

*the* **FOUNDING**



WELCOME TO THE FOUNDING

# Canada Water's flagship residence

The first chapter in the remarkable Canada Water Masterplan story promises to be its most exciting – 186 apartments are coming to the capital's most talked-about neighbourhood.

# Refined city living in London's most exciting destination

View of the City from The Founding.





# Built by British Land

British Land is committed to making spaces that evolve and grow with the needs of the communities they're created for. Our high-quality, modern and sustainable environments do more than serve the communities they're designed for; they bring people together, support their wellbeing and help them thrive.

Our three London campuses, Broadgate, Regent's Place and Paddington Central, form the premier office portfolio in London, with Canada Water the fourth campus to join.

# 1856

Year British Land was founded

# FTSE

FTSE listed company

# £14.1\* BILLION

£14.1 billion assets under management

# 21.7 MILLION

21.7 million sq ft of floor space

# £9.6\* BILLION

£9.6 billion assets owned by British Land



Broadgate Circle

\*As of May 2024.

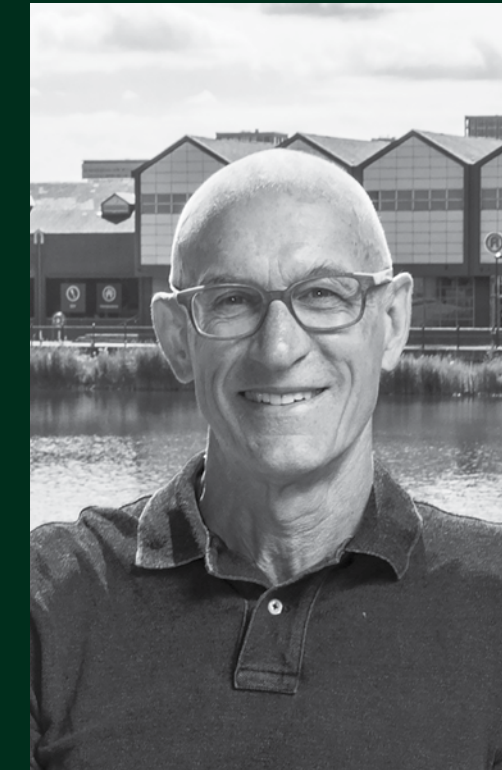


# Founded on a vision

MEET THE MAN BEHIND KING'S CROSS, LONDON



**ROGER MADELIN** CBE  
JOINT HEAD OF CANADA WATER



“  
The best cities and places  
are all about connections  
and routes and the spaces  
between the buildings.  
We’re creating beautifully  
planted public realm full of  
fountains and flowing water.

Our vision is to create a district for London that has everything you could possibly need. Places to live, work, shop and study. To keep fit and healthy and enjoy world-class culture and entertainment. If you close your eyes and imagine your favourite ingredients of destinations you already know and love, that’s what we’re creating here. The masterplan will bring incredible opportunities for new residents and the 30,000 people who already live here. They’ll have the best restaurants, theatres and shops, and acres of parks and woodlands.

We’re investing heavily in transport initiatives and pedestrian and cycle networks. British Land has an excellent track record in helping areas benefit in a holistic way, whether through jobs or working with local schools and charities, and we’re embedding that from day one. Sustainability is top of the agenda, especially in terms of embodied carbon and carbon in use. We’ve got massive amounts of renewable electricity coming in and we’ve taken gas out of all new buildings coming forward. Canada Water will become the benchmark for the way city neighbourhoods should be built or adapted.





Computer generated image for illustration purposes only.

16

16 new streets and the first new high street in London for a generation.

1m

1 million sq ft of new restaurants, bars, retail and entertainment space for the community.

1,255

1,255 new trees to enhance one of London's greenest neighbourhoods.

3,000\*

3,000 new homes will be built over a 10-15 year period.

12

12 acres of new public spaces, including a Central Plaza the size of Leicester Square.

2m

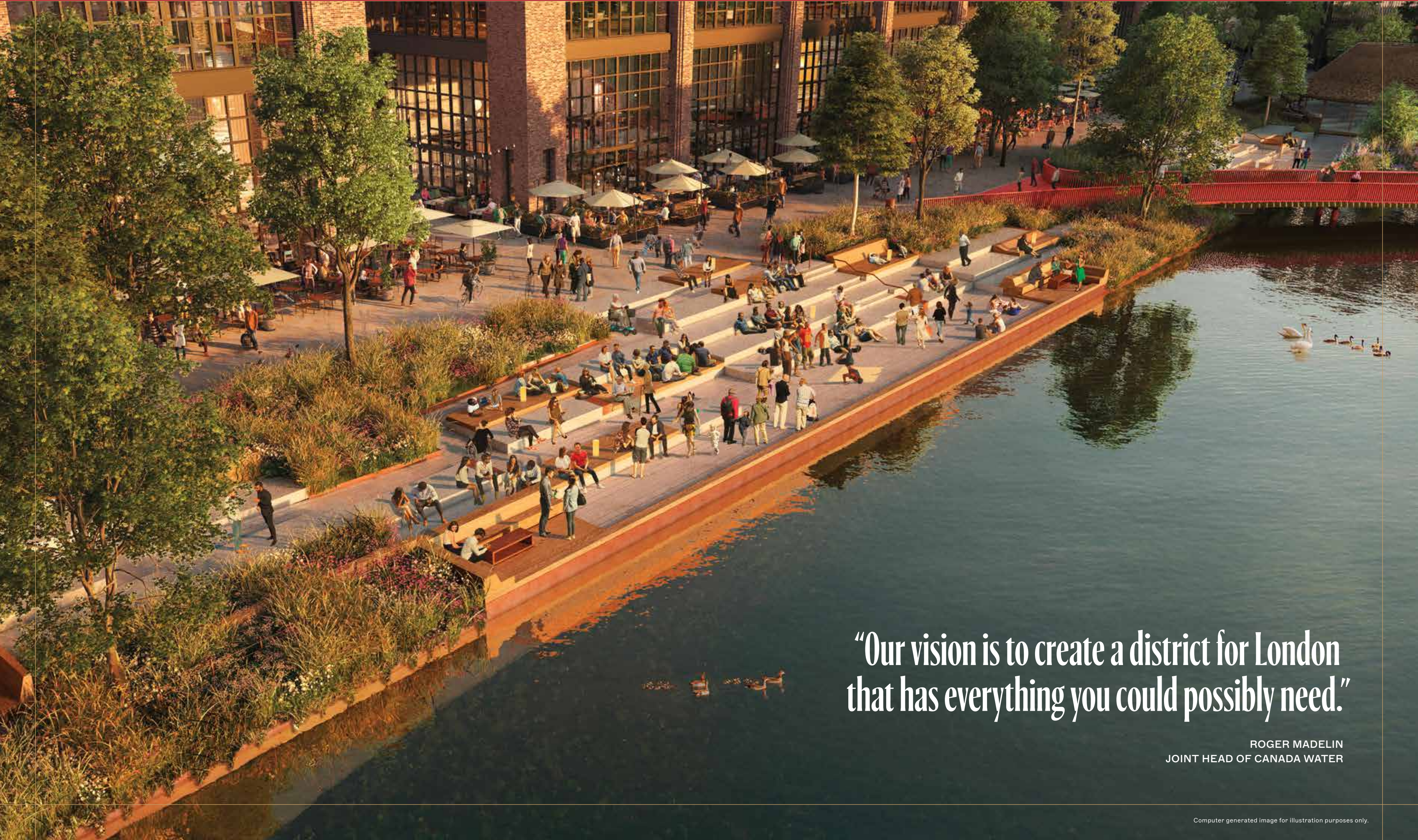
2 million sq ft of office space.

3.8km

3.8km of new streets and spaces for pedestrians and cyclists to enjoy.

\*This figure is approximate.





“Our vision is to create a district for London that has everything you could possibly need.”

ROGER MADELIN  
JOINT HEAD OF CANADA WATER









Canada Water's future new Central Plaza.



# Founded in a sense of scale

THE CREATION OF A MASTERPLAN



Computer generated image for illustration purposes only.

## ALFREDO CARABALLO

PARTNER AT ALLIES & MORRISON ARCHITECTS



“The Founding has a really strong and reassuring presence. It will be recognisable from a distance because of its colour and silhouette. But it will also feel incredibly rich when you’re five metres away because of the detail in the cladding and the articulation of the different components.”

Canada Water is going to be a truly mixed community with people living, working, studying and visiting here. One of the key things the masterplan will bring them is choice. There’ll be quieter, greener, more family-friendly areas mixed with grittier, livelier spaces informed by the industrial history and architecture. The Founding embodies this diversity with its mix of homes, shops and workspaces all in the same building. It’s going to be active every moment of the day with people eating, drinking and enjoying themselves.

The Founding will be visible from across London, establishing Canada Water firmly in everyone’s mental map of the city. Colour and materiality were two elements we used to bridge this metropolitan scale of the tower with its local position within Canada Water. The striking red stands out from afar while referencing the local bascule bridges that still exist today. The detailed metalwork in the cladding also references the steel construction of these bridges, and in this way we’ve created a continuity between what was here before and what we’re bringing to the area.



# A new landmark legacy

Welcome to The Founding, the first residential building to launch at Canada Water's landmark new development. Choose from Gallery Suites to three-bedroom apartments, each with breathtaking panoramic views and a modern industrial aesthetic designed by Conran & Partners. With a concierge, residents' garden-terraces and lounge, The Founding offers the ultimate central London lifestyle just one minutes' walk from the Tube.

Canada Water is a new centre of gravity for the capital, designed for a 21st century lifestyle. The transformation of the 53-acre central London site will take waterside living to another level, creating a destination at the cutting edge of creativity, community and connectivity.



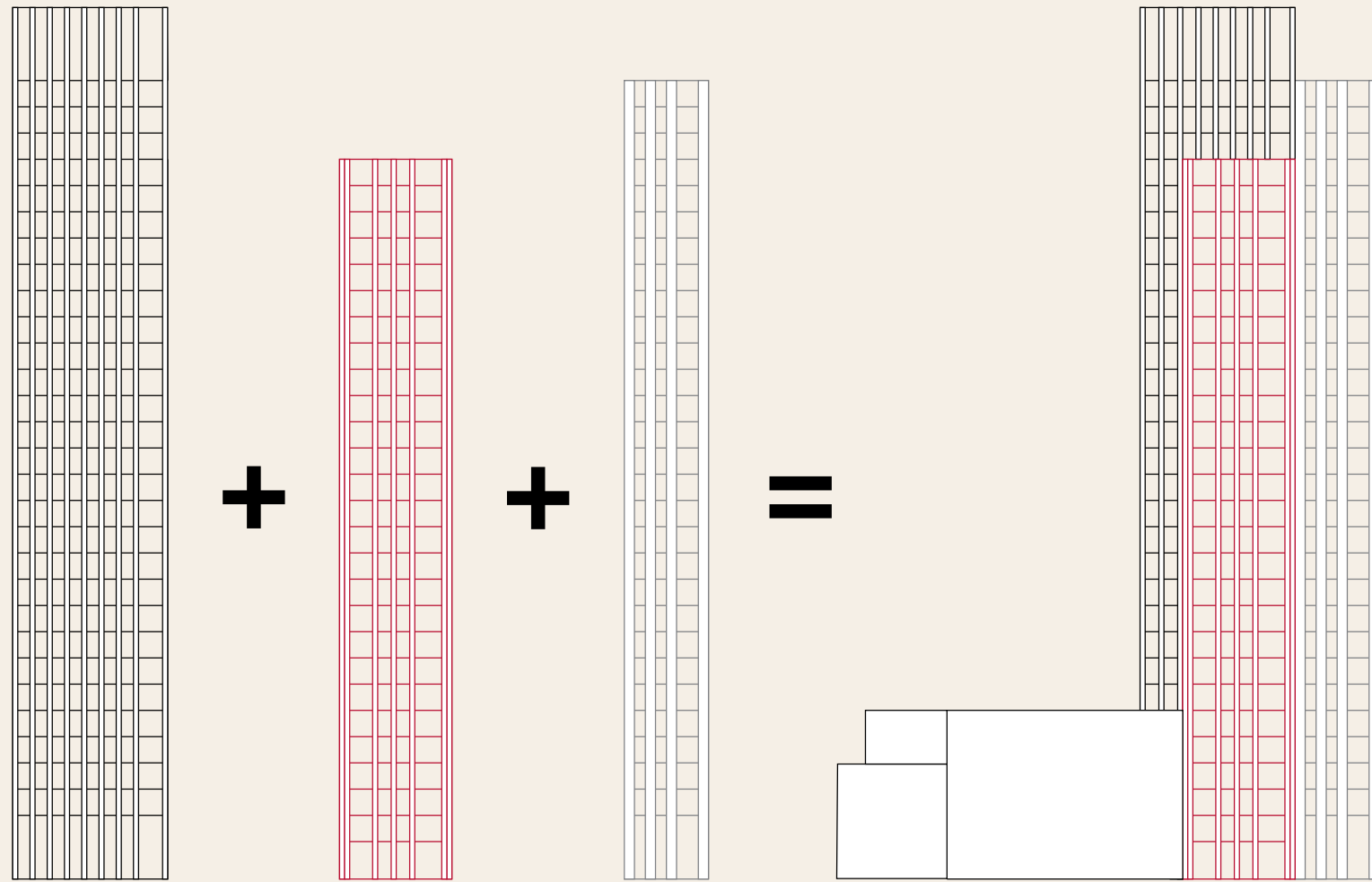
The Founding entrance opposite Canada Water Underground station.



# Three buildings as one

Focused on creating a lasting legacy and community, The Founding's cluster of three towers reads as a 'family' of buildings with common design choices but an array of different shared spaces and amenities designed to bring people together.

The neighbourhood's maritime past is as important as its future, and referenced throughout the design. Crittall-style windows and industrial metal elements are inspired by Victorian structures and historic warehouses in the local area, adding detail and depth to the development.

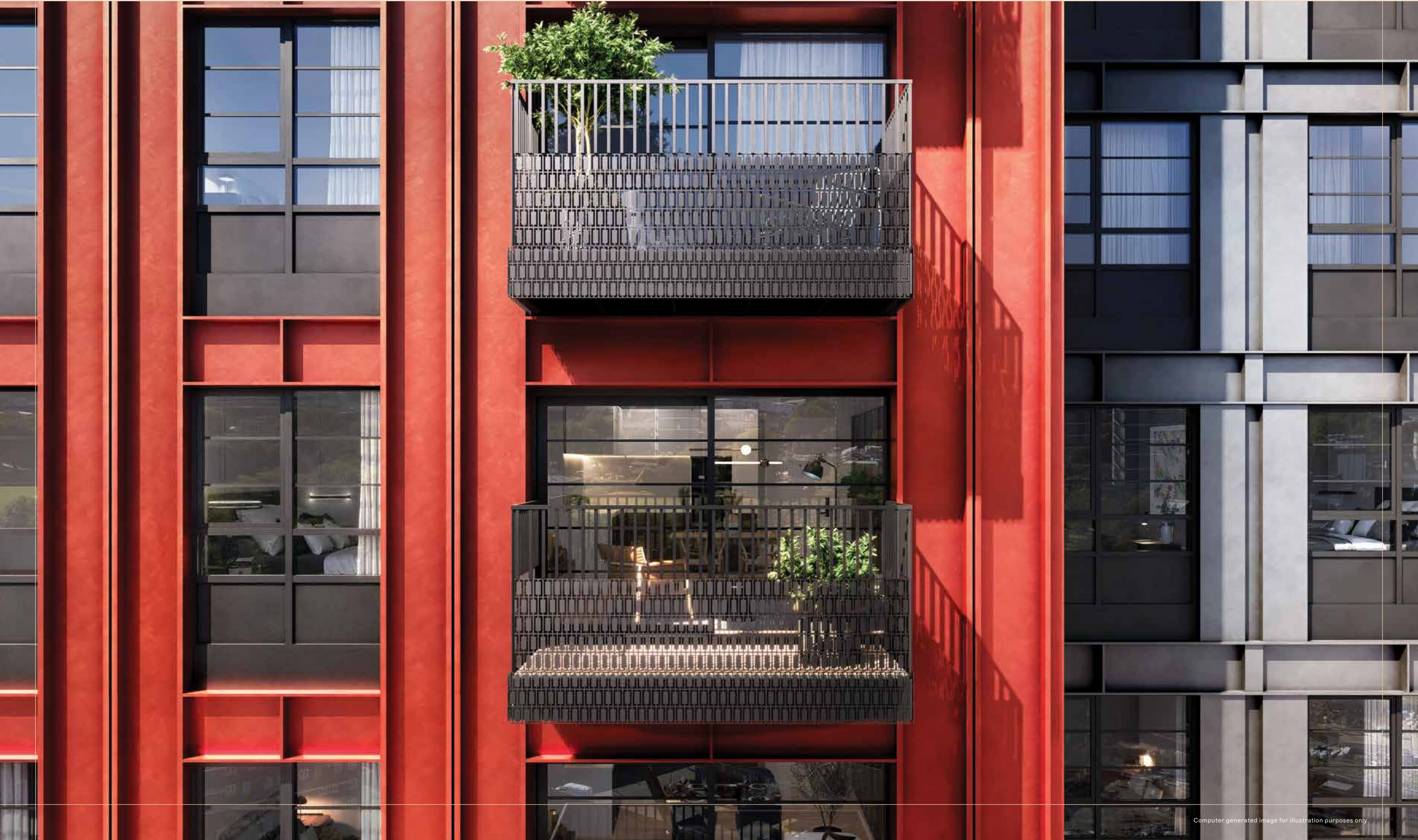




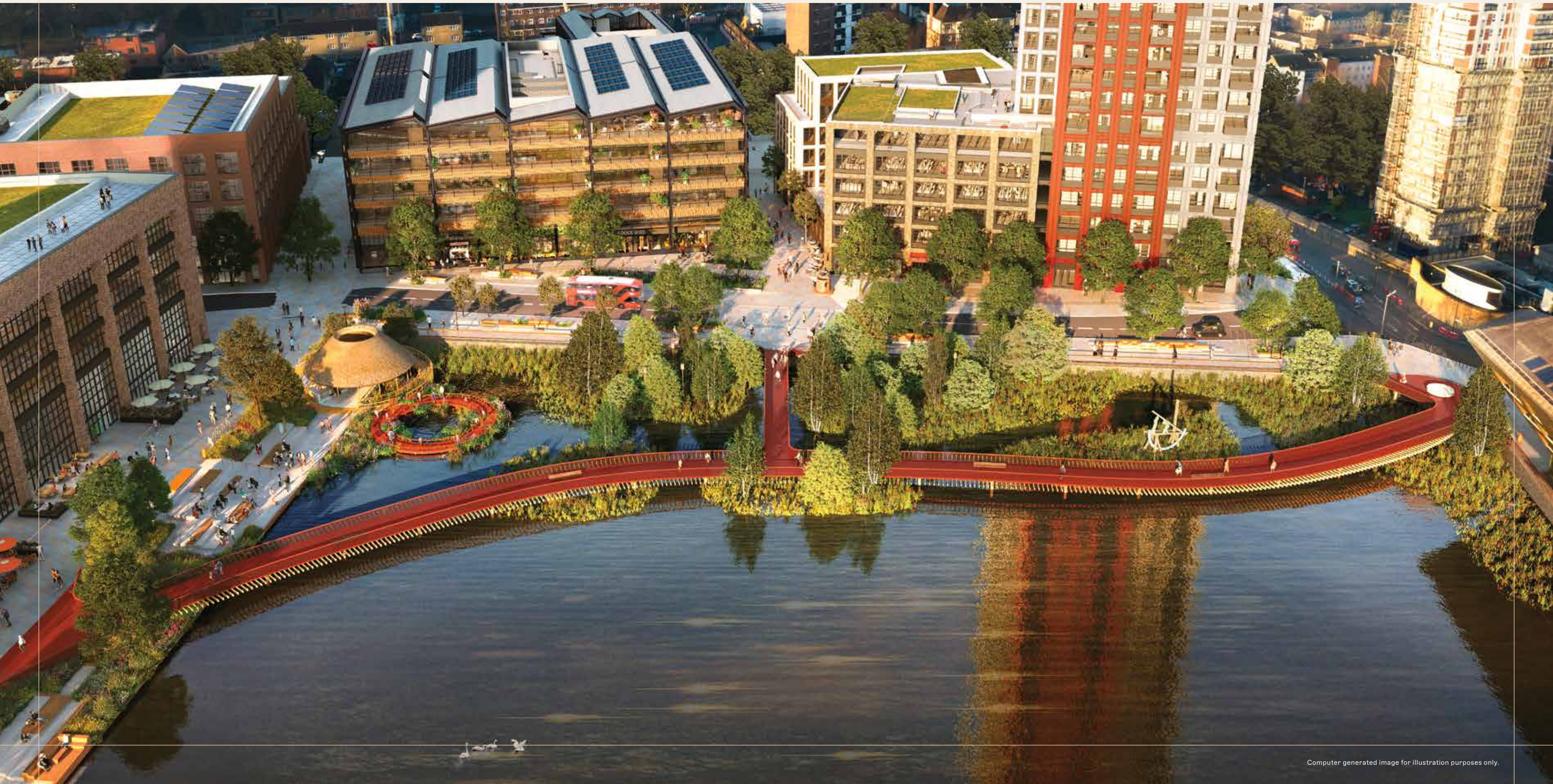


The Founding's entrance.











EXPERIENCE LIFE

# AT CANADA WATER







The new boardwalk and food and beverage offer at Canada Water.

Computer generated image for illustration purposes only.





Future retail and cafés at Canada Water.

**1 million sq ft  
of shops, bars,  
restaurants  
and leisure**



# The Cuts; a network of characterful streets

One million square feet of retail and leisure is coming to Canada Water. Take a stroll down to The Cuts where you'll find a selection of highly original artisan stores and independent retailers alongside high-street favourites.



Future shopping lanes called The Cuts.



# For the love of the independent

Canada Water's lively day-to-night scene has you covered for your morning flat white, midweek dinners and weekend date nights. Enjoy alfresco dining in the warmer months, when ground floor eateries expand out onto the vibrant landscaped streets.

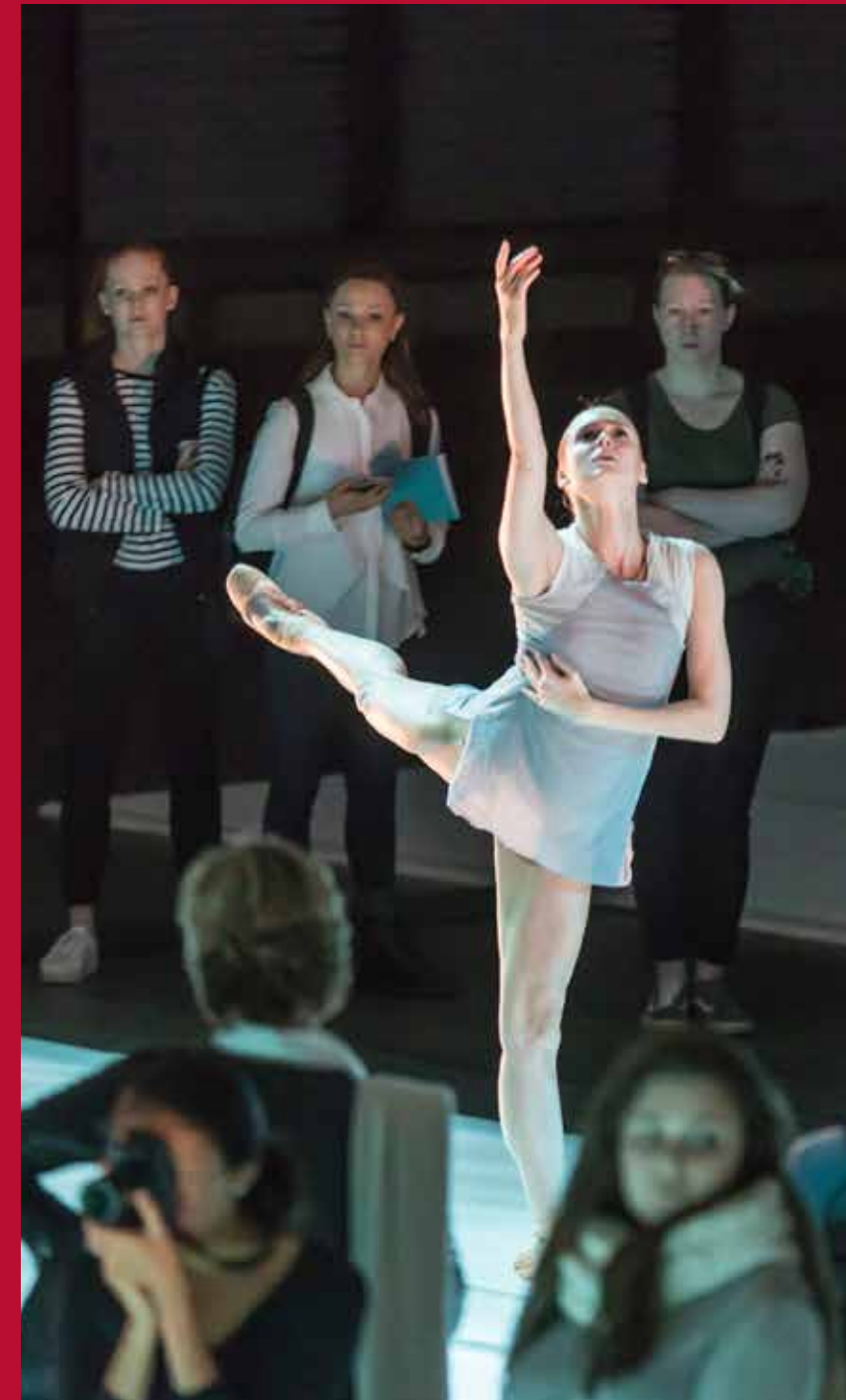




# Founded in creativity

Evening event at Printworks London.

## A cultural hub from day-to-night





# A new cultural icon for the capital

Culture and creativity will play an important role in the evolution of Canada Water, no more so than at the home of Printworks London. Alongside this multi-purpose arts and entertainment venue, The Grand Press with its park views will offer stunning, sustainably designed workspace for a global headquarter, and Canada Water's businesses.



Computer generated image for illustration purposes only.

The Grand Press, future office space.



# Founded in innovation

CURATING DESTINATIONS FOR HOME, WORK AND PLAY



## EMMA CARIAGA

JOINT HEAD OF CANADA WATER & HEAD OF RESIDENTIAL



Buying an apartment at The Founding from British Land should give buyers lots of confidence. We understand what creates and holds its value over time. But we also think about how the overall amenity of a place can improve your quality of life.

British Land owns and manages property across the UK. We're a campus specialist, investing in large pieces of London that we turn into mixed-use destinations where people come to live, work, shop and enjoy themselves. Our portfolio also includes residential developments such as Clarges in Mayfair, a scheme of 34 super prime apartments on Piccadilly.

We're excited to be innovating in new and emerging sectors at Canada Water, delivering a modular campus that's home to science and technology-based businesses. The campus will also host The Engineering and Design Institute (TEDI-London), a new university and joint venture between King's College London, Arizona State University and the University of New South Wales. What makes Canada water stand out from other campuses is the fact that it's genuinely mixed-use, almost a 50/50 split between residential and commercial with around 4,000 new homes. That means there'll be lots of people around in the evenings and at weekends, adding to the existing community and sustaining a super-exciting new district for London.



Computer generated image for illustration purposes only.



## Inviting spaces to meet, drink and work

At ground floor level, The Founding will feature a host of carefully curated shops, delis, bars and restaurants offering both everyday convenience and out-of-the-ordinary experiences. This collection of like-minded small brands will become a home from home for residents and a destination for those visiting Canada Water.



# Alfresco at your feet



Retail, restaurants and green space at The Founding.



**6,000**

6,000 SQ FT  
LEISURE CENTRE

**25m**

25m SWIMMING  
POOL

**20m**

20m LEARNER POOL  
WITH MOVABLE FLOOR

**150**

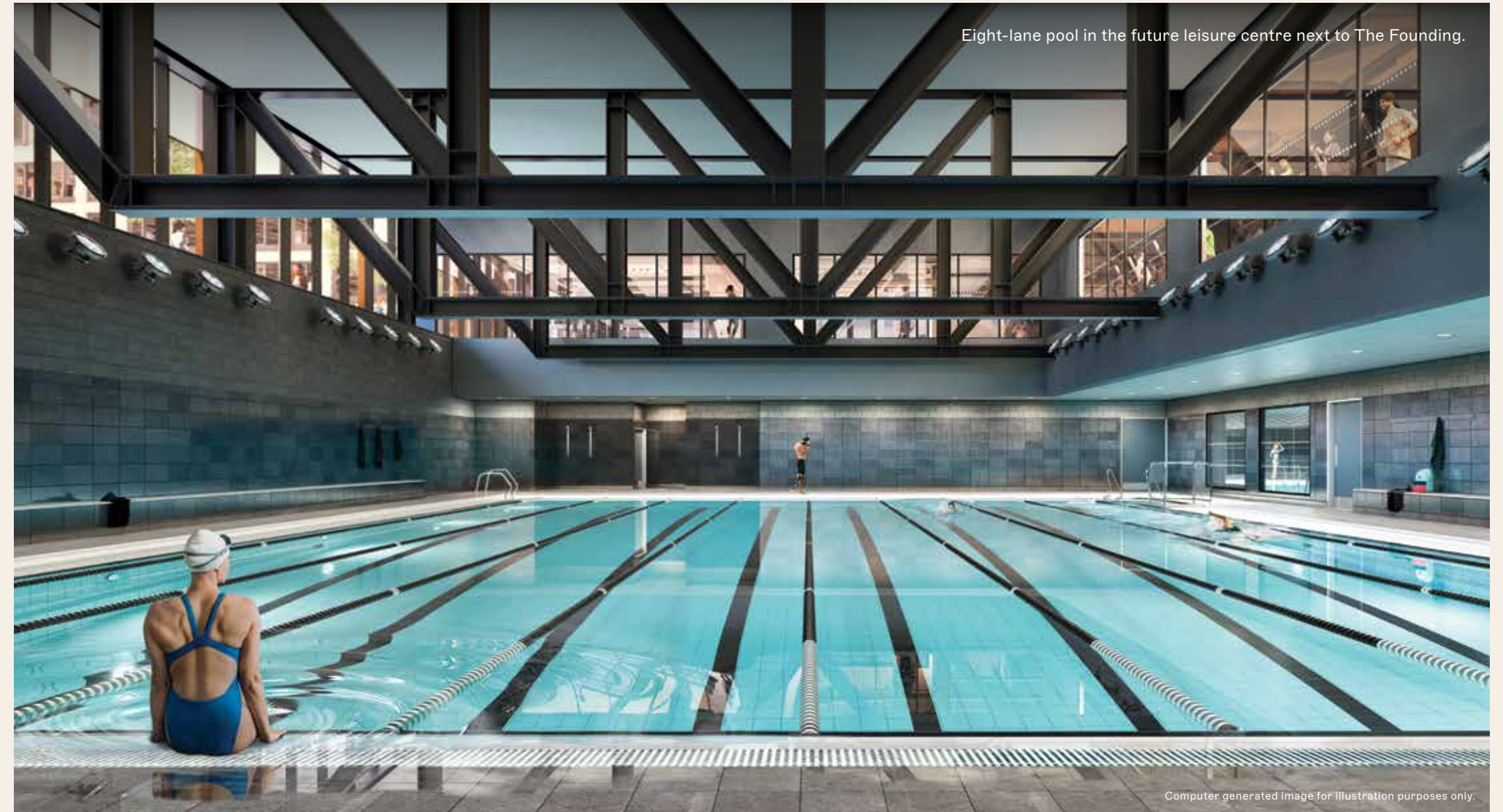
150-STATION GYM

**4**

4-COURT  
SPORTS HALL

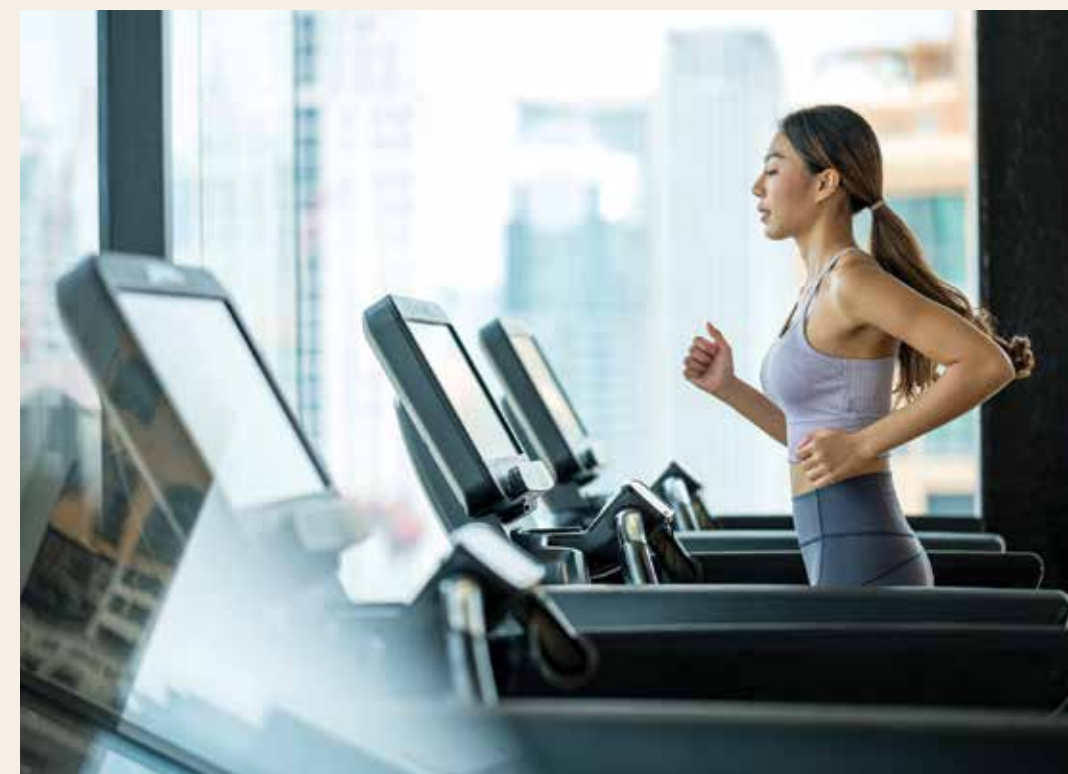
**2**

2 EXERCISE  
STUDIOS



# Founded in wellness

The Founding prioritises your wellbeing with access to a first-class leisure centre located right next door. Hit the state-of-the-art gym or racket courts, relax in the sauna or steam room, take a fitness class or dive into an eight-lane 25-metre swimming pool.







Bandstand at Southwark Park

# Founded in nature

The Founding offers the best of both worlds. A vibrant city location surrounded by landscaped gardens, 12 acres of new open space including a 3.5-acre park, and 130 acres of parks, woodlands and the waters of Greenland Dock. Canada Water is a thriving and biodiverse environment for everyone to enjoy, with more green space per head than anywhere else in London.

Referencing the neighbourhood's iconic industrial past, a gently curving boardwalk will bring a striking design masterpiece to the western edge of the Canada Dock. Add to this the new network of cycle paths and you have a haven of blue and green in the heart of the city.



View of the City from Stave Hill.



# THE PERFECT LOCATION





# On your doorstep

Canada Water offer plenty of restaurants and bars to whet your appetite, whether you're after a quick espresso, a delicious pizza or a browse through the market, it's all here on your doorstep.



## Leadbelly's Bar

2 min walk



## Canada Water Market

2 min walk

## Canada Water Café

2 min walk



## Pacific Tavern

12 min walk



## The Lodge Space

5 min walk



## The Mayflower

11 min walk



## Mouse Tail Coffee

2 min walk





# Connected to the best of London

Canary Wharf\*  
**1 STOP EAST**



Canary Wharf

Bank\*  
**3 STOPS WEST**



Leadenhall Market

London Bridge\*  
**2 STOPS WEST**



Borough Market



Shoreditch\*  
**5 STOPS NORTH**

Barber and Parlour

\*Canary Wharf is one stop east on the Jubilee line. London Bridge is two stops west on the Jubilee line.

\*Bank is three stops west on the Jubilee and Northern lines. Waterloo is four stops west on the Jubilee line. Shoreditch is five stops north on the Overground line.

Houses of Parliament

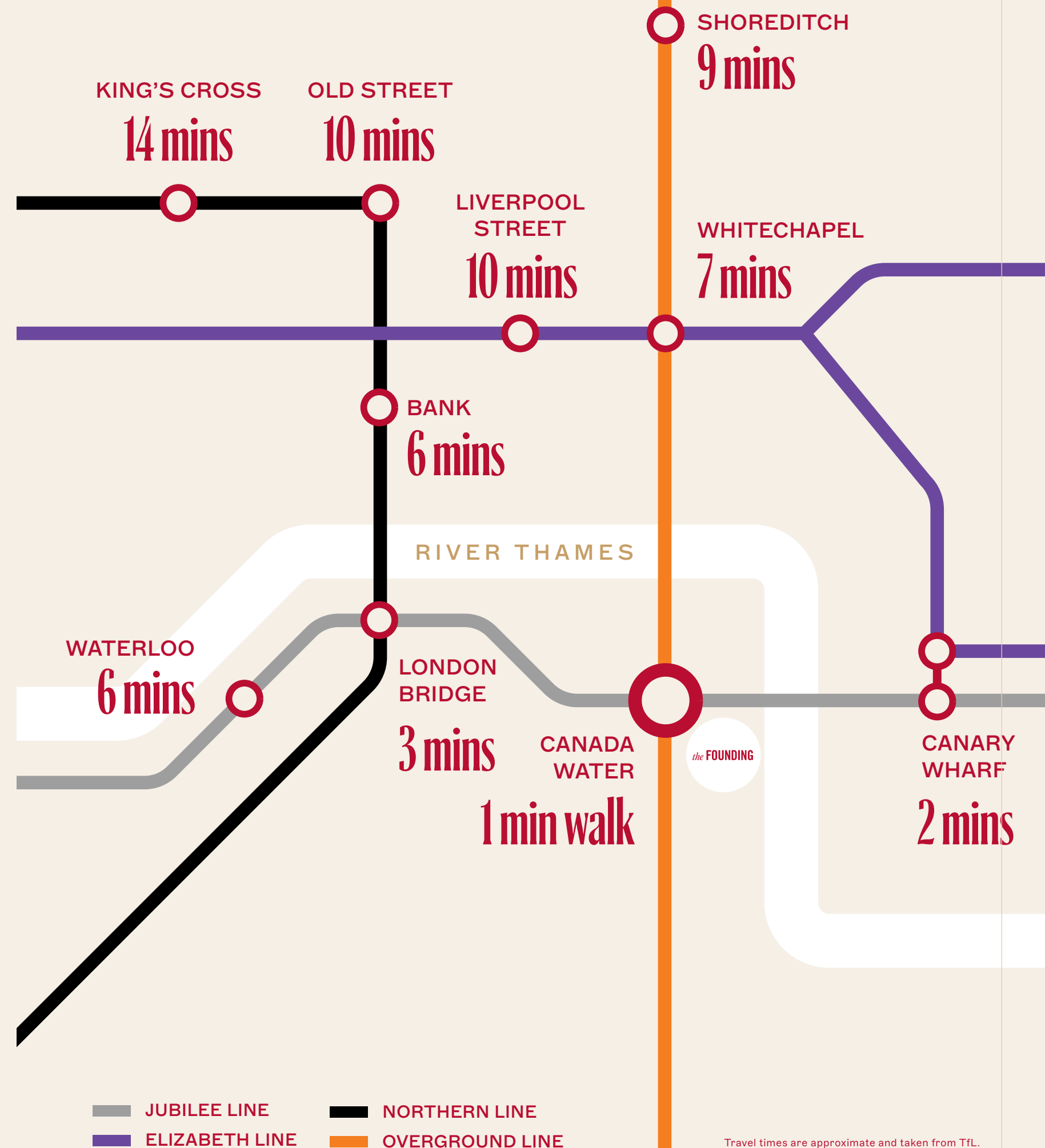


Waterloo\*  
**4 STOPS WEST**



# First-class connections

Ships may no longer be the preferred method of transport in this historic part of London, but it's as committed to connecting people as ever. The Founding sits within easy reach of London's Underground including the Jubilee line and the Overground. One stop away at Canary Wharf lies London's newest and most anticipated route – the Elizabeth line, connecting you to Heathrow Airport and the West End in a matter of minutes.



Travel times are approximate and taken from TfL.



# World-class universities on your doorstep



The Engineering and Design Institute (TEDI-London) is a new university and joint venture between King's College London, Arizona State University and the University of New South Wales. This specialist institute offers a different kind of education, taking a project-based, interdisciplinary approach for future engineers who want to make the world a better place.

In association with:



 TEDI-LONDON  
**Short walk**

 SOUTHBANK UNIVERSITY  
**10 mins**

 GOLDSMITHS  
**10 mins**

 KING'S COLLEGE LONDON  
**21 mins**

 LONDON SCHOOL OF ECONOMICS  
**23 mins**

 UNIVERSITY COLLEGE LONDON  
**24 mins**

Travel times are approximate and taken from TfL.





# THE FOUNDING





# Founded in the spectacular

London's iconic skyline takes centre stage at The Founding, against the backdrop of ever-changing skies. Be inspired by the city's most famous landmarks, with dual-aspect apartments offering panoramic views from sunrise to sunset.



Computer generated image for illustration purposes only.





Founded  
in design



1 Bedroom apartment





2 Bedroom apartment



# Light-filled living spaces



Computer generated image for illustration purposes only.

Full-height Crittall windows give you uninterrupted views of London and flood the rooms with natural light.



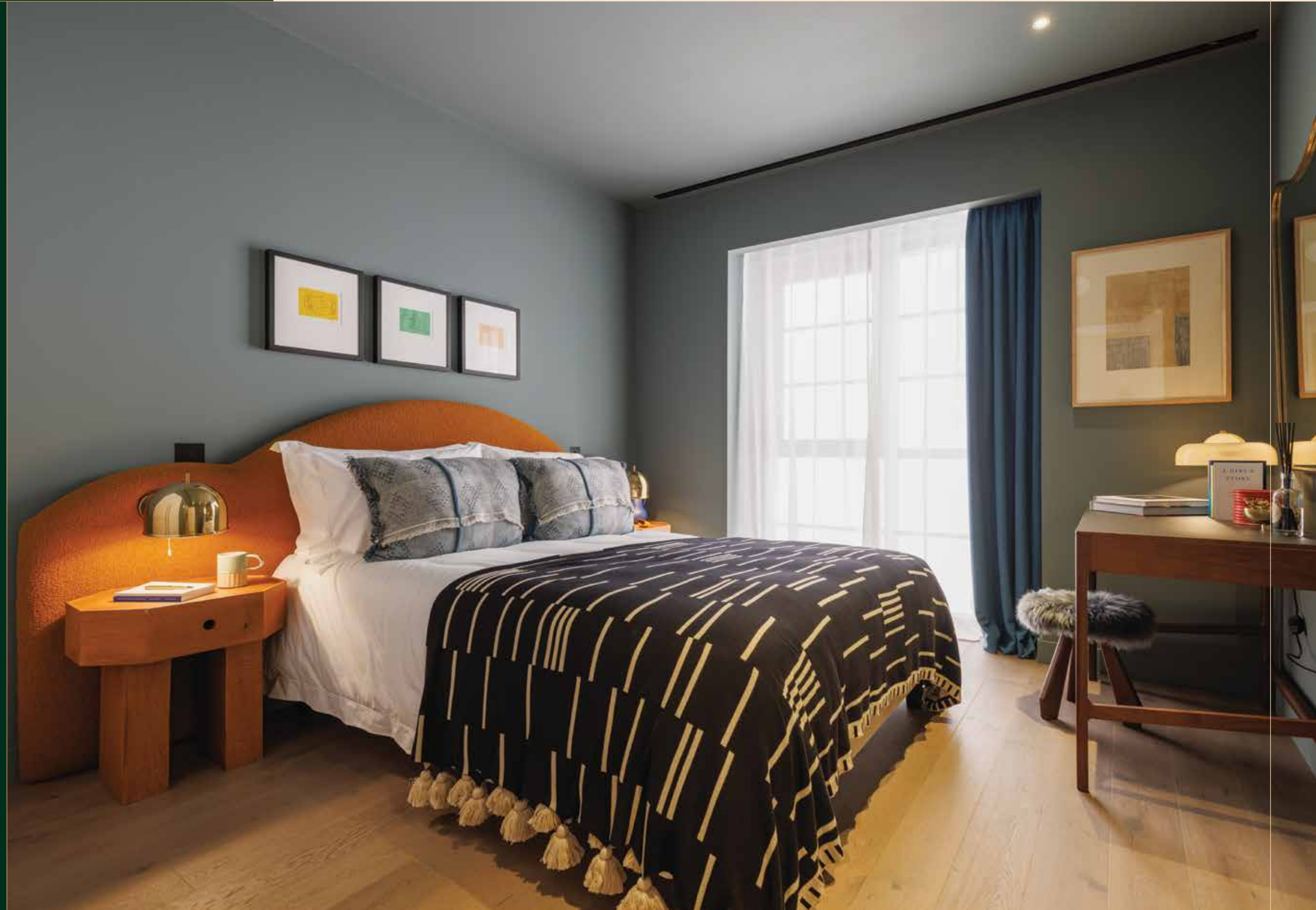


3 Bedroom apartment



# Considered design

Natural materials and a palette inspired by nature help The Founding's spacious living areas fit seamlessly into one of London's greenest neighbourhoods. The subtle lighting enhances the sense of calm in this haven of peace and tranquillity.



1 Bedroom apartment



Computer generated images for illustration purposes only.





# Space for every occasion

The Founding is designed with a firm focus on lasting legacy and community. Whether you're socialising or working from home, the inviting residents' lounges and beautifully curated shared spaces bring people together for every need and occasion.

Computer generated image for illustration purposes only.



Residents' dining or workspace.





Residents' roof terrace with a view of Canary Wharf at sunrise.





# First-class service

The Founding's concierge service offers you a warm and friendly welcome, peace of mind and help with your day-to-day needs. From general enquiries to accepting deliveries, the team is here to make your life easier.





Residents' lobby and amenities spaces.



Computer generated images for illustration purposes only.



Residents' lounge.

RESIDENTS' LOUNGE

# Founded in refined living



INTERIOR DESIGN

# CONRAN & PARTNERS





# An inspiring future

According to Conran & Partners' late founder Sir Terence Conran, "Good design improves people's lives".

The portfolio of the internationally renowned architecture-and-interior-design practice certainly confirms this. Since the firm was founded by Sir Terence more than 35 years ago, Conran & Partners has delivered sustainable, award-winning buildings and spaces that prioritise the needs and desires of those who occupy them. Embracing a rich variety of cultures, typologies and scales, every project is designed to inspire and connect.





# Founded in authenticity

AN ATTENTION TO DETAIL



Computer generated image for illustration purposes only.

## SIMON KINCAID

PARTNER AT CONRAN & PARTNERS



“It means a lot to lead the interior design of developments within the Canada Water Masterplan. We’re proud to be part of a professional, experienced team of architects, designers and engineers all coming together to deliver something unique.”

Sir Terence Conran believed good design should improve the quality of people’s lives. We brought that philosophy alive by creating efficient, generous layouts where people can live their best lives. We always start by looking at authenticity – how can we ground the project in the context and the character of the district? The Founding blends references to the area’s industrial past with materials that connect to nature. Terracotta tiles and a walnut vanity unit add warmth to black metal frames in the bathroom, for example, while white kitchen tiles create a cool industrial aesthetic offset by refined timber finishes.

Many apartments are dual aspect, with wide-reaching views across the city and down into the local area. One of my favourite unit types is the gallery suite, which is compact but feels like a hotel suite with its high ceilings and generous lateral space. If I could choose any apartment, though, it would be one of the three-beds high up in the scheme. The views, the entertaining space and the connection to the wider city are all really impressive.





THE FINER DETAILS

# Specification

KITCHENS

- Ceaserstone finish concrete style worktops
- Soft close doors in white timber finish
- Recessed downlights
- Feature vertical tiling splashback
- Integrated white goods
  - Samsung (or similar) dishwasher, hob, microwave, washer/dryer
  - Siemens (or similar) extractor, fridge/freezer

BEDROOMS

- Fitted full height wardrobes (Bedroom 1 only)
- Matt finish metal ironmongery
- Recessed adjustable downlights

BATHROOMS AND EN SUITES

- Feature wall and floor tiling
- White sanitaryware
- Baths to selected units
- Brushed matt black tap fittings
- Black framed bath screen
- Thermostatic shower valve
- Wall-mounted shower head
- Smoked walnut timber veneer shelving
- Mirror unit with integrated front-facing lighting
- Recessed adjustable downlights

FLOORS

European oak engineered timber flooring throughout.

CEILINGS

- Living spaces: 2.855m in coffered area (exposed concrete area) 2.410m along perimeter
- Kitchens, bathrooms: 2.41m
- Bedrooms: 2.66m in main bedroom areas
- Circulation areas: 2.66m

INTERNAL DOORS

Single panel timber doors with white painted finish Brushed black finish handles.

ENTRANCE AND HALLWAY AREAS

- Oak veneer entrance doors
- Matt finish ironmongery
- Bespoke entrance door metal number plate
- Matt finish spy hole

APARTMENT LIGHTING

- LED recessed down lighters to all rooms
- Track mounted lighting within coffered ceiling area of living room
- Heating and ventilation
- Underfloor heating and whole house ventilation

COMFORT COOLING

- Controllable comfort cooling provided to lounge and kitchen areas in 1, 2 and 3 Bedroom apartments only

AV AND CONNECTIVITY

- Fibre internet with three providers
- AV points in bedroom and living area
- Video entry intercom
- Smoke and heat detection

CYCLE

- Complimentary membership to London cycle hire scheme (for three years)
- Secure cycle storage for each apartment, including separate cyclists' courtyard entrance

CAR CLUB

Car club provision for Masterplan residents.

LOCAL AUTHORITY

London Borough of Southwark

LEASE

Circa 500 years

GROUND RENT AND SERVICE CHARGE

- Estimated projections service charge approximately £6.56 per sq ft, including buildings insurance
- Ground rent: Peppercorn (nominal sum)

SERVICE AND SECURITY

Concierge, building maintenance and estate security provision, roof terrace gardening, quarterly window cleaning and upkeep of common parts.

RESERVATION FEE

- £2,000 for sales up to £1 million
- £5,000 for sales over £1 million

TERMS OF PAYMENT

- Reservation fee payable by credit card
- 10% payable on exchange of contracts (within 21 days of reservation)
- 90% payable on completion

SUSTAINABILITY

- Canada Water will be the UK's most sustainable large-scale regeneration project
- Circa 3,000 new Net Zero Carbon homes

BUILD WARRANTY

10-Year Build Warranty (Latent Defects Insurance Policy)

ANTICIPATED COMPLETION

Winter 2024

TEAM

Developer

British Land is a leading FTSE listed Real Estate Investment Trust with track record of creating world-class mixed-use destinations.

Award-winning team

Masterplan architects:  
Allies & Morrison

Landscape architects:  
Townshend landscape architects

Interior architects:  
Conran & Partners

Joint venture partner:  
AustralianSuper

VENDOR'S SOLICITOR

Osborne Clarke LLP



# Yoga at sunrise

# Drinks at sunset





# Inspiring outdoor spaces

The Founding's generous terraces and outdoor spaces are the perfect place to spend some downtime or gather with friends and neighbours. Take in the spectacular views, relax among the rainforest-inspired foliage or practise your yoga poses.



Computer generated image for illustration purposes only.

Residents' dining space on the roof terrace.

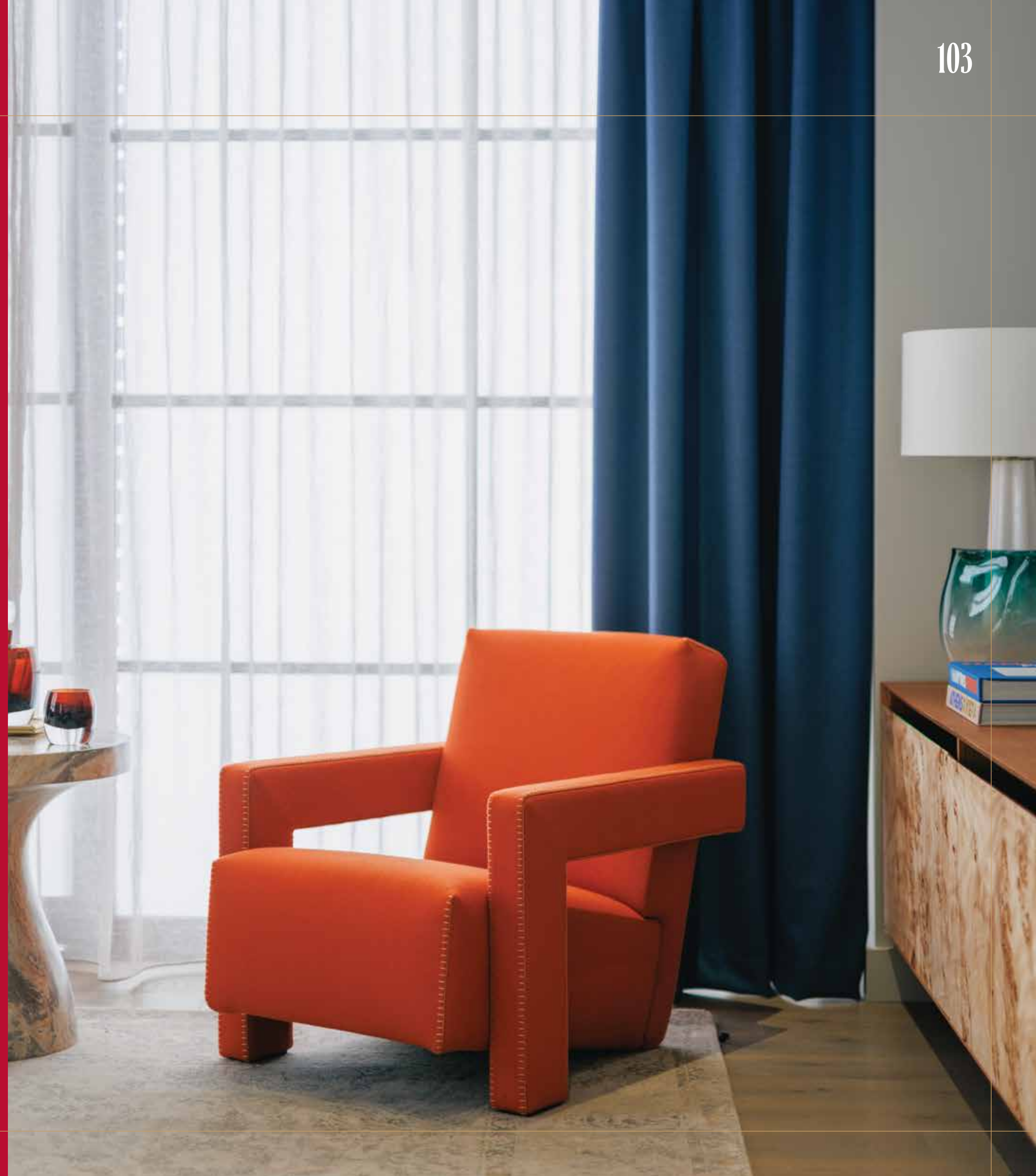


# Watch London light up

Residents' roof terrace with view over the City at sunset.



# FLOORPLANS





# Gallery Suites Type B3

## Apartments

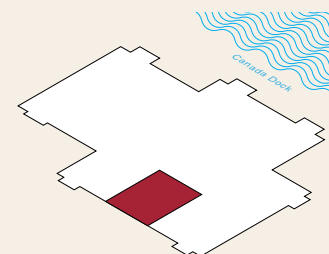
708, 808, 908, 1008, 1108, 1208, 1308, 1408, 1508, 1608

NIA 46.3 sq m/498 sq ft

Kitchen	1.86m x 3.82m	6'1" x 12'5"
Living	3.20m x 3.86m	10'5" x 12'7"
Bedroom	2.89m x 3.76m	9'5" x 12'4"



Floors 7-16



- KEY  
 W Wardrobe  
 S Storage  
 U Utility  
 W/D Washer/Dryer  
 FF Fridge Freezer

# 1 Bedroom Type A1

## Apartments

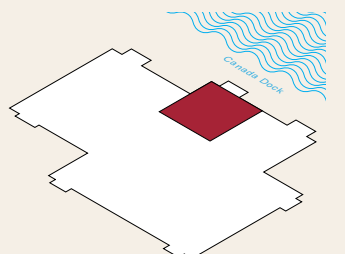
603, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804

NIA 53.6 sq m/577 sq ft

Kitchen	2.40m x 2.50m	7'10" x 8'2"
Living	4.13m x 4.71m	13'6" x 15'5"
Bedroom	3.26m x 3.33m	10'8" x 10'11"
Balcony	4.85 sq m	52 sq ft



Floors 6-28



- KEY  
 W Wardrobe  
 S Storage  
 U Utility  
 W/D Washer/Dryer  
 FF Fridge Freezer



# 1 Bedroom Type A2

## Apartments

705, 805, 905, 1005, 1105, 1205, 1305, 1405,  
1505, 1605, 1705, 1805, 1905, 2005, 2105,  
2205, 2305, 2405, 2505, 2605, 2705, 2805

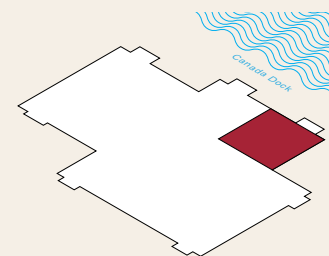
## NIA

54.5 sq m/587 sq ft

Kitchen	2.35m x 2.52m	7'8" x 8'3"
Living	3.76m x 4.65m	12'4" x 15'3"
Bedroom	3.43m x 3.37m	11'3" x 11'0"
Balcony	4.85 sq m	52 sq ft



Floors 7-28



- KEY
- W Wardrobe
  - S Storage
  - U Utility
  - W/D Washer/Dryer
  - FF Fridge Freezer

# 1 Bedroom Type A3

## Apartments

604

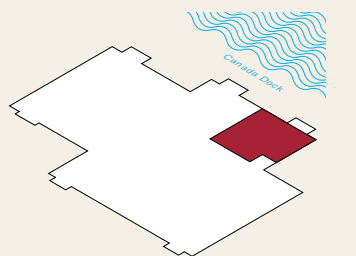
## NIA

50.7 sq m/546 sq ft

Kitchen	2.61m x 2.26m	8'6" x 7'4"
Living	3.63m x 3.00m	11'10" x 9'10"
Bedroom	3.43m x 3.37m	11'3" x 11'0"
Balcony	4.85 sq m	52 sq ft



Floor 6



- KEY
- W Wardrobe
  - S Storage
  - U Utility
  - W/D Washer/Dryer
  - FF Fridge Freezer



# 1 Bedroom Type B1

## Apartments

706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606

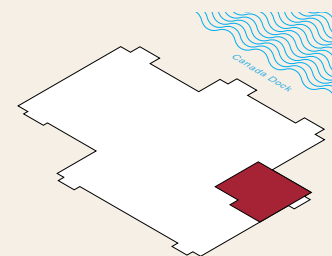
## NIA

52.2 sq m/562 sq ft

Kitchen	3.14m x 1.81m	10'3" x 5'11"
Living	4.15m x 4.13m	13'7" x 13'6"
Bedroom	3.27m x 3.58m	10'8" x 11'8"
Balcony	2.66 sq m	29 sq ft



Floors 7-16



- KEY  
 W Wardrobe  
 S Storage  
 U Utility  
 W/D Washer/Dryer  
 FF Fridge Freezer

# 1 Bedroom Type B2

## Apartments

707, 807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607

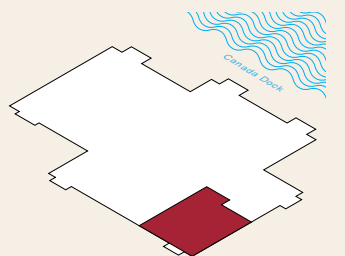
## NIA

64.9 sq m/699 sq ft

Kitchen	3.16m x 2.16m	10'4" x 7'1"
Living	3.69m x 5.91m	12'1" x 19'4"
Bedroom	3.84m x 4.01m	12'7" x 13'1"
Balcony	2.66 sq m	29 sq ft



Floors 7-16



- KEY  
 W Wardrobe  
 S Storage  
 U Utility  
 W/D Washer/Dryer  
 FF Fridge Freezer



# 1 Bedroom Type B4

## Apartments

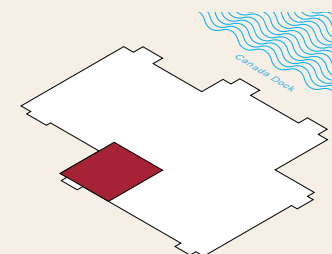
701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601

NIA 51.5 sq m/554 sq ft

Kitchen	2.36m x 2.43m	7'8" x 7'11"
Living	3.87m x 4.99m	12'8" x 16'4"
Bedroom	3.03m x 4.01m	9'11" x 13'1"
Balcony	2.66 sq m	29 sq ft



Floors 7-16



- KEY
- W Wardrobe
  - S Storage
  - U Utility
  - W/D Washer/Dryer
  - FF Fridge Freezer

# 1 Bedroom Type B5

## Apartments

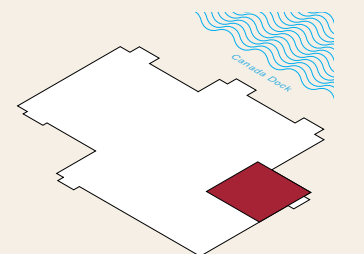
1706, 1806, 1906, 2006, 2106, 2206

NIA 55.8 sq m/601 sq ft

Kitchen	2.49m x 2.40m	8'2" x 7'10"
Living	4.79m x 4.26m	15'8" x 13'11"
Bedroom	3.82m x 3.25m	12'6" x 10'7"
Balcony	2.66 sq m	29 sq ft



Floors 17-22



- KEY
- W Wardrobe
  - S Storage
  - U Utility
  - W/D Washer/Dryer
  - FF Fridge Freezer



# 2 Bedroom Type B6

Apartments

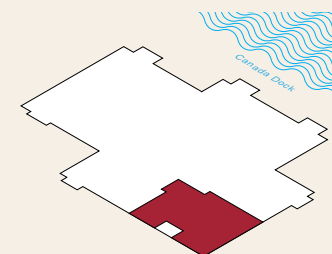
1707, 1807, 1907, 2007, 2107, 2207

NIA 83.4 sq m/898 sq ft

Kitchen	3.69m x 1.86m	12'1" x 6'1"
Living	4.09m x 6.69m	13'5" x 21'11"
Bedroom 1	2.82m x 5.85m	9'3" x 19'2"
Bedroom 2	3.86m x 2.42m	12'7" x 7'11"
Balcony	4.76 sq m	51 sq ft



Floors 17-22



- KEY
- W Wardrobe
  - S Storage
  - U Utility
  - W/D Washer/Dryer
  - FF Fridge Freezer

# 2 Bedroom Type B7

Apartments

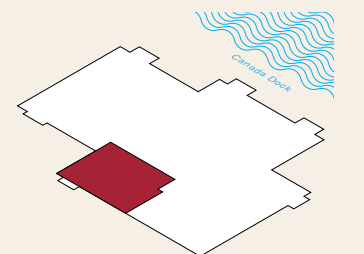
1701, 1801, 1901, 2001, 2101, 2201

NIA 73.1 sq m/787 sq ft

Kitchen	3.73m x 2.43m	12'2" x 7'11"
Living	3.99m x 4.98m	13'1" x 16'4"
Bedroom 1	2.76m x 5.16m	9'0" x 16'11"
Bedroom 2	3.14m x 4.01m	10'3" x 13'1"
Balcony	2.66 sq m	29 sq ft



Floors 17-22



- KEY
- W Wardrobe
  - S Storage
  - U Utility
  - W/D Washer/Dryer
  - FF Fridge Freezer



# 2 Bedroom Type B9

## Apartments

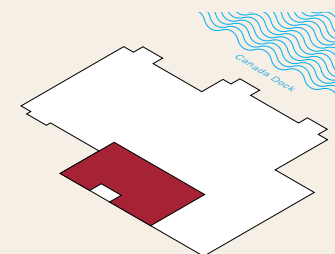
2301, 2401, 2501, 2601, 2701, 2801

NIA 95.6 sq m/1,029 sq ft

Kitchen	4.16m x 2.25m	13'7" x 7'4"
Living	7.14m x 5.41m	23'5" x 17'8"
Bedroom 1	3.00m x 5.57m	10'4" x 18'3"
Bedroom 2	3.15m x 4.11m	9'10" x 13'5"
Balcony	4.76 sq m	51 sq ft



Floors 23-28



- KEY  
 W Wardrobe  
 S Storage  
 U Utility  
 W/D Washer/Dryer  
 FF Fridge Freezer

# 2 Bedroom Type C1

## Apartments

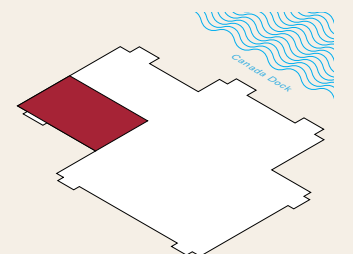
601, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702, 2802, 2902, 3002, 3102

NIA 79.9 sq m/860 sq ft

Kitchen	4.11m x 1.86m	13'5" x 6'1"
Living	4.57m x 5.02m	14'11" x 16'5"
Bedroom 1	3.07m x 2.98m	10'0" x 9'9"
Bedroom 2	3.58m x 2.58m	11'8" x 8'5"
Balcony	2.95 sq m	32 sq ft



Floors 6-31



- KEY  
 W Wardrobe  
 S Storage  
 U Utility  
 W/D Washer/Dryer  
 FF Fridge Freezer



# 2 Bedroom Type C2

## Apartments

602, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103

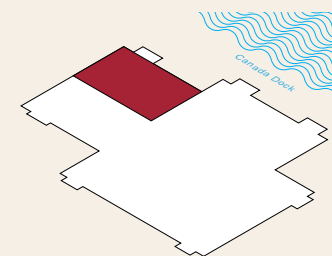
## NIA

80.4 sq m/865 sq ft

Kitchen	4.81m x 3.14m	15'9" x 10'3"
Living	4.12m x 7.12m	13'6" x 23'4"
Bedroom 1	3.35m x 3.06m	10'11" x 10'0"
Bedroom 2	3.06m x 2.66m	10'0" x 8'8"
Balcony	4.90 sq m	53 sq ft



Floors 6-31



- KEY  
 W Wardrobe  
 S Storage  
 U Utility  
 W/D Washer/Dryer  
 FF Fridge Freezer

# 3 Bedroom Type B8

## Apartments

2606, 2706, 2806, 2904, 3004, 3104, 3202, 3302

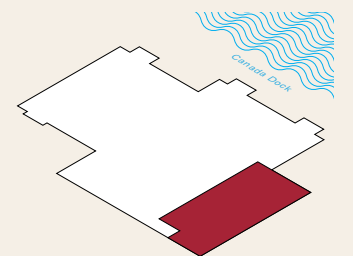
## NIA

116.7 sq m/1,256 sq ft

Kitchen	2.24m x 5.28m	7'4" x 17'3"
Living	5.26m x 6.43m	17'3" x 21'1"
Bedroom 1	5.29m x 3.37m	17'4" x 11'0"
Bedroom 2	3.84m x 3.02m	12'7" x 9'10"
Bedroom 3	3.84m x 3.28m	12'7" x 10'9"
Balcony	4.76 sq m	51 sq ft



Floors 26-33



- KEY  
 W Wardrobe  
 S Storage  
 U Utility  
 W/D Washer/Dryer  
 FF Fridge Freezer



# 3 Bedroom Type B10

Apartments

2306, 2406, 2506

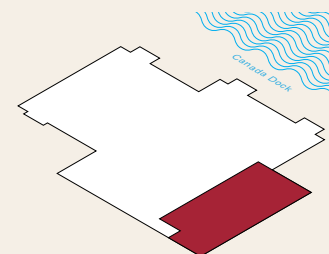
NIA

116.4 sq m/1,253 sq ft

Kitchen	2.26m x 5.30m	7'4" x 17'4"
Living	5.38m x 6.43m	17'7" x 21'1"
Bedroom 1	5.29m x 3.00m	17'4" x 9'10"
Bedroom 2	3.83m x 3.21m	12'6" x 10'6"
Bedroom 3	3.83m x 3.46m	12'6" x 11'4"
Balcony	4.76 sq m	51 sq ft



Floors 23-25



KEY  
W Wardrobe  
S Storage  
U Utility  
W/D Washer/Dryer  
FF Fridge Freezer

# 3 Bedroom Type B11

Apartments

2901, 3001, 3101, 3201, 3301

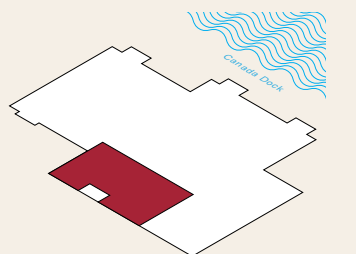
NIA

96.8 sq m/1,042 sq ft

Kitchen	4.44m x 2.21m	14'6" x 7'3"
Living	4.08m x 7.79m	13'4" x 25'6"
Bedroom 1	2.84m x 5.57m	9'3" x 18'3"
Bedroom 2	3.05m x 4.22m	10'0" x 13'10"
Bedroom 3	3.21m x 2.38m	10'6" x 7'9"
Balcony	4.76 sq m	51 sq ft



Floors 29-33



KEY  
W Wardrobe  
S Storage  
U Utility  
W/D Washer/Dryer  
FF Fridge Freezer

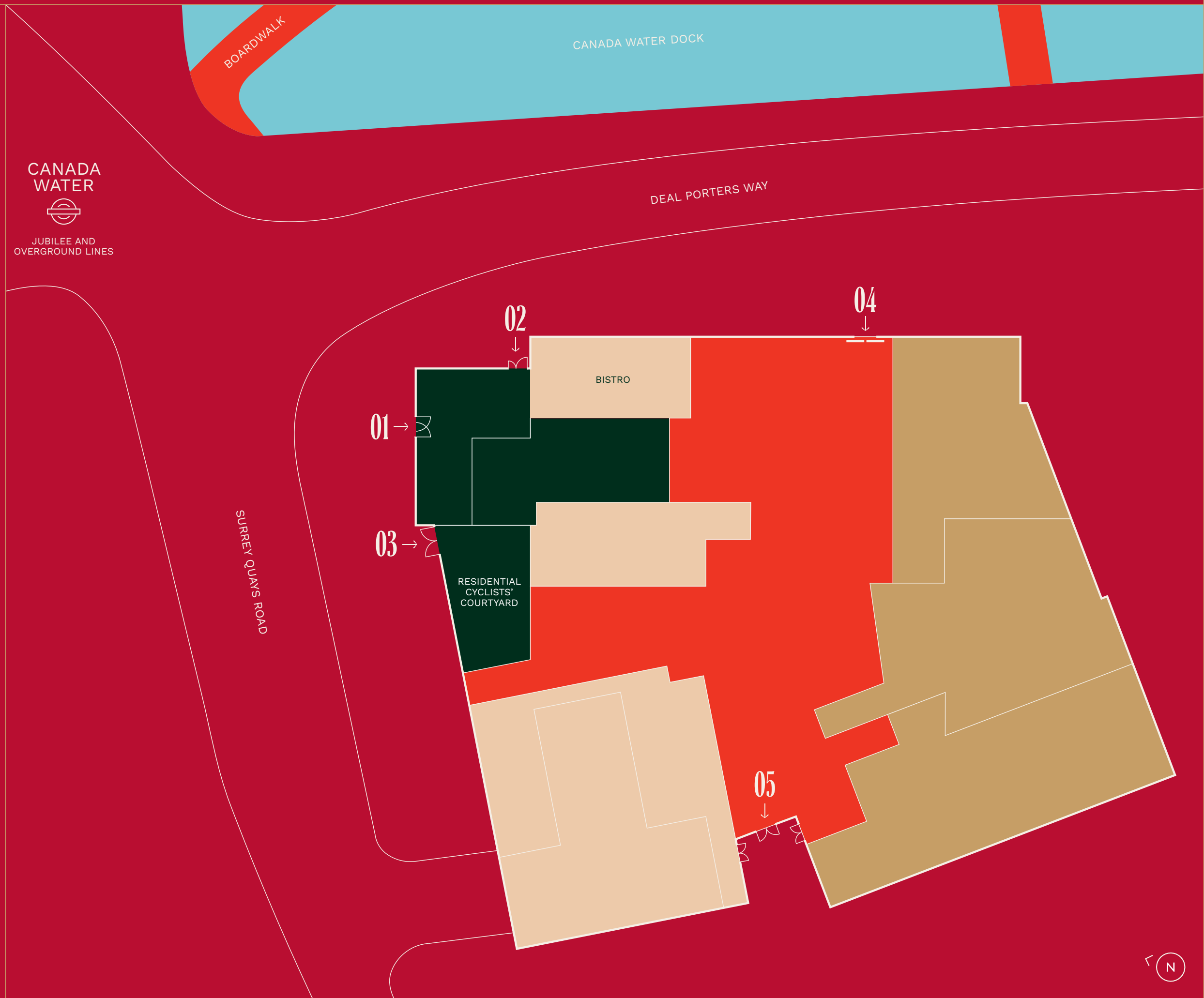


# OVERVIEW

- RESIDENTIAL
- BACK OF HOUSE
- OFFICE
- OFFICE

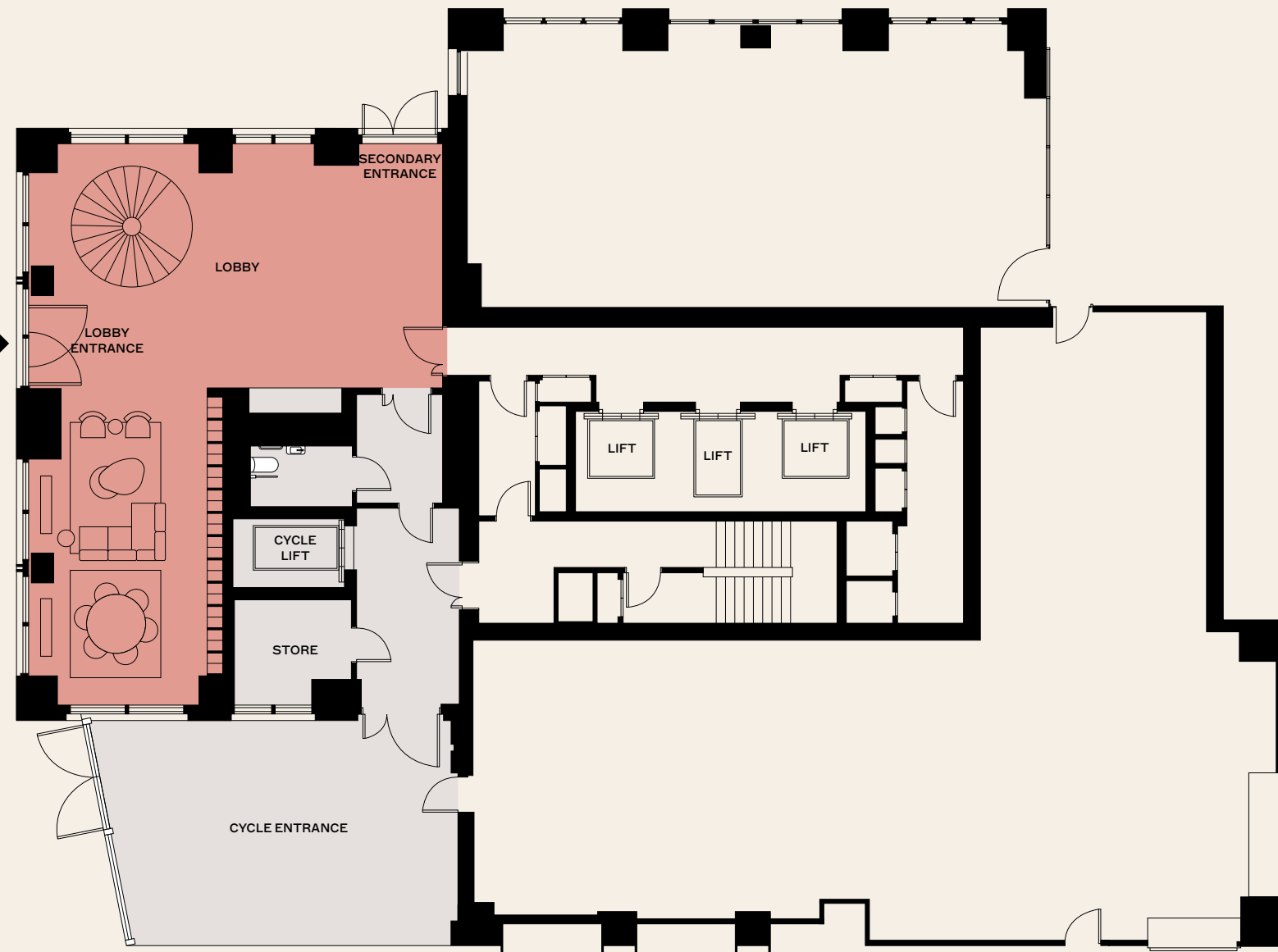
- 01 RESIDENTIAL MAIN ENTRANCE
- 02 RESIDENTIAL SECONDARY ENTRANCE
- 03 RESIDENTIAL CYCLE ENTRANCE
- 04 OFFICE MAIN ENTRANCE
- 05 OFFICE SECONDARY ENTRANCE

# Floorplates



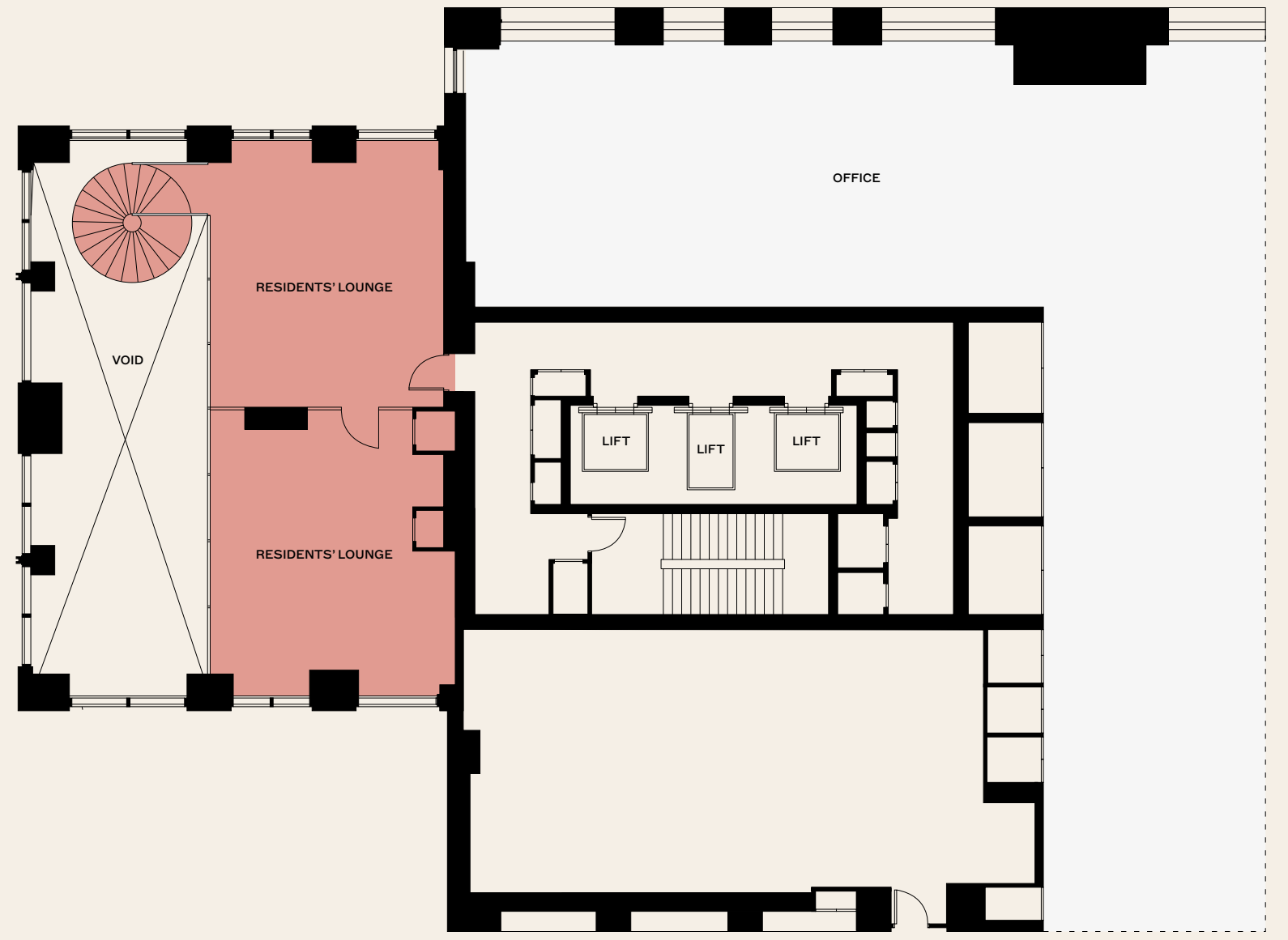


# Lobby Ground



Studio
  1 Bedroom
  2 Bedroom
  3 Bedroom
  Wheelchair

# Mezzanine Floor 1



Studio
  1 Bedroom
  2 Bedroom
  3 Bedroom
  Wheelchair



# Floor 6

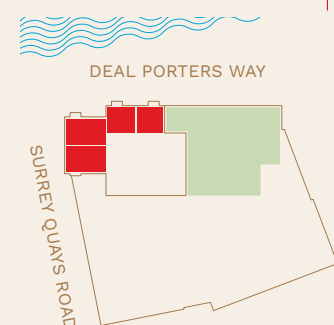


**Type C2**  
2 Bedroom  
80.4 sq m/865 sq ft

**Type A1**  
1 Bedroom  
53.6 sq m/577 sq ft

**Type A3**  
1 Bedroom  
50.7 sq m/546 sq ft

**Type C1**  
2 Bedroom  
79.9 sq m/860 sq ft



Studio
  1 Bedroom
  2 Bedroom
  3 Bedroom
  Wheelchair

# Floors 7-16



**Type C2**  
2 Bedroom  
80.4 sq m/865 sq ft

**Type A1**  
1 Bedroom  
53.6 sq m/577 sq ft

**Type A2**  
1 Bedroom  
54.5 sq m/587 sq ft

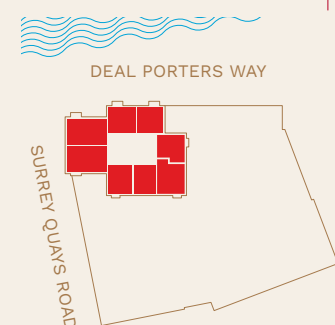
**Type B1**  
1 Bedroom  
52.2 sq m/562 sq ft

**Type C1**  
2 Bedroom  
79.9 sq m/860 sq ft

**Type B4**  
1 Bedroom  
51.5 sq m/554 sq ft

**Type B3**  
Studio  
46.3 sq m/498 sq ft

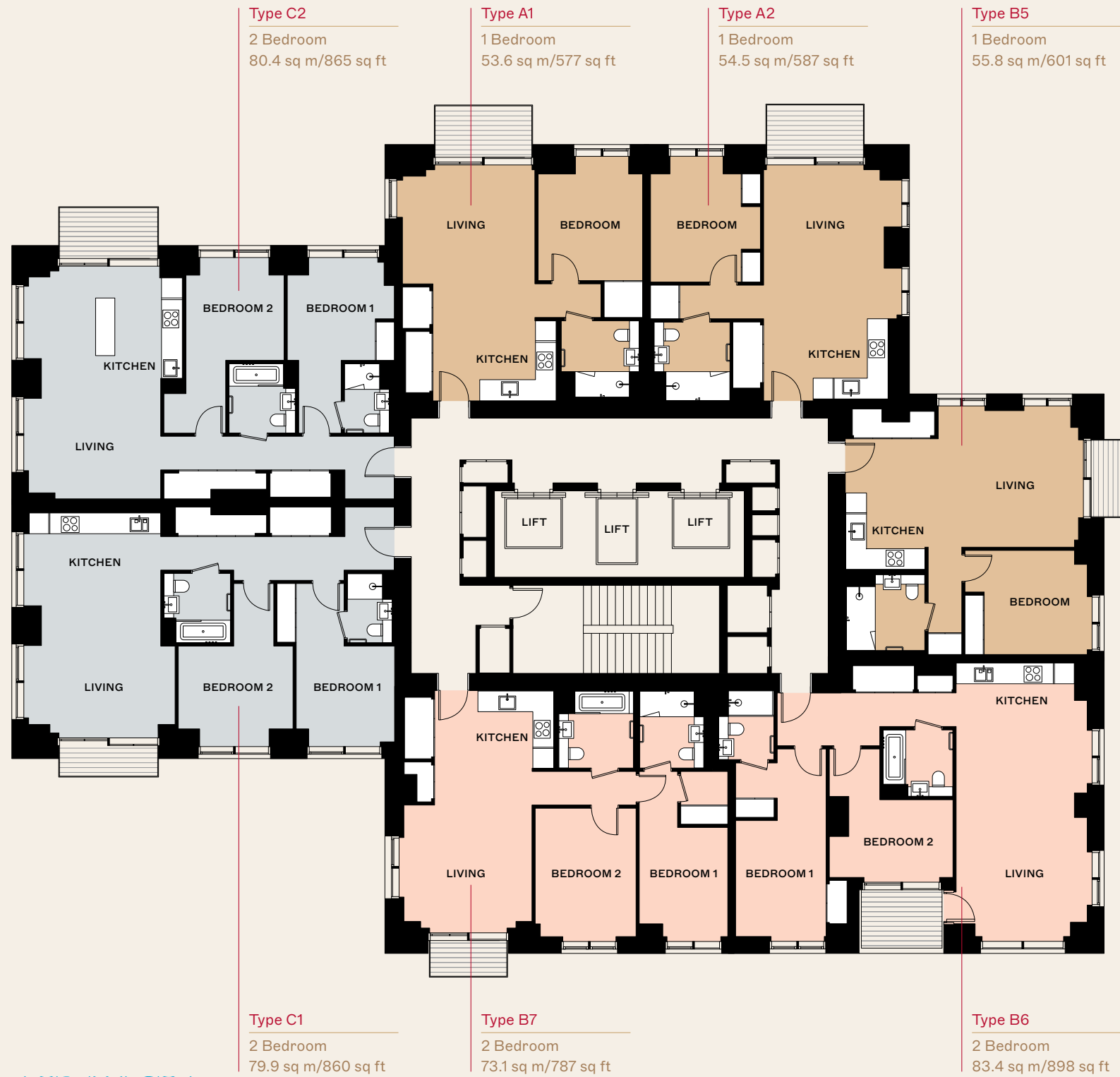
**Type B2**  
1 Bedroom  
64.9 sq m/699 sq ft



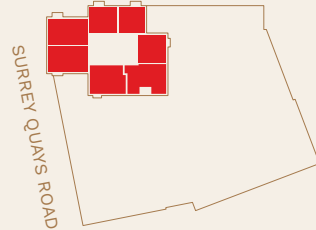
Studio
  1 Bedroom
  2 Bedroom
  3 Bedroom
  Wheelchair



# Floors 17-22



DEAL PORTERS WAY

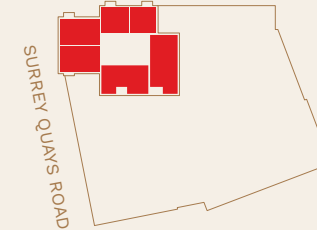


Studio
  1 Bedroom
  2 Bedroom
  3 Bedroom
  Wheelchair

# Floors 23-25



DEAL PORTERS WAY



Studio
  1 Bedroom
  2 Bedroom
  3 Bedroom
  Wheelchair

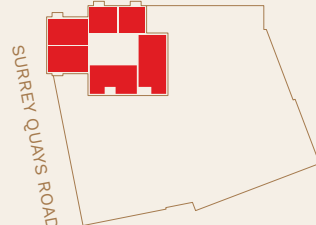


# Floors 26-28

UPPER LOFTS



DEAL PORTERS WAY



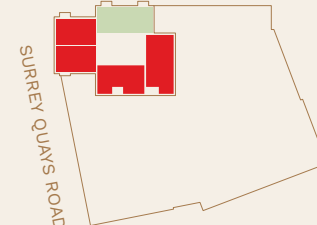
Studio 1 Bedroom 2 Bedroom 3 Bedroom Wheelchair

# Floor 29

UPPER LOFTS



DEAL PORTERS WAY

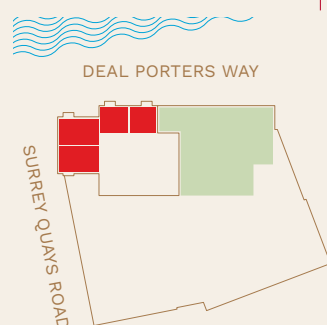


Studio 1 Bedroom 2 Bedroom 3 Bedroom Wheelchair



# Floors 30-31

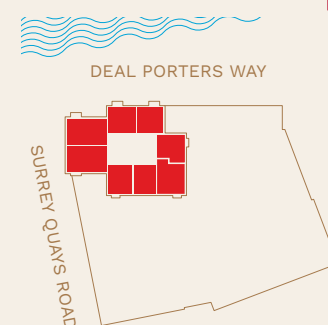
UPPER LOFTS



Studio
  1 Bedroom
  2 Bedroom
  3 Bedroom
  Wheelchair

# Floor 32

UPPER LOFTS

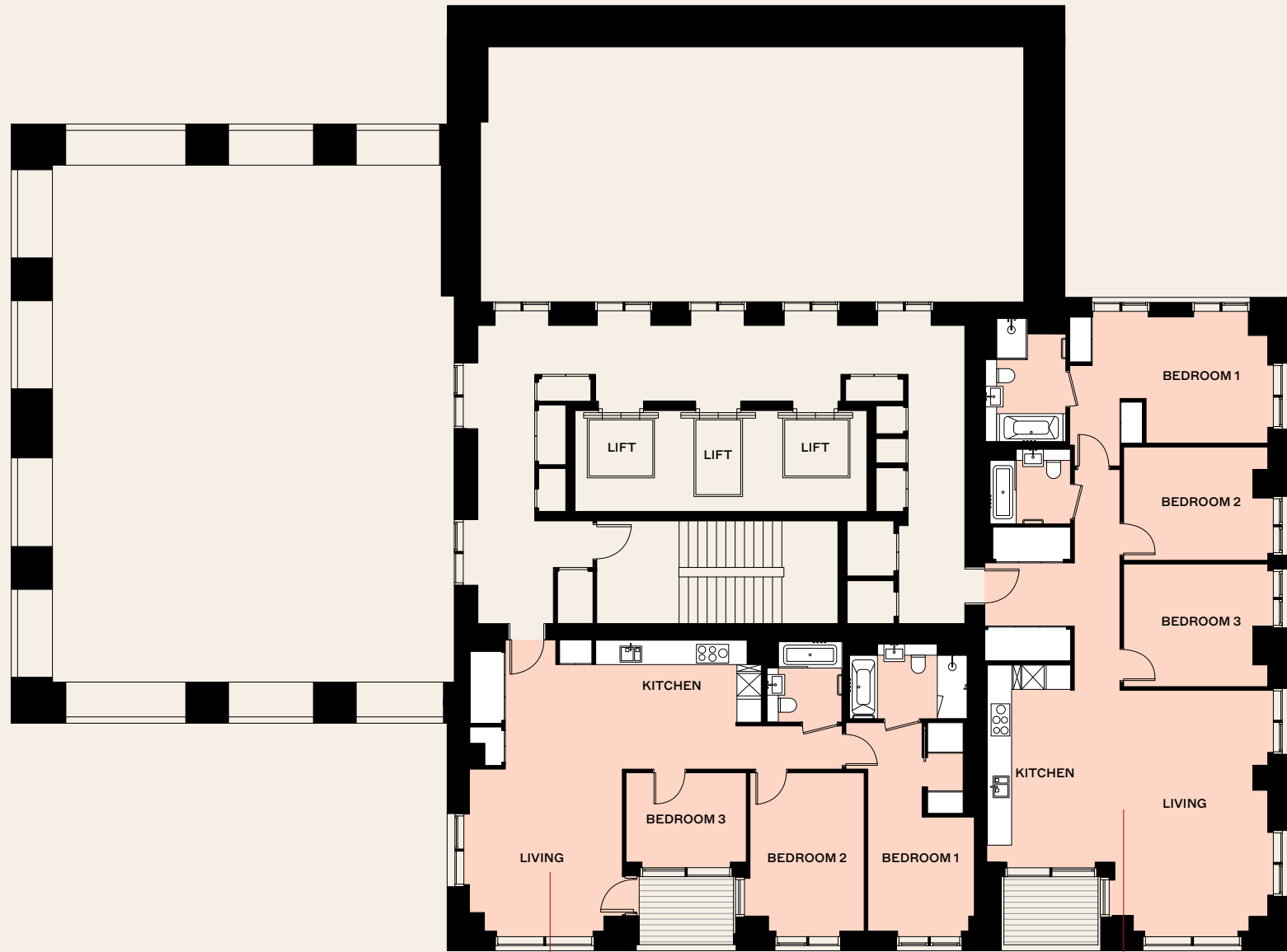


Studio
  1 Bedroom
  2 Bedroom
  3 Bedroom
  Wheelchair



# Floor 33

UPPER LOFTS

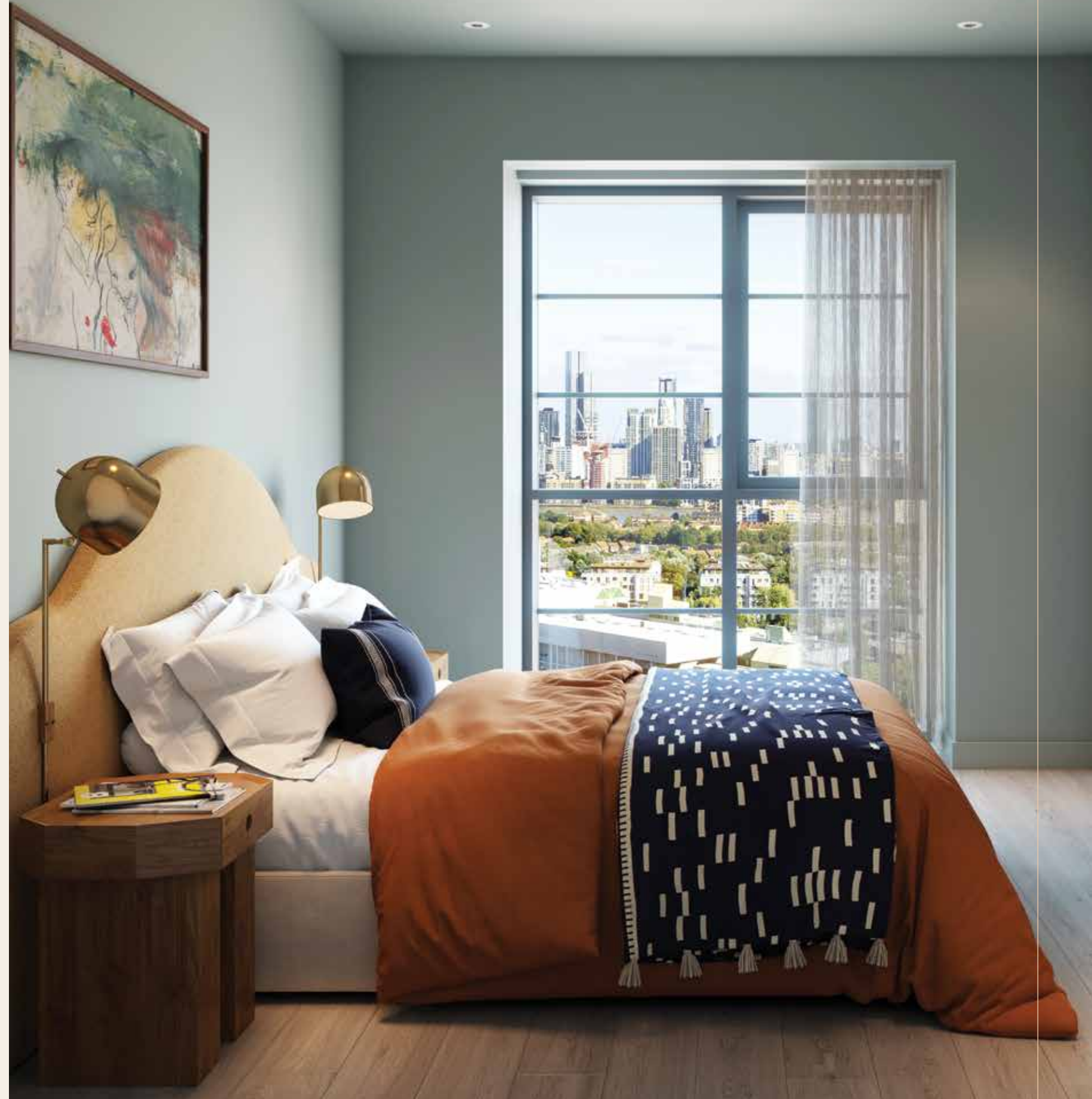


**Type B11**  
 3 Bedroom  
 96.8 sq m/1,042 sq ft

**Type B8**  
 3 Bedroom  
 116.7 sq m/1,256 sq ft



Studio
  1 Bedroom
  2 Bedroom
  3 Bedroom
  Wheelchair





“The Founding is going to set the bar for the kind of homes and environment we want to create for people who choose to live here at Canada Water.”

EMMA CARIAGA  
JOINT HEAD OF CANADA WATER AND HEAD OF RESIDENTIAL  
BRITISH LAND



# Development team



Developer

## British Land

British Land plc owns a portfolio of office-led London campuses and retail destinations, located around the UK.



Joint venture partner

## Australian Super



Architects/Masterplan architects

## Allies & Morrison



Landscape architects

## Townshend Landscape Architects



Interior architects

## Conran & Partners



Vendor's solicitor

## Osborne Clarke LLP



**Jones Lang LaSalle Investments Limited**

**(License No: C-082467)**

7/F One Taikoo Place | 979 King's Road | Hong Kong

+852 2846 5828 | [irp.hk@jll.com](mailto:irp.hk@jll.com)

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Canada Water Marketing Suite  
Dock Office Courtyard  
London SE16 2XU

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