

SQP  
LONDON E14

VALIANT  
TOWER

# SQP

LONDON E14

Welcome to South Quay Plaza,  
the spectacular new development by Berkeley.

Perfectly located amongst the leaders in global finance,  
on the doorstep of an exceptional leisure and retail  
destination, SQP has the world at its feet.

Bold and exciting, it offers luxury living  
in London's most vibrant new destination.

Designed for those with particularly  
discerning taste, every last detail has been  
considered to exacting standards.

Introducing a step change in lifestyle for the area,  
SQP's acres of verdant waterside gardens and  
outstanding amenities provide residents with a  
remarkable place to call home.

Never settle for less. Never Compromise.



Computer Generated Images are indicative only.

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of this prestigious  
development by Berkeley

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Designed for Life

At Berkeley, we are committed to  
creating great places where people  
love to live, work and relax.



# LONDON LOOKS EAST

There is over  
**1 million sq.ft**  
of world-class retail space in Canary Wharf

The area is home to more than  
**97 acres**  
of highly specified architecture  
and public spaces

Canary Wharf promises  
to bring an additional  
**110,000 jobs**  
to the area by the year 2031

Bringing the total number of people  
working in the area to  
**215,000**

The new Crossrail station descends  
**6 storeys**  
and is one of the largest  
passenger hubs in London





# DON'T PREDICT THE FUTURE GO OUT AND CREATE IT

Canary Wharf and its environs are undergoing momentous change. No longer solely a financial hub, the area's massive potential is now being realised.

Plans are already well underway to double  
Canary Wharf in size.

Better connected than ever before, it is quickly becoming a space that is full of life and ripe with opportunity for those wishing to invest in a truly dynamic part of London.

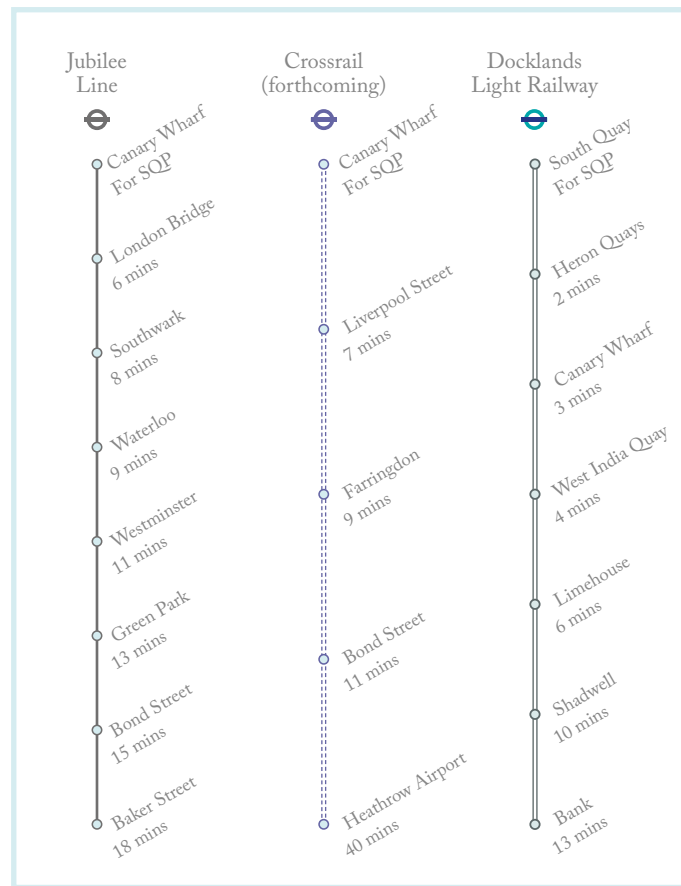
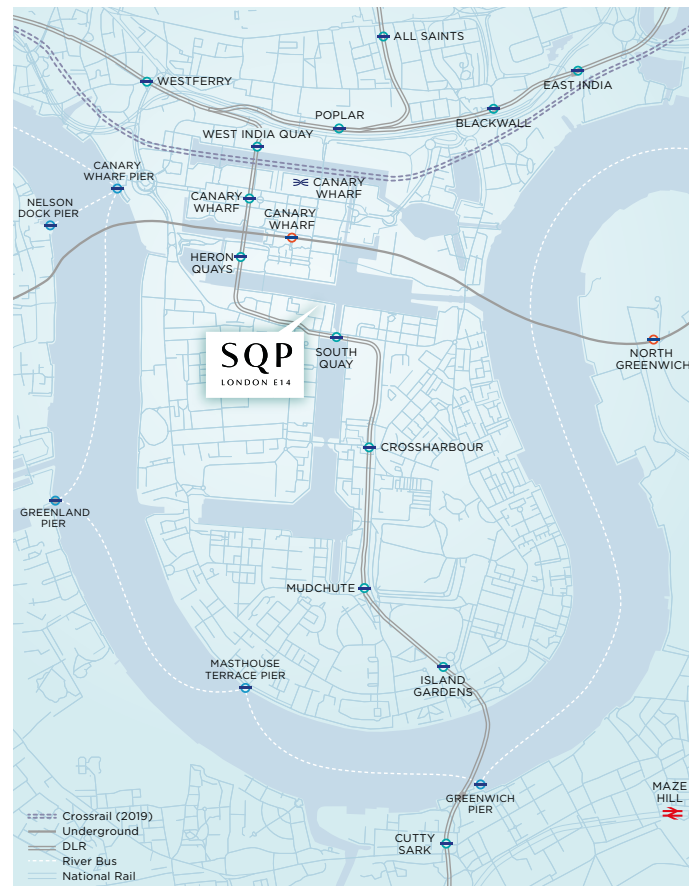
SQP is leading the way with this location-defining development, setting new benchmarks for Canary Wharf.

Canary Wharf's brand new station for Crossrail has also been designed by our architectural partners Foster + Partners and is a short walk from SQP.

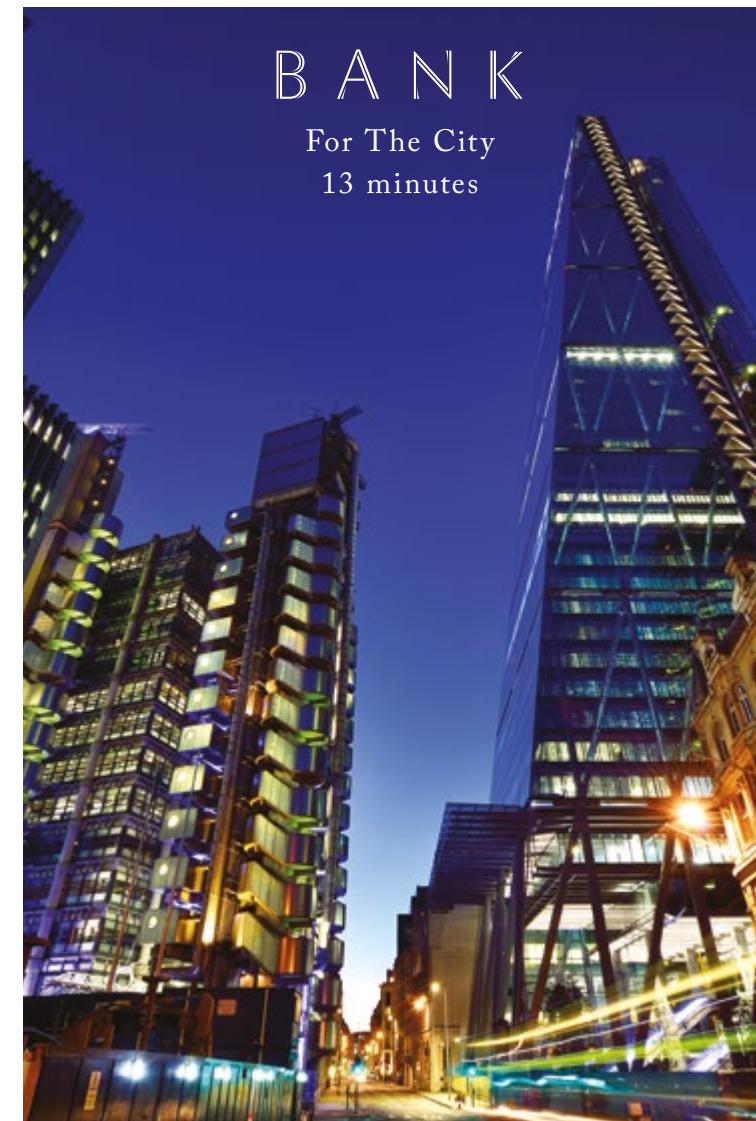
A connection point with the Jubilee Line as well as the Docklands Light Railway allows for seamless travel across London.



# PERFECTLY CONNECTED



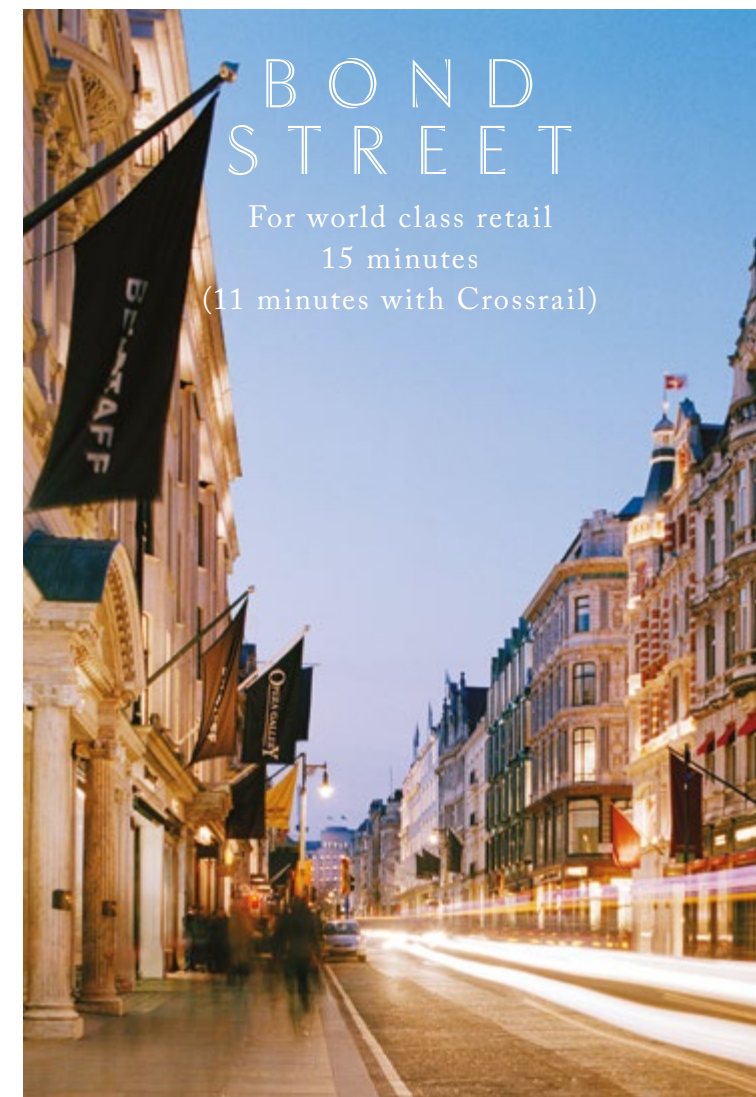
Canary Wharf is a fantastic place to call home. Connected in all directions, it is a meeting point for the Docklands Light Railway and Jubilee Line, and the new Crossrail brings SQP closer to central London and the West End, linking to Bond Street in just 11 minutes. Further connections by road, river and air allow for easy exploration of London and beyond.



BANK  
For The City  
13 minutes



GREEN  
PARK  
For The Mall  
13 minutes



BOND  
STREET  
For world class retail  
15 minutes  
(11 minutes with Crossrail)



WESTMINSTER  
For St. James's Palace, Buckingham Palace  
and the Houses of Parliament  
11 minutes

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



# GOING UP IN THE WORLD

SQP is perfectly located for easy access to London City Airport, London's most central airport. A short taxi or DLR ride away, it offers fast, convenient travel to destinations across the UK, Europe and the USA. Significant investment and extension means that London City Airport offers London's quickest check-in and transfer times, making journeys smoother and more enjoyable than ever. 47 destinations across Europe and America.







**BOISDALE**

Celebrating the best things in life, local hotspot Boisdale makes for an evening of epicurean delights. Drink in the city views from the whisky bar, oyster bar and cigar library while relaxing to some of the best jazz music London has to offer.

**PLATEAU**

SQP isn't the only place to boast incredible views of Canary Wharf. Situated on the fourth floor of Canada Place, Plateau is split between an elegant, unashamedly formal dining space and an informal bar and grill. This vibrant lunch spot is the ultimate in Manhattan-style dining at Canary Wharf.

**IBERICA**

With deep, sumptuous interiors and a fascinating array of all things Spanish, Iberica is a masterclass in modern tapas. The menu has been curated by Executive Chef Nacho Manzano of Michelin starred Casa Marcial and Star La Salgar fame.

**TOM'S KITCHEN**

As if gaining two Michelin stars by the age of 26 isn't enough, Tom Aikens has arrived in Canary Wharf to provide a brilliant British menu in relaxed surroundings. Tom's light, contemporary touch elevates seasonal food to a standard worthy of only the very finest ingredients.

**ONE CANADA SQUARE**

It's not just the exquisite French a la carte menu that has put One Canada Square firmly on London's gastronomic map. The bottomless brunches served here are the talk of the town and make this the 'go-to' place in Canary Wharf.

**ROKA**

Sit back amongst highly glamorous bamboo and polished wood surroundings to savour the contemporary Japanese robatayaki cuisine on offer. Choose from sushi and sashimi, exquisite snacks or specialities such as cedar-roast baby chicken.

GOOD TASTE?  
IT'S ALL  
A MATTER  
OF TIMING

Historically renowned for trading exotic spices and sugar in its famous docks, Canary Wharf now boasts some of the most exciting dining experiences in London.

Attracting fine culinary talent from across the globe, the inspiring choice of bars and restaurants caters for every palate and occasion, bringing the best ingredients together to create a new gastronomic destination in the East of London.





# I SHOP THEREFORE I AM

Canary Wharf not only rivals the City and the West End as a place to do business, but also as a place for the business of shopping.

Five separate malls accommodate over 120 shops, where every requirement from an artisan baguette to a cut diamond can be sourced. The world's best brands are all here, offering discerning shoppers an array of chic fashion, traditional craftsmanship and tailoring, fine jewellery and watches, home interiors and luxuries for beauty and pampering.

The beauty of Canary Wharf shopping is that its retailers offer you everything from a daily espresso to something designed to last a lifetime.







## GO OUT AND PAINT THE STARS

Billed as London's home of entertainment, The O2 is just a two minute\* tube hop from Canary Wharf.

Global superstars of music and sport choose The O2 to showcase their talents. It's where 2 million of Europe's hottest tickets are sold every year.

With space for 20,000, The O2 is one of the world's largest arenas. However, The O2 includes other spaces, including club nights at Building Six, the red carpet experience at Sky Backstage, and a smaller arena - relatively speaking - at indigo. All this, plus 3D movies at Cineworld and a wide range of casual dining and bars, make The O2 London's leading entertainment hub.

\*Times are approximate. Source: [www.tfl.gov.uk](http://www.tfl.gov.uk)



# IN A CLASS OF ITS OWN



 <p>THE LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE ■</p> <p>☉ Holborn.....18 mins</p>	<p><b>Imperial College London</b></p> <p>☉ South Kensington.....31 mins</p>	 <p>☉ Euston Square.....23 mins</p>	 <p>☉ Temple.....19 mins</p>
 <p>☉ Aldgate East.....15 mins</p>	<p><b>UNIVERSITY OF WESTMINSTER</b> ■</p> <p>☉ Goodge Street.....21 mins</p>	 <p>☉ Angel.....19 mins</p>	 <p>☉ Mile End.....21 mins</p>
 <p>☉ Russell Square.....23 mins</p>	 <p>☉ Elephant &amp; Castle.....19 mins</p>	 <p>☉ Cutty Sark.....6 mins</p>	<p><b>ual:</b> university of the arts london</p> <p>☉ Holborn.....18 mins</p>

All times are from South Quay DLR station. Source: [www.tfl.co.uk](http://www.tfl.co.uk)

When it comes to education, London offers the very best.

London is the global leader in education at every stage, attracting the brightest and most talented minds in the world.

Not only is it home to outstanding primary and secondary schools, London has some of the highest-ranking universities available, including 2 in the global top 10.

Imperial College and University College London, St. Paul's School and Westminster School, The Henrietta Barnett School and Queen Elizabeth's School all top the education league tables and are just a small selection of the long list of renowned London institutions.

## NO. 1

The world's number one international city. London is home to over 100,000 international students from over 200 different nations\* - the most popular student city in the world.

\*Source: [www.studylondon.ac.uk/why-study-in-london](http://www.studylondon.ac.uk/why-study-in-london)





# BREAK THE MOULD



In an area already well populated with iconic buildings, SQP had to be something special in order to make its mark. From the original vision for SQP, Berkeley looked to work with the very best talents in architecture and design. Few architectural practices can match world-renowned Foster + Partners, responsible for both the exterior architecture and interior designs for SQP.

Reaching 68 storeys, the tallest of its three towers certainly stands out. By simply rotating the building by 45 degrees and defying the surrounding grid pattern of streets and buildings, SQP adds a neat architectural twist to its immediate environment and enhances the views from the apartments.

Foster + Partners deliver uncompromising standards in architecture, aptly reflecting the highest levels of quality that Berkeley demands for SQP.

**Foster + Partners**



Millennium Bridge, London, 2000



Queen Elizabeth II Great Court, British Museum, London, 2000



Canary Wharf Crossrail Station, London, 2015



30 St Mary Axe, London, 2004





Computer Generated Images are indicative only.

# ESCAPE TO YOUR OWN PERFECT OASIS

As Canary Wharf's cutting edge architectural statements tower into the sky; SQP introduces a more natural edge to the mix with vibrant public space.

With nearly two thirds of the site dedicated to open green spaces, play areas and other public realm, including seating and outdoor artworks, this is something of a rarity in central London.

For SQP residents, this provides a welcome opportunity for outdoor relaxation.

In a high-speed life, sometimes it's good to let the grass grow beneath your feet.





# PLAN FOR THE FUTURE

SQP is large enough in scale and scope to be described as a residential quarter in its own right.

The three buildings, Valiant, Berwick and Harcourt, will collectively offer Suites, 1, 2 and 3 bedroom apartments in three interior colour schemes.

The buildings are set in generous areas of gardens and public realm, with the waterfront of South Dock as the glittering backdrop. SQP also includes 10,000 square feet of retail space for local convenience.

The design, implementation and long-term management of these elements is something Berkeley excels in, committed to world class standards of both placemaking and placekeeping.



# — THE — QUAY CLUB

The Quay Club is an exclusive residents' only club with the ultimate facilities for exercise, relaxation and socialising, enabling you to enjoy life to the full, just a few minutes from your apartment door. Situated on the First, Mezzanine and the 56th floors, these amenities exemplify exactly what sets SQP apart from all others.

## FIRST FLOOR

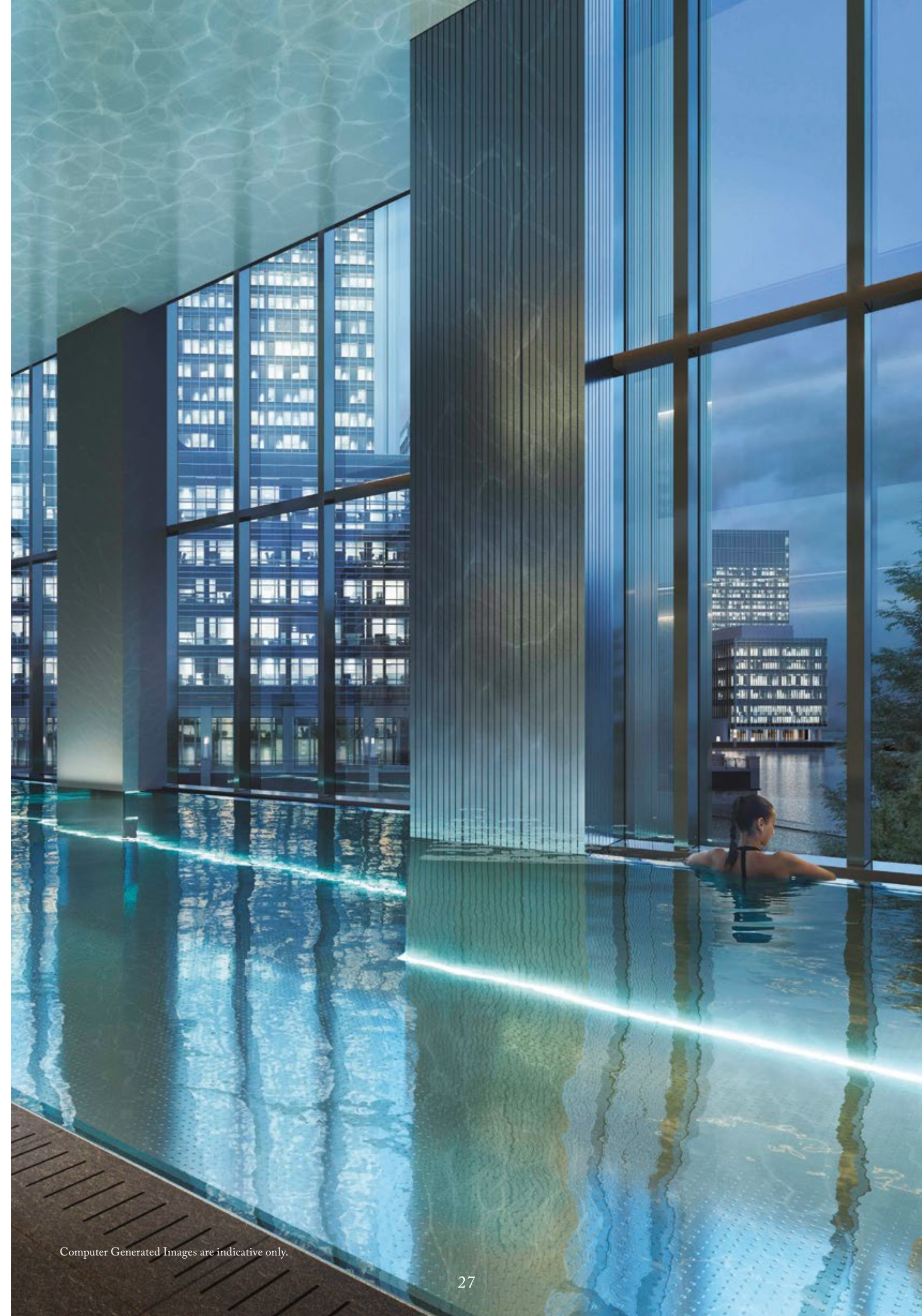
Gym  
Treatment Rooms  
Swimming Pool

## 2ND FLOOR

Vitality Pool  
Sauna  
Steam Room  
Experience Showers

## 56TH FLOOR

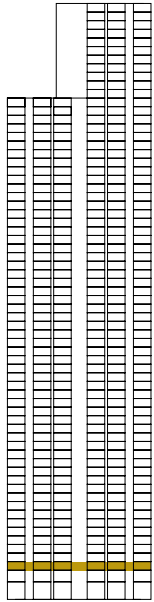
Screening Room  
Private Meeting / Dining Rooms  
Residents' Private Bar  
Residents' Lounge and Terrace  
Outdoor Kitchen





# VALIANT FIRST FLOOR

# THE QUAY CLUB



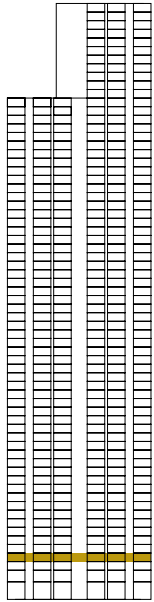
Floor plans shown for South Quay Plaza are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Maximum room dimensions have been illustrated where possible.





# VALIANT 2ND FLOOR

# THE QUAY CLUB



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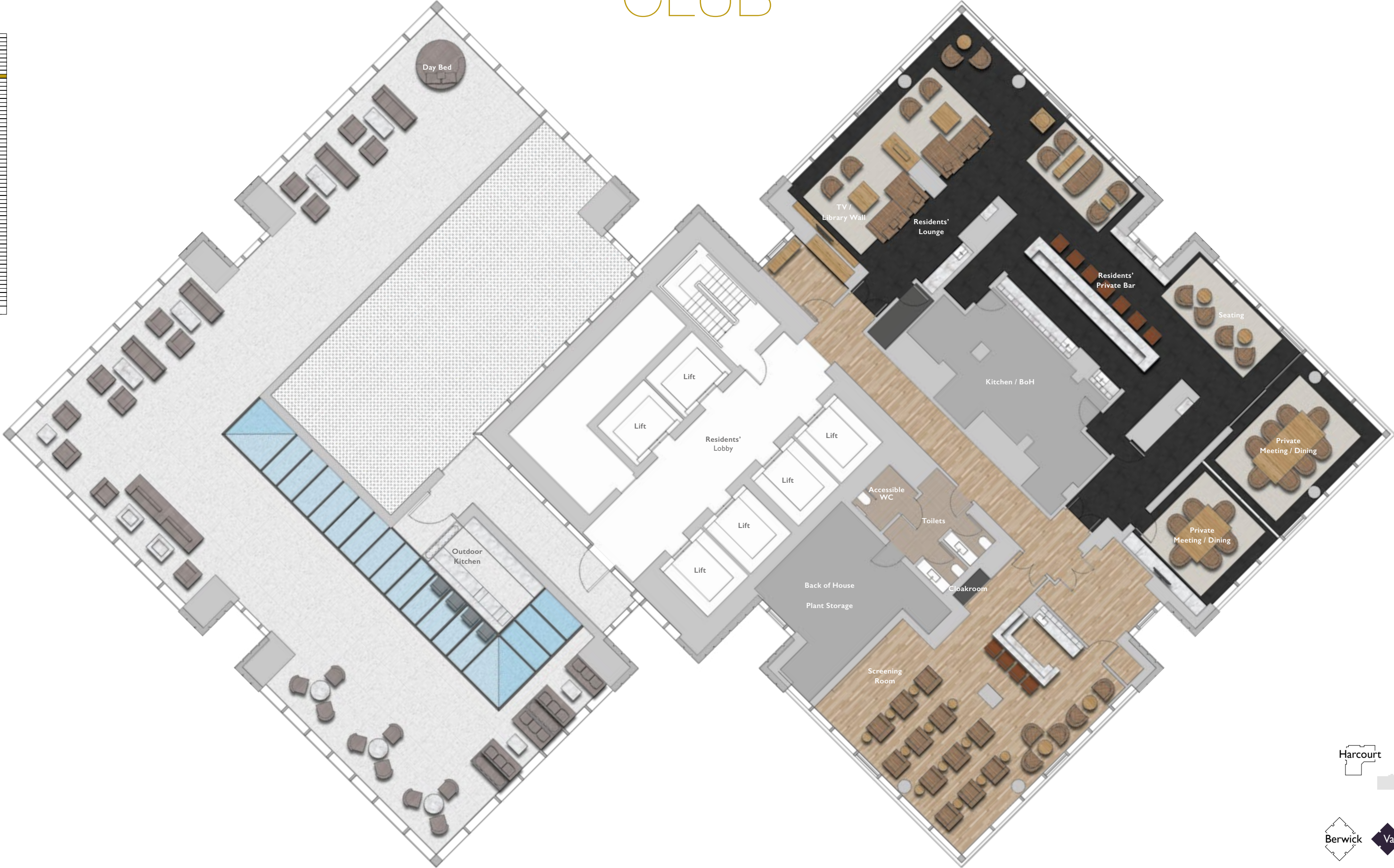
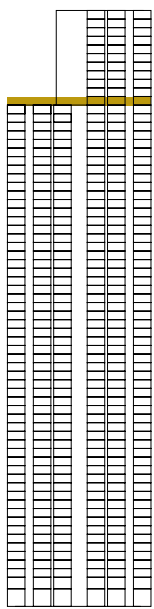


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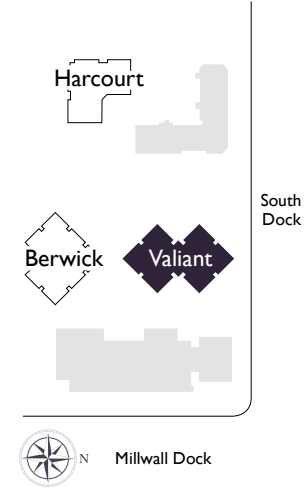


# VALIANT FLOOR 56

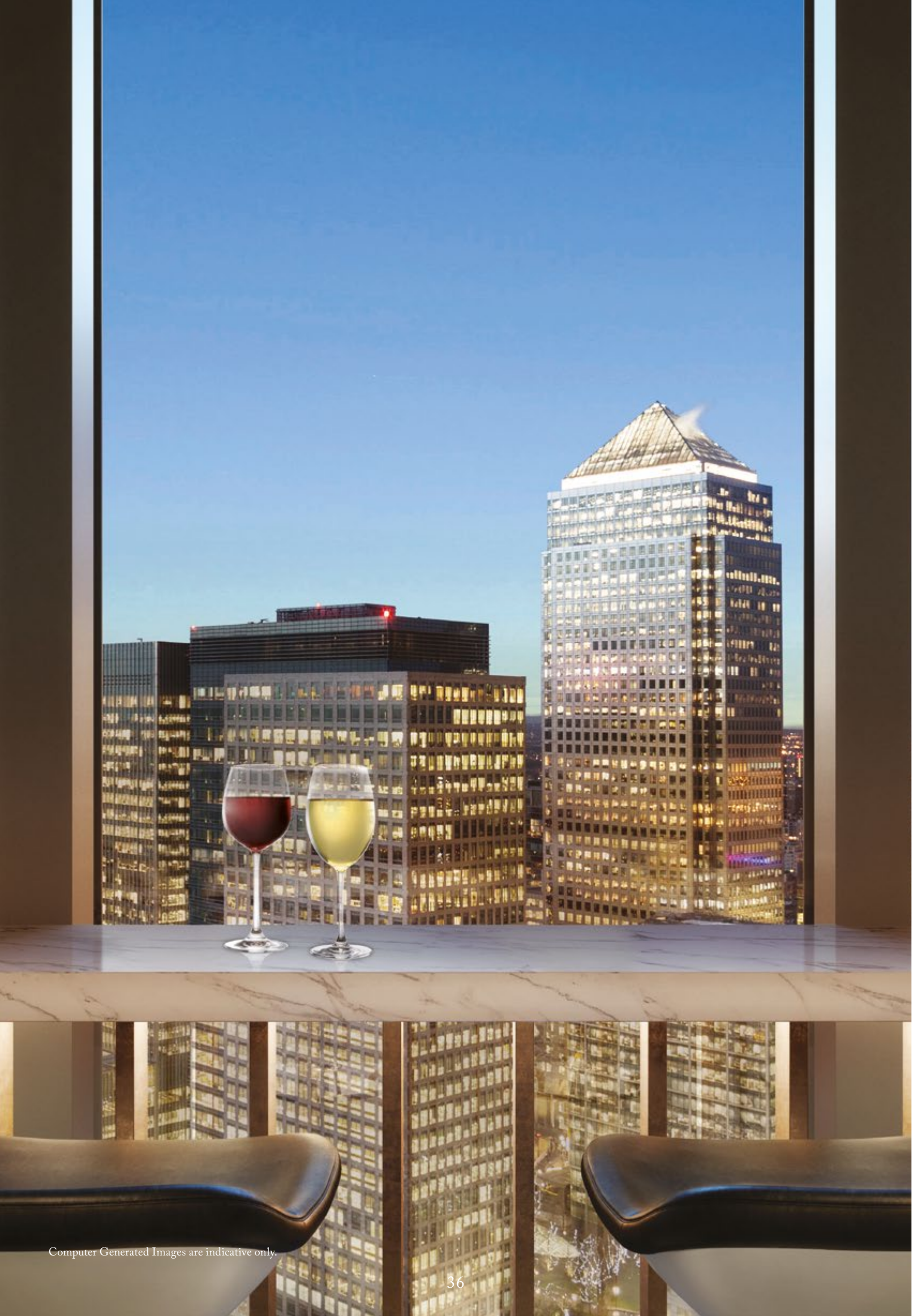
# THE QUAY CLUB



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# A BAR FOR ALL SEASONS

Taking the entire 56th floor, The Quay Club Lounge is a spectacular space with intoxicating views.

The bar offers a backdrop of the London skyline for unwinding or entertaining friends and business associates. You'll discover that every drink tastes better on the 56th floor.

Choose from a range of fine wines and bespoke beers stocked by The Quay Club Lounge bar.\*

\* Available at an extra cost.





# THE VIEW FROM THE TOP

The Quay Club Lounge also includes spaces for quiet contemplation and tranquility, all with a 56th floor outlook.

Enjoy a few quiet moments in the private residents' lounge, relaxing with a book.

Or when the weather allows, wander out onto the terrace to sip a cooling drink and admire the view.

Ordinary existence will feel a million miles away.



Computer Generated Images are indicative only.









## SEE THINGS FROM A DIFFERENT PERSPECTIVE

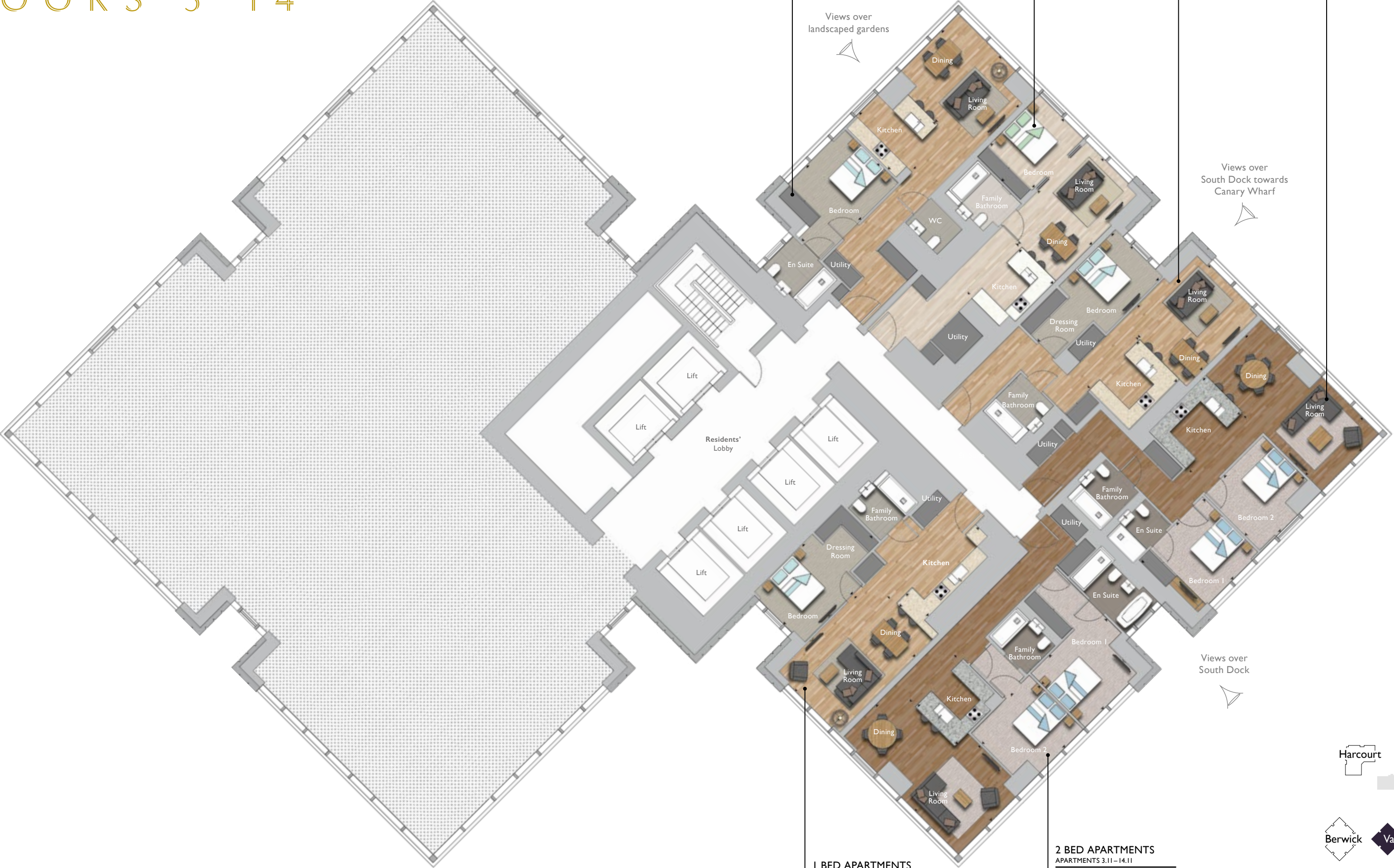
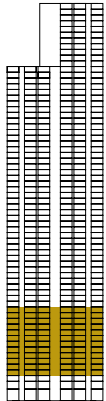
With interior design by Foster + Partners, the SQP apartments offer modernity and sophistication, in addition to exceptional levels of comfort.

The larger apartments include innovative sliding panels that transform the corner of the living room, admitting light and air without compromising on space.

A choice of three colour schemes allows purchasers to select an interior theme that best suits their taste. Inspired by the ever present water views, the Adriatic, Aegean and Levantine palettes offer a choice of light, medium or dark finishes to the interior specification.



VALIANT  
APARTMENTS  
FLOORS 3-14



1 BED APARTMENTS APARTMENTS 3.07-14.07			
Area	62.6 sq.m	674 sq.ft	
Living	3.83 × 4.48 m	12'6" × 14'8"	
Kitchen	3.28 × 2.75 m	10'9" × 9'0"	
Bed	4.52 × 3.18 m	14'9" × 10'5"	

SUITE APARTMENTS APARTMENTS 3.08-14.08			
Area	51.4 sq.m	553 sq.ft	
Living	4.95 × 3.14 m	16'2" × 10'3"	
Kitchen	2.96 × 1.94 m	9'8" × 6'4"	
Bed	2.75 × 3.62 m	9'0" × 11'10"	

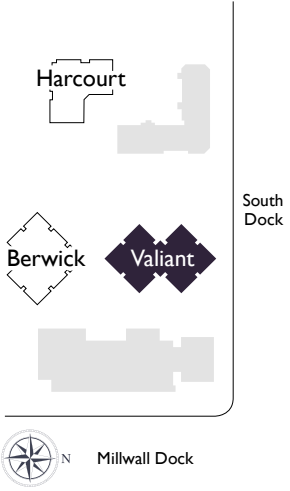
1 BED APARTMENTS APARTMENTS 3.09-14.09			
Area	57.7 sq.m	621 sq.ft	
Living	4.22 × 3.77 m	13'10" × 12'4"	
Kitchen	2.93 × 2.32 m	9'7" × 7'7"	
Bed	5.64 × 2.75 m	18'6" × 9'0"	

2 BED APARTMENTS APARTMENTS 3.10-14.10			
Area	82 sq.m	882 sq.ft	
Living	3.34 × 6.75 m	10'11" × 22'1"	
Kitchen	3.29 × 2.15 m	10'9" × 7'0"	
Bed 1	3.30 × 3.69 m	10'9" × 12'1"	
Bed 2	3.43 × 3.30 m	11'3" × 10'9"	

1 BED APARTMENTS APARTMENTS 3.12-14.12			
Area	56.7 sq.m	610 sq.ft	
Living	5.53 × 3.52 m	18'1" × 11'6"	
Kitchen	4.58 × 1.31 m	15'0" × 4'3"	
Bed	5.16 × 2.95 m	16'11" × 9'8"	

2 BED APARTMENTS APARTMENTS 3.11-14.11			
Area	85.0 sq.m	915 sq.ft	
Living	6.76 × 3.82 m	22'2" × 12'6"	
Kitchen	2.70 × 2.32 m	8'10" × 7'7"	
Bed 1	3.81 × 3.15 m	12'6" × 10'4"	
Bed 2	3.36 × 3.14 m	11'0" × 10'3"	

◆ Depicts measurement points. Floor plans shown for South Quay Plaza are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Maximum room dimensions have been illustrated where possible.

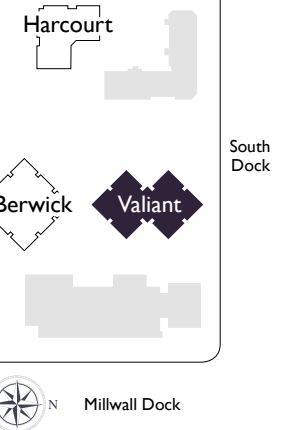




1 BED APARTMENT		
APARTMENT 15.06		
Area	58.2 sq.m	627 sq.ft
Living	5.61 x 3.60 m	18'4" x 11'9"
Kitchen	4.52 x 1.43 m	14'9" x 4'8"
Bed 1	6.12 x 2.81 m	20'0" x 9'2"

SUITE APARTMENT		
APARTMENT 15.08		
Area	51.6 sq.m	555 sq.ft
Living	4.95 x 3.14 m	16'2" x 10'3"
Kitchen	2.96 x 1.94 m	9'8" x 6'4"
Bed 1	2.75 x 3.62 m	9'0" x 11'10"

2 BED APARTMENT		
APARTMENT 15.10		
Area	82.5 sq.m	888 sq.ft
Living	3.34 x 6.75 m	10'11" x 22'1"
Kitchen	3.29 x 2.15 m	10'9" x 7'0"
Bed 1	3.30 x 3.71 m	10'9" x 12'2"
Bed 2	3.43 x 3.30 m	11'3" x 10'9"



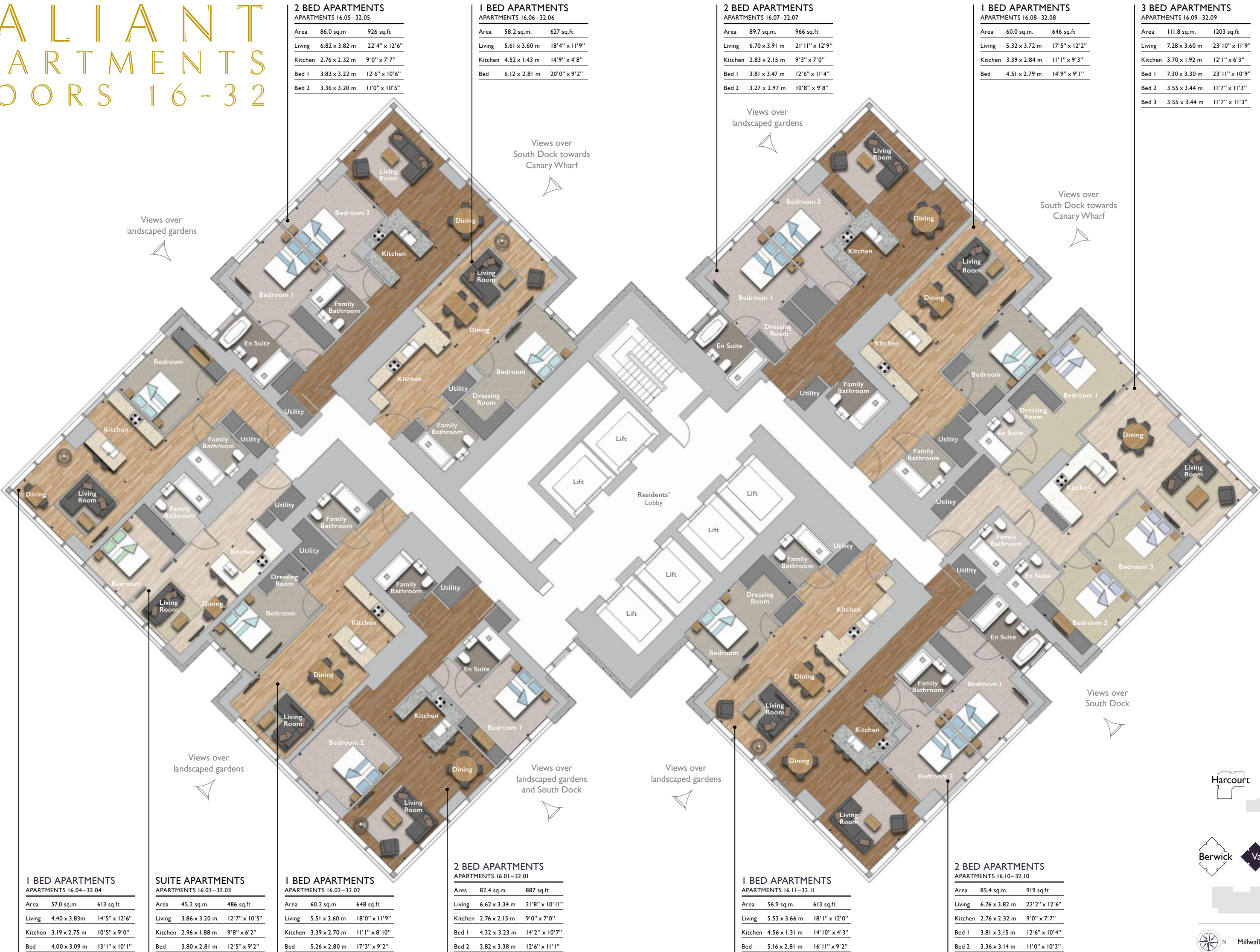
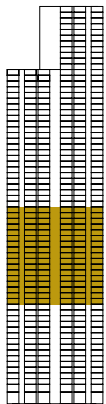
SUITE APARTMENT		
APARTMENT 15.03		
Area	45.2 sq.m.	487 sq.ft
Living	3.86 x 3.20 m	12'7" x 10'5"
Kitchen	2.96 x 1.88 m	9'8" x 6'2"
Bed 1	3.80 x 2.81 m	12'5" x 9'2"

2 BED APARTMENT		
APARTMENT 15.01		
Area	82.2 sq.m.	885 sq.ft
Living	6.62 x 3.34 m	21'8" x 10'11"
Kitchen	2.76 x 2.15 m	9'0" x 7'0"
Bed 1	3.23 x 4.32 m	10'7" x 14'2"
Bed 2	3.82 x 3.38 m	12'6" x 11'1"

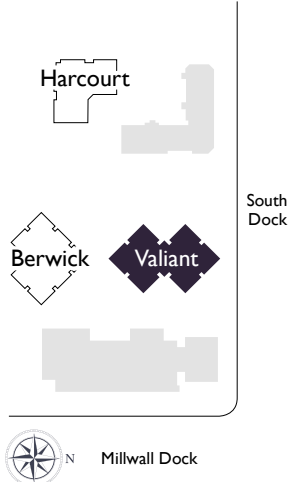
2 BED APARTMENT		
APARTMENT 15.11		
Area	85.4 sq.m.	919 sq.ft
Living	6.76 x 3.82 m	22'2" x 12'6"
Kitchen	2.73 x 2.32 m	8'11" x 7'7"
Bed 1	3.81 x 3.15	12'6" x 10'3"
Bed 2	3.36 x 3.14	11'0" x 10'3"



VALIANT  
APARTMENTS  
FLOORS 16-32

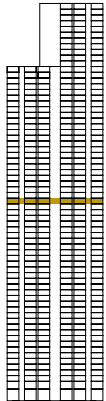


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VALIANT  
APARTMENTS  
FLOOR 33



2 BED APARTMENT  
APARTMENT 33.01

Area	90.1 sq.m.	970 sq.ft
Living	6.63 x 3.91 m	21'9" x 12'9"
Kitchen	2.76 x 2.15 m	9'0" x 7'0"
Bed 1	3.81 x 3.47 m	12'6" x 11'4"
Bed 2	3.27 x 2.97 m	10'8" x 9'8"

1 BED APARTMENT  
APARTMENT 33.02

Area	61.1 sq.m.	658 sq.ft
Living	5.32 x 3.79 m	17'5" x 12'5"
Kitchen	3.44 x 2.84 m	11'3" x 9'3"
Bed	4.51 x 2.79 m	14'9" x 9'1"

3 BED APARTMENT  
APARTMENT 33.03

Area	112.5 sq.m.	1211 sq.ft
Living	7.28 x 3.60 m	23'10" x 11'9"
Kitchen	3.70 x 1.90 m	12'1" x 6'2"
Bed 1	7.30 x 3.30 m	23'11" x 10'9"
Bed 2	3.55 x 3.44 m	11'7" x 11'3"
Bed 3	3.55 x 3.44 m	11'7" x 11'3"

1 BED APARTMENT  
APARTMENTS 33.07

Area	61.0 sq.m.	656 sq.ft
Living	5.51 x 3.65 m	18'0" x 11'11"
Kitchen	3.44 x 2.70 m	11'3" x 8'10"
Bed	5.26 x 2.75 m	17'3" x 9'0"

2 BED APARTMENT  
APARTMENTS 33.06

Area	82.8 sq.m.	891 sq.ft
Living	6.62 x 3.34 m	21'8" x 10'11"
Kitchen	2.76 x 2.15 m	9'0" x 7'0"
Bed 1	4.32 x 3.23 m	14'2" x 10'7"
Bed 2	3.82 x 3.38 m	12'6" x 11'1"

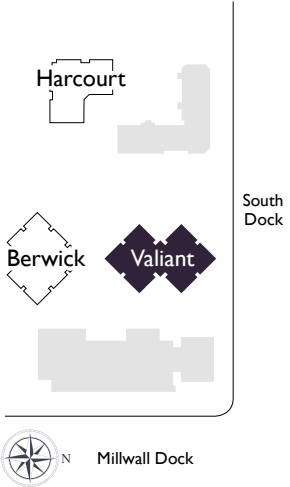
1 BED APARTMENT  
APARTMENT 33.05

Area	58.2 sq.m.	627 sq.ft
Living	5.53 x 3.66 m	18'1" x 12'0"
Kitchen	4.56 x 1.46 m	14'11" x 4'9"
Bed	5.16 x 2.91 m	16'11" x 9'6"

2 BED APARTMENT  
APARTMENT 33.04

Area	85.9 sq.m.	925 sq.ft
Living	6.76 x 3.62 m	22'2" x 11'10"
Kitchen	2.76 x 2.32 m	9'0" x 7'7"
Bed 1	3.18 x 3.15 m	12'6" x 10'4"
Bed 2	3.56 x 3.14 m	11'8" x 10'3"

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1 BED APARTMENTS		
APARTMENTS 34.06–48.06		
Area	59.7 sq.m.	642 sq.ft
Living	5.61 x 3.65 m	18'4" x 11'11"
Kitchen	4.50 x 1.58 m	14'9" x 5'2"
Bed	6.12 x 2.86 m	20'0" x 9'4"

1 BED APARTMENTS		
APARTMENTS 34.08-48.08		
Area	61.1 sq.m.	658 sq.ft
Living	5.32 x 3.79 m	17'5" x 12'5"
Kitchen	3.44 x 2.84 m	11'3" x 9'3"
Bed	4.51 x 2.79 m	14'9" x 9'1"

Views over landscaped gardens

Views towards The City of London

Views over South London

Views over South Dock towards Canary Wharf

Views towards Greenwich and the Thames

Views towards Greenwich Peninsula and the Thames

Views towards Greenwich and the Thames

Views towards Greenwich and the Thames

Views towards Greenwich Peninsula and the Thames

1 BED APARTMENTS

SUITE APARTMENTS

1 BED APARTMENTS

2 BED APARTMENTS  
APARTMENTS 34.01-48.01

1 BED APARTMENTS

2 BED APARTMENTS  
APARTMENTS 34.10-48.10

Bed 3 3.55 x 3.44 m 11'7" x 11'3"

Harcourt

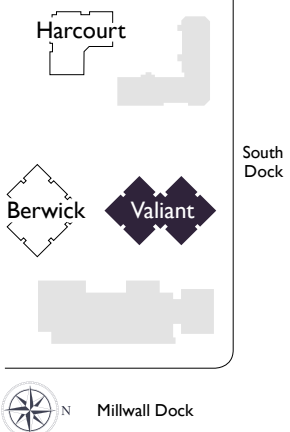
Berwick

Valia

SUITE APARTMENTS		
APARTMENTS 34.03–48.03		
Area	45.3 sq.m.	488 sq.ft
Living	3.86 x 3.20 m	12'7" x 10'5"
Kitchen	2.96 x 1.88 m	9'8" x 6'2"
Bed	3.80 x 2.81 m	12'5" x 9'2"

2 BED APARTMENTS		
APARTMENTS 34.01-48.01		
Area	82.8 sq.m.	891 sq.ft
Living	6.62 x 3.34 m	21'8" x 10'11"
Kitchen	2.76 x 2.15 m	9'0" x 7'0"
Bed 1	4.32 x 3.23 m	14'2" x 10'7"
Bed 2	3.82 x 3.38 m	12'6" x 11'1"

2 BED APARTMENTS		
APARTMENTS 34.10–48.10		
Area	85.9 sq.m.	925 sq.ft
Living	6.76 x 3.62 m	22'2" x 11'10"
Kitchen	2.76 x 2.32 m	9'0" x 7'7"
Bed 1	3.81 x 3.15 m	12'6" x 10'4"
Bed 2	3.56 x 3.14 m	11'8" x 10'3"





1 BED APARTMENTS		
APARTMENTS 49.05–55.05		
Area	61.2 sq.m.	659 sq.ft
Living	5.71 x 3.65 m	18'8" x 11'11"
Kitchen	4.50 x 1.73 m	14'9" x 5'8"
Bed	6.12 x 2.96 m	20'0" x 9'8"

1 BED APARTMENTS		
APARTMENTS 49.07–55.07		
Area	61.8 sq.m.	665 sq.ft
Living	5.32 x 3.79 m	17'5" x 12'5"
Kitchen	3.49 x 2.84 m	11'5" x 9'3"
Bed	4.51 x 2.79 m	14'9" x 9'1"

Views over  
landscaped gardens

Views over  
South Dock towards  
Canary Wharf

Views over  
South Dock towards  
Canary Wharf

Views towards  
Greenwich Peninsula  
and the Thames

1 BED APARTMENTS		
APARTMENTS 49.02–55.02		
Area	61.9 sq.m.	666 sq.ft
Living	5.61 x 3.65 m	18'5" x 11'11"
Kitchen	3.49 x 2.70 m	11'5" x 8'10"
Bed	5.26 x 2.75 m	17'3" x 9'0"

1 BED APARTMENTS		
APARTMENTS 49.10-55.10		
Area	59.5 sq.m.	640 sq.ft
Living	5.61 x 3.67 m	18'4" x 12'0"
Kitchen	4.50 x 1.61 m	14'9" x 5'3"
Bed	5.16 x 3.00 m	16'11" x 9'10"

South  
Dock

erwick

Valiant

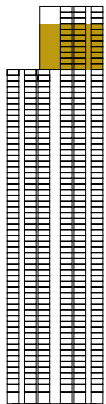


54

55



VALIANT  
APARTMENTS  
FLOORS 57-64



**2 BED APARTMENTS**  
APARTMENTS 57.01-64.01

Area	93.5 sq.m.	1007 sq.ft
Living	6.73 x 4.01 m	22'0" x 13'1"
Kitchen	2.76 x 2.15 m	9'0" x 7'0"
Bed 1	3.81 x 3.57 m	12'6" x 11'8"
Bed 2	3.27 x 3.12 m	10'8" x 10'2"

**1 BED APARTMENTS**  
APARTMENTS 57.02-64.02

Area	63.4 sq.m.	682 sq.ft
Living	5.37 x 3.83 m	17'7" x 12'6"
Kitchen	3.39 x 3.05 m	11'1" x 10'0"
Bed	4.51 x 2.75 m	14'9" x 9'0"

**3 BED APARTMENTS**  
APARTMENTS 57.03-64.03

Area	114.9 sq.m.	1236 sq.ft
Living	7.34 x 3.75 m	24'0" x 12'3"
Kitchen	3.70 x 1.92 m	12'1" x 6'3"
Bed 1	7.45 x 3.30 m	24'5" x 10'9"
Bed 2	3.65 x 3.44 m	11'11" x 11'3"
Bed 3	3.70 x 3.44 m	12'1" x 11'3"

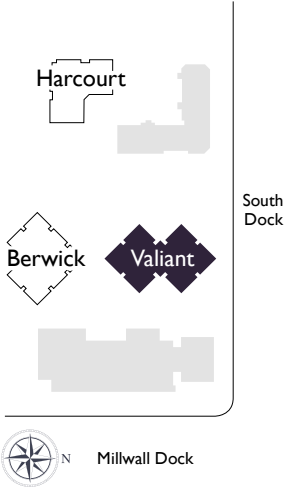
**1 BED APARTMENTS**  
APARTMENTS 57.05-64.05

Area	62.9 sq.m.	677 sq.ft
Living	6.47 x 3.71 m	21'2" x 12'2"
Kitchen	3.80 x 2.12 m	12'5" x 6'11"
Bed	5.45 x 2.96 m	17'10" x 9'8"

**2 BED APARTMENTS**  
APARTMENTS 57.04-64.04

Area	88.0 sq.m.	947 sq.ft
Living	6.91 x 3.72 m	22'8" x 12'2"
Kitchen	2.76 x 2.92 m	9'0" x 9'6"
Bed 1	3.81 x 3.21 m	12'6" x 10'6"
Bed 2	3.56 x 3.29 m	11'8" x 10'9"

◆◆ Depicts measurement points. Floor plans shown for South Quay Plaza are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Maximum room dimensions have been illustrated where possible.





# IT'S ALL IN THE DETAIL

The interiors and specification at SQP has been designed by multi-award winning architects, Foster + Partners, resulting in a coordinated palette of finishes of the highest quality.

Each individual apartment has been reviewed in meticulous detail by the Berkeley Homes team and Foster + Partners, creating homes with style, sophistication and warmth.

## Kitchens

- Designer kitchens featuring handle free cupboards in a choice of three finish combinations
- Custom designed internal cupboards including concealed refuse and recycling storage and magic corner where appropriate
- All worktops and down stands are made of reconstituted stone with a glass splash back in three colour options as part of the selected colour palette
- Stainless steel sink featuring single-lever mixer tap set in stainless steel
- Siemens or similar integrated stainless steel oven (Suites have combination microwave only)
- Siemens or similar integrated combination microwave oven where applicable
- Siemens or similar stainless steel warming drawer where applicable (three-bedroom apartments)
- Siemens or similar built-in coffee machine where applicable (three-bedroom apartments)

## Kitchens (*contd.*)

- Siemens or similar touch control induction hob
- Cooker hood
- Siemens or similar fully integrated multifunction dishwasher
- Siemens or similar integrated refrigerator and integrated freezer
- Built-in wine cooler
- Engineered flooring in a choice of three colour palettes (colour palettes cannot be combined)
- Recessed LED strip lighting underneath wall-mounted cupboards

## Utility Cupboard (where applicable)

- Siemens or similar 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

## Bathrooms & En-suites

### Three-piece Bathroom with Bath

- White china wall-mounted WC with soft close lid and dual-flush stainless steel plate
- White china wall-mounted semi-recessed wash basin with chrome mixer
- Heated towel rail
- White bathtub with chrome hand shower
- Fixed rain-shower head with separate hand shower and controls
- Glass shower screen
- Wall-mounted tissue holder, toilet brush and robe hook in chrome
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Porcelain tiled walls in a choice of three colour palettes
- Porcelain tile flooring in a choice of three colour palettes
- Grey-veined white ceramic tiled feature wall

### Three-piece Bathroom with Shower

- White china wall-mounted WC with soft close lid and dual-flush stainless steel plate
- White china wall-mounted wash basin with chrome mixer
- Heated towel rail
- Fixed rain-shower head with separate hand shower and controls
- Fixed glass shower screen
- Wall-mounted tissue holder, toilet brush and robe hook in chrome
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Porcelain tiled walls in a choice of three colour palettes
- Porcelain tile flooring in a choice of three colour palettes
- Grey-veined white ceramic tiled feature wall

### Four-piece Bathroom with Free-standing Bath

- White china wall-mounted WC with soft-close lid and dual-flush stainless steel plate
- White china wall-mounted wash basin with chrome mixer
- Heated towel rail
- Fixed rain-shower head with separate hand shower and controls

- Fixed glass shower screen
- Wall-mounted tissue holder, toilet brush and robe hook in chrome
- Free-standing bathtub, free-standing chrome mixer and hand shower and wallmounted controls
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Porcelain tiled walls in a choice of three colour palettes
- Porcelain tile flooring in a choice of three colour palettes
- Grey-veined white ceramic tiled feature wall

### Four-piece Bathroom with Inset Bath

- White china wall-mounted WC with soft close lid and dual-flush stainless steel plate
- White china wall-mounted wash basin with chrome mixer
- Heated towel rail
- White bathtub with chrome deckmounted hand shower
- Fixed rain-shower head with separate hand shower and controls
- Fixed glass shower screen
- Wall-mounted tissue holder, toilet brush and robe hook in chrome
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Porcelain tiled walls in a choice of three colour palettes
- Porcelain tile flooring in a choice of three colour palettes
- Grey-veined white ceramic tiled feature wall

### Two-piece Powder Room

- White china wall-mounted WC with soft close lid and dual-flush stainless steel plate
- White china wall-mounted wash basin with chrome mixer
- Towel bar
- Wall-mounted tissue holder, toilet brush and robe hook in chrome
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Porcelain tiled walls in a choice of three colour palettes
- Porcelain tile flooring in a choice of three colour palettes
- Grey-veined white ceramic tiled feature wall



Interior Finishes

- Multi-point locking timber-veneered front door with apartment number, letter plate and spyhole
- Engineered flooring throughout living areas and hallways in chosen colour palette
- MDF skirting in white painted finish
- Carpet in chosen colour palette to floor in main suite, dressing rooms and guest suites
- Brushed stainless-steel door lever furniture throughout
- Walls, ceilings to be finished in white matt paint (where other finishes are not applied)
- Bespoke lacquered wardrobes in a choice of colours depending on the colour palette, with sliding or hinged doors and lighting (Refer to individual floor plans)
- Opening windows (Refer to individual floor plans)

External Finishes

- Full-height sliding door(s) with glass balustrade and stainless steel hand rail

Common Areas

- Bespoke concierge desk to entrance lobby
- Porcelain tiled floor to entrance lobby
- Limestone effect tiling to entrance lobby, dark-stained timber feature wall
- Carpeting to residential corridors
- Timber and mirror clad lifts with feature lighting provide access to all apartments including basement car park

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. 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 time frames, availability and change. Colour options fall within three bespoke palettes; Adriatic (Light), Aegean (Mid-Range), Levantine (Dark). All sanitaryware 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 by Berkeley.

Electrical Fittings

- Home automation system to include heating, lighting and video entry system
- Fitted blinds to selected bathrooms
- Dimmable lighting to living room, all bedrooms and bathrooms
- Brushed stainless-steel or white socket outlets and isolator switching plates throughout
- A combination of LED strip lights and recessed down lighting throughout
- Pre-constructed wire ways for wall-hung TV to living rooms and bedrooms with data network enabling interface with other home entertainment devices

Heating / Cooling

- Underfloor heating throughout apartment
- Comfort cooling to principle rooms (Lounge and bedrooms)

Telecommunications

- Wiring for satellite/cable and terrestrial Freeview television
- TV outlet to living area and all bedrooms
- Telephone outlet with broadband capability to living area and all bedrooms
- Fibre optic infrastructure to all apartments

Security and Peace of Mind

- 24-hour concierge service
- CCTV to ground floor entrances and common areas
- 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

- Access to underground car park via electronic entry system
- Car parking spaces available by separate negotiation
- Electric car charging points are available
- Bicycle storage available



Computer Generated Images are indicative only.



# 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 wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

Computer Generated Images are indicative only.

## 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 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

For Berkeley, 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.



# S U S T A I N A B I L I T Y

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, 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 South Quay Plaza, we have created natural habitats that encourage wildlife to flourish. We are working with HTA Architects to engage residents in the natural landscapes that we have created.

## 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.

## 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++/A+/A rated.

## 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 South Quay Plaza we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we may provide mechanical ventilation to filter the internal air.

## Sustainable transport

South Quay DLR Station and Canary Wharf London Underground Station. Future stations: The Elizabeth Line (Crossrail)

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 managing agents and residents to ensure that 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 that our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

# O U R V I S I O N

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.

## Customer experience

## Quality homes

## Great places

## Efficient and considerate operations

## Commitment to people and safety



## 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.



[www.berkeleyfoundation.org.uk](http://www.berkeleyfoundation.org.uk)  
[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)



Proud to be a member of the Berkeley Group of Companies

**Berkeley**  
Designed for life

**St James**  
Designed for life

**St George**  
Designed for life

**St Edward**  
Designed for life

**St William**  
Designed for life

**St Joseph**  
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We are proud to support



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[www.southquayplaza.london](http://www.southquayplaza.london)