LONDON DOCK
E1

MORE LONDON
WAPPING HIGH STREET
ST KATHARINE DOCKS
THE CITY
THE CITY FRINGE & TECH CITY

THE INVESTMENT HOTSPO
LONDON DOCK

CBRE

St George
Designed for life
CREATING A NEW DESTINATION IN THE HEART OF THE CAPITAL

London's leading developer, St George, is transforming this historic location, moments from world famous Tower Bridge, the Tower of London, St Katharine Docks and the City into a thriving new central London destination.

The vision retains the architectural heritage of this historic dockside location, in design and detail, combining new and old. Stunning apartments and penthouses, beautifully landscaped open spaces, water gardens, central squares and promenades lined with shops and restaurants are at the heart of this vibrant new destination.
WHY INVEST IN LONDON?

London as the global capital of business, finance, commerce and culture, provides for the most compelling investment rationale:

- Undersupply of quality new homes
- London population set to increase to 10m by 2036, that’s 2 million more people in the next 15 years
- London requires 49,000 homes per annum and yet in 2013, only 16,800 were built
- The City is seen as a safe haven, especially in times of political instability
- London has a strong legal structure, asset protection and multi-cultural society
- London is a leading technology and research centre, Google is one of many global brands relocating to the area
- Crossrail is forecasted to drive growth by 18%
- The City of London is the world’s leading financial district with over 393,000 employees
- Over 10,000 local employees work in and around St Katharine Docks
- One of the world’s best connected cities, with 4 main airports all within close proximity
- Favourable exchange rates
- World-class education
- Centrally located between Asia & North America
AT THE HEART OF IT ALL

THE CITY OF LONDON
- Employing over 400,000 people
- Employment forecast to grow by 50,000 people by 2016
- Ranked at the world’s No 1 Global Financial Centre
- Home to more than 16,000 businesses
- Contributing an estimated £45bn (GVA) to the UK’s national income

MORE LONDON
- 13.5 acres located on the River Thames adjacent to City Hall and Tower Bridge
- A mixed-use business district and a recognised art and performing destination
- Close to London Bridge Station (Main trainlines and Underground)

THE CITY FRINGE & TECH CITY
- Office take up increased by 35% since 2009
- Home to more than 10,000 technology businesses
- Employing more than 70,000 people
- Generating £12.5bn of revenue

CANARY WHARF
- In excess of 105,000 people work at Canary Wharf
- 14 Million sq ft of office and retail space
- Headquarters to numerous major banks and media companies
- When complete Canary Wharf will be one of the largest Crossrail stations
- Nearby City Airport serves approximately 10,000 customers daily and connects to over 50 destinations

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KEY STATISTICS OF LONDON DOCK

- **1,800** high quality new homes
- **1,2 & 3 bedroom homes
- **7.5 acres of landscape on your doorstep**
- **180,000 sq ft** of restaurant, retail & leisure operators
- **4% anticipated gross rental income**
- **NEW central square & waterfeature**
LONDON DOCK – CONNECTING YOU TODAY …

- Fast connections to The City, Canary Wharf, the West End and international travel
- Nearest Underground station is Tower Hill, located in Zone 1 and just a short walk away
- Crossrail will provide strategic interchanges for local, national and international business and leisure travellers from Whitechapel Station
- Excellent Overground connections from close by Wapping Station
- The DLR from nearby Shadwell Station provides superb connections to Canary Wharf and London City Airport
- Thames Clipper riverboat services run to Canary Wharf, Blackfriars and Embankment

Sources: www.tfl.gov.uk, www.crossrail.co.uk and www.mapi.google.co.uk; Timing is approximate and represents quickest routes available from London Dock
... AND IN THE FUTURE

FAST CROSSRAIL CONNECTIONS FROM LONDON DOCK

- Within Central London, Whitechapel, in close proximity to London Dock, is one of the top 5 performing areas.
- Since announcement prices of homes near Crossrail stations have increased by 31%.
- CBRE predicts that homes near Crossrail stations will increase by 3.3% per year, and most importantly those between Paddington and Canary Wharf to exceed this and increase by an average of 4.8% per year over and above wider inflation.
- Crossrail will dramatically cut commuter times and open up new areas of London, with a huge impact on house prices.

200 MILLION

200m

1,500 people will be able to fit onto each train

15 mins

will be the length of a Crossrail train

is the average reduction in travel times to Central London

Sources: www.crossrail.co.uk and CBRE
A fast-paced game of squash or training in the gymnasium is a great way to keep fit and healthy. For those who want to relax, enjoy a swim in the spectacular 20 metre swimming pool before unwinding in the Jacuzzi, sauna or steam room.

London Dock offers a selection of contemporary Manhattan, 1, 2 and 3 bedroom apartments and penthouses of the highest standard in the heart of a historic central London setting.

Highly specified interiors, including custom designed fitted kitchens, bathrooms, living spaces and balconies or terraces.

Beautifully landscaped squares and gardens, including the elegant centre-piece, Gauging Square, with interactive water features boulevards lined with shops and restaurants.

Wi-fi enabled residents’ lounge.

Security video entry phone system to all apartments.

Hotel-style residents’ facilities including 24-hour Concierge, gymnasium, swimming pool, sauna, Jacuzzi, steam room, treatment room*, squash court, screening room, virtual golf room and managed underground car parking**.

One of only an exclusive few new residential developments, alongside One Hyde Park, with a residents’ only squash court.

Use of facilities all included within the service charge.

Computer generated images are indicative only.
* Treatments and training session costs would be separate to the service charge.
** Parking subject to additional cost and availability.
THE DEVELOPER
St George City Ltd

LOCATION
London E1

LOCAL AUTHORITY
London Borough of Tower Hamlets

TENURE
999 year lease from 1989

ARCHITECT
St George commissioned renowned architect, Patel Taylor, to create a dynamic new future for London Dock. The vision retains the architectural heritage of this historic dockside location, in design and detail, combining new and old.

INTERIOR ARCHITECT
Leading interior architects, 1508 London, were appointed to establish a seamless transition between the exterior and interiors, creating an exceptional environment for the modern lifestyle.

BUILDING INSURANCE
10 year warranty
2 year St George warranty

COMPLETION
From Q3-Q4 2016

PARKING
Right to park car parking**

COUNCIL TAX
London Borough of Tower Hamlets
Average tax (2 occupants) per annum 2016/2017:
Band A £797.90 pa
Band B £930.89 pa
Band C £1,063.86 pa
Band D £1,196.85 pa
Band E £1,462.81 pa
Band F £1,728.79 pa
Band G £1,994.75 pa
Band H £2,393.70 pa

Source: www.lbth.gov.uk. Prices correct at time of going to press. The rating list was drawn up in 1991, therefore for properties valued in today’s market, the valuation office will look at an equivalent sold in 1991 (based on size and attributes), allocating a ‘1991’ value on this basis. The property can then be put into a council tax band.

GROUND RENT
1 Bedroom £400 pa
2 Bedroom £550 pa
3 Bedroom £750 pa
Penthouse £1000 pa

SERVICE CHARGES
Admiral Wharf and Alexander Wharf
Anticipated circa £5.62 psf pa
Clipper Wharf
Anticipated circa £5.90 psf pa

TERMS OF PAYMENT
1. Exchange of Contracts 10% (less reservation deposit)
2. Further Deposit, 6 months from exchange 5%
3. Further Deposit, 12 months from exchange 5%
4. Balance on completion 80%

RESERVATION DEPOSITS
1. £5,000 on properties below £1m,
   £10,000 on properties above

** Phased in over the course of the development. Parking subject to additional cost and availability.
THE LOCAL AREA

London Dock is situated in the heart of the capital, moments from Tower Bridge, The Tower of London, St Katharine Docks and the City. Positioned on the north bank of the River Thames, the immediate area combines modern city living with the historical riverside and cobbled streets of Wapping and St Katharine Docks.

Wapping is a truly authentic destination, filled with independent cafés and restaurants, whilst St Katharine Docks, Central London’s only marina, is home to a collection of high quality offices, restaurants, bars, shops and homes.

St Katharine Docks, home to around 400 residential houses and 10,000 local workers, is a destination in its own right. Boasting 1,000,000 sq ft of office space along with shops, restaurants and other recreational facilities.

Directly adjacent to London Dock is the thriving business village Thomas More Square, a well-established development with over 520,000 sq ft of office and retail space, and a local workforce of approximately 5,000.

With the City and East London on the doorstep, and the glorious South Bank across the river, London Dock is a commercial and tourism hotspot.

The City of London is just a stone’s throw from London Dock. This bustling cosmopolitan quarter features some of the world’s most iconic buildings and leading international organisations, reflecting its status as a global centre.

A stroll over the iconic Tower Bridge leads to the South Bank with its fashionable mix of chic bars, fine restaurants and cultural venues.

Here the Tate Modern, Shakespeare’s Globe, the National Theatre and the Royal Festival Hall sit alongside the artisan delights of Borough Market, whilst some of London’s best bars enjoy the stunning backdrop of the River Thames.
ST GEORGE: LONDON’S LEADING DEVELOPER

St George creates residential mixed-use developments across the capital. The St George portfolio includes One Blackfriars, Chelsea Creek, Fulham Reach, Battersea Reach, Imperial Wharf and The Tower, One St George Wharf, on the banks of the River Thames.

St George has built an impressive reputation and won awards for regenerating disused parts of the capital and transforming them into vibrant communities in attractive landscaped grounds, offering on-site facilities such as fitness suites, business centres, concierge service, shops, and restaurants.

CONTACT DETAILS

London Dock Show Apartments & Marketing Suite, Pennington Street, London E1W 2AD
Monday – Friday 10am – 8pm Saturday – Sunday 10am – 6pm
Tel: +44 (0)20 7971 7880 www.londondock.co.uk

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 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 6th edition recommendation. Computer generated images of London Dock are indicative only.

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