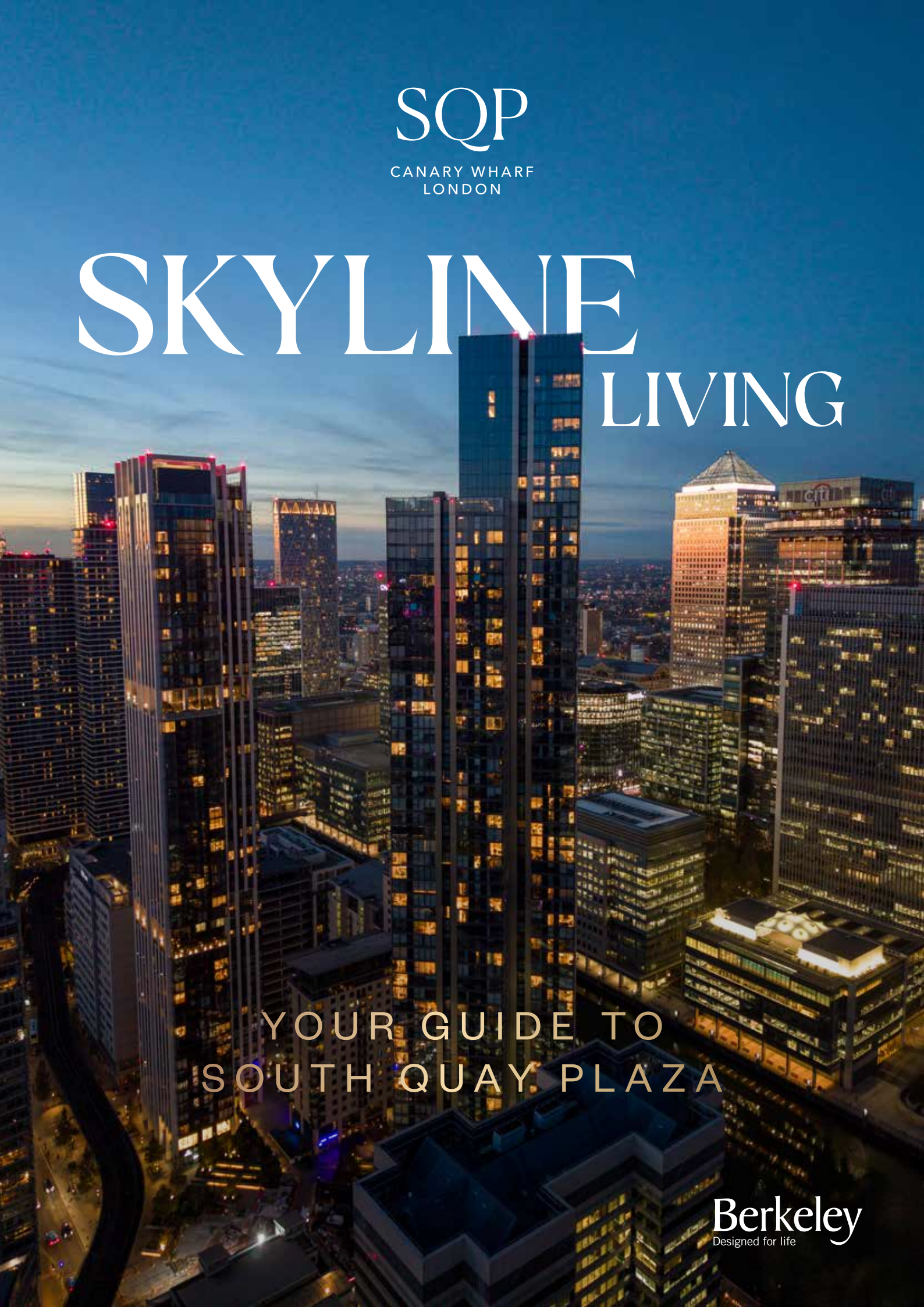
SQP

CANARY WHARF
LONDON

SKYLINE LIVING



YOUR GUIDE TO SOUTH QUAY PLAZA

Berkeley
Designed for life



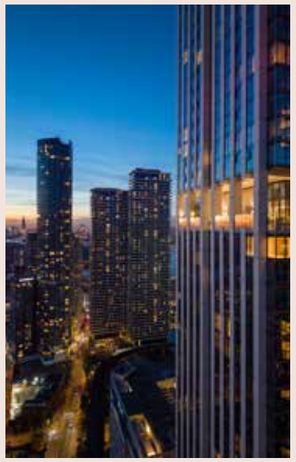
WELCOME TO HARCOURT GARDENS

YOUR HOTEL AT HOME

The newest 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 premium 1, 2 and 3 bedroom apartments and penthouses available.





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

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%

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 **300 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.

Walking distance from Harcourt Gardens:

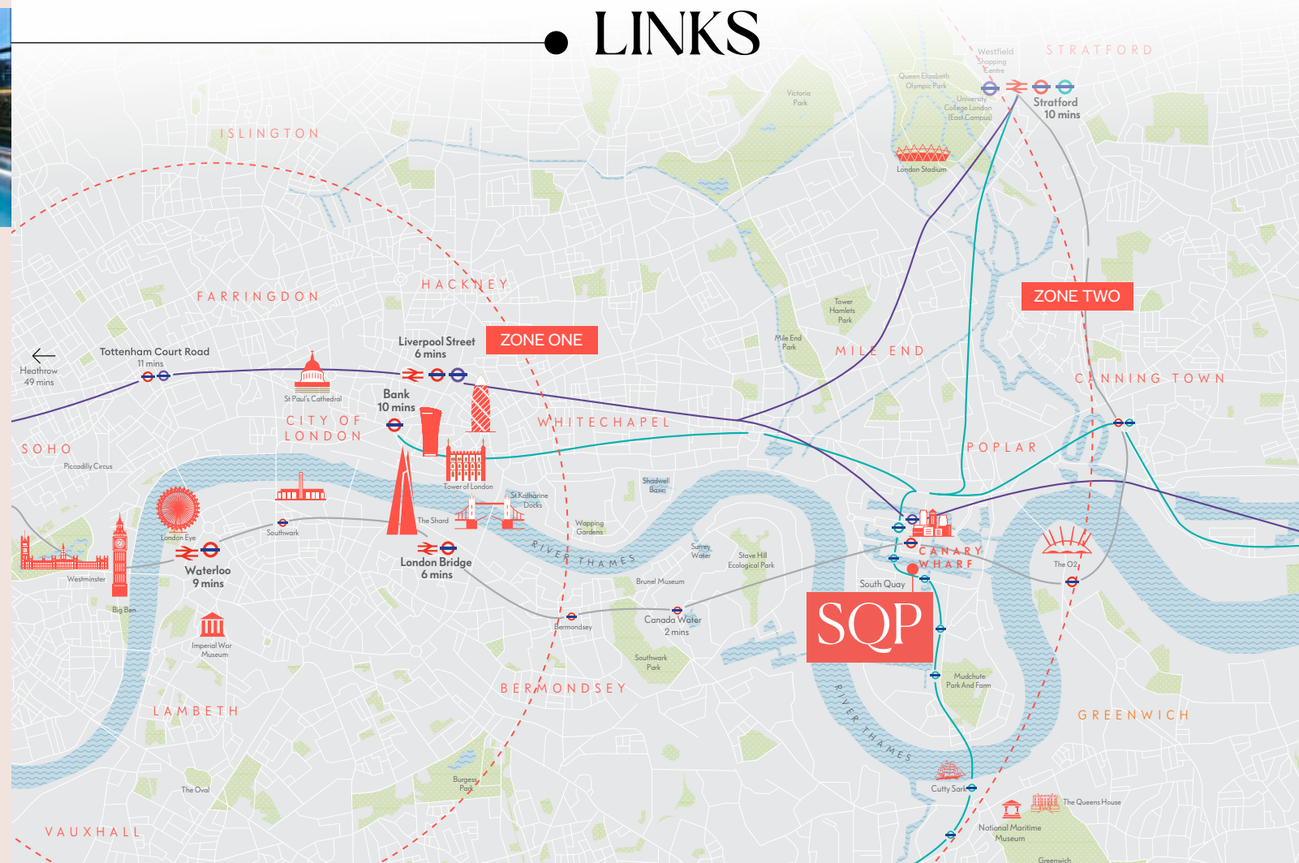
Buses (D8)	1 min
DLR (South Quay)	1 min
Jubilee line	8 mins
Elizabeth line	13 mins
Uber boat	17 mins

Uber Boat by thames clippers

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

TRANSPORT LINKS



A GLOBAL CENTRE FOR BUSINESS...

Canary Wharf is a dynamic destination where business, leisure and lifestyle seamlessly come together. From world-class offices and a thriving financial hub to an ever-growing mix of restaurants, cafés, bars and cultural spaces, there is always something happening. Whether it's dining by the water, shopping, fitness or entertainment, the area offers a vibrant energy from day through to night.

120,000
JOBS IN CANARY WHARF

7,000
TECH PROFESSIONALS

14M sq ft
OF OFFICE AND RETAIL SPACE

310
HIGH - END RETAILERS

72 M
PEOPLE PASSED THROUGH IN 2025

16.5
ACRES OF PARKLAND SPACE.



CANARY WHARF

Canary Wharf is an exciting place to call home. A gateway to buzzing restaurants, bars and culture 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.



...AND A PLACE TO LIVE WELL



Barbarella
HAWKSMOOR
THE IVY
ROKA
BOISDALE
STICKS|N|SUSHI

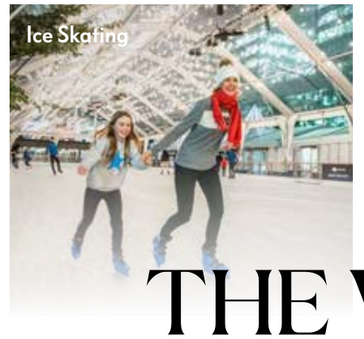
ACTIVITIES ON THE WHARF













THE QUAY CLUB

YOUR KEY TO LUXURY LIVING

Residents enjoy exclusive access to The Quay Club, featuring over 40,000 sq ft of premium facilities for modern city living. Highlights include **24-hour concierges, state-of-the-art gyms and spas** with **outdoor hot tubs, co-working spaces, private meeting rooms, residents games** and **karaoke rooms** for socialising, a **20m swimming pool, private dining, screening and business lounges**, and a striking **56th-floor sky bar and terrace.**

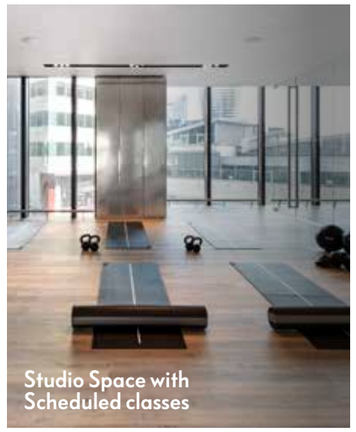

Karaoke Room

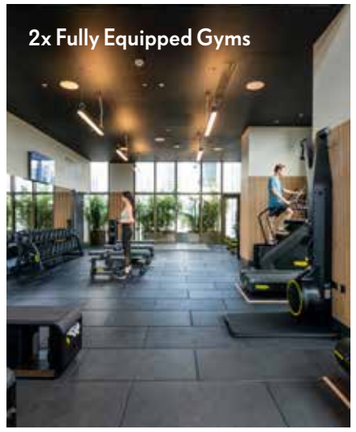

2x Luxury Spa's


20m Swimming Pool

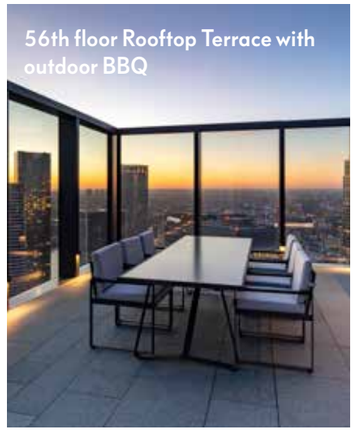

Skyline Private Dining Room


Rooftop Hot Tubs


Studio Space with Scheduled classes


2x Fully Equipped Gyms


Screening Room


56th floor Rooftop Terrace with outdoor BBQ







THE DEVELOPER

Celebrating 50 years since its founding in 1976, Berkeley has grown into one of the UK's leading developers, creating a wide portfolio of homes. In over five decades, Berkeley has earned numerous awards for outstanding design quality and an unwavering commitment to customer service.

Quality has always been at the heart of Berkeley, not only in the homes we build and the places we shape, but in our long-standing dedication to customer care, sustainable living and the regeneration of brownfield land.

Every Berkeley development is thoughtfully designed to create a lasting positive impact on its surroundings, enhancing neighbourhoods through architectural excellence, sensitive landscaping, respectful restoration and exemplary standards of sustainability..



THE DEVELOPMENT

- 3 buildings:
  – Hampton Tower: 68 storeys (220 m)
  – Harcourt Gardens: 56 storeys (198 m)
  – Upcoming Phase 3: 41 storey building to complete the South Quay Plaza Development
- 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

THE ARCHITECT

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



THE APARTMENTS

- Floor-to-ceiling windows
- Light and spacious apartments
- Underfloor Heating, Comfort Cooling, Wine coolers, Siemens appliances, luxury interiors
- High quality specifications
- Open-plan kitchens
- A selection of colour palettes;
  – First Light
  – Noon
  – Twilight
- A selection of premium 1, 2, and 3 bedroom apartments and penthouses



RESIDENTS' FACILITIES

Residents will have exclusive access to all facilities listed below.

Harcourt Gardens

- 24 hour concierge
- On-site security and CCTV
- Fully equipped gymnasium
- Sauna & Steam room located in the Bamboo Spa
- Rooftop Hot Tubs
- Two Modern co-working business spaces with a meeting room and external rooftop work space.
- Games room
- Karaoke room
- Garden room perfect for relaxation
- Yoga terrace and studio space

Hampton 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

EDUCATION



CITY UNIVERSITY LONDON
Angel – 19 mins

Imperial College London
South Kensington – 31 mins

KING'S College LONDON
Temple – 19 mins

LONDON metropolitan university
Aldgate East – 15 mins

LSE THE LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE
Holborn – 18 mins

LONDON SOUTH BANK UNIVERSITY
Elephant & Castle – 19 mins

Queen Mary University of London
Mile End – 21 mins

SOAS
Russell Square – 23 mins

ual: university of the arts london
Holborn – 18 mins

UCL
Euston Square – 23 mins

UNIVERSITY of GREENWICH
Cutty Sark – 6 mins

UNIVERSITY OF WESTMINSTER
Goodge Street – 21 mins

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 a selection of different educational institutions





UCL School of Management - Canary Wharf

A SOUND INVESTMENT

UP TO:

1 Beds	£3,600 pcm	5.6%
1 Bed Infinity	£3,700 pcm	5.4%
2 Beds	£5,100 pcm	5.6%
3 Beds	£6,876 pcm	4.1%

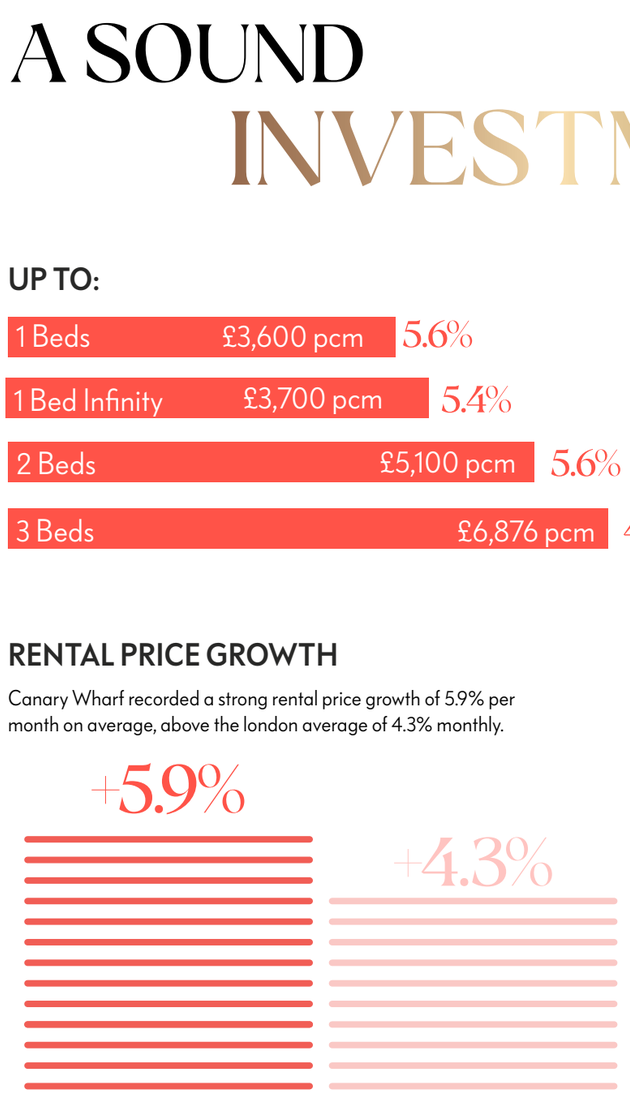
WHO RENTS?

£105,330
average annual earnings for renters working at banks in Canary Wharf

4.4 YEARS
average tenancy length

RENTAL PRICE GROWTH

Canary Wharf recorded a strong rental price growth of 5.9% per month on average, above the london average of 4.3% monthly.





WHAT OUR RESIDENTS SAY

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

"The luxury element. It has the feel of a 5* hotel."

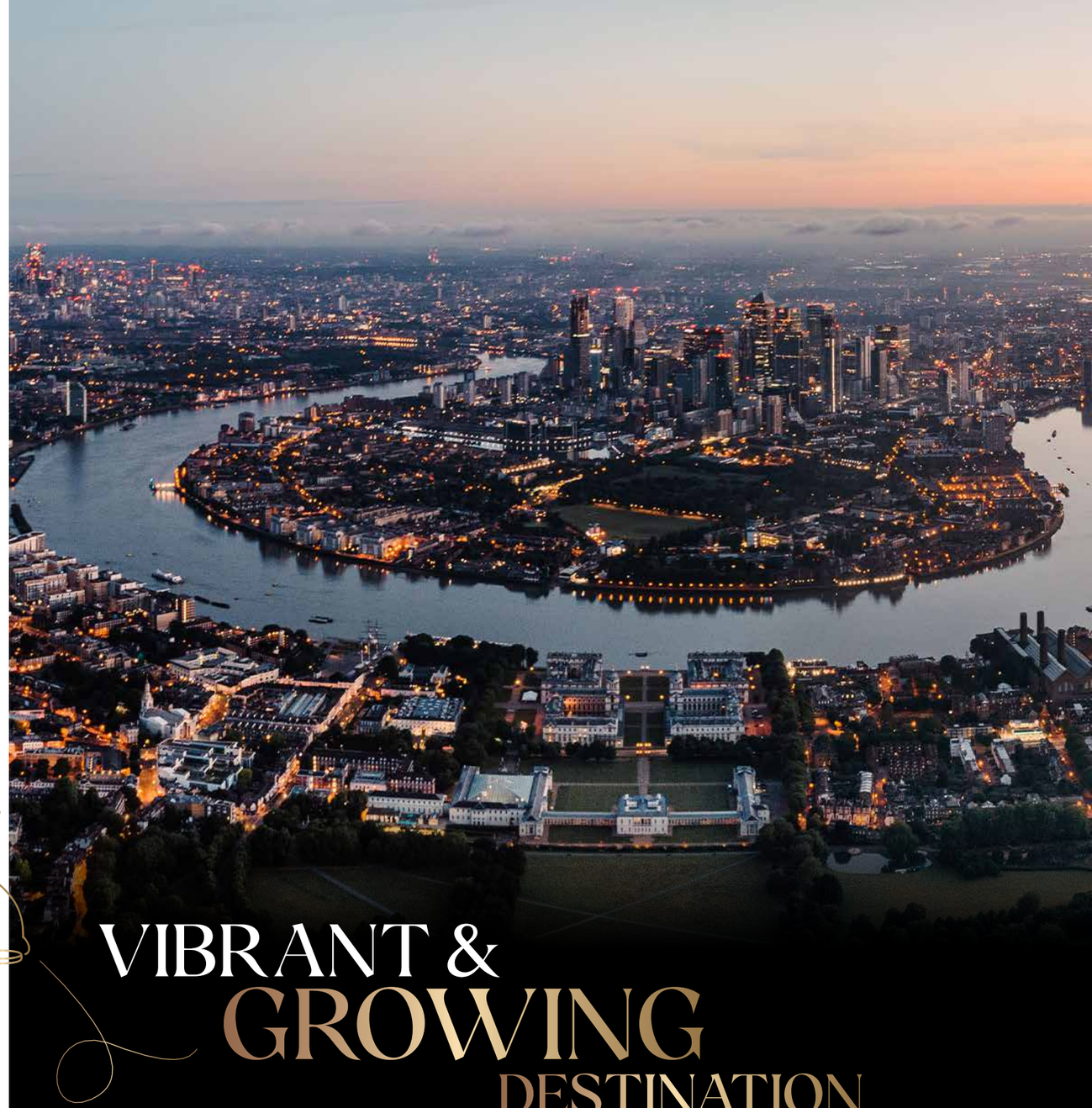
"It's all so good. The building, views, pool, residents lounge and of course the excellent SQP staff."

"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."



VIBRANT & GROWING DESTINATION

21%
Forecasted property price growth in Canary Wharf over the next 5 years
*Investropa

Approximately
14 M
square feet of office and retail space anchors the district's economic strength.

J.P.Morgan
JPMorgan Chase has unveiled plans to build a landmark 3 million sq ft headquarters at Riverside in Canary Wharf

UCL
UCL School of Management is expanding its presence at the iconic One Canada Square

COUNCIL TAX

1 Bed: Band E (£2,144.47)
1 bed infinity: Band E (£2,144.47)
2 beds: Band F (£2,534.38)
3 beds: Band G (£2,924.28)
2025/2026

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 £9.57psf

TERMS OF PAYMENT

1. A reservation fee is payable upon reservation:
   One bed apartment..... £2,500 deposit
   One bed infinity suite..... £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. 90% 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.

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

CONTACT

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southquayplaza.london

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Berkeley
Designed for life