

25

25 CUBA APARTMENTS

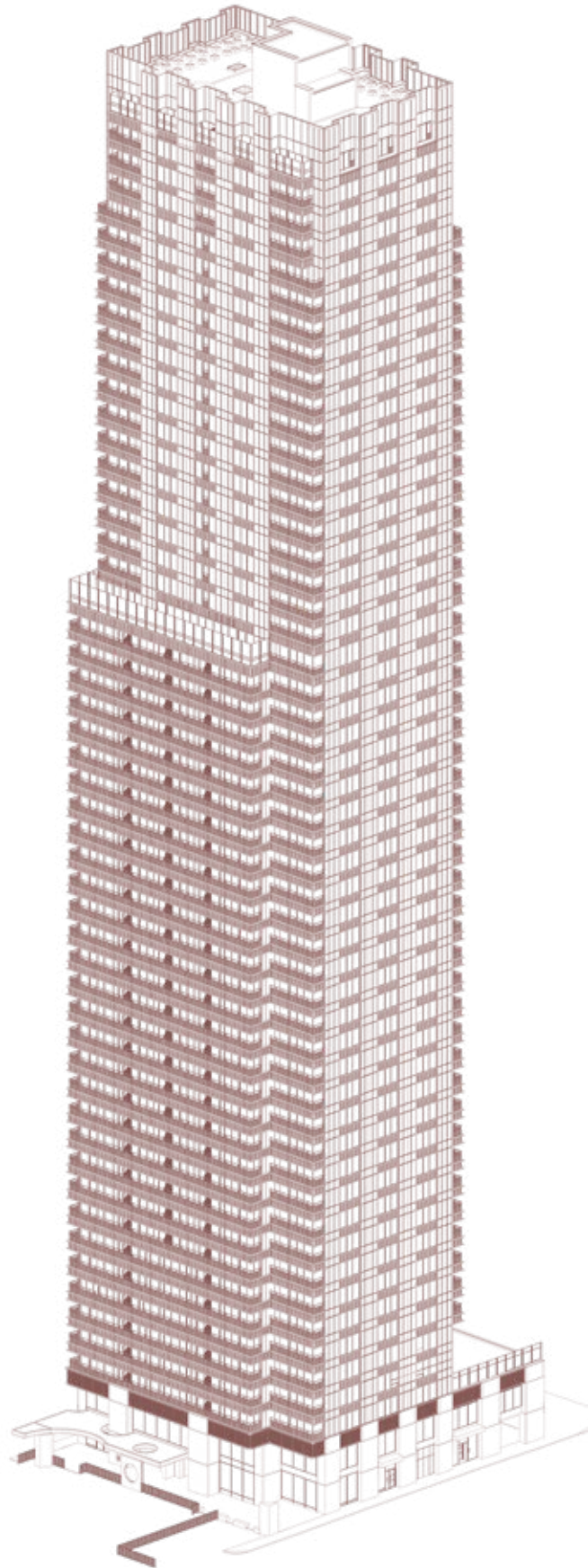
Located in a globally recognised centre of business and innovation, connected to the city and the world, 25 Cuba has been shaped by a bold vision. Designed to play an active part in the lives of its residents, with every element realised to support optimised lives and carry people of ambition forward.

This is a place that makes us.

Suites	89
1 bedroom	101
2 bedrooms	132
3 bedrooms	54
Total	376

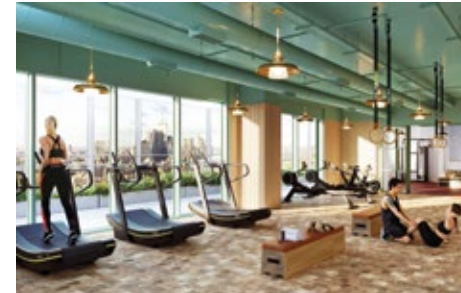


AMENITIES



LEVEL 32

Strength. Power. Purpose.



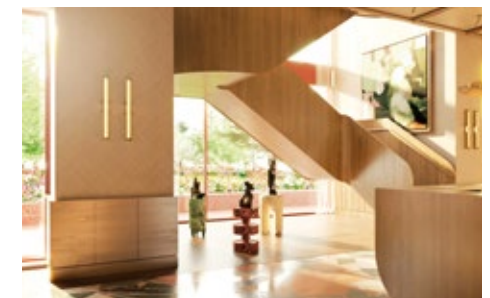
LEVEL ONE

Work. Study. Connect.



RECEPTION GALLERY

Artful. Intuitive. Elevated.



GARDEN BAR

Meet. Socialise. Unwind.



CUBA STREET GARDENS

Walk. Play. Breathe.





CUBA STREET GARDENS

Walk. Play. Breathe.

As the largest new green space of its kind to open in this part of London for nearly three decades, Cuba Street Gardens will connect residents with nature as a true extension of home. A thoughtfully designed urban green space with shaded paths and areas for play, Cuba Street Gardens is the perfect backdrop to sunny afternoons with the family, a quiet stroll with friends or events that draw the community together. It's a space that every resident can make their own, to gain perspective and clear the mind.



GARDEN BAR

Meet. Socialise. Unwind.

For conversation, reflection, or the chance to re-focus, the Garden Bar is 25 Cuba's natural gathering space. Open morning till late, a relaxed atmosphere and direct connection through to Cuba Street Gardens makes it the perfect place to cultivate new connections within moments of home.





RECEPTION GALLERY

Artful. Intuitive. Elevated.

The Reception Gallery is a space of arrival, connection and transition. Flooded in natural light, lined with curated artwork, it is a considered change from the energy of Canary Wharf to the comfort of the familiar. A place to pause in or move through, 25 Cuba's character is distinct from the moment you step inside.



LEVEL ONE

Work. Study. Connect.

Level One is a dedicated workspace designed for modern living. Fully connected and thoughtfully arranged, it offers a range of environments to suit the day — from quiet focus in the Reading Room, to informal meetings in the Garden Lounge overlooking the square, to content creation in The Studios, and a fully equipped Screening Room designed for both presentation and escape.

An entire floor designed to support work, study and collaboration.







LEVEL 32

Strength. Power. Purpose.

With its panoramic aspect, the dynamic facilities of Level 32 have been designed and equipped to make finding balance and wellness effortless. Exclusively for residents and their guests, this is a state-of-the-art fitness space on your doorstep, with a breathtaking backdrop that puts everything into perspective.



EXPLORE YOUR NEW NEIGHBOURHOOD



Right on 25 Cuba's doorstep, decades of investment into the economy of Canary Wharf have shaped a place of extraordinary diversity and of unrivalled connectivity by road, rail and air to London and the wider world. Firmly established as a location for global businesses, a life-sciences hub is also now growing at pace here. There's also a thriving neighbourhood of bars and restaurants, cinemas and music venues and some of the capital's most diverse retail, leisure and wellness offerings, powering the area's growth and supporting Canary Wharf's position as a place where young families can thrive.

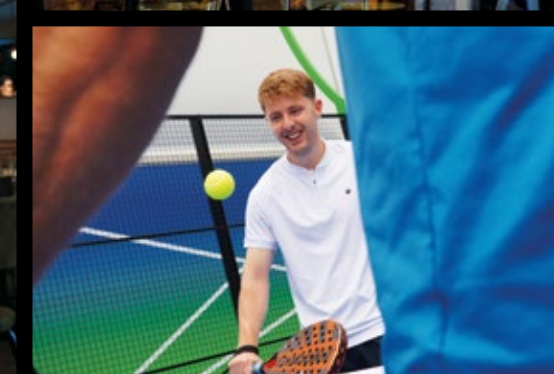
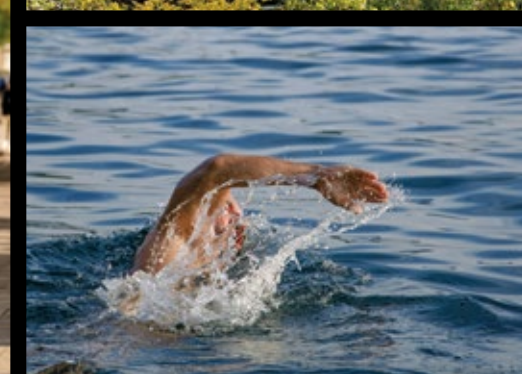
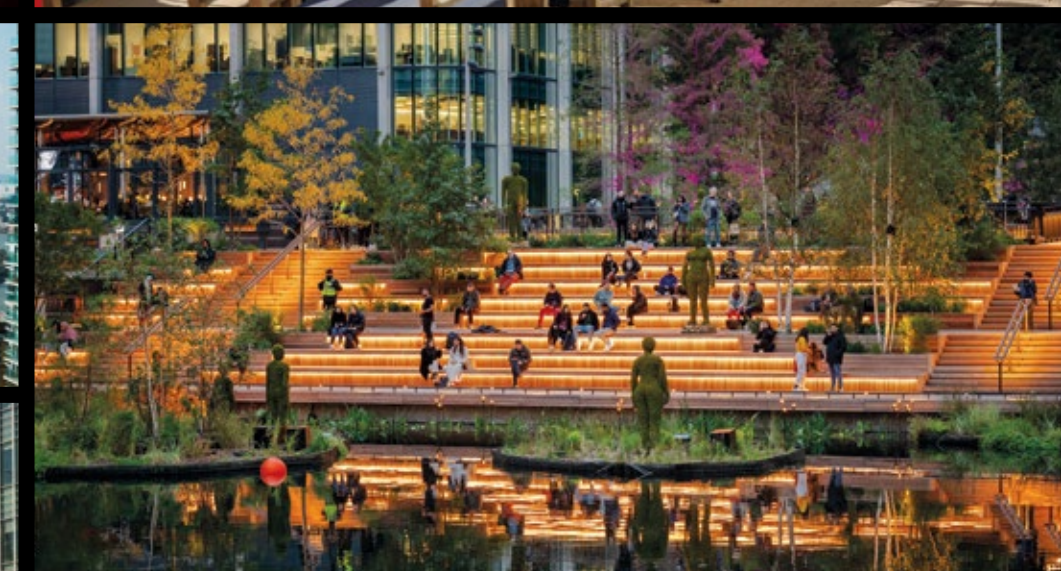
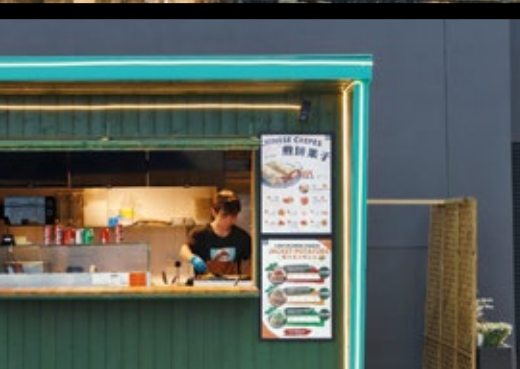
80+
BARS, CAFÉS
& RESTAURANTS

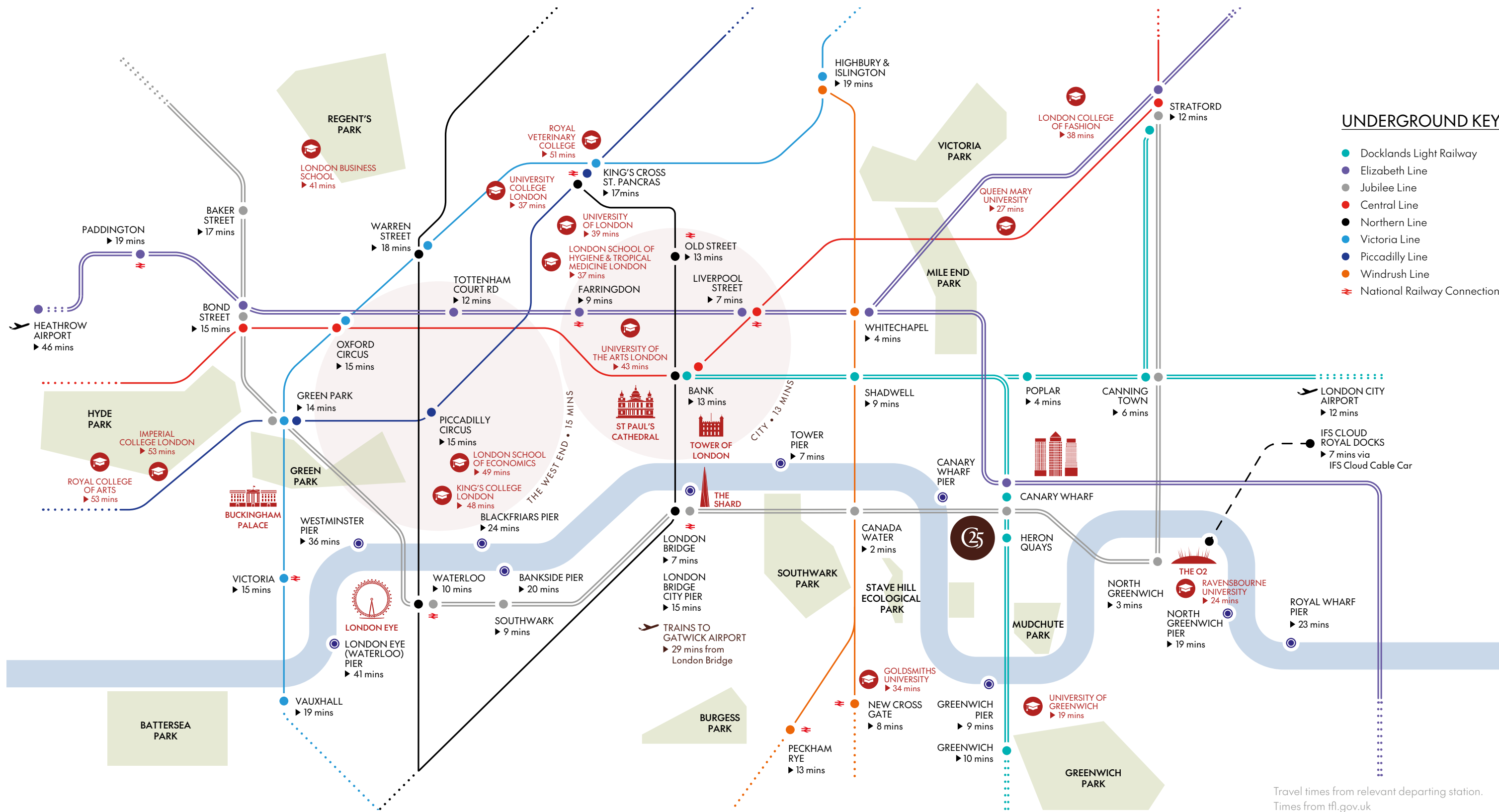
320+
SHOPS & SERVICES
One of the UK's top retail destinations

200+ac
PARKS, GREEN SPACE
& WATERSIDE

200+
ANNUAL EVENTS
Inc. cultural, seasonal, family
and community activities

120k+
DAILY WORKING
POPULATION
One of Europe's largest business districts





CONNECTIONS

Docklands Light Railway Heron Quays Station (3 mins walk)	
Greenwich	10 mins
London City Airport	12 mins
Bank	13 mins
Stratford	14 mins

Uber Boat By Thames Clipper Canary Wharf Pier (3 mins walk)	
London Bridge	15 mins
Tate Modern (Bankside)	20 mins
Blackfriars Pier	24 mins
South Bank (London Eye)	38 mins

Jubilee Line Canary Wharf Underground (7 mins walk)	
London Bridge	7 mins
Waterloo	10 mins
Stratford	12 mins
Baker Street	17 mins

Elizabeth Line Canary Wharf Train Station (9 Mins Walk)	
Liverpool Street	7 mins
Tottenham Court Road	12 mins
Paddington	19 mins
Heathrow Airport	46 mins



DETAILS

Development Details

Leasehold Tenure
999 year lease

Completion Dates (estimated)
Q3 2029 – Q1 2030

Service Charge (estimated)
Apartments £7.53 psf pa

Ground Rent
No ground rent payable

Council Tax Bands (2026/27)
1 April 2026 to 31 March 2027

A	£1,225.19
B	£1,429.38
C	£1,633.59
D	£1,837.78
E	£2,246.18
F	£2,654.57
G	£3,062.97
H	£3,675.56

Building Insurance
Building insurance is arranged by the managing agent and paid through service charge.

Apartment Warranty
10 year build warranty will be provided by NHBC. The first two years of this warranty is aftercare cover direct with the developer.

The Team

Estate Management Company
Ballymore Asset Management Company

Developer / Vendor
Cuba Street LLP
(a joint venture between Ballymore and Penta Real Estate)

Contractor
Ballymore Construction Services Limited

The Local Authority
London Borough of Tower Hamlets

DETAILS

Purchase Procedure

Reservation Fee
£5,000 non-refundable fee payable on reservation (£10,000 for apartments over £1.5m) .

Payment by bank transfer, credit card or debit card.

Deposit 1:
5% of agreed purchase price (less reservation fee) to be paid on exchange of contracts 35 days from the date of reservation.

Deposit 2:
5% of agreed purchase price to be paid 12 months from exchange of contracts.

Deposit 3:
5% of agreed purchase price to be paid 24 months from exchange of contracts.

Balance
The remaining 85% of the purchase price is payable upon completion.

Solicitor Panel
A legal fee contribution of £1,500 will be given where the purchaser instructs one of the recommended solicitors, payable as a deduction on completion.

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Disclaimer
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25 CUBA