

**THE TOWER**

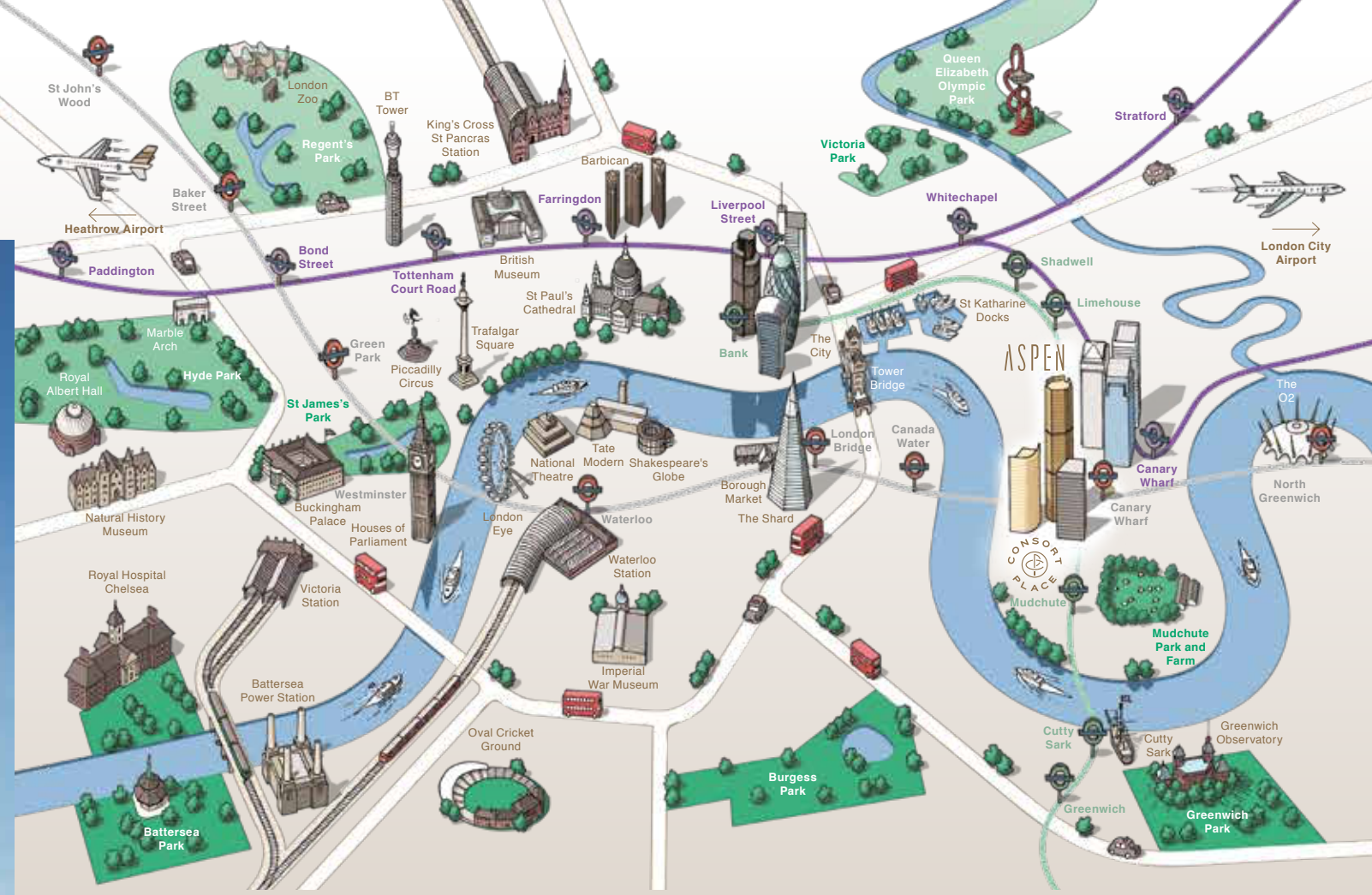
Nestling in Canary Wharf and alongside the glittering Thames, Aspen is poised to be one of the tallest and most striking residences in the Capital.

Designed by Pilbrow & Partners, this distinctive addition to the London skyline makes not only a stunning architectural statement but also brings a new community to the area.

Aspen is the jewel in the crown of Consort Place, a fresh destination with cafés, bars, activity spaces, education, health centre, restaurant and the international Dorsett hotel.

The residences are the cornerstone of a vibrant pocket neighbourhood, that will be somewhere to meet, relax, work, study or just enjoy throughout the year and at any time of day.

*Capital and more*



**TRANSPORT**

**Travel made easy.**

Within easy reach of many of London's best-known landmarks and popular spots, Aspen at Consort Place is a mere 11 minutes walk from Canary Wharf underground station (Jubilee Line), or 6 minutes walk from South Quay DLR (Docklands Light Railway) station.

Connections are further enriched by the Thames Clippers river boat services to London's landmark destinations such as Greenwich, Tower Bridge, Tate Modern, Westminster, and Blackfriars.

The new Elizabeth Line (better known as Crossrail) station is less than 15 minutes from Consort Place and will link to Bond Street in only 13 minutes.

All travel times starting from nearest relevant station to 50 Marsh Wall, E14 9TP, and using fastest available route on public transport. Source: TFL Journey Planner and Crossrail.

	Start	9 min	11 min	15 min
UNDERGROUND	Canary Wharf	Waterloo	Stratford	Bond St
	Start	12 min	14 min	14 min
DLR	Heron Quays	Bank	Stratford	London City Airport
	Start	11 min	13 min	40 min
ELIZABETH LINE (CROSSRAIL)	Canary Wharf	Tottenham Court Road	Bond St	Heathrow Airport
	14 min	40 min	50 min	77 min
AIRPORTS	London City	Heathrow	Gatwick	Stansted
	Start	11 min	15 min	30 min
RIVER BUS	Canary Wharf	Tower	London Bridge City	Embankment
	Start	6 min	11 min	15 min
WALK	Consort Place	South Quay DLR	Canary Wharf Underground	Crossrail

**THE LOCATION**

A cosmopolitan, neighbourhood; where live, work and play seamlessly combine.

International Canary Wharf is the third largest shopping centre in London. It is a treasure trove of small boutiques, designer labels and much-loved brands. Whether in search of a tailor-made suit or that must have handbag, you'll find over 120 stores across five vibrant malls.

There are a wide variety of restaurants, bars and cafés to suit every taste and time of day, alongside numerous parks, squares and waterside walks adorned with a remarkable display of public sculpture.



**THE DESTINATION**

A new destination that's steeped in history, with a vibrant future that's yours to embrace.

The vision of Consort Place is to create a truly vibrant destination and inclusive community – where families, individuals and friends can enjoy this eclectic oasis.

An immaculately landscaped public realm with feature trees, the new square is surrounded by a health centre, an education facility, a community hall, along with restaurant, bars, cafés and all the amenities of the new Dorsett Hotel.

The crowning gem on Consort Place is the North Pole public house. Originally opened in 1860 during the heyday of the London docks. It is amongst the last remaining of the 43 local pubs that once thrived on the Isle of Dogs. The North Pole is now being restored to its former glory and will be everything a neighbourhood local should be.

The Dorsett Hotel is the perfect place to wind-down after a fitness workout or just a busy day. Residents can enjoy a handcrafted cocktail served in the rooftop bar, a meal in the restaurant, or just a coffee between meetings.

Consort Place is where a rich tapestry of life unfolds, and it's yours to be a part of.



## PURCHASER INFORMATION

### TERMS OF PAYMENT\*

- £2,000 reservation fee payable on reservation.
- Exchange of contracts within 28 days of receipt of contract documentation from seller's solicitors.
- 5% first deposit payable on exchange.
- 5% second deposit payable 6 months after exchange.
- 5% first staged payment payable 12 months after exchange.
- 5% second staged payment payable 18 months after exchange.
- 80% balance of purchase price payable on completion.

\*Payment terms at exhibition vary – see reservation form

### DOCUMENTATION REQUIRED FOR RESERVATION

- Photo identification: Passport or ID card
- Proof of address: a current utility bill or bank statement no older than 3 months.

### LEASEHOLD

All apartments sold on a 999-year lease.

### LAWYERS

Buyers' lawyers familiar with Aspen: Riseam Sharples. Key Contact – Julia Caveller  
juliac@rs-law.co.uk  
2 Tower Street  
London WC2H 9NP  
+44 (0) 20 7632 8919

£1,250 legal fee contribution will be given if using Riseam Sharples.

### COMPLETION

Estimated Spring / Summer 2024

### SERVICE CHARGE

Estimated £5.85/PSF pa

### GROUND RENT

Peppercorn rent.

### ASSIGNMENT

The sale contract may only be assigned as follows:

- On one occasion to a family member or company controlled by the tenant.
- After 12 months from exchange, and subject to the deposit and all staged payments having already been paid, on one occasion to an unconnected party but no later than two months prior to the anticipated date of practical completion of the apartment.

## THE APARTMENTS

# Designs of the highest standard offset by a sophisticated palette.

## APARTMENT SPECIFICATION

### GENERAL

- Interior Design by renowned Hirsch Bedner Associates and HBA Residential
- Open plan living designed to optimise views
- Openable windows to habitable rooms

### INTERIOR FINISHES

- Bespoke veneer entrance door with anthracite ironmongery
- Engineered wood flooring to kitchen and living spaces
- Bespoke internal doors with anthracite ironmongery
- Neutral paint palette to walls throughout

### KITCHEN/LIVING ROOM

- Bespoke designer kitchen
- Custom-designed compartmentalised cupboard units with copper bronze tone trims
- Feature copper bronze tone cooker hood with integrated recirculation extractor fan
- Engineered marble stone worktop, splash-back and feature shelf
- Under-mounted sink with anthracite mixer tap
- Concealed LED lighting beneath wall mounted units
- Siemens integrated oven
- Siemens integrated microwave (three-bedroom apartments only)
- Siemens induction hob
- Siemens integrated multifunction dishwasher
- Siemens integrated frost-free fridge freezer
- Integrated refuse and recycling bins

### BEDROOMS

- Bespoke built-in wardrobes to master and second bedroom
- Broadloom carpet

### MASTER BATHROOM & EN-SUITE

- Porcelain tiles to floor and walls with textured feature tiled wall
- Bespoke marble effect vanity unit with anthracite mixer tap and copper bronze tone towel rail
- Wall-mounted WC with concealed cistern with dual flush
- Mirrored storage cabinet with anti-mist, shaver socket and feature lighting
- Bath with integrated bath filler and separate hand shower (Master Bathroom)
- Walk-in shower with overhead shower and separate hand shower (Ensuite)
- Anthracite edged shower/ bath screen. Anthracite wall mounted heated towel rail
- Anthracite toilet roll holder & hook

### UTILITY CUPBOARD

- Washing machine/dryer
- Cooling and heating interface unit
- Consumer unit
- Storage

### ELECTRICS, HEATING AND COOLING

- Energy efficient lighting throughout
- Anthracite switches and sockets
- Heating and cooling provided by FCU with easy and responsive control system
- Underfloor heating to bathrooms
- Individually metered systems provide heating and hot water from a centralised energy centre
- Heat/smoke detectors to all apartments

### IT/AV

- Satellite, terrestrial TV and telephone connections
- High speed fibre optic connection into each apartment

### ADAPTABILITY

- Some apartments are wheelchair adaptable, details on request

### WARRANTY

- All apartments are covered by building guarantee insurance

### MANAGEMENT AND SECURITY

- 24/7 Concierge Service
- CCTV coverage to external entrances and communal areas
- Video entry system connected to Concierge
- Electronic Access control system
- Cycle storage with secure access

### ASPEN CLUB AMENITIES

- Aspen Paramount (level 63) Sky Lounge & Terrace
- Aspen Club (level 21) Private Dining & Wine Room Business lounge & Screening Room Winter Garden Terraces
- Aspen Club (level 22) Wellness Suite with Steam room Sauna, Vitality Pool & Gym
- Aspen Family Club (level 01) Indoor & Outdoor Play Areas Games Room

### RESIDENTS' À LA CARTE SERVICES\*

- Taxi, chauffeur and car-hire services
- Daily newspaper delivery
- Flower delivery services
- Housekeeping service
- Laundry and dry cleaning services
- Home beauty treatments
- Private fitness, Yoga and Pilates instructors
- Babysitting services
- Pet care services
- Access to on-call Dorsett Hotel doctor
- Catering and staffing services for parties and private functions
- Private bar service in the Aspen Wine Room and Aspen Paramount
- Small item maintenance

\*Provided at an additional cost and subject to demand and availability.

## ASPEN CLUB & AMENITIES

# Living at Aspen is as much a brilliant lifestyle as an elegant home.

Aspen is where living meets lifestyle. At the very summit is the glorious Aspen Paramount lounge designed by HBA Residential, with its magnificent views over one of the world's great cities.

Whether you are working, studying or playing, Aspen is designed with you in mind. The Aspen Club will provide private dining and wine tasting room, screening room, sophisticated winter garden and areas in which to meet and host. For fitness and relaxation, the wellness centre with its gym, steam room, sauna and vitality pool, is the perfect place to unwind.

Lower down, the Aspen Family Club on the first floor will include a games room and an indoor and outdoor play area.

Residents will also be provided with the Aspen Club Card. This exclusive membership can be used to book services through the adjoining Dorsett hotel, providing special rates on the rooms themselves, within the restaurant and allow residents access to all the à la carte benefits of having a world respected hotel as a neighbour.

*Truly Unique*



# ASPEN

CANARY WHARF

## Destination. Innovation. Inspiration.

ASPEN-CANARYWHARF.COM

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