



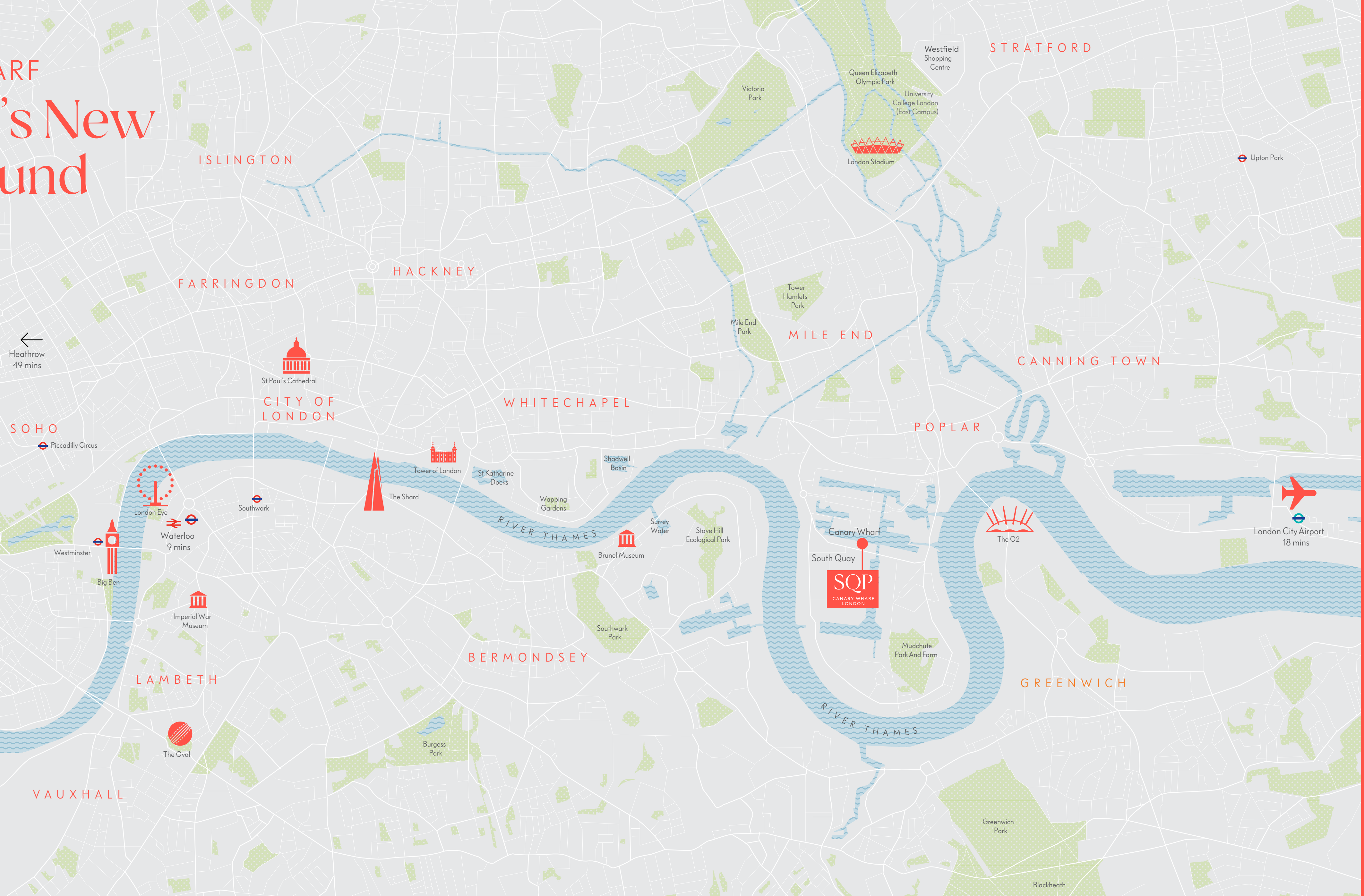
SQP

CANARY WHARF
LONDON

DISCOVER
SKYLINE
LIVING

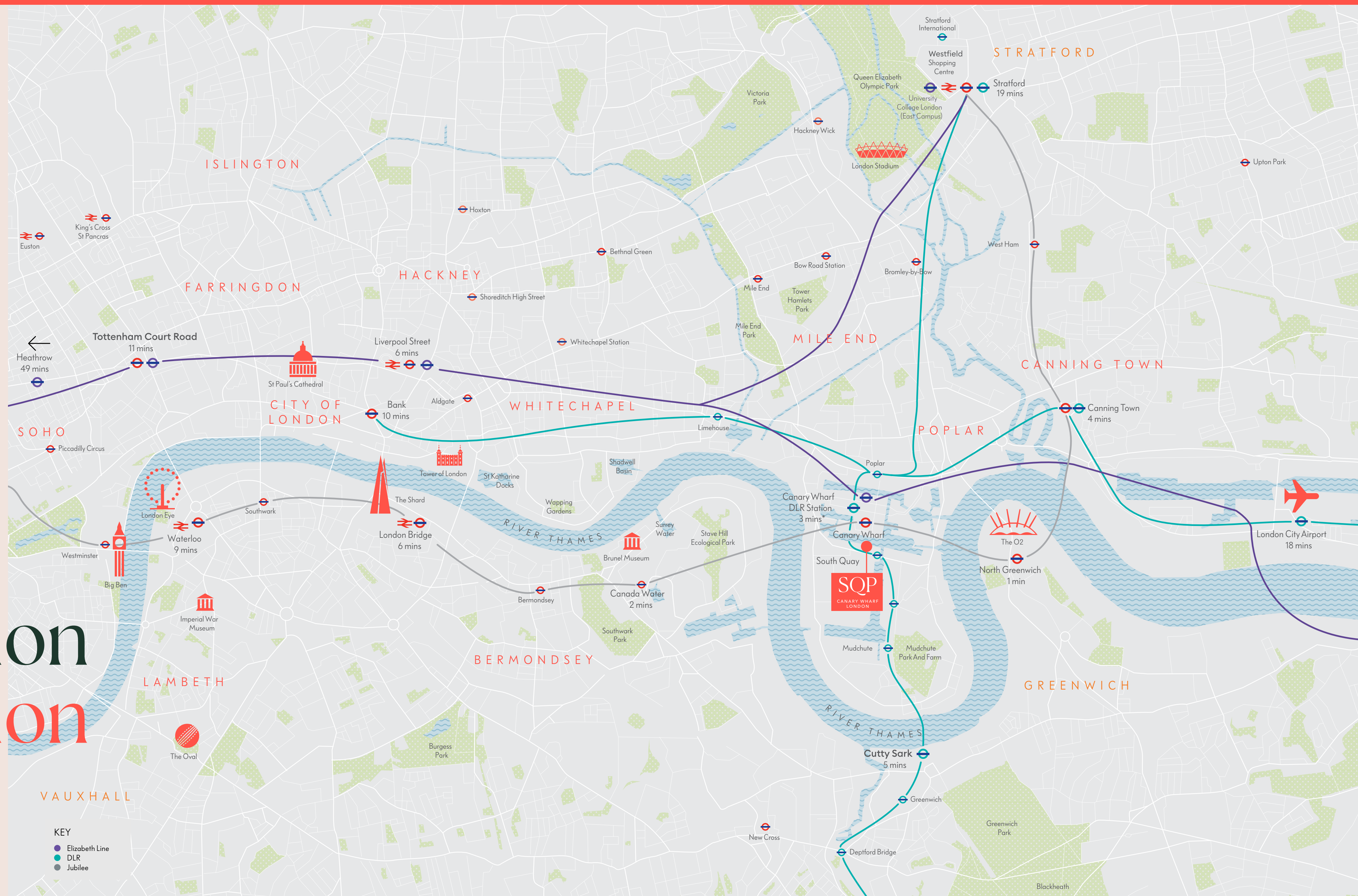
CANARY WHARF

London's New Playground



Location

Location



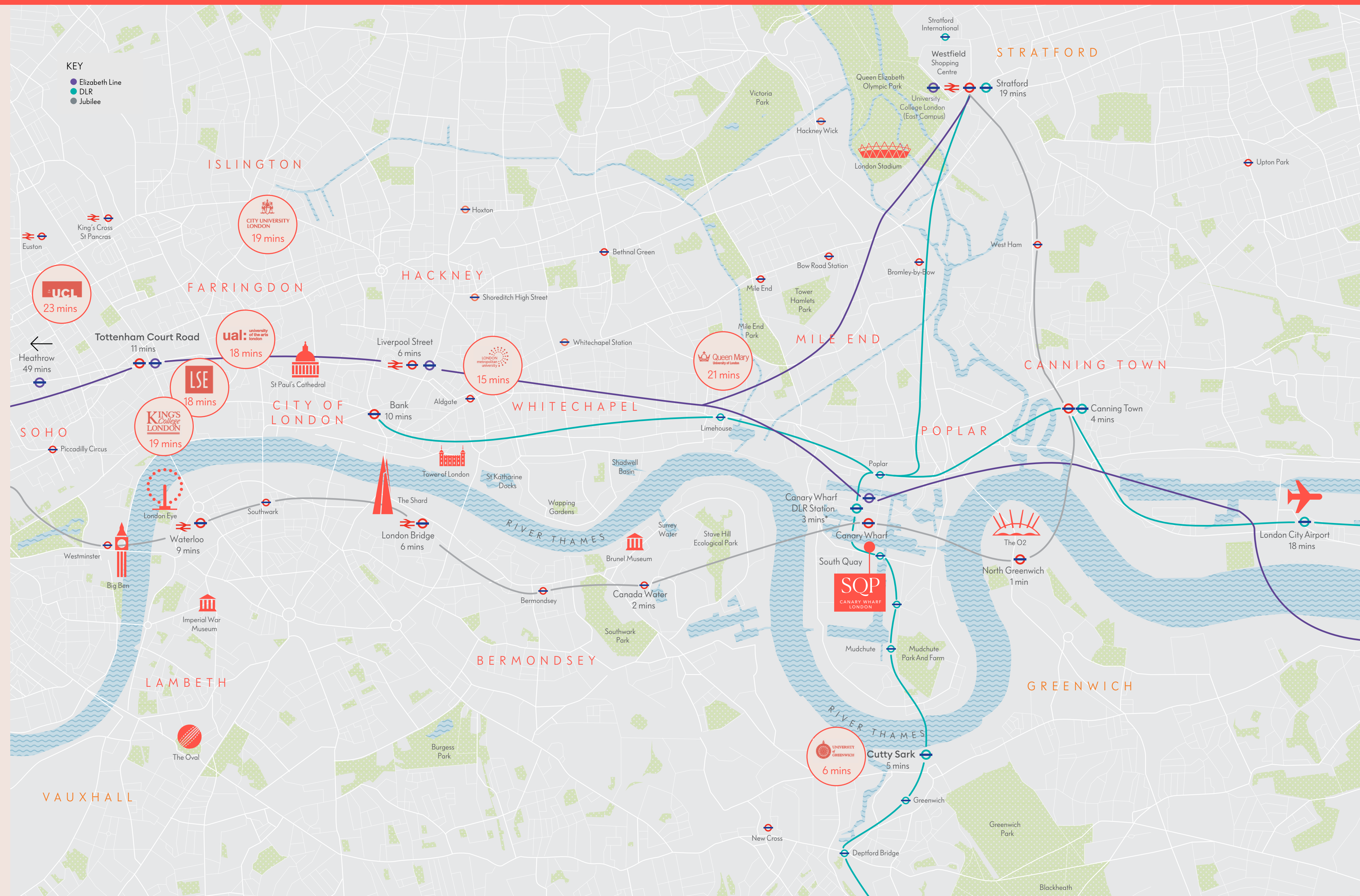
London hosts over
507,000

students, 179,425
of which are non-uk
students

London has a
graduate rate of
47%

48%

The number of international
students studying across
London increased by over
the past five years.



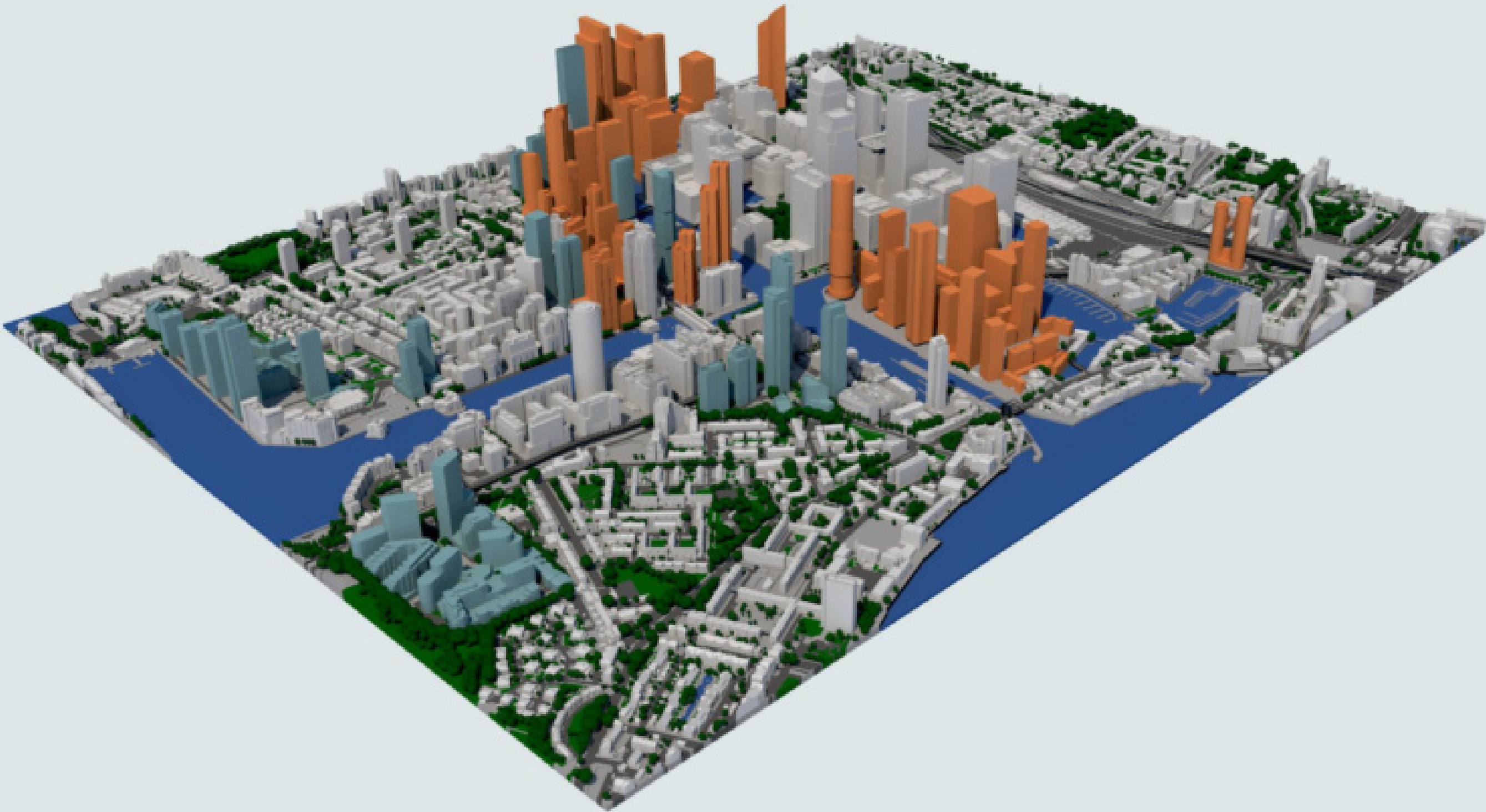
Past



Present



Future



*Source: Canary Wharf 3D model Future skyline. AccuCities.com



The Eden Project



Crime Rate is

90%

less than London's
Average.

16,000,000 sq ft

(1,500,000 m2) of office and retail space

£130,000

Average Salary of workers

20%

of Canary wharf is made up
of Green Space

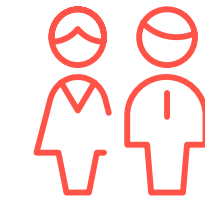
good

INVESTMENT

Canary Wharf also has a diversified employment mix with major tenants in the areas of law, telecom, media, energy and technology. and is home to some of the world's biggest banks, financial institutions and tech companies.



Canary Wharf is the second largest financial district in the UK second only to the City of London.



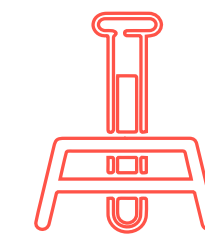
120,000

Daily workers in Canary Wharf

The district is home to

16 Million sq ft

of office space and retail space, 30 office buildings, with a further 5 million sq ft office space planned.



Canary Wharf is positioning itself at the centre of the Life Sciences revolution.

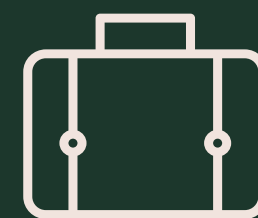
The number of jobs in London is expected to increase by an average of

49,000

reaching

6.9 million
by 2041

Over the
last 25
years:



More than 15 million

Square feet of office space has been built.



Over 300

Shops, bars, restaurants, services, and amenities have been developed (c.1m sq ft).



20 acres

Of parks, gardens, and squares have been created.

SQP

CANARY WHARF
LONDON

UNLOCK

THE
UNORDINARY



SQP

CANARY WHARF LONDON

HAMPTON TOWER

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

HARCOURT GARDENS

- 56 Storeys
- 198m high (2nd tallest in Berkeley Group Portfolio)
- 400 Apartments in Total

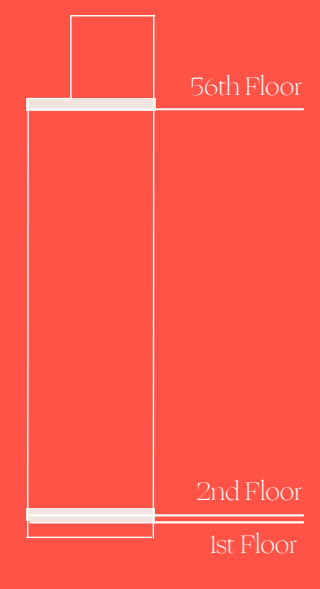
BERWICK

- TBC – Currently 28 Storeys

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CANARY WHARF
LONDON

THE
ULTIMATE
LEISURE
EXPERIENCE



Hampton Tower

Level 56

Screening Room
Private Meeting / Dining Room
Residents Private Bar
Residents Lounge & Terrace
Outdoor Kitchen



Level 1 Mezzanine

Vitality Pool
Sauna
Steam Room
Experience Shower



Level 1

Gym
Treatment Rooms
Swimming Pool
Studio



THE QUAY CLUB

Residents Only Facilities



Harcourt Garden

Level 55 Sky Meadow

Roof Top Meadow (200m up)



Level 18 Bamboo Sanctuary

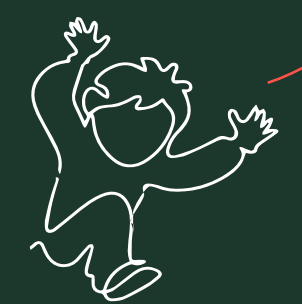
Bamboo Meditate
Meditation space leading onto a quiet terrace designed for calm and relaxation.

Bamboo Acti Vate
Gym

Bamboo Sensate
Sauna
Steam Room
Relaxation Area - sun loungers
3 Outdoor hot tubs
Wrap around terrace

Level 1 Play spaces

Two specifically designed play spaces for 0-5 years and 6+ which include relaxation and homework spaces, as well as TV room which transforms to a bookable flexible space outside of standard space operating hours.



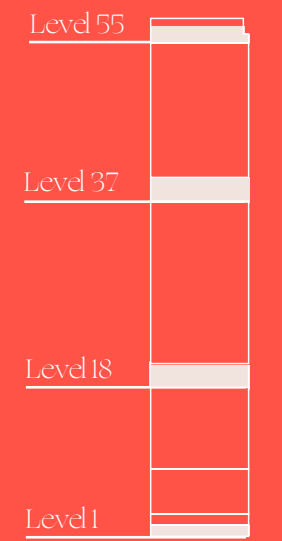
Level 37 Mezzanine iGarden

Karaoke Room
Games Room
Bar
Pool Table



Level 18 Mezzanine Bamboo Sanctuary

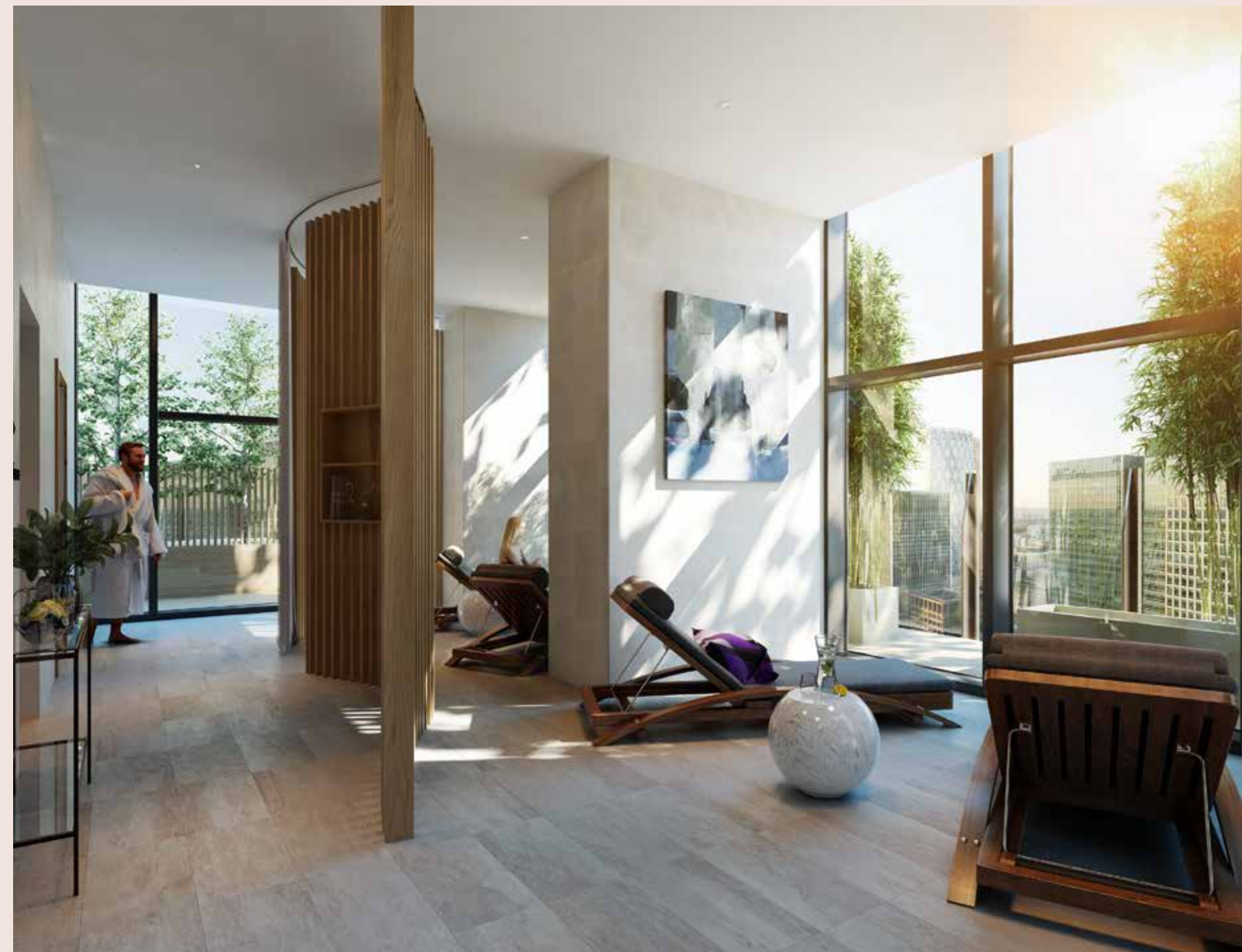
Changing Rooms
Showers
Unisex lockers
Relaxation area



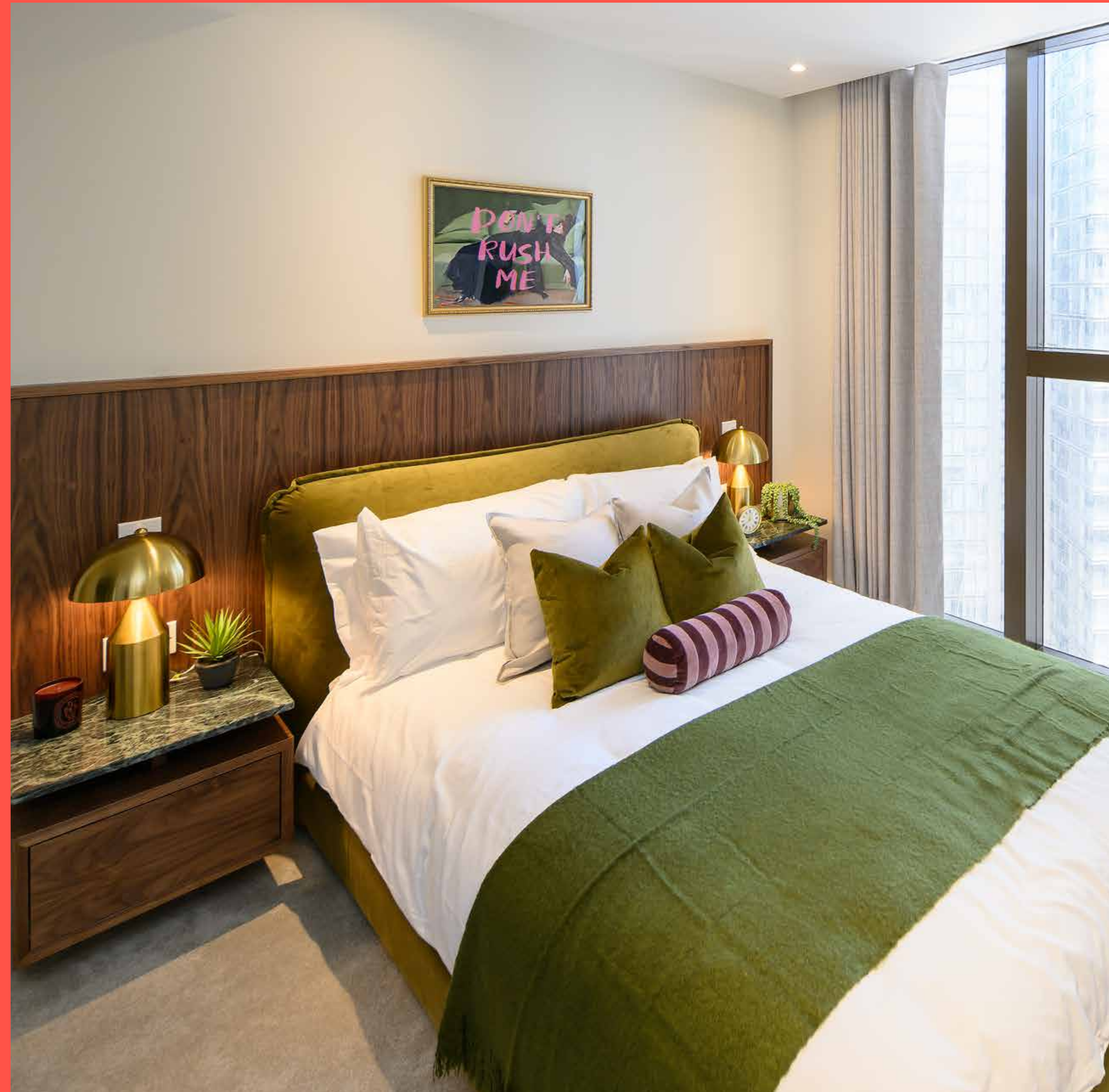
HAMPTON TOWER



HARCOURT GARDENS FACILITIES OPENING THIS YEAR



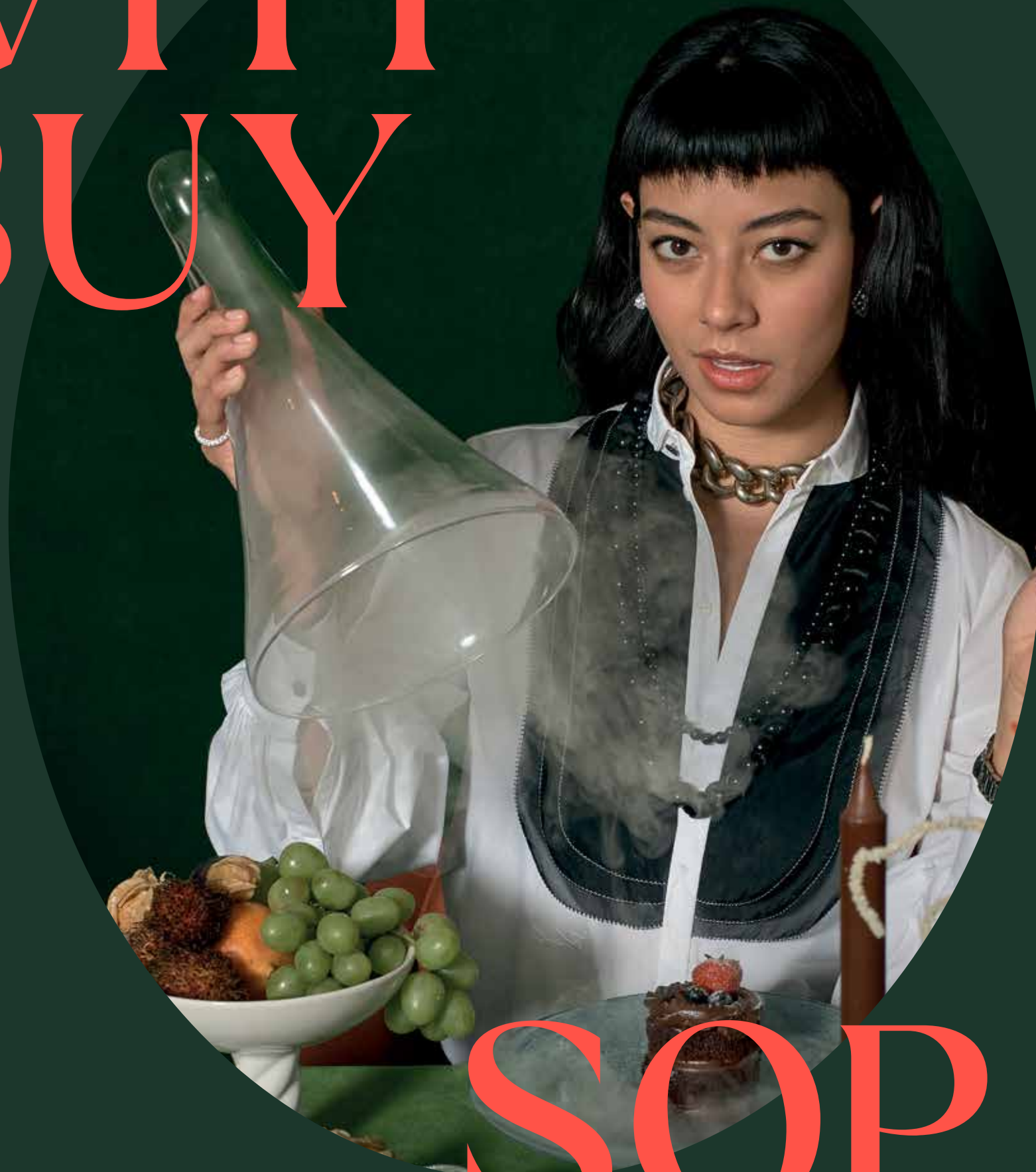
LUXURY APARTMENTS



LUXURY APARTMENTS



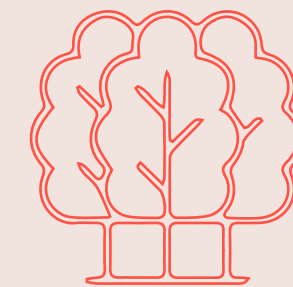
WHY BUY



SQP



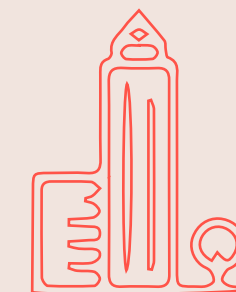
Exclusive Membership
to The Quay Club



Relax in 2.6 acres
of landscaped gardens



Fantastic transport
connections



Word Class Designs



Cafes and bars
at the foot of Valiant Tower



Elizabeth Line
15 mins to Bond St

Infinity Apartment

1 Bed



PURCHASE
From £699,990
RENTAL VALUE
£3,150 pcm
RENTAL YIELD
5.4%



PURCHASE
From £730,000
RENTAL VALUE
£3,476 pcm
RENTAL YIELD
5.7%

2 Bed



PURCHASE
From £965,000
RENTAL VALUE
£4,345 pcm
RENTAL YIELD
5.4%

3 Bed



PURCHASE
From £1,752,500
RENTAL VALUE
£7,150 pcm
RENTAL YIELD
4.9%

Projected rental estimates are an average of those provided by Foxtons – Q4 2023.

**LANDMARK
PINNACLE**

42 remaining
£1,321 PSF
Service Charge
£6.77 PSF

WARDIAN

23 units remaining
£1,402 PSF
Service Charge
£10.60 PSF

SQP
CANARY WHARF
LONDON

ONE PARK DRIVE

56 Remaining
£1,323 PSF
Service Charge:
£10.25 PSF

10 PARK DRIVE

38 Remaining
£1,453 PSF
Charge:
£10.25 PSF

**ONE THAMES
QUAY**

134 Remaining
On Hold

ASPEN

250 units Remaining
£1,290 PSF
Service Charge:
£5.85

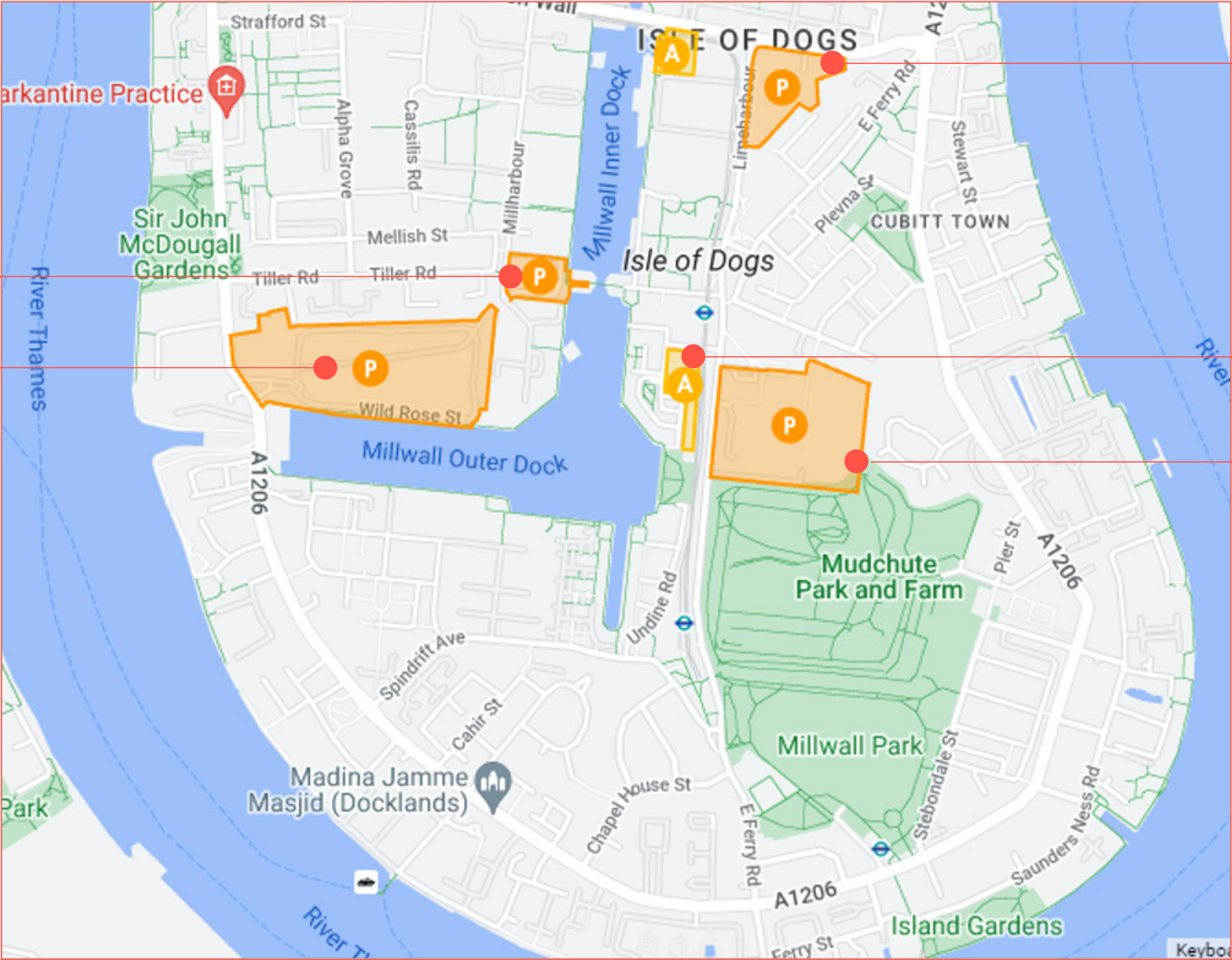
FUTURE RESIDENTIAL DEVELOPMENTS

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](#)