

ONE

PARK DRIVE



CANARY WHARF  
RESIDENTIAL

One Park Drive Cluster and Bay apartments





Canary Wharf's 128 acre private Estate

One Park Drive will be both a symbol and the heart of Canary Wharf's New District, an extension of a dynamic global community and the start of a new vibrant neighbourhood.

Designed by Herzog & de Meuron, it will be Canary Wharf's signature residential tower, a landmark and high-rise building of exceptional architectural quality. The building contains 484 apartments arranged over 58 storeys containing studios, 1, 2 and 3 bedroom apartments.

#### DEVELOPMENT INCLUDES

- The first residential building by Herzog & de Meuron in the UK
- Located on Canary Wharf's 128 acre private Estate
- A full suite of residential amenities over two floors
- Outstanding location surrounded by parks and waterways
- Incredible level of specification
- Terraces to all apartments
- 24 hour security / concierge

#### FROM A UNIQUE DEVELOPER

No-one else in London has had such an influence on the City's skyline as Canary Wharf Group. For them, achieving one of the greatest ever feats of civil engineering, turning the original 97 acres of derelict Docklands into one of the world's most sought after locations, was just the start.

Over the last thirty years Canary Wharf Group has worked alongside many of the world's leading architects, pioneered innovative and sustainable construction methods and has gained a reputation as world leaders in creating not just buildings but thriving places, where communities as well as businesses flourish.

Being one organisation that does everything, from creating the initial vision, through construction, to the day-to-day management, gives the Group a uniquely long-term perspective.



Loft and Cluster apartments overlooking South Dock

#### A NEW DESTINATION FOR LONDON

For the last three decades, Canary Wharf has been a thriving centre of business and culture that has shifted London's centre of gravity east and set new standards for urban spaces. Now the most exciting evolution in the Estate's history has begun, the creation of the new residential district.

It will be a neighbourhood of green spaces and waterside boardwalks. It will be both an oasis of calm and one of the most well-connected neighbourhoods in Europe. It will be just as easy to grab the essentials of daily life as it will be to take in live music or theatre. It will be a local neighbourhood with all the benefits of being part of a private Estate.

One Park Drive is the signature building of the new district. Positioned at the head of the dock, it proudly represents everything that makes the new neighbourhood so special, a unique architectural achievement thoughtfully designed to be the very best in city and waterside living.

The 128 acre Canary Wharf private Estate is one of the world's great city spaces; internationally renowned as one of London's most vibrant districts with a unique waterside location. The Group's careful stewardship over the last 30 years also means it's recognised for being both beautifully maintained and reassuringly safe. The creation of the residential district represents a unique opportunity to live on the private Estate.

#### THE ARCHITECTURE

One Park Drive is a single harmonious building; however its 58 storeys are made up of three typologies, each with its own distinct characteristics.

The lower floors contain the Loft apartments, some of One Park Drive's largest apartments. With high ceilings and wrap-around terraces, they are designed to make the most of the connection to both the green spaces and the waterfront. The Cluster forms the heart of the building. It is the typology that contains the greatest variety of apartments. The lower levels are connected with the parks and the water, the higher floors with the sky. The upper floors contain the Bay apartments. They have double-height terraces which are set back into the building. Their design is focused on maximising light and the views across London.

#### THE APARTMENTS

The apartment interiors deliver a complexity and surprise that complements One Park Drive's powerful exterior form, as well as creating a sense of calm and a luxurious intimacy. The interiors focus on natural materials and finishes throughout with special attention being paid to the tactile surfaces. The three typologies so powerfully expressed in the exterior architecture have their own distinct yet harmonious personalities.



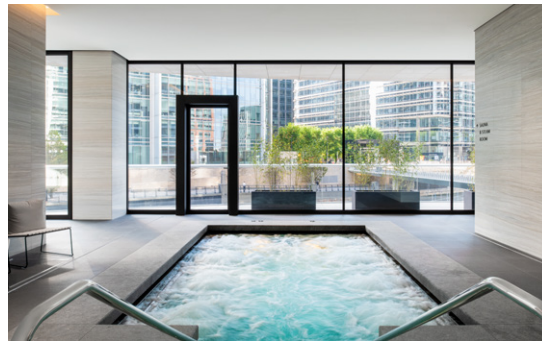
One Park Drive, Canary Wharf – Herzog & de Meuron's first residential building in the UK



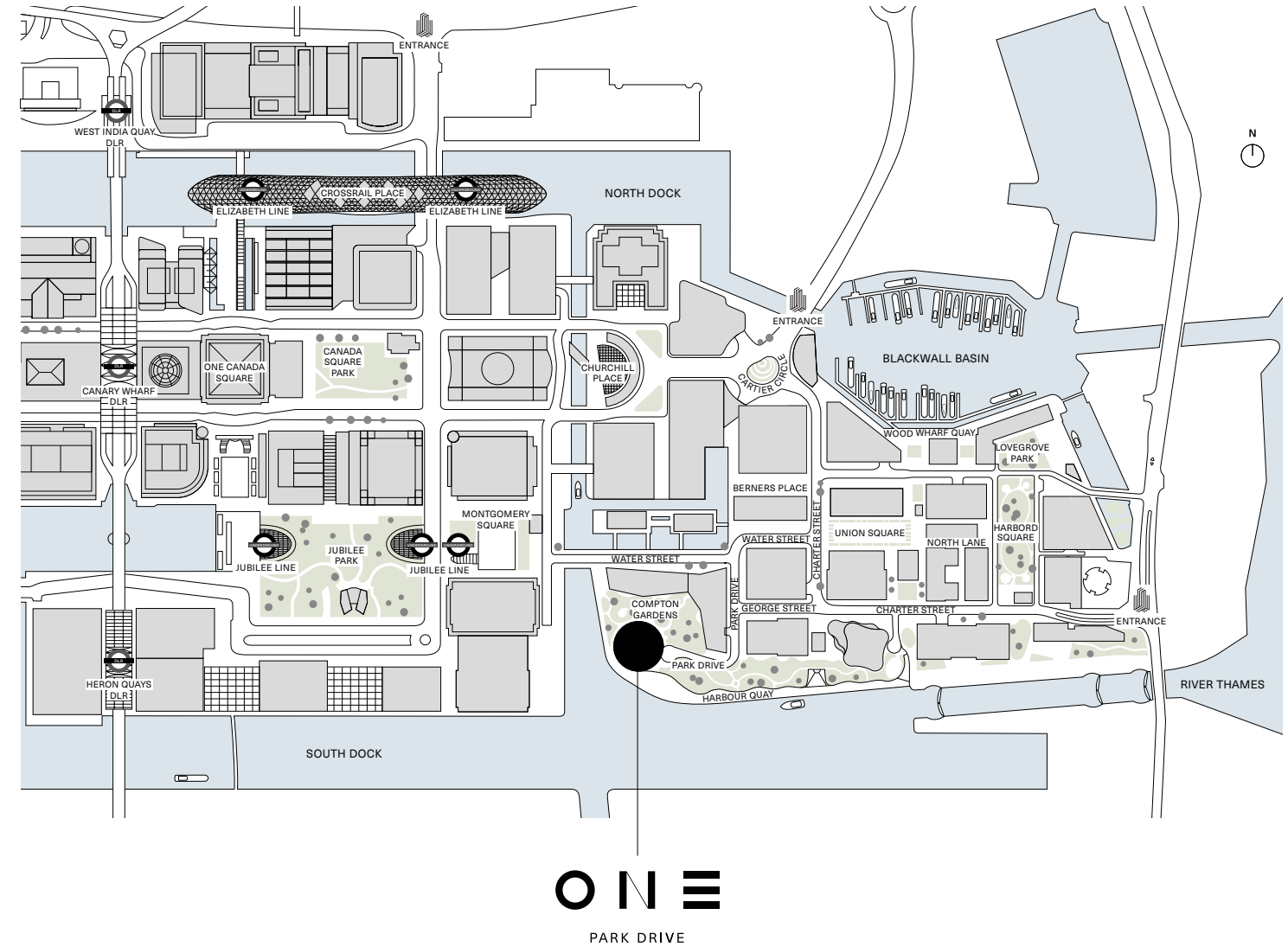
The terraces of the Bay apartments



Level 55 living area



Residents' pool area on the first floor



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PARK DRIVE

### THE AMENITIES

One Park Drive celebrates its communal spaces. Spread across the ground and first floors, they are all fully integrated into the life of the building and positively engage with their surroundings.

The reception, concierge, lounge, library and cinema are all on the ground floor. The first floor houses the exclusive health club including a 20 metre pool, gym, studio space and spa. Dramatic floor-to-ceiling glazing invites stunning views across the surrounding parks, gardens and water.

### RESIDENTS' AMENITIES

- Entrance lobby with concierge and reception
- Lounge
- Library
- Cinema and anteroom
- Post room
- Health and fitness facility within the building to include:
  - 20 metre swimming pool
  - Experience pool
  - Steam room
  - Sauna
  - Fully equipped gym
  - Studio space and weights room
- Male and female changing and showering facilities

### STORAGE AND CAR PARKING

- Residents' Storage available via separate negotiation (note these are limited in number)
- Underground Car Parking available via separate negotiation (note these are limited in number)

### TENURE AND BUILDING INSURANCE

Leasehold 250 years, NHBC

### ARCHITECTURE & INTERIOR DESIGN

Architects: Herzog & de Meuron  
 Amenity Spaces: GA Design  
 Interior Design – Bay and Cluster apartments: Goddard Littlefair  
 Interior Design – Loft apartments: Bowler James Brindley Ltd

### DEVELOPER

Canary Wharf Group

### LOCAL AUTHORITY

London Borough of Tower Hamlets

### TERMS OF PAYMENT

£5,000 reservation fee payable, 10% deposit payable on exchange of contracts, balance payable on completion

### RECOMMENDED PURCHASER'S SOLICITORS

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### TRANSPORT LINKS

Canary Wharf is well-connected: it's just a short distance from London City Airport, there's the Jubilee Underground line, two Docklands Light Railway stations and the Thames River Bus Pier.

The arrival of the Elizabeth line at Canary Wharf means you'll be able to reach the West End in 13 minutes and Heathrow in just 45 minutes.

### JUBILEE LINE

London Bridge – 7 mins  
 Waterloo – 9 mins  
 Westminster – 11 mins  
 Stratford – 12 mins  
 Green Park – 13 mins  
 Bond Street – 15 mins

### DOCKLANDS LIGHT RAILWAY

Bank – 11 mins  
 Greenwich – 11 mins  
 Tower Gateway – 13 mins  
 London City Airport – 19 mins

### ELIZABETH LINE

Liverpool Street – 6 mins  
 Bond Street – 13 mins  
 Paddington – 17 mins  
 Heathrow (T1,2,3) – 45 mins  
 Maidenhead – 55 mins  
 Reading – 66 mins

### THAMES CLIPPER

Tower Millennium – 12 mins  
 London Bridge City – 15 mins  
 Bankside – 17 mins  
 Blackfriars – 20 mins  
 Embankment – 26 mins  
 London Eye – 35 mins

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

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