



The Arts Collection

ONE BLACKFRIARS

INFORMATION BOOKLET



One Blackfriars

A modern and impressive sculptural addition to the skyline of London.
The building offers buyers a truly luxurious lifestyle with spacious interiors and the very best views across the River Thames including the Houses of Parliament, St Paul's Cathedral, the City and beyond.

OVERVIEW

DEVELOPER	ST GEORGE PLC
DEVELOPMENT	ONE BLACKFRIARS
THE ARTS COLLECTION RESIDENCES	COMPLETE AND READY TO MOVE INTO
LOCAL AUTHORITY	LONDON BOROUGH OF SOUTHWARK (LBS)
TENURE	999-YEAR LEASE FROM AUGUST 2018
BUILDING WARRANTY	10-YEAR NHBC BUILD WARRANTY
SERVICE CHARGES	EST. £9.75 PER SQ.FT. PLUS EST. £2,795.90 PER ANNUM / PER 'RIGHT TO PARK' (RTP) (PLEASE NOTE: THIS IS AN INDICATIVE AND ESTIMATED COST AND IS SUBJECT TO REGULAR COST REVIEW)
CAR PARKING	CAR PARKING AT £100,000
LOCATION	ONE BLACKFRIARS, 1-16 BLACKFRIARS ROAD, LONDON SE1 9GD
SITE	THE SITE COMPRISES THREE BUILDINGS SET IN APPROXIMATELY 0.67 HECTARES OF LAND INCORPORATING A CENTRAL LANDSCAPED PIAZZA

GROUND RENTS

THREE BEDROOM SUITE	FROM £1,250 PA
FOUR BEDROOM SUITE	£3,000 PA
PENTHOUSE	£5,000 PA

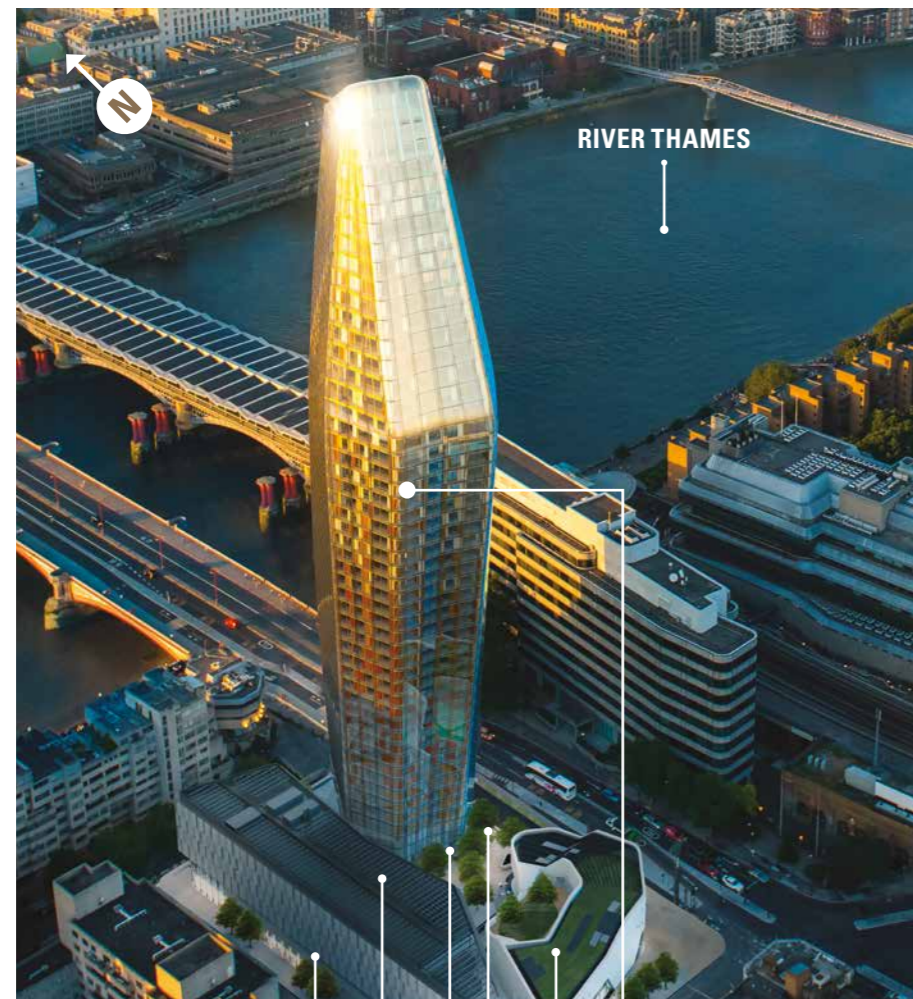
PHOTOGRAPHY DEPICTS ONE BLACKFRIARS. RENTS QUOTED ARE PER ANNUM DOUBLING ON EACH 20TH ANNIVERSARY FOR THE FIRST 100 YEARS. SERVICE CHARGES ARE ESTIMATED. PLEASE CHECK WITH THE SALES CONSULTANT AT TIME OF RESERVATION.

One Landmark

One Blackfriars has become an important focus as the area has developed into a compelling new architectural hub in the capital.

The Lansetti II vase by Finnish artist Timo Sarpaneva provided the inspiration, and has been brought to life architecturally in the building's curved geometry, transparent glass surface and spirit of movement.

The tower has been carefully designed by British architect Ian Simpson of SimpsonHaugh and Partners. It has been his passion to deliver this architectural vision without compromise over 15 years of endeavour, development and research.



CAR PARK ENTRANCE

BANKSIDE HOTEL

PIAZZA

RIVER THAMES

THE TOWER

RETAIL AND LEISURE BUILDING

VALET PARKING DROP OFF AREA



One Design

The Arts Collection has been created to honour acclaimed British artists who have been inspired by the landscape of home. The apartments offer some of One Blackfriars' very best views, each window providing a vista, which is itself, a living piece of art.



Kitchen



Dining Room



Living Room

PHOTOGRAPHY DEPICTS THE ARTS COLLECTION SUITES AT ONE BLACKFRIARS.



Living Room



Master Bedroom



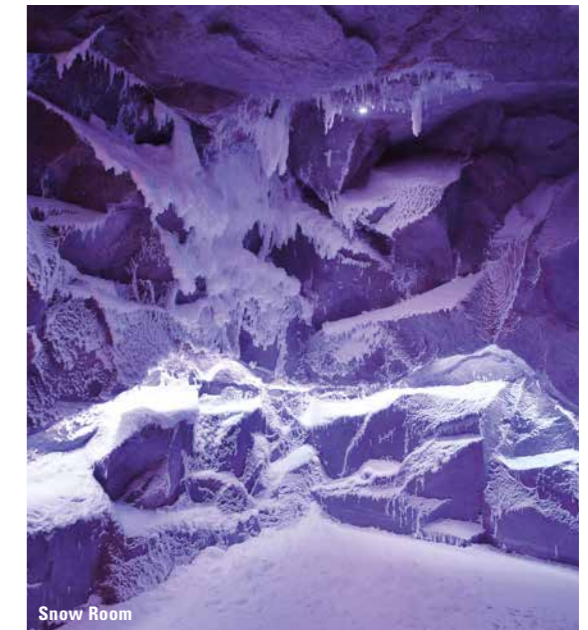
Master Ensuite

One Residence

One Blackfriars brings not only the exclusive privilege of living in an architectural icon, but also the lifestyle found in the leading hotels of the world.

Residents of One Blackfriars enjoy a wide array of exquisite on-site amenities, a 20-metre swimming pool, private screening room and 32nd floor executive club lounge. Other facilities include a golf simulator, winery and a luxury thermal suite alongside a gym with state-of-the-art equipment overlooking a private Zen garden.

A dedicated 24-hour concierge is provided to assist residents with a variety of services, ranging from travel arrangements and tickets to world-class events or dinner parties.





Screening Room



Swimming Pool



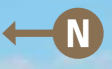
Gym



Golf Simulator

PHOTOGRAPHY DEPICTS ONE BLACKFRIARS.

One Location



The South Bank is served by three of London's largest rail terminals; Waterloo, Blackfriars and London Bridge. City Airport is less than 30 minutes away while both Heathrow and Gatwick airports can be reached in under an hour.

JOURNEY TIMES BY TUBE FROM BLACKFRIARS UNDERGROUND STATION

WATERLOO	9 MINS
KING'S CROSS ST PANCRAS INTERNATIONAL	11 MINS
BOND STREET	14 MINS
LONDON CITY AIRPORT	19 MINS
CANARY WHARF	20 MINS
GATWICK AIRPORT	35 MINS
HEATHROW AIRPORT	41 MINS

JOURNEY TIMES CORRECT AT TIME OF GOING TO PRINT AND ARE APPROXIMATE ONLY. SOURCE: TFL JOURNEY PLANNER.

One Opportunity

London's universities and schools are considered among the best in the world, offering the very best educational opportunities fitting for the capital's status as a world financial centre. Schools such as Westminster, St Paul's and Harrow have educated world leaders and captains of industry.

Leading universities include University College, King's College, Imperial College, and the London School of Economics, and all enjoy world-ranking in academic excellence, while highly respected teaching hospitals offer unrivalled medical training.



UNIVERSITIES

King's College London – 0.6 Miles

The Strand, London WC2R 2LS

LSE (London School of Economics) – 0.8 Miles

Houghton Street, London WC2A 2AE

City, University of London – 1.4 Miles

Gower Street, London WC1E 6BT

UCL (University College London) – 1.6 Miles

Gower Street, London WC1E 6BT

University of Westminster – 1.8 Miles

115 New Cavendish Street, London W1W 6UW

Imperial College London – 2.4 Miles

South Kensington Campus,
Exhibition Road, London SW7 2AZ

Central Saint Martins – 2.3 Miles

1 Granary Square, King's Cross, London N1C 4AA

Royal College of Art – 2.4 Miles

Kensington Gore, South Kensington, London SW7 2EU

EDUCATION

City of London School for Boys – 0.3 Miles

107 Queen Victoria Street, London EC4V 3AL

Westminster School – 0.5 Miles

Deans Yard, 17A, London SW1P 3PB

St Paul's Cathedral School – 0.5 Miles

2 New Change, London EC4M 9AD

Charterhouse Square School – 0.8 Miles

40 Charter House Square, London EC1M 6EA

City of London School for Girls – 0.8 Miles

St Giles Terrace, London EC2Y 8BB

Harrow School – 10.3 Miles

5 High Street, Harrow-on-the-Hill, Middlesex HA1 3HP

Eton College – 21 Miles

Windsor, Berkshire SL4 6DW

ARCHITECTS

Who is the architect behind the development?

The architect is Ian Simpson of SimpsonHaugh Architects. The firm holds multiple RIBA (Royal Institute of British Architects) awards across a number of renowned projects including:

- Battersea Power Station Phase 1, London.
- Dollar Bay, London.
- The National Wildflower Centre, Manchester.
- The Manchester Museum, Manchester.

SERVICE CHARGE

What is the estimated service charge?

- £9.75 per sq.ft.
- Parking service charge is estimated at £2,795.90 per annum / per 'Right to Park' (RTP).

What does the service charge include?

- Residents' use of the facilities.
- 24-hour concierge.
- Building maintenance.
- Building insurance.

PARKING

Where is the parking located?

- Basement levels 1, 2 & 3.
- Motorcycle parking is located on basement level 3.

How do you access the parking?

- Parking is accessed via the Valet Parking Service.
- There is a dedicated bay in the car park area allocated for loading / unloading.

How much does a parking space cost?

- 1 x 'Right to Park' (RTP) is available to purchase for £100,000.

STORAGE

Is there extra storage available?

There are 14 storage lockers available to rent* ranging in sizes from 1m x 2m (2 sq.m.) to 2.3m x 1.2m (2.8 sq.m.) and are located on basement mezzanine level.

FACILITIES

Are the facilities open to residents only?

- The basement facilities and gym are exclusive to the residents of One Blackfriars.
- The Executive Lounge on level 32 is open to residents and a select group of local stakeholders.

What is the square footage of the facilities areas?

- Facilities on basement level 1 (spa, pool, cinema, golf simulator and wine room) are 8,217 sq.ft.
- Facilities on podium level 1 (gym) are 3,575 sq.ft.
- The Executive Lounge is 2,500 sq.ft.

How do I book the facilities?

Bookings are made via the residents' portal online or through the concierge.

How many does the cinema seat?

The cinema seats 18 people.

What are the dimensions of the swimming pool?

The swimming pool is 20m long, 5m wide and 1.2m deep.

FACILITIES: EXECUTIVE LOUNGE

Which members of the public can use the Executive Lounge on level 32?

- Residents of One Blackfriars.
- A select group of local stakeholders including local residents, schools and higher education establishments.

How do I book the Executive Lounge on level 32?

The facility is available to hire at an hourly rate by pre-booking with the concierge team.

Is there a fee for using the Executive Lounge on level 32?

- Residents at One Blackfriars pay £50 for the first hour and £30 per hour thereafter.
- There is also a payable fee for external stakeholders.

BANKSIDE HOTEL

- Luxury boutique hotel.
- Operated by Amerimar.
- 161 rooms.
- 5 storeys high.
- One Blackfriars Ltd remains the freeholder with a 999 year lease from August 2018.

Can hotel guests use One Blackfriars facilities?

Hotel guests can only use the Executive Lounge on level 32. This must be pre-booked through the concierge team.

LEASE

What is the length of the lease?

999 years.

When did the lease commence?

August 2018.

COUNCIL TAX

What is the Local Authority and Council Tax band?

London Borough of Southwark – Band H is currently estimated at a cost of £2,513.64 per annum.

Terms

Terms of payment:

1. 20% of the total purchase price, less the reservation deposit is payable upon exchange of contracts 21 days after reservation.
2. Balance of 80% is payable upon completion.

Reservation fees:

1. £50,000 non-refundable reservation fee for Arts Collection Suites.

Documentation required for exchange of contract:

1. Photo identification – passport / driving licence or official identification card; and
2. A current utility bill or bank statement showing name and home address, no older than 6 months.

Please be advised that if originals are not certified by the Sales Office, St George Plc must be provided with certified copies of the above documents.

If the purchase is being taken in a company name, then the following must be provided:

1. A copy of the certificate of incorporation and memorandum of articles & association.
2. Evidence of the company's registered address.
3. A list of Directors.
4. List of Shareholders.
5. Individual photo identification and address identification for Directors and Shareholders.

Vendor's Solicitors:

Gateley Plc
3000 Cathedral Square
Cathedral Hill
Guildford
Surrey
GU2 7YL

One Blackfriars was granted planning permission on 14th December 2012 by the London Borough of Southwark Council. The Planning Application number is 12/AP1784. Through the purchase of a property at One Blackfriars, the buyer is acquiring an apartment with a 999 year leasehold. Like any investment, purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully. If in doubt, please seek independent professional advice before making a purchase decision.



FIGURES AND FACTS CORRECT AT TIME OF GOING TO PRINT. PHOTOGRAPHY DEPICTS ONE BLACKFRIARS.



MARKETING SUITE

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