



THE ULTIMATE LIFESTYLE OPPORTUNITY
CANARY WHARF VIEWS





is more than an investment.

It's a lifestyle choice.

It's an invitation to exclusive 'B&M Lifestyle' events
like London Fashion Week or Royal Ascot.

It's beautiful living.



THE ULTIMATE LIFESTYLE OPPORTUNITY

CANARY WHARF VIEWS

LEISURE & LIFESTYLE FACILITIES

- Private Cinema Room
- Health Spa & Gym
- Business Centre
- Boardroom & Library
- Club Lounge
- Champagne Lounge
- 24 Hour Concierge



A brand new world



DEVELOPMENT FACTS

Local Authority

London Borough of

Tower Hamlets

*Estimated Completion

Q1 2019 (updated as of 05/10/15)

*Estimated Rental Guide

Studios: £360-£420p/w

1 Beds: £440-£560p/w

2 Beds: £577-£715p/w

3 Beds: £730-£880p/w

*as of 21/07/15 subject to change



*Estimated Service Charge

£3.80psf (Leisure & Parking not included)

Limited Parking Option

Additional £50,000 (2 & 3 beds only)

Tenure

999 Year Leasehold

Ground Rent

Studios & 1 Beds - £350pa

2 Beds - £450pa

3 Beds - £550pa

Penthouse - £750pa



THE DEVELOPMENT

Canary Wharf Views will be the principal residential tower within a 2.65 acre development. This exceptional new high quality mixed use landmark scheme is planned to incorporate street level bars, al-fresco restaurants, retail and office facilities, together with new green squares, water features and tree lined public realm. Access to Canary Wharf Views's opulent reception foyer and valet drop off will be from Lighterman's Road. Extensive lower ground secure parking will be accessible from Mastmaker Road.

DEVELOPMENT FEATURES

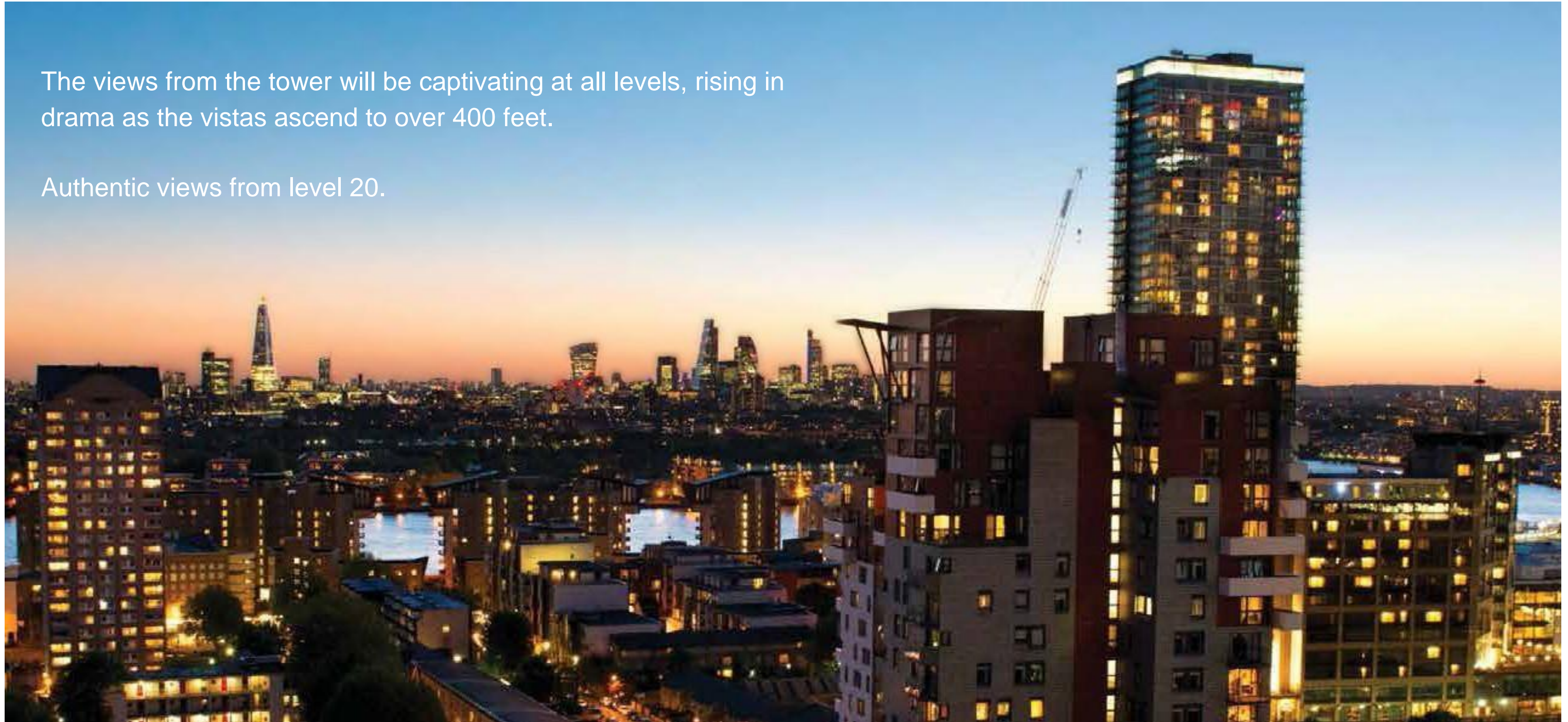
One of the last great regeneration landmarks on Docklands. Stunning mixed use scheme including alfresco dining, retail, bars and high quality office space. Sunken and raised landscaped gardens with attractive water fountain features. Taxi drop off point fronting Canary Wharf Views. Extensive lower ground secure car parking and cycle storage.

New tree lined public realm. Two all private residential towers and surrounding lower level buildings incorporating 648 private apartments. Exclusive leisure & lifestyle facilities within the Club at Canary Wharf Views. 24 hour concierge with facility to arrange residents dry cleaning, laundry, house keeping and associated services.



The views from the tower will be captivating at all levels, rising in drama as the vistas ascend to over 400 feet.

Authentic views from level 20.





APARTMENT FEATURES

<p>Choice of luxurious studio, 1, 2 & 3 bedroom apartment styles.</p> <p>All with balcony or terrace.</p> <p>Majority of upper level apartments with panoramic skyline views.</p> <p>Comfort cooling to living/dining area and all bedrooms.</p> <p>Programmable mood lighting to living area and each bedroom.</p> <p>Smeg integrated kitchen appliances including hot water steam tap.</p>	<p>Tile vision TV to each 2 & 3 bedroom master en-suite.</p> <p>Bespoke entertainment units with 40-50" LED smart TV, studios to feature as well TV for dual area viewing.</p> <p>Sonos wireless home entertainment technology.</p> <p>Three lifts serving each apartment level including lower ground parking.</p>
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COMMUNAL INTERIOR DESIGN

“Opulent reception foyers with interior design
by Nicola Fontanella of Argent Design”

ARGENT
DESIGN LIMITED

CLUB CLASS

*Residents will have full access to Club Maine located within a 6 storey link building which integrates with the tower itself. Club Maine will provide an exclusive array of leisure and lifestyle facilities.

FACILITIES TO INCLUDE

Interior designed, art deco styled double height lounge reception with concierge and private library. Health spa with sauna, steam room and spa relaxation and treatment suite. Fully equipped

gymnasium with personal trainer facility.

Pilates fitness and well being studio.

Private boardroom and business centre.

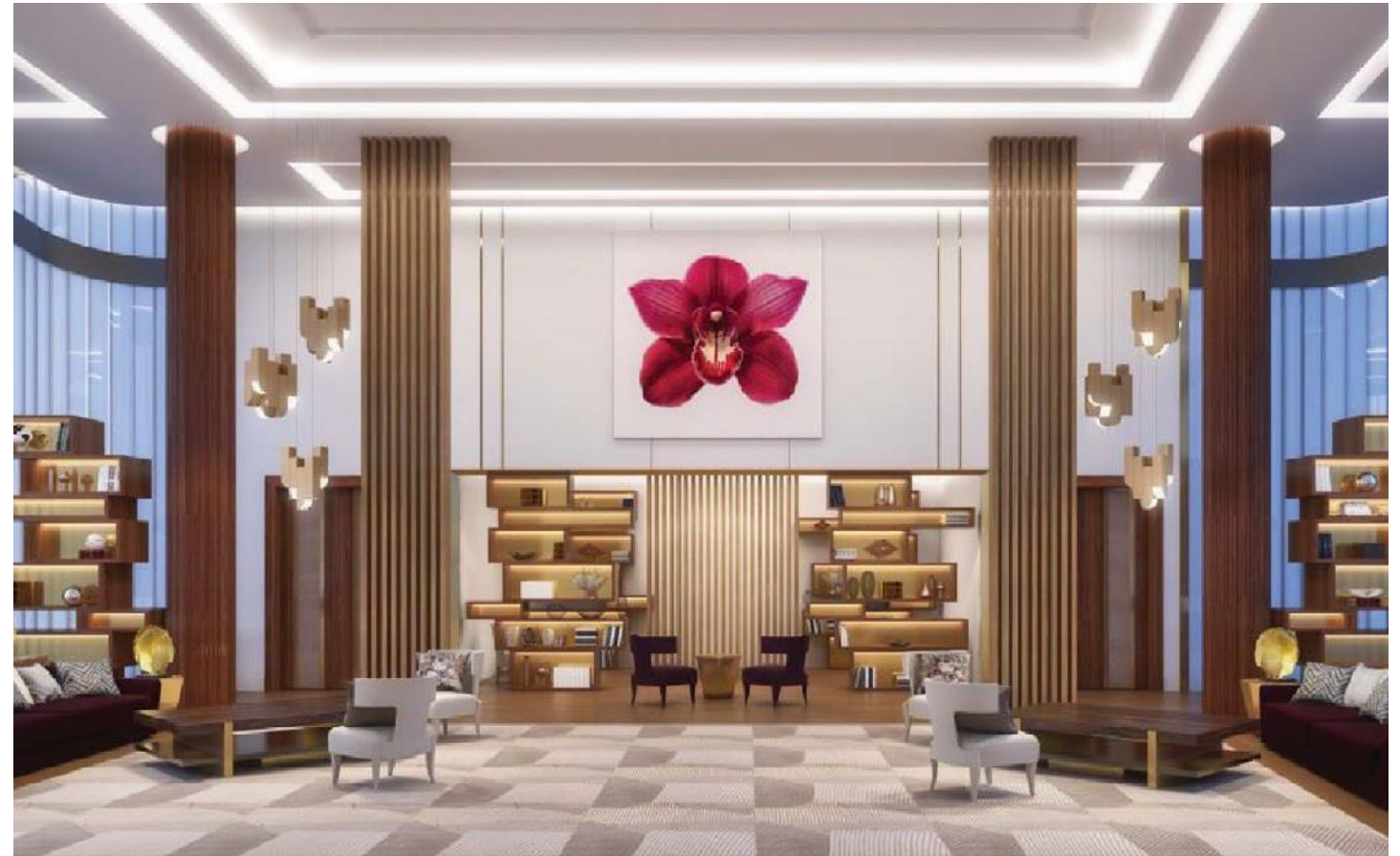
Lavish interior designed club lounge with fabulous New York eclectic style

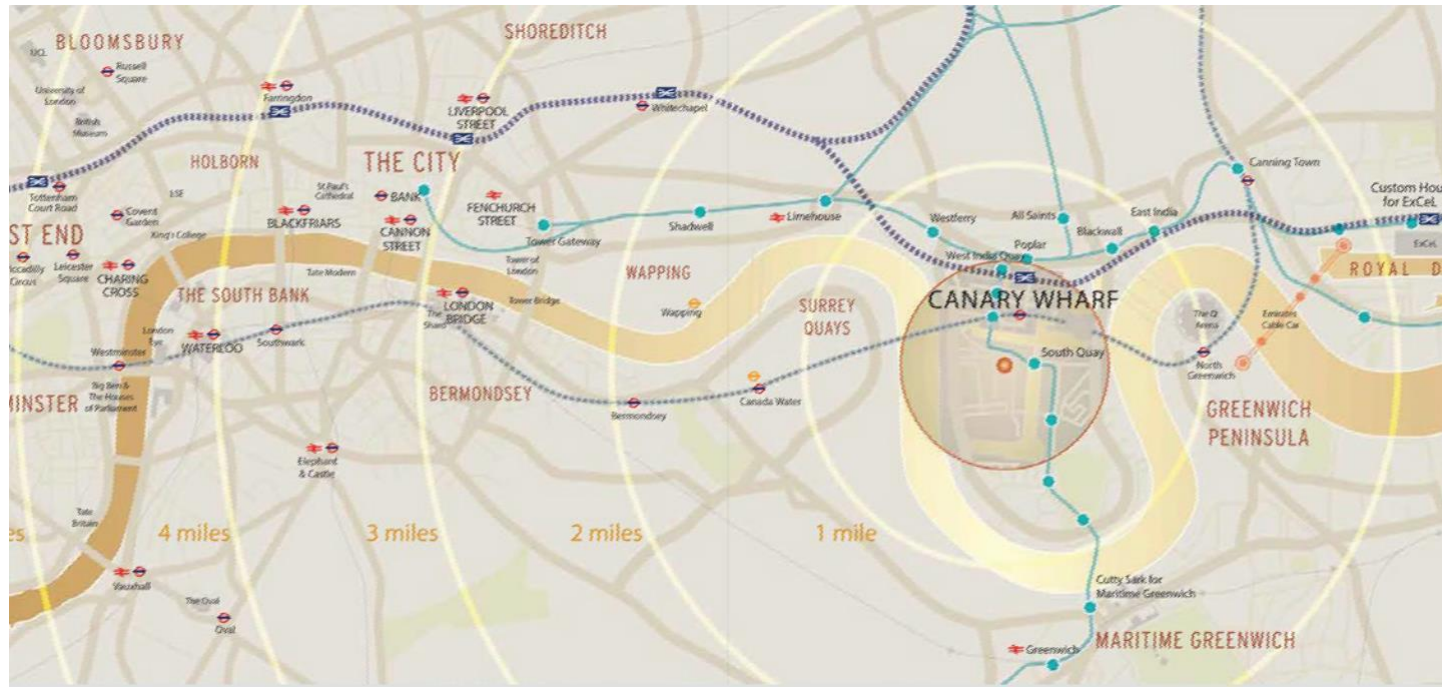
champagne and cocktail bar. 20 seat screening theatre with availability for

residents private hire. Club lounges, library and cocktail bar designed and

themed by Nicola Fontanella.

* Club Maine facility cost to residents yet to be determined



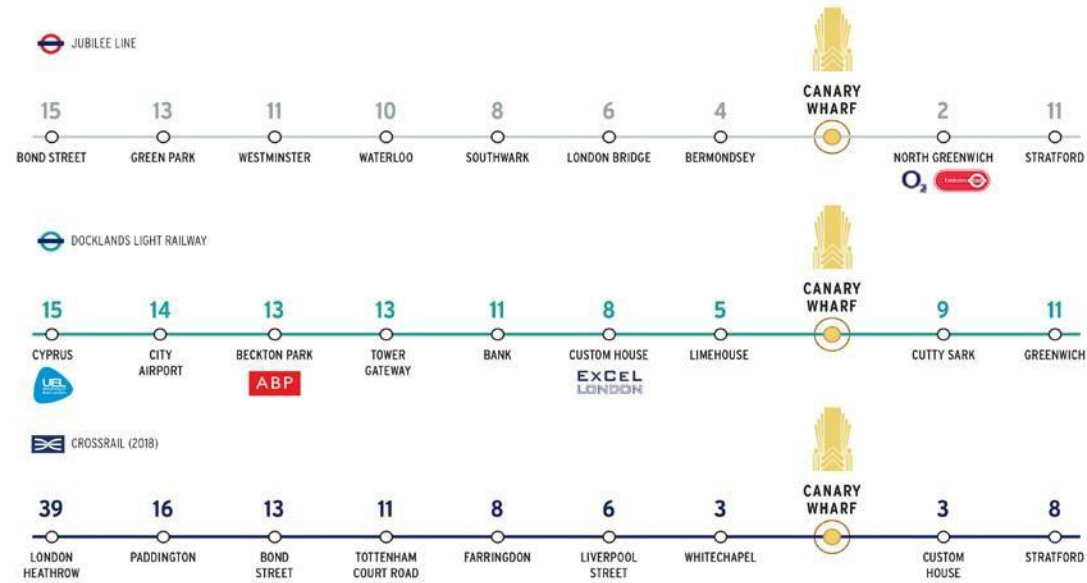


SURROUNDING AREA

Canary Wharf Views is perfectly positioned in the heart of the increasingly vibrant residential community south of the Canary Wharf Estate. The business district is 400m to the north, accessed via a footbridge across South Dock. More than 100,000 people now work on the estate, a number which is anticipated to double by 2025. They enjoy immediate access to more than 300 shops and restaurants based in the recently extended Jubilee Place Shopping Mall and the 115,000 sq ft retail and leisure development above

the new Crossrail Station designed by Foster + Partners. Crossrail services are scheduled to run from 2018 and will shorten journey times to the City, West End and Heathrow Airport. South Quay DLR Station is just 150m north east of the site and London Underground services can be accessed (Jubilee Line) at Canary Wharf. London City Airport is 3 miles to the east and provides direct flights to more than 30 domestic and international destinations.

TR AVEL



Journey times source: TfL.gov.uk and crossrail.co.uk. DLR stations shown above are not in location sequence.



RESIDENTS AT CANARY WHARF VIEWS WILL CONNECT TO ZONE 1 TRAVEL IN 6 MINUTES

Jubilee line

With an average 2 minute journey time between stations, the Jubilee line connects to London's entire transport network while crossing the metropolis in around 20 minutes. With the imminent introduction of a 24 hour Friday and Saturday service, and already being the third busiest on the tube network, the Jubilee line is fast becoming the Capital's most important and strategic service.

Docklands Light Railway

The DLR is London's only automated metro system, built to serve Docklands and its rapidly transforming business district. The service links the Capital's two financial hubs - the City and Canary Wharf, and will also link to its third, with the emerging status and massive investment being generated across the Royal Docks. The DLR also services London City Airport with a 14 minute journey time from Canary Wharf.

Crossrail

The new Crossrail interchange at Canary Wharf is one of the largest of its passenger hubs. The £500 million complex descends 6 storeys providing some 100,000 square feet of retail space alone. When fully operational in 2018, the impact and strategic benefits for residents at Maine Tower will be enormous and long term, with its close proximity providing a sustained capital growth zone.

London City Airport

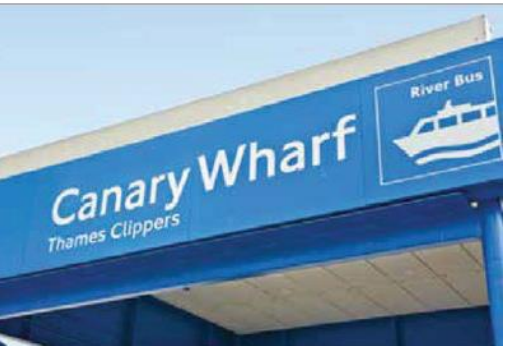
Having received the green light for a £200 million expansion, the airport is set to increase the number of arrivals and departures from 70,000 a year to 111,000, almost doubling the number of passengers to six million a year by 2023. Destinations will also expand as larger aircraft will enable flights to include Russia and South Africa. The expansion further endorses London City Airport as a world class international gateway for business and private travellers alike.

Emirates Cable Car

Carrying up to 2500 passengers an hour, the 5 minute flight links two of the biggest entertainment and exhibition venues in Europe - ExCeL and the O2 Arena. The southern terminal on the Greenwich Peninsula will be a 2 minute hop on the Jubilee line for residents at Maine Tower - bringing the Royal Docks and its cosmopolitan waterside restaurants, bars and entertainment to within exceptionally convenient proximity.

Thames Clipper

Thames Clippers operate scheduled commuter and visitor services from Canary Wharf Pier to Waterloo and Westminster in around 40 minutes, with peak hour shuttles to London Bridge in 13 minutes. The pier will be within 10 minutes walk of Harbour Central. With airline style seating, coffee bars and disabled facilities, the Clippers offer a highly efficient form of public London Transport.



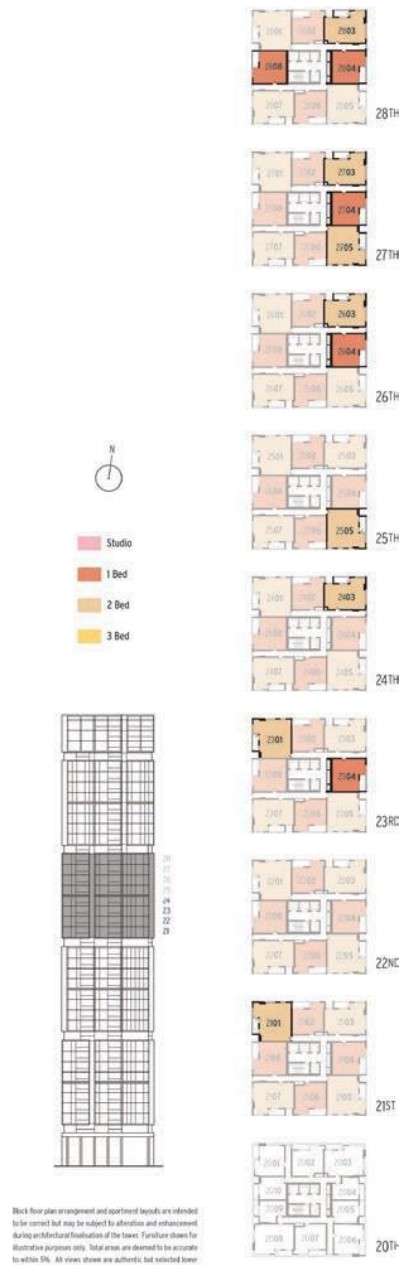
Authentic views of the Capital's skyline from level 38.





THE DEVELOPMENT

FLOOR PLANS & INVENTORY

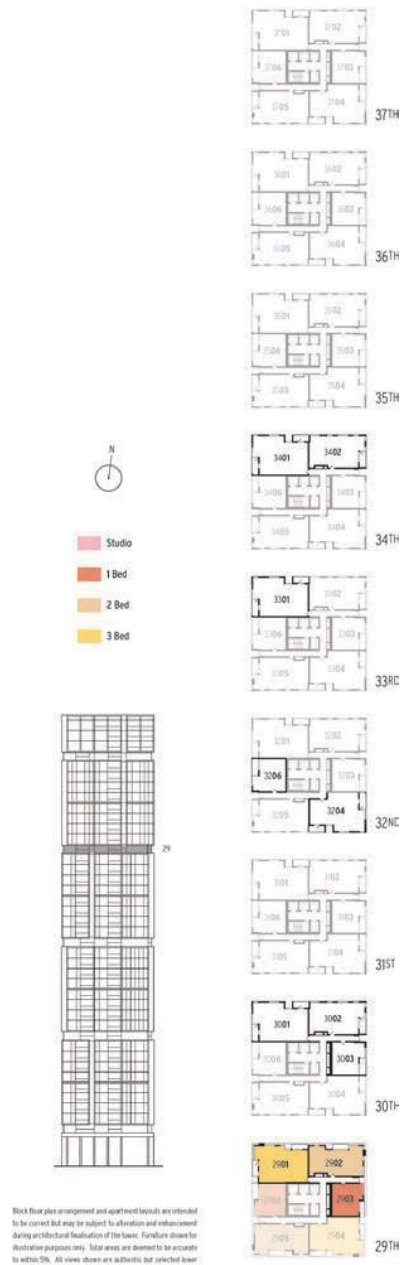


Block floor plan arrangement and apartment layouts are intended to be correct but may be subject to alteration and enhancement during architectural finalisation of the tower. Furniture shown for illustrative purposes only. Total areas are deemed to be accurate to within 5%. All views shown are authentic, but selected tower level apartments may be part or fully restricted on completion of the overall development.

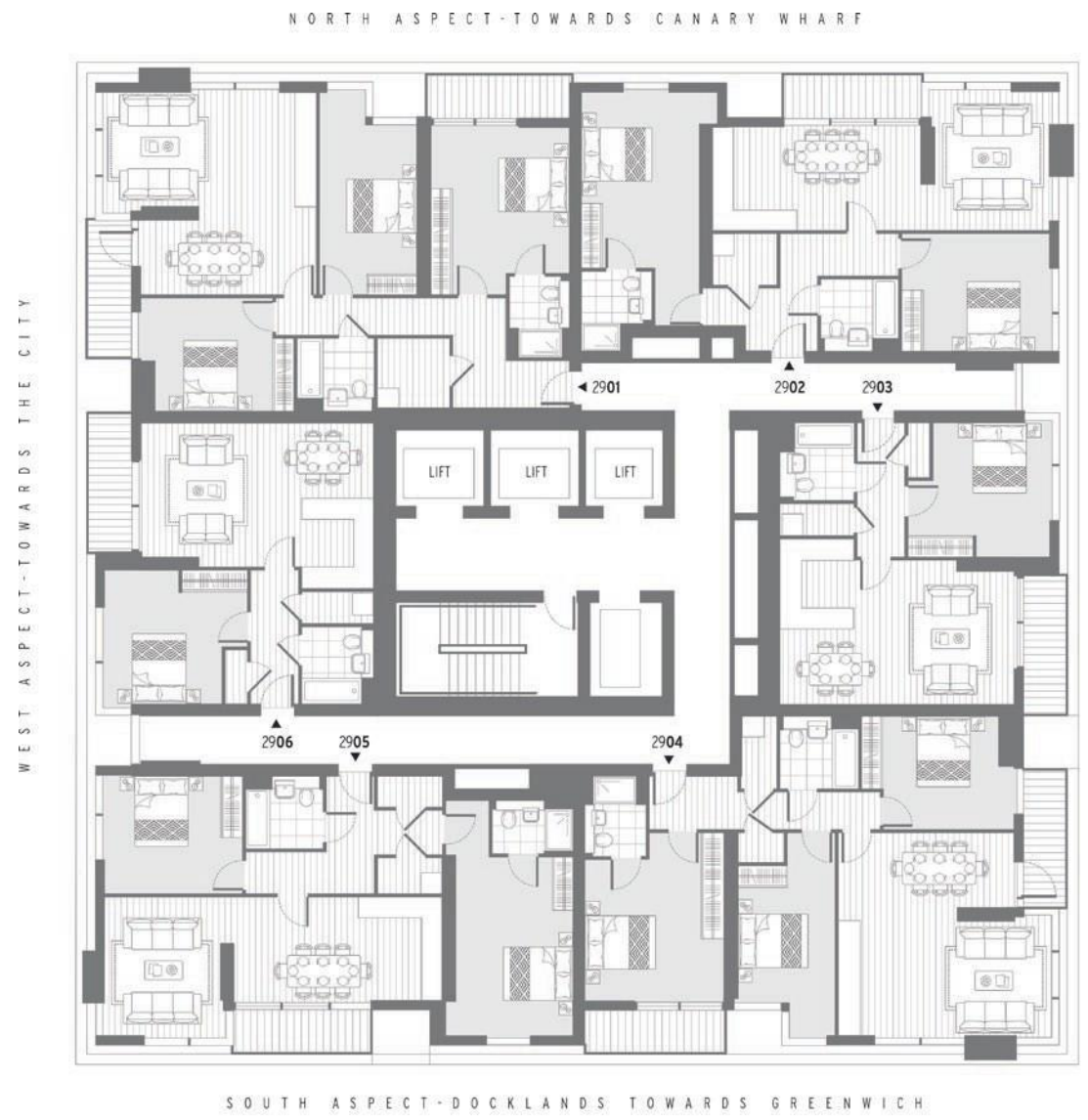


Reference number	Floor	Property number	Property type	Area [m2]	Area [sqft]
CWV21001	21	001	2 bed	89.36	961.81
CWV23001	23	001	2 bed	89.36	961.81
CWV23004	23	004	1 bed	65.55	705.57
CWV24003	24	003	2 bed	76.59	824.41
CWV25005	25	005	2 bed	89.36	961.81
CWV26003	26	003	2 bed	76.59	824.41
CWV26004	26	004	1 bed	65.55	705.57

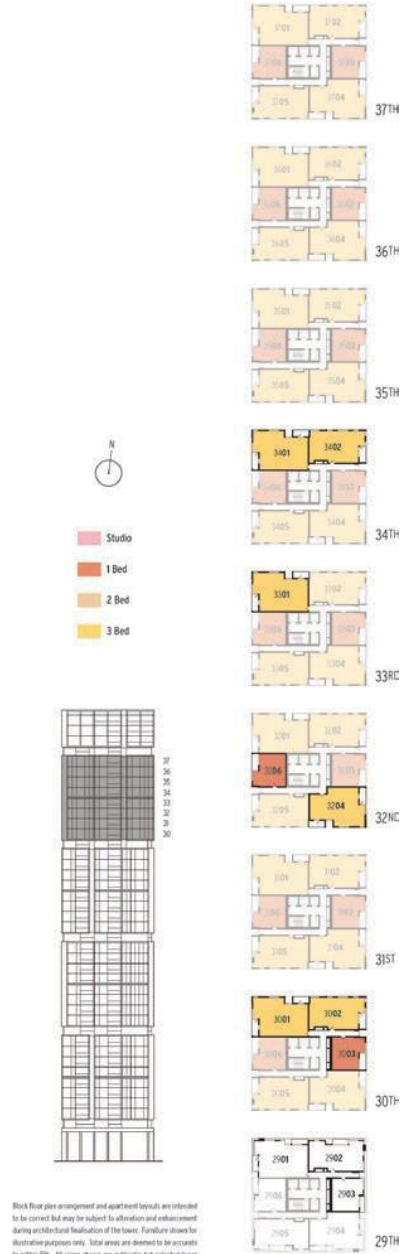
Reference number	Floor	Property number	Property type	Area [m2]	Area [sqft]
CWV27003	27	003	2 bed	76.59	824.41
CWV27004	27	004	1 bed	65.55	705.57
CWV27005	27	005	2 bed	89.36	961.81
CWV28003	28	003	2 bed	76.59	824.41
CWV28004	28	004	1 bed	65.55	705.57
CWV28008	28	008	1 bed	65.55	705.57



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Reference number	Floor	Property number	Property type	Area [m2]	Area [sqft]
CWV29001	29	001	3 bed	121.33	1305.93
CWV29002	29	002	2 bed	100.97	1086.83
CWV29003	29	003	1 bed	65.09	700.62



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Reference number	Floor	Property number	Property type	Area [m2]	Area [sqft]
CWV30001	30	001	3 bed	129.84	961.81
CWV30002	30	002	3 bed	113.28	961.81
CWV30003	30	003	1 bed	67.05	705.57
CWV32004	32	004	3 bed	121.10	824.41

Reference number	Floor	Property number	Property type	Area [m2]	Area [sqft]
CWV32006	32	006	1 bed	67.16	824.41
CWV33001	33	001	3 bed	129.84	705.57
CWV34001	34	001	3 bed	129.84	961.81
CWV34002	34	002	3 bed	113.28	824.41



Level 38 - Looking north



Level 38 - Looking east



Level 38 - Looking south

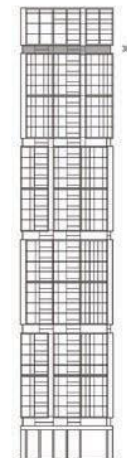


Level 38 - Looking west



8 lateral and duplex penthouse apartments have been designed to occupy levels 39, 40 and 41, which are subject to further architectural detailing and developer consent for future release.

- Studio
- 1 Bed
- 2 Bed
- 3 Bed



41ST



40TH

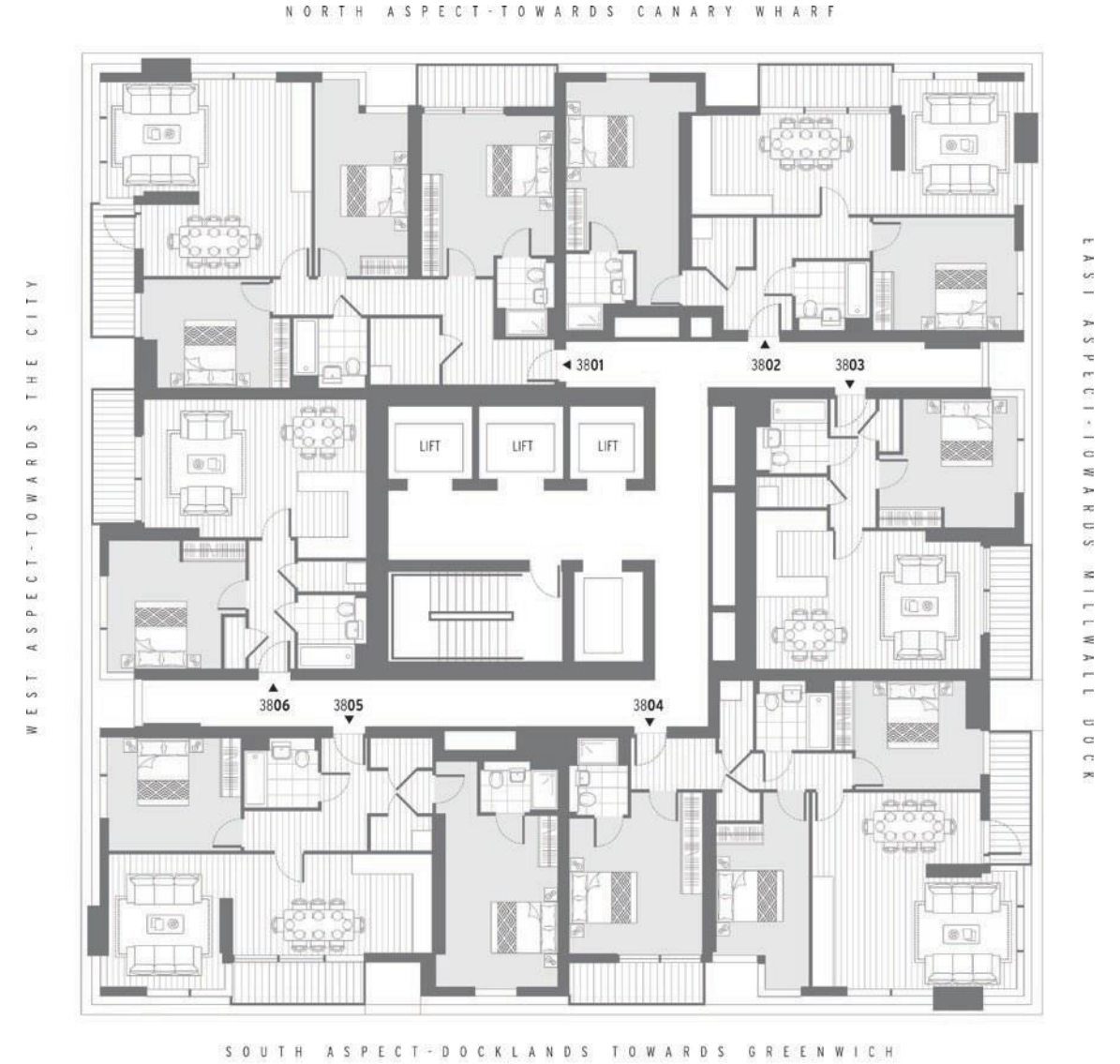


39TH



38TH

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WEST ASPECT - TOWARDS THE CITY

EAST ASPECT - TOWARDS MILLWALL DOCK

Reference number	Floor	Property number	Property type	Area [m2]	Area [sqft]
CWV38001	38	001	3 bed	121.44	1307.17
CWV38002	38	002	2 bed	100.97	1086.83
CWV38003	38	003	1 bed	65.09	700.62
CWV38004	38	004	3 bed	113.51	1221.76

APARTMENT
INVENTORY

Reference number	Floor	Property number	Property type	Area [m2]	Area [sqft]	Price per sqft	Price
CWV21001	21	001	2 bed	89.36	961.81	£1,196	£1,150,000
CWV23001	23	001	2 bed	89.36	961.81	£1,222	£1,175,000
CWV23004	23	004	1 bed	65.55	705.57	£1,240	£875,000
CWV24003	24	003	2 bed	76.59	824.41	£1,342	£1,106,250
CWV25005	25	005	2 bed	89.36	961.81	£1,202	£1,156,250
CWV26003	26	003	2 bed	76.59	824.41	£1,372	£1,131,250
CWV26004	26	004	1 bed	65.55	705.57	£1,267	£893,750
CWV27003	27	003	2 bed	76.59	824.41	£1,387	£1,143,750
CWV27004	27	004	1 bed	65.55	705.57	£1,276	£900,000
CWV27005	27	005	2 bed	89.36	961.81	£1,228	£1,181,250
CWV28003	28	003	2 bed	76.59	824.41	£1,403	£1,156,250
CWV28004	28	004	1 bed	65.55	705.57	£1,284	£906,250
CWV28008	28	008	1 bed	65.55	705.57	£1,302	£918,750
CWV29001	29	001	3 bed	121.33	1,305.93	£1,206	£1,575,000
CWV29002	29	002	2 bed	100.97	1,086.83	£1,265	£1,375,000
CWV29003	29	003	1 bed	65.09	700.62	£1,302	£912,500
CWV30001	30	001	3 bed	129.84	1,397.53	£1,181	£1,650,000

APARTMENT
INVENTORY

Reference number	Floor	Property number	Property type	Area [m2]	Area [sqft]	Price per sqft	Price
CWV30002	30	002	3 bed	113.28	1,219.28	£1,179	£1,437,500
CWV30003	30	003	1 bed	67.05	721.67	£1,282	£925,000
CWV32004	32	004	3 bed	121.10	1,303.46	£1,228	£1,600,000
CWV32006	32	006	1 bed	67.16	722.90	£1,297	£937,500
CWV33001	33	001	3 bed	129.84	1,397.53	£1,207	£1,687,500
CWV34001	34	001	3 bed	129.84	1,397.53	£1,216	£1,700,000
CWV34002	34	002	3 bed	113.28	1,219.28	£1,251	£1,525,000
CWV38001	38	001	3 bed	121.44	1,307.17	£1,291	£1,687,500
CWV38002	38	002	2 bed	100.97	1,086.83	£1,369	£1,487,500
CWV38003	38	003	1 bed	65.09	700.62	£1,401	£981,250
CWV38004	38	004	3 bed	113.51	1,221.76	£1,289	£1,575,000

PAYMENT PLAN

PAYMENT PLAN
Reservation deposit – £5,000
10% – on signing contract (after 21 days)
10% – within 6 months
10% – due 12 months after exchange of contracts
10% – due 18 months after exchange of contracts
60% – on completion

