

DEVELOPMENT GUIDE

# SAFFRON WHARF

LONDON DOCK  
WAPPING



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SAFFRON WHARF

DISCOVER  
**SAFFRON**  
**WHARF**

**LONDON DOCK**  
WAPPING

# WELCOME TO SAFFRON WHARF AT LONDON DOCK

The latest release of new homes at London Dock, Saffron Wharf, offers a choice of contemporary Manhattan, one, two and three bedroom apartments. With its private and tranquil open spaces and easy access to exciting new squares and boulevards, you'll find yourself right at home in the heart of a thriving new London neighbourhood.

DIAMONDS

PENNINGTON ST WAREHOUSE

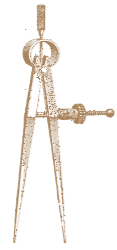
LONDON DOCK  
THE BAKERY

**KEY FACTS**



**LOCATION**

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



**ARCHITECT**

Patel Taylor



**DEVELOPER**

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



**LOCAL AUTHORITY**

London Borough of Tower Hamlets



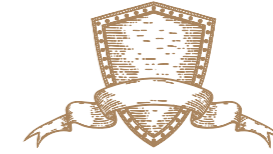
**TENURE**

999 years leasehold from July 1989



**PARKING**

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



**WARRANTY**

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



**EST COMPLETION**

From Q1 2024 - Q4 2025



**SERVICE CHARGE**

Estimated to be between £6.55 - £7.20 psf\*  
Right to park £1,034 p.a.

**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 2024 – 31 March 2025

A	£1,117.01	E	£2,047.85
B	£1,303.17	F	£2,420.18
C	£1,489.34	G	£2,792.52
D	£1,675.51	H	£3,351.02

**TERMS OF PAYMENT**

1. Booking fee of £10,000 payable upon reservation
2. Exchange of contracts on 20% of purchase price, less reservation fee paid, payable within 21 days from reservation
3. Balance of 80% payable on completion

\*\*"Estimated service charge" is an estimate only and subject to change. The estimate is dated 01/24 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.



## 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

www.ackroydlegal.com

### ZHONG LUN LAW FIRM

10 – 11 Austin Friars, London, EC2N 2HG

Paige Xia

Tel: +44 (0)20 7382 1567

Email: paigexia@zhonglun.com

www.zhonglun.com

### RISEAM SHARPLES

2 Tower Street, London, WC2H 9NP

Julia Caveller

Email: juliac@rs-law.co.uk

Tel: +44 (0)2076328919

www.riseamsharples.com

### ALEXANDER JLO SOLICITORS

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2 Lawn House Close, London, E14 9YQ

Matthew Johnson (Partner)

Direct Dial: +44 (0) 20 3196 2143

Tel: +44 (0)20 7531 8828

Fax: +44 (0)20 7531 8830

Email: LegalTeam@london-law.co.uk

www.london-law.co.uk



# DISCOVER SAFFRON WHARF

## TOTAL APARTMENTS

Saffron Gardens - 73 apartments  
Saffron Place - 86 apartments  
Saffron Tower - 36 apartments  
Saffron Court - 56 apartments

## KEY DISTANCES

Saffron Wharf - Merino Wharf - 20m  
Saffron Wharf - Building G - 20m  
Width of Winter Garden - 24m  
Saffron Wharf North to South - 71.4m

## BUILDING HEIGHT

Saffron Gardens - 11 storeys  
Saffron Place - 17 storeys  
Saffron Tower - 18 storeys  
Saffron Court - 9 storeys

## CEILING HEIGHTS

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

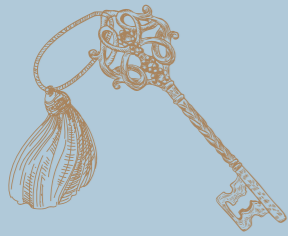
## TOTAL LIFTS IN THE BUILDING

Saffron Gardens - 2 lifts  
Saffron Place - 2 lifts  
Saffron Tower - 2 lifts  
Saffron Court - 2 lifts

## SAFFRON WHARF



## LONDON DOCK



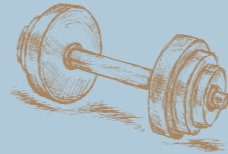
### HIGH QUALITY HOMES

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



### 7.5 ACRES OF OPEN SPACE

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



### RESIDENTS' FACILITIES

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



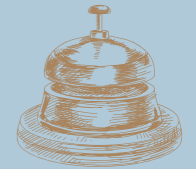
### RESIDENTS' SCREENING ROOM

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



### BAR & RESTAURANTS

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



### 24-HOUR CONCIERGE

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

# LIFE AT LONDON DOCK

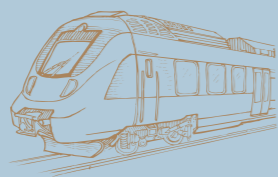
## DESIGNED FOR MODERN LIVING

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 connections to the City, Canary Wharf, the West End and beyond.



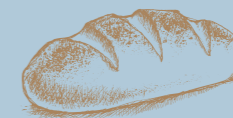
### AN ICONIC DESTINATION

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



### 180,000 SQ FT OF COMMERCIAL SPACE

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



### EVERYTHING ON HAND

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



### RESIDENTS' LOUNGE

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





**FACILITIES**



- Gym
- Swimming pool
- Private screening cinema room
- Virtual golf suite
- Sauna & Steam room

- Jacuzzi
- Treatment room
- Squash court
- Residents' lounge
- 24-hour concierge

“From day one London Dock has grabbed the hearts and passions of the residents of this country’s Capital and delighted those further afield who have been fortunate to be a part of its history and evolution. It is a delight to see the genuine dedication and quality of those determined to make it London’s sparkling jewel be reflected in its local and international popularity. London Dock is blessed to be in a wonderful location where the sublime St Katharine Docks makes an ideal setting and the transport links open up the whole of the city, however it does not rely on this to deliver for purchasers and residents as the high level of the finish and facilities on offer truly set it apart. It is no wonder that whoever comes into contact with the development is taken with its charm.”

SAMUEL ANDERSON  
CBRE

INVESTING

# RENTAL DEMAND

▲ 20% INCREASE IN DEMAND FROM APPLICANTS ENQUIRING ABOUT RENTAL PROPERTIES AT LONDON DOCK DURING Q1 2022  
Source: Benham & Reeves

RENTALS ACHIEVED:

up to  
**£630**  
per week for  
Manhattans

up to  
**£750**  
per week for  
1 Bedrooms

up to  
**£1,250**  
per week for  
2 Bedrooms

up to  
**£1,500**  
per week for  
3 Bedrooms

TENANT PROFILE:

**80%**  
are corporates working for banks, law firms, shipping and insurance brokers

**20%**  
are other professionals and international students

LONDON DOCK

SAFFRON WHARF

# AN ICONIC LONDON LOCATION

THE SHARD

LONDON BRIDGE

TOWER BRIDGE

THE CITY

# LONDON DOCK

WAPPING



20

21

ST KATHARINE DOCKS

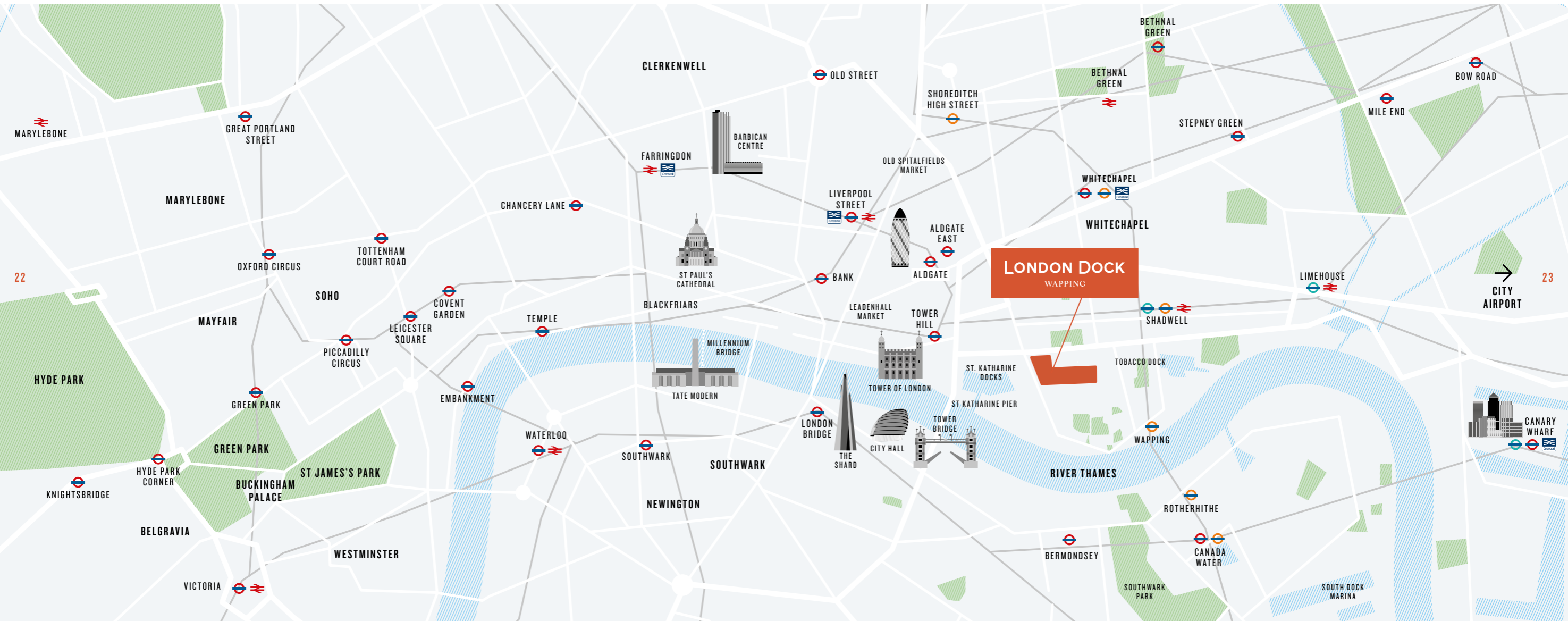
WAPPING HIGH ST

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

**CENTRAL LOCATION**

**SAFFRON WHARF OFFERS EXCEPTIONAL 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.



**1 STOP**  
BANK STATION

**2 STOPS**  
LIVERPOOL STREET

**2 STOPS**  
LONDON BRIDGE

**5 STOPS**  
KING'S CROSS  
ST PANCRAS INTERNATIONAL

**3 STOPS**  
CANARY WHARF

**7 STOPS**  
LONDON WATERLOO

**9 STOPS**  
CITY AIRPORT

**27 STOPS**  
HEATHROW AIRPORT

# PERFECTLY PLACED



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

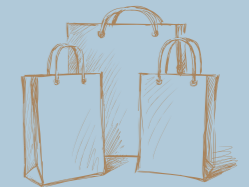
This coupled with two of London's largest employment hubs, the City of London and Canary Wharf, being within easy reach, means homes in Wapping are in high demand.



**£304m**  
retail & catering spend within 1 mile



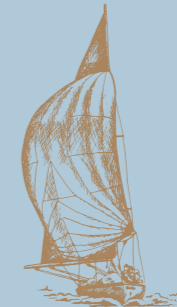
**2.98m**  
visitors to the Tower of London in 2019



**520,000 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



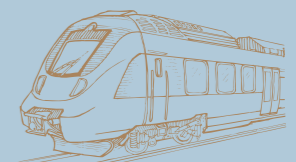
**114,150**  
residents within a mile radius of London Dock



**1.3m**  
users per year  
Wapping Station



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



**30m**  
users per year  
Tower Hill & Tower Gateway

# THE DICKENS INN



**65%** increase in Tower Hamlets population since 2001

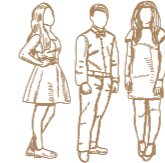
**67%** house price growth in Tower Hamlets over the past 10 years, outperforming London over the same period

**16%** Tower Hamlets 

**13.6%** five year rental growth forecast (2021-2025)  
London

**36%** Tower Hamlets 

**26%** proportion of households privately rented  
London

**40%** Tower Hamlets 

**27%** proportion of socio-economic group City Prosperity\*  
London

**27%** Tower Hamlets 

**13%** proportion of renters who earn above £70,000  
London

\*City Prosperity are found in senior and well-paid positions in the City's key financial and professional organisations, as well as in high status roles in politics, media and the arts.

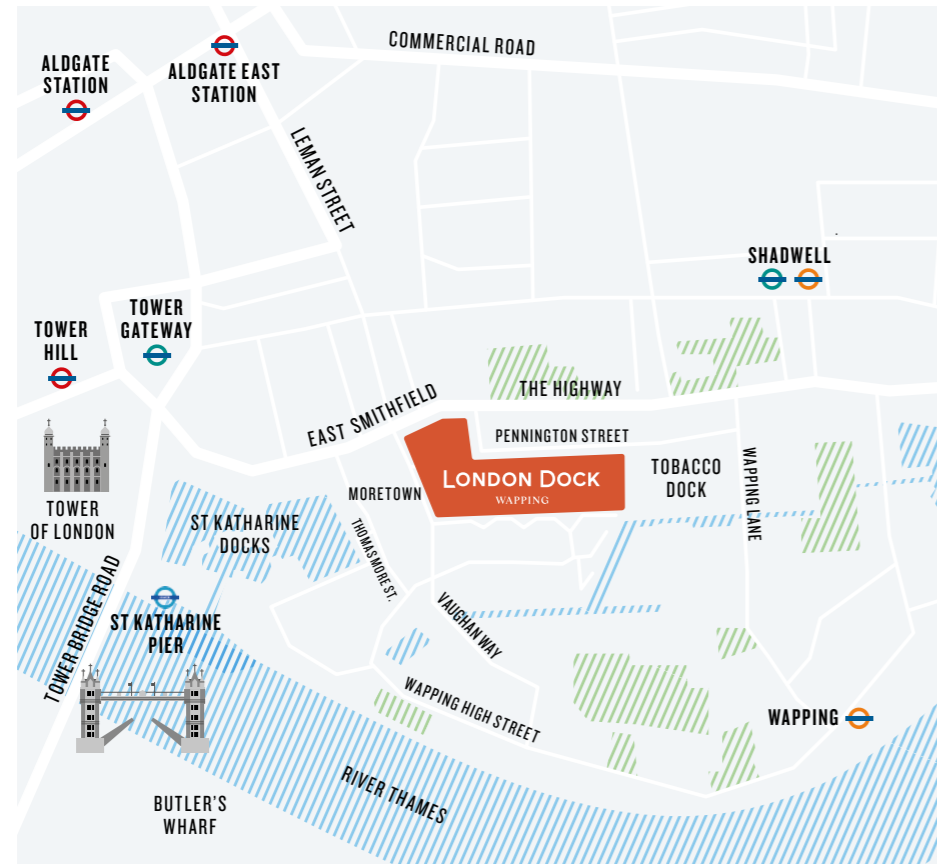
## CONTACT

### 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](mailto:sales@londondock.co.uk)  
Visit: [londondock.co.uk](http://londondock.co.uk)  
Instagram: London\_Dock



Map is indicative only. All locations are approximate.



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**LONDONDOCK.CO.UK**



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Berkeley Group of companies

