An Iconic Landmark
Perfectly positioned for the best that the capital has to offer
Development
One Blackfriars, SE1
50 storey - 170m Tower

Developer
St George PLC

Location
One Blackfriars, One Blackfriars Road, London SE1 9UF

Site
The site comprises three buildings set in approximately 0.67 hectares of land incorporating a central landscaped piazza

Estimated Completion
From Spring 2018

Local Authority
London Borough of Southwark (LBS)

Tenure
999-year lease

Building Warranty
10-year NHBC build warranty

Ground Rents
Studio £475 pa
Manhattan £500 pa
One Bed Apartment £525 pa
Two Bed Apartment £750 pa
Three Bed Apartment from £1,250 pa
Four Bed Apartment £3,000 pa
Penthouse £5,000 pa
(Rents quoted are per annum doubling on each 20th anniversary for the first 100 years.

Service Charges
Est. £6.50 per sq. ft plus car parking

Car Parking
Car parking at £75,000 for two and three bedroom apartments only
One Blackfriars is perfectly positioned for the best that the capital has to offer. Whilst only four minutes from the newly renovated Blackfriars station, its excellent location and superb transport links provide fast access to businesses, shops, entertainment and international travel.

A brand new milestone for the historic borough of Southwark, One Blackfriars is part of an extraordinary new development. The landmark Tower will rise above a striking four-storey retail building, with cosmopolitan cafés and restaurants next to a beautifully landscaped public piazza. Next door, a six-storey boutique hotel boasts a business centre and meeting rooms.

One Blackfriars creates a striking new silhouette on London’s world-famous skyline. The 50-storey Tower offers a fresh perspective on the capital, with panoramic views from east to west, taking in all of London’s landmarks – from the angular Shard, the Tate Modern and the ever-turning London Eye, to the timeless architecture of St Paul’s Cathedral and the historic Palace of Westminster.
The One Blackfriars Tower will be complemented by a high-quality boutique hotel, which will be commensurate with the exceptional architectural quality of the public realm. The Retail and Leisure building will sit to the south of the Tower, offering high-quality retail units. At the heart of One Blackfriars, the beautifully landscaped piazza with a water feature creates the destination.
At One Blackfriars, luxury and location blend seamlessly and these sleek, contemporary riverside homes offer an exclusive retreat from the frenetic pace of city life.
One Blackfriars is set to be a beacon of architectural brilliance.

Rising 50 storeys and designed by award winning Simpson Haugh Architects, it will add a shimmering new dimension to London's skyline.
THE GAINSBOROUGH COLLECTION
Encompassing classical elegance, handsome features and attention to detail, The Gainsborough Collection will provide stylish studios, Manhattan and one bedroom apartments.

THE TURNER COLLECTION
Turner was the master of light and reflections and these two and three bedroom apartments, with a high specification, exhibit exceptional use of space and lighting.

THE HEPWORTH COLLECTION
Barbara Hepworth worked with the finest metal, stone and wood to shape her wonderful sculptures. The Hepworth Collection embodies this spirit of the connoisseur; using exquisite materials sourced from around the world to create outstanding living spaces — distinctive, contemporary apartments with the very latest technology.
First Class Residents' Facilities Maintaining the comfort of the residents at One Blackfriars is essential. A wide range of facilities are conveniently on offer within the development, making it the perfect place for enjoyment and relaxation.

SCREENING ROOM
- Private cinema for guests is available

WINE ROOM
- The wine room - this space is provided to offer wine tasting experiences to residents and their guests

EXECUTIVE SUITE
- Level 32 of the Tower features an executive suite
- The executive suite has views directly towards St Paul’s and the City
- A private dining table seating 12 can be pre-booked
- Seating area adjacent to the dining/meeting space offers westward views
- Re-heat kitchen will facilitate external caterers’ requirements to service residents’ needs
- Built-in AV technology will allow the table area to function as a meeting or presentation space
- A dedicated entrance is provided to the executive suite

RESIDENTS’ SPA
- The spa consists of a swimming pool, thermal suite experience, treatment rooms and changing facilities
- 20 metre swimming pool with hydrotherapy loungers
- Heated loungers and cabanas adjacent to the pool
- The thermal suite includes a steam room and sauna, with snow cabin, vichy shower, ice fountain and experience shower
- Treatment rooms are available within the spa

FITNESS SUITE
- A fitness suite is situated within the first floor of the retail building
- Changing areas and lockers are provided
- The gym environment overlooks a private garden space with access for yoga
- State-of-the-art gym equipment
- Full size golf simulator

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Luxurious Specifications

**EXCEPTIONAL KITCHENS**
- Designer kitchens
- Foldaway door design to wall units to conceal worktop spaces along rear of kitchen
- Peninsula and island unit worktops include a downstand in matching worktop material
- Doors and drawer fronts in gloss lacquer effect, generally dependent upon selection
- Handle free design concept
- Mirrored splashback
- Stone/technical stone worktops
- Stainless steel undermount 1.5 bowl sink
- Waste disposal
- Multi-zone induction hob
- Downdraft hob extract
- Miele conventional oven
- Miele combination oven/microwave
- Miele integrated coffee machine
- Miele warming drawer
- Integrated fridge freezer
- Fully integrated dishwasher
- Wine cooler
- Waste bins allowing for waste separation. Concealed power sockets with matching stone top cover

**BATHROOMS & EN-SUITE**
- Feature heated stone wall panels with robe hooks
- Stone floor finish
- Stone vanity tops with undermount basin
- Timber effect basin/WC vanity fronts with stone skirting
- Mirrored high level vanity units with feature lighting
- Shaver socket and mirror within mirrored vanity units
- Walk-in showers with overhead rain shower and separate hand-held shower
- Illuminated shower/bath niches
- Glass shower screens
- Undermounted baths with stone surround and side panel
- Baths include pull-out hand-held shower attachment
- Wall mounted white WC with soft close lid cantilevered from vanity unit
- Dual flush cistern
- Toilet paper holders
- Chrome finish to all taps and fixtures
- Rooms pre-wired to allow later installation of a splash TV

**MOOD LIGHTING CONTROL**
- Enhanced lighting experience; different light settings for different lighting groups allow the user to set different lighting levels dependent upon their mood or time of day
- Mood lighting can be integrated with other controls allowing set scenes within rooms or the whole apartment
- Hand-held touch screen devices are supplied which allow control over all controllable functions of the apartment
- All home networked functions in the apartment can be controlled remotely via an internet connection
- Within the apartments a central wall mounted touch screen controller provides access to infrequently used, but important commands, including heating timers and scene setting controls
- Feature lighting has been included where appropriate as part of the lighting concept for the building
- Mood lighting can be integrated with other controls allowing set scenes within rooms or the whole apartment
- A wireless lighting control system is included within the apartment allowing the user to plug lights into the 13 amp sockets and yet provide control via the mood lighting control system. This integrates personal table lamps as part of the integrated lighting experience

**AUDIO VISUAL EQUIPMENT**
- Satellite and terrestrial TV
- Each bathroom, shower room or en-suite is pre-wired to allow installation of a splash TV e
- Pre-wired for 5:1 cinema surround sound
- Recessed ceiling speakers provided to reception rooms, bedrooms and bathrooms/s shower rooms/en-suites
- Play audio fully lip-synced from TVs connected to the system
- System will play sound from connected CD players or other devices
- System can stream music wirelessly direct from iPhone, iPad laptops or other music systems with wireless capability
- System can play different music in individual rooms or synchronise the whole apartment to playback the same track seamlessly
- Each apartment will be set up with a working telephone service upon moving in
- Infrastructure and equipment space allocation to be provided to allow fibre optic telephone/broadband service to be installed in the home
- Each apartment is wired with Cat 6 cabling to allow configuration of systems within the apartment

**LIGHT AND SPACE**
- A single glazed outer façade envelops the building providing a distinct profile of the elegant structure
- The outer envelope features powered louvres
- On the internal walls, there are intermittent highly insulated panels, with a metallic appearance
- External louvres are controlled by the building main control system or by the resident to allow ventilation

**CLOAKROOM**
- Leather tiled feature walls with stone skirting
- Stone floor finish
- Stone vanity tops with undermount basin
- Leather faced joinery forming main vanity unit and WC wall
- Stone niche set within leather panelling
- Mirror behind basin
- Towel rails
- Chrome paper holders
- Chrome finish to all taps and fixtures
- Miele integrated coffee machine
- Miele conventional oven
- Miele warming drawer
- Integrated fridge freezer
- Fully integrated dishwasher
- Wine cooler
- Waste bins allowing for waste separation. Concealed power sockets with matching stone top cover

**GENERAL**
- Interior design colour options are available
- Entrance hall, reception room and bedroom flooring dependent upon interior design option selected - either timber to all locations or stone in entrance and reception rooms with carpet in bedrooms
- Fitted wardrobes to each bedroom where indicated
- Fitted wardrobes include feature lighting and integrated storage solutions
- Cupboards and AV cupboards fitted with timber effect linings to reflect interior design of apartment
- Integrated washer dryer located in service cupboard or utility room where provided
- Valet car parking available to purchase

**SUSTAINABILITY**
- Designed to meet the Code for Sustainable Homes Level 4
- The form of the Tower requires a triple glazed façade, which has an outer single skin, thermal zone and internal double glazed floor to ceiling panels
- CHP plant is located in the basement
- Low energy lighting is used throughout the apartments
- External building louvres can be controlled by the main control system

**FINISHES AND FITTINGS**
- Generally timber veneer front and internal doors
- Sliding doors between study/bedrooms and reception room (where appropriate) glazed with timber veneer framing
- Skirtings to match flooring, architraves in timber veneer
- Entrance hall finished with polished plaster walls, high quality paint finish to walls to other rooms
- Apartments are pre-wired to allow installation of powered curtains
- External louvres are controlled by the building main control system
- External louvres can be over-ridden by apartment control system to function under the resident’s control
DISCLAIMER: The details contained in this brochure are intended to give a general impression of the development but do not form part of any specification or contract. The dimensions, description, specifications and facilities are approximate and may vary. Some details may have changed after producing this brochure. Therefore, please be sure to check with the developers. The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

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