

YOUR VIEW MATTERS

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LIVING/BEDROOM / Visualisation One, enhanced by DBOx.



LANDMARK  
PINNACLE  
LONDON

# LANDMARK PINNACLE



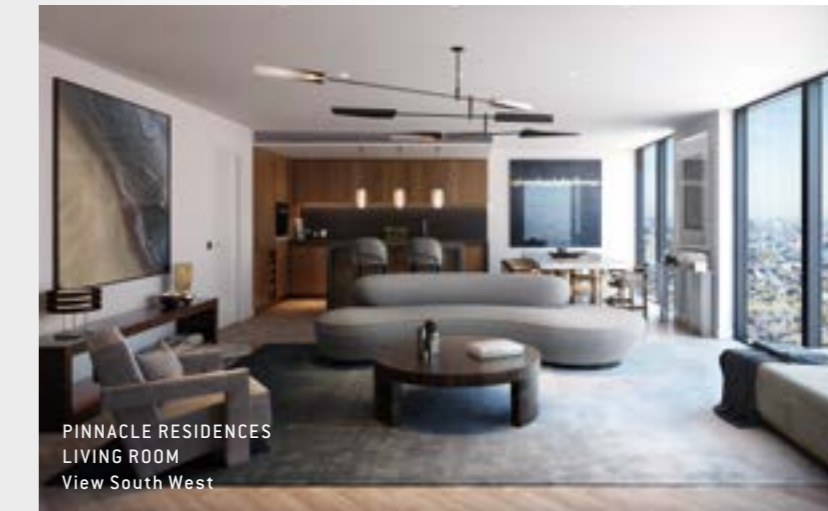
LANDMARK PINNACLE  
View West over South Dock



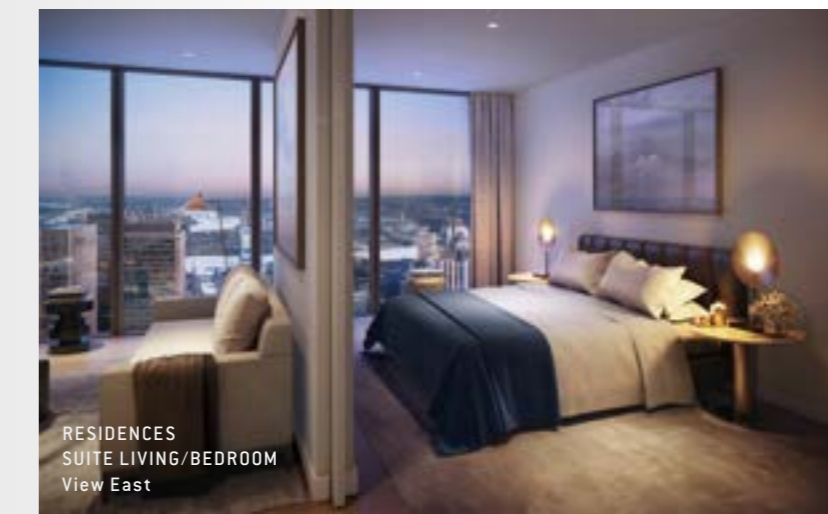
LONDON SQUARE GARDEN  
Level 27, View West



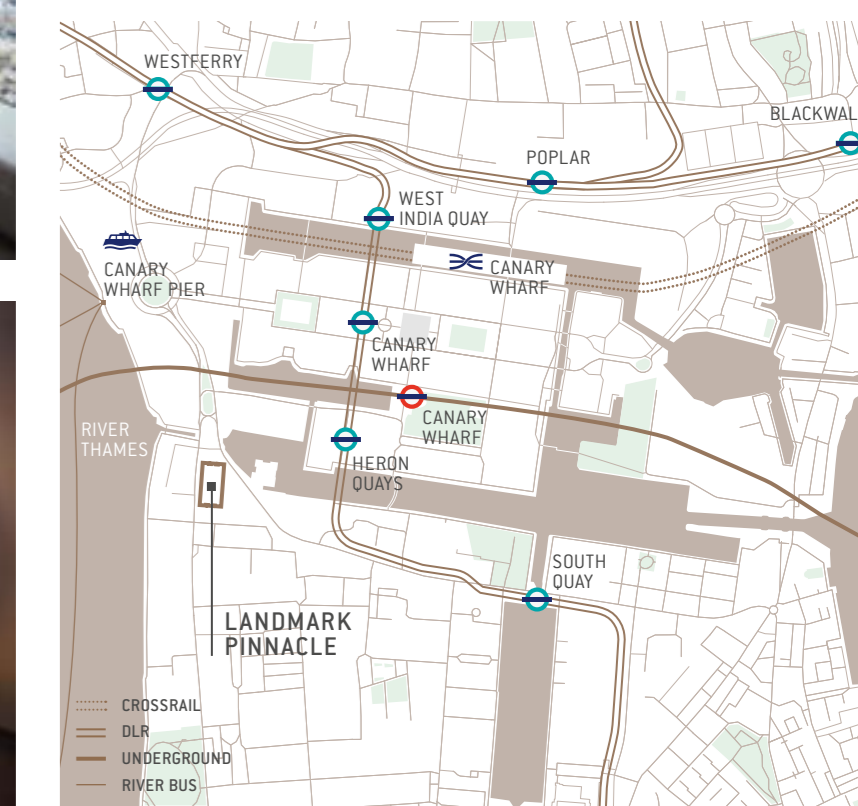
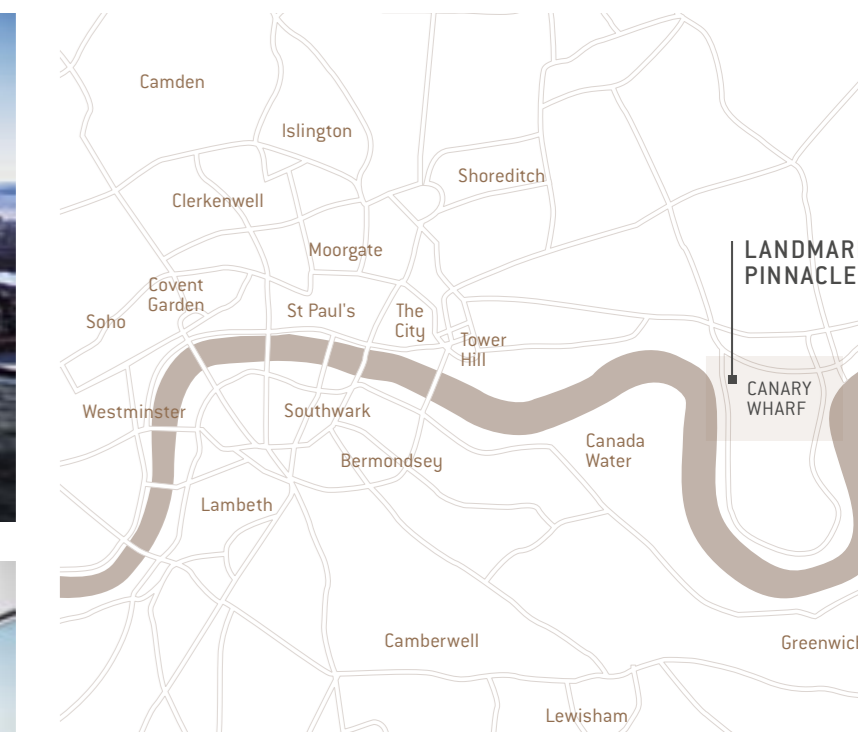
PRIVATE DINING  
Level 56, View West



PINNACLE RESIDENCES  
LIVING ROOM  
View South West



RESIDENCES  
SUITE LIVING/BEDROOM  
View East



WELCOME TO LANDMARK PINNACLE, WHICH AT 75 FLOORS IS ONE OF LONDON'S TALLEST RESIDENTIAL TOWERS. IT IS AN ACCOLADE THAT DEMANDS A LOCATION LIKE NO OTHER, AND THIS IS PRECISELY WHAT LANDMARK PINNACLE POSSESSES. THE BUILDING STANDS FOUR-SQUARE AT THE HEAD OF SOUTH DOCK ON THE EDGE OF CANARY WHARF.

HAVING UNRIVALLED 360-DEGREE VIEWS THAT STRETCH OUT ACROSS THE CITY'S UNMISTAKABLE MONUMENTS AND WATERWAYS, LANDMARK PINNACLE IS POISED TO BE ONE OF LONDON'S MOST PROMINENT LANDMARKS, SUPERBLY DESIGNED BY LONDON'S PRE-EMINENT RESIDENTIAL ARCHITECTS, SQUIRE AND PARTNERS.

**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 vantage point 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 Chalergrove 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**

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 very tallest buildings, its solid, regular geometry and fine detailing give it an unmistakable sense of grandeur.

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 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.

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

**COMPLETION**

Residences – from Q3 2020  
Pinnacle Residences – from Q3 2021

**TENURE AND BUILDING INSURANCE**

999-year lease  
10-year Premier Guarantee warranty

**ARCHITECTURE & INTERIOR DESIGN**

Squire and Partners

**DEVELOPER**

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

**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.  
80% balance on completion.

**ADDRESS**

Landmark Pinnacle:  
10 Marsh Wall  
London E14

Marketing Suite:  
40 Landmark Square  
London E14 9AB  
T. +44 [0]203 905 6826

**RECOMMENDED PURCHASE SOLICITORS**

For UK:  
Gawor & Co.  
New Crane Wharf  
New Crane Place  
London E1W 3TS  
T. +44 [0]207 481 8888

GCL Solicitors LLP  
3000 Cathedral Hill  
Guildford  
Surrey GU2 7YB  
T. +44 [0]1483 577 091

For International:  
Forsters LLP  
31 Hill Street  
London W1J 5LS  
T. +44 [0]207 863 8333

**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**

When the new 73-mile Crossrail train line across London opens in 2018, 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.

**WALKING DISTANCE**

DLR – Heron Quays	5 mins
Underground – Canary Wharf	7 mins
River Bus – Canary Wharf Pier	2 mins
Buses – Westferry Road	1 min
Crossrail – Canary Wharf	10 mins

**JOURNEY TIMES BY DLR/UNDERGROUND AND CROSSRAIL \***

Liverpool Street by Crossrail Bank [The City]	6 mins
Westminster	10 mins
Bond Street	10 mins
Paddington by Crossrail	14 mins
London City Airport	16 mins
King's Cross/St Pancras	20 mins
Heathrow Airport by Crossrail	24 mins
	47 mins

\* Data from TfL and Crossrail Ltd.