

HARCOURT GARDENS



Factsheet

Berkeley
Designed for life

Life In Harmony

Welcome to Harcourt Gardens, the next exciting phase to launch at South Quay Plaza.

World renowned architects, Foster + Partners are responsible for the incredible building design, creating a striking addition to the SQP skyline.

Standing tall at 56 storeys (198m) and comprising 351 private apartments with 1, 2 and 3 bedroom apartments and penthouses available.

'Life in Harmony' is the vision for Harcourt Gardens and reflects a new, modern way of living. It brings all the convenience and excitement of being located in a cosmopolitan and well connected city hub, but with the balance and equilibrium of living in a building designed to enhance your wellbeing through fantastic resident facilities that both energise and calm, spaces that make life easier and beautiful gardens designed to bring nature into the building.

Every Berkeley home is built to very high standards of design and quality, resulting in outstanding levels of award winning customer service with 99% of our clients recommending us.



CGI depicts Harcourt Gardens and is indicative only.

Set within 2.6 acres of beautiful landscaped gardens, a wide variety of plants and trees create an attractive and welcoming natural environment to enjoy.

The wellbeing and lifestyle of our residents is always well considered at Berkeley and at Harcourt Gardens, residents will never be more than 9 floors from amenity space.

Residents will benefit from lush and calming gardens every 19 floors, comprising 9,000 sq ft externally (c.5,000 sq ft internally) with trees, flowers and plants on floors 18, 37 & 55.

180
TREES

2.6
ACRES

3
AMENITY
GARDENS



CGI depicts the iGarden and is indicative only.

The Location

Over the last 20 years Canary Wharf has been transformed into one of London's most vibrant and varied neighbourhoods. With 16 million square feet of office, retail and leisure space, set among 20 acres of landscaped open space, it is home to many of the world's 'best' companies such as HSBC, J.P. Morgan and Citigroup. It has already overtaken the City of London as the UK's largest financial district and is set for further growth.

Its high-quality urban environment has been chosen by many premium retail brands, which form part of the neighbourhood's over 200 shops, cafés, bars, restaurants, services and amenities.

The area's exceptional cultural and leisure offer is led by a year-round programme of over 100 activities and events covering art, comedy, dance, fashion, film, music, sport and theatre, most of which are free.



The Developer

Founded in 1976, Berkeley is a leading developer of outstanding homes, and has won numerous awards for quality design and customer service. The Berkeley Group was voted one of Britain's Most Admired Company's across all industries from 2012 to 2016 and Housebuilder of the Year in 2015 and again in 2016. In 2014, we won, for the second time, the Queen's Award for Enterprise and in 2015, we were the first house-builder in Britain to have 500 sites registered by the Considerate Constructors Scheme.

Quality is at the heart of Berkeley, not only in the homes we build and places we create, but in our commitment to customer service, green living and the regeneration of brownfield sites.

All our developments are designed to permanently enhance the neighbourhoods in which they are located, through excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability.

The Architect

Foster + Partners are responsible for the original design of the building, with Axis the delivery Architects.



CGI depicts the Sky Meadow and is indicative only.

The Development

- 3 buildings:
 - Valiant Tower: 68 storeys (220 m)
 - Harcourt Gardens: 56 storeys (198 m)
 - Berwick Tower: 36 storeys (120 m)
- Moments from South Dock
- Exclusive resident only access to The Quay Club
- Apartments will provide stunning skyline/river views or views of the landscaped gardens or South Dock
- Parking is available upon separate negotiation on selected apartment
- Access to the car park will be via a secure ramp underneath Harcourt Gardens

The Amenities

Covering over 40,000sqft, the amenity spaces will include

- New dockside promenade
- 2.6 acres of public realm
- Bars, cafés, shops and restaurants on site

Residents' Facilities

Harcourt Gardens

- 24 hour concierge
- On-site security and CCTV
- Bamboo Sanctuary - health suite and state of the art gymnasium with external hot tubs
- iGarden - modern co-working business space with meeting room and external work space
- Games room with separate insulated karaoke room
- Sky Meadow - stunning roof garden

Valiant Tower

- 24 hour concierge
- On-site security and CCTV
- Health suite and spa
- 20m panoramic swimming pool
- State of the art gymnasium
- 56th floor bar and terrace
- Private screening room
- Private dining room
- Private meeting room

The Apartments

- Interiors by Sheppard Robson
- High quality specifications
- Open-plan kitchens
- Choice of 3 colour palettes;
 - First Light
 - Noon
 - Twilight
- Floor-to-ceiling glazing
- Light and spacious apartments
- A selection of 1, 2, and 3 bedroom apartments and penthouses



CGI depicts the kitchen in the Noon palette, and is indicative only.



Underlying demand for supply. It is estimated that 66,000 homes need to be built per annum to meet demand, yet in 2019, less than 25,000 homes were built*.



London population set to increase by more than 2 million, to 10 million by 2030.



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 the leading financial centre of the world.



London is a leading technology and research centre – with new offices opening with Google, Facebook and Apple across the city.



Ease of global access with four main airports within a one hour journey from Canary Wharf.



World class education. London has 40 higher education institutions and has a student population of more than 400,000.



It is estimated that an additional 110,000 jobs coming to Canary Wharf by 2031, resulting in over 215,000 people working in the area.



The average salary of workers in Canary Wharf is £105,000 per annum.



Centrally located between Asia & North America.



Improved transport connections to the City and Heathrow when Crossrail opens.

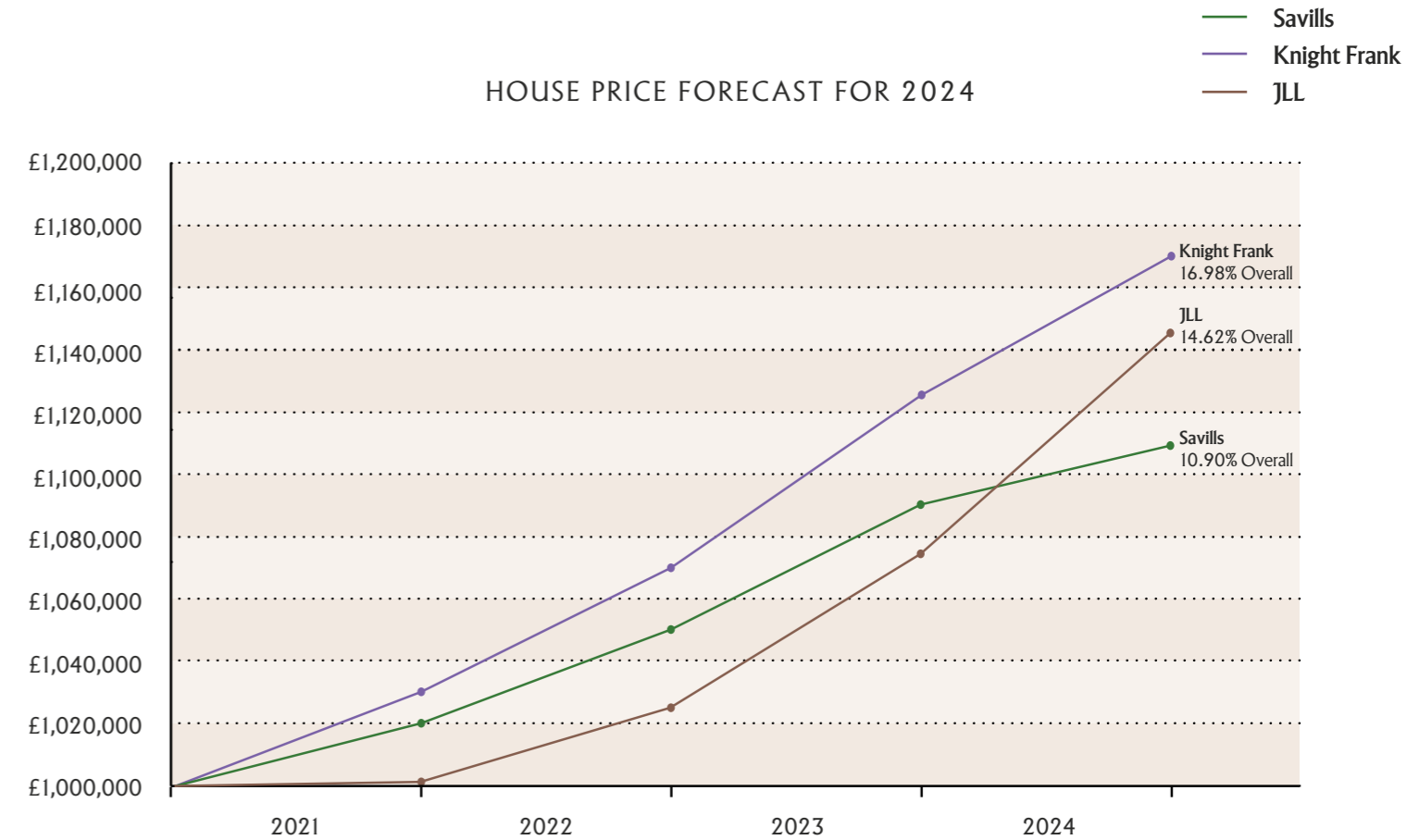


500 banks in London – over 50% are foreign banks.

* Source: Savills & Knight Frank

Why Invest In London?

HOUSE PRICE FORECAST FOR 2024



Estimated forecast figures for 2024 over a four year growth period (Central London) when taking a £1,000,000 property that has been bought in 2021.

CENTRAL LONDON FOUR YEAR FORECAST

Price Increase Forecast	2021	2022	2023	2024	Overall
Savills	2.0%	3.0%	4.0%	1.5%	10.90%
Knight Frank	3.0%	4.0%	5.0%	4.0%	16.98%
JLL	0.0%	2.5%	5.0%	6.5%	14.62%

Rental Growth (%pa)	2021	2022	2023	2024	Overall
Savills	1.0%	4.5%	2.0%	3.0%	10.89%
Knight Frank	2.0%	2.0%	2.0%	2.0%	8.24%
JLL	-0.5%	2.5%	3.0%	3.0%	8.20%

Why East London?

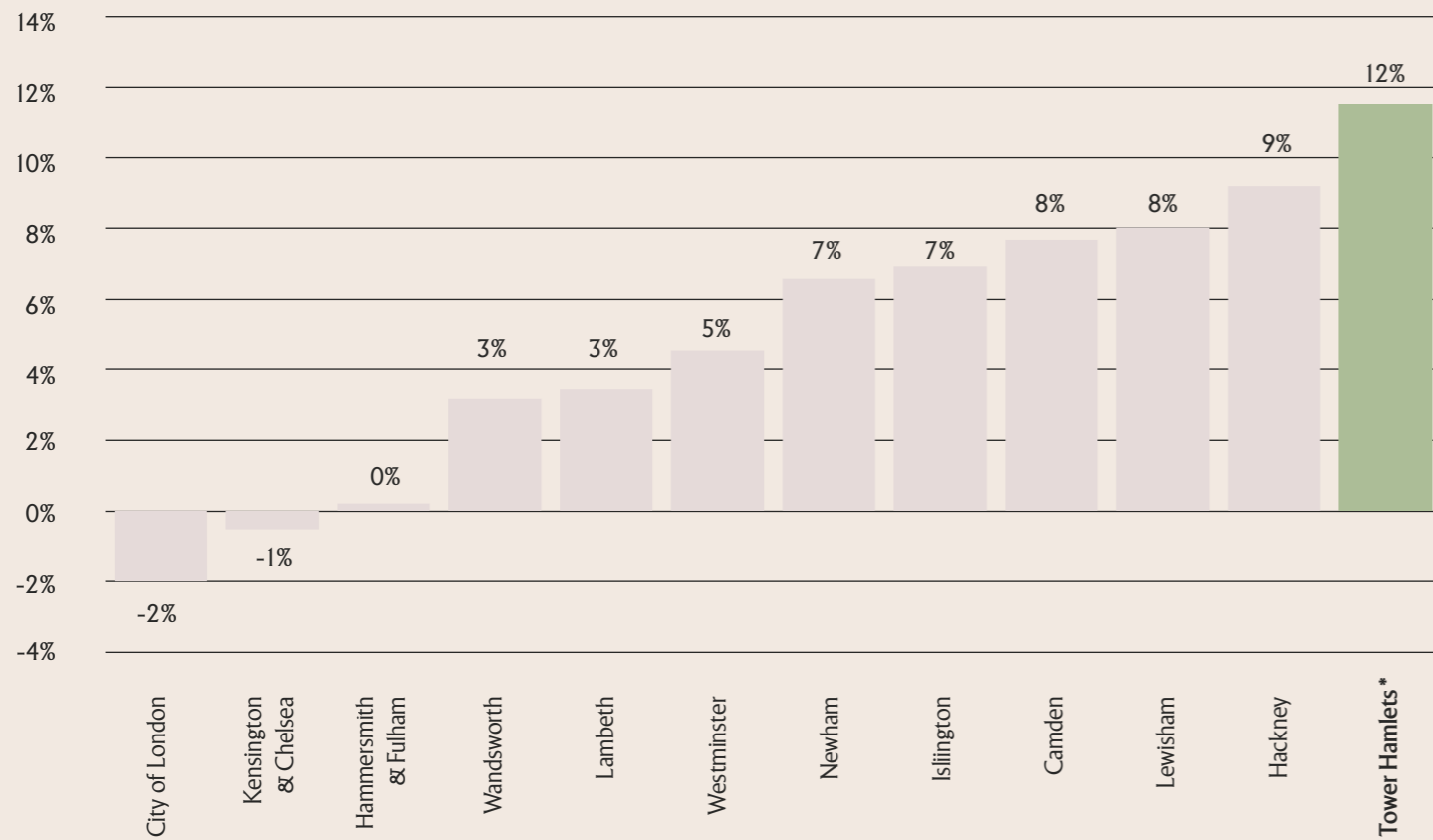
Historically, West London has been a highly desirable location for people to live and work. Years of demand has outstripped supply, seeing the West surge in popularity, and prices. As London's population increases year on year, new pockets of London are being discovered and earmarked for development, the majority of which are in East London.

Green spaces and excellent transport links (local, national and international travel), coupled with attractive housing, good schools and universities, an array of leisure facilities and employment opportunities, are just some of the reasons why East London is fast becoming the number one choice for investors.

Pricing in East London is also more affordable than other areas and has some of the highest forecasts for growth, suggesting the potential for significant returns on investment.

CAPITAL POPULATION GROWTH

Projected population growth, Inner London 2020-2029



*for Harcourt Gardens Source: Experian

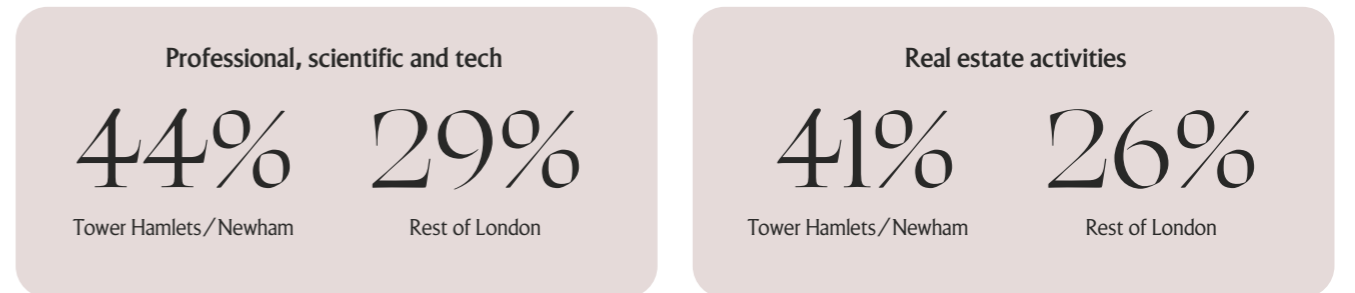
Employment sectors

The value of goods and services (GVA) produced in Tower Hamlets and nearby borough of Newham is expected to increase by 24% by 2030, outpacing the growth expected across the rest of London (19%). The number of employees in these two boroughs is forecasted to increase by 12% by 2030, again a faster rate of growth than expected to see across the rest of London (10%).



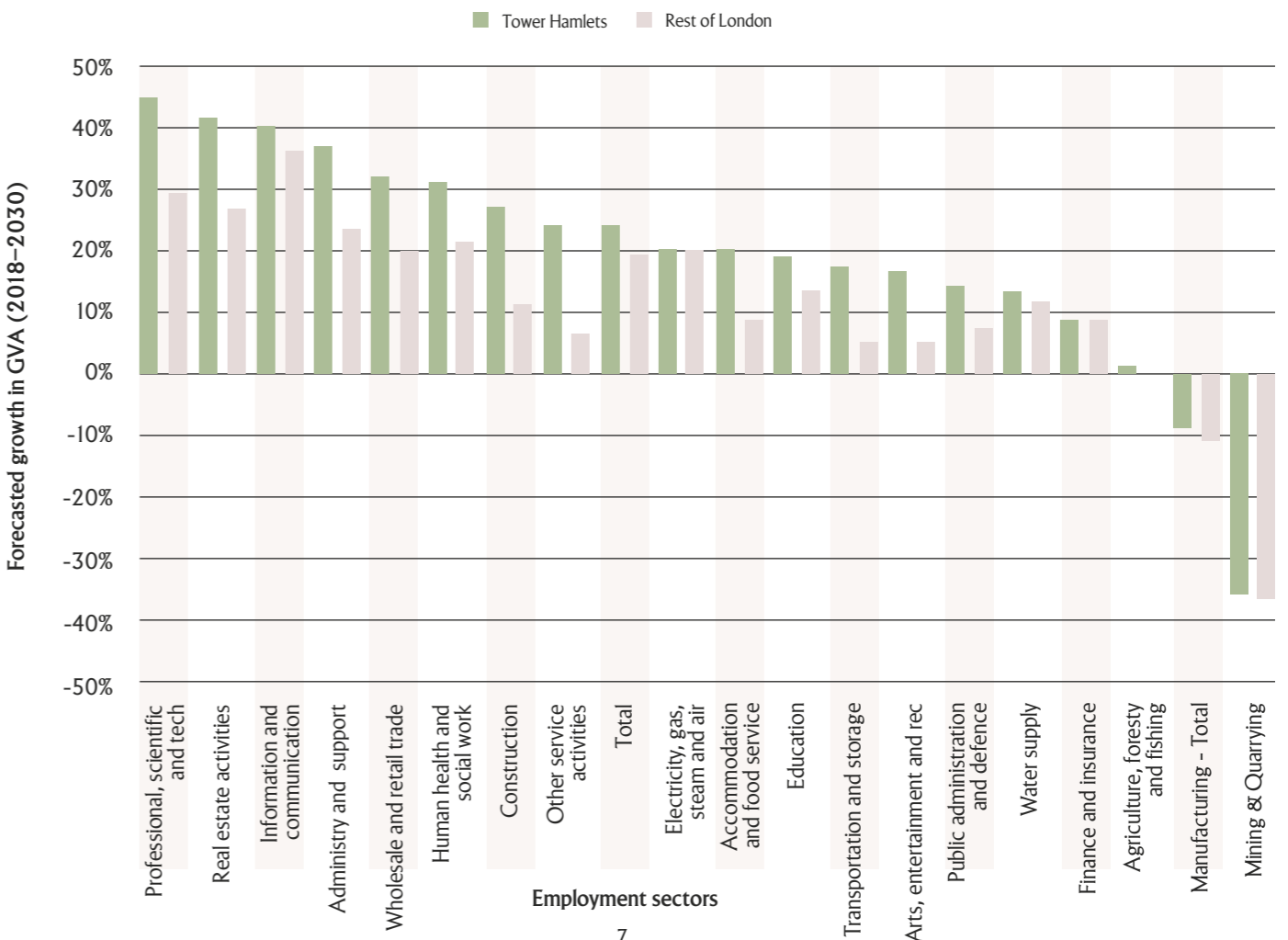
THE PROFESSIONAL, SCIENTIFIC, TECH AND REAL ESTATE ACTIVITIES SECTORS ARE FORECASTED TO SEE THE GREATEST GROWTH COMPARED TO THE REST OF LONDON.

Source: Oxford Economics



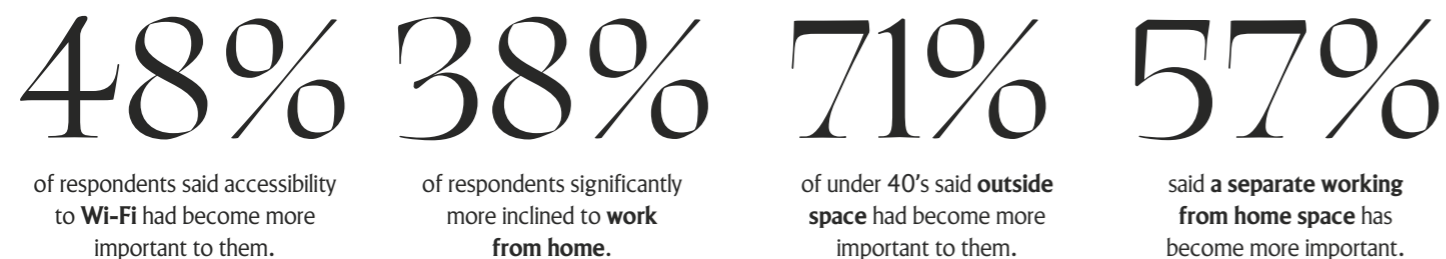
TOWER HAMLETS FOR HARCOURT GARDENS FORECASTED TO SEE GREATER GVA GROWTH THAN THE REST OF LONDON ACROSS ALL BUT ONE SECTOR

Source: Oxford Economics



What people want from a home is changing.

Since COVID-19, what we want from our homes have become more important. A recent survey from Savills tells us:



Source: Savills

A Cosmopolitan Destination



The Crossrail project is delivering the new Elizabeth line to provide a 10% increase in rail capacity in central London and to maintain London's place as a top global city. The new railway will be a high frequency, high capacity service linking 41 stations over 100 kilometres. It will give 1.5 million additional people access to central London within 45 minutes,

reduce journey times and create new journey opportunities.

The first trains will run through the new tunnels of the Central Section of Crossrail, between Paddington and Whitechapel; and the full Crossrail service is expected to become operational between 2021 and 2022.



Shopping and Leisure

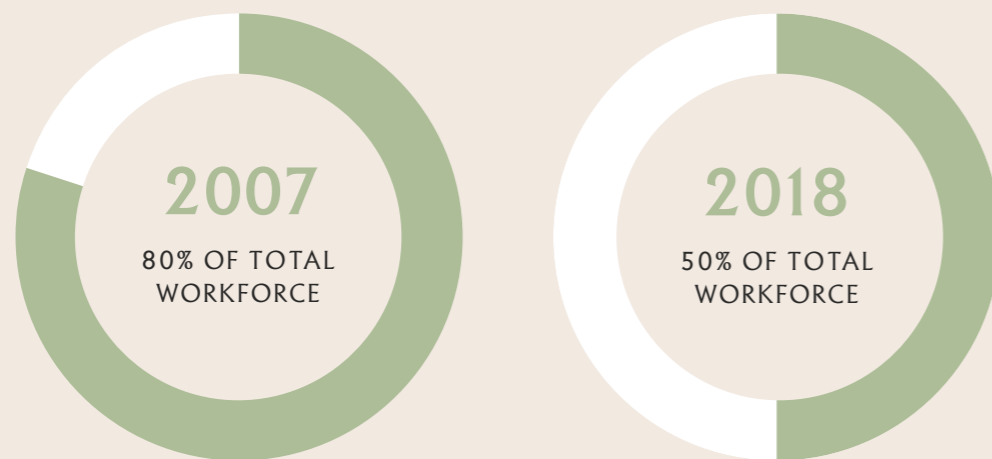
With over 200 shops and restaurants spread over 6 luxurious shopping malls, Canary Wharf is shaping into an exciting evening and weekend destination.

Luxury brands include: Aspal of London, Boss, Calvin Klein, Cos, Dune, Hackett, Hobbs, Jo Malone, Levis, Massimo Dutti, Paul Smith, Penhaligon's, Rapha, Ralph Lauren, Reiss, Ted Baker, The Kooples and Whistles.

Business In Canary Wharf

Canary Wharf is traditionally viewed as London's banking quarter, but the businesses residing here are diversifying and expanding.

BANKING & FINANCIAL OCCUPIERS



RECENTLY ADDED TENANTS

deliveroo
(15,000 SQ FT)

SOCIETE GENERALE
(280,000 SQ FT PRE LET)

Gorkana
(40,000 SQ FT)

energy saving trust
(7,000 SQ FT)

BRITISH AMERICAN TOBACCO
(21,000 SQ FT)

Government Property Agency
(540,000 SQ FT)

Education

Some of the worlds best universities and colleges are located in the UK and in London.

Harcourt Gardens benefits from enjoying excellent transport links, providing quick and easy journey times to lots of different educational institutions.



CITY UNIVERSITY LONDON
Angel – 19 mins

Imperial College London
South Kensington – 31 mins

KING'S College LONDON
Temple – 19 mins

LONDON metropolitan university
Aldgate East – 15 mins

LSE THE LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE
Holborn – 18 mins

LONDON SOUTH BANK UNIVERSITY
Elephant & Castle – 19 mins

Queen Mary University of London
Mile End – 21 mins

SOAS
Russell Square – 23 mins

ual: university of the arts london
Holborn – 18 mins

UCL
Euston Square – 23 mins

UNIVERSITY of GREENWICH
Cutty Sark – 6 mins

UNIVERSITY OF WESTMINSTER
Goodge Street – 21 mins

Transport Links

- Walking distance from Harcourt Gardens:**
- Buses (D8, one of six bus routes)..... 1 min
 - DLR (South Quay)..... 1 min
 - Underground (Canary Wharf)..... 8 mins
 - Crossrail (Crossrail Place)..... 13 mins
 - River Bus 17 mins

- Journey times by London Underground from Canary Wharf:**
- Bank (The City)..... 10 mins
 - The O2 (North Greenwich) 10 mins
 - Westminster..... 11 mins
 - Bond Street..... 15 mins
 - London City Airport..... 17 mins
 - Kings Cross / St Pancras..... 25 mins
 - Heathrow Airport..... 60 mins (from 2021 – Crossrail 40 mins)

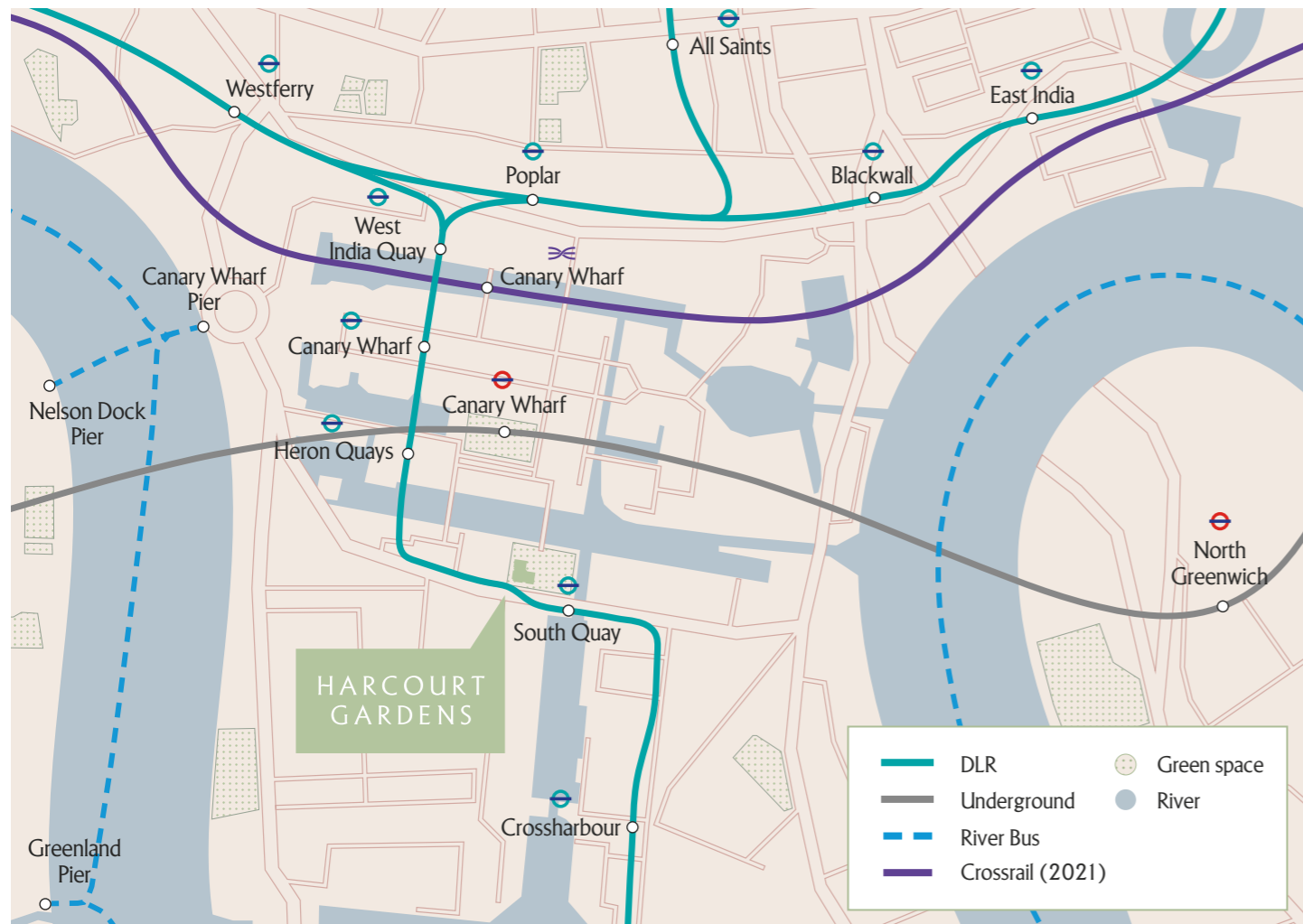
Canary Wharf is possibly London's best-served district for transport. Its Underground station (Jubilee line) is only a 500-metre walk from South Quay Plaza.

Directly opposite Harcourt Gardens is South Quay DLR (Docklands Light Railway) station, only a short journey to London City Airport (the only airport situated in London itself) and Stratford International station, which connects to all the UK's Eurostar stations.

London's newest high-speed rail link, Crossrail, will provide quick access to the heart of the capital and beyond. Canary Wharf's Crossrail station will connect to Heathrow airport in 40 minutes and to 40 intercity terminals.

A short walk from Harcourt Gardens is Canary Wharf Pier, which offers 4 peak ferry services an hour into Westminster, with a journey time of 26 minutes.

Harcourt Gardens is located on the north side of South Quay DLR station, immediately south of the Canary Wharf estate.



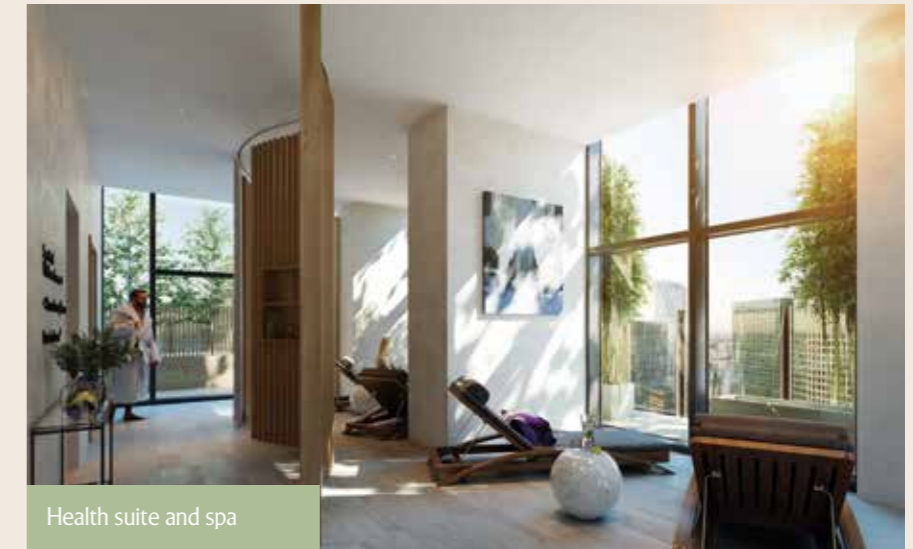
All times are approximate. Source www.tfl.gov.uk

THE QUAY CLUB

Live life in harmony.

Residents will become exclusive members of The Quay Club, offering remarkable facilities including 24 hour concierge, a state of the art gym, spa with outside hot tubs, internal and external modern co-working spaces, a games room, karaoke room and stunning sky meadow.

The Quay Club is exclusive to residents but gives access to the facilities across the development in both Harcourt Gardens and Valiant Tower, so Harcourt residents will also benefit from the 20m pool, spa and treatment rooms, gym, private dining rooms, screening room, business area and 56th floor bar & lounge and terrace.



Health suite and spa

CGI depicts the internal area of the Bamboo sanctuary and is indicative only.



Coworking space

CGI depicts the internal area of the iGarden and is indicative only.



Terraces with Hot Tubs

CGI depicts the external area of the Bamboo Sanctuary and is indicative only.

The 56th floor bar, one of the tallest residential bars in Europe, provides stunning views of Canary Wharf and the outside terrace offers incredible panoramic views of Canary Wharf, the river Thames, The City and beyond.



56th floor bar and terrace

CGI depicts the 56th floor bar & terrace in Valiant Tower and is indicative only.

Council Tax

London Borough of Tower Hamlets
Band H – More than £320,000 – £2,784.84

Ground Rent

One-bed Apartment..... £500 per annum
Two-bed Apartment..... £600 per annum
Three-bed Apartment..... £700 per annum
Penthouse..... £1,500 per annum

Service Charges

Service charges are approximately £6.75 per sq.ft. per annum* (subject to change) and include buildings insurance, external window cleaning, 24-hr concierge, operation of services, leisure facilities, landscaping, M&E, general maintenance, staffing and fees. Car park c. £900 per space per annum.

Contact

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* Does not include a reserve fund.

** Apartments reserved at overseas exhibitions will exchange on the reservation fee with 10% deposit to be paid within 21 days.

Disclaimer – 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 a 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, 5th edition, recommendation. Computer generated images of South Quay Plaza are indicative only.

Terms of Payment

1. A reservation fee is payable upon reservation:
One-bed Apartment..... £2,500 deposit
Two/Three-bed Apartment..... £5,000 deposit
Penthouse..... £10,000 deposit
10% of the purchase price is payable 21 days from reservation on exchange of contracts (minus the reservation fee).**
2. A further 10% advanced payment is payable 12 months after exchange.
3. A further 5% advanced payment is payable: 24 months after exchange.
4. 75% balance is payable upon completion.

Previously used Solicitors and IFAs

Please speak to a sales consultant to obtain information of legal firms that are familiar with this development and have worked on behalf of our purchasers.



CGI depicts the concierge in Harcourt Gardens and is indicative only.

