

SQP  
LONDON E14

HARCOURT  
GARDENS

Berkeley  
Designed for life

HARCOURT  
GARDENS

# Life in Harmony

Harcourt Gardens

**Berkeley**  
Designed for life



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4-15

# Lifestyle

Welcome to your urban eden. Crafted for living well, this is a collection of thoughtfully landscaped residences inspired by nature, where life is in balance.

16-35

# Neighbourhood

Explore a waterside location shining with a fresh energy. Landscape-led and beautifully considered, this neighbourhood combines city life with a calming dockside, creating perfect harmony for modern living.

36-91

# Development

Immerse yourself in natural living, inside and out, with homes that nurture a busy lifestyle. Discover 1, 2 and 3 bedroom apartments and penthouses where contemporary life flourishes.

INTRODUCTION

# A haven of tranquility

Harcourt Gardens is a place of balance and equilibrium. Busy when you need it, peaceful when you don't. Perfectly poised amongst 2.6 acres of vibrant, green landscaping with Canary Wharf on its doorstep, this really is a place to flow effortlessly between work and play and night and day.

With a perfect balance of features, facilities, local restaurants and innovative retail offerings, Harcourt Gardens offers exceptional London living through homes that allow every element of life to be enriched.

Residents become exclusive members of The Quay Club, offering facilities that are the stand-out feature to life at Harcourt Gardens. A sauna and spa, gym, outside hot tubs, modern work space, games room, karaoke room and an abundance of outside space and beautiful gardens including the Sky Meadow, will ensure a life well lived at SQP.

Play. Pause. Reset.





South Quay Plaza

Harcourt Gardens

# Perfectly composed

# Effortlessly elegant

South Quay Plaza



The difference in living, and living well, is all about finding the perfect balance.

Designed by architects Foster + Partners, Harcourt Gardens at South Quay Plaza blends a delicate fusion of hustle and bustle with peace and tranquility through unique architectural features and facilities such as a bamboo spa sanctuary, terraced gardens, hot tubs and landscaped green space for residents to relax and unwind.



Harcourt Gardens

Rising elegantly above the crowd and setting new standards in harmonious living, step foot into perfectly arranged homes that deliver vitality alongside a strong focus on providing a naturally balanced lifestyle.

Tastefully refined and delivering uncompromising standards in architecture, Harcourt Gardens reflects the high levels of quality that Berkeley demands.



Computer Generated Images are indicative only.



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The top image shows the landscaping across the SQP development and the bottom image shows the footpath along the South Dock in front of Valiant Tower.



Computer Generated Images are indicative only.

CGI depicts the South Quay Plaza estate including (from left to right), Valiant Tower, Berwick and Harcourt Gardens.

LOCATION

# Where life flows seamlessly

South Quay Plaza

Canary Wharf is an exciting place to call home. This dynamic neighbourhood boasts a cosmopolitan, global business district. A hub where London's progressive minds are attracted to the city's most innovative companies. A gateway to buzzing restaurants, bars, culture and connections like never before, this is a location full of life and opportunity.

An exquisite addition to this neighbourhood is Harcourt Gardens – a development that understands the value of a balanced lifestyle. If the city is your playground then this is your refuge with residences here providing the perfect place to arrive home to.



Harcourt Gardens

Computer Generated Images are indicative only.



It all adds up



South Quay Plaza

Harcourt Gardens

to exceptional living

CANARY WHARF

1M+

SQ FT OF WORLD-CLASS RETAIL SPACE IN CANARY WHARF

ACRES OF HIGHLY SPECIFIED ARCHITECTURE AND PUBLIC SPACES

97+

6

STOREYS AND ONE OF THE LARGEST PASSENGER HUBS IN LONDON – CROSSRAIL STATION IS JUST A SHORT WALK AWAY

THE AVERAGE SALARY OF WORKERS IN CANARY WHARF PER ANNUM

£105K

215K

THE TOTAL NUMBER OF PEOPLE EXPECTED TO BE WORKING IN THE AREA BY 2031

Source: Knight Frank

LOCAL AREA

Where  
curiosity  
meets  
wonder

South Quay Plaza

Harcourt Gardens





Though peacefully located among tranquil new landscaped gardens, you'll still have the whole world at your doorstep whenever you need it.

Whether entertaining new clients, collaborating with the team, or grabbing five minutes in a café alone, immediate access to Canary Wharf's world-leading business district means you'll always stay connected.

# Business & pleasure in perfect harmony

South Quay Plaza



Harcourt Gardens

# Where high street meets high life



5 MALLS  
200+ RETAILERS  
EVERYMAN  
CINEMA



Immerse yourself in a retail experience to challenge any in London.

Canary Wharf is literally your one-stop shop. Whether you're looking for chic fashion, traditional craftsmanship and tailoring, fine jewellery and watches, or health and wellbeing. There is something new around every corner from the world's biggest and most desirable brands.



# Beautifully simple



# Refreshingly complex



Canary Wharf has gathered the very best cuisine from around the world, from world-class chefs to top mixologists, offering it up in some of the most exciting dining experiences in London.

Take your seat for a leisurely weekend brunch, grab an artisan espresso on the go or settle in for a night of gastronomic delight. The culinary scene here will test even the most discerning taste buds.



## CULINARY HOTSPOTS

– 0.5 MILES –

### ROKA

CONTEMPORARY JAPANESE  
ROBATAYAKI CUISINE AND SUSHI

– 0.6 MILES –

### THE IVY

MODERN BRITISH MENUS SERVED  
IN AN ART-FILLED SPACE

– 0.6 MILES –

### PLATEAU

NEW FRENCH DISHES  
OVERLOOKING CANADA SQUARE

– 0.7 MILES –

### GAUCHO

BRINGING THE WORLD'S  
BEST STEAK TO LONDON

EDUCATION

# Enlighten. Nurture. Grow.

London sits top of the class as a global leader in education. Offering some of the highest-ranked Universities, including 2 in the global top 10 and 6 in the global top 10 by subject\*, alongside outstanding schools, it's no wonder the city attracts the brightest and most talented minds in the world.



Angel – 12 stops/5.2 miles



South Kensington – 11 stops/8.3 miles



Temple – 8 stops/4.9 miles



Holborn – 12 stops/5.7 miles



Aldgate East – 9 stops/3.3 miles



Elephant & Castle – 7 stops/4.9 miles



Mile End – 6 stops/2.4 miles



Russell Square – 12 stops/6 miles



Euston Square – 11 stops/6.7 miles



Holborn – 12 stops/5.7 miles



Cutty Sark – 4 stops/4.3 miles



Goodge Street – 10 stops/7 miles

South Quay Plaza

Harcourt Gardens



\*Source: QS Global University Rankings 2021  
Number of stops taken from Canary Wharf station to the nearest station to the University and are approximate only. Mileage is taken from South Quay Plaza to the University and are approximate only. Source: [www.google.co.uk/maps](http://www.google.co.uk/maps)



TRANSPORT

EFFORTLESSLY CONNECTED

- 6 STOPS -

**WESTMINSTER**

FOR BUCKINGHAM PALACE  
& THE HOUSES OF PARLIAMENT

- 7 STOPS -

**BANK**

FOR THE CITY

- 7 STOPS -

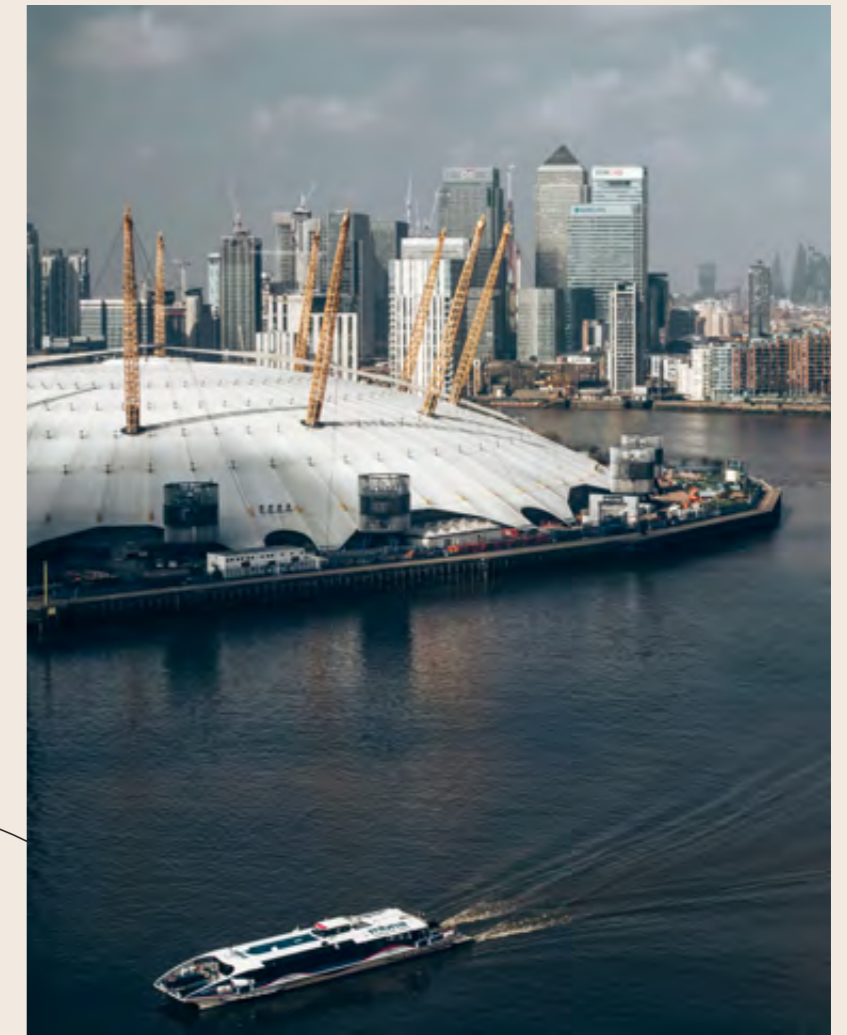
**GREEN PARK**

FOR THE MALL

- 8 STOPS -

**BOND STREET**

FOR WORLD-CLASS RETAIL

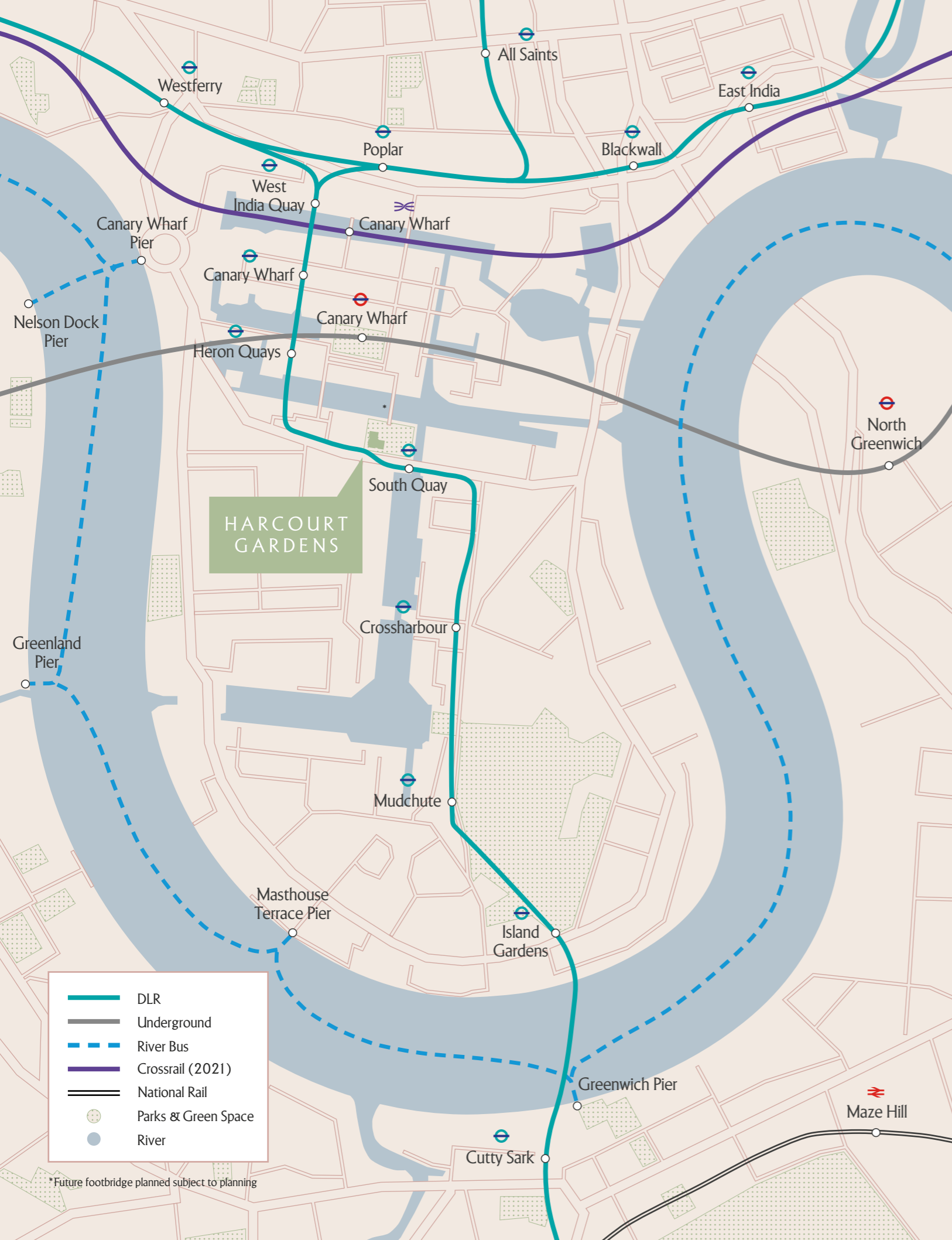


# Where global meets local



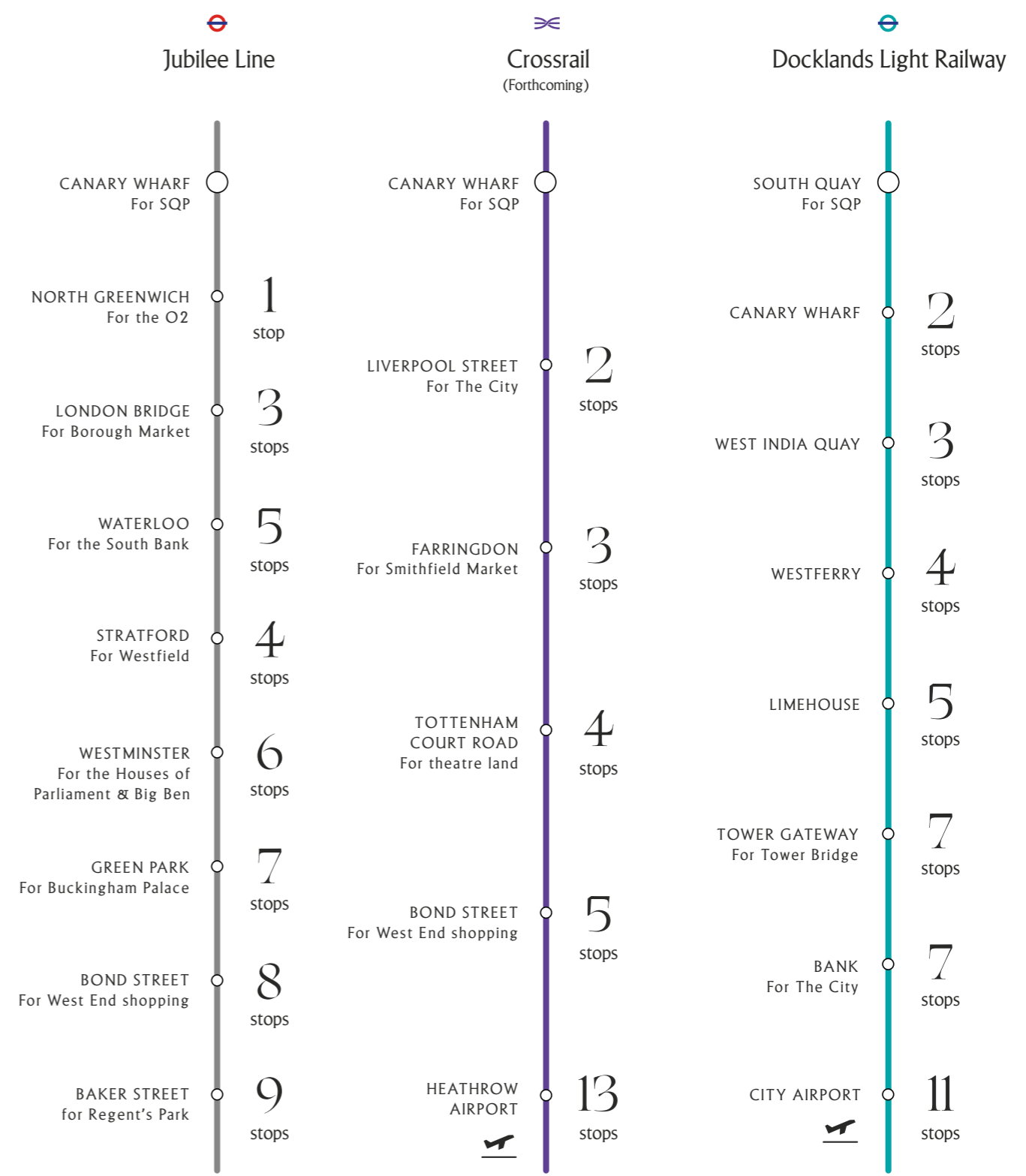
It doesn't matter which way you look, Canary Wharf is connected in every direction, making it a fantastic place to call home.

A meeting point for the Docklands Light Railway and Jubilee Line, as well as the new Crossrail Line brings Harcourt Gardens closer to central London and the West End. Further connections by road and river allow for easy exploration of London while London City Airport is just minutes away, offering convenient travel to 47 destinations across Europe and America.



- DLR
- Underground
- River Bus
- Crossrail (2021)
- National Rail
- Parks & Green Space
- River

TRAVEL TIMES



All times are approximate. Source: [www.google.co.uk/maps](http://www.google.co.uk/maps)





Computer Generated Images are indicative only.

LANDSCAPED GARDENS

# Unique access



# to an urban eden

All life flows as one at Harcourt Gardens. The landscaped public spaces are a truly distinct addition to Canary Wharf. Around 2.6 acres of green, natural beauty unfurl across the development, offering an almost paradoxical calm to the surrounding buzz of London's business activity.

This is your own personal sanctuary.

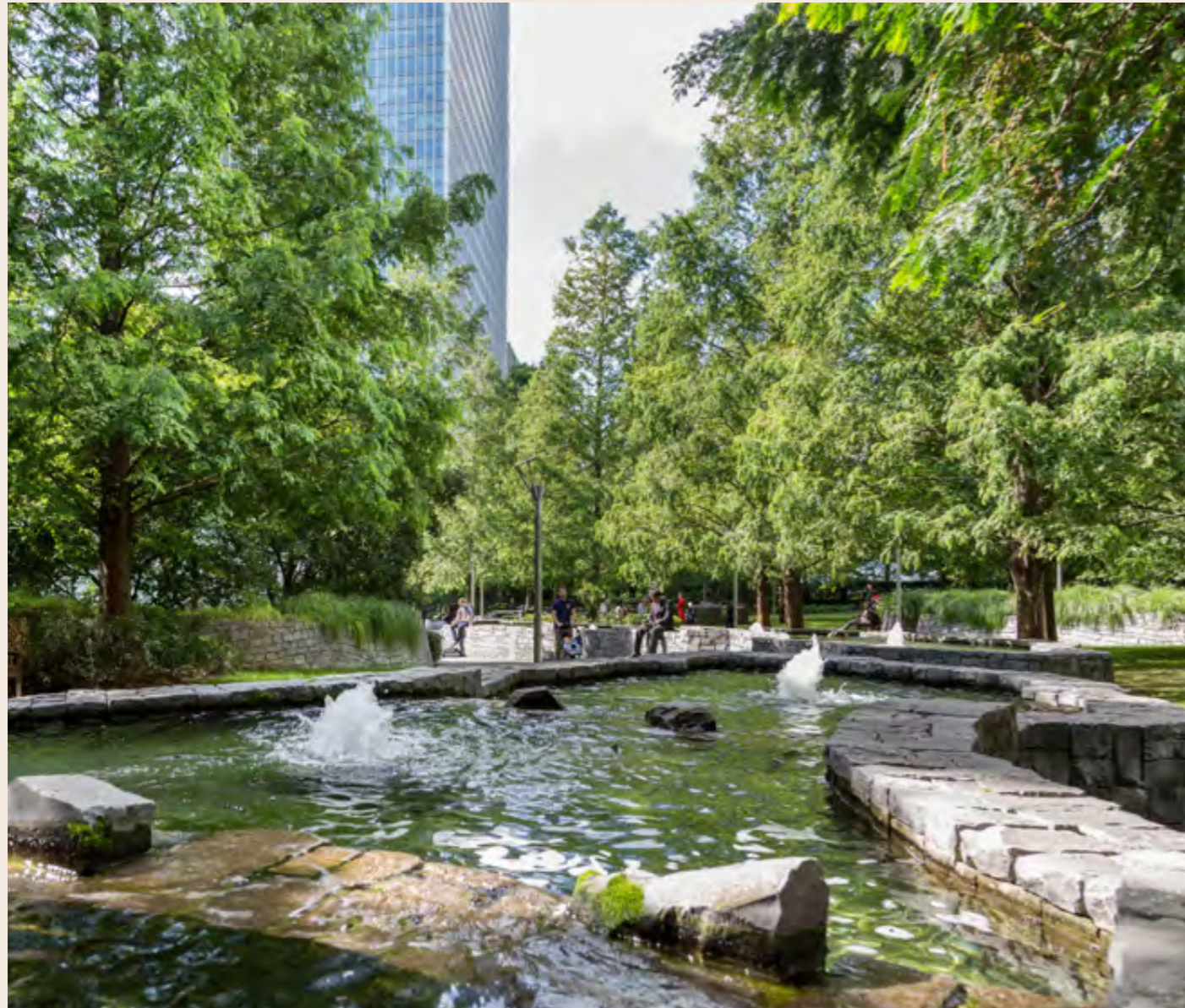


South Quay Plaza

Harcourt Gardens

# Find the secret to serenity

South Quay Plaza



Harcourt Gardens



In contrast to its fast-paced energy, Canary Wharf is also home to multiple parks, cool blue riverside spaces, and a tropical oasis hidden beneath a distinctive, timber latticed roof – the Crossrail Place Roof Garden.

The estate is peppered by beautiful green parks and gardens, creating hidden hideaways of zen-like calm. These pockets of peace and tranquility are perfect when looking to restore a sense of balance after a busy day. Here you can relax, recharge, and reconnect with nature.



RESIDENTS AMENITIES

Where  
rise & shine  
meets  
get up & go

# Life in perfect harmony

SQP is large enough in scale and scope to be described as a residential quarter in its own right. The three buildings, Harcourt Gardens, Valiant Tower, and Berwick, will collectively offer over 1,000 premium apartments, including suites, 1, 2 and 3 bedroom apartments as well as a collection of penthouses.

The buildings are set in generous areas of gardens and public realm, with the waterfront of South Dock as the glittering backdrop. SQP will also benefit from new retail space at the ground floor, including bars, restaurants and local convenience stores.

The design, implementation and long-term management of these elements is something the Berkeley Group excels in, committed to world-class standards of both placemaking and placekeeping.



South Quay Plaza

Harcourt Gardens

— THE —  
**QUAY**  
 CLUB

South Quay Plaza

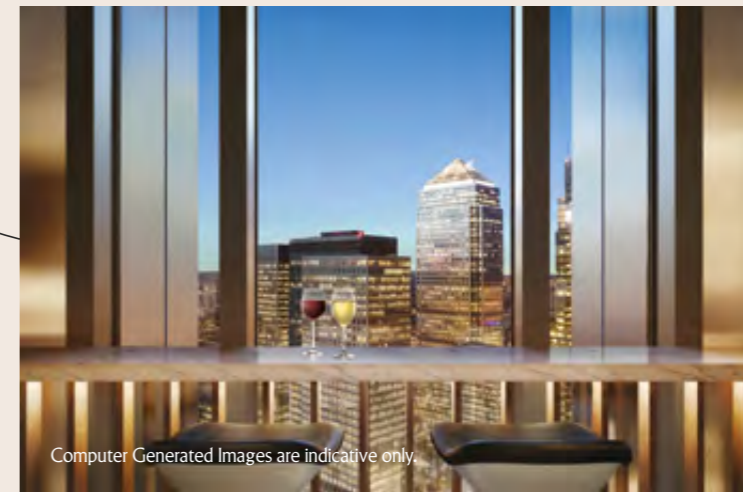


Computer Generated Images are indicative only.

# Exclusively for living well

Residents will become exclusive members of The Quay Club – a collection of remarkable facilities that sets SQP apart from all others. Offering exercise, relaxation and socialising that enable you to enjoy life to the full, just a few minutes from your apartment door.

The Quay Club is exclusive to residents of SQP and gives access to the facilities in both Harcourt Gardens and Valiant Tower.



Computer Generated Images are indicative only.

CGI depicts the bar on the 56th floor within Valiant Tower

Harcourt Gardens

### Harcourt Gardens

- iGardens – modern co-working business space with meeting room and external work space
- State of the art gym
- Bamboo Sanctuary – health suite and spa with external hot tubs on the terrace
- Games room
- Sound proofed karaoke room
- Sky Meadow - roof gardens

### Valiant Tower

- Health suite and spa
- 20m swimming pool
- State of the art gym
- 56th floor bar and terrace
- Private screening room
- Private dining room
- Private meeting room



Computer Generated Images are indicative only.



The swimming pool is located within Valiant Tower which is accessible via the Quay Club.





# A natural retreat

South Quay Plaza



Computer Generated Images are indicative only.

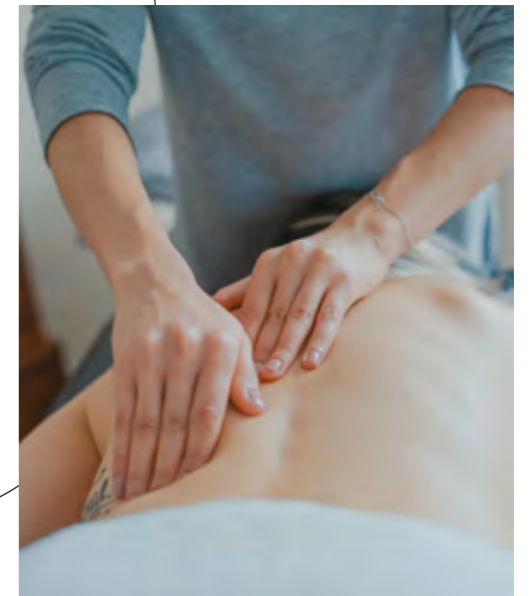


Computer Generated Images are indicative only.

Harcourt Gardens

Lay back and relax while you sip on a cool glass of bubbles as the sun sets over the city.

The building's unique Bamboo Sanctuary is an urban retreat designed around rejuvenation, serenity, and peace of mind. All your wellbeing is taken care of with facilities including a state-of-the-art gym, health suite, spa, and external hot tubs on the terrace.

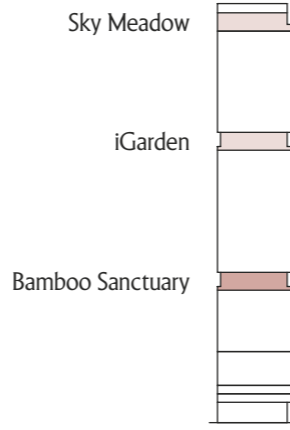


# Bamboo Sanctuary

## L18



South Quay Plaza

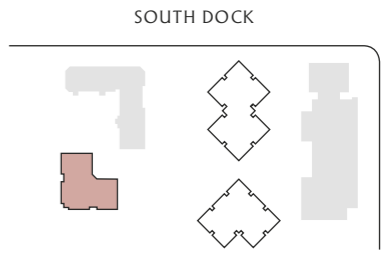


# Bamboo Sanctuary

## L18 Mezzanine



Harcourt Gardens



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South Quay Plaza

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Whether working remotely, networking with colleagues or socialising over karaoke and games, it's time to break the 9-5. Seamlessly blending work and play the iGarden on level 37 provides a modern co-working business space with meeting room and external work space. Enabling you, in a world that's always-on, to stay connected like never before.

# Balance and equilibrium



Harcourt Gardens

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iGarden  
L37



South Quay Plaza

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iGarden  
L37 Mezzanine



Harcourt Gardens



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# Broadening horizons



## SKY MEADOW

At nearly 200m up, the Sky Meadow is a place to experience total calm and tranquility with your head amongst the clouds, as you take in beautiful gardens with incredible views over the city.



Computer Generated Images are indicative only.

INTERIORS

The  
composition  
for  
beautiful  
living

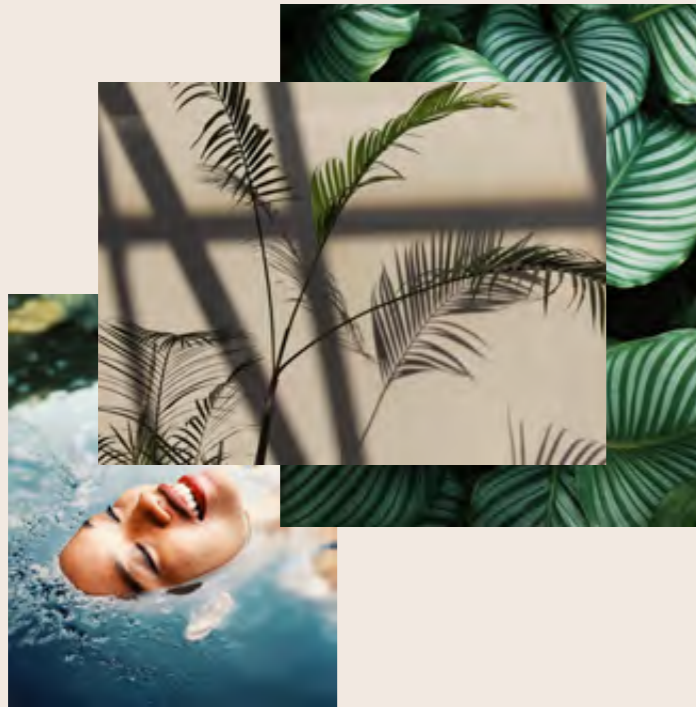
South Quay Plaza



Harcourt Gardens

RECEPTION

# Outside in



# Inside out

A double height ceiling greets you on arrival at Harcourt Gardens as the landscape softly transitions from the outside, inside. Floral scents awaken your senses from the living wall mixed with cascading light from bespoke raindrop pendants – all welcoming you on your journey home. Should you require it, all your needs are taken care of through a range of residents concierge services available 24 hours.

South Quay Plaza



Harcourt Gardens

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South Quay Plaza

LIVING SPACES

# Homes with harmony



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Harcourt Gardens

Comfort, simplicity and luxury, all combine to achieve effortless everyday living. The apartments in Harcourt Gardens offer elegant modernity and classic sophistication with naturally inspired tones and materials chosen to nourish the senses.

A choice of three colour schemes allows purchasers to select an interior theme that best suits their taste. First Light, Noon and Twilight palettes offer a choice of finishes that are inspired by the changing lights of day that are reflected in the tones and hues of the interior specification.





Computer Generated Images are indicative only.

# Rooted in vitality



South Quay Plaza

# Threaded in luxury



Computer Generated Images are indicative only.

Harcourt Gardens



Computer Generated Images are indicative only.



Carefully crafted



Beautifully finished





# Floorplans

Floorplate  
Levels 09-17 & 19-36



South Quay Plaza



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Floorplate  
Levels 38-52



Harcourt Gardens



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# One Bedroom Apartment

## Type 1A

09.09 – 17.09, 19.09 – 36.09, 38.07 – 52.07



South Quay Plaza

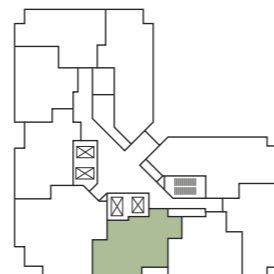
### TYPE 1A – AVAILABLE ACROSS ALL FLOORS

Kitchen / Living / Dining	17'0" x 21'0"	5.46m x 6.48m
Bedroom	11'0" x 11'0"	3.58m x 3.44m
<b>Total Internal Area</b>	<b>625 sq ft</b>	<b>58.08 sq m</b>

#### KEY

◄► Measurement points C Cupboard U Utility Cupboard W Wardrobe

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# One Bedroom Apartment

## Type 1B

09.02 – 17.02, 19.02 – 36.02, 38.02 – 52.02



Harcourt Gardens

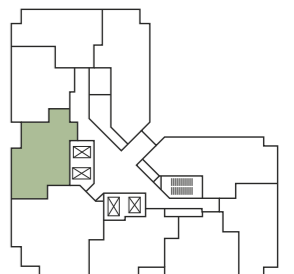
### TYPE 1B – AVAILABLE ACROSS ALL FLOORS

Kitchen / Living / Dining	21'0" x 17'0"	6.49m x 5.48m
Bedroom	11'0" x 11'0"	3.44m x 3.57m
<b>Total Internal Area</b>	<b>623 sq ft</b>	<b>57.90 sq m</b>

#### KEY

◄► Measurement points C Cupboard U Utility Cupboard W Wardrobe

Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.





## One Bedroom Apartment

### Type 1C

09.03 – 17.03, 19.03 – 36.03



South Quay Plaza

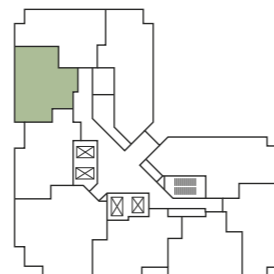
#### TYPE 1C – FLOORS 09 – 36

Kitchen / Living / Dining	14'0" x 21'0"	4.34m x 6.44m
Bedroom	16'0" x 9'0"	5.17m x 2.78m
<b>Total Internal Area</b>	<b>595 sq ft</b>	<b>55.35 sq m</b>

#### KEY

◀▶ Measurement points C Cupboard U Utility Cupboard W Wardrobe

Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.



## One Bedroom Apartment

### Type 1D

09.04 – 17.04, 19.04 – 36.04



Harcourt Gardens

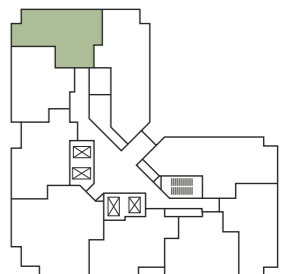
#### TYPE 1D – FLOORS 09 – 36

Kitchen / Living / Dining	21'0" x 14'0"	6.47m x 4.47m
Bedroom	13'0" x 10'0"	3.97m x 3.17m
<b>Total Internal Area</b>	<b>633 sq ft</b>	<b>58.85 sq m</b>

#### KEY

◀▶ Measurement points C Cupboard U Utility Cupboard W Wardrobe

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## One Bedroom Apartment

### Type 1E

09.07 – 17.07, 19.07 – 36.07



South Quay Plaza

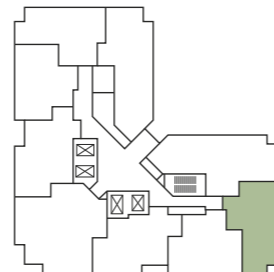
#### TYPE 1E – FLOORS 09 – 36

Kitchen / Living / Dining	14'0" x 21'0"	4.47m x 6.48m
Bedroom	12'0" x 10'0"	3.95m x 3.14m
<b>Total Internal Area</b>	<b>610 sq ft</b>	<b>56.70 sq m</b>

#### KEY

◀▶ Measurement points C Cupboard U Utility Cupboard W Wardrobe

Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.



## One Bedroom Apartment

### Type 1F

09.08 – 17.08, 19.08 – 36.08



Harcourt Gardens

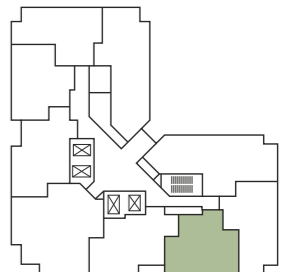
#### TYPE 1F – FLOORS 09 – 36

Kitchen / Living / Dining	14'0" x 21'0"	4.34m x 6.40m
Bedroom	16'0" x 9'0"	5.16m x 2.80m
<b>Total Internal Area</b>	<b>603 sq ft</b>	<b>56.07 sq m</b>

#### KEY

◀▶ Measurement points C Cupboard U Utility Cupboard W Wardrobe

Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.



## Two Bedroom Apartment

### Type 2A

09.01 – 17.01, 19.01 – 36.01, 38.01 – 52.01



#### TYPE 2A – AVAILABLE ACROSS ALL FLOORS

Kitchen / Living / Dining	16'0" x 19'0"	5.07m x 6.01m
Bedroom 1	9'0" x 20'0"	2.91m x 6.13m
Bedroom 2	9'0" x 19'0"	2.89m x 6.04m
<b>Total Internal Area</b>	<b>976 sq ft</b>	<b>90.71 sq m</b>

#### KEY

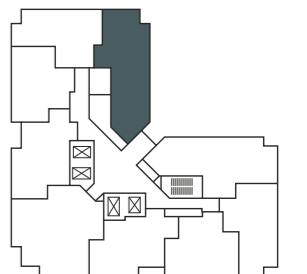
◀▶ Measurement points C Cupboard U Utility Cupboard W Wardrobe

Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

## Two Bedroom Apartment

### Type 2B

09.05 – 17.05, 19.05 – 36.05, 38.04 – 52.04



#### TYPE 2B – AVAILABLE ACROSS ALL FLOORS

Kitchen / Living / Dining	14'0" x 24'0"	4.52m x 7.47m
Bedroom 1	8'0" x 14'0"	2.71m x 4.30m
Bedroom 2	10'0" x 10'0"	3.05m x 3.33m
<b>Total Internal Area</b>	<b>869 sq ft</b>	<b>80.75 sq m</b>

#### KEY

◀▶ Measurement points C Cupboard U Utility Cupboard W Wardrobe

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## Two Bedroom Apartment

### Type 2C

09.06 – 17.06, 19.06 – 36.06



South Quay Plaza



#### TYPE 2C – FLOORS 09 – 36

Kitchen / Living / Dining	18'0" x 24'0"	5.60m x 7.54m
Bedroom 1	10'0" x 14'0"	3.07m x 4.30m
Bedroom 2	9'0" x 10'0"	2.95m x 3.13m
<b>Total Internal Area</b>	<b>866 sq ft</b>	<b>80.45 sq m</b>

#### KEY

◀▶ Measurement points C Cupboard U Utility Cupboard W Wardrobe

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## Two Bedroom Apartment

### Type 2D

38.05 – 52.05



Harcourt Gardens



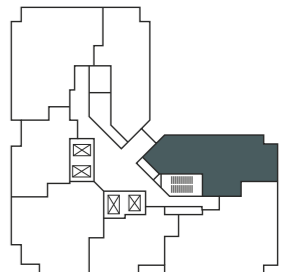
#### TYPE 2D – FLOORS 38 – 52

Kitchen / Living / Dining	18'0" x 24'0"	5.60m x 7.54m
Bedroom 1	10'0" x 14'0"	3.28m x 4.45m
Bedroom 2	9'0" x 10'0"	2.95m x 3.13m
<b>Total Internal Area</b>	<b>915 sq ft</b>	<b>85.07 sq m</b>

#### KEY

▶▶ Measurement points C Cupboard U Utility Cupboard W Wardrobe

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### Three Bedroom Apartment

#### Type 3A

38.03 – 52.03



South Quay Plaza

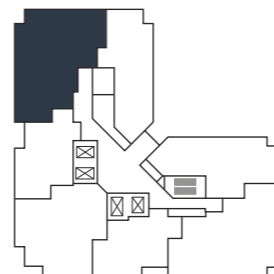
#### TYPE 3A – FLOORS 38 – 52

Kitchen / Living / Dining	25'0" x 25'0"	7.64m x 7.70m
Bedroom 1	12'0" x 14'0"	3.85m x 4.51m
Bedroom 2	13'0" x 14'0"	4.06m x 4.49m
Bedroom 3	9'0" x 10'0"	2.83m x 3.13m
<b>Total Internal Area</b>	<b>1,271 sq ft</b>	<b>118.11 sq m</b>

#### KEY

▶ Measurement points C Cupboard U Utility Cupboard W Wardrobe

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### Three Bedroom Apartment

#### Type 3B

38.06 – 52.06



Harcourt Gardens

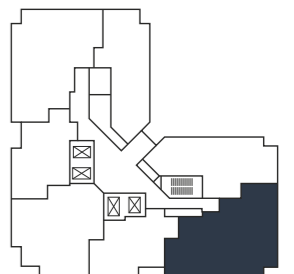
#### TYPE 3B – FLOORS 38 – 52

Kitchen / Living / Dining	22'0" x 33'0"	6.94m x 10.25m
Bedroom 1	13'0" x 14'0"	3.69m x 4.49m
Bedroom 2	11'0" x 14'0"	3.41m x 4.34m
Bedroom 3	10'0" x 11'0"	3.15m x 3.54m
<b>Total Internal Area</b>	<b>1,261 sq ft</b>	<b>117.18 sq m</b>

#### KEY

▶ Measurement points C Cupboard U Utility Cupboard W Wardrobe

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# Made to awaken



the senses

## KITCHENS

- Designer kitchens featuring handle free cupboards in a choice of three finish combinations \*\*
- Custom designed internal cupboards including concealed refuse and recycling storage
- All worktops are made of reconstituted stone and splash back in colour options as part of the selected colour palette \*\*
- Stainless steel sink featuring single-lever mixer tap set in stainless steel
- Siemens or similar integrated stainless steel oven
- Siemens or similar integrated microwave oven where applicable
- Siemens or similar touch control induction hob
- Cooker hood (built-in)
- Siemens or similar fully integrated multifunction dishwasher
- Siemens or similar integrated refrigerator and integrated freezer
- Built-in wine cooler
- Engineered flooring colour option as part of the selected colour palette \*\*
- Recessed LED strip lighting underneath wall-mounted cupboards

## UTILITY CUPBOARD

- Siemens or similar free-standing washer / dryer
- Mechanical Ventilation with Heat Recovery (MVHR)
- Heat Interface Unit / Cooling Interface Unit to provide Domestic Hot Water, Underfloor Heating and Comfort Cooling (comfort cooling to principle rooms)

## BATHROOMS & EN-SUITES

### Three-piece Bathroom with Bath

- White china wall-mounted WC with soft close lid and dual-flush chrome plate
- White china wall-mounted semi-recessed wash basin with chrome mixer
- Heated towel rail
- White bathtub with chrome hand shower
- Fixed rain-shower head
- Glass shower screen
- Wall-mounted tissue holder and robe hook in chrome
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Porcelain tiled walls in a choice of three colour palettes \*\*
- Porcelain tile flooring in a choice of three colour palettes \*\*
- Marble-veined porcelain tiled feature wall \*\*

### Three-piece Bathroom with Shower

- White china wall-mounted WC with soft close lid and dual-flush chrome plate
- White china semi-recessed wash basin with chrome mixer
- Heated towel rail
- Fixed rain-shower head with separate hand shower and controls
- Low profile shower tray with fixed glass shower enclosure
- Wall-mounted tissue holder and robe hook
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Porcelain tiled walls in a choice of three colour palettes \*\*
- Porcelain tile flooring in a choice of three colour palettes \*\*
- Marble-veined porcelain tiled feature wall \*\*

## TWO-PIECE POWDER ROOM

- White china wall-mounted WC with soft close lid and dual-flush chrome plate
- White china semi-recessed wash basin with chrome mixer
- Towel bar
- Wall-mounted tissue holder
- Bespoke mirrored cabinet and feature lighting
- Porcelain tiled floor and walls in a choice of three colour palettes\*\*

## INTERIOR FINISHES

- Multi-point locking timber-veneered front door with apartment number and spyhole
- Timber Engineered flooring throughout living areas and hallways in chosen colour palette\*\*
- MDF skirting in white painted finish
- Carpet in chosen colour palette to floor to all bedrooms and dressing rooms\*\*
- Brushed stainless-steel door lever furniture throughout internal doors
- Bespoke lacquered wardrobes with sliding or hinged doors, with drawer units and lighting to Bedroom 1. Three bedroom apartments also have an additional wardrobe in bedroom 2.
- Opening windows (Refer to individual floor plans)

## EXTERNAL FINISHES

- Full-height sliding door(s) with glass balustrade (Refer to individual floor plans)

## ELECTRICAL FITTINGS

- Dimmable lighting to living room
- Brushed stainless-steel or white socket outlets and isolator switching plates throughout
- A combination of LED strip lights and recessed down lighting throughout
- Pre-constructed wire ways for wall-hung TV to living rooms and bedrooms with data network enabling interface with other home entertainment devices to be confirmed by your Sales representative

## HEATING / COOLING

- Underfloor heating throughout apartment
- Comfort cooling to principle rooms (Lounge and bedrooms)

## TELECOMMUNICATIONS

- Wiring for satellite/cable and terrestrial Freeview television
- TV outlet to living area and all bedrooms
- Telephone outlet with broadband capability to living area and all bedrooms
- Fibre optic infrastructure to all apartments

## COMMON AREAS

- Bespoke concierge desk to entrance lobby
- Porcelain tiled floor to entrance lobby
- Limestone effect tiling to entrance lobby and feature wall
- Carpeting to residential corridors
- Timber and mirror clad lifts with feature lighting provide access to all apartments including basement car park

## SECURITY AND PEACE OF MIND

- 24-hour concierge service
- CCTV to ground floor entrances and amenity floors
- Access to apartments via video door entry and electronic access to common areas
- Mains supply heat/smoke detector with battery back up to apartments
- Aspirated smoke detectors (ASD) to common areas linked to estate management
- Warranty cover under NHBC Buildmark scheme

## CAR PARKING

- Car parking spaces available by separate negotiation
- Access to underground car park via electronic entry system
- Electric car charging points are available
- Bicycle storage available

\*Information was correct at time of printing. Subject to change.

\*\*Colour palettes come in three unique styles created by the interior designer. One colour palette can be chosen for your new home and elements from each palette cannot be interchanged.

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change. Colour options fall within three bespoke palettes and palettes cannot be combined. Sanitary ware comes in white, and all metalwork comes in a finish of polished chrome. One colour palette may be selected and will be installed throughout the apartment. Selection is subject to time frames. If a unit has not been reserved prior to fit out, default options will be chosen.

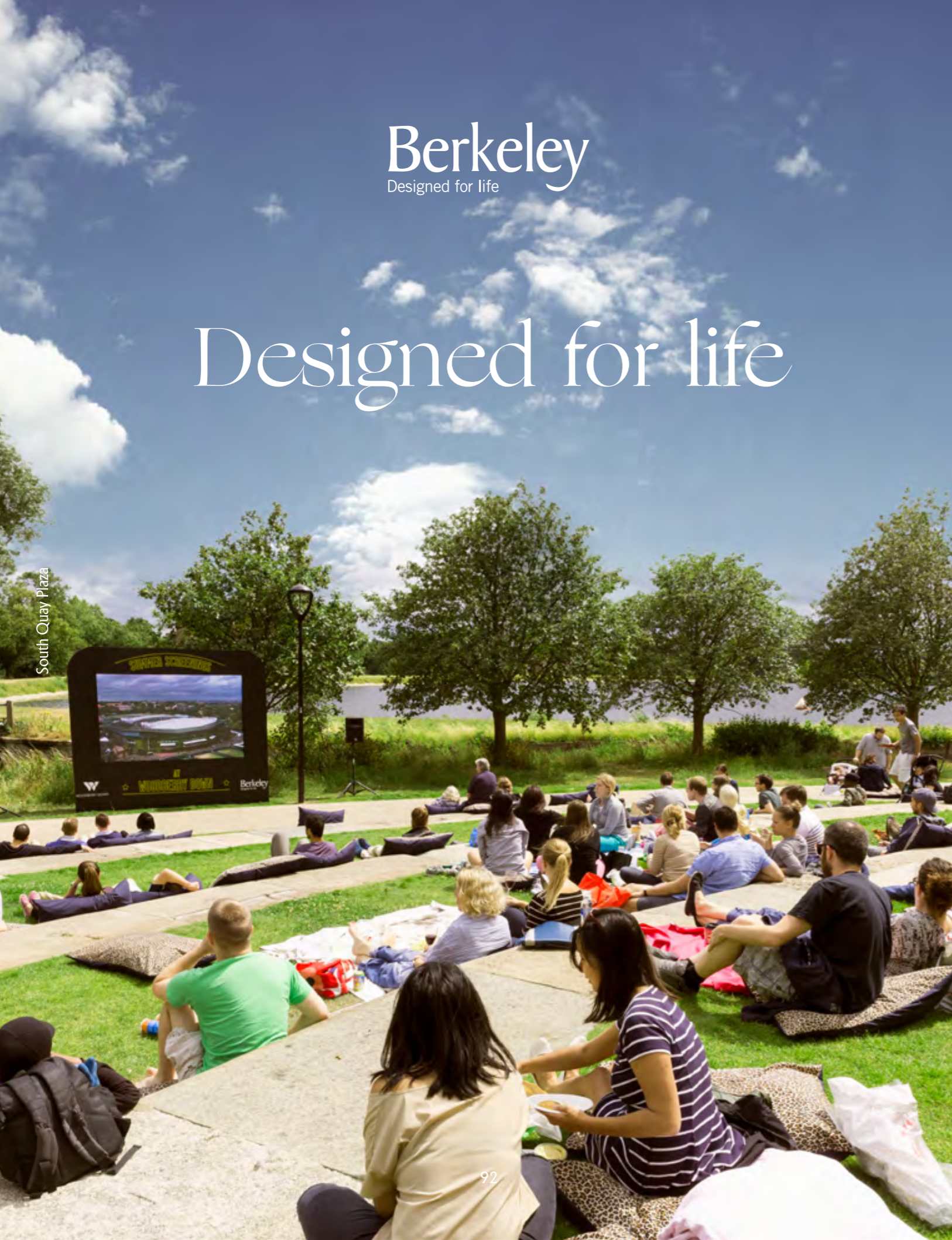
Computer Generated Images are indicative only.



**Berkeley**  
Designed for life

# Designed for life

South Quay Plaza



Harcourt Gardens

AT BERKELEY, WE ARE COMMITTED TO CREATING GREAT PLACES WHERE PEOPLE LOVE TO LIVE, WORK AND RELAX. WHERE THE HOMES ARE LIGHT-FILLED, ADAPTABLE AND FINISHED TO VERY HIGH STANDARDS. WHERE CAREFULLY PLANNED PUBLIC AREAS ENHANCE WELL-BEING AND QUALITY OF LIFE FOR RESIDENTS AND VISITORS. WHERE PEOPLE FEEL A SENSE OF COMMUNITY.

#### Customers drive all our decisions

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

#### Choice and diversity

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

#### Quality first to last

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

#### Green living

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

#### Commitment to the future

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.





# Why Buy with Berkeley?

BUY YOUR NEW HOME FROM US WITH COMPLETE CONFIDENCE

From the moment you arrive at one of our developments, you will notice the Berkeley difference. This won't just be in the quality of the craftsmanship, the stunning surroundings or the enviable location. There is something intrinsically special about the experience we offer you.

We don't think in terms of bricks and mortar, we think about creating exceptional places for you to call home.

We will help and support you throughout the buying process, giving you peace of mind every step of the way. So welcome to Berkeley, please be assured you're in safe hands with us.

## AWARD WINNING

- + Investors in Customers GOLD Award 2020
- + InHouse 2020 Gold Award and Outstanding Achievement
- + Mayor of London's Good Growth Award Building London Planning Awards 2020
- + Mayor of London's Sustainable & Environmental Planning Award Building London Planning Awards 2020
- + Sustainable Housebuilder of the Year Housebuilder Awards 2019
- + Housebuilder of the Year Building Awards 2019
- + National Company of the Year EG Awards 2019
- + Future of Real Estate EG Awards 2019
- + Carbon Reduction or Offset Programme of the Year Better Society Awards 2019



South Quay Plaza

40+  
years of experience and  
relentless passion for quality

60+  
live developments  
across the UK

98%  
of our customers would be  
happy to recommend us

We have built more than  
19,600  
homes in the last 5 years

We have made a  
£13.5bn  
contribution to the UK  
economy over the last 5 years

We have a strong balance  
sheet with over  
£2bn  
of net assets, giving you peace of mind  
that your investment is secure

We have the  
highest  
customer satisfaction score in our sector\*

We became the UK's  
1<sup>st</sup>  
carbon positive homebuilder in 2018

Zero  
the number of developments we have  
promised to deliver, but failed to do so\*\*

\* Source: based on the results of a customer survey by InHouse research

\*\* Based on developments that we have had planning permission for, started to sell and started to build. Correct at time of print.

Harcourt Gardens

# Sustainability

THIS IS HOW WE ARE ENSURING SUSTAINABILITY AT HARCOURT GARDENS

## People, planet, prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Harcourt Gardens.

## Nature and biodiversity

Parkland, trees, flowers, green roofs, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of the city. They are all part of our commitment to net biodiversity gain on our developments. Within and around Harcourt Gardens, we have created natural habitats that encourage wildlife to flourish.

## Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

## Water efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

## Energy efficiency

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with mechanical ventilation units with heat recovery (MVHR).

## Noise reduction

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

## Clean air

It is hard to avoid polluted air, particularly in our cities. Throughout Harcourt Gardens we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air.

## Sustainable transport

Harcourt Gardens is served well by public transport, located moments from South Quay DLR station, a few minutes walk from Canary Wharf underground (Jubilee line) and the forthcoming Crossrail (Elizabeth line). We also provide secure cycle storage and encourage the use of sustainable methods of transport to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

## Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with POD and residents to ensure the development remains in pristine condition.

## Future-proof design

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

# Our Vision

Berkeley Group is a responsible organisation, wholly committed to being a world-class business, as defined by the quality of places we create, the value they generate for people, communities and the environment, and their positive long-term impact on society. We set ourselves the highest standards in the industry for design, construction, safety and efficiency.

Our Vision, a strategic plan for the business, is designed to raise our standards higher still. Our Vision is reviewed every two years, following objective analysis and discussion of the key industry, national and global issues that are most relevant to our customers and supply chain.

Our Vision focuses our attention on five key business areas:

- CUSTOMER EXPERIENCE
- QUALITY HOMES
- GREAT PLACES
- EFFICIENT AND CONSIDERATE OPERATIONS
- COMMITMENT TO PEOPLE AND SAFETY

## The Berkeley Foundation

We are committed to making a real and lasting difference to the communities we serve.

The Berkeley Foundation supports voluntary organisations in tackling long-term social issues in their local community. Working together, we help people choose a different life path, develop confidence and skills, and find hope for the future.

Since we established the Berkeley Foundation in 2011, we have committed many millions of pounds to hundreds of charities and organisations. A significant proportion of our donations are raised through the tireless efforts of our own staff.



[www.berkeleyfoundation.org.uk](http://www.berkeleyfoundation.org.uk)  
[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)



Proud to be a member of the Berkeley Group of Companies



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