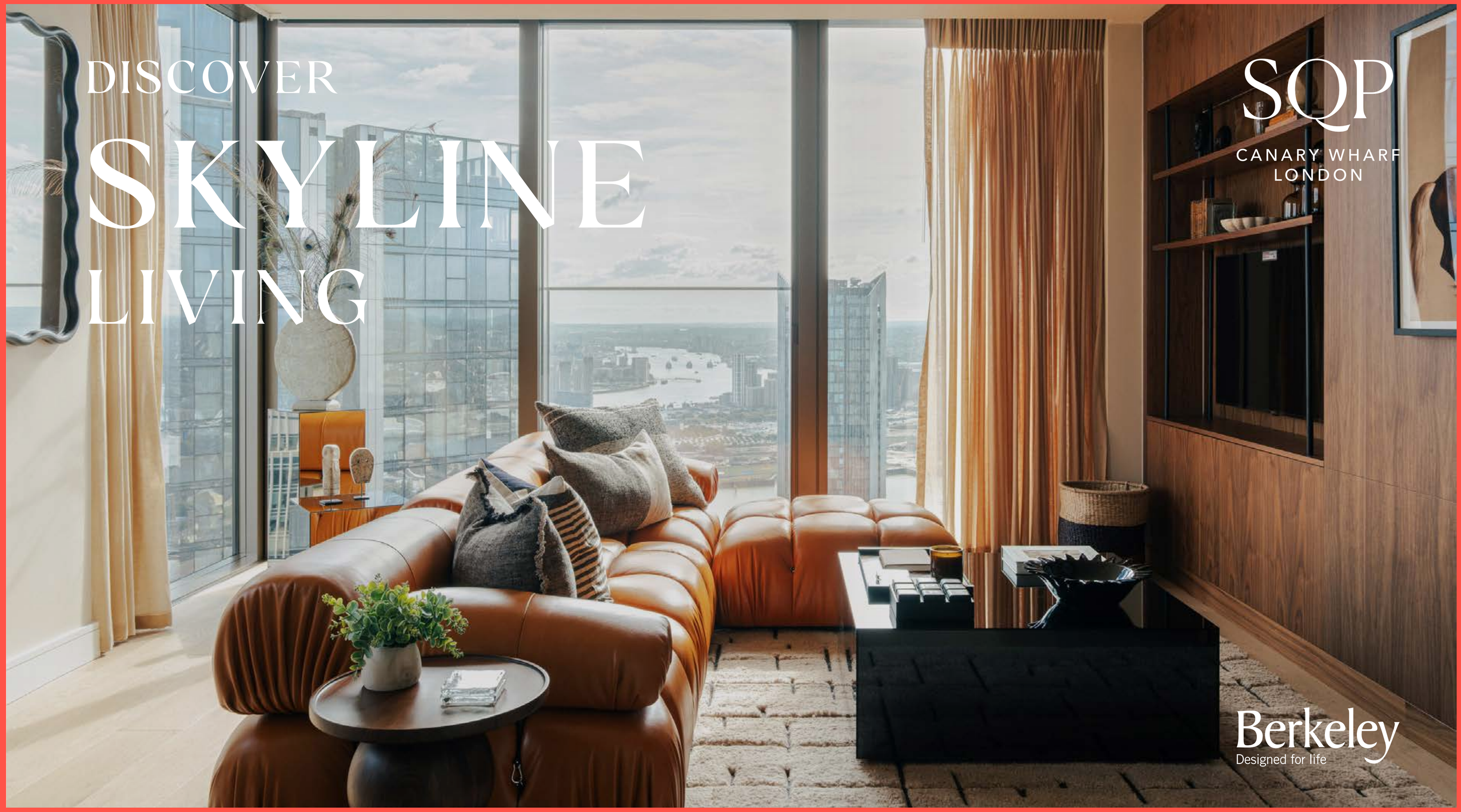
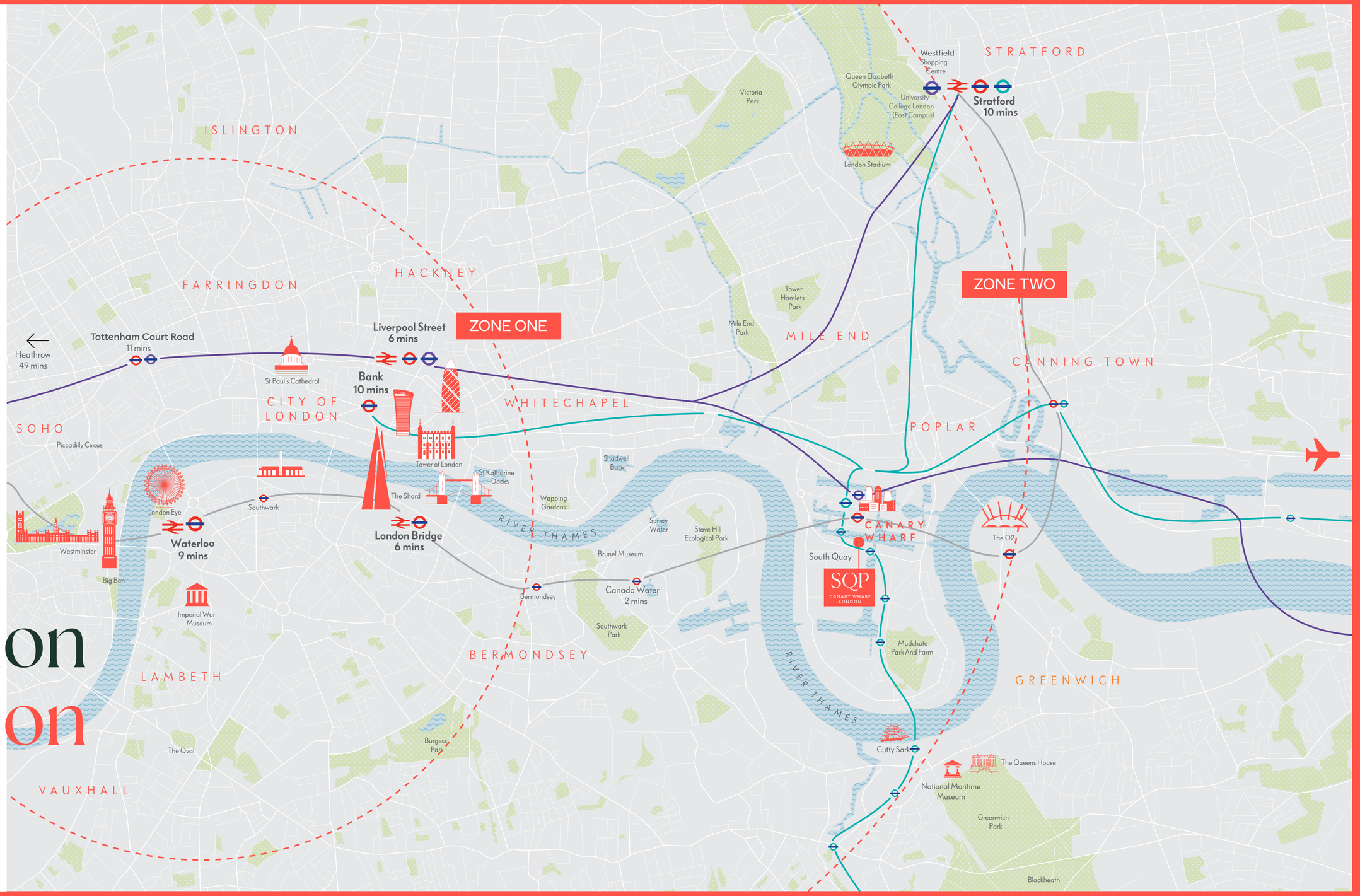

DISCOVER
SKYLINE
LIVING
SQP
CANARY WHARF
LONDON
Berkeley
Designed for life

Location

Location
Location



SQP

CANARY WHARF
LONDON

Located in the vibrant residential centre of Canary Wharf

Designed by the award-winning architects Foster + Partners

Featuring three striking towers with panoramic views over the Thames, Docklands and London Skyline

Over 1,000 premium apartments including 1, 1+1, 2 and 3 bedroom apartments and penthouses

The Quay Club luxury on-site facilities

Offering 2.6 acres of beautifully landscaped gardens alongside the harbour

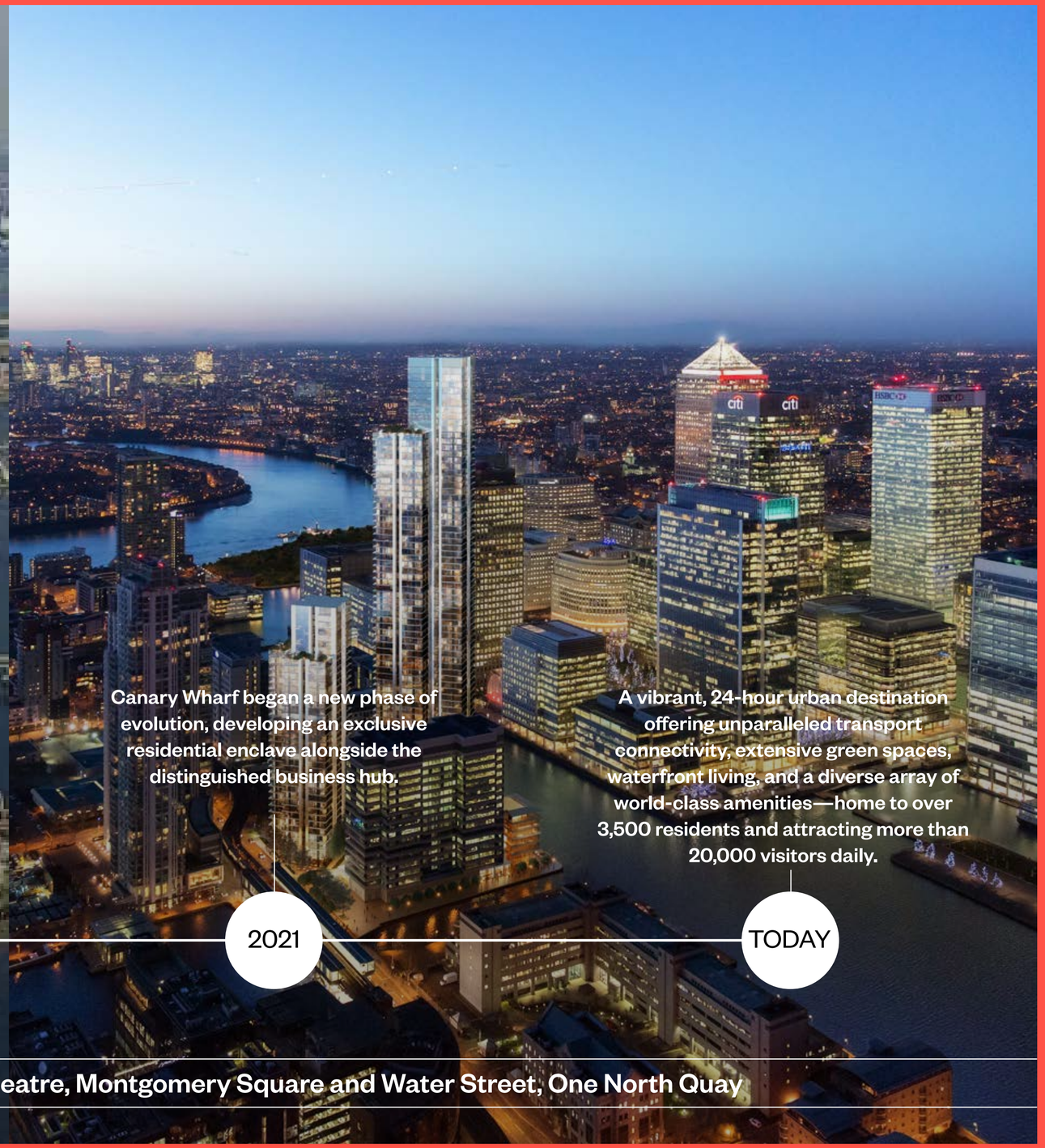
Exceptional Transport Connections including Jubilee & Elizabeth Lines and DLR

Strong investment & rental potential with yields towards 6%

Luxury interiors and flexible layouts



THE RENAISSANCE OF CANARY WHARF



1802 - 1980

Canary Wharf, deriving its name from its historic fruit trade with the Canary Islands, established itself as one of the world's busiest and most significant docklands.

1988

The commencement of construction marked the transformation of Canary Wharf into a premier business district within London, setting new standards for commercial excellence.

2021

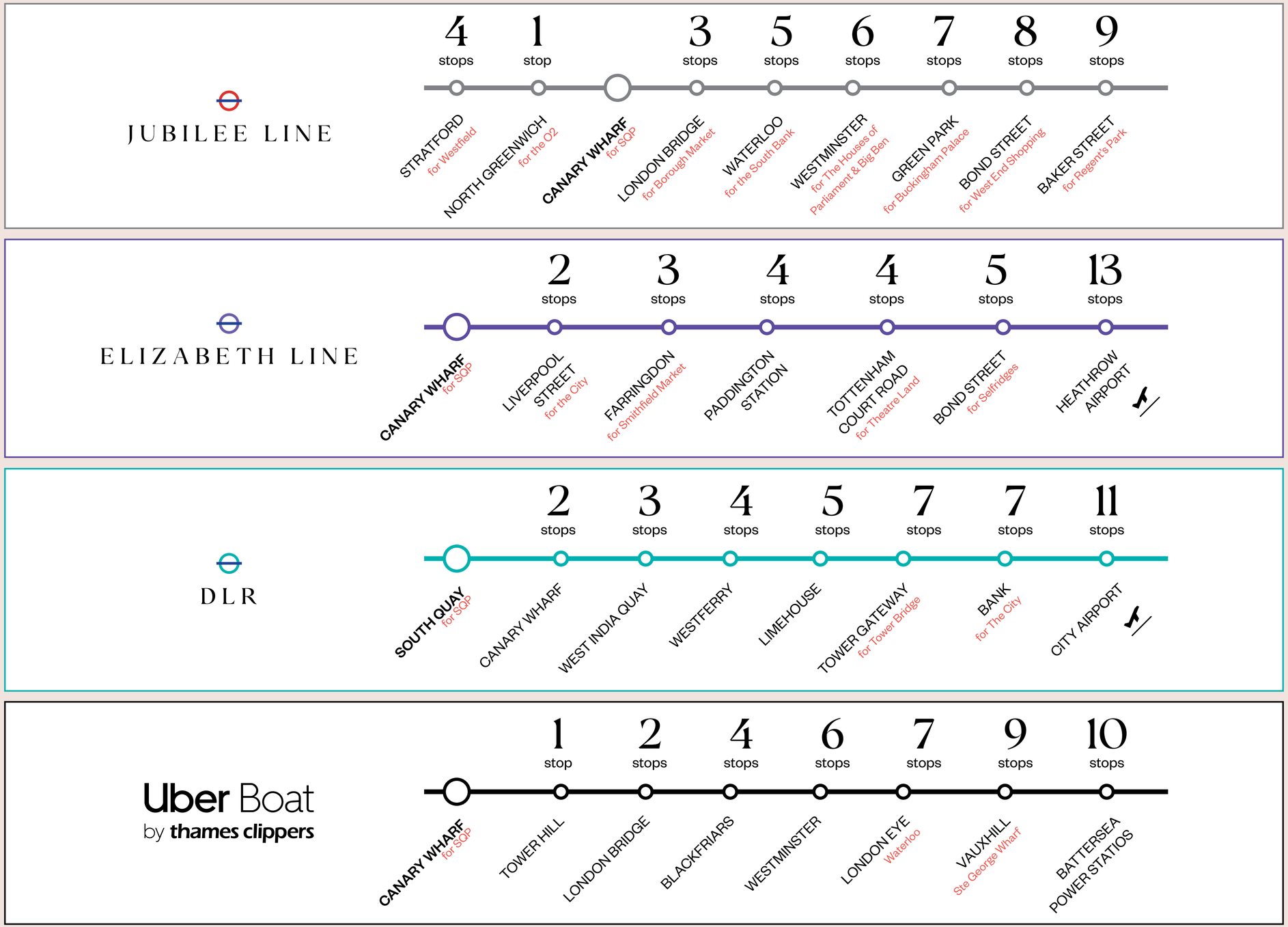
Canary Wharf began a new phase of evolution, developing an exclusive residential enclave alongside the distinguished business hub.

TODAY

A vibrant, 24-hour urban destination offering unparalleled transport connectivity, extensive green spaces, waterfront living, and a diverse array of world-class amenities—home to over 3,500 residents and attracting more than 20,000 visitors daily.

There is still much more to come including: The Troubadour Theatre, Montgomery Square and Water Street, One North Quay

CONNECTIONS



CONNECTIONS

DESTINATIONS WITHIN 15 MINS

CITY OF LONDON

15 MINUTES FROM SOUTH QUAY







WEST END

12 MINUTES FROM CANARY WHARF







STRATFORD

14 MINUTES FROM CANARY WHARF



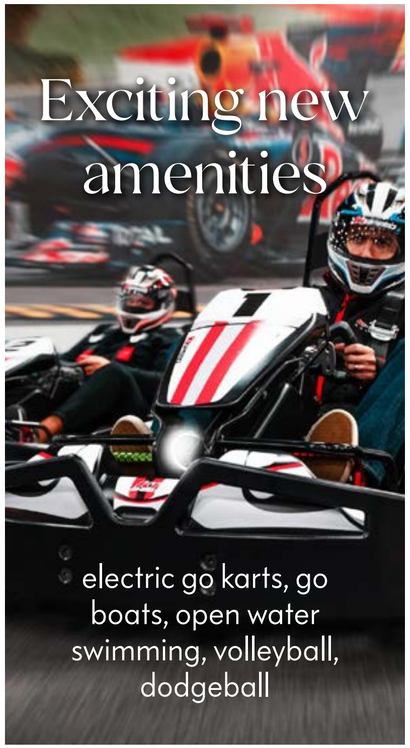




VISIBLE CONVENIENT LIVING













CANARY WHARF YOUR CITY PLAYGROUND



Roka: 0.4 miles



The Ivy: 0.5 miles



Guacho 0.8 miles



Jubilee Place: 0.3 miles

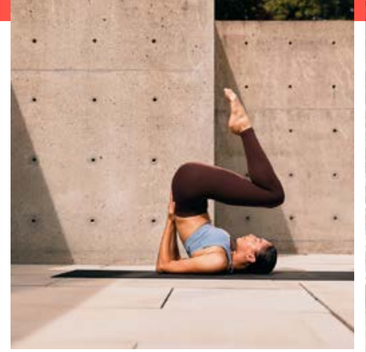


Eden Dock: 0.3 miles



O2 Stadium: 3.5 miles


























CANARY WHARF
RANKED
UK'S NUMBER ONE
SHOPPING
DESTINATION
Source: canarywharf.com

PERGOLA ON THE WHARF

14 minute walk

@pergolacanarywharf





SKUNA

15 minute walk

@skunaboats





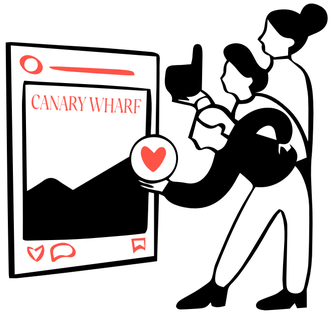
DISHOOM

12 minute walk

@dishoom



THE LOCALS GUIDE



FARMER J'S

7 minute walk

@farmerjfood



HAWKSMOOR

11 minute walk

@hawksmoorrestaurants





FAIRGAME

12 minute walk

@wearefairgame



ENLIGHTEN
NURTURE
GROW

London sits top of the class as a global leader in education. Offering some of the highest-ranked universities, including two in the global top 10*, alongside outstanding schools, it's no wonder the city attracts the brightest and most talented minds in the world.

EDUCATION GUIDE

ual: central saint martins
Kings Cross
4 stops

University of Greenwich
Cutty Sark
4 stops

University of Westminster
Goodge Street
5 stops

Queen Mary University of London
Mile End
6 stops

City University London
Angel
7 stops

King's College London
Temple
8 stops

Imperial College London
South Kensington
9 stops

London metropolitan university
Holloway
10 stops

LSE The London School of Economics and Political Science
Holborn
11 stops

ual: university of the arts london
Holborn
11 stops

UCL
Stratford
11 stops

SOAS
Russell Square
12 stops

MONEY MOVES EAST

A growing hotspot, Canary Wharf is attracting significant investment and is poised for both rental and capital value growth. High earners are drawn to the thriving, flexible rental sector, which is experiencing strong rental growth. Strong yields and longer tenant retention make investing at SQP increasingly attractive.



Up to

5.7%

rental yields

17%

Annual rental growth per year

76,610

population

Globalpopulations.com

31%

forecast population growth in Canary Wharf over the next decade

3.63%

annual price growth in Canary Wharf

dataloft

16,000,000

sqft of office and retail space

Over

29,000

homes are planned at Canary Wharf along with 110,000 new jobs to be delivered by 2041

MODERN & LUXURY LIVING



3,500

residents call Canary Wharf home

Universally considered one of the

SAFEST

areas to live in London

Some of the world's most

LUXURY

brands are here; Rolex, Penhaligons, Mulberry, Roka, Hakkasan, Guacho's

CONNECTED TO WATER

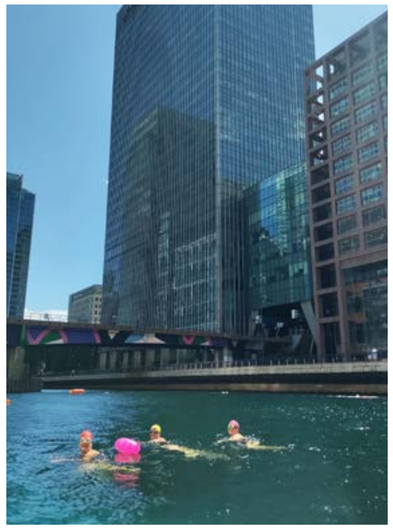
Nowhere else in London, offers this kind of daily connection to the water. From Go Boats and open-water swimming to the canal lifestyle and the Thames Clipper, Canary Wharf integrates water into every part of city living. It offers an island feel, with bridges, docks, and walkways linking calm, open views with urban energy.

Uber Boat
by thames clippers







SQP

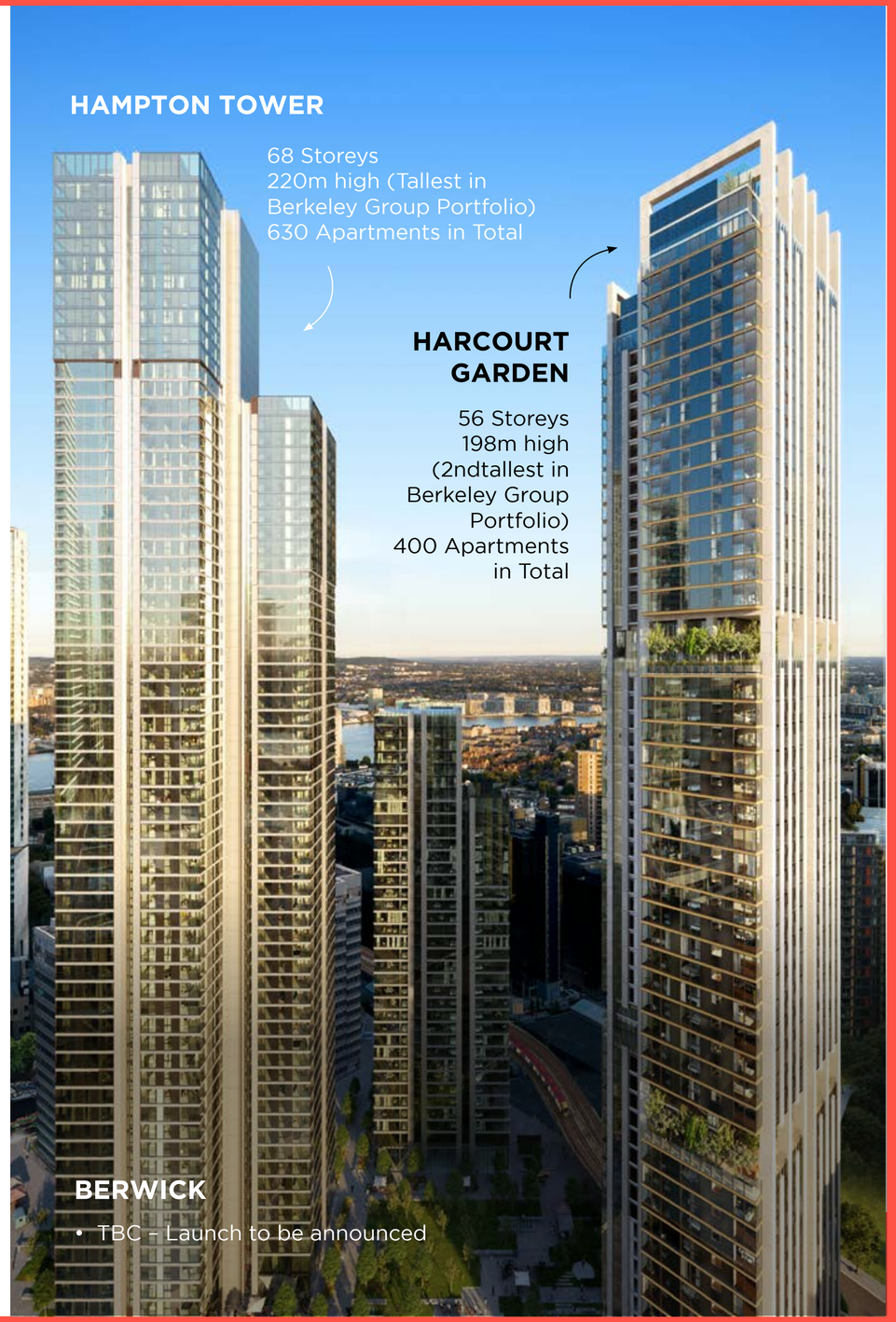
CANARY WHARF
LONDON

WHY BUY SOUTH QUAY PLAZA





*Future footbridge planned subject to planning



HAMPTON TOWER

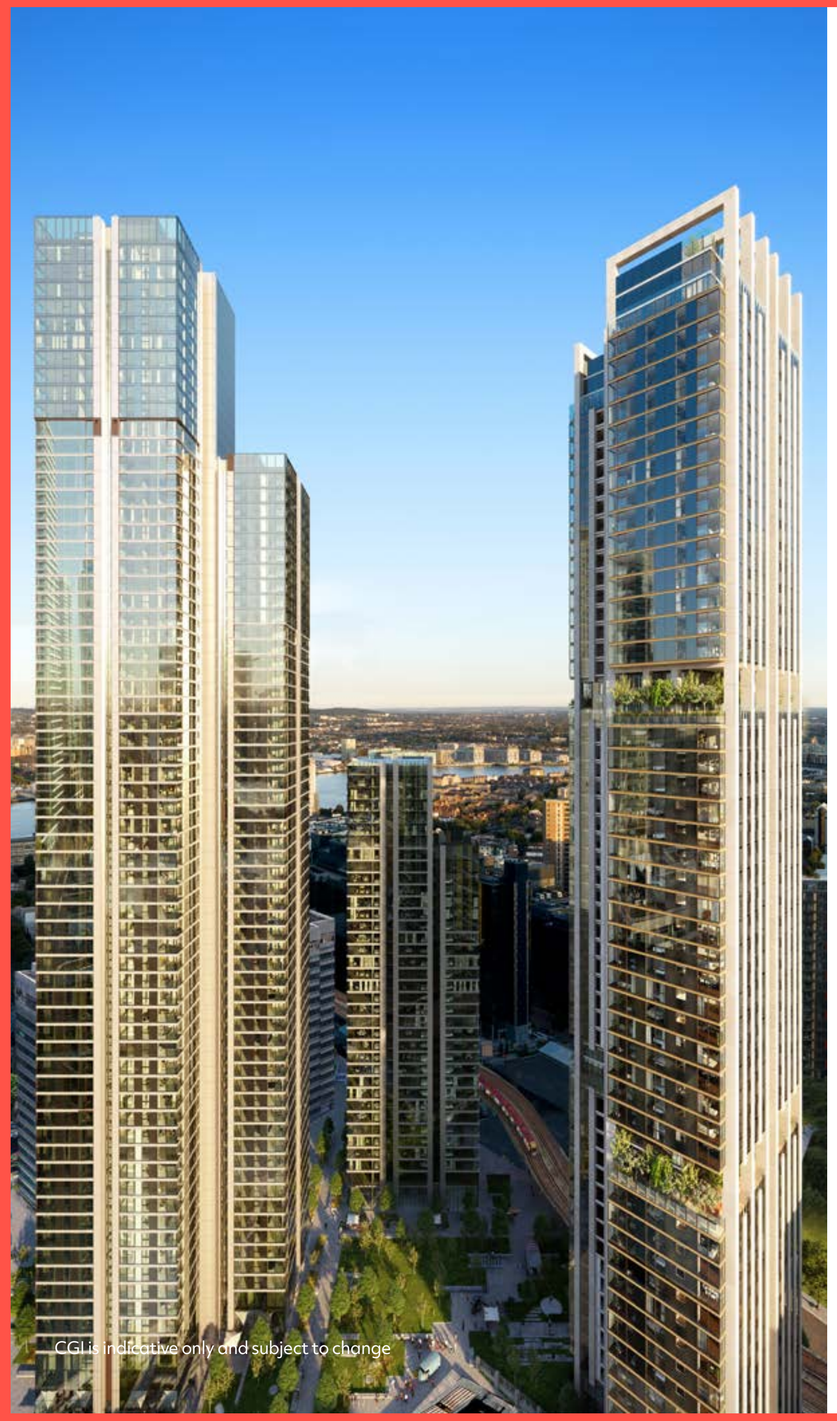
68 Storeys
220m high (Tallest in Berkeley Group Portfolio)
630 Apartments in Total

HARCOURT GARDEN

56 Storeys
198m high (2ndtallest in Berkeley Group Portfolio)
400 Apartments in Total

BERWICK

- TBC – Launch to be announced



YIELDS & AVERAGE RENTAL PRICE

UP TO:

1 Beds	£3,291 pcm	5.2%
1 Bed Infinity	£3,3,673 pcm	5.4%
2 Beds	£5,266 pcm	5.3%
3 Beds	£6,876 pcm	4.1%

WHO RENTS?

£105,330

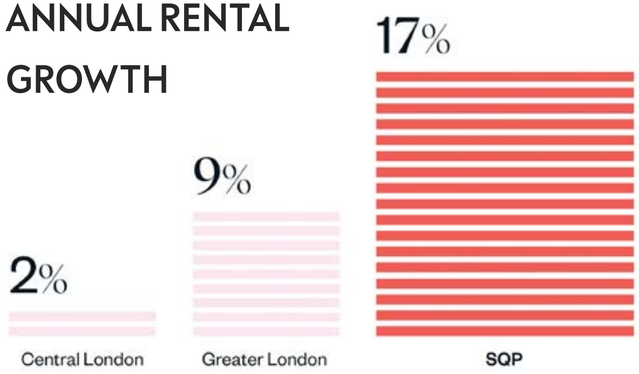
average annual earnings for renters working at banks in Canary Wharf

4.4 YEARS

average tenancy length

SERVICE CHARGE = £9.53 PER SQFT

ANNUAL RENTAL GROWTH



Dataloft Rental Market Analytics (PriceHubble), Compound Annual Growth Rate to June 2024 of apartments let in SQP



EXAMPLE FLOORPLANS

One Bedroom Home: 595 – 603 sqft



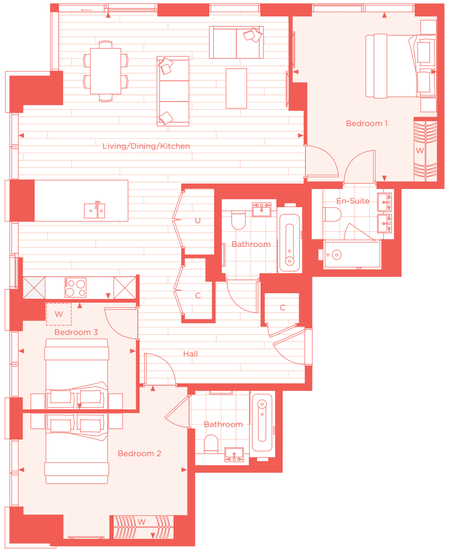
1+1 Bedroom Home: 595 – 665 sqft



2 Bedroom Home: 866 – 976 sqft



3 Bedroom Home: 1,261 sqft



THE QUAY CLUB



The Playhouse

Screening Room
Karaoke Room
Games Room
Pool table

Health & Wellness

Vitality Pool
Saunas
Steam Rooms
Experience Shower
Treatment Rooms

Fitness

Infinity Style Swimming Pool
1st Floor Techno Gym
18th Floor Bambook Gym
Studio

Social Hub

Private Sky Bar
Residents Lounge and
Sky Terraces
Outdoor Kitchen
Self Service Wine Machine

Sanctuary

18th-Floor
Outdoor Hot Tubs
Overlooking The City
Relaxation Area
Quiet Zone
Sun Loungers

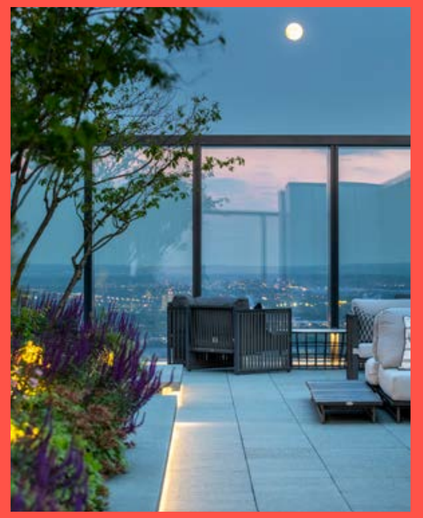
Work Life Balance

Private Dining Room
Co Working Spaces
3 Private Meeting Rooms
Private Booths
24hr Residents Concierge



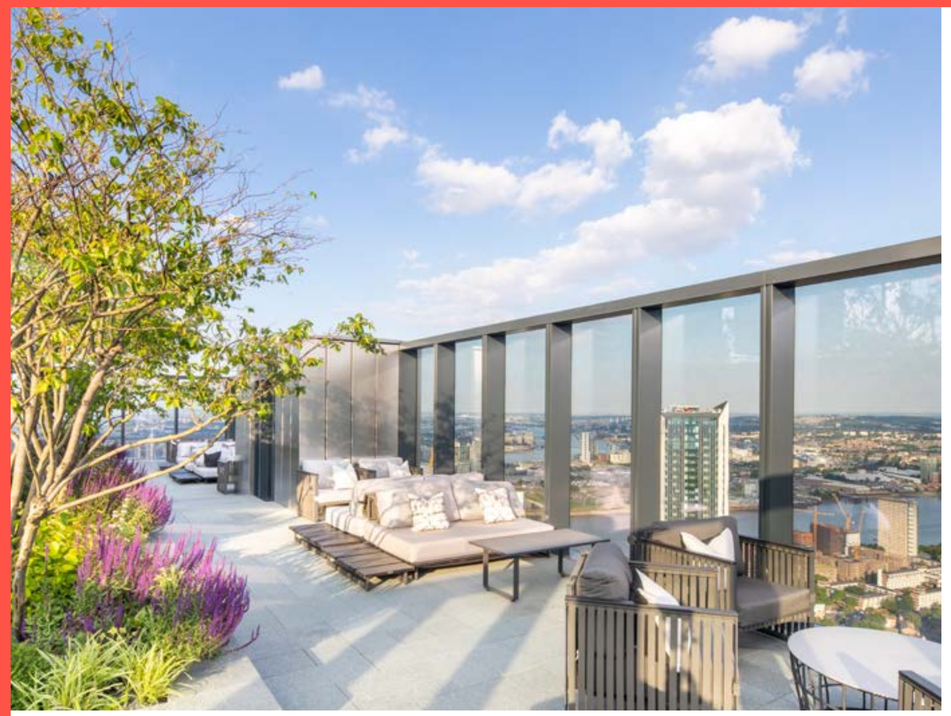




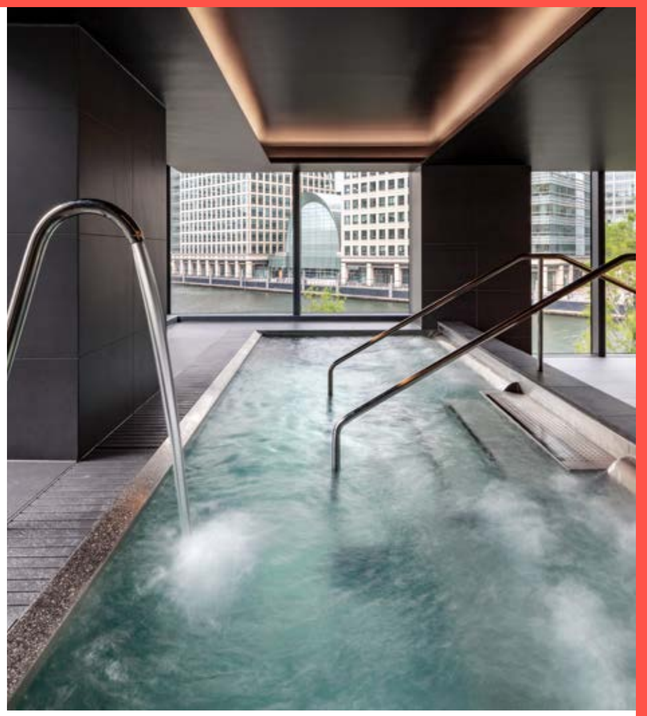




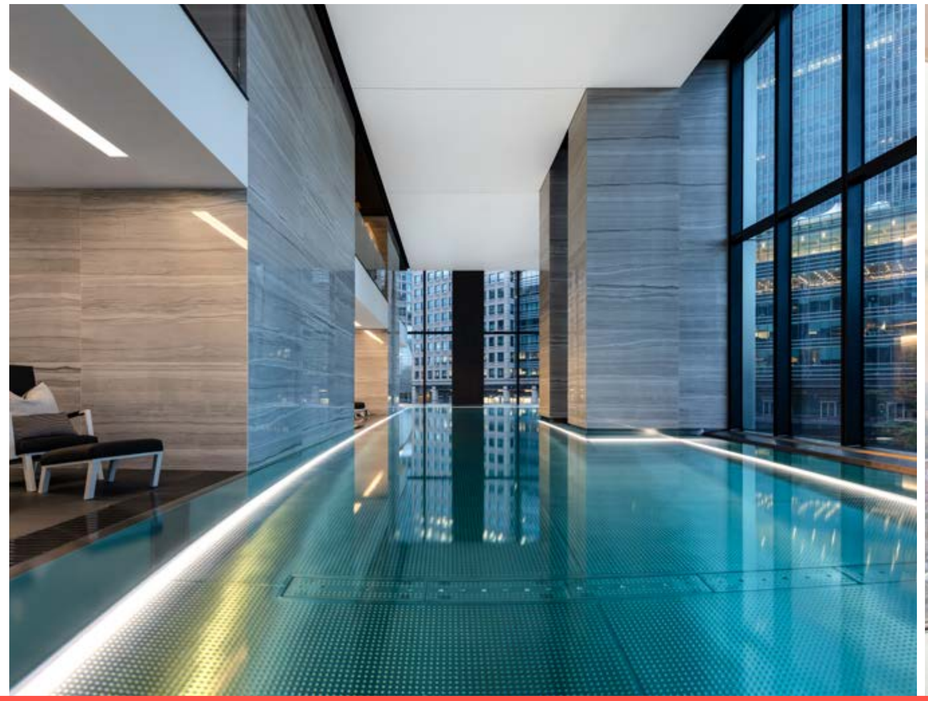




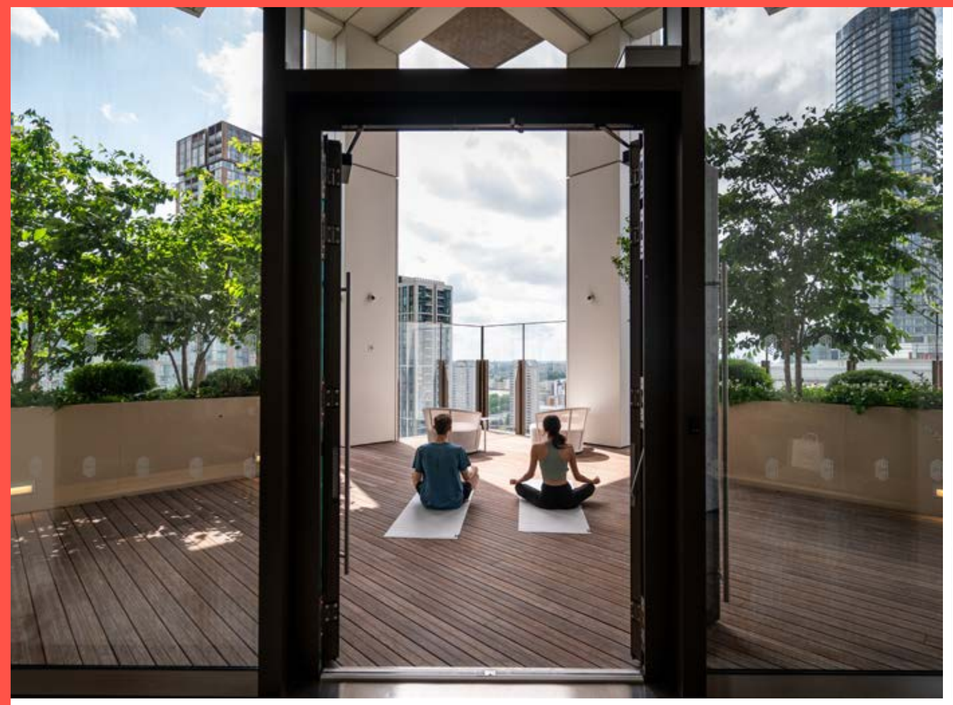




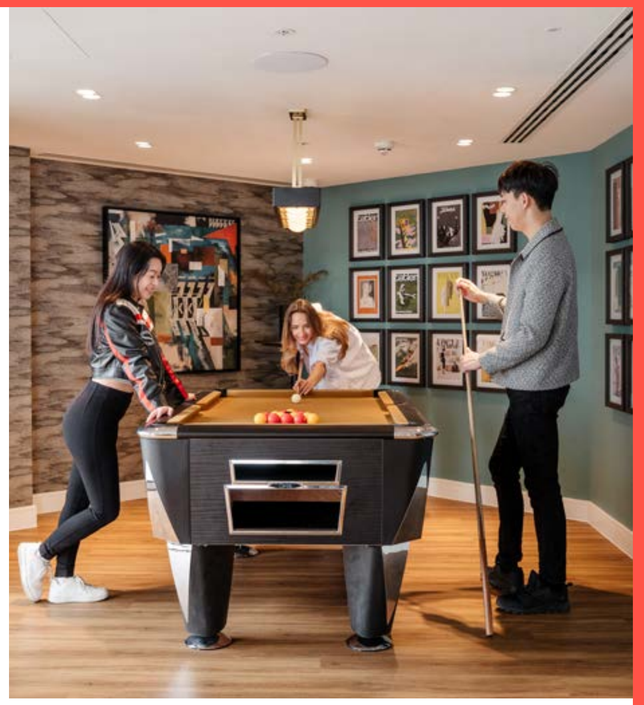


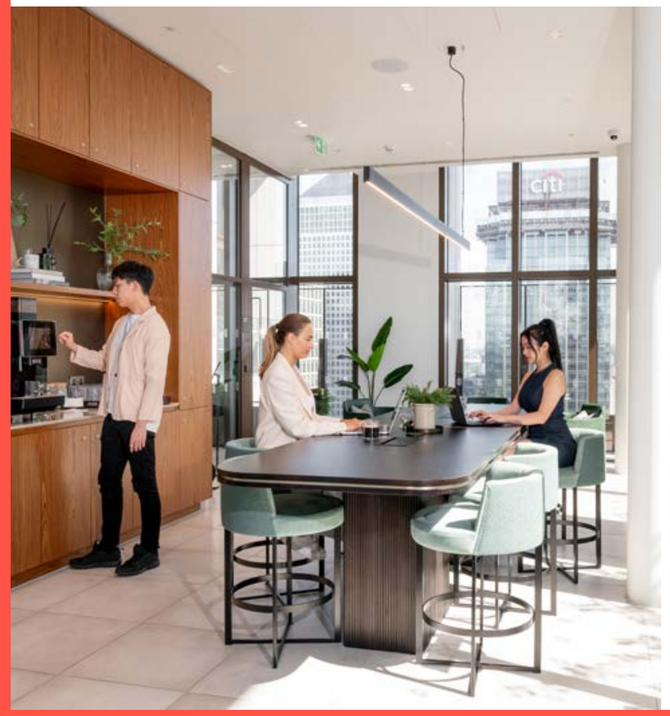



citi

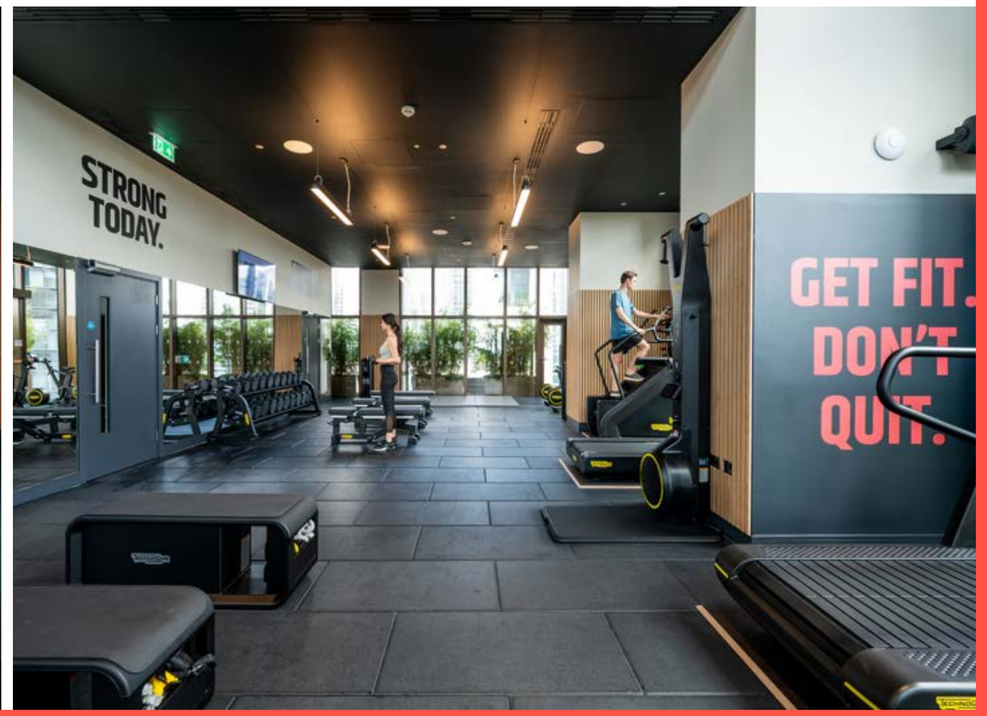











STRONG
TODAY.
GET FIT.
DON'T
QUIT.

DRESSED TO IMPRESS













FLEXIBLE LAYOUTS








SQP
CANARY WHARF
LONDON
Tallest buildings in the Berkeley Group
World Renowned Architects Foster & Partners
Panoramic views
Amenities in the clouds
SKYLINE LIVING
citi
BARCLAYS

A THRIVING COMMUNITY













WHY BUY BERKELEY

40+

Years of experience and relentless passion for quality

60+

live developments across the UK

£2BN

contribution to community facilities in the last 5 years

We have built more than

18,400

homes in the last 5 years

We have a strong balance sheet with over

£1BN

of net assets, giving you peace of mind that your purchase is secure

We have made a

£13.8BN

contribution to the UK economy in the last 5 years

Investor in Customers

GOLD AWARD

maintained for customer service

We became the UK's

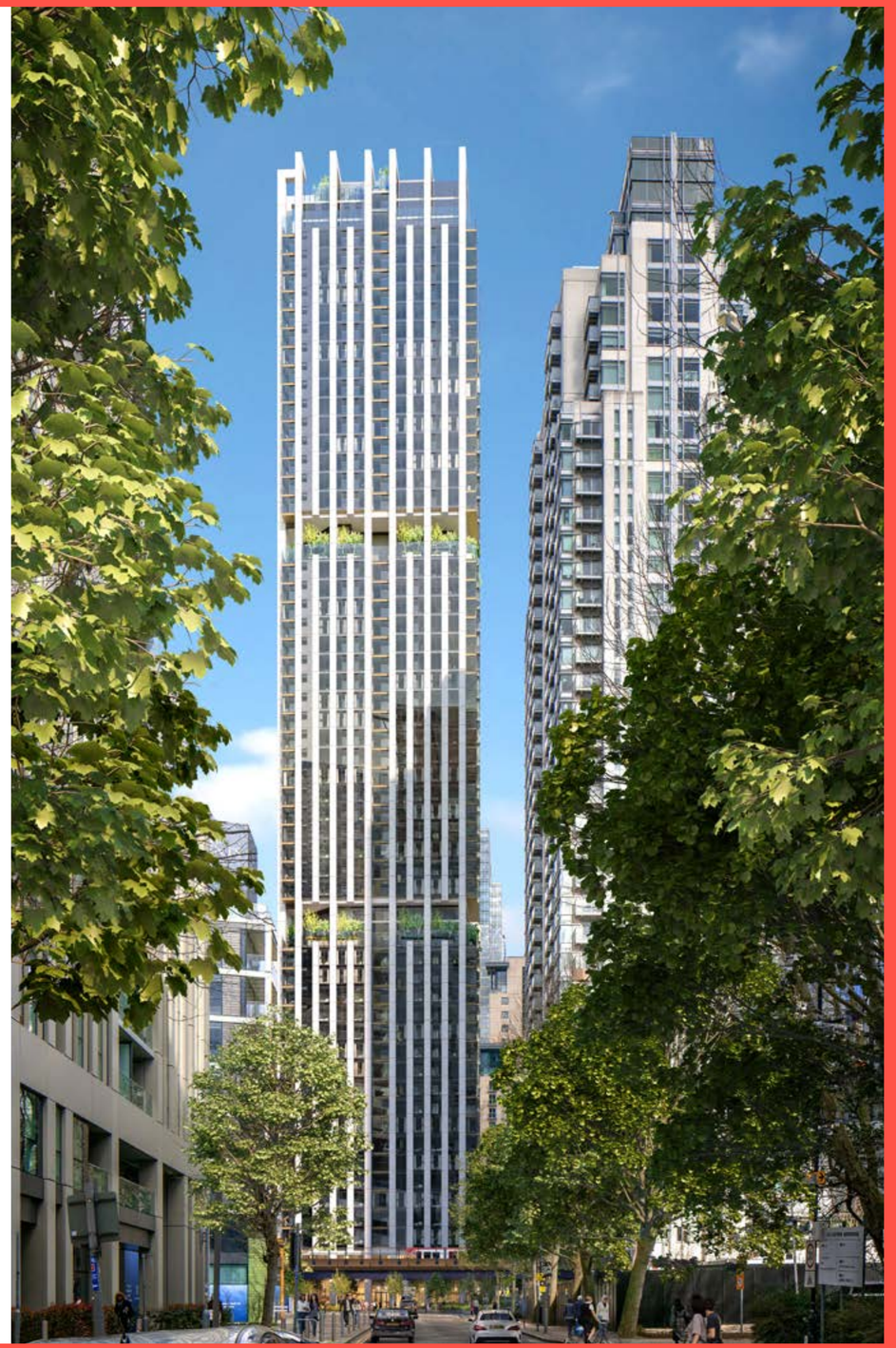
1ST

carbon positive homebuilder in 2018

We have

ZERO

developments that we have promised but failed to deliver




LANDMARK PINNACLE
23 remaining
£1,159 PSF
Service Charge
£9.20 PSF
SQP
CANARY WHARF
LONDON
ONE PARK DRIVE
5 Remaining
£1,339 PSF
Service Charge:
£10.53 PSF
10 PARK DRIVE
10 Remaining
£1,454 PSF
Charge:
£12.48 PSF
ONE THAMES QUAY
24 Remaining
£1,092 PSF
Charge:
£7.45 PSF
ASPEN
23 units Remaining
£1,281 PSF
Service Charge:
£9.23

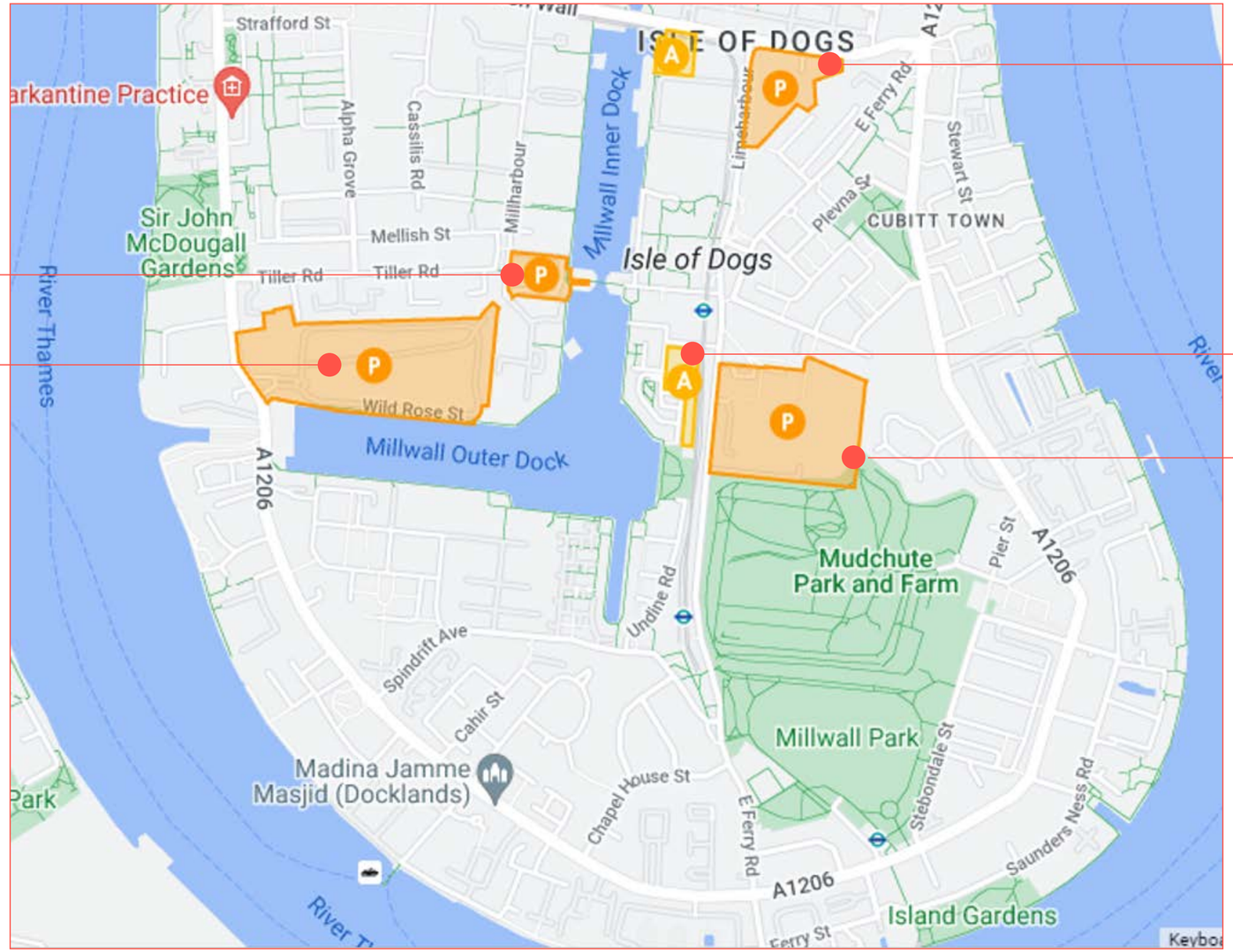
FUTURE RESIDENTIAL DEVELOPMENTS

Healey Development Solutions

319 Residential
30 stories max

'West Ferry Print Works', London & Regional Properties
Mixed use

1358 Residential
Max 30 stories



Komoto Group

579 Residential
49 Stories

Ridgeback Group

307 homes
38 stories

'Crossharbour District' Real Estate Solutions

1960 Residential
Max 32 stories

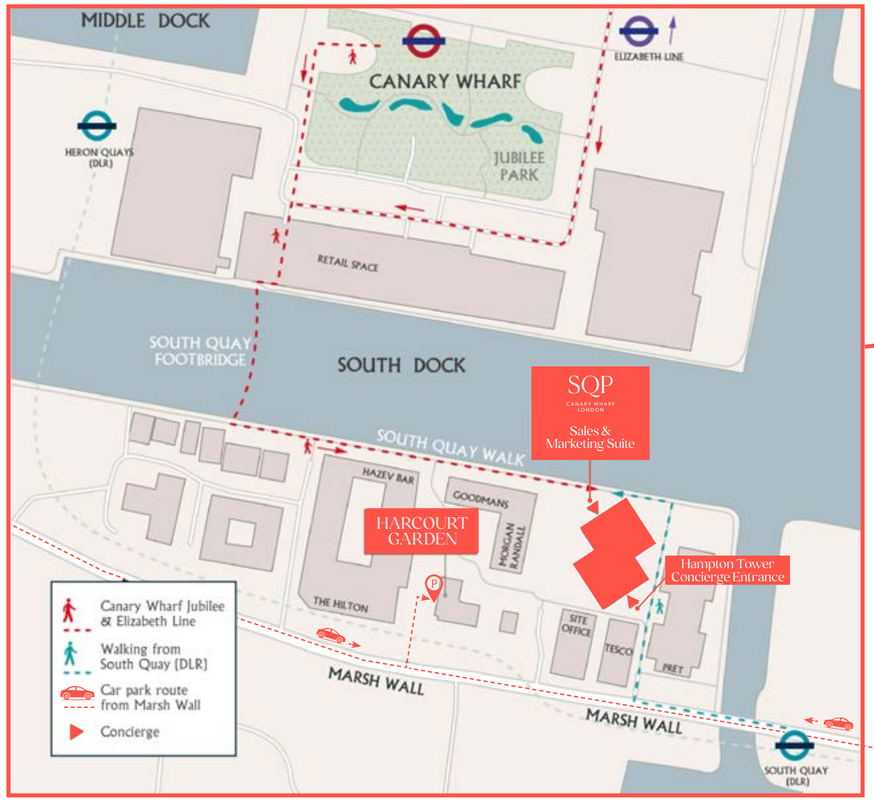

INTERACTIVE
FLOORPLANS
LINK HERE

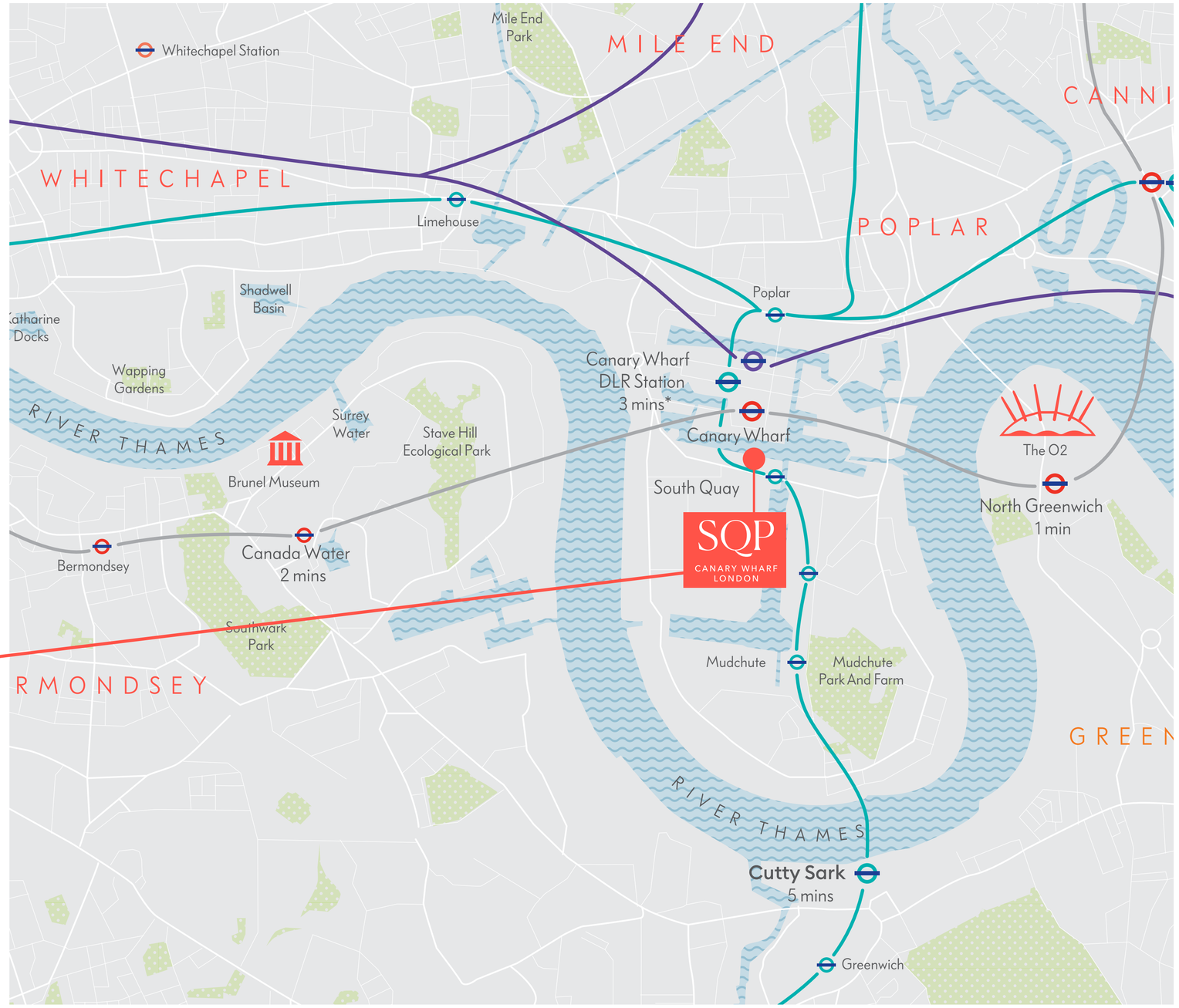
VISIT US

The best way to get to us is by public transport, either take the Jubilee or Elizabeth line to Canary Wharf and walk 5 minutes across the South Dock to the Sales & Marketing Suite, or by the DLR to South Quay station - simply cross the road and walk past Pret up to the dock and turn left towards the Sales & Marketing Suite.

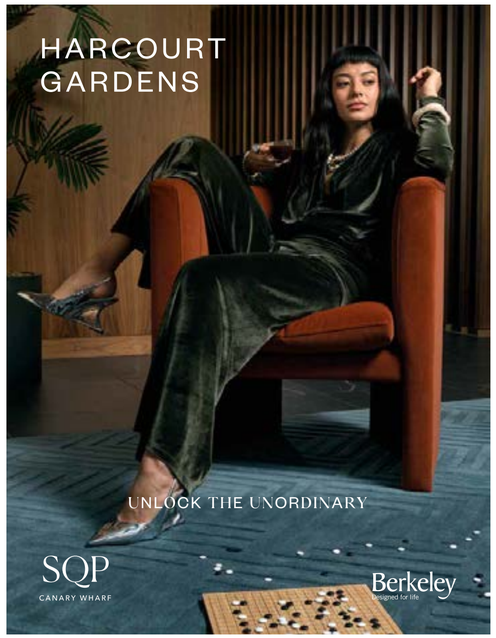
Sales & Marketing Suite

Hampton Tower, 75 Marsh Wall, London E14 9WS
Tel: 0203 675 4400
www.southquayplaza.london



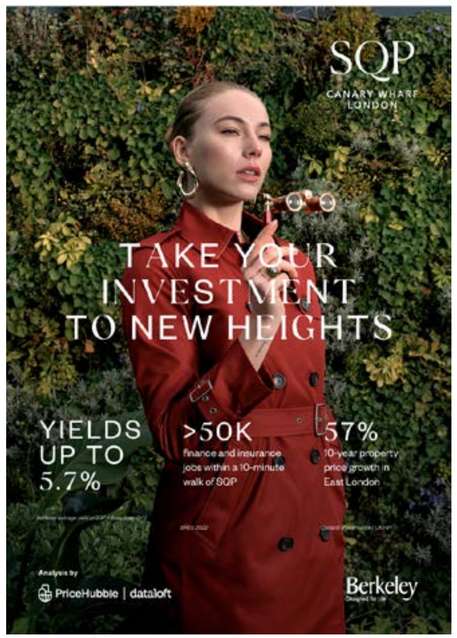


COLLATERAL











Berkeley
Designed for life