

JADE WHARF

DEVELOPMENT GUIDE

LONDON DOCK
WAPPING



THIS IS WHERE IT STARTS,
WITH A THOUGHT,
AN IDEA,
A DREAM,
THIS IS JADE WHARF.
A NEW PLACE TO CALL HOME.

WELCOME TO JADE WHARF AT LONDON DOCK



THE LATEST RELEASE OF NEW HOMES AT LONDON DOCK, JADE WHARF OFFERS A COLLECTION OF EXQUISITELY APPOINTED MANHATTAN, ONE, TWO AND THREE BEDROOM APARTMENTS, DESIGNED FOR THE TASTE MAKER.

At Jade Wharf a beautiful private garden nestles between the homes, echoing the London traditions of private squares shared by neighbours.

Water features and connecting pathways energise and encourage the community to come together, whilst providing space for peace and quiet. This is a sanctuary from vibrant city life.



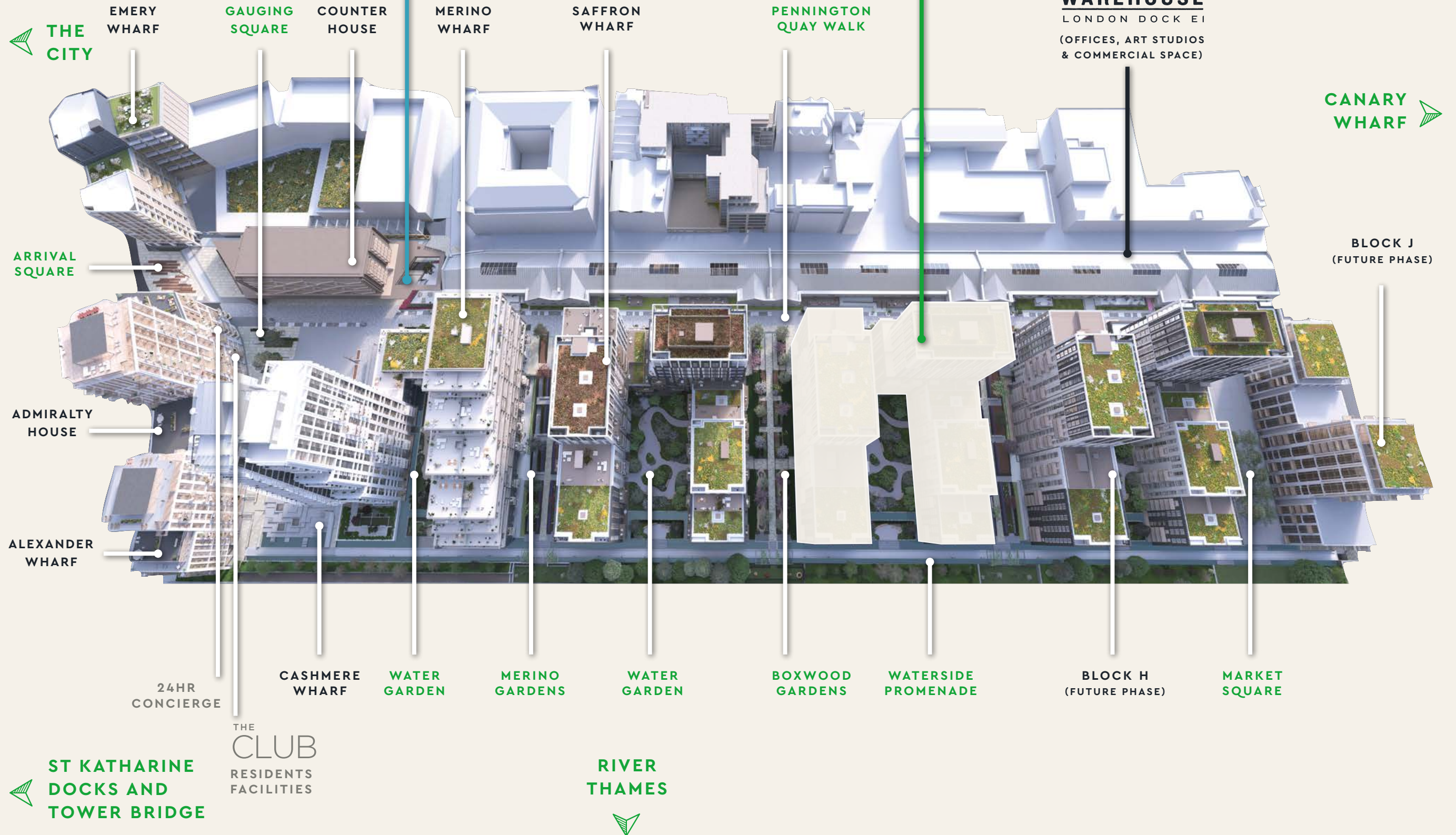
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LONDON DOCK

WAPPING

THE
MAURETANIA
LOUNGE

JADE WHARF



KEY FACTS



LOCATION

London Dock Sales & Marketing Suite
9 Arrival Square, London, E1W 2AA



ARCHITECT

Patel Taylor



DEVELOPER

ST GEORGE CITY LTD
St George House,
9 Pennington Street, London, E1W 2AP
Tel: +44 (0)20 360 0790



LOCAL AUTHORITY

London Borough of
Tower Hamlets



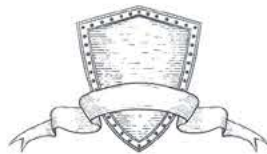
TENURE

999 years leasehold
from July 1989



PARKING

Right to park available for 2 and 3
bedroom apartments at a cost of
£50,000. Maintenance cost applies



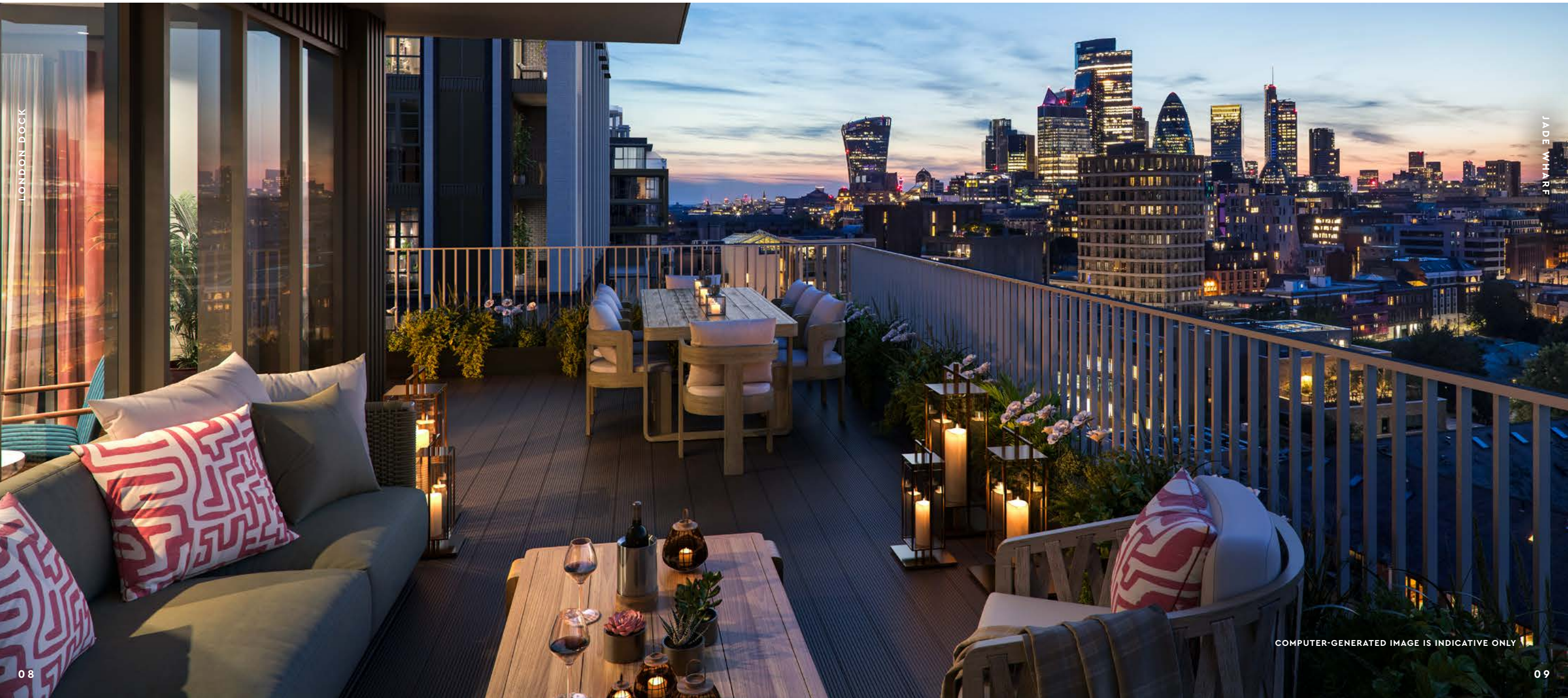
WARRANTY

2-year St George product
warranty. 8-year NHBC
building warranty



EST COMPLETION

Q4 2026 – Q2 2028



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ESTIMATED SERVICE CHARGE

- **TRANQUILLITY PLACE:** £6.97 psf*
- **KINGFISHER COURT:** £6.97 psf*
- Parking space maintenance £736 p.a** per space

PEPPERCORN RENT

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

COUNCIL TAX***

London Borough of Tower
Hamlets Council Tax Bands

1 April 2025 – 31 March 2026

A	£1,169.71	E	£2,144.47
B	£1,364.67	F	£2,534.38
C	£1,559.61	G	£2,924.28
D	£1,754.57	H	£3,509.14

TERMS OF PAYMENT

- 1a. £5,000 reservation fee for homes up to £1,000,000
- 1b. £10,000 reservation fee for homes over £1,000,000
2. Exchange of contracts on 10% of purchase price, less reservation fee paid, payable within 21 days from reservation
3. A further 10% payable 12 months from exchange
4. A further 5% payable 18 months from exchange
5. Balance is payable on completion

* "Estimated service charge" is an estimate only and subject to change. The estimate is dated 08/25 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.

** For car park space owners only.

*** The Council Tax is reviewed annually by the London Borough of Tower Hamlets and is subject to change.



REQUIRED DOCUMENTATION

1. Passport or identification card
2. 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. A copy of the Certificate of Incorporation and Memorandum of Articles and Association
- b. Evidence of the company's registered address
- c. Register of directors and shareholders
- d. Individual photo identification and address identification for directors and shareholders
- e. Shareholders' certificate

VENDOR'S SOLICITORS

STAPIEN LAKE LLP

43 Welbeck Street, London, W1G 8DX

Catherine Smyth

Tel: +44 (0)20 7467 3030

Email: catherine.smyth@stepienlake.co.uk

www.stepienlake.co.uk

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.

ACKROYD

16 Prescott Street, London, E1 8AZ

Jay Wong, Solicitor

Tel: +44 (0)20 3058 3365

Fax +44 (0)20 7736 0864

Email: jay.wong@ackroydlegal.com

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ZHONG LUN LAW FIRM

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Paige Xia

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www.zhonglun.com

RISEAM SHARPLES

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Julia Caveller

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Tel: +44 (0)2076328919

www.riseamsharples.com



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DISCOVER JADE WHARF

TOTAL APARTMENTS

Tranquillity Place – 99 apartments
Kingfisher Court – 76 apartments
Chime Gardens – 38 apartments
Imperial Quarter – 33 apartments

BUILDING HEIGHT

Tranquillity Place – 13 storeys
Kingfisher Court – 16 storeys
Chime Gardens – 20 storeys
Imperial Quarter – 9 storeys

TOTAL LIFTS IN THE BUILDING

Tranquillity Place – 2 lifts
Kingfisher Court – 2 lifts
Chime Gardens – 2 lifts
Imperial Quarter – 2 lifts

KEY DISTANCES

Jade Wharf – Saffron Wharf – 20m
Jade Wharf – Building H (future phase) – 20m
Width of Winter Garden – 24m
Jade Wharf North to South – 71.4m

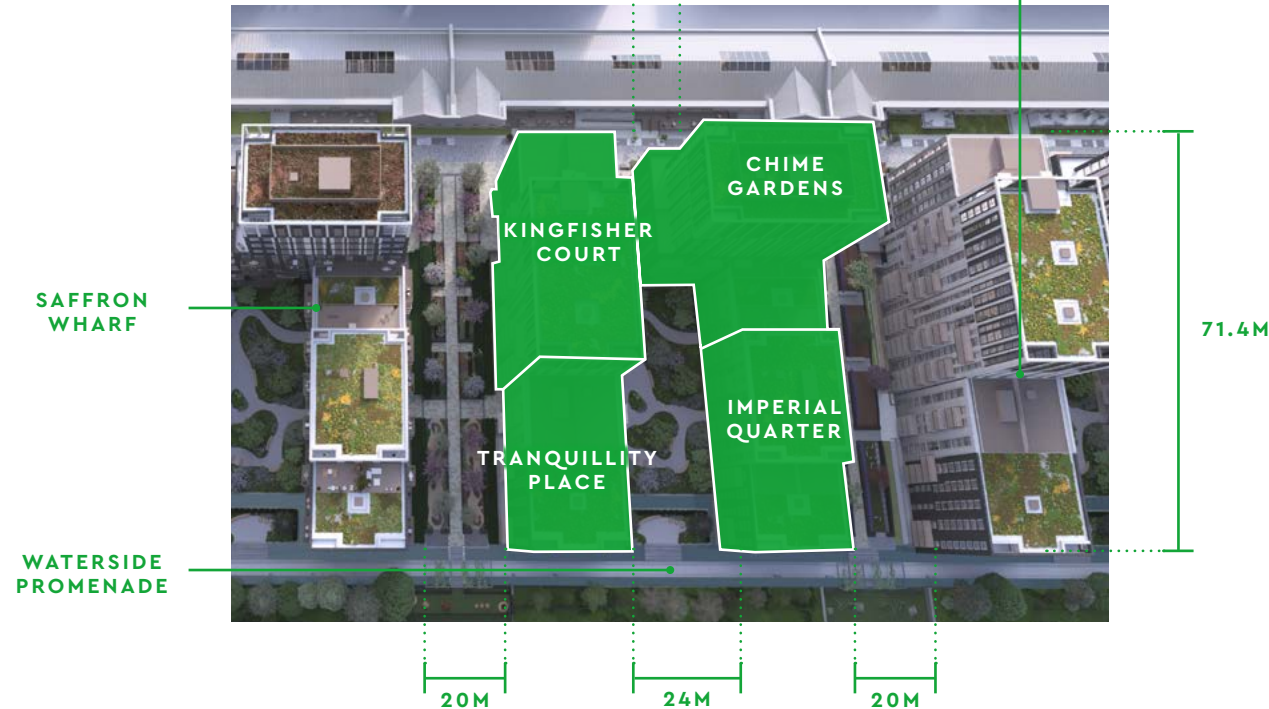
CEILING HEIGHTS

2.5m in bedrooms and living areas
2.35m in hallways, bathrooms and
under bulkheads

JADE WHARF

7M – 12M*

BUILDING H
(FUTURE PHASE)



Development plan and distances are indicative only. *This Distance depends on level. 7m at levels 04–08, 10.5m at levels 09–14, 12m at level 15 (top floor Kingfisher Court).



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HIGH QUALITY HOMES

Designed by award-winning architects Patel Taylor, London Dock brings 2,038 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, virtual golf suite and state-of-the-art private screening room.



THE MAURETANIA LOUNGE

A luxurious 6,000 sq ft lounge will provide an exclusive space for residents to socialise with family, friends and neighbours.



WORKING FROM HOME SPACE

The Cashmere Lounge provides an informal atmosphere where residents can work or relax and unwind from the stress of the day.



24-HOUR CONCIERGE

Whether you are collecting a package or ordering a taxi, the London Dock concierge is available any time, day or night.

LIFE AT LONDON DOCK

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.



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 **Zone 1** 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.



150,000 SQ FT OF COMMERCIAL SPACE

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



BARs & RESTAURANTS

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



EVERYTHING ON HAND

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

FACILITIES AT YOUR FINGERTIPS



LONDON DOCK



SQUASH COURTS



LOUNGE AREA



24HR CONCIERGE



SAUNA



TREATMENT ROOM



SWIMMING POOL & JACUZZI



CINEMA ROOM



GOLF SIMULATOR



GYM

LIFESTYLE PHOTOGRAPHY IS INDICATIVE ONLY.

JADE WHARF

THE MAURETANIA LOUNGE

THE NEW GOLDEN AGE OF LUXURY HAS ARRIVED

ENTER INTO THE GLAMOROUS
WORLD OF THE GOLDEN
AGE OF TRAVEL WITH THE
LATEST ADDITIONS TO THE
FACILITIES AT LONDON DOCK.

Inspired by the luxury of cruise liners in the early 20th century, the facilities now have even more to offer. Once, people travelled in style, now you can experience elegance and sophistication everyday.

The spaces take the inspiration of this theme, including an impressive grand staircase, oceanic lounge with spectacular double height aquarium, a verdant palm room to relax in and an observation lounge where you can sit back, relax and enjoy a drink.



THE OBSERVATION LOUNGE



PALM ROOM



THE GRAND STAIRCASE
& OCEANIC LOUNGE

Make a grand entrance into a stunning lounge, with decor that brings the ocean into the city.

COMPUTER-GENERATED IMAGES OF THE MAURETANIA LOUNGE ARE INDICATIVE ONLY AND SUBJECT TO PLANNING.



LONDON DOCK

JADE WHARF

"London Dock remains the ideal walk/cycle-to-work solution for anyone with an office in the Square Mile or Canary Wharf. Global companies are serious about maintaining their green profiles and will look favourably on commuting arrangements that preclude the need for powered transport. Wapping's Saturday market continues to be a riverside delight, compared to the more tourist-friendly locations in nearby Shoreditch. Proximity to London City Airport is another attraction, and the Elizabeth Line at Whitechapel which is within walking distance from London Dock makes it one of the most popular developments on our books."

Mark Wellington, Benham & Reeves

INVESTING

RENTAL DEMAND

▲ 28%

INCREASE IN DEMAND FROM APPLICANTS ENQUIRING ABOUT RENTAL PROPERTIES AT LONDON DOCK DURING Q1 2024

Source: Benham & Reeves

RENTALS ACHIEVED:

up to
£2,900
per month for
Manhattans

up to
£3,400
per month for
1 Bedrooms

up to
£5,300
per month for
2 Bedrooms

up to
£9,000
per month for
3 Bedrooms

TENANT PROFILE:

79%
are corporates working for
Morgan Stanley, Goldman Sachs,
Uber, Facebook, Amazon etc.

21%
are international students

Source: Benham & Reeves 2024



LONDON
EYE

THE SHARD

TOWER
BRIDGE

THE TOWER
OF LONDON

JADE WHARF

ALDGATE EAST
STATION

LONDON
BRIDGE
STATION

WAPPING
HIGH STREET

LONDON
BRIDGE

TOWER
HILL
STATION

THE CITY
OF LONDON

LONDON DOCK
WAPPING

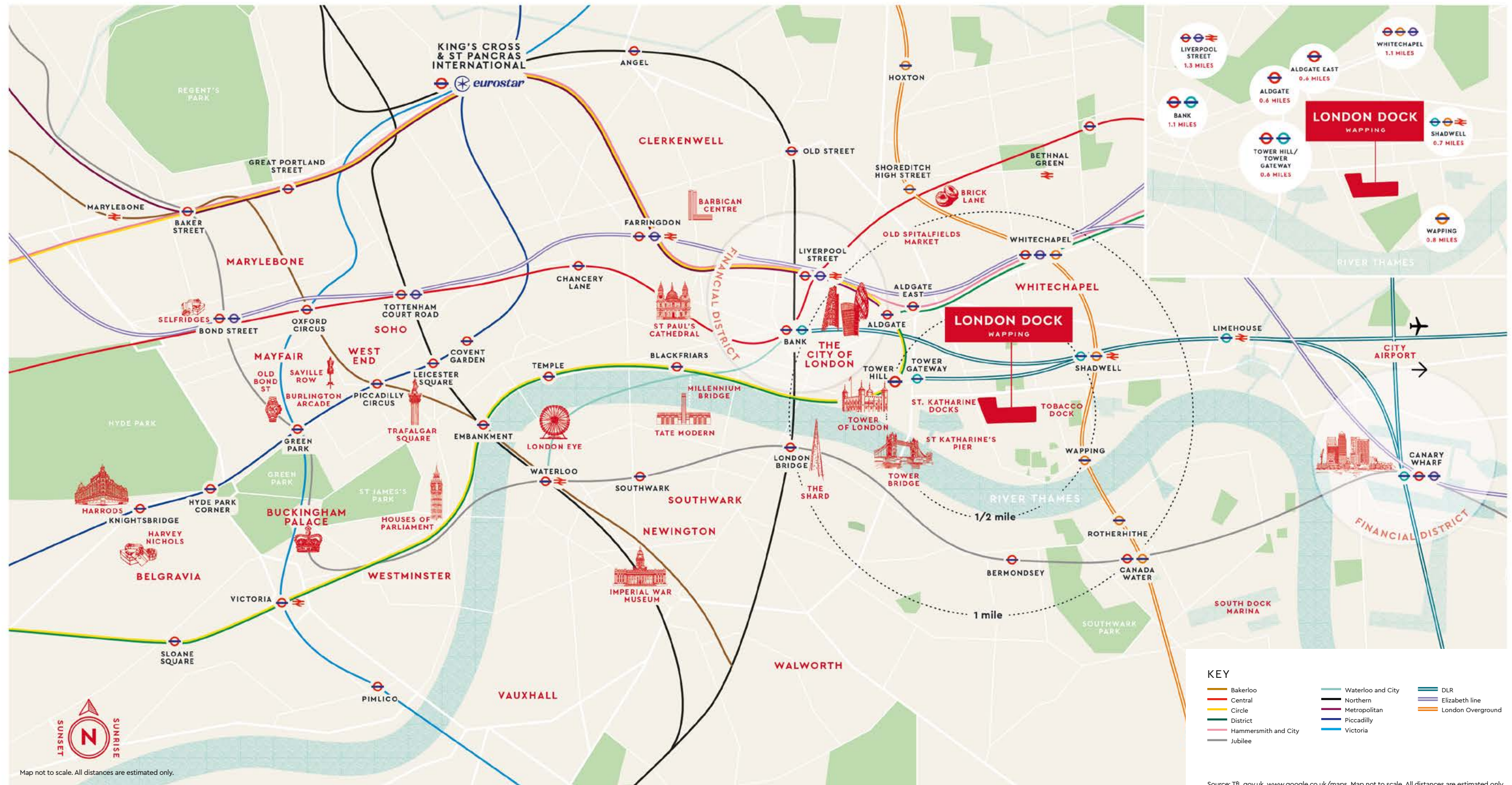
LONDON DOCK

JADE WHARF

CENTRAL LOCATION

JADE WHARF OFFERS EXCEPTIONAL ZONE 1 TRAVEL CONNECTIONS TO THE CITY, CANARY WHARF, THE WEST END AND BEYOND.

Experience an easy commute or hassle-free access to the best of London. Tower Hill underground station is ready to take you into the West End and beyond, whilst Wapping overground is connecting you to East London delights and Canary Wharf business district. London City Airport is only a short journey by train.



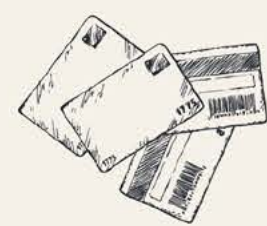
Source: TfL.gov.uk, www.google.co.uk/maps. Map not to scale. All distances are estimated only.

PERFECTLY PLACED



WAPPING'S RICH MARITIME HISTORY AND RIVERSIDE LOCATION MAKES IT ONE OF LONDON'S MOST DESIRABLE PLACES TO LIVE.

This coupled with two of London's largest employment hubs, the City of London and Canary Wharf, being within easy reach, means homes in Wapping are in high demand.



£304M

retail & catering spend within 1 mile



2.8M

visitors to the Tower of London in 2023



600,000 SQ FT

of office and retail space and a workforce of approximately 5,000 in neighbouring Moretown



CHINESE EMBASSY

moving to Royal Mint Court employing approximately 9,000 workers*



ST KATHARINE DOCKS

with 400 homes and 10,000 local workers



101,977

residents within a mile radius of London Dock



2.2M

users per year Wapping Station



WELL CONNECTED

within walking distance of the City of London financial centre and quick access to Canary Wharf



18.5M

users per year Tower Hill & Tower Gateway

Source: www.welcome-offices.co.uk, www.statista.com, www.dataadaptive.com, CACI and Visit Britain
*subject to planning

LONDON DOCK

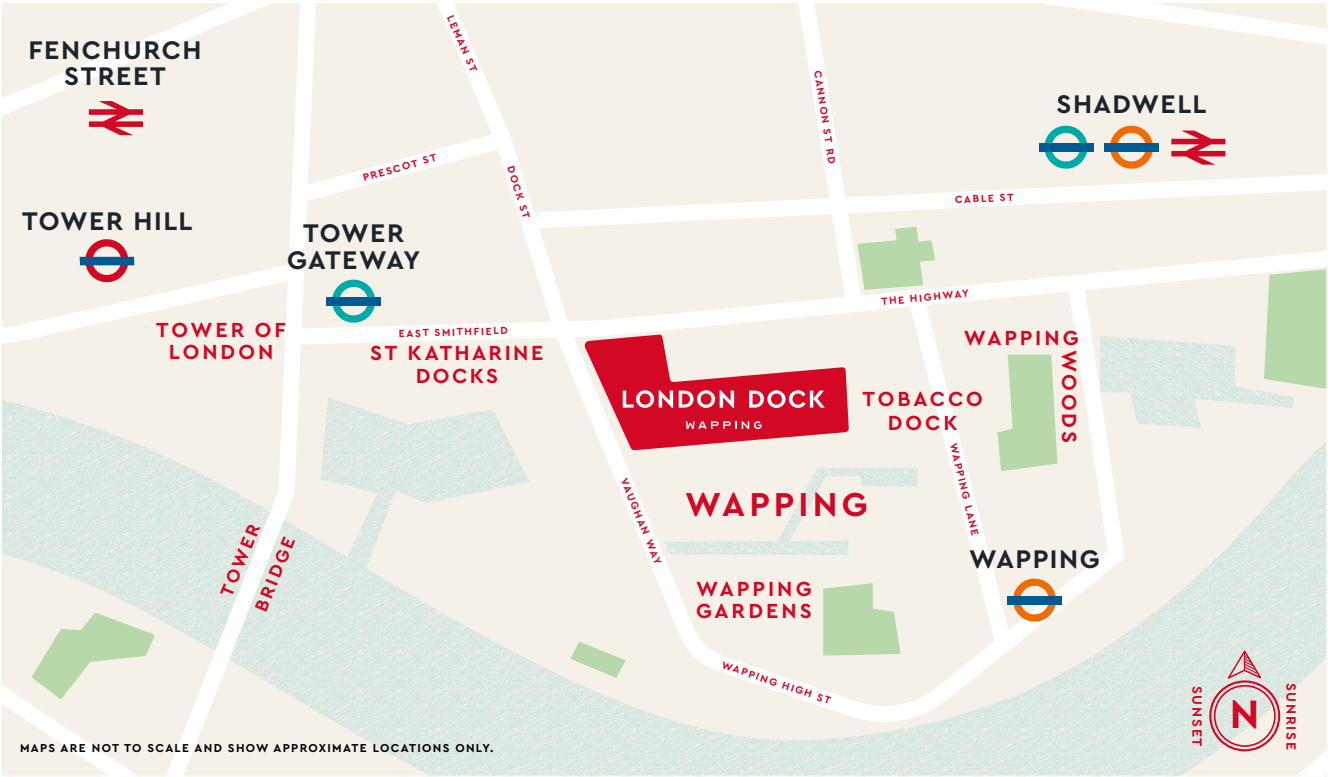
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CONTACT

LONDON DOCK MARKETING SUITE
& SHOW APARTMENT
9 ARRIVAL SQUARE
LONDON E1W 2AA

MONDAY TO SATURDAY: 10AM – 6PM
SUNDAY: 10AM – 5PM

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FOLLOW: @london_dock



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Jade Wharf (Block G) at London Dock has been granted the following planning permissions: PA/19/00764 – Approved 20th November 2019, PA/21/00715 – Approved 27th August 2021, PA/22/02666 – Approved 30th June 2023, PA/24/00092 – Approved 3rd May 2023. Through the purchase of a property at London Dock, the buyer is acquiring an apartment with a 999-year leasehold from July 1989. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision.

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St George
Designed for life



Berkeley
Group