the building or the Canary Wharf Estate. These will include:

24-hour concierge service

Private cinema/media facilities

Residents' Lounge and Club Room

Private dining room/meeting room and kitchen

Private roof garden 'Sky Terrace'

## CANARY WHARF RESIDENTS' CLUB

State of the art Gym

20-metre Pool

Experience Showers

Spa Treatment Rooms

Sauna

Steam Room

Members' Lounge and Bar

Members' Terrace

## LIFTS

Multiple passenger lifts serve each core, giving access to residential floors and the basement car park. One of these will be an enhanced lift to enable large items of furniture to be transported

## CAR PARKING AND STORAGE

Limited car parking spaces are available for purchase by separate negotiation

Basement cycle storage

Wash down facility

Charging points for electric vehicles

## WARRANTY

All apartments benefit from a 10-year NHBC warranty

\*Connection to the communications infrastructure to be arranged by the purchaser via a service provider in the normal manner

Where a particular material or product is specified this may be subject to change due to either availability or a particular product or quality of material available at the time of procurement





COMPUTER GENERATED IMAGE. INDICATIVE ONLY

Living, dining and kitchen area





THE FLOORPLATES



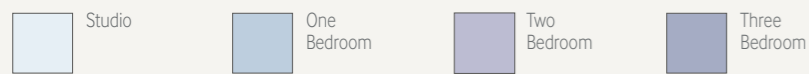
# LEVELS 1–11

COMPTON GARDENS AND EXISTING ESTATE

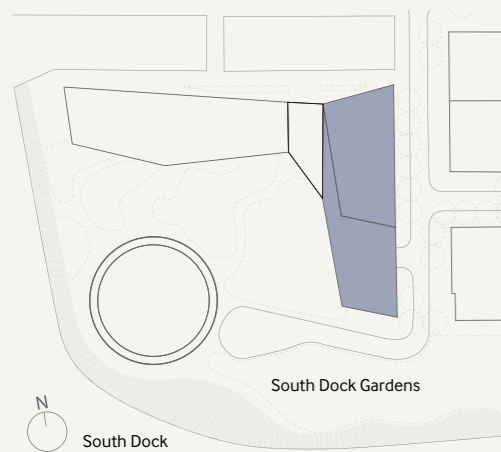


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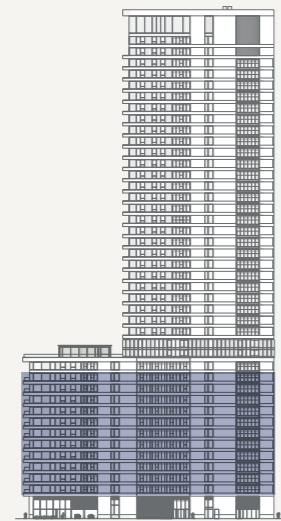
KEY



SITE PLAN



EAST ELEVATION



**STUDIO APARTMENTS**

<b>Apartment 1.02–11.02</b>	sq. ft	sq. m
Apartment Area	398	37.00
Living/Bedroom	23'11 x 12'0	7.30 x 3.66
Juliette Balcony	–	–

<b>Apartment 1.03–11.03 (exec)</b>	sq. ft	sq. m
Apartment Area	672	62.47
Living/Bedroom	29'5 x 18'3	8.97 x 5.56

<b>Apartment 1.04–11.04</b>	sq. ft	sq. m
Apartment Area	413	38.37
Living/Bedroom	22'12 x 13'5	7.0 x 4.10
Balcony	56	5.2

<b>Apartment 1.14–11.14</b>	sq. ft	sq. m
Apartment Area	445	41.38
Living/Bedroom	27'9 x 13'0	8.46 x 3.97
Juliette Balcony	–	–

**ONE BEDROOM APARTMENTS**

<b>Apartment 1.01–11.01</b>	sq. ft	sq. m
Apartment Area	622	57.75
Living/Kitchen	27'6 x 12'9	8.37 x 3.88
Master Bedroom	19'7 x 9'5	5.96 x 2.87
Juliette Balcony	–	–

<b>Apartment 1.05–11.05</b>	sq. ft	sq. m
Apartment Area	653	60.65
Living/Kitchen	28'10 x 13'0	8.79 x 3.97
Master Bedroom	21'6 x 9'2	6.54 x 2.80
Balcony	114	10.6

<b>Apartment 1.06–11.06</b>	sq. ft	sq. m
Apartment Area	672	62.45
Living/Kitchen	28'10 x 11'5	8.79 x 3.49
Master Bedroom	21'3 x 9'11	6.47 x 3.02
Balcony	51	4.7

<b>Apartment 1.09–11.09</b>	sq. ft	sq. m
Apartment Area	440	40.85
Living/Kitchen	21'6 x 12'2	6.55 x 3.71
Master Bedroom	11'12 x 9'2	3.65 x 2.80
Juliette Balcony	–	–

<b>Apartment 1.13–11.13</b>	sq. ft	sq. m
Apartment Area	638	59.25
Living/Kitchen	35'5 x 11'8	10.81 x 3.55
Master Bedroom	11'10 x 9'0	3.61 x 2.75
Balcony	90	8.3

**TWO BEDROOM APARTMENTS**

<b>Apartment 1.07–11.07</b>	sq. ft	sq. m
Apartment Area	901	83.75
Living/Kitchen	26'6 x 15'1	8.07 x 4.60
Master Bedroom	14'9 x 10'3	4.50 x 3.12
Second Bedroom	14'9 x 9'7	4.50 x 2.93
Juliette Balcony	–	–

<b>Apartment 1.08*–11.08</b>	sq. ft	sq. m
Apartment Area	871	80.96
Living/Kitchen	24'7 x 14'0	7.50 x 4.27
Master Bedroom	13'8 x 9'2	4.17 x 2.80
Second Bedroom	11'4 x 9'1	3.46 x 2.78
Balcony	116	10.7

\*Juliette Balcony

<b>Apartment 1.10–11.10</b>	sq. ft	sq. m
Apartment Area	1176	109.24
Living/Kitchen	29'10 x 19'11	9.09 x 6.07
Master Bedroom	14'1 x 10'0	4.29 x 3.20
Second Bedroom	13'9 x 9'6	4.19 x 2.90
Balcony	172	16.0

<b>Apartment 1.12–11.12</b>	sq. ft	sq. m
Apartment Area	880	81.77
Living/Kitchen	31'0 x 11'0	9.46 x 3.36
Master Bedroom	20'8 x 9'1	6.29 x 2.78
Second Bedroom	14'0 x 8'10	4.28 x 2.70
Balcony	151	14.0

**THREE BEDROOM APARTMENTS**

<b>Apartment 1.11–11.11</b>	sq. ft	sq. m
Apartment Area	1246	115.78
Living/Kitchen	22'8 x 20'7	6.90 x 6.27
Master Bedroom	19'5 x 9'6	5.92 x 2.90
Second Bedroom	12'1 x 9'11	3.69 x 3.03
Third Bedroom	12'4 x 8'9	3.75 x 2.68
Balconies	226	21.0

Floorplan measurements are approximate  
Exact layout sizes may vary in accordance with the contract  
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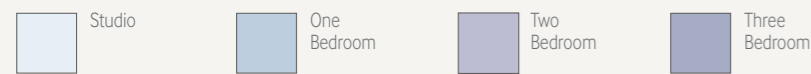
# LEVEL 12

COMPTON GARDENS AND EXISTING ESTATE

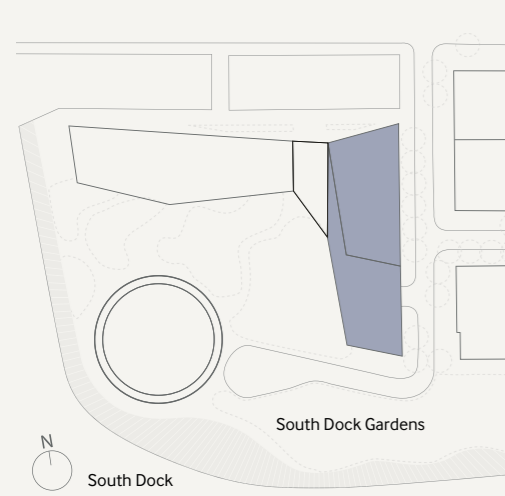


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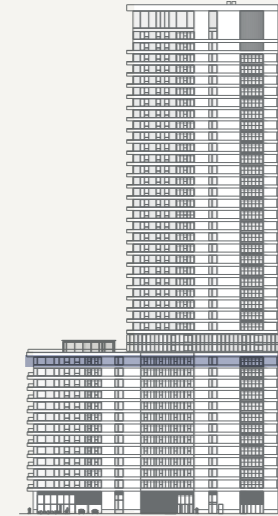
KEY



SITE PLAN



EAST ELEVATION



**STUDIO APARTMENTS**

Apartment 12.02	sq. ft	sq. m
Apartment Area	398	37.00
Living/Bedroom	23'11 x 12'0	7.30 x 3.66
Juliette Balcony	-	-

Apartment 12.03 (exec)	sq. ft	sq. m
Apartment Area	672	62.47
Living/Bedroom	29'5 x 18'3	8.97 x 5.56

Apartment 12.04	sq. ft	sq. m
Apartment Area	413	38.37
Living/Bedroom	22'12 x 13'5	7.0 x 4.10
Balcony	56	5.2

Apartment 12.13	sq. ft	sq. m
Apartment Area	445	41.38
Living/Bedroom	27'9 x 13'0	8.46 x 3.97
Juliette Balcony	-	-

**ONE BEDROOM APARTMENTS**

Apartment 12.01	sq. ft	sq. m
Apartment Area	622	57.75
Living/Kitchen	27'6 x 12'9	8.37 x 3.88
Master Bedroom	19'7 x 9'5	5.96 x 2.87
Juliette Balcony	-	-

Apartment 12.05	sq. ft	sq. m
Apartment Area	653	60.65
Living/Kitchen	28'10 x 13'0	8.79 x 3.97
Master Bedroom	21'6 x 9'2	6.54 x 2.80
Balcony	114	10.6

Apartment 12.06	sq. ft	sq. m
Apartment Area	672	62.45
Living/Kitchen	28'10 x 11'5	8.79 x 3.49
Master Bedroom	21'3 x 9'11	6.47 x 3.02
Balcony	51	4.7

Apartment 12.12	sq. ft	sq. m
Apartment Area	638	59.25
Living/Kitchen	35'5 x 11'8	10.81 x 3.55
Master Bedroom	11'10 x 9'0	3.61 x 2.75
Balcony	90	8.3

**TWO BEDROOM APARTMENTS**

Apartment 12.07	sq. ft	sq. m
Apartment Area	901	83.75
Living/Kitchen	26'6 x 15'1	8.07 x 4.60
Master Bedroom	14'9 x 10'3	4.50 x 3.12
Second Bedroom	14'9 x 9'7	4.50 x 2.93
Juliette Balcony	-	-

Apartment 12.08	sq. ft	sq. m
Apartment Area	871	80.96
Living/Kitchen	24'7 x 14'0	7.50 x 4.27
Master Bedroom	13'8 x 9'2	4.17 x 2.80
Second Bedroom	11'4 x 9'1	3.46 x 2.78
Balcony	116	10.7

Apartment 12.11	sq. ft	sq. m
Apartment Area	880	81.77
Living/Kitchen	31'0 x 11'0	9.46 x 3.36
Master Bedroom	20'8 x 9'1	6.29 x 2.78
Second Bedroom	14'0 x 8'10	4.28 x 2.70
Balcony	151	14.0

**THREE BEDROOM APARTMENTS**

Apartment 12.09	sq. ft	sq. m
Apartment Area	1442	133.96
Living/Kitchen	29'10 x 19'11	9.09 x 6.07
Master Bedroom	14'1 x 10'0	4.29 x 3.20
Second Bedroom	15'1 x 10'0	4.60 x 3.17
Third Bedroom	11'10 x 9'6	3.65 x 2.9
Juliette Balcony	-	-

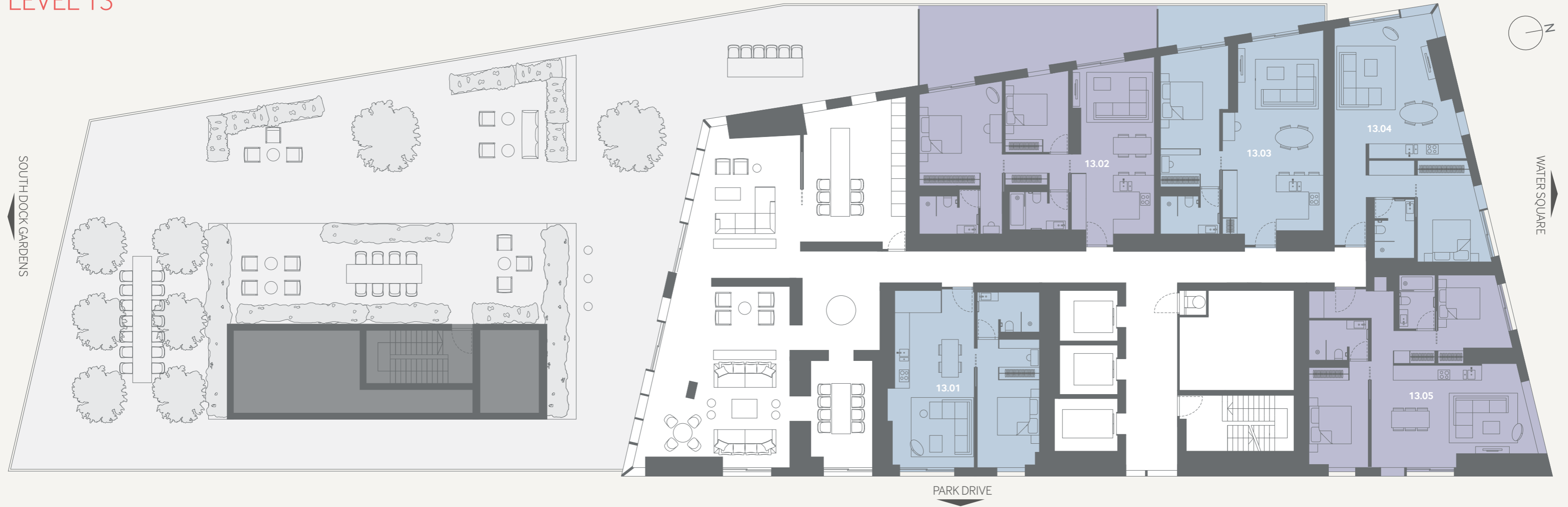
Apartment 12.10	sq. ft	sq. m
Apartment Area	1246	115.78
Living/Kitchen	22'8 x 20'7	6.90 x 6.27
Master Bedroom	19'5 x 9'6	5.92 x 2.90
Second Bedroom	12'1 x 9'11	3.69 x 3.03
Third Bedroom	12'4 x 8'9	3.75 x 2.68
Balcony	103	9.6

Floorplan measurements are approximate  
 Exact layout sizes may vary in accordance with the contract  
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 plan of your preferred apartment



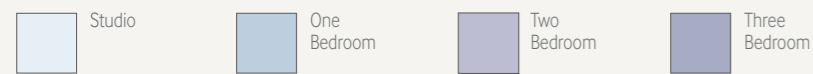
# LEVEL 13

COMPTON GARDENS AND EXISTING ESTATE

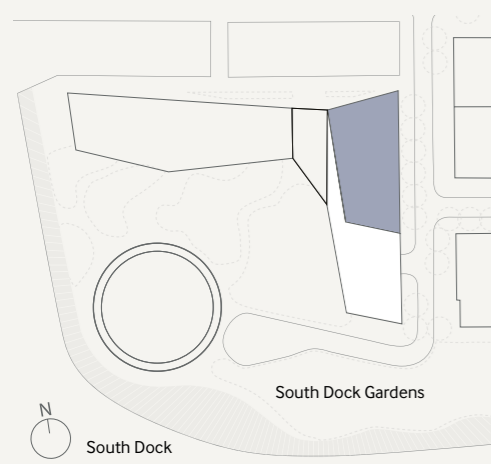


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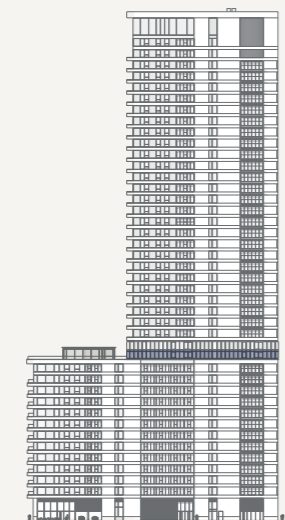
KEY



SITE PLAN



EAST ELEVATION



ONE BEDROOM APARTMENTS

Apartment 13.01	sq. ft	sq. m
Apartment Area	633	58.78
Living/Kitchen	27'10" x 13'1"	8.49 x 3.99
Master Bedroom	20'1" x 9'3"	6.11 x 2.83
Juliette Balcony	—	—

Apartment 13.03	sq. ft	sq. m
Apartment Area	746	69.35
Living/Kitchen	31'0" x 15'9"	9.60 x 4.80
Master Bedroom	20'0" x 10'7"	6.28 x 3.22
Terrace	122	11.3

Apartment 13.04	sq. ft	sq. m
Apartment Area	724	67.23
Living/Kitchen	21'2" x 19'2"	6.46 x 5.85
Master Bedroom	14'0" x 10'6"	4.28 x 3.21
Juliette Balcony	—	—

TWO BEDROOM APARTMENTS

Apartment 13.02	sq. ft	sq. m
Apartment Area	897	83.37
Living/Kitchen	26'0" x 11'5"	8.20 x 3.48
Master Bedroom	15'11" x 12'11"	4.85 x 3.93
Second Bedroom	12'0" x 9'9"	3.75 x 2.98
Terrace	365	33.9

Apartment 13.05	sq. ft	sq. m
Apartment Area	936	86.96
Living/Kitchen	25'2" x 16'0"	7.66 x 4.88
Master Bedroom	15'8" x 9'2"	4.77 x 2.80
Second Bedroom	11'3" x 10'0"	3.44 x 3.23
Juliette Balcony	—	—

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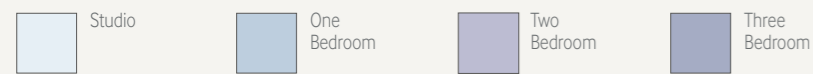


LEVEL 14

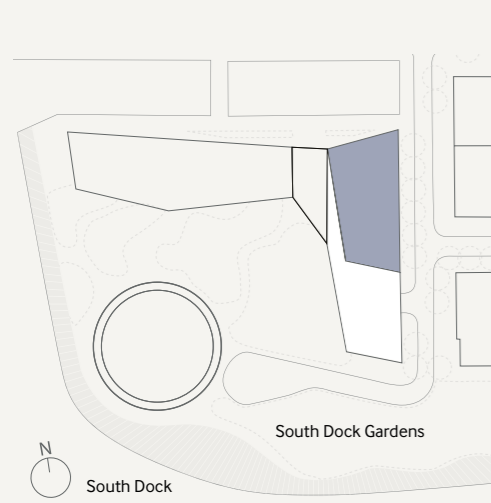


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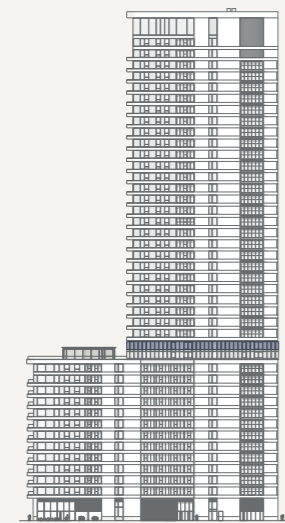
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SITE PLAN



EAST ELEVATION



STUDIO APARTMENTS

Apartment 14.01	sq. ft	sq. m
Apartment Area	502	46.68
Living/Bedroom	27'7 x 18'0	8.40 x 5.49
Juliette Balcony	-	-

ONE BEDROOM APARTMENTS

Apartment 14.04	sq. ft	sq. m
Apartment Area	568	52.80
Living/Kitchen	26'4 x 13'2	8.02 x 4.01
Master Bedroom	17'5 x 9'0	5.31 x 2.75
Juliette Balcony	-	-

Apartment 14.05	sq. ft	sq. m
Apartment Area	746	69.35
Living/Kitchen	31'0 x 15'9	9.60 x 4.80
Master Bedroom	20'0 x 10'7	6.28 x 3.22
Juliette Balcony	-	-

Apartment 14.06	sq. ft	sq. m
Apartment Area	724	67.23
Living/Kitchen	21'2 x 19'2	6.46 x 5.85
Master Bedroom	14'0 x 10'6	4.28 x 3.21
Juliette Balcony	-	-

TWO BEDROOM APARTMENTS

Apartment 14.02	sq. ft	sq. m
Apartment Area	1118	103.87
Living/Kitchen	35'9 x 13'8	10.98 x 4.16
Master Bedroom	17'1 x 12'0	5.20 x 3.67
Second Bedroom	13'1 x 12'5	4.00 x 3.79
Juliette Balcony	-	-

Apartment 14.03	sq. ft	sq. m
Apartment Area	1159	107.71
Living/Kitchen	24'8 x 22'0	7.52 x 6.89
Master Bedroom	14'6 x 12'0	4.41 x 3.67
Second Bedroom	11'8 x 9'1	3.55 x 2.76
Juliette Balcony	-	-

Apartment 14.07	sq. ft	sq. m
Apartment Area	936	86.96
Living/Kitchen	25'2 x 16'0	7.66 x 4.88
Master Bedroom	15'8 x 9'2	4.77 x 2.80
Second Bedroom	11'3 x 10'0	3.44 x 3.23
Juliette Balcony	-	-

Floorplan measurements are approximate  
Exact layout sizes may vary in accordance with the contract

Please speak to a Sales Consultant to receive an individual plan of your preferred apartment



# LEVELS 15–27

## STUDIO APARTMENTS

Apartment 15.01–27.01	sq. ft.	sq. m.
Apartment Area	499	46.40
Living/Bedroom	27'7 x 18'0	8.40 x 5.49
Juliette Balcony	–	–

## ONE BEDROOM APARTMENTS

Apartment 15.04–27.04	sq. ft.	sq. m.
Apartment Area	461	42.82
Living/Kitchen	22'2 x 12'0	6.76 x 3.90
Master Bedroom	12'0 x 9'2	3.87 x 2.80
Balcony	108	10.0

Apartment 15.05–27.05	sq. ft.	sq. m.
Apartment Area	636	59.09
Living/Kitchen	25'10 x 14'4	7.87 x 4.37
Master Bedroom	16'12 x 9'3	5.17 x 2.82
Balconies	117	10.9

Apartment 15.06–27.06	sq. ft.	sq. m.
Apartment Area	656	60.93
Living/Kitchen	17'8 x 16'4	5.39 x 4.97
Master Bedroom	15'8 x 10'9	4.77 x 3.27
Balcony	75	6.9

## TWO BEDROOM APARTMENTS

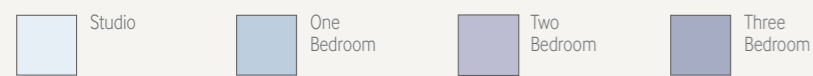
Apartment 15.02–27.02	sq. ft.	sq. m.
Apartment Area	960	89.22
Living/Kitchen	29'10 x 13'8	9.10 x 4.16
Master Bedroom	14'1 x 9'5	4.29 x 2.88
Second Bedroom	13'3 x 12'6	4.03 x 3.80
Balcony	147	13.6

Apartment 15.03–27.03	sq. ft.	sq. m.
Apartment Area	922	85.68
Living/Kitchen	23'0 x 18'6	7.04 x 5.65
Master Bedroom	12'3 x 9'9	3.74 x 2.97
Second Bedroom	9'9 x 9'2	2.97 x 2.80
Balcony	178	16.6

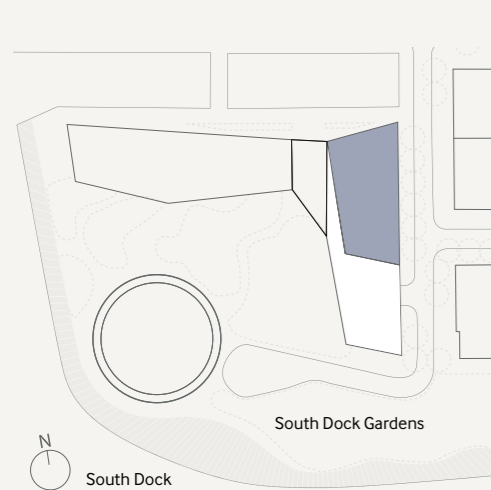
Apartment 15.07*–27.07	sq. ft.	sq. m.
Apartment Area	899	83.56
Living/Kitchen	25'2 x 16'0	7.66 x 4.88
Master Bedroom	15'8 x 9'2	4.77 x 2.80
Second Bedroom	11'3 x 10'0	3.44 x 3.23
Balcony	116	10.7

\*Juliette Balcony

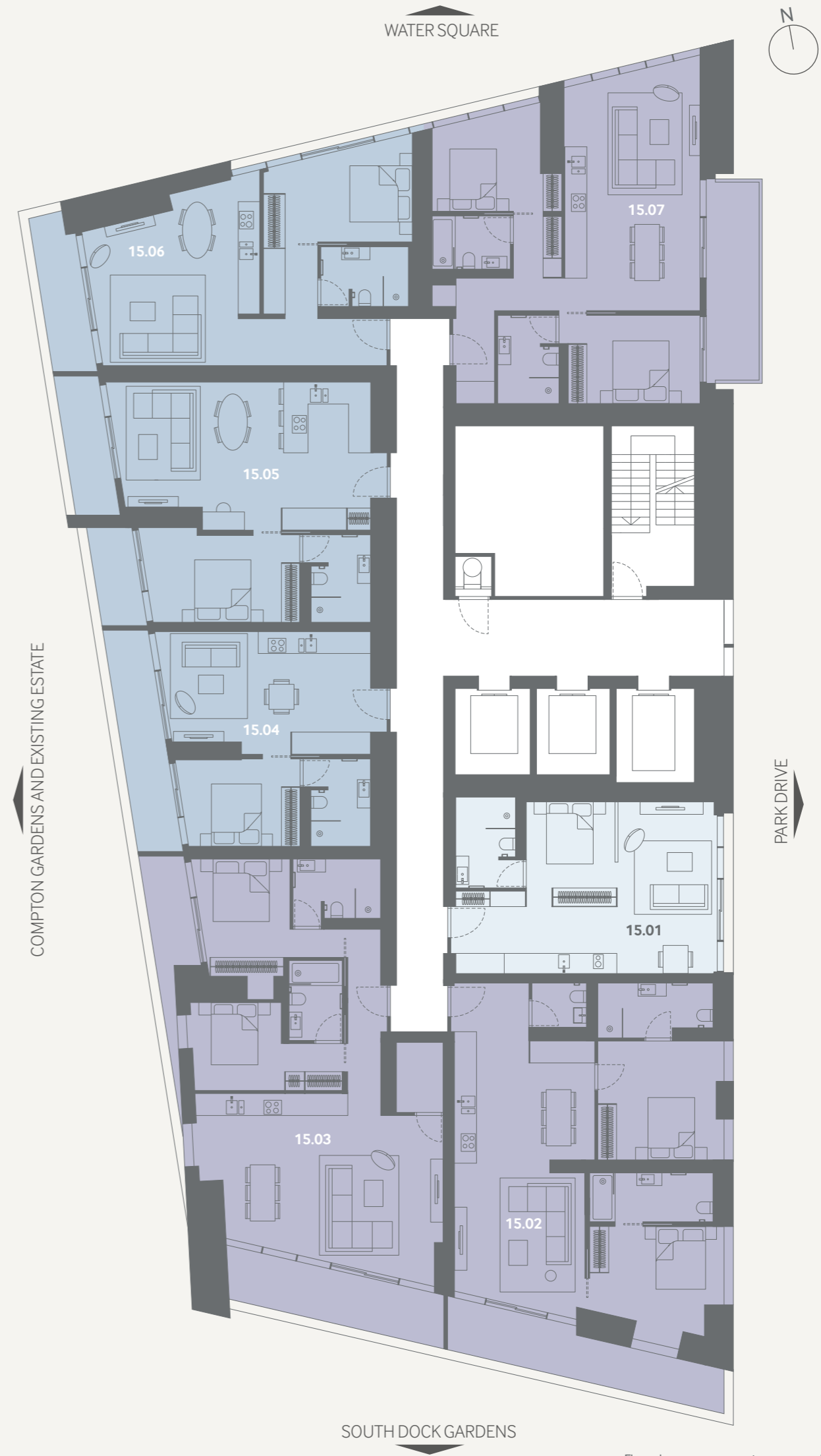
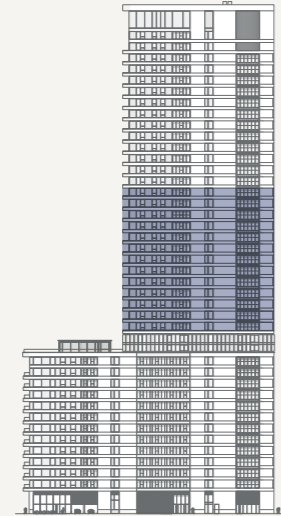
### KEY



### SITE PLAN



### EAST ELEVATION



NOT TO SCALE

Floorplan measurements are approximate  
 Exact layout sizes may vary in accordance with the contract  
 Please speak to a Sales Consultant to receive an individual  
 plan of your preferred apartment



# LEVELS 28–39

## STUDIO APARTMENTS

Apartment 28.01–39.01	sq. ft.	sq. m.
Apartment Area	499	46.40
Living/Bedroom	27'7 x 18'0	8.40 x 5.49
Juliette Balcony	–	–

## ONE BEDROOM APARTMENTS

Apartment 28.05–39.05	sq. ft.	sq. m.
Apartment Area	656	60.93
Living/Kitchen	17'8 x 16'4	5.39 x 4.97
Master Bedroom	15'8 x 10'9	4.77 x 3.27
Balcony	75	6.9

## TWO BEDROOM APARTMENTS

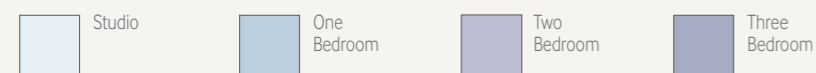
Apartment 28.02–39.02	sq. ft.	sq. m.
Apartment Area	960	89.22
Living/Kitchen	29'10 x 13'8	9.10 x 4.16
Master Bedroom	14'1 x 9'5	4.29 x 2.88
Second Bedroom	13'3 x 12'6	4.03 x 3.80
Balcony	147	13.6

Apartment 28.03–39.03	sq. ft.	sq. m.
Apartment Area	922	85.68
Living/Kitchen	23'0 x 18'6	7.04 x 5.65
Master Bedroom	12'3 x 9'9	3.74 x 2.97
Second Bedroom	9'9 x 9'2	2.97 x 2.80
Balcony	178	16.6

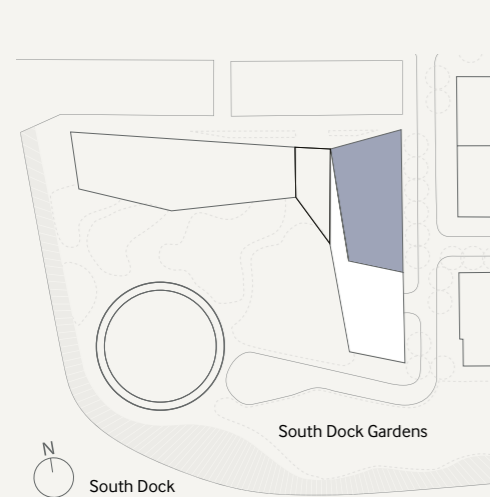
Apartment 28.04–39.04	sq. ft.	sq. m.
Apartment Area	1114	103.49
Living/Kitchen	24'3 x 22'5	7.40 x 6.83
Master Bedroom	19'5 x 13'1	5.91 x 3.99
Second Bedroom	13'5 x 10'4	4.10 x 3.15
Balconies	226	21.0

Apartment 28.06–39.06	sq. ft.	sq. m.
Apartment Area	899	83.56
Living/Kitchen	25'2 x 16'0	7.66 x 4.88
Master Bedroom	15'8 x 9'2	4.77 x 2.80
Second Bedroom	11'3 x 10'0	3.44 x 3.23
Balcony	116	10.7

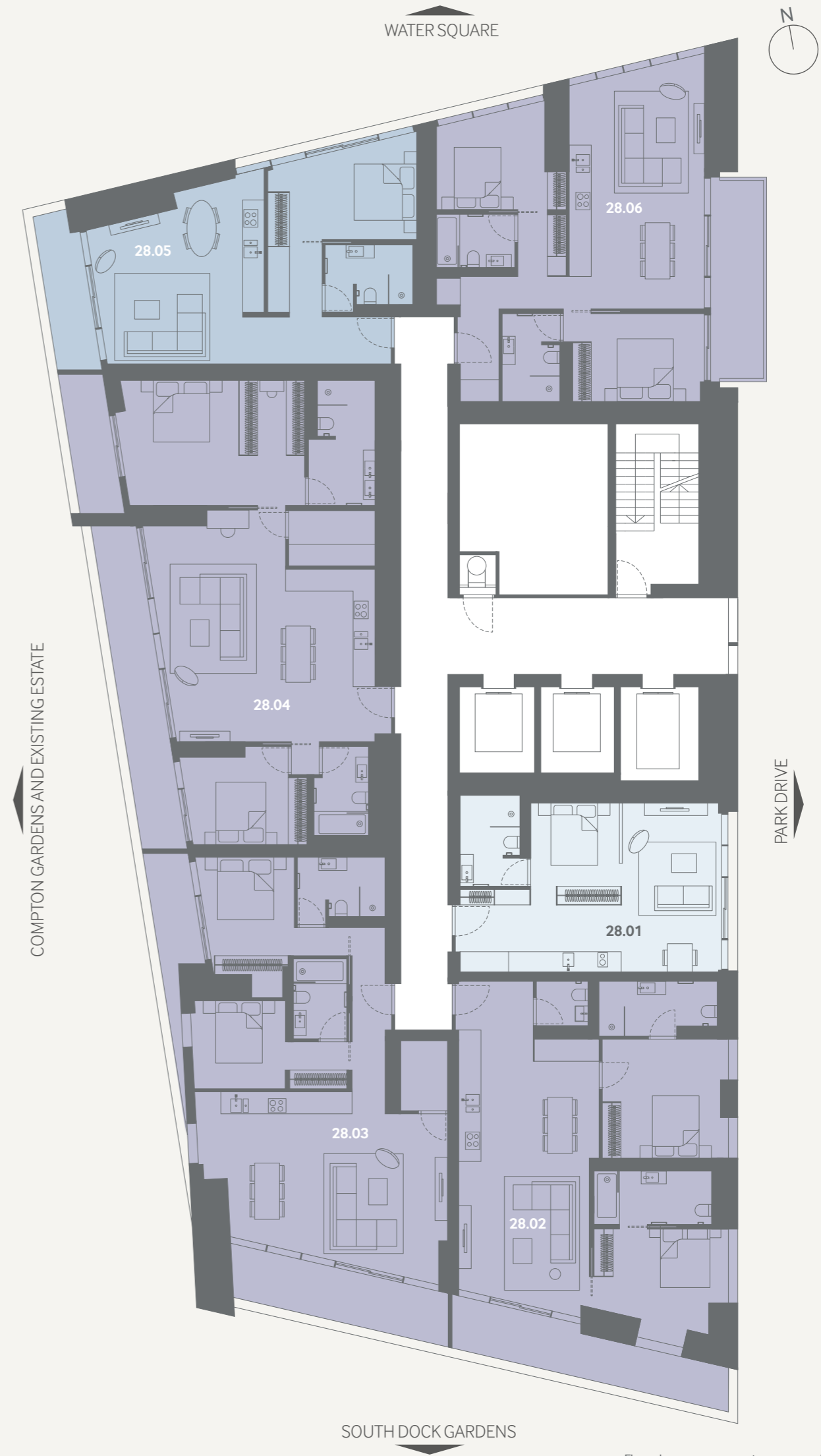
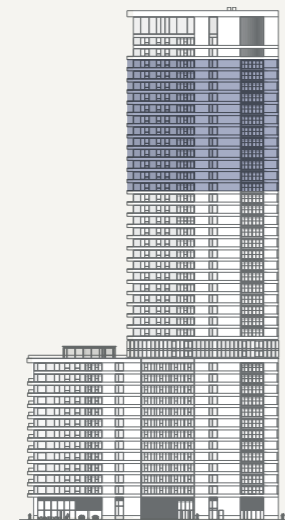
### KEY



### SITE PLAN



### EAST ELEVATION



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COMPUTER GENERATED IMAGE. INDICATIVE ONLY

An evening in Junction Square looking towards Montgomery Square

A stone-yard was established in the area specifically for the construction of London Bridge in 1824 with Dartmoor granite.





## CANARY WHARF GROUP

Canary Wharf Group plc is the London real estate business which has overseen the largest urban regeneration project ever undertaken in Europe. The Group builds and manages a unique set of assets to serve national and international companies, a diverse range of retailers and restaurateurs, and some of the UK's most exciting technology start-ups. The vision is to create a truly great place where people want to work, live and relax. Over the past 25 years Canary Wharf Group has developed 16 million sq. ft of London's former docklands into one of the world's foremost business districts, with more than 11 million sq. ft to come. Canary Wharf is home to the global and regional headquarters of leading names in law, banking, financial and professional services, media and technology.

Over the past 25 years Canary Wharf Group has developed 16 million sq. ft of London's former docklands



02.

01. Night view of Canary Wharf from ExCeL London

02. Shell Centre at dusk on the Thames

The Canary Wharf Estate is a major retail destination that includes five shopping malls with the new leisure development, Crossrail Place, housing one of London's most stunning roof gardens. The Estate is also home to Level39, Europe's most influential financial technology accelerator, and the Cognicity smart cities technology initiative.

Outside of Canary Wharf, the Group is a partner in the 20 Fenchurch Street development in the City of London and in the Shell Centre redevelopment on London's South Bank.

The Group's arts and events programme at Canary Wharf offers over 100 diverse and culturally inspiring events each year performed throughout the Estate. The Group won the Christie's Award for Best Corporate Art Collection and Programme.

Canary Wharf Group is a wholly owned joint venture between Brookfield Property Partners and the Qatar Investment Authority.



## CANARY WHARF CONTRACTORS



01. 20 Fenchurch Street

02. Construction of 25 Churchill Place

Canary Wharf Contractors (CWCL) manages and delivers all of Canary Wharf Group's construction projects. They are internationally recognised for the quality of their construction and innovation and take enormous pride in setting new quality benchmarks on every project. They are exemplars in the industry for the safety of their workforce, their environmental impact on surroundings and the sustainability of their developments.

The construction of high-rise buildings is CWCL's speciality. Since 1990, they have built 50% of all buildings in London over 120m tall and their substantial experience extends to also delivering complex infrastructure projects, public realm, rail stations, retail malls and performance venues.

At Canary Wharf, building over 25 million gross sq. ft on such a small footprint as well as simultaneously creating the infrastructure of roads and associated utilities, public transport connections, pedestrian circulation and parks, has provided both a challenge and an opportunity. The experience gained is being put to good use on current and future development projects at Canary Wharf and elsewhere in London. CWCL built 20 Fenchurch Street and will construct the Shell Centre redevelopment.

02.



## CANARY WHARF MANAGEMENT

The size, scale and complexity of operations in the Canary Wharf Estate is unique. As the managers of a major private Estate, as well as many of the largest and most complex office buildings in London, Canary Wharf Management (CWML) have a wide skillset ranging from security and life safety management to programmed maintenance, retail management and car park management.

The team has consistent experience of setting industry standards and meeting the demands of a broad range of occupiers from the largest global corporate tenants to small office and retail tenants, alongside the general public.

CWML manages 6.7 million sq. ft of which 816,000 sq. ft is retail. The Estate itself has a working population of some 105,000 people along with large numbers of visitors and shoppers. As a transport hub, the Estate coordinates operations with two DLR stations, one Jubilee Line station, 19 bus and coach commuter services, a pier with 1,400 river bus visits per week and 4 public car parks.

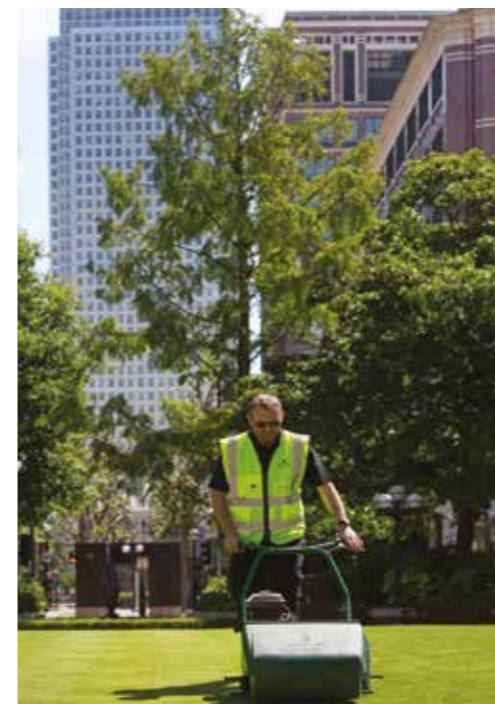
The core services provided are Estate management, building management, retail management, car park management and facilities management. The Company also acts as Managing Agent for owners of buildings outside the Canary Wharf Group portfolio and provides advice on the development of management structures for our partners in respect of various new schemes.

CWML has a 20-year track record of proven ability to consistently deliver the very highest quality service.

01. 02. 03. Canary Wharf Management Estate Maintenance & Security



01.



02.



03.

Canary Wharf Management has a 20-year track record of proven ability to consistently deliver the very highest quality service



## CONTACTS



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[residential.sales@canarywharf.com](mailto:residential.sales@canarywharf.com)

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