

SQP

LONDON E14

VALIANT
TOWER
INTERIORS

Berkeley
Designed for life



SQP

LONDON E14

Welcome to South Quay Plaza, the spectacular new development by Berkeley.

The interiors and specification at SQP has been designed by multi-award winning architects, Foster + Partners, resulting in a coordinated palette of modernity and sophistication, in addition to exceptional levels of comfort.

Each individual apartment has been reviewed in meticulous detail by the Berkeley Homes team and Foster + Partners, creating homes with style, sophistication and warmth.

Materials of the highest quality have been sourced from suppliers across the globe to create the very finest specification.

These include bespoke Italian lacquered wardrobes, bespoke feature tiles designed in Italy purely for SQP, Italian kitchens,

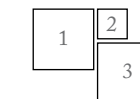
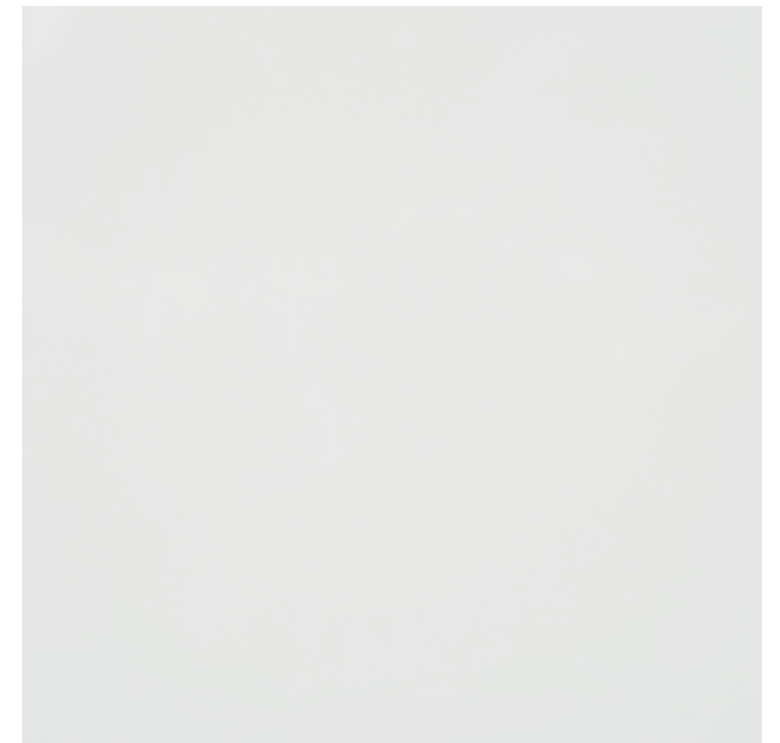
Swiss engineered timber flooring and German engineered kitchen appliances*.

As well as superb design quality, clients at SQP have a choice of three colour schemes to select an interior scheme that best suits their taste. Inspired by the ever present water views, the Adriatic, Aegean and Levantine palettes offer a choice of light, medium or dark finishes to the interior specification.



Kitchen

The kitchen and dining areas continue the cool palette, with engineered wood flooring and bronze grey veined reconstituted stone worktops. The effect is enhanced by integral mood and task lighting, while Siemens appliances are seamlessly included throughout.

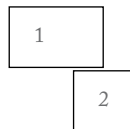


1. Work surface
2. Splashback
3. Kitchen Door

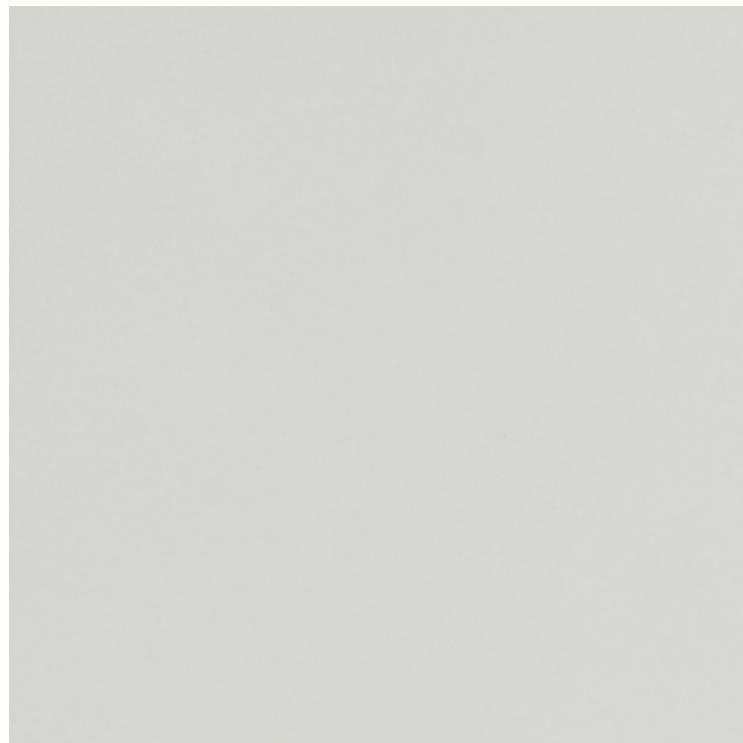
ADRIATIC

Smooth textures and cool tones, with contrasting bronze and gold elements, characterise the Adriatic palette. The result is a sumptuous and indulgent scheme that appeals to sophisticated tastes.

- Designer kitchens feature handle free cupboards in the finishes shown
- All worktops and down stands are made of reconstituted stone with a glass splashback, as shown
- Stainless steel sink featuring single-lever mixer tap also set in stainless steel
- Light wood engineered flooring
- Siemens appliances



- 1. Bedroom carpet
- 2. Wardrobe doors



- Wool-mix carpet, as shown, as the floor in the master suite dressing rooms and guest suites
- Bespoke lacquered wardrobes, as shown, with sliding or hinged doors and lighting where applicable



Bedroom

The Adriatic palette offers exceptional standards in comfort and relaxation.

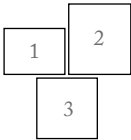
The light and smooth wool mix carpet provides a comforting texture underfoot, together with the bespoke smooth lacquered finished wardrobe doors that enhance the sophistication of the design this bedroom delivers.



Bathrooms

With white china fittings throughout, pale grey porcelain floor tiles and a contrasting grey veined feature wall, a balance of a fresh and light effect is created throughout all Adriatic bathrooms.

Whether you use the bathroom for relaxation or revitalisation, the interior design of the bathrooms at SQP will remind you that to live here is to live without compromise.



- 1. Tiled feature wall
- 2. Bathroom floor
- 3. Bathroom wall

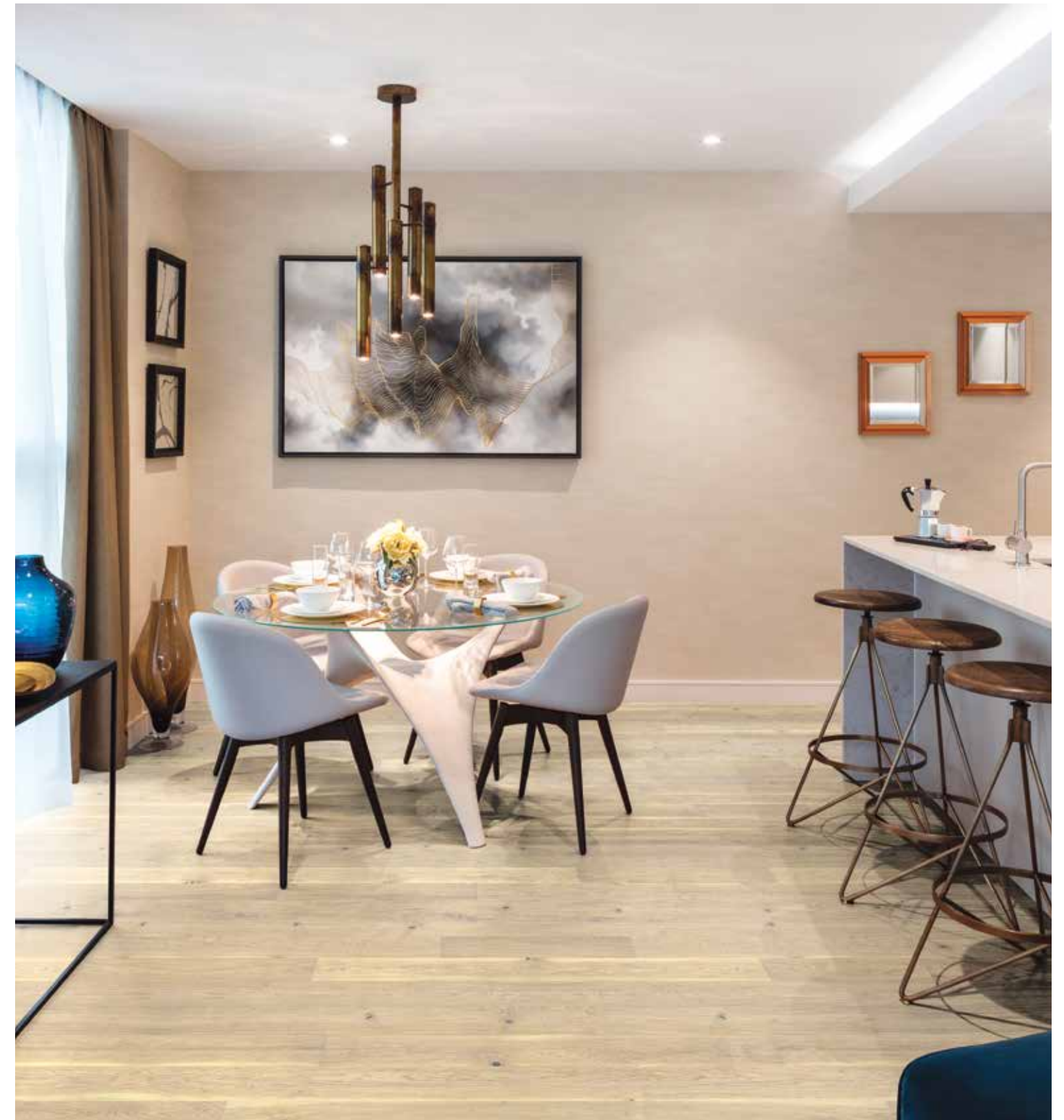
- Vanity stand finished in polished stainless steel
 - Glass shower screen
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
 - Porcelain tiled walls, as shown
 - Porcelain tile flooring, as shown
- Grey-veined white ceramic tiled feature wall

1. Wooden Floor

1



- Multi-point locking timber-veneered front door with apartment number, letter plate and spyhole
- Engineered wood flooring throughout living areas and hallways, as shown
- Walls, ceilings and coving to be finished in white matt paint



Interior Finishes

The interior finishes of the Adriatic scheme include engineered light wood flooring contrasting with white matt painted walls, to create a fresh and highly contemporary effect.

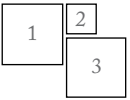


A E G E A N

Rich textures and medium tones, with complementing silver elements, characterise the Aegean palette. The result is a warm and indulgent scheme that will appeal to those looking for comfort in addition to style.

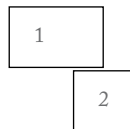
Kitchen

The kitchen and dining areas continue the warm palette, with engineered wood flooring and light grey veined reconstituted stone worktops. The effect is enhanced by integral mood and task lighting, while Siemens appliances are seamlessly included throughout.



- 1. Work surface
- 2. Splashback
- 3. Kitchen Door

- Designer kitchens feature handle free cupboards in the finishes shown
- All worktops and down stands are made of reconstituted stone with a glass splashback, as shown
- Stainless steel sink featuring single-lever mixer tap also set in stainless steel
 - Engineered wood flooring
 - Siemens appliances



- 1. Bedroom carpet
- 2. Wardrobe doors



- Wool-mix carpet, as shown, as the floor in the master suite dressing rooms and guest suites
- Bespoke lacquered wardrobes, as shown, with sliding or hinged doors and lighting where applicable



Bedroom

The Aegean palette offers an exceptional quality of comfort and relaxation.

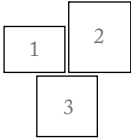
The smooth and durable wool-mix carpet provides a comforting sense underfoot, and together with the bespoke smooth lacquered finished wardrobe doors, completes the elegance of this room.



Bathrooms

With white china fittings throughout, grey porcelain floor tiles and a contrasting grey veined feature wall, a high balance of a calm and warming effect is created throughout all Aegean bathrooms.

Whether you use the bathroom for relaxation or revitalisation, the interior design of the bathrooms at SQP will remind you that to live here is to live without compromise.



- 1. Tiled feature wall
- 2. Bathroom floor
- 3. Bathroom wall

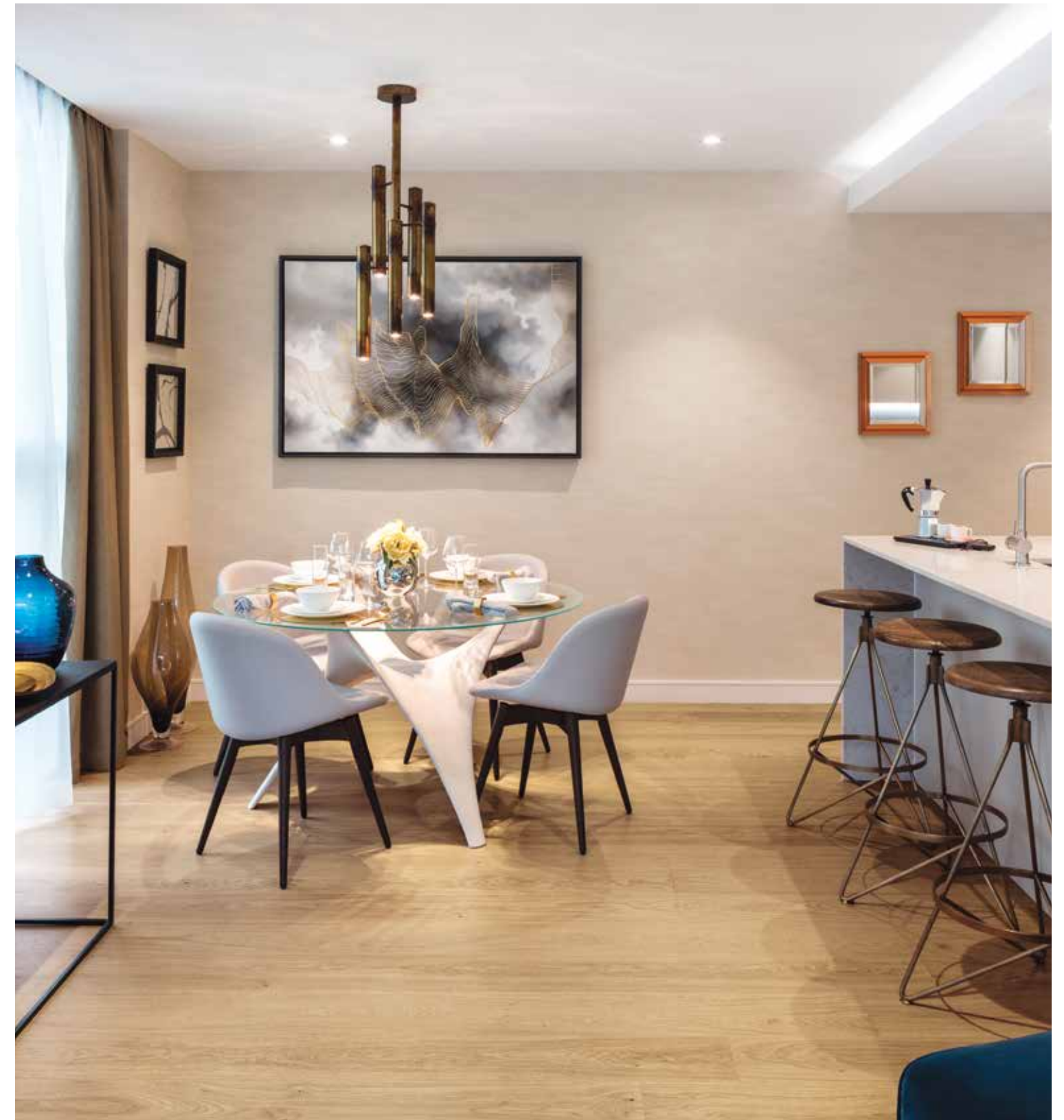
- Vanity stand finished in polished stainless steel
 - Glass shower screen
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
 - Porcelain tiled walls, as shown
 - Porcelain tile flooring, as shown
- Grey-veined white ceramic tiled feature wall

1. Wooden Floor

1



- Multi-point locking timber-veneered front door with apartment number, letter plate and spyhole
- Engineered wood flooring throughout living areas and hallways, as shown
- Walls, ceilings and coving to be finished in white matt paint



Interior Finishes

The interior finishes of the Aegean scheme include engineered wood flooring contrasting with white matt painted walls, to create a modern, sophisticated effect.

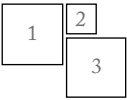


LEVANTINE

Rich textures and dark tones, with contrasting silver elements, characterise the Levantine palette. The result is a highly sophisticated scheme that will appeal to demanding tastes.

Kitchen

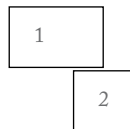
The kitchen and dining areas continue the sophisticated palette, with engineered dark wood flooring and grey veined reconstituted stone worktops. The effect is enhanced by integral mood and task lighting, while Siemens appliances are seamlessly included throughout.



- 1. Work surface
- 2. Splashback
- 3. Kitchen Door



- Designer kitchens feature handle free cupboards in the finishes shown
- All worktops and down stands are made of reconstituted stone with a glass splashback, as shown
- Stainless steel sink featuring single-lever mixer tap also set in stainless steel
- Engineered dark wood flooring
- Siemens appliances



1. Bedroom carpet
2. Wardrobe doors



- Wool-mix carpet, as shown, as the floor in the master suite dressing rooms and guest suites
- Bespoke lacquered wardrobes, as shown, with sliding or hinged doors and lighting where applicable



Bedroom

The Levantine bedroom offers exceptional standards rich in comfort.

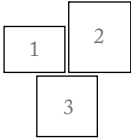
The smooth and durable wool-mix carpet provides a comforting texture underfoot, whilst the bespoke dark lacquered door to the wardrobes complete this stunning bedroom resulting in total indulgence.



Bathrooms

With white china fittings throughout, dark porcelain floor tiles and a contrasting grey veined feature wall, a high balance of a striking and indulgent effect is created throughout all Levantine bathrooms.

Whether you use the bathroom for relaxation or revitalisation, the interior design of the bathrooms at SQP will remind you that to live here is to live without compromise.



- 1. Tiled feature wall
- 2. Bathroom floor
- 3. Bathroom wall

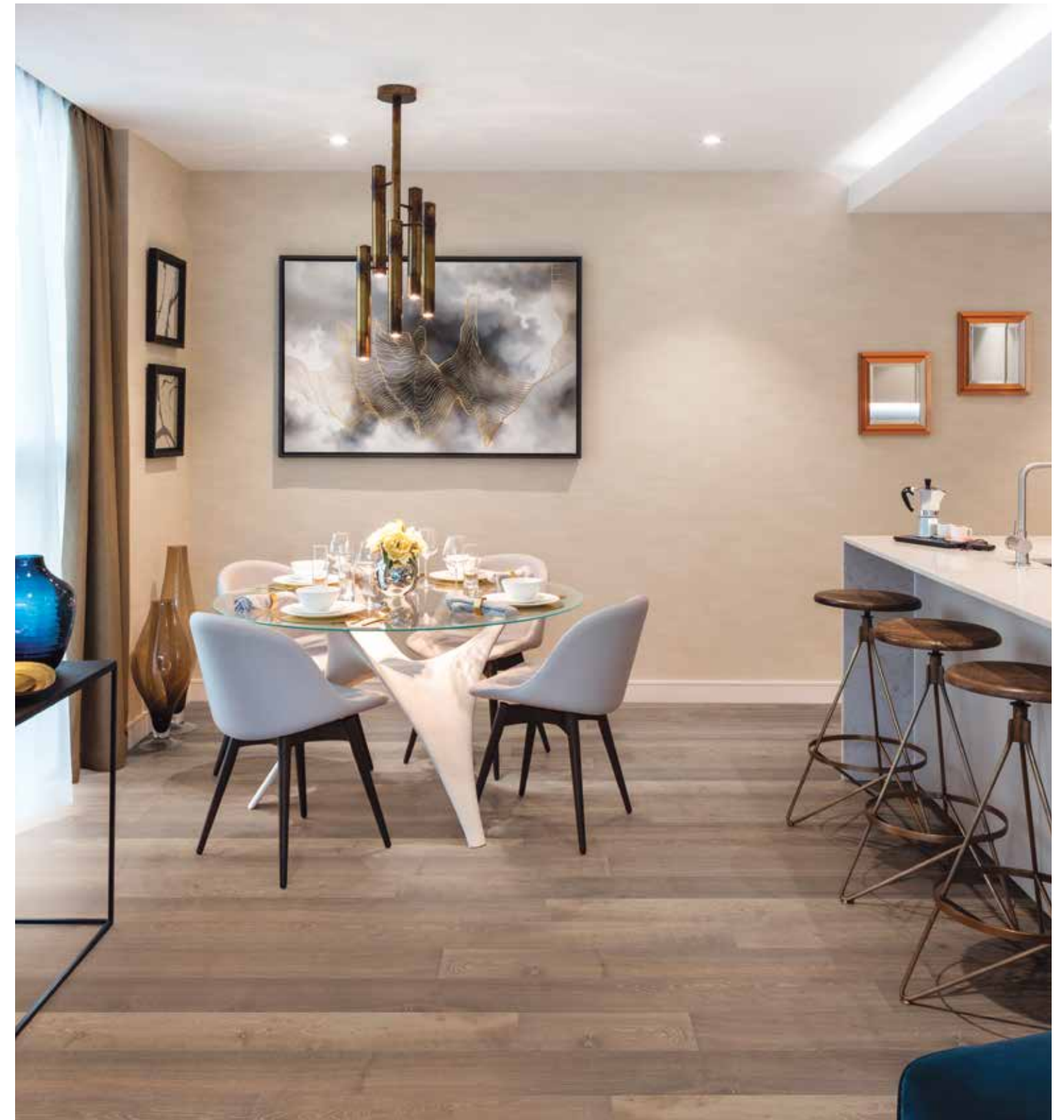
- Vanity stand finished in polished stainless steel
 - Glass shower screen
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
 - Porcelain tiled walls as shown
 - Porcelain tile flooring as shown
- Grey-veined white ceramic tiled feature wall

1. Wooden Floor

1



- Multi-point locking timber-veneered front door with apartment number, letter plate and spyhole
- Engineered wood flooring throughout living areas and hallways, as shown
- Walls, ceilings and coving to be finished in white matt paint



Interior Finishes

The interior finishes of the Laventine scheme include engineered dark wood flooring contrasting with white matt painted walls, to create a deep, rich and luxurious effect.

IT'S ALL IN THE DETAIL

Kitchens

- Designer kitchens featuring handle free cupboards in a choice of three finish combinations
- Custom designed internal cupboards including concealed refuse and recycling storage and magic corner where appropriate
- All worktops and down stands are made of reconstituted stone with a glass splash back in three colour options as part of the selected colour palette
- Stainless steel sink featuring single-lever mixer tap set in stainless steel
- Siemens or similar integrated stainless steel oven (studios have combination microwave only)
- Siemens or similar integrated combination microwave oven where applicable
- Siemens or similar stainless steel warming drawer where applicable (three-bedroom apartments)
- Siemens or similar built-in coffee machine where applicable (three-bedroom apartments)

Kitchens *(contd.)*

- Siemens or similar touch control induction hob
- Cooker hood(built-in/flush with ceiling)
- Siemens or similar fully integrated multifunction dishwasher
- Siemens or similar integrated refrigerator and integrated freezer
- Built-in wine cooler
- Engineered flooring in a choice of three colour palettes (colour palettes cannot be combined)
- Recessed LED strip lighting underneath wall-mounted cupboards

Utility Cupboard (where applicable)

- Siemens or similar free-standing washer/dryer
- Mechanical Ventilation with Heat Recovery (MVHR)
- Heat Interface Unit / Cooling Interface Unit to provide Domestic Hot Water, Underfloor Heating and Comfort Cooling

Bathrooms & En-suites

Three-piece Bathroom with Bath

- White china wall-mounted WC with soft close lid and dual-flush stainless steel plate
- White china wall-mounted semi-recessed wash basin with chrome mixer
- Heated towel rail
- White bathtub with chrome hand shower
- Fixed rain-shower head with separate hand shower and controls
- Glass shower screen
- Wall-mounted tissue holder, toilet brush and robe hook in chrome
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Porcelain tiled walls in a choice of three colour palettes
- Porcelain tile flooring in a choice of three colour palettes
- Grey-veined white ceramic tiled feature wall

Three-piece Bathroom with Shower

- White china wall-mounted WC with soft close lid and dual-flush stainless steel plate
- White china wall-mounted wash basin with chrome mixer
- Heated towel rail
- Fixed rain-shower head with separate hand shower and controls
- Fixed glass shower screen
- Wall-mounted tissue holder, toilet brush and robe hook in chrome
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Porcelain tiled walls in a choice of three colour palettes
- Porcelain tile flooring in a choice of three colour palettes
- Grey-veined white ceramic tiled feature wall

Four-piece Bathroom with Free-standing Bath

- White china wall-mounted WC with soft-close lid and dual-flush stainless steel plate
- White china wall-mounted wash basin with chrome mixer
- Heated towel rail
- Fixed rain-shower head with separate hand shower and controls

- Fixed glass shower screen
- Wall-mounted tissue holder, toilet brush and robe hook in chrome
- Free-standing bathtub, free-standing chrome mixer and hand shower and wallmounted controls
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Porcelain tiled walls in a choice of three colour palettes
- Porcelain tile flooring in a choice of three colour palettes
- Grey-veined white ceramic tiled feature wall

Four-piece Bathroom with Inset Bath

- White china wall-mounted WC with soft close lid and dual-flush stainless steel plate
- White china wall-mounted wash basin with chrome mixer
- Heated towel rail
- White bathtub with chrome deckmounted hand shower
- Fixed rain-shower head with separate hand shower and controls
- Fixed glass shower screen
- Wall-mounted tissue holder, toilet brush and robe hook in chrome
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Porcelain tiled walls in a choice of three colour palettes
- Porcelain tile flooring in a choice of three colour palettes
- Grey-veined white ceramic tiled feature wall

Two-piece Powder Room

- White china wall-mounted WC with soft close lid and dual-flush stainless steel plate
- White china wall-mounted wash basin with chrome mixer
- Towel bar
- Wall-mounted tissue holder, toilet brush and robe hook in chrome
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Porcelain tiled walls in a choice of three colour palettes
- Porcelain tile flooring in a choice of three colour palettes
- Grey-veined white ceramic tiled feature wall

Interior Finishes

- Multi-point locking timber-veneered front door with apartment number, letter plate and spyhole
- Engineered flooring throughout living areas and hallways in chosen colour palette
- MDF skirting in white painted finish
- Wool-mix carpet in chosen colour palette to floor in master suite, dressing rooms and guest suites
- Brushed stainless-steel door lever furniture throughout
- Walls, ceilings to be finished in white matt paint (where other finishes are not applied)
- Bespoke lacquered wardrobes in a choice of colours depending on the colour palette, with sliding or hinged doors and lighting (Refer to individual floor plans)
- Internally opening windows (Refer to individual floor plans)

External Finishes

- Full-height sliding door(s) with glass balustrade and stainless steel hand rail

Common Areas

- Bespoke concierge desk to entrance lobby
- Porcelain tiled floor to entrance lobby
- Limestone effect tiling to entrance lobby, dark-stained timber feature wall
- Carpeting to residential corridors
- Full-height panelling and downlighters to corridor walls and ceiling (limestone effect tiling to lift lobby)
- Timber and mirror clad lifts with feature lighting provide access to all apartments including basement car park

* Information was correct at time of printing. Subject to change. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change. Colour options fall within three bespoke palettes; Adriatic (Light), Aegean (Mid-Range), Levantine (Dark). All sanitaryware comes in white, and all metalwork comes in a finish of polished chrome. One colour palette may be selected and will be installed throughout the apartment. Selection is subject to time frames. If a unit has not been reserved prior to fit out, default options will be chosen by Berkeley.

Electrical Fittings

- Home automation system to include heating, lighting and video entry system
- Fitted blinds to selected bathrooms
- Dimmable lighting to living room, all bedrooms and bathrooms
- Brushed stainless-steel or white socket outlets and isolator switching plates throughout
- A combination of LED strip lights and recessed down lighting throughout
- Pre-constructed wire ways for wall-hung TV to living rooms and bedrooms with data network enabling interface with other home entertainment devices

Heating / Cooling

- Underfloor heating throughout apartment
- Comfort cooling to principle rooms (Lounge and bedrooms)

Telecommunications

- Wiring for satellite/cable and terrestrial Freeview television
- TV outlet to living area and all bedrooms
- Telephone outlet with broadband capability to living area and all bedrooms
- Fibre optic infrastructure to all apartments

Security and Peace of Mind

- 24-hour concierge service
- CCTV to ground floor entrances and common areas
- Access to apartments via video door entry and electronic access to common areas
- Mains supply heat/smoke detector with battery back up to apartments
- Aspirated smoke detectors (ASD) to common areas linked to estate management
- Warranty cover under NHBC Buildmark scheme

Car Parking

- Access to underground car park via electronic entry system
- Car parking spaces available by separate negotiation
- Electric car charging points are available
- Bicycle storage available

The information contained in this publication is believed to be correct and complete at the time of printing. Due to the limitations in the printing process images/CGTS may not be representative of their true colours and colour variations may occur due to the natural origin of some the products. All photographs are as a guide only. Errors & omissions excluded.

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