

SQF

HARCOURT GARDENS
THE PENTHOUSE
COLLECTION

HARCOURT GARDEN | THE PENTHOUSES

DISCOVER
SKYLINE
LIVING

Three exclusive penthouses are now available at South Quay Plaza, offering unparalleled views over Canary Wharf and the River Thames. Perched high above the city, these residences feature expansive floor-to-ceiling windows, flooding the interiors with natural light and providing panoramic views over London.

UNLOCK THE UNORDINARY

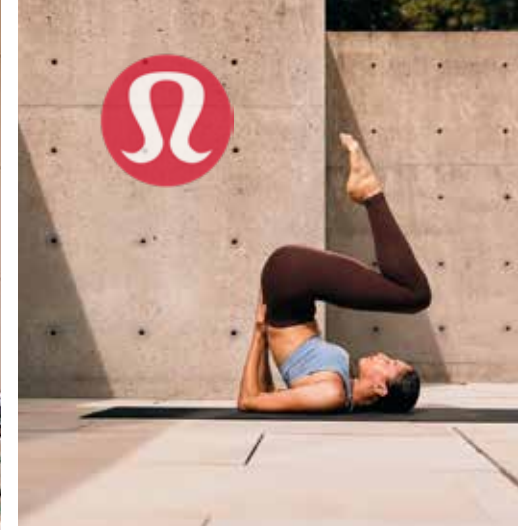
HIGH END LIVING

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.

CANARY WHARF YOUR CITY PLAYGROUND

Immerse yourself in a retail experience to challenge any in London. 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.



THE FINER THINGS



1.



2.



3.



4.



5.



6.

1. Roka: 0.5 miles
Roka Canary Wharf is a sleek and contemporary Japanese restaurant known for its vibrant robatayaki grill, sophisticated cocktails, and stunning views of the city skyline.

4. Jubilee Place: 0.4 miles
Jubilee Place is a stylish shopping destination in Canary Wharf, featuring over 50 shops, cafes, and bars, along with easy access to public transport.

2. The Ivy: 0.6 miles
The Ivy offers a stylish and elegant dining experience, serving modern British classics with a touch of glamour, complemented by stunning riverside views.

5. Dishoom: 0.6 miles
Dishoom is a popular restaurant known for its Bombay-inspired dishes, offering a lively atmosphere and a menu full of flavorful, authentic Indian cuisine that has captured the hearts of food lovers.

3. Guacho 0.6 miles
Gaucha, an Argentine restaurant, delivers an exceptional dining experience with premium steaks, bold Latin flavors, and a carefully curated selection of wines

6. O2 Stadium: 5 miles
A world-renowned entertainment venue in London, hosting a diverse range of concerts, sporting events, and live shows within its iconic, dome-shaped structure

HARCOURT GARDEN | THE PENTHOUSES



LIFE AT SQP

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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**.



— THE —
QUAY
CLUB

HARCOURT GARDEN LUXE PENTHOUSES

UNLOCK THE UNORDINARY

WHERE

RISE & SHINE

MEETS

GET UP & GO

THE QUAY CLUB

HARCOURT GARDEN & HAMPTON HOUSES

WELCOME TO THE QUAY CLUB

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.

Harcourt Garden



iGardens – modern co-working business space with meeting room and external work space



State-of-the-art gym



Games room



Playspace



Bamboo Sanctuary – health suite and spa with external hot tubs on the terrace



Sky Meadow - roof gardens



Sound proofed karaoke room



Co-working area and private meeting room

Hampton Tower



Health suite and spa



20m swimming pool



State-of-the-art gym



56th floor bar and terrace



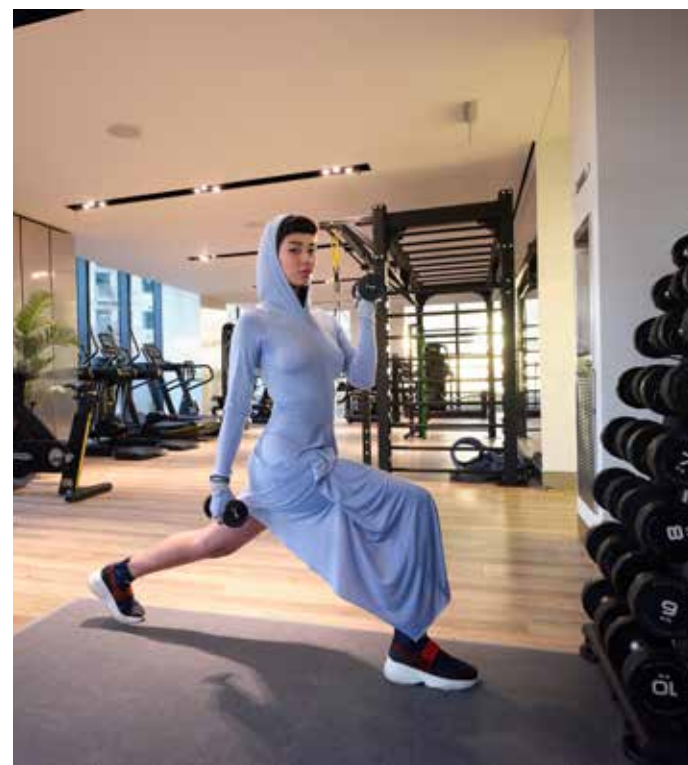
Private screening room

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HARCOURT GARDEN | THE PENTHOUSES

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DIVE INTO HOTEL STYLE FACILITIES





HARCOURT GARDEN | THE PENTHOUSES

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OWN
YOUR
WORK LIFE
BALANCE

HARCOURT GARDEN | THE PENTHOUSES

WELCOME TO THE PENTHOUSES

UNLOCK THE UNORDINARY



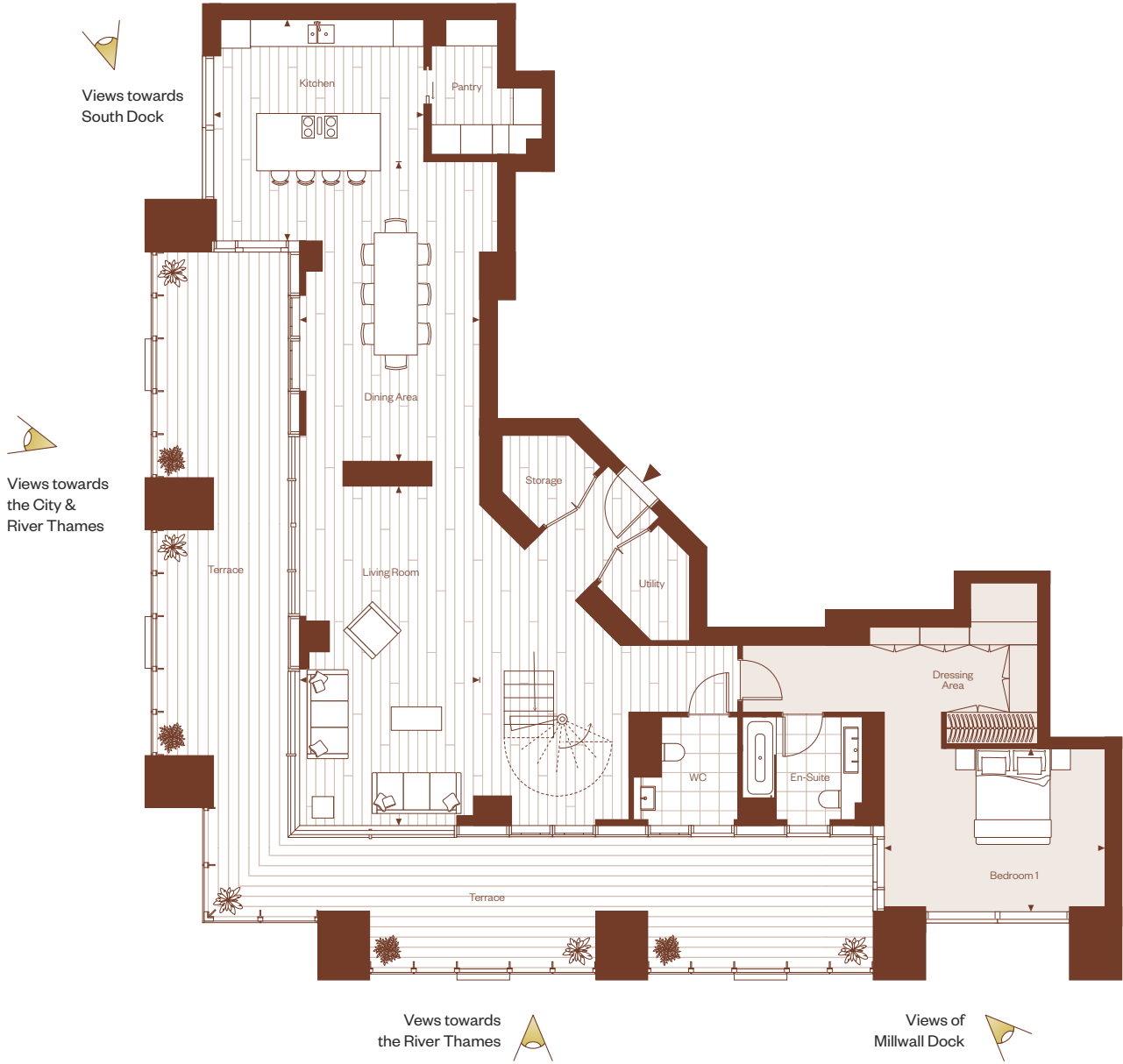
HARCOURT GARDEN | THE PENTHOUSES

UNLOCK THE UNORDINARY



FLOORPLAN TYPE: 3P1

LOWER LEVEL 53



UPPER LEVEL 54

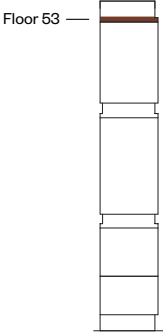
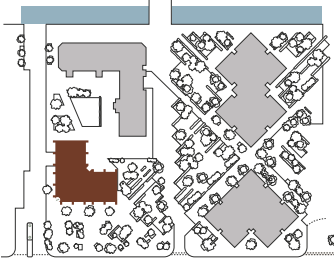
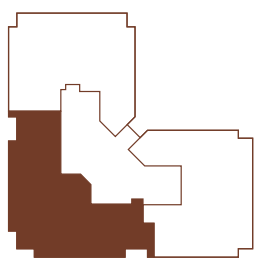


HARCOURT GARDEN | THE PENTHOUSES

UNLOCK THE UNORDINARY

TOTAL INTERNAL AREA	
2,731 sq ft	253.7 sq m
Living	
11'91" x 23'36"	3.63m x 7.12m
Kitchen	
9'58" x 14'50"	2.92m x 4.42m
Dining Room	
12'34" x 20'83"	3.76m x 6.35m
Bedroom 1	
15'19" x 11'19"	4.63m x 3.41m
Terrace	
8'6" x 44'88"	2.62m x 13.68m

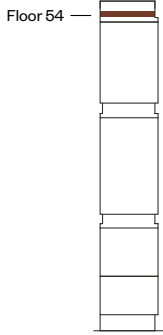
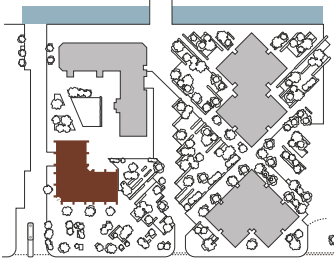
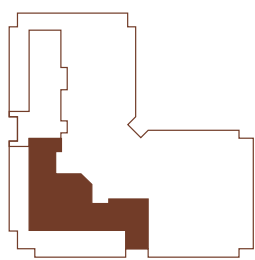
KEY
▶▶ Measurement points C Cupboard U Utility Cupboard W Wardrobe



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%.

Bedroom 2	
12'34" x 8'66"	3.76 x 2.64m
Bedroom 3	
11'48" x 9'41"	3.5 x 2.87m
Bedroom 4	
15'49" x 11'15"	4.72 x 3.4m

KEY
▶▶ Measurement points C Cupboard U Utility Cupboard W Wardrobe



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SOLD

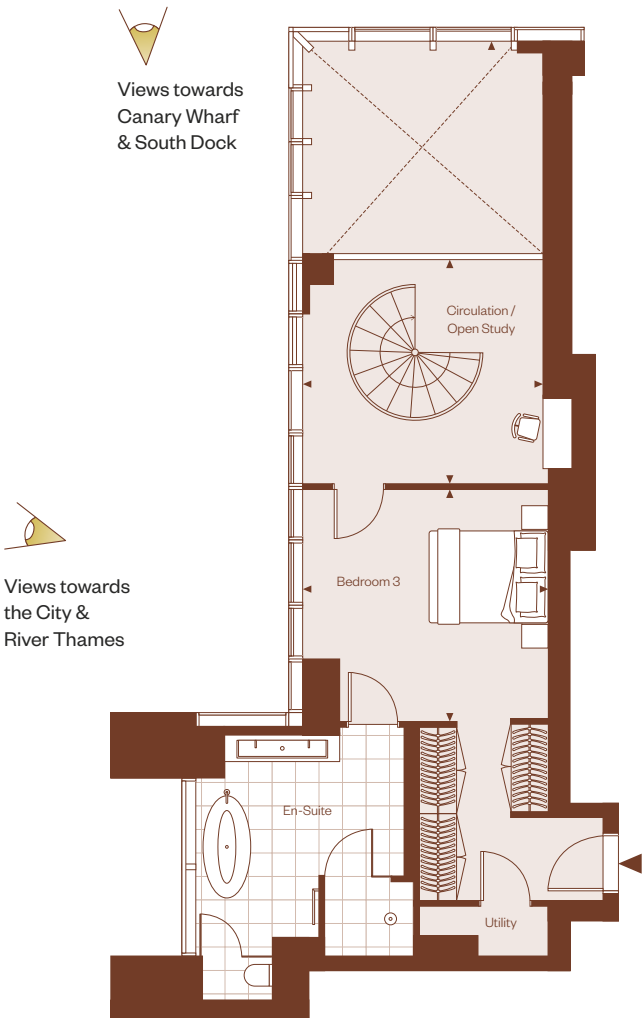
FLOORPLAN TYPE: 3P2

HARCOURT GARDEN | THE PENTHOUSES

LOWER LEVEL 53



UPPER LEVEL 54



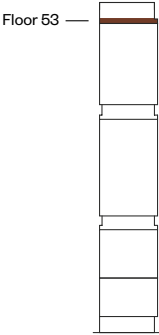
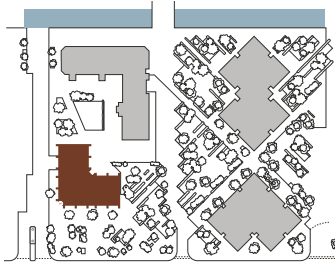
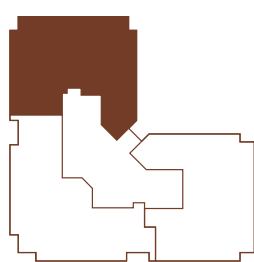
UNLOCK THE UNORDINARY

TOTAL INTERNAL AREA

2,046 sq ft	190.1 sq m
Living	
16'44" x 11'75"	5.01 X 3.58
Kitchen	
13'55" x 25'3"	4.13 x 7.71
Dining Room	
17'1" x 13'02"	5.21 x 3.97
Bedroom 1	
10'93" x 15'52"	3.33 x 4.73m
Bedroom 2	
12'73" x 9'91"	3.88 x 3.02m
Terrace	
8'56" x 37'99"	2.61 x 11.58m
48'39" x 5'28"	14.75 x 1.61

KEY

▶ Measurement points C Cupboard U Utility Cupboard W Wardrobe



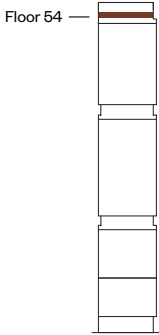
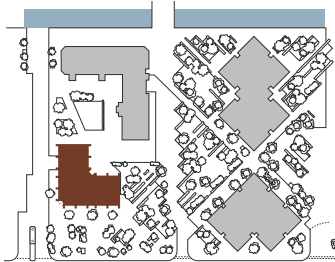
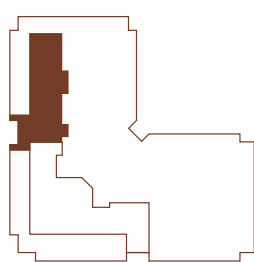
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Bedroom 3

13'58" x 12'83" 4.14 x 3.91

KEY

▶ Measurement points C Cupboard U Utility Cupboard W Wardrobe



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SOLD

FLOORPLAN TYPE: 3P3

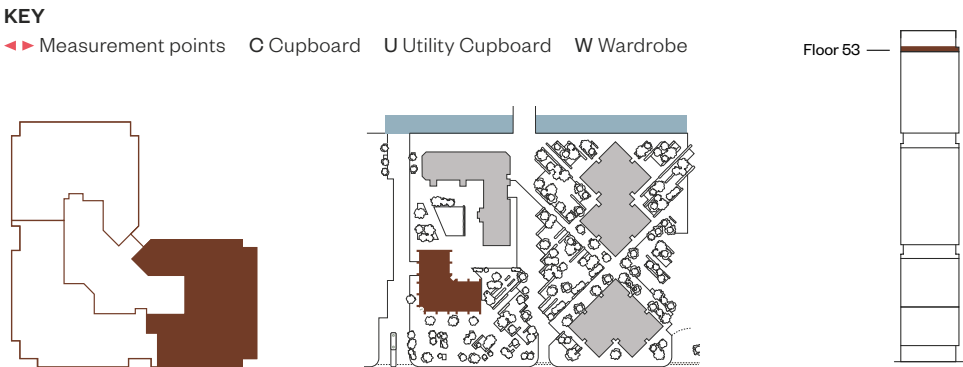
LOWER LEVEL 53



HARCOURT GARDEN | THE PENTHOUSES

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TOTAL INTERNAL AREA	
1,431 sq ft	132.9 sq m
Kitchen/Living/Dining	
36'78" x 13'58"	11.21 x 4.14
Bedroom 1	
13'16" x 11'29"	4.01 x 3.44
Bedroom 2	
12'57" x 10'93"	3.83 x 3.33
Bedroom 3	
12'14" x 10'83"	3.7 x 3.3
Terrace	
5'05" x 48'1"	1.54 x 14.65
8'6" x 42'98'	2.62 x 13.1



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SPECIFICATION

KITCHENS

- Designer kitchens featuring reeded detail in walnut and glass cupboards
- Custom designed internal walnut cupboards including concealed refuse and recycling storage
- All worktops are made of luxurious marble stone and splash back
- Brushed brass sink featuring single-lever mixer hot tap set in polished gold
- Gaggenau integrated anthracite glass oven
- Gaggenau integrated anthracite glass steam oven
- Gaggenau integrated combi-microwave oven
- Gaggenau Flex induction cooktop with integrated ventilation system
- Miele fully integrated multifunction dishwasher
- Miele integrated refrigerator and integrated freezer
- Miele Built-in wine cooler
- Engineered flooring
- Recessed LED strip lighting underneath wall-mounted cupboards

UTILITY CUPBOARD

- Miele 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 ceramic wall-mounted WC with soft close lid and a glass dual-flush plate
- Bespoke Marble effect Tile Vanity with timber walnut storage cabinetry with brushed gold wall mixer
- Brushed Brass Heated towel rail
- White bathtub with brushed brass hand shower and ceiling shower head
- Brushed gold shower head
- Reeded Glass shower screen with Brushed Brass frame
- Wall-mounted tissue holder and robe hook in brushed gold
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Marble-veined Porcelain tiled walls
- Porcelain tile flooring

Three-piece bathroom with shower

- White ceramic wall-mounted WC with soft close lid and a glass dual-flush plate
- Bespoke marble effect Tile Vanity with timber walnut storage cabinetry with brushed gold wall mixer
- Brushed brass heated towel rail
- Brushed gold shower head
- Low profile shower tray with fixed reeded glass shower enclosure
- Wall-mounted tissue holder and robe hook in brushed gold
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Marble-veined Porcelain tiled walls
- Porcelain tile flooring

TWO-PIECE POWDER ROOM

- White ceramic wall-mounted WC with soft close lid and a glass dual-flush plate
- Bespoke Marble effect Tile Vanity with timber walnut storage cabinetry with brushed gold wall mixer
- Brushed Gold Towel bar
- Wall-mounted tissue holder
- Bespoke mirrored cabinet and feature lighting
- Marble-veined Porcelain tiled floor and walls

INTERIOR FINISHES

- Multi-point locking timber-veneered front door with apartment number and spyhole
- Timber engineered herringbone flooring throughout living areas and hallways
- MDF skirting in white painted finish
- Carpet to all bedrooms and dressing rooms
- Brushed gold door lever furniture throughout internal doors
- Bespoke reeded walnut timber wardrobes with brushed brass hinged doors, with drawer units and lighting
- 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 and bedrooms
- White socket outlets and isolator switching plates throughout
- Illuminated coffer detailing with LED strip lighting to living room only
- Recessed energy efficient LED downlights 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 all habitable rooms

TELECOMMUNICATIONS

- Wiring for satellite/cable and terrestrial Freeview television
- TV outlet to living area and all bedrooms
- Wired for Sky Q with wireless connection to all habitable rooms
- Telephone outlet with broadband capability to living area and all bedrooms
- High speed broadband connectivity for all units
- Audio system installed to living room, kitchen, dining area, master bedroom and master ensuite

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 and feature wall

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.



45+

YEARS OF EXPERIENCE AND RELENTLESS
PASSION FOR QUALITY

60+

LIVE DEVELOPMENTS ACROSS THE UK

97.5%

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
£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**

96%

OF CONSTRUCTION WASTE WAS REUSED OR
RECYCLED ACROSS BERKELEY GROUP SITES
IN THE LAST YEAR.

THE BERKELEY DIFFERENCE

We want to ensure that you are happy with every aspect of your new home, so we look after you at every stage with sound advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Relations Team will help with any questions you may have.



AWARD-WINNING CUSTOMER SERVICE

From the day you reserve until the day you complete we'll update you regularly on progress. We're proud of our customer service level, recently receiving a Gold Award by Investor in Customers.



HIGH SPECIFICATION

Individually designed kitchens with high-quality appliances, and a carefully selected range of luxury choices and finishes allow you to personalise your home. Quality comes as standard in all our homes.



ATTENTION TO DETAIL

With over 45 years of experience, our expertise shines through in everything we do. From bespoke mirrors in the bathrooms to selecting the style of the kitchen cabinets and handles, our attention to detail is where we make a difference.



10-YEAR WARRANTY

For your peace of mind, our homes benefit from a 10-year guarantee. This is complemented by a warranty from Berkeley for the first two years and a dedicated Customer Service team on hand.



AWARD-WINNING

With a richly deserved reputation for quality, the Berkeley Group is proud to have won a number of prestigious awards including the UK's highest accolade for business success, the WhatHouse? Award and Housebuilder of the Year.



SUSTAINABILITY

Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers

* Homebuilders Federation, March 2023

**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.

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.

* Source: based on the results of the 2021 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.

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.



Photography depicts Trent Park, Goodman Fields and Woodberry Down

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.



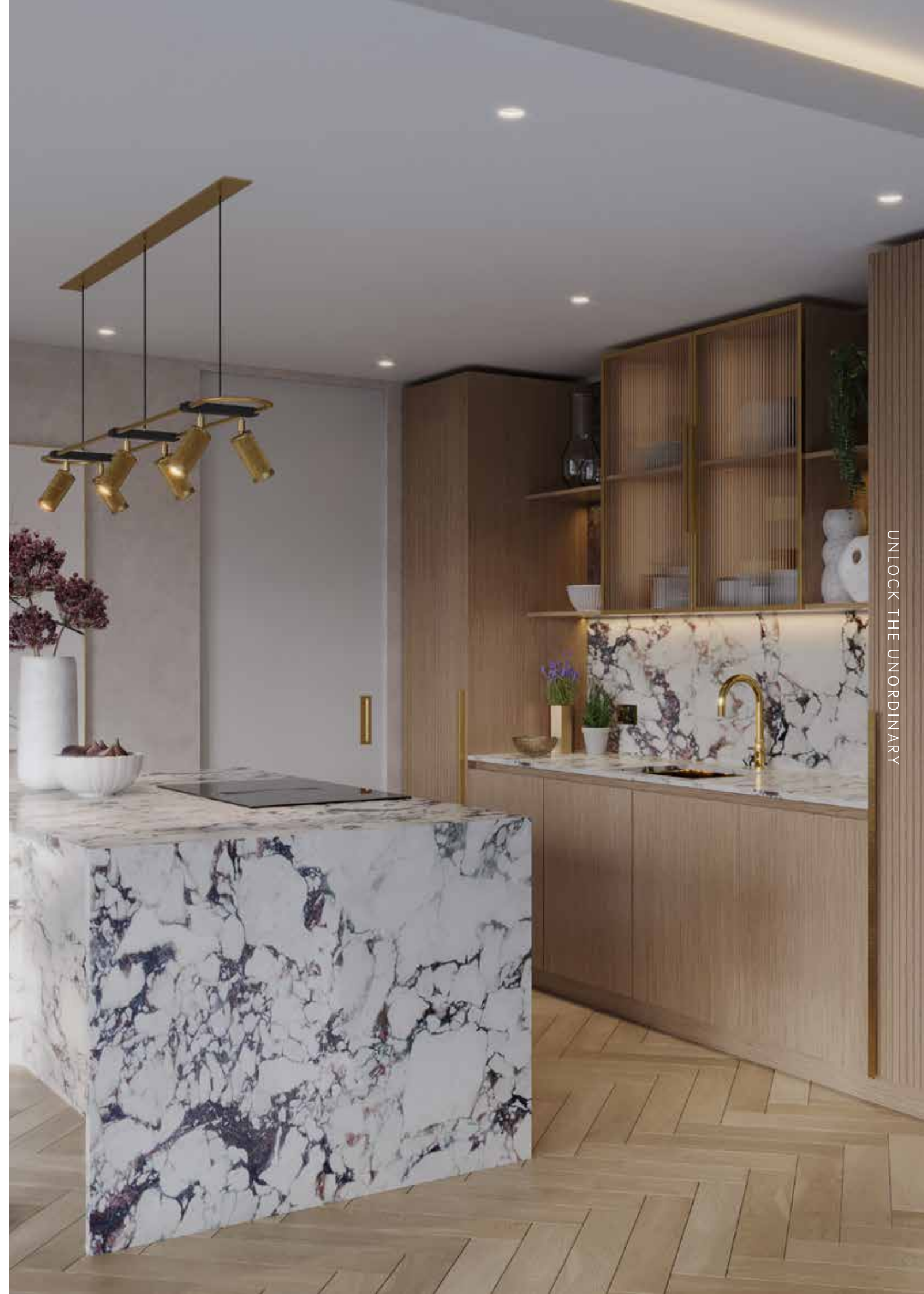
Photography depicts One Tower Bridge

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

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