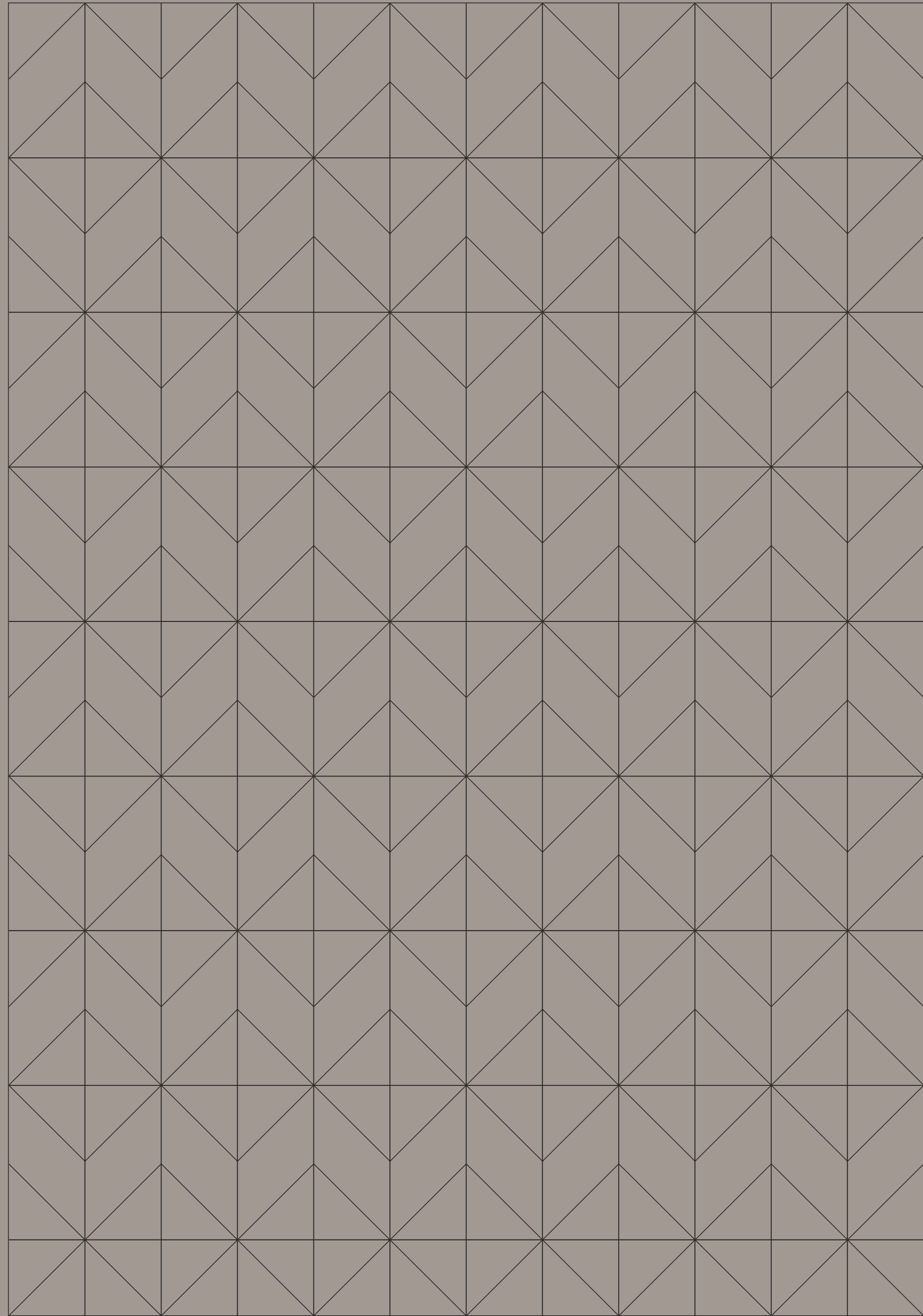
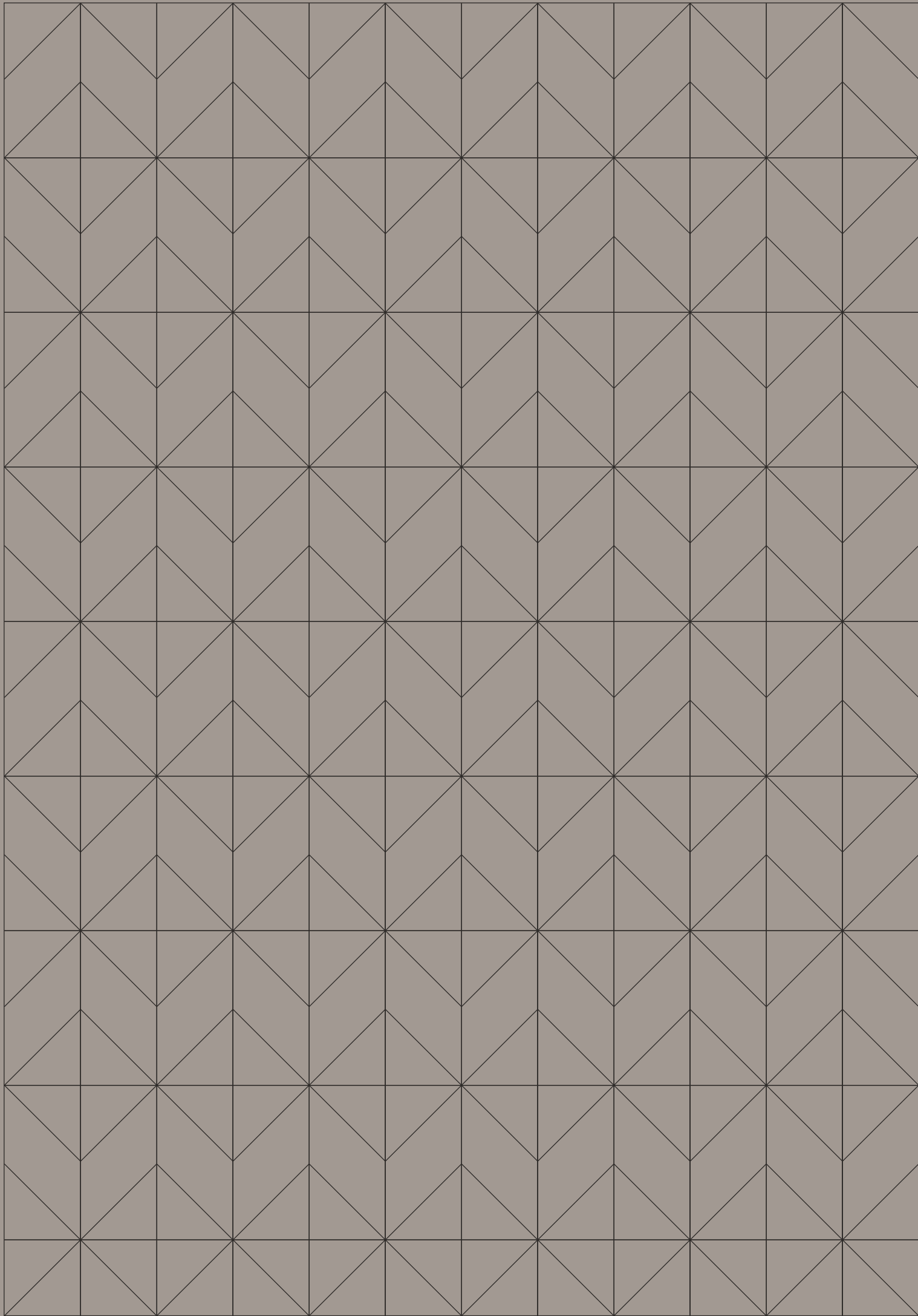


GRAPHITE SQ

GSQ



**DISCOVER YOUR
GATEWAY ^{TO A} TRULY
CONNECTED LONDON
LIFESTYLE.**

GRAPHITE SQ



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Living/Winter Garden

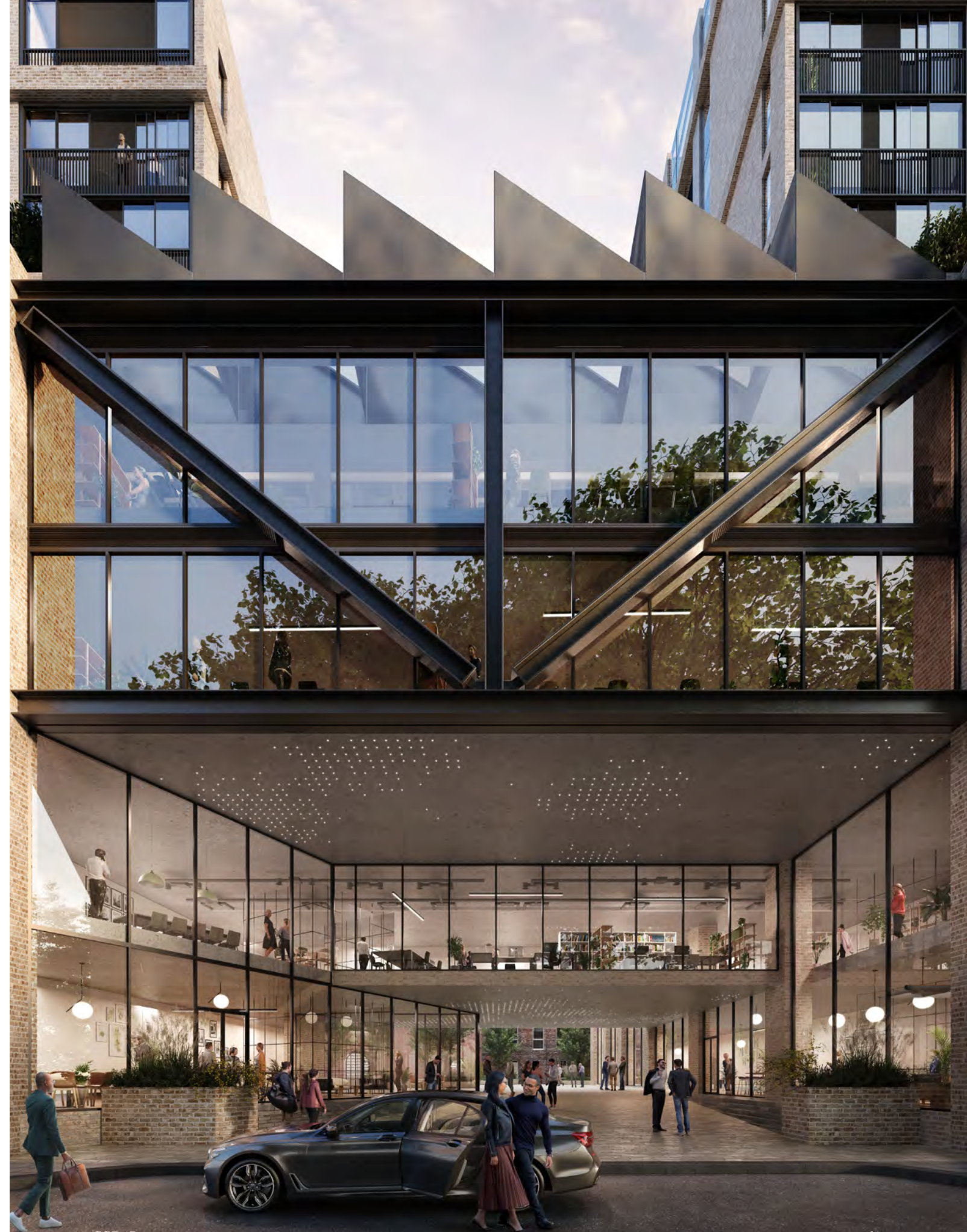
WELCOME TO GRAPHITE SQUARE

Graphite Square delivers a sophisticated urban living experience within a brand-new mixed-use development in the heart of London's vibrant Vauxhall district. Seamlessly blending the rich industrial heritage with contemporary design finesse, it features 105 thoughtfully designed one, two, and three-bedroom apartments.

Situated moments from the River Thames in a prime Zone One location, Graphite Square offers effortless connectivity to

the best of London. With 24-hour concierge services, loft-inspired living spaces featuring spectacular river and skyline views, as well as direct access to outdoor podium gardens, this development invites you to embark on a truly connected London lifestyle.

1. Graphite Square's Grand Entrance



CGI Image



CGI Image

THE STORY OF THE SITE

**ANCHORED IN A RICH HISTORY,
GRAPHITE SQUARE BRIDGES
THE PAST WITH THE PRESENT.**

FROM FALKES HALL TO VAUXHALL

Graphite Square stands proudly on the very grounds where the name Vauxhall was first conceived. Tracing its roots back to the 13th century, Vauxhall originated

from Falkes de Breaute's estate, known as Falkes' Hall, which later evolved into Fox Hall and ultimately Vauxhall.





OFFERING AN OASIS AMIDST THE URBAN LANDSCAPE.

FROM PLEASURE GARDENS TO PODIUM GARDENS

Going forward a few hundred years, in the 17th century, this area was known for the Spring Gardens, later celebrated as Vauxhall Gardens, which opened to the public in 1660 as a vibrant hub

of refreshment, entertainment, and art. Once a focal point for the community, today Graphite Square draws inspiration from this tradition of communal green spaces with its podium gardens.

1. Vauxhall Park

FROM INDUSTRIAL HERITAGE TO ARCHITECTURAL INFLUENCE

As the 19th century unfolded, Vauxhall's landscape was marked by the rise of Victorian railway viaducts and the activity of factory sites. Notably, it was here that Horatio Myers' renowned bed factory operated from 1876 to 1982, on the very grounds where Graphite Square now stands.

Echoing this manufacturing legacy, Graphite Square's architecture pays homage to this industrial heritage through its use of robust materials and a distinct sawtooth roofline, with the modern living spaces thoughtfully designed to reflect the spirit of the past makers and crafters.

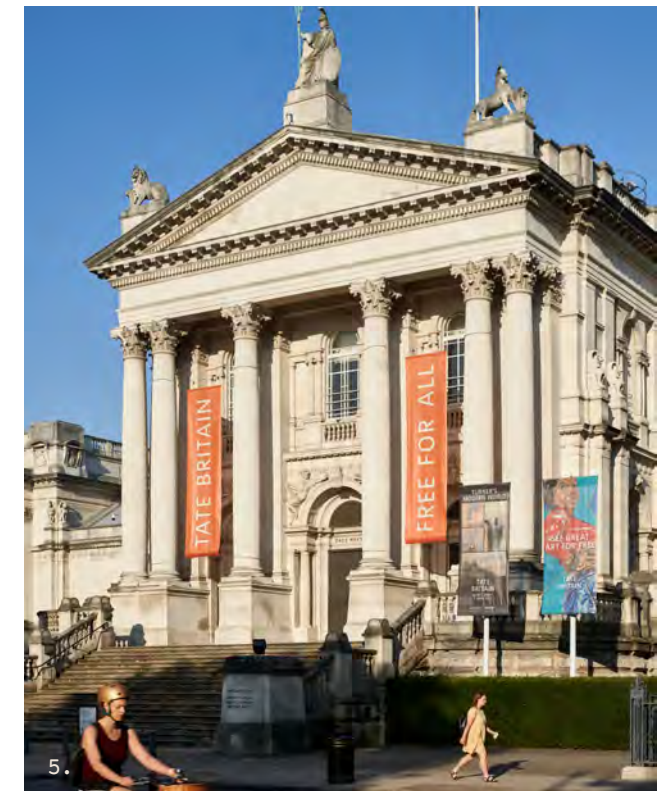
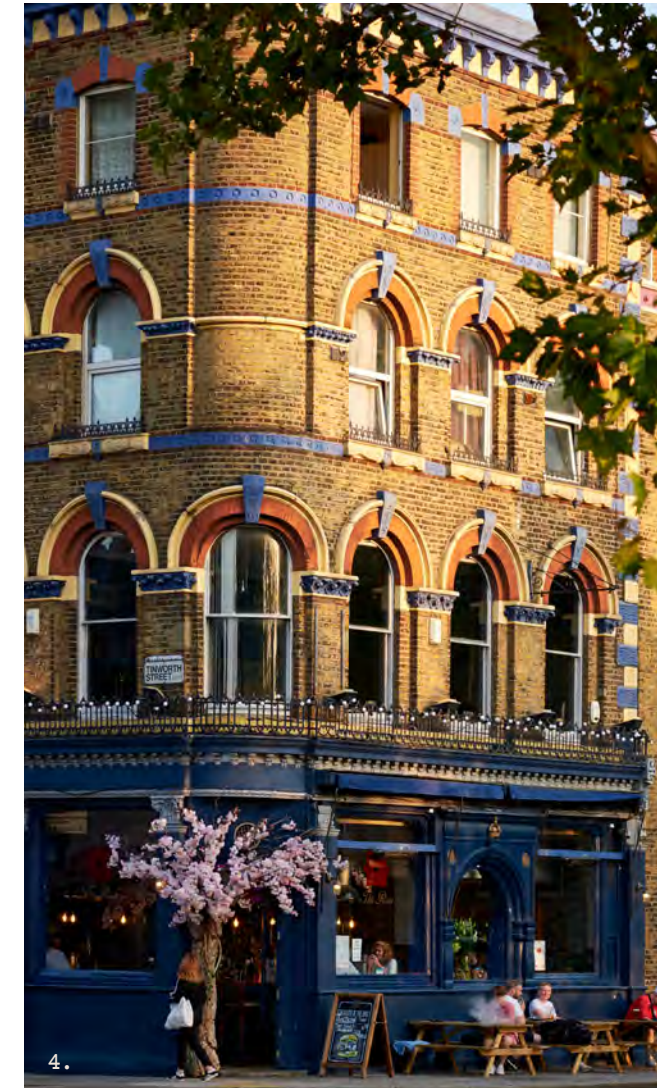
A TRULY CONNECTED LONDON LIFESTYLE

1. The Black Dog
2. Tamesis Dock
3. Vauxhall Park
4. The Rose
5. The Tate

Rapidly becoming one of London's most energetic and revitalised neighbourhoods, as part of the ambitious Vauxhall, Nine Elms, and Battersea (VNEB) regeneration area, Graphite Square is located in the heart of vibrant Vauxhall, an area synonymous with culture, convenience, and connectivity.

Just a short walk from the River Thames, and set against the backdrop of Zone One's skyline,

Graphite Square offers a fresh perspective of living within the energetic pulse of the capital. Amidst this regeneration, Vauxhall retains its esteemed character. Epitomising the area's evolution, where once stood industrial abundance now rises a hub of new homes. Government buildings and foreign embassies lend a sense of prestige and security, enhancing the area's global significance.



**RESIDENTS ENJOY IMMEDIATE ACCESS TO
ICONIC LANDMARKS, A MULTITUDE OF CULTURAL
OPPORTUNITIES, AND A RICH SELECTION OF
CULINARY AND ENTERTAINMENT VENUES.**



CONNECT TO THE BEST OF LONDON

Connectivity is key, and Vauxhall does not disappoint. With a major transport interchange offering Underground, National Rail, and bus services, Graphite Square is a gateway to London and beyond, providing seamless travel for pied-à-terre buyers from Surrey and other regions.



WHETHER IT'S A WALK UP THE RIVER TO SOUTH BANK, A QUICK TUBE RIDE INTO TOWN, A LEISURELY BOAT TRIP, OR A SWIFT JOURNEY TO ONE OF LONDON'S INTERNATIONAL AIRPORTS, THE BEST OF THE CITY IS WITHIN EFFORTLESS REACH.

WALKING

- Vauxhall Station
8 Minutes
- Newport Street Gallery
9 Minutes
- St George Wharf Pier
12 Minutes
- The Oval Cricket Ground
13 Minutes
- Archbishop's Park
14 Minutes
- Houses of Parliament
21 Minutes
- London Eye
22 Minutes
- Battersea Power Station
30 Minutes

TAXI

- Buckingham Palace
8 Minutes
- The Savoy
9 Minutes
- Royal Opera House
10 Minutes
- Hyde Park
10 Minutes
- Chelsea
10 Minutes
- Harrods
12 Minutes
- Selfridges
14 Minutes
- London Heathrow Airport
54 Minutes

UNDERGROUND / OVERGROUND VAUXHALL STATION

- Victoria
4 Minutes
- Green Park
6 Minutes
- Westminster
10 Minutes
- Sloane Square
11 Minutes
- King's Cross St. Pancras
12 Minutes
- Bond Street
13 Minutes
- Canary Wharf
24 Minutes
- London City Airport
36 Minutes

BUS VAUXHALL BUS STATION

- Battersea Park
8 Minutes
- South Bank
10 Minutes
- Waterloo
11 Minutes
- Westminster
13 Minutes
- London Bridge
21 Minutes
- South Kensington
22 Minutes
- Monument
23 Minutes
- Liverpool Street
28 Minutes

UBER BOAT FROM ST GEORGE WHARF

- Westminster
10 Minutes
- Embankment
11 Minutes
- London Eye
15 Minutes
- Chelsea Harbour
15 Minutes
- Blackfriars
16 Minutes
- London Bridge City
21 Minutes
- Putney
28 Minutes
- Canary Wharf
31 Minutes

CYCLE

- Battersea Power Station
8 Minutes
- Waterloo Station
9 Minutes
- Parliament / Westminster
9 Minutes
- Covent Garden
14 Minutes
- Borough Market
15 Minutes
- Kings Road
15 mins
- City of London
18 Minutes
- Bond Street / Green Park
23 Minutes

Source: tfl.gov.uk and google.com/maps. Travel times may vary by person and at different times of the day.



FITZROVIA

MARYLEBONE

HOLBORN

BLOOMSBURY

CITY OF LONDON

SELFRIDGES

LIBERTY

SOHO

COVENT GARDEN

ST. PAUL'S CATHEDRAL

ROYAL OPERA HOUSE

SOMERSET HOUSE

THE LONDON COLISEUM

Temple

ANNABEL'S

THE ARTS CLUB

TRAFALGAR SQUARE

Charing Cross

Hyde Park

THE DORCHESTER

MAYFAIR

Embankment

SOUTH BANK

TATE MODERN

SHAKESPEARE'S GLOBE

BOROUGH MARKET

London Bridge

THE SHARD

TOWER OF LONDON

ROYAL FESTIVAL HALL

Southwark

TOWER BRIDGE

Westminster

St. James's Park

LONDON EYE

Waterloo

Borough

WHITE CUBE

ROYAL ALBERT HALL

BELGRAVIA

BUCKINGHAM PALACE

ST JAMES

BIG BEN

Archbishop's Park

Lambeth North

IMPERIAL WAR MUSEUM

KNIGHTSBRIDGE

HARRODS

St. James's Park

WESTMINSTER ABBEY

WESTMINSTER

Victoria

VICTORIA & ALBERT MUSEUM

SAATCHI GALLERY

Milbank Pier

NEWPORT STREET GALLERY

Gsq

TATE BRITAIN

PIMLICO

Pimlico

VAUXHALL CITY FARM

Elephant & Castle

CHELSEA

THE OVAL

Oval

Kennington

Kennington Park

Burgess Park

BATTERSEA POWER STATION

U.S. EMBASSY

Nine Elms

Battersea Park

LIVE WHERE EVERY DAY IS AN OPPORTUNITY TO LEARN, GROW, AND THRIVE.

INVEST IN ACADEMIC EXCELLENCE

Known for its outstanding education system, there is no compromise when it comes to British education, and Graphite Square is strategically positioned to offer residents pursuing higher education seamless connectivity to some of London's top universities.

CONNECTIVITY TO LEADING INSTITUTIONS

Within a short commute from Graphite Square, students can access prestigious institutions such as University College London, Imperial College London, and King's College London.

1. King's College London



UNDERGROUND VAUXHALL STATION

University College London
15 Minutes

King's College London
17 Minutes

London South Bank
University
18 Minutes

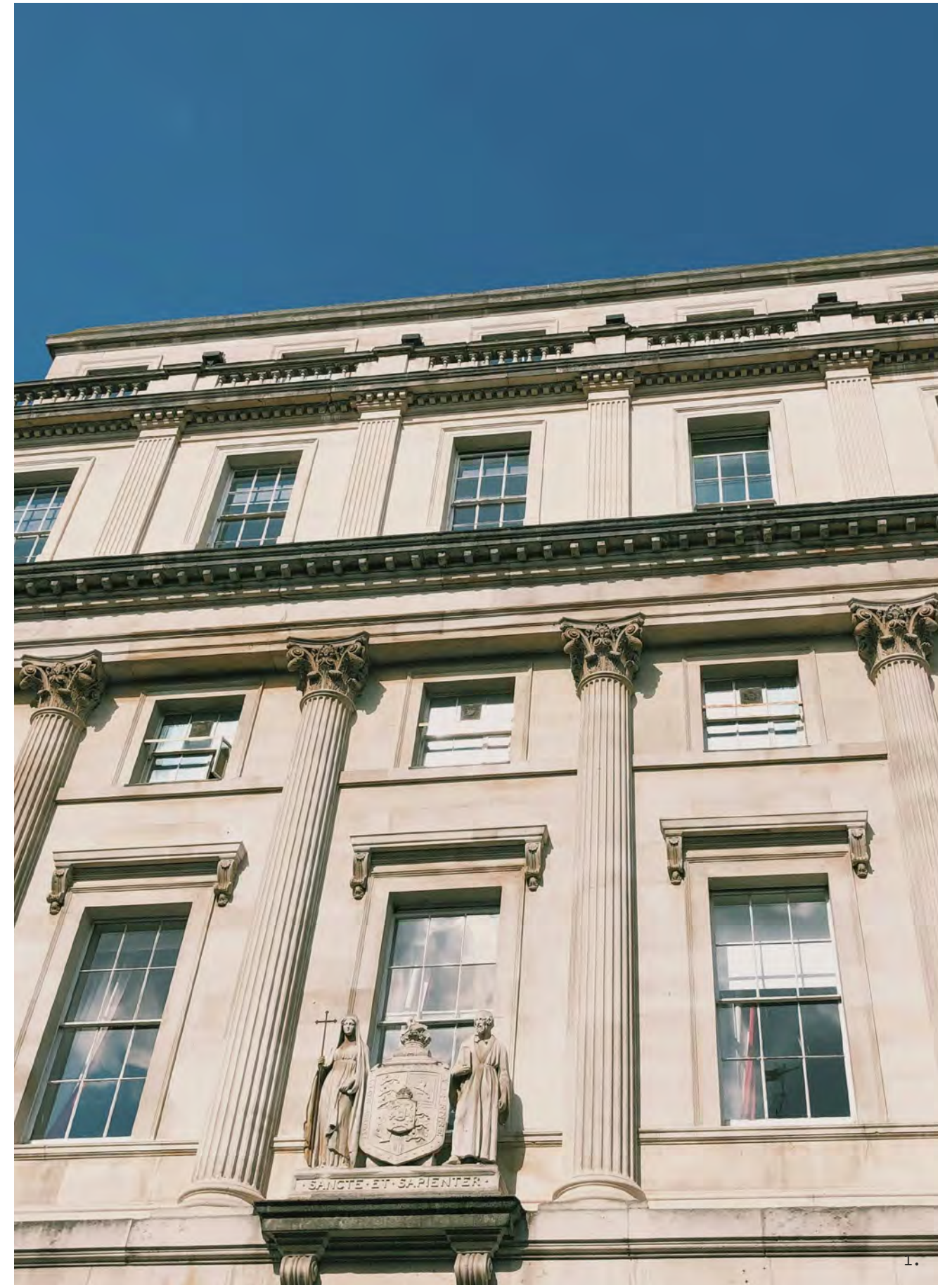
Royal Academy of Music
19 Minutes

London School of Economics
20 Minutes

Imperial College London
21 Minutes

Central Saint Martins
25 Minutes

Royal College of Art
27 Minutes



EXPERIENCE LIFE ELEVATED AT GRAPHITE SQUARE

Graphite Square presents a collection of one, two, and three-bedroom apartments, each a testament to contemporary architectural excellence. This striking development seamlessly blends the industrial heritage of the area with cutting-edge design, delivering an exceptional living experience in one of London's most dynamic neighbourhoods.

In homage to the area's industrial roots, the building's facade is crafted from robust glass and steel and features a distinctive sawtooth roofline, marrying historical influence with modern innovation.

105

APARTMENTS

42

ONE-BEDROOM
APARTMENTS

59

TWO-BEDROOM
APARTMENTS

4

THREE-
BEDROOM
APARTMENTS



CGI Image

THE RESIDENCES

Situated from the fourth floor upwards, The Residences at Graphite Square are a masterpiece of design and functionality, with all units enjoying an elevated view of the surroundings.

Spread across floors four to eleven, each apartment boasts generous ceiling heights of up to 2.7 metres. Designed with open-

plan layouts and a winter garden, they seamlessly blend indoor and outdoor living, maximising space and natural light with lower units enjoying direct views of the Podium Gardens. Finished with high-quality materials, bespoke fixtures, and a sophisticated colour palette, every residence creates an inviting atmosphere, perfect for modern living.





Dining



Living/Dining



Winter Garden/Dining



Living



Dining



Kitchen



Bedroom 1



Bedroom 1



Bathroom



Hallway



Bedroom 2



CGI Image

THE PREMIUM COLLECTION

Situated on the twelfth floor, elevate your lifestyle with Graphite Square's Premium Collection apartments. These select apartments boast floor-to-ceiling windows as part of the winter garden that frames stunning unrestricted vistas of the London skyline.

North-facing apartments capture stunning vistas of the River Thames, the London Eye, and the Houses of Parliament. East-facing residences command breathtaking views of the City of London skyline, including The Shard,

20 Fenchurch Street (also known as the Walkie-Talkie), and St Paul's Cathedral. South-facing units overlook the historic Oval cricket ground, while west-facing apartments enjoy views along the River Thames, framing the iconic Battersea Power Station and Nine Elms skyline.

Designed for discerning individuals, each space offers a premium living experience, enriched by superior craftsmanship and an exceptional connection to the urban landscape.

VAUXHALL, LONDON.

PG. 47

THE PENTHOUSES

Occupying the top floors of Graphite Square, the penthouses, including a selection of duplex apartments, represent the pinnacle of this new development. Their soaring ceilings, reaching up to four metres thanks to the modern, angular ridged roofline, create a dramatic sense of openness and a backdrop for sophisticated

living. Expansive windows, which form part of the winter garden, frame incredible views of London while inviting in abundant natural light.

This striking and meticulously arranged design offers a residence that's a stage for life's most memorable moments.





CGI Image

**IT'S NOT JUST LIVING—IT'S LIVING
ELEVATED BY THE CONSTANT
PULSE OF ONE OF THE WORLD'S
MOST ICONIC CITIES.**

LIVING AT GRAPHITE SQUARE

Owning an apartment at Graphite Square means more than just residing in a high-end home; it's about immersing yourself in the lifestyle of one of London's most dynamic neighbourhoods. From morning views of the Podium Gardens to evening panoramas of a lit-up cityscape, life here is framed by a series of unforgettable experiences.

1. The Podium Garden



SPECIFICATIONS

COMMUNAL

- Podium roof garden at level 4 - fully landscaped, lit with children's dedicated play area
- Fully landscaped ground floor public realm
- 24 hour CCTV - covering all public realm, concierge, basement and all entrances
- x 2 eight person lifts per core
- Secure mailbox per flat and parcel store
- Dedicated 24 hour residential concierge

GENERAL

- Square edge skirting and architraves throughout
- All internal walls finished in brilliant white
- Skirting and door frames painted to colour match walls finished in silk white
- Engineered wide oak timber flooring to hall, living room and kitchens
- Multi-point locking entrance doors with stainless steel ironmongery and spy hole
- Utility cupboards: Combined washer dryer - Siemens, located in hallway utility cupboard. BT Fiber and Hyperoptic connections
- Matt black electrical switch plates and matching ironmongery throughout
- Wintergardens: Featuring continuation of internal finishes and feature brickwork to side walls. Dual sliding external oversized-doors leading to Juliette balcony
- Comfort Cooling to lounge and master bedroom

ELECTRICAL AND MECHANICAL

- Centralised heating system, individually metered to each apartment
- Zoned wet underfloor heating - individual digital room thermostats
- Sky+ satellite points to living space and master bedroom
- GU10 LED Boxed Twin / single Downlight, Dimmable
- Matt black wall plates for power and light switches
- Black multi-media plate to living rooms
- Matt black USB sockets to livingroom and master bedroom
- Wintergardens: LED lighting throughout

GARDINER OF ENGLAND KITCHENS

- Handle-less kitchen units with soft close doors
- Fully UK made and designed kitchen
- Siemens 4 ring black glass touch control induction hobs
- Siemens black and stainless-steel oven
- Siemens black and stainless microwave
- Integrated Siemens fridge freezer

- Integrated Siemens dishwasher
- Integrated Siemens extractor
- Feature LED lighting to wall units
- Composite worktops with under mounted sink and insert drainer
- Glass splash back
- Matt black wine cooler

BATHROOMS & ENSUITES

- Oversized white and grey marble aesthetic floor tiles with contrasting grey grout
- Contrasting feature tiles and down-lit storage niches
- Composite stone countertops
- Mirrored vanity cabinets with LED edge lighting, integrated shave points and anti-fog mirrors
- Double ended baths to master bathrooms
- Oversized circular rainfall shower head and detachable separate handset - Crosswater, matt black finish
- Glass shower screen with matt black trim
- Contrasting feature tiles and down-lit storage niches
- Crosswater tapsets in matt black & sanitary wear throughout
- White ceramic wall mounted WC with concealed cistern and soft close seat - Crosswater, matt black finish
- White composite basin with matt black cross-water tap set and click-clack waste
- LED lighting to recessed shelving above WC
- Wall mounted floating heated towel bars to all bathrooms
- Black stainless steel Crosswater hardware including single lever basin mixer with Exofill system and additional pullout hand shower to baths
- Vanity unit with counter-top basin

BEDROOMS

- Built in made to measure wardrobes and storage cupboards with stained veneer timber finish, contrasting interior colour, PIR lighting in full height cloak area
- Luxury 25mm carpets and underlay to all bedrooms

PENTHOUSE COLLECTION

- Chevron engineered timber flooring to lounge and hallways
- Free standing baths & taps sets - Crosswater, matt black finish
- Feature bespoke hung lighting system to lounge finished in matt black
- Quooker boiling taps with removable spout finished in matt black
- V-ZUG 5 ring hob in the penthouse units
- Full-size under-counter wine coolers, finished in matt-black
- 4 meter ceiling heights in selected units

(All subject to availability and developer final specifications).

EXCLUSIVE AMENITIES AT GRAPHITE SQUARE

Graphite Square blends sophisticated living with exclusive amenities designed to enhance your lifestyle.



CGI Image

CONCIERGE SERVICE AROUND THE CLOCK

Our 24/7 concierge service ensures that your daily needs are met with convenience and security. Whether it's managing deliveries, assisting with transportation, or providing local recommendations, our dedicated concierge is there to facilitate a seamless urban living experience.

ELEVATED GARDENS ABOVE IT ALL

Experience the tranquillity of the 4th-floor Podium Garden, a sprawling 9,000-square-foot oasis that runs the width of the building. Accessible directly from the living spaces, this secure and private landscaped garden creates a community space with elegant lighting, comfortable seating, and a dedicated children's play area.



9,000 SQ FT

Podium Gardens

24/7

Concierge

OVER 1,000 PEOPLE BUSTLING WITHIN THE BRICKWORK NIGHT AND DAY

1.Vauxhall Park

PUBLIC REALM SPACES

The landscaped ground-floor public thoroughfares enhance social interaction and foster a sense of belonging, making movement within the development easier and providing quicker access to surrounding areas. This design aligns with the Lambeth area masterplan to increase public spaces in residential areas and green zones, enriching the living experience by bridging communities and creating serene enclaves.

VIBRANT COMMERCIAL OFFERINGS

The ground level of Graphite Square is set to become a vibrant commercial hub, enhancing the area's appeal as a destination within itself. This exciting development will offer residents easy access to a variety of offerings right below their homes, adding an energetic layer to the community atmosphere.



ZONE 1

Commercial lease, set back 150 metres from the River Thames

18,883 SQ FT

Public Spaces

4

Free flowing pedestrian access points

80,000 SQ FT

Blue Chip Commercial Space

REASONS ^{TO} MAKE GRAPHITE SQUARE YOUR NEXT HOME



INVESTMENT POTENTIAL UNLOCKED

Attractive rental yields in a high-demand area.



OPTIMAL TRANSPORT CONNECTIVITY

Rapid links to central London and major airports.



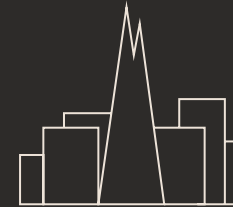
VIBRANT VAUXHALL LOCALE

Forward-thinking neighbourhood with cafes, shops and restaurants.



24/7 CONCIERGE SERVICE

Security and convenience at your service.



ICONIC LONDON SKYLINE PANORAMAS

Views from every window.



GREEN SPACES AT YOUR DOOR

A stone's throw from Vauxhall Pleasure Gardens and Battersea Park.



CULTURAL HOTSPOTS NEARBY

Explore the best of London's galleries, theatres, and museums.



DIRECT PODIUM GARDEN ACCESS

Exclusive and elevated landscaped green spaces just for residents.



STEPS FROM THE RIVER THAMES

Just moments from the iconic riverside.

THE TEAM BEHIND GRAPHITE SQUARE

Each member of the team working across Graphite Square has been selected for their unrivalled expertise and dedication to excellence.

Interior Design by

Sp_t
This
Space

Show Flat by

ACCOUTER

Architecture by

Ben Adams Architects

Construction by

VISION

Sales Agent

Dexters

NEW HOMES SOUTH
graphitesquare@dexters.co.uk
020 8674 4555

Project Management by

Trigon

Managing Agents

PRIME

Customer Care Agents

CX

Investment Partners

RYKADAN
CAPITAL

PACIFIC
TIGER
GROUP

Third.i

DEVELOPMENT BY THIRD.I

Third.i Group is the industry-leading developer behind Graphite Square.

Founded almost 20 years ago, Third.i is one of Australia's premier diversified property development and investment firms.

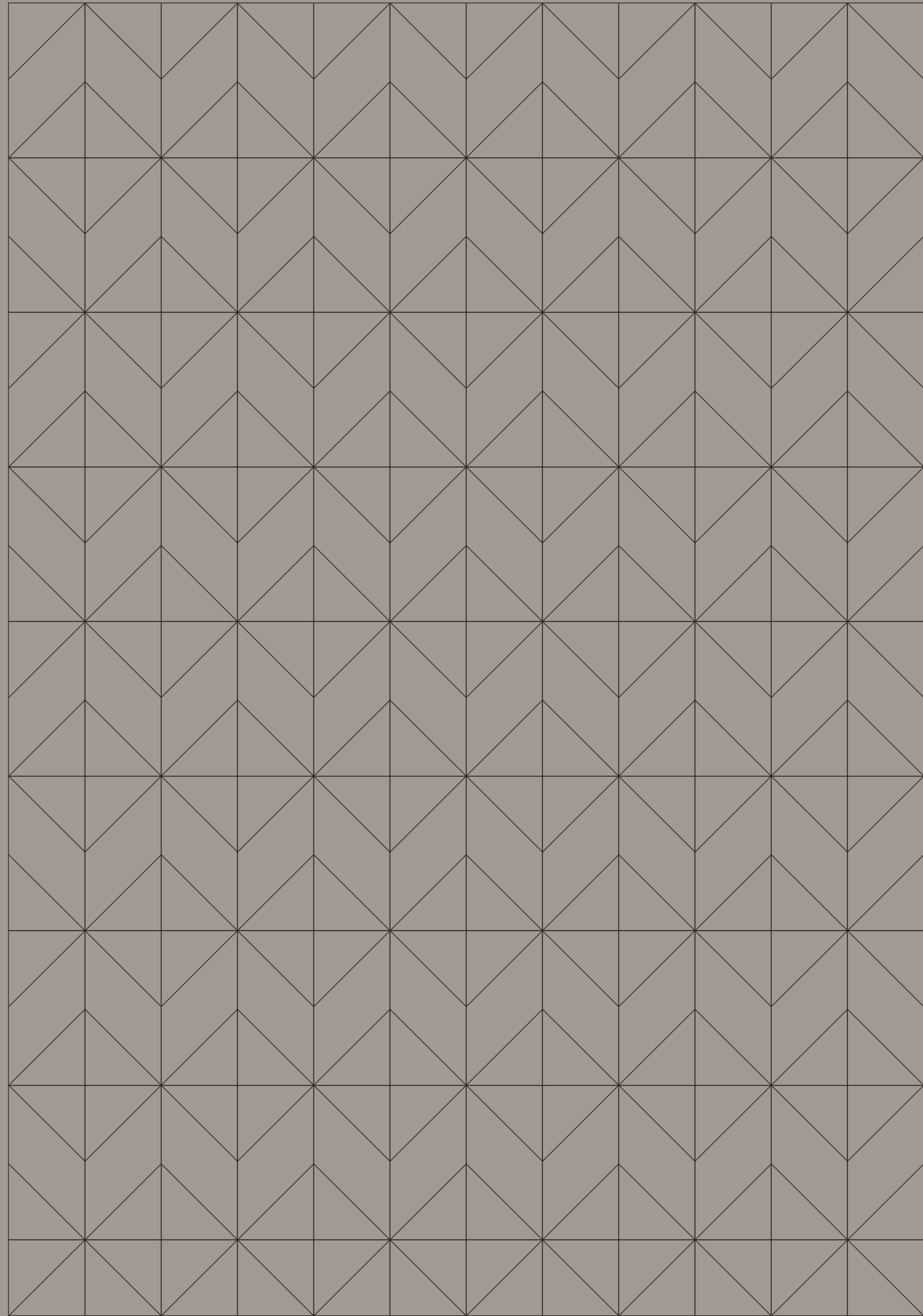
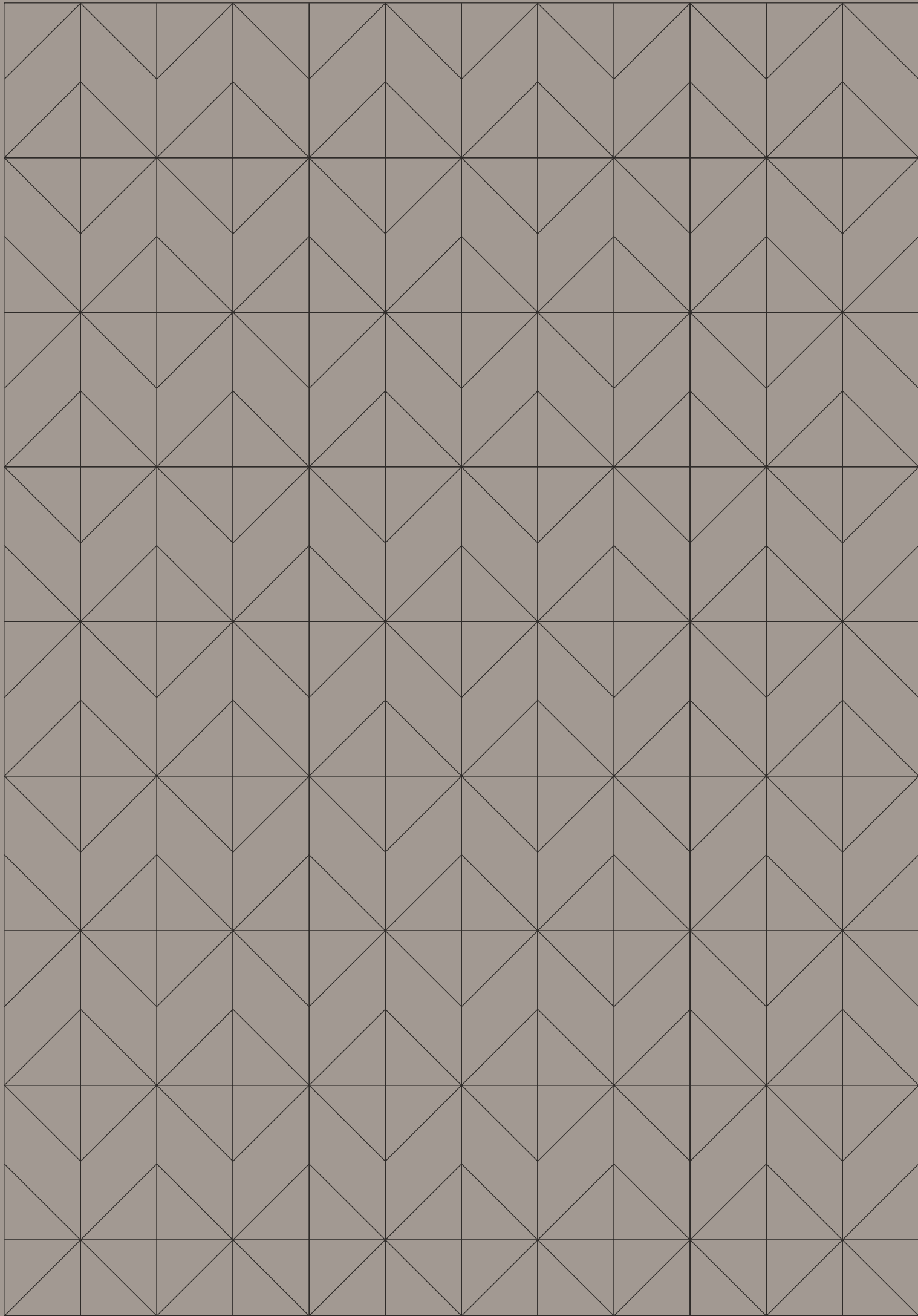
Expanding their enviable track record to the UK in 2018, the company has a current pipeline in excess of \$4 billion AUD (£2+ billion GBP).

The company comprises a team of dedicated professionals and

an international network of investors and business partners, all committed to creating a sustainable and scalable property business built on innovative brilliance.

Globally recognised and multi-award winning, Third.i covers multiple sectors of development including residential, commercial, retirement living and specialist disability accommodation.

To find out more, please visit:
thirdigroup.com



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