

FLOORPLANS

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.

LONDON DOCK

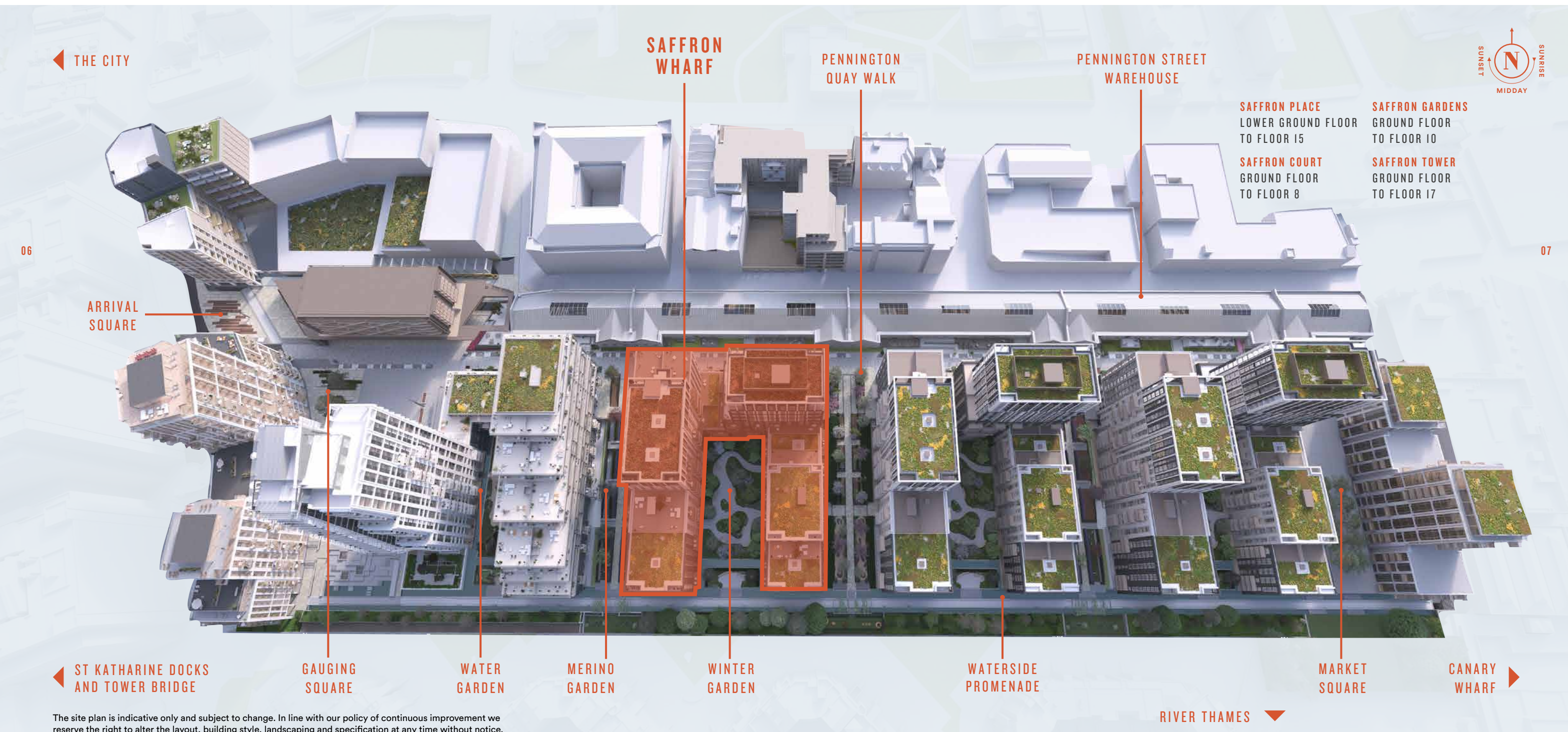
SAFFRON WHARF

LONDON DOCK
WAPPING

SAFFRON WHARF

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 award-winning gardens, or visit Gauging Square - a bustling area surrounded by shops, bars and restaurants.



LONDON DOCK

SAFFRON WHARF

AT LONDON DOCK WE PUT
EMPHASIS ON LANDSCAPING
AND OPEN SPACE

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 Winter Garden and from the upper floors enjoy views of the River Thames and Canary Wharf.







THE CHOICE IS YOURS

Generously-sized and exquisitely appointed Manhattan, one, two and three bedroom apartments. At Saffron Wharf the apartments are designed for effortless and relaxed contemporary lifestyles. The high quality materials and standard of finish make these a superb choice of home in an amazing location.

PEARL COLLECTION



Let the light flood in at Saffron Wharf. Engineered timber floors and light carpets bring the outside inside, allowing you to indulge in city living with a real feeling of space and calm.

Internal photography of show apartment, indicative only.

ONYX COLLECTION



Enjoy urban sophistication at London Dock. Black framed bathroom fittings with brushed black fixtures, combined with dark carpeting in bedrooms, bring extra opulence and luxury to your new home.

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THE APARTMENTS SPECIFICATION

AT LONDON DOCK, NO LUXURY IS SPARED IN BRINGING YOU THE HIGHEST QUALITY HOME AND FINISH. HERE YOU CAN INDULGE IN THE DETAIL.



GENERAL

- Engineered timber floor in a basket weave pattern to entrance halls, living rooms and kitchens
- Carpet to bedroomsⁱ
- Tiled flooring to utility cupboards
- Feature front entrance doors
- Internal doors with a routed detail to be painted in white with a feature handle in black
- Skirting and architraves to match door colour
- Feature glazed door to living room with a black frameⁱⁱ
- Wardrobes to bedroom one with integrated LED strip lightingⁱⁱⁱ
- Bosch washer dryer located in hall cupboard

KITCHENS

- Bespoke kitchen design with feature upper and lower cabinets
- Lower cabinets and full height units with feature vertical routing detail
- Upper cabinet doors in modern shaker style
- Composite stone worktops with illuminated bronze effect metal splashbacks
- Black tap
- Undercounter mounted 1 bowl sink in black or white to suit palette choice to Manhattan apartments
- Undercounter mounted 1 ½ bowl sink to one, two and three bedroom apartments in black or white to suit palette choice
- Integrated black 2 zone Miele electric hob to Manhattan apartment
- Integrated black 4 zone Miele electric hob to one, two and three bedroom apartments

- Integrated recirculating hob extractor
- Integrated black Miele oven
- Integrated black Miele microwave
- Integrated slimline Miele dishwasher to Manhattan apartment
- Integrated Miele dishwasher to one, two and three bedroom apartments
- Integrated Miele under counter fridge with ice box to Manhattan apartments
- Integrated full height Miele fridge/ freezer to one, two and three bedroom apartments
- Undercounter wine cooler to one, two and three bedroom apartments

BATHROOMS / ENSUITES / WC

- Villeroy & Boch basin and WC
- Bespoke basin vanity unit with timber drawer and towel shelf
- Black framed bath and shower screens
- Brushed black metal overhead shower head to showers and baths
- Brushed black metal hand held shower to shower and baths
- Brushed black metal wall mounted mixer tap
- Feature tile above basin vanity unit
- Large format tiles to rest of wall
- Feature floor tile
- Wall mounted mirrored vanity unit with shelving and shaver socket^{iv}
- Feature wall mounted storage unit with shelving^v
- Black metal towel radiator and brushed black metal robe hooks
- Underfloor heating

ELECTRICAL

- Matt black light switches throughout main rooms
- Pendant lighting over kitchen peninsula^{vi}
- Feature wall lights to bathrooms, shower rooms and ensuites
- Feature wall lights to either side of the bed in bedroom one
- Downlights to other areas
- White electrical sockets throughout
- Matt black electrical sockets in kitchen area
- USB sockets to kitchen and bedroom one
- Telephone point to living room
- Fibre broadband connection^{vii}
- TV points to living room in Saffron Gardens, Saffron Place and Saffron Tower

HEATING / COOLING STRATEGY

- Heating and hot water fed from the centralised Energy Centre in the existing development
- Cooling provided through ceiling mounted units
- Heating provided through underfloor heating to all habitable rooms
- Bathrooms via heated electric towel rail and electric underfloor heating

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ⁱ Except Mannhattans where the Engineered Timber floor will run through
ⁱⁱ Only where applicable
ⁱⁱⁱ For Manhattan, one and two bed wardrobe to bedroom one only
^{iv} No storage or shaver socket provided in WC
^v Unit not provided in WC
^{vi} Feature pendant lighting to kitchens containing peninsula only
^{vii} Subject to future connection by purchaser

Internal photography of show apartment, indicative only.

CITY COLLECTION SPECIFICATION

The City Collection at Saffron Wharf are select two and three bedroom apartments featuring elegant design, clever storage solutions and enhanced specification throughout. Each of these elegant homes offers a generous balcony leading off the living area – the perfect location for entertaining, with ever changing views of London.



GENERAL

- Engineered timber floor in a basket weave pattern to entrance halls, living rooms, kitchens and bedrooms
- Tiled flooring to utility cupboards
- Feature front entrance doors
- Internal doors with a routed detail to be painted in white with a feature handle in black
- Skirting and architraves to match door colour
- Feature glazed door to living room with a black frameⁱ
- Wardrobes to bedroom one with integrated LED strip lightingⁱⁱ
- Wardrobes to bedroom one to be fitted with built-in drawers to one side
- Bosch washer dryer located in hall cupboard

KITCHENS

- Bespoke kitchen design with feature upper and lower cabinets
- Lower cabinets and full height units with feature vertical routing detail
- Upper cabinet doors in modern shaker style
- Composite stone worktops with illuminated bronze effect metal splashbacks
- Black tap
- Undercounter mounted 1 ½ bowl sink in black or white to suite palette choice
- Integrated black Miele induction hob
- Ceiling mounted recirculating hob extractor
- Integrated black Miele oven
- Integrated black Miele combination microwave
- Integrated Miele dishwasher
- Integrated full height Miele fridge / freezer
- Undercounter wine cooler

BATHROOMS / ENSUITES / WC

- Underfloor heating
- Villeroy & Boch basin and WC
- Bespoke basin vanity unit with timber drawer and towel shelf
- Black framed bath and shower screens
- Brushed black metal overhead shower head to showers and baths
- Brushed black metal hand held shower to shower and baths
- Brushed black metal wall mounted mixer tap
- Feature marble mosaic tile above basin vanity unit
- Large format marble tiles to rest of wall
- Feature marble floor tile
- Wall mounted mirrored vanity unit with shelving and shaver socketⁱⁱⁱ
- Feature wall mounted storage unit with shelving^{iv}
- Black metal towel radiator and brushed black metal robe hooks

ⁱ Only where applicable

ⁱⁱ For two bed, wardrobe to bedroom one only.
For three bed, wardrobe to bedroom one and two only

ⁱⁱⁱ No storage or shaver socket provided in WC

^{iv} Unit not provided in WC



ELECTRICAL

- Matt black light switches throughout main rooms
- Philips Hue smart lighting system with Hue Bridge^v
- An Alexa device to help control lighting preferences once wifi is setup with preferred service provider
- The Philips Hue wireless lighting system offers:
 - Personal lighting system to suit requirements for any time of the day allows for the creation of the right ambiance for every moment
 - Lighting levels can be controlled with voice activation devices, such as, Amazon Alexa or Google Assistant app.
 - Hue app can be downloaded to control lighting levels via mobile phones or tablets
 - Automated routines and times can be set to suit requirements
 - The Hue app will enable away from home control
- Pendant lighting over kitchen peninsula where appropriate^{vi}
- Feature wall lights to bathrooms, shower rooms and ensuites

HEATING / COOLING STRATEGY

- Feature wall lights to either side of the bed in bedroom one
- Downlights to other areas
- White electrical sockets throughout
- Matt black electrical sockets in kitchen area
- USB sockets to kitchen and bedroom one
- Telephone point to living room
- Fibre broadband connection^{vii}
- TV points to living room in Saffron Gardens, Saffron Place and Saffron Tower
- Heating and hot water fed from the centralised Energy Centre in the existing development
- Cooling provided through ceiling mounted units
- Heating provided through underfloor heating to all habitable rooms
- Bathrooms via heated electric towel rail and electric underfloor heating

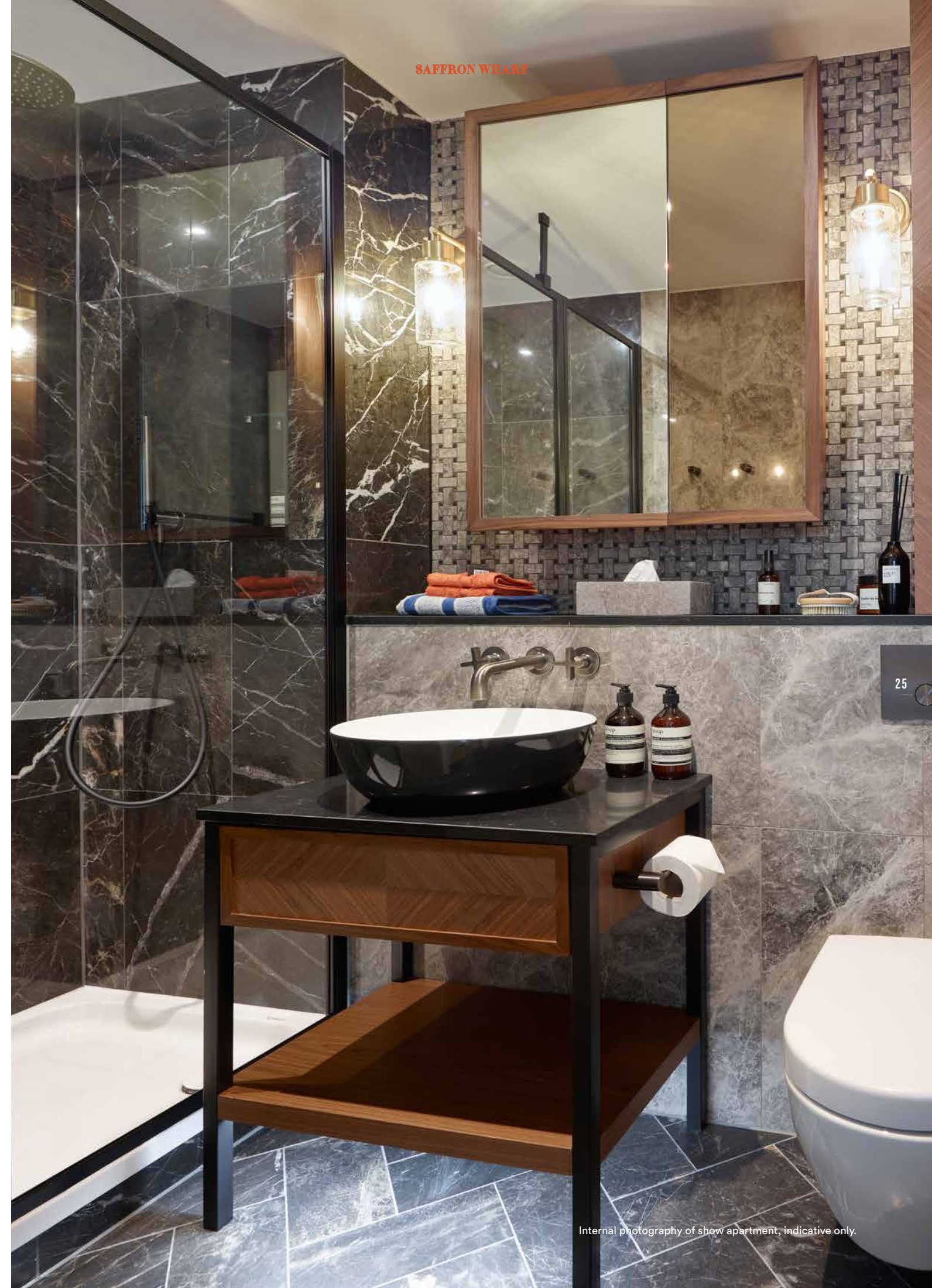
^v Philips Hue system with white bulbs located in living room, kitchen and dining room

^{vi} Feature pendant lighting to kitchens containing peninsula only where appropriate

^{vii} Subject to future connection by purchaser

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LONDON DOCK

SAFFRON WHARF

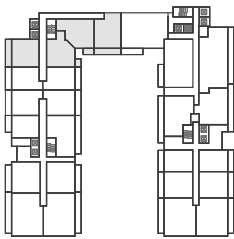
MANHATTAN, ONE, TWO AND THREE BEDROOM APARTMENTS

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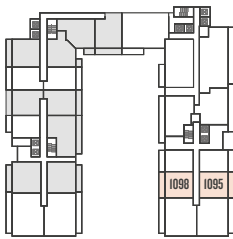
FLOORPLANS

LONDON DOCK
WAPPING

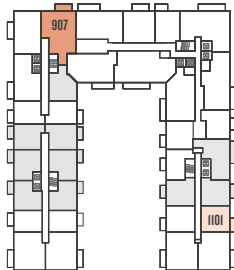
SAFFRON WHARF APARTMENTS



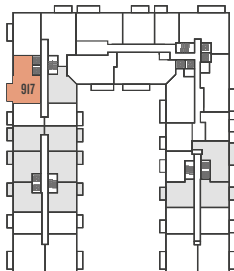
LOWER GROUND FLOOR



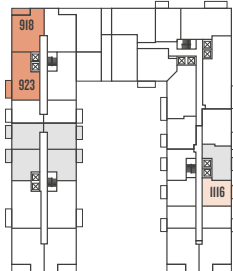
GROUND FLOOR



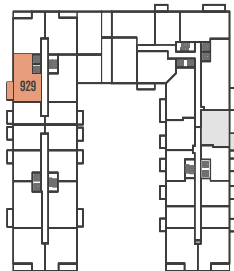
FLOOR 01



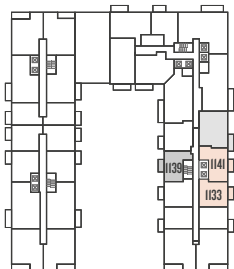
FLOOR 02



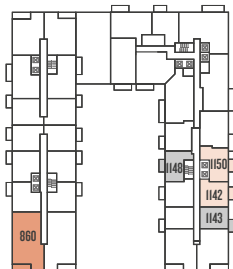
FLOOR 03



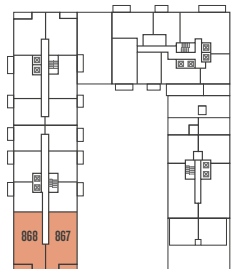
FLOOR 04



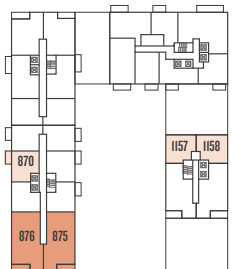
FLOOR 05



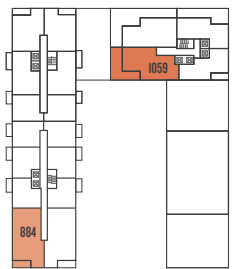
FLOOR 06



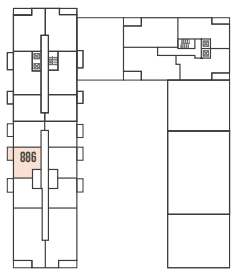
FLOOR 07



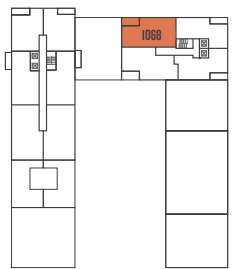
FLOOR 08



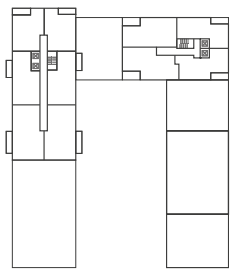
FLOOR 09



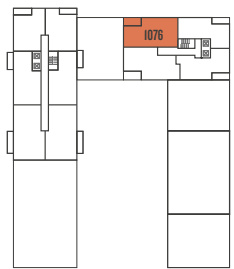
FLOOR 10



FLOOR 11



FLOOR 12



FLOOR 13

ACCOMMODATION FINDER

APARTMENT NO.	FLOOR	BEDROOMS	PAGE NO.
1095	GROUND FLOOR	1 BEDROOM	32
1098	GROUND FLOOR	1 BEDROOM	33
1101	01	1 BEDROOM	39
907	01	2 BEDROOMS	43
917	02	2 BEDROOMS	40
1116	03	1 BEDROOM	35
918	03	2 BEDROOMS	42
923	03	2 BEDROOMS	41
929	04	2 BEDROOMS	41
1139	05	MANHATTAN	30
1133	05	1 BEDROOM	35
1141	05	1 BEDROOM	38
1143	06	MANHATTAN	31
1148	06	MANHATTAN	30
1142	06	1 BEDROOM	35
1150	06	1 BEDROOM	38
860	06	3 BEDROOMS	50
867	07	3 BEDROOMS	48
868	07	3 BEDROOMS	50

APARTMENT NO.	FLOOR	BEDROOMS	PAGE NO.
870	08	1 BEDROOM	34
1157	08	1 BEDROOM	36
1158	08	1 BEDROOM	37
875	08	3 BEDROOMS	48
876	08	3 BEDROOMS	50
1059	09	3 BEDROOMS	46
884	09	3 BEDROOMS	50
886	10	1 BEDROOM	34
1068	11	3 BEDROOMS	44
1076	13	3 BEDROOMS	44

KEY

- MANHATTAN APARTMENTS
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS
- FIRST TIME BUYERS APARTMENTS



Internal photography of show apartment, indicative only.

MANHATTAN

FLOORS: 05 & 06
APARTMENTS: 1139 & 1148

TOTAL INTERNAL AREA
43.9 SQ M / 473 SQ FT

TOTAL EXTERNAL AREA
5.0 SQ M / 54 SQ FT

LONDON DOCK

ROOM DIMENSIONS

KITCHEN / DINING	2.01M x 3.46M	6' 7" x 11' 4"
LIVING	2.74M x 3.56M	9' 0" x 11' 8"
BEDROOM	2.11M x 4.15M	13' 7" x 6' 11"
BALCONY	1.50M x 3.35M	4' 11" x 11' 0"

MANHATTAN

FLOOR: 06
APARTMENT: 1143

TOTAL INTERNAL AREA
41.4 SQ M / 446 SQ FT

TOTAL EXTERNAL AREA
5.0 SQ M / 54 SQ FT

SAFFRON WHARF

ROOM DIMENSIONS

KITCHEN / DINING	2.80M x 3.32M	9' 2" x 10' 11"
LIVING	3.13M x 3.32M	10' 3" x 10' 11"
BEDROOM	3.03M x 2.08M	9' 11" x 6' 10"
BALCONY	1.50M x 3.35M	4' 11" x 11' 0"



KEY

WEST ELEVATION

FIFTH FLOOR SHOWN



- Measurement Points
- Undercounter Fridge
- Tall Kitchen Unit with Fridge/Freezer
- Tall Kitchen Unit (May Contain Appliances)
- HIU & MVHR with Washer/Dryer below
- Cupboard
- SW Space provision for wardrobe
- U Utility Cupboard
- W Wardrobe
- Sliding Doors



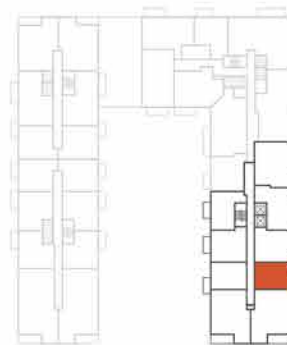
KEY

EAST ELEVATION

FLOOR 06 SHOWN



- Measurement Points
- Undercounter Fridge
- Tall Kitchen Unit with Fridge/Freezer
- Tall Kitchen Unit (May Contain Appliances)
- HIU & MVHR with Washer/Dryer below
- C Cupboard
- SW Space provision for wardrobe
- U Utility Cupboard
- W Wardrobe
- Sliding Doors



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ONE BEDROOM

LONDON DOCK

GROUND FLOOR
APARTMENT: 1095

TOTAL INTERNAL AREA
51.1 SQ M / 551 SQ FT

TOTAL EXTERNAL AREA
12.8 SQ M / 137 SQ FT

ROOM DIMENSIONS

KITCHEN / DINING	3.15M x 2.28M	10' 4" x 7'6"
LIVING	4.30M x 3.62M	14' 1" x 11' 11"
BEDROOM	4.20M x 3.19M	13' 9" x 10' 6"
TERRACE	1.50M x 6.81M	4' 11" x 22' 4"



ONE BEDROOM

SAFFRON WHARF

GROUND FLOOR
APARTMENT: 1098

TOTAL INTERNAL AREA
51.1 SQ M / 551 SQ FT

TOTAL EXTERNAL AREA
10.7 SQ M / 115 SQ FT

ROOM DIMENSIONS

KITCHEN / DINING	3.15M x 2.28M	10' 4" x 7'6"
LIVING	4.30M x 3.62M	14' 1" x 11' 11"
BEDROOM	4.20M x 3.19M	13' 9" x 10' 6"
TERRACE	1.50M x 6.81M	4' 11" x 22' 4"



KEY

EAST ELEVATION

GROUND FLOOR SHOWN



- Measurement Points
- Undercounter Fridge
- Tall Kitchen Unit with Fridge/Freezer
- Tall Kitchen Unit (May Contain Appliances)
- HIU & MVHR with Washer/Dryer below
- Cupboard
- SW Space provision for wardrobe
- U Utility Cupboard
- W Wardrobe
- Sliding Doors



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KEY

WEST ELEVATION

GROUND FLOOR SHOWN



- Measurement Points
- Undercounter Fridge
- Tall Kitchen Unit with Fridge/Freezer
- Tall Kitchen Unit (May Contain Appliances)
- HIU & MVHR with Washer/Dryer below
- Cupboard
- SW Space provision for wardrobe
- U Utility Cupboard
- W Wardrobe
- Sliding Doors



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ONE BEDROOM

LONDON DOCK

FLOORS: 08 & 10
APARTMENTS: 870 & 886

TOTAL INTERNAL AREA
52.62 SQ M / 566 SQ FT
TOTAL EXTERNAL AREA
5.02 SQ M / 54 SQ FT

ROOM DIMENSIONS

KITCHEN / DINING	5.17M x 2.65M	16'11" x 8'8"
LIVING	5.35M x 2.84M	17'6" x 9'4"
BEDROOM	4.14M x 3.34M	13'7" x 11'0"
BALCONY	1.50M x 3.35M	4'11" x 11'0"

ONE BEDROOM

SAFFRON WHARF

FLOORS: 03, 05 & 06
APARTMENTS: 1116, 1133 & 1142

TOTAL INTERNAL AREA
50.5 SQ M / 544 SQ FT
TOTAL EXTERNAL AREA
5.0 SQ M / 54 SQ FT

ROOM DIMENSIONS

KITCHEN	2.48M x 2.87M	8' 1" x 9' 5"
LIVING / DINING	4.96M x 3.42M	16' 3" x 11' 2"
BEDROOM	4.11M x 3.23M	13' 6" x 10' 7"
BALCONY	1.50M x 3.35M	4' 11" x 11' 0"



WEST



34



EAST



35

KEY

WEST ELEVATION

FLOOR 08 SHOWN



- Measurement Points
- Undercounter Fridge
- Tall Kitchen Unit with Fridge/Freezer
- Tall Kitchen Unit (May Contain Appliances)
- HIU & MVHR with Washer/Dryer below
- Cupboard
- Space provision for wardrobe
- Utility Cupboard
- Wardrobe
- Sliding Doors
- TV Point



KEY

EAST ELEVATION

FLOOR 03 SHOWN



- Measurement Points
- Undercounter Fridge
- Tall Kitchen Unit with Fridge/Freezer
- Tall Kitchen Unit (May Contain Appliances)
- HIU & MVHR with Washer/Dryer below
- Cupboard
- Space provision for wardrobe
- Utility Cupboard
- Wardrobe
- Sliding Doors
- TV Point



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ONE BEDROOM

LONDON DOCK

FLOOR: 08
APARTMENT: 1157

TOTAL INTERNAL AREA
50.1 SQ M / 540 SQ FT

TOTAL EXTERNAL AREA
4.5 SQ M / 48 SQ FT

ROOM DIMENSIONS

KITCHEN / DINING	4.67M x 2.28M	15' 4" x 7' 6"
LIVING	2.84M x 3.56M	9' 4" x 11' 8"
BEDROOM	2.83M x 3.83M	9' 3" x 12' 7"
BALCONY	2.88M X 1.77M	9' 5" x 5' 10"



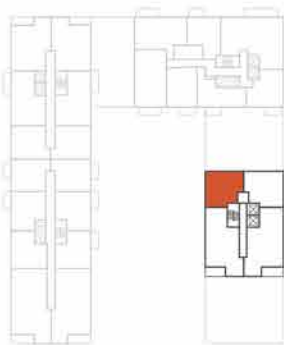
KEY

WEST ELEVATION

FLOOR 08 SHOWN



- Measurement Points
- Undercounter Fridge
- Tall Kitchen Unit with Fridge/Freezer
- Tall Kitchen Unit (May Contain Appliances)
- HIU & MVHR with Washer/Dryer below
- Cupboard
- Space provision for wardrobe
- Utility Cupboard
- Wardrobe
- Sliding Doors



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ONE BEDROOM

SAFFRON WHARF

FLOOR: 08
APARTMENT: 1158

TOTAL INTERNAL AREA
50.1 SQ M / 540 SQ FT

TOTAL EXTERNAL AREA
4.5 SQ M / 48 SQ FT

ROOM DIMENSIONS

KITCHEN / DINING	4.67M x 2.28M	15' 4" x 7' 6"
LIVING	2.84M x 3.56M	9' 4" x 11' 8"
BEDROOM	2.83M x 3.83M	9' 3" x 12' 7"
BALCONY	2.88M X 1.77M	9' 5" x 5' 10"



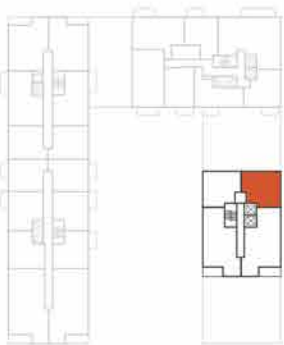
KEY

EAST ELEVATION

FLOOR 08 SHOWN



- Measurement Points
- Undercounter Fridge
- Tall Kitchen Unit with Fridge/Freezer
- Tall Kitchen Unit (May Contain Appliances)
- HIU & MVHR with Washer/Dryer below
- Cupboard
- Space provision for wardrobe
- Utility Cupboard
- Wardrobe
- Sliding Doors



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ONE BEDROOM

FLOORS: 05 & 06
APARTMENTS: 1141 & 1150

TOTAL INTERNAL AREA
51.4 SQ M / 553 SQ FT
TOTAL EXTERNAL AREA
5.0 SQ M / 54 SQ FT

LONDON DOCK

ROOM DIMENSIONS

KITCHEN / DINING	2.70M x 2.98M	8'10" x 9' 9"
LIVING	4.28M x 3.11M	14' 1" x 10' 2"
BEDROOM	4.75M x 2.80M	15' 7" x 9' 2"
BALCONY	1.50M x 3.35M	4' 11" x 11' 0"



KEY

EAST ELEVATION

FLOOR 05 SHOWN



- Measurement Points
- Undercounter Fridge
- Tall Kitchen Unit with Fridge/Freezer
- Tall Kitchen Unit (May Contain Appliances)
- HIU & MVHR with Washer/Dryer below
- Cupboard
- Space provision for wardrobe
- Utility Cupboard
- Wardrobe
- Sliding Doors



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ONE BEDROOM

FLOOR: 01
APARTMENT: 1101

TOTAL INTERNAL AREA
51.1 SQ M / 551 SQ FT
TOTAL EXTERNAL AREA
5.0 SQ M / 54 SQ FT

SAFFRON WHARF

ROOM DIMENSIONS

KITCHEN / DINING	3.70M x 2.28M	12' 2" x 7'6"
LIVING	4.30M x 3.62M	14' 1" x 11' 11"
BEDROOM	4.20M x 3.19M	13' 9" x 10' 6"
BALCONY	1.50M x 3.35M	4' 11" x 11' 0"



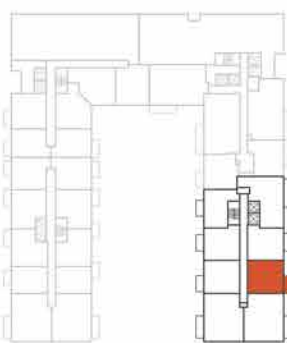
KEY

EAST ELEVATION

FLOOR 01 SHOWN



- Measurement Points
- Undercounter Fridge
- Tall Kitchen Unit with Fridge/Freezer
- Tall Kitchen Unit (May Contain Appliances)
- HIU & MVHR with Washer/Dryer below
- Cupboard
- Space provision for wardrobe
- Utility Cupboard
- Wardrobe
- Sliding Doors



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TWO BEDROOM

LONDON DOCK

FLOOR: 02
APARTMENT: 917
TOTAL INTERNAL AREA
79.19 SQ M / 852 SQ FT
TOTAL EXTERNAL AREA
6.97 SQ M / 75 SQ FT

ROOM DIMENSIONS		
KITCHEN / DINING	7.44M x 2.93M	24'5" x 9'7"
LIVING	4.71M x 2.87M	15'5" x 9'5"
BEDROOM 1	4.67M x 3.75M	15'4" x 12'4"
BEDROOM 2	3.55M x 3.25M	11'8" x 10'8"
BALCONY	1.50M x 4.65M	4'11" x 15'3"

TWO BEDROOM

SAFFRON WHARF

FLOORS: 03 & 04
APARTMENTS: 923 & 929
TOTAL INTERNAL AREA
79.07 SQ M / 851 SQ FT
TOTAL EXTERNAL AREA
6.97 SQ M / 75 SQ FT

ROOM DIMENSIONS		
KITCHEN / DINING	7.44M x 2.93M	24'5" x 9'7"
LIVING	4.71M x 2.87M	15'5" x 9'5"
BEDROOM 1	4.66M x 3.75M	15'4" x 12'4"
BEDROOM 2	3.55M x 3.25M	11'8" x 10'8"
BALCONY	1.50M x 4.65M	4'11" x 15'3"



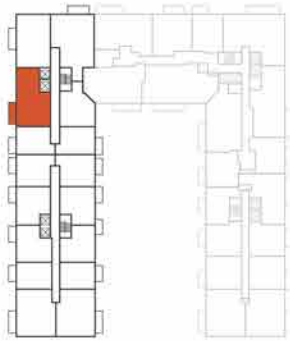
KEY

WEST ELEVATION

FLOOR 02 SHOWN



- Measurement Points
- Undercounter Fridge
- Tall Kitchen Unit with Fridge/Freezer
- Tall Kitchen Unit (May Contain Appliances)
- HIU & MVHR with Washer/Dryer below
- Cupboard
- Space provision for wardrobe
- Utility Cupboard
- Wardrobe
- Sliding Doors
- TV Point



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KEY

WEST ELEVATION

FLOOR 03 SHOWN



- Measurement Points
- Undercounter Fridge
- Tall Kitchen Unit with Fridge/Freezer
- Tall Kitchen Unit (May Contain Appliances)
- HIU & MVHR with Washer/Dryer below
- Cupboard
- Space provision for wardrobe
- Utility Cupboard
- Wardrobe
- Sliding Doors
- TV Point



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TWO BEDROOM

LONDON DOCK

FLOOR: 03
APARTMENT: 918
TOTAL INTERNAL AREA
79.97 SQ M / 861 SQ FT
TOTAL EXTERNAL AREA
6.11 SQ M / 66 SQ FT

ROOM DIMENSIONS

KITCHEN / DINING	3.00M X 4.89M	9'10" x 16'1"
LIVING	3.51M X 4.74M	11'6" x 15'7"
BEDROOM 1	3.05M X 4.79M	10'0" x 15'9"
BEDROOM 2	3.44M X 3.41M	11'3" x 11'2"
BALCONY	1.55M X 4.46M	5'1" x 14'7"

TWO BEDROOM

SAFFRON WHARF

FLOOR: 01
APARTMENT: 907
TOTAL INTERNAL AREA
101.40 SQ M / 1,091 SQ FT
TOTAL EXTERNAL AREA
6.97 SQ M / 75 SQ FT

ROOM DIMENSIONS

KITCHEN / DINING	3.55M x 5.21M	11'8" x 17'1"
LIVING	3.51M x 2.67M	11'6" x 8'9"
BEDROOM 1	2.75M x 3.09M	9'0" x 10'1"
BEDROOM 2	2.75M x 3.14M	9'0" x 10'4"
STUDY	2.00M x 3.30M	6'7" x 10'10"
BALCONY	4.65M x 1.50M	15'3" x 4'11"



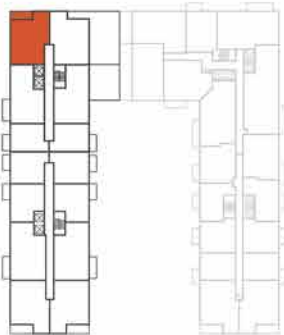
KEY

NORTH ELEVATION

FLOOR 03 SHOWN



- Measurement Points
- Undercounter Fridge
- Tall Kitchen Unit with Fridge/Freezer
- Tall Kitchen Unit (May Contain Appliances)
- HIU & MVHR with Washer/Dryer below
- Cupboard
- Space provision for wardrobe
- Utility Cupboard
- Wardrobe
- Sliding Doors
- TV Point



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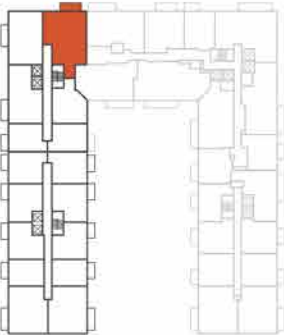
KEY

NORTH ELEVATION

FLOOR 01 SHOWN



- Measurement Points
- Undercounter Fridge
- Tall Kitchen Unit with Fridge/Freezer
- Tall Kitchen Unit (May Contain Appliances)
- HIU & MVHR with Washer/Dryer below
- Cupboard
- Space provision for wardrobe
- Utility Cupboard
- Wardrobe
- Sliding Doors
- TV Point



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THREE BEDROOM

LONDON DOCK

FLOORS: 11 & 13
APARTMENTS: 1068 & 1076

TOTAL INTERNAL AREA
100.09 SQ M / 1,077 SQ FT

TOTAL EXTERNAL AREA
9.50 SQ M / 102 SQ FT

ROOM DIMENSIONS

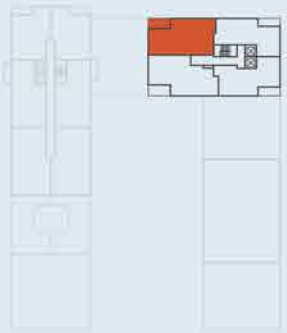
KITCHEN / DINING	6.26M x 2.53M	20'6" x 8'3"
LIVING	4.62M x 3.22M	15'2" x 10'7"
BEDROOM 1	3.36M x 4.91M	11'0" x 16'1"
BEDROOM 2	3.14M x 3.74M	10'4" x 12'3"
BEDROOM 3	3.08M x 3.74M	10'1" x 12'3"
BALCONY	4.46M x 2.22M	14'7" x 7'3"

SAFFRON WHARF - CITY COLLECTION

NORTH ELEVATION



FLOOR 11 SHOWN



KEY

- ▶ Measurement Points
- ▣ Undercounter Fridge
- ▣ Tall Kitchen Unit with Fridge/Freezer
- ▣ Tall Kitchen Unit (May Contain Appliances)
- WD HIU & MVHR with Washer/Dryer below
- C Cupboard
- SW Space provision for wardrobe
- U Utility Cupboard
- W Wardrobe
- ▣ Sliding Doors
- ▣ TV Point



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THREE BEDROOM

LONDON DOCK

SAFFRON WHARF - CITY COLLECTION

FLOOR: 09
APARTMENT: 1059

TOTAL INTERNAL AREA
106.61 SQ M / 1,148 SQ FT

TOTAL EXTERNAL AREA
19.91 SQ M / 214 SQ FT

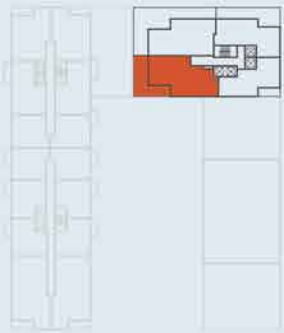
ROOM DIMENSIONS

KITCHEN / DINING	5.79M x 2.92M	19'0" x 9'7"
LIVING	4.45M x 5.15M	14'7" x 16'11"
BEDROOM 1	4.05M x 4.26M	13'3" x 14'0"
BEDROOM 2	2.92M x 4.34M	9'7" x 14'3"
BEDROOM 3	2.75M x 4.34M	9'0" x 14'3"
TERRACE	2.46M x 7.90M	8'1" x 25'11"

SOUTH ELEVATION



FLOOR 09 SHOWN



KEY

- ◄► Measurement Points
- ▨ Undercounter Fridge
- ⊠ Tall Kitchen Unit with Fridge/Freezer
- ⊠ Tall Kitchen Unit (May Contain Appliances)
- WD HIU & MVHR with Washer/Dryer below
- C Cupboard
- SW Space provision for wardrobe
- U Utility Cupboard
- W Wardrobe
- ▬ Sliding Doors
- TV Point



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THREE BEDROOM

LONDON DOCK

FLOORS: 07 & 08
APARTMENTS: 867 & 875

TOTAL INTERNAL AREA
113.72 SQ M / 1,224 SQ FT

TOTAL EXTERNAL AREA
9.48 SQ M / 102 SQ FT

ROOM DIMENSIONS

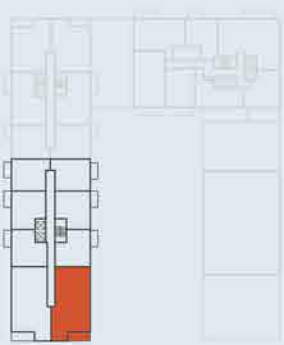
KITCHEN / DINING	3.49M x 7.43M	11'5" x 24'5"
LIVING	4.71M x 4.05M	15'5" x 13'4"
BEDROOM 1	4.78M x 3.05M	15'8" x 10'0"
BEDROOM 2	3.58M x 3.22M	11'6" x 10'7"
BEDROOM 3	3.58M x 3.22M	11'9" x 10'7"
BALCONY	4.84M x 2.00M	15'11" x 6'7"

SAFFRON WHARF - CITY COLLECTION

EAST ELEVATION



FLOOR 07 SHOWN



KEY

- ▶ Measurement Points
- ▣ Undercounter Fridge
- ▣ Tall Kitchen Unit with Fridge/Freezer
- ▣ Tall Kitchen Unit (May Contain Appliances)
- WD HIU & MVHR with Washer/Dryer below
- C Cupboard
- SW Space provision for wardrobe
- U Utility Cupboard
- W Wardrobe
- Sliding Doors
- TV Point



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THREE BEDROOM

LONDON DOCK

FLOORS: 06, 07, 08 & 09
APARTMENTS: 860, 868, 876 & 884

TOTAL INTERNAL AREA
113.72 SQ M / 1,224 SQ FT

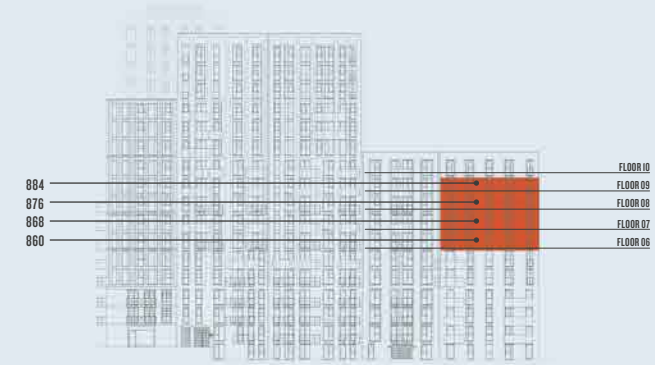
TOTAL EXTERNAL AREA
9.48 SQ M / 102 SQ FT

ROOM DIMENSIONS

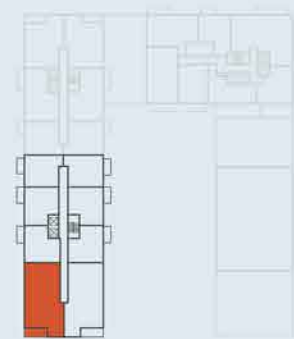
KITCHEN / DINING	3.48M x 7.43M	11'5" x 24'5"
LIVING	4.71M x 4.17M	15'5" x 13'8"
BEDROOM 1	4.78M x 3.05M	15'8" x 10'0"
BEDROOM 2	3.58M x 3.22M	11'6" x 10'7"
BEDROOM 3	3.58M x 3.22M	11'9" x 10'7"
BALCONY	4.84M x 2.00M	15'11" x 6'7"

SAFFRON WHARF - CITY COLLECTION

WEST ELEVATION

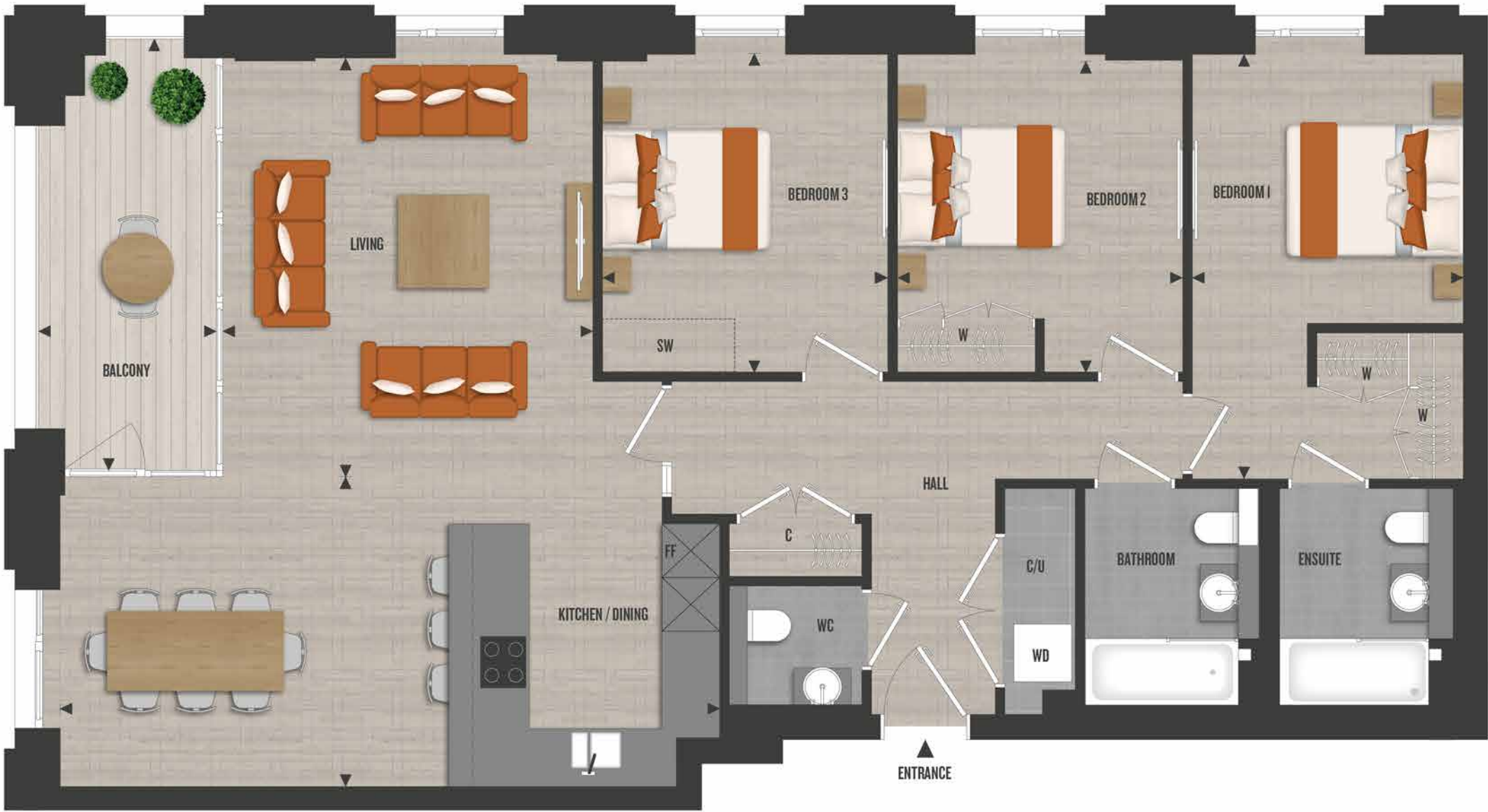


FLOOR 07 SHOWN



KEY

- ▶ Measurement Points
- ◻ Undercounter Fridge
- ◻ Tall Kitchen Unit with Fridge/Freezer
- ◻ Tall Kitchen Unit (May Contain Appliances)
- WD HIU & MVHR with Washer/Dryer below
- C Cupboard
- SW Space provision for wardrobe
- U Utility Cupboard
- W Wardrobe
- Sliding Doors
- TV Point



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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 able to create your MyHome Plus account and access this online platform to view all the information about the development, your property, the construction progress and the buying process
- 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





LONDON DOCK

SAFFRON WHARF

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

MYHOME PLUS

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



THIS SECTION PROVIDES YOU WITH AN OVERVIEW OF MYHOME PLUS' KEY FEATURES TO ENHANCE YOUR CUSTOMER JOURNEY.

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 your dedicated Sales Consultant and Customer Service Manager. You will be able to view their contact details and contact them directly from the platform.

3. OPTIONS & CHOICES SELECTION

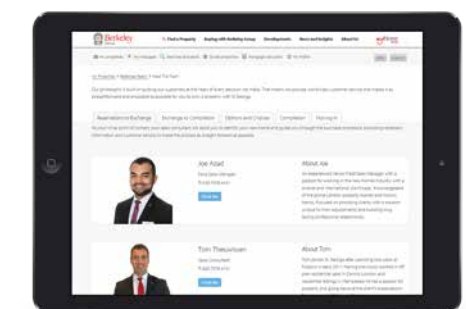
When you buy a home with us, you will have the option to choose some of your home finishes. This will be subject to the development and property building stage but it's a chance to make it feel truly yours. You will be able to see the different options, the selection deadline date and submit your choice in this section of MyHome Plus. 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.

5. MY GUIDES

View and download your buying and living guides to support you step-by-step through your journey with us.



NEXT STEPS

1. Your Sales Consultant will send you instructions to create and validate your MyHome account. Once your account is validated, your Sales Consultant will assign your property to your MyHome account and your account will be upgraded to a MyHome Plus account.

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 2030

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are TRANSFORMING TOMORROW

OUR VISION
2030
TRANSFORMING TOMORROW

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.



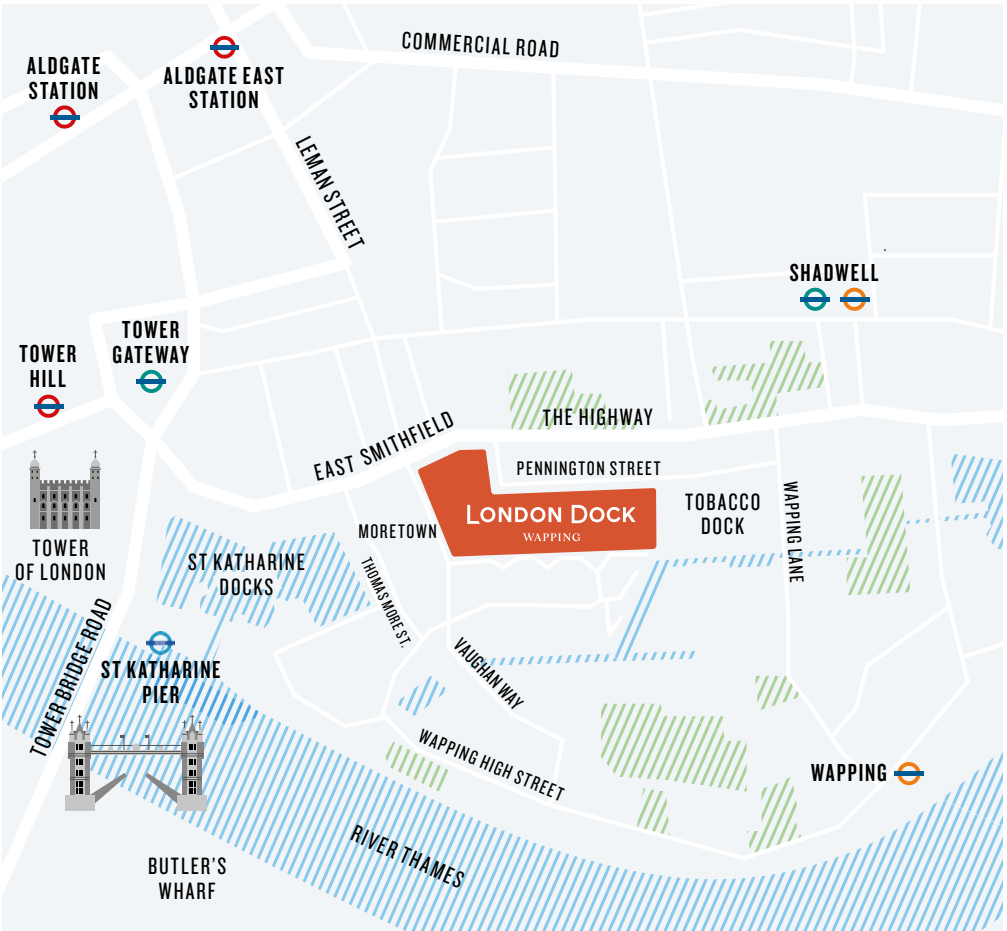
CONTACT

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

OUR VISION
2030
TRANSFORMING TOMORROW

 **Berkeley**
Group
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 **Investor in
Customers**
Gold 2022

 **CONSUMER
CODE FOR
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Protection for new-build
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St George
Designed for life

Disclaimer: The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St George policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. St George reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Saffron Wharf is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St George sales offices to ascertain the availability of any particular property. 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. Planning permission number: PA-19-01684. Borough/council issuing permission: London Borough of Tower Hamlets. Acquiring interest: 999 year leasehold interest from July 1989. M007/05CA/0824



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Berkeley Group of companies

