

Shared Ownership

Hampton Tower

at

S Q P

LONDON E14

Studio, one & two
bedroom apartments





This is Hampton Tower

Already an icon, Hampton Tower is a modern landmark development designed by world leading architects Foster + Partners and developed by the trusted Berkeley Group.

Legal & General Affordable Homes is offering a unique opportunity to purchase an apartment through Shared Ownership, giving you a rare chance to invest in prime London, and to own a home in one of the most desirable and conveniently located places in the city.



Computer generated image is indicative only.



Computer generated image is indicative only.



Hampton
Tower
at
SQP
LONDON E14

Westminster

Bermondsey

London Bridge

Bank

Liverpool St.

Old St.

Hoxton

Fenchurch St.

Canary
Wharf

Hampton Tower - at - South Quay Plaza

North Greenwich

Crossrail
(Forthcoming)

Liverpool St.
7 mins

Farringdon
9 mins

Bond Street
11 mins

Heathrow Airport
40 mins

Jubilee Line
(From Canary Wharf)

London Bridge
6 mins

Southwark
8 mins

Waterloo
9 mins

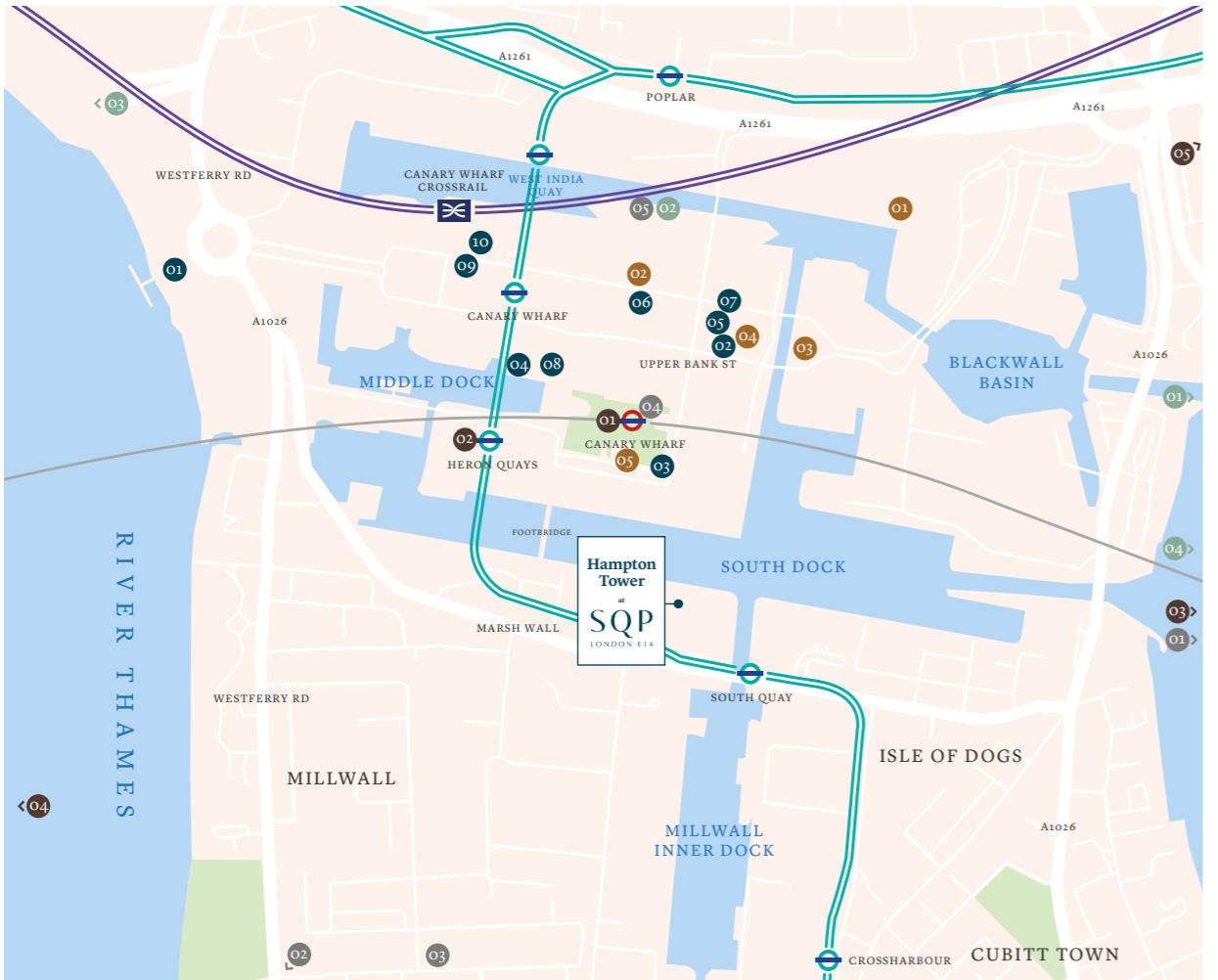
Westminster
11 mins

Green Park
13 mins

Bond Street
15 mins

Baker Street
18 mins

Journey times are taken from tfl.gov.uk
and are approximate only.



Map is indicative only and not to scale.

The choice is yours

Food and Drink

- 01 28 West Bar
- 02 Scarpetta
- 03 Wharf Kitchen
- 04 Grateful Kitchen
- 05 The Pearson Room
- 06 ROKA Canary Wharf
- 07 Plateau
- 08 The Alchemist Canary Wharf
- 09 Ibérica La Terraza
- 10 Electric Shuffle

Retail

- 01 Billingsgate Market
- 02 Canary Wharf Shopping Centre
- 03 Churchill Place Shopping Mall
- 04 Canada Place
- 05 Jubilee Place Retail

Attractions

- 01 The O2
- 02 Crossrail Place Roof Garden
- 03 Tobacco Dock
- 04 Now Gallery

Transport

- 01 Canary Wharf St
- 02 Heron Quays DLR
- 03 North Greenwich
- 04 Canada Water
- 05 City Airport

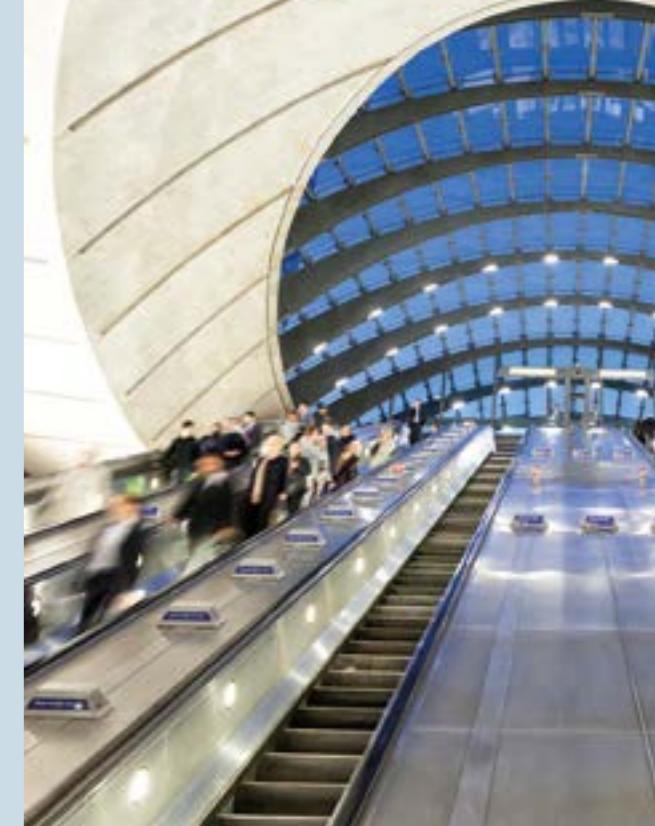
Leisure

- 01 Greenwich Peninsula Golf Range
- 02 Docklands Sailing & Watersports Centre
- 03 Tiller Leisure Centre
- 04 Jubilee Park
- 05 Everyman Cinema

Making a connection

Enjoy one of London's most sought-after luxuries – a short, simple commute.

At Hampton Tower, you're within the heart of London's fastest-growing business district and are extremely well-connected. South Quay DLR, Canary Wharf underground station and the soon-to-arrive Crossrail Elizabeth line are all just moments away.



0.1
miles



0.4
miles

South Quay DLR Station
Take the Docklands Light Railway to connections at Bank or Stratford, or towards Greenwich.

0.5
miles

Retail Stores
Shop for everything from everyday essentials to upmarket goods, plus world-class brands and luxury items.

0.6
miles

Canary Wharf Station
Catch the Jubilee line to the West End or head for Stratford and the Westfield Shopping Centre.

0.7
miles

Health Centre
Keep an eye on your health and enjoy peace of mind without having to travel miles across town.

Fitness
Choose from two first-class gyms – The Third Space at Canada Square and PureGym at West India Quay.

From here you have endless possibilities



The apartments at Hampton Tower are certainly special, but the all-round opportunities are something else.

The River Thames is moments away. You can walk, run or cycle past the marinas towards the centre of London.

Anywhere in London is a simple commute, whether by tube, DLR, road or the river bus.

Right on your doorstep are the landscaped green spaces of the Canary Wharf Estate.

There's world-class shopping at big-name boutiques. Dozens of upmarket bars and restaurants. Two multiplex cinemas. And so much more besides – all only a short walk away.

Just down the road are iconic destinations like Brick Lane and Hoxton, plus world-famous markets, galleries and buzzing creative hubs.

Shop local & enjoy variety

Canary Wharf is home to some of the UK's favourite boutiques and shops, along with all kinds of retail surprises. You'll find trusted high street brands alongside quirky shops offering delicacies from around the world. Outlets with upmarket classics sit next to fashion stores dedicated to unusual, statement labels.

Some of London's greatest street markets are also nearby, while world-famous Billingsgate Fish Market is a few minutes' walk away. Columbia Road has the most incredible fragrant flowers and plants, turning an east London street into a garden.

For designer clothing and gift ideas, Spitalfields Market, Brick Lane, Hoxton, Shoreditch and Dalston are packed with all kinds of outlets. You could even sample Boxpark in Shoreditch for further inspiration.



All you can eat (and drink)

Simply step outside Hampton Tower to discover an exciting array of restaurants, cafés and bars to suit all tastes.

Sample world-class cuisine from around the globe, cocktails in vibrant, contemporary bars, coffee from around the world prepared just as you like it, or simply opt for a quiet drink in a traditional pub.



Within walking distance are the eclectic pubs, bars and restaurants of Limehouse. A little further afield, Brick Lane, Hoxton, Shoreditch, Dalston and Hackney all embody the fashionable east London vibe. Or follow the route of the Jubilee line for streets filled with legendary clubs, music venues and theatres.

Designed for living

The apartments have been designed to enhance and accentuate the special qualities of the remarkable structure designed by Foster + Partners while being supremely comfortable.

Interiors are clean, contemporary and clutter-free, offering you a feeling of real freedom in your own space. Generous windows invite in an abundance of light, with views in two directions over the gardens and cityscape, and towards South Dock.

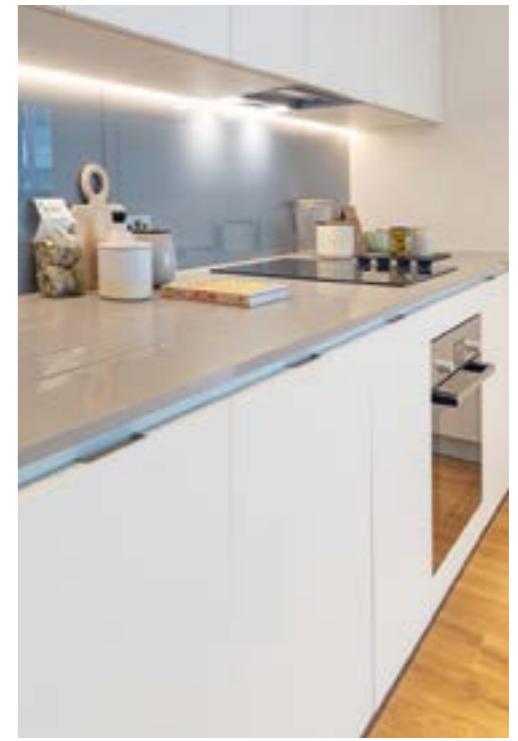
Sliding doors bring the outside in on a sunny summer's day and frame the moodier outlook perfectly on wintry days when you want to keep the cold out.

24-hour concierge and the landscaped gardens surrounding Hampton Tower ensure a feeling of welcome and peace of mind even as you approach your new apartment.

You'll feel truly at home here.

You can buy style

Each apartment has been created using high-quality materials, chosen and combined to balance attractiveness, comfort and durability. You simply add your own personality and style.



Look forward to expressing your personality and style in east London thanks to a unique opportunity to buy here with Shared Ownership.

Siteplan



Hampton Tower - at - South Quay Plaza

Hampton Tower - at - South Quay Plaza

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the apartment designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Consultant for more details.

Type 03

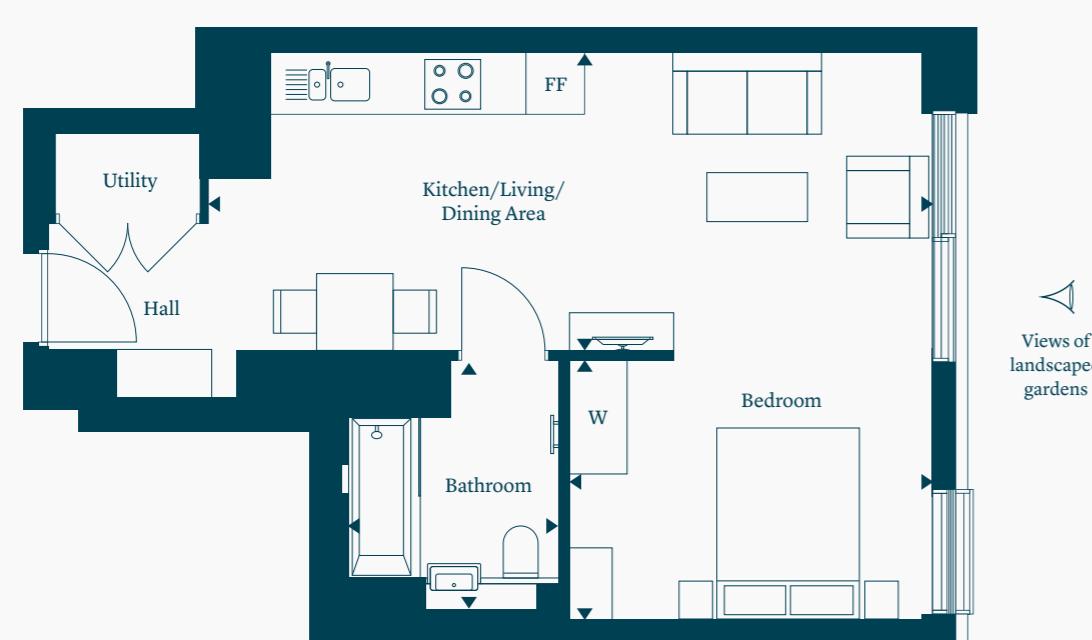
Studio apartment

Floors 02-14

Plots 2.03, 3.03, 4.03, 5.03, 6.03, 7.03, 8.03,
9.03, 10.03, 11.03, 12.03, 13.03 & 14.03

| | | |
|----------------------------|---------------|---------------|
| Kitchen/Living/Dining Area | 7.56m x 3.12m | 24'8" x 10'2" |
| Bedroom | 3.80m x 2.72m | 12'5" x 8'11" |
| Bathroom | 2.22m x 2.01m | 7'3" x 6'7" |

Total Area - 44.65 m² / 481 sq.ft.



FF - Fridge/Freezer
W - Wardrobe

Type 02

1 bedroom apartment

Floors 02-14

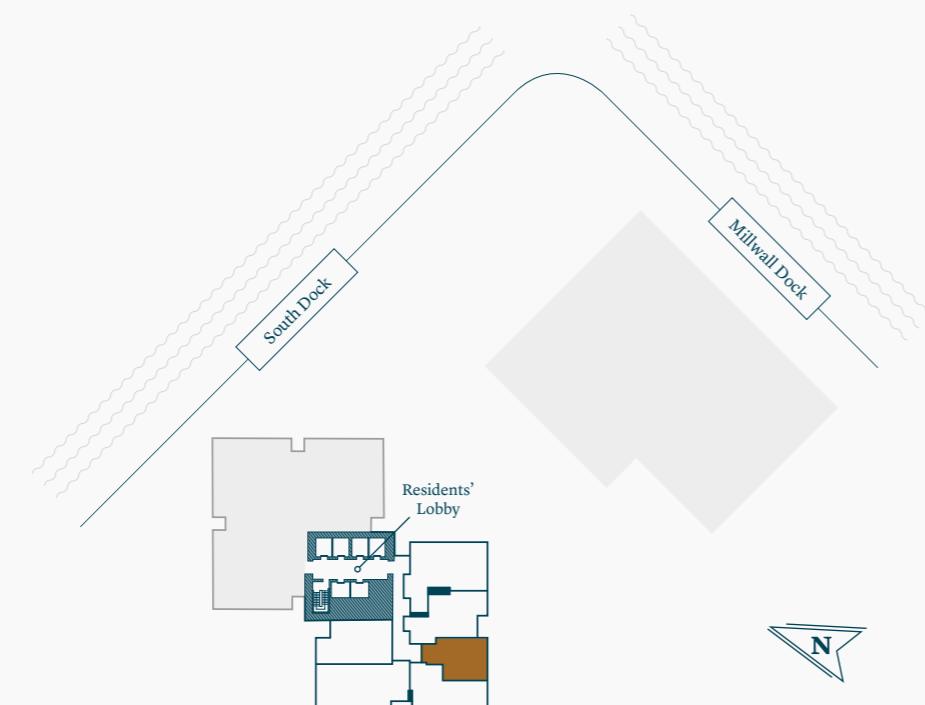
Plots 2.02, 3.02, 4.02, 5.02, 6.02, 7.02, 8.02,
9.02, 10.02, 11.02, 12.02, 13.02 & 14.02

| | | |
|----------------------------|---------------|---------------|
| Kitchen/Living/Dining Area | 7.51m x 3.51m | 24'6" x 11'6" |
| Bedroom | 4.52m x 2.98m | 14'10" x 9'9" |
| Bathroom | 2.19m x 1.68m | 7'2" x 5'6" |

Total Area - 60.53 m² / 651 sq.ft.



FF - Fridge/Freezer
W - Wardrobe

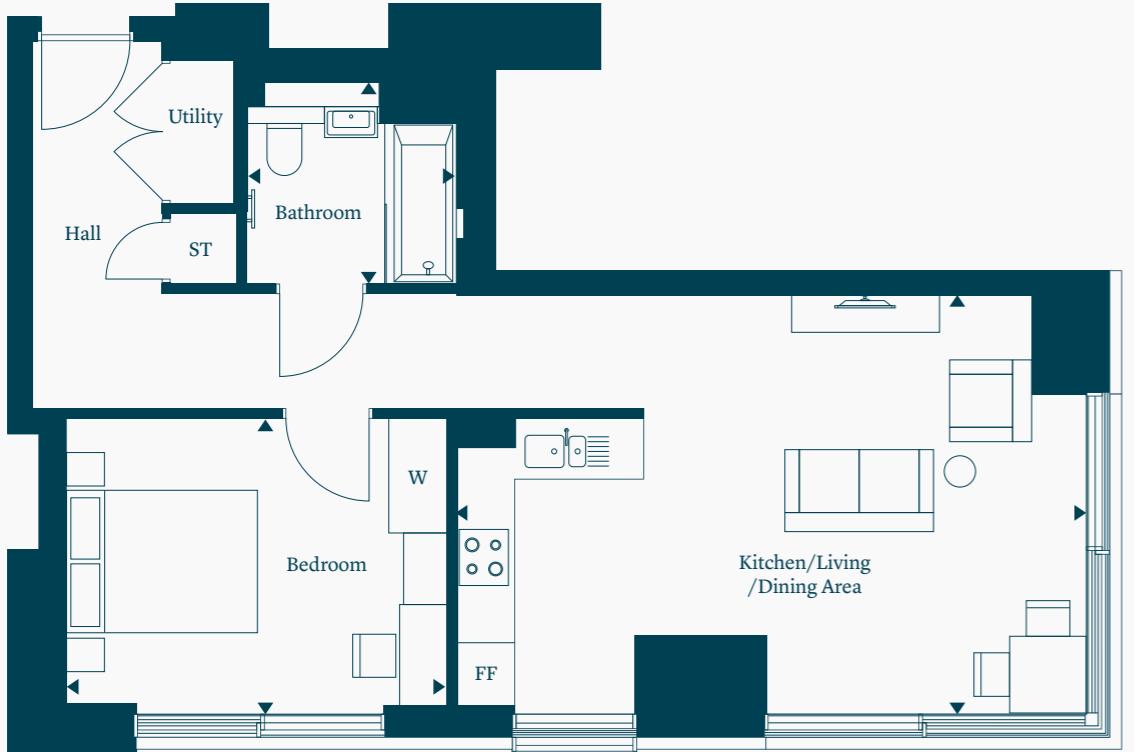


Type 04

1 bedroom apartment

Floors 02-14
Plots 2.04, 3.04, 4.04, 5.04, 6.04, 7.04, 8.04,
9.04, 10.04, 11.04, 12.04, 13.04 & 14.04

| | | |
|----------------------------|---------------|---------------|
| Kitchen/Living/Dining Area | 6.58m x 4.39m | 21'3" x 14'5" |
| Bedroom | 4.00m x 3.09m | 13'1" x 10'1" |
| Bathroom | 2.22m x 2.12m | 7'3" x 6'11" |



FF - Fridge/Freezer
ST - Storage
W - Wardrobe

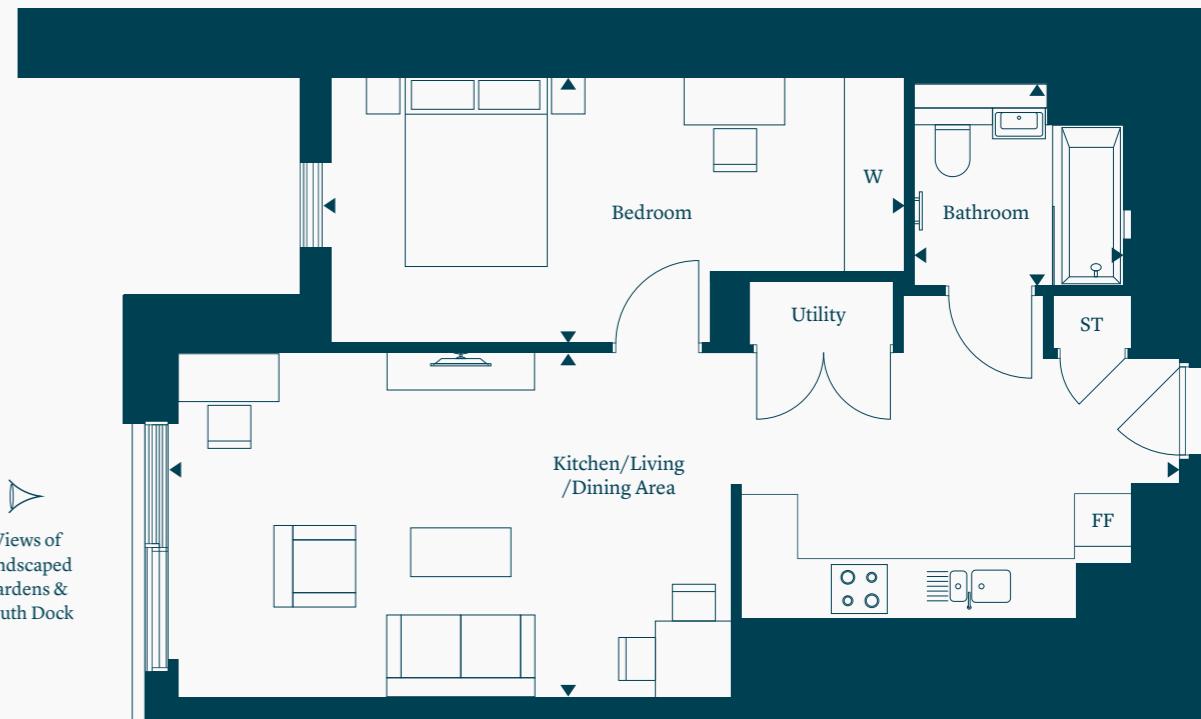
Total Area - 56.86 m² / 612 sq.ft.

Type 06

1 bedroom apartment

Floors 02-14
Plots 2.06, 3.06, 4.06, 5.06, 6.06, 7.06, 8.06,
9.06, 10.06, 11.06, 12.06, 13.06 & 14.06

| | | |
|----------------------------|---------------|----------------|
| Kitchen/Living/Dining Area | 8.81m x 3.61m | 28'9" x 11'10" |
| Bedroom | 6.12m x 2.80m | 20'0" x 9'2" |
| Bathroom | 2.22m x 2.12m | 7'3" x 6'11" |



FF - Fridge/Freezer
ST - Storage
W - Wardrobe

Total Area - 58.29 m² / 627 sq.ft.

Type 01

2 bedroom apartment

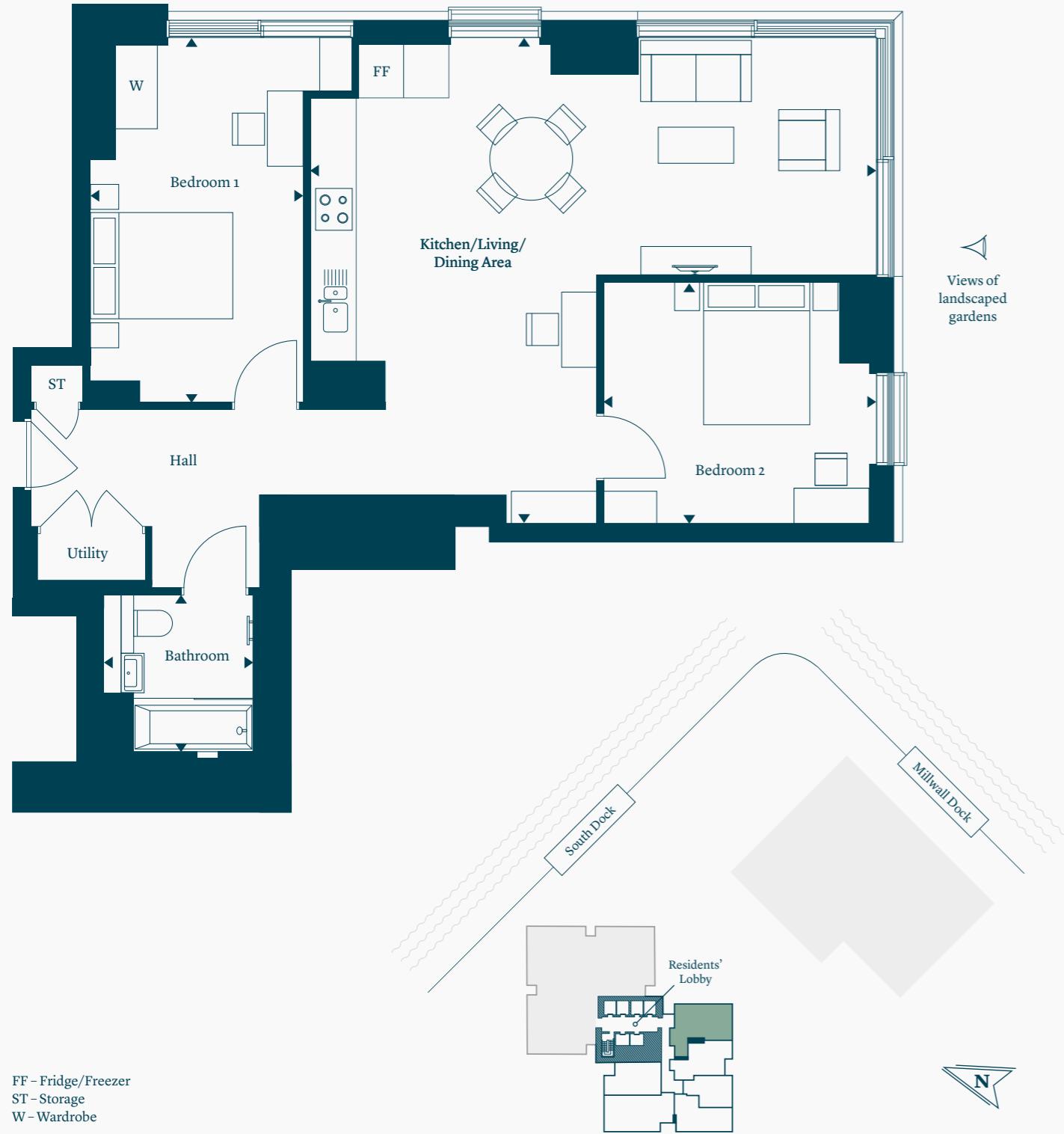
Floors 02-14

Plots 2.01, 3.01, 4.01, 5.01, 6.01, 7.01, 8.01,
9.01, 10.01, 11.01, 12.01, 13.01 & 14.01

| | | |
|----------------------------|---------------|----------------|
| Kitchen/Living/Dining Area | 7.30m x 6.82m | 23'11" x 22'4" |
| Bedroom 1 | 5.12m x 2.90m | 16'9" x 9'9" |

| | | |
|-----------|---------------|---------------|
| Bedroom 2 | 3.83m x 3.38m | 12'6" x 11'1" |
| Bathroom | 2.22m x 2.12m | 7'3" x 6'11" |

Views of South Dock



Total Area - 82.15 m² / 884 sq.ft.

Type 05

2 bedroom apartment

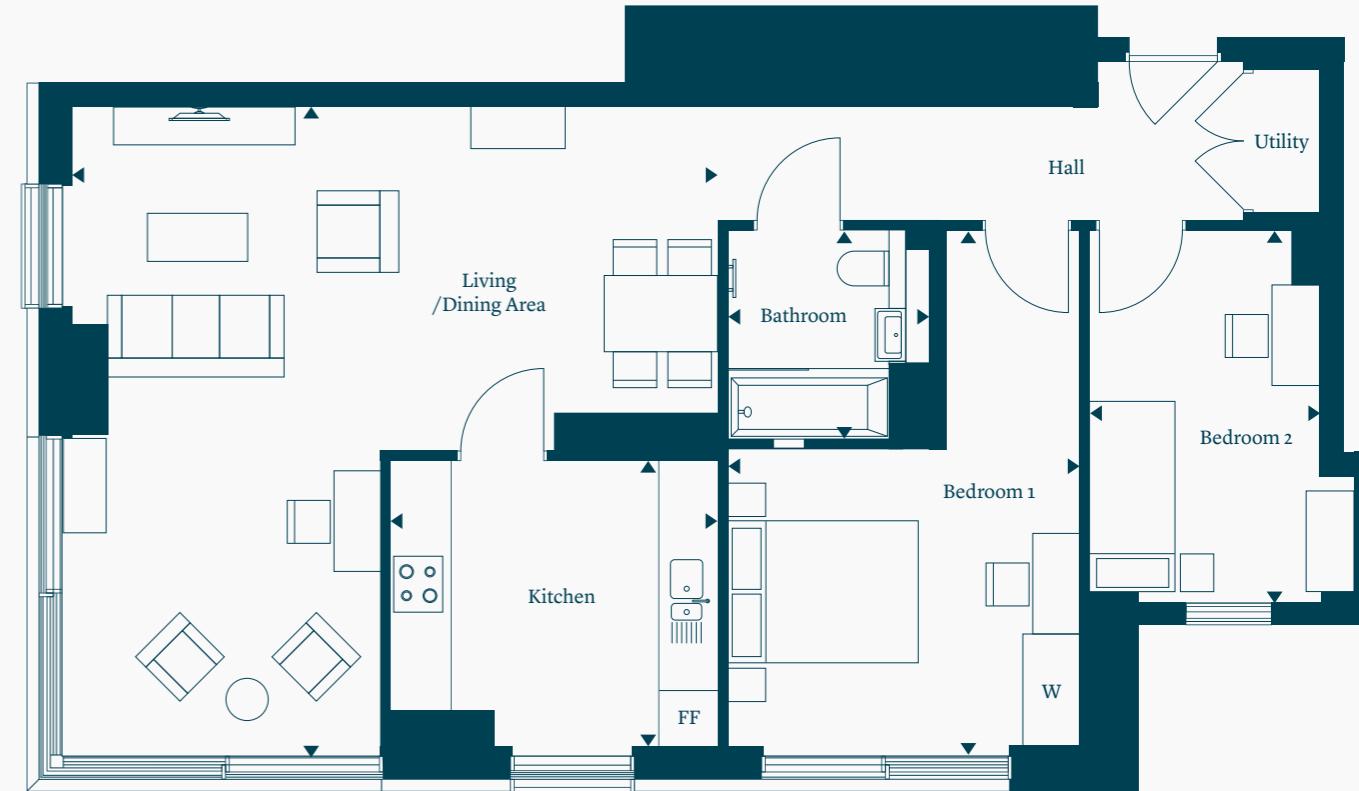
Floors 02-14

Plots 2.05, 3.05, 4.05, 5.05, 6.05, 7.05, 8.05,
9.05, 10.05, 11.05, 12.05, 13.05 & 14.05

| | | |
|--------------------|---------------|---------------|
| Kitchen | 3.45m x 3.01m | 11'4" x 9'10" |
| Living/Dining Area | 6.89m x 6.82m | 22'7" x 22'4" |
| Bedroom 1 | 5.52m x 3.59m | 18'0" x 11'9" |

| | | |
|-----------|---------------|---------------|
| Bedroom 2 | 3.91m x 2.42m | 12'9" x 7'11" |
| Bathroom | 2.22m x 2.12m | 7'3" x 6'11" |

Views of landscaped gardens & South Dock



Total Area - 85.92 m² / 925 sq.ft.

The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

It's all in the detail

Kitchen

- Handleless white matt lacquered kitchens with Silestone composite stone work surfaces in grey
- Stainless steel undermount sink with brushed steel mixer tap
- Recessed under-unit lighting to wall cabinets
- Bosch electric oven and ceramic hob
- Grey glass upstands
- Bosch integrated fridge/freezer and dishwasher
- Elica telescopic cooker hood
- Integrated recycling bins

Bathroom

- Contemporary Vitra white sanitaryware with wall-hung toilet, soft-close seat and semi-recessed basin with composite vanity top
- White bath with bath filler and Vado concealed thermostatic bath/shower mixer and glass shower screen
- Vado chrome mixer tap to basin
- Porcelain full-height wall tiling to bath and shower area with feature tiling to vanity area
- Chrome heated towel rail
- Chrome toilet roll holder and robe hook
- Recessed cabinet with mirrored doors, shaver socket and glass shelves

Flooring

- Engineered flooring to hall, kitchen, dining area and living area
- Porcelain floor tiles to bathroom
- Luxury twist-pile grey carpet to bedrooms

General

- Freestanding washer/dryer to utility cupboard in hall
- Sprinkler system to each apartment, serviced bi-annually within service charge
- Aluminium framed full-height windows with sliding door panels to living area with glass balustrade externally

Attention to detail makes all the difference between good and great. That's why the fixtures and fittings in your apartment have been carefully chosen to be of high standard and taste, both contemporary and timeless.

- Walls and ceilings painted matt white
- Architraves and skirtings painted satin white
- Walnut wood veneer entrance door, frame and architrave, bespoke door lever with leather inset, chrome letterplate and numerals
- Flush white internal doors with lever on rose chrome door furniture
- Underfloor heating via communal heating plant
- Comfort cooling to habitable rooms
- Wardrobe with matt white doors to master bedroom
- NHBC building warranty and a 1-year LGAH warranty

Electrical

- Video entry system with handset to hall
- White LED downlights to hall, kitchen, dining area, living area, bedrooms and bathroom
- White slimline sockets and switches throughout except kitchen
- Brushed stainless steel sockets to kitchen worktop
- Media point to living area containing two plug sockets, TV socket, telephone socket, digital extension and FM socket
- HD digital connectivity to Virgin and/or Sky
- Telephone/data points to living area and bedrooms
- Smoke detector and heat detectors
- Mechanical, ventilation and heat recovery system (MVHR)
- Heating and hot water supplied by Heat Interface Unit (HIU) and individually metered and billed
- Shaver socket to bathroom set within cabinet

Communal Areas

- Communal lobby with seating area and 24-hour concierge service
- Six lifts with two fire lifts
- Carpet and perimeter floor tiles to lift lobby and carpet to corridors with recessed feature lighting to ceiling
- Landscaped gardens at ground level
- Cycle storage in basement

About Legal & General

There is a shortage of affordable housing in the UK, especially in places where people prefer to live. The high level of deposit required to buy a home outright means many people can't afford to access a new home and are stuck renting.



Legal & General Affordable Homes was created to make a real difference to the number of affordable homes available in England. Our purpose is to increase the supply of affordable housing by investing long-term institutional capital to build more affordable homes for those that need them.

We are a subsidiary of Legal & General Capital who invest in key sectors where there has previously been a shortage of investment and innovation. Our sister companies, such as CALA Homes and Legal & General Modular Homes are testament to the commitment Legal & General are making to housing provision, innovation and environmental sustainability in the UK.

We aim to build 3,000 affordable homes per year by 2023, with half available as Shared Ownership. We are committed to providing well managed, high-quality homes with excellent customer service.

We look forward to welcoming you as a Legal & General customer and helping you build your future at SQP.

Quality

We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, furnishing, environment and, above all, value.

Customer Service

We're committed to providing first-class customer service, from the moment you walk into the reception to when you open the door of your new home in one of our developments.

Sustainability

We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.

Let Shared Ownership be your step onto the property ladder

This home ownership scheme allows you to buy an initial share in your home and rent the remaining share. Over time, you can then buy more shares in your home until you own the full 100%. Find out more...



Q: How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 25% and 75% of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change, should you choose to.

Q: Do I need to live or work in Canary Wharf or London Borough of Tower Hamlets?

You do not need to be living or working in Canary Wharf or London Borough of Tower Hamlets to purchase a home.

Q: How do I know what percentage I can purchase?

You can purchase any share from 25% to 75% of the initial purchase price. You will be asked to speak to a financial advisor to assess what share you can buy that is both affordable and sustainable.

Q: Will I need a deposit?

Yes, you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits can often be from 5% of the share value.

Q: Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

Q: What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership. Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

Q: Can I buy a property on my own?

If you earn or have a household income up to a maximum of £90,000 per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Q: How is the rent calculated?

On the share you don't own, we charge a rent of between 1.75% and 2.75%, depending on which apartment you choose. Our Sales Consultant and your financial advisor can give you further details based on your specific circumstances.

YOU BOUGHT:

25%

SHARE OF YOUR
NEW HOME

YOUR DEPOSIT:

5%

DEPOSIT ON THE
SHARE PURCHASED

Q: Can I buy additional shares in the property?

Yes, you can. This is known as "staircasing". When you buy more shares in your home, your home is revalued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

When you own your apartment 100% you will also benefit from the services and facilities within SQP such as the gym, swimming pool, private dining facilities and bar on floor 56.

Q: Can I rent out my property?

You cannot grant an assured shorthold tenancy on a Shared Ownership property. If you want to get a lodger you can, however, you need to be able to afford to purchase the home without any assistance.

Q: Will I have to pay Stamp Duty?

When you buy a share in one of our homes you will have to pay a Stamp Duty Land Tax (SDLT). We advise you consult your Solicitor as to the amount payable at the point of your Legal Completion.

There are two ways to pay on a newly built (new Lease) property. Making a one-off payment based on the total market value of the property or paying any SDLT due in stages. If you decide to make a one-off payment upfront this is known as making a "market value election". If you choose to pay SDLT in stages then you pay SDLT on the initial purchase amount. Should you choose to pay SDLT in stages, you will not have to make any further payments until you own more than an 80% share of the property.

Q: What if I want to sell my property?

When you want to sell your Shared Ownership home Legal & General Affordable Homes has a time period specified within your lease to offer the property to another eligible shared owner. If we are unable to source a suitable purchaser in this time, you can put the property on the open market.

Q: How will I pay my rent?

Legal & General has appointed a Management Provider, RHP, to manage your rental account and will collect the rent on our behalf. They will be in touch with more information nearer the time of Completion.

Legal & General Affordable Homes terms and conditions apply. All content within this document is indicative only. Legal & General Affordable Homes reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of going to print. Maps not to scale. Distances and times taken from google.co.uk/maps and tfl.gov.uk. Shared Ownership - Terms and conditions apply. This scheme is subject to status and fitting criteria. Minimum and maximum share values will apply and rent is payable on the unsold share. *Walking time is taken from google.co.uk/maps and is approximate only. August 2022.

Q: Who will manage my property and the communal areas of the building?

Our Management Provider, RHP, will manage your property. They are your first point of contact for any queries about your home, they will collect rent and service charges, and help you if you want to staircase or sell. They will also oversee the work of POD, who have been appointed by Berkeley Homes to carry out the management and maintenance of the building and communal areas, on behalf of all SQP residents.

Q: What does my service charge include?

Service charges are fees that each property contributes to for the maintenance of the common internal and external areas such as concierge service, landscaping, cleaning and building insurance. This charge will be collected with your monthly rent payment by RHP. Your Sales Consultant will provide you with the cost and your Solicitor will be provided with the breakdown of what the costs cover.

Q: What is the length of the lease?

The lease is for 125 years.

Q: Can I decorate and make improvements to my home?

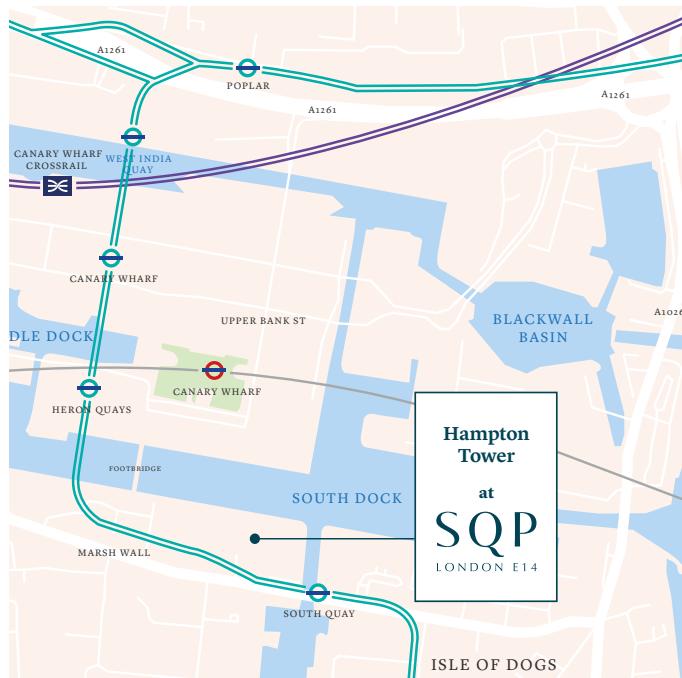
Yes, you don't need our permission for decorating or simple repairs, however, you would need to get permission for larger works to ensure it does not affect the structure of the building.

Get in touch

Contact our sales team

landgah.com
sqp@landgah.com
0344 892 0121

Our friendly sales team will be able to assist you in selecting and reserving your new home.



Hampton Tower borders South Dock and faces Canary Wharf. With South Quay DLR station only steps away and Canary Wharf station just five minutes' walk*, it could hardly be easier to reach. To see just how much a Shared Ownership apartment can offer you, why not come and see us soon?

Hampton Tower at SQP

**Apartment 302, Hampton Tower,
75 Marsh Wall, London, E14 9WS**

0344 892 0121

**Email: sqp@landgah.com
landgah.com/sqp**



Afford. Live. Love.