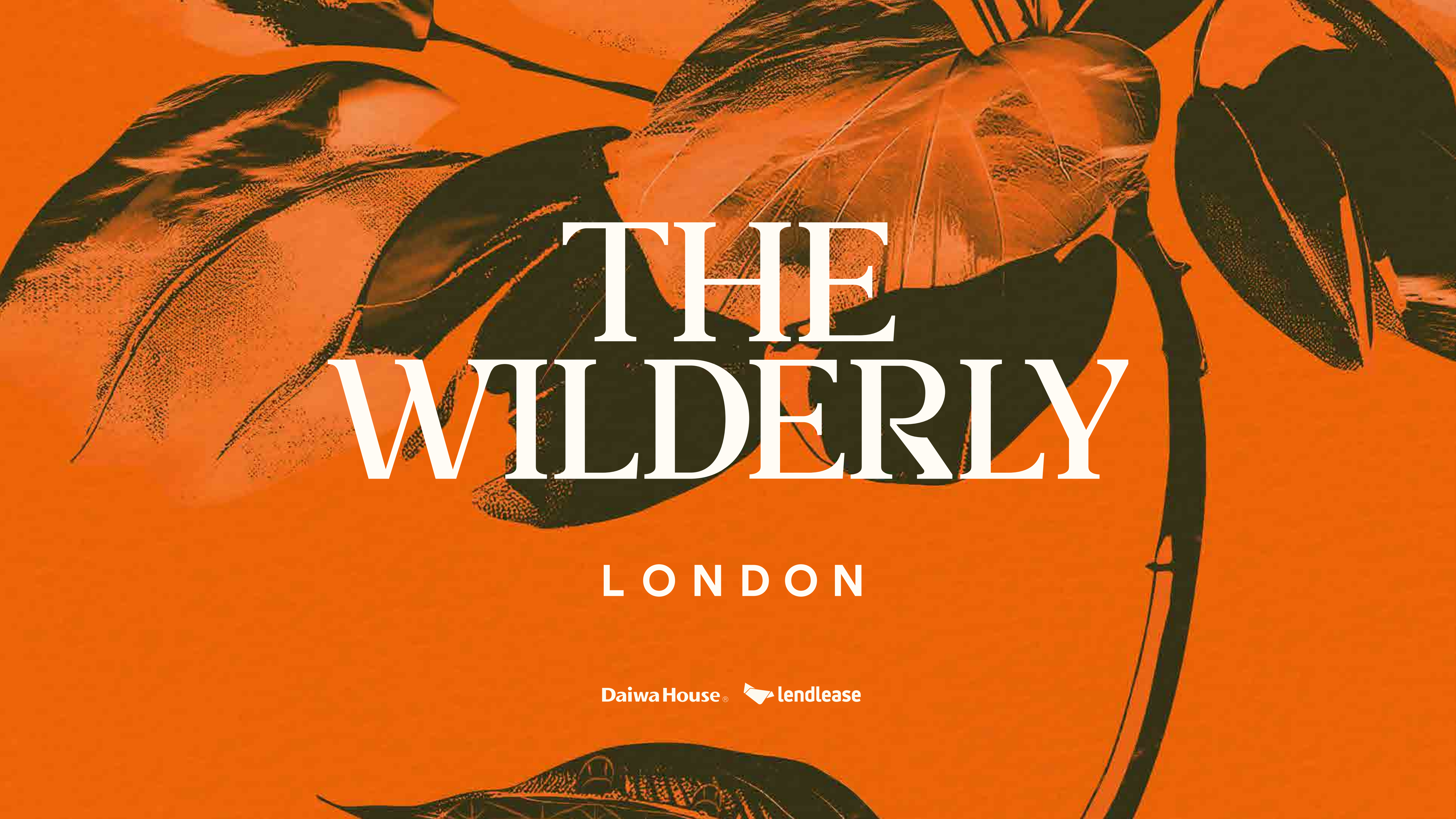




THE WILDERLY

L O N D O N

Daiwa House®  lendlease

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About Lendlease & Daiwa House

Lendlease *are* Placemakers

Our mission is to shape cities, create connected communities and deliver workplaces of the future.

- Being bold and innovative characterises our approach and doing what matters defines our intent
- We provide award-winning and innovative designs, create better public places and deliver superior sustainable solutions
- Around the world, people live, shop, work, travel and play via assets created by Lendlease



Smithfield, Birmingham



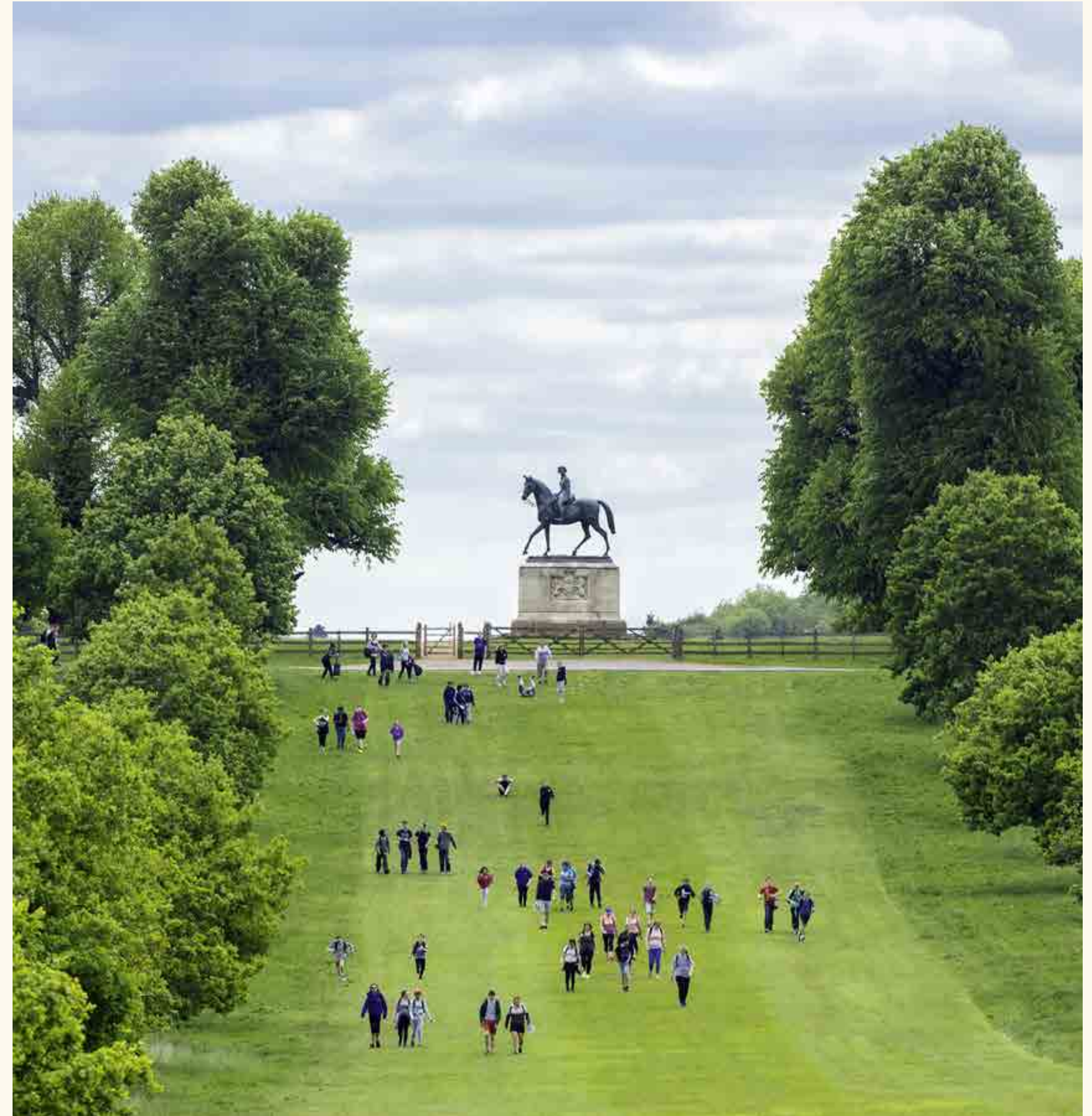
The Exchange, TRX, Kuala Lumpur



One Sydney Harbour, Sydney, Australia

Lendlease & *The Crown Estate*

- Lendlease and The Crown Estate have agreed to create a new joint venture
- The 50/50 joint venture will unlock science, innovation and technology space, and housing across the UK; providing vital infrastructure, stimulating growth, creating jobs and benefitting local communities
- It has the potential to unlock a programme of development with an estimated Gross Development Value of up to £24 billion. Ten million square feet of workspace will include cutting-edge science, innovation and technology spaces, generate more than 100,000 new jobs and circa 26,000 new homes
- Lendlease will continue to act as the development manager across the partnership. To support the JV's establishment, The Crown Estate will work closely with Lendlease and other investment partners during the months ahead to satisfy the conditions required to complete the agreement
- Please note that Elephant Park is not part of the joint venture



About Daiwa House

One of Japan's largest home builders and property developers, with more than 60 years of experience, renowned for its commitment to sustainability and innovation.

- A leader in creating value for communities and enhancing people's lifestyles
- Specialising in housing, rental properties, retail and wholesale facilities, general construction, condominiums, and environment and energy solutions
- Global operations span Asia, Australia, and the United States

Daiwa House®



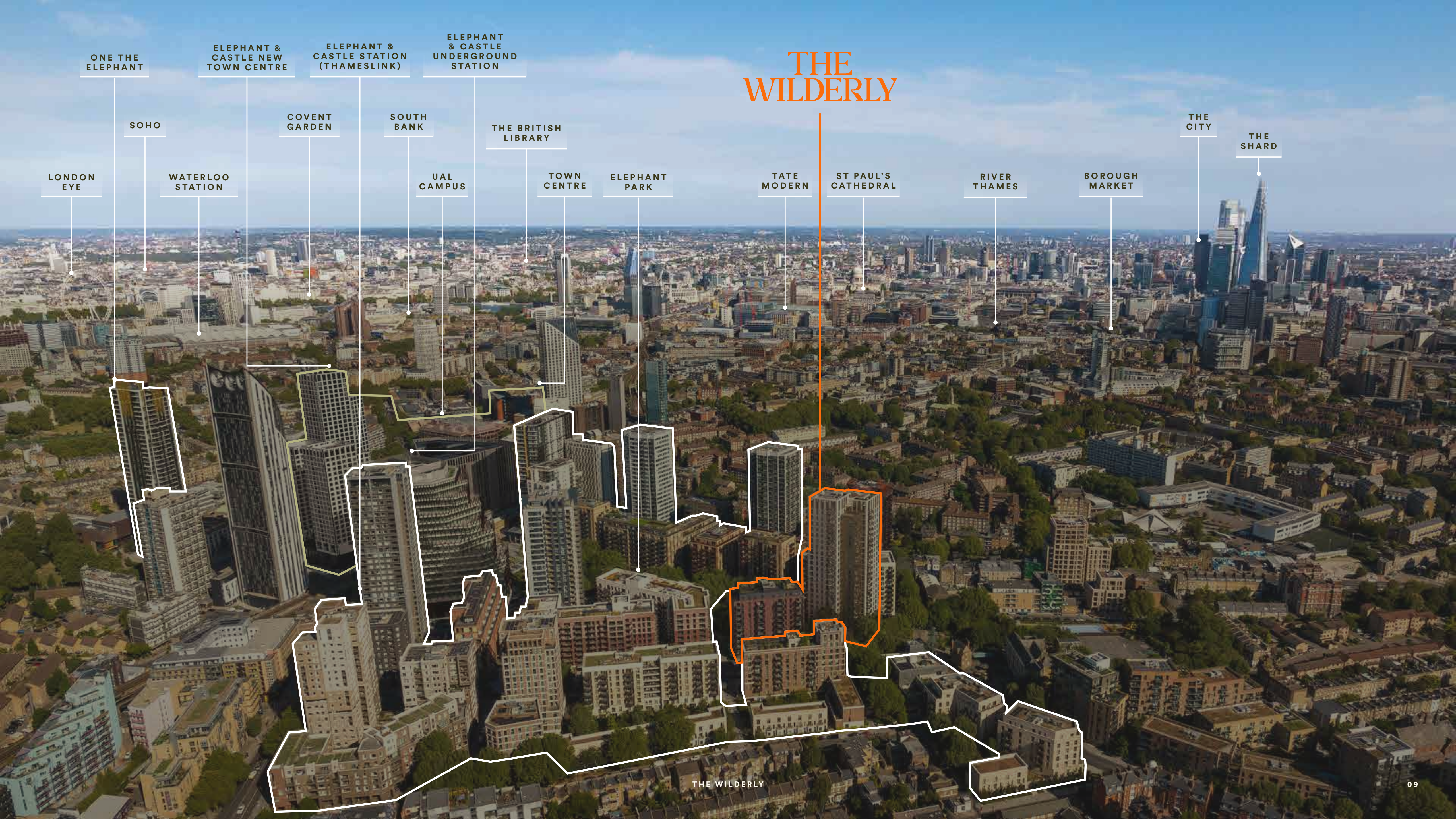


Strength in *Partnership*

- The Wilderly presents the first joint venture partnership between Daiwa House and Lendlease in the UK
- The project reflects the strength in the partnership created between these two businesses
- This will be Daiwa House's first project in the UK developing and selling new homes

Daiwa House®  **lendlease**

Welcome to Elephant Park



THE WILDERLY

ONE THE ELEPHANT

ELEPHANT & CASTLE NEW TOWN CENTRE

ELEPHANT & CASTLE STATION (THAMESLINK)

ELEPHANT & CASTLE UNDERGROUND STATION

SOHO

COVENT GARDEN

SOUTH BANK

THE BRITISH LIBRARY

TOWN CENTRE

ELEPHANT PARK

TATE MODERN

ST PAUL'S CATHEDRAL

RIVER THAMES

BOROUGH MARKET

THE CITY

THE SHARD

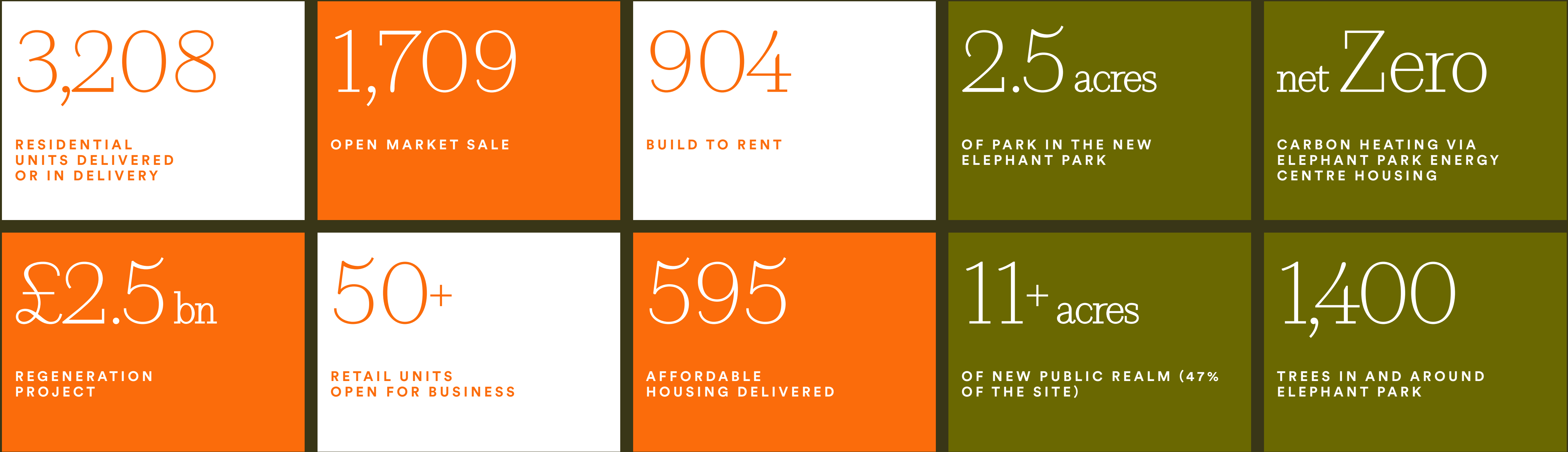
LONDON EYE

WATERLOO STATION

UAL CAMPUS

Elephant Park *in Numbers*

Elephant & Castle is rapidly evolving into a dynamic hub, offering a revitalised town centre and a cohesive mix of education, retail, dining, leisure, and modern workspaces — an ideal environment to meet the diverse needs of today’s urban professionals.





Zone 1 London Incredible Connections

Key Landmarks

The Shard

- 3 mins
- 7 mins

Waterloo Station

- 3 mins
- 9 mins

Southbank Arts Complex

- 3 mins
- 7 mins

Tate Modern

- 4 mins
- 7 mins

The City

- 4 mins
- 8 mins

Bond Street

- 10 mins
- 22 mins

Source: [tfl.gov.uk](https://www.tfi.gov.uk) and [googlemaps.com](https://www.googlemaps.com). Travel times on trains from Elephant & Castle station to nearest destination station and are platform to platform.



Located in a *Zone 1* *Neighbourhood*

Stations & Tube/train times

Borough	1 min	Covent Garden	10 mins
London Bridge	3 mins	Angel	10 mins
Waterloo	3 mins	Oxford Circus	10 mins
Bank	4 mins	Victoria	11 mins
Blackfriars	5 mins	King's Cross St Pancras	12 mins
Charing Cross	5 mins	Paddington	18 mins
Westminster	6 mins	Gatwick Airport	32 mins
Liverpool Street	8 mins	Heathrow Airport	43 mins
Canary Wharf	9 mins		

Source: tfl.gov.uk. Travel times on trains from Elephant & Castle station to nearest destination station and are platform to platform.



Distance to the *Tube & Train Station*

*Elephant & Castle
train station*

 2 mins

*Elephant & Castle
tube station*

 3 mins

-  The Wilderly
-  Elephant Park Buildings
-  Elephant Park Future Phase
A commercial-led building currently in design development
-  Walking path to tube station
-  Walking path to train station



Source: tfl.gov.uk. Thameslink trains from Elephant & Castle station.



Close to London Top *Globally* *Ranked Universities*

UAL: London
College of
Communication

5
MINS 🚶 🚗

London South
Bank University

9
MINS 🚶 🚗

King's College
London

19
MINS 🚶 🚗 🚲

University
College London

20
MINS 🚶 🚗 🚲

London
School of
Economics

24
MINS 🚶 🚗 🚲

UAL:
Central
Saint Martins

28
MINS 🚶 🚗 🚲

London
Business
School

30
MINS 🚶 🚗 🚲

Imperial
College
London

36
MINS 🚶 🚗 🚲

Source: [googlemaps.com](https://www.google.com/maps) October 2024. Travel times may vary throughout the day.



On the Doorstep to London Landmarks



Source: tfl.gov.uk. Travel times on trains from Elephant & Castle station to nearest destination station and are platform to platform.

London Fine Dining



Source: tfl.gov.uk. Travel times on trains from Elephant & Castle station to nearest destination station and are platform to platform.

London Fine Dining



Source: tfl.gov.uk. Travel times on trains from Elephant & Castle station to nearest destination station and are platform to platform.

Shopping



Source: [googlemaps.com](https://www.google.com/maps) October 2024. Travel times may vary throughout the day.

Elephant & Castle *Town Centre*

THE WILDERLY

TOWN CENTRE
(DELIVERY 2026)

ELEPHANT PARK

ELEPHANT & CASTLE
UNDERGROUND STATION
(NORTHERN LINE)

UNDERGROUND STATION
ENTRANCE
(BAKERLOO LINE)

TOWN CENTRE
IN
PLANNING

Aerial of Elephant & Castle

THE WILDERLY

Town Centre Highlights



Elephant & Castle London *Underground Station* *multi-million-pound revamp*

- Increasing the station's capacity, adding a new station box, tunnels and step-free access
- Delivering a new Northern line entrance and ticket hall
- Due for completion in 2027



Proposed Elephant & Castle *Town Centre* *Arches*

- Enhancing the railway arches along Elephant Road and the Town Centre walkway
- Provision of high quality commercial and cultural floorspace



An aerial photograph of a dense urban landscape, likely London, showing a mix of green spaces, residential buildings, and commercial skyscrapers. The River Thames is visible winding through the city. The title text is overlaid on the center of the image.

Elephant & Castle

From The Sky



LONDON
EYE

RIVER
THAMES

THE
SHARD

THE WILDERLY

ELEPHANT
PARK

Aerial view of Elephant & Castle

THE WILDERLY

THE WILDERLY

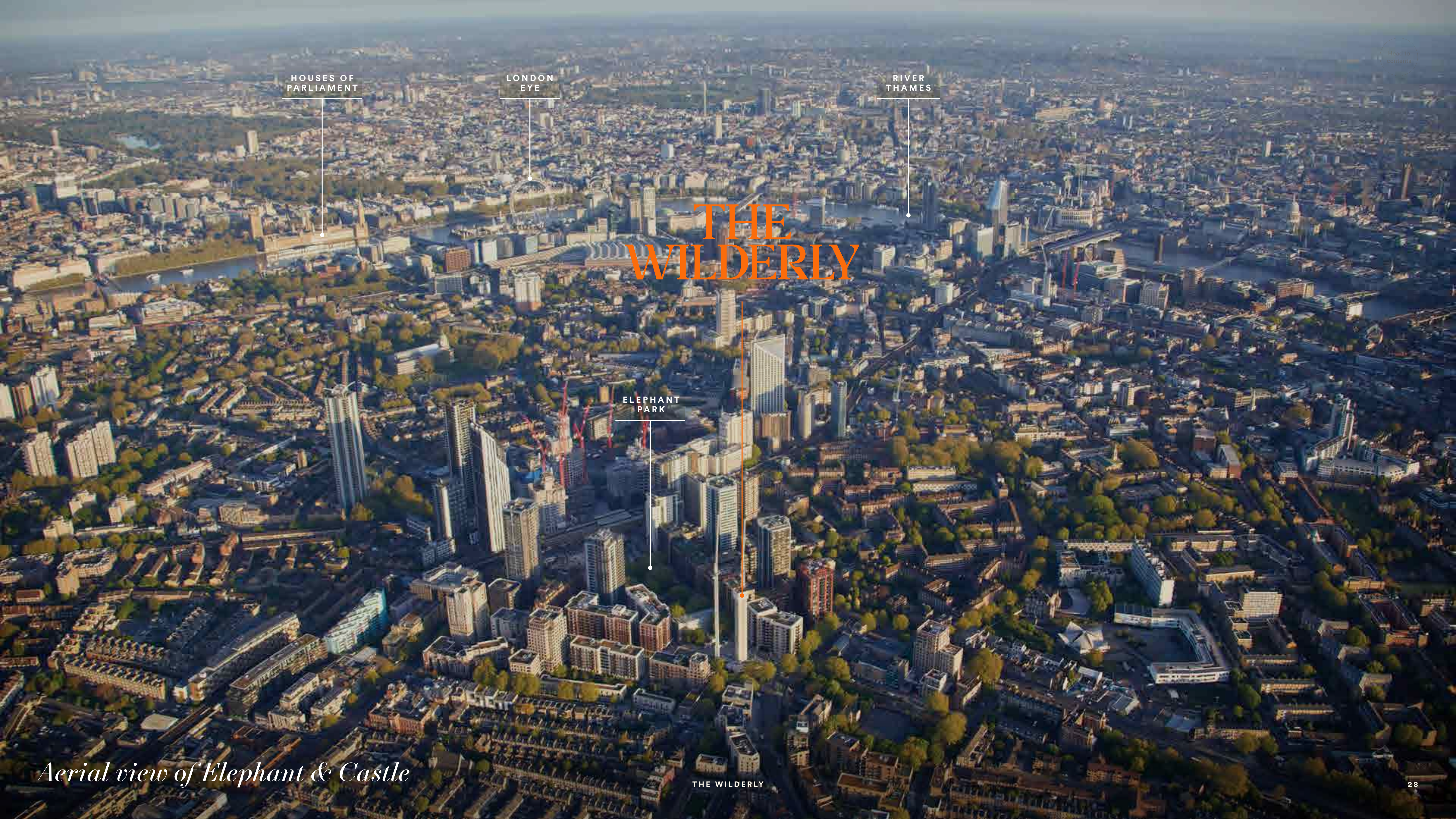
RIVER
THAMES

HOUSES OF
PARLIAMENT

ELEPHANT
PARK

Aerial view of Elephant & Castle

THE WILDERLY



HOUSES OF
PARLIAMENT

LONDON
EYE

RIVER
THAMES

THE WILDERLY

ELEPHANT
PARK

Aerial view of Elephant & Castle

THE WILDERLY

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THE WILDERLY

ELEPHANT
PARK

ELEPHANT
& CASTLE
TOWN
CENTRE

Aerial view of Elephant & Castle

THE WILDERLY

Elephant Park

Park Life



Elephant Park; an award-winning landscape designed lush park crafted to bring residents and the wider community together socially.



The Springs at Elephant Park





Elephant Park

THE WILDERLY



The Tree House at Elephant Park

Elephant Park Retailers

More than 50 retailers of high-quality independents, symbolise the spirit and attitude of the local community.

- Food and Beverage
- 01

Arepa & Co
- 02

Badiani Gelato
- 03

Beza
- 04

Change Please
- 05

Cheeky Chicos
- 06

Cheli
- 07

Feed The Yak
- 08

Filishack
- 09

Four Hundred Rabbits
- 10

Four Quarters
- 11

Gail's
- 12

Hana Coffee
- 13

Heavenly Desserts
- 14

Hej Coffee
- 15

Kachori
- 16

Koi Ramen
- 17

Kokoro
- 18

Elephant Stores
- 19

Miko's
- 20

Noko
- 21

Pot + Rice
- 22

Qube
- 23

Tasty Jerk
- 24

The Queer Comedy Club/
Betty & Joan's
- 25

The Rosy Hue
- Retail
- 26

Castle Square
- 27

Elephant Stores
- 28

Jumping Bean
- 29

Kiki & Miu Miu
- 30

Simply Fresh
- 31

SoLo Craft Fair
- 32

The Book Elephant
- 33

The Nunhead Gardener
- Gym
- 34

Fight City Gym
- 35

Hotpod Yoga
- 36

MoreYoga
- 37

Tempo 301
- 38

The Gym Group
- Wellness
- 39

Best Look Hair Salon
- 40

EP Cuts
- 41

Kennington Osteopath &
Physiotherapy
- Education and Leisure
- 42

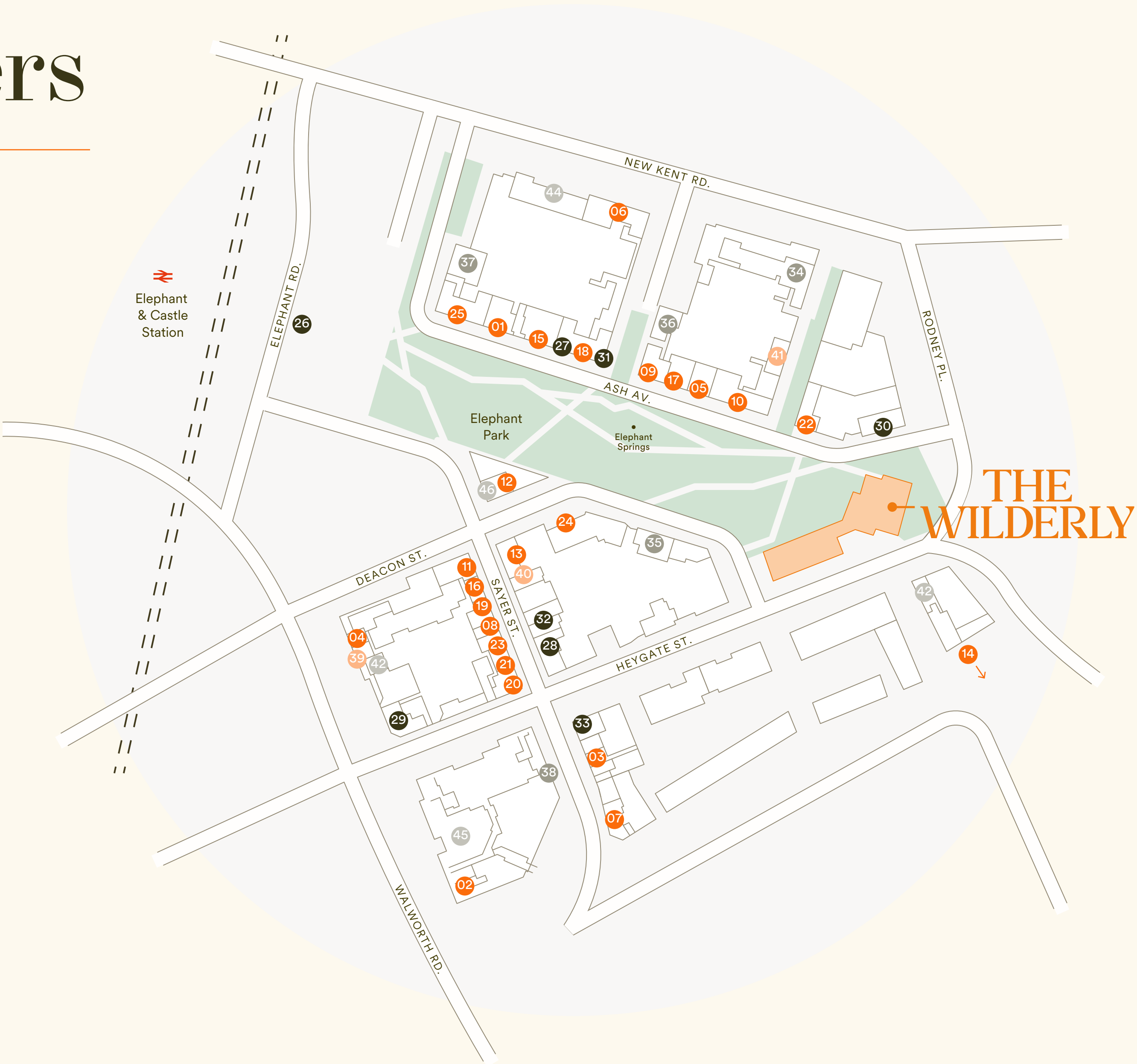
JN Money
- 43

Kido
- 44

SideQuest
- 45

Southwark Heritage Centre
and Walworth Library
- 46

The Tree House





Welcome to the *Retail at Elephant Park*



Gail's, Sayer Street



KACHORI

Kachori, Ash Avenue

THE WILDERLY



Dining at Elephant Park





400 Rabbits, Ash Avenue





Noko, Sayer Street (l)
Pot & Rice, Sayer Street (r)





Sayer Street

THE WILDERLY



Beza, Sayer Street





Kiki & Miumiu, Walworth Road (l)
Koi Ramen, Sayer Street (r)





The Market at Elephant Park



Little Louie, Ash Avenue (l)
The Rosy Hue, Ash Avenue (r)





*Cheeky Chicos, Ash Avenue (l)
Hana Coffee, The Tree House (r)*



The Wilderly offers a unique blend of *city & sanctuary*, combining the unexpected with the irresistible.

Experience the tranquillity of a parkland lifestyle while staying connected to the constant motion, creativity and inspiration that defines London as one of the world's most vibrant and iconic capital cities. The Wilderly is both a retreat and a gateway to the heartbeat of the metropolis.

About The Wilderly

AMENITIES

- **The Sanctuary Garden** – Private parkside resident's garden
- **The Atrium Lobby** – 24-hour concierge
- **The Wellness Studio** – Ground Floor gym with Peloton and TRX equipment and virtual fitness classes
- **The Co-work Mezzanine** – Business centre with co-working spaces and working lounge
- **The Canopy Terrace** – 11th floor private landscaped roof terrace overlooking Elephant Park
- **The Horizon Dining & Lounge** – 24th floor resident's lounge and dining space (bookable)
- **The Horizon Terrace** – 24th floor roof terrace offering a mesmerising 360-degree panorama of the London skyline, perfect for unwinding and soaking in the city's vibrant energy
- 2 retail units on the ground floor accessed from the Park and Maddock Place

Tower

*183 units
24-storey*

Mansion

*76 units
11-storey*

Exquisitely *Designed*

HOK – Architect/Interior Design

HOK is a global design, architecture, engineering planning firm founded in the 1950s in the USA. HOK’s architects design buildings that respond to the needs of people and the environment. They create places that are as intelligent and sustainable as they are beautiful, with buildings that are memorable—whether viewed from a distance or up close.



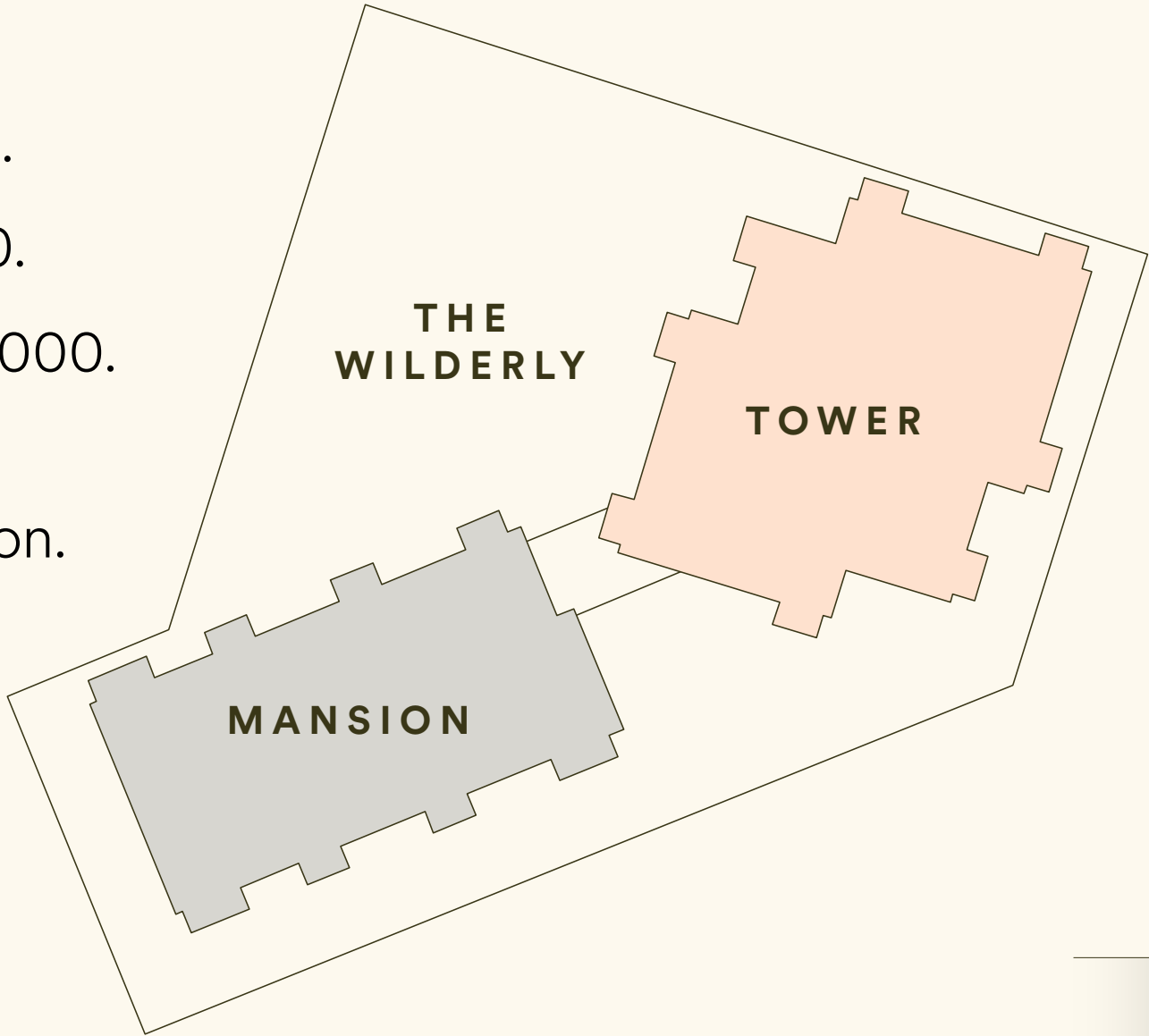
Johnson Naylor – Interior Design

Johnson Naylor is an award-winning interior architecture practice based in Clerkenwell, London. Founded by Brian Johnson and Fiona Naylor, they have worked on a range of well known London developments such as The Brentford Project and Kings Cross.



Key Numbers Overview

- Studio prices from £630,000.
- One bedroom prices from £695,000.
- Two bedrooms prices from £910,000.
- Three bedrooms prices from £1,400,000.
- Payment Terms: 10% on exchange of contracts with 90% due on completion.
- Service Charge approximately £7.68 per sq ft per annum.
- Estimated Completion Date: Q1/Q2 2026.



Split by Apartment Type					
	Studio	1 Bed	2 Bed	3 Bed	Total
Mansion Block	27	18	27	4	76
Tower Block	0	69	114	0	183
Total	27	87	141	4	259





CGI: The Wilderly

THE WILDERLY



CGI: The Tower Building

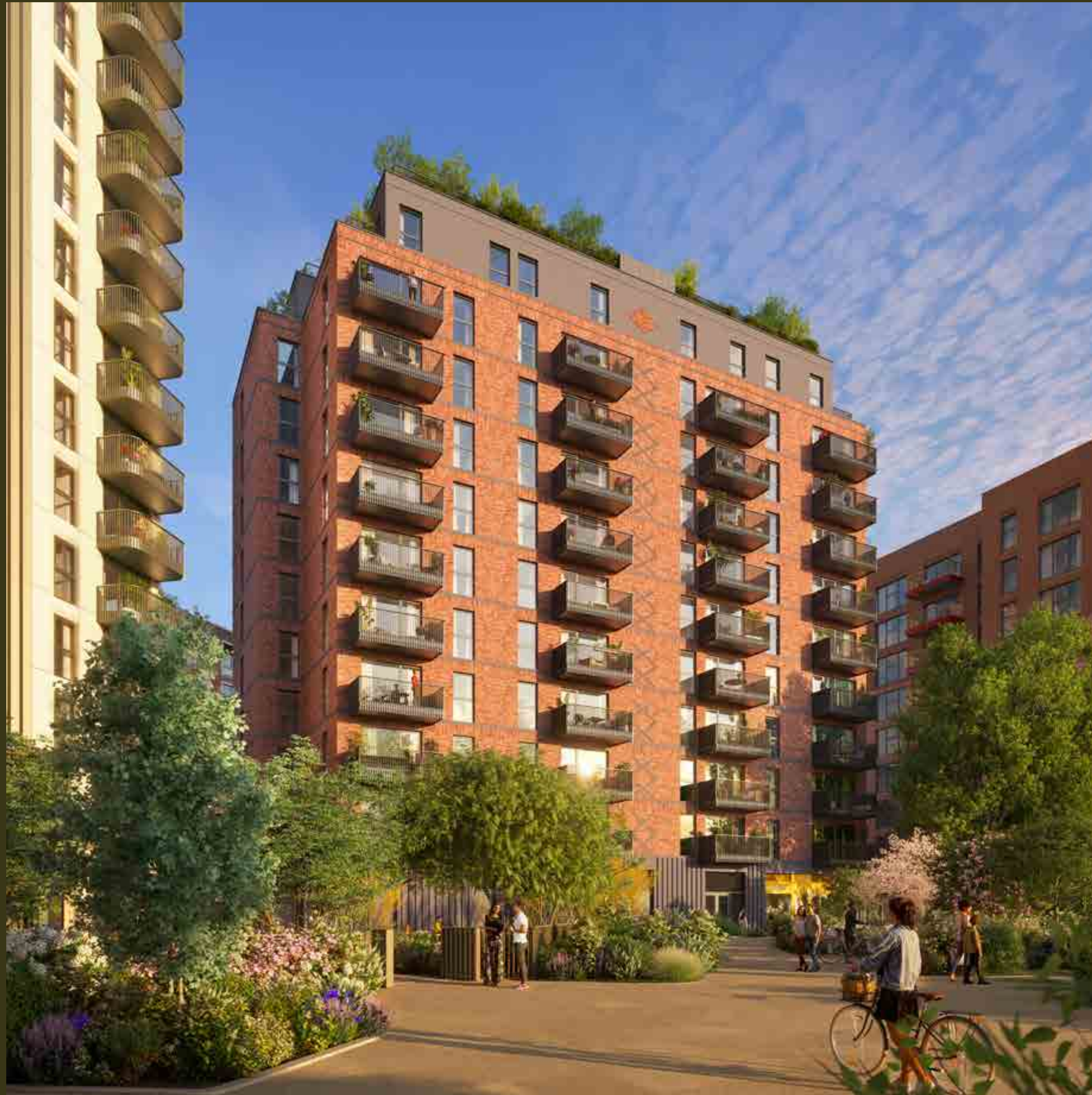


CGI: View of London from The Wilderly Tower Balcony

THE WILDERLY



CGI: View from The Tower Collection (North & East)

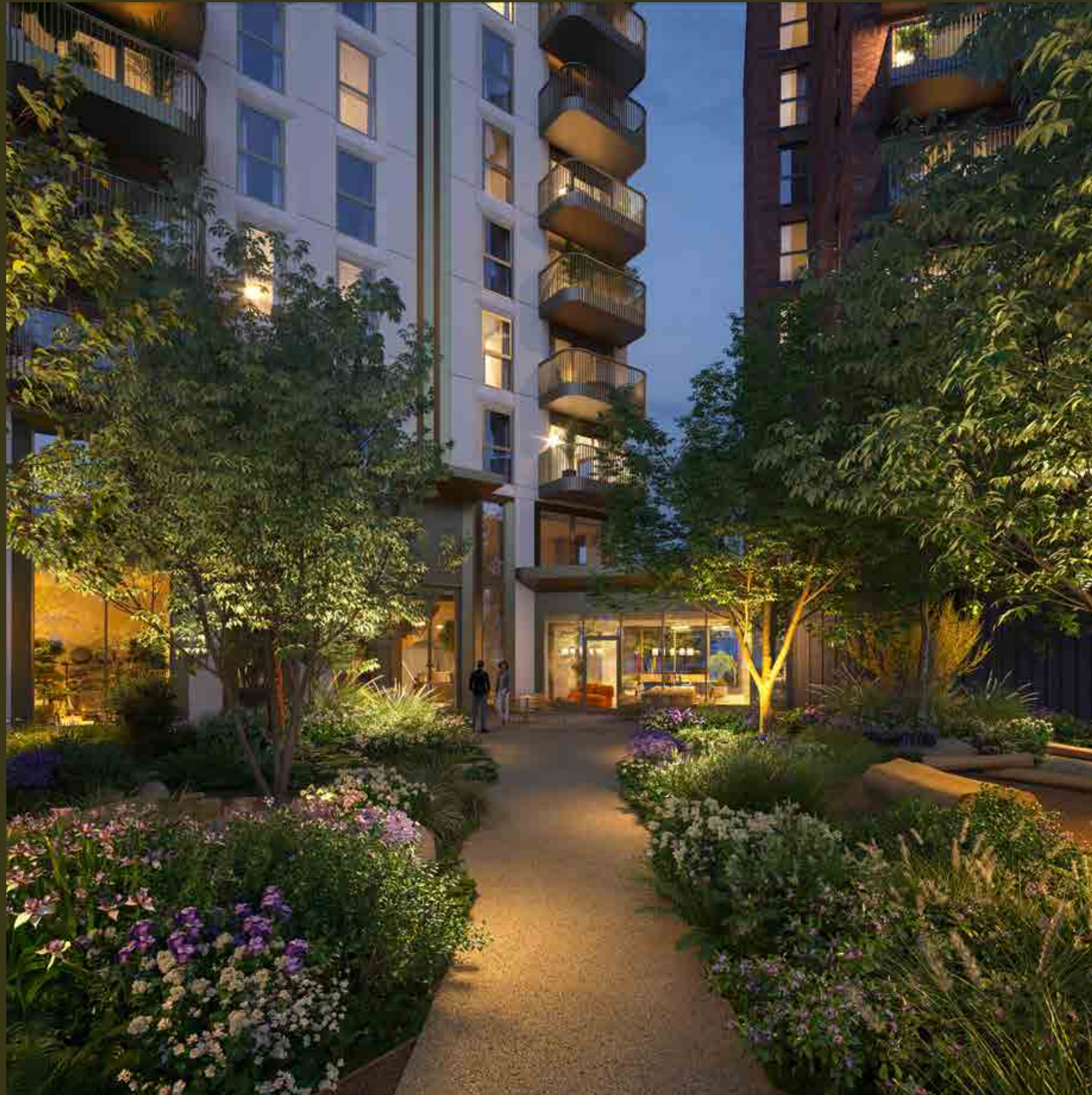


CGI: The Mansion Building

The Wilderly *Amenities*



CGI: The Sanctuary Garden



CGI: The Atrium Lobby Entrance



CGI: The Atrium Lobby



CGI: The Orangery Gallery





CGI: The Wellness Studio



CGI: The Canopy Terrace



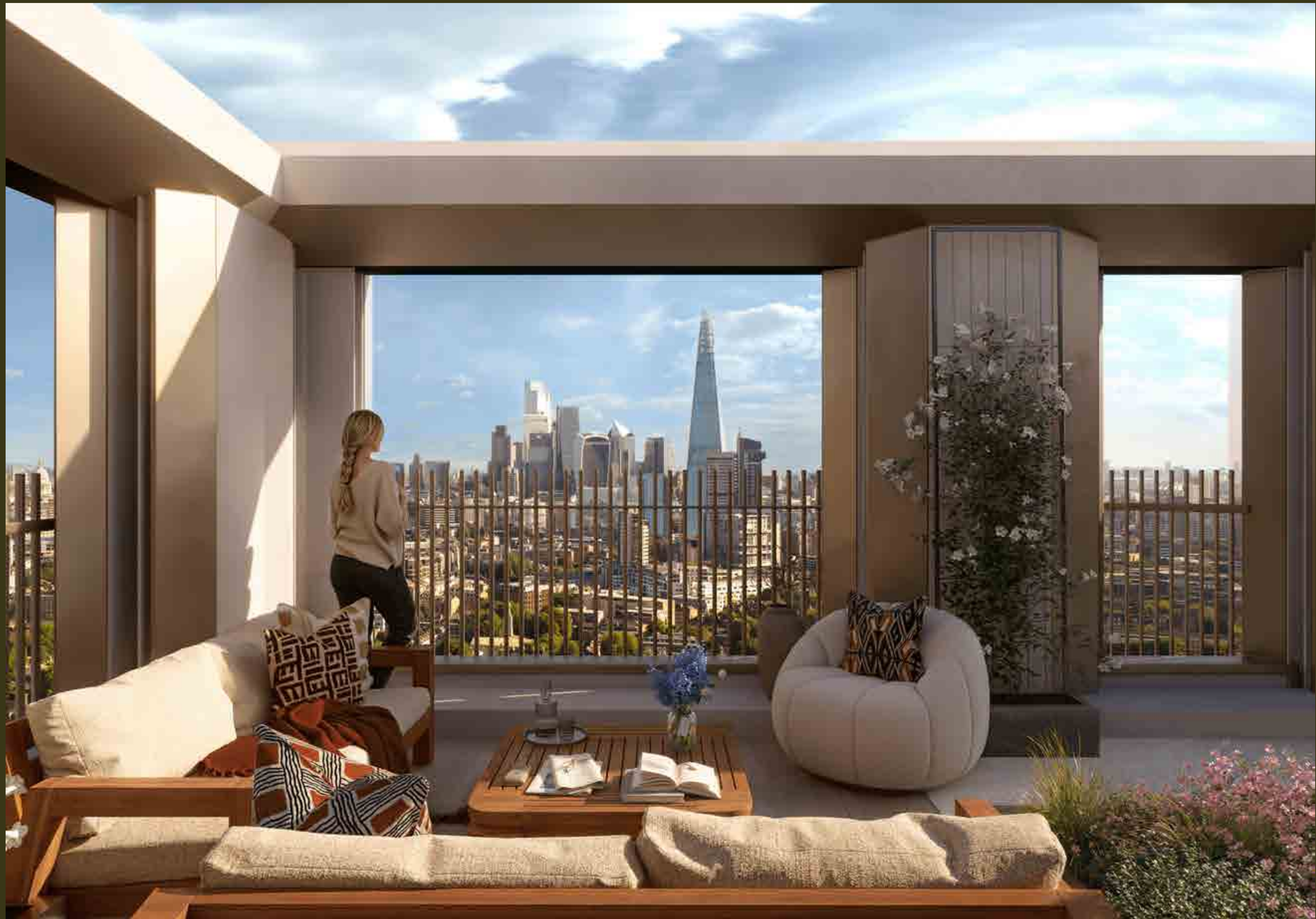
CGI: The Horizon Dining & Lounge



CGI: The Horizon Dining & Lounge



CGI: The Horizon Terrace



CGI: The Horizon Terrace

A warm, natural light photograph of a breakfast table. In the foreground, a large, round, rustic loaf of bread sits on a wooden cutting board. To its left, a wooden bowl is filled with fresh fruit, including lemons and apples. Behind the bread, a glass pitcher and two glasses are filled with bright orange juice. In the upper center, a person's hands are visible, holding a small, light-colored ceramic cup of coffee on a matching saucer. The background is softly blurred, showing more of the table and some greenery.

The Wilderly

The Apartments

The *Palettes*

The Wilderly will offer buyers with the choice of two colour palettes. Both draw inspiration from the landscape setting of Elephant Park and will provide residents with a calm sense of sanctuary. The palettes are split 50:50 across the building.





CGI: Native Foliage Palette; The dark palette draws inspiration from the landscape and surrounding foliage of the park.

THE WILDERLY



CGI: The Native Foliage Palette

THE WILDERLY



CGI: Natural Woodlands; The light palette reflects the natural, earthy wood tones of Elephant Park with a more neutral, softer aesthetic.



CGI: The Natural Woodlands Palette

THE WILDERLY



Typical Living Room



CGI: The Mansion Collection, Living Room



CGI: The Tower Collection, Living Room



CGI: Typical bedroom





CGI: The Tower Collection Balcony, Canary Wharf View

THE WILDERLY

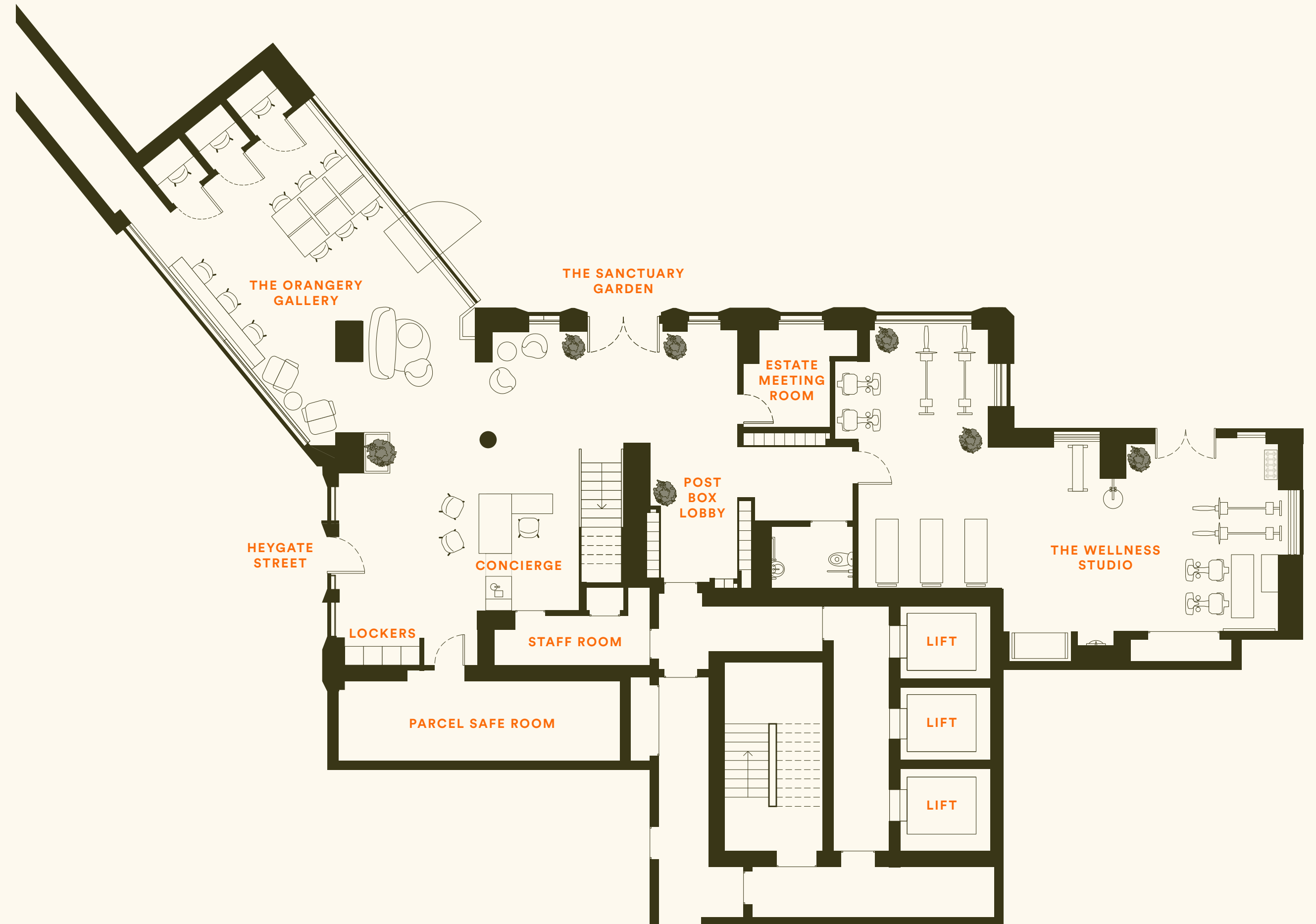


CGI: The Tower Collection Balcony, Shard View

The Wilderly *Floorplans & Floorplates*

The Atrium Lobby

- A striking double-height entrance space with seating and coffee bar for residents and their guests
- Feature staircase rising up to a multipurpose space, for events, co-working and other uses
- 24-hour concierge
- A secondary street entrance for couriers and residents has been provided off Heygate Street
- Lockers providing residents with access to household products and appliances



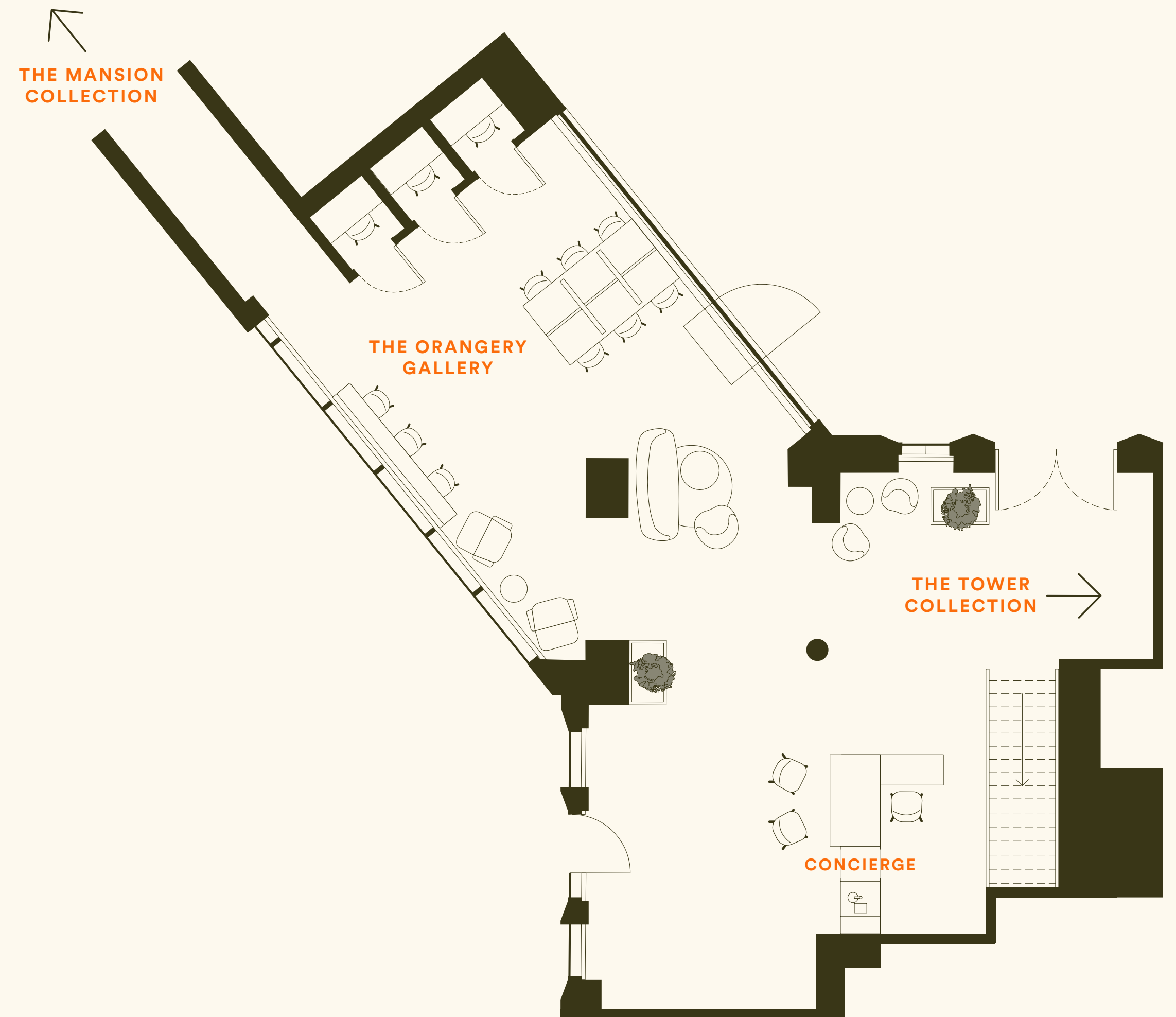
The Fitness Studio

- Interactive fitness mirrors for virtual classes
- Peloton equipment for high-energy workouts
- TRX Suspension equipment for versatile strength training
- Free weights for customised workouts
- External gym terrace for outdoor workouts and yoga



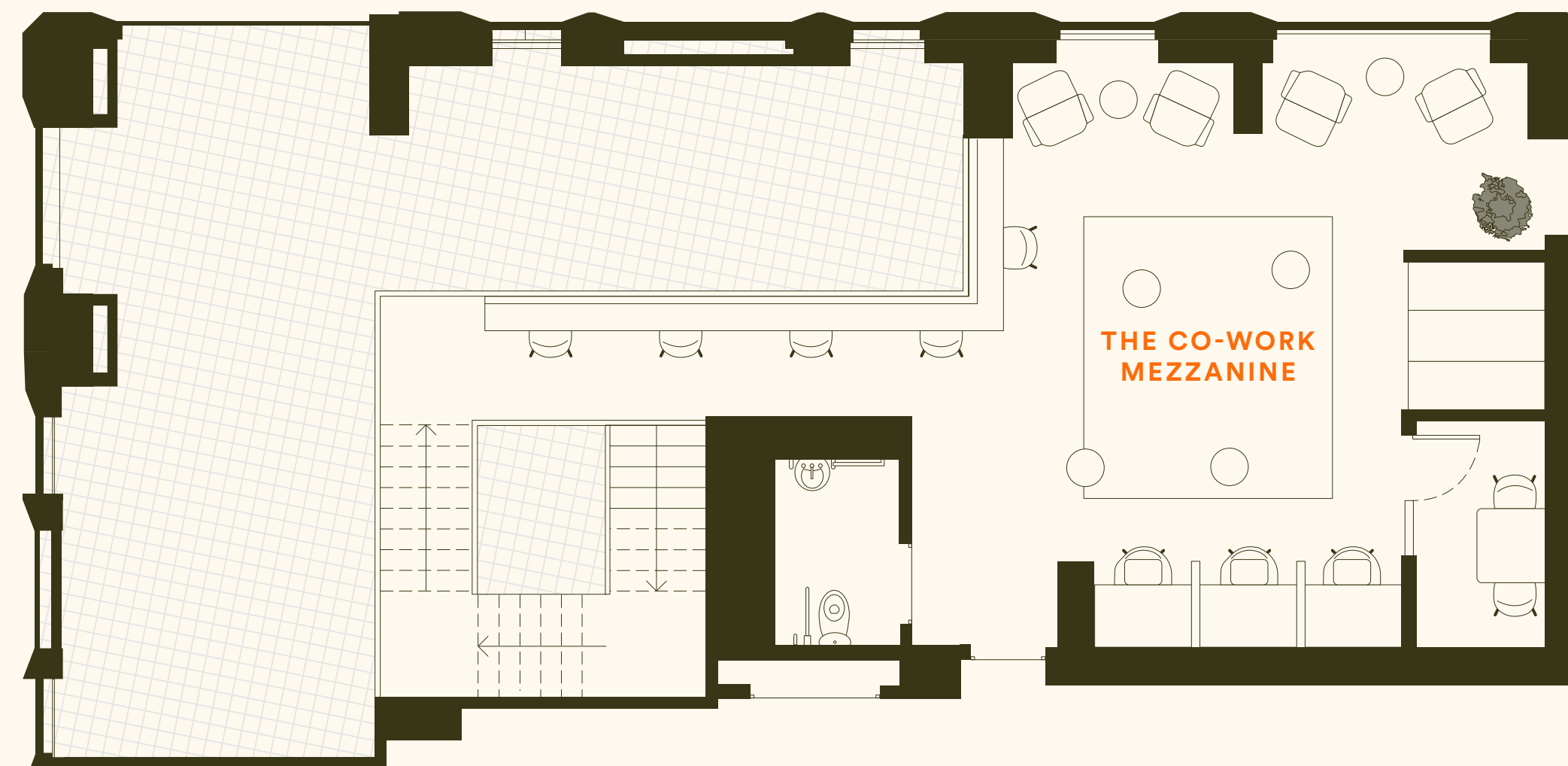
The Orangery Gallery

- Light-filled glazed working lounge connecting mansion and tower blocks
- Comfortable sofa space with expansive garden views
- Workbench overlooking landscaped Heygate Street
- Private work booths for focused tasks
- Bespoke table for six with task lighting and privacy screens
- External access to the residents' garden



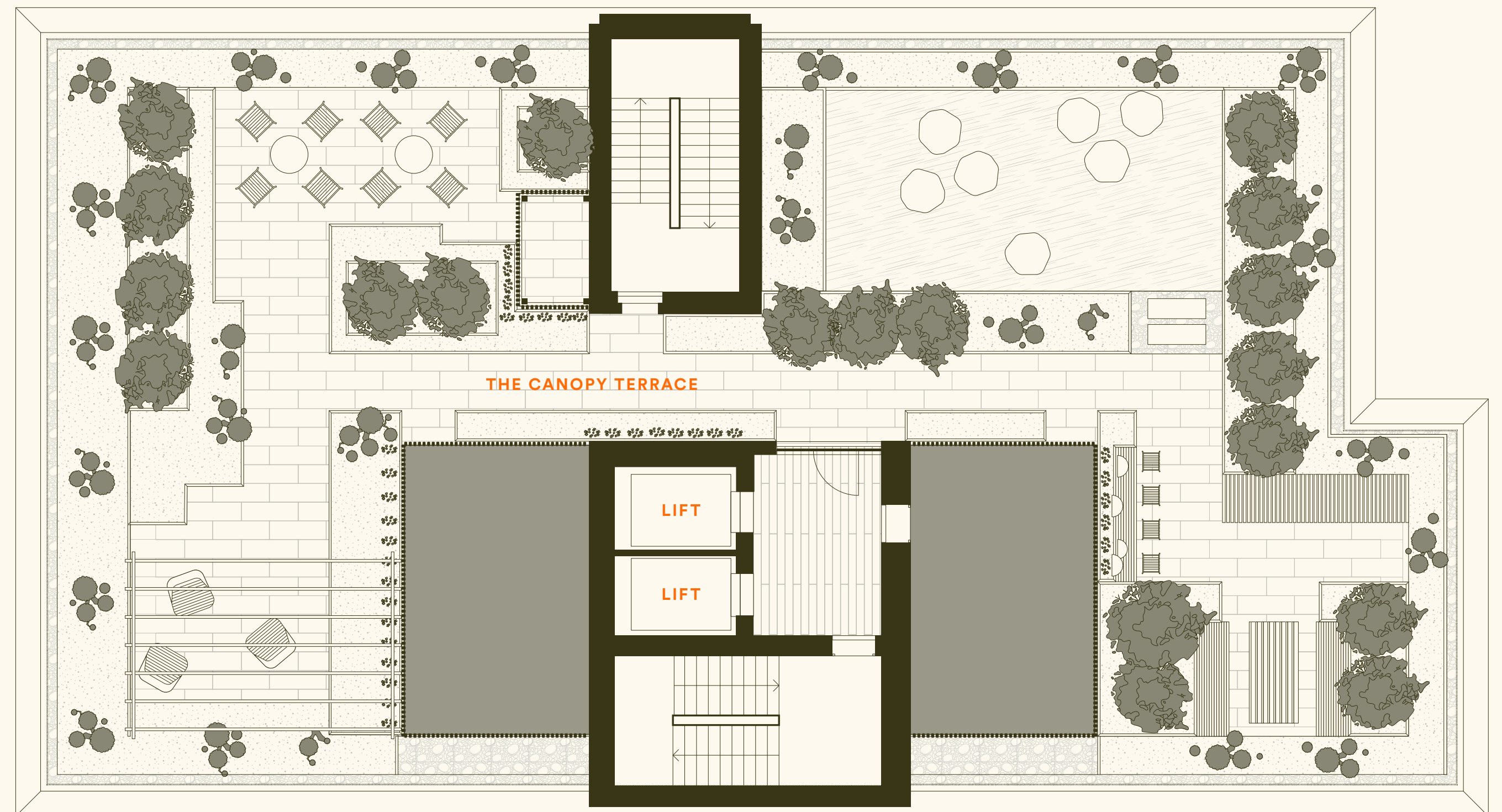
The Co-work Mezzanine

- Elegant business centre with co-working spaces
- Private work booths for focused work
- Meeting room for private discussions
- Modular sofas for rest and relaxation
- Mature, picturesque tree-lined views and natural ambience connecting to Elephant Park



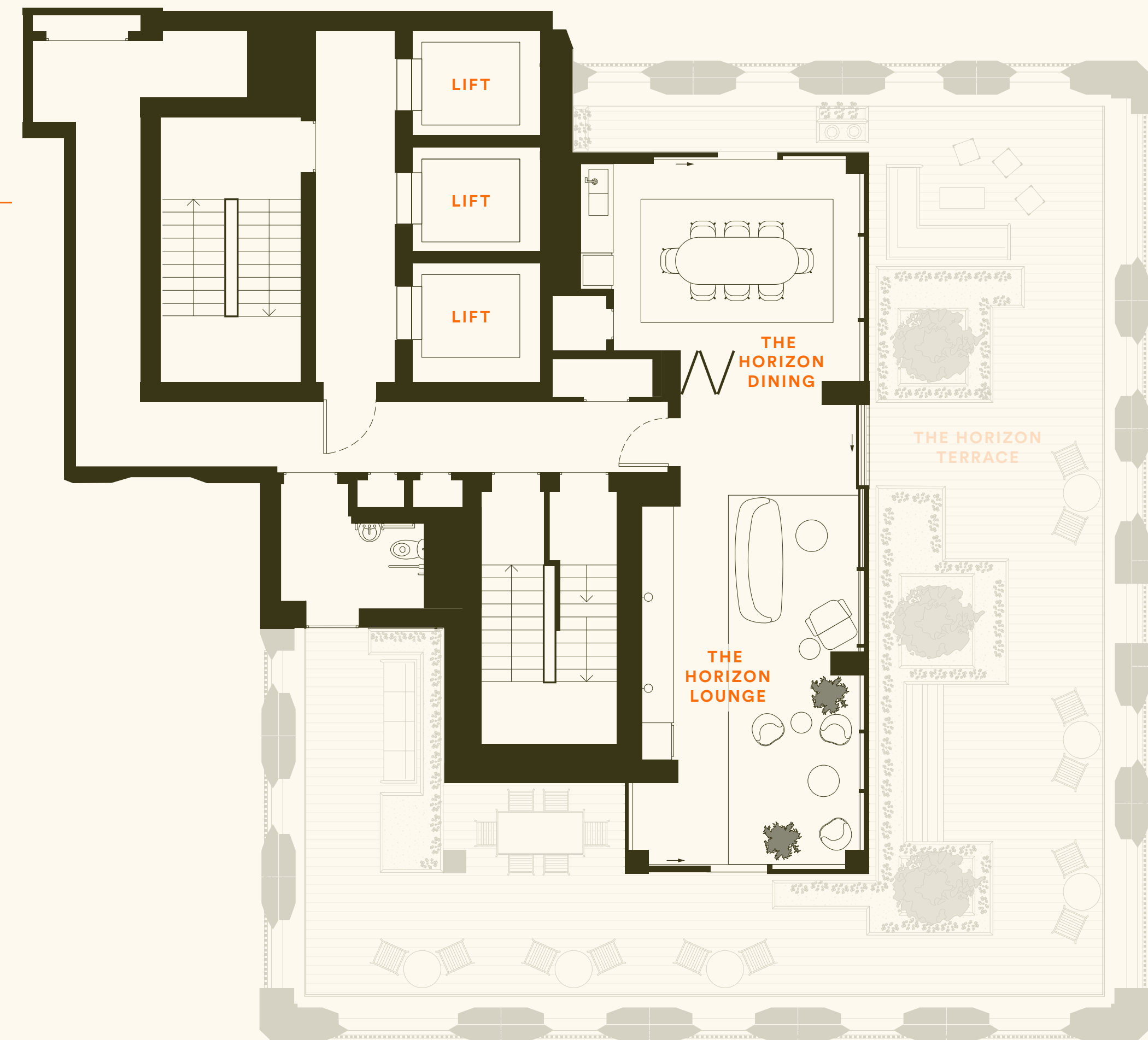
The Canopy Terrace

- Level 11 in the Mansion
- The extensive roof terrace covers almost the entire roof area, maximising views across Elephant Park and the surrounding area
- Defined zones are created on the terrace, while maintaining a consistent theme through planting, flexible terrace areas, and enclosed gardens
- A quiet space is provided for outdoor working, with a table and bench seating, plus external sockets for plugging in laptops
- Armchairs are provided in one area, allowing residents to socialise and feel amongst the tree canopy of the park
- Pergola structure with hanging egg chairs to enjoy the climbing plants and relax
- A bar table and stools lead to a grassed area scattered with beanbags, where residents can rest and chill out amongst nature



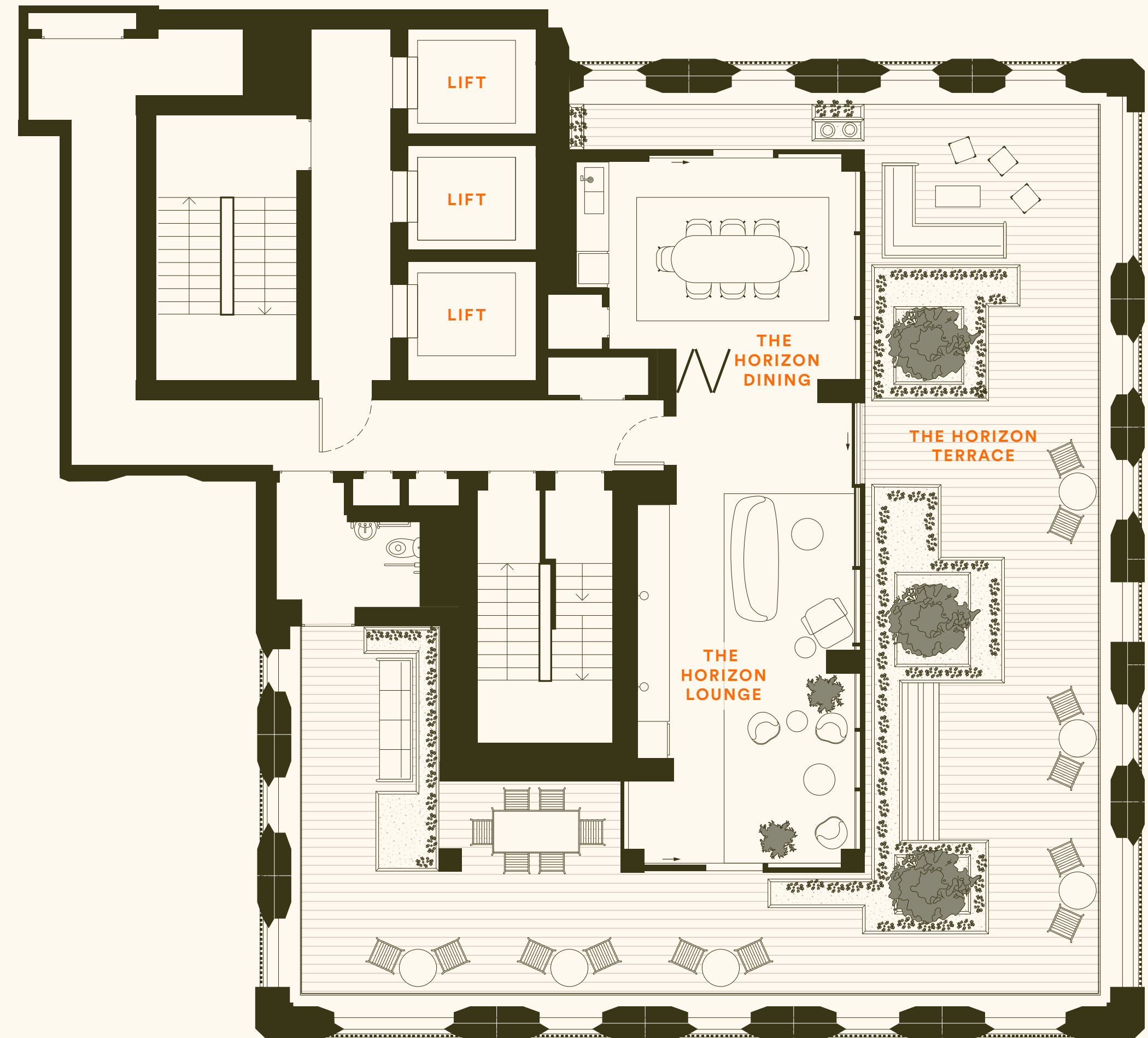
The Horizon Lounge & The Horizon Dining

- Level 24 in the Tower
- Wraparound terrace with 180-degree panoramic views of London
- Private dining room with exclusive terrace access
- Club lounge space for socialising and relaxation
- Coffee and wine facilities for residents' enjoyment
- Flexible design with sliding doors for private events and bookings



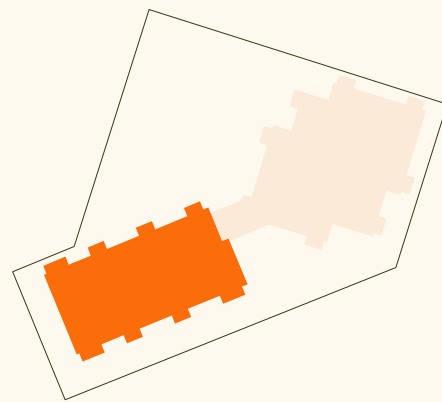
The Horizon Terrace

- Level 24 in the Tower
- The residents' lounge and dining room on the 24th floor benefit from a wrap-around terrace with spectacular views of the London skyline
- The building's 'halo' top frames views, creating moments to enjoy sights of the City, Westminster, Canary Wharf, and beyond
- The terrace includes flexible tables and chairs along the perimeter, allowing residents to maximise the views and adapt the space throughout the day
- More intimate seating areas are provided, with sofas enclosed by planters to create quieter, relaxing zones
- Sliding doors seamlessly connect the lounge and dining room with the terrace, enhancing the feeling of sanctuary amidst the city

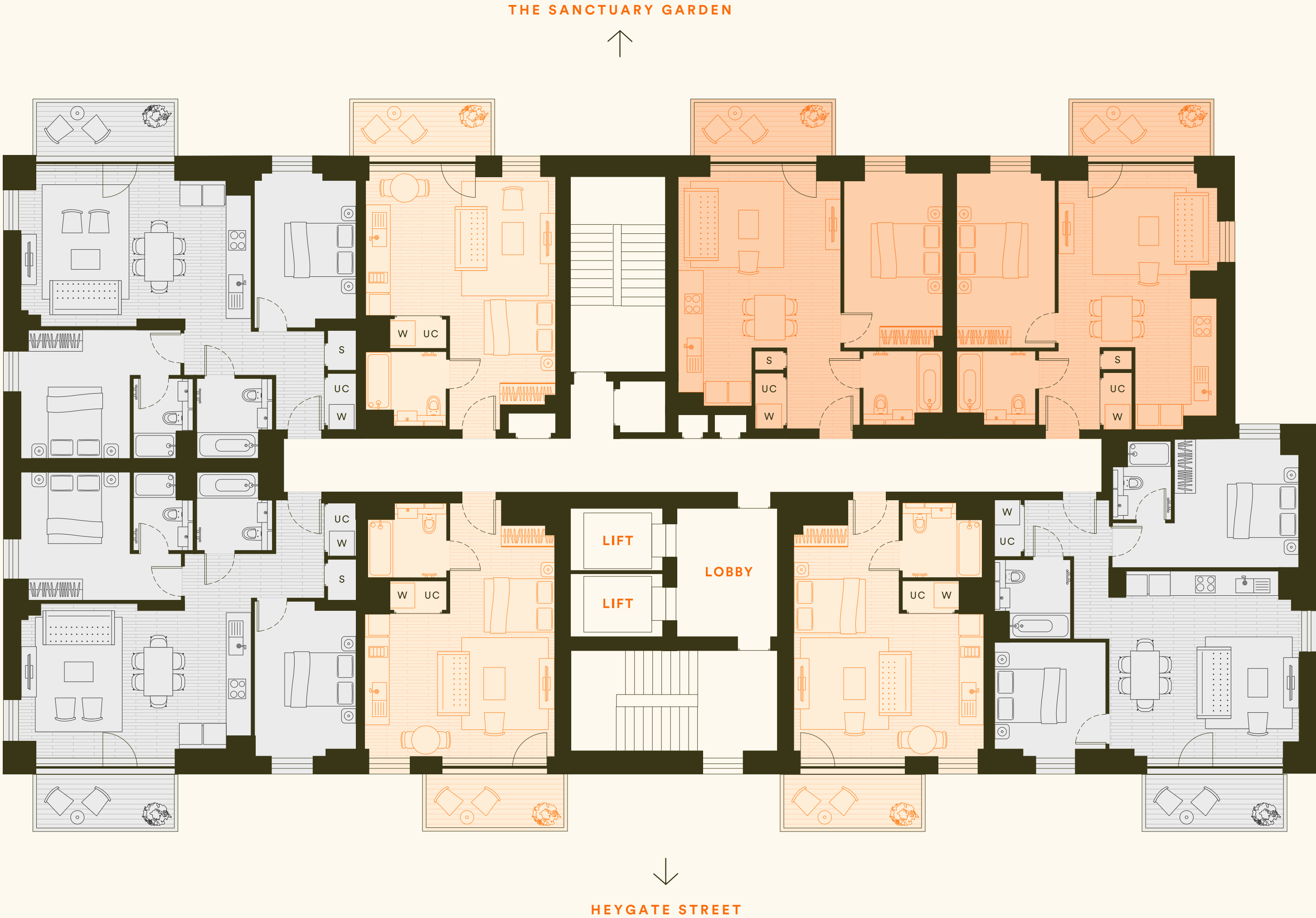


Typical Floorplates *Mansion*

KEY PLAN OVERVIEW:

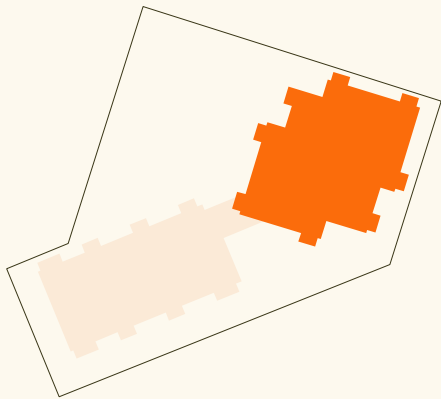


- 2 BEDROOM
- 1 BEDROOM
- STUDIO
- UC UTILITY CLOSET
- W WASHING MACHINE
- S STORAGE CUPBOARD



Typical Floorplates *Tower*

KEY PLAN OVERVIEW:



- 2 BEDROOM
- 1 BEDROOM
- UC UTILITY CLOSET
- W WASHING MACHINE
- S STORAGE CUPBOARD



Contact
Get in Touch

Dexters

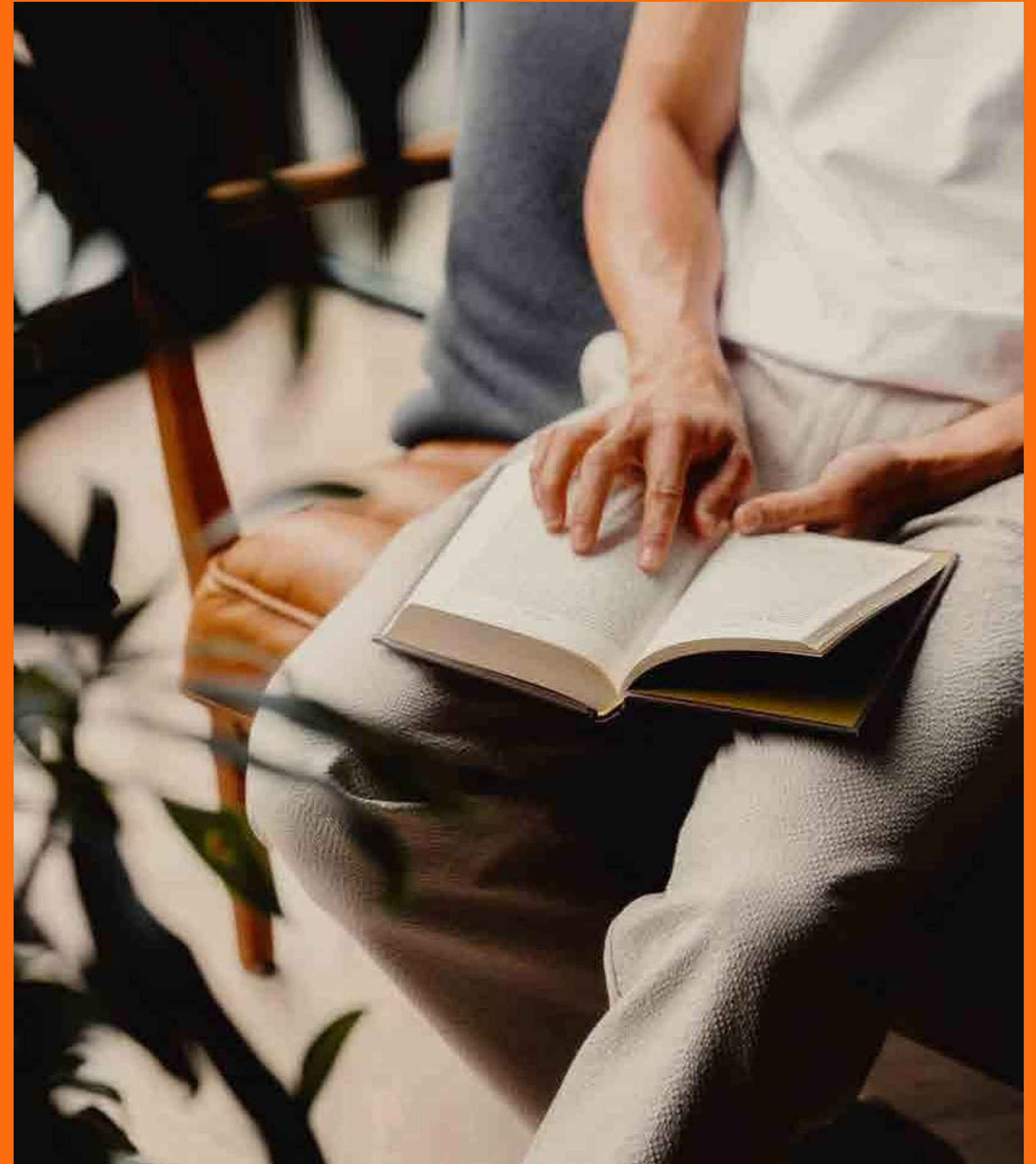
New Homes North and East

020 7590 7299

Newhomesnortheast@dexters.co.uk

thewilderly.co.uk

@elephantparklondon



Disclaimer:

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THE WILDERLY

L O N D O N

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