



ONE BLACKFRIARS  
LONDON



**Berkeley**  
Group

Proud to be a member of the  
Berkeley Group of companies



**St George**  
Designed for life

# ONE BLACKFRIARS

“On the south side of Blackfriars Bridge, London - a stunning new riverside quarter is planned.”

Ian Simpson - International Architect

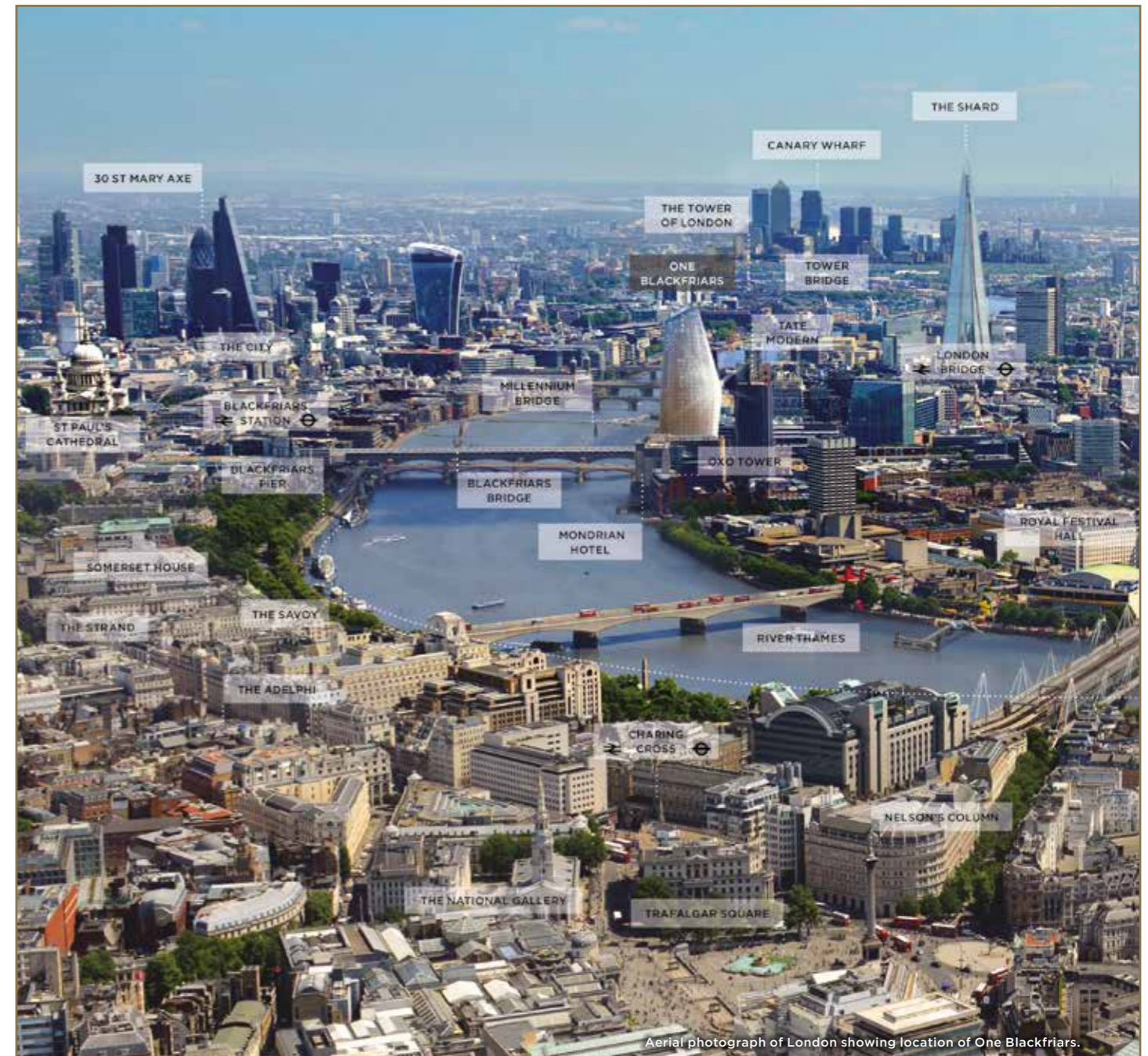
Developer	St George Plc
Development	One Blackfriars, SE1
Estimated Completion	From Spring 2018
Local Authority	London Borough of Southwark (LBS)
Tenure	999-year lease
Building Warranty	10-year NHBC build warranty

Ground Rents	Studio	£475	pa
	Manhattan	£500	pa
	One Bed Apartment	£525	pa
	Two Bed Apartment	£750	pa
	Three Bed Apartment from	£1,250	pa
	Four Bed Apartment	£3,000	pa
	Penthouse	£5,000	pa
Rents quoted are per annum doubling on each 20th anniversary for the first 100 years			

Service Charges	Est. £6.50 per sq. ft plus car parking
Car Parking	Car parking at £75,000 for two and three bedroom apartments only
Location	One Blackfriars, One Blackfriars Road, London SE1 9UF
Site	The site comprises three buildings set in approximately 0.67 hectares of land incorporating a central landscaped piazza



# ONE LOCATION



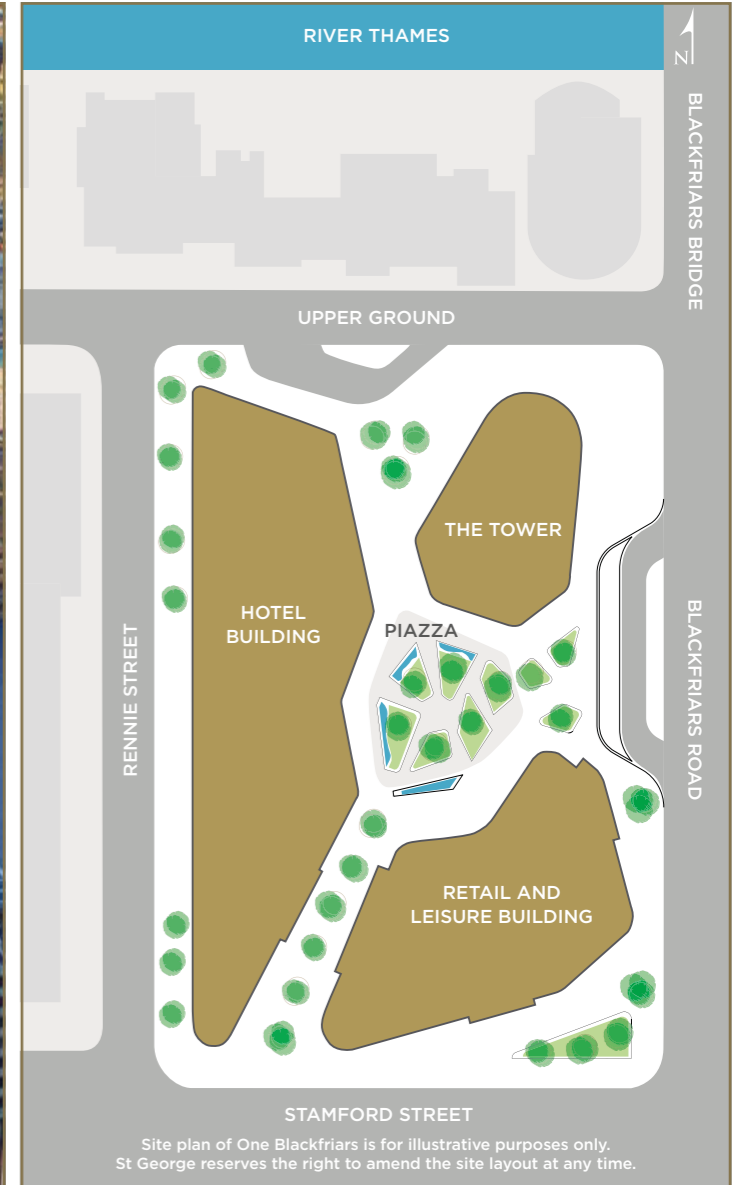
One Blackfriars is perfectly positioned for the best that the capital has to offer. Whilst only four minutes from the newly renovated Blackfriars station, its excellent location and superb transport links provide fast access to businesses, shops, entertainment and international travel.

# ONE LONDON



“Dynamic, exhilarating and inspirational: there is perhaps no other city on earth with more to offer.”

# ONE PLACE



The One Blackfriars Tower will be complemented by a high-quality boutique hotel commensurate with the exceptional architectural quality of the public realm. The Retail and Leisure building will sit to the south of the Tower, offering high-quality retail units. At the heart of One Blackfriars, the beautifully landscaped piazza with a water feature creates the destination.



ONE BLACKFRIARS  
LONDON

# ONE LANDSCAPE



View from the 50th floor of One Blackfriars taken with a wide angle lens is indicative only.



Computer generated image of One Blackfriars is indicative only.



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LONDON

# ONE LANDSCAPE



Computer generated image of One Blackfriars is indicative only.



Computer generated image of One Blackfriars is indicative only.

# ONE LIFESTYLE



Computer generated image of the One Blackfriars entrance is indicative only.



Photography of previous St George residents' gym is indicative only.



Computer generated image of the screening room is indicative only.

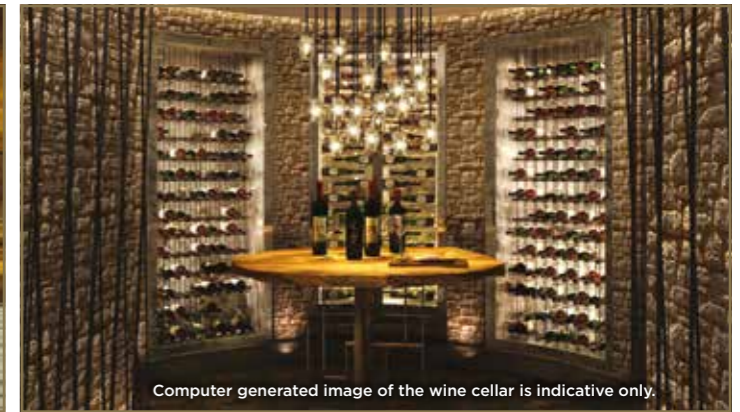
# ONE LIFESTYLE



Computer generated image of the swimming pool is indicative only.



Computer generated image of the thermal suite is indicative only.



Computer generated image of the wine cellar is indicative only.



Computer generated image of the 32nd floor executive lounge is indicative only.

# ONE CONCEPT



Photograph of the Hepworth show apartment living room with indicative views from the 39th floor.



Photograph of the Hepworth show apartment kitchen is indicative only.

# ONE CONCEPT



Photograph of the Hepworth show apartment master bedroom with indicative views from the 39th floor.

Designed by internationally renowned interior designers Tara Bernerd & Partners, the three collections are named after three leading British artists: Thomas Gainsborough, the 18th century portrait and landscape painter; J.M.W. Turner, revered for his Romantic and Impressionist landscapes and the 20th century Modernist sculptor Barbara Hepworth, to celebrate the cultural heritage of the South Bank. The collections offer a range of apartments with a choice of two design schemes.

## THE GAINSBOROUGH COLLECTION

Encompassing classical elegance, handsome features and attention to detail, The Gainsborough Collection will provide stylish studios, Manhattan and one bedroom apartments.

## THE TURNER COLLECTION

Turner was the master of light and reflections and these two and three bedroom apartments, with a high specification, exhibit exceptional use of space and lighting.

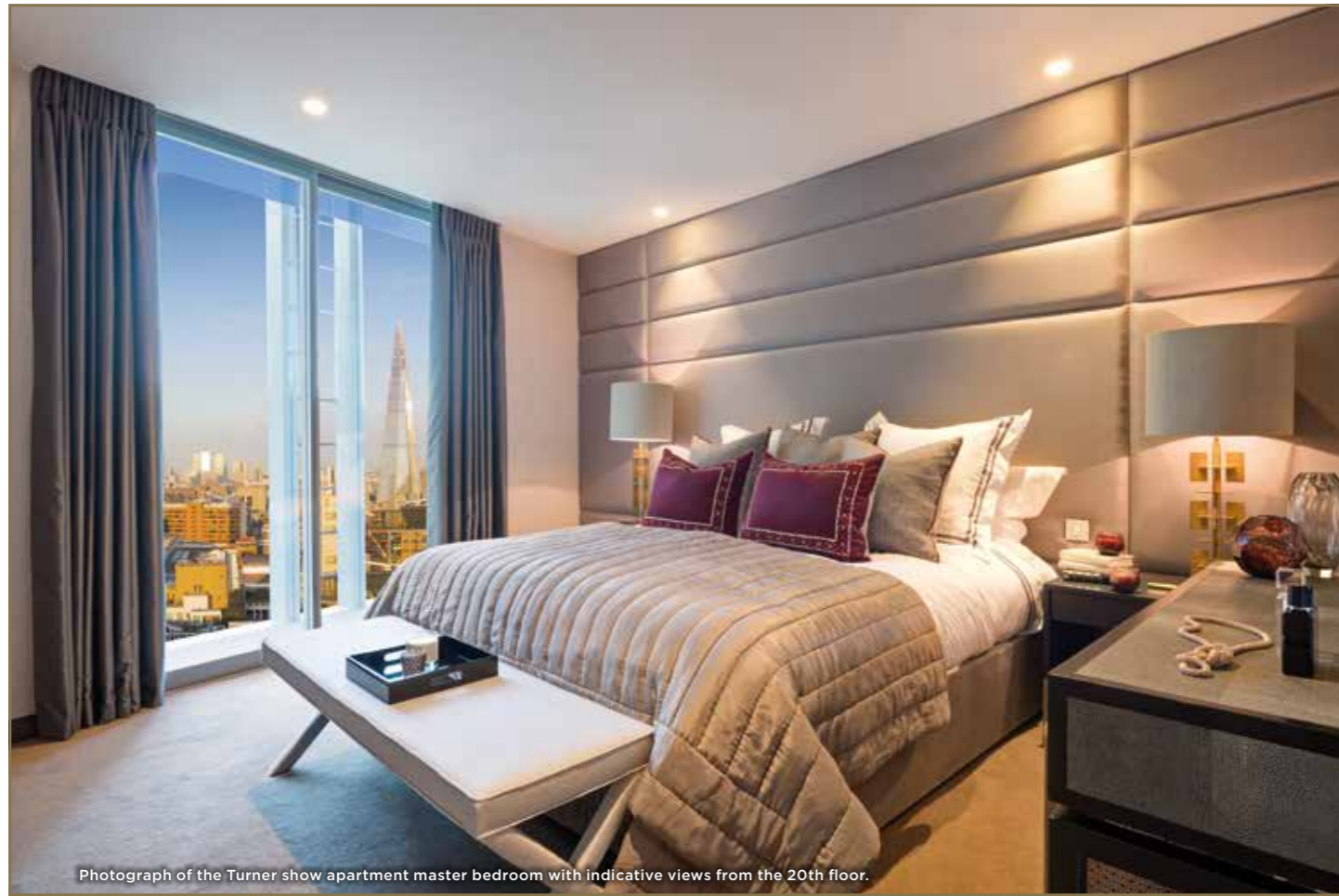
## THE HEPWORTH COLLECTION

Barbara Hepworth worked with the finest metal, stone and wood to shape her wonderful sculptures. The Hepworth Collection embodies this spirit of the connoisseur, using exquisite materials sourced from around the world to create outstanding living spaces - distinctive, contemporary apartments with the very latest technology.

# ONE DESIGN



Computer generated image of the One Blackfriars entrance foyer is indicative only.



Photograph of the Turner show apartment master bedroom with indicative views from the 20th floor.

# ONE DESIGN



Photograph of the Turner show apartment kitchen is indicative only.



Photograph of the Hepworth show apartment master bedroom en-suite is indicative only.

# TERMS

**Terms of Payment:**

1. £10,000 non-refundable reservation fee
2. 10% of the total purchase price, less the reservation deposit, is payable upon exchange of contracts 21 days after reservation
3. A further 10% of the purchase price is payable 12 months after exchange of contracts
4. A further 10% of the purchase price is payable 18 months after exchange of contracts
5. Balance of 70% is payable upon completion

**Vendor's Solicitors:**

GCL Solicitors LLP  
Connaught House, Alexandra Terrace  
Guildford, Surrey GU1 3DA

**Documentation required for exchange of contract:**

- A. Photo identification - passport / driving licence or official identification card;  
*and*
- B. A current utility bill or bank statement showing name and home address, no older than 6 months

Please be advised that if originals are not certified by the Sales Office, St George Plc must be provided with certified copies of the above documents

If the purchase is being taken in a company name, then the following must be provided:

- A. A copy of the certificate of incorporation and memorandum of articles & association
- B. Evidence of the company's registered address
- C. A list of Directors
- D. A list of Shareholders
- E. Individual photo identification and address identification for Directors and Shareholders

# LOCATION



**JOURNEY TIMES FROM BLACKFRIARS UNDERGROUND STATION**

Waterloo	9 mins
King's Cross St Pancras International	11 mins
Bond Street	14 mins
London City Airport	19 mins
Canary Wharf	20 mins
Gatwick Airport	35 mins
Heathrow Airport	41 mins

Journey times correct at time of going to print and are approximate only.  
Source: TFL Journey Planner

**MARKETING SUITE**

Open Monday to Friday: 10:00am - 8:00pm  
Saturday & Sunday: 10:00am - 6:00pm  
1-16 Blackfriars Road, London, SE1 9UF  
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oneblackfriarsales@stgeorgeplc.com  
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**Tel: +44 (0)20 7871 7188**  
**[www.oneblackfriars.co.uk](http://www.oneblackfriars.co.uk)**