

LONDON
DOCK
E1

THE PENTHOUSE

THE PENTHOUSES

Introducing an exclusive collection of penthouses in London's most dynamic new destination, London Dock.

These exquisite duplex penthouses will occupy the top two floors of Admiral Wharf and Alexander Wharf, with stunning views towards the River Thames and the City.

Boasting contemporary interiors, epic cityscape views and close proximity to some of London's trendiest neighbourhoods, these residences are set to become the pinnacle of high-level living in the capital.

LONDON DOCK E1



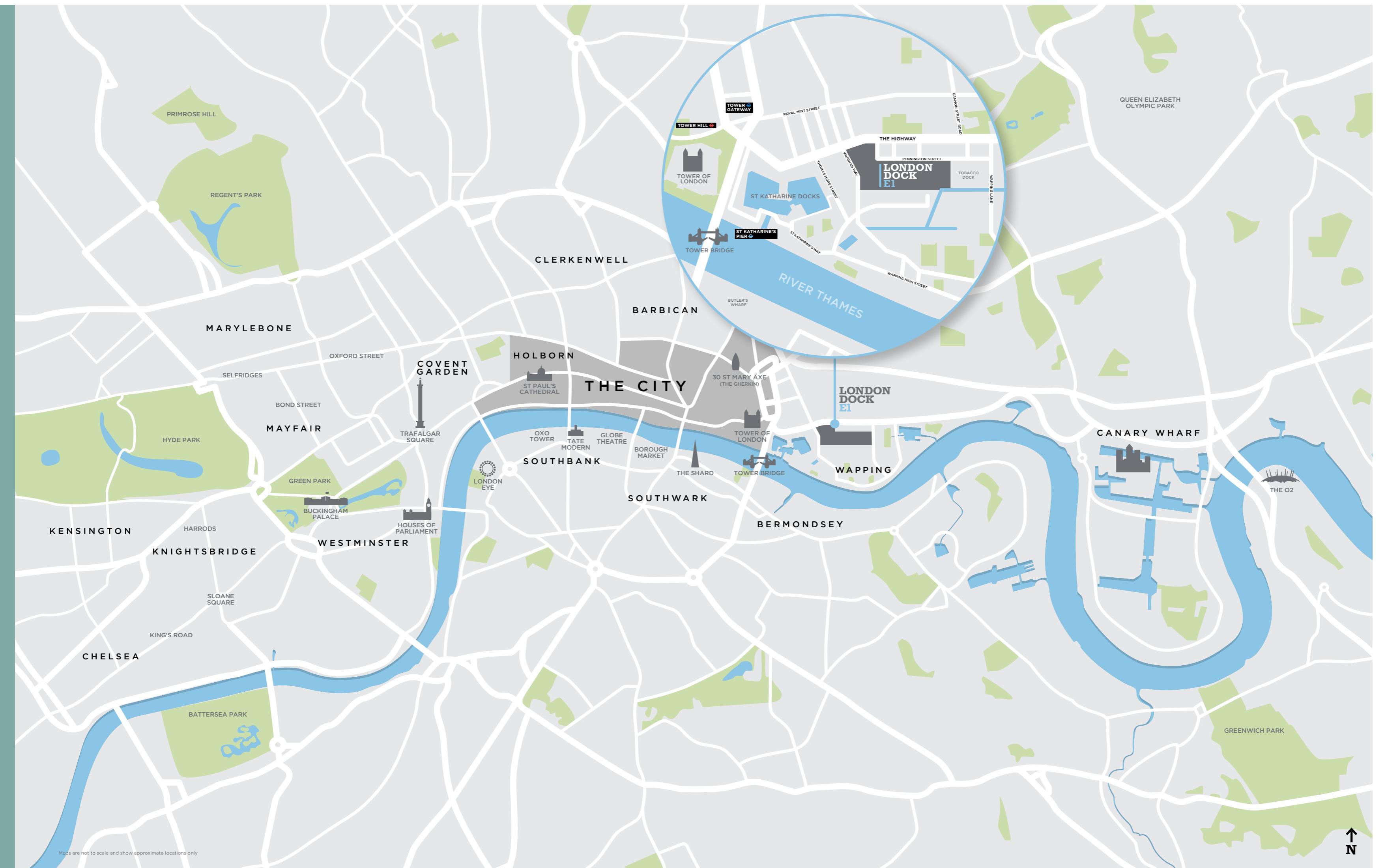
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A HUB FOR BUSINESS, COMMERCE
AND CULTURE

LONDON, THE GLOBAL CAPITAL





Casting a glinting eye across iconic London landmarks including Tower Bridge and the Tower of London, London Dock will be one of the capital's most desirable addresses.

London's ever-changing cityscape is a reflection of a thriving global society. Alongside its inherent drive to evolve and seize the future, London will always remain a city firmly connected to its past. From the Dickensian alleyways of Fleet Street to the glowing intricate stonework of the Houses of Parliament, history pervades.

And this is what makes London unique.



London Dock benefits from a chic location as well as access to some of the City's trendiest neighbourhoods.

Living at London Dock will put you right in the heart of London. The South Bank, Borough Market, Tate Modern and the City are all within easy walking distance, while Knightsbridge and Mayfair are a taxi ride away. In the immediate vicinity, Wapping is fast becoming a hub for fashion, media and digital business, with its highly prized industrial warehouses and lofty riverside wharves.

Ultimately, the skyline is the star. The penthouses at London Dock offer magnificent views – a shimmering vision of a world class city.

Captains of industry, city-slickers and world-famous fashionistas are drawn by the glittering lights of London. As a penthouse resident at London Dock, you will be captivated by the Shard, the Gherkin and Canary Wharf – just a few of the architectural wonders that define this global capital.



At night, the city comes alive. Michelin-star dining, trendy rooftop bars and London's legendary theatre scene – it is all for the taking.

A table on the terrace at Le Pont de la Tour, a thirst-quenching drink at St Katharine Docks or the late-night offerings of the West End are all within easy reach of London Dock, so whether you prefer a quiet stroll along leafy South Bank taking in some of the city's best-loved landmarks or a night of revelry in a VIP area, London is your playground.



London is synonymous with glamour and haute couture.

From the international fashion houses of Bond Street to the bespoke British boutiques lining the streets of Mayfair and Knightsbridge, London is one of the world's leading shopping destinations. Add to that London Fashion Week, Vogue's Fashion Night Out and Shoreditch's legendary street style, and it is easy to see why Londoners are forever revered as trend-setters.

CELEBRATING A RICH PAST,
CREATING A NEW FUTURE

**WELCOME TO
LONDON DOCK**





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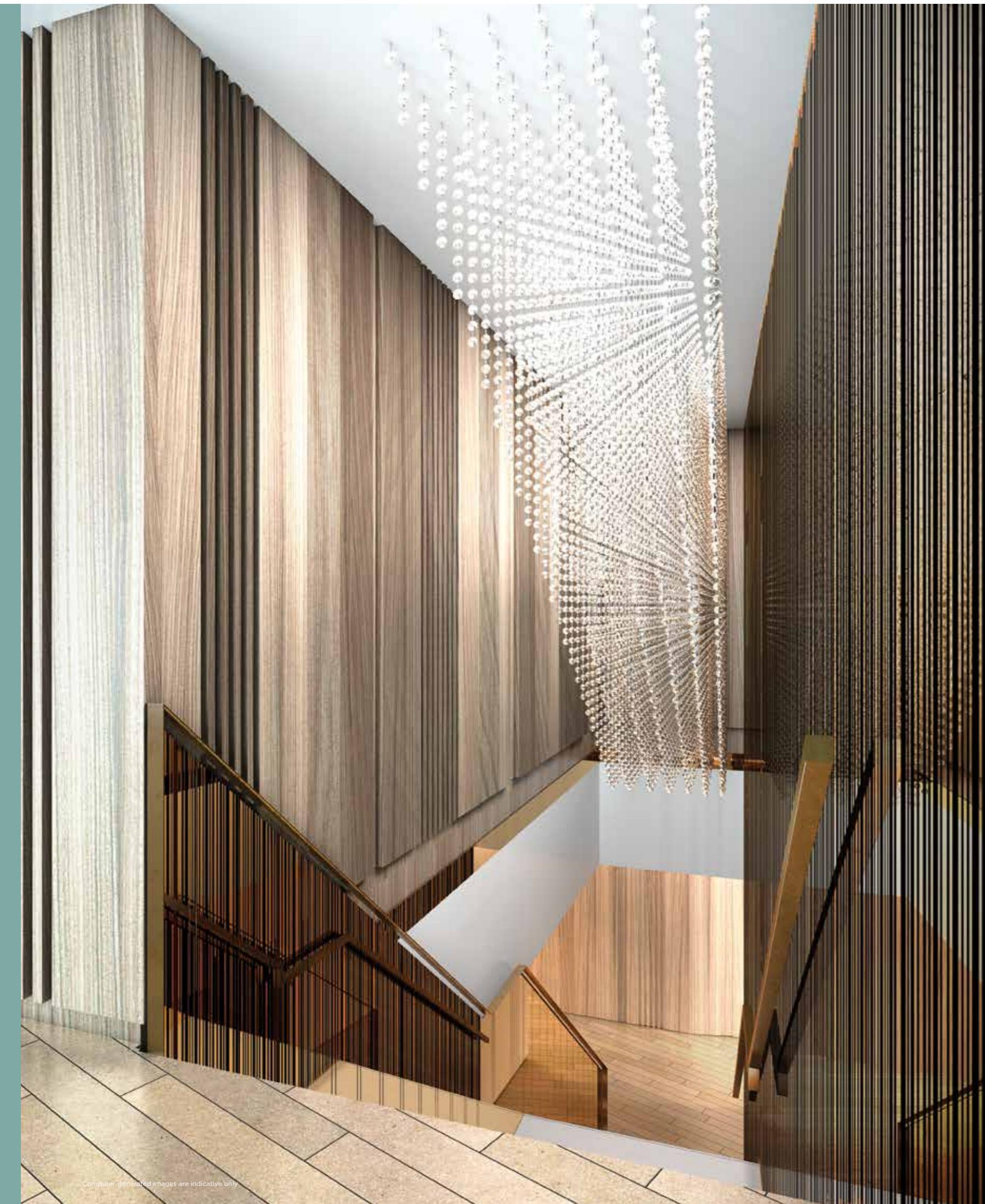
Invigorating and elegant, London Dock is set to become one of London's most sought-after destinations.

Incorporating sublime European-style piazzas, thriving landscaped gardens and tranquil waterways and promenades, London Dock will be a sanctuary from the hustle and bustle of the city.





LONDON
DOCK
E1



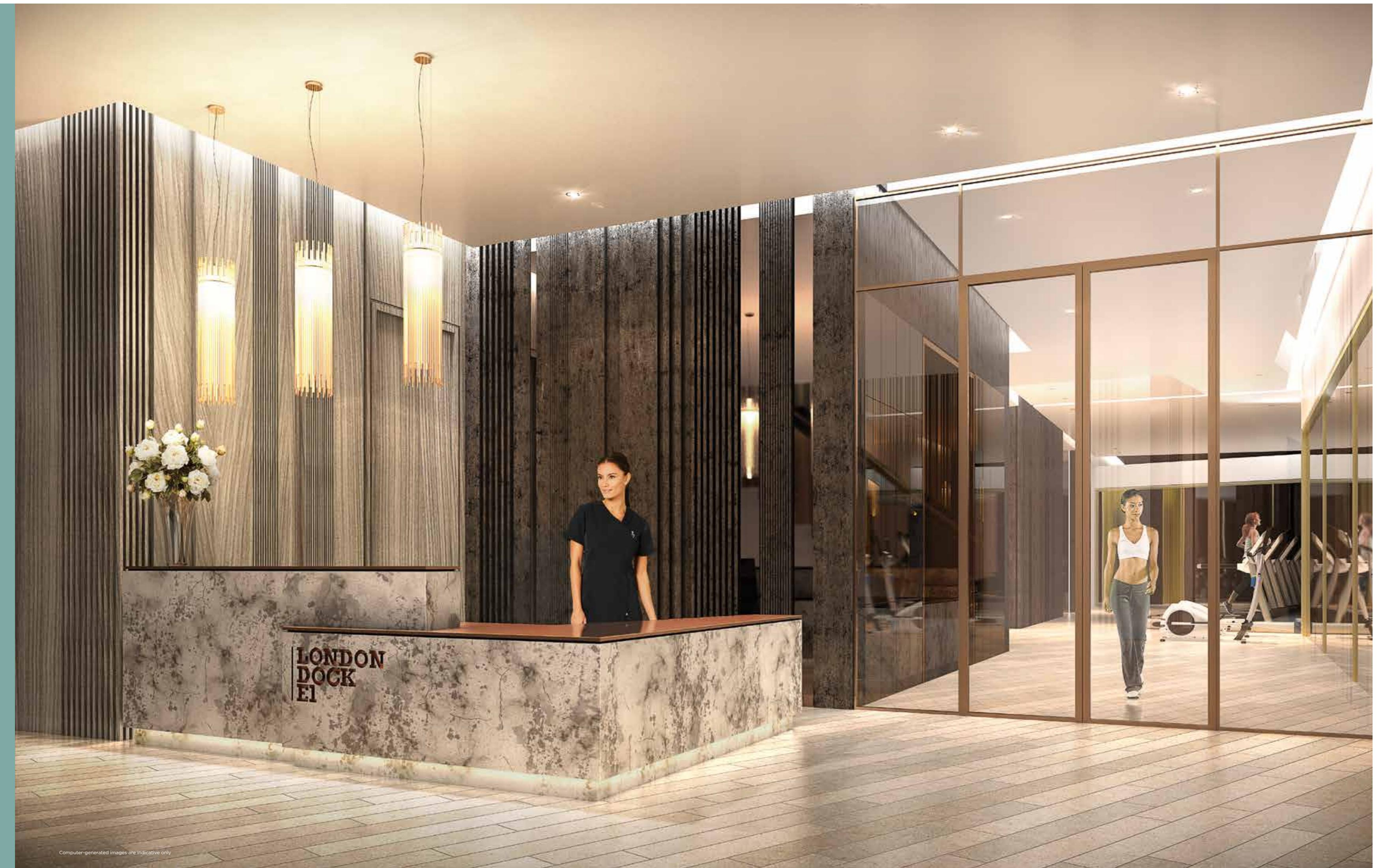
**The amenities of a five-star hotel combined with the atmosphere
of an exclusive members-only club.**

The Club, a private space available only to residents of London Dock, offers a stylish place to unwind. Whether you wish to relax in the lounge or lose yourself in a movie in the private screening room, there are plenty of options to choose from.

Start the day at the swimming pool, work out in the gymnasium, or practise your swing in the virtual golf suite. For those in need of pampering, there will be an extensive list of treatments available within the warm environs of The Club's inviting treatment room*.

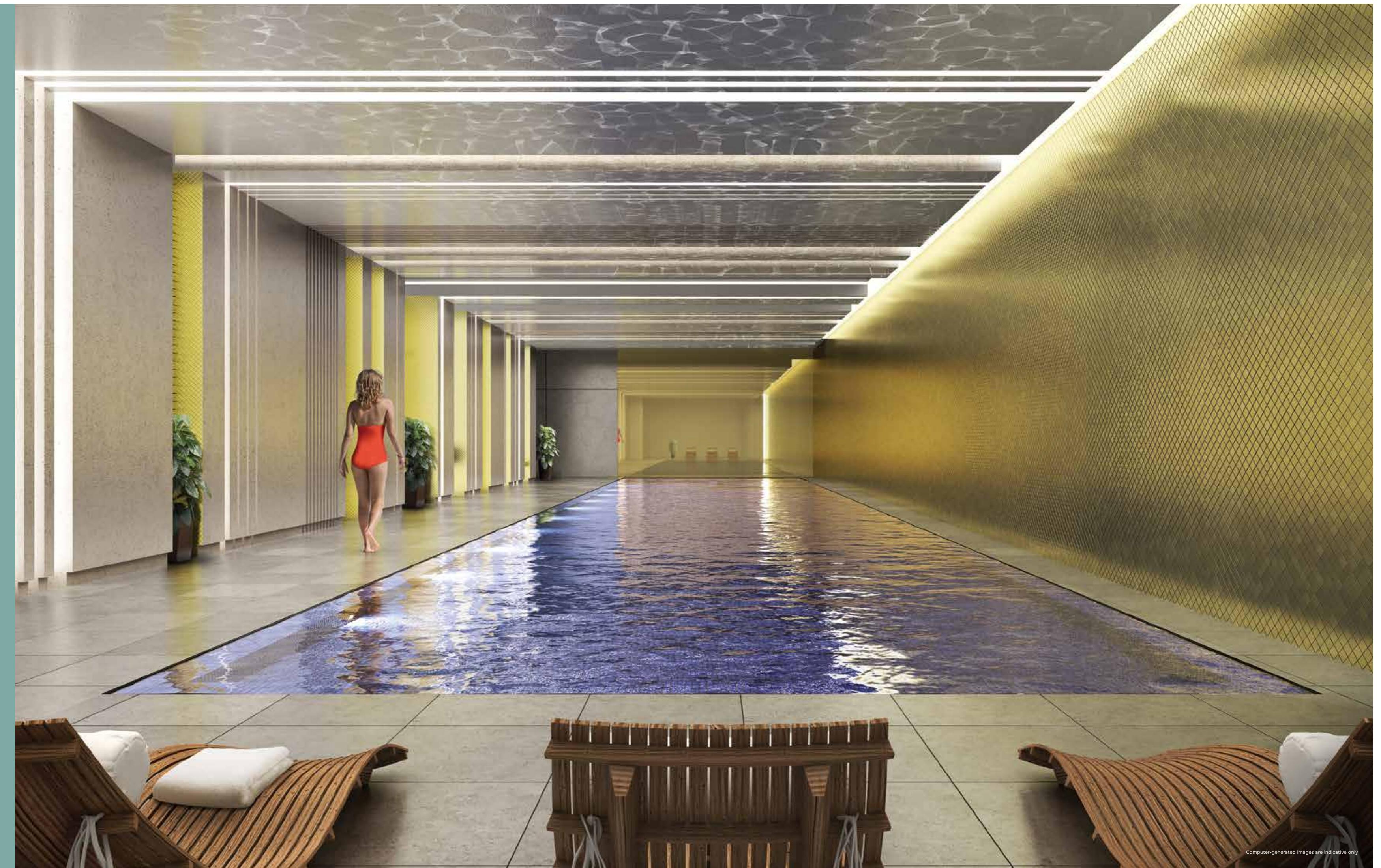
Complemented by 24 hour Concierge and managed parking**, The Club is an enviable addition to life at London Dock.

* Treatments not included in service charge. ** Parking available at extra cost.





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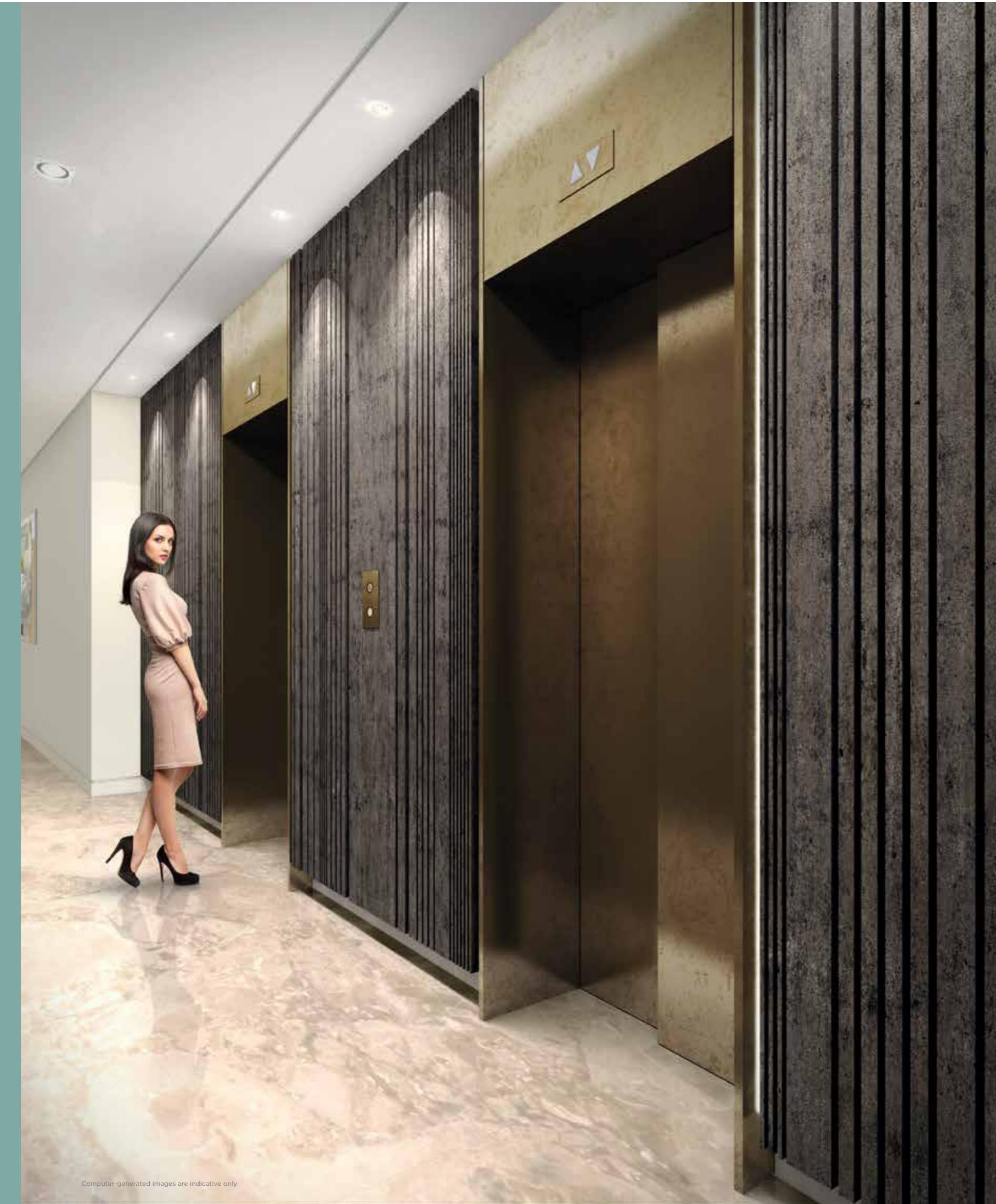
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SUBTLE, DISTINCTIVE & UNIQUE

INSPIRED DESIGN



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From the moment you enter the building, London Dock sets new benchmarks for quality and detail, with distinctive design and materials throughout.

From the underground car park – with the lift that will take you directly to your door – or through the stylish entrance lobbies with relaxing seating areas, every space has been carefully considered, creating a seamless journey home.



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The entrance hallways are bathed in natural light, with glazed panels offering intriguing glimpses through to the living room.

Breathtaking interiors by 1508 London combine natural materials with polished finishes to create contemporary spaces. Laquered full height internal doors lead to spacious bedrooms and the living room, while the feature stone staircase with antique bronze detailing takes you up to the sun room, expansive terraces and your stunning master bedroom suite.



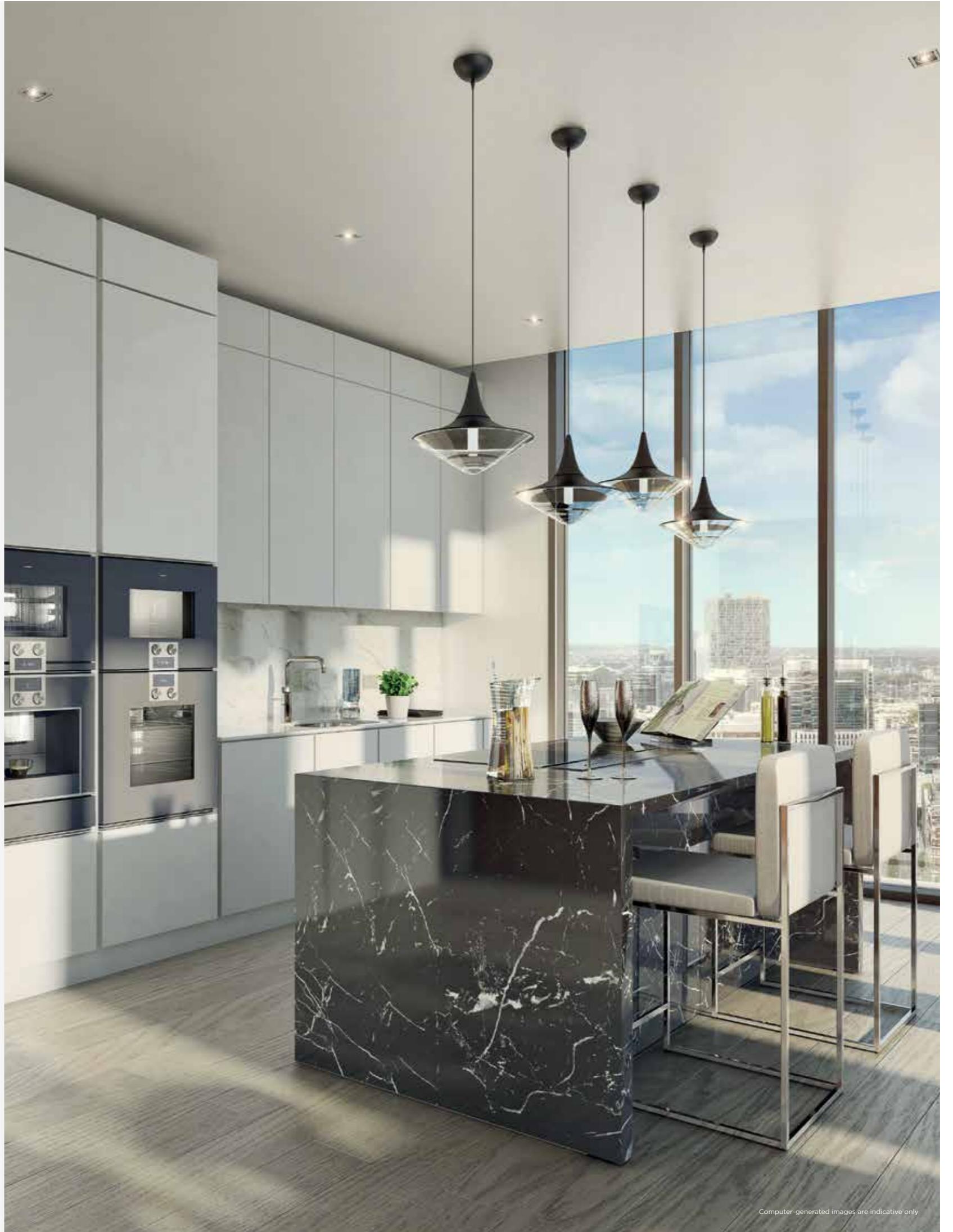
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From the bespoke joinery in the living room, to delicate stitching in the wardrobes, every detail of the penthouses has been carefully considered.

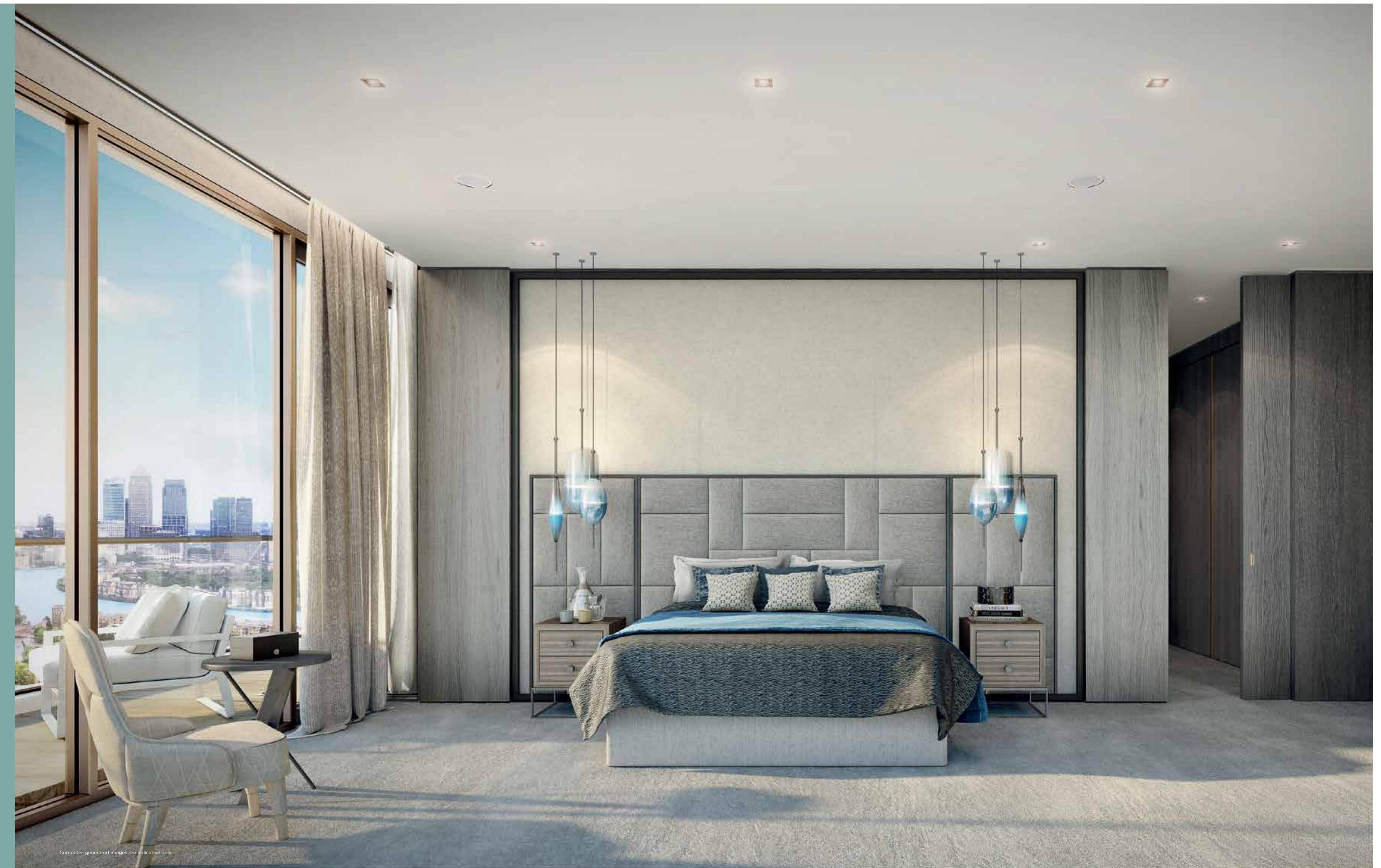
The kitchens are fully equipped with a suite of chic Gaggenau appliances, complemented by sleek units with marble worktops and splashbacks.

The marble island centrepiece, with feature lighting and integrated wine cooler, creates a focal point for entertaining.

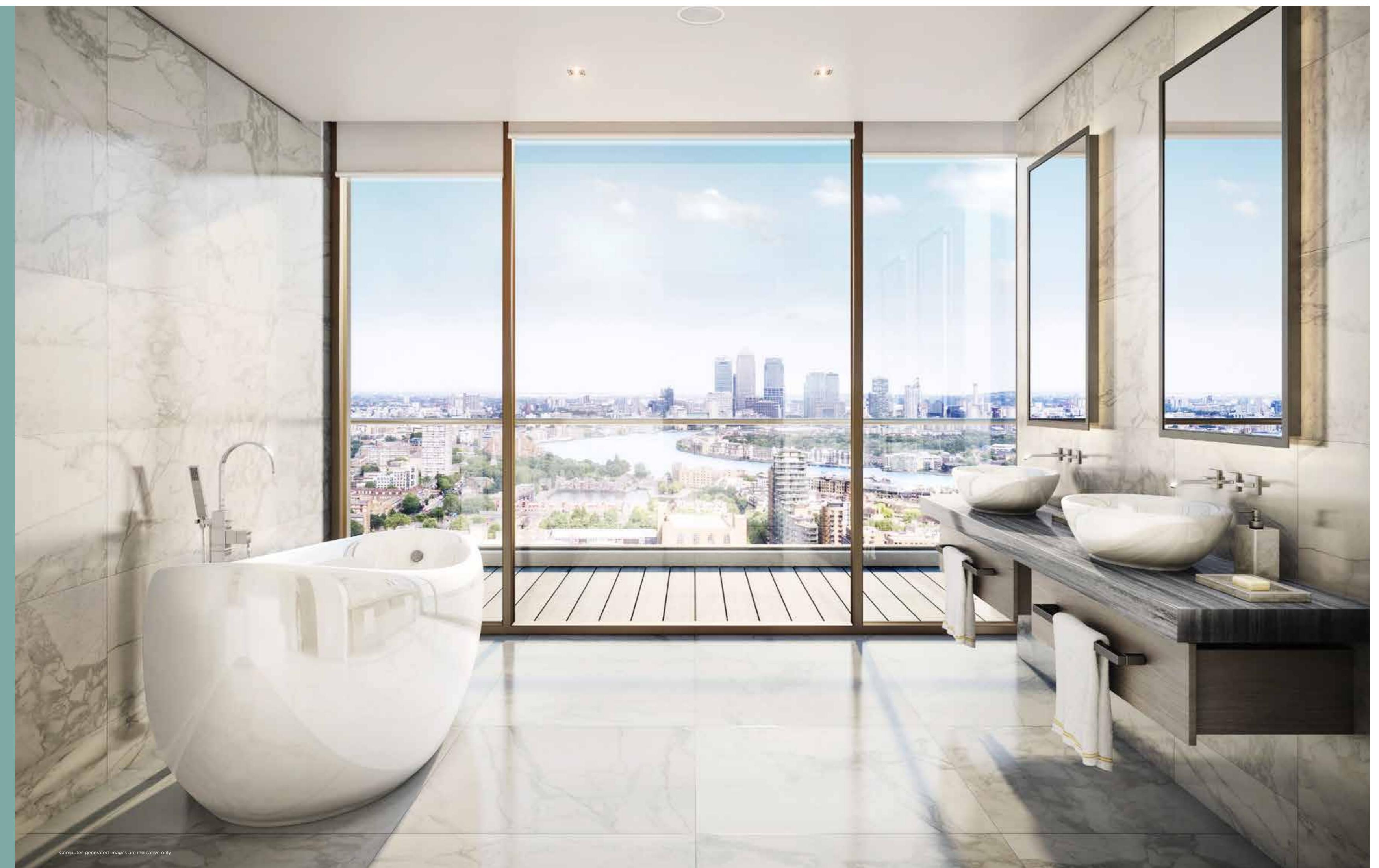
Full height glazing throughout maximises the feeling of light and space, offering multi-aspect views over the capital.



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A THREE BEDROOM DUPLEX
PENTHOUSE WITH VIEWS TOWARDS
THE RIVER THAMES AND OVER GAUGING SQUARE

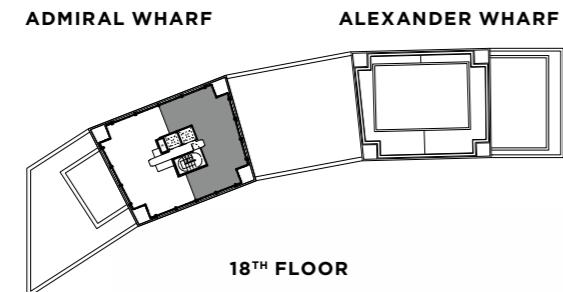
**THE SOUTH PENTHOUSE
ADMIRAL WHARF**

THE SOUTH PENTHOUSE
86 ADMIRAL WHARF

APARTMENT | 86
FLOOR | 18



EAST ELEVATION



18TH FLOOR



LIVING ROOM	4.99m x 8.99m	16'4" x 29'6"
KITCHEN	3.95m x 4.70m	13'0" x 15'6"
BEDROOM 2	4.11m x 3.50m	13'6" x 11'6"
BEDROOM 3	3.86m x 3.17m	12'8" x 10'6"
TERRACES	11m ²	117 sq ft

FLOORPLANS

THE PENTHOUSES

61

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VIEWS SOUTH

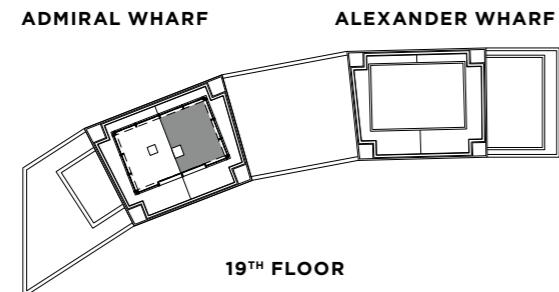


KEY

- Door entry system
- BT / Home Network point
- Heated wall with Towel Rail and robe hooks
- Pop-Up Socket
- Pop-Up Socket with USB
- Single Socket
- USB Socket
- WiFi Router and Sky box
- Double Socket
- Floor Sockets
- TV / FM, 2 x 13A double sockets and RF return
- Hot Water Cylinder with washing machine below
- Tall Kitchen unit
- Fridge / Freezer
- Kitchen / utility appliance below worktop
- External Floor Light
- Feature Downlight
- Recessed Downlight
- Kitchen Feature Pendant
- Speaker
- Provision for pendant light fitting
- 55" LED / HD TV mounted 1.4m from floor with 13A socket and cable duct to Sky+HD, TV / FM, BT and 2 x 13A double sockets below
- Cupboard
- Wardrobe

THE SOUTH PENTHOUSE
86 ADMIRAL WHARF

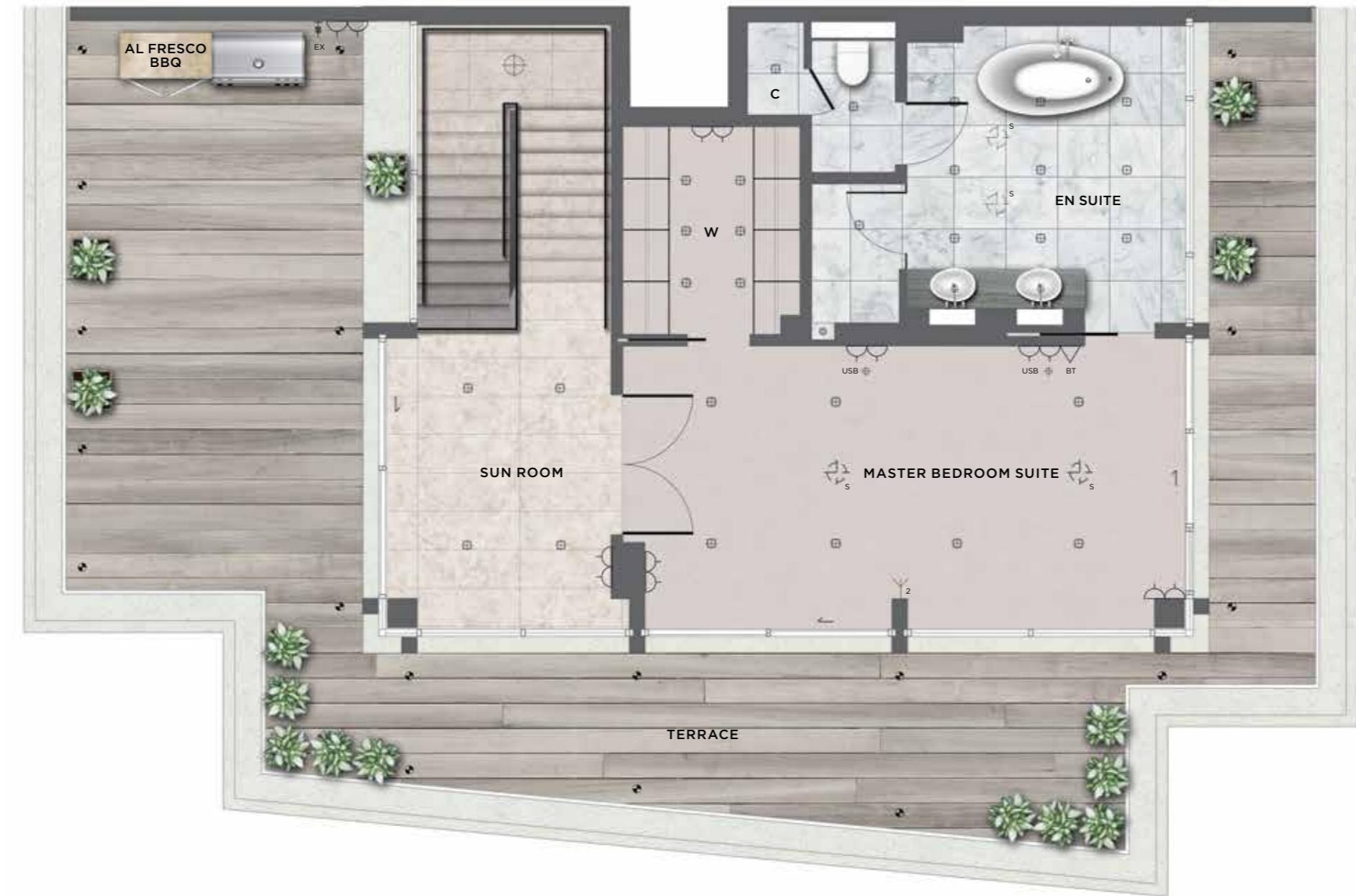
APARTMENT | 86
FLOOR | 19



EAST ELEVATION



VIEWS WEST



VIEWS EAST OVER GAUGING SQUARE

VIEWS SOUTH



KEY

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	Wardrobe

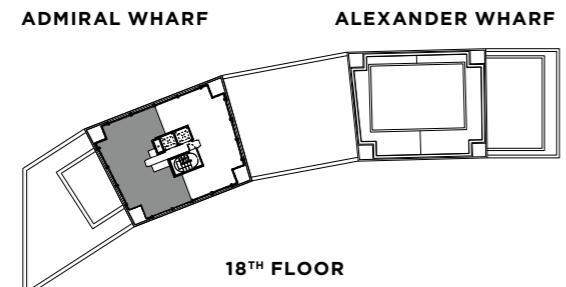
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A THREE BEDROOM DUPLEX
PENTHOUSE WITH VIEWS TOWARDS
THE CITY AND OVER GAUGING SQUARE

**THE NORTH PENTHOUSE
ADMIRAL WHARF**

THE NORTH PENTHOUSE
87 ADMIRAL WHARF

APARTMENT | 87
FLOOR | 18



VIEWS NORTH TOWARDS THE CITY

LIVING ROOM	4.64m x 8.99m	15'3" x 29'6"
KITCHEN	4.61m x 4.14m	15'2" x 13'7"
BEDROOM 2	4.19m x 3.93m	13'9" x 13'0"
BEDROOM 3	3.86m x 3.17m	12'8" x 10'6"
TERRACES	11m ²	120 sq ft

FLOORPLANS



KEY

- | | |
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| | Door entry system |
| | BT / Home Network point |
| | Heated wall with Towel Rail and robe hooks |
| | Pop-Up Socket |
| | Pop-Up Socket with USB |
| | Single Socket |
| | USB Socket |
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| | Double Socket |
| | Floor Sockets |
| | TV / FM, 2 x 13A double sockets and RF return |
| | Hot Water Cylinder with washing machine below |
| | Tall Kitchen unit |
| | Fridge / Freezer |
| | Kitchen / utility appliance below worktop |
| | External Floor Light |
| | Feature Downlight |
| | Recessed Downlight |
| | Kitchen Feature Pendant |
| | Speaker |
| | Provision for pendant light fitting |
| | 55" LED / HD TV mounted 1.4m from floor with 13A socket and cable duct to Sky+HD, TV / FM, BT and 2 x 13A double sockets below |
| | Cupboard |
| | Wardrobe |

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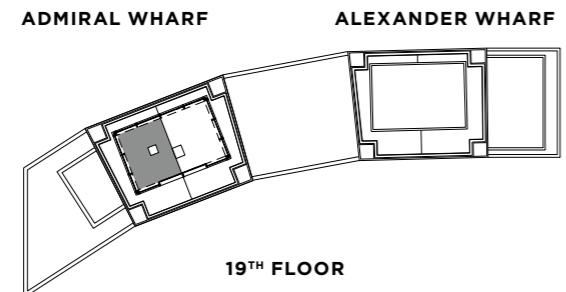
LONDON DOCK E1

THE PENTHOUSES

67

THE NORTH PENTHOUSE
87 ADMIRAL WHARF

APARTMENT | 87
FLOOR | 19



EAST ELEVATION

VIEWS NORTH TOWARDS THE CITY

MASTER BEDROOM SUITE	6.69m x 3.68m	22'0" x 12'1"
SUN ROOM	2.91m x 3.85m	9'6" x 12'8"
TERRACES	66m ²	709 sq ft

FLOORPLANS



VIEWS EAST OVER GAUGING SQUARE

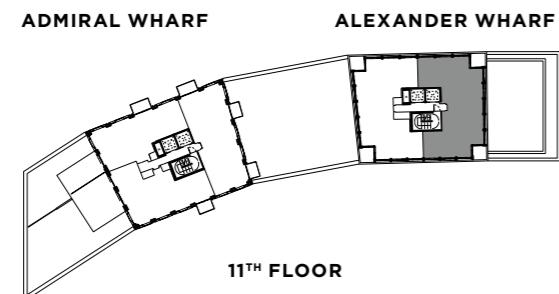
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A THREE BEDROOM DUPLEX
PENTHOUSE WITH VIEWS TOWARDS
THE RIVER THAMES AND OVER GAUGING SQUARE

**THE SOUTH PENTHOUSE
ALEXANDER WHARF**



EAST ELEVATION

LIVING ROOM	4.94m x 8.28m	16'3" x 27'2"
KITCHEN	4.70m x 4.05m	15'6" x 13'3"
BEDROOM 2	3.24m x 4.48m	10'8" x 14'9"
BEDROOM 3	5.00m x 4.00m	16'6" x 13'2"
TERRACES	9m ²	101 sq ft



VIEWS WEST

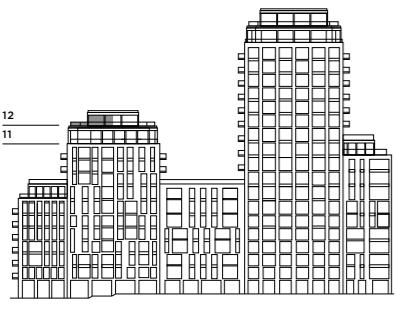
VIEWS EAST OVER GAUGING SQUARE

VIEWS SOUTH

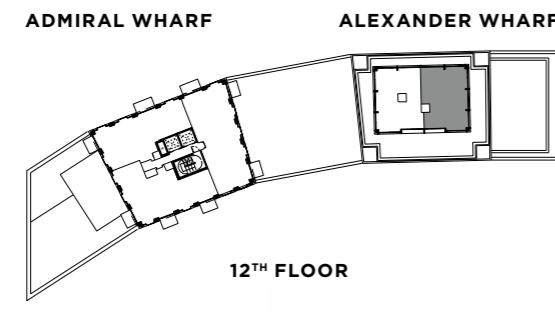
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| | Floor Sockets |
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| | Fridge / Freezer |
| | Kitchen / utility appliance below worktop |
| | External Floor Light |
| | Feature Downlight |
| | Recessed Downlight |
| | Kitchen Feature Pendant |
| | Speaker |
| | Provision for pendant light fitting |
| | 55" LED / HD TV mounted 1.4m from floor with 13A socket and cable duct to Sky+HD, TV / FM, BT and 2 x 13A double sockets below |
| | Cupboard |
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EAST ELEVATION



12TH FLOOR

MASTER BEDROOM SUITE	7.31m x 3.44m	24'0" x 11'4"
SUN ROOM	2.89m x 3.65m	9'6" x 12'0"
TERRACE	70m ²	753 sq ft

FLOORPLANS



VIEWS EAST OVER GAUGING SQUARE



VIEWS SOUTH



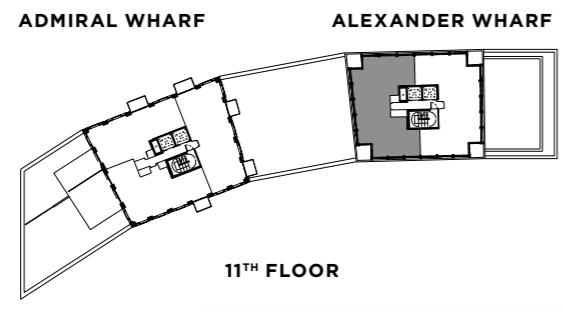
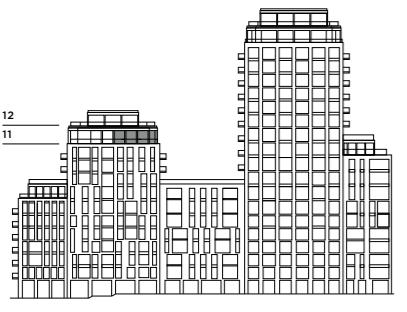
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A THREE BEDROOM DUPLEX
PENTHOUSE WITH VIEWS TOWARDS
THE CITY AND OVER GAUGING SQUARE

**THE NORTH PENTHOUSE
ALEXANDER WHARF**



EAST ELEVATION

VIEWS NORTH TOWARDS THE CITY

LIVING ROOM	4.94m x 8.27m	16'2" x 27'2"
KITCHEN	4.68m x 4.27m	15'4" x 14'0"
BEDROOM 2	3.25m x 4.48m	10'8" x 14'9"
BEDROOM 3	3.87m x 4.08m	12'8" x 13'4"
TERRACES	10m ²	106 sq ft



VIEWS EAST OVER GAUGING SQUARE

KEY

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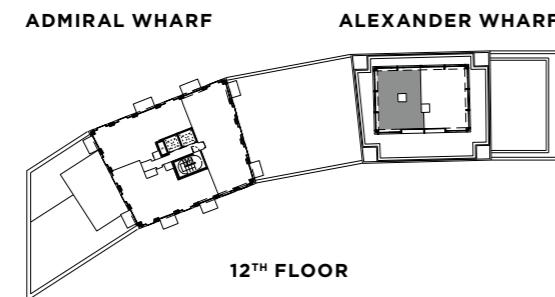
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THE NORTH PENTHOUSE
177 ALEXANDER WHARF

APARTMENT | 177
FLOOR | 12



EAST ELEVATION



12TH FLOOR

VIEWS NORTH TOWARDS THE CITY

MASTER BEDROOM SUITE	6.71m x 3.46m	22'0" x 11'4"
SUN ROOM	2.89m x 3.95m	9'6" x 13'0"
TERRACE	62m ²	665 sq ft

FLOORPLANS



VIEWS EAST OVER GAUGING SQUARE

KEY

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BEAUTIFULLY DESIGNED, EXPERTLY CRAFTED

PENTHOUSE SPECIFICATION

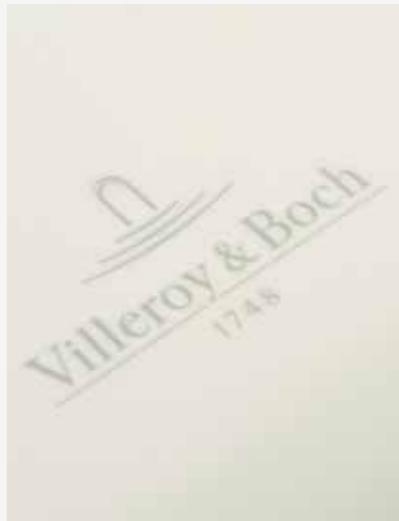
GENERAL SPECIFICATION

- Air conditioning to living room and bedrooms¹
- Engineered wide timber flooring to living room and kitchen
- Full height internal doors with laquered finish
- Full height glazing with feature bronze frames
- Feature illuminated curtain recesses
- Antique bronze ironmongery, including sockets and switches
- Ten year warranty from date of legal completion
- 2 year St George warranty
- 999 year lease from 4th July 1989



ENTRANCE HALL

- Bespoke timber panelling
- Feature stone flooring to entrance hall and staircase²
- Underfloor heating
- Cupboard with integrated storage and coats rail



KITCHEN

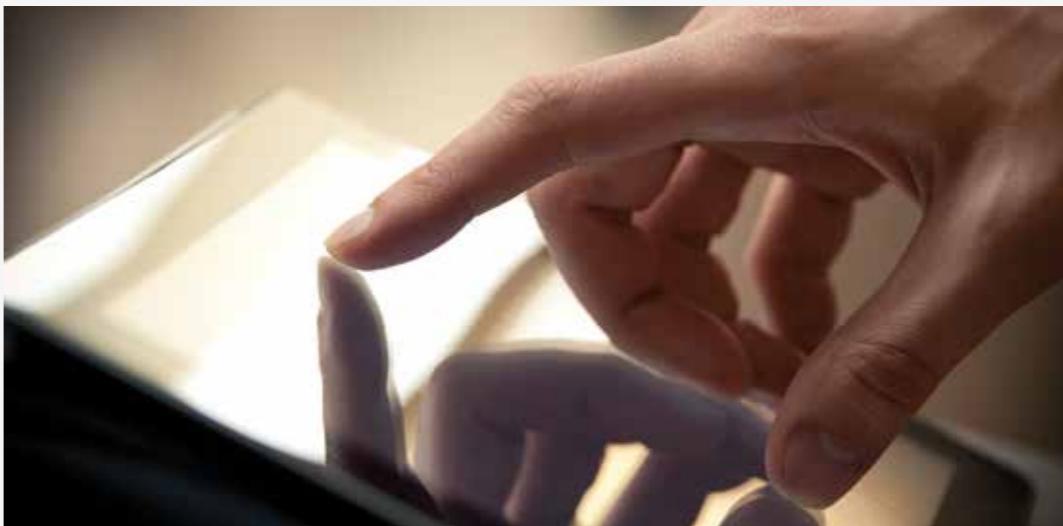
- Bespoke fitted kitchen with feature marble worktop island, splashback² and feature pendant lights
- Stainless steel 1 1/2 recessed sink with waste disposal
- Quooker instant hot water tap
- Full suite of Gaggenau appliances, including fan assisted electric oven, steam oven, warming drawer, coffee machine, multi-zone induction hob, combination microwave, dishwasher, full height fridge/freezer, dual zone wine cooler and downdraft extractor fan
- Feature LED lighting below high level cupboards
- Soft close doors and drawers
- Concealed refuse and recycling

Form and function go hand in hand

Incorporating statement marble islands and sleek timber floors, the kitchens will be cosmopolitan yet inviting. The kitchens and bathrooms are custom-designed, incorporating a suite of chic Gaggenau appliances and Villeroy & Boch sanitaryware.

BEDROOMS

- Integrated ceiling speakers to master bedroom suite and en-suite
- Bespoke fitted walk-in wardrobe with mirrored wall and stitched faux leather drawers to master bedroom suite³
- Bespoke fitted wardrobes with stitched faux leather internal drawers and bronze detailing to bedrooms 2 and 3
- High quality deep pile wool carpets

**BATHROOMS**

- Villeroy and Boch bath, WC and basins
- Feature freestanding Villeroy and Boch oval bath to master bedroom en-suite
- Walk-in steam shower to master bedroom en-suite
- Heated wall panel with nickel robe hooks and towel rails
- Interior designed stone wall panelling²
- Overhead nickel rain shower and hand shower to shower enclosure
- Bespoke frameless full height shower enclosure³
- Interior designed stone vanity unit with demisting illuminated mirror²
- Wall mounted nickel taps to vanity units³
- Wall hung WC with soft closing toilet seat
- Under floor heating

**Total control at the touch of your finger**

Integrated technology is at the heart of the penthouses. A wall mounted Bang & Olufsen 55" LED HD TV and soundbar is included in the bespoke media unit in the living room, and your complimentary iPad will allow you to remotely monitor and control your environment, adjusting audio visual, air conditioning, lighting, window treatments and door entry systems throughout.

UTILITY ROOM

- Bespoke fitted storage units with composite stone worktop
- Stainless steel recessed sink³
- Integrated Miele washing machine and tumble dryer⁴
- Soft close doors and drawers

TERRACES AND SUN ROOM

- Exterior designed terraces to all penthouses, with glass balustrade, decking, plants and planters⁵
- Integrated floor lighting, water point and power³
- Bespoke bar with fridge, integrated wine cooler and champagne sink³
- Al fresco BBQ with feature granite worktop, integrated storage, gas BBQ and wine cooler^{5,6}

ELECTRICAL

- Media unit with wall mounted Bang & Olufsen 55" HD LED TV and soundbar to living room
- iPad mini to wirelessly control audio visual, air conditioning, lighting, window treatments⁷ and door entry system
- Telephone / Home Network points to living room and master bedroom suite
- Sky TV, line rental and broadband⁸
- Living room and master bedroom suite Sky+HD, IR receiver wired to Sky box located in entrance hall cupboard. ArabSat, NileSat and Hot Bird enabled⁹
- Pre-wiring for Sky multiroom in all bedrooms
- White LED downlighters
- Provision for pendant light to living room / dining room & staircase
- USB charging points to living room, kitchen and bedrooms
- Pre-wiring for automated window dressing to living room and master bedroom suite⁷

RESIDENTS' FACILITIES

- Exclusive access to The Club; with swimming pool, sauna, steam room, Jacuzzi, treatment room, screening room, virtual golf suite, squash court and gymnasium¹⁰
- Landscaped courtyards, squares, promenade and water features¹⁰
- Interior designed entrance lobbies, lifts and corridors with quality materials throughout

TRANSPORT

- Car parking, motorcycle and cycle storage facility available in underground car park¹¹
- Electric vehicle charging points¹¹

SECURITY

- Multi-point high security door locking system to apartment entrance door with spy-hole
- 24 hour concierge¹⁰
- CCTV security system to car park, entrance lobby and development¹⁰

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change. Computer-generated images are indicative only.

1. The air conditioning system is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions

2. Marble and stone are natural products and are therefore subject to natural variation

3. Where applicable

4. Located under water tank

5. Wine cooler applicable to Apartments 86 and 176

6. Bottled gas supply, not provided

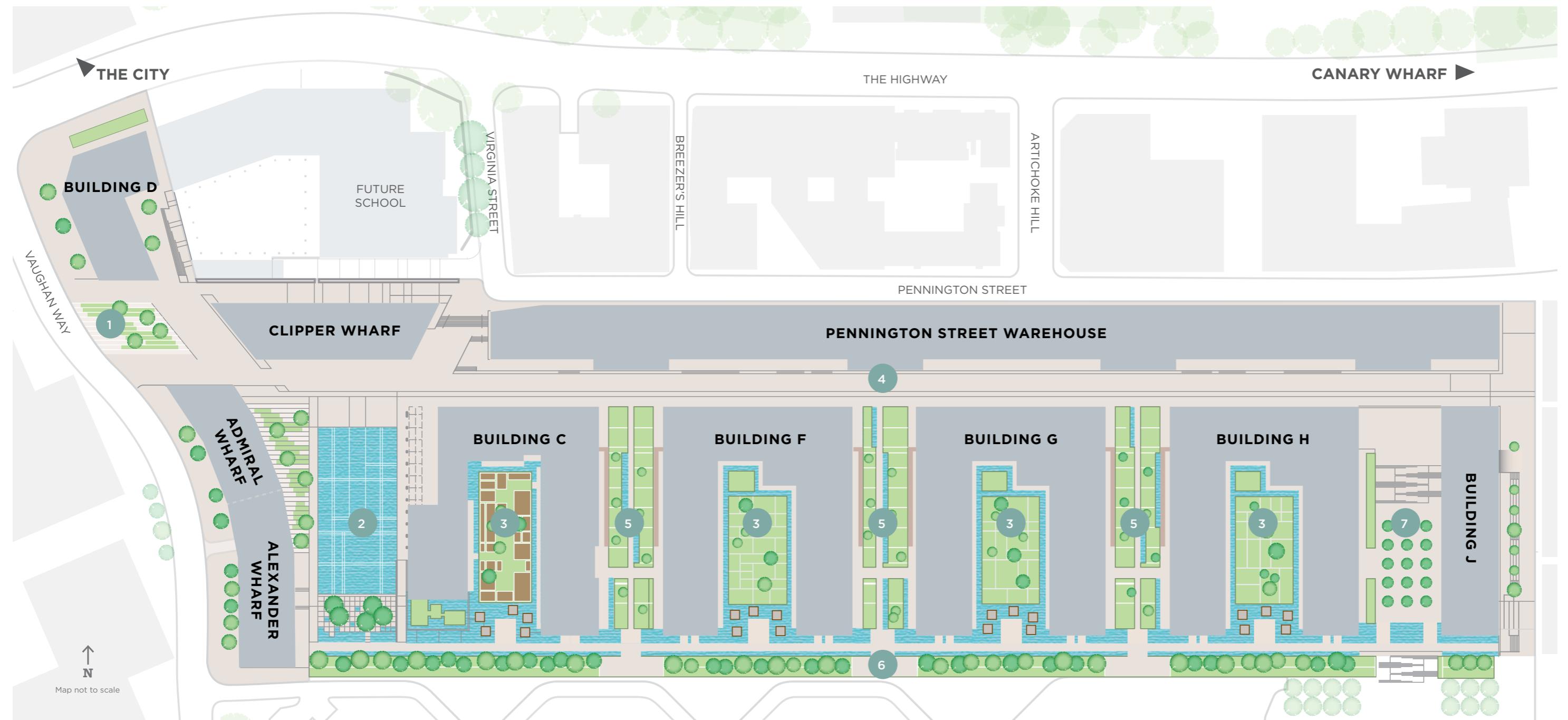
7. Window treatments and rails not included and subject to future installation by purchaser

8. 1 year pre-paid Sky Triple Play subscription to include Sky basic Entertainment Pack, Broadband Lite, Talk Weekends and Sky Rental. Sky+ HD box and router provided. Terms and conditions apply, please liaise with the Sales Consultants for further details

9. Subject to future connection by purchaser

10. Payable via the service charge. Phased in over the course of the development

11. Subject to additional cost



ARRIVAL SQUARE



GAUGING SQUARE

ADMIRAL WHARF &
ALEXANDER WHARF

CLIPPER WHARF

St George and architects Patel Taylor, renowned for key London projects such as the Olympic Village, Putney Wharf and Greenwich Peninsula, have produced a new future for London Dock – apartments and penthouses, stunning landscaped open spaces, water gardens, leafy boulevards, shops, bars and restaurants.

The historic Pennington Street Warehouse will be restored, with plans to create a cultural centre and Gauging Square, at the heart of London Dock, will reflect the industrial scale of its past.

The site plan is indicative only and subject to change and planning. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice. Computer-generated images are indicative only.



DESIGNED FOR LIFE

Buying a home is one of the most important decisions you will ever make. The qualities that make St George different mean that you can choose a new home from us with complete confidence. When you buy a home from St George you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

CUSTOMER SERVICE IS OUR PRIORITY

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Service teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by St George.

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At St George, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, St George operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St George's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Proud to be members of the Berkeley Group of companies



Berkeley
Designed for life



St Edward
Designed for life



St James
Designed for life



OUR VISION

Over the years the Berkeley Group has won many prestigious awards for the quality, design and sustainability of our developments. Our Vision strategy is designed to raise our standards higher still, and means that you are buying a home from a sustainable business that takes its responsibilities towards the environment, its workforce and the communities in which it works, very seriously.

Our Vision commitments:

AN EXCEPTIONAL CUSTOMER EXPERIENCE

Every customer benefits from our Berkeley Customer Satisfaction Commitment, with dedicated sales teams to provide exceptional service throughout the buying process, and Customer Service teams look after your needs after you have moved in.

GREENER, MORE ECONOMICAL HOMES

Our new homes are designed to use 26% less water and their CO₂ emissions are 76% lower than an average home*, saving you significant amounts on your utility bills. We provide recycling bins in every home, space to set up a home office and a safe place to store bicycles.

CREATING SUSTAINABLE COMMUNITIES

We make sure the homes and places we create are safe and secure. Our homes are also adaptable to meet the changing needs of individuals and families. We reduce the impact of the construction process on the local community by ensuring all of our sites are registered with the Considerate Constructors Scheme.

A COMMITMENT TO THE FUTURE

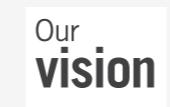
We set targets to reduce water use and CO₂ emissions associated with our construction and business operations. We also aim to reuse or recycle a high proportion of our construction, demolition and excavation waste.

THE BERKELEY FOUNDATION

Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

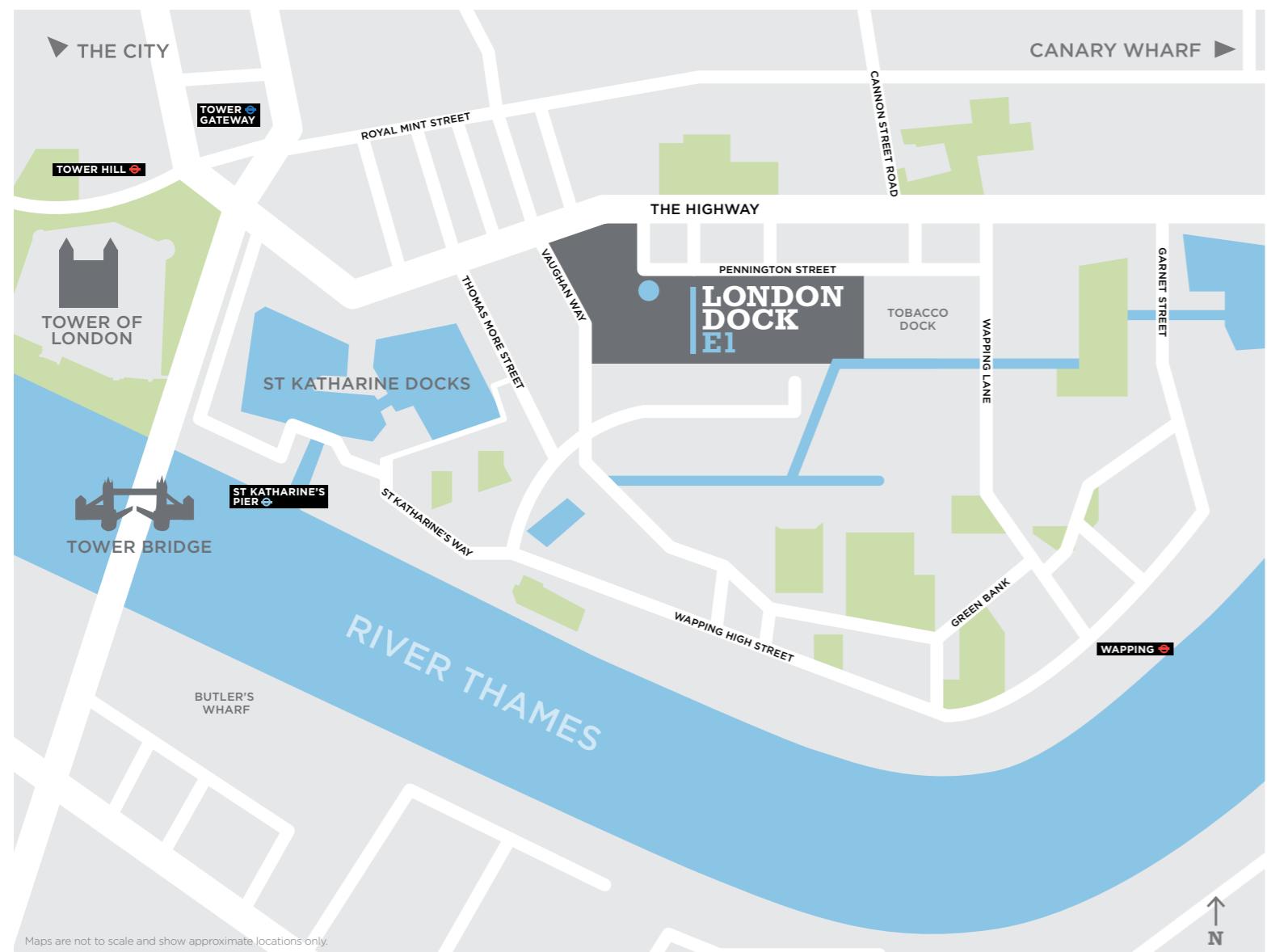
We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.



Berkeley
Foundation



* Savings vary in every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3. For further details contact: sustainability@berkeleygroup.co.uk
Some features are only applicable to specific developments. Please ask sales negotiator for further information.



CONTACT

London Dock Show Apartments and Marketing Suite

Pennington Street, London E1W 2AD

Opening hours

Monday - Friday 10am - 8pm
 Saturday - Sunday 10am - 6pm

Telephone +44 (0)20 7971 7880

Email enquiries@londondock.co.uk

Website www.londondock.co.uk

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St George policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. London Dock is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St George to ascertain the availability of any particular property. R331/SOCA/0215



Berkeley
Group

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Berkeley Group of companies

CBRE



LONDON DOCK E1

Discover London Dock – a hidden treasure at the heart of the capital.

London Dock is the most anticipated new development by leading London developer, St George. Situated just moments from Tower Bridge, the Tower of London, St Katharine Docks and the City, this exciting new destination offers a range of exclusive apartments and penthouses with hotel-style residents' facilities, as well as beautifully landscaped open spaces, shops, bars and restaurants.

www.londondock.co.uk