

CASHMERE WHARF *Apartment* 587



LONDON DOCK
WAPPING

A New Chapter In London Living

NESTLED IN THE HEART OF THIS HISTORIC HUB, LONDON DOCK IS A NEW STATEMENT OF STYLE IN WAPPING.

Perfectly placed to explore and enjoy this diverse metropolis. Catch the biggest shows in the West End's theatre heartland. Or head in any direction to landmarks like St Paul's Cathedral, The Bridge Theatre, Tate Modern, Tower Bridge and The Shard.



LONDON DOCK WAPPING

Computer enhanced image, indicative only

Considered Design

A PLACE WHERE LUXURY GOODS & MATERIALS WERE ONCE TRADED, CASHMERE WHARF TAKES ON THE SPIRIT OF ITS DOCKSIDE HISTORY.

Glass, reflecting the wider city skyline, comes together with steel and stone to create an aesthetic masterpiece of elegance, inside and out. A new signature building, rising 27 stories above the city.



Computer generated image, indicative only

Relax, Recharge and Re-Energise

LIFE IS
MADE EASY

The high life starts the moment you arrive. Forget the stress of the day with use of the steam room, pool and Jacuzzi. Hone your swing in the virtual golf suite, get energised in the state of the art gymnasium or enjoy an evening of movie entertainment in the private Screening Room.



Screening Room



Residents' Lounge



Virtual Golf Suite



Swimming Pool

Exceptional Vistas

ENJOY THE HIGH LIFE WITH APARTMENT VIEWS
THAT STRETCH ACROSS LONDON IN ALL DIRECTIONS,
TAKING IN THE CITY SKYLINE AND CANARY WHARF.

OUTSIDE LIVING

All apartments have been designed with light and space in mind, with floor-to-ceiling windows featuring in many rooms. An inspiring backdrop to an expansive living space, offering impressive views across the Capital.



Computer generated image, indicative only

Inspiring Interiors

THIS STUNNING 3 BEDROOM APARTMENT HAS BEEN CAREFULLY DESIGNED TO CREATE EFFORTLESS LIVING SPACES.

The style statement continues. A bespoke kitchen designed to inspire great culinary creations and the hosting of social gatherings. Floating timber shelves, modern shaker style doors and eye-catching composite stone worktops combine to make great spaces to entertain.



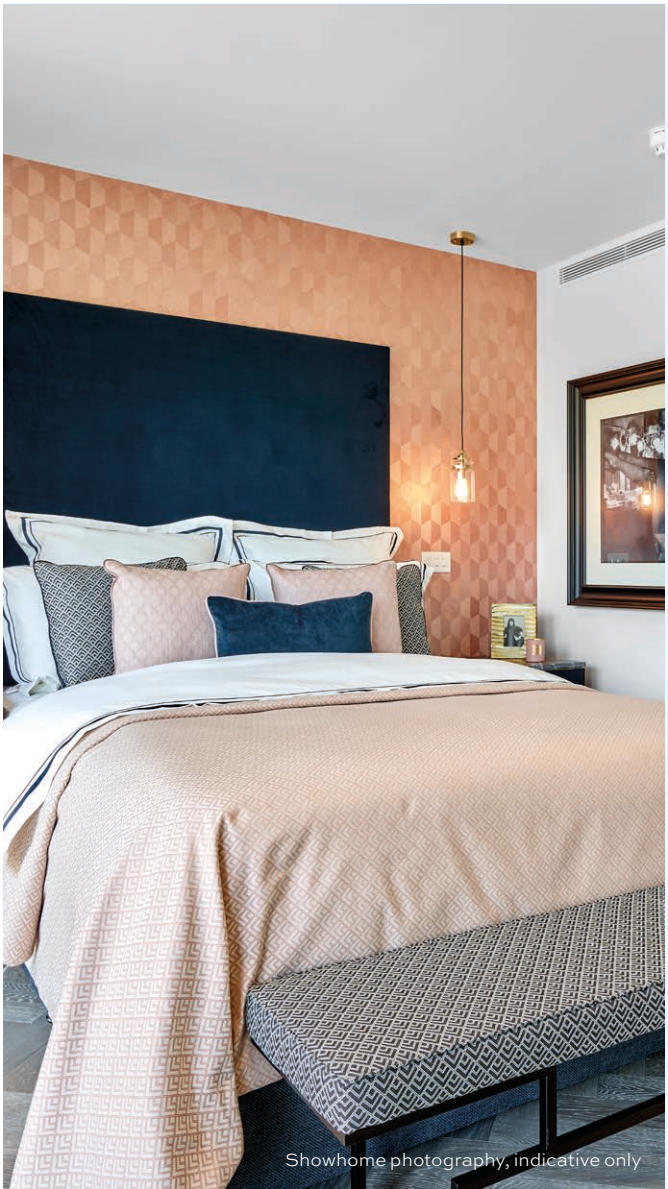
Showhome photography, indicative only

RELAXING SPACES

Generous spaces, fitted wardrobes and feature lighting are the defining characteristics of the bedrooms at Cashmere Wharf. The bathrooms are a statement of luxury with mosaic tiled floors and brushed gold ironmongery.



Showhome photography, indicative only



Showhome photography, indicative only

Three Bedroom Apartment

FLOOR: 24

APARTMENT: 587

TOTAL AREA	149 M ²	1,607 SQ FT
KITCHEN	4.57m x 2.71m	14'11" x 8'10"
LIVING / DINING ROOM	5.72m x 7.10m	18'8" x 23'3"
BEDROOM 1	2.97m x 3.93m	9'7" x 12'9"
BEDROOM 2	3.21m x 3.39m	10'5" x 11'1"
BEDROOM 3	3.48m x 2.78m	11'4" x 9'1"
BALCONY	10 M ²	108 SQ FT

VIEWS



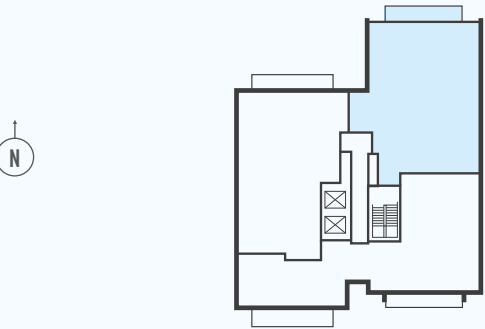
North West facing view from balcony, indicative only.



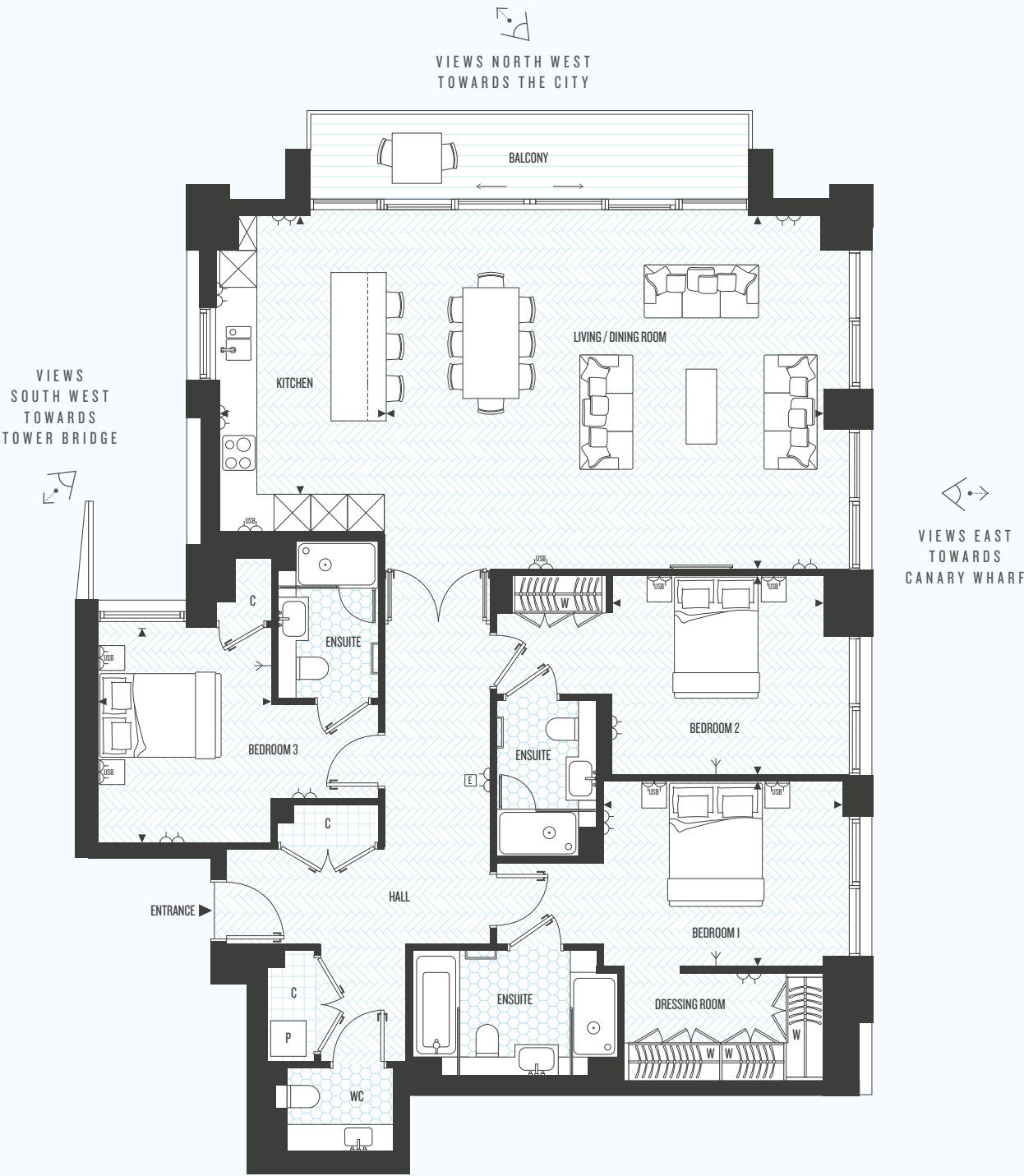
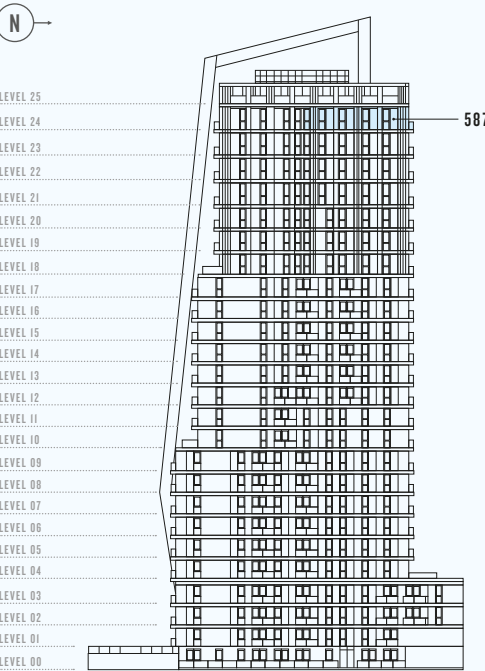
East facing view from bedroom 1, indicative only.

Floorplans are scaled individually to fit the page. Floorplans shown for London Dock are for approximate measurements and areas only. Total area includes internal partitions, internal columns and service boxings. Exact layouts and sizes may vary. All measurements and areas may vary within a tolerance of 5%. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Colours are indicative only and may vary depending on customer palette selection. Electrical positions shown are indicative only. Views indicative only. Please ask a Sales Consultant for further information.

FLOORPLATE



EAST ELEVATION



KEY

- ◄►

Measurement Points
- 13A double switched socket outlet
- 13A double switched with USB integrated into double socket
- Video door entry unit
- C

Cupboard
- W

Wardrobe
- TV point with double plug socket at high level and one double socket at low level
- 55" TV and sound bar with double plug socket at high level and two double sockets at low level
- Tall kitchen unit (may contain appliance)
- Heat Interface Unit & MVHR with Washer/Dryer below
- Heat Interface Unit & MVHR at high level
- Heat Interface Unit & MVHR
- Washer/Dryer
- Towel Rail
- Fibre Broadband Wireless access point



Showhome photography, indicative only

The Tower Collection Specification

GENERAL

- Comfort cooling and heating by FCU's to all apartments¹
- Engineered timber herringbone flooring to living room, kitchen, hallway and bedrooms
- Feature entrance door
- White painted internal doors, architraves and skirting
- Satin brass ironmongery throughout
- Wardrobe to master bedroom and second bedroom
- Miele washer/dryer to hallway cupboard or utility room
- 10-year warranty from date of legal completion
- 2-year St George warranty
- 999-year lease from 4 July 1989
- CHP plant located in basement

KITCHEN

- Bespoke fitted kitchen with modern shaker style doors
- Composite stone worktop with feature metro tile splashback
- Floating timber shelving with LED lighting beneath
- Integrated black Miele multi-zone electric hob
- Recirculating hob extract
- Integrated black Miele oven
- Integrated black combination microwave
- Integrated Miele dishwasher
- Integrated full height Miele fridge/freezer
- Black under counter wine cooler
- 2 bowl sink
- Brushed gold tap
- Integrated waste and recycling bins
- Pantry/larder cupboard

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. St George 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. St George 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.

BATHROOMS / ENSUITES & WCs

- Underfloor heating to bathrooms and ensuites
- Villeroy & Boch basin and WC
- Bespoke basin vanity unit with stone top and under-mounted basin
- Wall mounted, mirrored vanity cupboards with internal shaver socket
- Metro style porcelain wall tiling with large format tiling to vanity façade and bath panel
- Hexagonal mosaic stone floor tiles and stone effect feature wall tiling
- Brushed gold tap
- Brushed gold towel rail and robe hooks
- Brushed gold metal overhead shower head above showers
- Fixed shower head and hand-held shower to showers
- Hand-held shower to baths
- Shower trays with fixed screen and hinged door²
- Fixed bath screens to bath locations

ELECTRICAL

- Wall mounted 55" TV and sound bar to living room
- Pre-wired for control functionality to power curtains or blinds³
- Scene set lighting to living room and kitchen
- Feature pendant light fittings to either side of master bed
- Feature pendant lighting to bathrooms, shower rooms and ensuites
- Feature pendant lighting over kitchen breakfast bar⁴
- Downlights to other areas
- USB sockets to living room, kitchen and bedrooms
- 12 month Sky Q contract⁵
- Sky Q Box located in hallway cupboard with direct feed to living room only⁵
- Fibre broadband connection⁶
- TV points to bedrooms
- Telephone point to living room

RESIDENTS' FACILITIES

- Private residents' courtyard water garden
- Exclusive access to the health and fitness suite with swimming pool, sauna, steam room, treatment room, gymnasium, screening room, virtual golf suite, jacuzzi and squash court
- Interior designed entrance lift lobbies and corridors

TRANSPORT

- Car parking, motorcycle and cycle storage facility available in underground car park⁷
- Electric vehicle charging point⁷

SECURITY

- Multi-point high security door locking system to entrance door with spy-hole
- 24-hour Concierge⁸
- Door entry phone system with link to Concierge
- CCTV security system to car park, entrance lobby and development⁸



FOOTNOTES

1. The comfort cooling system is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions 2.Larger shower trays to have fixed shower screens 3. Curtain tracks and curtains not supplied 4.Feature pendant lighting only available in kitchens containing breakfast bars 5. Sky Q box located in hallway with direct link to living room TV point. Additional boxes subject to purchaser arrangements and contract directly with Sky 6. Fibre provider to be confirmed at handover 7. Subject to additional cost. Parking on a right to park basis 8.Payable via the service charge

Key Facts

LOCATION

London Dock Show Apartments and Marketing Suite
9 Arrival Square, London, E1W 2AA

ARCHITECT

Patel Taylor

LOCAL AUTHORITY

London Borough of Tower Hamlets

FACILITIES

- Gymnasium
- Swimming pool
- Private cinema
- Virtual golf suite
- Sauna
- Steam room
- Jacuzzi
- Treatment room
- Squash court
- Residents' lounge
- 24-hour Concierge

TENURE

999 years leasehold from July 1989

PARKING

Right to Park available for 3 bedroom apartments
at a cost of £50,000

WARRANTY

- 10-year warranty
- 2-year St George product warranty

SERVICE CHARGE

Estimated to be £5.71 psf*
Right to park £742.64 per annum

GROUND RENTS

3 Bed £750 p.a.**



Computer generated image, indicative only

COUNCIL TAX

London Borough of Tower Hamlets
Council Tax Bands (April 2022 – March 2023):

A £1,013.32	E £1,857.76
B £1,182.21	F £2,195.53
C £1,351.10	G £2,533.30
D £1,519.98	H £3,039.96

RESERVATION DEPOSITS

£10,000 on all properties.

TERMS OF PAYMENT

- 20% of the total purchase price, less the reservation deposit, is payable upon exchange of contracts in 21 days after reservation
- Balance of 80% is payable upon completion

REQUIRED DOCUMENTATION

- Passport or identification card
 - A current utility bill (not mobile phone) or bank statement showing name and home address to be no older than 3 months
- Please be advised that the solicitors must have the signed and certified original copies of the above
- If the purchase is being made in a Company name then the following documentation must be provided:
- A copy of the Certificate of Incorporation and Memorandum of Articles and Association
 - Evidence of the Company's registered address
 - Register of Directors and Shareholders
 - Individual Photo Identification and Address Identification for Directors and Shareholders
 - Shareholders certificate

DEVELOPER

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VENDOR'S SOLICITORS

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BUYER'S SOLICITORS

The following solicitors are known by St George PLC to have acted for previous purchasers in relation to London Dock and have a working knowledge of the title documentation. These are provided for reference only and is not an endorsement. St George does not take responsibility for third parties.

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* "Estimated service charge" is an estimate only and subject to change. The estimate is dated 10/21 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.

** The ground rent premium is as per the ground rent schedule in the legal pack and will increase in accordance with RPI every 21 years.

Contact

**LONDON DOCK SHOW APARTMENTS
AND MARKETING SUITE**
MONDAY TO SATURDAY 10AM – 6PM
SUNDAY 10AM – 5PM
BANK HOLIDAYS 10AM – 4PM

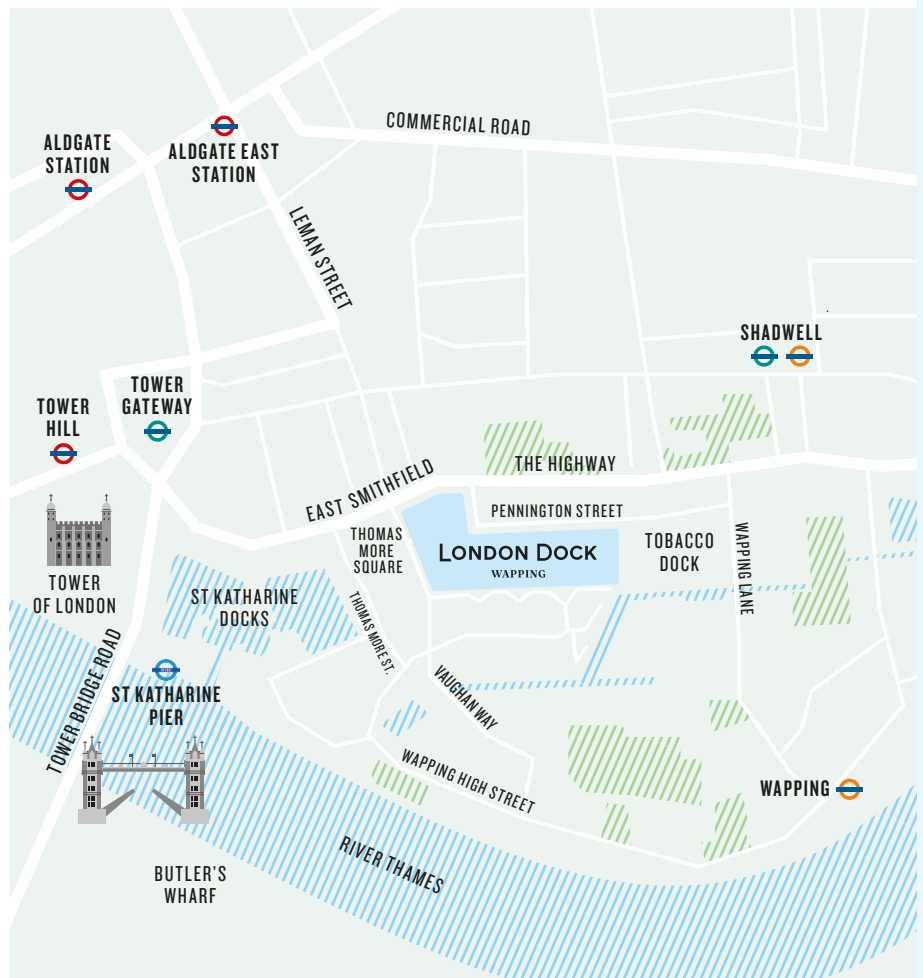
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OUR VISION
2030
TRANSFORMING TOMORROW

Berkeley
Group
Proud to be a member of the
Berkeley Group of companies

**Investor in
Customers®**
Gold 2022

**OUTSTANDING
ACHIEVEMENT**
GOLD AWARD
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