
HARCOURT
GARDENS
UNLOCK THE UNORDINARY
SQP
CANARY WHARF
Berkeley
Designed for life

A NEW ERA OF HIGH-END LIVING

With remarkable facilities, London at your feet, and every convenience moments away – yes, this is luxury. But it comes with a delightful twist.

SQP is a home for those who expect more. More excitement. More connections. More moments of the unexpected. When you live here, you truly unlock the unordinary.

So, come on in. It's more fun over here.

ON THE RISE



HARCOURT GARDENS

Computer generated image, indicative only.

CONTENTS

4 – 16

LIFESTYLE

Welcome to your urban eden. Crafted for living well, this is a collection of thoughtfully landscaped residences inspired by nature, where life is in balance.

17 – 32

NEIGHBOURHOOD

Canary Wharf is your oyster. For work, play, and rest — your neighbourhood combines always-on city life with a calming waterside oasis. Perfect harmony for modern living.

23 – 40

FACILITIES

There's so much more to home. Gain exclusive access to the remarkable array of facilities at The Quay Club: work, play, and unwind in style.

41 – 86

HOME

Immerse yourself in natural living, inside and out, with homes designed for beautiful lifestyles. Discover Infinity Suites, 1, 2 and 3 bedroom apartments and penthouses, filled with possibilities.

UNLOCK THE UNORDINARY

AN ELEVATED LIFESTYLE

Harcourt Gardens is a place of balance and equilibrium.

Busy when you need it, peaceful when you don't. Perfectly poised amongst 2.6 acres of serene, green landscaping with Canary Wharf on its doorstep, this really is a place to flow effortlessly between work and play and night and day.

With a perfect balance of features, facilities, local restaurants and innovative retail offerings, Harcourt Gardens offers exceptional London living through homes that allow every element of life to be enriched.

Become an exclusive member of The Quay Club, offering facilities that are the stand-out feature of life at Harcourt Gardens. A sauna and spa, gym, outdoor hot tubs, modern workspace, games room, karaoke room and an abundance of beautiful gardens including the Sky Meadow. All this and more will ensure a life well lived at SQP.

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

Computer generated image, indicative only.



Computer generated image, indicative only.



YOUR CITY PLAYG

HARCOURT GARDENS

Canary Wharf is literally your one-stop shop. Whether you're looking for chic fashion, traditional craftsmanship and tailoring, fine jewellery and watches, or health and wellbeing. There is something new around every corner from the world's biggest and most desirable brands.

Over **320** High End Retailers

Over **80** Restaurants, Bars & Cafes

13 Universities within 35 Minutes

Exciting new Amenities such as electric go karts, go boats, open water swimming, volleyball and dodgeball

Over 16 acres of green space

Canary Wharf hosts over **100K** finance and tech workers in one district.

SHOP

ROLEX · RALPH LAUREN · PENHALIGON'S EST. LONDON 1870 · BREMONT CHRONOMETERS

LAND ROVER · HOBBS LONDON · Calvin Klein · DIPTYQUE PARIS

Barbarella · HAWKSMOOR

BOISDALE

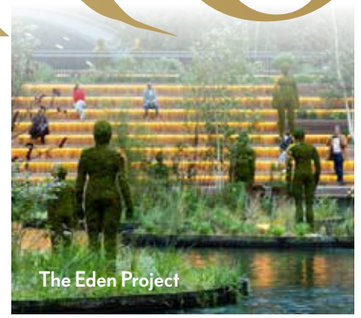
DINE

THE IVY · ROKA

STICKS|N|SUSHI · GAUCHO EST 1994 · COCO CANARY WHARF

ROUND

UNLOCK THE UNORDINARY


The Eden Project



Skuna Boats


Kayaking


Padel


Ice Skating



Summer Screens

ACTIVITIES ON THE WHARF

LONDON



AT YOUR FEET

HARCOURT GARDENS



EFFORTLESSLY CONNECTED

2 MIN WALK TO

CANARY WHARF

For the Jubilee Line, South Quay DLR
and the Elizabeth Line

6 STOPS

WESTMINSTER

For Buckingham Palace &
the Houses of Parliament

7 STOPS

BANK

For The City

8 STOPS

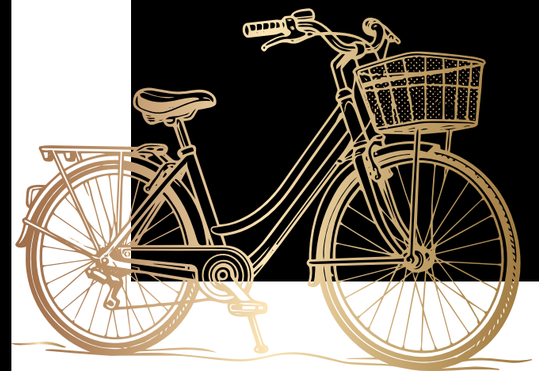
BOND STREET

For world-class retail

9 STOPS

KNIGHTSBRIDGE

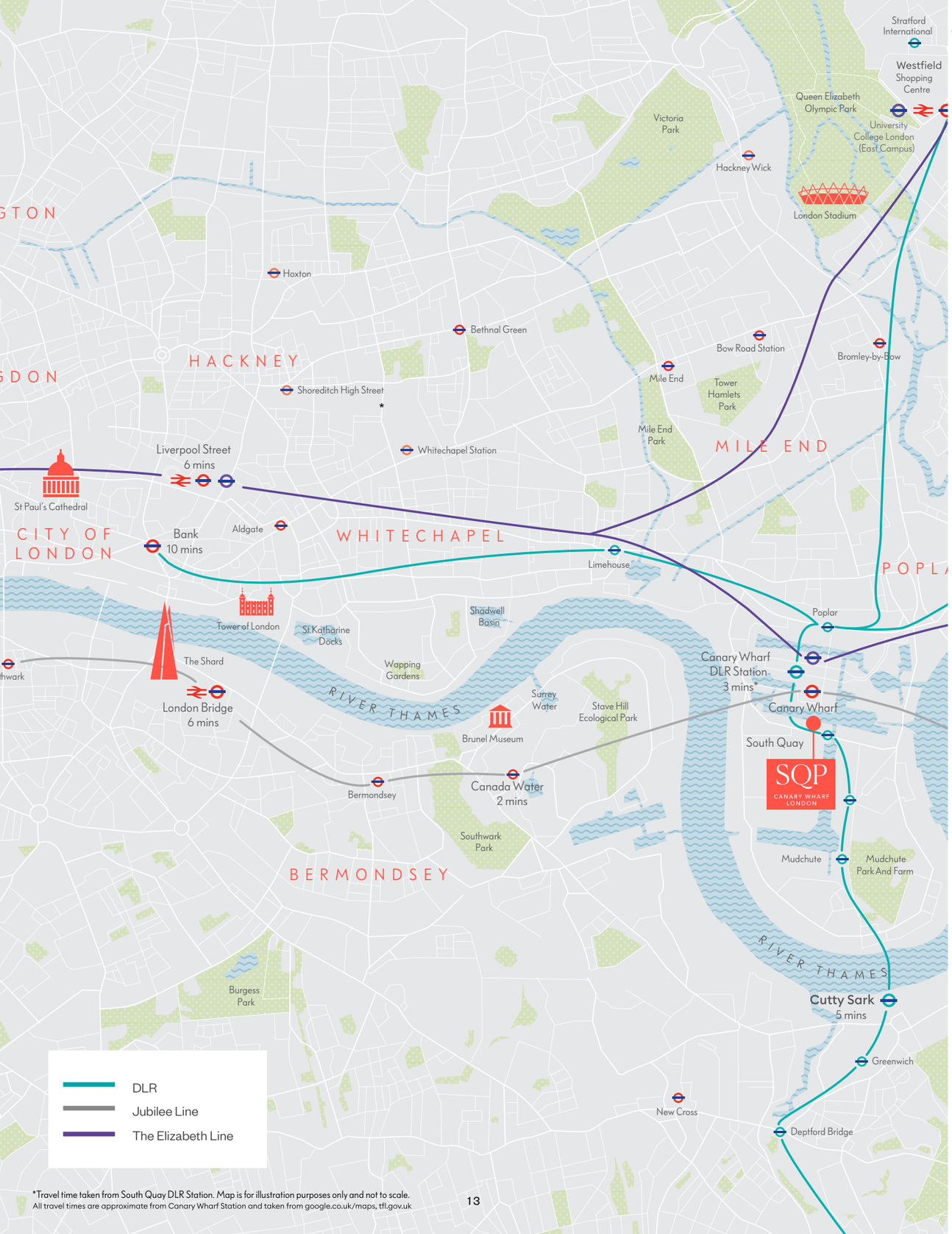
For Harrods





Source: TfL and www.google.co.uk/maps

UNLOCK THE UNORDINARY



*Travel time taken from South Quay DLR Station. Map is for illustration purposes only and not to scale.
All travel times are approximate from Canary Wharf Station and taken from google.co.uk/maps, tfl.gov.uk

TRAVEL

JUBILEE LINE

- STRATFORD for Westfield — 4 stops
- NORTH GREENWICH for the O2 — 1 stop
- **CANARY WHARF** for SQP — 3 stops
- LONDON BRIDGE for Borough Market — 3 stops
- WATERLOO for the South Bank — 5 stops
- WESTMINSTER for The Houses of Parliament & Big Ben — 6 stops
- GREEN PARK for Buckingham Palace — 7 stops
- BOND STREET for West End Shopping — 8 stops
- BAKER STREET for Regent's Park — 9 stops

ELIZABETH LINE

- **CANARY WHARF** for SQP
- LIVERPOOL STREET for the City — 2 stops
- FARRINGDON for Smithfield Market — 3 stops
- PADDINGTON STATION — 4 stops
- TOTTENHAM COURT ROAD for Theatre Land — 4 stops
- BOND STREET for Selfridges — 5 stops
- HEATHROW AIRPORT — 13 stops

D L R

- **SOUTH QUAY** for SQP
- CANARY WHARF — 2 stops
- WEST INDIA QUAY — 3 stops
- WESTFERRY — 4 stops
- LIMEHOUSE — 5 stops
- TOWER GATEWAY for Tower Bridge — 7 stops
- BANK for The City — 7 stops
- CITY AIRPORT — 11 stops

Uber Boat by thames clippers

- **CANARY WHARF PIER** for SQP
- TOWER HILL — 1 stop
- LONDON BRIDGE — 2 stops
- BLACKFRIARS — 4 stops
- WESTMINSTER — 6 stops
- WATERLOO for London Eye — 7 stops
- VAUXHALL for St George Wharf — 9 stops
- BATTERSEA POWER STATION — 10 stops

UNLOCK THE UNORDINARY

UNDERGROUND

All times are approximate. Source: www.google.co.uk/maps

TIMES

ENLIGHTEN

NURTURE

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.

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

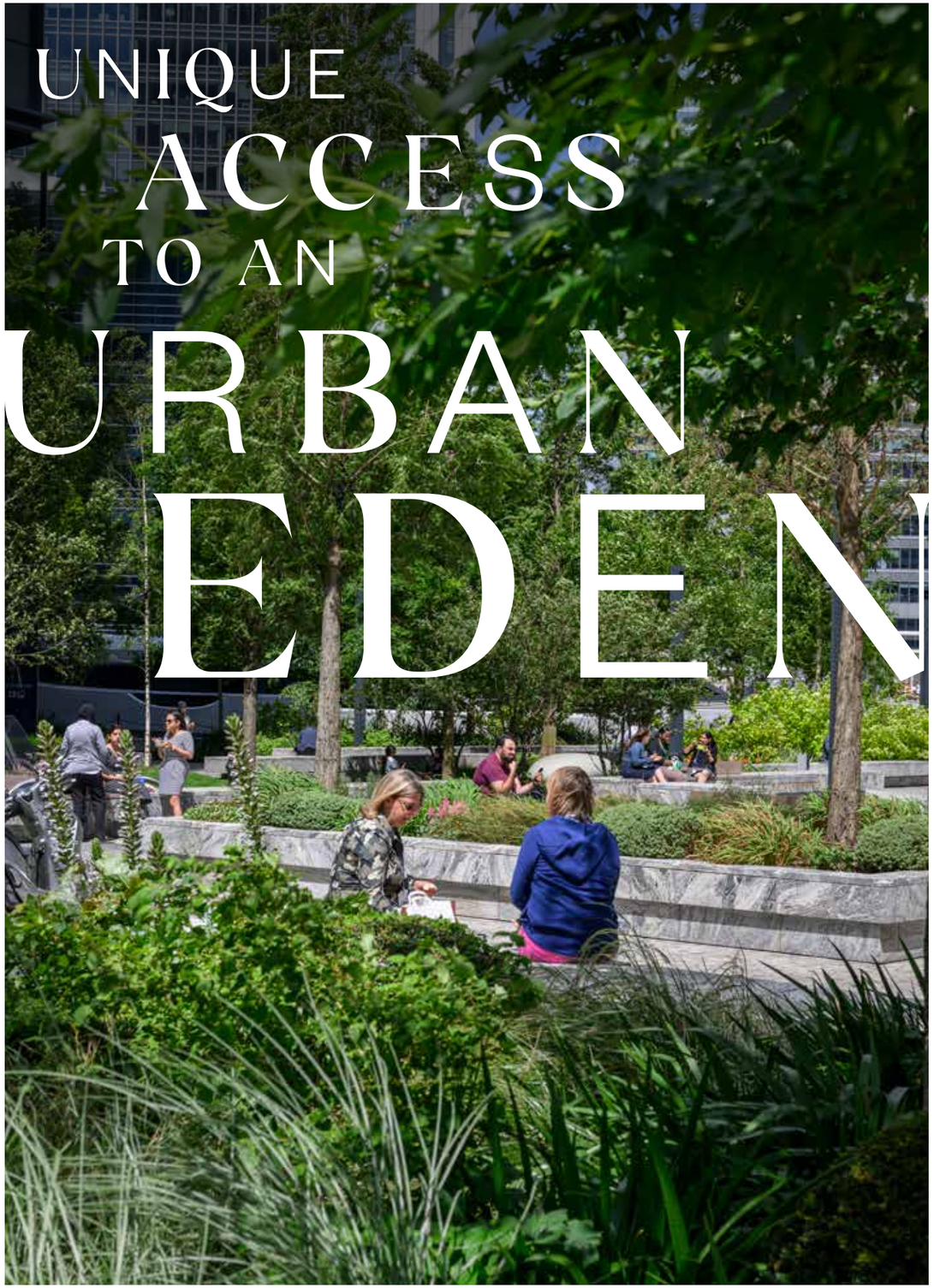
*Source: QS Global University Rankings 2024

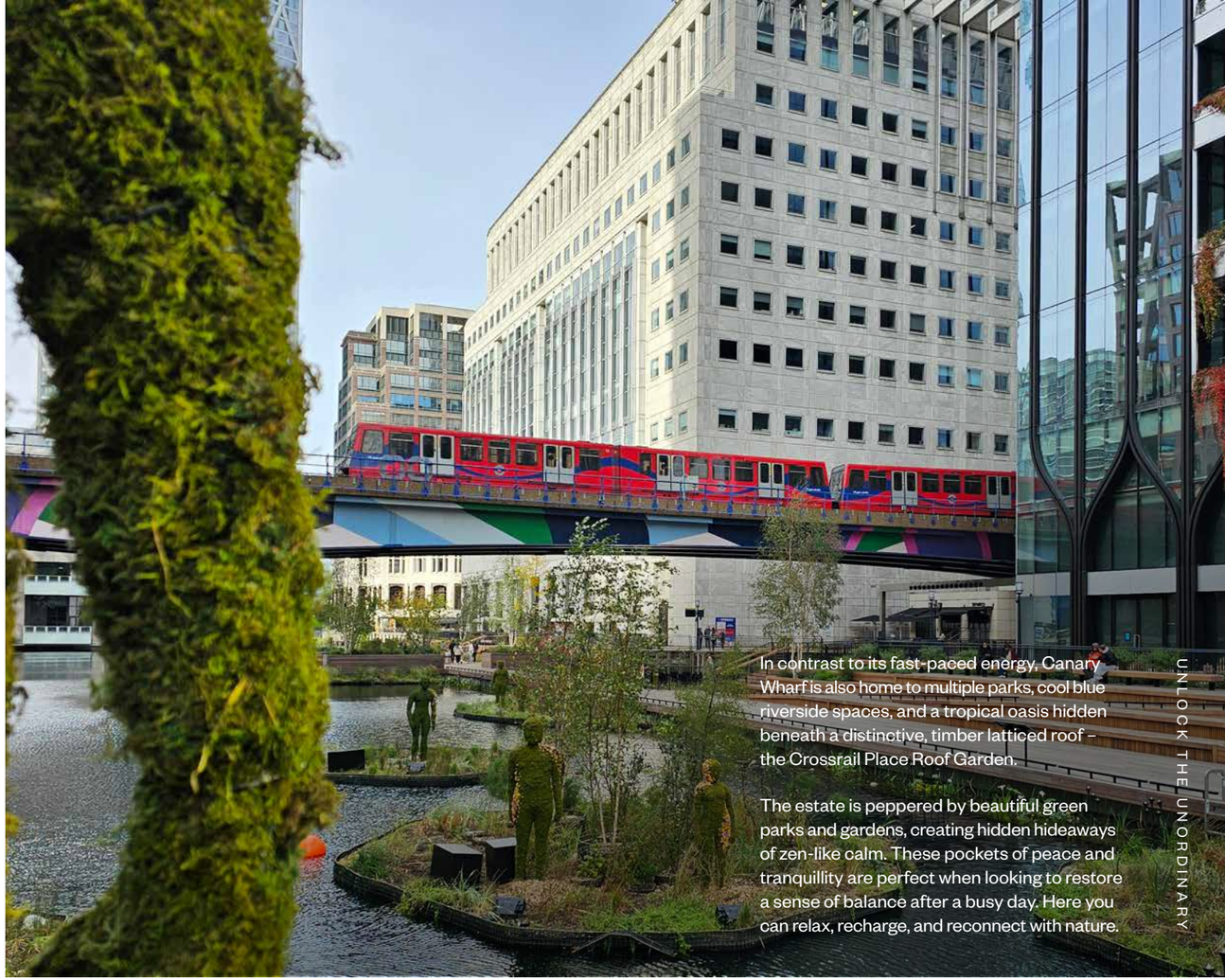
Number of stops taken from Canary Wharf station to the nearest station to the university and are approximate only.
Mileage is taken from South Quay Plaza to the university and are approximate only. Source: TfL and www.google.co.uk/maps



GROW

UNIQUE ACCESS TO AN URBAN EDEN





In contrast to its fast-paced energy, Canary Wharf is also home to multiple parks, cool blue riverside spaces, and a tropical oasis hidden beneath a distinctive, timber latticed roof – the Crossrail Place Roof Garden.

The estate is peppered by beautiful green parks and gardens, creating hidden hideaways of zen-like calm. These pockets of peace and tranquillity are perfect when looking to restore a sense of balance after a busy day. Here you can relax, recharge, and reconnect with nature.



















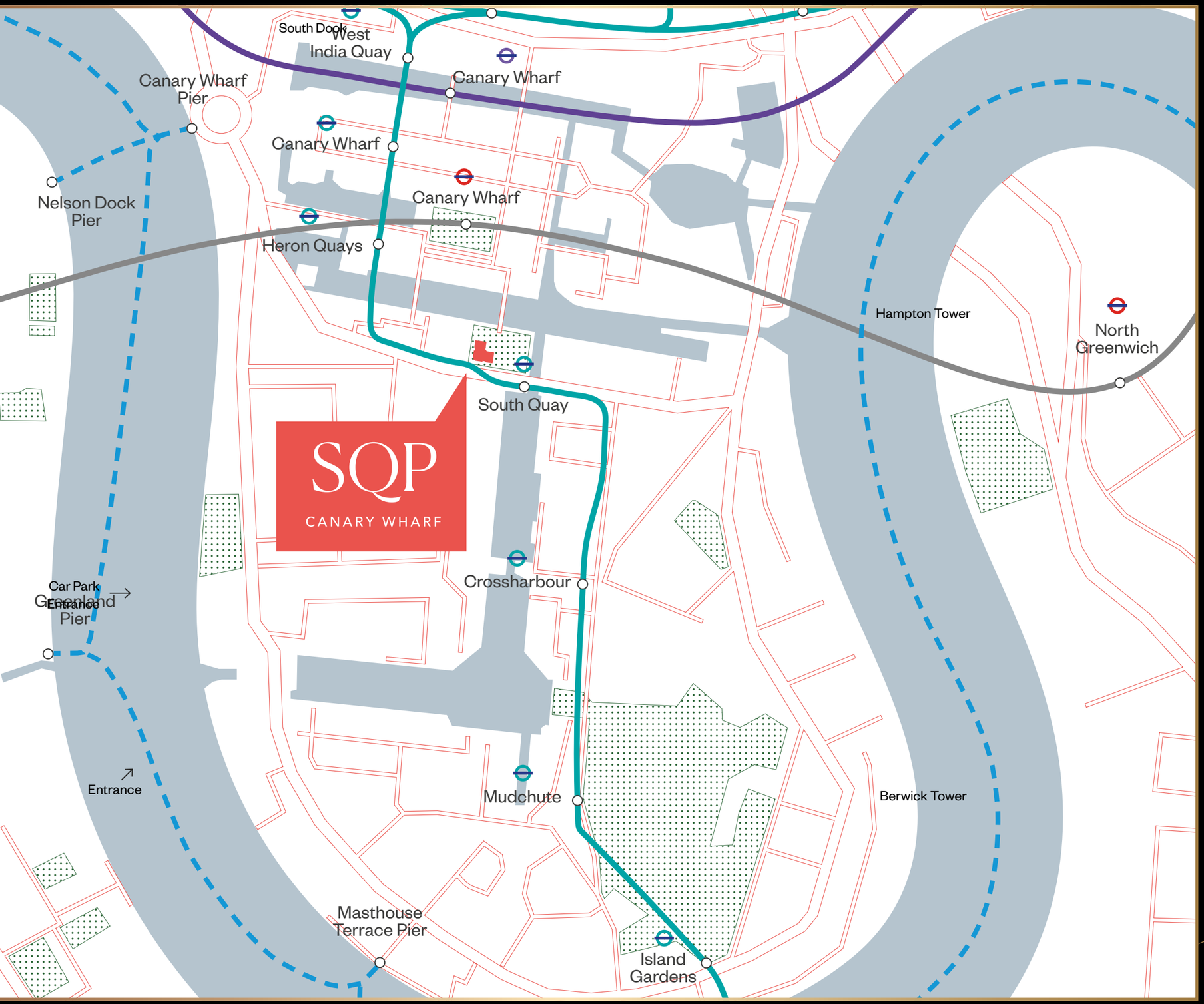


WATERFRONT LIVING AT ITS MOST ICONIC

Canary Wharf sits on approximately 100 acres of 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.



CONNECTED TO WATER



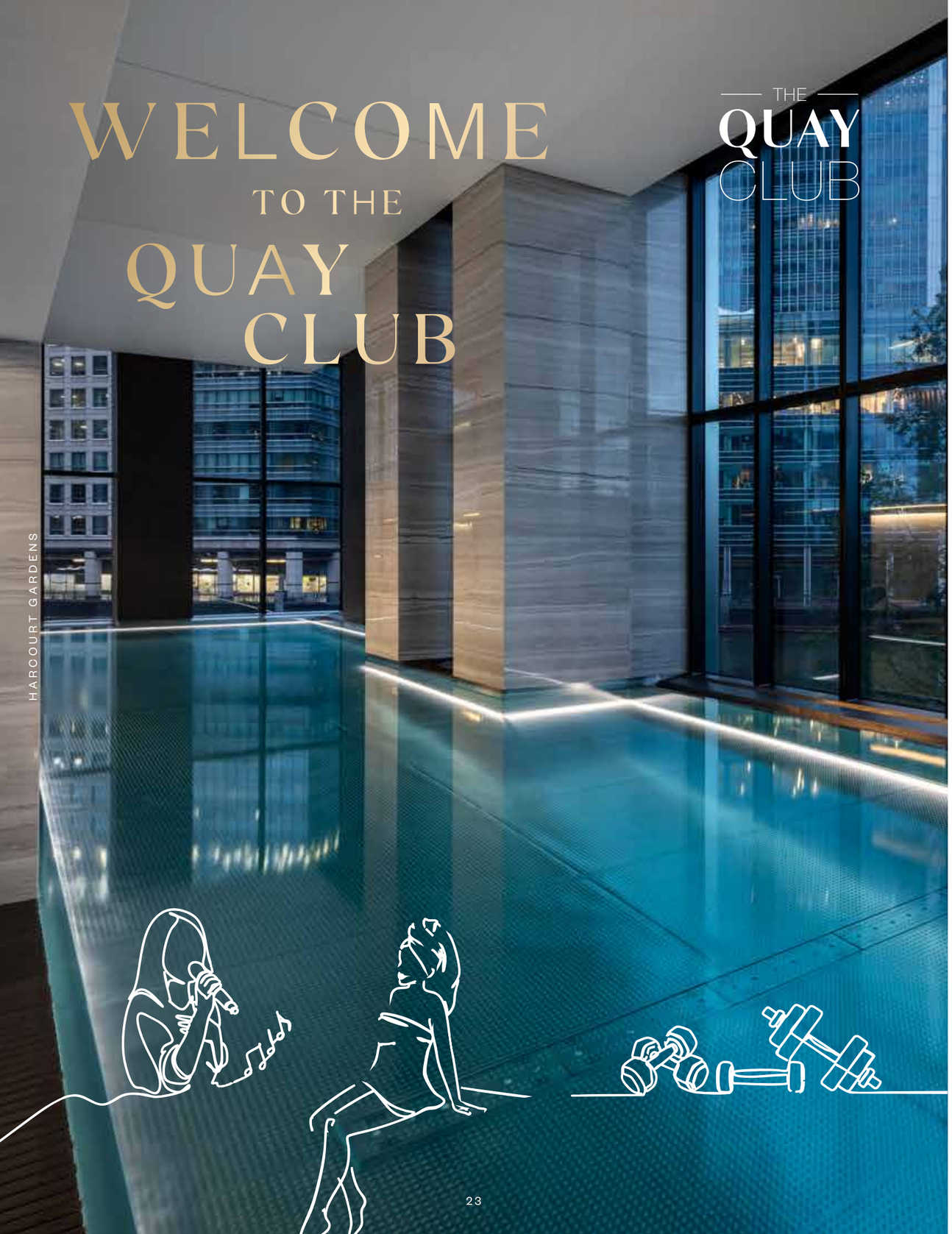
LIFE IN PERFECT HARMONY

SQP is large enough in scale and scope to be described as a residential quarter in its own right. The three buildings, Harcourt Gardens, Hampton Tower, and Berwick Tower, will collectively offer over 1,000 premium apartments, including Infinity Suites, 1, 2 and 3 bedroom apartments as well as a collection of penthouses. With new retail space on the ground floor, including bars, restaurants and local convenience stores, everything you need will be right there.

We are committed to high standards of both placemaking and placekeeping. Ensuring that SQP draws a community of residents who don't settle for less.



UNLOCK THE UNORDINARY



As an SQP resident, you will gain exclusive access to The Quay Club. Spread across Harcourt Gardens and Hampton Tower, this remarkable collection of facilities opens up a universe of entertainment and relaxation. Find a moment of zen at the serene Bamboo Spa, soak up the views from an outdoor hot tub, or pop into the 56th-floor bar... just an elevator ride away.

WHERE INDULGENCE REIGNS SUPREME

HARCOURT GARDENS

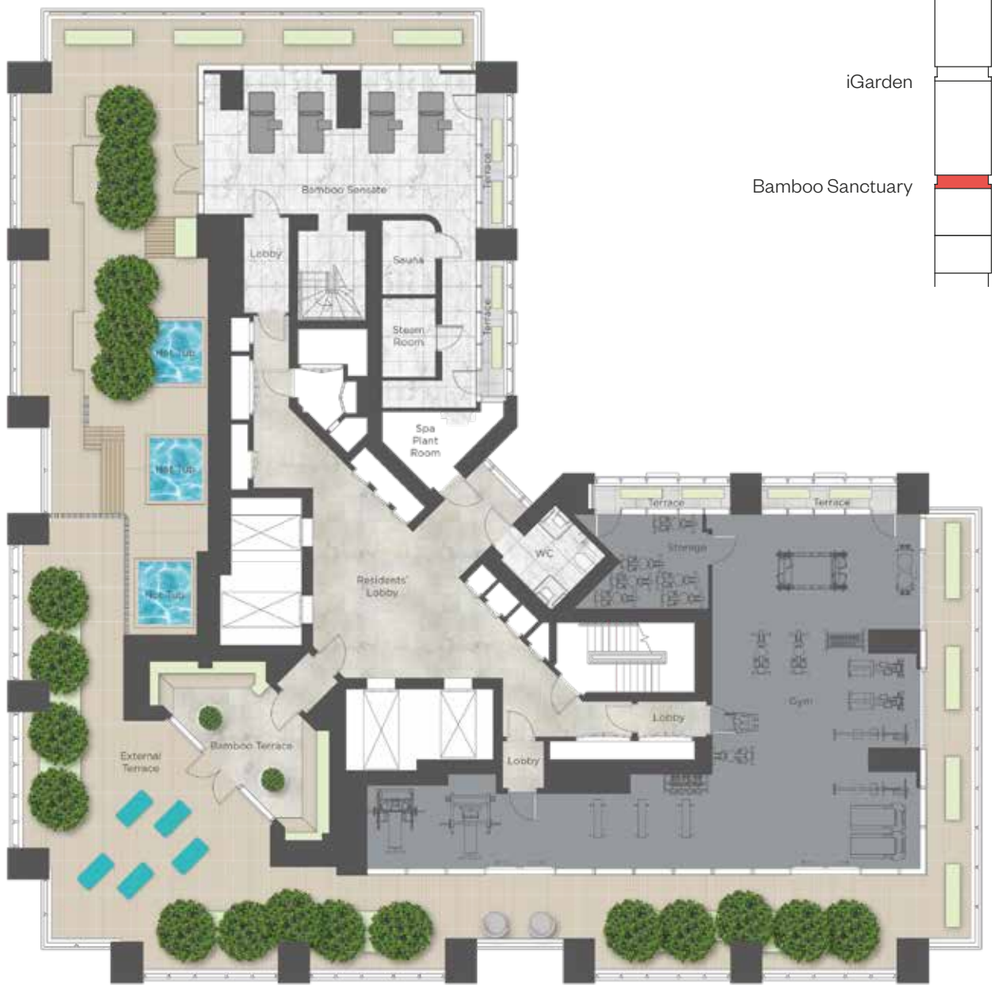
- iGardens – modern co-working business space with meeting room and external work space
- Bamboo Sanctuary – health suite and spa with external hot tubs on the terrace
- State-of-the-art gym
- Sky Meadow with BBQ area
- Games room
- Sound proofed karaoke room
- Playspace
- Co-working area and private meeting room
- Garden Room
- Meditation Room
- Yoga Room and terrace

HAMPTON TOWER

- Health suite and spa
- 20m swimming pool and vitality pool
- State-of-the-art gym
- 56th floor bar and terrace with BBQ area
- Private screening room
- Private dining room
- Private meeting room

DISCOVER 40,000 SQFT

BAMBOO SANCTUARY
L18



BAMBOO SANCTUARY
L18 MEZZANINE



HARCOURT GARDENS

UNLOCK THE UNORDINARY

Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

OF PRIVATE FACILITY SPACE

HARCOURT GARDENS

iGARDEN
L37



iGARDEN
L37 MEZZANINE



UNLOCK THE UNORDINARY

Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

THE ULTIMATE LEISURE EXPERIENCE

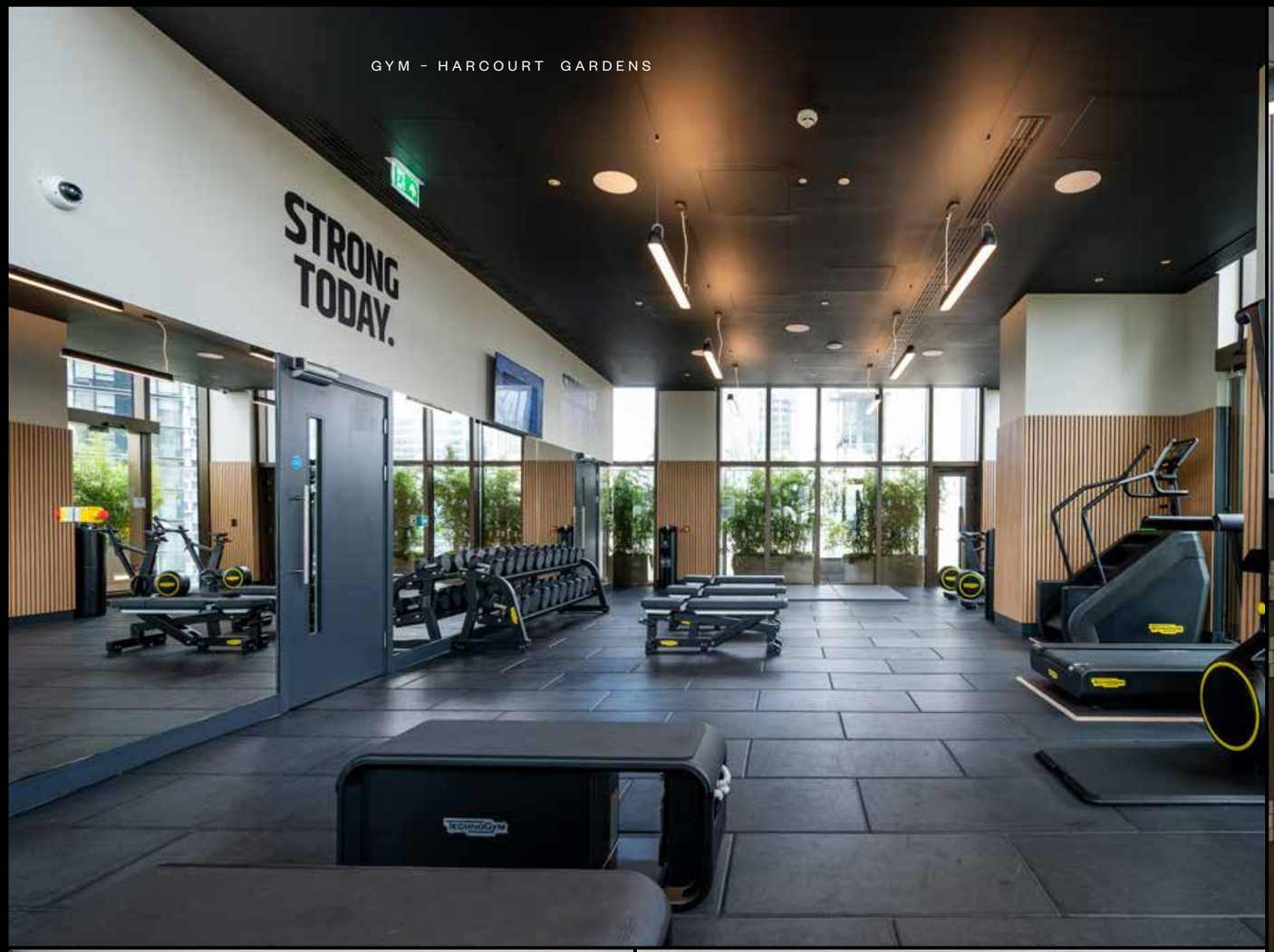
Photography of the residents' facilities in Hampton Tower.

56TH FLOOR BAR – HAMPTON TOWER



Photography of the residents' facilities in Hampton Tower.

GYM – HARCOURT GARDENS

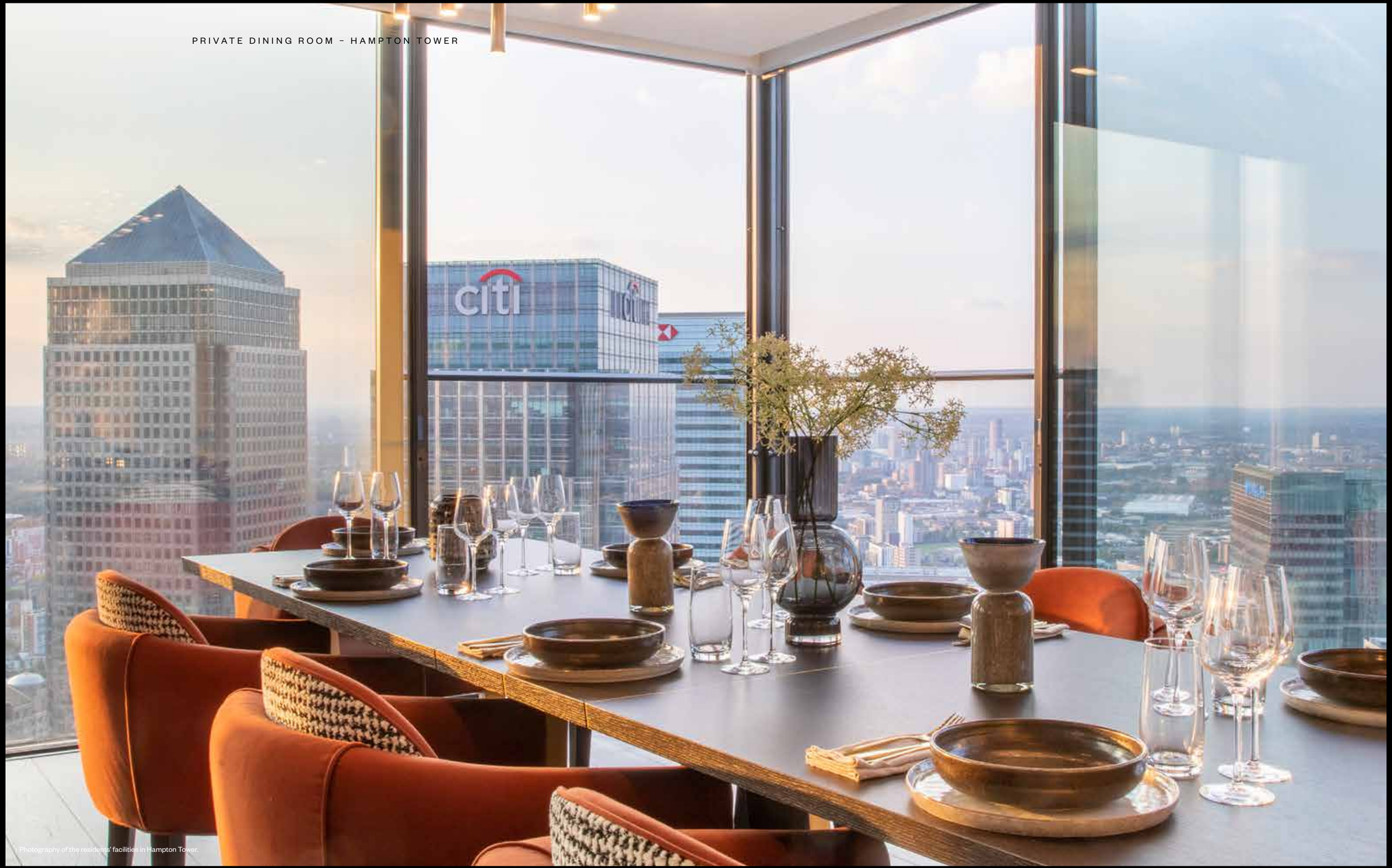








PRIVATE DINING ROOM – HAMPTON TOWER



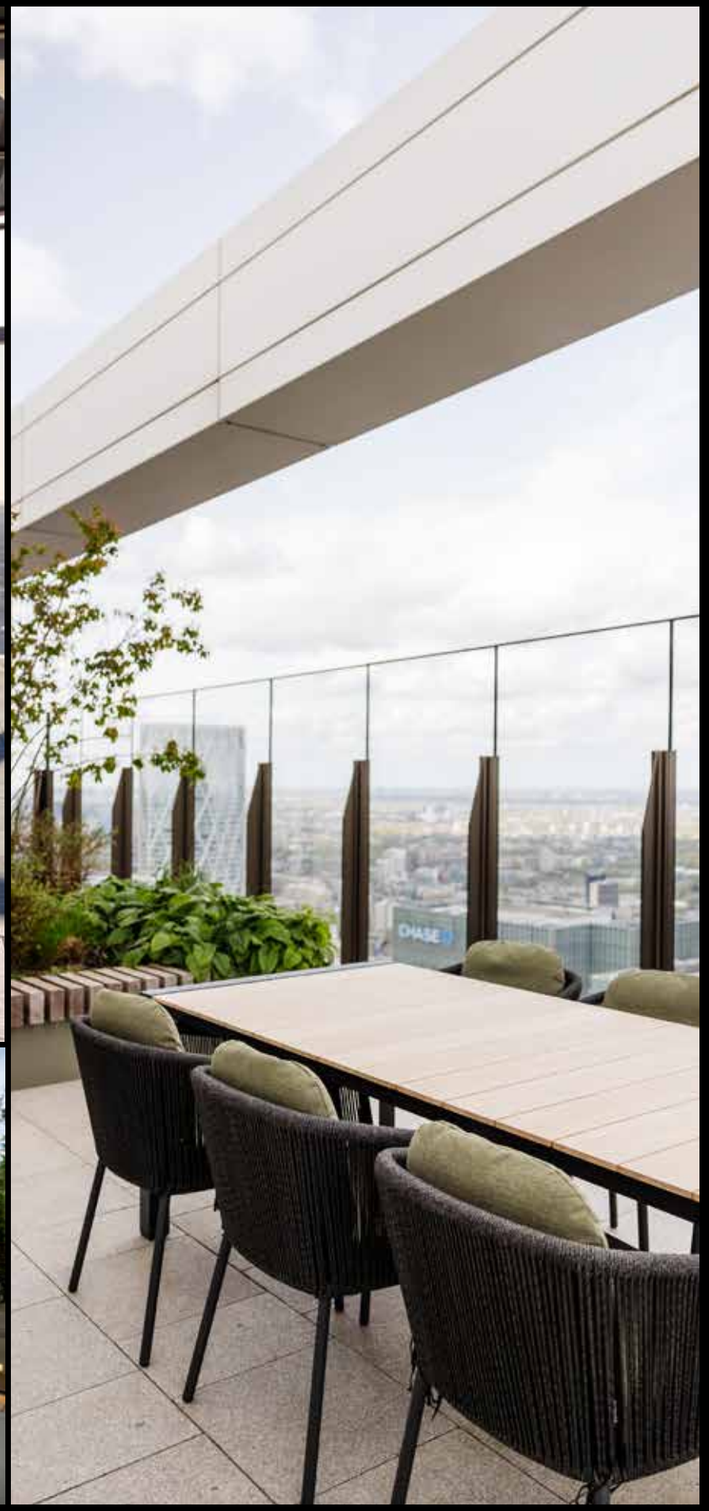
Photography of the residents' facilities in Hampton Tower.











TIP THE WORK-PLAY BALANCE

It's time to reinvent the 9-5 lifestyle. Whether working remotely, networking, or socialising, the iGarden on level 37 is your destination for blending work and play. Enjoy a modern co-working business space with a meeting room, just a few steps from soundproofed karaoke and games room. In a world that's always on, stay connected on your own terms.

Lifestyle Photography, indicative only.

A BETTER WAY TO WORK FROM HOME

HARCOURT GARDENS

Computer Generated Image is indicative only



THE COMPOSITION FOR BEAUTIFUL LIVING



Photography of the residents' facilities in Harcourt Gardens.

OUTSIDE IN

INSIDE OUT

A double-height lobby greets you on arrival at Harcourt Gardens, as the landscape softly transitions from the outside, inside. Floral scents, cascading lights, and bespoke finishes welcome you home. Should you require it, our concierge team is at your service 24/7.

YOUR SHADE OF PERFECT

Comfort, taste and luxury, all come together to create effortless living. The apartments in Harcourt Gardens offer classic sophistication with nature-inspired tones and materials chosen to nourish the senses. A choice of three colour schemes allows you to customise the interiors. First Light, Noon and Twilight palettes take inspiration from the changing lights of the day — reflected in the tones of the specification.

INFINITE POSSIBILITIES

The Infinity Suites have been thoughtfully designed to allow flexible living without limits. Tailor your home to match your lifestyle vision.



Photography depicts showhome at South Quay Plaza.

Photography depicts showhome at South Quay Plaza.







Photography depicts an Infinity Suite at South Quay Plaza.



Photography depicts an 2 Bedroom Home at South Quay Plaza.



Photography depicts an Infinity Suite at South Quay Plaza.

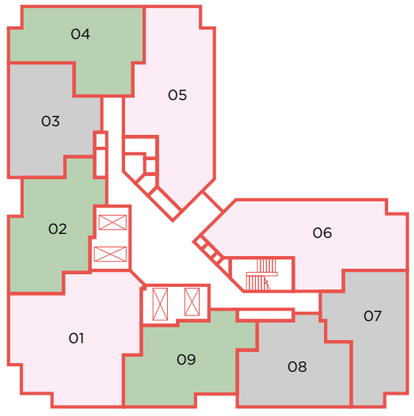
FLOOR PLANS

Photography of apartments at South Quay Plaza.

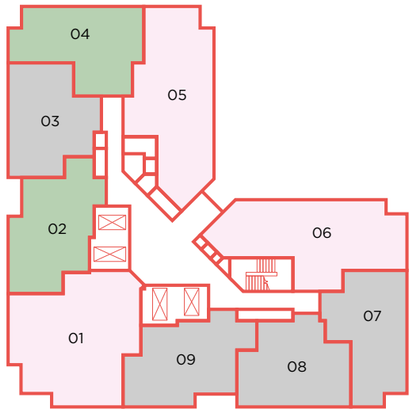
FLOORPLATES

N

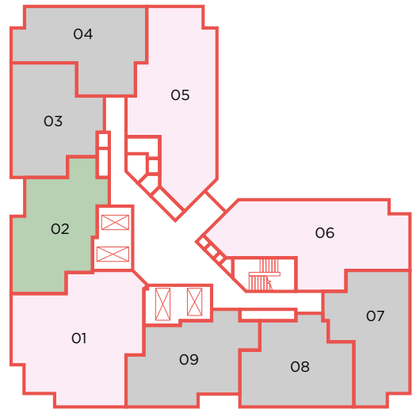
FLOORS 09 - 10



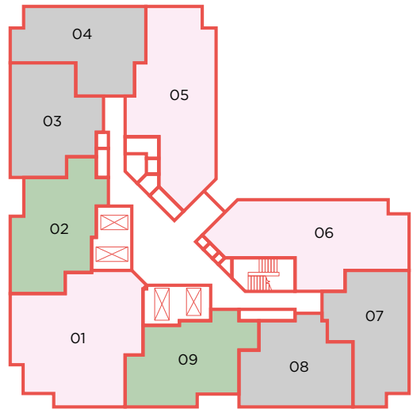
FLOORS 11 - 17



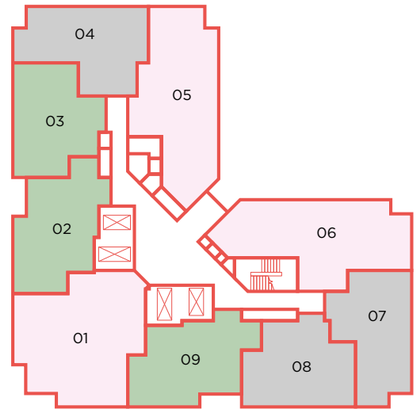
FLOORS 19 - 20 & 22 - 17



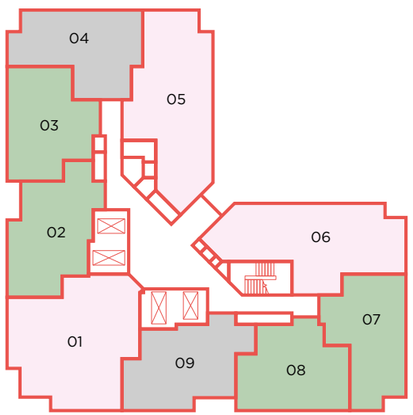
FLOOR 21



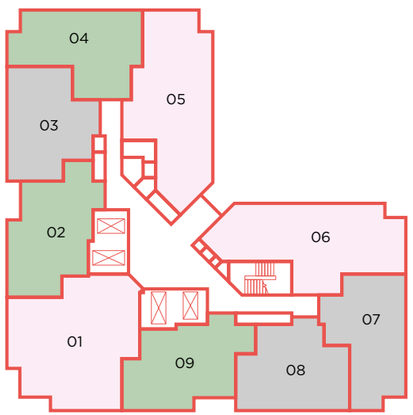
FLOOR 28



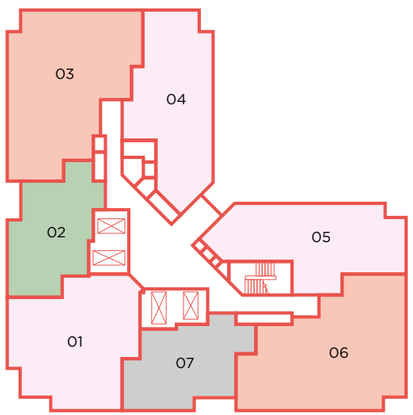
FLOORS 29 - 35



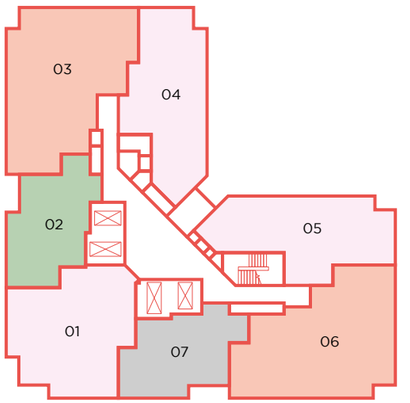
FLOOR 36



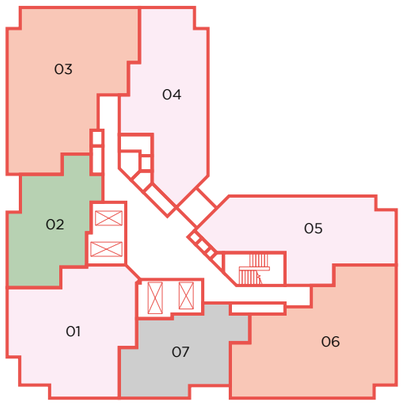
FLOORS 38 - 50



FLOORS 51

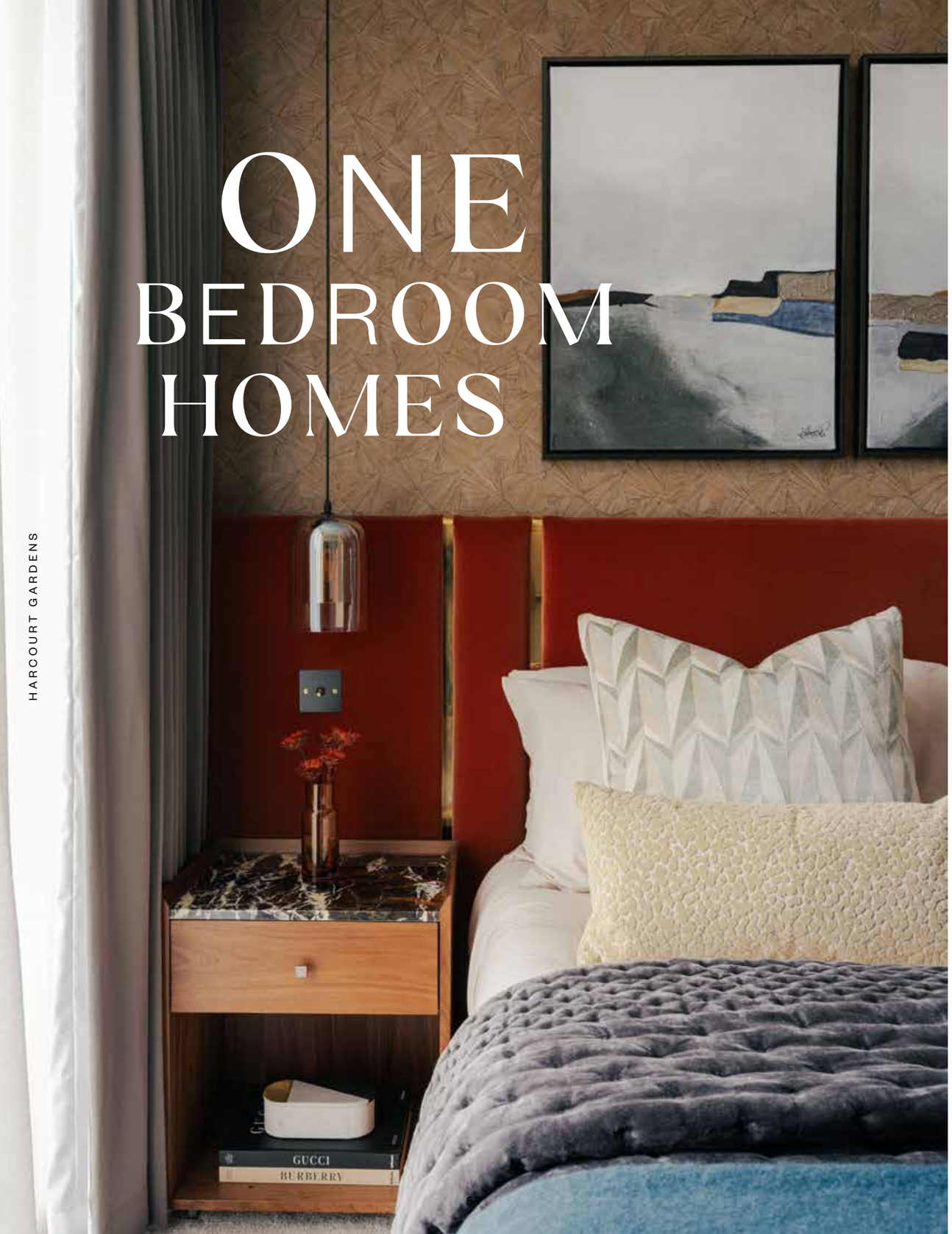


FLOORS 52



1 Bedroom Infinity Suites 1 Bedroom Apartments 2 Bedroom Apartments 3 Bedroom Apartments

Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.



ONE BEDROOM HOMES

HARCOURT GARDENS

ONE BEDROOM APARTMENT

FLOORS 28–36

28.03 – 36.03

N



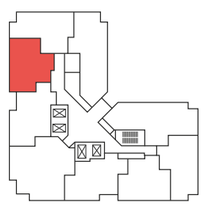
TYPE 1C

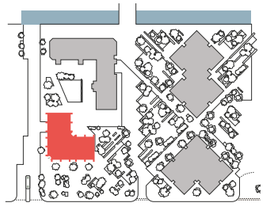
TOTAL INTERNAL AREA
595 sq ft **55.35 sq m**

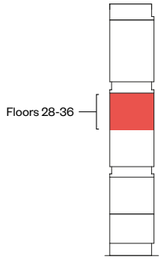
Kitchen/Living/Dining
14'2" x 21'1" 4.34m x 6.44m

Bedroom
17'0" x 9'1" 5.17m x 2.78m

KEY
◄► Measurement points C Cupboard U Utility Cupboard W Wardrobe
WD Washer/Dryer SW Space for Wardrobe







Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

UNLOCK THE UNORDINARY

ONE BEDROOM APARTMENT

FLOORS 09–17

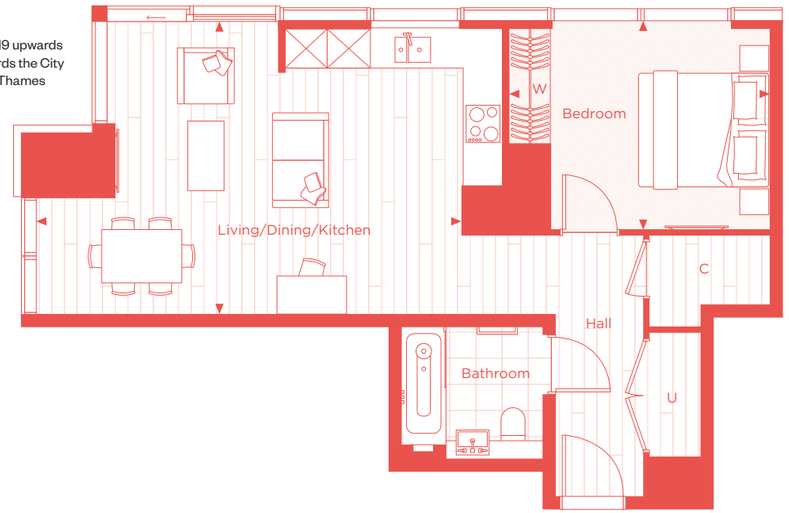
09.04 – 17.04

Views towards South Dock

Views towards the Courtyard

From level 19 upwards views towards Canary Wharf

From level 19 upwards views towards the City & River Thames



TYPE 1D

TOTAL INTERNAL AREA
633 sq ft **58.85 sq m**

Kitchen/Living/Dining
21'2" x 14'6" 6.47m x 4.47m

Bedroom
13'0" x 10'4" 3.97m x 3.17m

KEY
◄► Measurement points C Cupboard U Utility Cupboard W Wardrobe
WD Washer/Dryer SW Space for Wardrobe

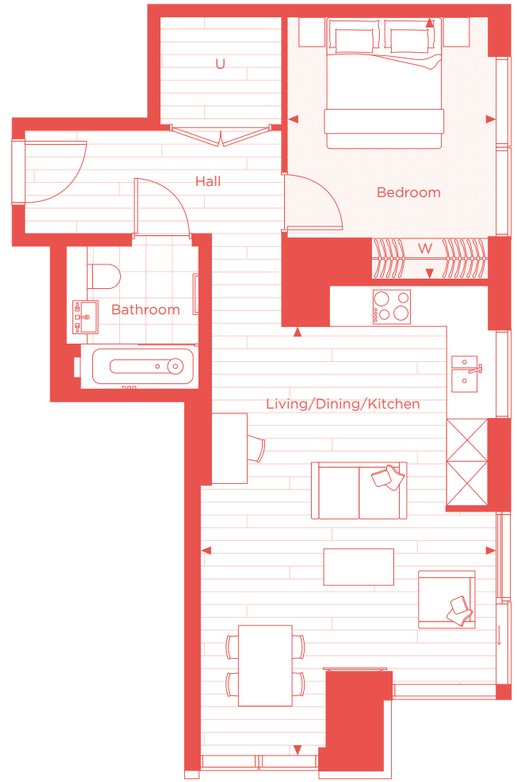


Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

ONE BEDROOM APARTMENT

FLOORS 29–36

29.07 – 36.07



Views of Millwall Dock

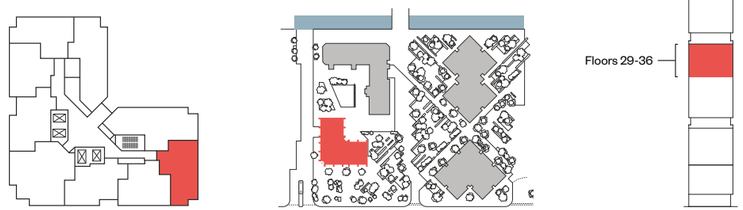
TYPE 1E

TOTAL INTERNAL AREA
610 sq ft **56.70 sq m**

Kitchen/Living/Dining
14'7" x 21'3" 4.47m x 6.48m

Bedroom
13'0" x 10'3" 3.95m x 3.14m

KEY
◄► Measurement points C Cupboard U Utility Cupboard W Wardrobe
WD Washer/Dryer SW Space for Wardrobe



Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

HARCOURT GARDENS

ONE BEDROOM APARTMENT

FLOORS 29–36

29.08 – 36.08

N



Views towards the River Thames

Views of Millwall Dock

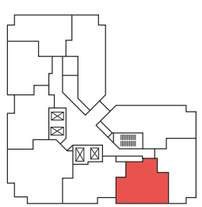
TYPE 1F

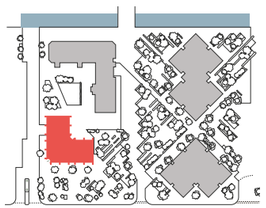
TOTAL INTERNAL AREA
603 sq ft **56.07 sq m**

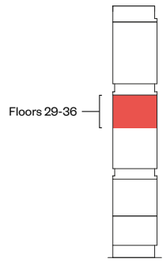
Kitchen/Living/Dining
14'2" x 21'0" 4.34m x 6.40m

Bedroom
16'9" x 9'2" 5.16m x 2.80m

KEY
◄► Measurement points **C** Cupboard **U** Utility Cupboard **W** Wardrobe
WD Washer/Dryer **SW** Space for Wardrobe







Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

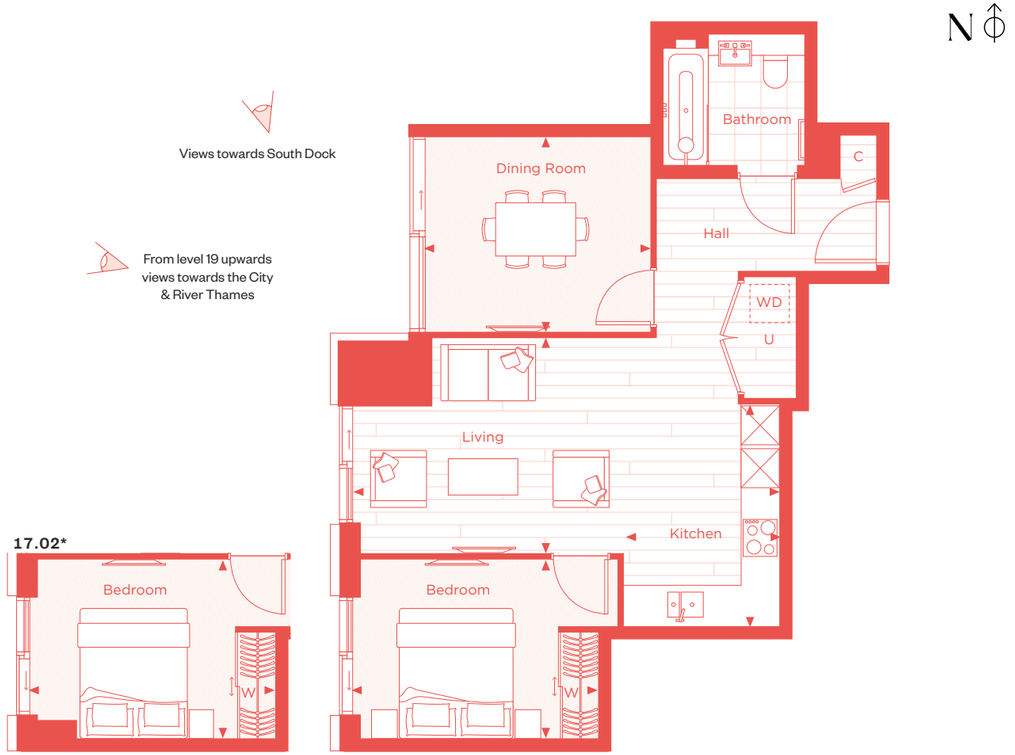
INFINITY SUITES

UNLOCK THE UNORDINARY

ONE BEDROOM INFINITY SUITE

FLOORS 10–17

10.02 – 16.02



*Room layouts slightly differ due to extended columns.

TYPE BP

TOTAL INTERNAL AREA
626 sq ft **58.17 sq m**

Living
10'6" x 21'3" 3.22m x 6.48m

Kitchen
11'1" x 7'9" 3.38m x 2.37m

Dining Room
11'4" x 9'8" 3.48m x 2.98m

Bedroom
12'2" x 9'0" 3.73m x 2.75m

KEY
◄► Measurement points C Cupboard U Utility Cupboard W Wardrobe
WD Washer/Dryer SW Space for Wardrobe



Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

ONE BEDROOM INFINITY SUITE

FLOORS 38–48

38.02 – 48.02



TYPE BP

TOTAL INTERNAL AREA
663 sq ft **61.60 sq m**

Living
10'6" x 21'8" 3.22m x 6.64m

Kitchen
12'0" x 7'7" 3.65m x 2.35m

Dining Room
11'4" x 9'8" 3.48m x 2.98m

Bedroom
12'7" x 10'7" 3.88m x 3.26m

KEY
◄► Measurement points C Cupboard U Utility Cupboard W Wardrobe
WD Washer/Dryer SW Space for Wardrobe

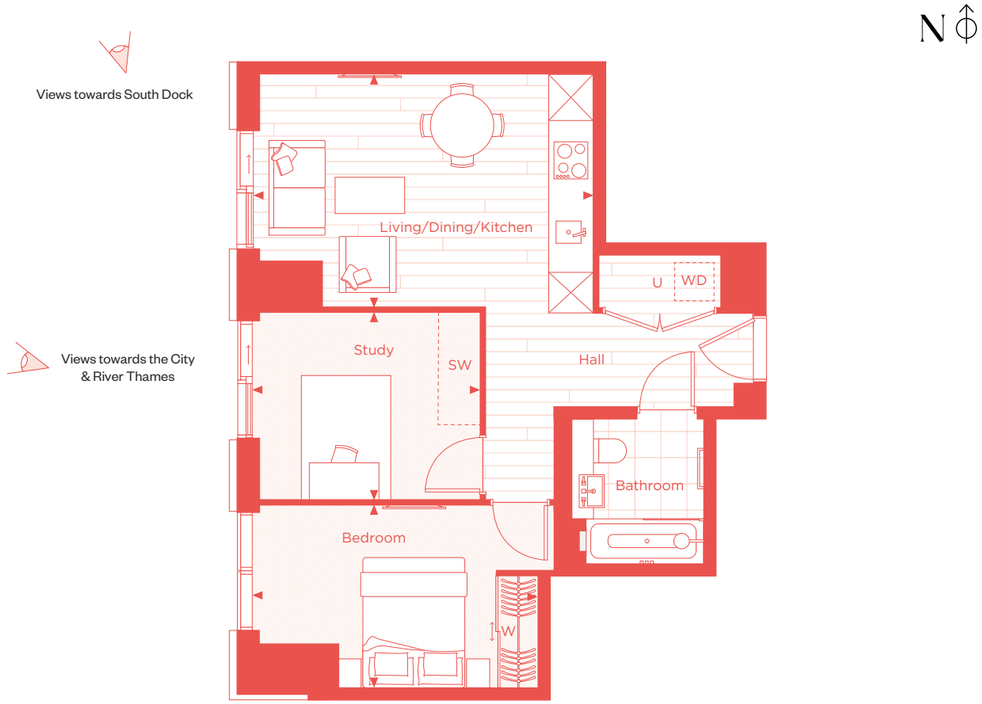


Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

ONE BEDROOM INFINITY SUITE

FLOORS 09–17

09.03 – 17.03



TYPE CP

TOTAL INTERNAL AREA
595 sq ft **55.35 sq m**

Living/Dining/Kitchen
17'0" x 11'5" 5.17m x 3.52m

Bedroom
14'2" x 9'0" 4.34m x 2.75m

Study
11'4" x 9'4" 3.46m x 2.85m

KEY
◄► Measurement points C Cupboard U Utility Cupboard W Wardrobe
WD Washer/Dryer SW Space for Wardrobe

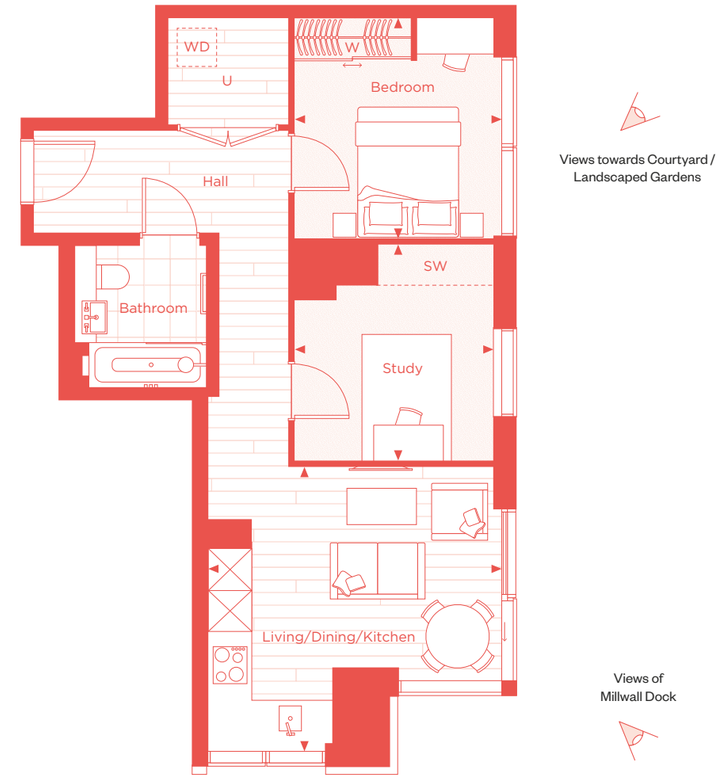


Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

ONE BEDROOM INFINITY SUITE

FLOORS 09–17

09.07 – 17.07



TYPE EP

TOTAL INTERNAL AREA
610 sq ft **56.70 sq m**

Living/Dining/Kitchen
13'8" x 14'6" 4.20m x 4.46m

Bedroom
10'8" x 10'3" 3.29m x 3.14m

Study
9'9" x 10'8" 3.02m x 3.30m

KEY
◄► Measurement points C Cupboard U Utility Cupboard W Wardrobe
WD Washer/Dryer SW Space for Wardrobe

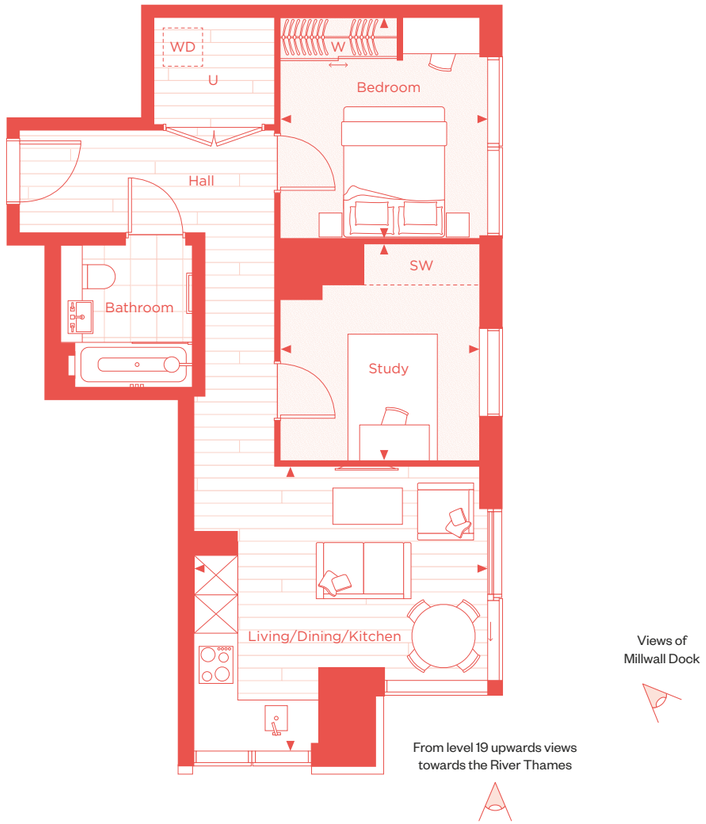


Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

ONE BEDROOM INFINITY SUITE

FLOORS 20–28

20.07 – 28.07



TYPE EP

TOTAL INTERNAL AREA
610 sq ft **56.70 sq m**

Living/Dining/Kitchen
13'8" x 14'6" 4.20m x 4.46m

Bedroom
10'8" x 10'3" 3.29m x 3.14m

Study
9'9" x 10'8" 3.02m x 3.30m

KEY
◄► Measurement points C Cupboard U Utility Cupboard W Wardrobe
WD Washer/Dryer SW Space for Wardrobe



Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

ONE BEDROOM INFINITY SUITE

FLOORS 38–52

38.07 – 52.07



TYPE AP

TOTAL INTERNAL AREA
665 sq ft **61.76 sq m**

Living
10'6" x 21'3" 3.22m x 6.48m

Kitchen
12'0" x 7'7" 3.65m x 2.35m

Dining Room
11'4" x 9'6" 3.48m x 2.93m

Bedroom
10'7" x 12'7" 3.26m x 3.88m

KEY
◄► Measurement points C Cupboard U Utility Cupboard W Wardrobe
WD Washer/Dryer SW Space for Wardrobe



Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

ONE BEDROOM INFINITY SUITE

FLOORS 09–17

09.08 – 17.08



Views of
Millwall Dock

TYPE FP

TOTAL INTERNAL AREA
603 sq ft **56.07 sq m**

Living/Dining/Kitchen
11'6" x 17'0" 3.54m x 5.17m

Bedroom
14'5" x 9'0" 4.44m x 2.75m

Study
9'5" x 11'1" 2.90m x 3.39m

KEY
◄► Measurement points C Cupboard U Utility Cupboard W Wardrobe
WD Washer/Dryer SW Space for Wardrobe



Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

ONE BEDROOM INFINITY SUITE

FLOORS 19–28

19.08 – 28.08



From level 19 upwards views
towards the River Thames

Views of
Millwall Dock

TYPE FP

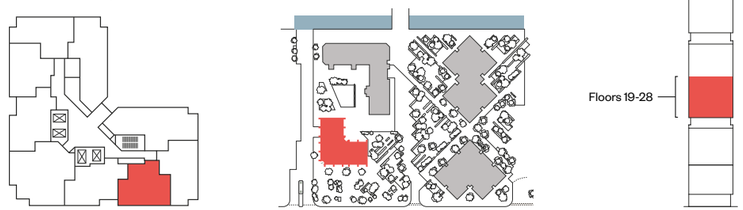
TOTAL INTERNAL AREA
603 sq ft **56.07 sq m**

Living/Dining/Kitchen
11'6" x 17'0" 3.54m x 5.17m

Bedroom
14'6" x 9'0" 4.44m x 2.75m

Study
9'5" x 11'1" 2.90m x 3.39m

KEY
◄► Measurement points C Cupboard U Utility Cupboard W Wardrobe
WD Washer/Dryer SW Space for Wardrobe



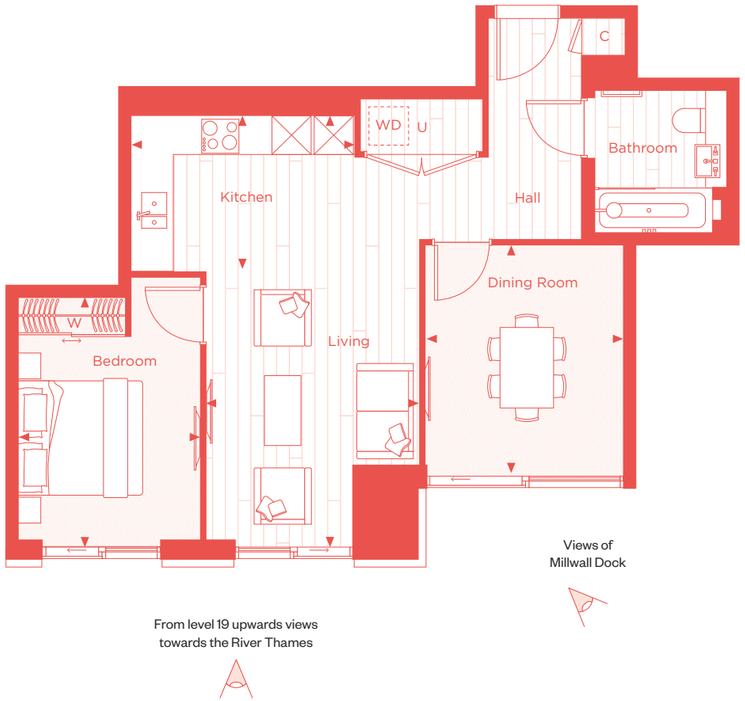
Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

ONE BEDROOM INFINITY SUITE

FLOORS 11–16

11.09 - 16.09

N



TYPE AP

TOTAL INTERNAL AREA
626 sq ft **58.15 sq m**

Living
10'6" x 21'3" 3.22m x 6.48m

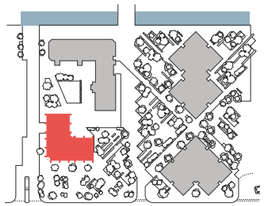
Kitchen
11'1" x 7'9" 3.38m x 2.37m

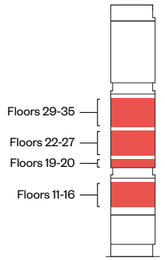
Dining Room
11'4" x 9'6" 3.48m x 2.93m

Bedroom
9'0" x 12'2" 2.75m x 3.73m

KEY
◄► Measurement points **C** Cupboard **U** Utility Cupboard **W** Wardrobe
WD Washer/Dryer **SW** Space for Wardrobe







Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

TWO BEDROOM HOMES

HARCOURT GARDENS

TWO BEDROOM APARTMENT

FLOORS 09-17, 19-36 & 38-52

09.01 – 17.01, 19.01 – 36.01 & 38.01 – 52.01



TYPE 2A

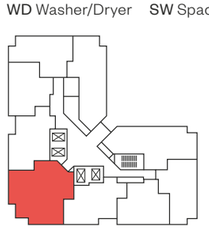
TOTAL INTERNAL AREA
976 sq ft **90.71 sq m**

Kitchen/Living/Dining
16'6" x 19'7" 5.07m x 6.01m

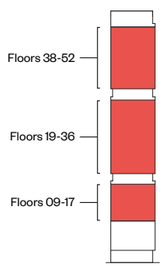
Bedroom 1
9'5" x 20'1" 2.91m x 6.13m

Bedroom 2
9'5" x 19'8" 2.89m x 6.04m

KEY
◄► Measurement points C Cupboard U Utility Cupboard W Wardrobe
WD Washer/Dryer SW Space for Wardrobe







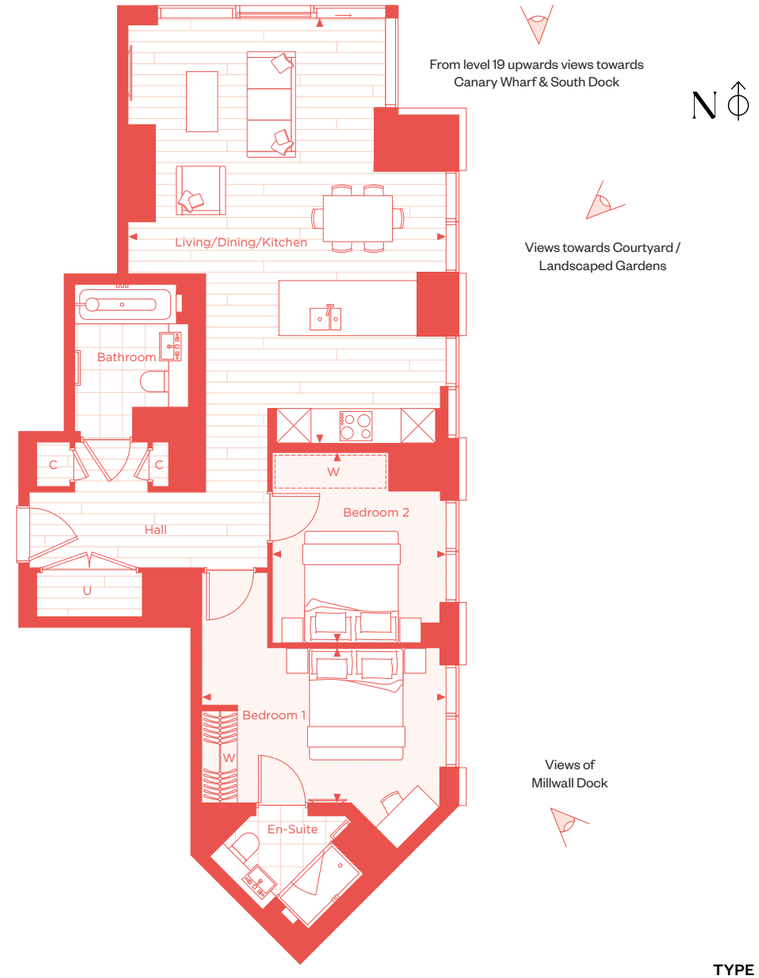
Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

UNLOCK THE UNORDINARY

TWO BEDROOM APARTMENT

FLOORS 09-17, 19-36 & 38-52

09.05 – 17.05, 19.05 – 36.05 & 38.04 –52.04



TYPE 2B

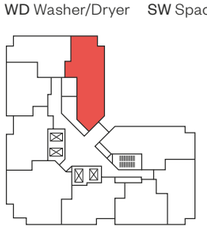
TOTAL INTERNAL AREA
869 sq ft **80.75 sq m**

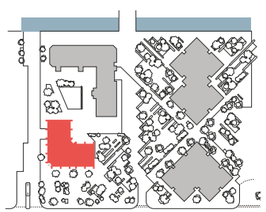
Kitchen/Living/Dining
14'8" x 24'5" 4.52m x 7.47m

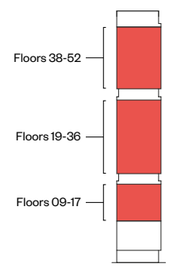
Bedroom 1
8'9" x 14'1" 2.71m x 4.30m

Bedroom 2
10'0" x 10'9" 3.05m x 3.33m

KEY
◄► Measurement points C Cupboard U Utility Cupboard W Wardrobe
WD Washer/Dryer SW Space for Wardrobe







Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

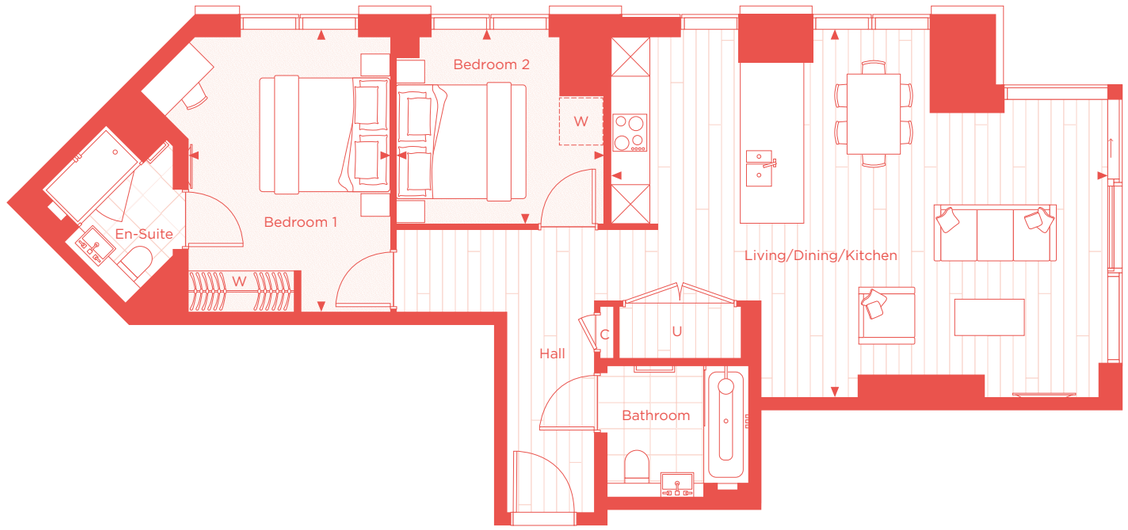
TWO BEDROOM APARTMENT

FLOORS 09–17 & 19–36

09.06 – 17.06 & 19.06 – 36.06

From level 19 upwards views towards Canary Wharf & South Dock

Views over the Courtyard



TYPE 2C

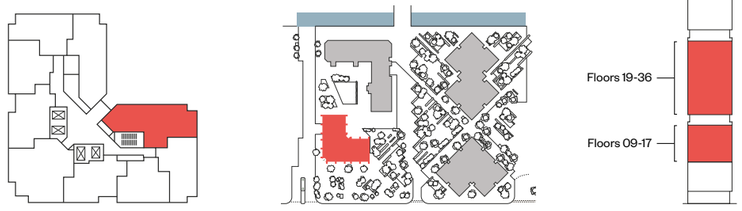
TOTAL INTERNAL AREA
866 sq ft **80.45 sq m**

Kitchen/Living/Dining
18'4" x 24'7" 5.60m x 7.54m

Bedroom 1
10'0" x 14'0" 3.07m x 4.30m

Bedroom 2
9'7" x 10'3" 2.95m x 3.13m

KEY
◄► Measurement points C Cupboard U Utility Cupboard W Wardrobe
WD Washer/Dryer SW Space for Wardrobe



Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

HARCOURT GARDENS

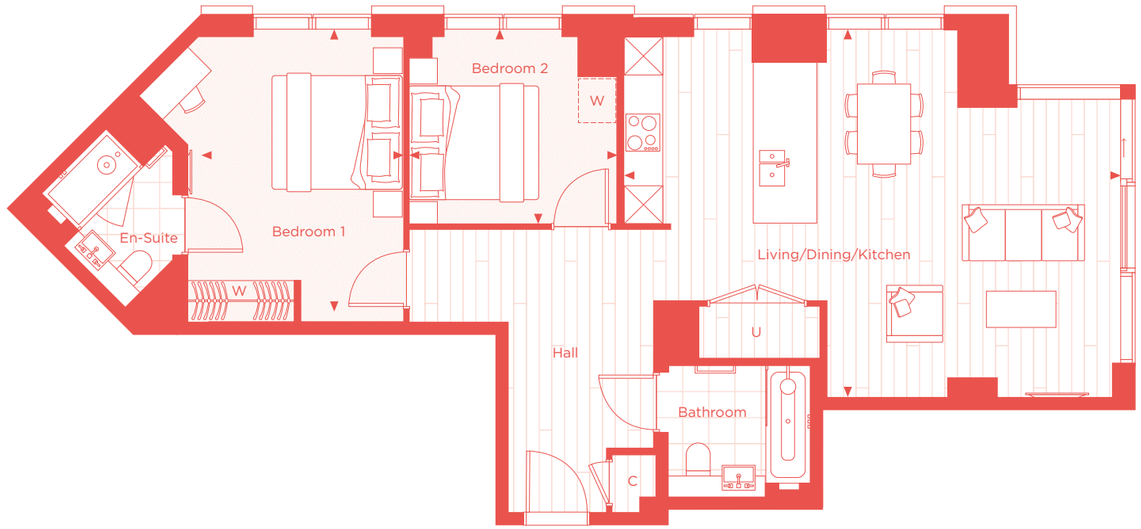
TWO BEDROOM APARTMENT

FLOORS 38–52

38.05 – 52.05

Views towards Canary Wharf & South Dock

Views over the Courtyard



TYPE 2D

TOTAL INTERNAL AREA
915 sq ft **85.07 sq m**

Kitchen/Living/Dining
18'4" x 24'7" 5.60m x 7.54m

Bedroom 1
10'8" x 14'6" 3.28m x 4.45m

Bedroom 2
9'7" x 10'3" 2.95m x 3.13m

KEY
◄► Measurement points C Cupboard U Utility Cupboard W Wardrobe
WD Washer/Dryer SW Space for Wardrobe



Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

UNLOCK THE UNORDINARY

THREE BEDROOM HOMES

HARCOURT GARDENS

THREE BEDROOM APARTMENT

FLOORS 38–52

38.03 – 52.03



TYPE 3A

TOTAL INTERNAL AREA
1,271 sq ft **118.11 sq m**

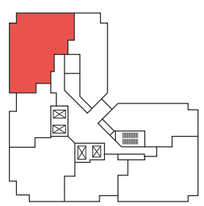
Kitchen/Living/Dining
25'0" x 25'3" 7.64m x 7.70m

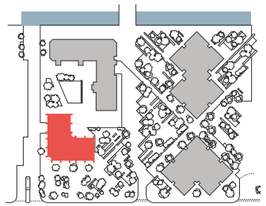
Bedroom 1
12'6" x 14'8" 3.85m x 4.51m

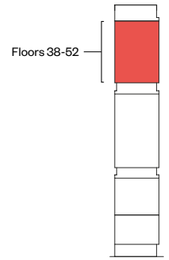
Bedroom 2
13'3" x 14'7" 4.06m x 4.49m

Bedroom 3
9'3" x 10'3" 2.83m x 3.13m

KEY
◄► Measurement points **C** Cupboard **U** Utility Cupboard **W** Wardrobe
WD Washer/Dryer **SW** Space for Wardrobe







Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

UNLOCK THE UNORDINARY

THREE BEDROOM APARTMENT

FLOORS 38–52

38.06 – 52.06



TYPE 3B

TOTAL INTERNAL AREA

1,261 sq ft **117.18 sq m**

Kitchen/Living/Dining
22'8" x 33'6" 6.94m x 10.25m

Bedroom 1
12'1" x 14'7" 3.69m x 4.49m

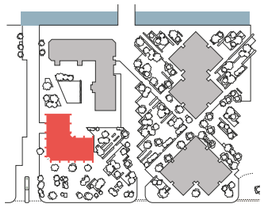
Bedroom 2
11'2" x 14'2" 3.41m x 4.34m

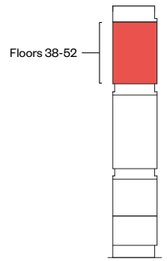
Bedroom 3
10'3" x 11'6" 3.15m x 3.54m

KEY

◄► Measurement points **C** Cupboard **U** Utility Cupboard **W** Wardrobe
WD Washer/Dryer **SW** Space for Wardrobe







Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

HARCOURT GARDENS

SKYLINE LIVING

UNLOCK THE UNORDINARY



MADE TO AWAKEN

THE SENSES

KITCHENS

- Designer kitchens featuring handle free cupboards in a choice of three finish combinations**
- Custom designed internal cupboards including concealed refuse and recycling storage
- All worktops are made of reconstituted stone and splash back in colour options as part of the selected colour palette**
- Stainless steel sink featuring single-lever mixer tap set in stainless steel
- Siemens or similar integrated stainless steel oven
- Siemens or similar integrated microwave oven where applicable
- Siemens or similar touch control induction hob
- Cooker hood (built-in)
- Siemens or similar fully integrated multifunction dishwasher
- Siemens or similar integrated refrigerator and integrated freezer
- Built-in wine cooler
- Engineered flooring colour option as part of the selected colour palette**
- Recessed LED strip lighting underneath wall-mounted cupboards

UTILITY CUPBOARD

- Siemens or similar free-standing washer/dryer
- Mechanical Ventilation with Heat Recovery (MVHR)
- Heat Interface Unit / Cooling Interface Unit to provide Domestic Hot Water, Underfloor Heating and Comfort Cooling (Comfort Cooling to principle rooms).

BATHROOMS & EN-SUITES

Three-piece bathroom with bath

- White china wall-mounted WC with soft close lid and dual-flush chrome plate
- White china wall-mounted semi-recessed wash basin with chrome mixer
- Heated towel rail
- White bathtub with chrome hand shower
- Fixed rain-shower head
- Glass shower screen
- Wall-mounted tissue holder and robe hook in chrome
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Porcelain tiled walls in a choice of three colour palettes**
- Porcelain tile flooring in a choice of three colour palettes**
- Marble-veined porcelain tiled feature wall**

Three-piece bathroom with shower

- White china wall-mounted WC with soft close lid and dual-flush chrome plate
- White china semi-recessed wash basin with chrome mixer
- Heated towel rail
- Fixed rain-shower head with separate hand shower and controls
- Low profile shower tray with fixed glass shower enclosure
- Wall-mounted tissue holder and robe hook
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Porcelain tiled walls in a choice of three colour palettes**
- Porcelain tile flooring in a choice of three colour palettes**
- Marble-veined porcelain tiled feature wall**

TWO-PIECE POWDER ROOM

- White china wall-mounted WC with soft close lid and dual-flush chrome plate
- White china semi-recessed wash basin with chrome mixer
- Towel bar
- Wall-mounted tissue holder
- Bespoke mirrored cabinet and feature lighting
- Porcelain tiled floor and walls in a choice of three colour palettes**

INTERIOR FINISHES

- Multi-point locking timber-veneered front door with apartment number and spyhole
- Timber Engineered flooring throughout living areas and hallways in chosen colour palette**
- MDF skirting in white painted finish
- Carpet in chosen colour palette to floor to all bedrooms and dressing rooms**
- Brushed stainless-steel door lever furniture throughout internal doors
- Bespoke lacquered wardrobes with sliding or hinged doors, with drawer units and lighting to Bedroom 1. Three bedroom apartments also have an additional wardrobe in bedroom 2.
- Opening windows (Refer to individual floor plans).

EXTERNAL FINISHES

- Full-height sliding door(s) with glass balustrade (Refer to individual floor plans)

ELECTRICAL FITTINGS

- Dimmable lighting to living room
- Brushed stainless-steel or white socket outlets and isolator switching plates throughout
- A combination of LED strip lights and recessed down lighting throughout
- Pre-constructed wire ways for wall-hung TV to living rooms and bedrooms with data network enabling interface with other home entertainment devices to be confirmed by your Sales representative

HEATING / COOLING

- Underfloor heating throughout apartment
- Comfort cooling to principle rooms (Lounge and bedrooms)

TELECOMMUNICATIONS

- Wiring for satellite/cable and terrestrial Freeview television
- TV outlet to living area and all bedrooms
- Telephone outlet with broadband capability to living area and all bedrooms
- Fibre optic infrastructure to all apartments

COMMON AREAS

- Bespoke concierge desk to entrance lobby
- Porcelain tiled floor to entrance lobby
- Limestone effect tiling to entrance lobby and feature wall
- Carpeting to residential corridors
- Timber and mirror clad lifts with feature lighting provide access to all apartments including basement car park

SECURITY AND PEACE OF MIND

- 24-hour concierge service
- CCTV to ground floor entrances, amenity floors and lift lobbies on all floors
- Access to apartments via video door entry and electronic access to common areas
- Mains supply heat/smoke detector with battery back up to apartments
- Aspirated smoke detectors (ASD) to common areas linked to estate management
- Warranty cover under NHBC Buildmark scheme

CAR PARKING

- Car parking spaces available by separate negotiation
- Access to underground car park via electronic entry system
- Electric car charging points are available
- Bicycle storage available

*Information was correct at time of printing. Subject to change.

**Colour palettes come in three unique styles created by the interior designer. One colour palette can be chosen for your new home and elements from each palette cannot be interchanged.

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley 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.

Colour options fall within three bespoke palettes and palettes cannot be combined. Sanitary ware comes in white, and all metalwork comes in a finish of polished chrome. One colour palette may be selected and will be installed throughout the apartment. Selection is subject to time frames. If a unit has not been reserved prior to fit out, default options will be chosen.

Computer generated images are indicative only.







DESIGNED FOR LIFE



At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of nature, amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

GREEN LIVING

We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, promote recycling and enable residents to choose sustainable transport options.

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

WHY BUY WITH BERKELEY?

Buy your new home from us with complete confidence.

From the moment you arrive at one of our developments, you will notice the Berkeley difference. This won't just be in the quality of the craftsmanship, the stunning surroundings or the enviable location. There is something intrinsically special about the experience we offer you.

We don't think in terms of bricks and mortar, we think about creating exceptional places for you to call home.

We will help and support you throughout the buying process, giving you peace of mind every step of the way. So welcome to Berkeley, please be assured you're in safe hands with us.

AWARD WINNING

+ Investors in Customers GOLD Award 2020
+ InHouse 2020 Gold Award and Outstanding Achievement
+ Mayor of London's Good Growth Award Building London Planning Awards 2020
+ Mayor of London's Sustainable & Environmental Planning Award Building London Planning Awards 2020
+ Sustainable Housebuilder of the Year Housebuilder Awards 2019
+ Housebuilder of the Year Building Awards 2019
+ National Company of the Year EG Awards 2019
+ Future of Real Estate EG Awards 2019
+ Carbon Reduction or Offset Programme of the Year Better Society Awards 2019



50 YEARS Berkeley Group

50

years of experience and relentless passion for quality

60+

live developments across the UK

98%

of our customers would be happy to recommend us

We have built more than

19,600

homes in the last 5 years

We have made a

£13.5bn

contribution to the UK economy over the last 5 years

We have a strong balance sheet with over

£2bn

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

We have the

highest

customer satisfaction score in our sector*

We became the UK's

1st

carbon positive homebuilder in 2018

Zero

the number of developments we have promised to deliver, but failed to do so**

*Source: based on the results of a customer survey by InHouse research

**Based on developments that we have had planning permission for, started to sell and started to build.

Correct at time of print.

SUSTAINABILITY

This is how we are ensuring sustainability at South Quay Plaza.

PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at South Quay Plaza.

NATURE AND BIODIVERSITY

Parkland, trees, flowers, living roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of the city. Within and around South Quay Plaza, we have created natural habitats that encourage wildlife to flourish.

WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency.

SUSTAINABLE MATERIALS

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment. We have enhanced insulation to reduce sound from the neighbouring DLR.

CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout South Quay Plaza we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we also provide Mechanical Ventilation with Heat Recovery (MVHR).

SUSTAINABLE TRANSPORT

South Quay DLR station is 70m away, Canary Wharf Underground 650m, nearest bus stop 160m and Canary Wharf Elizabeth Line is 1,100m away.

We also provide secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area.

In Harcourt Gardens there will be 604 cycle storage spaces provided for residents and 12 private EV charging spaces. Promoting walking and cycling as methods of transport also help encourage healthier lifestyles.

STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with POD and residents to ensure the development remains in pristine condition.

FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand how we can adapt to future climate change in our future designs.

OUR VISION

Berkeley Group is a responsible organisation, wholly committed to being a world-class business, as defined by the quality of places we create, the value they generate for people, communities and the environment, and their positive long-term impact on society. We set ourselves the highest standards in the industry for design, construction, safety and efficiency.

Our Vision, a strategic plan for the business, is designed to raise our standards higher still. Our Vision is reviewed every two years, following objective analysis and discussion of the key industry, national and global issues that are most relevant to our customers and supply chain. Our Vision focuses our attention on five key business areas:

- Customer experience
- Quality homes
- Great places
- Efficient and considerate operations
- Commitment to people and safety

THE BERKELEY FOUNDATION

We are committed to making a real and lasting difference to the communities we serve.

The Berkeley Foundation supports voluntary organisations in tackling long-term social issues in their local community. Working together, we help people choose a different life path, develop confidence and skills, and find hope for the future.

Since we established the Berkeley Foundation in 2011, we have committed many millions of pounds to hundreds of charities and organisations. A significant proportion of our donations are raised through the tireless efforts of our own staff.



Berkeley Foundation

www.berkeleyfoundation.org.uk
www.berkeleygroup.co.uk

Berkeley Group
Proud to be a member of the Berkeley Group of Companies

Berkeley Designed for life | St Edward Designed for life | St George Designed for life | St James Designed for life | St Joseph Designed for life | St William Designed for life

CONTACT

South Quay Plaza
Sales & Marketing Suite
185 – 189 Marsh Wall
London E14 9SH

+44 (0) 203 675 4400

southquayplaza@berkeleygroup.co.uk

southquayplaza.com

We are proud to support

Protection for new-build home buyers

Berkeley
Designed for life

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley reserves the right to make these changes as required. 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. Harcourt Gardens and South Quay Plaza are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. Q502/05CA/0524.

SOUTHQUAYPLAZA.CO.UK

Berkeley
Designed for life