

NEO
BANKSIDE

*Curated
Spaces*

THE LONDON PENTHOUSES
A1001



THE LONDON PENTHOUSES
AT NEO BANKSIDE

A1001

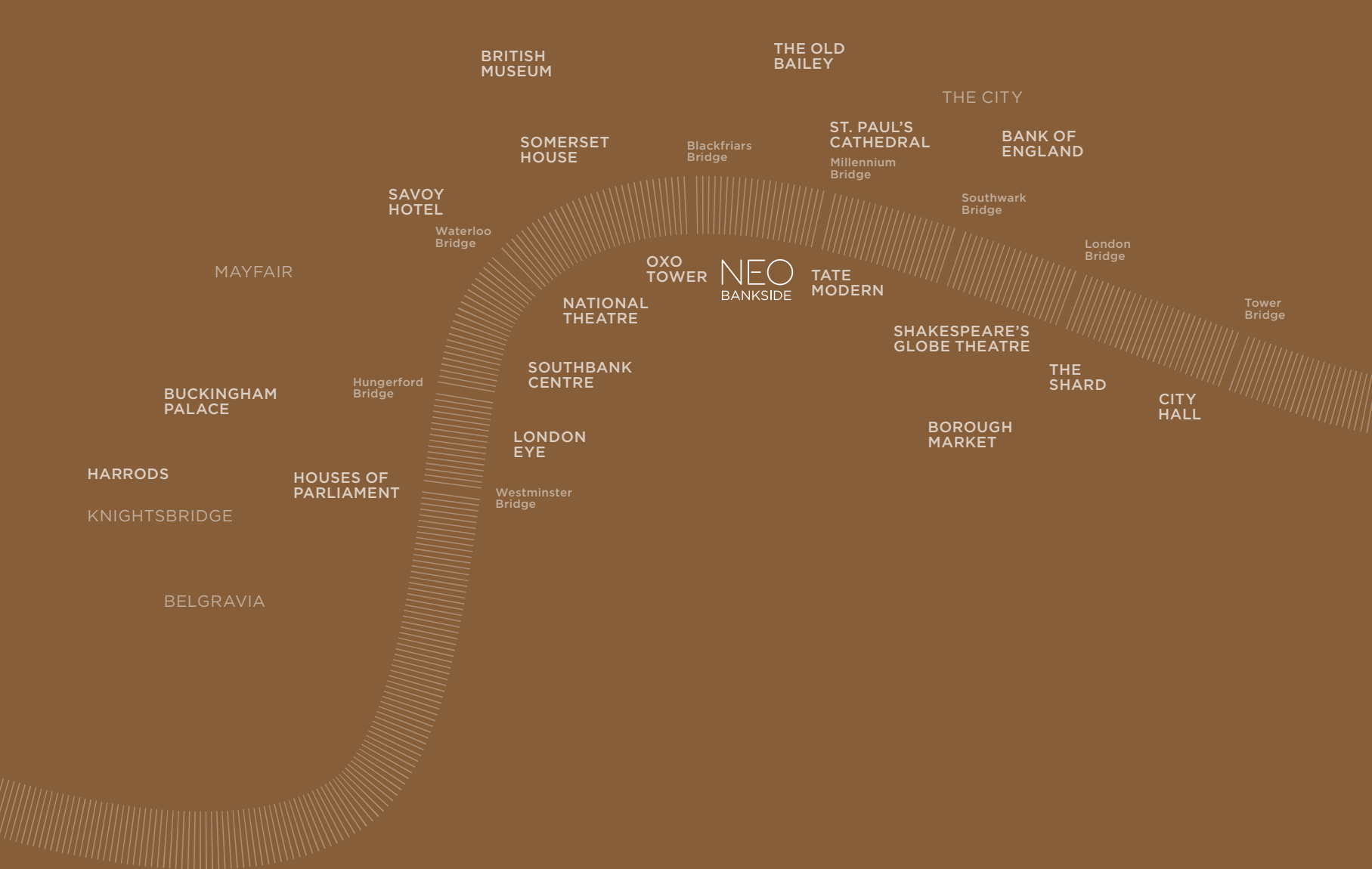
With its iconic design, breathtaking accommodation and prime central location, NEO Bankside is truly unique. The majestic, award-winning development by Rogers Stirk Harbour + Partners is located beside Tate Modern, within the cultural hub of the South Bank alongside the River Thames.

Now NEO Bankside's extraordinary London penthouses are elevating London living to new heights of luxury and refined sophistication.

NEO Bankside is set within a truly vibrant stretch of the Thames riverside, between Westminster Bridge and London Bridge. It is home to the most prestigious and exciting venues in the world, from the London Eye, National Theatre and Royal Festival Hall on the South Bank to Shakespeare's Globe Theatre and Borough Market.

Next door to NEO Bankside, Tate Modern is the contemporary art world's most dynamic destination, with 5 million visitors a year drawn to its installations and exhibitions, from Warhol to Picasso. A remarkable, new, pyramid-like extension, designed by Herzog & de Meuron, and featuring eleven floors of galleries, public spaces and terraces, will confirm Tate Modern's status as one of Europe's seminal architectural monuments.

NEO Bankside also stands at the very core of modern London. The City of London is just a brief walk away across the Millennium Bridge, while the newly-completed Blackfriars Station, with convenient connections to the City, West End and the rest of the capital, is even closer to hand, just a minute's stroll away.





Top — Computer generated image of the Herzog & de Meuron designed Tate 2 extension

Left to right — Shakespeare's Globe Theatre, Matisse at Tate Modern, National Theatre, Millennium Bridge, Bank Station, The Lloyd's Building

*Penthouse
A1001*



Interior designed by Waldo Works, Penthouse A1001 reflects undeniable connections to the elements, the vast skyline, and undulating River Thames below. This 4 bedroom, duplex penthouse features breathtaking views north across the Thames, from St. Paul's Cathedral to the City of London.

The treatment of the living areas plays on the idea of passing from day to night, and from lightness to darkness. The feel is modern yet with the comfort and warmth of a real home within the remarkable light-filled spaces.







MAIN LIVING SPACE

The penthouse evokes the relaxed and sophisticated atmosphere of a country house in the sky. The spacious, light-filled main living area is a place to experience the passing of each day and reflects the ever-changing moods of London's skyline, from dawn 'til dusk. It is a place to lounge, linger and share time with friends and family. It is the true luxury of a place called home.





KITCHEN AND DINING AREA

The subtle palette of whites of the kitchen and dining area evoke the changing colours of the sky. It is a place that encourages people to come together, whether to cook, to eat or just ponder the views.

The Winter Garden once again plays on the geometric architecture, featuring an angular marmoreal engineered marble bench, almost an artwork itself.





MEZZANINE

Elegant glass stairs lead to a mezzanine walkway and upper floor accommodation. The mezzanine features celestial artworks, and a dedicated study area overlooking the floor below.

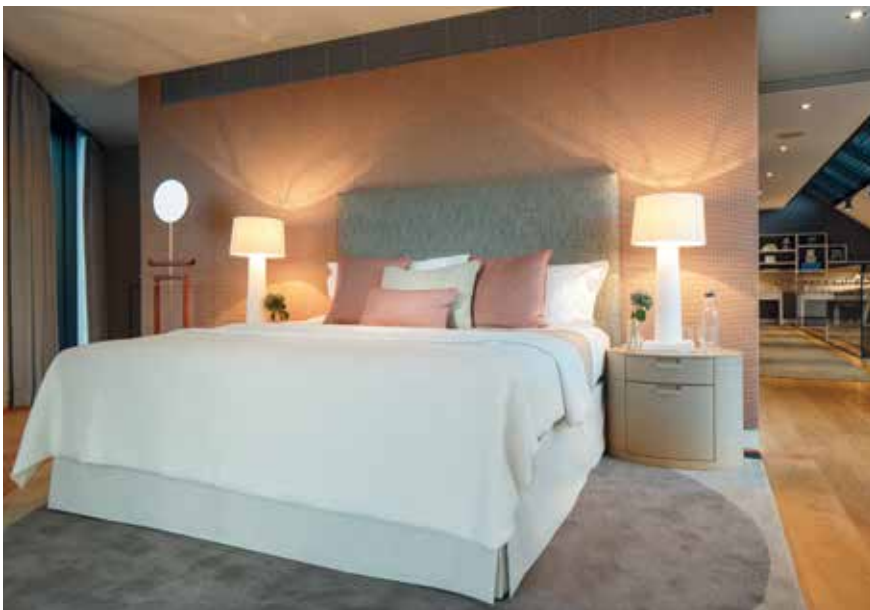


MASTER BEDROOM

The inspiring geometry of NEO Bankside's architecture is echoed in the master bedroom. Muted colours and small, intimate details create an atmosphere of relaxation and calm.

The Winter Garden is a restful 'space in the sky', complete with a padded leather floor and scooped marble table.



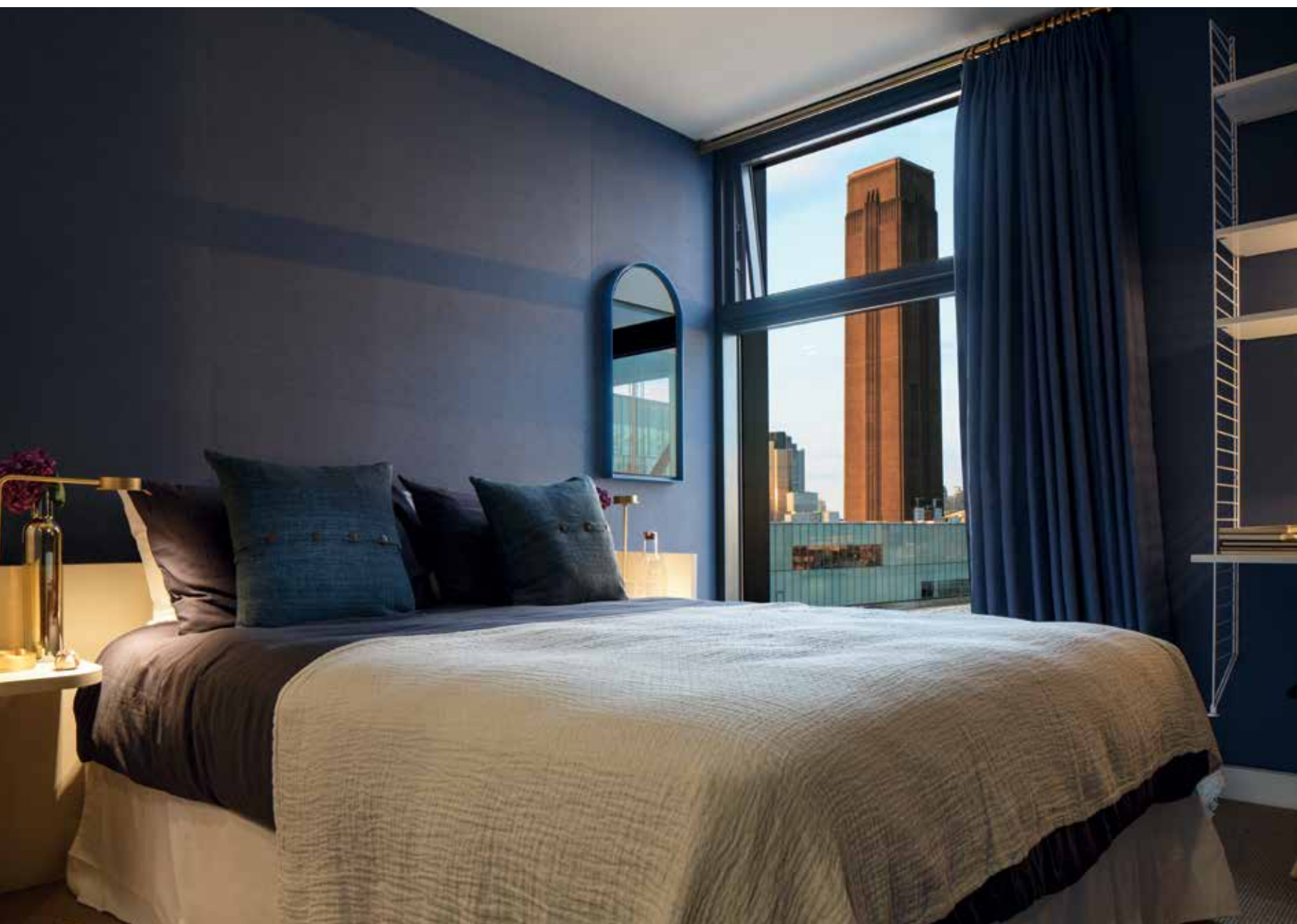




MASTER EN-SUITE AND DRESSING ROOM

An exquisitely decorated en-suite bathroom with glazed sliding doors, and a large dressing room, add to the sense of space and understated luxury.





SECOND BEDROOM

The intense blues of London's night sky are reflected in the second bedroom, en-suite bathroom and walk-in wardrobe. The room's furniture echoes the celestial canvas, evoking a sense of infinite peace.

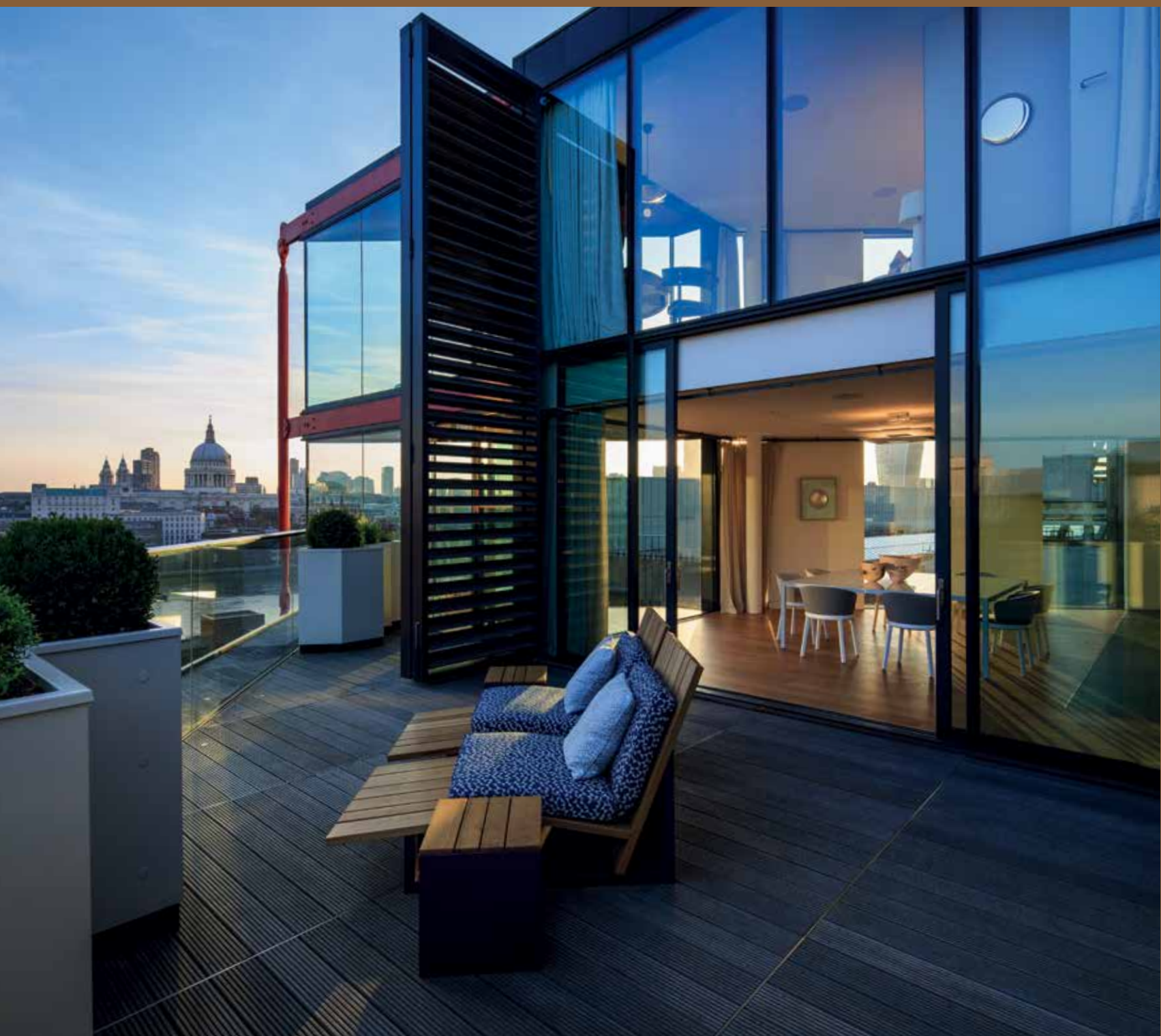
THIRD BEDROOM

The third bedroom, with en-suite bathroom, reflects the linear theme of the penthouse and features simple geometrical shapes and design. Its space is light and bright, an ideal place to relax and re-energise.



THE TERRACE

The beautiful open terrace is a wonderful place to soak up the sun and iconic views of London, and is designed to allow effortless movement between the kitchen and the main reception room, and provide a remarkably spacious, inter-connecting living area.

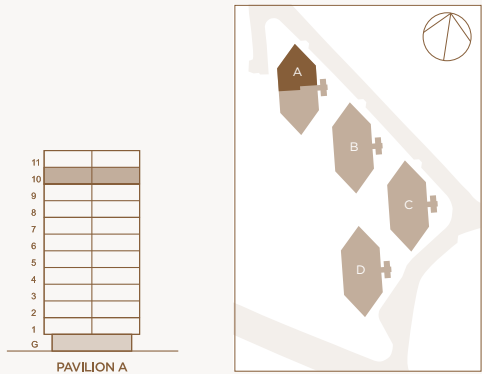
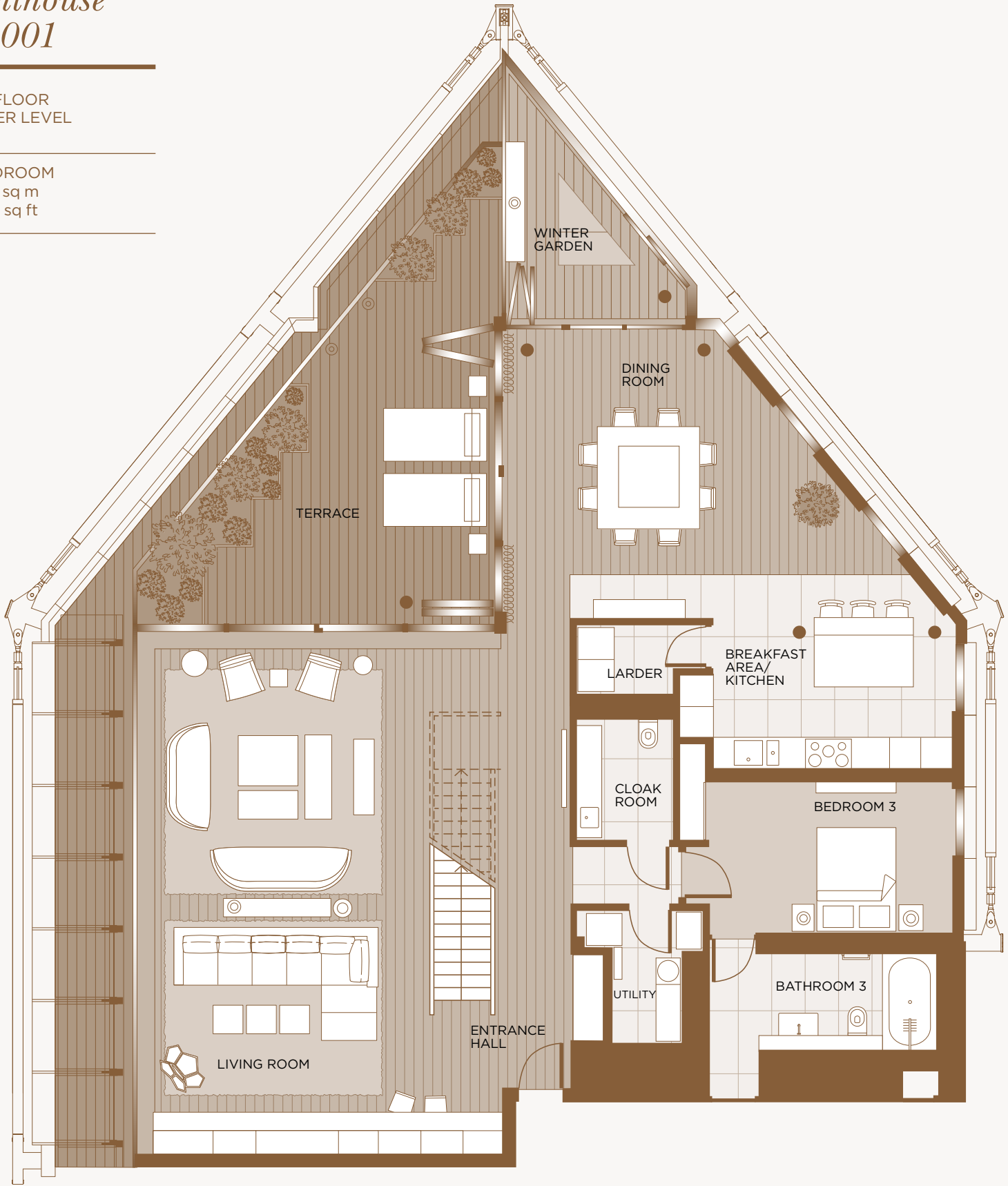




Penthouse
A1001

10th FLOOR
LOWER LEVEL

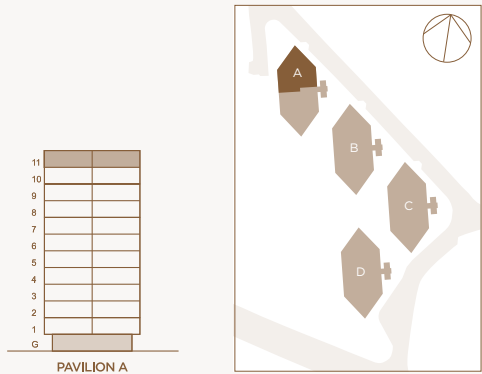
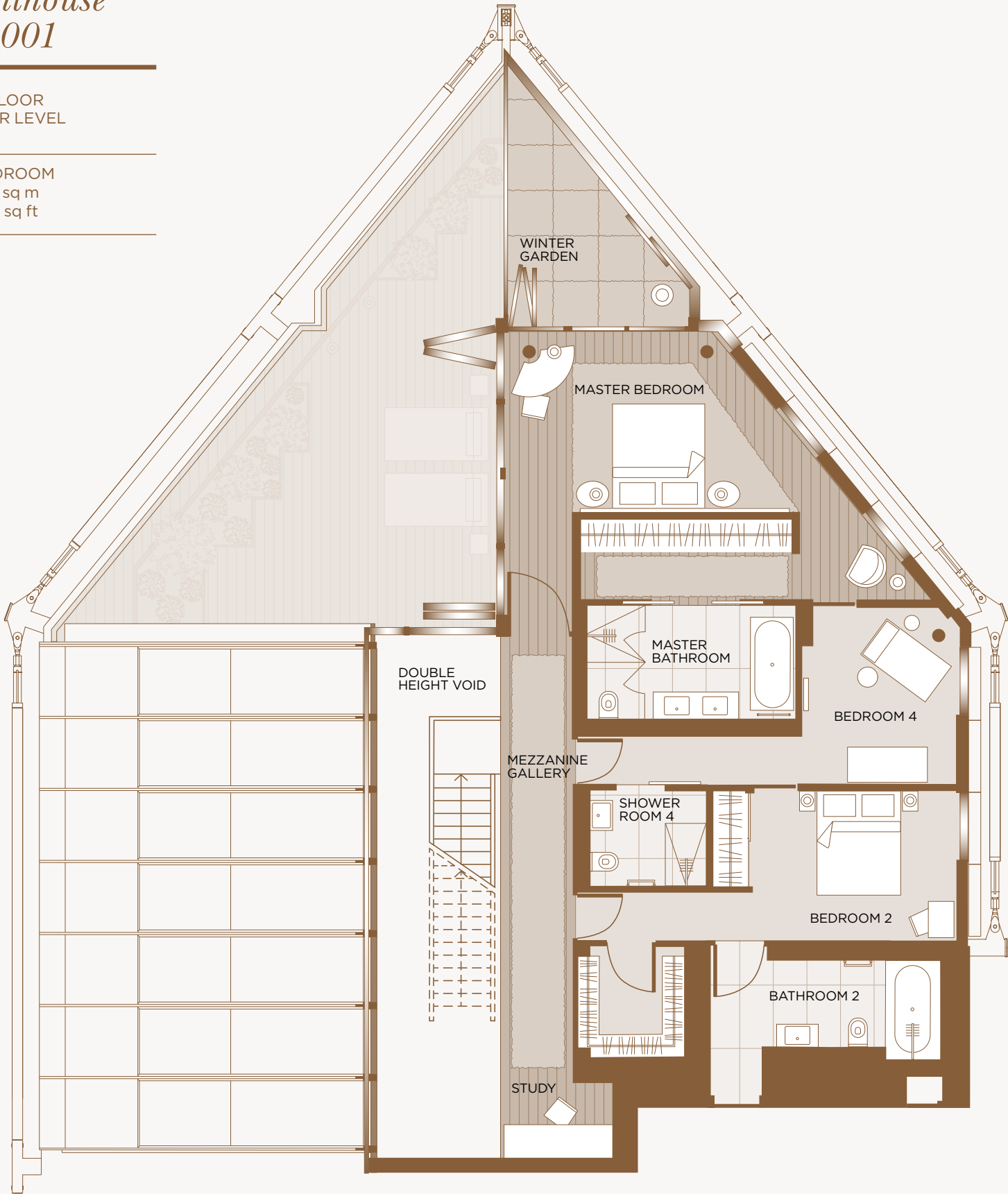
3 BEDROOM
323.9 sq m
3,488 sq ft



Penthouse
A1001

11th FLOOR
UPPER LEVEL

3 BEDROOM
323.9 sq m
3,488 sq ft





Concierge /

A dedicated concierge delivers a discreet and professional service, catering to residents' every need.

A Unique Lifestyle

NEO Bankside offers exclusive amenities and services that reflect the development's exceptional quality and style.



Security /

Residents' security is of paramount importance. The development features 24-hour manned concierge and security, card access to the pavilions, and manned CCTV in the communal and underground parking areas.

Gym /

Housed in a stylish, glazed pavilion within the landscaped gardens, the residents' private gymnasium has state-of-the-art equipment. The gym is a place to keep body and mind in shape.

Business Centre /

Residents can conduct their business easily and efficiently in the development's dedicated business centre which offers a conference space or meeting room with computer and Wi-Fi access.

Secure Underground Parking /

Car parking is safe, secure and discreet, with exclusive, swipe-activated access to the development's underground car park and dedicated penthouse parking areas and associated storage.

Restaurants and Shops /

At ground level, residents will be able to enjoy sophisticated dining in the form of two restaurants*, one formal dining and the other a more relaxed brasserie, creating a vibrant, cosmopolitan atmosphere with alfresco eating and drinking.

The recently opened Albion NEO Bankside restaurant serves time honoured British classics and hosts a small shop and food market selling a wide variety of British produce.

* Restaurants subject to lease





Landscaped Gardens /

NEO Bankside's award-winning, richly landscaped environment, features delightful private garden spaces, a fruit orchard, well-stocked herb garden, and a collection of active beehives.





SPECIFICATION
PENTHOUSE A1001

Structure /

Reinforced concrete frame building with external steel bracing frame structure.

Unitised high quality curtain walling system, principally constructed from anodised aluminium and double glazed glass. Solid panels include timber cladding behind glass.

External doors and windows are integrated into the unitised curtain walling system.

Flat soffit concrete floor structure with finishes as described below.

Glass and brushed stainless steel balustrade to mezzanine gallery.

Double-height, external timber louveres.

Generic Interior /

WALLS, FLOORS, CEILINGS

Timber oak flooring throughout to main reception room, mezzanine gallery and Master Bedroom.

Carpeted floors to Bedrooms Two, Three and Four.

Basaltina Black to kitchen area, cloak room and utility.

Cardoso grey sandstone to floors and walls of Master En-suite.

Pietra Serena grey sandstone to floors and walls of Bathrooms Two and Four.

Fatima Claro to Bathroom Three.

Floor to ceiling windows.

FLOOR TO CEILING HEIGHTS

Entrance halls, reception rooms, kitchen/snug, mezzanine gallery, bedrooms: 2600mm.

Area under kitchen canopy: 2300mm.

Master En-Suite and dressing area: 2300mm.

Main reception area: double height sloping roof to 6400mm.

Note: the above figures are approximate.

Joinery /

DOORS

Front doors: Black Stained Oak brushed matt lacquer finish doors.

Internal doors: full height or with over panels in white solid core doors.

Recessed skirting and architraves with shadow gaps.

Reception room wall. Modular units in melamine faced birch ply with white melamine lippings.

WARDROBES

Free standing Master Bedroom dressing in bespoke Lema Oak veneer.

Doors (where applicable) spray finished in matt lacquer.

Fitted Lema wardrobe unit and walk-in wardrobe with fitted Lema cabinet system to Bedroom Two.

Full height doors in white.

Ironmongery /

High quality fittings throughout in brushed stainless steel.

Heating and Cooling /

Independent, thermostatically controlled underfloor heating system to all principal rooms and hallways.

Electric frost protection underfloor heating to Winter Garden.

Independent comfort cooling system with fan coil units to reception rooms and principal bedrooms.

Hot water from solar panel heating.

Electrical /

5 amp and 13 amp circuits.

White metal electrical sockets and switch plates.

LIGHTING

Low voltage downlighters to kitchens and bathrooms.

Low energy lighting provided to bedrooms.

Provision for table and floor lamps to be connected to 5 amp wall and floor sockets in reception rooms and bedrooms.

Terminations in walls and ceilings for future fit out.

Multi-function lighting control by Lutron Homeworks.

LED uplighters in dining room and snug.

Iguzzini downlights in main reception.

Recessed lighting to fitted wardrobes.

AV, TELEPHONE AND DATA SYSTEMS

Cabling to satellite TV outlets is provided to all principal rooms.

Pre-wired for multi-room audio and keypad control using System Line.

Wiring to telephone points is provided to all principal rooms.

Pre-wiring to data sockets in principal rooms enabling multi-room broadband and data system connection.

Bathroom Specification /

Heated mirrored cabinets for storage with integrated lighting.

SANITARYWARE

Vola brushed stainless steel to all sanitaryware taps.

Agape Cube Oak basin to cloak room and Agape Raso Cristal plant basin to Master En-suite and Bedroom Two bathroom.

Agape Cartesio Cristalplant freestanding bath to Master En-Suite and Kaldewei Alpenwise bath to Bedroom Two and Bedroom Three.

Kitchen Specification /

Bulthaup B3 system with wall units in white lacquer and brushed aluminium.

Breakfast bar and island sides in Bianco Eclipsia marble.

Appliances by Miele include: 900mm gas hob, 900mm oven, 600mm microwave, 600mm steam oven, 600mm coffee machine, 600mm warming drawer, 600mm dishwasher, 600mm fully integrated larder fridge and freezer and Westin Cumulus extractor.

Also provided is a Wastemaid waste disposal and BOSCH 600mm freestanding white washer and dryer.

Winter Gardens /

Included with the apartments are Winter Gardens, which provide a temperate semi-external environment.

Glazing is provided to all external sides and joined to the living area by sliding folding glass doors.

Frost protection heating.

OUTDOOR TERRACE

Timber decked terrace.

Secure glass balustrade with matt coated steel handrail.

LED Uplighters in skirting and water.

Power, gas and water supply.

Security and Amenities /

24-hour security.

Concierge.

Card access to pavilions.

Perimeter fence closed at night with entry by non-residents only via main concierge.

Direct call to concierge from apartment video entry phone.

Panic alarms.

CCTV monitoring in public areas.

Private gym and exercise area.

Communal gardens for residents.

Dedicated underground parking area and storage.

Business Centre.





CONTACTS

NEO BANKSIDE SALES OFFICE

Tel: +44 (0)20 7998 1888
Email: penthouses@neobankside.com
www.neobankside.com

KNIGHT FRANK

Tel: +44 (0)20 7861 5499

JO WEBSTER PROPERTIES

Tel: +44 (0)20 7349 7055

STRUTT & PARKER

Tel: +44 (0)20 7318 4677

THE LEASE

The new lease is for a term of 999 years from 25th December 2007.

DESIGN DEVELOPMENT

Please note that all aspects of the design for NEO Bankside are continuously reviewed and GC Bankside LLP reserves the right to make alterations to the design without notice.

COPYRIGHT

Copyright for this document is retained by GC Bankside LLP.

The reproduction of the whole or any part of this document is strictly prohibited.

CONFIDENTIALITY

All information in this document is provided on a strictly confidential basis.

A joint venture development by

Sales representation



www.neobankside.com

Misrepresentation Act

These particulars are prepared for the guidance only of prospective owners, tenants and occupants. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith and should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good working condition or otherwise nor that any services or facilities are in good working order. Any areas, measurements or distances referred to herein are approximate only. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement or fact. Neither GC Bankside LLP nor any of its employees have any authority to make or give any warranty whatever in relation to this property. August 2014.



