

DEVELOPMENT GUIDE

SAFFRON WHARF

LONDON DOCK
WAPPING



SAFFRON WHARF

DISCOVER

SAFFRON WHARF

LONDON DOCK

WAPPING

WELCOME TO SAFFRON WHARF AT LONDON DOCK

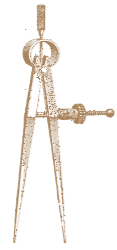
The latest release of new homes at London Dock, Saffron Wharf, offers a choice of contemporary Manhattan, one, two and three bedroom apartments. With its private and tranquil open spaces and easy access to exciting new squares and boulevards, you'll find yourself right at home in the heart of a thriving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

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



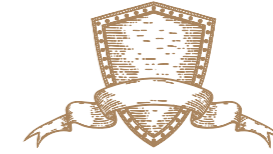
TENURE

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 2023 – 31 March 2024

A	£1,054.02	E	£1,932.37
B	£1,229.67	F	£2,283.69
C	£1,405.35	G	£2,635.04
D	£1,581.02	H	£3,162.04

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

STEPIEN 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

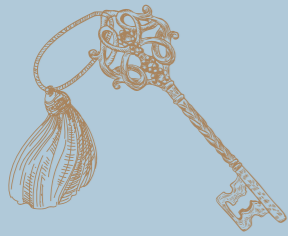


Development plan is indicative only.



Internal photography. Indicative only.

LONDON DOCK



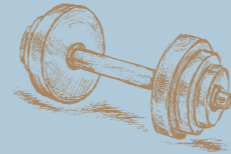
HIGH QUALITY HOMES

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.



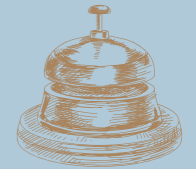
RESIDENTS' SCREENING ROOM

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

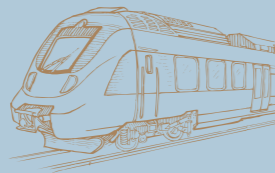
DESIGNED FOR MODERN LIVING

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.



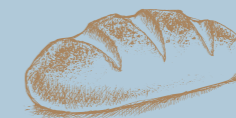
AN ICONIC DESTINATION

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

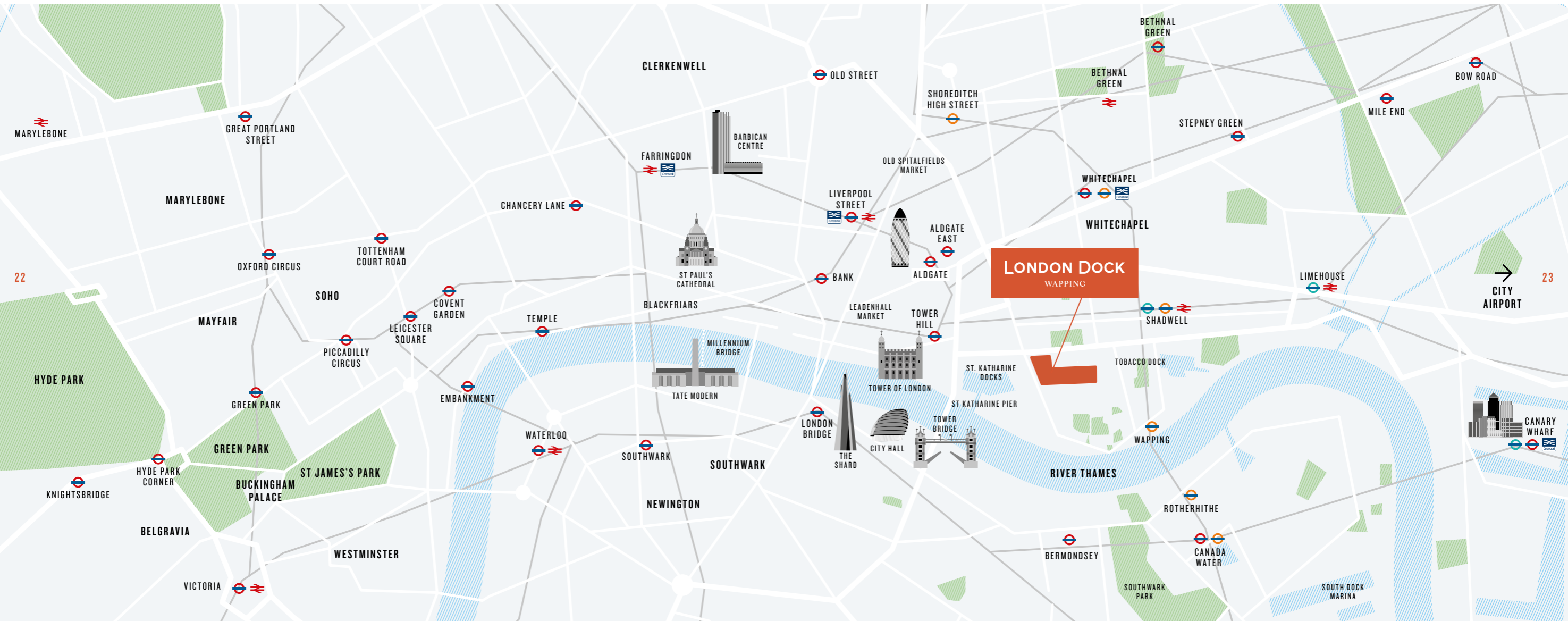
Computer enhanced image. Indicative only.

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

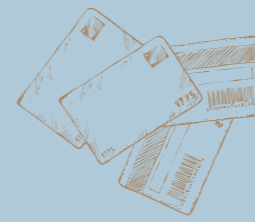
27 STOPS
HEATHROW AIRPORT

PERFECTLY PLACED



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

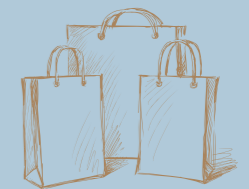
This coupled with two of London's largest employment hubs, the City of London and Canary Wharf, being within easy reach, means homes in Wapping are in high demand.



£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



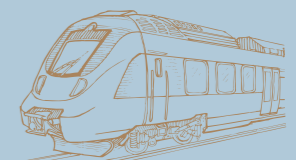
114,150
residents within a mile radius of London Dock



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%

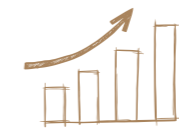
increase in Tower Hamlets population since 2001

67%

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

16%

Tower Hamlets



13.6%

London

five year rental growth forecast (2021-2025)

36%

Tower Hamlets



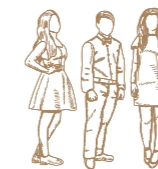
26%

London

proportion of households privately rented

40%

Tower Hamlets



27%

London

proportion of socio-economic group City Prosperity*

27%

Tower Hamlets



13%

London

proportion of renters who earn above £70,000


*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.

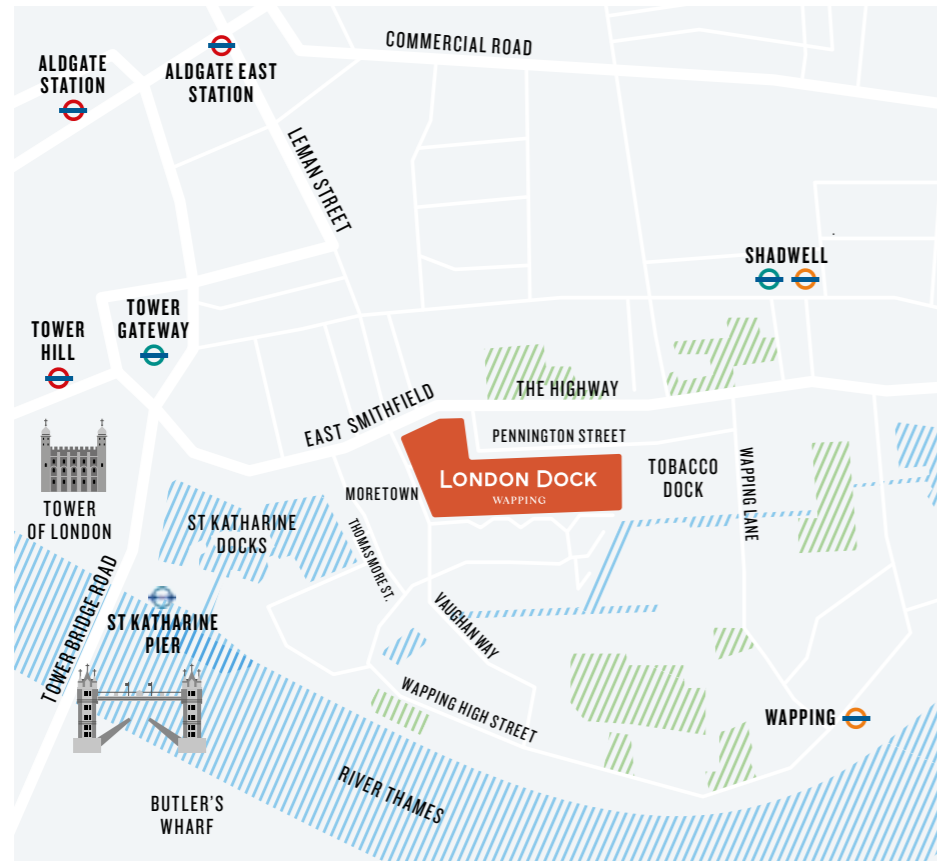
CONTACT

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
 Visit: londondock.co.uk
 London_Dock



Map is indicative only. All locations are approximate.



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LONDONDOCK.CO.UK



Proud to be a member of the
Berkeley Group of companies

