

A large, vertical, abstract brushstroke in black and white, resembling a paint splatter or a thick, expressive stroke, serves as the background for the central text.

ONE

PARK DRIVE



CANARY WHARF
RESIDENTIAL





One Park Drive 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 building, a landmark, high-rise building of exceptional architectural quality and the highest profile residential launch of 2017. The building contains 483 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 expansive terraces of the Loft apartments



Loft apartment living and kitchen area



Residents swimming pool area on the first floor

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 meter 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)

COMPLETION

Estimated Q4 2020

TENURE AND BUILDING INSURANCE

Leasehold 250 years, NHBC

ARCHITECTURE & INTERIOR DESIGN

Architect: Herzog & de Meuron

Amenity Spaces: GA Design

Interior Design: Bay and Cluster apartments by Goddard Littlefair

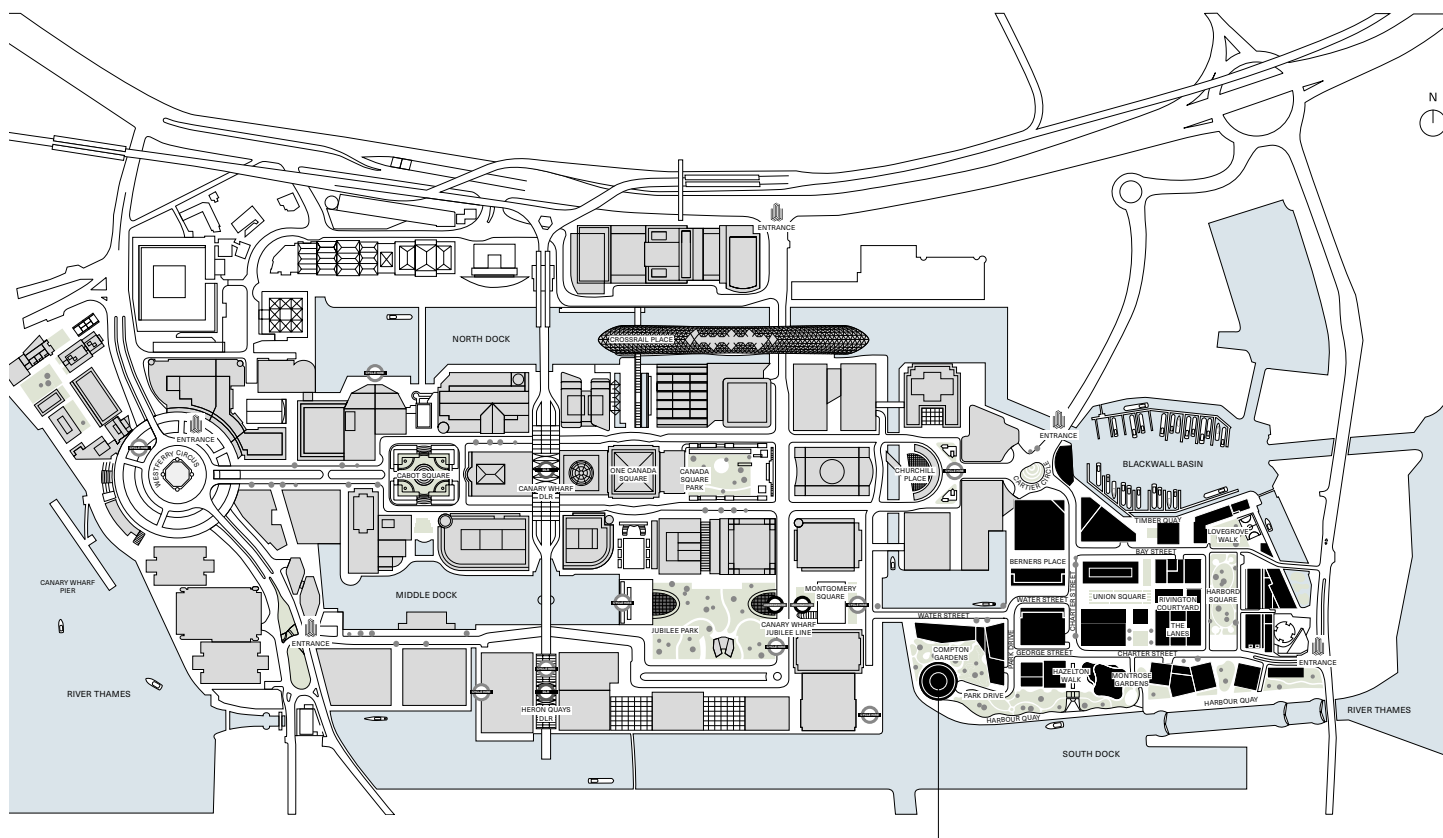
Interior Design: Loft apartments by Bowler James Brindley Ltd

DEVELOPER

Canary Wharf Group plc

LOCAL AUTHORITY

London Borough of Tower Hamlets



ONE

PARK DRIVE

COUNCIL TAX

Band H, £2,493 per annum, as of 1st April 2017

GROUND RENT

Studios £450, 1 Beds £550, 2 Beds £750, 3 Beds £1,000

SERVICE CHARGE

Service charge is estimated at approximately £7.33 per sq.ft. per annum

TERMS OF PAYMENT

£5,000 to exchange with 10% of the purchase price paid within 21 days. A further 10% within 12 months of exchange, balance of 80% upon completion

RECOMMENDED PURCHASER'S SOLICITORS

Forsters LLP
31 Hill Street
London
W1J 5LS
Chris Myers
chris.myers@forsters.co.uk
+44 (0)20 7863 8417

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 a Thames River Bus Pier.

The arrival of Crossrail in 2018 will mean you'll be able to reach the West End in 13 minutes and Heathrow in just 39 minutes.

JUBILEE LINE

London Bridge — 7 min
Waterloo — 9 min
Westminster — 11 min
Stratford — 12 min
Green Park — 13 min
Bond Street — 15 min

DOCKLANDS LIGHT RAILWAY

Bank — 11 min
Greenwich — 11 min
Tower Gateway — 13 min
London City Airport — 19 min

CROSSRAIL

Liverpool Street — 6 min
London Bridge City — 15 min
Bankside — 17 min
Blackfriars — 20 min
Embankment — 26 min
London Eye — 35 min

THAMES CLIPPER

Tower Millennium — 12 min
London Bridge City — 15 min
Bankside — 17 min
Blackfriars — 20 min
Embankment — 26 min
London Eye — 35 min

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

Disclaimer: Jones Lang LaSalle for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars do not constitute, nor constitute any part of an offer or a contract. All statements, contained in these particulars as to this property are made without responsibility on the part of Jones Lang LaSalle, or vendors or lessors. All descriptions, dimensions, and other particulars are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of the each of them. No person in the employment of Jones Lang LaSalle Investments Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Our sales representatives for overseas property work exclusively in relation to properties outside Hong Kong and are not to deal with Hong Kong properties. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. In the event of discrepancies between the Chinese and English versions, the English version shall prevail. Planning Permission no: PA/15/00018 granted by London Borough of Tower Hamlets. Acquiring interest in an apartment in the building with 999 years leasehold. The last update date: 17 Dec 2019. Property ID: IRP_N_101_00189. 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 6th edition recommendation.

This factsheet and the information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Please note that these details are intended to give general indication and should be used as a guide only. Computer Generated Images and photographs, including photographs of views, are for indicative purposes only. Fixtures and furnishings including furniture, wall panelling and wall dressings shown in Computer Generated Images and photographs are not standard nor included in sales. Please consult your sales contract for information.

Copyright © 2017 Canary Wharf Group plc.
All rights reserved. No part of this publication may be reproduced, distributed, or transmitted in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of the Canary Wharf Group plc.

International sales team



Jones Lang LaSalle Investments Ltd
7/F One Taikoo Place, 979 King's Road, Hong Kong
T: (852) 3759 0909 F: (852) 2968 1008
W: <https://internationalresidential.jll.com.hk/>