



ONE THAMES QUAY

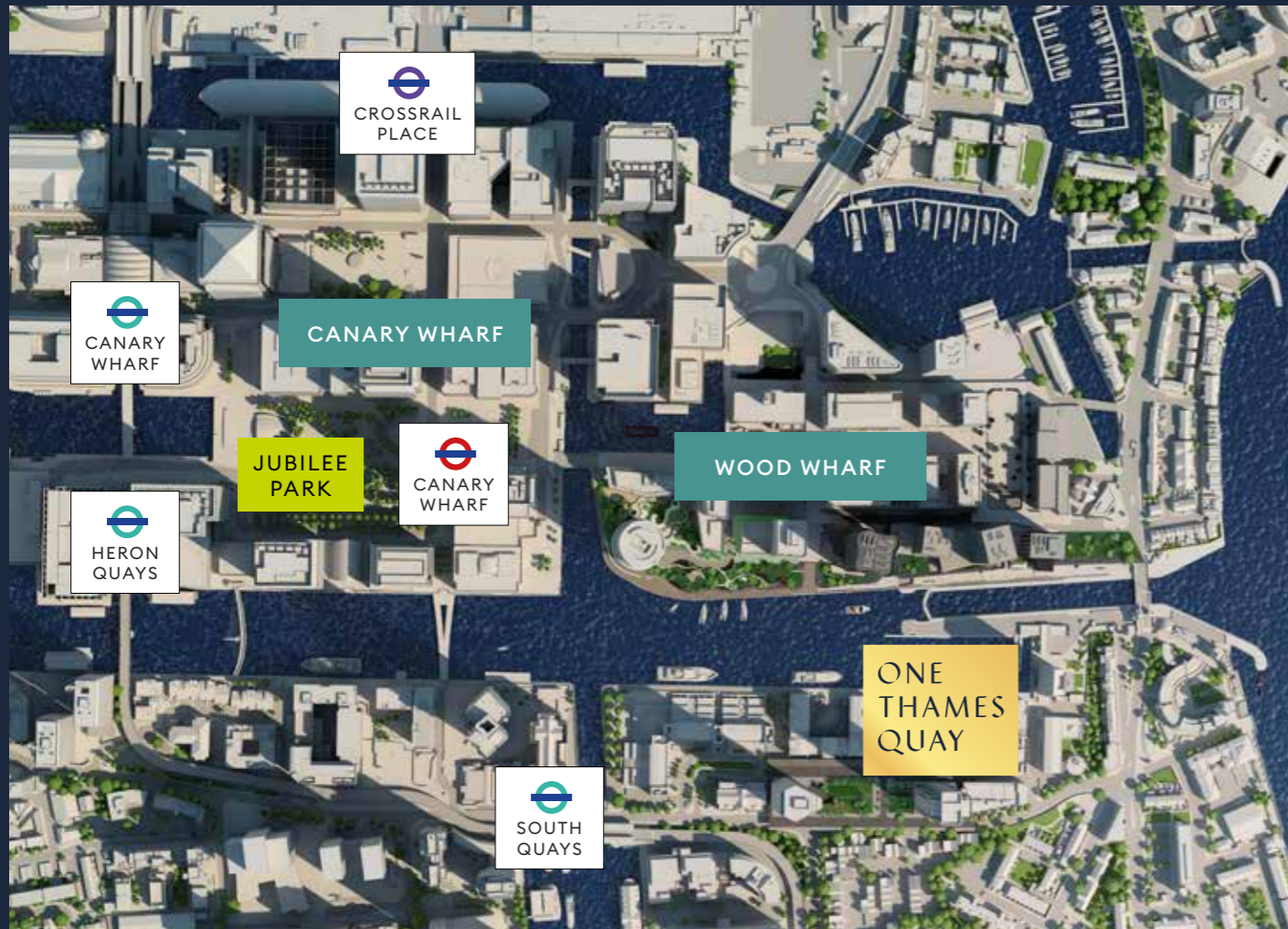
LONDON E14

KEY INFORMATION

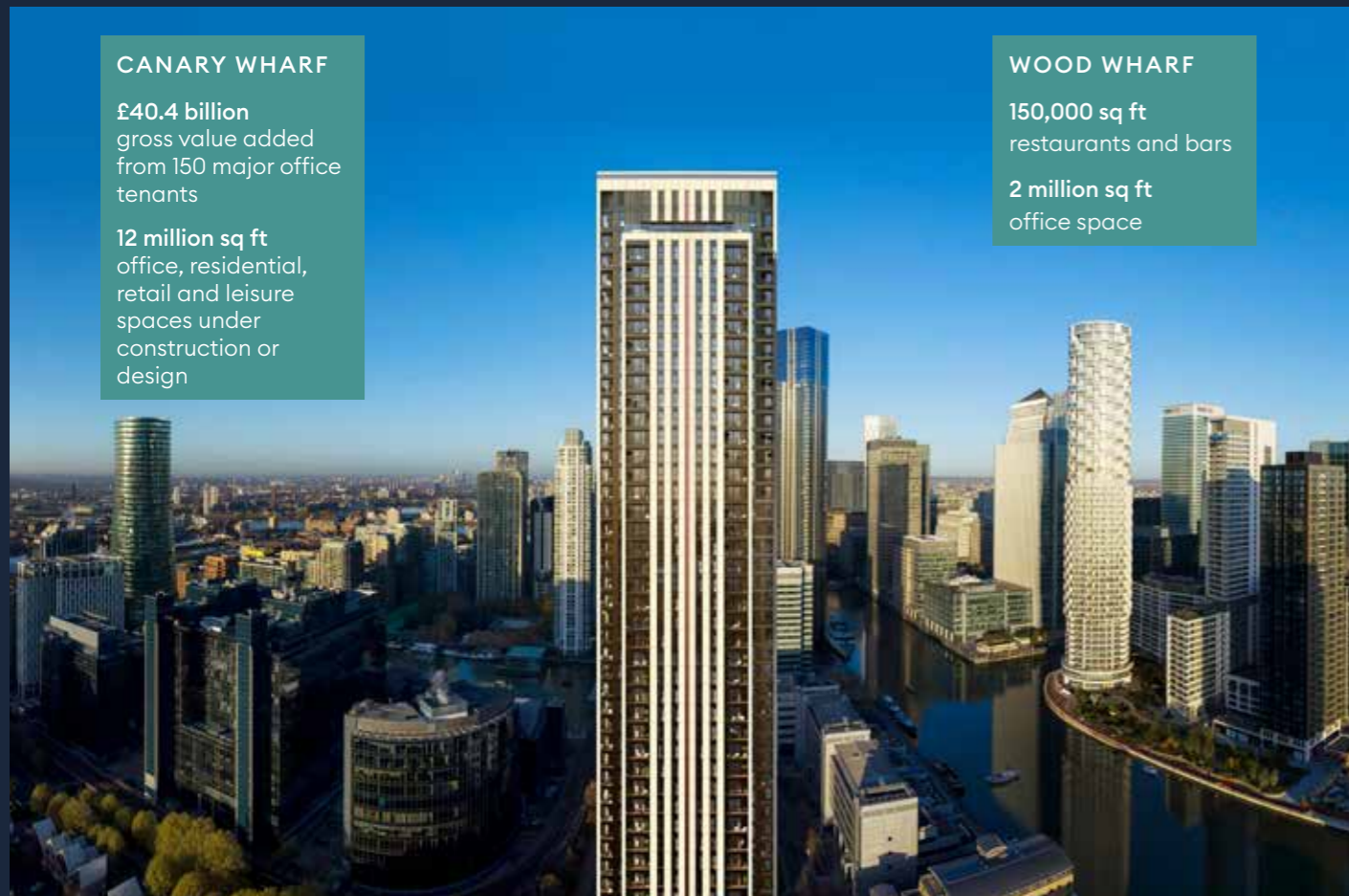
A collection of stylish apartments, in an iconic 48-storey tower, with sweeping panoramic water views of Canary Wharf, the River Thames and beyond.

Residents will enjoy life at a new level with exclusive access to an unrivalled suite of private lifestyle amenities.

Actual photography from One Thames Quay balcony



Computer generated image is indicative only and subject to change.



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One Thames Quay's apartments have been thoughtfully designed to maximise views and living space. All apartments have outdoor balconies with water views. The light, airy interiors are decorated in elegant tones which combine a strong identity of bold design features with traditional elements.

Interiors include custom-designed open-plan kitchens with Siemens appliances. Underfloor heating in bathrooms and shower rooms and storage throughout demonstrate the well-thought-out design for modern living.

Homes for Life

Wheelchair accessible and adaptable units

No fossil fuels

State-of-the-art integrated energy systems that use no fossil fuels

Green energy

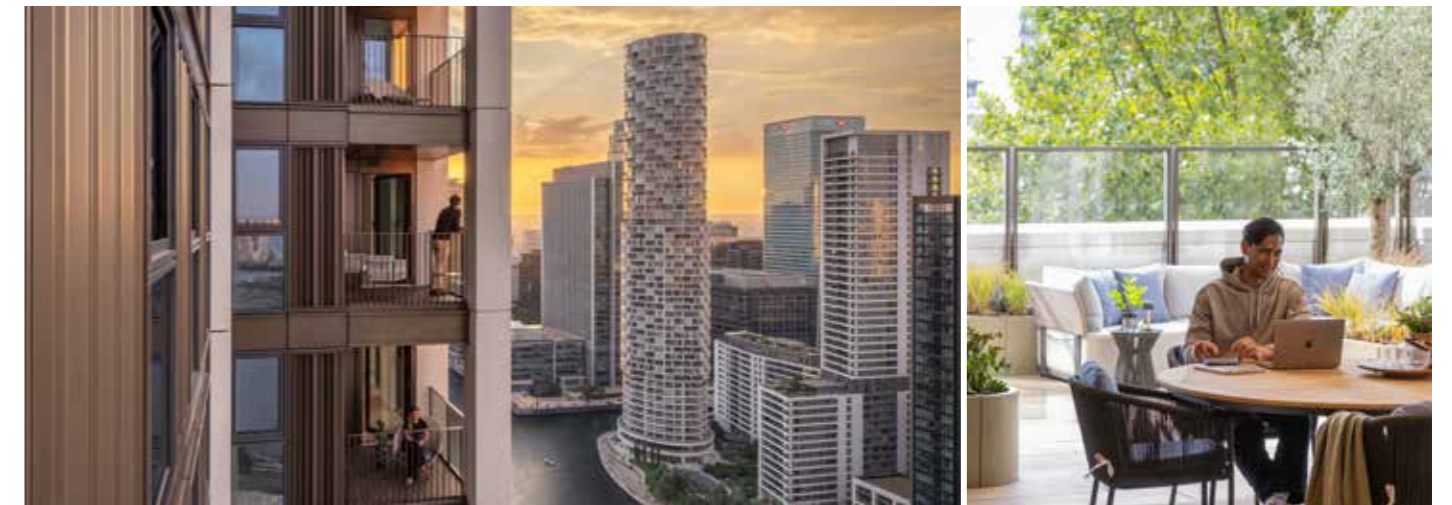
systems used throughout

Excellent energy efficiency

With triple glazed windows

Rainwater

Collected from the roof and used within the building



Actual photography

RESIDENTS' CLUB

The Residents' Club offers a range of spaces for entertainment and relaxation. Private amenities include a sky gym on the 46th floor, residents' lounge, canopy gardens, terraces, media room and bowling alley.

Have a drink in the private lounge or terrace, watch the sun go down over the city or take the children to the park. Whatever your preference, One Thames Quay has it all.

Ground Floor

- Landscaped gardens
- Shops and Cafes
- Entrance lobby with concierge service
- Secure Amazon package collection point
- Electric vehicle charging points
- Bicycle storage

Second Floor

- Private Bowling Alley
- Media Room
- Elevated wrap-around landscaped gardens
- Children's play spaces

46th Floor

- Sky Gym
- Sky Lounge
- Two large landscaped roof terraces



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JLL CAPITAL GROWTH FORECAST:

SALES GROWTH (%PA)	2024	2025	2026	2027	Total Change
Greater London	2.5	4	5	6	13.9
Prime Central London	3	3.5	4	5	19.3
UK	1	4	5	5	8.9

JLL RENTAL GROWTH FORECAST:

RENTAL GROWTH (%PA)	2024	2025	2026	2027	Total Change
Greater London	4	3	2.5	2.5	17.6
Prime Central London	4.5	3	2.5	2.5	19.9
UK	2.5	2	2.5	2.5	12.6

Figures April 2023



THE LOCATION

One Thames Quay has all the benefits of a Canary Wharf lifestyle alongside a unique location of open spaces, light and spectacular views.

The neighbourhood combines homes, shops, bars and restaurants with commercial spaces and fantastic new outdoor areas.

The new South Dock Bridge will be an additional route over the water, providing One Thames Quay with further connectivity to Canary Wharf. Opposite lies one of London's latest mixed-use neighbourhoods, Wood Wharf which will be a hotbed of culture, creativity and diversity.

The wider Canary Wharf area is home to restaurants, bars and cafes for every occasion; over 300 shops, cinemas and outdoor theatre, a year-round events programme, and an award-winning public art collection. And then there's one of London's biggest roof gardens, river walks and a surprising number of the green spaces to enjoy.

TRANSPORT LINKS

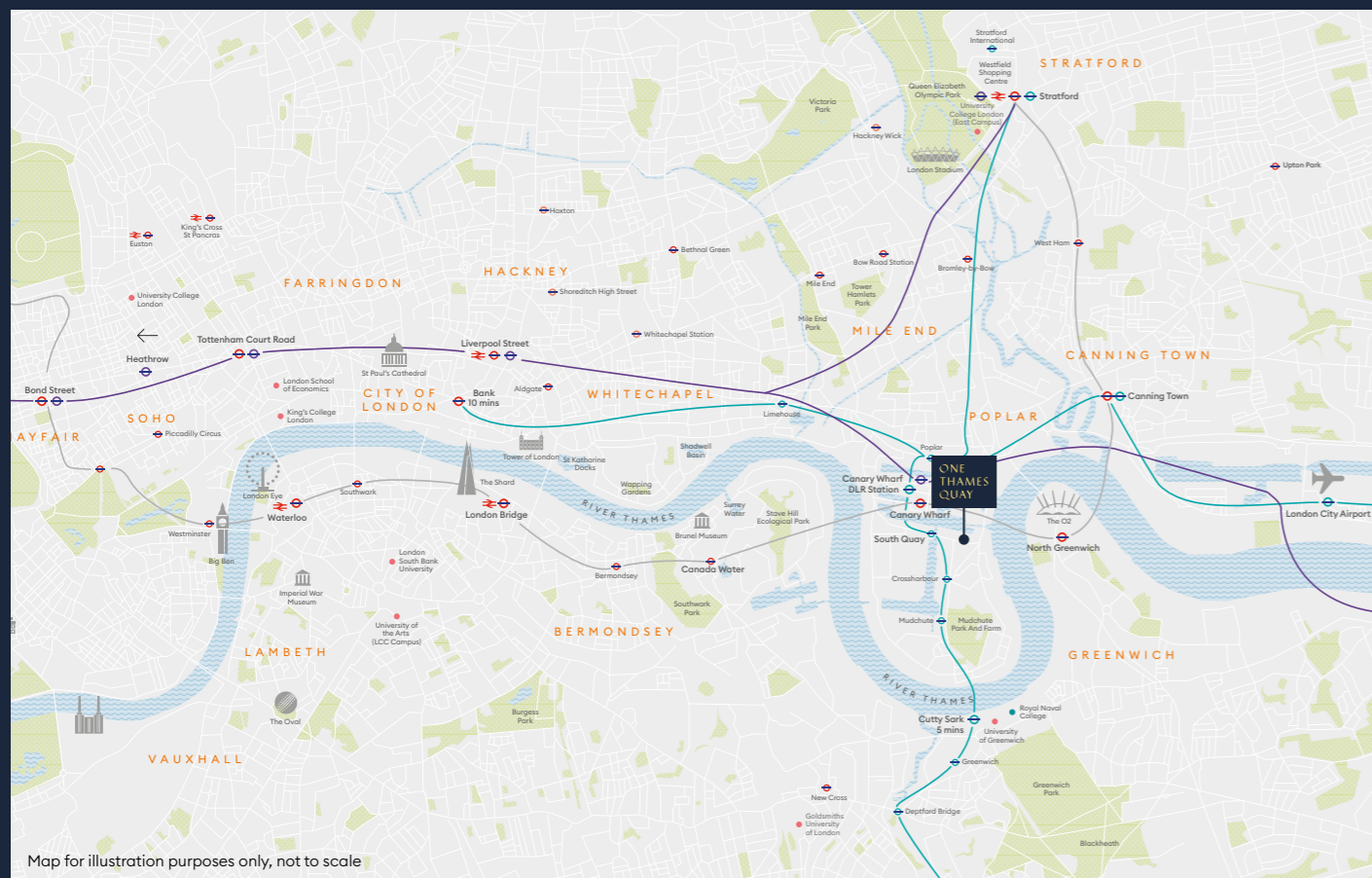
One Thames Quay is a 260 metre walk from South Quay DLR station and a short walk to the Underground at Canary Wharf which puts the Jubilee Line, Elizabeth Line (Crossrail) and London within easy reach.

3.9 miles away is London City Airport, which has regular flights to over 30 destinations in Europe.

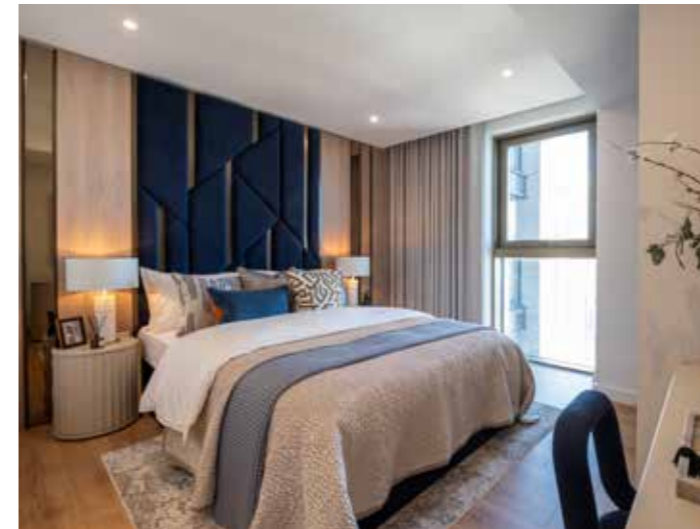
TRAVEL TIMES

South Quay	4 mins	
London Bridge	6 mins	
Canary Wharf	11 mins	
Westminster	12 mins	
London City Airport	12 mins	
Bank Station	14 mins	
Bond Street	14 mins	
Stratford	22 mins	

All travel times are approximate and taken from google.co.uk/maps. DLR timings taken from South Quay station. Elizabeth Line and Underground timings taken from Canary Wharf station.



Map for illustration purposes only, not to scale



Actual photography of the One Thames Quay Show Apartment



EDUCATION

London is home to world-renowned education with over twenty of its finest universities and colleges located within 30 minutes of One Thames Quay and Canary Wharf. These include Greenwich University, The London School of Economics and the new UCL Campus at Stratford, which all lead their fields in a wide range of subjects from science and technology to drama and dance.

TRAVEL TIMES

Cutty Sark	9 mins	
UCL School of Management	14 mins	
London South Bank University	18 mins	
Cass Business School	18 mins	
Goldsmiths University	19 mins	
University College London	20 mins	
City, London University	21 mins	
UCL East Campus (Stratford)	22 mins	
SOAS University	22 mins	
University of Westminster	25 mins	
UAL: Central Saint Martins	25 mins	
Queen Mary University of London	29 mins	
King's College London	30 mins	
London School of Economics	30 mins	
Imperial College London	30 mins	

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COMPLETION

From Q3/Q4 2024

TENURE & BUILDING INSURANCE

999-year lease with share of freehold
10-year build warranty

DEVELOPER

Chalegrove Properties Limited (CPL)

LOCAL AUTHORITY

London Borough of Tower Hamlets

COUNCIL TAX

Band H: £3,351.02 for 1 April 2024
to 31 March 2025

GROUND RENT

Peppercorn

SERVICE CHARGE

Service charges are approximately
£6.85 per sq. ft. per annum

PAYMENT TERMS

- 10% on Exchange of Contract
- 90% on Completion

ADDRESS

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222 Marsh Wall
London E14

CONTACT

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CHALEGROVE PROPERTIES LIMITED

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