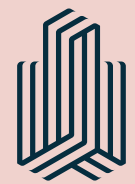


10 Park Drive



10 Park Drive



CANARY WHARF
RESIDENTIAL

Canary Wharf

Historically a docklands district at the epicentre of London's trade, Canary Wharf is now best known as a thriving mixed-use community offering an extraordinary environment to all those who work, live and visit. The 128-acre private Estate is one of the world's greatest city spaces; internationally renowned as one of the capital's most vibrant neighbourhoods with a unique waterside location.

With a transformation spanning over three decades, Canary Wharf has undergone a truly remarkable evolution and is now home to some of the world's

most influential businesses and offers exceptional residential accommodation that is amongst the finest in London. A destination truly defined by culture, Canary Wharf is home to an impressive array of amenities including over 300 shops, cafés, bars and restaurants, enhanced by a year-round events programme and an award-winning, free-to-visit, public art collection.

A truly unique destination with everything you'll ever need or could wish for, all in one place.

Wood Wharf serves as the residential enclave within Canary Wharf, characterised by an abundance of greenery and waterside boardwalks; an oasis of calm yet one of the most well-connected districts in Europe. With a prospering community bustling with residents, Wood Wharf offers the perfect setting to establish your roots and call home.

Step into the vibrant and diverse neighbourhood of Wood Wharf and experience a way of living that is second to none.

“Canary Wharf's private Estate is one of the most secure, desired and distinctive neighbourhoods in the world.”

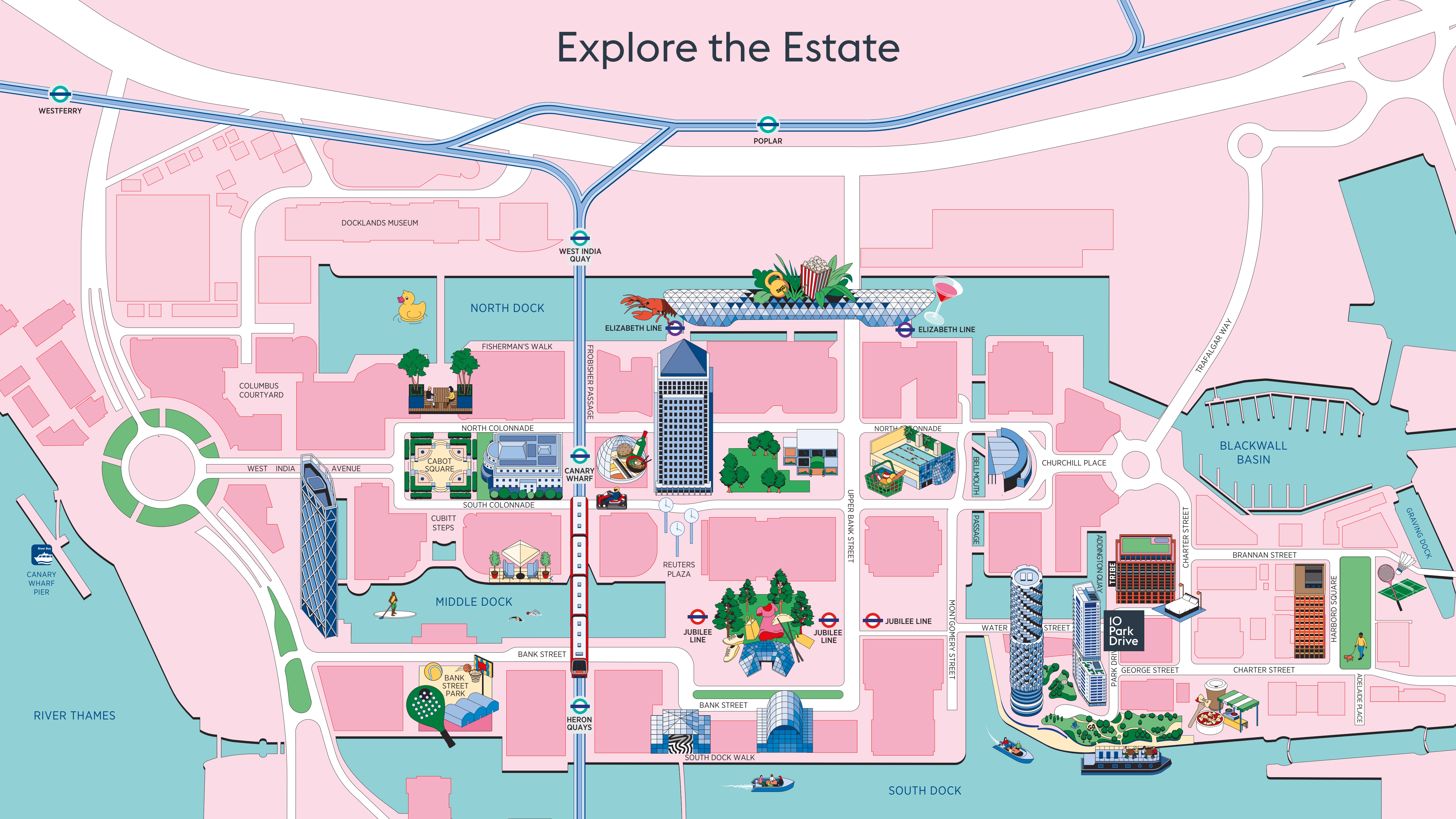
Sir George Iacobescu CBE
Chairman
Canary Wharf Group



Canary Wharf Private Estate



Explore the Estate



Connectivity

With unparalleled transport connections, including the Elizabeth line, Jubilee line, Uber Boat services, and Docklands Light Railway, Canary Wharf has never been better connected.

Elizabeth Line

Liverpool Street

7 mins

Farringdon

9 mins

Bond Street

14 mins

London Heathrow

45 mins



Jubilee Line

London Bridge

6 mins

Waterloo

9 mins

Westminster

11 mins

Green Park

13 mins



DLR

Greenwich

9 mins

Tower Gateway

10 mins

Bank

11 mins

London City Airport

14 mins



Uber Boat

London Bridge City

15 mins

Blackfriars

23 mins

Enbankment

29 mins

London Eye (Waterloo)

31 mins

Education

With fantastic transport links around the capital via the Jubilee and Elizabeth lines as well as the DLR, Canary Wharf is the ideal waterside location for students to reside, with a wide selection of London's top universities just minutes away.



UCL School of Management
(Canary Wharf)

Queen Mary University of London
(Mile End)

Imperial College London
(South Kensington)

University College London
(Euston)

MINS

Canary Wharf

City, University of London
(Farringdon)

King's College London
(Temple)

London School of Economics and Political Science
(Holborn)

10

Park Drive

Elevating the standard for upscale living, IO Park Drive encapsulates minimalist elegance and timeless appeal. This quietly confident development, comprised of 346 impressive residences, offers unparalleled views of the docks, river and landscaped gardens of Wood Wharf.

Crafted by award-winning architects Stanton Williams, this architectural gem stands as a cornerstone in the evolution of Canary Wharf, setting the tone for the neighbourhood's aesthetic. As the pioneering residential landmark, IO Park Drive has established an authentic sense of belonging – a welcoming environment to call home.

Nestled alongside South Dock, IO Park Drive is enveloped by private landscaped gardens with views of the docks on both its south and north sides, creating a zen-like atmosphere. On the upper levels, impressive vistas of the city skyline perfectly complement the surrounding greenery and river.

The apartments at IO Park Drive epitomise contemporary living, offering ample space and a sense of serenity that allows residents to feel connected to the urban environment that surrounds. Rooted in meticulous attention to detail, IO Park Drive promises a living space that exudes both elegance and comfort.

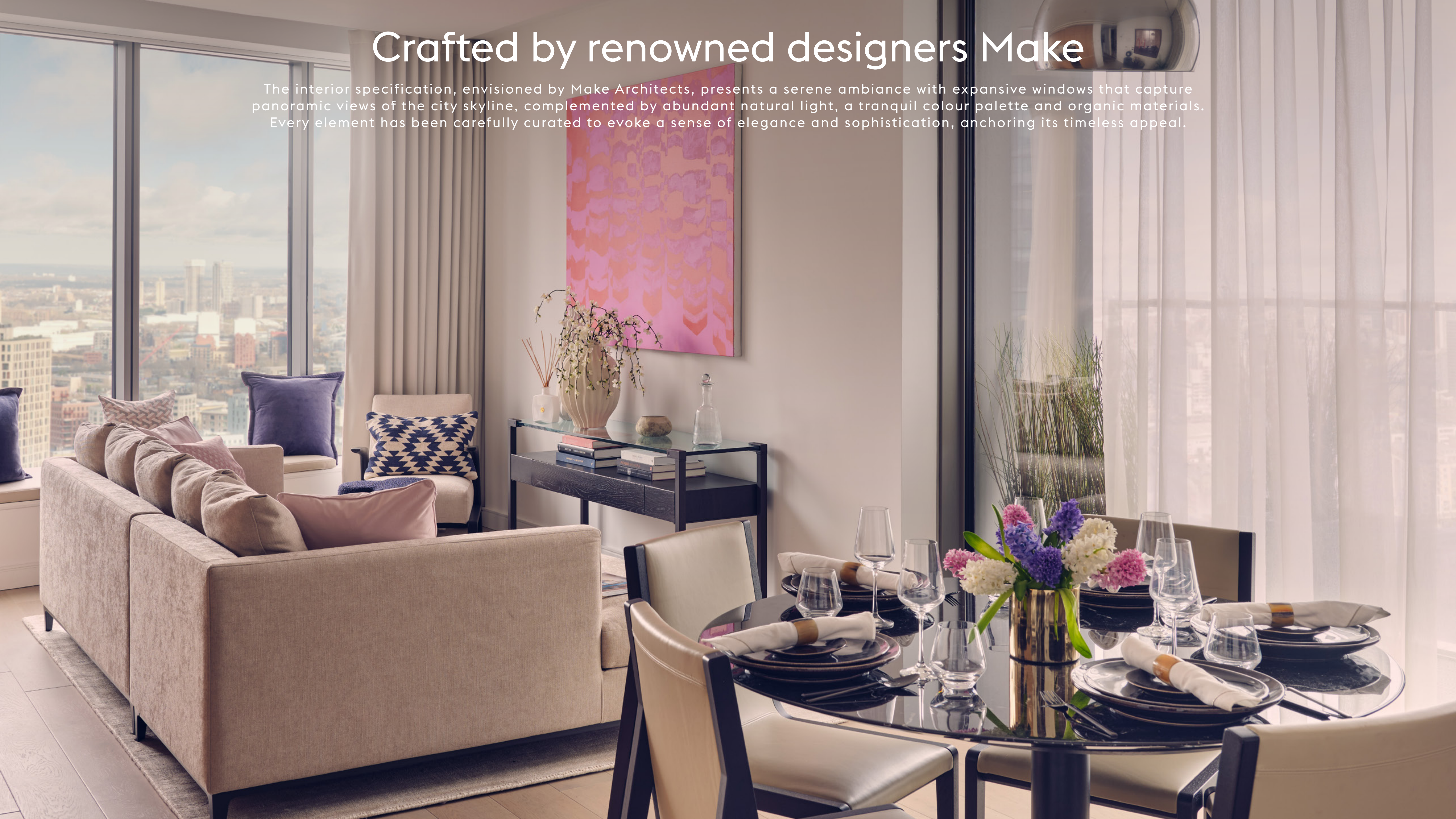
A balcony at night with a view of a city skyline. The balcony has a glass railing and is decorated with several lit candles in various holders, including a large lantern and a small table with three candles. A potted plant with tall grasses is also visible. The city lights are visible in the background, and a tall building is prominent in the distance.

“ 10 Park Drive has been at the heart of Canary Wharf’s evolution into the vibrant, mixed-use destination we see today. The building offers residents access to a wealth of cultural amenities, restaurants and green space right on their doorstep, and we’re pleased to bring these final apartments to the market.”

Melanie Conway
Director of Residential Sales - Canary Wharf Group

Crafted by renowned designers Make

The interior specification, envisioned by Make Architects, presents a serene ambiance with expansive windows that capture panoramic views of the city skyline, complemented by abundant natural light, a tranquil colour palette and organic materials. Every element has been carefully curated to evoke a sense of elegance and sophistication, anchoring its timeless appeal.



Your final chance to own a home at 10 Park Drive

An exclusive community and lifestyle opportunity within the unique destination of Canary Wharf. These highly coveted apartments have had a wealth of interest since architects first put pen to paper. As the final few make their way to market, this is your last opportunity to own a piece of architectural innovation, redefining the parameters of urban living in London's next level lifestyle experience.



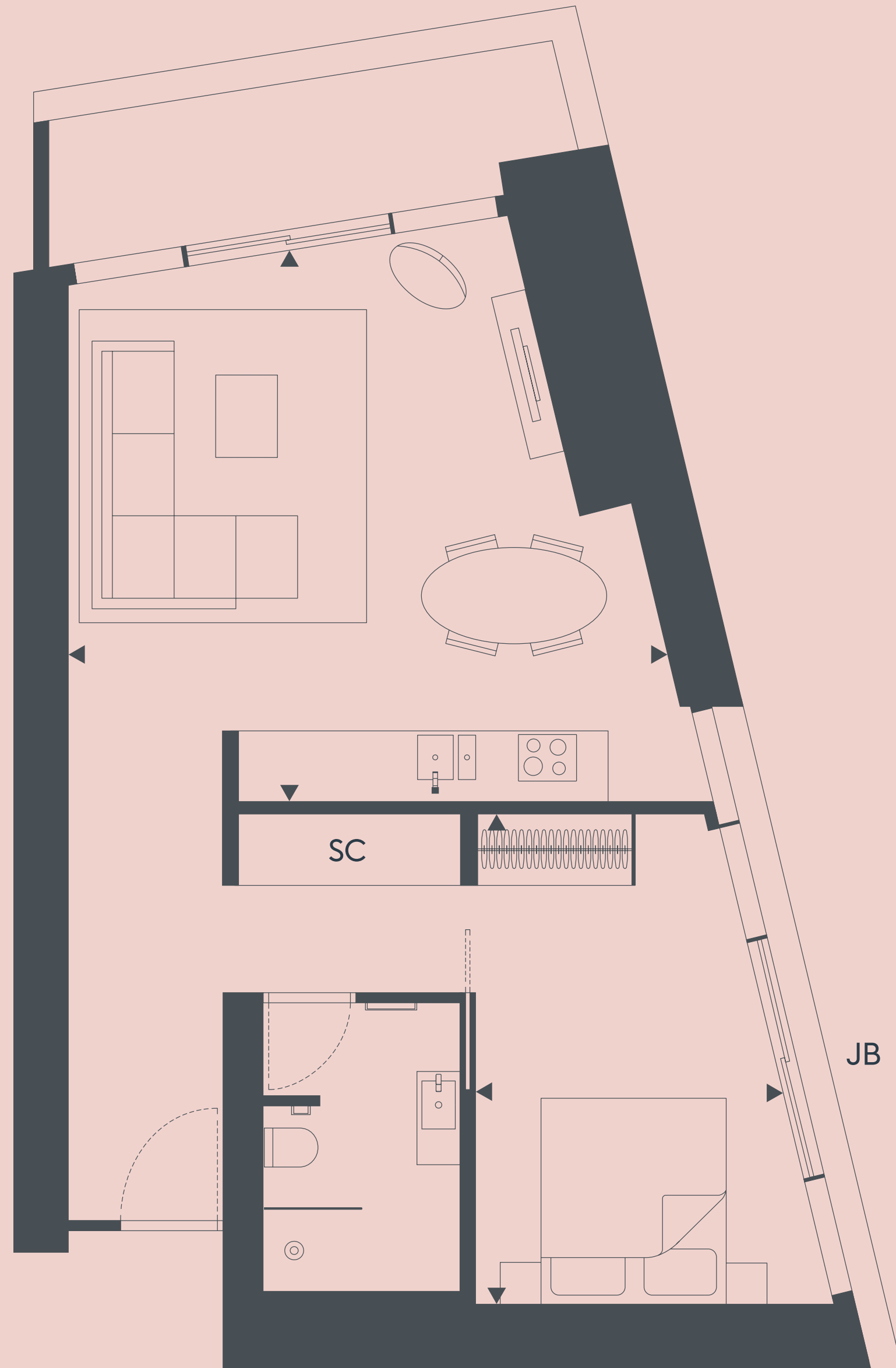




“Our design aims to capture the unique spirit and materiality of the Wharf with an elegant and powerful sculptural form. A structure that will engage at a human scale, welcoming at street level, and at the same time exude a feeling of solidity and permanence, clearly signifying the shift from the polished commercial to the rooted residential.”

Paul Williams, Architect
Stanton Williams

Floorplan Layout – 1 Bedroom Apartment



ONE BEDROOM APARTMENT

	sq. ft	sq. m
Apartment Area	656	61
Living/Kitchen	17'8 x 16'4	5.39 x 4.97
Master Bedroom	15'8 x 10'9	4.77 x 3.27
Balcony	75	6.9

JB - Juliette balcony SC - Service cupboard

FLOORPLATE

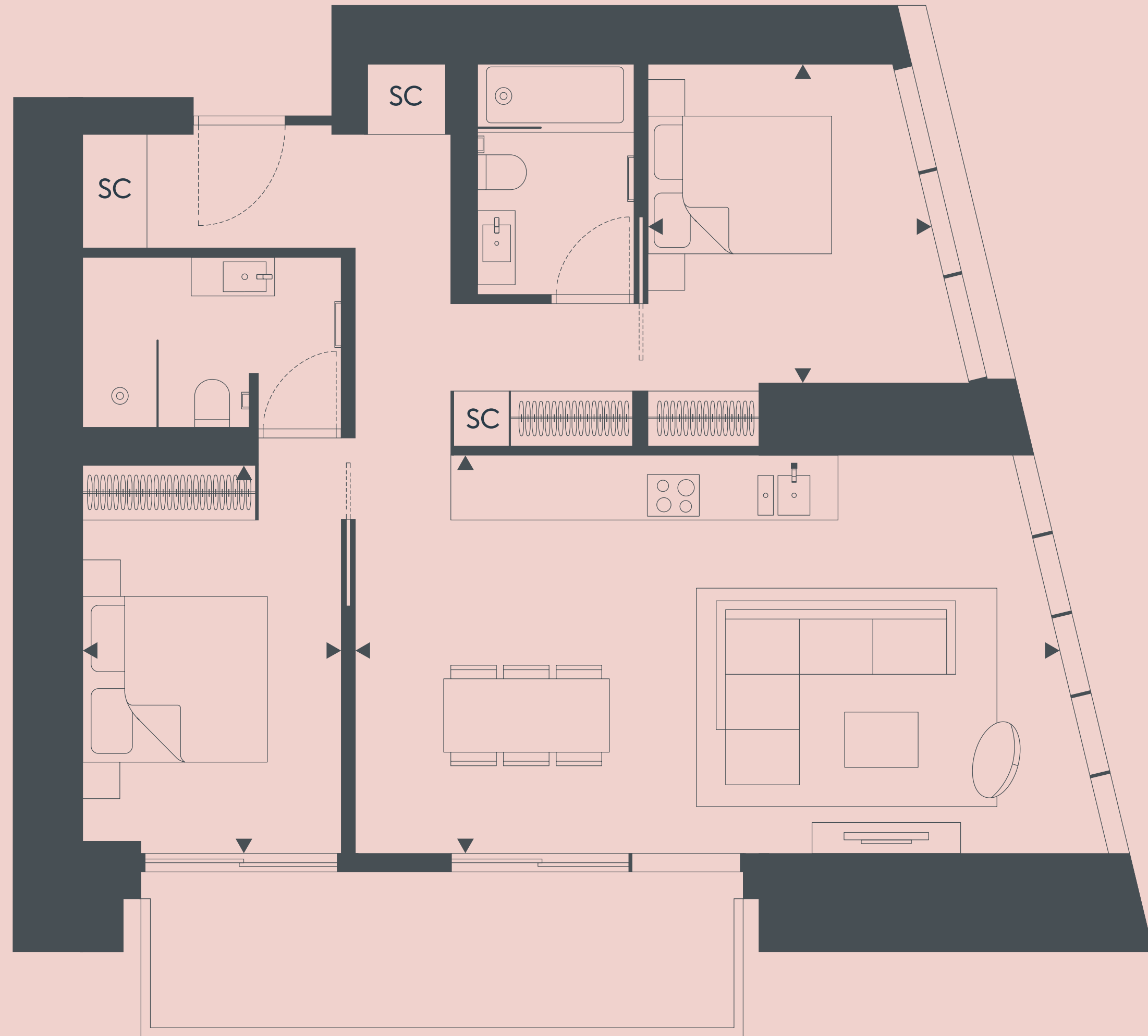


NOT TO SCALE

Floorplan measurements are approximate

Exact layout sizes may vary in accordance with the contract

Floorplan Layout – 2 Bedroom Apartment



TWO BEDROOM APARTMENT

	sq. ft	sq. m
Apartment Area	899	84
Living/Kitchen	25'2 x 16'0	7.66 x 4.88
Master Bedroom	15'8 x 9'2	4.77 x 2.80
Second Bedroom	11'3 x 10'7	3.44 x 3.23
Balcony	116	10.7

JB - Juliette balcony SC - Service cupboard

FLOORPLATE



NOT TO SCALE

Floorplan measurements are approximate

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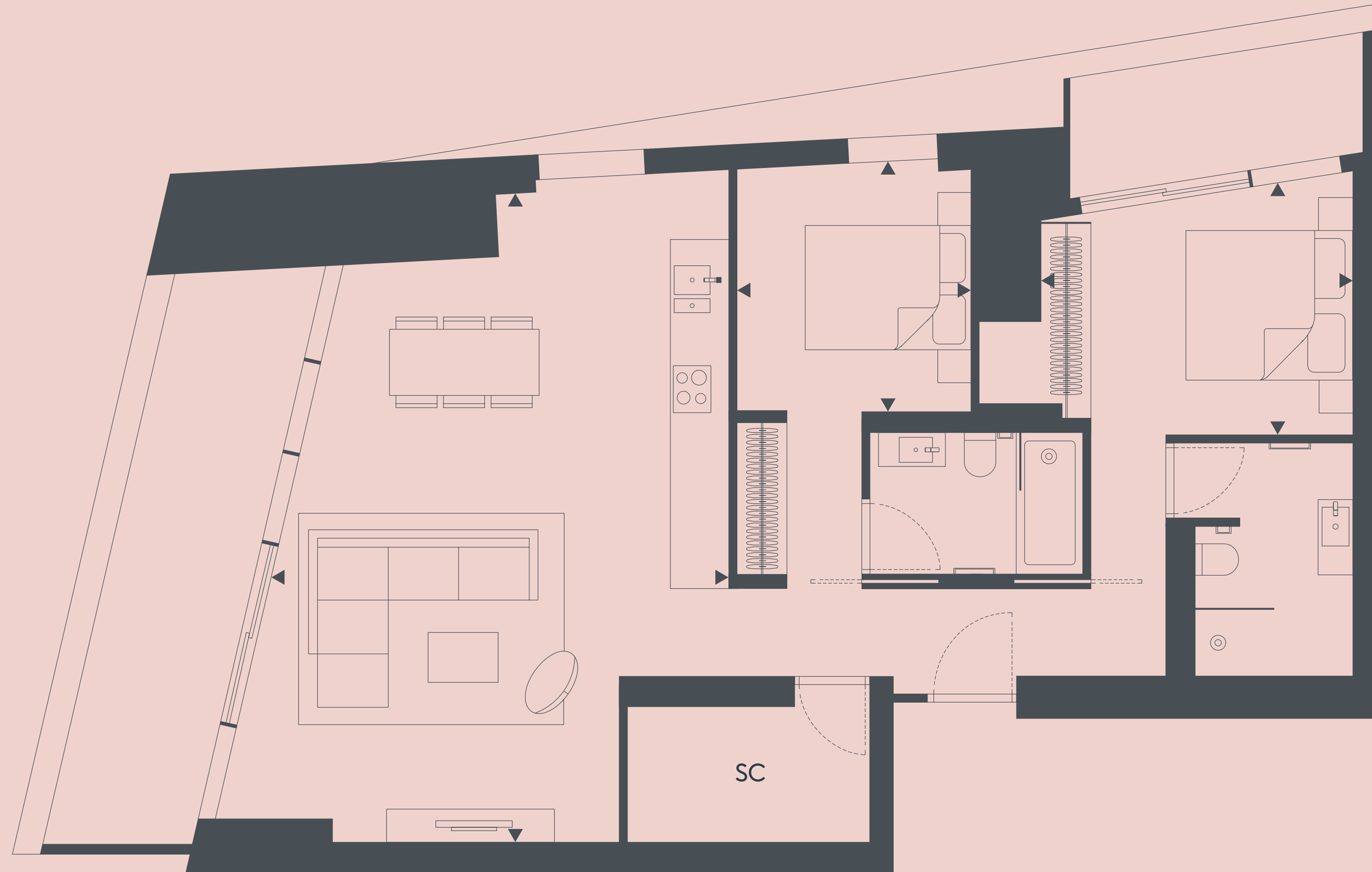


Floorplan Layout – 2 Bedroom Apartment

TWO BEDROOM APARTMENT

	sq. ft	sq. m
Apartment Area	922	86
Living/Kitchen	23'0 x 18'6	7.04 x 5.65
Master Bedroom	12'3 x 9'9	3.74 x 2.97
Second Bedroom	9'9 x 9'2	2.97 x 2.80
Balcony	178	16.6

JB - Juliette balcony SC - Service cupboard



FLOORPLATE



Unit	Area (sq. ft)	Area (sq. m)
101	1,200	111
102	1,200	111
103	1,200	111
104	1,200	111
105	1,200	111
106	1,200	111
107	1,200	111
108	1,200	111
109	1,200	111
110	1,200	111
111	1,200	111
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197	1,200	111
198	1,200	111
199	1,200	111
200	1,200	111

NOT TO SCALE
 Floorplan measurements are approximate
 Exact layout sizes may vary in accordance with the contract

Amenities

Residents of IO Park Drive benefit from access to a collection of high-end amenities, designed to nurture optimal wellbeing at all levels. An exclusive oasis that provides endless opportunities to enjoy each day just steps from your doorstep.

Among the array of amenities available at IO Park Drive, a standout feature is the south-facing Residents' Lounge and Sky Garden situated on the 13th floor. The Residents' Lounge acts as a tranquil and welcoming hub where residents can work, socialise and unwind whilst enjoying a coffee or a glass of wine.

Beyond the expansive glass windows lies the Sky Garden; a meticulously landscaped sanctuary crafted for residents to connect with nature and socialise with both neighbours and friends. Complete with comfortable seating areas, sun loungers, and ample table space, the Sky Garden is yours to enjoy all year round.

Nestled adjacent to the Residents' Lounge lies the Media Room; an exclusive, private space available for residents to book. Equipped with plush seating and an impressive 85-inch screen, residents can indulge in an exclusive viewing experience.

In line with IO Park Drive's commitment to wellness, residents also receive a membership to Third Space; a state-of-the-art health and fitness club, located just a short walk from the building.

IO Park Drive residents also benefit from a dedicated concierge, available 24/7, 365 days a year.

Residents' Lounge



Sky Garden



Media Room



Third Space Membership



Concierge



IO Park Drive

We look forward to welcoming you.

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