

Merino Wharf

DISCOVER
MORE

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.

London Dock Development Plan



The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout building style, landscaping and specification at any time without notice.

Considered Design

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

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 tranquil heart of a
thriving new London neighbourhood.

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.



Exceptional Vistas

ENJOY THE TRANQUIL VIEW OF THE BEAUTIFULLY LANDSCAPED WATER GARDEN OR TAKE IN THE SIGHT OF 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.



Computer generated image, indicative only

Inspiring Interiors

THESE STUNNING 2 AND 3 BEDROOM APARTMENTS HAVE BEEN CAREFULLY DESIGNED TO CREATE EFFORTLESS LIVING SPACES.

The style statement continues with a bespoke kitchen designed to inspire great culinary creations. Brass coloured splashbacks, modern shaker style cabinets, integrated appliances and sleek black ironmongery combine to make great spaces to entertain.



Show apartment photography, indicative only

RELAXING SPACES

Generous spaces, fitted wardrobes and feature lighting are the defining characteristics of the bedrooms at Merino Wharf. In the bathrooms, metro tiles, mahogany finishes and black fittings create a bold style statement.



Show apartment photography, indicative only



Show apartment photography, indicative only

Two Bedroom Apartment

FLOOR: 00
APARTMENT: 705

TOTAL AREA	71 sq m	771 sq ft
KITCHEN/DINING	3.55m x 2.20m	11'8" x 7'3"
LIVING ROOM	3.93m x 3.51m	12'11" x 11'6"
BEDROOM 1	4.03m x 3.20m	13'3" x 10'6"
BEDROOM 2	3.48m x 2.93m	11'5" x 9'7"
TERRACE	17 sq m	189 sq ft

VIEWS



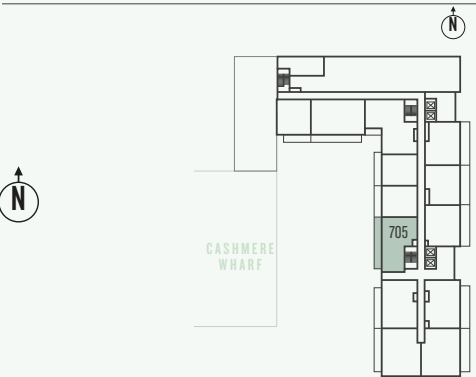
South West facing view, indicative only



West facing view, indicative only

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FLOORPLATE



WEST ELEVATION



KEY

- ▶◀

Measurement points
- ⏏

13A double switched socket outlet
- E

Video door entry unit
- ⏏

Floor box containing double socket & TV point
- C

Cupboard
- W

Wardrobe

⏏

Tall kitchen unit (may contain appliances)

P

Heat Interface Unit & MVHR with Washer/Dryer below

—

Towel rail

WIFI

Wi-Fi router & Sky box

VIEWS WEST OVER
WATER GARDEN





Computer generated image, indicative only

2 bedroom homes Specification

GENERAL

- Comfort cooling and heating¹
- Engineered timber herringbone flooring to living room, kitchen and hallway
- Carpet to bedrooms
- Feature entrance door
- White painted internal doors, architraves and skirting
- Black ironmongery throughout
- Wardrobe to bedroom I
- Bosch washer/dryer to hallway cupboard
- 10-year warranty from date of legal completion
- 2-year St George warranty
- 999-year lease from 4 July 1989

KITCHENS

- Bespoke fitted kitchen with modern shaker style doors
- Composite stone worktop with illuminated bronze effect splashback
- Integrated black Bosch multi-zone electric hob²
- Recirculating hob extractor
- Integrated black Bosch oven
- Integrated black Bosch microwave
- Integrated Bosch dishwasher
- Integrated full height Bosch fridge/freezer
- Black under counter wine cooler
- 1 ½ bowl stainless steel sink

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BATHROOMS / ENSUITES & WCs

- Underfloor heating
- Villeroy and Boch basin and WC
- Bespoke basin vanity unit with timber top, drawer and towel shelf
- Black framed bath and shower screens³
- Black overhead shower head to showers
- Hand held shower to baths³
- Metro style ceramic wall tiling
- Black metal towel radiator and robe hooks
- Wall mounted mirrored vanity unit with internal shelving and shaver socket

ELECTRICAL

- Black light switches throughout with dimmer switch to living room
- Pendant lighting over kitchen breakfast bar⁴
- Fluted glass wall lights to bathrooms, shower rooms and ensembles
- Pendant lighting to either side of bed in bedroom I
- Downlights to other areas
- Black electrical sockets⁵
- USB sockets to living room, kitchen and bedroom I
- Sky Q to be supplied from day I on 6 month contract⁶
- Sky Q to bedroom I⁶
- Fibre broadband connection⁷
- 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 court⁸
- Interior designed entrance lift lobbies and corridors

TRANSPORT

- Car parking, motorcycle and cycle storage facility available in underground car park⁹
- Electric vehicle charging point⁸

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



Show apartment photography, indicative only

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 achievable in extreme temperature conditions 2. Four zone electric hob to 2 bedroom apartments. 3. Where applicable 4. Feature pendant lighting to kitchens containing breakfast bars only 5. Where visible. Concealed sockets in white 6. Sky Q box located in hallway cupboard with direct link to living room TV point. Bedroom Sky provided by Sky Q mini box. Additional boxes subject to purchaser arrangements and contract directly with Sky 7. Subject to future connection by purchaser 8. Included in the service charge 9. Subject to additional cost. Parking on a right to park basis available only to 2 and 3 bedroom apartments

Three Bedroom Apartment

FLOOR: 11
APARTMENT: 675

TOTAL AREA	159 sq m	1,719 sq ft
KITCHEN	2.65m x 4.25m	8'8" x 13'11"
LIVING ROOM	5.03m x 6.37m	16'6" x 20'11"
DINING ROOM	3.52m x 4.67m	11'7" x 15'4"
BEDROOM 1	3.30m x 4.05m	10'10" x 13'3"
BEDROOM 2	3.70m x 3.04m	12'2" x 10'0"
BEDROOM 3	4.30m x 3.00m	14'1" x 9'10"
BALCONY 1	13 sq m	142 sq ft
BALCONY 2	13 sq m	142 sq ft

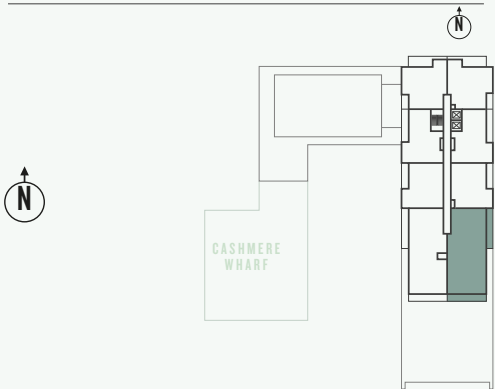
VIEWS



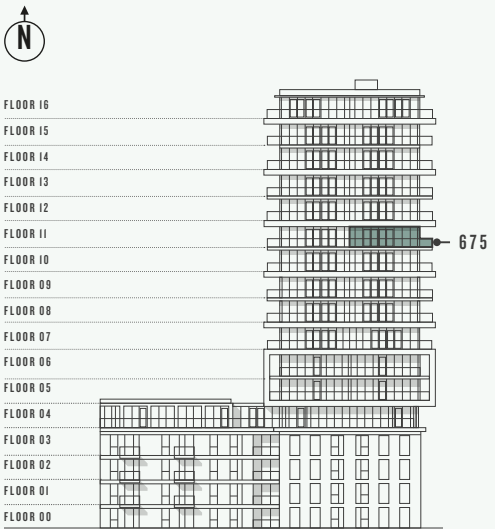
South East facing view, indicative only

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FLOORPLATE



SOUTH ELEVATION



KEY

- ◀▶

Measurement points
- Floor socket
- 13A double switched socket outlet
- 13A double switched with USB integrated into double socket
- Video door entry unit
- Floor box containing double socket & TV point
- Cupboard
- Wardrobe
- TV point
- 55" TV and sound bar with double plug socket at high level and two double sockets and low level
- Tall kitchen unit (may contain appliances)
- Washer Dryer
- HIU & MVHR
- Heat Interface Unit & MVHR with Washer/Dryer below
- Towel rail
- Wi-Fi router & Sky box



VIEWS EAST OVER
MERINO GARDENS

VIEWS
SOUTH

Three Bedroom Apartment

FLOOR: 11
APARTMENT: 676

TOTAL AREA	156 sq m	1,681 sq ft
KITCHEN	2.65m x 3.65m	8'8" x 12'0"
LIVING ROOM	5.03m x 6.37m	16'6" x 20'11"
DINING ROOM	3.52m x 3.90m	11'7" x 12'10"
BEDROOM 1	3.30m x 4.05m	10'10" x 13'3"
BEDROOM 2	3.70m x 3.04m	12'2" x 10'0"
BEDROOM 3	4.30m x 3.01m	14'1" x 9'11"
BALCONY 1	13 sq m	142 sq ft
BALCONY 2	13 sq m	142 sq ft

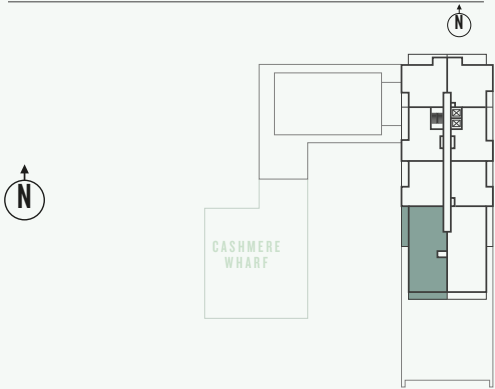
VIEWS



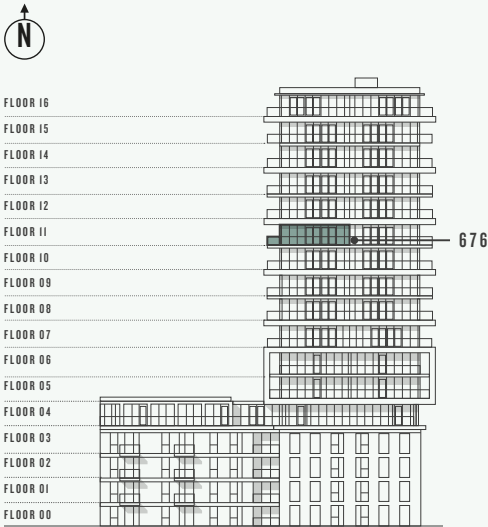
South West facing view, indicative only

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FLOORPLATE



SOUTH ELEVATION



KEY

- ◀▶

Measurement points
- Floor socket
- 13A double switched socket outlet
- 13A double switched with USB integrated into double socket
- Video door entry unit
- Floor box containing double socket & TV point
- Cupboard
- Wardrobe
- TV point
- 55" TV and sound bar with double plug socket at high level and two double sockets and low level
- Tall kitchen unit (may contain appliances)
- Washer Dryer
- HIU & MVHR
- Heat Interface Unit & MVHR with Washer/Dryer below
- Towel rail
- Wi-Fi router & Sky box



VIEWS NORTH WEST
TOWARDS THE CITY

VIEWS WEST OVER
WATER GARDEN

VIEWS
SOUTH



Three Bedroom Apartment

FLOOR: 15
APARTMENT: 698

TOTAL AREA	137 sq m	1,484 sq ft
KITCHEN	4.25m x 1.76m	13'11" x 5'9"
LIVING ROOM	5.18m x 4.13m	17'0" x 13'7"
DINING ROOM	4.13m x 2.56m	13'7" x 8'5"
BEDROOM 1	5.18m x 3.04m	17'0" x 10'0"
BEDROOM 2	3.84m x 2.75m	12'7" x 9'0"
BEDROOM 3	3.43m x 2.98m	11'3" x 9'9"
BALCONY 1	10 sq m	116 sq ft

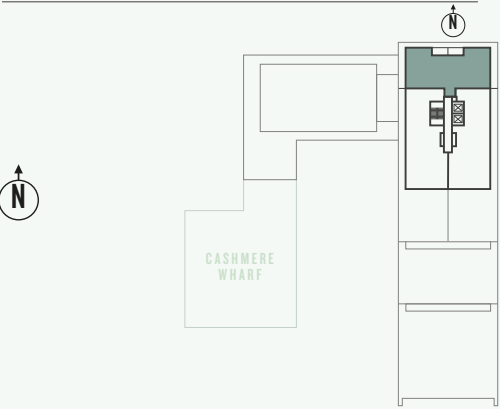
VIEWS



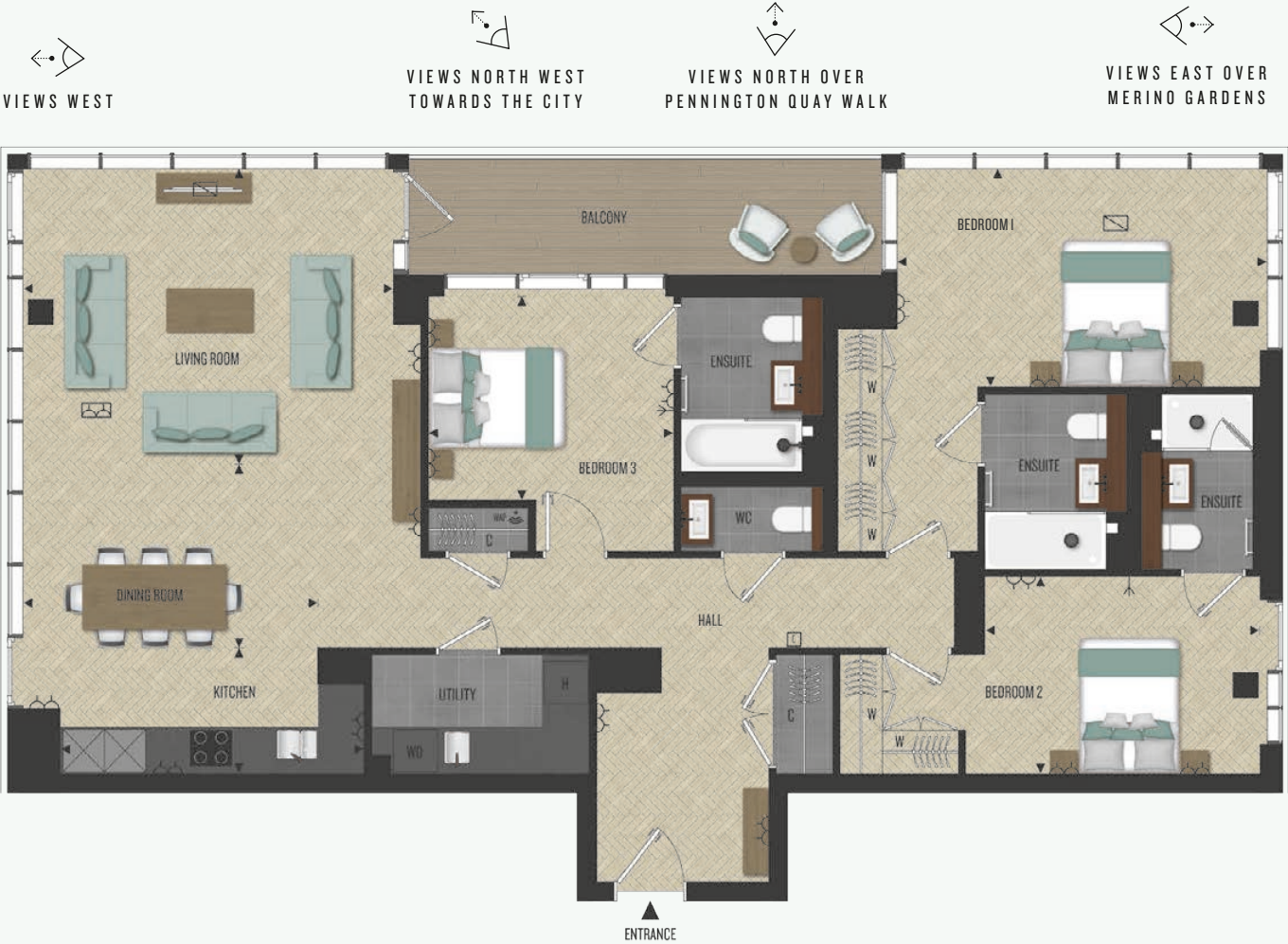
North West facing view, indicative only

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FLOORPLATE



NORTH ELEVATION



KEY

- | | | | | | | | |
|----|--|---|---|------|---|-----|--|
| ◄► | Measurement points | ⌚ | Floor box containing double socket & TV point | — | 55" TV and sound bar with double plug socket at high level and two double sockets and low level | [P] | Heat Interface Unit & MVHR with Washer/Dryer below |
| ⏚ | Floor socket | C | Cupboard | ⏚ | Tall kitchen unit (may contain appliances) | — | Towel rail |
| ⏚ | 13A double switched socket | W | Wardrobe | ⏚ | Washer Dryer | 📶 | Wi-Fi router & Sky box |
| ⏚ | 13A double switched with USB integrated into double socket | ↔ | TV point | [WD] | | | |
| 📺 | Video door entry unit | | | [H] | HIU & MVHR | | |



Show apartment photography, indicative only

3 bedroom homes Specification

GENERAL

- Comfort cooling and heating to all apartments¹
- Engineered timber herringbone flooring to living room, kitchen, hallway and bedrooms
- Feature entrance door
- White painted internal doors, architraves and skirting
- Black ironmongery throughout
- Wardrobe to bedroom 1 and bedroom 2
- Bosch washer/dryer to hallway cupboard
- 10-year warranty from date of legal completion
- 2-year St George warranty
- 999-year lease from 4 July 1989

KITCHENS

- Bespoke fitted kitchen with modern shaker style doors
- Composite stone worktop with illuminated bronze effect splashback
- Integrated black Miele induction hob
- Recirculating hob extractor
- Integrated black Miele oven
- Integrated black Miele microwave
- Integrated Miele dishwasher
- Integrated full height Miele fridge/freezer
- Black under counter wine cooler
- 1 ½ bowl stainless steel sink
- Instant hot water tap

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BATHROOMS/ENSUITES & WCS

- Underfloor heating
- Villeroy and Boch basin and WC
- Bespoke basin vanity unit with timber top, drawer and towel shelf
- Black framed bath and shower screens²
- Black overhead shower head to showers
- Hand held shower to baths²
- Metro style ceramic wall tiling
- Black metal towel radiator and robe hooks
- Wall mounted mirrored vanity unit with internal shelving and shaver socket

ELECTRICAL

- Wall mounted Samsung 55" TV with sound bar to living room
- Black light switches throughout, with mood lighting switch to living room
- Pendant lighting over kitchen breakfast bar/island³
- Fluted glass wall lights to bathrooms, shower rooms and ensembles
- Pendant light fittings to either side of bed in bedroom 1
- Downlights to other areas
- Black electrical sockets⁴
- USB sockets to living room, kitchen and bedroom 1
- Sky Q to be supplied from day 1 on 6 month contract⁵
- Sky Q to bedroom 1⁵
- 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 court⁷
- Interior designed entrance lift lobbies and corridors

TRANSPORT

- Car parking, motorcycle and cycle storage facility available in underground car park⁸
- Electric vehicle charging point⁷

SECURITY

- Multi-point high security door locking system to entrance door with spy-hole
- 24-hour Concierge⁷
- Door entry phone system with link to Concierge
- CCTV security system to car park, entrance lobby and development⁷



Show apartment photography, indicative only

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 achievable in extreme temperature conditions 2. Where applicable 3. Feature pendant lighting to kitchens containing a breakfast bar or island only 4. Where visible. Concealed sockets in white 5. Sky Q box located in hallway cupboard with direct link to living room TV point. Bedroom Sky provided by Sky Q mini box. Additional boxes subject to purchaser arrangements and contract directly with Sky 6. Subject to future connection by purchaser 7. Included in the service charge 8. Subject to additional cost.

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

Rights to Park available at a cost of £50,000

WARRANTY

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

ESTIMATED COMPLETION

- Apartment 609 June – Aug 2022
- Apartment 621 July – Oct 2022
- Apartment 675 Sept – Dec 2022
- Apartment 676 Sept – Dec 2022
- Apartment 698 Sept – Dec 2022
- Apartment 705 June – Aug 2022

SERVICE CHARGE

- Estimated to be £5.40 psf*
- Right to park £742.64 per annum

PEPPERCORN GROUND RENT

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



Computer generated image, indicative only

COUNCIL TAX

London Borough of Tower Hamlets

Council Tax Bands (1 April 2022 – 31 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

TERMS OF PAYMENT

- Booking fee of £10,000 payable upon reservation
- 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

ST GEORGE CITY LTD
St George House
9 Pennington Street, Unit 3A
London E1W 2BD
Tel: +44 (0)20 3603 0790

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.

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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.

Contact

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

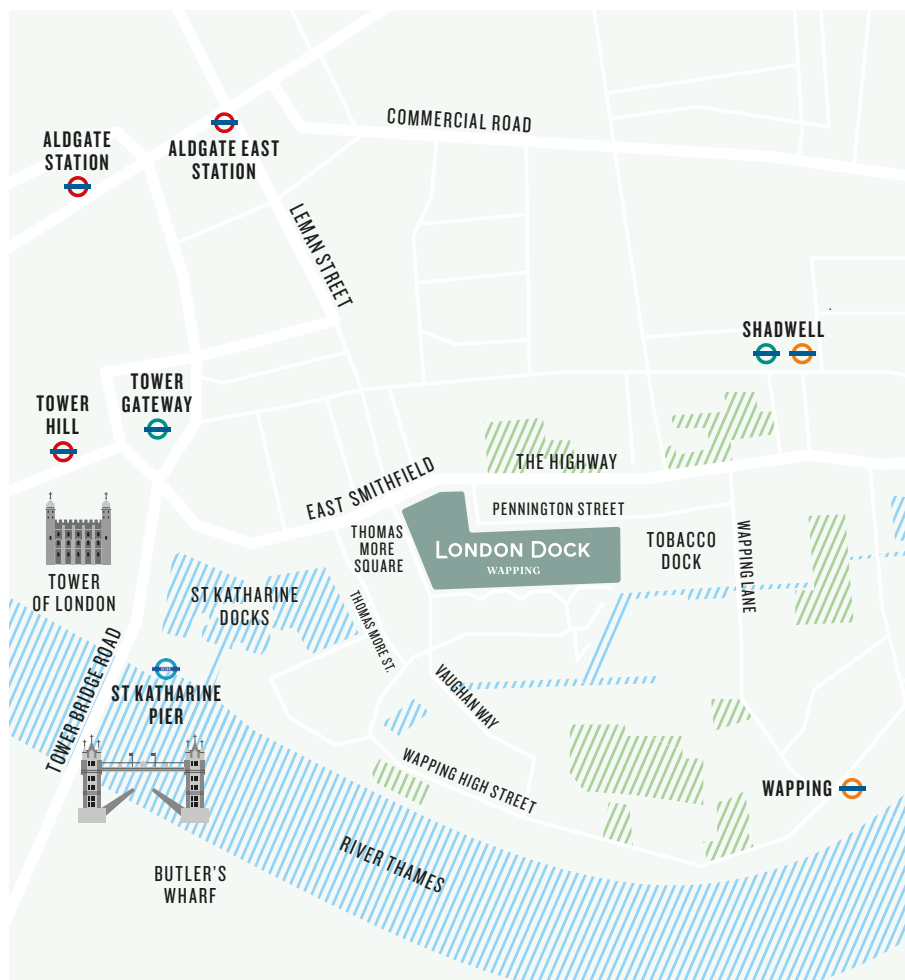
9 ARRIVAL SQUARE
LONDON
E1W 2AA

CALL: 020 7971 7880

EMAIL: SALES@LONDONDOCK.CO.UK

VISIT: LONDONDOCK.CO.UK

 [LONDON_DOCK](https://www.instagram.com/LONDON_DOCK)



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. Merino 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. M005/05CA/0622. Date of Issue 06/2022

OUR VISION
2030
TRANSFORMING TOMORROW

 **Berkeley**
Group
Proud to be members of the
Berkeley Group of companies

 **Investor in
Customers**
Gold 2022

 **OUTSTANDING
ACHIEVEMENT**
2022
 **GOLD
AWARD**
FOR CUSTOMER SATISFACTION

 **St George**
Designed for life