

SQP
LONDON E14

FACTSHEET



Berkeley
Designed for life

A CUT ABOVE THE REST

Welcome to South Quay Plaza, the spectacular new development by Berkeley.

A landmark building in every sense, SQP is a striking addition to London's iconic Canary Wharf skyline. Reaching 68 storeys, Valiant is the tallest of its three towers. In addition to this, both Berwick and Harcourt are 38 and 55 storeys respectively.

World renowned architects, Foster + Partners are responsible for both the external and internal design, creating an elegant new concept for urban living.

Set within 2.6 acres of beautiful landscaped gardens, a wide variety of plants and trees create an attractive and welcoming natural environment.

Every Berkeley home has been built to very high standards of design and quality, resulting in outstanding levels of award winning customer service.

AN URBAN OASIS

Nearly two thirds of the site is dedicated to green open space - the beautiful landscaped gardens will include play areas, seating and outdoor artworks. A variety of flowering and herbaceous plants have been selected to attract bees, birds and butterflies.

For SQP residents, this provides a welcome opportunity for outdoor relaxation. In a high-speed life, sometimes it's good to let the grass grow beneath your feet.



Valiant Tower at South Quay Plaza from South Dock

World class design by Foster + Partners, who have designed both the exterior and interior of the building

Perfectly located for South Quay DLR and just 500m from the Canary Wharf Jubilee line. When our proposals are approved, a new footbridge will connect SQP to Canary Wharf Crossrail station in under 4 minutes*

Residents become exclusive members of The Quay Club, offering five star facilities including a 20m pool overlooking the South Dock, health club and spa, gymnasium and treatment rooms

The 56th floor bar and terrace is one of the tallest residential bars in Europe and provides panoramic views across London

SQP will stand within 2.6 acres of beautiful landscaped gardens, something of a rarity in central London

Berkeley Homes is a multi-award winning developer and the only developer to win the Queen's Award for Enterprise for Sustainable Development twice.

*Timings are approximate.



Photography of Canary Wharf Crossrail

THE CROSSRAIL EFFECT

In December 2018, the first trains will run through the new tunnels of the Central Section of Crossrail, between Paddington and Whitechapel; and the full Crossrail service becomes operational in 2020.

The new line will officially become the Elizabeth line in December 2018.

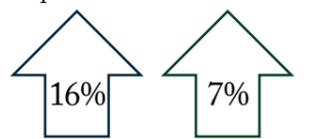
Many locations have already benefitted from higher property values, as well as new development and regeneration.

Some Crossrail locations are expected to see growth of house prices at 16% above the Greater London average by end-2020.

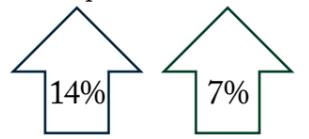
On average, residential prices around Crossrail stations will see 7% greater uplift compared to non-Crossrail stations.

CROSSRAIL HOUSING IMPACT

Crossrail house price growth outperformance 2016-2020



Crossrail residential rental value growth outperformance 2016-2020



Source: JLL

WHY INVEST IN LONDON?

House Price Forecast For 2021



Estimated forecast figures for 2021 over a five year growth period (Central London) when taking a £1,000,000 property that has been bought in 2016

Canary Wharf five year forecast compared to the rest of London

House price growth (%pa)	2017	2018	2019	2020	2021	Average pa 2017-21	Total change 2017-21
Prime Central London	0.0	1.0	3.0	5.5	5.0	2.9	15.2
Central London Developments	0.0	1.0	2.5	6.5	5.0	3.0	15.8
Greater London	1.0	2.0	3.0	5.0	7.0	3.6	19.2
UK	0.5	1.0	2.0	4.0	5.0	2.5	13.1
Canary Wharf	1.0	3.0	5.0	6.0	6.0	4.2	22.7

Rental growth (%pa)	2017	2018	2019	2020	2021	Average pa 2017-21	Total change 2017-21
Prime Central London	0.0	1.0	2.5	3.5	4.0	2.2	11.4
Central London Developments	1.0	1.0	3.0	3.5	4.0	2.5	13.1
Greater London	2.5	3.5	4.0	4.0	4.5	3.7	19.9
UK	2.5	3.0	3.5	3.5	4.0	3.3	17.6
Canary Wharf	1.5	2.0	7.5	6.5	4.0	4.3	23.3

Source: JLL

£
Underlying demand for supply. It is estimated that 52,000 homes need to be built per annum to meet demand, yet in 2016, just 19,000 homes were built.

👤
Population set to increase to 10 million by 2029; that's 2 million more people in the next 12 years

🏛️
The City is seen as a safe haven, especially in times of political instability. London has a strong legal structure, asset protection and multi-cultural society

£
London is the leading financial centre of the world

G
London is a leading technology and research centre – for example Google relocating to Kings Cross

✈️
Ease of global access with four main airports within a one hour journey from Central London

🎓
World class education. London has 40 higher education institutions and has a student population of more than 400,000

💼
An additional 110,000 jobs coming to Canary Wharf by 2031, resulting in over 215,000 people working in the area

👨‍💻
The average salary of workers in Canary Wharf is £105,000 per annum

🌐
Centrally located between Asia & North America

🚆
Up to 16% house price growth forecast with the introduction of Crossrail (coming 2018) for nearby properties by 2020

🏦
25% of foreign banks have offices in London

THE DEVELOPER

Founded in 1976, Berkeley is a leading developer of outstanding homes, and has won numerous awards for quality design and customer service. The Berkeley Group was voted one of Britain's Most Admired Company's across all industries from 2012 to 2016 and Housebuilder of the Year in 2015 and again in 2016. In 2014, we won, for the second time, the Queen's Award for Enterprise and in 2015, we were the first house-builder in Britain to have 500 sites registered by the Considerate Constructors Scheme.

Quality is at the heart of Berkeley, not only in the homes we build and places we create, but in our commitment to customer service, green living and the regeneration of brownfield sites.

All our developments are designed to permanently enhance the neighbourhoods in which they are located, through excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability.

THE ARCHITECT

Foster + Partners iconic and elegant waterside residence is set to change Canary Wharf's skyline. Its impact will extend the practice's reputation as one of the most innovative architecture and integrated design companies in the world.

Over four decades, Foster + Partners have pioneered a sustainable approach to architecture through a wide range of projects, with landmark buildings on six continents such as: British Museum, London; Reichstag, Berlin; Hong Kong International Airport and Hearst Tower, New York City.

THE DEVELOPMENT

- 3 buildings:
 - 68 storeys (220 m)
 - 36 storeys (120 m)
 - 55 storeys (TBC)
- Waterside development
- Created by Foster + Partners
- Stunning skyline/river views
- Iconic stepped-tower structure
- Rotation at 45° to waterfront to maximise river views and increase dual aspect
- Floor-to-ceiling glazing
- Panoramic views



The Quay Club Swimming Pool

THE AMENITIES

- New dockside promenade
- 2.6 acres of public realm
- Crèche
- Bars, cafés, shops and restaurants on site

RESIDENTS' FACILITIES

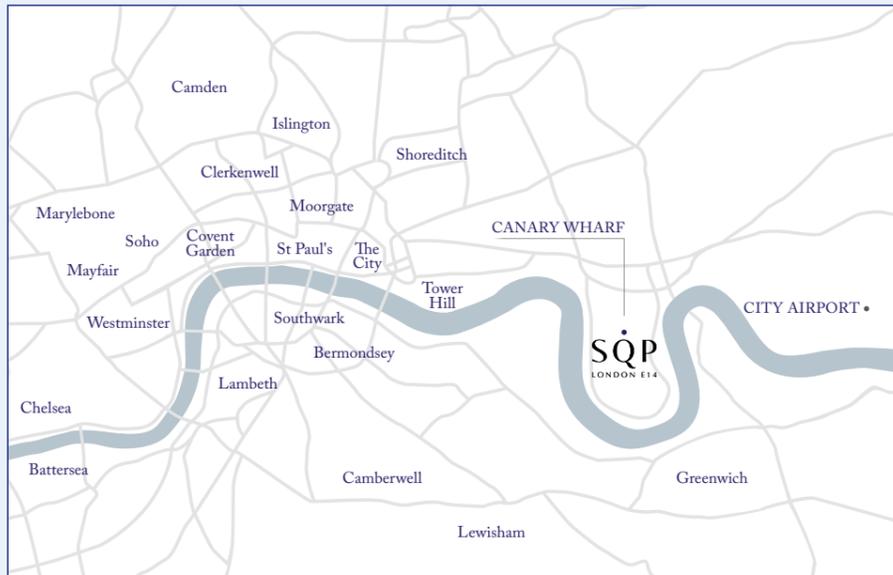
- Health club and spa
- 20m swimming pool overlooking the South Dock
- 56th floor bar lounge and terrace
- Underground parking (available for purchase at time of negotiation)
- 24 hour concierge
- On-site security and CCTV

THE APARTMENTS

- Interiors by Foster + Partners
- High quality specifications
- Open-plan kitchens
- Choice of 3 colour palettes; Adriatic, Aegean, Levantine
- Floor-to-ceiling glazing
- Light and spacious apartments
- A selection of studios, 1, 2, and 3 bedroom apartments and penthouses



View of SQP, South Dock and Canary Wharf



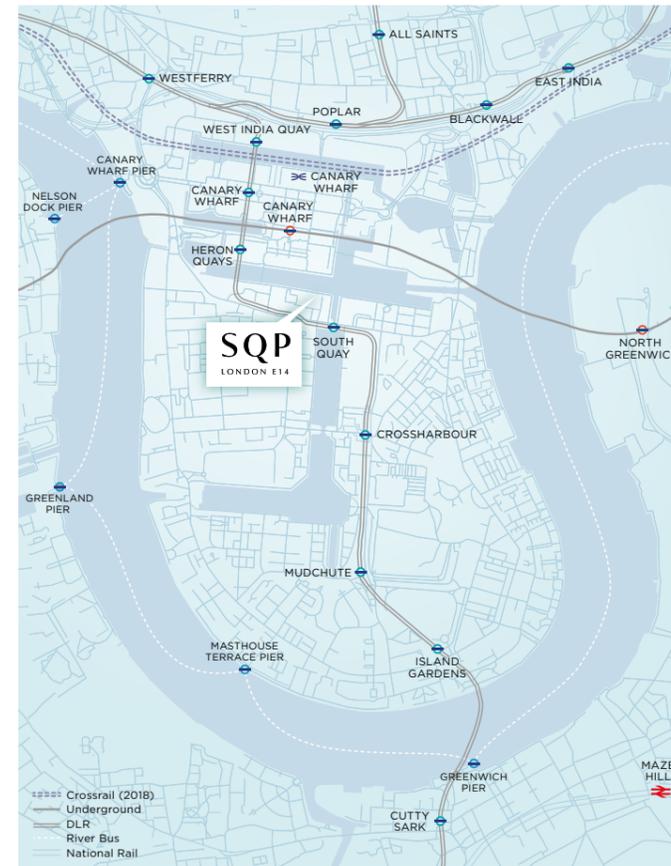
Looking toward The O2 and Canary Wharf

LOCATION

Over the last 20 years Canary Wharf has been transformed into one of London's most vibrant and varied neighbourhoods. With 16 million square feet of office, retail and leisure space, set among 20 acres of landscaped open space, it is home to many of the world's 'best' companies such as HSBC, Bank of New York and Citigroup. It has already overtaken the City of London as the UK's largest financial district and is set for further growth.

Its high-quality urban environment has been chosen by many premium retail brands, which form part of the neighbourhood's 280 shops, cafés, bars, restaurants, services and amenities.

The area's exceptional cultural and leisure offer is led by a year-round programme of over 100 activities and events covering art, comedy, dance, fashion, film, music, sport and theatre, most of which are free.



TRANSPORT LINKS

Canary Wharf is possibly London's best-served district for transport. Its Underground station (Jubilee line) is only a 500-metre walk from South Quay Plaza.

Directly opposite South Quay Plaza is South Quay DLR (Docklands Light Railway) station, only a short journey to London City Airport (the only airport situated in London itself) and Stratford International station, which connects to all the UK's Eurostar stations.

Opening in 2018, London's newest high-speed rail link, Crossrail, will provide quick access to the heart of the capital and beyond. Canary Wharf's Crossrail station will connect to Heathrow airport in 40 minutes and to 40 intercity terminals.

A short walk from South Quay Plaza is Canary Wharf Pier, which offers 4 peak ferry services an hour into Westminster, with a journey time of 26 minutes.

South Quay Plaza is located on the north side of South Quay DLR station, immediately south of the Canary Wharf estate.

Walking distance from South Quay Plaza:

Buses (D8, one of six bus routes)	1 min
DLR (South Quay)	1 min
Underground (Canary Wharf)	10 mins
River Bus	17 mins

Jubilee Line	Crossrail	Docklands Light Railway
Canary Wharf For SQP	Canary Wharf For SQP	South Quay For SQP
London Bridge	Liverpool Street	Heron Quays
6 mins	7 mins	2 mins
Southwark	Farringdon	Canary Wharf
8 mins	9 mins	3 mins
Waterloo	Bond Street	Limehouse
9 mins	11 mins	6 mins
Westminster	Heathrow Airport	Bank
11 mins	40 mins	13 mins
Green Park		Stratford
13 mins		16 mins
Bond Street		City Airport
15 mins		17 mins
Baker Street		
18 mins		

TERMS OF PAYMENT

1. A reservation fee is payable upon reservation:
 Studio Apartment.....£2,500 deposit
 One-bed Apartment.....£2,500 deposit
 Two/Three-bed Apartment.....£5,000 deposit
 Penthouse£10,000 deposit
2. 10% of the purchase price is payable 21 days from reservation on exchange of contracts (minus the reservation fee).*
3. A further 10% advanced payment is payable 12 months after exchange.
4. A further 5% deposit payable 24 months after exchange.
5. Balance of 75% is payable upon completion.

Journey times by London Underground from Canary Wharf:

Bank (The City)	10 mins
Westminster	11 mins
London City Airport	17 mins
Kings Cross / St Pancras	25 mins
Bond Street	15 mins
Heathrow Airport	60 mins
(from 2018 - Crossrail)	40 mins

COUNCIL TAX

London Borough of Tower Hamlets

Band E - £ 88,001 - £120,000	£1,523.89
Band F - £120,001 - £160,000	£1,800.96
Band G - £160,001 - £320,000	£2,078.03
Band H - More than £320,000	£2,493.64

GROUND RENT

Studio Apartment	£400 per annum
One-bed Apartment	£500 per annum
Two-bed Apartment	£600 per annum
Three-bed Apartment	£700 per annum
Penthouse	£1,500 per annum

SERVICE CHARGES

Service charges are approximately £6.75 per sq.ft. per annum, and include buildings insurance, external window cleaning, 24-hr concierge, operation of services, leisure facilities, landscaping, M&E, general maintenance, staffing and fees. Car park c. £900 per space per annum.

RECOMMENDED PURCHASER SOLICITORS

Please speak to a sales consultant.

* Apartments reserved at overseas exhibitions will exchange on the reservation fee with 10% deposit to be paid within 21 days.

THE QUAY CLUB

Residents at SQP will become exclusive members of The Quay Club, providing residents with 5 star residents facilities including:

- 20m swimming pool overlooking the South Dock
- Health club and spa
- Large, state of the art gymnasium
- Business lounge*
- Screening room*

In addition, the entire 56th floor of the building is dedicated to socialising with the 56th floor bar and terrace. The bar, one of the tallest residential bars in Europe, provides stunning views of Canary Wharf and the outside terrace offers incredible panoramic views of Canary Wharf, the river Thames, The City and beyond.

* Can be available to hire out privately through the concierge



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Proud to be a member of the Berkeley Group of companies