

CROSSRAIL

When the new 73-mile Crossrail train, will bring the arrival of the Elizabeth line due to open December 2019 , it will cement Canary Wharf's reputation as the best-connected part of the capital.

Canary Wharf's new £500m Crossrail station, a ship-like structure that sits on the waterfront, is one of the largest on the Crossrail route, the Elizabeth Line, and will connect with the London Underground, the DLR, the River Bus and six bus routes.

The opening of the new station is expected to have a significant effect on Canary Wharf in terms of connectivity and desirability as a place to live. The area has already benefited from above average price growth since its Crossrail station was announced, and property prices are expected to continue to rise by 4-5% each year until the station opens.

TRANSPORT LINKS

Landmark Pinnacle is located in London's best-connected district.

Canary Wharf is served by a modern Jubilee Line underground station and three Docklands Light Railway (DLR) stations, all within a 5-10 minute walk of Landmark Pinnacle. Canary Wharf is also easily accessible by car with direct access to The City and the West End via the Limehouse Link Tunnel and The Highway. There are 6,000 parking spaces on the Canary Wharf estate, though for a more scenic journey into central London, the Thames Clippers river buses stop only a short walk from Landmark Pinnacle. Four miles east is London City airport, which operates to nearly 50 destinations in the UK, Europe and New York.

JOURNEY TIMES BY DLR/UNDERGROUND & CROSSRAIL

Liverpool Street	6 MINS*
Bank (The City)	10 MINS
Westminster	10 MINS
Bond Street	13 MINS*
Paddington	17 MINS*
London City Airport	20 MINS
King's Cross/St Pancras	24 MINS
Heathrow Airport	48 MINS*

WALKING DISTANCE

DLR – Heron Quays	5 MINS
Underground – Canary Wharf	7 MINS
River Bus – Canary Wharf Pier	2 MINS
Buses – Westferry Road	1 MIN
Elizabeth Line– Canary Wharf	10 MINS

COMPLETION

Residences – from 03 2020
Pinnacle Residences – from 03 2021

TENURE & BUILDING INSURANCE

999-year lease
10-year Premier Guarantee warranty

ARCHITECTURE & INTERIOR DESIGN

Squire and Partners

DEVELOPER

Chalegrove Properties Limited (CPL)

LOCAL AUTHORITY

London Borough of Tower Hamlets

COUNCIL TAX

Band H, £2,393.70 per annum,
as of 1st April 2016

GROUND RENT

Suite: £500	3-bed: £850
1-bed: £600	4-bed: £1,000
2-bed: £750	

SERVICE CHARGES

Service charges are approximately
£5.68 per sq.ft. per annum

TERMS OF PAYMENT

5% paid on exchange of contracts.
5% payable 6 months after exchange.
5% payable 6 months further.
5% payable 6 months further.
80% balance on completion.

ADDRESS

Landmark Pinnacle	Marketing Suite
10 Marsh Wall	40 Landmark Square
London E14	London E14 9AB
+44 (0)203 905 6826	

RECOMMENDED PURCHASE SOLICITORS

For UK	GCL Solicitors LLP
Gawor & Co.	3000 Cathedral Hill
New Crane Wharf	Guildford
New Crane Place	Surrey GU2 7YB
London E1W 3TS	+44 (0)1483 577 091
+44 (0)207 481 8888	

For International

Forsters LLP
31 Hill Street
London W1J 5LS
+44 (0)207 863 8333

THE FACTS

CANARY WHARF IS THE LARGEST URBAN REGENERATION

CANARY WHARF HAS SEEN A 27% GROWTH IN RESIDENTIAL PRICES FROM 2010 – 2019 & IT IS PREDICTED AN INCREASE OF 19% GROWTH FROM 2019 – 2023

IT IS HOME TO THE GLOBAL AND REGIONAL HEADQUARTERS OF LEADING NAMES IN LAW, BANKING, FINANCIAL AND PROFESSIONAL SERVICES, MEDIA AND TECHNOLOGY

WITH OVER 105,000 PEOPLE WORKING IN THE AREA CANARY WHARF GROUP HAS BEGUN TO CREATE A NEW PART OF LONDON, WITH EXCITING DESIGNS THAT WILL HAVE A PROFOUND EFFECT ON HOW OUR GREAT CITY LOOKS.” SADIQ KHAN, MAYOR OF LONDON

CANARY WHARF IS HOME TO 300+ SHOPS, BARS, RESTAURANTS, SERVICES & AMENITIES ACROSS 940,000+ SQ FT

INCLUDING 4 URBAN PARKS WITHIN 20 ACRES OF PARKS, GARDENS, SQUARES & FOUNTAINS

LONDON'S LARGEST COLLECTION OF PUBLICLY ACCESSIBLE ART IS LOCATED IN CANARY WHARF WITH 70+ PIECES OF ART ACROSS THE AREA

INTERNATIONAL AIRPORT ON YOUR DOORSTEP WITH ACCESS TO NEARLY 50 DESTINATIONS

THE ELIZABETH LINE SERVICE WILL OFFER 12 TRAINS PER HOUR IN EACH DIRECTION DURING PEAK HOURS & DELIVER UP TO 32,000 PASSENGERS TO CANARY WHARF IN THE 3 HOUR MORNING PEAK

JOURNEY TIMES WILL BE CUT TO MANY DESTINATIONS ACROSS LONDON INCLUDING CANARY WHARF TO LIVERPOOL STREET IN 7 MINUTES, FARRINGDON IN 9 MINUTES & HEATHROW (T1, T2 & T3) IN 39 MINUTES

THE CROSSRAIL NETWORK WILL BRING AN ADDITIONAL 1.5 MILLION PEOPLE WITHIN A ONE & A HALF HOUR COMMUTE OF THE CENTRAL BUSINESS DISTRICTS OF LONDON

MARKETING SUITE

40 Landmark Square
London E14 9AB
T. +44 (0)203 905 6826
sales@landmarkpinnacle.com
landmarkpinnacle.com



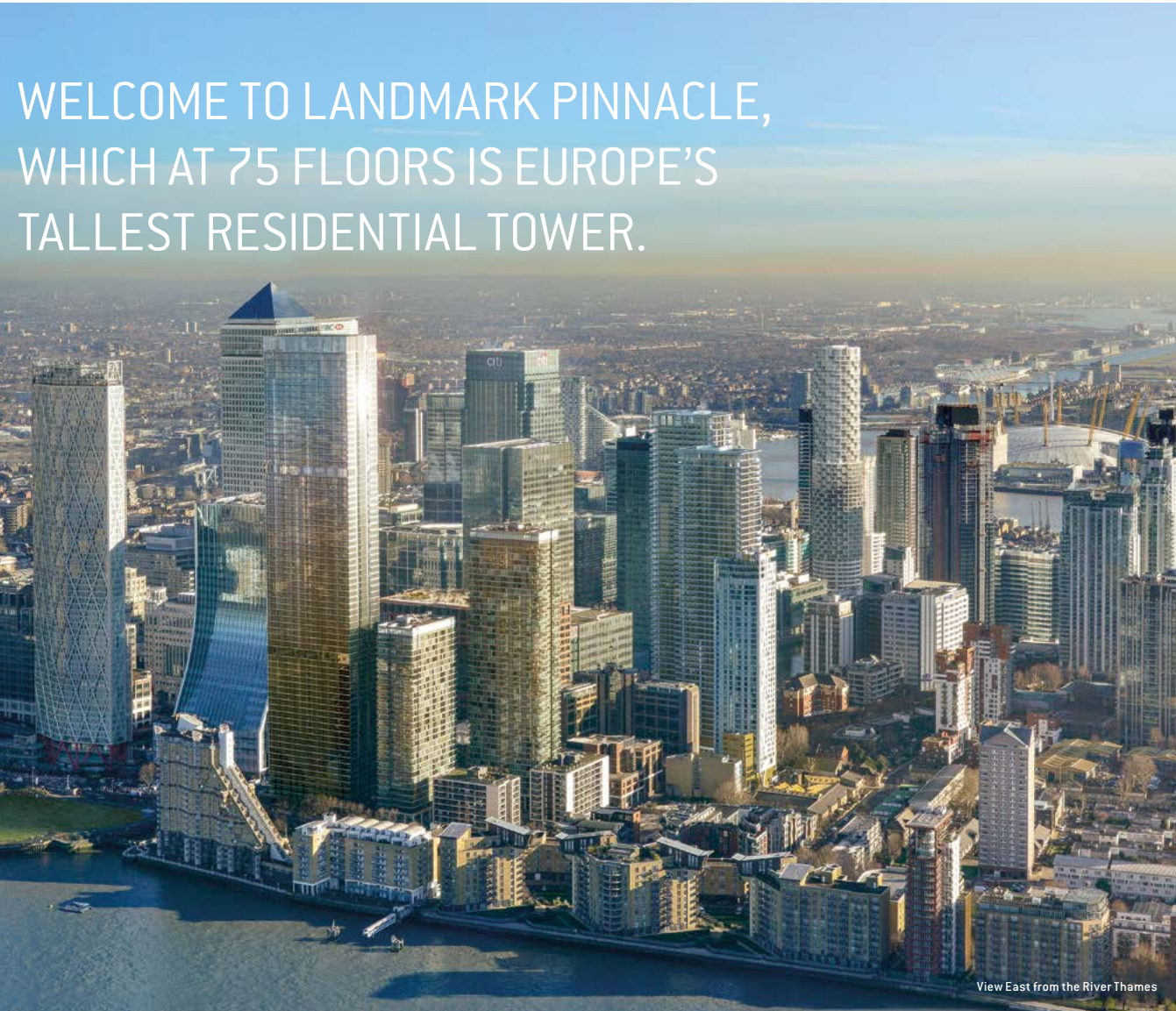
This factsheet and the information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Please note that these details are intended to give general indication 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.
Designed & produced by Sectorlight (1909938) +44 (0)20 7264 7700 sectorlight.com April 2019.



LANDMARK
PINNACLE
LONDON

*Times taken from Crossrail due to open 2019 Source: Data from TFL and Crossrail Ltd.

Source: Canary Wharf Group Plc.



WITH UNRIVALLED 360-DEGREE VIEWS OVER CANARY WHARF AND THE UNMISTAKABLE CITY SKY-LINE. THIS COLLECTION OF SUITES, 1, 2 AND 3 BEDROOM APARTMENTS PRESENTS A RARE OPPORTUNITY TO OWN A PROPERTY IN ONE OF LONDON'S MOST OUTSTANDING LOCATIONS.

RESIDENTS WILL ENJOY ACCESS TO A RANGE OF WORLD-CLASS AMENITIES SET IN EXQUISITELY CURATED SPACES, INCLUDING A SPECTACULAR ENTRANCE LOBBY WITH 24-HOUR CONCIERGE, A STATE-OF-THE-ART GYM, PRIVATE CINEMA, RESIDENTS' LOUNGE AND ROOF TERRACE.

LOCATION

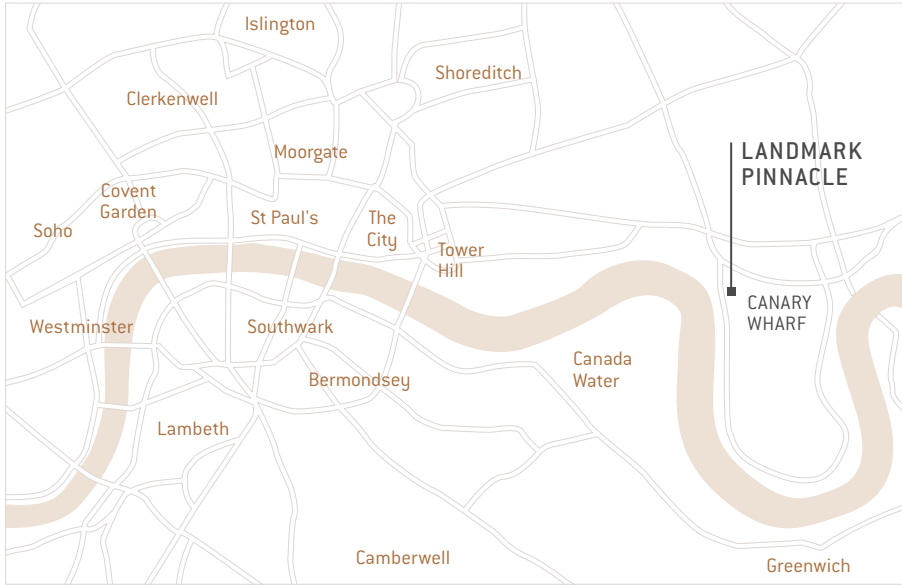
Landmark Pinnacle has a prime position at the western end of South Dock, the broad stretch of water that cuts right across the southern edge of Canary Wharf. This unique location gives Landmark Pinnacle uninterrupted views both westward and eastward.

Where other existing and emerging residential buildings sit within densely built locations, Landmark Pinnacle ensures that residents have access to breathtaking panoramas throughout the building, not just on the highest floors.

Landmark Pinnacle sits adjacent to Landmark East & West, two smaller buildings that are also designed by Squire and Partners and developed by Chalegrove

Properties. These three buildings are unified by their architecture and connected by landscaped areas and defined pedestrian routes along the waterfront that convey a welcoming sense of coming home. The thoughtful landscaping provides residents with both a physical and social sense of community as part of the Landmark 'family' of residential buildings.

The 97-acre district that defines Canary Wharf is now the biggest employer of bankers and financial, legal and media executives in Europe. It also sits only three miles from the City of London, London's traditional financial centre. With Landmark Pinnacle's prominent riverside and end-of-dock location, residents will enjoy convenient access to the heart of Canary Wharf.



NEIGHBOURHOOD

Canary Wharf is a unique landscape in London, with historic docks that cut through areas of modern towers and green spaces.

When the first towers of Canary Wharf rose amid historic docklands in 1991, they heralded the creation of a new area of opportunity. As new transport links have transformed the area, the towers stand as a symbol of how London's centre of gravity is moving east.

The flashing tip of Canary Wharf's tallest and most iconic tower, One Canada Square, feels within touching distance of Landmark Pinnacle. This is the heart of the Canary Wharf estate, best known as London's modern financial district but also home to an ever-growing array of restaurants, shops, entertainments and schools. The addition of some of the city's best bars, gyms and crèches, have turned it into a highly prized residential address.

Canary Wharf is peppered with green spaces, from peaceful squares among the glass towers and waterways to unexpected expanses of parkland in the heart of the Isle of Dogs.

The Canary Wharf estate hosts one of the UK's biggest collections of public art. Dozens of works by nearly 50 artists are dotted around Canary Wharf's squares, parks, office lobbies and shopping malls. Canary Wharf is also host to a diverse, year-round programme of music, film, art, dance, fashion and sporting events. Annual fixtures include Autumn fashion shows and cabaret, the illuminated ice rink in winter and outdoor cinema, theatre and concerts in summer.



BUILDING

Landmark Pinnacle stands like a beacon, its pure glass-clad form conceived to complement the surrounding modern skyline and reflect the light and movement of the water and sky.

The building is orientated on an axis that distributes the apartments on either the west or east side so that every resident can enjoy daylight and waterside views.

Harmonious divisions of the façade by a series of visible, glass amenity floorplates culminate in a dramatically glazed and illuminated double-height 'tower crown'. Although this is one of London's very tallest buildings, its solid, regular geometry and fine detailing give it an unmistakable sense of grandeur.

RESIDENCES

Landmark Pinnacle has stunning, light-filled apartments distributed throughout a series of mid and upper levels.

Residences from levels 11-55, that range from suites to two-bedroom apartments, and Pinnacle residences from levels 57-73, that include one to three-bedroom apartments. Squire and Partners have considered every element of the interiors. Elegant carpeted lobbies with dark metal thresholds lead in to each residence. A palette of white walls, timber floors and brushed chrome and black ironmongery lend each home a refined purity. Every apartment boasts a winter garden or amenity area – with sliding doors opening to the elements – each of which can be accessed either from the living area or bedroom.

AMENITIES

The amenities provided on five entire floorplates – three spectacularly elevated and carefully orientated – are unrivalled anywhere in London.

Thoughtfully located throughout the building rather than concentrated in the ground floors, all of the amenity spaces – from the formal 'London Square' garden to the double-height roof terrace – have been designed with three principles in mind: space and light, pure form, and sense of place. The amenities levels at Landmark Pinnacle make themselves known from a distance, with the distinct demarcation on the building's glass façade denoting these luxurious leisure levels as a place to socialise or enjoy quiet reflection while gazing out at the spectacular views.

The wide range of Landmark Pinnacle's carefully considered amenities include:

- Ground Floor Reception Lobby
- 24-hour Concierge
- Children's Play Garden
- London Square Garden
- Private Dining and Meeting Rooms
- Residents' Lounge and Library
- Residents' Gym and Studio
- Secure Underground Parking
- Private Cinema
- Media Room
- Games Room
- Roof Terraces
- Golf Simulator