

SQP
LONDON E14

THE
MIDNIGHT
COLLECTION

Berkeley
Designed for life

SOUTH QUAY PLAZA

WELCOME TO A NEW LEVEL OF LUXURY

The Midnight Collection at SQP raises the bar of luxury living to a new level. Limited to just five apartments, The Midnight Collection offers panoramic views across Canary Wharf, The City and Greenwich. A sophisticated and luxurious specification has been developed specifically for these unique apartments.

For those who demand an uncompromising way of life at Canary Wharf, The Midnight Collection at SQP goes beyond every expectation.

QUALITY AS STANDARD



The Quay Club is an exclusive residents' only club with the ultimate facilities for exercise, relaxation and socialising, enabling you to enjoy life to the full, just a few minutes from your apartment door.

Situated on the First, Second and the 56th floors, these amenities exemplify exactly what sets SQP apart from all others.

- | | |
|-----------------|--------------------------------|
| FIRST FLOOR | 56TH FLOOR |
| Gym | Screening Room and Bar |
| Treatment Rooms | Private Meeting / Dining Rooms |
| Swimming Pool | Residents' Private Bar |
| SECOND FLOOR | Residents' Lounge and Terrace |
| Vitality Pool | |
| Relaxing Lounge | |
| Sauna | |
| Steam Room | |

2.6 ACRES OF GARDENS

SQP is surrounded by 2.6 acres of beautiful landscaped gardens and over 150 new trees, feeling like an urban oasis.

At the heart of the park, new cafés and restaurants will provide places to meet and socialise, all by the water's edge of the South Dock.



Berkeley is renowned for creating award-winning homes that exceed expectations on every level.

Our primary objective is to create places where everyone in the community enjoys an excellent quality of life, and

where the natural environment is protected.

Every Berkeley home has been built to very high standards of design and quality, resulting in outstanding levels of award-winning customer service.

Foster + Partners

Renowned across the world for its cool, contemporary buildings, few architectural practices can outrank Foster + Partners, who have now added SQP to their portfolio.

SQP has been designed by Foster + Partners to stand apart, and so it does, in every sense.

THE MIDNIGHT COLLECTION

The Midnight Collection is a series of just five apartments on the 64th floor of Valiant. The apartments are the highest dwellings before the penthouses and are premium sized, offering a larger home than the apartments lower down the building.

The Midnight Collection offers a dark, sophisticated palette inspired by the views of Canary Wharf at night and the lifestyle that living at SQP will afford its residents. The materials selected and the high quality details will create a luxurious finish that is bold and uncompromising. The Midnight Collection provides the perfect setting for residents from which to enjoy the spectacular views of the London skyline and beyond.



Indicative CGI of a living room!



Indicative CGI of a kitchen¹



Indicative CGI of living and dining room



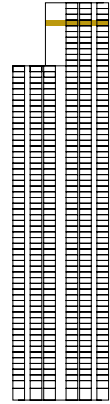
Indicative CGI of ensuite bathroom†

THE MIDNIGHT COLLECTION

†All images are computer generated and indicative only. Dressing has been added to the imagery including wallpaper and joinery that does not come as standard. The bathroom image shows the shower screen door and towel rail omitted. Please refer to the specification for details or speak to a Sales Consultant if you require any further clarity.

THE MIDNIGHT COLLECTION

64TH FLOOR



1 BED APARTMENT APARTMENT 64.02

Area	59.8 sq.m.	644 sq.ft.
Living	5.31 x 3.38 m	17'5" x 11'1"
Kitchen	3.39 x 3.05 m	11'1" x 10'0"
Bed	4.51 x 2.75 m	14'9" x 9'0"

2 BED APARTMENT APARTMENT 64.01

Area	93.0 sq.m.	1001 sq.ft.
Living	6.52 x 4.06 m	21'4" x 13'4"
Kitchen	2.76 x 2.15 m	9'0" x 7'0"
Bed 1	3.81 x 3.57 m	12'6" x 11'8"
Bed 2	3.27 x 3.12 m	10'8" x 10'2"

3 BED APARTMENT APARTMENT 64.03

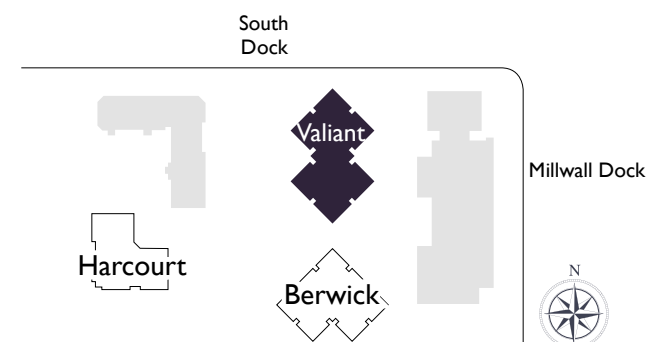
Area	112.5 sq.m.	1211 sq.ft.
Living	7.34 x 3.75 m	24'0" x 12'3"
Kitchen	3.70 x 1.92 m	12'1" x 6'3"
Bed 1	7.45 x 3.30 m	24'5" x 10'9"
Bed 2	3.65 x 3.44 m	11'11" x 11'3"
Bed 3	3.70 x 3.44 m	12'1" x 11'3"

2 BED APARTMENT APARTMENT 64.04

Area	87.8 sq.m.	945 sq.ft.
Living	6.91 x 3.66 m	22'8" x 12'0"
Kitchen	2.76 x 2.92 m	9'0" x 9'6"
Bed 1	3.81 x 3.21 m	12'6" x 10'6"
Bed 2	3.56 x 3.29 m	11'8" x 10'9"

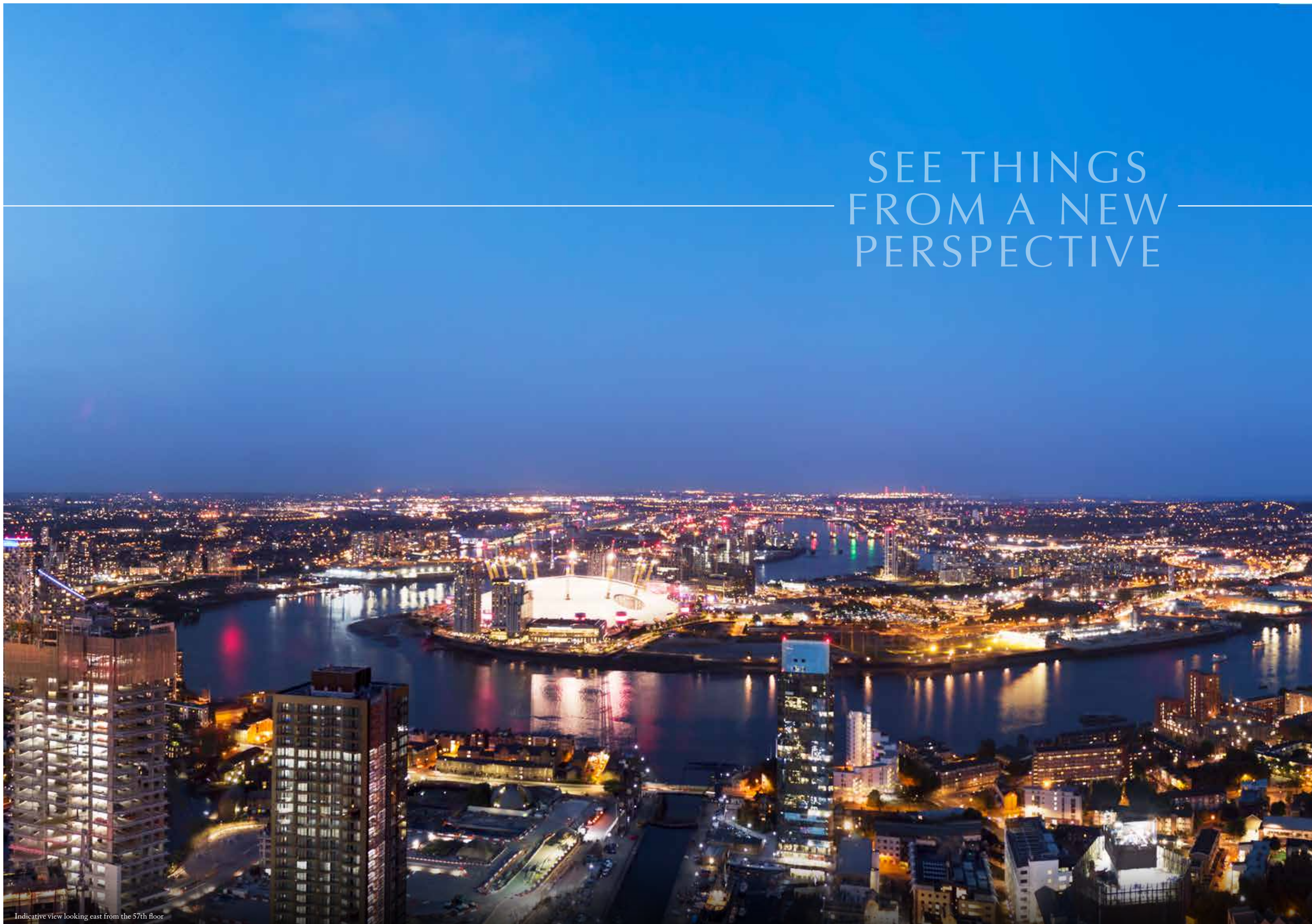
1 BED APARTMENT APARTMENT 64.05

Area	62.5 sq.m.	673 sq.ft.
Living	6.47 x 3.71 m	21'2" x 12'2"
Kitchen	3.80 x 2.12 m	12'5" x 6'11"
Bed	5.45 x 2.96 m	17'10" x 9'8"



◆ Depicts measurement points. Floor plans shown for South Quay Plaza are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Maximum room dimensions have been illustrated where possible.

SEE THINGS FROM A NEW PERSPECTIVE



Indicative view looking east from the 57th floor

IT'S ALL IN THE DETAIL

The interiors and specification in The Midnight Collection at SQP have been designed by multi-award winning architects, Foster + Partners, resulting in a coordinated palette of finishes of the highest quality.

Each individual apartment has been reviewed in meticulous detail by the Berkeley Homes team and Foster + Partners, creating stylish, elegant and distinctive apartments perfectly suited to living the high life, just moments from Canary Wharf.

Kitchens

- Designer kitchens featuring handle free cupboards in a choice of finish combinations*
- Custom designed internal cupboards including concealed refuse and recycling storage and magic corner where appropriate
- Worktops, splash back and down stands are made of reconstituted stone, in a choice of finish combinations*
- Stainless steel sink featuring single-lever mixer tap set in stainless steel
- Siemens or similar integrated stainless steel oven
- 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
- 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 finish combinations*
- 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

*A choice of three colour palettes comes as standard to SQP residents (Adriatic, Adrian and Levantine). Residents of The Midnight Collection are able to choose from the existing three colour palettes or choose the exclusive dark Midnight palette. Palettes cannot be mixed. Please refer to the main SQP brochure for further details on the three standard palettes.

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
- 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)
- Dark porcelain feature tile with subtle graining

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)
- Dark porcelain feature tile with subtle graining

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 wall-mounted controls
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Dark porcelain feature tile with subtle graining

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)
- Dark porcelain feature tile with subtle graining

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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
- 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)
- Externally opening windows in living/bedrooms (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 ground floor corridor walls (limestone effect tiling to lift lobby)
- Timber and mirror clad lifts with feature lighting provide access to all apartments including basement car park

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) as well as The Midnight Collection, available exclusively to residents of the 64th floor and above. All sanitaryware comes in white, and all metalwork comes in a finish of polished/brushed 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 or 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

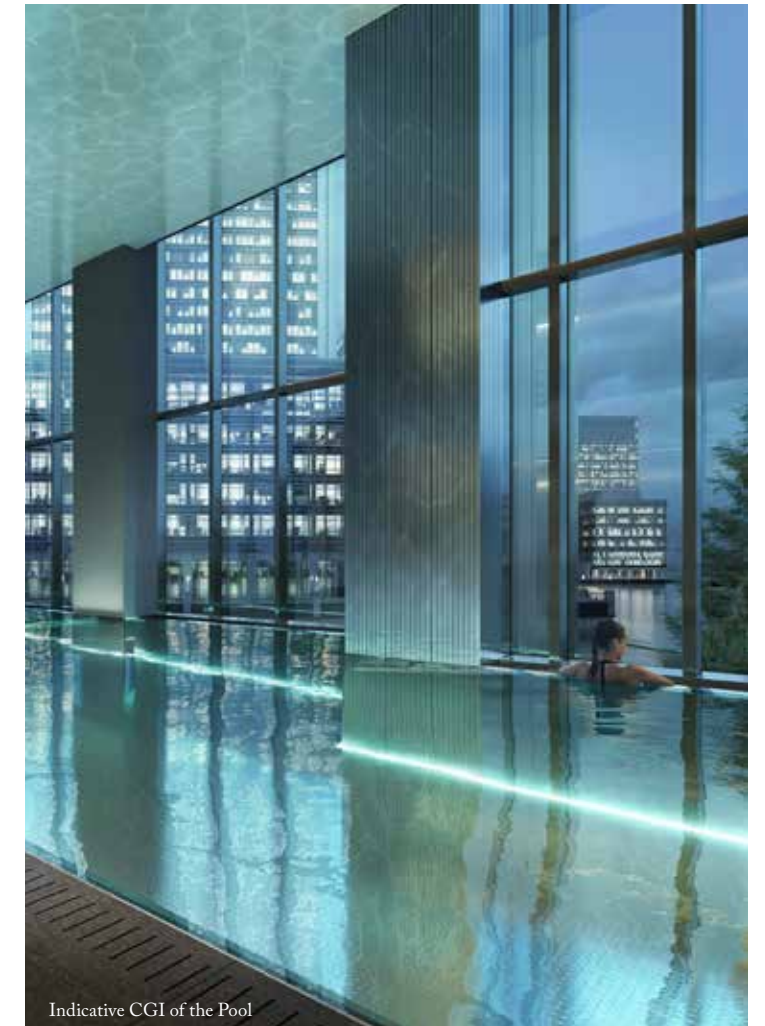
THE QUAY CLUB

Residents at SQP will become exclusive members of The Quay Club, offering five star resident facilities including:

- 20m double height swimming pool that overlooks the South Dock
- State of the art gymnasium
- 24 hour concierge
- 56th floor screening room
- 56th floor business lounge
- 56th floor private dining room
- 56th floor bar
- 56th floor terrace



Indicative CGI of the Spa



Indicative CGI of the Pool

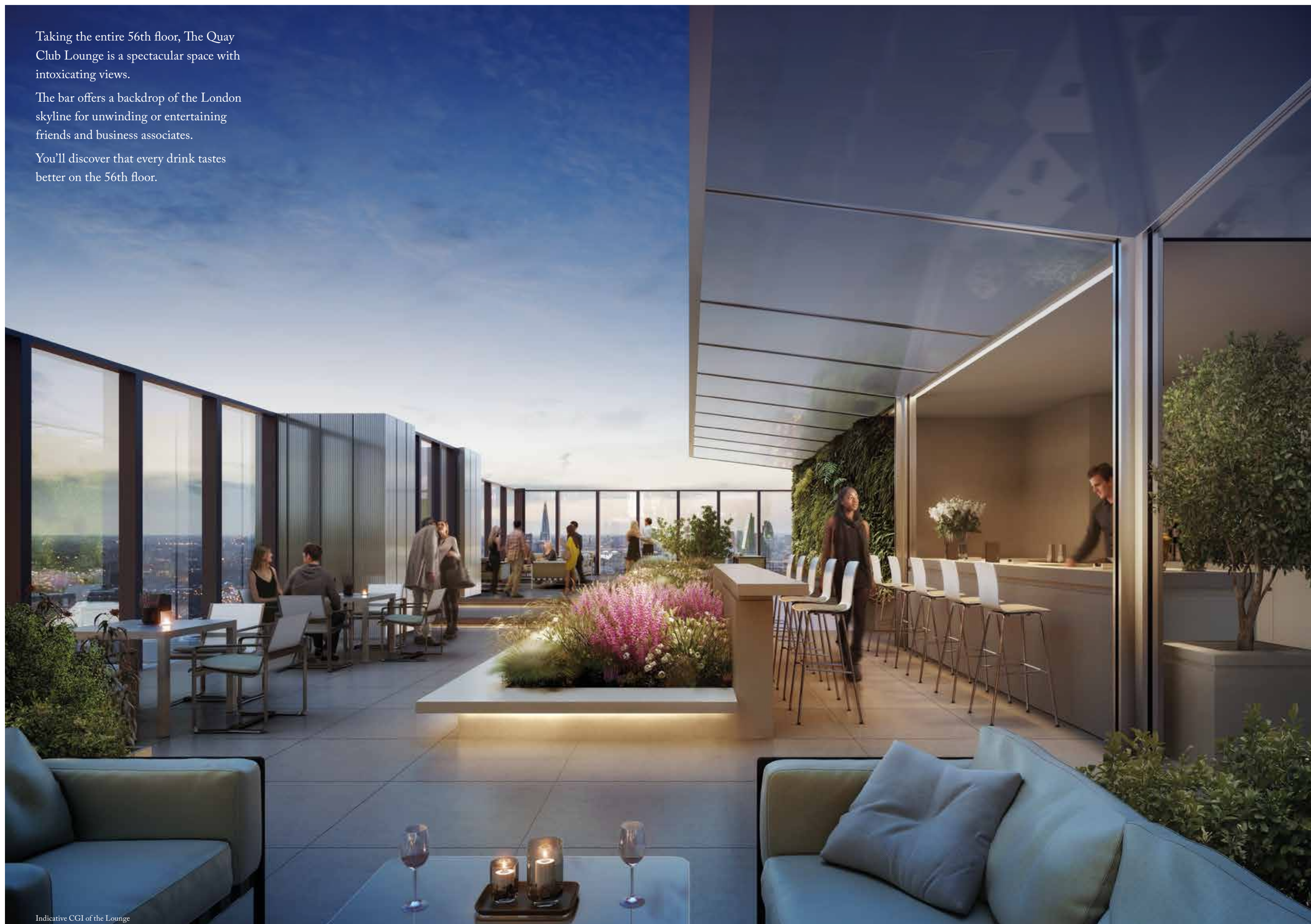


Indicative CGI of the Gym

Taking the entire 56th floor, The Quay Club Lounge is a spectacular space with intoxicating views.

The bar offers a backdrop of the London skyline for unwinding or entertaining friends and business associates.

You'll discover that every drink tastes better on the 56th floor.



Indicative CGI of the Lounge



Indicative CGI of the Landscaping

As Canary Wharf's cutting edge architectural statements tower into the sky; SQP introduces a more natural edge to the mix with vibrant public space.

With nearly two thirds of the site given over to open green spaces, play areas and other public realm, including seating and outdoor artworks, this is something of a rarity in central London.

For SQP residents, this provides a welcome opportunity for outdoor relaxation.

Contact

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Berkeley
Group
Proud to be a member of the
Berkeley Group of companies

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