



N^o.8

HARBORD
SQUARE



A CANVAS FOR CREATIVITY.

A life to be lived your way.
A space to be curated to your style.

Welcome to No. 8.



**82 LOFT-STYLE
APARTMENTS
DESIGNED FOR
FLEXIBLE
UNCONSTRAINED
LIVING**

Harbord Square Park looking towards 8 Harbord Square
CGI indicative only

A HOME FOR

THE CREATIVE

AND

THE CURIOUS



Show apartment photography

SHARED OPEN

SPACE WITH

AMAZING VIEWS



Residents roof terrace
CGI indicative only

A SPACE

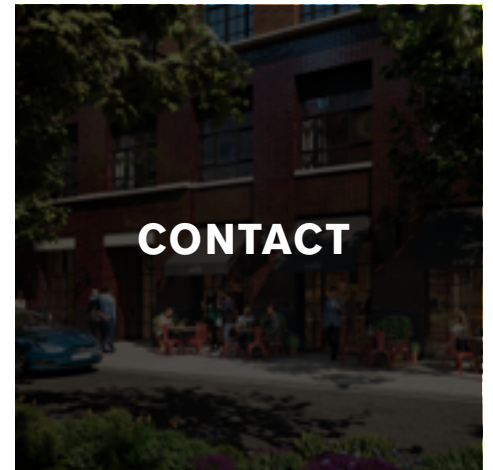
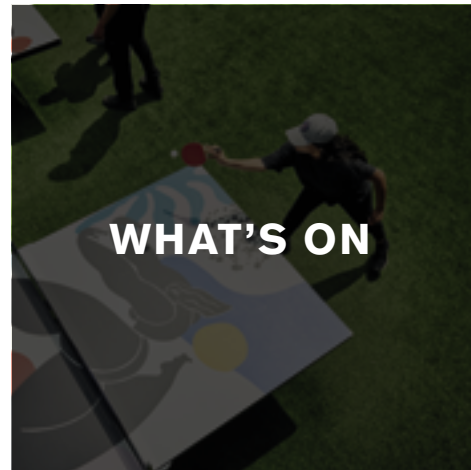
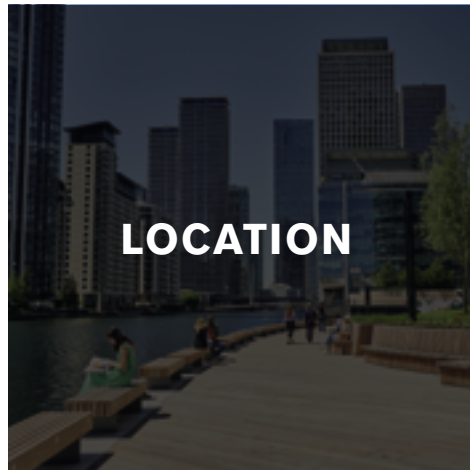
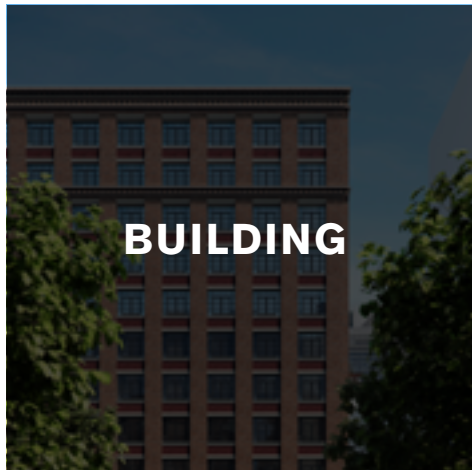
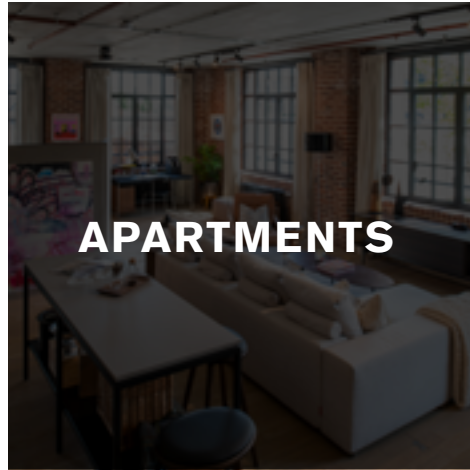
DESIGNED TO

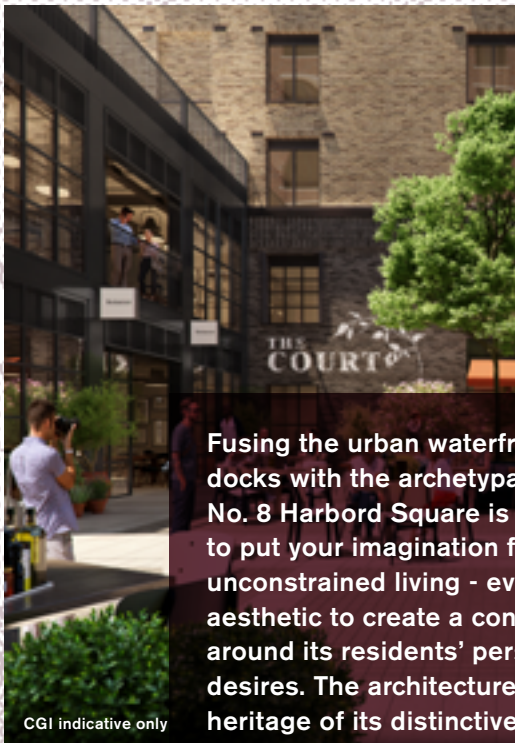
BE MADE

YOUR OWN



Show apartment photography





CGI indicative only

Fusing the urban waterfront history of London's docks with the archetypal Manhattan loft lifestyle, No. 8 Harbord Square is a destination designed to put your imagination first. Its focus is on flexible, unconstrained living - evolving the traditional loft aesthetic to create a contemporary home built around its residents' personalities, style, and desires. The architecture reflects the industrial heritage of its distinctive location, with exposed brickwork, concrete ceilings and Crittal-style windows framing a modernist space and interior philosophy that provides the perfect canvas to make your mark on.



CGI indicative only



CGI indicative only

APARTMENTS

SPACE FOR LIVING



No. 8 is an address for the creatively adventurous. Its loft-style living offers two open plan apartment types, the Gramercy and Prospect Lofts. These are spaces to be designed and made your own. By departing from the conventional apartment design through the removal of internal walls and with only essential elements in fixed locations, No. 8 allows your lifestyle to dictate the space. Always playing host? These apartments offer the ultimate entertaining zone. Work from home? Nothing is fixed, so mix things up to work for you. Pursuing an idea or chasing a dream? Don't be constrained by physical or metaphorical walls. This approach allows for a truly loft-style lifestyle and the potential for a uniquely imaginative use of space.



APARTMENTS

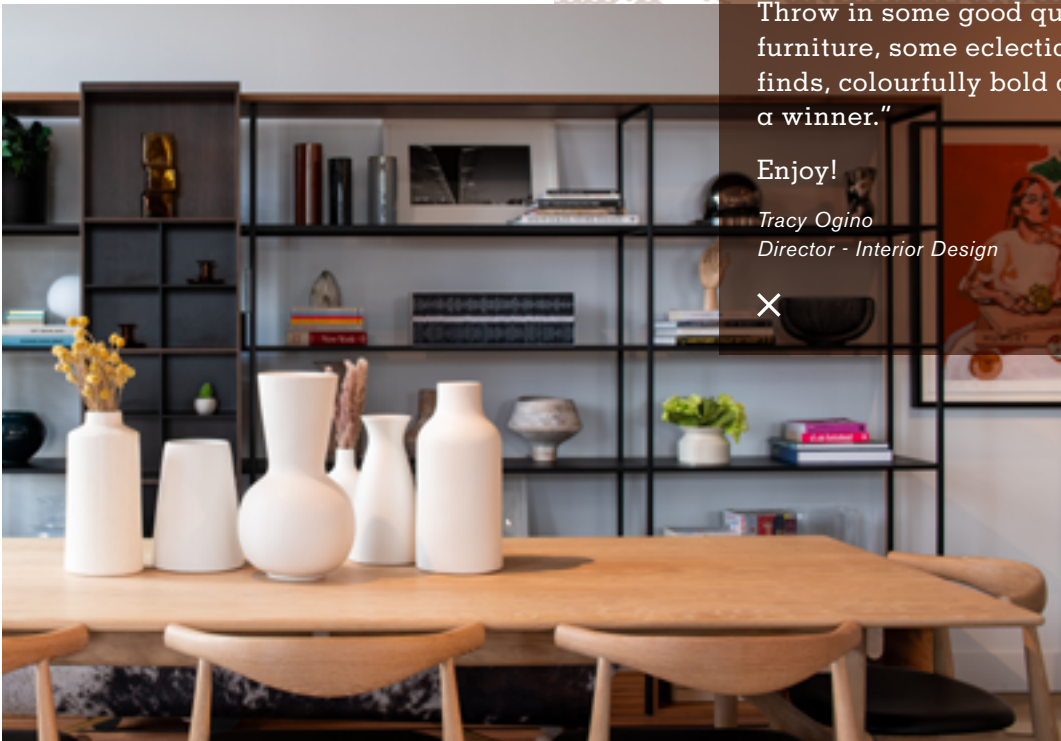
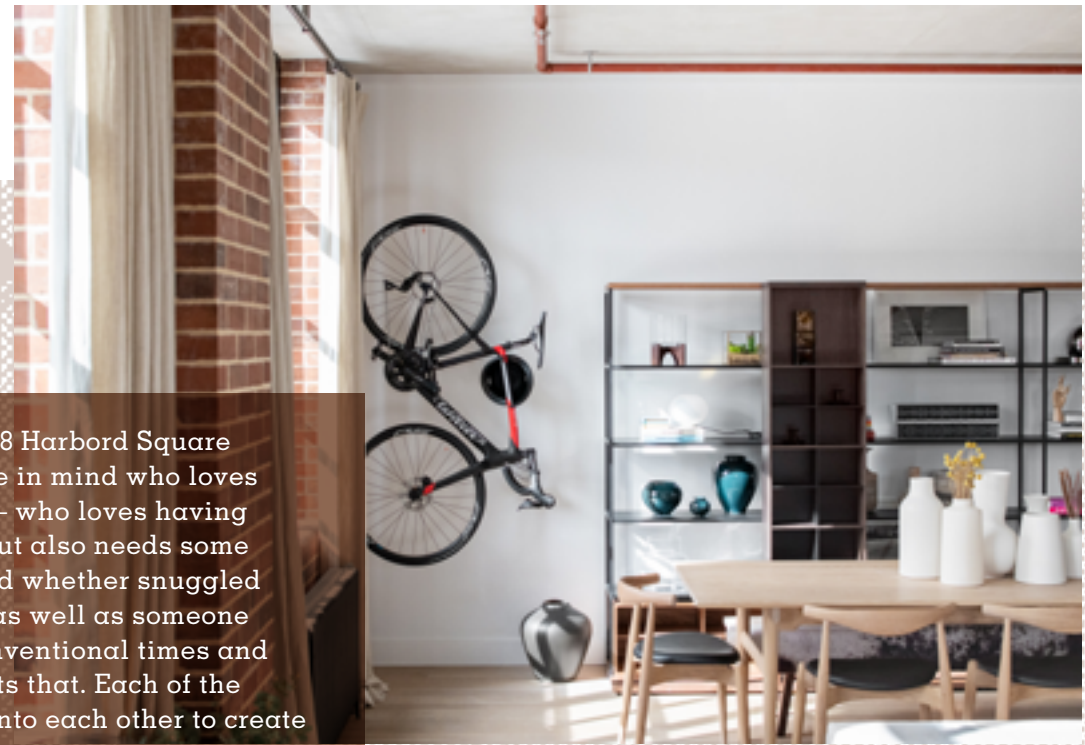
YOUR CREATIVE CANVAS



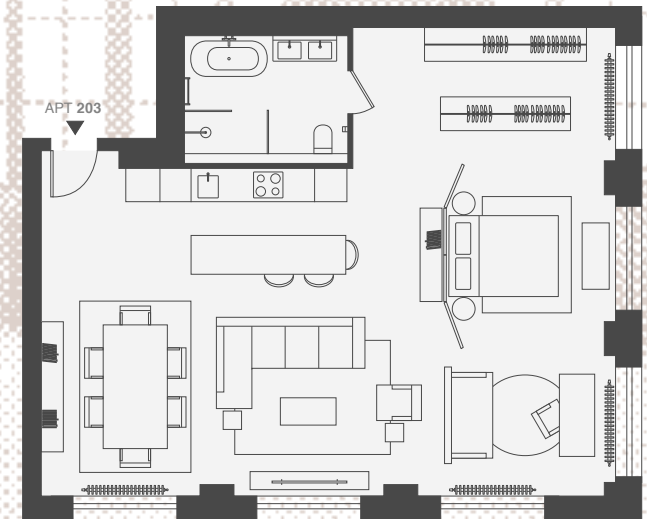
"The show apartment for 8 Harbord Square is arranged with someone in mind who loves cooking, eating, sharing – who loves having people round the table, but also needs some time to reflect and unwind whether snuggled up in bed or on the sofa, as well as someone working flexibly at unconventional times and needs a space that reflects that. Each of the zones blend seamlessly into each other to create a free-flowing, open yet intimate space. Throw in some good quality design classics for furniture, some eclectic mid-century vintage finds, colourfully bold artwork and you're onto a winner."

Enjoy!

Tracy Ogino
Director - Interior Design



Gramercy show apartment photography



Actual show apartment layout

WHAT'S INSIDE

Key design features

- Loft living in a warehouse style building with exposed concrete ceilings and brick walls
- Open plan concept with no internal partitions except to bathroom
- Flexibility and freedom for you to design your space through the use of furniture, artwork and collectibles
- Work-Live-Play as you make use of the whole apartment

Lighting

- Ceiling mounted track lighting with black directional spotlights
- Downlighters to bathrooms
- Under cabinet lighting to the kitchen

AV Telephone and Data system

- Data outlets provided for dedicated internet connection and telephone
- Television (terrestrial and satellite) points

Electrical Services

- Aluminium lighting switch plates
- Power outlets with USB ports
- Floor boxes with power and data where appropriate in addition to wall mounted power and data outlets

Building Services

- Metered heating and hot water supply
- Black cast iron radiators to primary space
- Wall mounted heated towel radiator to bathroom
- Black ceiling fans

Entrance Door

- Metal entrance door

Windows

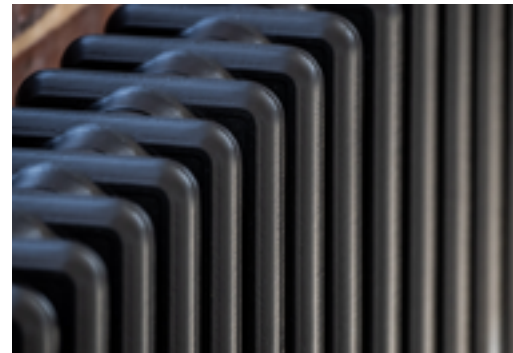
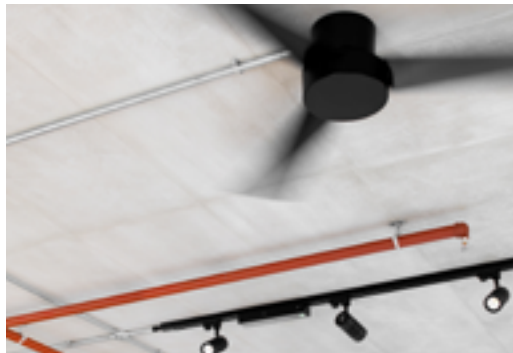
- Large black powder coated Crittal style windows with internal window ledge

Flooring

- Engineered timber flooring throughout primary space
- Grey mosaic tile to bathroom

Walls and Ceiling

- Exposed concrete ceiling to primary space (bathroom ceiling is white painted plasterboard)
- Exposed brickwork to window elevations
- All other internal walls white painted plasterboard



THE KITCHEN

INDUSTRIAL LINES

- Modern design with stainless steel countertops and matching cabinetry
- Undermount sink, polished chrome mixer tap, and metal effect splashback
- Siemens appliances including fridge/freezer, induction hob, single oven, dishwasher and combined washer/dryer



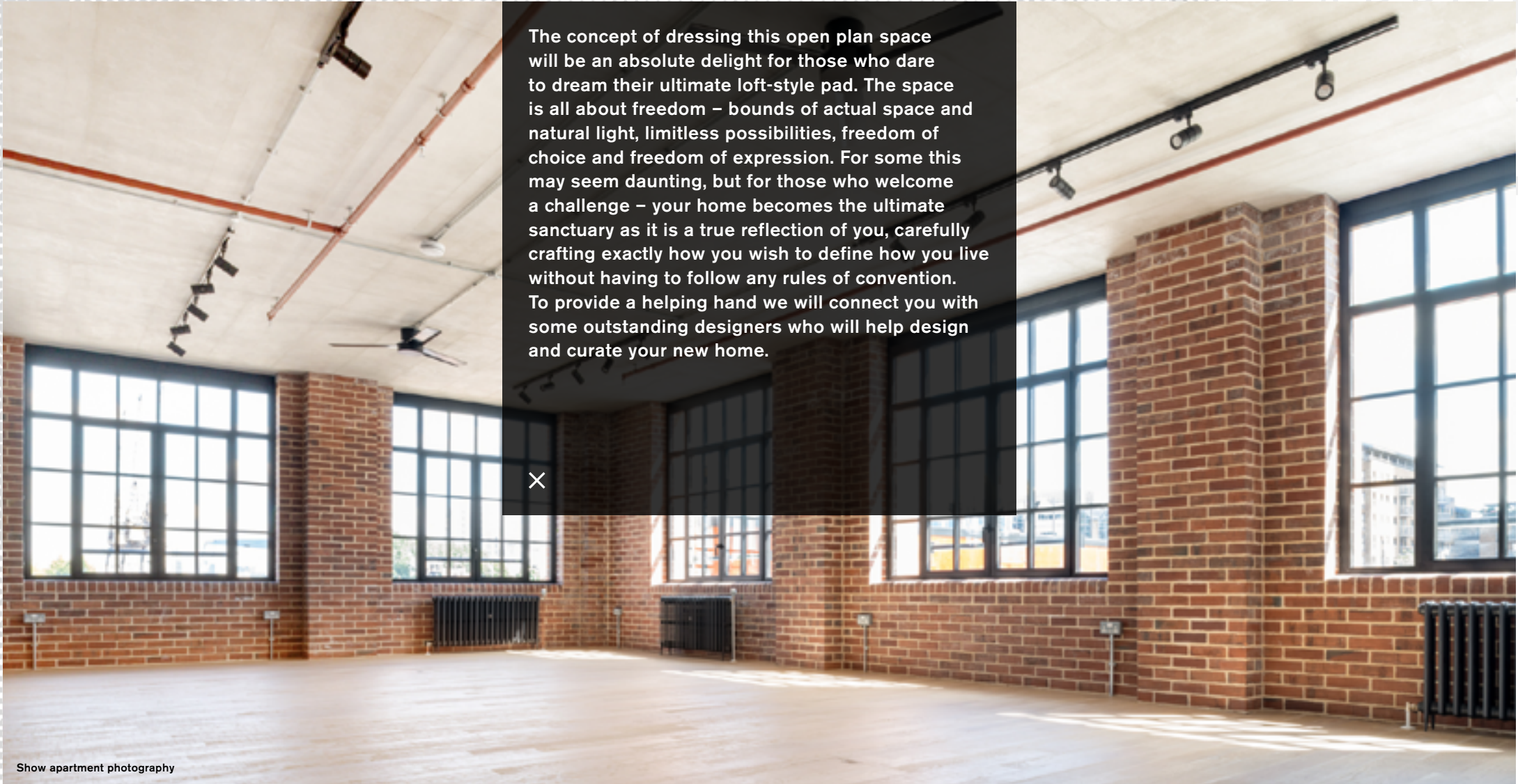
THE BATHROOM

RETRO APPEAL

- Contemporary bathroom with metro brick wall tiles
- Black Crittal-style walk in shower enclosure
- Freestanding bath
- Double wash hand basin
- Mirrored storage cupboard above basin
- Shaver outlet and feature wall lights
- Wall-mounted WC



Show apartment photography



The concept of dressing this open plan space will be an absolute delight for those who dare to dream their ultimate loft-style pad. The space is all about freedom – bounds of actual space and natural light, limitless possibilities, freedom of choice and freedom of expression. For some this may seem daunting, but for those who welcome a challenge – your home becomes the ultimate sanctuary as it is a true reflection of you, carefully crafting exactly how you wish to define how you live without having to follow any rules of convention. To provide a helping hand we will connect you with some outstanding designers who will help design and curate your new home.



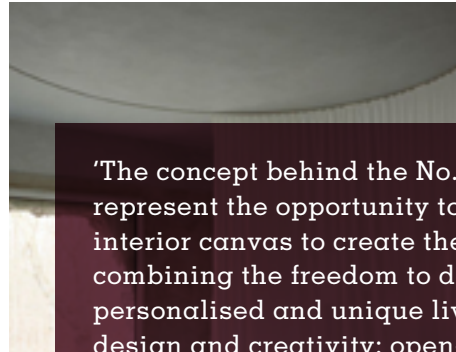


Monologue is a design showroom and consultancy based in East London, focused on emerging and established brands with a passion for hand-crafted and unique pieces.

www.monologuelondon.com

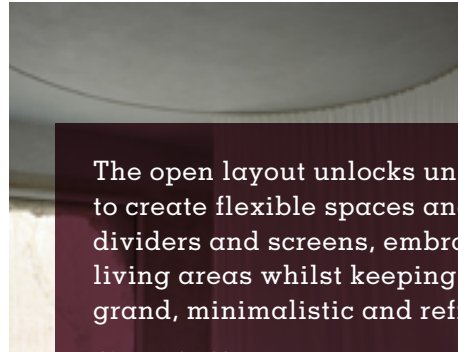
MONOLOGUE®

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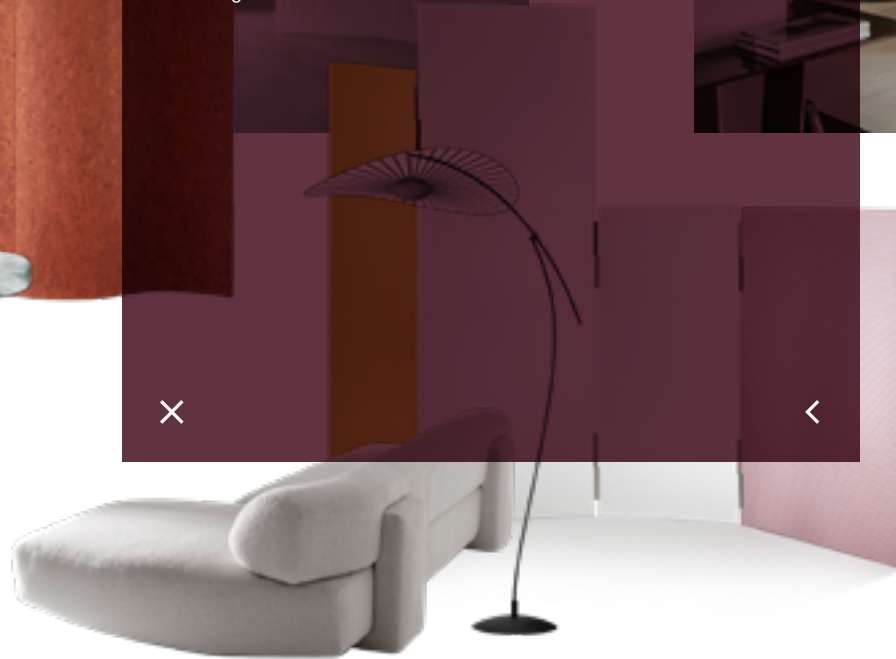
"The concept behind the No.8 apartments represent the opportunity to embrace an open interior canvas to create the perfect home, combining the freedom to develop a truly personalised and unique living space through design and creativity: open-rooms can transform and blend, reflecting a sophisticated and modern lifestyle whilst embracing a layout that matches the resident's aesthetic and personality. Celebrating the warm tones of the Building's finishes, interiors could reflect a combination of muted and rich textures, where contrasts between materials and upholstery can create the right living atmosphere for any style.





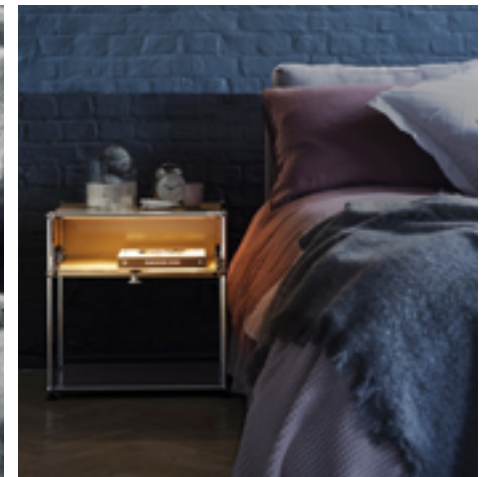
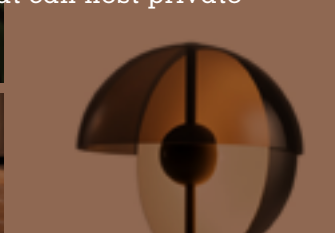
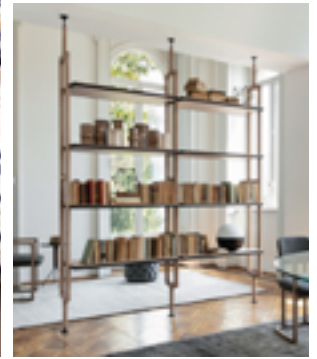
The open layout unlocks unlimited chances to create flexible spaces and rooms through dividers and screens, embracing modular living areas whilst keeping the interiors grand, minimalistic and refined."

*Alessandro Monaco
Monologue*





"We're a young and dynamic design studio based in London and working internationally. Drawing upon extensive experience in luxury residential and hotel design, we help clients to effectively plan spaces and craft a unique design vision. What sets us apart is the ability to manage sourcing and interior fit-out works, offering a full turn-key service. 8 Harbord Square is a unique and exciting development offering an unprecedented flexibility within the new build market, in true 'New York loft style', open plan living. The space offers freedom to adapt as the homeowner's needs evolve over time and create a versatile environment that can host private and social settings."





"Open plan apartments provide an excellent canvas for an eclectic and carefully curated mix of furniture, accessories and art. Being the original residence of artists in 50s-70s New York, loft living lends itself to mid-century design classics as well as contemporary European furniture, all of which provide a welcome contrast to the industrial architecture. Modular shelving and wall divider systems offer endless options, not only for creating separation and storage but also providing a display for art and accessories. Playing with drapery, and rugs is an effective way of zoning the space creating distinct live, work and play areas."

Artur Naumov
Naumov



THE BUILDING

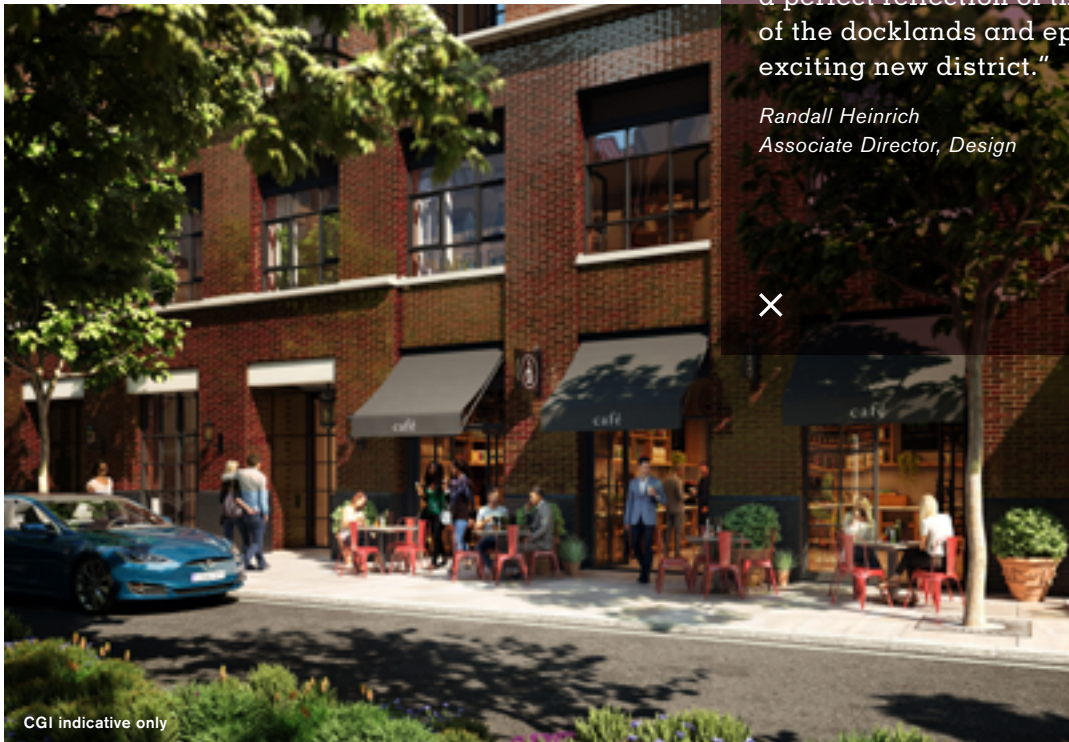


CGI indicative only

"The vision for Wood Wharf is to create a new district of East London that captures people's imaginations, grounds them in the history and heritage of the docklands and creates spaces that they want to spend time in.

The area is a well-considered balance of flexible office spaces, boutique retail and restaurants, all interspersed with outstanding residential buildings and green spaces. 8 Harbord Square is a perfect reflection of the industrial warehouses of the docklands and epitomises the spirit of this exciting new district."

*Randall Heinrich
Associate Director, Design*



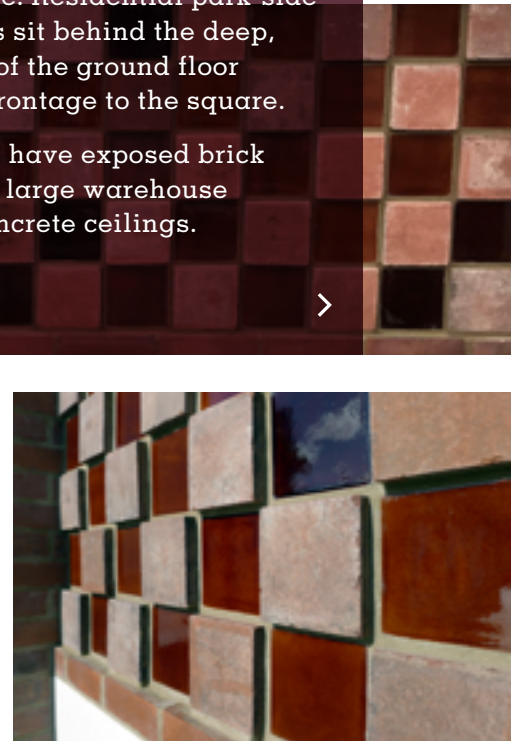
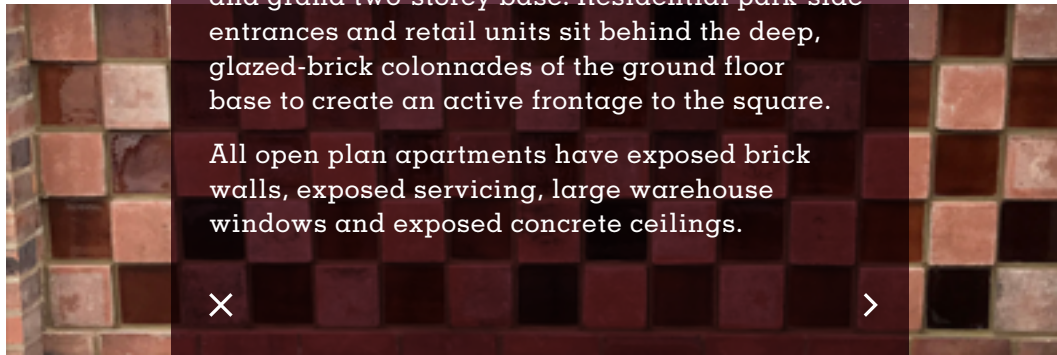
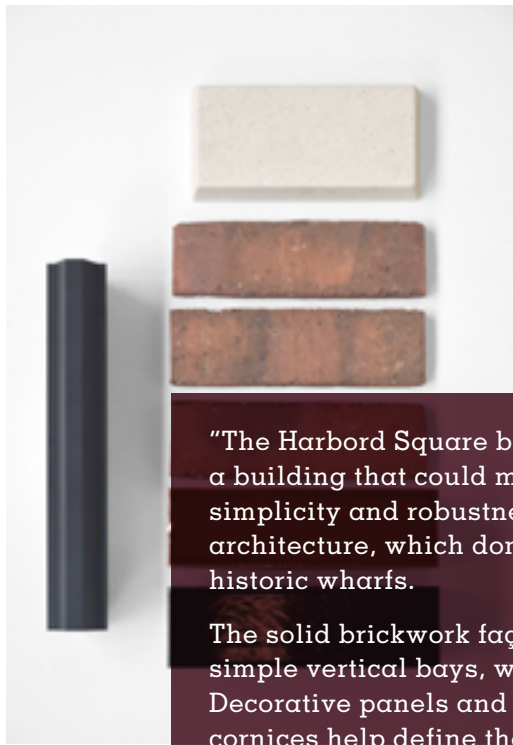
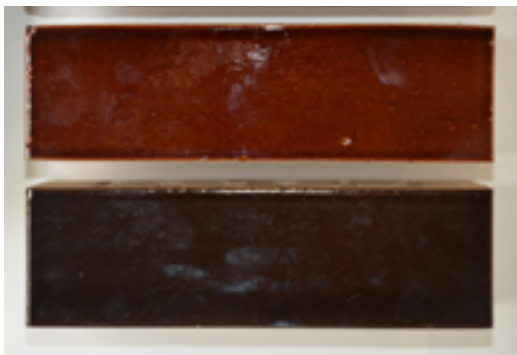
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THE BUILDING

MATERIALS



"The Harbord Square brief was to create a building that could match the honesty, simplicity and robustness of the warehouse architecture, which dominated London's historic wharfs.

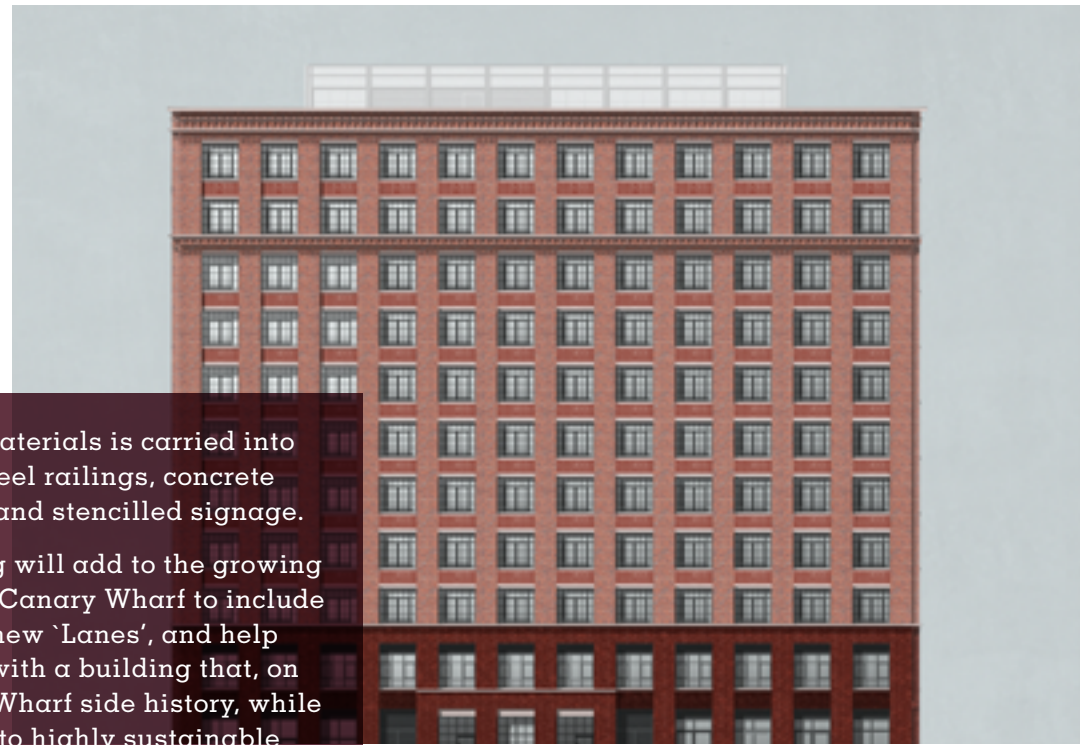
The solid brickwork façade is organized into simple vertical bays, with rhythmical brick piers. Decorative panels and crisply articulated cornices help define the window bays, roof line and grand two-storey base. Residential park-side entrances and retail units sit behind the deep, glazed-brick colonnades of the ground floor base to create an active frontage to the square.

All open plan apartments have exposed brick walls, exposed servicing, large warehouse windows and exposed concrete ceilings.



THE BUILDING

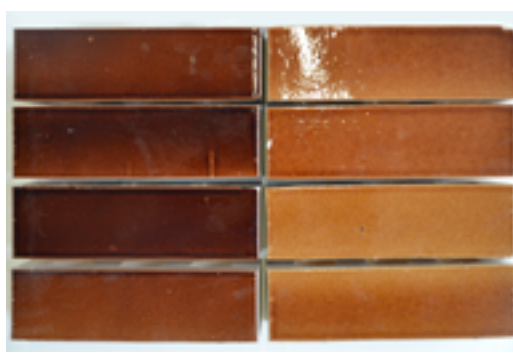
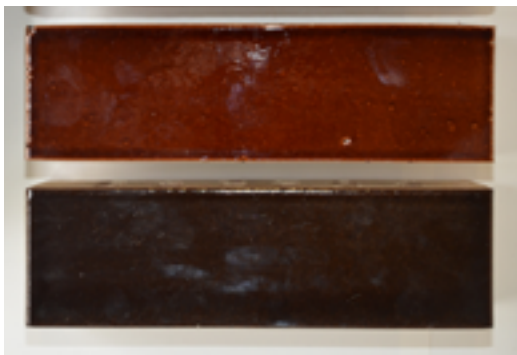
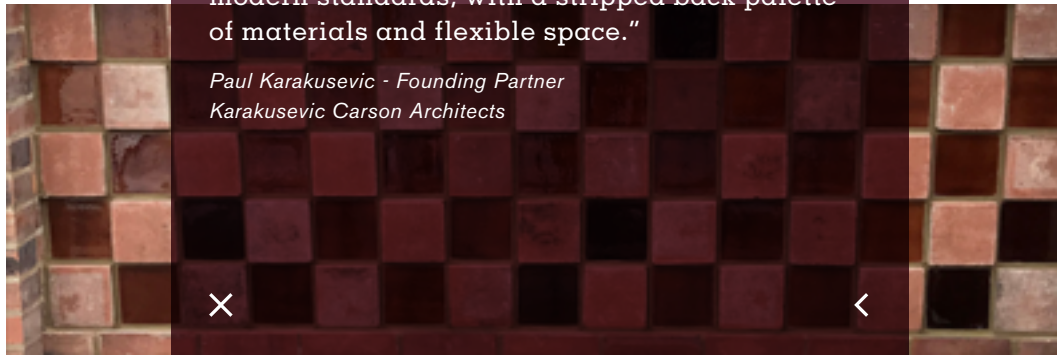
MATERIALS



The quality of building materials is carried into the common parts with steel railings, concrete stairs, exposed services, and stencilled signage.

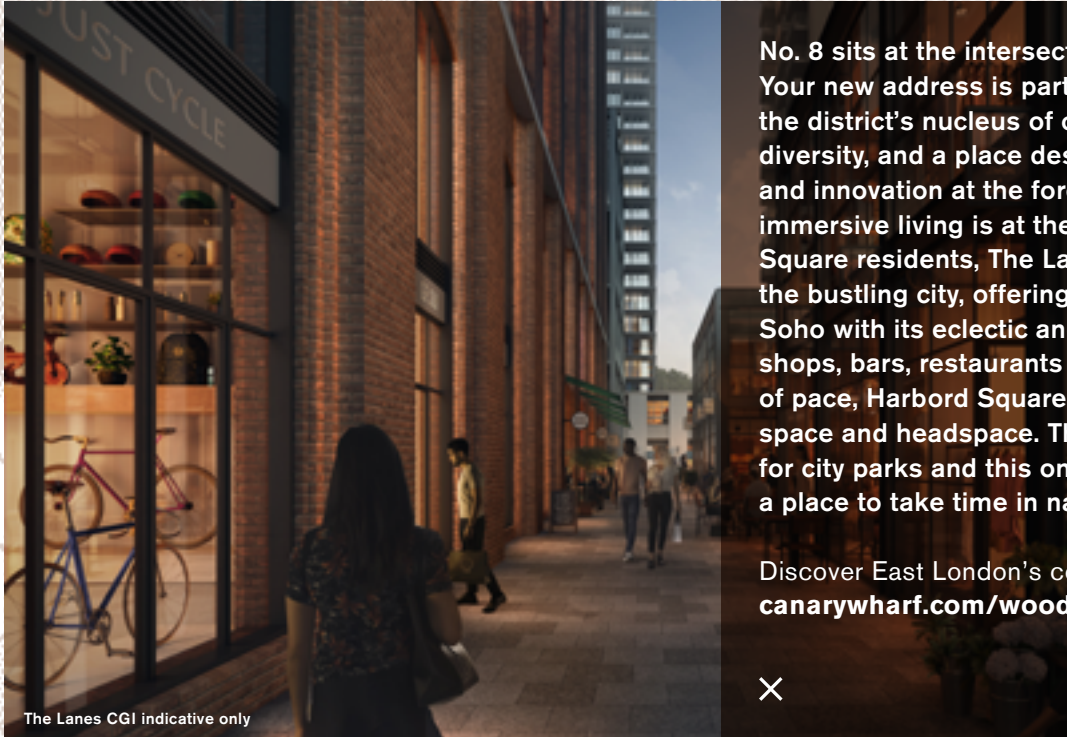
We hope that the building will add to the growing diversification of uses at Canary Wharf to include small retail units, in the new 'Lanes', and help define 'Harbord Square' with a building that, on the one hand echoes the Wharf side history, while on the other will perform to highly sustainable modern standards, with a stripped back palette of materials and flexible space."

*Paul Karakusevic - Founding Partner
Karakusevic Carson Architects*



WOOD WHARF

AN IMMERSIVE LIFESTYLE



No. 8 sits at the intersection of curiosity and calm. Your new address is part of Wood Wharf: the district's nucleus of culture, creativity and diversity, and a place designed with collaboration and innovation at the forefront. Here, community and immersive living is at the heart of all. For Harbord Square residents, The Lanes is their village among the bustling city, offering the vibrant energy of Soho with its eclectic and independent mix of shops, bars, restaurants and cafes. For a change of pace, Harbord Square Park offers both green space and headspace. There is nowhere like London for city parks and this one is a perfect addition: a place to take time in nature, open 24/7.

Discover East London's coolest new district
canarywharf.com/woodwharf





Welcome to your 15-minute walking city. The Canary Wharf Estate has evolved both a neighbourhood and community that offers everything you could want to enjoy on your doorstep, all built on the foundations of London's vibrant east-end attitude and hyper-connected riverside location. It is a city within a city, designed for modern Londoners who love London. Throughout Wood Wharf you'll find independent and global brands, beautiful homeware stores, galleries, organic health food shops, pop-up street-food vendors and panoramic rooftop restaurants. Dedicated, flexible workspaces are designed for today's workers, and the estate will soon be the first 5G and WiFi 6 enabled district.

To find out more than fits on this page, click here canarywharf.com/estate

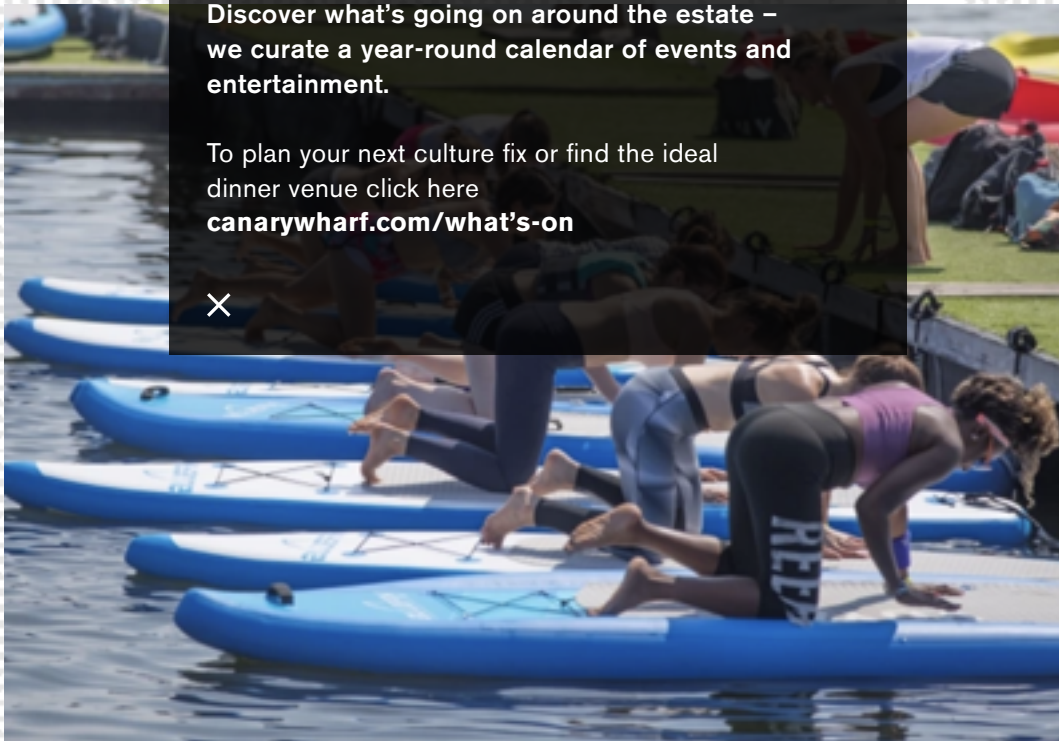




No. 8
RBOARD
QUARE



Switching off from work and engaging with the world around you is also a priority for us. We have nine acres of open spaces for a healthy mind and body and waterside walkways to connect you with the river and its rhythm. Designed with balancing living in mind, the estate's organically evolving public spaces will combine creativity, culture and community for a new chapter of urban work/life balance.



Discover what's going on around the estate – we curate a year-round calendar of events and entertainment.

To plan your next culture fix or find the ideal dinner venue click here canarywharf.com/what's-on



TRANSPORT

WELL-CONNECTED

Canary Wharf is visually linked to central London via the iconic River Thames. It is also just as well-connected with its transport links. Get to Westminster in 11 minutes and Bond Street in 15 minutes via the Jubilee Underground line, or to the City in 11 minutes and London City Airport in 19 minutes via the Docklands Light Railway. Or you can enjoy the experience of the river journey to various London landmarks with the Thames Clipper.

The arrival of Crossrail in 2022 will mean you'll be able to reach the West End in 13 minutes and Heathrow Airport in just 39 minutes.

Data from tfl.gov.uk, crossrail.co.uk, thamesclipper.com and londoncityairport.com



DLR

Bank → 11 Minutes
Greenwich → 11 Minutes
Tower Gateway → 13 Minutes
London City Airport → 19 Minutes



Tube

London Bridge → 7 Minutes
Waterloo → 9 Minutes
Green Park → 13 Minutes
Bond Street → 15 Minutes
Kings Cross St. Pancras → 16 Minutes

Crossrail

Liverpool Street → 6 Minutes
Bond Street → 13 Minutes
Paddington → 17 Minutes
Heathrow (T1,2,3) → 39 Minutes
Maidenhead → 55 Minutes
Reading → 66 Minutes

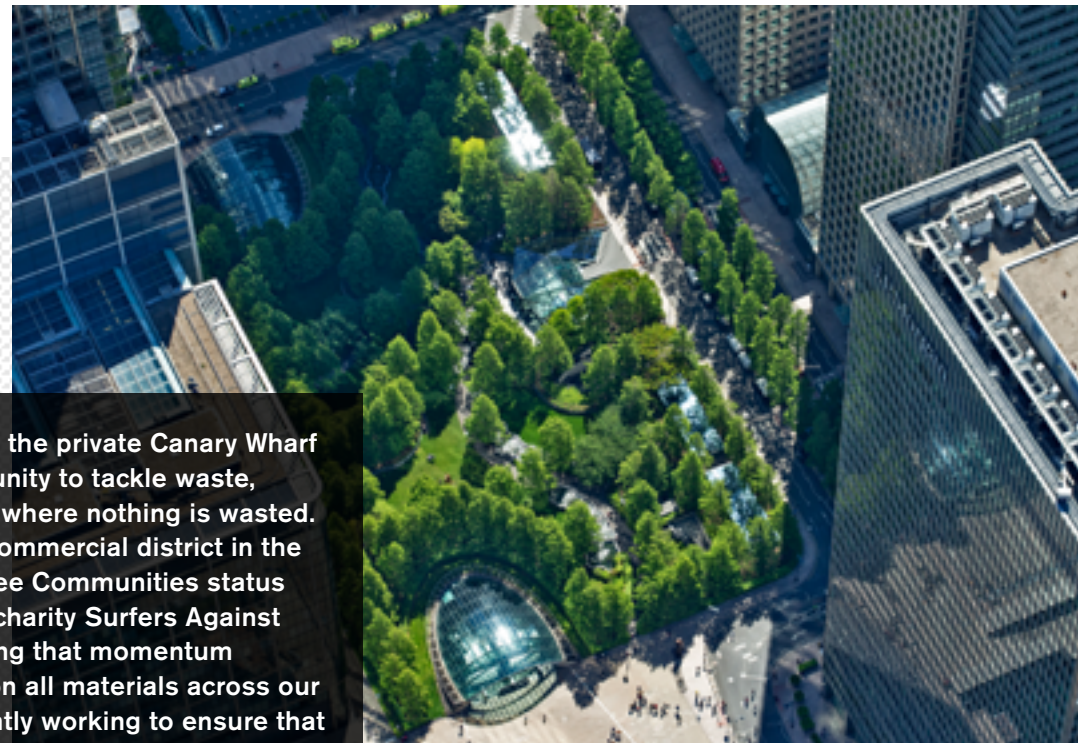
Thames Clipper

Tower Millennium → 12 Minutes
London Bridge City → 15 Minutes
Bankside → 17 Minutes
Blackfriars → 20 Minutes
Embankment → 26 Minutes
London Eye → 35 Minutes

London City Airport

Amsterdam → 1hr 3m
Luxemburg → 1hr 10m
Edinburgh → 1hr 15m
Zurich → 1hr 35m
New York → 9hr 15m

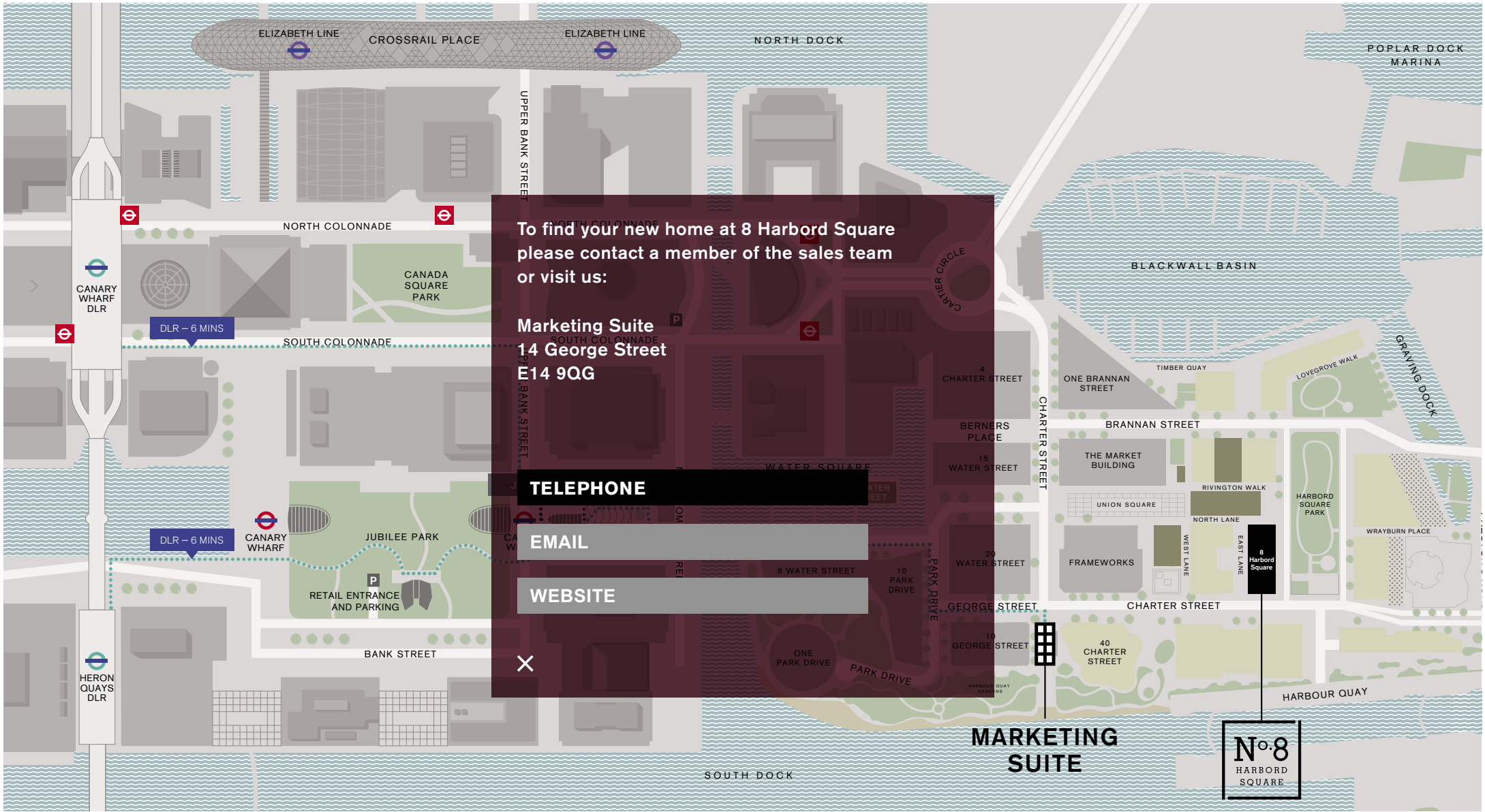




The unique environment of the private Canary Wharf Estate presents an opportunity to tackle waste, creating a culture of reuse where nothing is wasted. In 2019 we were the first commercial district in the world to achieve Plastic Free Communities status from marine conservation charity Surfers Against Sewage, and we are carrying that momentum forward to close the loop on all materials across our operations. We are constantly working to ensure that our developments provide the greatest benefit for the people who live and work in them, as well the wider community. Our environment and community mission is to improve the wellbeing of the people who live and work here and also support the biodiversity found on the Estate.

Discover how we tackle waste and support our community canarywharf.com/sustainability





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