



LANDMARK PINNACLE

CANARY WHARF E14

LONDON LIVING AT THE HIGHEST LEVEL

Welcome to Landmark Pinnacle, which at 75 floors is Europe's tallest residential tower.

Actual photography of 56th floor Residents Lounge

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.

CROSSRAIL

The new Elizabeth line has helped to cement Canary Wharf's reputation as one of the best connected parts of the capital.

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

The opening of the Elizabeth line a significant effect on Canary Wharf in terms of connectivity and desirability as a place to live.

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

JOURNEY TIMES BY DLR/ UNDERGROUND AND ELIZABETH LINE

Liverpool Street: 7 mins
 Bank (The City): 10 mins
 Westminster: 10 mins
 Bond Street: 15 mins
 Paddington: 18 mins
 London City Airport: 20 mins
 King's Cross/St Pancras: 24 mins
 Heathrow Airport: 57 mins

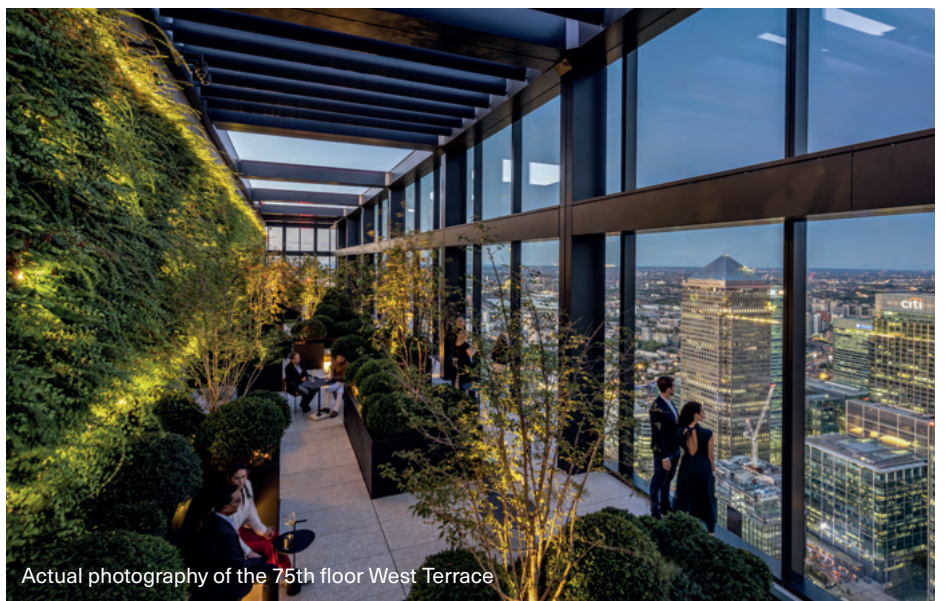
Travel times from tfl.gov.uk and google.co.uk/maps

Key to lines

- Bakerloo
- Central
- Circle
- District
- Hammersmith & City
- Jubilee
- Metropolitan
- Northern
- Piccadilly
- Victoria
- Waterloo & City
- DLR
- London Overground
- Elizabeth



Actual photograph of the 27th floor London Square Garden.



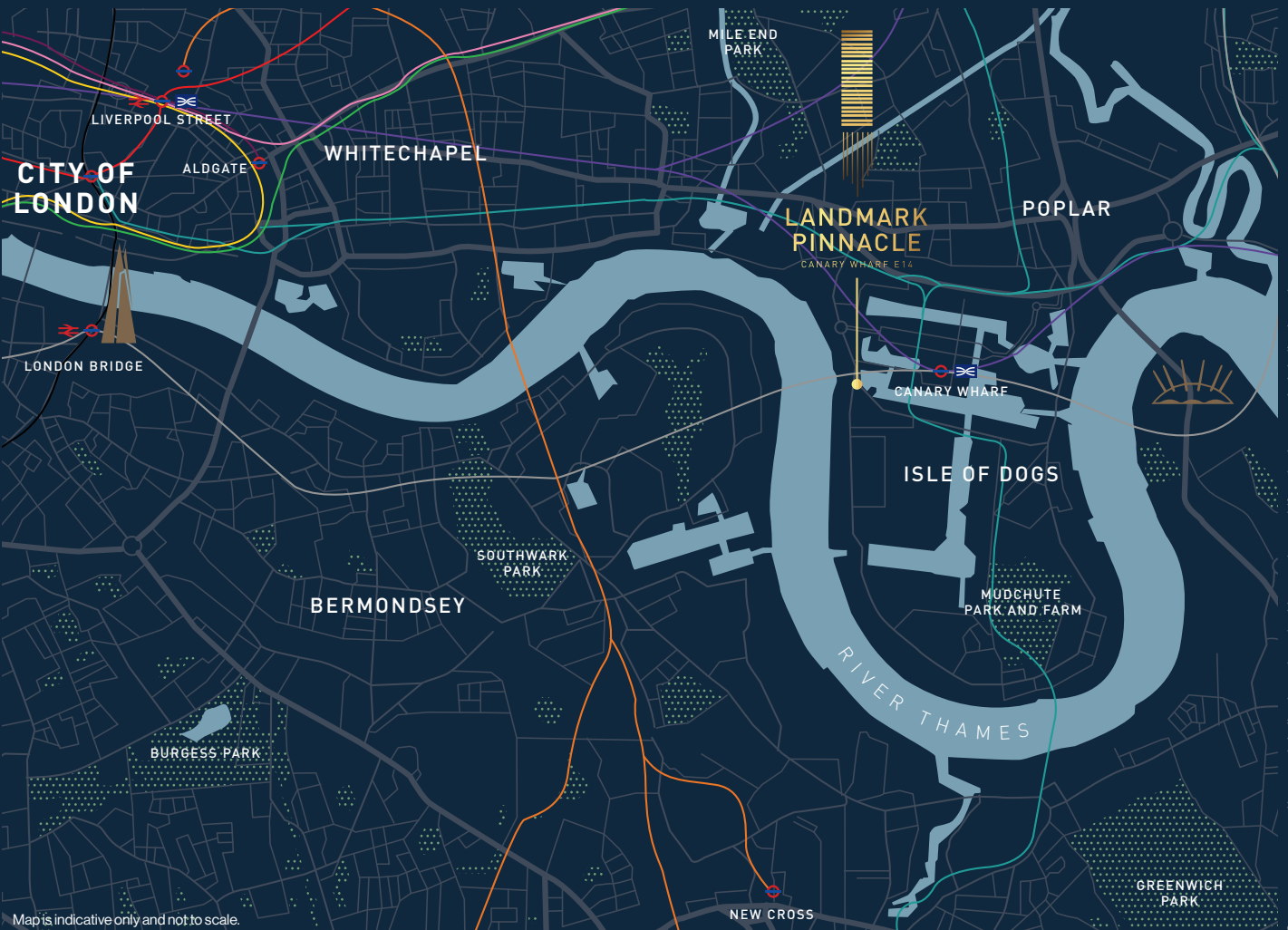
Actual photograph of the 75th floor West Terrace



Map is indicative only and not to scale.



This is a place alive with inspiration for those who enjoy being inspired.



Map is indicative only and not to scale.

Computer generated imagery is indicative only and subject to change. Lifestyle photography is indicative only.

This is an aspirational development with incredible views over London

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, with 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 floor to ceiling sliding doors opening to the balcony – 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 with tropical planting and views of Canary Wharf
- London Square Garden with views over iconic London landmarks
- Private Dining and Meeting Rooms on the 56th floor
- Residents' Lounge and Library overlooking Canary Wharf
- UK's highest Residents' Gym and Studio
- Roof Terraces on the 75th floor with the UK's highest living walls including 13,000 plants
- Secure Underground Parking
- Private Cinema
- Media Room
- Games Room
- Golf Simulator





Actual photography of the 56th floor gym



The private park and garden occupying this entire level. Actual photography of the Play Garden



Private screening room



Actual photography of 56th floor Residents' Lounge



With unrivalled 360-degree views over Canary Wharf and the unmistakable city skyline. 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 to the west of the sweeping bend of the River Thames and the expansive waters of South Dock to the east. Landmark Pinnacle enjoys some of the most spectacular views that the city has ever seen.

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 are conveniently located for easy access into 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.

THE FACTS:

Canary Wharf is the largest urban regeneration in London. It is an established employment hub, with over 105,000 people working in the area and is home to the global and regional headquarters of leading names in law, banking, financial and professional services, media and technology.

An iconic destination on London's skyline, Canary Wharf boasts 940,000 sq ft of shopping, dining, entertainment and visitor attractions. With over 300 places to shop and dine such as Hawksmoor, Amazon Fresh, Roka and Waitrose.

It has everything to offer including outdoor music performances, art exhibitions and in the summer open water swimming in the Middle Dock.

Canary Wharf has 4 urban parks within an area of 20 acres covered with gardens, fountains and squares. Not to forget the 568 acre Queen Elizabeth Olympic Park which is just 10 minutes away.

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 offers 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 are now shorter 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 brings an additional 1.5 million people within a one & a half hour commute of the central business districts of London.



Actual photography of 56th floor Residents' Dining room



Photography of Show Home in Landmark Pinnacle.



COMPLETION

Completed

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 - £3,039.96 for 2022/23

GROUND RENT

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

SERVICE CHARGES

Service charges are approximately
£8.81 per sq. ft. per annum

TERMS OF PAYMENT

10% paid on exchange of contracts
90% balance on completion

**RECOMMENDED PURCHASE
SOLICITORS**

FOR UK

Gawor & Co.
New Crane Wharf, New Crane Place,
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+44 (0)20 7481 8888

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