

SAFFRON WHARF

LONDON DOCK
WAPPING

SAFFRON WHARF

DISCOVER
SAFFRON
WHARF

LONDON DOCK
WAPPING



WELCOME TO SAFFRON WHARF AT LONDON DOCK



Saffron Wharf is the latest addition to London Dock, one of the Capital's most exciting new neighbourhoods. Close to all London's leading business, education and entertainment centres, it is an area with a rich history and a dynamic future.

Choose from Manhattan, one, two and three bedroom apartments, meticulously designed to match the needs of contemporary living. All apartments enjoy access to private landscaped spaces, attractive squares and boulevards with stylish shops, chic restaurants and the coolest bars. For a relaxed, cosmopolitan lifestyle, there is no better choice than Saffron Wharf.

AN ICONIC LONDON LOCATION

THE SHARD

LONDON BRIDGE

TOWER BRIDGE

THE CITY

LONDON DOCK

WAPPING

Wapping has always been the heart of London commerce. Today, it is a smart and stylish hub, perfectly placed for all that this incredible city has to offer.

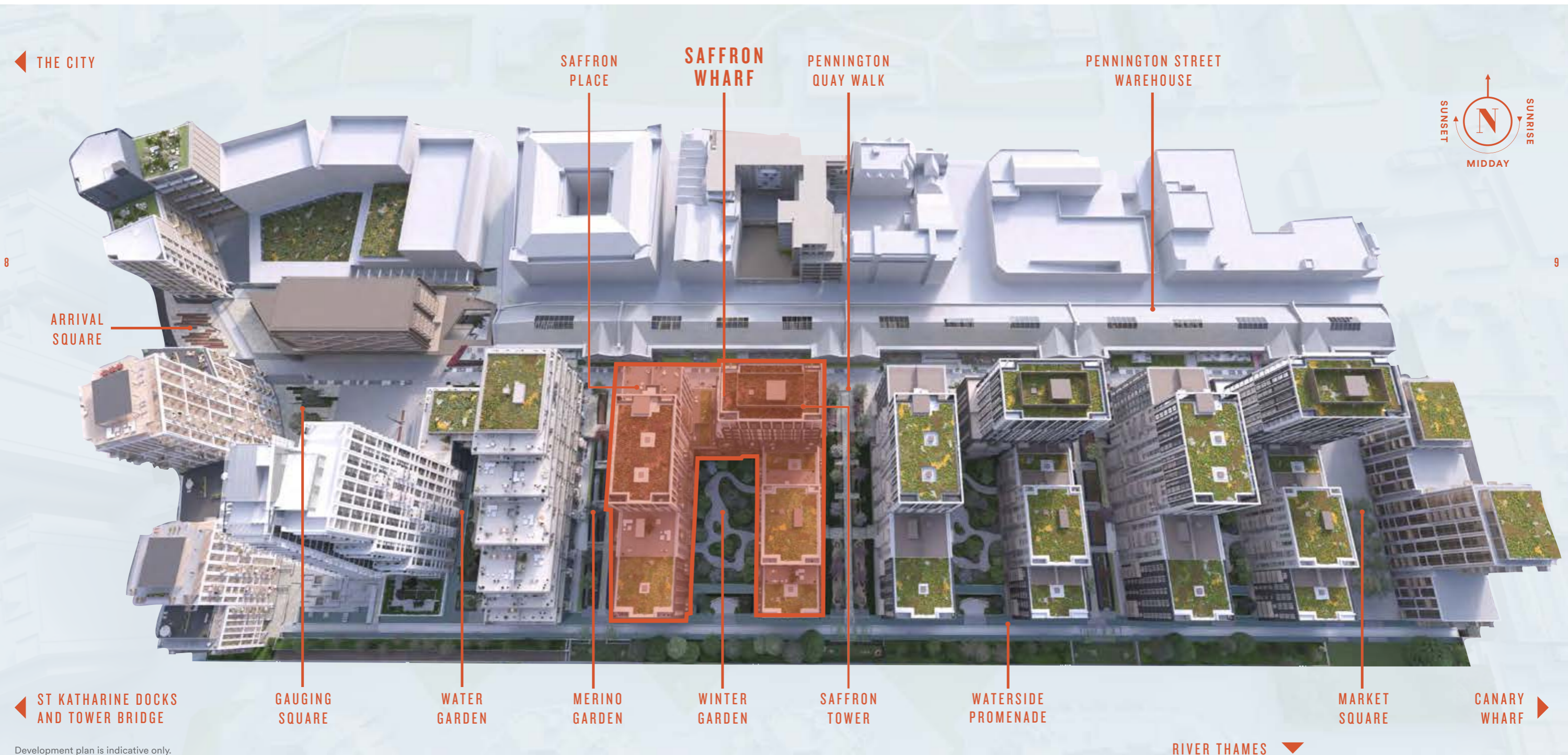
WAPPING HIGH ST

ST KATHARINE DOCKS

Computer enhanced image. Indicative only.

DISCOVER SAFFRON WHARF AT LONDON DOCK

Saffron Wharf sits at the heart of London Dock, right at the centre of activity and just a few steps from its amazing amenities. An inviting new neighbourhood set within 7.5 acres of open space. You can stroll along the tree-lined Pennington Quay Walk, explore the delightful Merino Garden or the tranquil Water Garden, or visit Gauging square – a hive of activity surrounded by shops, bars and restaurants.





LONDON DOCK

SAFFRON WHARF

LIVING AT SAFFRON WHARF



Centrally located in London Dock overlooking the Pennington Quay Walk, Saffron Wharf is a magnificent 18-storey building offering 251 contemporary apartments.

These beautiful homes have been brought to life with inspiration and influence from London Dock's historical past and carefully designed to create effortless living spaces.

With private balconies that look out over the Pennington Quay Walk, boulevards or water garden and from the upper floors enjoy views of the River Thames and Canary Wharf.



DESIGNED FOR LIFE

14

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Apartments at Saffron Wharf are a sanctuary in which to relax and leave behind the demands of life in the Capital. Taking comfort and convenience as their benchmark, interiors feature clean lines, on-trend muted colours, tactile surfaces and cutting-edge fittings. Each element of these design-led apartments has been carefully considered and finished to the highest of standards.



RESIDE IN STYLE



Living areas exude style and sophistication, with engineered timber flooring in a basket weave pattern and floor-to-ceiling windows that flood the rooms with light and create a great sense of space.

DESIGNER KITCHENS

At the heart of every home at Saffron Wharf, much thought and careful planning has gone into creating amazing kitchens to inspire culinary creations. Bespoke designs feature Shaker-style storage units in a choice of colour palettes and high specification integrated appliances. The ultimate luxury – a wine cooler – is included in the one, two and three bedroom apartments.



Internal photography. Indicative only.



A HAVEN OF TRANQUILLITY



Internal photography. Indicative only.

Sumptuously-appointed bedrooms are light-filled and spacious, with separate dressing area, ensuite and fitted wardrobes to Bedroom 1. Luxurious bathrooms reflect the modern industrial aesthetic, with white tilework and brushed black metalware. Sanitaryware from Villeroy & Boch is complemented by leading-edge design details such as black-framed bath and shower screens and brushed black metalware overhead shower heads.

LONDON DOCK

SURROUNDED BY GREEN



Nature is key to our wellbeing and vitality. At London Dock, we have prioritised green space and gardens to ensure everyone can enjoy time spent in a natural environment – whether that's an evening stroll, an energetic run or just sitting watching the world go by.

SAFFRON WHARF



Computer generated image. Indicative only.



LONDON DOCK

SAFFRON WHARF

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Computer generated image. Indicative only.

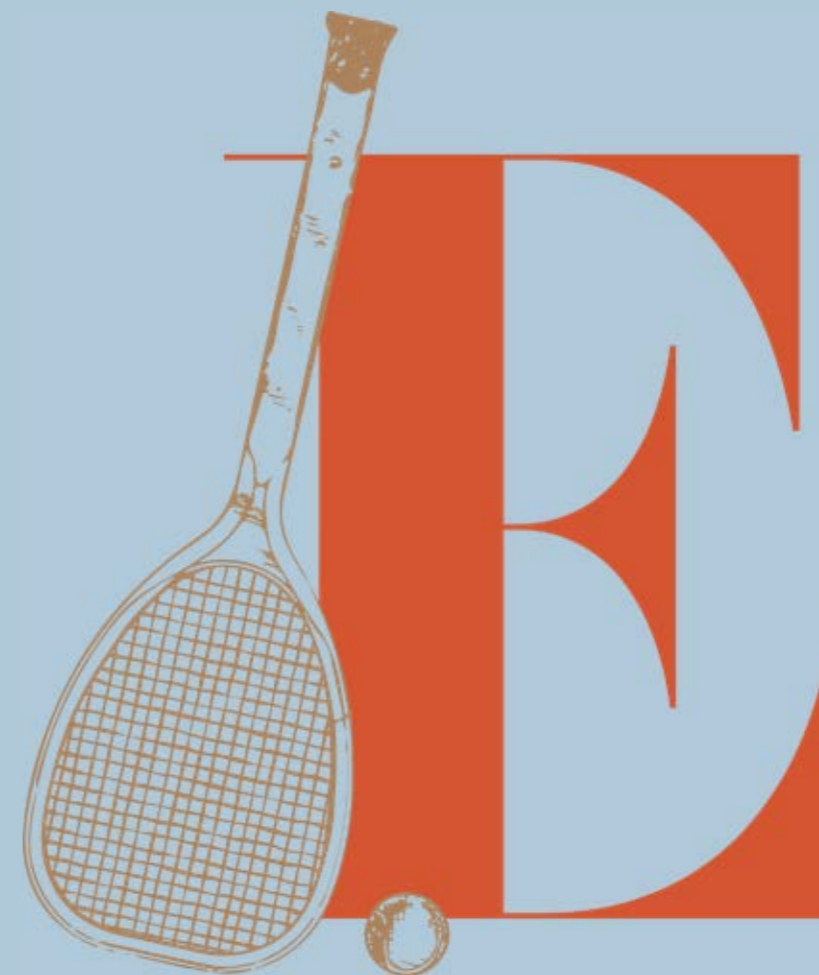
A PLACE TO RELAX AND UNWIND

Saffron Wharf is surrounded by beautifully landscaped gardens where planting is designed to provide year-round colour. The building nestles between two public gardens, with a private residents-only winter garden at its heart.





EXCLUSIVELY FOR RESIDENTS



Facilities at Saffron Wharf are designed to make residents' lives easy, convenient, sociable and fun. Relax in the pool or steam room, work out in the gym, play squash or virtual golf, unwind in the screening room – it's all on your doorstep.

LONDON DOCK

SAFFRON WHARF

RE-ENERGISE RECHARGE

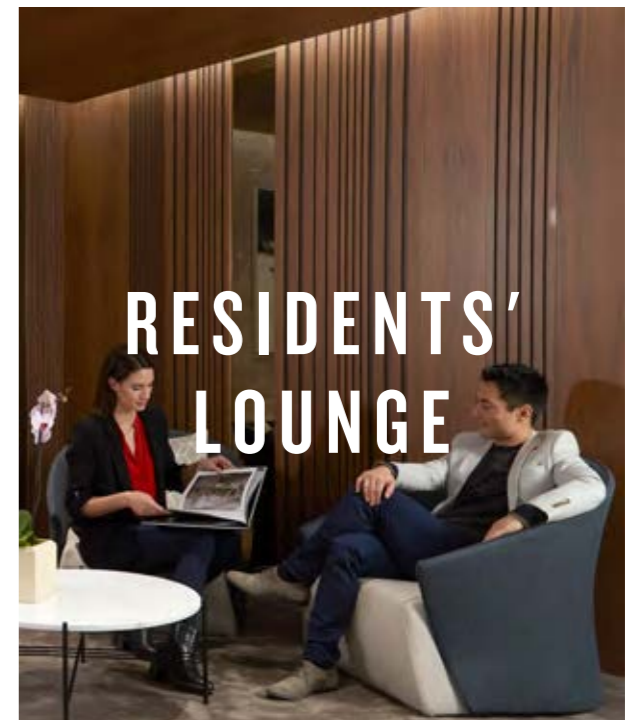
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FOR RESIDENTS ONLY

Our 24-hour concierge service can help you with everything from accepting packages to restaurant bookings, taxis, and more.

The residents' lounge is a great space for meetings, work, study or just idling over a coffee.



PRIVATE SCREENING ROOM

Forget the stress of the day and enjoy use of the residents' private screening room, whether it's a romantic date or spending an evening with friends watching the latest movies in privacy and comfort just minutes from your home.

DISCOVER LONDON DOCK



Wapping has a unique vibe. It's smart, sophisticated, eclectic – a burgeoning creative and commercial quarter close to the financial districts and major tourist destinations. At the heart of this diverse and distinctive area, London Dock is a vibrant new community.



PENNINGTON QUAY WALK

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Buzzing with lively cafés, bars, restaurants and shops, London Dock is a magnet for those seeking a relaxed, entertaining lifestyle – There is a stunning choice of great places to hang out with friends, relax over dinner or network with business colleagues - from morning coffee and pastries through to cocktails and casual fine dining.

DIAMONDS

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LONDON DOCK



HIGH QUALITY HOMES

Designed by award-winning architects Patel Taylor, London Dock brings 1,800 homes and extensive new open spaces to Wapping.



7.5 ACRES OF OPEN SPACE

London Dock will provide 7.5 acres of landscaped open space, incorporating water features, walkways and seating areas.



RESIDENTS' FACILITIES

Residents have use of a fully-equipped gymnasium, squash court, swimming pool and virtual golf suite.



RESIDENTS' SCREENING ROOM

A state-of-the-art private screening room with surround sound is available exclusively to residents.



BAR & RESTAURANTS

Lively, cosmopolitan and exciting, London Dock is set to become an exciting commercial hub where there will always be new places to discover.



24-HOUR CONCIERGE

Whether it's collecting a package or ordering a taxi, the London Dock concierge is available any time day or night.

LIFE AT LONDON DOCK

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PERFECTLY PLACED

Wapping has roots that stretch back centuries; its cobbled streets are home to converted warehouses, music halls and historic pubs.



COMMUTE

London Dock offers exceptional connections to the City, Canary Wharf, the West End and beyond.



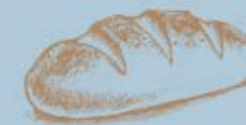
AN ICONIC DESTINATION

Within easy reach of landmark destinations, London Dock is the perfect base to experience all the Capital's cultural delights.



180,000 SQ FT OF COMMERCIAL SPACE

Eat, drink, work or play. Discover your perfect leisure, cultural space or thinking zone.



EVERYTHING ON HAND

Residents will have all the essentials on their door step with every need anticipated to ensure easy living.



RESIDENTS' LOUNGE

An informal atmosphere where residents can work or relax and unwind from the stress of the day.

DESIGNED FOR MODERN LIVING

With an eclectic mix of cafés, bars, restaurants and shops on Gauging Square and along the Pennington Street Warehouse, London Dock will be transformed into a hub for leisure, culture and commerce.

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A THRIVING COMMUNITY



Photography of Gauging Square. Indicative only.



Photography of Gauging Square. Indicative only.

Gauging Square is a landmark piazza at London Dock. A place for residents to enjoy a great range of shops, bars, restaurants and cafés, or simply enjoy the spectacular water feature inspired by Le Miroir d'eau, a water mirror at the Place de la Bourse in Bordeaux.

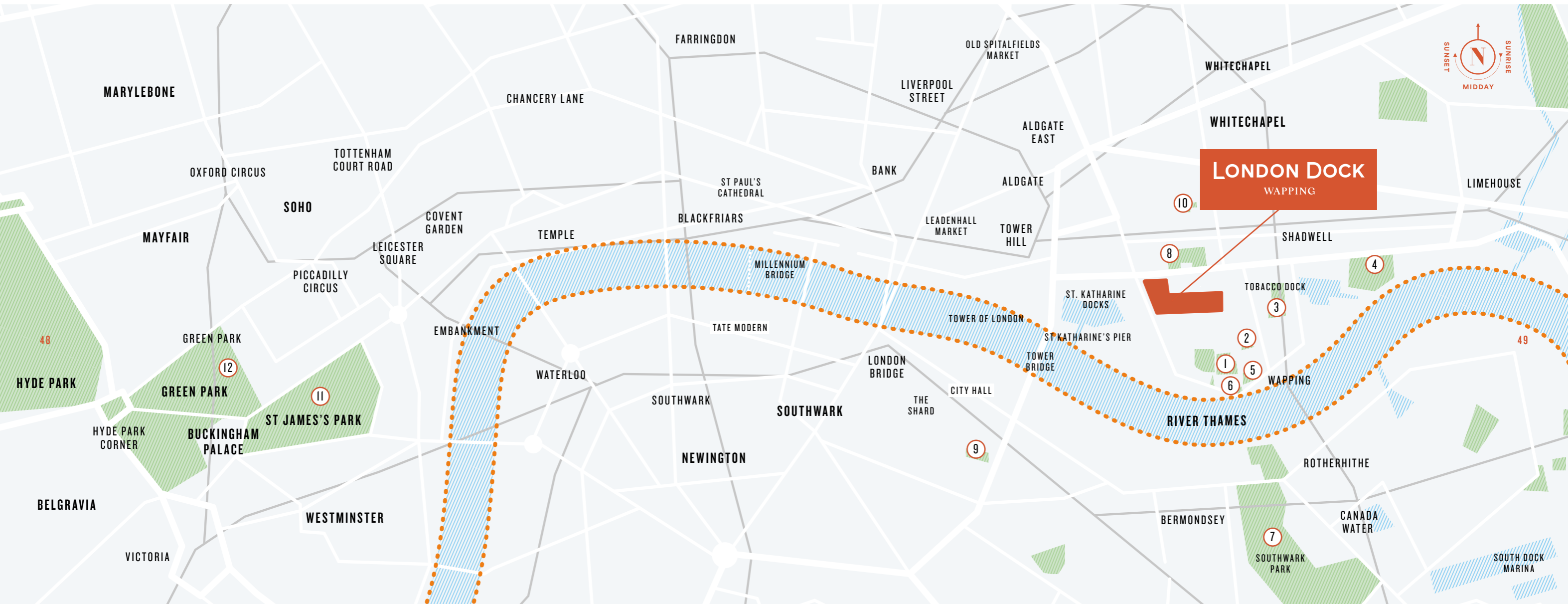
PENNINGTON ST WAREHOUSE

PENNINGTON
STREET WAREHOUSE

THE COMMERCIAL HUB OF LONDON DOCK

This Grade II-Listed, 315m-long building originally used to store high value and luxury goods imported from around the world, has been refurbished to provide offices and work spaces, as well as great restaurants and bars. Its warehouse environment is a natural home for start-ups and creative businesses, and a great spot for dining and socialising.

SURROUNDED BY PARKS AND GREEN SPACE



In 2019, London became the world's first National Park City, acknowledged globally for its abundance of green space, parks, cycleways and riverside walks.

You'll find some of London's finest open spaces within a short distance of London Dock. A quick ride west takes you to the vast green expanses of Hyde Park, Green Park and St James's Park.

- | | | |
|---------------------------------|-----------------------|----------------------|
| ① Wapping Gardens | ⑤ Wapping Rose Garden | ⑨ Tanner Street Park |
| ② Wapping Green | ⑥ Waterside Gardens | ⑩ Rope Walk Gardens |
| ③ Wapping Woods | ⑦ Southwark Park | ⑪ St James's Park |
| ④ King Edward's Memorial Garden | ⑧ Swedenborg Gardens | ⑫ Green Park |

CONNECTED LIVING



Wapping is arguably one of the best-connected districts in East London, with excellent transport links. It is just moments from the city's most famous landmarks, central business and financial districts, and the glittering West End.

AROUND WAPPING AND ST KATHARINE DOCKS



Photograph of The Prospect of Whitby. Indicative only.



Photograph of St Katharine Docks. Indicative only.

Take a stroll around Wapping and unlock the secrets of its intriguing history. Winding cobbled streets are lined with warehouses and historic buildings, including London's oldest riverside pub, The Prospect of Whitby (founded in 1520), and Wilton's Music Hall, the oldest surviving music hall in the world. Narrow alleys and steep ancient staircases lead down to the Thames shoreline.



Photograph of The Dickens Inn, St Katharine Docks. Indicative only.



REFINED LOCATION

Independent cafés, shops and historic pubs make Wapping a vibrant area to explore. Minutes from London Dock, St Katharine Docks feels a world away from the busy capital hosting a range of events, food festivals and street food market, with a stunning marina backdrop.

LONDON DOCK

SAFFRON WHARF

CENTRAL LOCATION

Connecting to the rest of London is easy from Wapping. It is a quick walk to the nearest
overground stations at Wapping and Shadwell. Stroll a little further to reach the lovely waterside
pedestrian area at St Katharine Dock and Tower Hill underground. Services operate frequently
to all the major business, education and leisure destinations across the Capital.



3 MIN
BANK
STATION

4 MIN
LIVERPOOL
STREET

6 MIN
LONDON
BRIDGE

12 MIN
KING'S CROSS
ST PANCRAS INT.

13 MIN
CANARY
WHARF

16 MIN
LONDON
WATERLOO

17 MIN
CITY
AIRPORT

53 MIN
HEATHROW
AIRPORT



Photograph of London Skyline. Indicative only.

GLOBAL COMMERCE

London Dock is a gateway to the Capital's greatest business and financial centres – the City and Canary Wharf. Living here puts you close to the heart of the London commercial powerhouse.

The Chinese Embassy has chosen Wapping as its new location. A landmark building on the site of the former Royal Mint will become the diplomatic, cultural and educational hub for China in the UK.



LONDON DOCK

SAFFRON WHARF

PRIME BUSINESS LOCATION

London's main financial and commercial districts are just a short commute from London Dock. The neighbouring boroughs of Shoreditch, Bermondsey and Whitechapel are thriving creative and technology centres, home to many successful start-ups.



A GREAT CITY



Photograph of Tower Bridge. Indicative only.

The City of London is renowned worldwide as a centre for trade, finance and law. Among its ancient streets, some dating back to the Roman era, and famous churches, sit towering new skyscrapers – iconic architecture symbolic of the UK's significant influence on the global economic stage.

Heading east along the Thames are the soaring towers of Canary Wharf, the Capital's second financial centre, home to global corporations and international banks. This area, like the City, is a major employer. Around 105,000 people work here.



Photograph of London Skyline. Indicative only.

A FIRST-CLASS EDUCATION



Photograph of University College London. Indicative only.

London's schools, colleges and universities are world-renowned. They offer some of the best education and learning opportunities available. Many of the most outstanding educational establishments are within a few miles of London Dock.

SCHOOLS IN THE AREA

Hermitage Primary School 0.4 mile	Blue Gate Fields Junior School 0.7 mile	The City of London School 2.1 miles
St Paul's Primary School 0.5 mile	Sir John Cass's Primary School 0.8 mile	Charterhouse Square School 2.8 miles
Mulberry School for Girls 0.7 mile	St Paul's Cathedral School 2.2 miles	St Michael's Secondary School 6.7 miles

UNIVERSITIES & COLLEGES

London Southbank University 2.3 miles	Queen Mary University 2.2 miles	London Metropolitan University 4.3 miles
London School of Economics 2.9 miles	London University of Arts 2.8 miles	Royal College of Music 4.9 miles
King's College London 2.6 miles	University College London 3.7 miles	Imperial College London 5.5 miles
City University London 2.6 miles	University of Westminster 4.2 miles	

A GREAT HERITAGE

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Wapping's history is a maritime saga. For more than a century it was one of the busiest docks in London, trading in exotic goods from around the world – silk, spices, coffee, cocoa, wool, tobacco, wine and much more. Sailing ships would line the north side of the Thames, waiting to berth and unload in the safe haven of London Dock.

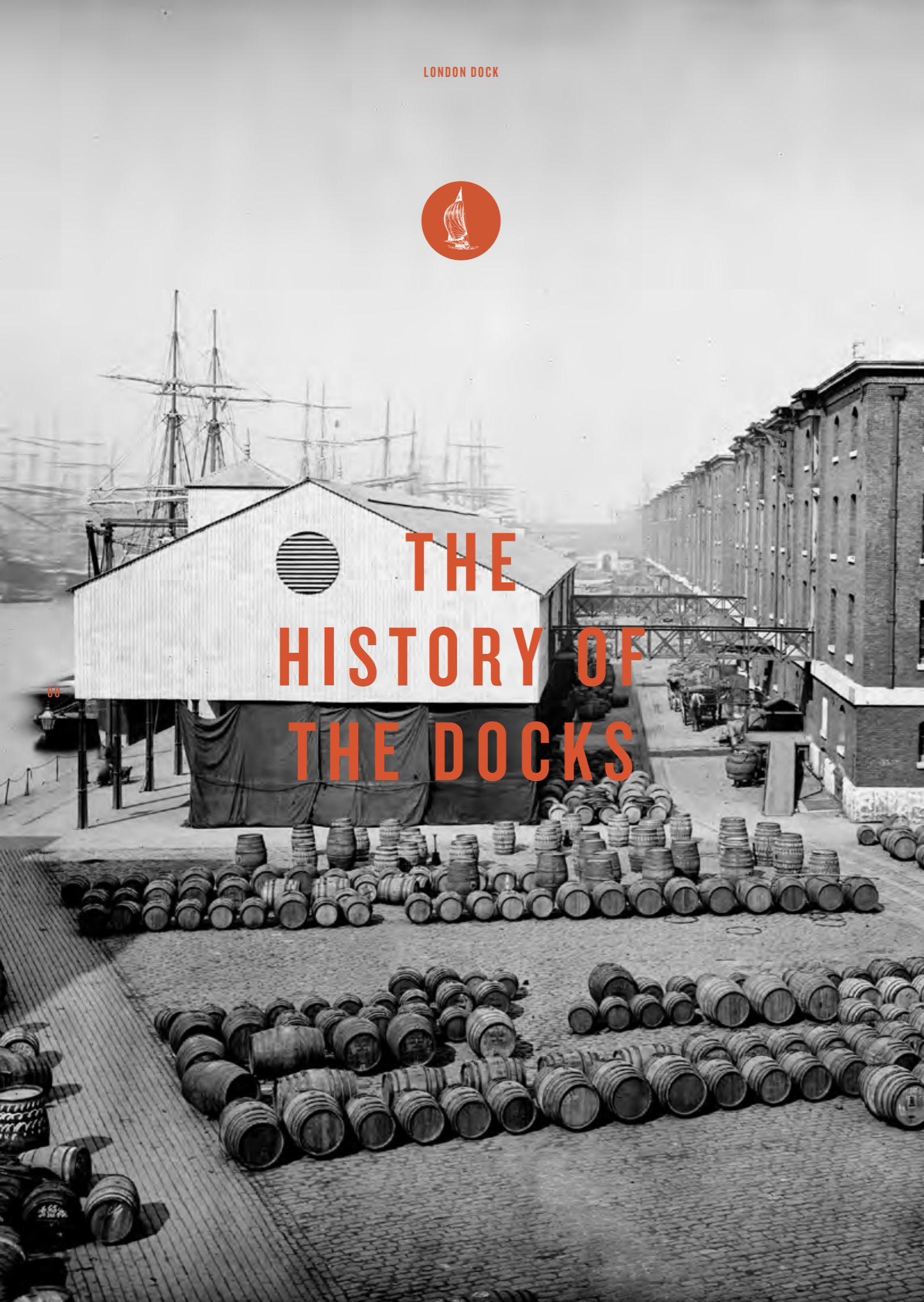
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LONDON DOCK

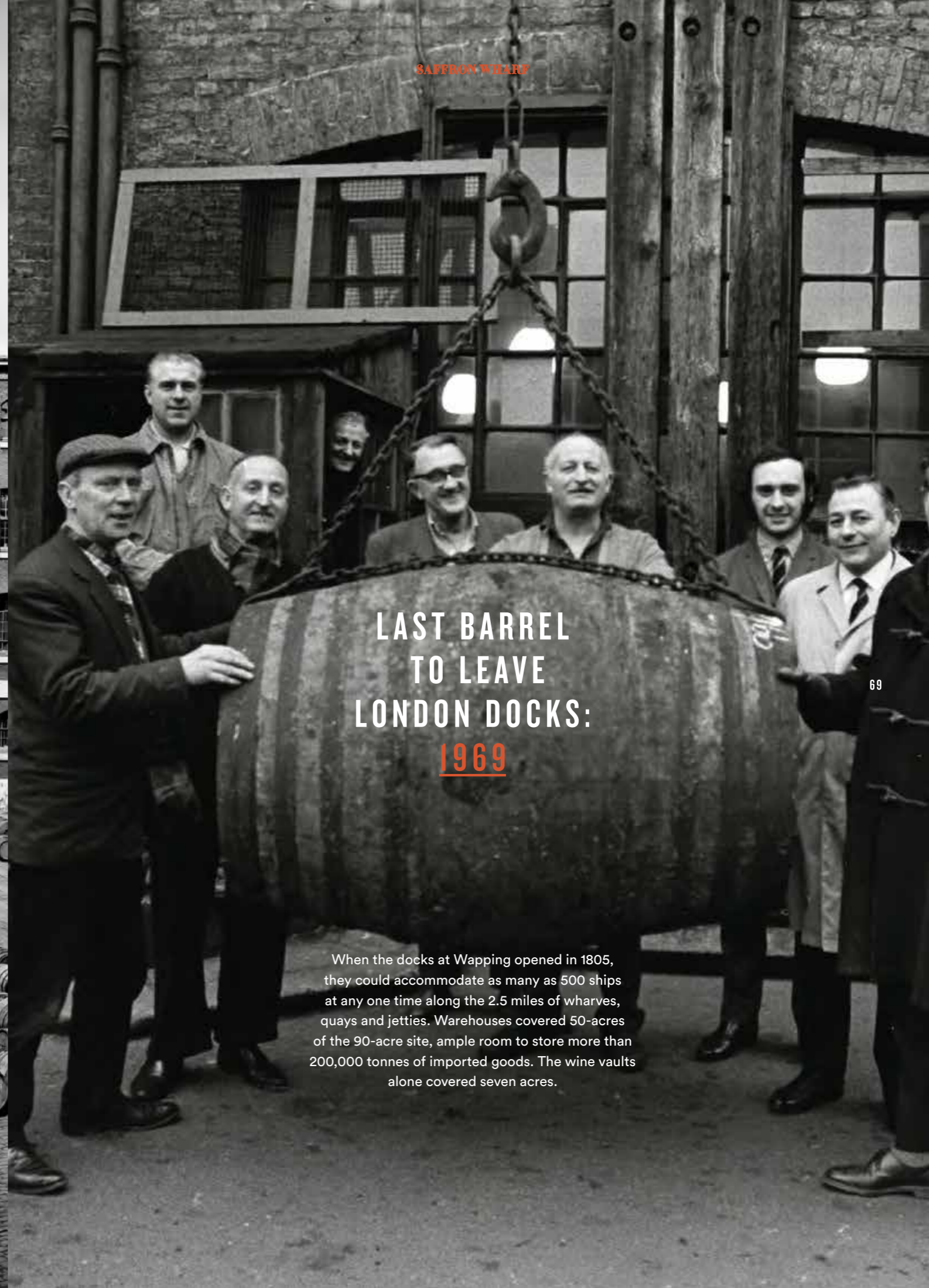


THE HISTORY OF THE DOCKS



SAFFRON WHARF

LAST BARREL TO LEAVE LONDON DOCKS: 1969



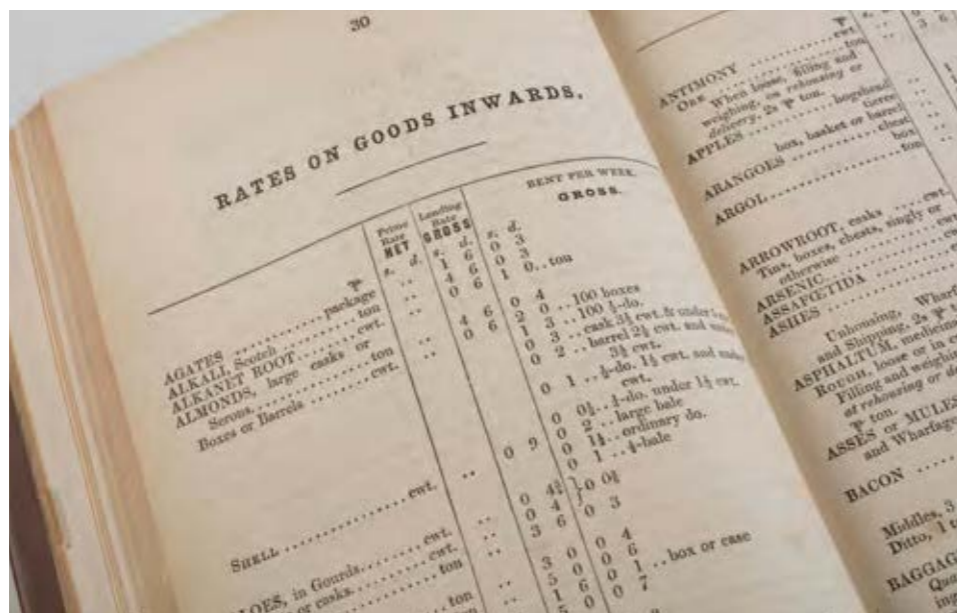
When the docks at Wapping opened in 1805, they could accommodate as many as 500 ships at any one time along the 2.5 miles of wharves, quays and jetties. Warehouses covered 50-acres of the 90-acre site, ample room to store more than 200,000 tonnes of imported goods. The wine vaults alone covered seven acres.



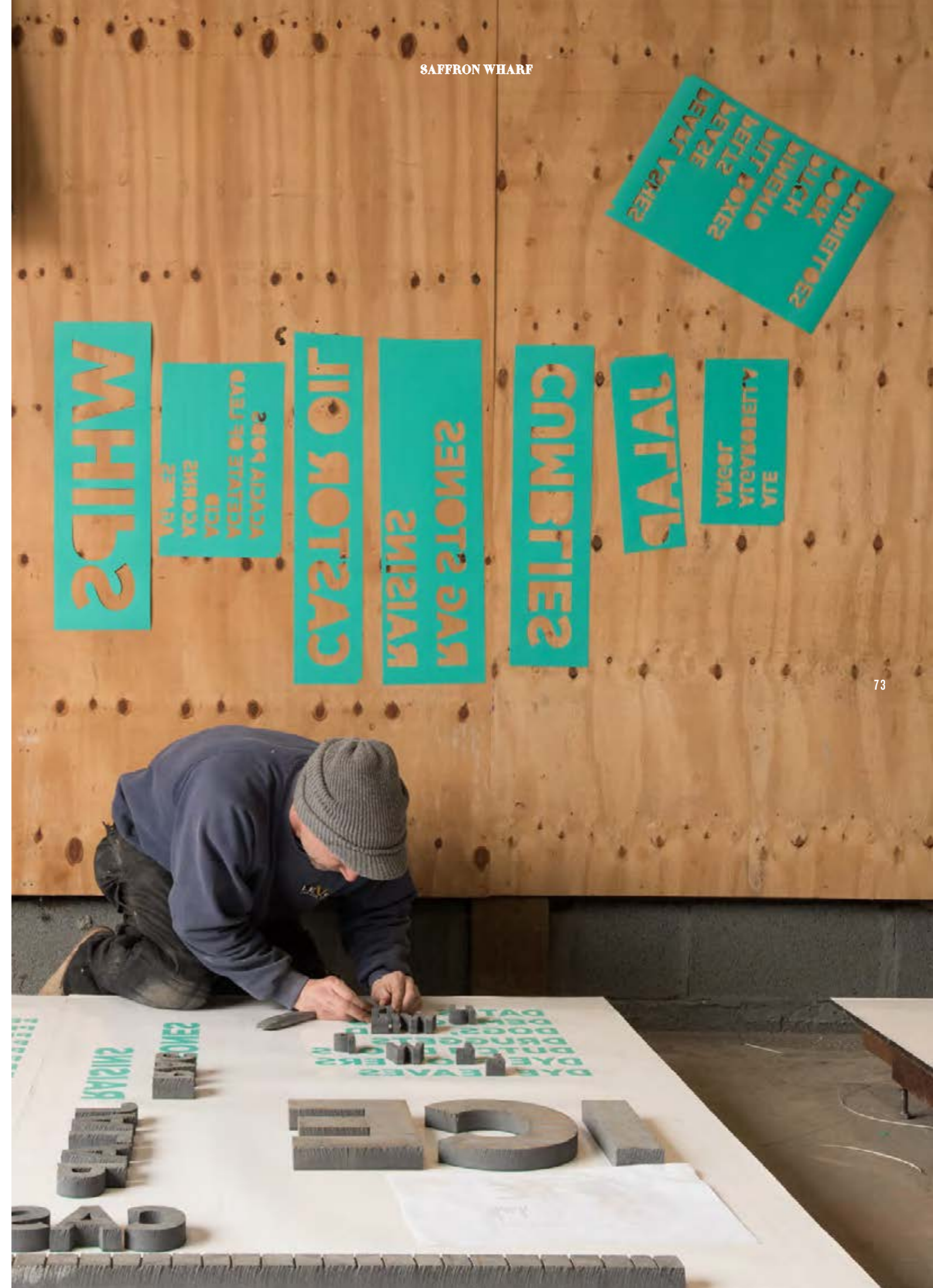
TRADING WORDS

London Dock is a place that resonates with history. For more than 160 years it was the 'grandest Commercial Dock in Europe'. From the more traditional imports of saffron, coffee and tobacco to the more exotic and unknown items of ostrich feathers, Monkey skins and even 'dragons blood'. Every kind of exotic food, drink, spice, medicine, even wild animals from China, Africa, the Americas and the Antipodes were unloaded and stored here.





Artist Gordon Young was commissioned by architect Andrew Taylor of Patell Taylor and London Dock's developer St George, to create a piece of public art for London Dock that would capture the essence of its extraordinary history. The result is Trading Words, a typographical representation of the goods that arrived here. Look out for this ingenious artwork; it is literally all around you. It is a walking sculpture of words.



CREATED BY ST GEORGE – OUR DIFFERENCE

OUR VISION IS TO DEVELOP SITES THAT HAVE BEEN CLOSED TO THE PUBLIC FOR DECADES AND RECONNECT THEM TO THE COMMUNITY.

We want the places built by St George to be renowned for the quality of their landscape and the open space. The term 'landscape' comes from two words meaning 'to shape a place where people belong'. That idea inspires our approach. The space between buildings is where you create a community and somewhere that is sociable, sustainable and safe.

We believe beautiful landscaped open spaces give room to breathe and sit in harmony with our vision for the carefully considered architecture and thoughtfully designed interiors throughout our developments.

To pioneer a landscape-led approach to urban developments is hugely important to us. We truly believe these spaces between the buildings are as important as the buildings themselves, where one's wellbeing within that space can be emphasised through positive design.

AT ST GEORGE, WE DESIGN FOR LIFE

Transforming unique parts of the Capital is our speciality. We sustainably regenerate previously neglected areas into high-quality and mixed-use housing, creating new spaces where people are both happy and proud to live.

London is a city in global demand and uncovering space to create suitable housing to meet that demand is harder than ever. We achieve the seemingly impossible by searching out overlooked and under-appreciated areas that can be transformed into beautiful housing that meets the needs of aspirant city-dwellers.

We believe people, partnerships, and a shared vision are key to successfully delivering thoughtfully designed homes and to create thriving communities.

We have been designing and building such spaces for decades. We are driven to create a lasting legacy for the Capital and its people, through collaboration and partnerships.

ST GEORGE AIMS TO BUILD YOUR HOME TO A HIGH STANDARD OF DESIGN AND QUALITY AND HAS OVER 40 YEARS OF EXPERIENCE OF DELIVERING.

When you buy a new home from us it comes with a 10-year LABC warranty – the first two years of which are covered by St George. However, over and above this, we will take a reasonable approach to resolving issues, even if they fall outside of the warranty criteria or time periods. In other words, we will stand by our product and work with you to find an appropriate, fair and reasonable resolution to any issues that may arise in the future. All our customers are provided with a commitment that when they buy a new home from St George, they can be safe in the knowledge that it is built to a high standard of design and quality, has low environmental impact and that will enjoy an exceptional customer experience.

CUSTOMERS

Choosing your home is one of the most exciting and important decisions you can make, but it is also a challenge. From location to amenities, connections to education, there are so many factors to weigh up.

At St George, we understand what you're looking for in a new home and we are dedicated to designing and building exceptional places that meet your needs.

We design for everyone, from families to first-time buyers, students to retirement communities, always considering the ever-changing need for space innovation and integrated technology.

The service we provide goes beyond the contract, committing to the developments we create and our long-term involvement with those who live there. To us, places are about people.

CUSTOMER RELATIONS

WE WANT TO ENSURE YOU ARE HAPPY WITH EVERY ASPECT OF YOUR NEW HOME, SO WE LOOK AFTER OUR CUSTOMERS AT EVERY STAGE WITH EXPERT ADVICE, ATTENTION TO DETAIL AND CONTINUOUS COMMUNICATION. FROM EXCHANGE OF CONTRACTS, YOUR DEDICATED ST GEORGE CUSTOMER SERVICE REPRESENTATIVE WILL HELP WITH ANY QUESTIONS YOU MAY HAVE.

HERE IS WHAT YOU CAN EXPECT:

- From the day you reserve – until the day you complete – we'll update you regularly on progress
- You will be given your own log-in credentials at reservation to access your personal MyHome Plus online account where you will be able to view the development, property, construction progress and buying process information
- 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
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We personally hand over your key on completion day and make sure everything is to your satisfaction
- Upon handover, we'll meet you on site to demonstrate all the functions and facilities of your new apartment
- The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you'll have the added security protection of a 10-year building warranty
- Finally we'll contact you after 7 days, at 4 weeks and 7 months after you move in, to make sure everything continues... perfectly



DESIGNED FOR LIFE

AT ST GEORGE, 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 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 St George 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 St George 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 the highest 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

For St George, sustainability isn't simply the latest buzzword. 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 and to enable residents to recycle waste.

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.



Proud members of
the Berkeley Group

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

WHAT IS MY HOME PLUS

MYHOME PLUS IS A NEW ONLINE SERVICE THAT IS DESIGNED TO HELP YOU MANAGE KEY ASPECTS OF YOUR NEW HOME AT ANY TIME FROM ANYWHERE AROUND THE WORLD.



BUYING PROCESS

THIS SECTION OF THE ONLINE SERVICE PROVIDES YOU WITH A STEP-BY-STEP GUIDE TO THE BUYING PROCESS FROM RESERVATION THROUGH TO COMPLETION, MOVING IN AND WARRANTY. AT EACH MILESTONE, THE BUYING PROCESS SECTION ADVISES ON THE NEXT STEPS SO THAT YOU CAN BE ABSOLUTELY CLEAR ON YOUR CURRENT POSITION AND WHAT TO EXPECT NEXT.

1. FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.

2. MEET THE TEAM

The section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.

3. OPTIONS & CHOICES SELECTION

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further detail on this.

4. CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.



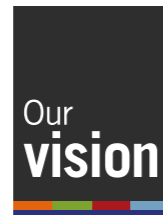
NEXT STEPS

1. Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.
2. Customer Service will then be in touch to invite you in to our Show Apartment to view the interior selections available for the internal finishes which you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.

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:



COMMITMENT TO PEOPLE AND SAFETY

CUSTOMER EXPERIENCE

GREAT PLACES

QUALITY HOMES

EFFICIENT & CONSIDERATE OPERATIONS

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.

BERKELEYFOUNDATION.ORG.UK
BERKELEYGROUP.CO.UK



SUSTAINABILITY

THIS IS HOW WE ARE ENSURING SUSTAINABILITY AT SAFFRON WHARF

PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to St George'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 Saffron Wharf.

NATURE AND BIODIVERSITY

Parkland, trees, flowers, green 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. They are all part of our commitment to net biodiversity gain on our developments. Within and around Saffron Wharf, we have created natural habitats that encourage wildlife to flourish.

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.

CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Saffron Wharf we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air.

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 A or A+ rated.

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.

SUSTAINABLE TRANSPORT

London Dock is situated within walking distance to multiple bus stops and Overground, Underground and DLR stations. Buses and trains provide regular and reliable transport around London and surrounding areas. We also provide cycle paths, 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. These active 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 Premier Estates 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 what new innovative technologies we should use in our future designs.

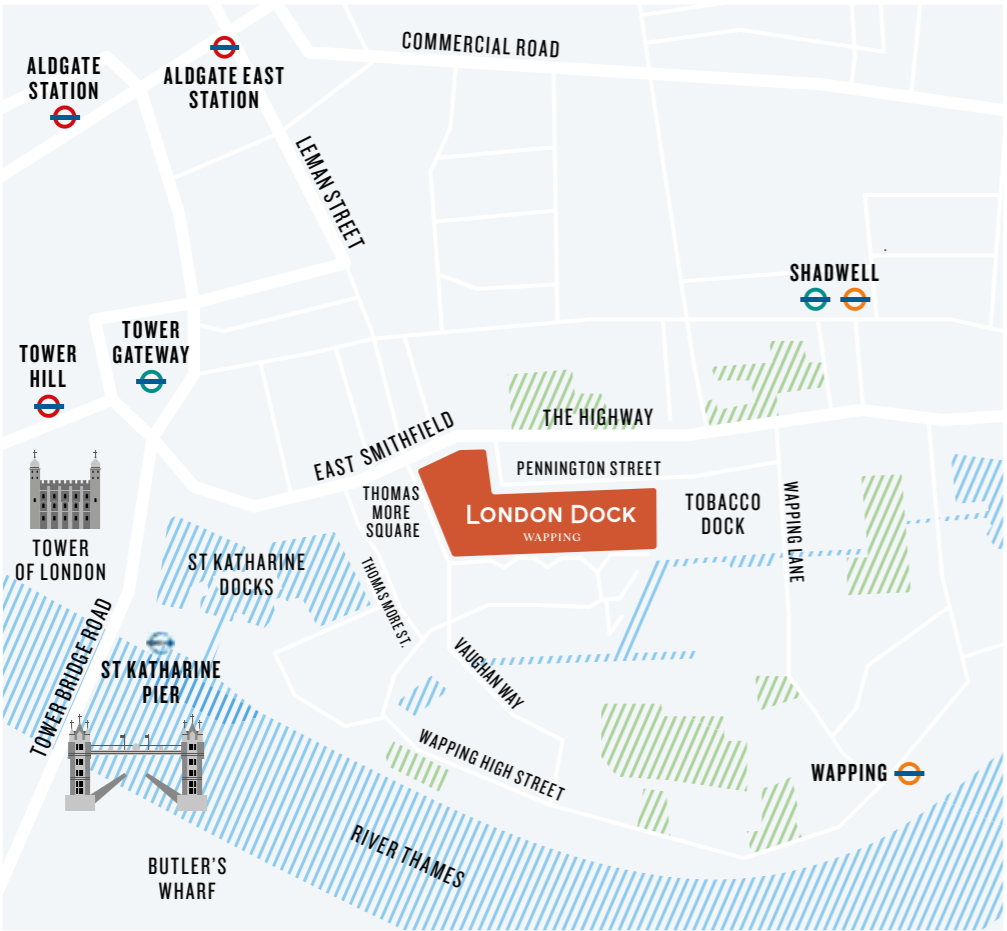
CONTACT

LONDON DOCK SHOW APARTMENTS AND MARKETING SUITE

Monday to Saturday: 10am – 6pm
Sunday: 10am – 5pm

9 Arrival Square
London, E1W 2AA

Call: +44 (0) 20 7971 7880
Email: sales@londondock.co.uk
Visit: londondock.co.uk
 London_Dock



Map is indicative only. All locations are approximate



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. Photography and computer generated images depict London Dock and are indicative only. Timings are approximate. Source: www.tfl.gov.uk. Map is not to scale and shows approximate locations only. Purchasing uncompleted properties located outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully. If in doubt, please seek independent professional advice before making a purchase decision. Planning permission number: PA-19-01684. Borough/council issuing permission: London Borough of Tower Hamlets. Acquiring interest: 999 year leasehold interest from July 1989. ***Anticipated service charge** is an estimate only and subject to change. The estimate is dated July 2020 and does not make allowances for increases due to RPI, inflation etc. from the date of preparation to legal completion. Terms of change that can affect the service charge include, but are not limited to, changes in industry or government legislation, unexpected cost and any other matter outside of the control of St George. The appointed Managing Agent may also charge additional fees, outside of the service charge, for items including, but not limited to, licences and consents, sub-letting, legal proceedings and re-selling / sales pack.



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