

# A brand new district for central London

A vibrant new central London district that will deliver a truly mixed-use neighbourhood with around 3,000 new Net Zero homes, up to 2 million sq ft of office space, and 1 million sq ft of retail, leisure, community and education amenity, alongside 12 acres of new park and public spaces, and a brand new leisure centre, all within the 53-acre Masterplan.

**53** 53-acre neighbourhood  
**16** 16 new streets  
**12** 12 acres of new public space



## EDUCATION

St Joseph's Catholic Primary	4 mins	🚶
Albion Primary	7 mins	🚶
Alfred Salter Primary	8 mins	🚶
Bacon's College	11 mins	🚶
Redriff Primary	16 mins	🚶
Eaton Square Senior School	18 mins	🚶
Westminster School	19 mins	🚶
St Paul's Cathedral School	21 mins	🚶

<b>UNIVERSITIES</b>		
TEDI-London	On site	
Goldsmiths	19 mins	🚶
University of Westminster	21 mins	🚶
London School of Economics	23 mins	🚶
University of Greenwich	25 mins	🚶
London Business School	26 mins	🚶
Kings College London	27 mins	🚶
Central Saint Martins	31 mins	🚶
Royal College of Art	33 mins	🚶
Imperial College	34 mins	🚶
University College London	36 mins	🚶

Distances and journey times are approximate only. Tube times based on an estimated average time. Journey times may be longer on weekends and holidays. Tube services correct at time of print. Source: TfL.gov.uk. Map not to scale and shows approximate locations only.



## SPECIFICATION

### KITCHENS

- Caesarstone finish concrete style worktops
- Soft close doors in white timber finish
- Recessed downlights
- Feature vertical tiling splashback
- Integrated white goods
- Samsung (or similar) dishwasher, hob, microwave, washer/dryer
- Siemens (or similar) extractor, fridge/freezer

### BEDROOMS

- Fitted full height wardrobes (master bedroom only)
- Matt finish metal ironmongery
- Recessed adjustable downlights

### BATHROOMS AND ENSUITES

- Feature wall and floor tiling
- White sanitaryware
- Baths to selected units
- Brushed matt black tap fittings
- Black framed bath screen
- Thermostatic shower valve
- Wall-mounted shower head
- Smoked walnut timber veneer shelving
- Mirror unit with integrated front-facing lighting
- Recessed adjustable downlights

### FLOORS

- European oak engineered timber flooring throughout

### CEILINGS

- Living spaces: 2.855m in coffered area (exposed concrete area) 2.410m along perimeter
- Kitchens, bathrooms: 2.41m
- Bedrooms: 2.66m in main bedroom areas
- Circulation areas: 2.66m

### INTERNAL DOORS

- Single panel timber doors with white painted finish
- Brushed black finish handles

### HEATING AND VENTILATION

- Underfloor heating and whole house ventilation

### ENTRANCE AND HALLWAY AREAS

- Oak veneer entrance doors
- Matt finish ironmongery
- Bespoke entrance door metal number plate
- Matt finish spy hole

### APARTMENT LIGHTING

- LED recessed down lighters to all rooms
- Track-mounted lighting within offered ceiling area of living room

### COMFORT COOLING

- Controllable comfort cooling provided to lounge and kitchen areas in 1, 2 and 3 bedroom apartments only

### AV AND CONNECTIVITY

- Fibre internet with three providers
- AV points in bedroom and living area
- Video entry intercom
- Smoke and heat detection

### CYCLE

- Complimentary membership to London cycle hire scheme (for 3 years)
- Secure cycle storage for each apartment, including separate cyclists' courtyard entrance

### CAR CLUB

- Car club provision for Masterplan residents

### LOCAL AUTHORITY

- London Borough of Southwark

### LEASE

- Circa 500 years

### GROUND RENT AND SERVICE CHARGE

- Estimated projections service charge approximately £6.56 per sq ft, including buildings insurance
- Ground rent: peppercorn (nominal sum)

### SERVICE AND SECURITY

- Concierge, building maintenance and estate security provision, roof terrace gardening, quarterly window cleaning and upkeep of common parts

### RESERVATION FEE

- £2,000 for sales up to £1 million
- £5,000 for sales over £1 million

### TERMS OF PAYMENT

- Reservation fee payable by credit card
- 10% payable on exchange of contracts (within 21 days of reservation)
- 90% payable on completion

### SUSTAINABILITY

- Canada Water will be the UK's most sustainable large-scale regeneration project
- Circa 3,000 new Net Zero carbon homes

### BUILD WARRANTY

- 10-Year Build Warranty (Latent Defects Insurance Policy)

### ANTICIPATED COMPLETION

- Winter 2024

### TEAM

- DEVELOPER** — British Land is a leading FTSE listed Real Estate Investment Trust with track record of creating world-class mixed-use destinations

### AWARD-WINNING TEAM

- Masterplan architects: Allies & Morrison
- Landscape Architects: Townshend Landscape Architects
- Interior Architects: Conran & Partners
- Joint Venture Partner: AustralianSuper

### VENDOR'S SOLICITOR

- Osborne Clarke LLP

Book your private viewing:



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 THEFOUNDING.CO.UK

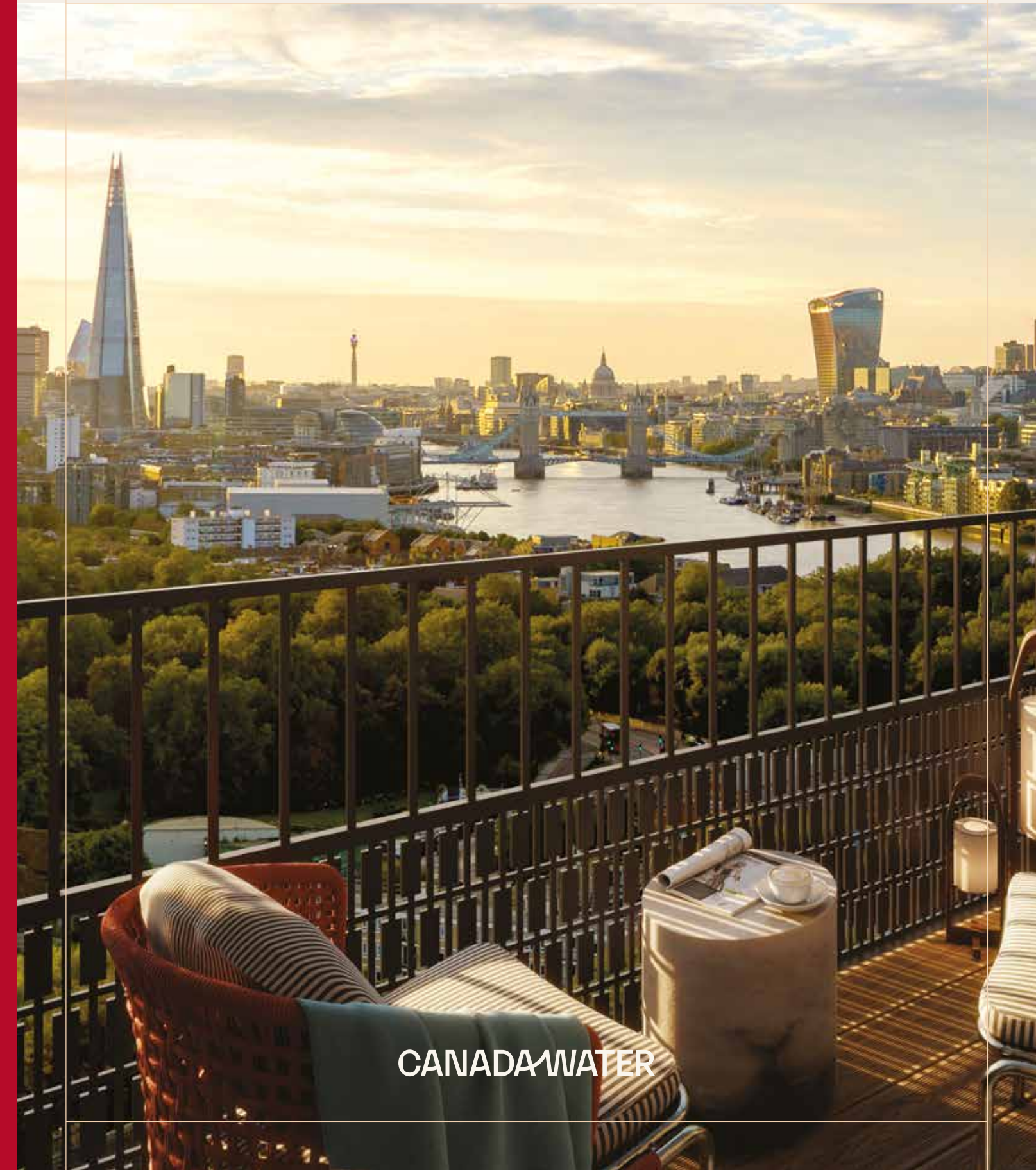
Viewings by appointment only.

Canada Water Marketing Suite  
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 London SE16 2XU



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# the FOUNDING



CANADAWATER





## Living with stunning new industrial style

Designed by Allies and Morrison, Conran & Partners and Townshend Landscape Architects, The Founding has been crafted, curated and landscaped with care. Stripped back meets warmth. Engineered meets natural. Open plan meets comfortable.

APARTMENTS	SIZE RANGE (SQ M)	SIZE RANGE (SQ FT)	NO. OF UNITS
Gallery Suites	46	498	10
1 Bedroom	51-65	554-699	82
2 Bedroom	73-96	787-1,029	78
3 Bedroom	97-117	1,042-1,256	16

\*1, 2 and 3 bedroom Wheelchair friendly apartments available. Please contact sales team for availability.



## A new centre of gravity for the capital

**LOCATION**  
Zone 2, central London. Directly opposite Jubilee line Tube station. Connectivity to all of London.

**A BRAND NEW CENTRAL LONDON DISTRICT**  
Delivered by the Masterplan: a place to live, work, eat and drink, relax.

**LIFESTYLE**  
Green space and water. Central but leafy. Existing strong infrastructure and amenities.

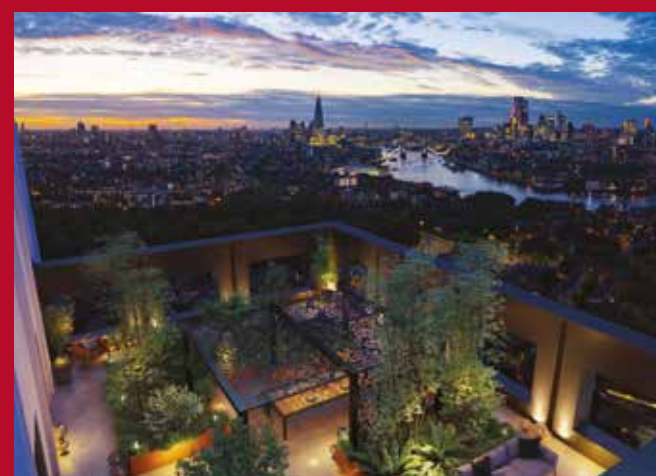
**FIRST PHASE**  
Of London's once-in-a-generation 53-acre transformation.

**A FLAGSHIP RESIDENTIAL BUILDING**  
High-quality architecture. Interiors by Conran & Partners.

**WATER FRONTAGE**  
Located directly opposite Canada Dock – with iconic new bridge.

**IMPRESSIVE VIEWS IN ALL DIRECTIONS**  
Dual aspect apartments with panoramic London vistas.

**BRITISH LAND'S REPUTATION AND TRACK RECORD**  
With high profile central London real estate.



**APARTMENTS**  
With carefully considered design details by Conran & Partners, each apartment offers contemporary urban chic living with high specification and panoramic views.

**ROOF GARDENS**  
Three separate terraces, including one sunrise, one sunset and one expansive lawned area, all alive with lush planting and offering extraordinary views over London's skyline.

**LOUNGE AND WORK FROM HOME**  
At mezzanine level and 6th floor (where kitchen is), with banquette seating, artwork and kitchenette, a place for residents to work, relax and socialise.

**CONCIERGE AND SECURITY**  
Concierge provision to make the lives of residents simple and enjoyable.

**LEISURE AND WELLBEING**  
Brand new leisure centre adjacent, with two swimming pools, four racket courts, 150-station gym, three studios and an indoor sports hall for convenient health and wellness.

**CONNECTIVITY**  
Directly opposite the tube station, Canada Water is located in travel Zone 2 and served by the Jubilee line, Overground and bus services, meaning residents are never far from London's art, culture, nature and nightlife.

