

# OPUS



**BANKSIDE YARDS**  
LONDON SE1

 **NATIVE  
LAND**

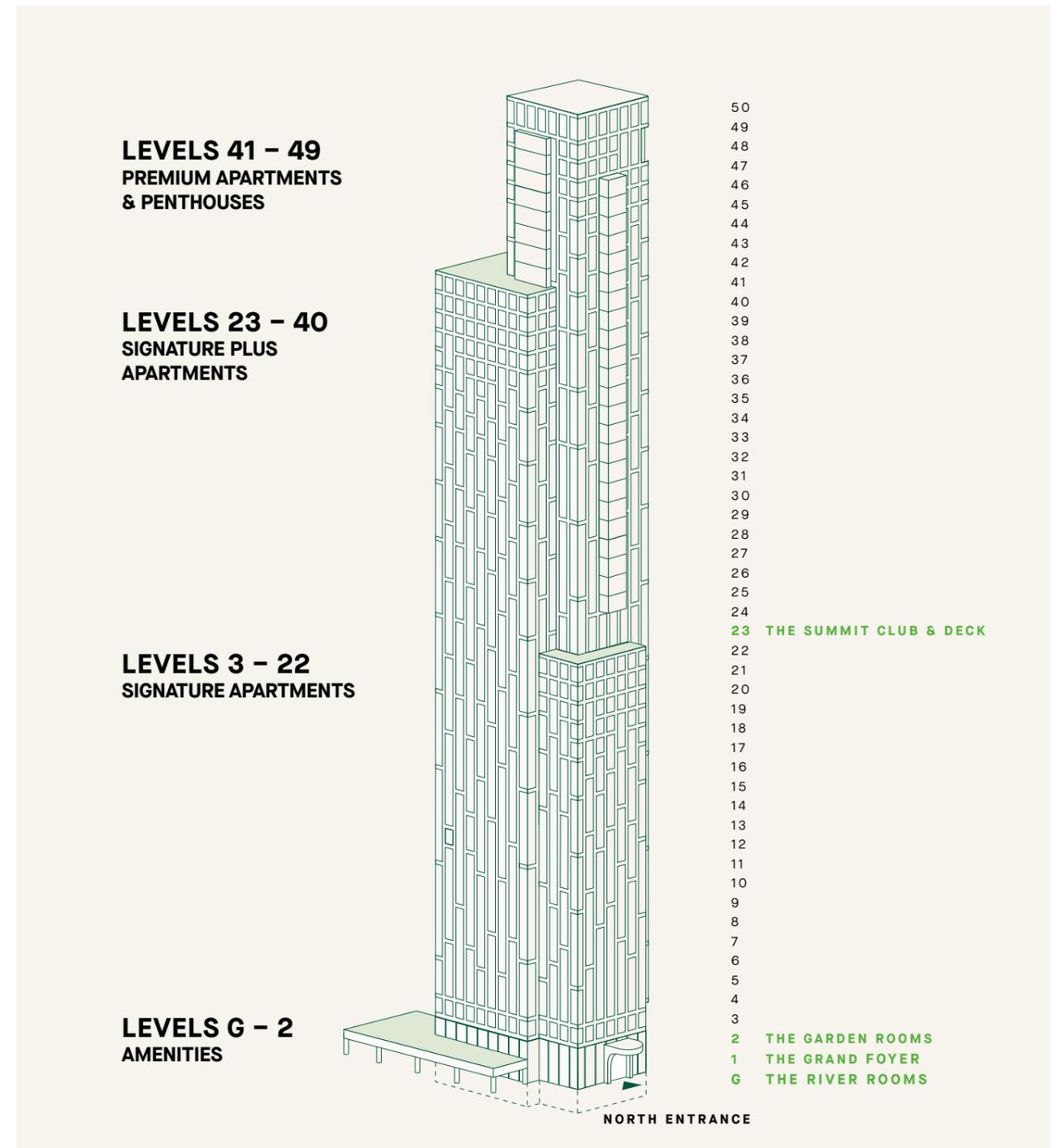


# A new horizon.

## THE DEFINITION OF NEXT GENERATION RIVERSIDE LIVING.

Opus will be the pinnacle of sophistication and innovation heralding a new era of sustainable living at Bankside Yards, the UK's first fossil fuel-free mixed-use development in operation. Situated adjacent to Tate Modern and due to be complemented by the prestigious Mandarin Oriental Bankside Yards, London, Opus will seamlessly integrate into the vibrant

public realm of Bankside Yards alongside cutting-edge offices, upscale boutiques and gastronomic delights. Commanding unparalleled views, this residential masterpiece will represent the epitome of elegant living, combining timeless European charm with modern flair.

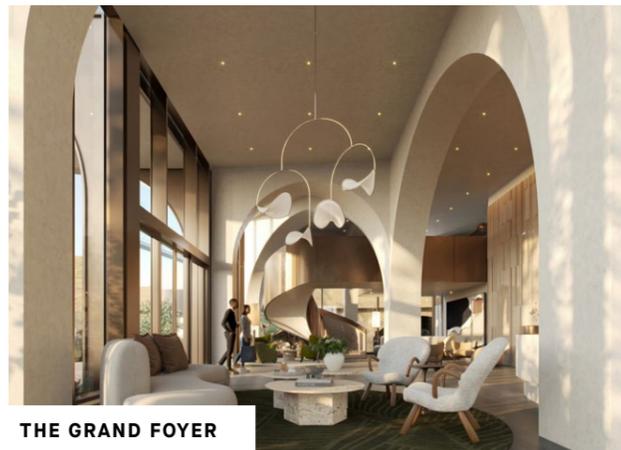




**THE SUMMIT CLUB & DECK**



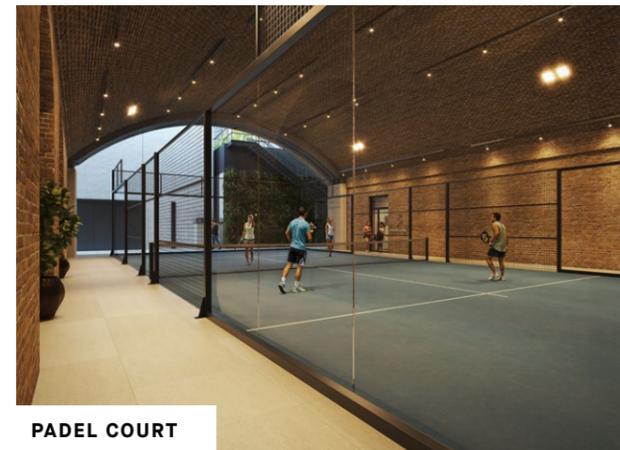
**FULLY EQUIPPED GYMNASIUM**



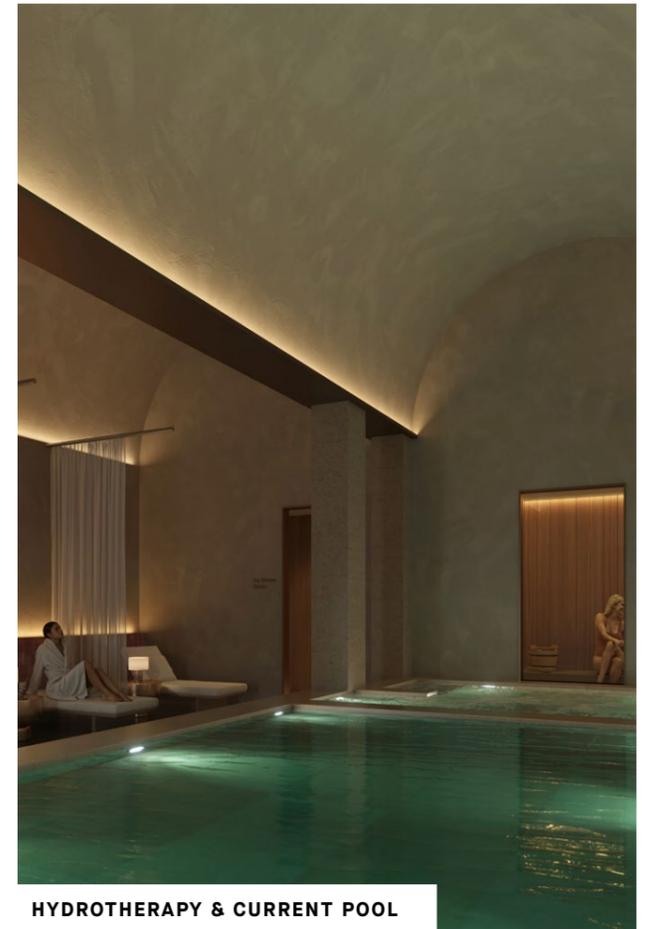
**THE GRAND FOYER**



**THE GARDEN ROOMS**



**PADEL COURT**



**HYDROTHERAPY & CURRENT POOL**

**THE BUILDING**

At 170 metres high, Opus will be the tallest residential building in prime central London. It will be comprised of 249 apartments and penthouses across 50 storeys together with extensive and exclusive amenities on four floors. Devised and developed by Native Land with meticulous attention to design, detail and environmental efficiency.

**ADDRESS**

250 Blackfriars Road, London SE1 9AX

**ESTIMATED COMPLETION**

Q1 2027

**APARTMENTS**

Studio to four bedroom apartments and penthouses will be finished to exceptional standards.

- Intuitively designed layouts
- Floor-to-ceiling windows with unrivalled river and city views
- Seamless glass-to-glass corner windows for unhindered dual aspect views
- Light energy footprint blending elegance with efficiency
- Apartments will range from 452 sq ft (42 sq m) to 3,318 sq ft (308 sq m)

**AMENITIES**

**Level 23 – The Summit Club & Deck**

- Terrace with spectacular sweeping river views
- Double-height lounge and bar
- Private dining room and catering kitchen

**Level 1 – Arrival**

- Double-height Grand Foyer
- Five-star, hotel-style concierge service
- 24-hour security
- Guest entrance reception
- Porte cochère at the southern entrance
- Fully automated car parking stacker, The Car Vault
- The Long Bar & Coffee
- Healthcare suite
- Children’s playroom

**Level 2 – The Garden Rooms**

- Co-working space
- Residents’ self-service bar
- Meeting room
- Opus Lifestyle Assistant
- Video conferencing room
- Podium garden

**Ground floor – The River Rooms**

- Screening room
- Podcasting studio
- Music room
- Art studio

**Ground floor – The Arches**

- Hydrotherapy pool
- Current pool
- Fully equipped gymnasium
- Sauna
- Yoga and Pilates studio
- Treatment room
- Padel court
- Bouldering wall
- Golf simulator
- Changing rooms

**TRANSPORT**

- One minute walk to Blackfriars station for Circle & District underground lines, Thameslink and Southeastern Railway
- Four minutes’ walk to Southwark station for Jubilee underground line
- Ten minutes’ walk to Waterloo Station for Jubilee, Northern, Bakerloo and Waterloo & City underground lines and South Western Railway
- Direct Thameslink from Blackfriars station to Farringdon station and the Elizabeth line
- Three minutes’ walk to Bankside Pier for the Thames Clipper
- Direct Thameslink from Blackfriars station to Gatwick and Luton airports
- Easy access to the Eurostar, Heathrow and City airports

**JOINT VENTURE PARTNERS**

Native Land, Amcorp Properties Berhad, Hotel Properties Limited and Temasek

**ARCHITECTS**

- Masterplan & exterior – PLP Architecture
- Interior – ODA & MSMR Architects
- Landscaping – Enea, Gillespies

**LOCATION**

- London Borough of Southwark, SE1

**LOCAL AUTHORITY**

- Southwark Council
- Council tax charge for the borough £3,385.84 pa (total cost)
- Development located within the ‘Clean Air’ or congestion charge zone
- Cost of entering the congestion charge zone is £15 if you are not a resident of the congestion charge area

**EPC RATINGS**

Energy efficiency - B  
Environmental impact - A

**TENURE**

999 year Lease

**BUILDING WARRANTY**

10 year building warranty, to be provided by Thomas Millar (backed by Aviva)

**GROUND RENT**

Not applicable

**ESTIMATED SERVICE CHARGE**

- Apartments – £9.10 per sq ft pa
- Estate charge – £1.79 per sq ft pa\*
- Car parking – £1,463 per space pa

**PURCHASE PROCEDURE**

- A £5,000 deposit is required at reservation
- 20 working days to exchange contracts
- 10% exchange deposit less the reservation fee
- 90% due upon completion

**DEVELOPER’S SOLICITORS**

Name: Mr Talib Mir  
Address: Clyde & Co, 3 London Square, Cross Lanes, Guildford, Surrey GU1 1UJ  
Tel: +44 (0)20 7876 5000

\*Estimated future estate charge. Estate charge does not come into effect until the wider estate is complete.

# Visionary London living.

## BANKSIDE YARDS IS A FORWARD THINKING MIXED-USE URBAN DEVELOPMENT.

- UK's first major fossil fuel-free mixed-use development in operation
- 5.5 acres reinvented riverside estate
- 3.3 acres public realm
- 8 distinctive multi-level buildings
- 14 restored historic railway arches
- £2.5 billion hypermixed development
- 430,000+ sq ft workspace / commercial space
- 50,000 sq ft amenities, retail, bars, restaurants and culture hosted beneath the arches
- 10+ new units for retail, restaurants and bars



**BUILDING 1**  
Workspace

**OPUS**  
Residential

**ARBOR**  
Workspace

**BUILDING 4**  
Residential

**MANDARIN ORIENTAL  
BANKSIDE YARDS, LONDON**  
Hotel & branded residences

**BUILDINGS 6 & 7**  
Residential

**BUILDING 8**  
Workspace

**THE ARCHES**  
Retail, F&B and amenities

**PUBLIC REALM**

**PUBLIC WALKWAYS**



CGI is indicative only.

## A five-star destination.

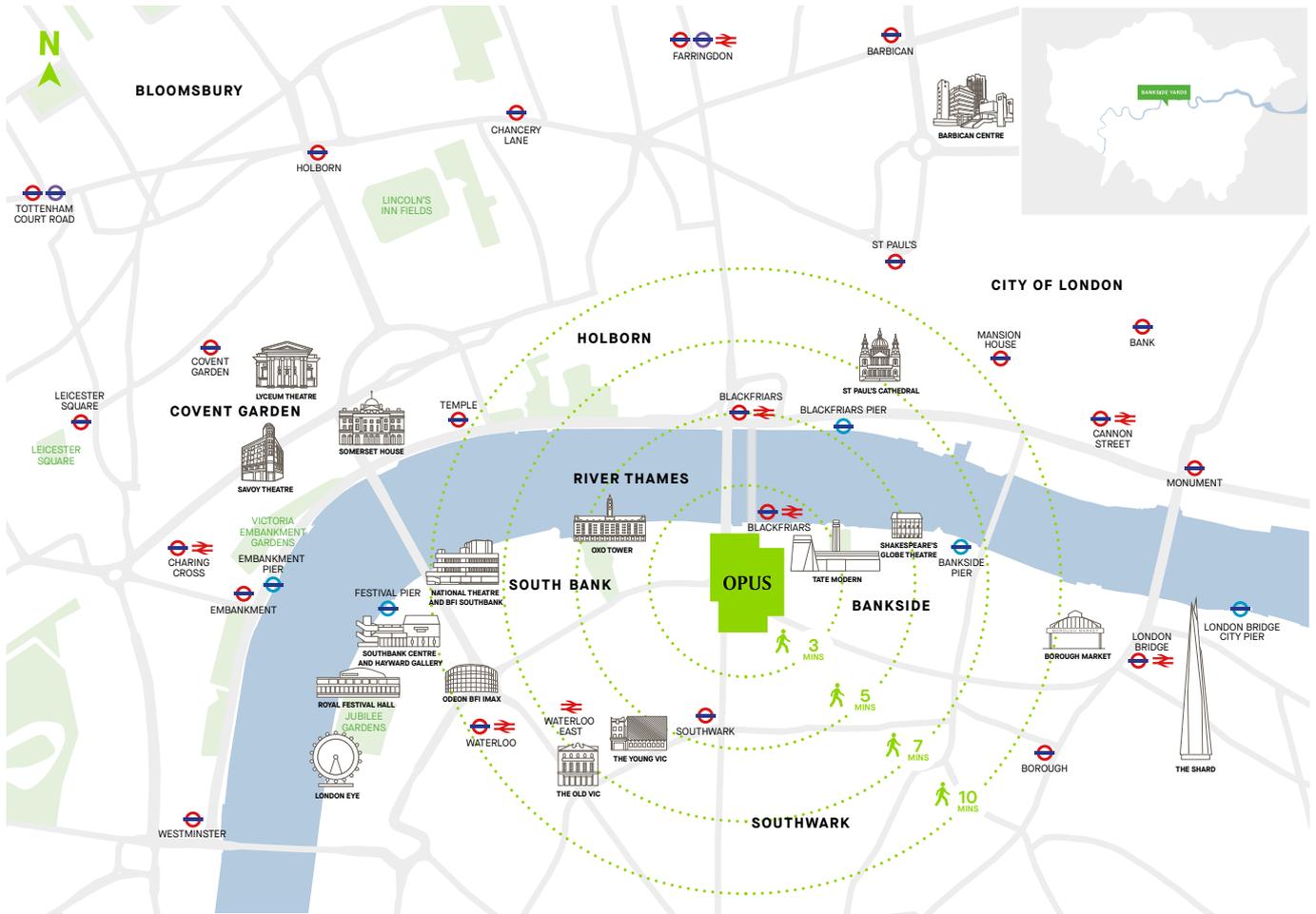
**OPUS WILL STAND IMMEDIATELY NEXT TO THE MANDARIN ORIENTAL BANKSIDE YARDS, LONDON**, a new landmark 35-storey, 5-star hotel and branded residences, perfectly located for London's cultural and financial centres. Due to complete early 2029.



**MANDARIN ORIENTAL**  
BANKSIDE YARDS LONDON



CGI is indicative only.



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**DISCOVER MORE**

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 @banksideyards



**Amcorp Properties Berhad**



**HOTEL PROPERTIES LIMITED**

**TEMASEK**

A JOINT VENTURE BETWEEN NATIVE LAND & PARTNERS



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**OPUS LONDON® MARCH 2026**