

SQP

CANARY WHARF  
LONDON

# FACTSHEET

HARCOURT  
GARDENS



Berkeley  
Designed for life



# Welcome to Harcourt Gardens

## The next exciting phase at South Quay Plaza.

World renowned architects, Foster + Partners are responsible for the incredible building design, creating a striking addition to the SQP skyline.

Standing tall at 56 storeys (198m) and comprising 351 private apartments with 1, 2 and 3 bedroom apartments and penthouses available.

‘Life in Harmony’ is the vision for Harcourt Gardens and reflects a new, modern way of living. It brings all the convenience and excitement of being located in a cosmopolitan and well connected city hub, but with the balance and equilibrium of living in a building designed to enhance your wellbeing through fantastic resident facilities that both energise and calm, spaces that make life easier and beautiful gardens designed to bring nature into the building.

Every Berkeley home is built to very high standards of design and quality, resulting in outstanding levels of award winning customer service with 99% of our clients recommending us.



Where  
life  
flows  
effortlessly



CGIs depict Harcourt Gardens and are indicative only.



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

The wellbeing and lifestyle of our residents is always well considered at Berkeley and at Harcourt Gardens, residents will never be more than 9 floors from amenity space.

Residents will benefit from lush and calming gardens every 19 floors, comprising 9,000 sq ft externally (c.5,000 sq ft internally) with trees, flowers and plants on floors 18, 37 & 55.

180  
TREES

2.6  
ACRES

3  
AMENITY  
GARDENS

# The Location

Over the last 20 years Canary Wharf has been transformed into one of London’s most vibrant and varied neighbourhoods. With 16 million square feet of office, retail and leisure space, set among 20 acres of landscaped open space, it is home to many of the world’s ‘best’ companies such as HSBC, J.P. Morgan and Citigroup.

Its high-quality urban environment has been chosen by many premium retail brands, which form part of the neighbourhood’s 200 shops, cafés, bars, restaurants, services and amenities.

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



CGI depicts Harcourt Gardens and is indicative only.



# Education

Some of the worlds best universities and colleges are located in the UK and in London.

Harcourt Gardens benefits from enjoying excellent transport links, providing quick and easy journey times to lots of different educational institutions.



Angel – 19 mins



Aldgate East – 15 mins



Mile End – 21 mins



Euston Square – 23 mins



South Kensington – 31 mins



Holborn – 18 mins



Russell Square – 23 mins



Cutty Sark – 6 mins



Temple – 19 mins



Elephant & Castle – 19 mins



Holborn – 18 mins



Goodge Street – 21 mins

All times are approximate. Source [www.tfl.gov.uk](http://www.tfl.gov.uk)



# A global centre for business...

Canary Wharf is traditionally viewed as London’s banking quarter, but the businesses residing here are diversifying and expanding. This dynamic neighbourhood boasts a cosmopolitan, global business district. A hub where London’s progressive minds are attracted to the city’s most innovative companies.

400,000

CANARY WHARF SUPPORTS AROUND 400,000 JOBS IN THE UK

7,000

TECH PROFESSIONALS NOW WORK FULL TIME AT CANARY WHARF

55:45

THE RATIO BETWEEN FINANCIAL AND NON-FINANCIAL TENANTS IS NOW 55:45 IN COMPARISON TO 70:30, TEN YEARS AGO

Source: canary-wharf-media-canary-wharf-fact-sheet-may-2021.pdf (canarywharf.com)



To View our Lifestyle film please scan the QR Code below



# ...and a place to live well

Canary Wharf is an exciting place to call home. A gateway to buzzing restaurants, bars, culture and connections like never before, this is a location full of life and opportunity.

Canary Wharf has gathered the very best cuisine from around the world, from world-class chefs to top mixologists, offering it up in some of the most exciting dining experiences in London.

THE IVY

BOISDALE



HAWKSMOOR

ROKA



STICKS IN SUSHI



# From high end to high street

With over 200 shops and restaurants spread over 6 luxurious shopping malls, Canary Wharf is an exciting evening and weekend destination.

Luxury brands include: Boss, Bremont, John Lewis, Calvin Klein, Cos, Dune, Hackett, Hobbs, Jo Malone, Land Rover, Levis, Massimo Dutti, Paul Smith, Penhaligon’s, Rapha, Ralph Lauren, Reiss, Rolex, Ted Baker, The Kooples & Vashi.

















Source: The Eden Project

# The Eden Project

The Canary Wharf Group who own and maintain the Canary Wharf estate, have partnered with The Eden Project, an educational charity and social enterprise based in Cornwall, to create a new London base.

As part of the partnership, the first project will be the creation of a green spine through the centre of the Canary Wharf estate with additional green public realm, parks and gardens, waterside access, performance spaces, new bridges, boardwalks and floating pontoons. It will animate the docks with new spaces for arts and culture, and for water sports such as paddle-boarding, open water swimming and kayaking.

# Activities on the Wharf

With a vast array of year round activities from open water swimming, sailing & relaxing hot tubs in the dock, to outdoor screenings and crazy golf to wrapping up warm in the winter for a spot of ice skating, there is something for everyone to enjoy in Canary Wharf.









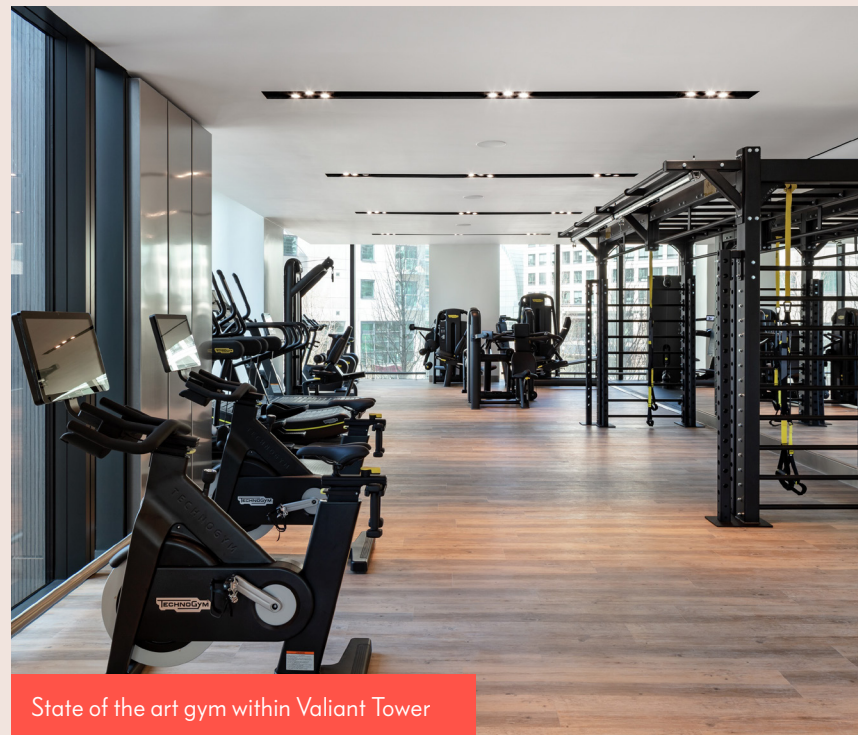


# THE QUAY CLUB

## Your key to luxury living

Residents will become exclusive members of The Quay Club, offering remarkable facilities including 24-hour concierge, a state of the art gym, spa with outside hot tubs, internal and external modern co-working spaces, a games room, karaoke room and stunning sky meadow.

The Quay Club is exclusive to residents but gives access to the facilities across the development in both Harcourt Gardens and Valiant Tower, so Harcourt residents will also benefit from the 20m pool, spa and treatment rooms, gym, private dining rooms, screening room, business area and 56th floor bar & lounge and terrace.



State of the art gym within Valiant Tower

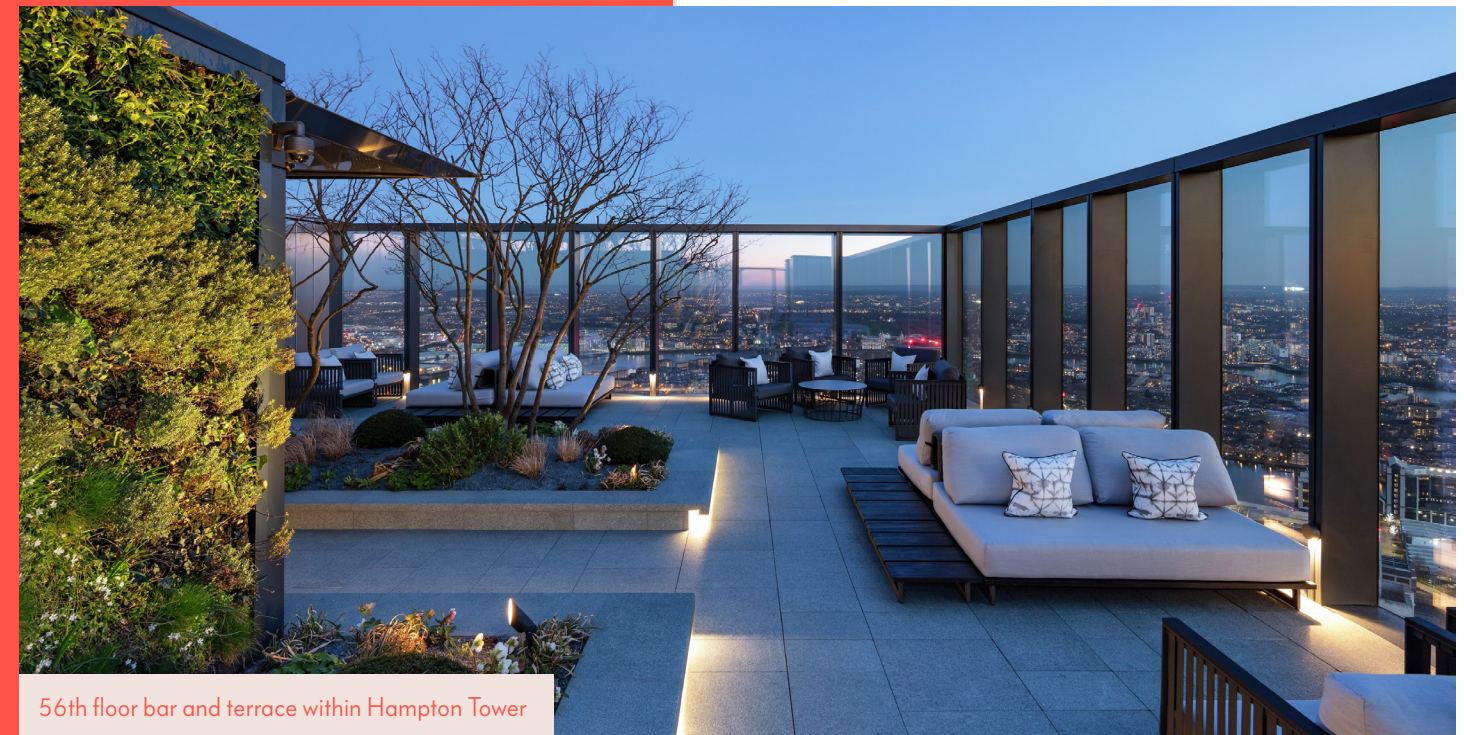


Co-working space



Terraces with Hot Tubs

Photography shows the facilities within Valiant Tower. CGIs depict the facilities within Harcourt Gardens and are indicative only.



56th floor bar and terrace within Hampton Tower

The 56th floor bar, one of the tallest residential bars in Europe, provides stunning views of Canary Wharf and the outside terrace offers incredible panoramic views of Canary Wharf, the river Thames, The City and beyond.

The facilities within both Valiant Tower and Harcourt Gardens offer residents a luxurious lifestyle, where living well is exceptionally convenient. In 2021 SQP won several awards for the quality of the facilities.



Photography of The Quay Club facilities



Private dining room



The Developer

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

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

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

The Architect

Foster + Partners are responsible for the original design of the building, with Axis the delivery Architects.



Lifestyle photography is indicative only.

The Development

- 3 buildings:
  - Valiant Tower: 68 storeys (220 m)
  - Harcourt Gardens: 56 storeys (198 m)
  - Berwick Tower: 36 storeys (120 m)
- Moments from South Dock
- Exclusive resident only access to The Quay Club
- Apartments will provide stunning skyline/river views or views of the landscaped gardens or South Dock
- Secure Underground parking is available for selected apartments under separate negotiation.

The Amenities

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

Residents’ Facilities

Residents will have exclusive access to all facilities listed below.

- Harcourt Gardens
- 24 hour concierge
  - On-site security and CCTV
  - Bamboo Sanctuary - health suite and state of the art gymnasium with external hot tubs
  - iGarden - modern co-working business space with meeting room and external work space
  - Games room with separate insulated karaoke room

- Valiant Tower
- 24 hour concierge
  - On-site security and CCTV
  - Health suite and spa
  - 20m panoramic swimming pool
  - State of the art gymnasium
  - 56th floor bar and terrace
  - Private screening room
  - Private dining room
  - Private meeting room

The Apartments

- Floor-to-ceiling windows
- Light and spacious apartments
- Interiors by Sheppard Robson
- High quality specifications
- Open-plan kitchens
- Choice of 3 colour palettes;
  - First Light
  - Noon
  - Twilight
- A selection of 1, 2, and 3 bedroom apartments and penthouses



CGI depicts the kitchen in the Noon palette, and is indicative only.

Underlying demand for supply. It is estimated that 66,000 homes need to be built per annum to meet demand, yet in 2019, less than 25,000 homes were built\*.

London population set to increase by more than 2 million, to 10 million by 2030.

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

London is the leading financial centre of the world.

London is a leading technology and research centre – with new offices opening with Google, Facebook and Apple across the city.

Ease of global access with four main airports within a one hour journey from Canary Wharf.

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

It is estimated that an additional 110,000 jobs coming to Canary Wharf by 2031, resulting in over 215,000 people working in the area.

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

Centrally located between Asia & North America.

Improved transport connections to the City and Heathrow when Crossrail opens.

500 banks in London – over 50% are foreign banks.

\*Source: Savills & Knight Frank

Transport Links

Walking distance from Harcourt Gardens:	
Buses (D8, one of six bus routes).....	1 min
DLR (South Quay).....	1 min
Underground (Canary Wharf).....	8 mins
Elizabeth line (Crossrail Place).....	13 mins
River Bus .....	17 mins

Journey times by London Underground from Canary Wharf:	
Bank (The City).....	10 mins
The O2 (North Greenwich) .....	10 mins
Westminster.....	11 mins
Bond Street.....	15 mins
London City Airport.....	17 mins
Kings Cross / St Pancras.....	25 mins
Heathrow Airport.....	60 mins
(from 2022 – Crossrail 40 mins)	

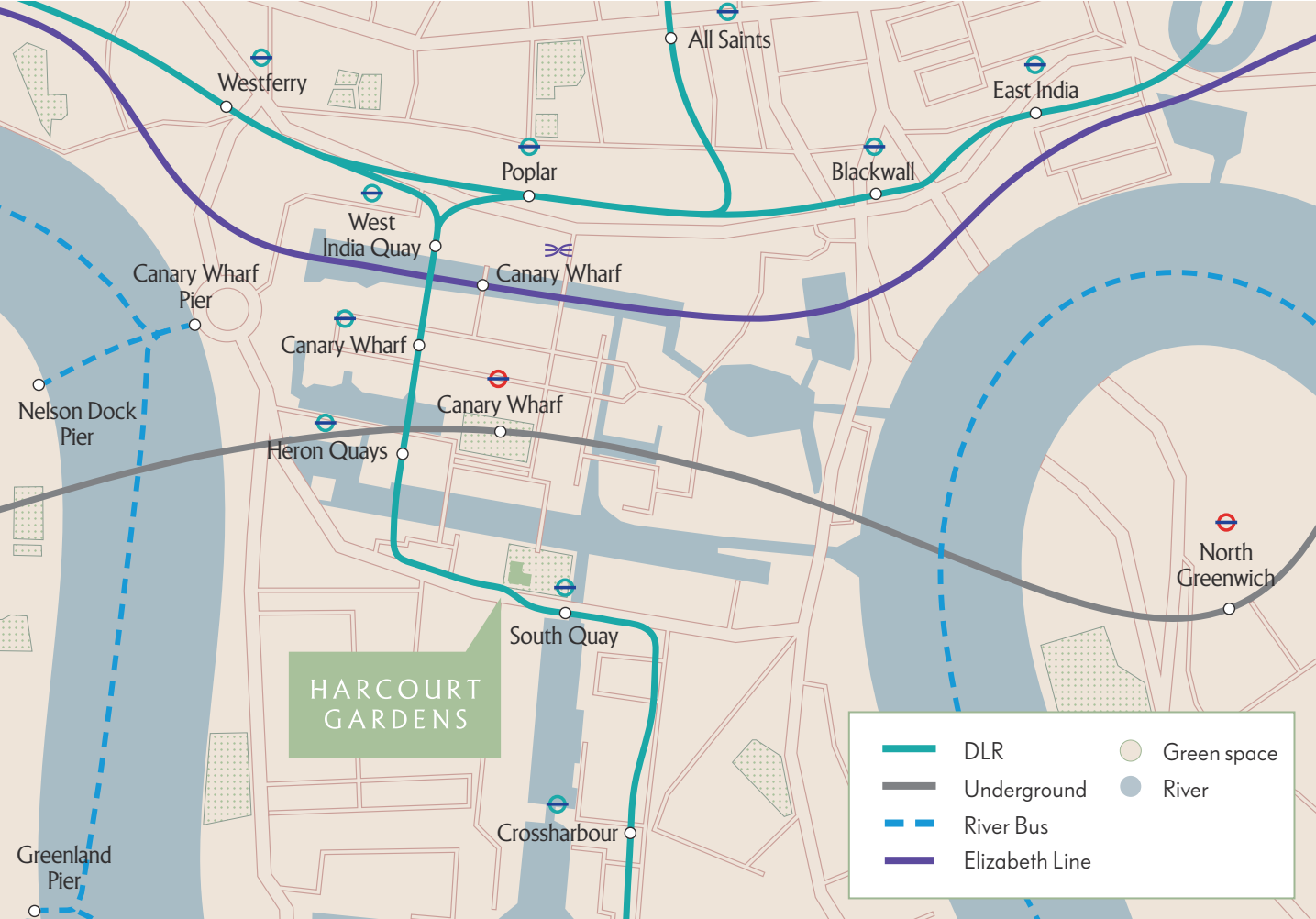
Canary Wharf is possibly London’s best-served district for transport. Its Underground station (Jubilee line) is only a 500-metre walk from South Quay Plaza.

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

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

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

London’s newest high-speed rail link, the Elizabeth Line, reduces journey times across the Capital:	
Liverpool Street — was 26 min.....	now 7
Tottenham Court Road — was 27 mins.....	now 12
Bond Street — was 22 mins.....	now 14
Heathrow Airport — was 60 mins.....	now 40

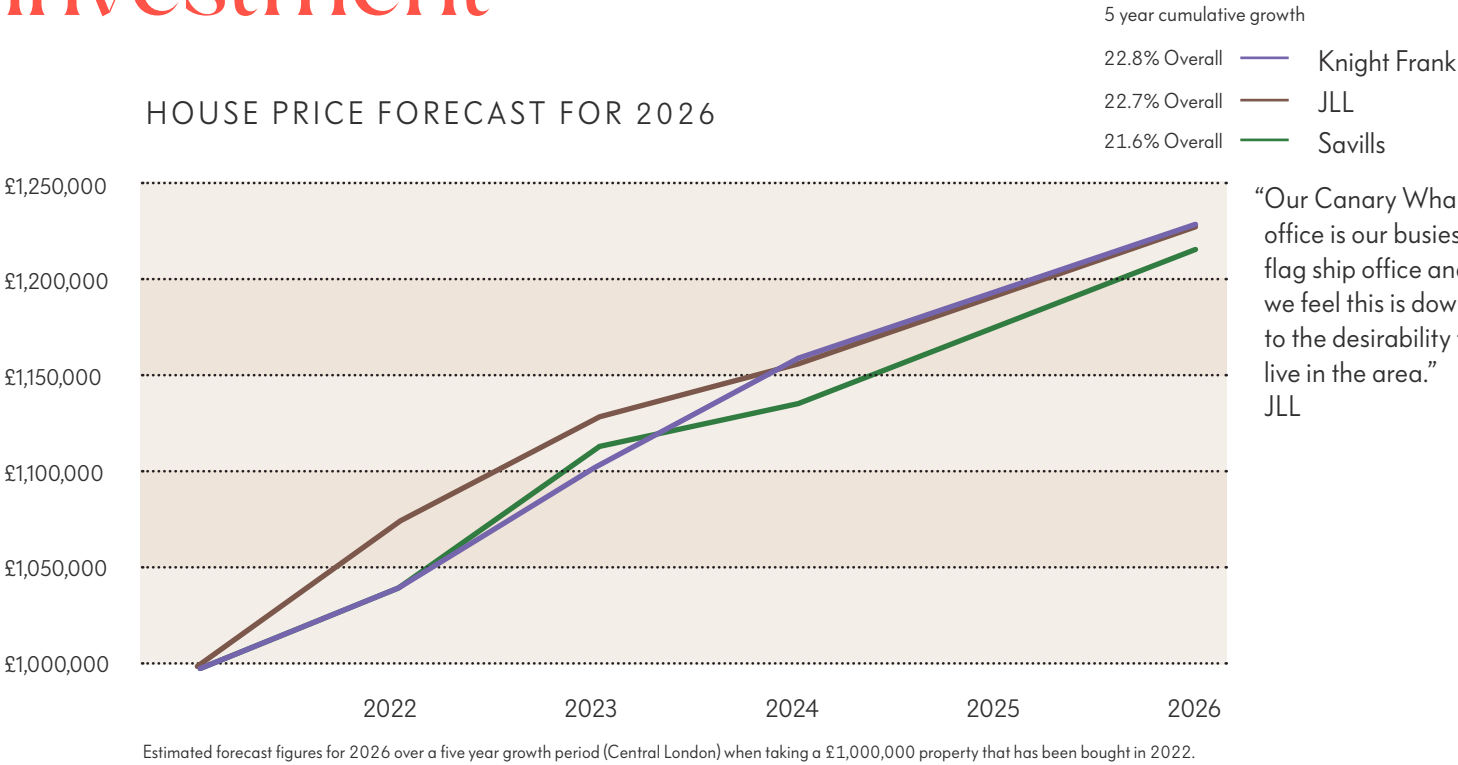


All times are approximate. Source www.tfl.gov.uk



# A sound investment

Green spaces and excellent transport links (local, national and international travel), coupled with attractive housing, good schools and universities, an array of leisure facilities and employment opportunities, are just some of the reasons why East London is fast becoming the number one choice for residents and investors.



“JLL Canary Wharf Office has seen a huge demand in particularly for Hampton Tower, we have now let all units we have available and have a tenant waiting list for further units to become available. In the last month we have seen 1 beds in Hampton rent within 2 hours of coming to the market, two and three bedroom apartments have also rented within 24 hours.” JLL

# Who lives at SQP?

Following a residents survey in 2022, the average resident at SQP is:



Under 45



Works in Finance and Banking, IT/FinTech



Works in Central London and travels to work from Canary Wharf by tube or the Elizabeth line



The proportion of residents who are students study at:



# Achieved values at SQP

The majority of residents within the first building at SQP, Valiant Tower, are now happily moved in and enjoying their new homes. Completions began in Summer 2021 and data is now available that shows the actual average rental achieved within the first tower. This gives a good indication of what yields could be expected at Harcourt Gardens.

	Q1 2021		Q3 2022		% uplift on maximum price
Studio	£335	£335	£450	£490	46% ↑
1 bed	£410	£450	£550	£650	44% ↑
2 beds	£575	£630	£725	£850	35% ↑
3 beds	£745	£745	£1,200	£1,250	68% ↑

# What our residents say

We asked the residents of Valiant Tower what they liked most about living at SQP.

“The facilities and the building service are both really fantastic in Hampton Tower. The concierge and cleaning staff give quick response and are always willing to handle your problems.”

“The amenities, views, safety, the lovely staff and surrounding gardens.”

“The luxury element. It has the feel of a 5\* hotel.”

“Not a fair question as it’s all so good. The building, views, pool, residents lounge and of course the excellent SQP staff.”

“The 56th floor lounge is beautiful and a great place to work or relax. I also like the security of the building.”

“The quality of the building, excellent in apartment services and the amazing facilities.”

“Views of Canary Wharf.”

“Superb service provided by the team and also the world class facilities.”

Most mentioned and times of mentioning

73 FACILITIES

61 SERVICE & STAFF

32 LOCAL AREA

30 QUALITY & DESIGN



Scan this QR code to hear what one resident thinks of life at SQP.



CGIs depict Harcourt Gardens and are indicative only.



## Council Tax

London Borough of Tower Hamlets  
Band H – More than £320,000 – £3,039.96  
(2022/ 2023 tax year rates)

## Ground Rent

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

## Service Charges

Service charges are estimated at £9.52psf (excl sinking fund) – subject to change, and includes buildings insurance, external window cleaning, 24-hr concierge, operation of services, leisure facilities, landscaping, M&E, general maintenance, staffing and fees. Car park c. £900 per space per annum.



# Contact

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\* Does not include a reserve fund.

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

Disclaimer – Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Computer generated images are indicative only. Z506/O5CA/1222.

## Terms of Payment

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

## Previously used Solicitors and IFAs

Please speak to a sales consultant to obtain information of legal firms that are familiar with this development and have worked on behalf of our purchasers.



Photograph depicts the concierge in Harcourt Gardens



Proud to be a member of the Berkeley Group of companies