

THE MADISON

LONDON E14

THE MADISON
TAKES CENTRE
STAGE IN ONE OF
THE CAPITAL'S
NEWEST AND
MOST EXCITING
LIVING AND
WORKING
ENVIRONMENTS

THE
MADISON
LONDON E14





THE MADISON

HEIGHTS OF EXCELLENCE

Set in a landmark location with Canary Wharf right on its doorstep, The Madison raises sophisticated city living to new heights of excellence. Soaring 53 storeys high and standing 182m tall, it offers unparalleled views of one of London's most dynamic areas.

The Height The Views The Garden The Concierge

Designed by award winning architectural practice Make Architects, The Madison is a striking building that is finished to the most exacting specifications, set within a superb living environment, delivering the highest living standards.



A breath of fresh air

Liberty Square, The Madison's tranquil garden, provides a peaceful escape. In the bustling heart of London's business and financial centre, Liberty Square offers a haven to relax and make space for the important things in life.

A sense of arrival

The epitome of sophistication, the magnificent Residents' Lounge is cool, calm and contemporary. The private entrance leads to the welcoming double-height, hotel-style lobby area, the perfect place to welcome guests and introduce them to all The Madison has to offer.



INDULGE YOURSELF

*A private Residents' Club on the 16th floor;
The Highline Club is the perfect place to
socialise, do business or simply sit back and
relax whilst taking in the spectacular views
of Canary Wharf, the River Thames, the
City of London and beyond.*



The Manhattan Lounge The Met Room The Madison Spa The Loft Gym

The Highline Club situated on the 16th floor; is the perfect place to socialise,
relax and entertain at any time of the year.





The Manhattan Lounge

The Met Room



The Madison Spa



The Loft Gym

The Highline Club

Exclusively reserved for the residents of The Madison and their guests, The Highline Club includes a beautifully appointed lounge bar, a superb gym, high-tech meeting area and screening room, as well as an elegant spa and pool area on the lower ground floor.



ADORE LIFE

With 2.6 metre floor-to-ceiling heights and generous internal space, the design and layout of these superb apartments has been meticulously planned to ensure maximum daylight while taking advantage of the panoramic views.

Studio Apartments One Bedroom Apartments Two Bedroom Apartments

Designed by award winning architectural practice Make Architects, The Madison is a striking building that is finished to the most exacting specifications.



Studio apartments

The studio apartments have been meticulously designed to maximise the views and the internal space. They are light and airy with floor-to-ceiling glazing and a panoramic outlook.

One bedroom apartments

The one bedroom apartments are spoilt by the choice of spectacular views of Canary Wharf, the South Dock, & The Royal Borough of Greenwich with an interior design concept that creates a strong and unique identity.





Two bedroom apartments

With quality fittings and refined details, these dual aspect apartments each have their own balcony or winter garden featuring panoramic views over the London skyline. They boast breathtaking views of Canary Wharf, the River Thames and The O2.



STYLE & TASTE

A high-powered, fast-moving area which looks forward to an exciting future, Canary Wharf has a vibrant energy which attracts those looking to explore new ideas, embrace new fashions, sample the latest culinary trends and enjoy all the finer things in life.

World-class Cuisine | High-end Fashion Stores | Convenience Shopping | 20 Acres of Landscaped Park

Home to excellent amenities, numerous bars, hotels & restaurants, as well as an exclusive shopping mall.

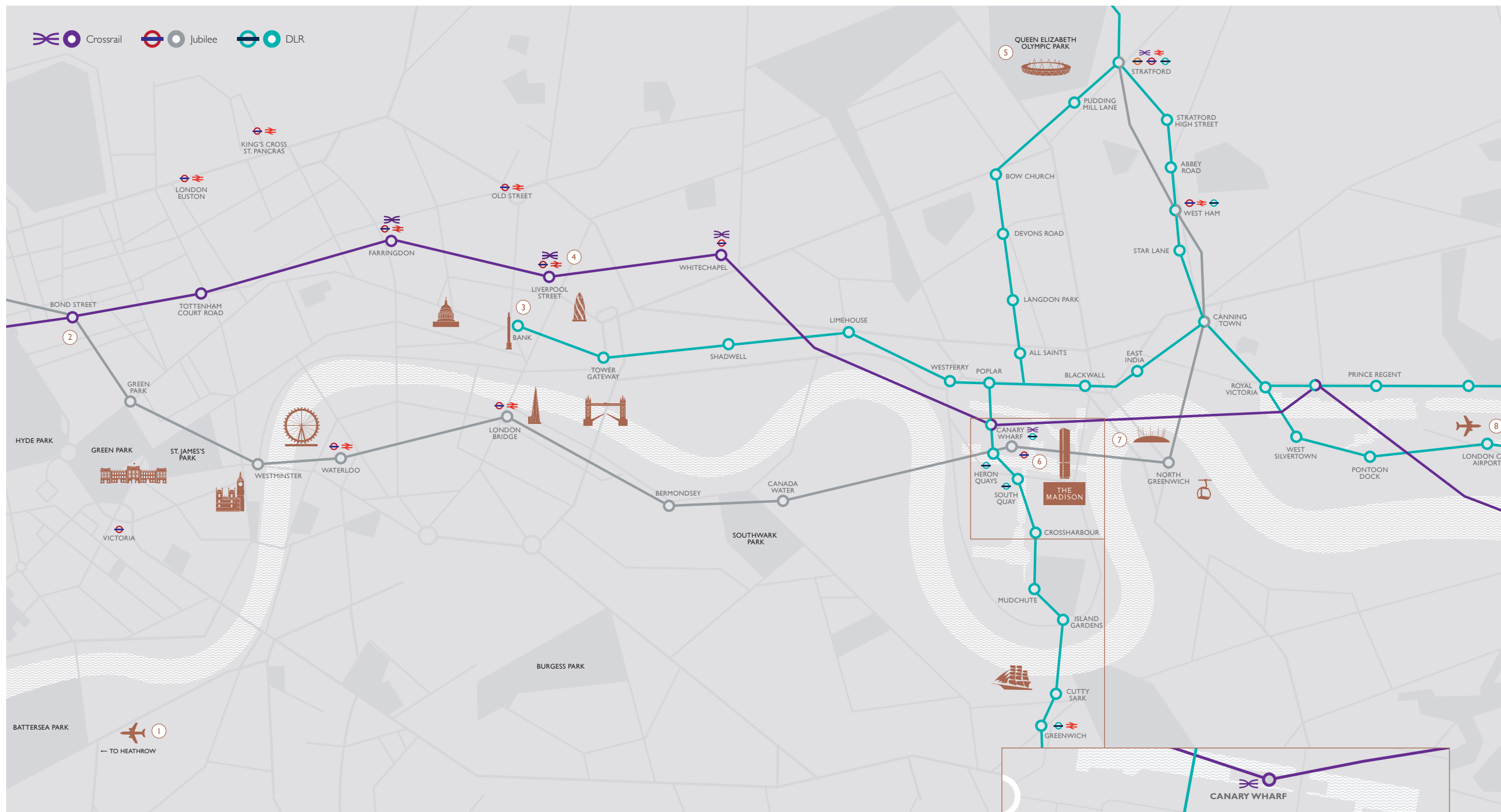




The Canary Wharf lifestyle

The infrastructure of Canary Wharf is constantly developing. In the space of 10 years the number of people employed in Canary Wharf has grown exponentially, making it a leading centre for finance and insurance, and home to numerous international corporations.





1. Heathrow Airport

39 MINS
An international gateway, just 39 minutes away by Underground and Heathrow Express rail services.

2. Central London Shopping

13 MINS
Reach Bond Street in 13 minutes on the future Crossrail, and just 14 minutes on the Jubilee Line.

3. London's Square Mile

13 MINS
A heartbeat away from The City – London's traditional business and financial heart.

4. London Liverpool Street Station

06 MINS
Stay connected to one of London's key travel hubs, Liverpool Street Station, via London underground and the future Crossrail.

5. The Olympic Stadium

12 MINS
Harness the billions of local investment experienced in the wake of the 2012 London Olympics.

6. A New Financial Centre

03 MINS
Canary Wharf attracts the world's most prestigious companies and is now London's new financial Centre. Home to the world's leading businesses.

7. The O2 Arena

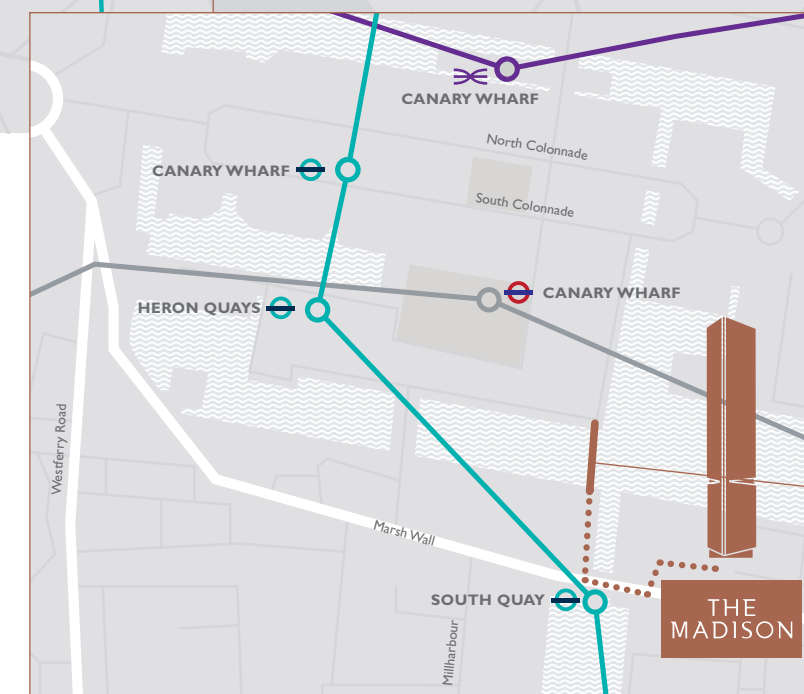
02 MINS
A stone's throw away from The O2 arena, the world's most popular music venue.

8. City Airport

12 MINS
International travel made easy with London City Airport just 12 minutes away.

A gateway to London

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



Direct Access

05 MINS
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.

*Crossrail opening times are subject to change, for more information please visit <http://www.crossrail.co.uk>.
Bridge predicted to be open by 2020. Journey times calculated using tfl.gov.uk and crossrail.co.uk (times will vary depending on time of travel).



Apartment 3001 | 3005

Living & Dining	7770mm x 4100mm	25'6" x 13'5"
Kitchen	5110mm x 3370mm	16'9" x 11'1"
Master Bedroom	4500mm x 2720mm	14'9" x 8'11"
Shower Room	2100mm x 1250mm	6'11" x 5'7"
Bedroom 2	2850mm x 3470mm	9'4" x 11'5"
Bedroom 3	5080mm x 2850mm	16'8" x 9'4"
Bathroom	2100mm x 1700mm	6'11" x 5'7"
Apartment Area	124 sq m	1334 sq ft
Balcony	9 sq m	97 sq ft
Total Area	133 sq m	1431 sq ft

Apartment 3002 | 3004

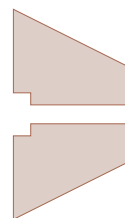
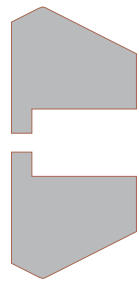
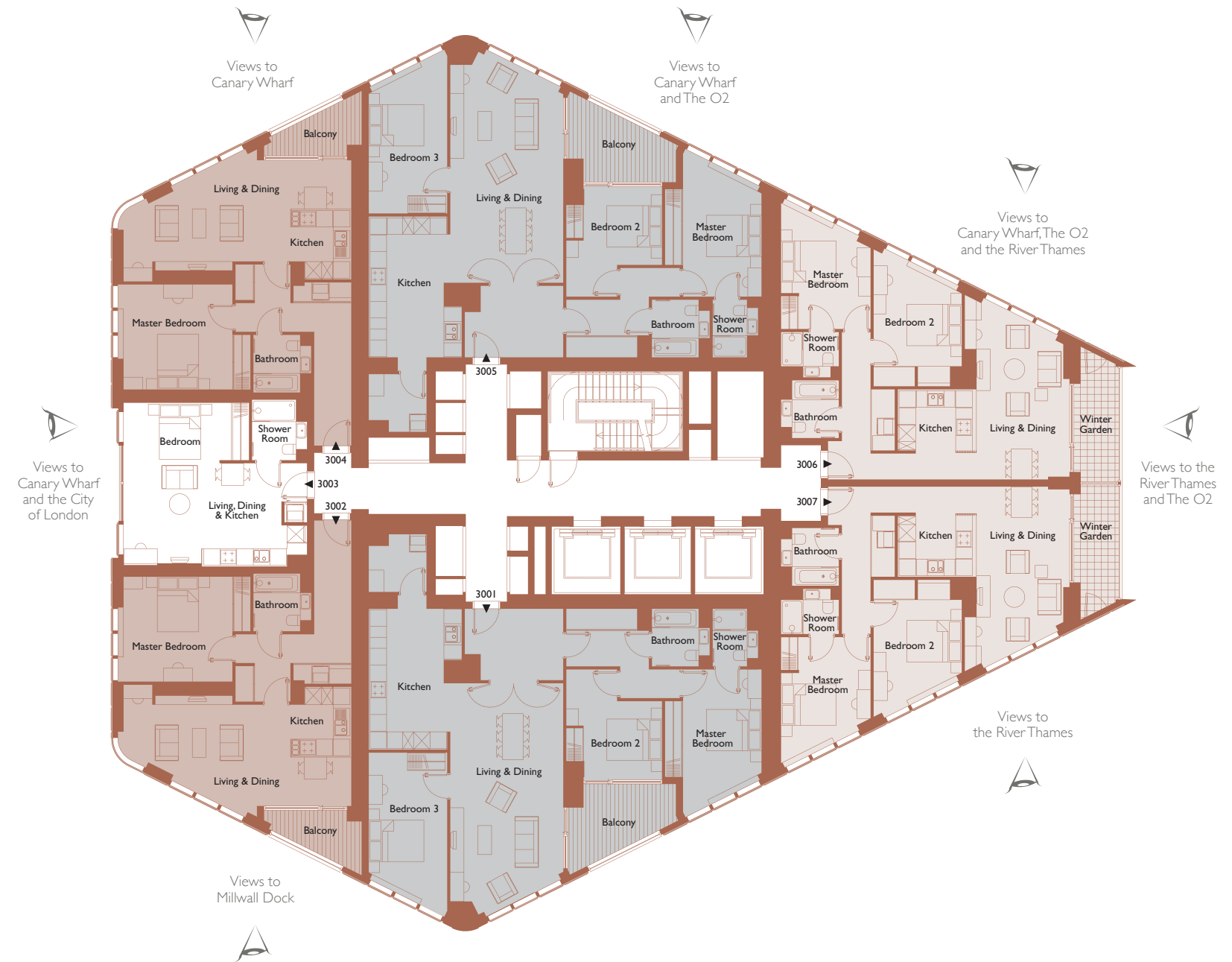
Living & Dining	3570mm x 6050mm	11'8" x 19'10"
Kitchen	2550mm x 2200mm	8'4" x 7'2"
Master Bedroom	3830mm x 3950mm	12'7" x 12'12"
Bathroom	2100mm x 1700mm	6'11" x 5'7"
Apartment Area	69 sq m	739 sq ft
Balcony	5 sq m	54 sq ft
Total Area	74 sq m	793 sq ft

Apartment 3003

Living, Dining & Kitchen	3740mm x 6650mm	12'3" x 21'10"
Bedroom	2200mm x 3800mm	7'7" x 12'6"
Bathroom	2200mm x 1600mm	7'7" x 5'3"
Total Area	40 sq m	429 sq ft

Apartment 3006 | 3007

Living & Dining	5900mm x 3370mm	19'4" x 11'1"
Kitchen	2220mm x 2850mm	7'3" x 9'4"
Master Bedroom	3870mm x 3250mm	12'8" x 10'8"
Shower Room	1250mm x 2100mm	4'1" x 6'11"
Bedroom 2	3420mm x 3200mm	11'3" x 10'6"
Bathroom	2100mm x 1700mm	6'11" x 5'7"
Apartment Area	76 sq m	814 sq ft
Winter Garden	7 sq m	75 sq ft
Total Area	83 sq m	889 sq ft



LEVEL 30



Apartment 3101-4301 | 3107-4307

Living & Dining	5530mm x 3420mm	18'2" x 11'3"
Kitchen	3200mm x 2320mm	10'6" x 7'7"
Master bedroom	4500mm x 3270mm	14'9" x 10'9"
Shower Room	2100mm x 1250mm	5'7" x 4'1"
Bedroom 2	3270mm x 3570mm	10'9" x 11'9"
Bathroom	1700mm x 2100mm	5'7" x 6'11"
Apartment Area	80 sq m	862 sq ft
Balcony	7 sq m	75 sq ft
Total Area	87 sq m	937 sq ft

Apartment 3102-4302 | 3106-4306

Living & Dining	4920mm x 3370mm	16'2" x 11'1"
Kitchen	2850mm x 2320mm	9'4" x 7'7"
Master Bedroom	3700mm x 3680mm	12'2" x 12'1"
Bathroom	1700mm x 2100mm	5'7" x 6'11"
Apartment Area	53 sq m	575 sq ft
Balcony	5 sq m	56 sq ft
Total Area	58 sq m	631 sq ft

Apartment 3103-4303 | 3105-4305

Living, Dining & Kitchen	3830mm x 5300mm	12'7" x 17'5"
Master Bedroom	2900mm x 4850mm	9'6" x 15'11"
Bathroom	2100mm x 1700mm	6'11" x 5'7"
Total Area	56 sq m	602 sq ft

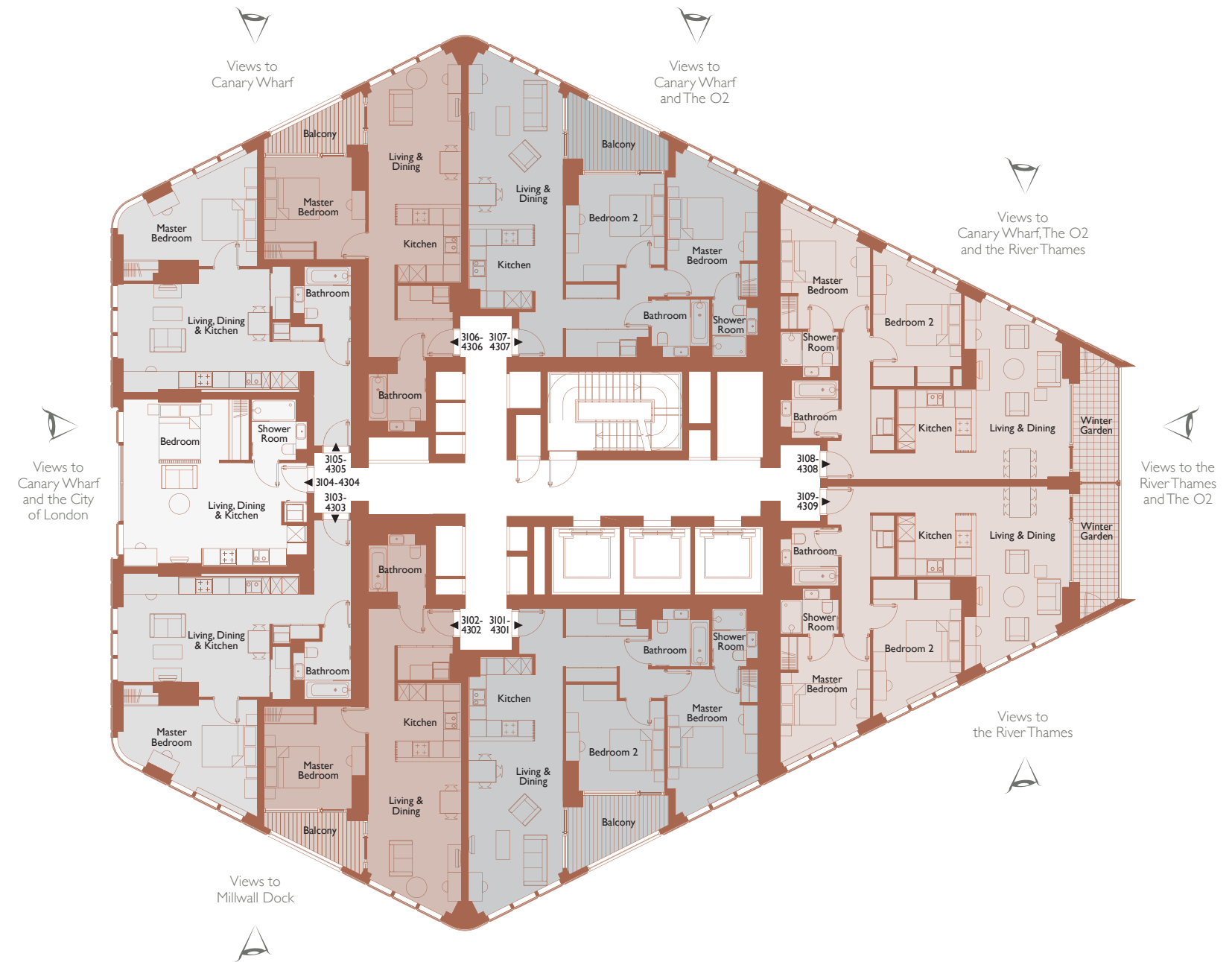
Apartment 3104-4304

Living, Dining & Kitchen	3740mm x 6650mm	12'3" x 21'10"
Bedroom	2200mm x 3800mm	7'7" x 12'6"
Bathroom	2200mm x 1600mm	7'7" x 5'3"
Total Area	40 sq m	429 sq ft

Apartment 3108-4308 | 3109-4309

Living & Dining	5900mm x 3370mm	19'4" x 11'1"
Kitchen	2220mm x 2850mm	7'3" x 9'4"
Master Bedroom	3870mm x 3250mm	12'8" x 10'8"
Shower Room	1250mm x 2100mm	4'1" x 6'11"
Bedroom 2	3420mm x 3200mm	11'3" x 10'6"
Bathroom	2100mm x 1700mm	6'11" x 5'7"
Apartment Area	76 sq m	814 sq ft
Winter Garden	7 sq m	75 sq ft
Total Area	83 sq m	889 sq ft

LEVEL 31-43





Apartment 4401 | 4405

Living & Dining	7770mm x 4100mm	25'6" x 13'5"
Kitchen	5110mm x 3370mm	16'9" x 11'1"
Master Bedroom	4500mm x 2720mm	14'9" x 8'11"
Shower Room	2100mm x 1250mm	6'11" x 5'7"
Bedroom 2	2850mm x 3470mm	9'4" x 11'5"
Bedroom 3	5080mm x 2850mm	16'8" x 9'4"
Bathroom	2100mm x 1700mm	6'11" x 5'7"
Apartment Area	124 sq m	1334 sq ft
Balcony	9 sq m	97 sq ft
Total Area	133 sq m	1431 sq ft

Apartment 4402 | 4404

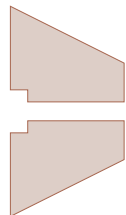
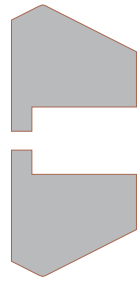
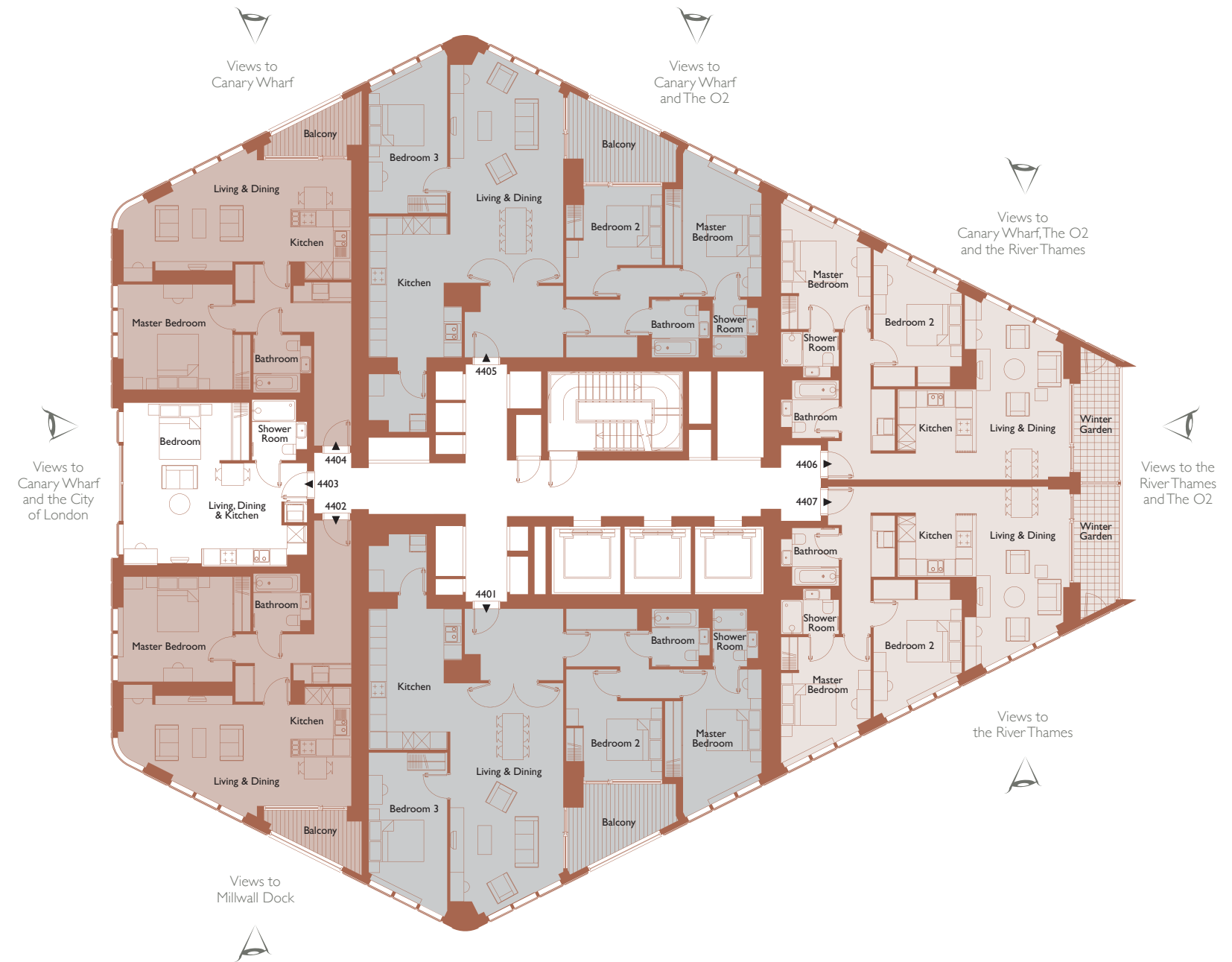
Living & Dining	3570mm x 6050mm	11'8" x 19'10"
Kitchen	2550mm x 2200mm	8'4" x 7'2"
Master Bedroom	3830mm x 3950mm	12'7" x 12'12"
Bathroom	2100mm x 1700mm	6'11" x 5'7"
Apartment Area	69 sq m	739 sq ft
Balcony	5 sq m	54 sq ft
Total Area	74 sq m	793 sq ft

Apartment 4403

Living, Dining & Kitchen	3740mm x 6650mm	12'3" x 21'10"
Bedroom	2200mm x 3800mm	7'7" x 12'6"
Bathroom	2200mm x 1600mm	7'7" x 5'3"
Total Area	40 sq m	429 sq ft

Apartment 4406 | 4407

Living & Dining	5900mm x 3370mm	19'4" x 11'1"
Kitchen	2220mm x 2850mm	7'3" x 9'4"
Master Bedroom	3870mm x 3250mm	12'8" x 10'8"
Shower Room	1250mm x 2100mm	4'1" x 6'11"
Bedroom 2	3420mm x 3200mm	11'3" x 10'6"
Bathroom	2100mm x 1700mm	6'11" x 5'7"
Apartment Area	76 sq m	814 sq ft
Winter Garden	7 sq m	75 sq ft
Total Area	83 sq m	889 sq ft



LEVEL 44



Apartment 4501-5101 | 4507-5107

Living & Dining	5530mm x 3420mm	18'2" x 11'3"
Kitchen	3200mm x 2320mm	10'6" x 7'7"
Master bedroom	4500mm x 3270mm	14'9" x 10'9"
Shower Room	2100mm x 1250mm	5'7" x 4'1"
Bedroom 2	3270mm x 3570mm	10'9" x 11'9"
Bathroom	1700mm x 2100mm	5'7" x 6'11"
Apartment Area	80 sq m	862 sq ft
Balcony	7 sq m	75 sq ft
Total Area	87 sq m	937 sq ft

Apartment 4502-5102 | 4506-5106

Living & Dining	4920mm x 3370mm	16'2" x 11'1"
Kitchen	2850mm x 2320mm	9'4" x 7'7"
Master Bedroom	3700mm x 3680mm	12'2" x 12'1"
Bathroom	1700mm x 2100mm	5'7" x 6'11"
Apartment Area	53 sq m	575 sq ft
Balcony	5 sq m	56 sq ft
Total Area	58 sq m	631 sq ft

Apartment 4503-5103 | 4505-5105

Living, Dining & Kitchen	3830mm x 5300mm	12'7" x 17'5"
Master Bedroom	2900mm x 4850mm	9'6" x 15'11"
Bathroom	2100mm x 1700mm	6'11" x 5'7"
Total Area	56 sq m	602 sq ft

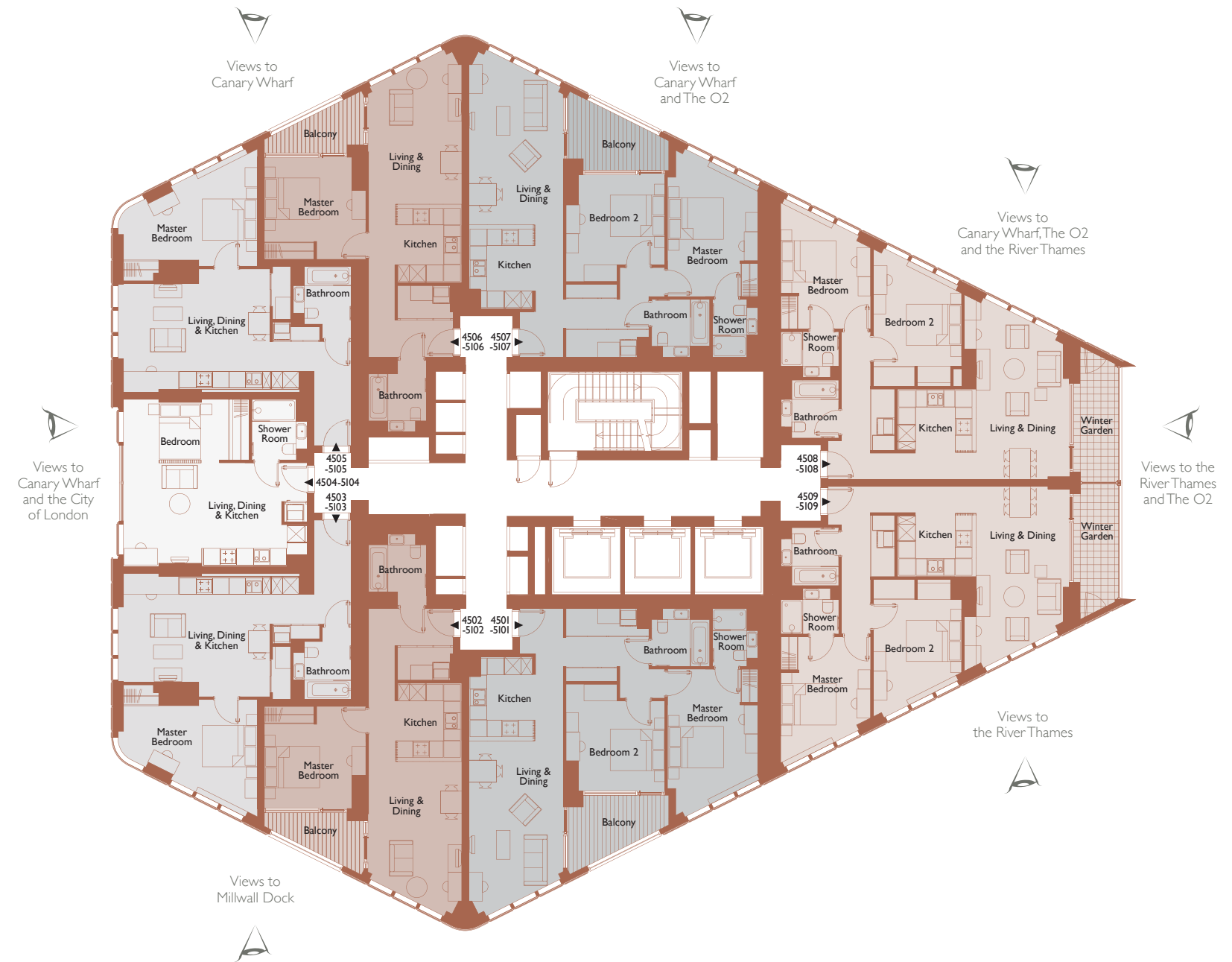
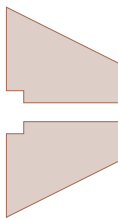
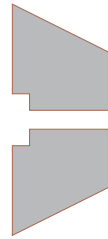
Apartment 4504-5104

Living, Dining & Kitchen	3740mm x 6650mm	12'3" x 21'10"
Bedroom	2200mm x 3800mm	7'7" x 12'6"
Bathroom	2200mm x 1600mm	7'7" x 5'3"
Total Area	40 sq m	429 sq ft

Apartment 4508-5108 | 4509-5109

Living & Dining	5900mm x 3370mm	19'4" x 11'1"
Kitchen	2220mm x 2850mm	7'3" x 9'4"
Master Bedroom	3870mm x 3250mm	12'8" x 10'8"
Shower Room	1250mm x 2100mm	4'1" x 6'11"
Bedroom 2	3420mm x 3200mm	11'3" x 10'6"
Bathroom	2100mm x 1700mm	6'11" x 5'7"
Apartment Area	76 sq m	814 sq ft
Winter Garden	7 sq m	75 sq ft
Total Area	83 sq m	889 sq ft

LEVEL 45-51



STYLISH QUALITY

These contemporary apartments have the highest standard of finishes that optimise light and space. They boast considered design that is the epitome of stylish city living.

Kitchens

- Bespoke-designed fitted kitchen incorporating handleless soft-closing doors and drawers 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 chrome mixer tap
- Built in Miele wine cooler

Bathrooms and en-suites

- 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 and 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 level 16 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)



The Madison: London E14



HKR Hoxton: London E2



Baltimore Wharf: London E14



Eight Artillery Row: London SW1



Trafalgar One: London SW1

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 Trafalgar One, 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.

The team

make

MAKE – Architects & Interior designers



HOARE LEA – Mechanical & Electrical Consulting

Balfour Beatty

Balfour Beatty



WSP Structural Engineers



CORE FIVE Construction Cost Consultants



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