

Nº.8

HARBORD
SQUARE



CANARY WHARF
RESIDENTIAL



Harbord Square Park looking onto 8 Harbord Square
CGI indicative only

FROM A UNIQUE DEVELOPER

No one else in London has had such an influence on the city skyline as Canary Wharf Group. For us, achieving one of the greatest ever feats of civil engineering – turning the original 97 acres of derelict Docklands into one of the world's most sought after locations – was just the start.

Over the last thirty years, Canary Wharf Group has worked alongside many of the world's leading architects, pioneered innovative and sustainable construction methods and has gained a reputation as world leaders in creating not just buildings but thriving places, where communities as well as businesses flourish.

Being one organisation that does everything – from creating the initial vision, through construction, to the day to day management – gives the Group a uniquely long term perspective.

A NEW DESTINATION FOR LONDON

For the last three decades, Canary Wharf has been a thriving centre of business and culture that has shifted London's centre of gravity east and set new standards for urban spaces. Now the most exciting evolution in the Estate's history has begun – the creation of the new residential district.

It is a neighbourhood of green spaces and waterside boardwalks. It is both an oasis of calm and one of the most well connected neighbourhoods in Europe. It is just as easy to grab the essentials of daily life as it is to take in live music or theatre. It is a local neighbourhood with all the benefits of being part of a private estate. With residents occupying several of the buildings, Wood Wharf has become a well established, vibrant and bustling community.

Located alongside the serene Harbord Square Park will be Wood Wharf's latest residential offering – 8 Harbord Square, a collection of loft apartments with architecture reflective of the historic docklands and interiors designed for modern flexible living.



8 Harbord Square
CGI indicative only

Nestled between The Lanes and Wood Wharf's newest green space, 8 Harbord Square offers the ideal balance between the vibrant Wood Wharf community and the green serenity of Harbord Square Park.

Designed to reflect the heritage of the brick warehouses typical of the area, 8 Harbord Square provides an architectural nod to the history of Canary Wharf, while its modern and sophisticated interiors are reminiscent of the coolest of Manhattan lofts. The building is comprised of 82 loft apartments situated across 11 residential floors and features a residents roof garden on the top floor.

LIFE ON THE LANES

Located to the west of Harbord Square Park will be The Lanes; a rich mix of bars, restaurants and retail, akin to that of Soho's Carnaby Street or Covent Garden's Seven Dials. This vibrant enclave will enable residents and visitors to enjoy the best that London has to offer, right on their doorstep, providing a sense of village life among the bustling city.

PARK LIFE

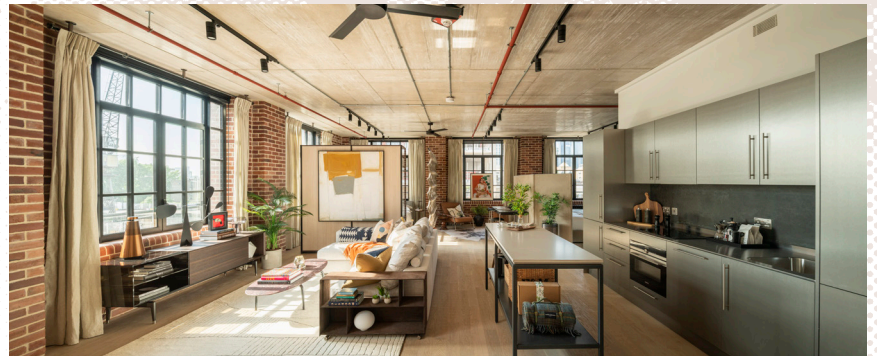
There is nowhere like London for city parks, and Wood Wharf's Harbord Square Park is a wonderful addition. The largest park in the district, Harbord Square Park provides open green spaces and tree lined pathways, perfect for your morning jog or for sitting and soaking in the sunshine. When it comes to connecting with nature, residents are spoilt for choice. Meander south across Wood Wharf and breath in the open spaces of Harbour Quay Gardens and enjoy access to the water at South Dock.



Photography of apartment 205 – Prospect Loft



Photography of apartment 206 – Gramercy Loft



The 128 acre Canary Wharf private estate is one of the world's great city spaces; internationally renowned as one of London's most vibrant districts with a unique waterside location.

The Group's careful stewardship over the last 30 years also means it's recognised for being both beautifully maintained and reassuringly safe. Creation of the residential district represents a unique opportunity to live on the private estate.

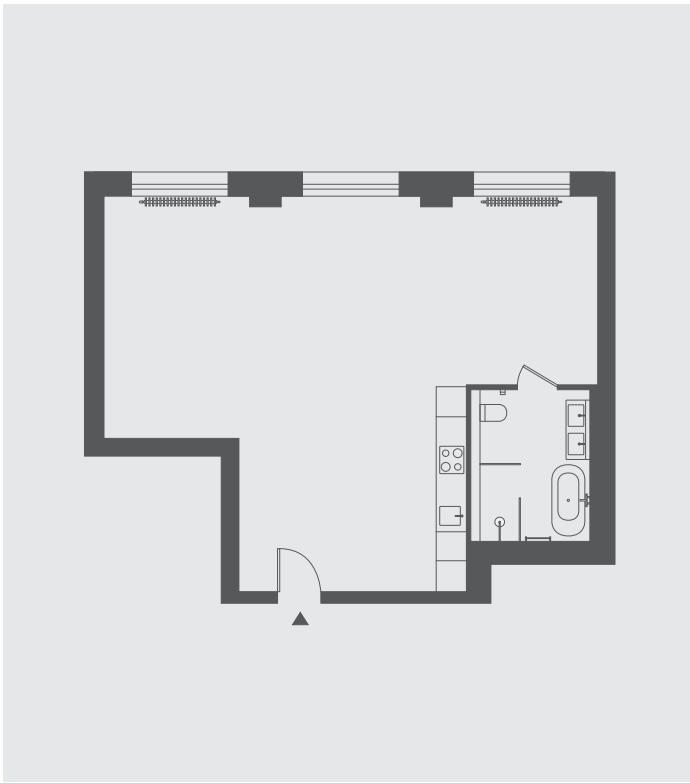
THE ARCHITECTURE

The enriched diversity of Wood Wharf is not only establishing a new neighbourhood in its own right but also influencing and shaping the continued evolution of the whole Canary Wharf estate. It brings to the fore emerging concepts of the 15-minute walking city, enhanced street level experience and diverse public realm. Wood Wharf has become the catalyst driving the evolution, from a focused business district to urban maturity supporting a fully integrated diverse community.

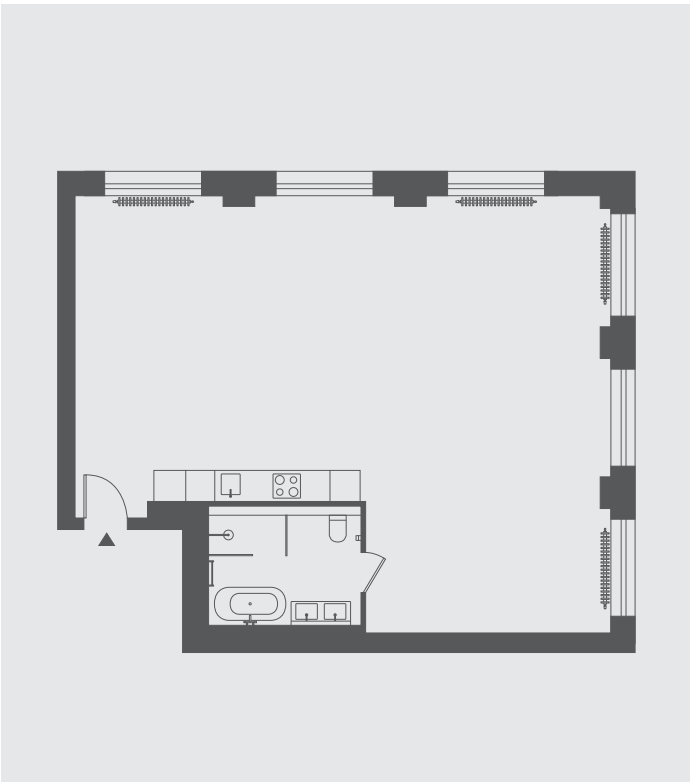
8 Harbord Square slots imperceptibly into this mix, focused on an unconstrained loft living aesthetic where individual personalities can shine. The architecture, reflective of the industrial heritage of the docklands, sees exposed brickwork, concrete ceilings and Crittall style windows, whilst the elegant and modernist interior specification provides the perfect canvas for creativity.

THE APARTMENTS

Shirking the conventional apartment design, 8 Harbord Square allows the buyers' imagination and way of life to dictate the space. With only essential elements in fixed locations, the open plan design allows for true loft style living and for a creative and personalised use of the space through the placement of art and furnishing. The interior specification celebrates the industrial architecture of the building with details such as exposed brickwork and stainless steel kitchens.



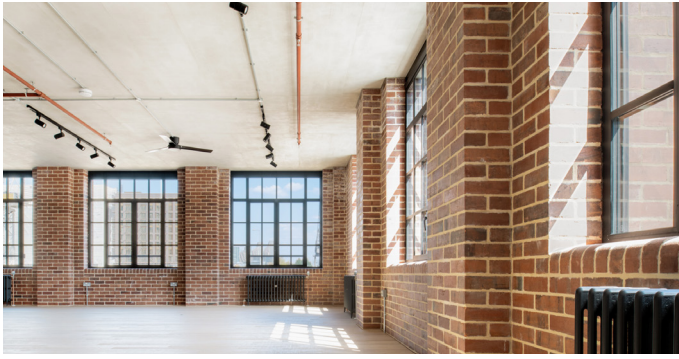
Prospect: 809 sq ft/ 75 sq m



Gramercy: 1037 sq ft/ 96sq m



Photography of apartment 206 – Gramercy Loft



Exposed brick and Crittall style windows



Engineered timber flooring within the apartments



Stainless steel countertops with matching cabinetry



Four piece bathroom

8 Harbord Square Apartment Specification

KEY DESIGN FEATURES

- Loft living in a warehouse style building with exposed concrete ceilings and brick walls
- Open plan concept with no internal partitions except to the bathroom
- Flexibility and freedom for you to design your space through the use of furniture, artwork and collectibles
- Work-Live-Play as you make use of the whole apartment

KITCHEN

- Modern kitchen with a stainless steel countertop and matching cabinetry
- Undermount sink, polished chrome mixer tap and metal effect splashback
- Siemens branded appliances:
 - Induction hob
 - Single oven
 - Full height fridge/freezer
 - Dishwasher
 - Combined washer/dryer

BATHROOM

- Contemporary bathroom with metro brick wall tiles
- Black framed walk in shower
- Freestanding bath
- Double basin with mirrored storage cupboard above
- Shaver outlet and feature wall lights
- Wall mounted WC

LIGHTING

- Ceiling mounted track with black directional spotlights
- Downlighters to bathrooms
- Under cabinet lighting to the kitchen

AV TELEPHONE AND DATA SYSTEM

- Data outlets provided for dedicated internet connection and telephone
- Television (terrestrial and satellite) points

ELECTRICAL SERVICES

- Brushed stainless steel lighting switch plates
- Brushed stainless steel sockets with USB ports to kitchen
- Surface mounted metal sockets to brickwork
- Floor boxes with power/data to primary space

BUILDING SERVICES

- Metered heating and hot water
- Black cast iron radiators to primary space
- Heated wall matt within tiling for towel rails
- Black ceiling fans

ENTRANCE DOOR

- Metal entrance door

WINDOWS

- Large black powder coated Crittall style windows with internal window ledge and deep reveals

FLOORING

- Engineered timber flooring throughout primary space
- Bathroom floor finished with a grey mosaic tile

WALLS AND CEILING

- Exposed concrete ceiling to primary space (bathroom ceiling is white painted plasterboard)
- Exposed brickwork to window elevations
- All other internal walls are white painted plasterboard

LEASE TERM

- 250 Years



Wood Wharf Location Map



South Dock looking onto Wood Wharf

TRANSPORT LINKS

Canary Wharf is extremely well-connected, with a multitude of fantastic transport links to choose from. Travel to Westminster in just 10 minutes and Bond Street in 15 minutes via the Jubilee Underground line, or to the City in just 10 minutes via the Docklands Light Railway (DLR). Alternatively, you can enjoy the experience of the river boat to various London landmarks via the Thames Clipper.

The arrival of the Elizabeth line in 2022 now means that you can reach the West End in just 14 minutes and Heathrow airport in 45 minutes.

JUBILEE LINE

London Bridge – 6 mins
 Waterloo – 9 mins
 Westminster – 10 mins
 Green Park – 13 mins
 Bond Street – 15 mins
 Kings Cross St. Pancras – 16 mins

DOCKLANDS LIGHT RAILWAY

Greenwich – 9 mins
 Bank – 10 mins
 Tower Gateway – 14 mins
 London City Airport – 14 mins

ELIZABETH LINE

Liverpool Street – 6 mins
 Bond Street – 14 mins
 Paddington – 18 mins
 Heathrow (T2 & T3) – 45 mins
 Maidenhead – 52 mins
 Reading – 67 mins

THAMES CLIPPER

Tower Millennium – 13 mins
 London Bridge City – 13 mins
 Blackfriars – 18 mins
 Bankside – 19 mins
 Embankment – 27 mins
 London Eye – 27 mins



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External Photography of 8 Harbord Square

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