

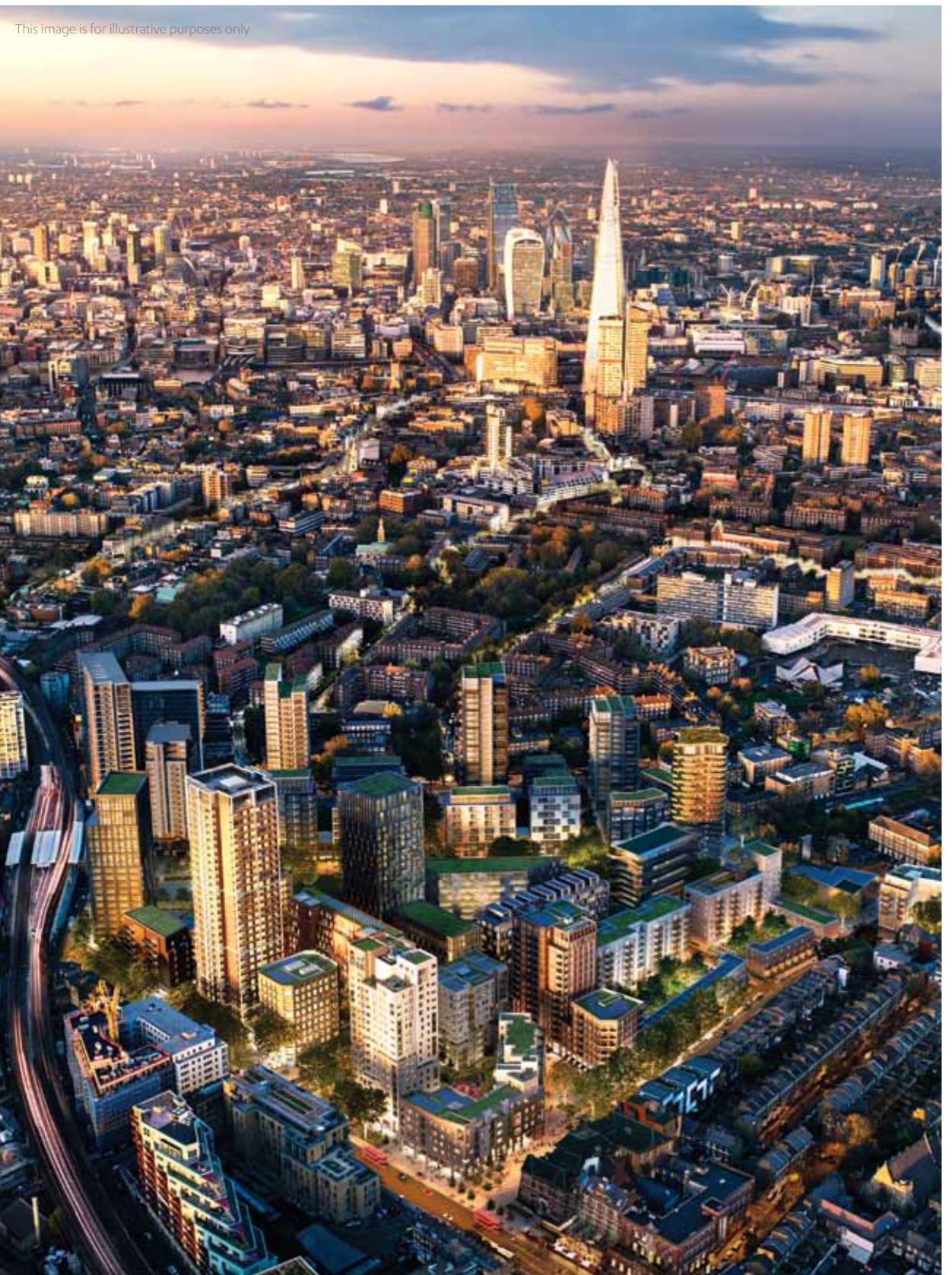


# SKYSCAPE™

ELEVATED LIVING BY LEND LEASE



SOUTH GARDENS  
ELEPHANT PARK



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## LIFE AT ITS MOST ELEVATED

From their extraordinary position overlooking a leafy courtyard garden, the penthouses and skyplexes that make up the Skyscape Collection at South Gardens offer a lifestyle above all others.

As creators of some of the best places in the world, Lend Lease have teamed their innovative thinking and experiences together with the most respected of designers and architects to produce incredible homes throughout their schemes. The Skyscape Collection reflects their highest aspirations, delivering a lifestyle of luxury, sophistication and pure enjoyment.

Designed by Maccreanor Lavington, an architectural firm that has won countless awards for its prestigious designs, Skyscape heightens the South Gardens living experience, with generous outdoor space that provides exquisite views across the full panorama of London. Each living space is rich, expansive and endlessly adaptable, opening up exciting new opportunities to express individual tastes.

Woods Bagot, an international studio at the forefront of interiors innovation, has sensitively selected and artfully displayed authentic materials that soften the indoor and outdoor spaces, weaving a sense of authenticity into the fabric of the home.

Positioned at the very centre of one of the most dynamic and well-connected places to live in London, Skyscape at South Gardens is at the heart of a truly remarkable transformation. Part of Elephant Park, a residential development that is ushering in a new green vision for city living, the Skyscape Collection captures two distinct styles. The 15th-floor penthouses blend open-plan living with unique creativity and imaginative design, while the skyplexes – a pair of sumptuous two-storey rooftop homes with extraordinary outdoor space, set on the eighth floor – raise the elegance of a traditional duplex to new heights.

This is elevated living by Lend Lease.

This image is for illustrative purposes only



One The Elephant, Elephant and Castle, London

## CREATOR OF EXTRAORDINARY PLACES

The homes within the Skyscape Collection – those at the pinnacle of both One The Elephant and South Gardens – are a superb addition to the portfolio of penthouses and premium homes Lend Lease has delivered. They expand and enhance a collection that spans the breadth of the world – from Sydney Harbour to the most prestigious avenues of New York City. Our ability to create luxury living experiences like no other, through unwavering attention to the importance of outside space and all aspects of contemporary lifestyles, translates here into a set of homes that open up entirely new horizons.

Highlights from our global collection include the expansive penthouses set within Melbourne's Convesso Concavo, as well as a sensational two-storey residence atop the sculptural, fluid form of Anadara, an exciting development located in Sydney's newest and most desirable area, Barangaroo. In downtown Sydney, rising 21 storeys above Darling Harbour, panoramic views are a defining characteristic of the luxurious apartments and skyhomes of the architectural masterpiece that is Darling North.

By working with unexpected advisers and partners, we gain new perspectives that help us to create the most sustainable solutions for future living, because how and why we do things are just as important as what we do.

We are committed to shaping a positive legacy, using the latest innovations in sustainable design to deepen connections within communities and create places that people are proud to call home.

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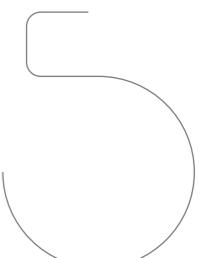
An illustrative view of Elephant Park

# NEIGHBOURHOOD OF THE FUTURE

A vibrant and diverse London neighbourhood, Elephant & Castle is undergoing an extraordinary transformation that is set to reawaken its heritage and elevate its thriving community to new heights over the coming years. Lend Lease is Southwark Council's regeneration partner and the joint vision for Elephant Park is part of a wider regeneration plan that will see Lend Lease deliver 3,000 new homes, over 50 shops and a brand new park at the centre of the development. Trafalgar Place, a 235-home development adjacent to Elephant Park, welcomed its first residents in May 2015 and is already helping to fertilise this new neighbourhood, thanks to its dynamic design and connectivity.

The rich and varied parkland of Elephant Park will create a new green heart for Central London, while the shopping street that runs throughout will bring together a mix of local and independent retailers, striking the perfect balance between convenience and individuality. A coffee shop or florist and places to buy locally baked breads will sit alongside the likes of specialist cycle shops or a perfumer, capturing the very essence of English style.

Our creative approach coupled with deep delivery capabilities means we can turn this vision into a reality.





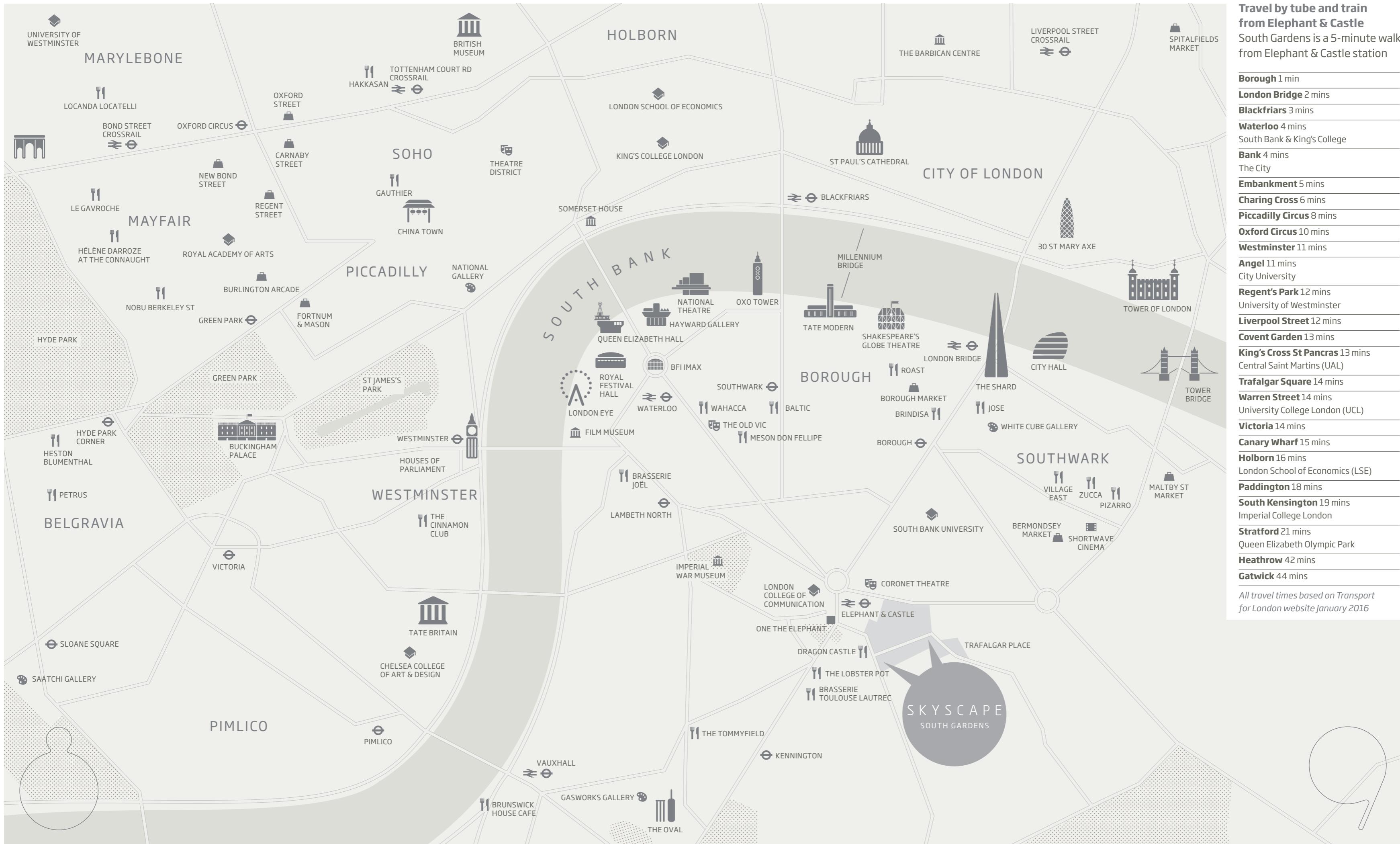
Late evening on the South Bank

## CLOSER TO THE CULTURE

Located in a prime position in one of Central London's major transport hubs, Elephant & Castle benefits from excellent links to the financial district of the City and the cultural heart of the West End. Fast and frequent underground services transport passengers to Waterloo and London Bridge stations in just four minutes, while National Rail services reach St Pancras International in 21 minutes and London Blackfriars in three minutes. With Heathrow and Gatwick airports reachable in under one hour, the best inside and outside of London is incredibly accessible.

Skyscape residents will be perfectly positioned to enjoy the energy and cultural activities of the South Bank. Less than a mile away is an astonishing array of world-class theatre, art and music venues, including the Royal Festival Hall, Queen Elizabeth Hall, the National and Shakespeare's Globe theatres, Tate Modern and the London Eye.

Elephant Park also provides a convenient location from which to enjoy the wealth of gastronomical and cultural delights of the West End, London's main theatre district. Weekend outings to Borough Market, Westminster Bridge and the Houses of Parliament are all within easy reach. The Shard, the capital's tallest building, is tantalisingly close.



This image is for illustrative purposes only



Elephant Park

# CENTRAL LONDON'S NEW GREEN HEART

With its grassy meadows, fine lawns and mature trees, the parkland of Elephant Park will be a natural green heart for the local area. It offers a unique opportunity to be part of a new green vision for city living, defined by unrivalled access to inner-city nature and community spaces that bring people together in a relaxing, enjoyable way.

We have made a commitment to plant 283 new trees across Elephant Park, which range from native species such as English oak, field maple and lime, to ornamental trees such as cherry and Himalayan birch. They come in addition to the 122 retained on-site mature trees, and hundreds of other newly planted trees in the area surrounding Elephant Park, all of which will help to attract wildlife and purify the air.

Every aspect of Elephant Park is designed to improve the wellbeing of its residents. The rich and varied parkland, which will include two pocket parks and new urban squares, delightful play areas and lush foliage, will enable residents to experience Central London living at its greenest. An abundance of play areas and seating areas will provide the chance to relax and unwind, while the al fresco restaurants along the promenade will let visitors make the most of the leafy scene while enjoying a lively dinner or a cosy Sunday brunch.



Aerial view of South Gardens

# WELCOME TO SOUTH GARDENS

True to its name, South Gardens has a quiet, residential feel that reflects the wonderful variety of green spaces it has to offer.

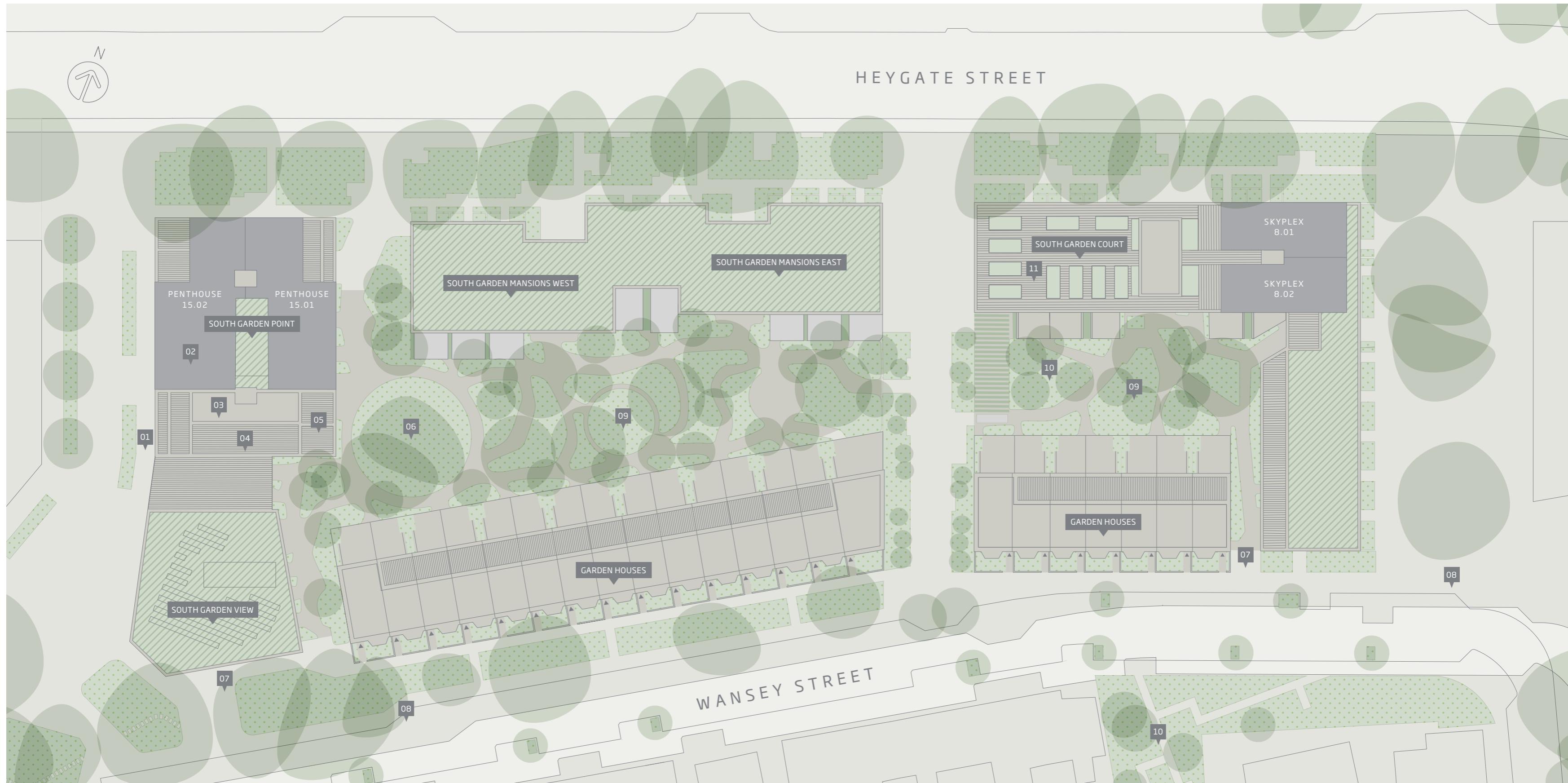
The development comprises 22 houses and eight apartment buildings, which are a mix of mid-rise mansion blocks and a tower, all vary in scale from six to 15 storeys. Its 360 homes look out over three residents' courtyards, with ample play areas and relaxed seating. The green landscape stretches from the generous courtyards, where new trees, living walls and green roofs will help to filter the air.

Residents will enjoy the convenience of a 24-hour concierge service and a spacious lobby.

The rooftop function room, complete with a generous terrace overlooking the London skyline, gives residents the chance to host gatherings with friends and family. Best is the communal grow garden, with 40 plots to plant and nurture fruit, vegetables and herbs. South Gardens will also neighbour a vibrant new shopping street that runs throughout Elephant Park, where residents will have the chance to discover independent, artisan shops, alongside cafés and bars.

- Three generous courtyards
- Spacious lobby
- 24-hour concierge service
- Rooftop function room
- Communal grow garden

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# SOUTH GARDENS SITE MAP

- 01 Central shopping street
- 02 Concierge
- 03 Residents' room
- 04 Residents' roof terrace
- 05 Residents' gym
- 06 Play area

- 07 Cycle store entrance
- 08 Car club space
- 09 Residents' courtyard
- 10 Play area
- 11 Grow Gardens

- Public Realm Paving
- Courtyard Paving
- Grass / Planting
- Green roof
- Decking

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South Gardens courtyard view

## OUR VISION

As creators of some of the best places in the world, Lend Lease combine their innovative thinking and practices together with the most respected of designers and architects to produce incredible penthouses throughout their schemes. The result is a spirit of collaboration that unleashes creativity, infusing each penthouse with energy and ingenuity. The newest additions to the Skyscape Collection, penthouses and skyplexes, not only achieve design at its pinnacle, but also deeply enhance the lifestyles of their owners.

Maccreanor Lavington, an architectural firm that has won countless awards for its prestigious designs, including the RIBA Stirling Prize, has realised Lend Lease's bold architectural vision for the penthouses that play with proportions and perspectives to leave a lasting impression of expansive space - both inside and out. Expertly placed sliding doors create diverse living spaces that flow seamlessly from one space to the next, creating a sense of movement and progression.

Each room is beautifully connected to an elegant whole with a contemporary design language created by Woods Bagot, an international studio at the forefront of interiors innovation. The clean lines and modernist finishes throughout the interiors reflect the strong, geometric forms of the surrounding architecture, while the detailing in the design speaks to the rich history of craftsmanship in the area. A subtle palette of colours, enriched by the warmth of timber flooring and the depth of natural stone accents, brings understated sophistication.

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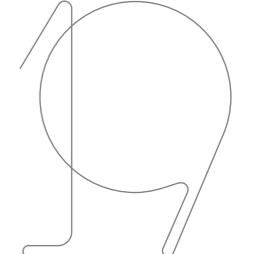
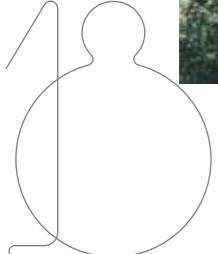
## PENTHOUSES

Located at the pinnacle of South Garden Point (15th floor), the penthouses are unique for their openness, imaginative design and generous proportions.

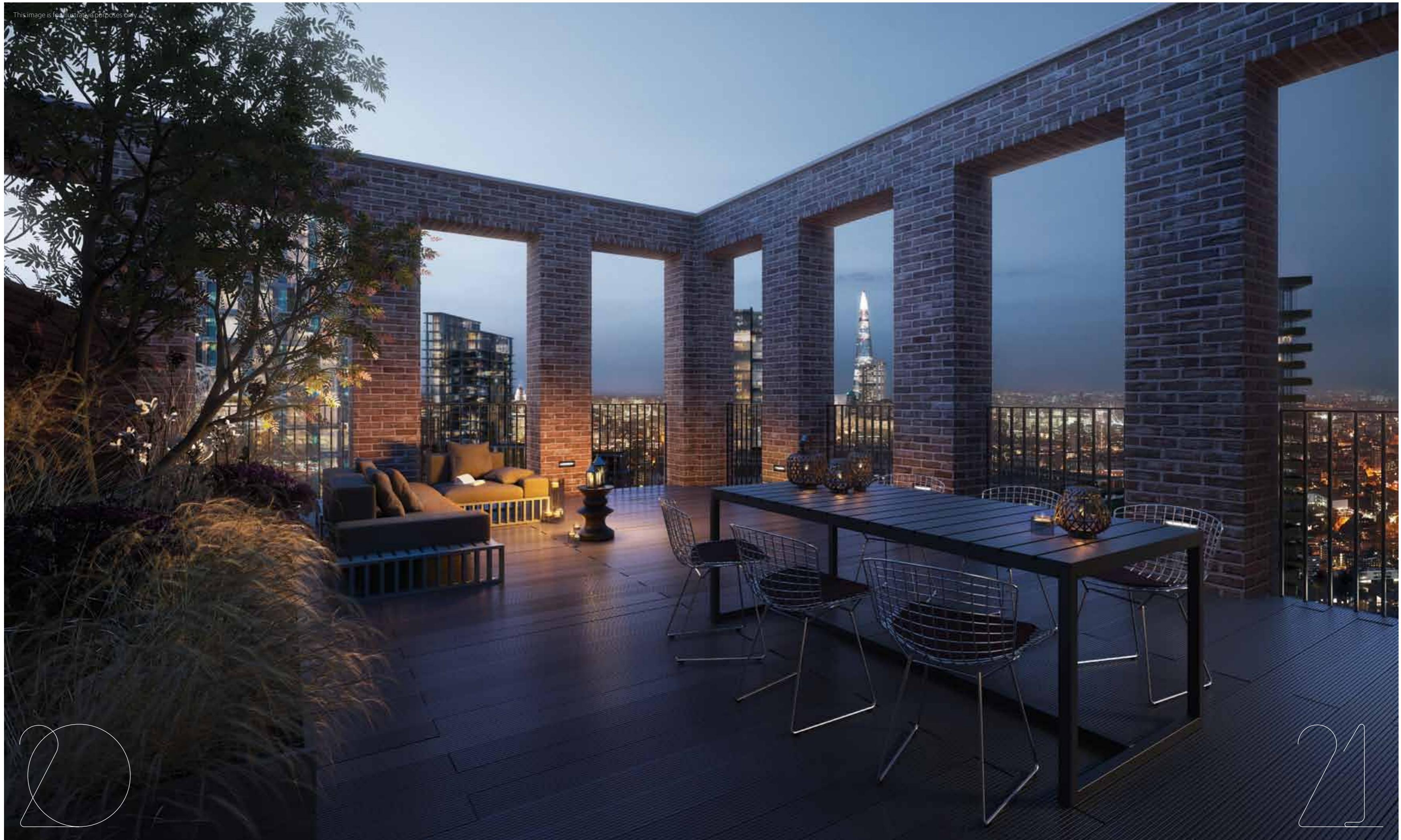
The bright, high-ceiling, open-plan living spaces and loft-style features create an exceptional sense of space that makes the entire penthouse feel richer and more expansive. Adaptable features such as internal partition doors, which can be used to extend the living space or create an additional bedroom or study, ensure that every aspect of the space flexes to meet individual needs. Each room is designed as a space for enjoyment.

Large sliding glass doors open up to an unusually generous terrace that offers panoramic views over the city skyline, framing each landmark on the horizon. High-quality brickwork defines views in all directions and provides shelter, offering a sense of enclosure and protection, while planters add rich layers of green to the vibrant terrace.

The interiors emit a glossy, cool ambience, marked by simple, clean lines. Striking finishes such as gloss lacquer and oversized floorboards bring drama and edge, complementing the sculptural, organic forms of features such as the freestanding bath in the en-suite. A neutral colour palette invites personal expression.



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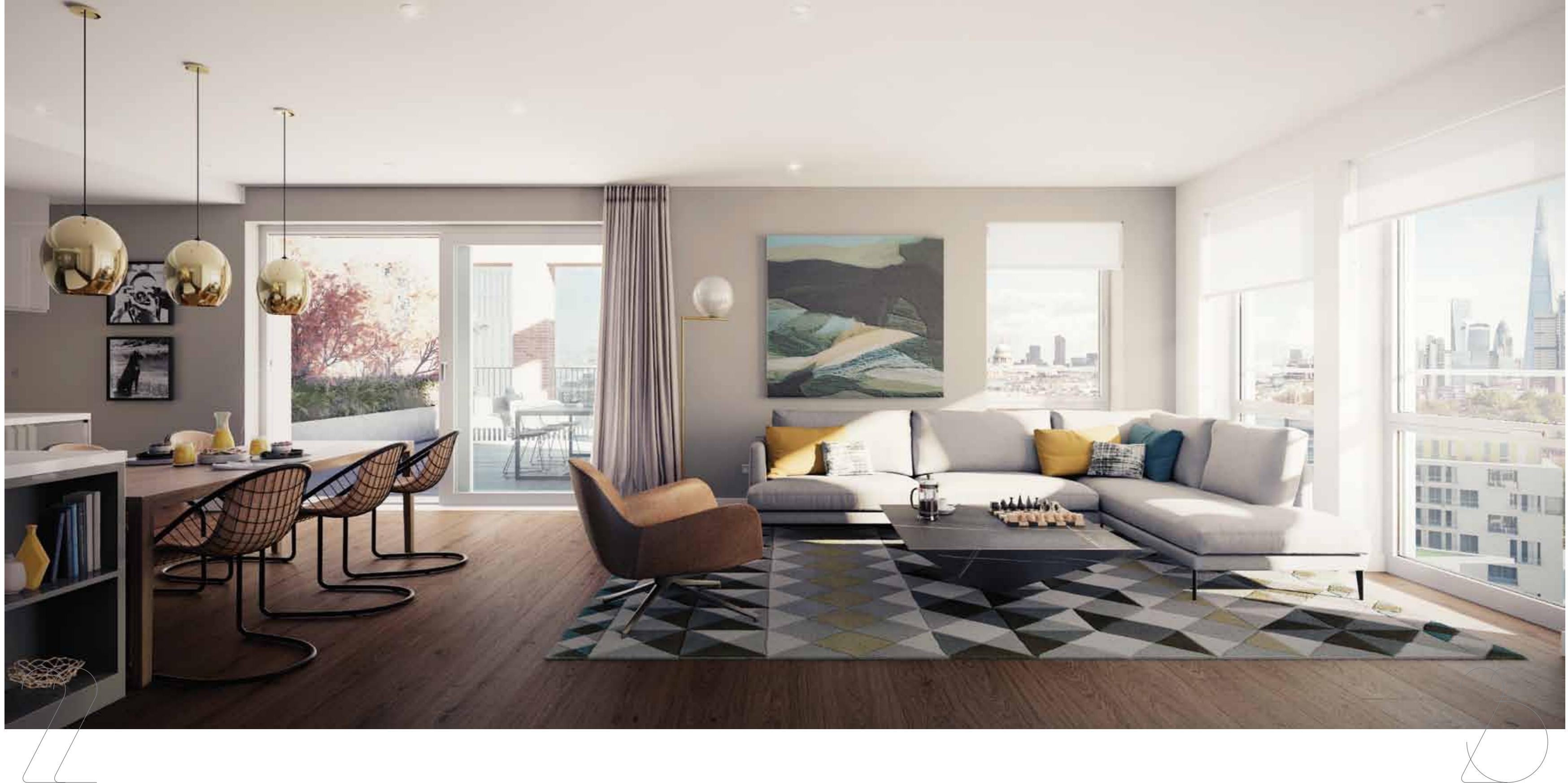


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Penthouse terrace

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Penthouse living/dining/kitchen

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Penthouse kitchen/dining



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Penthouse master bedroom

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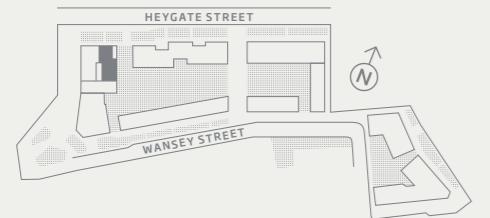


Penthouse en-suite

Level 15

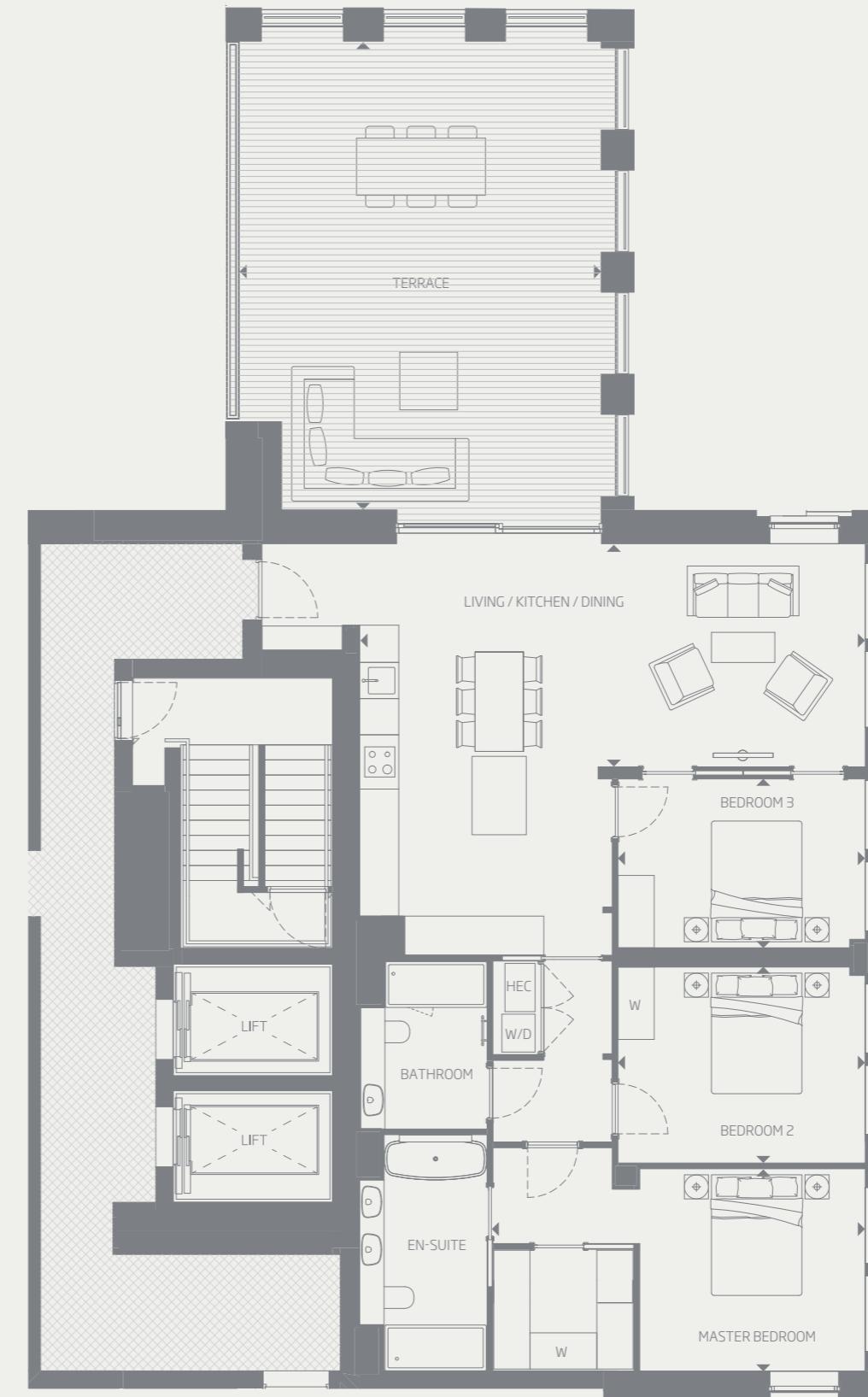
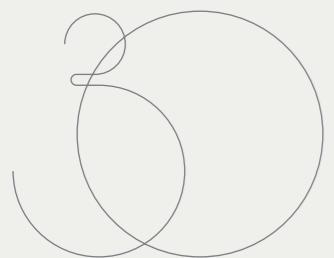
# PENTHOUSE ONE

15,01

**KEY**

	Dimension Indicator
W	Wardrobe
HEC	Heating & Electrical Controls
W/D	Washing Dryer
C	Cupboard

<b>Internal Area</b>	<b>117.9m<sup>2</sup></b>	<b>1269ft<sup>2</sup></b>
<b>External Area</b>	<b>45.6m<sup>2</sup></b>	<b>490ft<sup>2</sup></b>
Living / Kitchen / Dining	3.7m x 8.3m	12'1" x 27'2"
Master Bedroom	3.3m x 6.1m	10'8" x 20'0"
Bedroom 2	3.2m x 4.1m	10'5" x 13'4"
Bedroom 3	2.8m x 4.1m	9'2" x 13'4"
Terrace	7.7m x 6.0m	25'2" x 19'6"

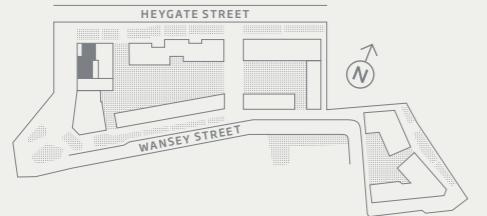




Level 15

# PENTHOUSE TWO

15,02

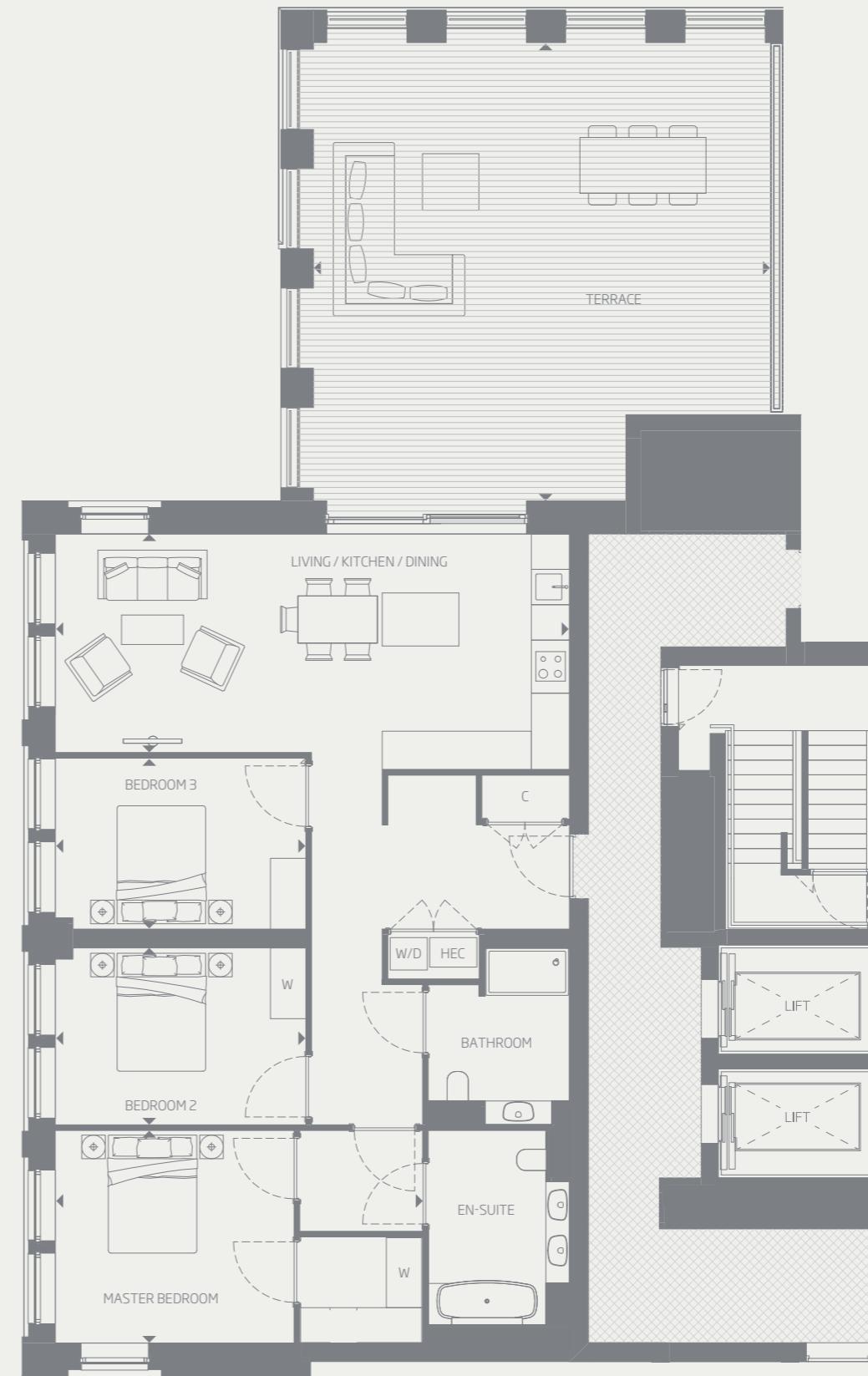


## KEY

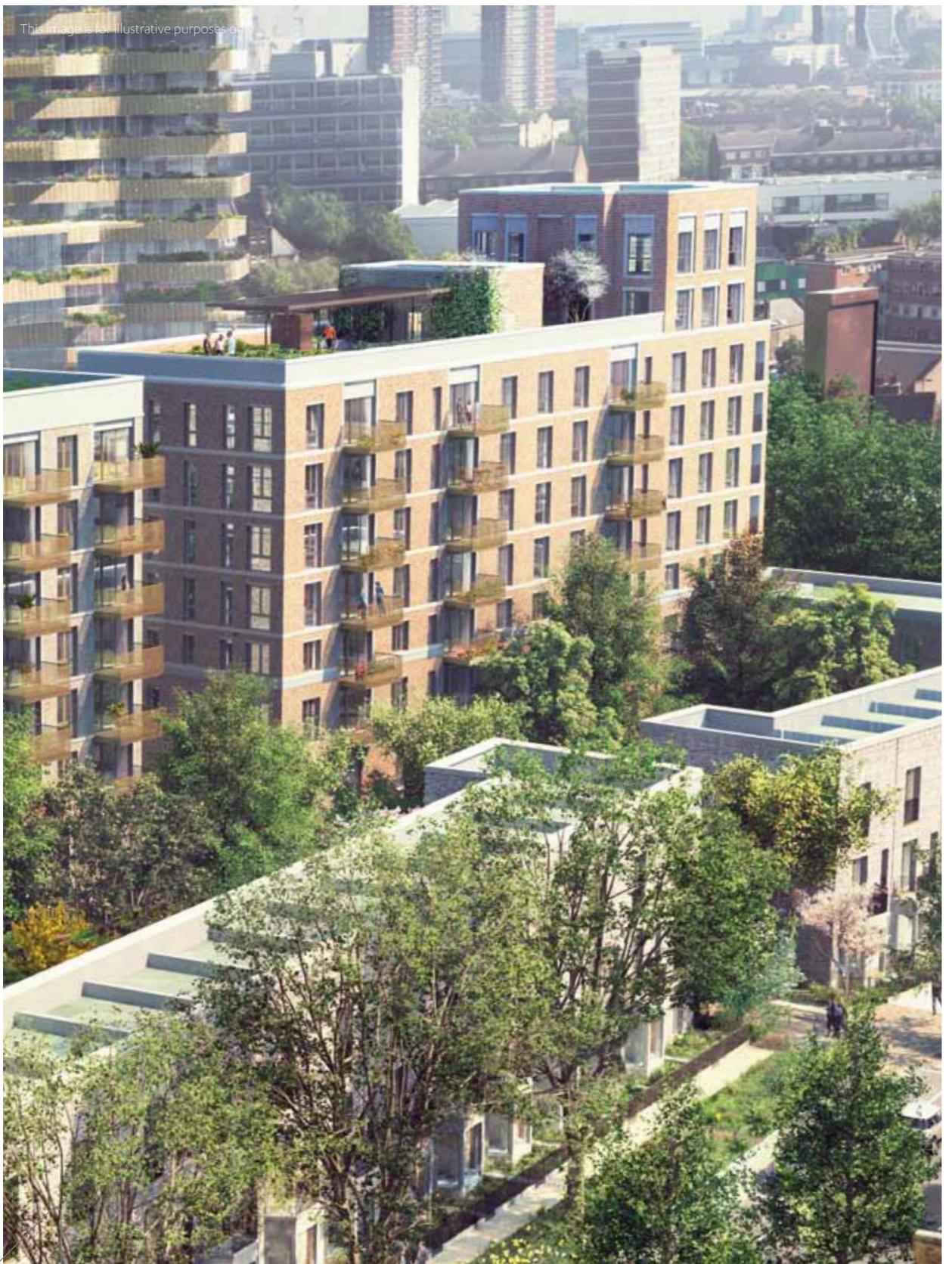
	Dimension Indicator
W	Wardrobe
HEC	Heating & Electrical Controls
W/D	Washing Dryer
C	Cupboard

Internal Area	119.7m <sup>2</sup>	1288ft <sup>2</sup>
External Area	56.7m <sup>2</sup>	610ft <sup>2</sup>
Living / Kitchen / Dining	3.7m x 8.7m	12'1" x 28'5"
Master Bedroom	3.6m x 6.2m	11'8" x 20'3"
Bedroom 2	3.0m x 4.2m	9'8" x 13'7"
Bedroom 3	2.9m x 4.2m	9'5" x 13'7"
Terrace	7.7m x 7.7m	25'2" x 25'2"

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Skyplexes at South Garden Court

## SKYPLEXES

A pair of sumptuous two-storey homes, set on the eighth floor of South Garden Court and neighbouring the roof top grow gardens – raise the elegance of a traditional duplex to new heights.

These extraordinary rooftop homes come with their own private entrances, accessed via a covered walkway that leads through the terrace directly to the front door. The terrace at the front, boasting some of the biggest private outdoor space Elephant Park has to offer with ample space for planters, frames the skyplexes with green surrounds, reflecting the natural beauty of the mature trees below.

A breakfast terrace extends from the kitchen, offering an intimate space to enjoy coffee outside and introducing a beautiful sense of movement between each living space. Upstairs, exclusive features such as walk-in wardrobes provide a hotel suite experience.

The interiors emit a glossy, cool ambience, marked by simple, clean lines. Striking finishes such as gloss lacquer and oversized floorboards bring drama and edge, complementing the sculptural, organic forms of features. A neutral colour scheme balances these contrasting textures with quiet tones.

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Skyplex terrace

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Skyplex kitchen/dining

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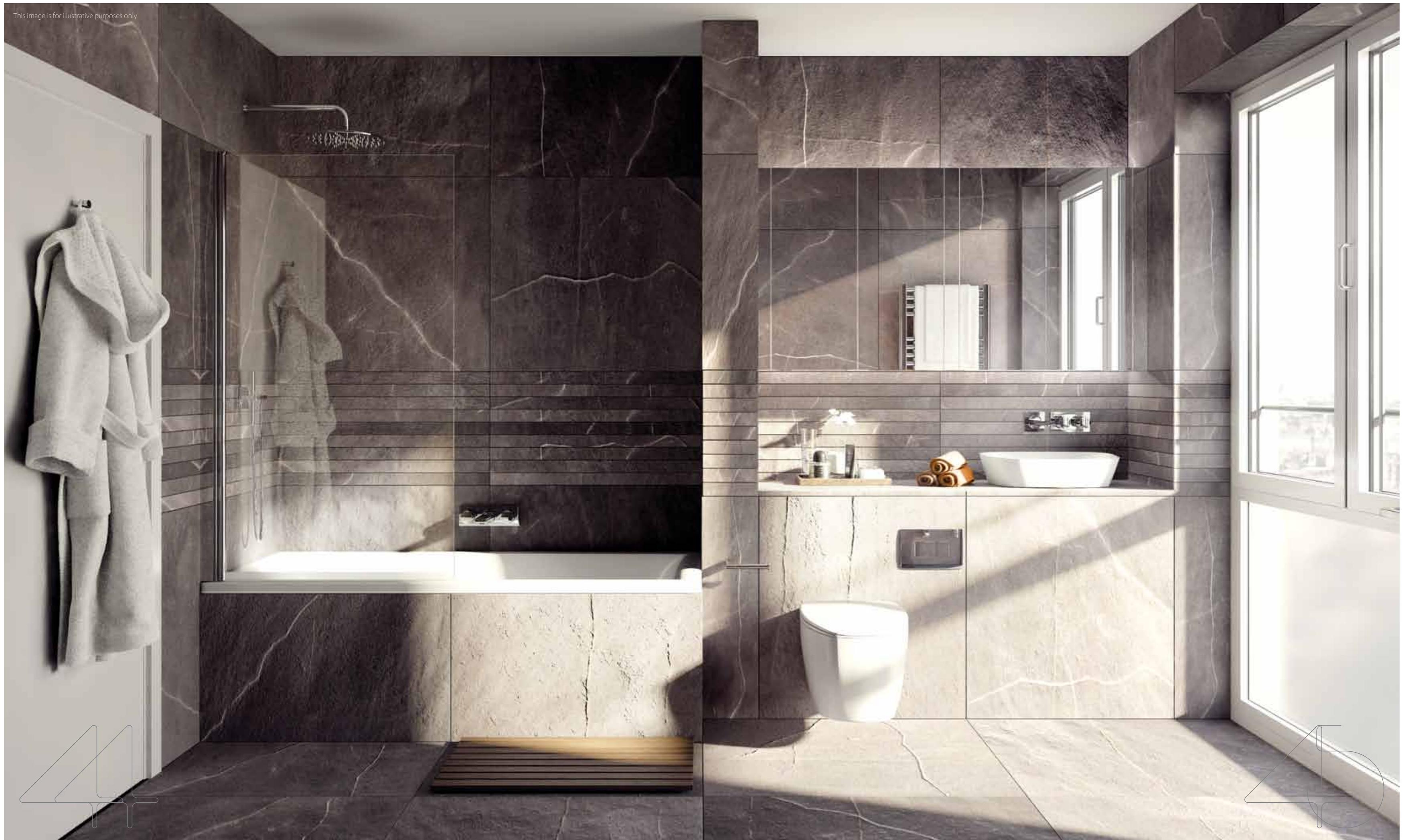


Skyplex master bedroom

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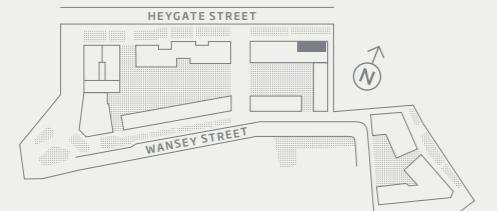


Skyplex bathroom

Level 8 / 9

# SKYPLEX ONE

8.01

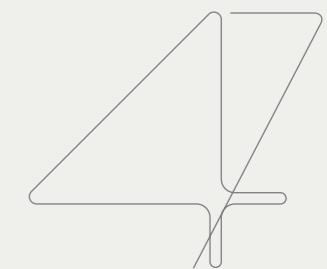
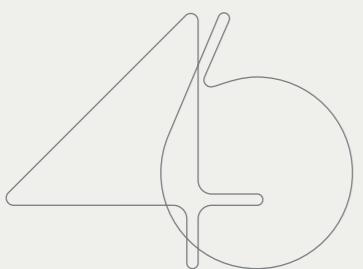


## KEY

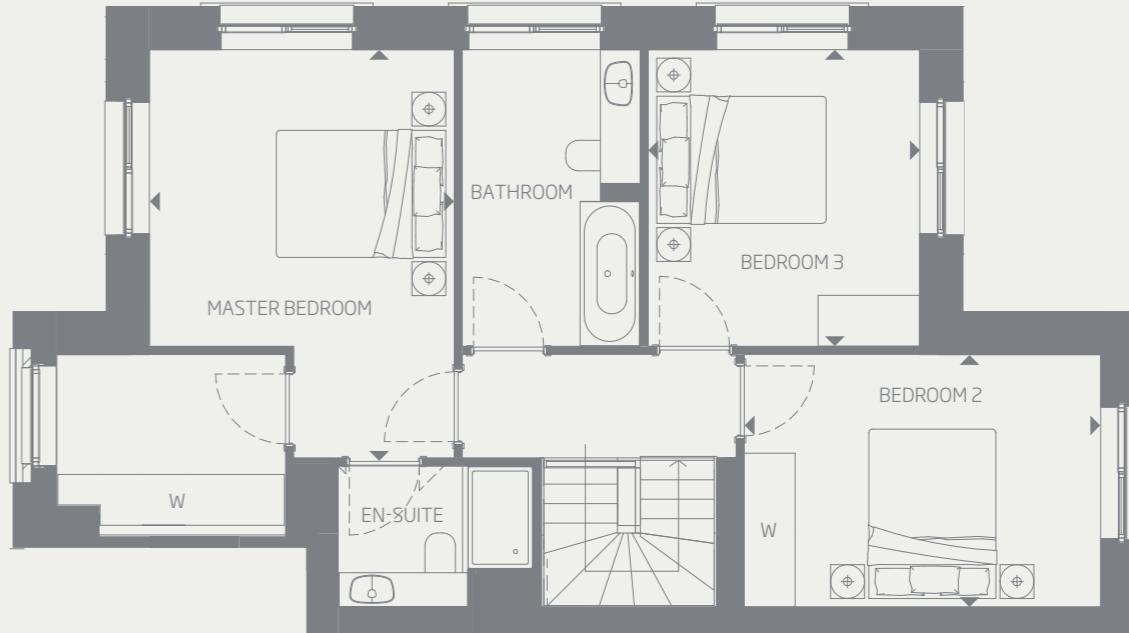
▲ Dimension Indicator

W	Wardrobe
HEC	Heating & Electrical Controls
W/D	Washing Dryer
C	Cupboard

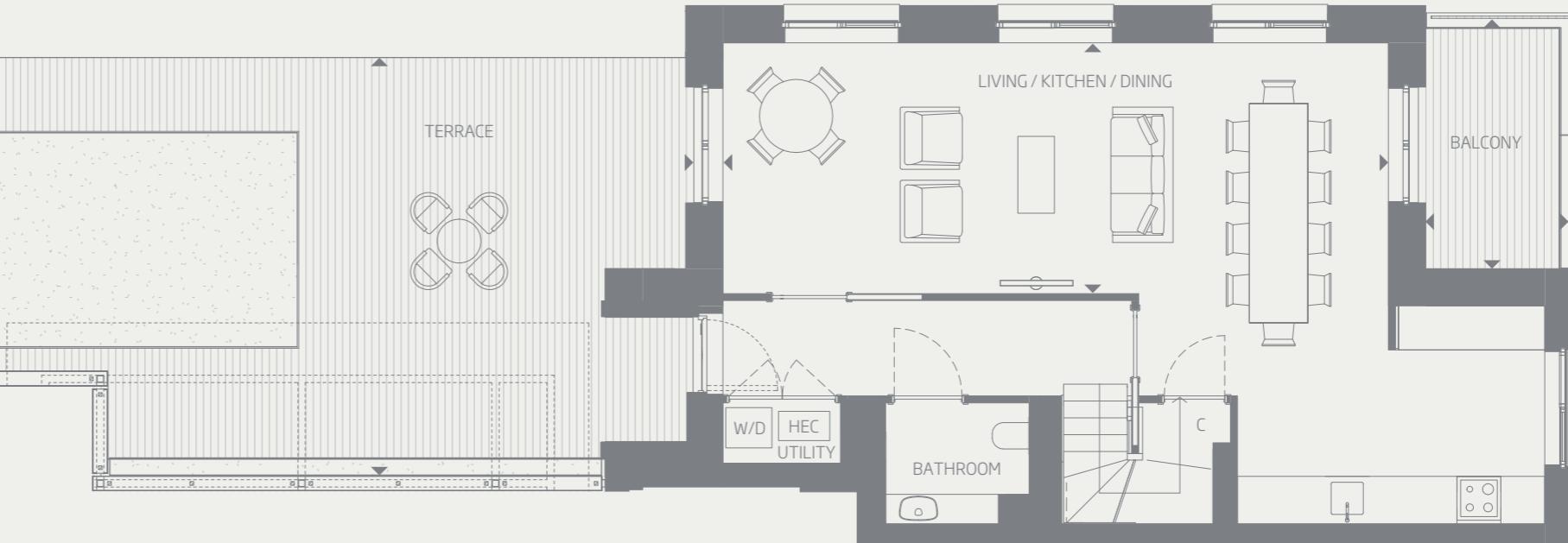
Internal Area	130.6m <sup>2</sup>	1406ft <sup>2</sup>
External Area	58.3m <sup>2</sup>	627ft <sup>2</sup>
Living / Kitchen / Dining	9.0m x 3.4m	29'5" x 11'2"
Master Bedroom	3.6m x 4.8m	11'8" x 15'7"
Bedroom 2	4.2m x 2.9m	13'8" x 9'5"
Bedroom 3	3.2m x 3.5m	10'5" x 11'5"
Terrace	9.5m x 5.7m	31'2" x 18'7"
Balcony	3.4m x 1.9m	11'2" x 6'2"



Level 9



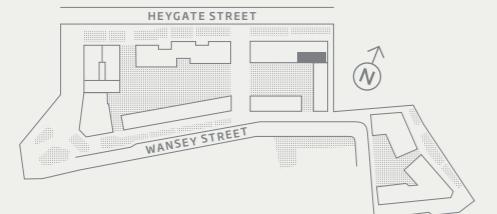
Level 8



Level 8 / 9

# SKYPLEX TWO

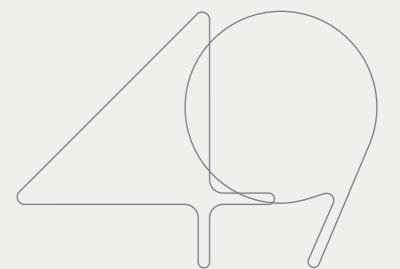
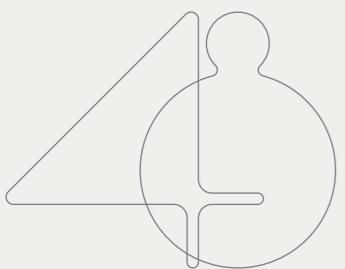
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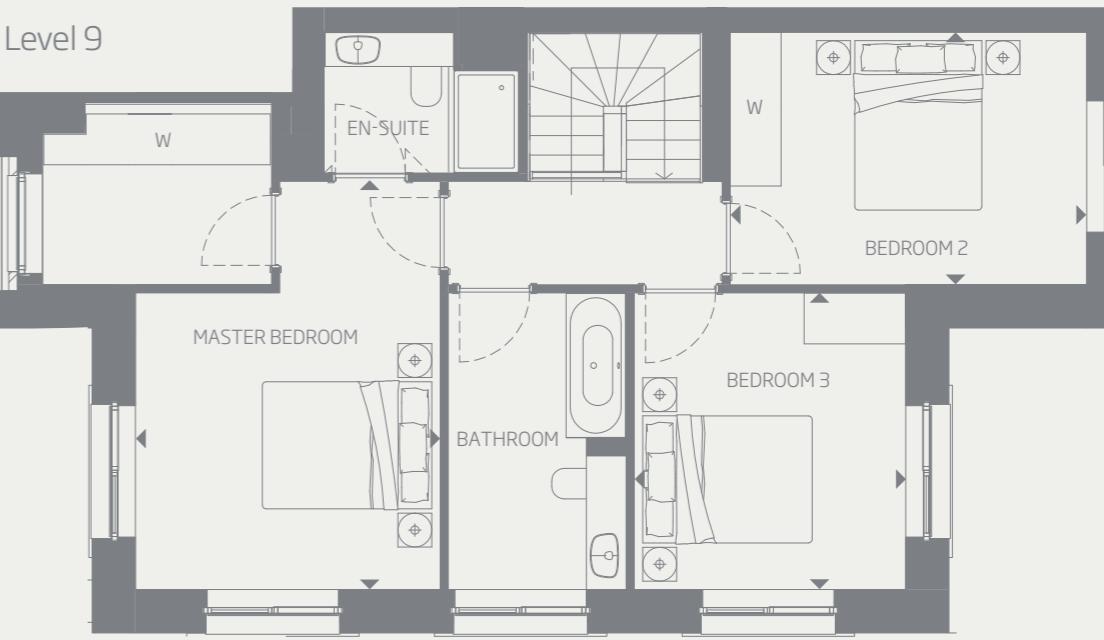
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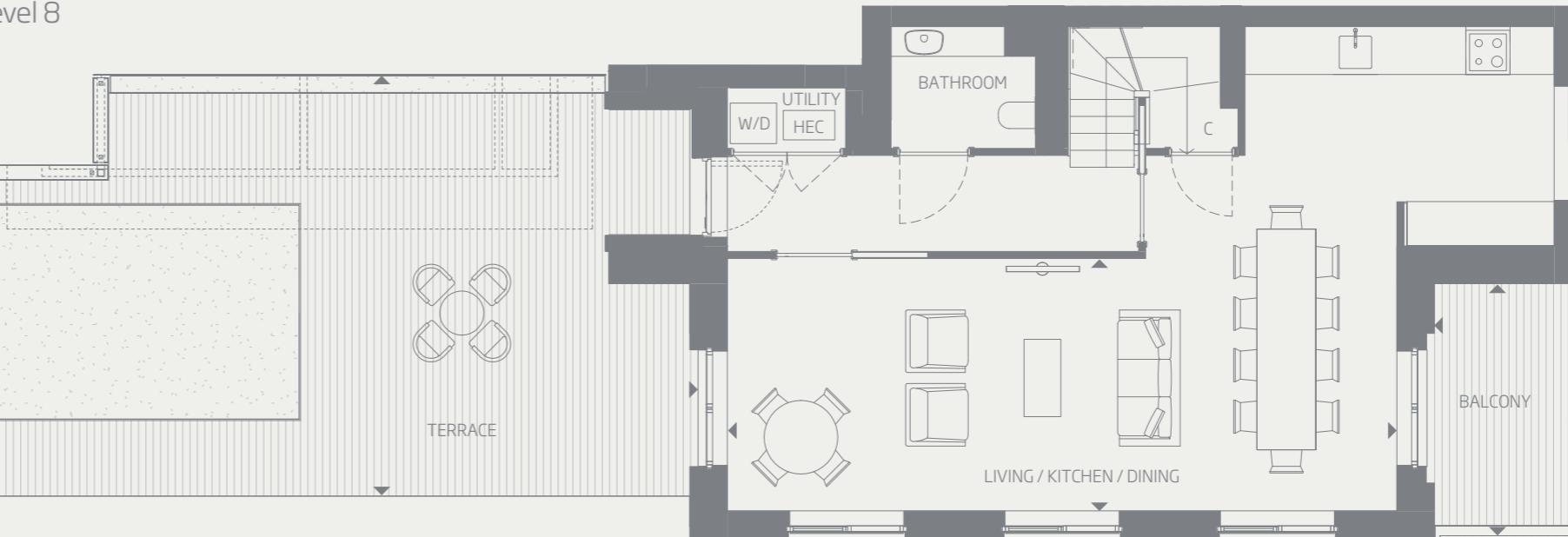
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Bedroom 2	4.2m x 2.9m	13'8" x 9'5"
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Balcony	3.4m x 1.9m	11'2" x 6'2"



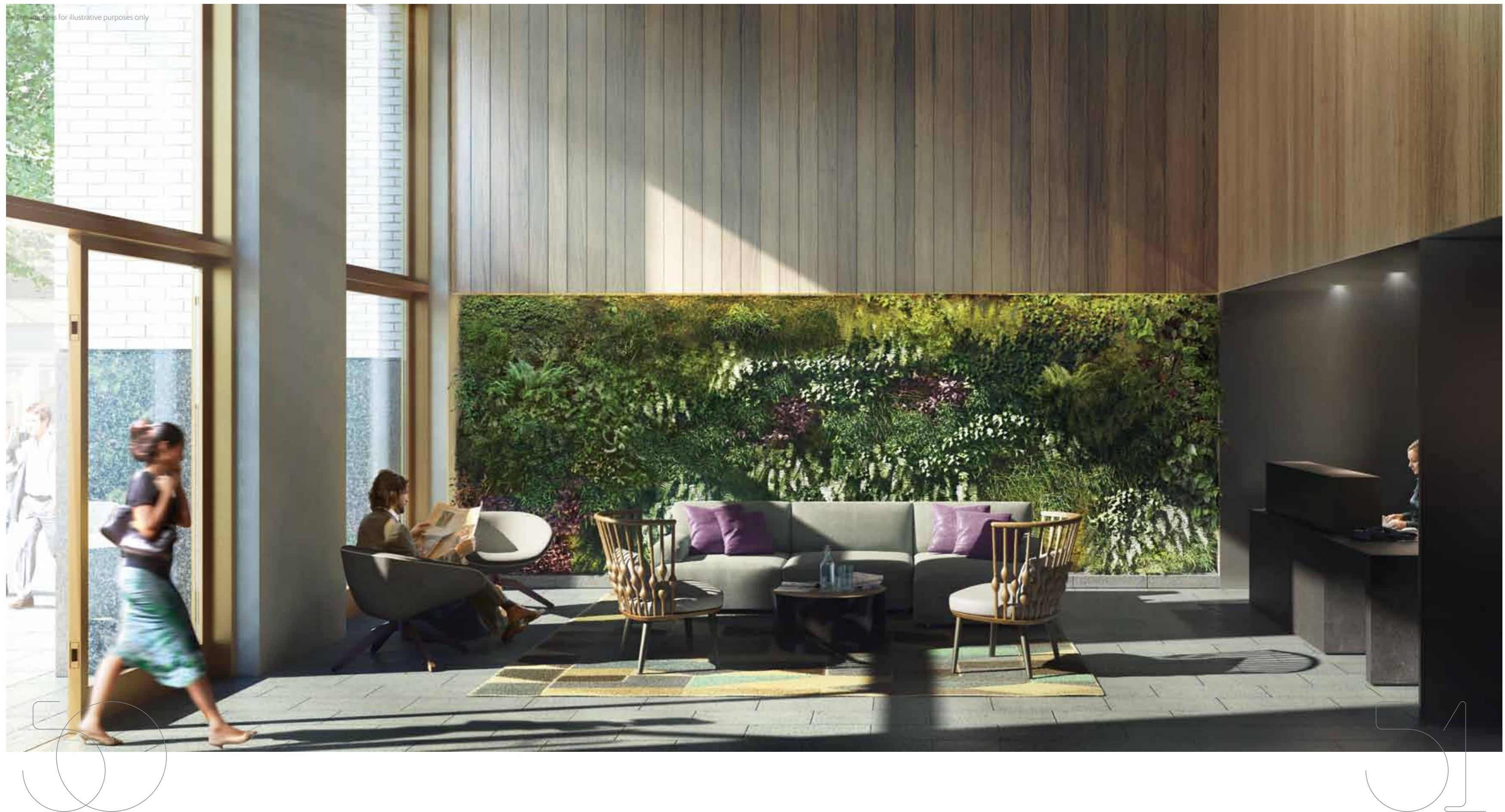
Level 9



Level 8



This image is for illustrative purposes only



The lobby at South Garden Point

This image is for illustrative purposes only



Central shopping street at Elephant Park

# PENTHOUSE SPECIFICATION

## BUILDING FABRIC

- Reinforced concrete frame and slabs on piled and raft foundations
- Double glazed aluminium windows with sliding or casement doors to terraces
- Soundproofing of walls and floors separating homes to outperform current building regulations
- Standard 2.7m floor to ceiling heights with 2.4m in isolated bathroom areas and corridors
- 100% FSC timber used throughout

## PRIVATE OUTDOOR SPACE

- Large private outdoor landscaped terrace
- Decking finish to all private outdoor space

## JOINERY

- Painted 2.1m high solid core internal doors
- Contemporary ironmongery
- Painted skirtings and architraves
- Wardrobes**
- Master bedroom: Separate dressing area with open lacquered finish wardrobes including hanging space, drawer units and shoe shelves

## INTERIOR FINISHES

- Large format engineered timber flooring to hallway, kitchen and living room
- Carpet to bedrooms
- White painted plasterboard ceilings, walls, skirtings and architraves
- Non-toxic materials used for interior finishes
- Contemporary ironmongery
- Third bedroom with sliding partitions to create flexible space

## KITCHENS

- Contemporary kitchen with island unit
- Composite stone worktops
- Black finish sink with brushed chrome mixer tap
- Marble kitchen splash back
- All appliances energy efficient (A or B rated)  
Siemens IQ500 & 700 (or similar)
- Integrated stainless steel fronted electric combination oven
- Integrated stainless steel microwave
- Integrated induction hob and ventilation hood
- Integrated full height fridge/freezer

## MASTER BATHROOM

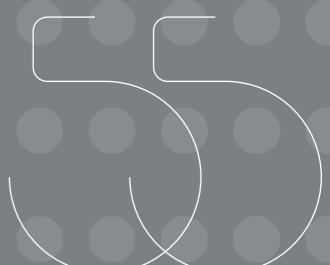
- Integrated multifunction dishwasher
- Integrated wine chiller
- Warming drawer
- Space saving waste and recycling bins
- Gloss lacquer finish to kitchen wardrobes
- Wall finishes: large format marble and limestone tiles
- Floor finishes: large format limestone tiles
- Panelised vanity unit
- Over-basin cabinets: mirrored cabinets with integrated shaver socket
- Twin semi-inset basins with chrome mixer tap
- Fitted bath with chrome thermostatic mixer and hand shower
- Oversized shower with glass screen, chrome thermostatic mixer, hand shower and drench head
- Wall hung W/C with concealed cistern, chrome dual flush and soft closing seat
- Heated chrome towel rail
- Chrome robe hooks and toilet roll holder
- Feature lighting to underside of mirrored cabinets and high-level wash lighting

## GUEST BATHROOM

- Wall finishes: large format marble and limestone tiles
- Floor finishes: large format limestone tiles
- Panelised vanity unit
- Over-basin cabinets: mirrored cabinets with integrated shaver socket
- Semi-inset basins with chrome mixer tap
- Oversized shower with glass screen, chrome thermostatic mixer, hand shower and drench head
- Wall hung W/C with concealed cistern, chrome dual flush and soft closing seat
- Heated chrome towel rail
- Chrome robe hooks and toilet roll holder
- Feature lighting to underside of mirrored cabinets and high-level wash lighting

## HEATING

- Utility cupboard housing washer/dryer, MVHR, data and heat exchange system
- Individual thermostatic temperature controls in all main rooms
- Combined heat and power system providing individually metered heat and hot water
- Underfloor heating to living and bedroom areas



# SKYPLEX SPECIFICATION

## ELECTRICAL FITTINGS

- Energy efficient (LED) recessed ceiling downlighters throughout
- Television (terrestrial and Sky+) points and data sockets to living room and master bedroom
- Contemporary brushed stainless steel switch plates and sockets
- Filtered fresh air mechanical ventilation with heat recovery
- Task lighting to underside of kitchen wall units
- Shaver socket integrated in bathroom cabinets
- Socket provision for home office location in one room
- Super-fast broadband

## MANAGEMENT AND SECURITY

- Development designed in liaison with police to ensure security (achieving Secure by Design accreditation)
- 24-hour concierge service Secure electronic access control to buildings
- CCTV system in public realm and building entrances
- Multi-locking system to front door
- Video door entry system
- Interconnected mains supply smoke/heat detection system with battery back-up to each home
- Sprinkler system to each home
- 10-year NHBC warranty

## COMMUNAL AREAS

- Multi-functional bookable residents room
- Residents' gym facility on the ground floor of South Garden Point
- Parcel storage services provided by the main concierge
- Townhouses letter boxes in individual front doors

## EXTERNAL COMMUNAL AREAS

- Landscaped public areas around the development, including Elephant Park
- Private courtyard gardens for South Gardens residents
- Residents' grow garden located on the roof of South Garden Court

## TRANSPORT

- Two cycle storage spaces in lockable communal stores
- Basement car parking space available for purchase
- Basement motorcycle parking spaces available for purchase
- 3 years free car club membership
- 3 years free bike health checks at monthly 'bike doctor' sessions (by appointment)

## BUILDING FABRIC

- Reinforced concrete frame and slabs on raft foundations
- Double glazed aluminium windows with sliding or casement doors to balconies
- Soundproofing of walls and floors separating homes to outperform current building regulations
- Standard 2.7m floor to ceiling heights with 2.4m in isolated bathroom areas and corridors
- 100% FSC timber used throughout

### Private Outdoor Space

- Large private outdoor landscaped terrace
- Breakfast balcony
- Decking finish to all private outdoor space

## JOINERY

- Painted 2.1m high solid core internal doors
- Contemporary ironmongery
- Painted skirtings and architraves
- Wardrobes**
- Master bedroom: Separate dressing area with open lacquered finish wardrobes including hanging space, drawer units and shoe shelves

## INTERIOR FINISHES

- Large format engineered timber flooring to hallway, kitchen and living room
- Carpet to bedrooms
- White painted plasterboard ceilings, walls, skirtings and architraves
- Non-toxic materials used for interior finishes
- Contemporary ironmongery

## KITCHENS

- Contemporary kitchen with island unit
- Composite stone worktops
- Black finish sink with brushed chrome mixer tap
- Marble kitchen splash back
- All appliances energy efficient (A or B rated)  
Siemens IQ500 & 700 (or similar)
- Integrated stainless steel fronted electric combination oven
- Integrated stainless steel microwave
- Integrated induction hob and ventilation hood
- Integrated full height fridge/freezer
- Integrated multifunction dishwasher
- Integrated wine chiller
- Warming drawer
- Space saving waste and recycling bins
- Gloss lacquer finish to kitchen wardrobes

**GUEST BATHROOM**

- Wall finishes: large format marble and limestone tiles
- Floor finishes: large format limestone tiles
- Panelised vanity unit
- Over-basin cabinets: mirrored cabinets with integrated shaver socket
- Semi-inset basin with chrome mixer tap
- White bath with large format limestone bath panel, shower rail and drench head over bath with semi frameless glass screen
- Wall hung W/C with concealed cistern, chrome dual flush and soft closing seat
- Heated chrome towel rail
- Chrome robe hooks and toilet roll holder
- Feature lighting to underside of mirrored cabinets and high-level wash lighting

**HEATING**

- Utility cupboard housing washer/dryer, MVHR, data and heat exchange system
- Individual thermostatic temperature controls in all main rooms
- Combined heat and power system providing individually metered heat and hot water
- Underfloor heating to living and bedroom areas

**EN-SUITE BATHROOM**

- Wall finishes: large format marble and limestone tiles
- Floor finishes: large format limestone tiles
- Panelised vanity unit
- Over-basin cabinets: mirrored cabinets with integrated shaver socket
- Semi-inset basin with chrome mixer tap
- Oversized shower with glass screen, chrome thermostatic mixer, hand shower and drench head
- Wall hung W/C with concealed cistern, chrome dual flush and soft closing seat
- Heated chrome towel rail
- Chrome robe hooks and toilet roll holder
- Feature lighting to underside of mirrored cabinets and high-level wash lighting

**ELECTRICAL FITTINGS**

- Energy efficient (LED) recessed ceiling downlighters throughout
- Television (terrestrial and Sky+) points and data sockets to living room and master bedroom
- Contemporary brushed stainless steel switch plates and sockets
- Filtered fresh air mechanical ventilation with heat recovery
- Task lighting to underside of kitchen wall units
- Shaver socket integrated in bathroom cabinets
- Socket provision for home office location in one room
- Super-fast broadband

**MANAGEMENT AND SECURITY**

- Development designed in liaison with police to ensure security (achieving Secure by Design accreditation)
- 24-hour concierge service Secure electronic access control to buildings
- CCTV system in public realm and building entrances
- Multi-locking system to front door
- Video door entry system
- Interconnected mains supply smoke/heat detection system with battery back-up to each home
- Sprinkler system to each home
- 10-year NHBC warranty

**COMMUNAL AREAS**

- Multi-functional bookable residents room
- Residents' gym facility on the ground floor of South Garden Point
- Parcel storage services provided by the main concierge
- Townhouses letter boxes in individual front doors

**EXTERNAL COMMUNAL AREAS**

- Landscaped public areas around the development, including Elephant Park
- Private courtyard gardens for South Gardens residents
- Residents' grow garden located on the roof of South Garden Court

**TRANSPORT**

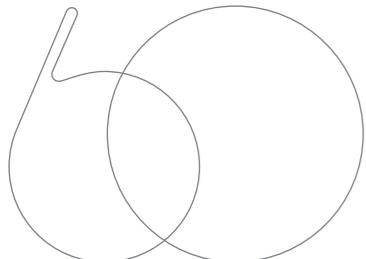
- Two cycle storage spaces in lockable communal stores
- Basement car parking space available for purchase
- Basement motorcycle parking spaces available for purchase
- 3 years free car club membership
- 3 years free bike health checks at monthly 'bike doctor' sessions (by appointment)

# CONTACTS

For more information on the Skyscape Collection at South Gardens and to book your appointment, please contact:

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