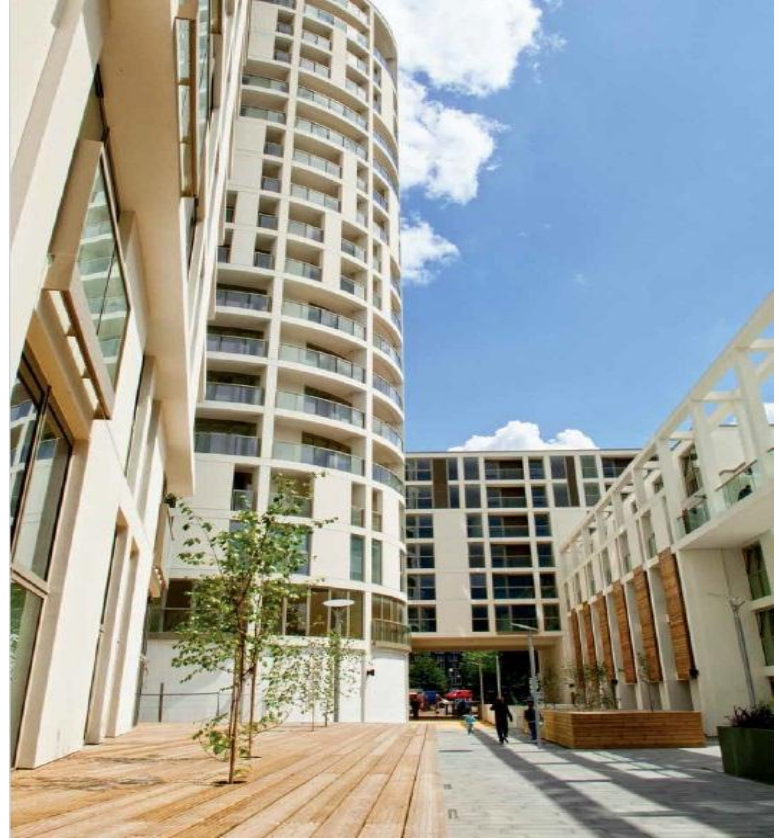


TRINITY TOWER, LANTERNS COURT, LONDON

“Welcome to an exclusive collection of apartments and penthouses only 5 minutes’ walk from the heart of Canary Wharf.”



The Developer

City & Docklands

Location

E14 9JW

Local Authority

London Borough of Tower Hamlets

Tenure

999 Year Leasehold

Building Insurance

Anticipated Completion

Completed

Project rental return

Est Rental Per Week Between: £381-£721

Pricing

1 Beds from £392,500

2 Beds from £765,000

3 Beds from £955,000

Parking

Secure underground basement parking – very limited, at an extra cost of £30,000 per space.

Net internal floor areas

513 - 1345 sq.ft

Ground Rent

£350 P.A for all units or £400 P.A with all units including a car parking space.

TRINITY TOWER, LANTERNS COURT, LONDON

DEVELOPMENT SPECIFICATION

Living/Dining

- Strip timber flooring to living/dining areas and hall
- Thermostatically controlled central heating (including hall)
- Flush faced doors with brushed stainless steel or chrome door furniture
- Low voltage ceiling downlighters with dimmer control to reception areas
- Brushed chrome to light switches
- Double glazing
- TV/FM cable, data and telephone points
- Smoke/heat detector fitted to hall

Kitchens

- Strip timber flooring
- Custom designed units
- Stone and steel combination splashbacks and work surfaces with stainless steel sink and single level mixer tap
- Fully integrated appliances:
 - Washer dryer
 - Dishwasher
 - Stainless steel Oven
 - Ceramic Hob and stainless steel hood
 - Fridge/Freezer
 - Waste disposal

Bathroom and En-Suite

- Stone or ceramic tiled floor with wall tiles to bath/shower surrounds
- Mirror fronted cabinets or vanity cabinet depending on bathroom layout
- Low voltage down lighting
- White sanitary ware throughout
- Heated towel rail
- Brushed chrome switch plates and shaver outlet
- Thermostatically controlled and pressurised bath and shower attachments providing exact and constant water temperature

Bedrooms

- Fully fitted carpets throughout
- Fitted wardrobes to all master bedrooms
- Low voltage ceiling downlighters
- Thermostatically controlled central heating
- Brushed chrome light switches
- Double glazing
- TV/FM cable, data and telephone points

External Finishes

- Hard & soft landscaping throughout

Communal Areas

- Stone finished floors to entrance areas and lift lobbies, specialised paint finish to entrance area walls
- Fully fitted carpets to hallways
- High specification residents' lifts

Security & Portage

- For residents' piece of mind, a video entryphone system will be installed in each apartment
- 24 hour security and portage operated from the estate management offices

Communal Areas

- Stone finished floors to entrance areas and lift lobbies, specialised paint finish to entrance area walls
- Fully fitted carpets to hallways
- High specification residents' lifts
- Gymnasium
- 24 hour security

Parking

- Secure underground parking available at additional cost £30,000 per space.

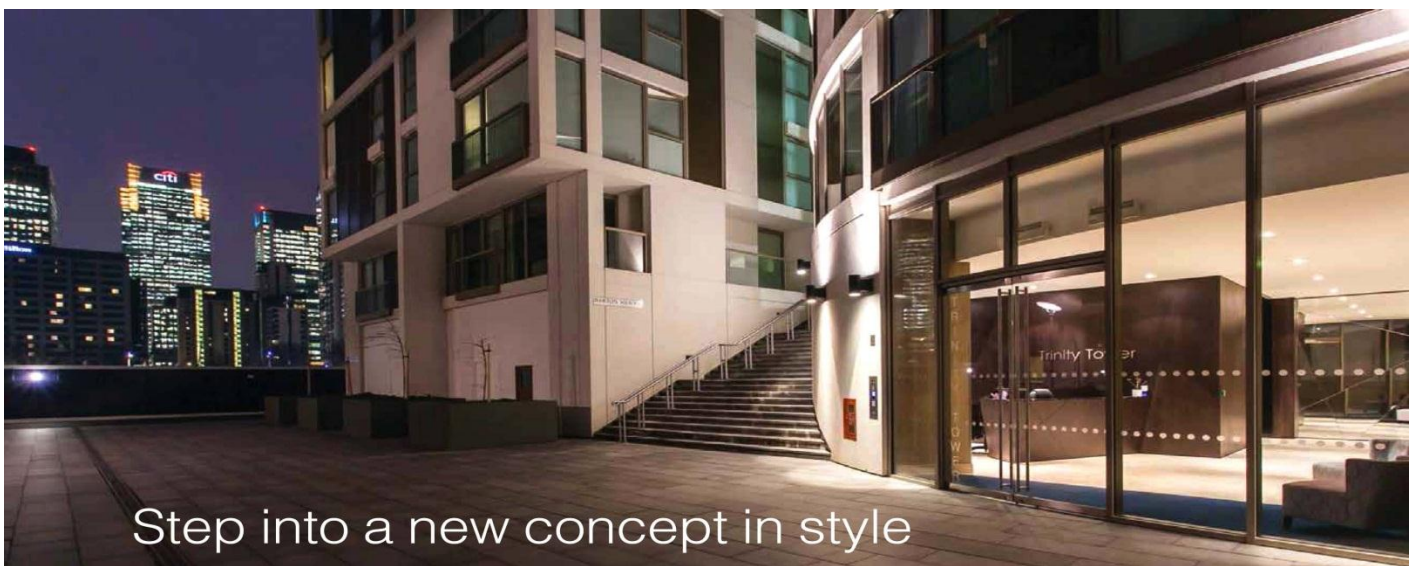
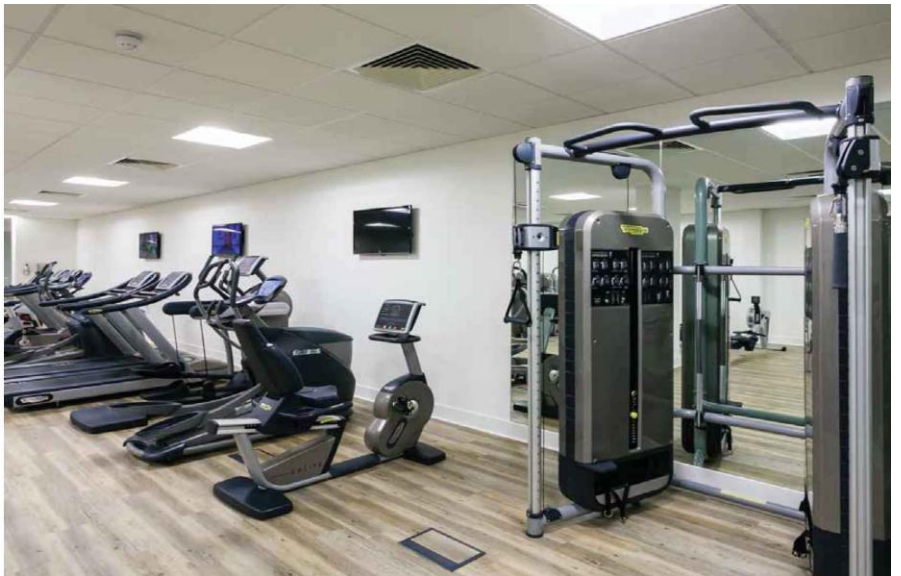
TRINITY TOWER, LANTERNS COURT, LONDON

INTERNALS



TRINITY TOWER, LANTERNS COURT, LONDON

INTERNALS



Step into a new concept in style

TRINITY TOWER, LANTERNS COURT, LONDON

TRANSPORT LINKS FROM TRINITY TOWER

You are within easy walking distances from both Canary Wharf Underground Station & South Quay DLR Station.

Trinity Tower is in the ideal position; with the DLR and underground services at Canary Wharf and South Quay Stations a few minutes' walk away, the location is perfect for London living.

Not only does Trinity Tower offer fantastic connections across Central London, but from its strategic location – it also offers virtually immediate access to the buzzing, eclectic waterside restaurants, bars and iconic landmarks that define Canary Wharf as one of the principal focal points of the Capital. Canary Wharf to Bond Street or City Airport in 15 minutes says everything. The location has it all.

DLR South Quay Station is within 170 metres and can link to all major tube networks. Canary Wharf station, with the Jubilee Line is 8 minutes' walk.

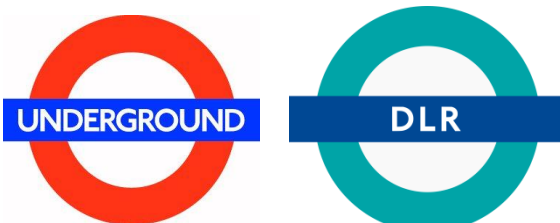
Canary Wharf Station – Est 8 minutes' walk

- **By Tube – Canary Wharf**
- North Greenwich – 2mins
- London Bridge (The Shard) – 6mins
- Waterloo (The London Eye) – 9mins
- Maritime Greenwich – 10mins
- Bank (The City) – 11mins
- Westminster (Big Ben) – 11mins
- Bond Street – 15 mins
- Oxford Circus – 20 mins
- Tottenham Court Road – 21 mins
- King's Cross St Pancras (Eurostar) – 24 mins



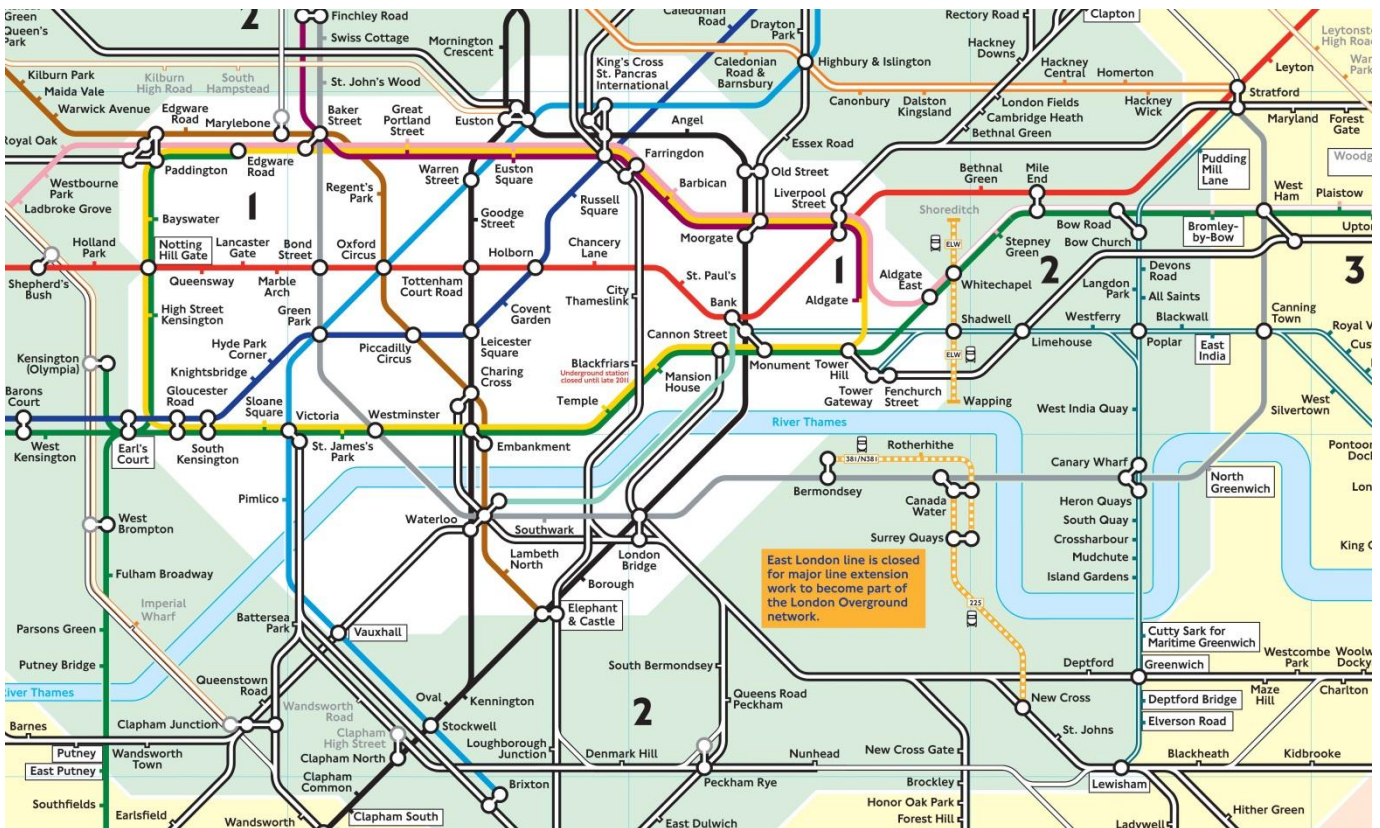
South Quay Station (DLR) – Est 2 minutes' walk

- **By DLR – South Quay Station**
- Canary Wharf – 3mins
- Canning Town – 12mins
- Stratford – 19 mins
- Tower Hill – 19mins
- London City Airport – 22mins



TRINITY TOWER, LANTERNS COURT, LONDON

MAP

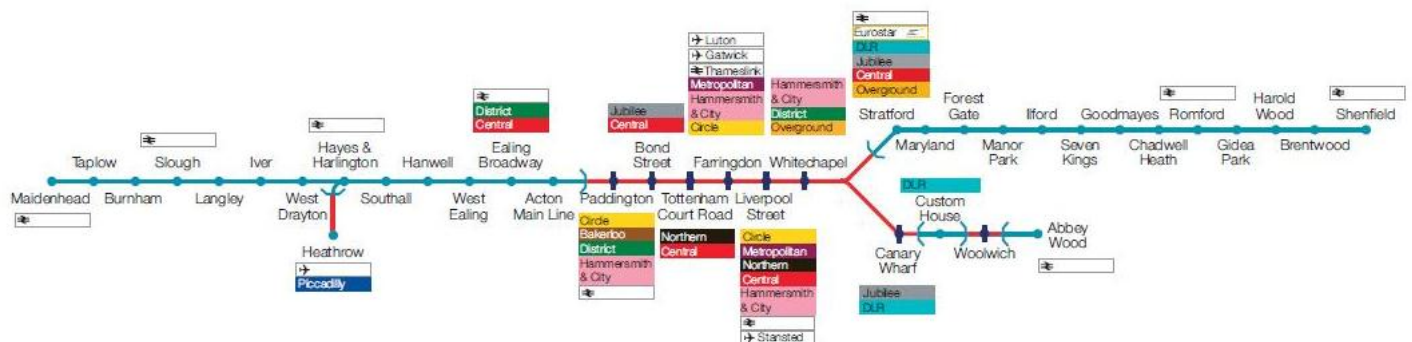
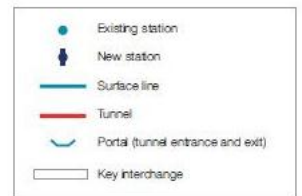


New Rail Links - 2017 will see the opening of the new Crossrail Hi-speed east to west London rail line. Canary Wharf will be one of the largest Crossrail stations. Like the nearby Canary Wharf Tube station, the new Crossrail station will be built in dock water, in this case the North Dock of West India Quay. The station and proposed retail and park areas will be six storey's high; approximately the size of One Canada Square laid on its side. Retail areas are planned for four of the six storeys along with a landscaped park, restaurant and community facility on the top floor. The station will be covered by an elegant, semi open-air timber lattice roof allowing view out over the dock, Canary Wharf and beyond.



Crossrail

Route Connections Map



TRINITY TOWER, LANTERNS COURT, LONDON

LONDON UNIVERSITIES AND COLLEGES

University of Westminster

115 New Cavendish Street, London W1W 6UW

7.0 miles – 24 mins drive

Closest station – Goodge Street – 22mins from Canary Wharf

UNIVERSITY OF
WESTMINSTER



UCL – London's Global University

Senate House, Malet Street, London, WC1E 7HU

6.8 miles – 25 mins drive

Closest station – Goodge Street – 22mins from Canary Wharf

King's College London

Stamford Street, London, SE1 8WA

5.0 miles – 16 mins drive

Closest station – Southwark – 8mins from Canary Wharf



Seven Oaks College

45 Millharbour, London E14 9TR

0.3 miles – 1 min drive



SDS College

2 Lanark Square, Crossharbour, Docklands, London E14 9RE

0.8 miles – 5 mins drive / 8mins walk



South Quay College

South Quay College, 20 Skylines Business Village, Limeharbour, London E14 9T

0.5 Miles – 3 mins drive



UK International College Ltd

20 Skylines Business Village, Limeharbour, London E14 9TS

0.5 Miles – 3 mins drive or 10mins walk



TRINITY TOWER, LANTERNS COURT, LONDON

LIVING & HISTORY CANARY WHARF

Canary Wharf is a major business district located in Tower Hamlets, London, United Kingdom. It is one of London's two main financial centres – along with the traditional City of London – and contains many of the UK's tallest buildings, including the second-tallest, One Canada Square.

Canary Wharf contains around 14,000,000 square feet of office and retail space. Around 90,000 people work in Canary Wharf and it is home to the world or European headquarters of numerous major banks, professional services firms and media organisations.

Canary Wharf is located in the West India Docks on the Isle of Dogs in the Borough of Tower Hamlets in East London. The West India Docks once formed part of the busiest port in the world. After the docks were closed in 1980 the British Government adopted various policies to stimulate the redevelopment of the area, including through the creation of the London Docklands Development Corporation in 1981.

Canary Wharf itself takes its name from No. 32 berth of the West Wood Quay of the Import Dock. This was built in 1936 for Fruit Lines Ltd, a subsidiary of Fred Olsen Lines for the Mediterranean and Canary Islands fruit trade. At their request, the quay and warehouse were given the name Canary Wharf.



TRINITY TOWER, LANTERNS COURT, LONDON

Mudchute Park – 1 mile from Trinity Tower

Mudchute is a locality just south of Canary Wharf on the Isle of Dogs in Docklands. The name of the area is in testament to the engineering overspill when Millwall Dock was being constructed in the 1860s. Spoil from the excavation of the Dock, and silt from its channels and waterways were dumped on nearby land, using a conveyor system.

The end of this system, where the rich Thames mud was deposited, was literally a mud chute, and the area of fertile, hilly land thus created became known as "The Mudchute". This area quickly established itself as a wildlife habitat and adventuring location for local children. Over time this developed into a park and a small city farm, which proved popular with dock workers and their families. During the Second World War, the area was used to house a set of anti-aircraft guns to defend London and its docks against German bombing.



Museum of London Docklands – 1.1 mile from Trinity Tower.

The Museum of London Docklands (formerly known as Museum in Docklands) is a museum on the Isle of Dogs, east London that tells the history of London's River Thames and Docklands. The museum opened in 2003 in a group of grade I listed early 19th century Georgian "low" sugar warehouses built in 1802 on the side of West India Docks on the Isle of Dogs, a short walk from the Canary Wharf development. The nucleus of the collection is the museum and archives of the Port of London Authority. These became part of the port and river collections of the Museum of London in 1976, but largely remained in storage until the new museum was opened.

There is a large collection of historical artefacts, models, and pictures. It is a substantial museum with 12 galleries and a children's gallery (Mudlarks), arranged over two of its floors. Visitors are directed through the displays in chronological order. The periods covered range from the first port of London in Roman times to the closure of the central London docks in the 1970s and the subsequent transformation of the area with new commercial and residential developments.

TRINITY TOWER, LANTERNS COURT, LONDON



The Queens House – 1.6 miles from Trinity Tower.

The Queen's House is a modest palace - an appealing, but simple, bright white, classical, Palladian villa flanked by colonnades. Its understated appearance, however, belies its immense historical significance. Built in 1616 by Inigo Jones for Anne of Denmark - the wife of James I - the Queen's House was the first neo-classical building seen in England. Originally conceived as a hunting lodge and addition to the Palace of Greenwich, it also acted as a bridge spanning the public road to Deptford, which divided the park in two. The house went on to survive tumultuous times. Queen Anne died before it was completed, shortly after Civil War broke out, and Oliver Cromwell stripped the Stuarts of the residence and its many treasures. It is now used by the National Maritime Museum to exhibit paintings of illustrious seafarers and historic Greenwich. The Stuart 'Tulip Staircase' - purported as the first spiral staircase in Britain - has been reinstated and takes its name from the beautiful floral patterning on the wrought-iron balustrade. More recently, the Queen's House was the stunning backdrop to the London 2012 Olympic equestrian events.



TRINITY TOWER, LANTERNS COURT, LONDON

COUNCIL TAX BANDS

Tax Band	London Borough of Tower Hamlets (Based on 2 occupants within the Property)
G	Property Value £180-320K – Council Tax payable p.a £1980.87
H	Property Value Over £320k – Council Tax Payable p.a £2377.04

ESTIMATED SERVICE CHARGE

Est £3.85 psf

OTHER ASSOCIATED BUYING FEES

1. Non-refundable booking deposit of £2,500 payable upon reservation / exchange of contracts
2. A further 10% of purchase price, less booking deposit paid, payable within 14 days
3. Balance of 90% payable on completion

DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACT

1. Passport / ID card
2. A current utility bill (not mobile phone) or bank statement showing name and home address
If neither document can be provided then:-
 1. An Inland Revenue demand or
 2. A letter from employer stating home address

Please be advised that the solicitors must see the original copies of the above.

CONVEYANCING FEES

Legal fees will be £1,500 plus VAT and disbursements up to £500,000 and £1,750 plus VAT and disbursements over £500,000

TRINITY TOWER, LANTERNS COURT, LONDON

VENDOR'S SOLICITORS

Howard Kennedy Solicitors

19 Cavendish Square,
London,
W1A 2AW
United Kingdom

Contact: Denise Condon

Tel: +44 (0) 20 7636 1616

Email: Denise.Condon@hkfsi.com

RECOMMENDED PURCHASER'S SOLICITORS

Riseam Sharples

2 Tower Street,
London,
WC2H 9NP

Contact: Julia Caveller

Tel: +44 (0) 20 7632 8904

Email: juliac@rs-law.co.uk

RECOMMENDED LETTING AGENTS

Life Residential

Unit 2,
Portal West Business Centre,
6 Portal Way
London,
W3 6RU

Tel: +44(0)2088969990

Email: headoffice@liferesidential.co.uk

MANAGING AGENTS

R.S Estates

Disclaimer

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