

THE MADISON

LONDON E14



FACT SHEET

A development by

LBS
PROPERTIES



鑫苑国际
XINYUAN INTERNATIONAL



The Madison takes centre stage in one of the capital's newest and most exciting living and working environments.

Set in a landmark location with Canary Wharf right on your doorstep, The Madison raises sophisticated city living to new heights of excellence.

Make is an award-winning international architectural practice with a reputation for challenging convention and pursuing design excellence. Since we opened our doors in 2004, we've worked on over 1,000 projects worldwide covering a wide range of sectors in four studios across three continents and have completed 40 buildings, achieved 91 planning consents and realised seven masterplans. Our work is inspired by a singular purpose: to design the best buildings, places and spaces in the world.

Through this framework we are able to work closely with our clients to create optimal architecture that sets new standards, stands the test of time and is recognised as the best in the world.

A DEVELOPMENT BY

LBS PROPERTIES

LBS Properties is an award-winning property development company focused on the residential and commercial sectors of the Central London market. We are dedicated to delivering sustainable homes of the highest quality, in London's best locations. We strive to ensure that our developments enhance the areas surrounding them through considered architecture and generous public open spaces.

LBS is responsible for some of London's most ambitious and innovative developments including Baltimore Wharf, a striking 46-storey waterside tower adjacent to Canary Wharf and Canadian Pacific House, a luxury residential development located on Trafalgar Square.

LBS Properties has a development pipeline in excess of 1.5m square feet, including projects in some of London's most prestigious locations.

XINYUAN INTERNATIONAL

Xinyuan Real Estate Co., Ltd. ("Xinyuan") is an NYSE-listed real estate developer and property manager primarily in China and in other countries. In China, the Company develops and manages large scale, high quality real estate projects in over ten tier one and tier two cities, including Beijing, Shanghai, Zhengzhou, Jinan, Xi'an, and Suzhou. Xinyuan was one of the first Chinese real estate developers to enter the U.S. market and over the past few years has been active in real estate development in New York. The Company aims to provide comfortable and convenient real estate related products and services to middle-class consumers.

DEVELOPMENT NAME

The Madison

DEVELOPMENT ADDRESS

199-207 Marsh Wall, London, E14 9YT

LOCAL AUTHORITY

Tower Hamlets

TENURE

999 year lease

BUILDING INSURANCE

NHBC or similar

COMPLETION DATE

Target Completion from Q3 2020

ARCHITECTURE & INTERIOR DESIGN

Make Architects

Make Interiors

PARKING

Limited Spaces available to select units, by separate negotiation

CYCLE SPACE

1 space for Studios, 1 beds and 2 beds and 2 spaces for 3 beds

GROUND RENT

Studio	£400
1 Bed	£500
2 Bed	£600
3 Bed	£850

SERVICE CHARGE

Estimated £6.15 per sq ft

MANAGEMENT COMPANY

Y&Y Management

MARKETING SUITE & OPENING HOURS

223 Marsh Wall, London, E14 9FJ	
Mon - Fri	10am - 6pm
Thu	10am - 8pm
Sat	11am - 5pm
Sun	By appointment only

COUNCIL TAX

Band H



LOCAL AREA

Canary Wharf is the new business heart and soul of London, whilst being one of London's most sought after residential destinations. An area of great character and style, an exciting place to live, work and enjoy, this is the new face of London.

In the space of 10 years the number of people employed in Canary Wharf has almost quadrupled making it Europe's fastest growing business district. A leading centre for finance and insurance and home to numerous international corporates, the infrastructure of the area is constantly developing with excellent amenities, numerous bars, hotels and restaurants as well as many exclusive shopping malls.

TRANSPORT LINKS

Canary Wharf is easily accessible by rail, road, river and underground. The Jubilee Line at Canary Wharf takes you straight to the West End, while the Docklands Light Railway provides direct access to the City. The new Crossrail link, due to open in 2019* will further improve transport connections across the city. All of London's five airports are within easy reach, making international travel easy and straightforward.

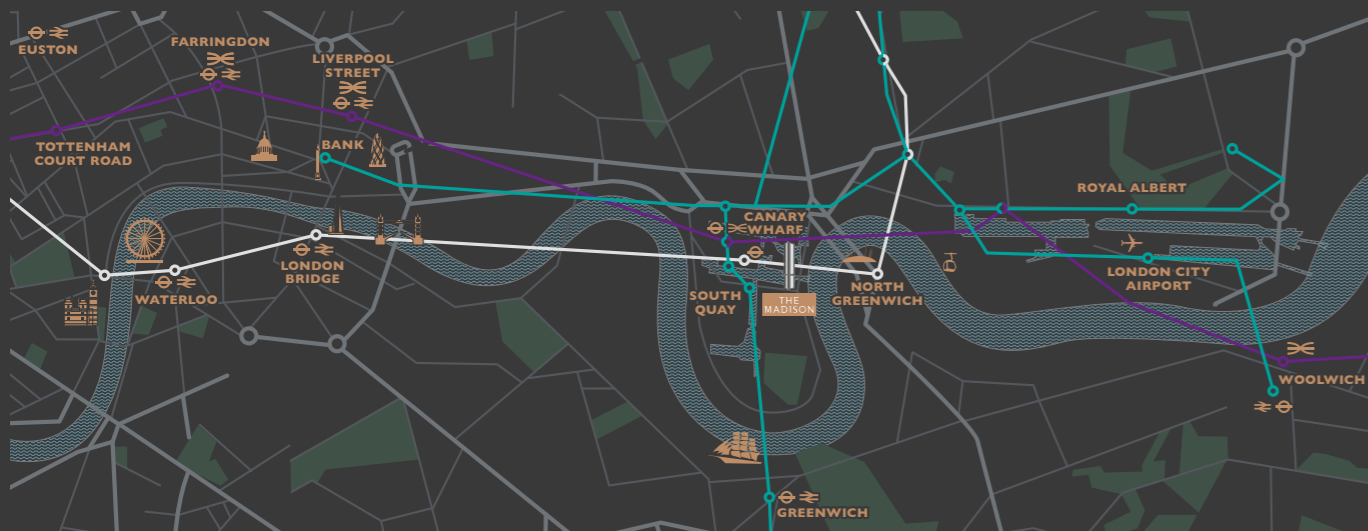
City Airport is 12 minutes away, Heathrow, Gatwick, Stansted and Luton Airports are all within 1.5 hours travelling time.

JOURNEY TIMES VIA SOUTH QUAY DLR, CANARY WHARF UNDERGROUND AND FUTURE CROSSRAIL

Liverpool Street	06 mins
London Bridge	06 mins
Greenwich	08 mins
Waterloo Station	09 mins
Westminster	10 mins
London City Airport	12 mins
Green Park	13 mins
Bank	13 mins
Bond Street	13 mins
Heathrow Airport	39 mins

WALKING DISTANCES FROM THE MADISON

Buses: South Quay	01 min
DLR: South Quay	03 mins
Underground: Canary Wharf	05 mins



● Crossrail ● DLR ● Jubilee

*Crossrail opening times are subject to change, for more information please visit <http://www.crossrail.co.uk>.



SOUTH DOCK BRIDGE

The approved addition of the South Dock Bridge will make the walk into Canary Wharf just under 5 minutes for The Madison residents. Joining the North and South banks will connect pedestrians and cyclists alike to the DLR, Crossrail and Canary Wharf tube station.

2018

Bridge design and consultation
Planning application submission

2019-2020

Construction of South Dock Bridge

2020

Opening of South Dock Bridge

South Dock Bridge

Resident's route to Canary Wharf



Computer generated image shows the proposed South Dock Bridge

SPECIFICATION

KITCHENS

Bespoke-designed fitted kitchen incorporating handleless soft-closing doors and draws throughout
Custom designed internal compartmentalised cupboards including concealed refuse and recycling storage
Concealed LED lighting to underside of overhead cupboards
Composite stone worktop with glass/mirrored splash back
Under counter sink with deck mounted chrome mixer tap
Siemens Integrated touch control induction hob
Siemens Integrated combination oven/microwave
Siemens Integrated multi speed extractor fan
Siemens Integrated multifunction dishwasher
Siemens Integrated full height fridge freezer
Siemens combined washing machine/tumble dryer (in utility room in some apartments)
Stained oak engineered timber flooring

(3 Beds & Penthouse Suites)

As above with the following enhancements:
Miele Integrated appliances including 900mm wide touch control induction hob
Miele integrated double oven
Miele integrated microwave
Corian Worktop with glass/mirrored splash back
Under counter 1.5 bowl sink with deck mounted chrome mixer tap
Built in Miele wine cooler

BATHROOMS AND ENSUITES

Tiled mosaic feature wall incorporating an integrated vanity unit with bespoke feature lighting
Contrasting porcelain tiles to bath and shower wall areas including floor
Mirrored wall cabinet with concealed shaving point
White porcelain under mounted hand basin with wall mounted chrome mixer tap
Concealed under cabinet lighting
Heated towel rail
Underfloor heating
Glass shower screen
Wall mounted tissue holder, toilet brush and robe hook in chrome
Wall mounted dual flush WC with concealed cistern
Enamelled steel bath with integrated bath fill and wall mounted concealed shower & bath mixer
Floor level walk-in shower with glazed screen to en-suite bathroom
Wall mounted "rain" shower head

INTERIOR FINISHES

Walls and ceilings to be finished in white matt paint (where other finishes are not applied)
Bespoke fitted full height wardrobes to master bedroom incorporating handleless lacquered finished doors (fitted internally with rail and shelves)
Multi point locking timber veneered full height front door with spyhole
Stainless steel door lever furniture throughout
Stained oak engineered timber flooring to hall and living room
Wool-mix carpet to bedrooms
Stainless steel ironmongery throughout
Full height feature windows to principal rooms
Openable windows to principal rooms
Generous dedicated storage provision
Generous 2.6m floor to ceiling height in principal rooms

3 beds & (Penthouse Suites)

As above with the following enhancements:
Bespoke fitted full height wardrobes to master bedroom and guest bedroom incorporating handleless lacquered finished doors (fitted internally with rails, shelves and drawer packs)

EXTERNAL FINISHES

Full height casement door leading to balcony/winter garden incorporating tiled floor, glass balustrade and low level feature lighting

COMMON AREAS

Double height, interior designed, entrance lobby with residents lounge area
Bespoke concierge desk to entrance area
Timber finned feature wall, stone tiled floor to entrance lobby
Bespoke designed joinery unit containing integrated residents mailboxes in entrance lobby
Carpeting to residential corridors and lift lobbies
Residential corridors include bespoke feature lighting
Timber painted architraves to residential corridors and lift lobbies

ELECTRICAL

Colour video audio door entry system
Dimmable lighting to principal living areas
Internal lighting by specialist lighting designer
Metal faced, slim line, switches and sockets
Energy efficient lighting throughout
Feature lighting in select locations throughout

TELECOMMUNICATIONS

Wiring for TV, Sky+ and data connection to living room and master bedroom

HEATING AND COOLING

Thermostatically controlled comfort heating and cooling to all living rooms and bedrooms
Electric underfloor heating to bathrooms

SECURITY AND PEACE OF MIND

10 year warranty under the NHBC Buildmark scheme or similar provider
Secure by Design Accreditation
Access to apartments via video door entry and electronic access to common areas
Key fob security entry into the building
24 hour on-site concierge
CCTV to ground floor entrances and common areas
Mains supply heat/smoke detectors to all apartments
Smoke detection to common areas linked to building management system

AMENITIES

Dedicated specialist estate management team with 24/7 concierge
Stunning 16th Floor residents lounge with external terrace and dining areas and views of Canary Wharf and the City
Fully equipped residents gym with stunning views of Canary Wharf and the River Thames
Residents screening room with bar area and external terrace
Residents business meeting room with presentation facilities
Wifi access to all residential amenity areas
Residents spa facility with swimming pool, sauna and steam room

CAR PARKING

Access to underground car park via fob-accessed secure car lift
Car parking spaces available by separate negotiation
Electric car charging points are available
Secure Bicycle storage available for all apartments (storage for two bicycles for 3 beds and penthouses)



EXHIBITION RESERVATION PROCEDURE

- 1 Booking deposit is payable upon reservation. For apartments up to £1m a £2,000 reservation fee is payable. For apartments £1m+ a £5,000 reservation is payable.
- 2 Contracts to be exchanged within 21 days.
- 3 10% payable on exchange of contracts.
- 4 Balance of 90% is payable upon legal completion

RECOMMENDED PURCHASER'S SOLICITORS

GATELEY PLC

Henry Ho
3000 Cathedral Square
Cathedral Hill
Guildford
Surrey
GU2 7YL
henry.ho@gateleyplc.com

LEGAL COSTS FROM THE BUYER'S SOLICITOR

Purchase Price up to £1 million –
£1,800.00 + VAT

SOLICITOR INCENTIVES

The developer will provide a legal fee contribution towards purchasers legal costs up to a maximum of £1,500 per unit.

DOCUMENTATION REQUIRED

Two forms of identification are requested for each purchaser – a proof of address (utilities bill, council tax bill) and proof of identity (driving licence or passport). These must be originals and must be valid within the last three months.

VENDOR SOLICITORS

Howard Kennedy
No.1 London Bridge,
London SE1 9BG
Tel: + 44 (0)20 3755 6000





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Sales representative



+44 (0)20 7399 5350

WWW.THEMADISON.CO.UK

*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, 4th edition, recommendation. Computer generated images of The Madison are indicative only. Designed and produced by Sectorlight (1909828) +44 (0)20 7264 7700 sectorlight.com May 2019.