

An aerial night view of a city skyline, likely Canary Wharf in London. The image shows several tall skyscrapers with their windows illuminated, creating a glowing pattern against the dark blue twilight sky. The buildings are densely packed, and the overall scene conveys a sense of modern urban architecture and vibrant city life.

SQP

CANARY WHARF  
LONDON

# SKYLINE LIVING

YOUR GUIDE TO  
SOUTH QUAY PLAZA

**Berkeley**  
Designed for life

# WELCOME TO HARCOURT GARDENS



## YOUR HOTEL AT HOME

The newest exciting phase at South Quay Plaza

World renowned architects, Foster + Partners are responsible for the incredible building design, creating a striking addition to the SQP skyline.

Standing tall at 56 storeys (198m) and comprising 351 private apartments with premium 1, 2 and 3 bedroom apartments and penthouses available.



Located in the vibrant residential centre of Canary Wharf



Designed by the award-winning architects Foster + Partners



Featuring three striking towers with panoramic views over the Thames, Docklands and London Skyline



Over 1,000 premium apartments including 1, 1+1, 2 and 3 bedroom apartments and penthouses



The Quay Club luxury on-site facilities



Offering 2.6 acres of beautifully landscaped gardens alongside the harbour



Exceptional Transport Connections including Jubilee & Elizabeth Lines and DLR



Strong investment & rental potential with yields towards 6%

## LOCATION

Over the last 20 years Canary Wharf has been transformed into one of London's most vibrant and varied neighbourhoods. With **16 million square feet of office, retail and leisure space**, set among **20 acres of landscaped open space**, it is home to many of the world's 'best' companies such as HSBC, J.P. Morgan and Citigroup.

Its high-quality urban environment has been chosen by many premium retail brands, which form part of the neighbourhood's **300 shops, cafés, bars, restaurants, services and amenities**.

The area's exceptional cultural and leisure offer is led by a year-round programme of **over 100 activities and events** covering art, comedy, dance, fashion, film, music, sport and theatre, most of which are free.



**Walking distance from Harcourt Gardens:**

Buses (D8).....	1 min
DLR (South Quay).....	1 min
Jubilee line.....	8 mins
Elizabeth line.....	13 mins
Uber boat .....	17 mins

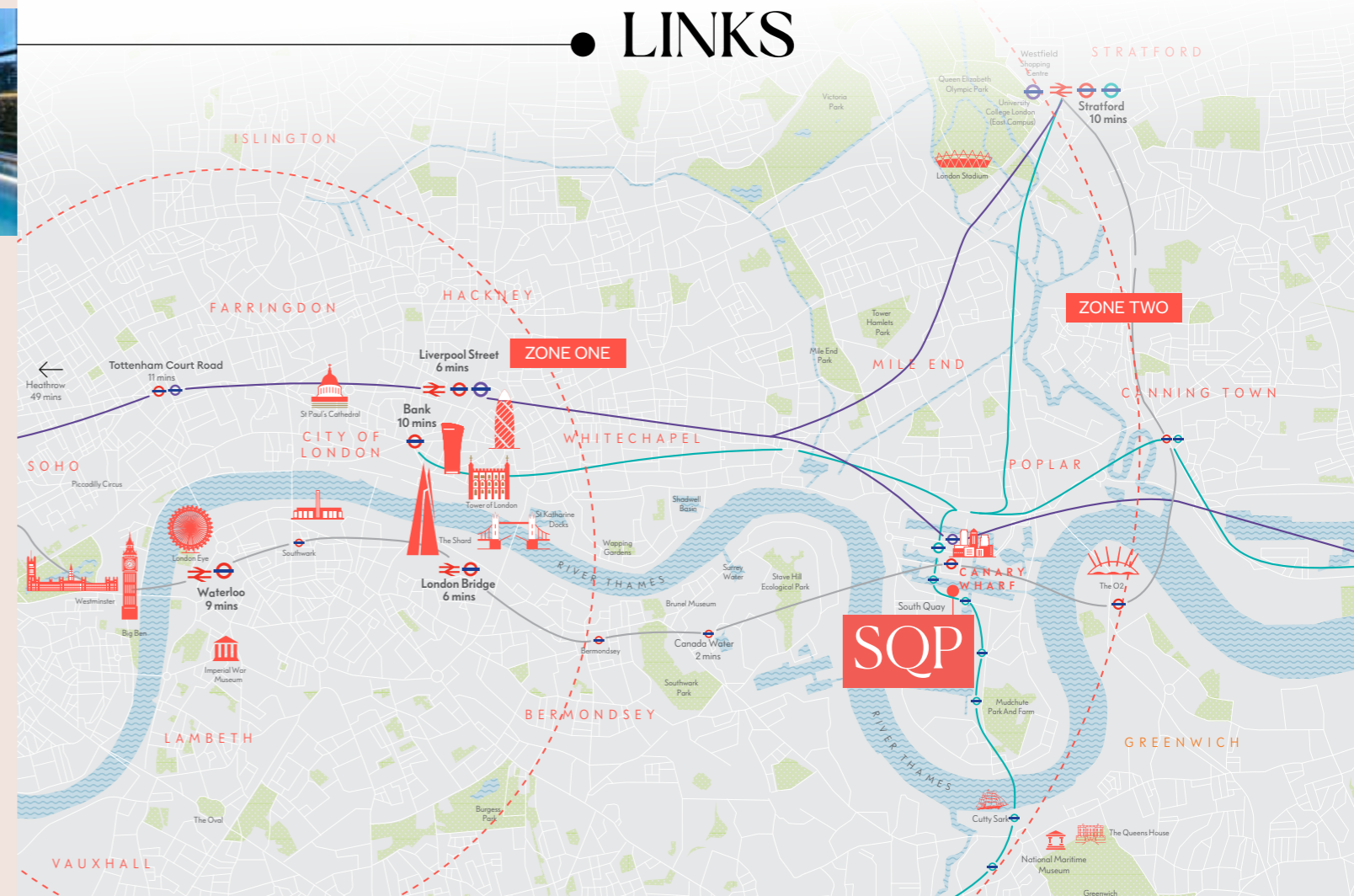


**Journey times by London Underground from Canary Wharf:**

Bank (The City).....	10 mins
The O2 (North Greenwich) ...	10 mins
Westminster.....	11 mins
Bond Street.....	15 mins
London City Airport.....	17 mins
Kings Cross / St Pancras.....	25 mins
Heathrow Airport.....	60 mins
From 2022 – Crossrail .....	40 mins



## TRANSPORT LINKS



# A GLOBAL CENTRE FOR BUSINESS...

Canary Wharf is a dynamic destination where business, leisure and lifestyle seamlessly come together. From world-class offices and a thriving financial hub to an ever-growing mix of restaurants, cafés, bars and cultural spaces, there is always something happening. Whether it's dining by the water, shopping, fitness or entertainment, the area offers a vibrant energy from day through to night.

120,000

JOBS IN CANARY WHARF

7,000

TECH PROFESSIONALS

14M sq ft

OF OFFICE AND RETAIL SPACE

310

HIGH-END RETAILERS

72 M

PEOPLE PASSED THROUGH IN 2025

16.5

ACRES OF PARKLAND SPACE.

# CANARY WHARF

Canary Wharf is an exciting place to call home. A gateway to buzzing restaurants, bars and culture like never before, this is a location full of life and opportunity.

Canary Wharf has gathered the very best cuisine from around the world, from world-class chefs to top mixologists, offering it up in some of the most exciting dining experiences in London.



...AND  
A PLACE  
TO  
LIVE WELL



HAWKSMOOR

THE IVY

ROKA

BOISDALE



FROM  
HIGH END  
TO  
HIGH STREET



# WHARF

## ACTIVITIES ON



The Eden Project



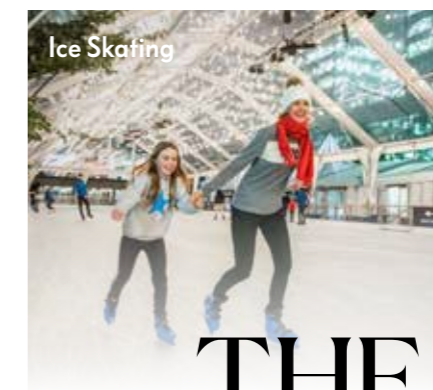
Skuna Boats



Kayaking



Padel



Ice Skating



Summer Screens

# THE WHARF

— THE —  
**QUAY**  
 CLUB

**YOUR KEY  
 TO  
 LUXURY  
 LIVING**

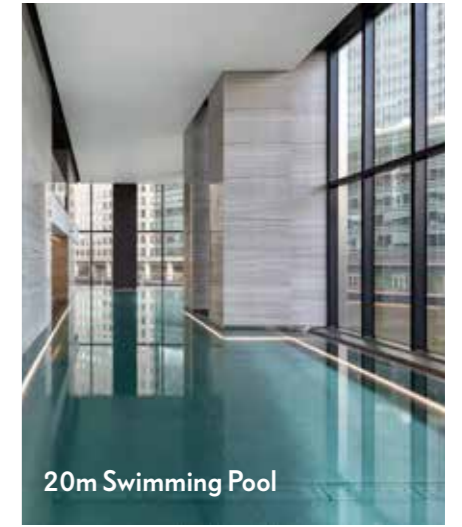
Residents enjoy exclusive access to The Quay Club, featuring over 40,000 sq ft of premium facilities for modern city living. Highlights include **24-hour concierges**, **state-of-the-art gyms and spas** with outdoor hot tubs, **co-working spaces**, **private meeting rooms**, **residents games and karaoke rooms** for socialising, a **20m swimming pool**, **private dining**, **screening and business lounges**, and a striking **56th-floor sky bar and terrace**.



Karaoke Room



2x Luxury Spa's



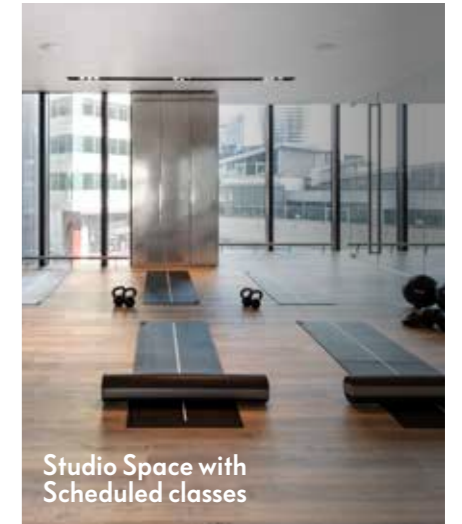
20m Swimming Pool



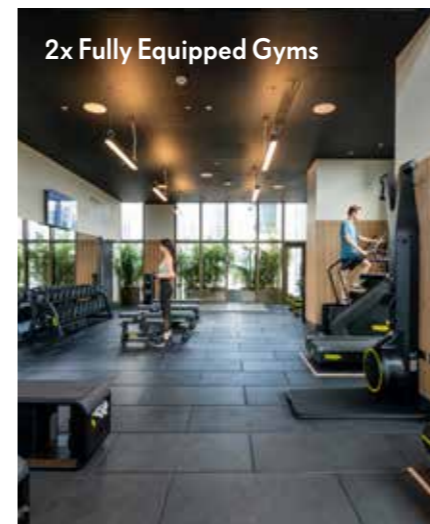
Skyline Private Dining Room



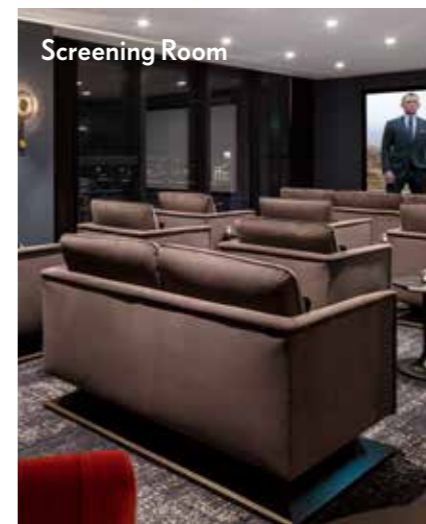
Rooftop Hot Tubs



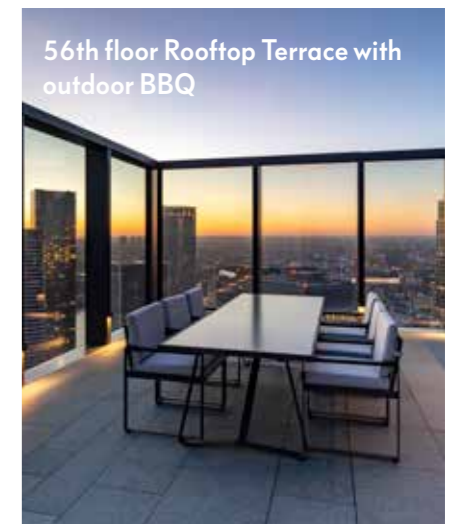
Studio Space with Scheduled classes



2x Fully Equipped Gyms



Screening Room



56th floor Rooftop Terrace with outdoor BBQ



## THE DEVELOPER

Celebrating 50 years since its founding in 1976, Berkeley has grown into one of the UK's leading developers, creating a wide portfolio of homes. In over five decades, Berkeley has earned numerous awards for outstanding design quality and an unwavering commitment to customer service.

Quality has always been at the heart of Berkeley, not only in the homes we build and the places we shape, but in our long-standing dedication to customer care, sustainable living and the regeneration of brownfield land.

Every Berkeley development is thoughtfully designed to create a lasting positive impact on its surroundings, enhancing neighbourhoods through architectural excellence, sensitive landscaping, respectful restoration and exemplary standards of sustainability..



## THE DEVELOPMENT

- 3 buildings:
  - Hampton Tower: 68 storeys (220 m)
  - Harcourt Gardens: 56 storeys (198 m)
  - Upcoming Phase 3: 41 storey building to complete the South Quay Plaza Development
- Moments from South Dock
- Exclusive resident only access to The Quay Club
- Apartments will provide stunning skyline/river views or views of the landscaped gardens or South Dock

## THE ARCHITECT

Foster + Partners are responsible for the original design of the building, with Axis the delivery Architects.



## THE APARTMENTS

- Floor-to-ceiling windows
- Light and spacious apartments
- Underfloor Heating, Comfort Cooling, Wine coolers, Siemens appliances, luxury interiors
- High quality specifications
- Open-plan kitchens
- A selection of colour palettes;
  - First Light
  - Noon
  - Twilight
- A selection of premium 1, 2, and 3 bedroom apartments and penthouses



## RESIDENTS' FACILITIES

Residents will have exclusive access to all facilities listed below.

### Harcourt Gardens

- 24 hour concierge
- On-site security and CCTV
- Fully equipped gymnasium
- Sauna & Steam room located in the Bamboo Spa
- Rooftop Hot Tubs
- Two Modern co-working business spaces with a meeting room and external rooftop work space.
- Games room
- Karaoke room
- Garden room perfect for relaxation
- Yoga terrace and studio space

### Hampton Tower

- 24 hour concierge
- On-site security and CCTV
- Health suite and spa
- 20m panoramic swimming pool
- State of the art gymnasium
- 56th floor bar and terrace
- Private screening room
- Private dining room
- Private meeting room

# EDUCATION



Angel – 19 mins



Aldgate East – 15 mins



Mile End – 21 mins



Euston Square – 23 mins



South Kensington – 31 mins



Holborn – 18 mins



Russell Square – 23 mins



Cutty Sark – 6 mins



Temple – 19 mins



Elephant & Castle – 19 mins



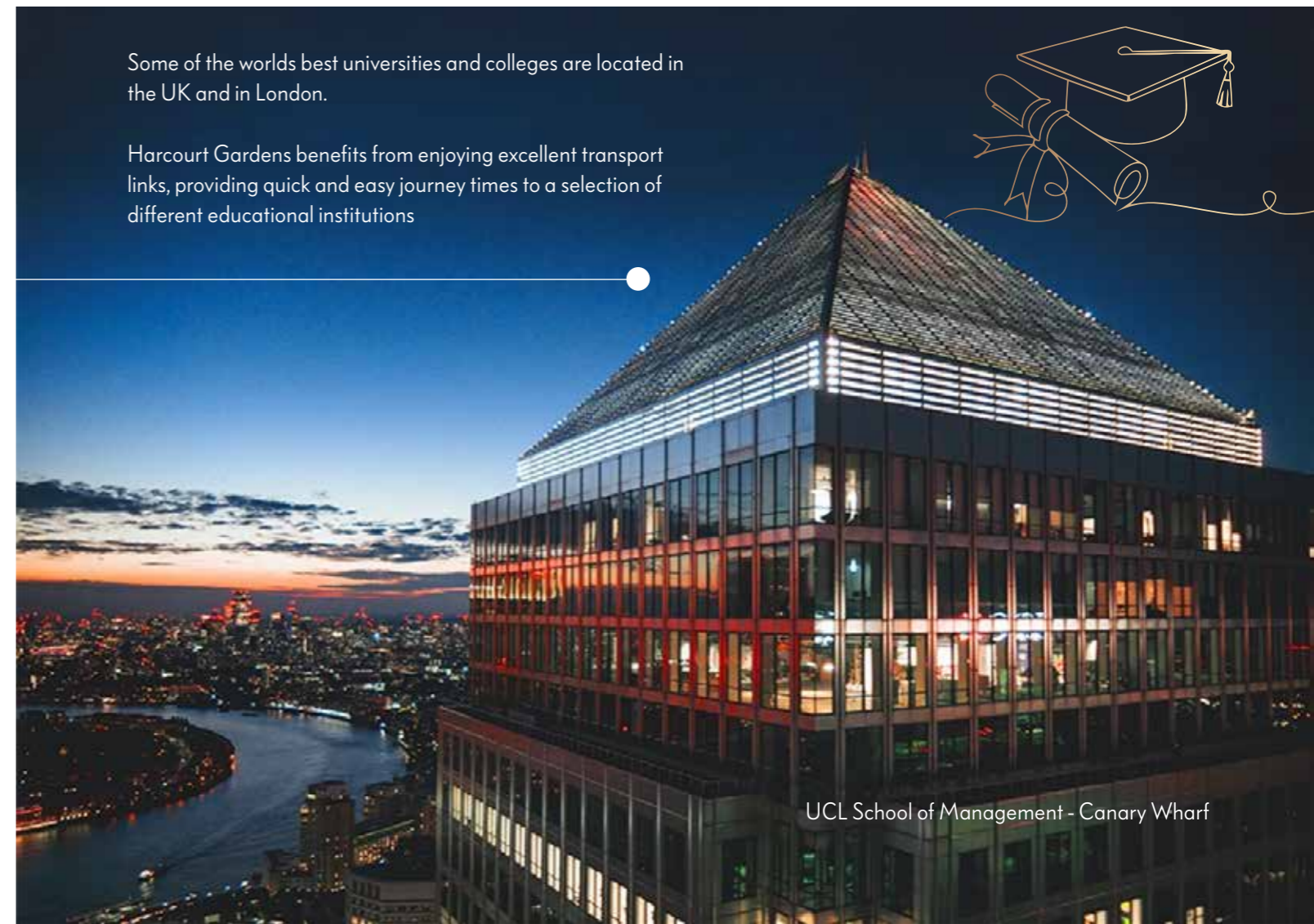
Holborn – 18 mins



Goodge Street – 21 mins

Some of the worlds best universities and colleges are located in the UK and in London.

Harcourt Gardens benefits from enjoying excellent transport links, providing quick and easy journey times to a selection of different educational institutions



UCL School of Management - Canary Wharf

# A SOUND INVESTMENT

## UP TO:

1 Beds	£3,600 pcm	5.6%
1 Bed Infinity	£3,700 pcm	5.4%
2 Beds	£5,100 pcm	5.6%
3 Beds	£6,876 pcm	4.1%

## WHO RENTS?

**£105,330**

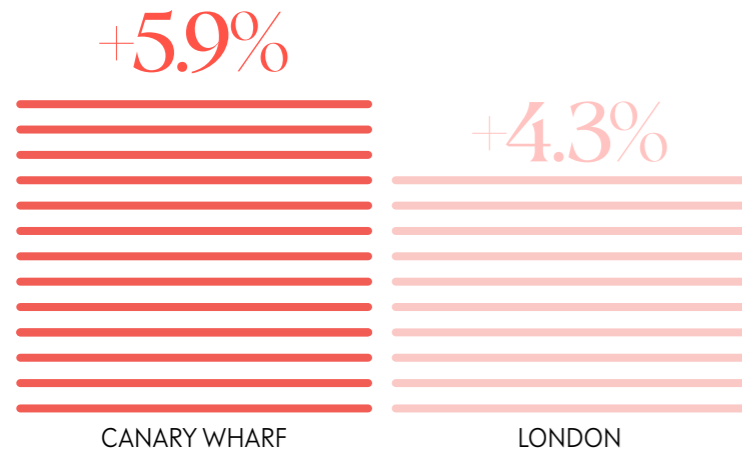
average annual earnings for renters working at banks in Canary Wharf

**4.4 YEARS**

average tenancy length

## RENTAL PRICE GROWTH

Canary Wharf recorded a strong rental price growth of 5.9% per month on average, above the London average of 4.3% monthly.



## WHAT OUR RESIDENTS SAY

“The amenities, views, safety, the lovely staff and surrounding gardens.”

“The luxury element. It has the feel of a 5\* hotel.”

“It’s all so good. The building, views, pool, residents lounge and of course the excellent SQP staff.”

“The 56th floor lounge is beautiful and a great place to work or relax. I also like the security of the building.”

“The quality of the building, excellent in apartment services and the amazing facilities.”

“Views of Canary Wharf.”

“Superb service provided by the team and also the world class facilities.”



# VIBRANT & GROWING DESTINATION

**21%**

Forecasted property price growth in Canary Wharf over the next 5 years

\*Investropa

Approximately

**14 M**

square feet of office and retail space anchors the district’s economic strength.

**J.P.Morgan**

JPMorgan Chase has unveiled plans to build a landmark 3 million sq ft headquarters at Riverside in Canary Wharf

**UCL**

UCL School of Management is expanding its presence at the iconic One Canada Square

## COUNCIL TAX

1 Bed: Band E (£2,144.47)  
1 bed infinity: Band E (£2,144.47)  
2 beds: Band F (£2,534.38)  
3 beds: Band G (£2,924.28)  
2025/2026

## GROUND RENT

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

## SERVICE CHARGES

Service charges are estimated at £9.57psf

## TERMS OF PAYMENT

1. A reservation fee is payable upon reservation:  
One bed apartment..... £2,500 deposit  
One bed infinity suite..... £2,500 deposit  
Two/Three-bed Apartment..... £5,000 deposit  
Penthouse..... £10,000 deposit  
10% of the purchase price is payable 21 days from reservation on exchange of contracts (minus the reservation fee).\*\*
2. A further 10% advanced payment is payable 12 months after exchange.
3. 90% balance is payable upon completion.

## PREVIOUSLY USED SOLICITORS AND IFAS

Please speak to a sales consultant to obtain information of legal firms that are familiar with this development and have worked on behalf of our purchasers.

\* Apartments reserved at overseas exhibitions will exchange on the reservation fee with 10% deposit to be paid within 21 days.

Disclaimer – Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Computer generated images are indicative only. Z506/O5CA/1222.

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