

# Merino Wharf

DISCOVER  
MORE

PENNINGTON WAREHOUSE

**LONDON DOCK**  
*Wapping*

DIAMONDS

LONDONDOCK.CO.UK

 **St George**  
Designed for life



LONDON DOCK

WELCOME TO  
**Merino Wharf**

AT  
**LONDON DOCK**  
*Wapping*

FIND YOURSELF AT HOME IN THE HEART OF LONDON DOCK

The latest release of new homes at London Dock, Merino Wharf, offers a choice of contemporary Manhattan, one, two and three bedroom apartments. With its private and tranquil open spaces and easy access to exciting new squares and boulevards, you'll find yourself right at home in the tranquil heart of a thriving new London neighbourhood.

MERINO WHARF

## MERINO WHARF

# Discover more

WITH A NAME INSPIRED BY THE TEXTILE MATERIALS THAT PASSED THROUGH THE DOCKS BETWEEN 1805 AND 1968, MERINO WHARF HAS BEEN DESIGNED BY AWARD-WINNING ARCHITECTS PATEL TAYLOR

The façade of the lower floors echoes the spirit of times past, incorporating the steel and stone that arrived at the docks in times gone by and reflecting the character of the old dockside clusters and warehouses. As the building soars higher above Pennington Street, the upper floors take on a more modern quality, with a framework quite unlike anything else at London Dock.



MERINO WHARF

LONDON DOCK

# A NEW CHAPTER IN London Living

NESTLED IN THE HEART OF THIS HISTORIC HUB, LONDON DOCK IS A NEW STATEMENT OF STYLE IN WAPPING

Perfectly placed to explore and enjoy this diverse metropolis. Catch the biggest shows in the West End's theatre heartland. Or head in any direction to landmarks like St Paul's Cathedral, The Bridge Theatre, Tate Modern, Tower Bridge and The Shard.

THE SHARD

LONDON BRIDGE

**LONDON DOCK**

THE CITY

*Wapping*

TOWER BRIDGE

WAPPING HIGH ST

ST KATHARINE DOCKS

MERINO WHARF

LONDON DOCK

# A VIBRANT New Place

A NEW DESTINATION IS EMERGING AT LONDON DOCK  
AND MERINO WHARF IS AT THE CENTRE OF IT

Sitting beside the thriving Gauging Square, and forming the start of Quayside, the vibrant new pedestrianised boulevard running alongside the revitalised Grade II listed Pennington Street Warehouse, Merino Wharf will be at the centre of this exciting new neighbourhood in London.



BUILDING A  
**Community**

THE TERM 'LANDSCAPE' COMES FROM  
TWO WORDS MEANING 'TO SHAPE A PLACE  
WHERE PEOPLE BELONG'

That idea inspires our approach. The space  
between buildings is where you create a  
community and somewhere that is sociable,  
sustainable and safe.



London Dock has 7.5 acres of beautifully landscaped open spaces,  
including a new pedestrianised boulevard and the vibrant Gauging  
Square at its heart. These spaces create a haven from the hustle and  
bustle and provide a place for the community to come together.

"We believe the spaces between the buildings are as important as the buildings themselves"



London Dock holds a number of events each year, including the Marathon Market and the Fair in the Square. These events are designed to inspire a sense of community, bringing together local residents.



TO BE  
RETOUCHED

MERINO WHARF

WITH A  
**Tranquil Heart**

THE GREEN SPACES OF MERINO WHARF  
OFFER A WELCOME HAVEN FROM  
THE HUSTLE AND BUSTLE

LONDON DOCK

MOMENTS FROM  
**The City**

WITH QUICK AND EASY ACCESS TO LONDON'S MAIN  
FINANCIAL CENTRES, YOU CAN ACCESS THE BUZZ  
OF THE CITY IN NO TIME AT ALL





Tower Bridge

# AND Famous Neighbours



St Paul's Cathedral



Tate Modern



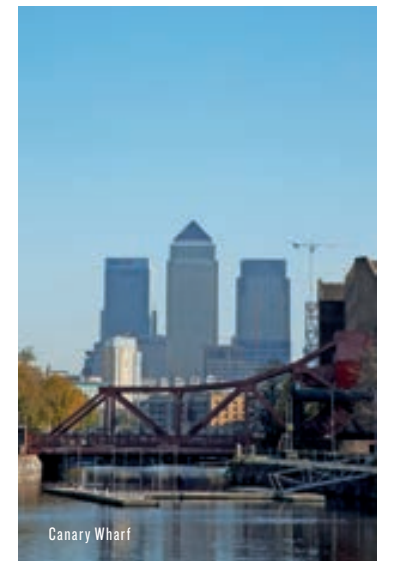
Tower of London



St Katharine Docks



The Shard



Canary Wharf

# A CITY Connected

-  National Rail
-  Underground
-  Overground
-  DLR
-  Crossrail



**3min**  
BANK  
STATION

**4min**  
LIVERPOOL  
STREET

**6min**  
LONDON  
BRIDGE

**12min**  
KING'S CROSS  
ST PANCRAS INT.

**13min**  
CANARY  
WHARF

**16min**  
LONDON  
WATERLOO

**17min**  
CITY  
AIRPORT

**53min**  
HEATHROW  
AIRPORT

EXCEPTIONAL  
**Architecture**



**DESIGNED BY AWARD-WINNING ARCHITECTS, PATEL TAYLOR, LONDON DOCK TRANSFORMS A PREVIOUSLY INACCESSIBLE PIECE OF LAND INTO A DIVERSE, WELL-CONNECTED NEIGHBOURHOOD WITH PUBLIC LANDSCAPED SPACE AT ITS HEART**

Buildings inspired by the maritime and trading history of Wapping will combine to create 1,800 exceptional homes. Set within 7.5 acres of tree-lined walkways, public art installations and landscaped gardens, creating a calming environment in which to relax. Whilst shops, bars and restaurants, situated around grand public plazas and a new pedestrian boulevard, come together to create a buzzing new destination.





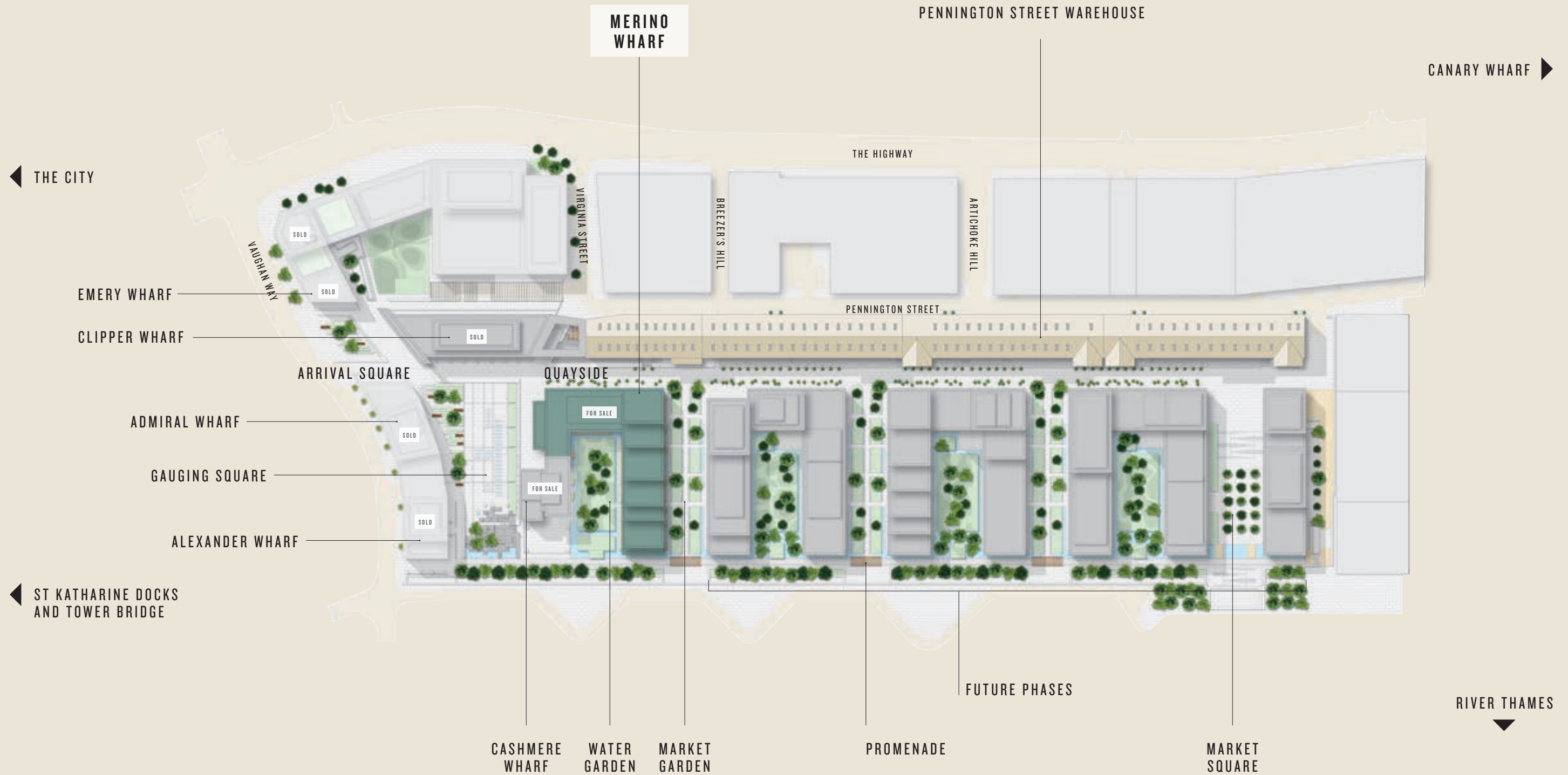
LIVING AT

# Merino Wharf

This is a place designed to offer you the best of everything. You'll find all you need for a modern London lifestyle right here on your doorstep.



# Development Plan



UNIQUE AND  
**Varied**



The diverse and dynamic modern architecture of the building creates a wide assortment of apartment layouts, allowing ample choice and making each apartment feel more individual.



RELAXING  
**Landscaping**

NESTLED BETWEEN TWO NEW LANDSCAPED GARDENS,  
MERINO WHARF IS A BEAUTIFULLY TRANQUIL PLACE

The bright Market Garden is a naturally soothing and colourful space where the whole community can take time out and relax.

Then, tucked away in the heart of Merino Wharf you will also discover the calm and peaceful oasis that is the Water Garden. This secluded locale is uniquely reserved for residents and is a special spot to savour whatever the season.

MERINO WHARF

LONDON DOCK

# VIBRANT Quayside

A VIBRANT NEW PEDESTRIANISED BOULEVARD THAT WILL RUN THE LENGTH OF THE DEVELOPMENT AND WILL ALLOW ACCESS TO THE REFURBISHED 18TH CENTURY GRADE II LISTED PENNINGTON STREET WAREHOUSE, THE COMMERCIAL HUB OF LONDON DOCK

It's a new destination for London. Think trendy bars, coffee shops, a brewery and maybe even a boutique cinema.



THE ART OF  
City Living





**A STATEMENT OF STYLE**

Bespoke kitchens with brass coloured splashbacks, modern shaker style cabinets, integrated appliances and sleek black ironmongery.



Computer generated image. Indicative only.

ROOM TO RELAX

Bedrooms at Merino Wharf feature pendant lighting and bespoke fitted wardrobes. In the bathrooms, metro tiles, mahogany finishes and black fittings create a bold style statement.



Computer generated image. Indicative only.



**EXCLUSIVE ACCESS TO**  
**The Club**

Life at Merino Wharf is life made easy with everything you need to relax, recharge and re-energise, at your fingertips.

# RELAX, RECHARGE AND Re-energise



Swimming Pool

FORGET THE STRESS OF THE DAY IN THE STEAM ROOM,  
POOL AND JACUZZI, AND EXPERIENCE SERVICE AT ITS  
BEST WITH A 24-HOUR CONCIERGE

With 14,000 sq ft of residents' facilities, you can hone your  
swing in the virtual golf suite, get energised in the  
state-of-the-art gymnasium, or enjoy an evening of movie  
entertainment in the private cinema.



Residents' Lounge



Concierge



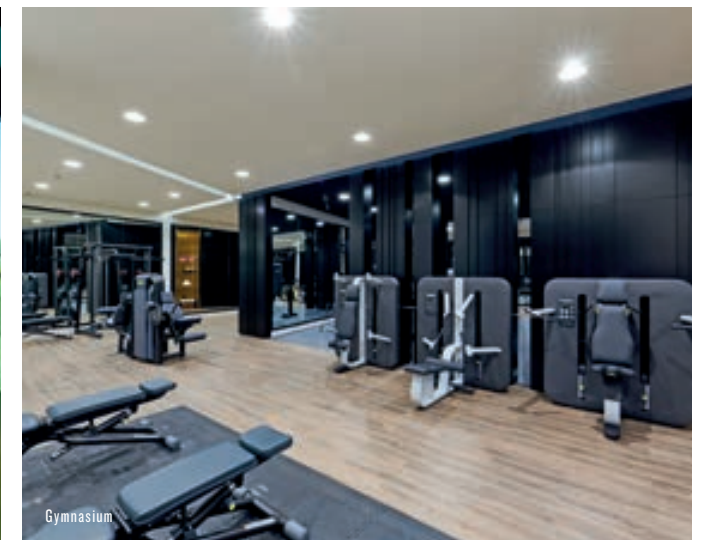
Cinema



Sauna. Indicative only.

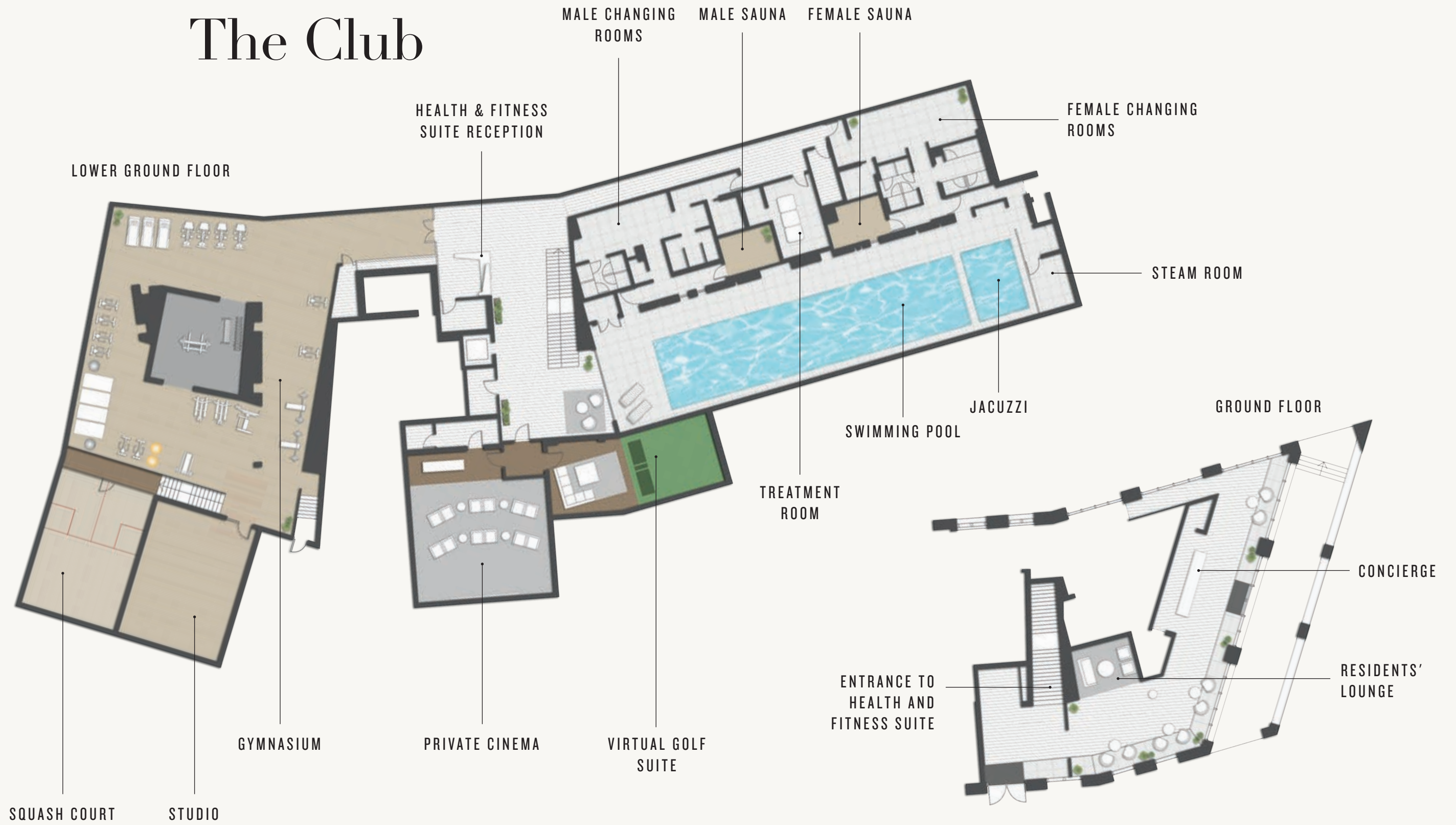


Virtual Golf Suite



Gymnasium

# The Club





MERINO WHARF

LONDON DOCK



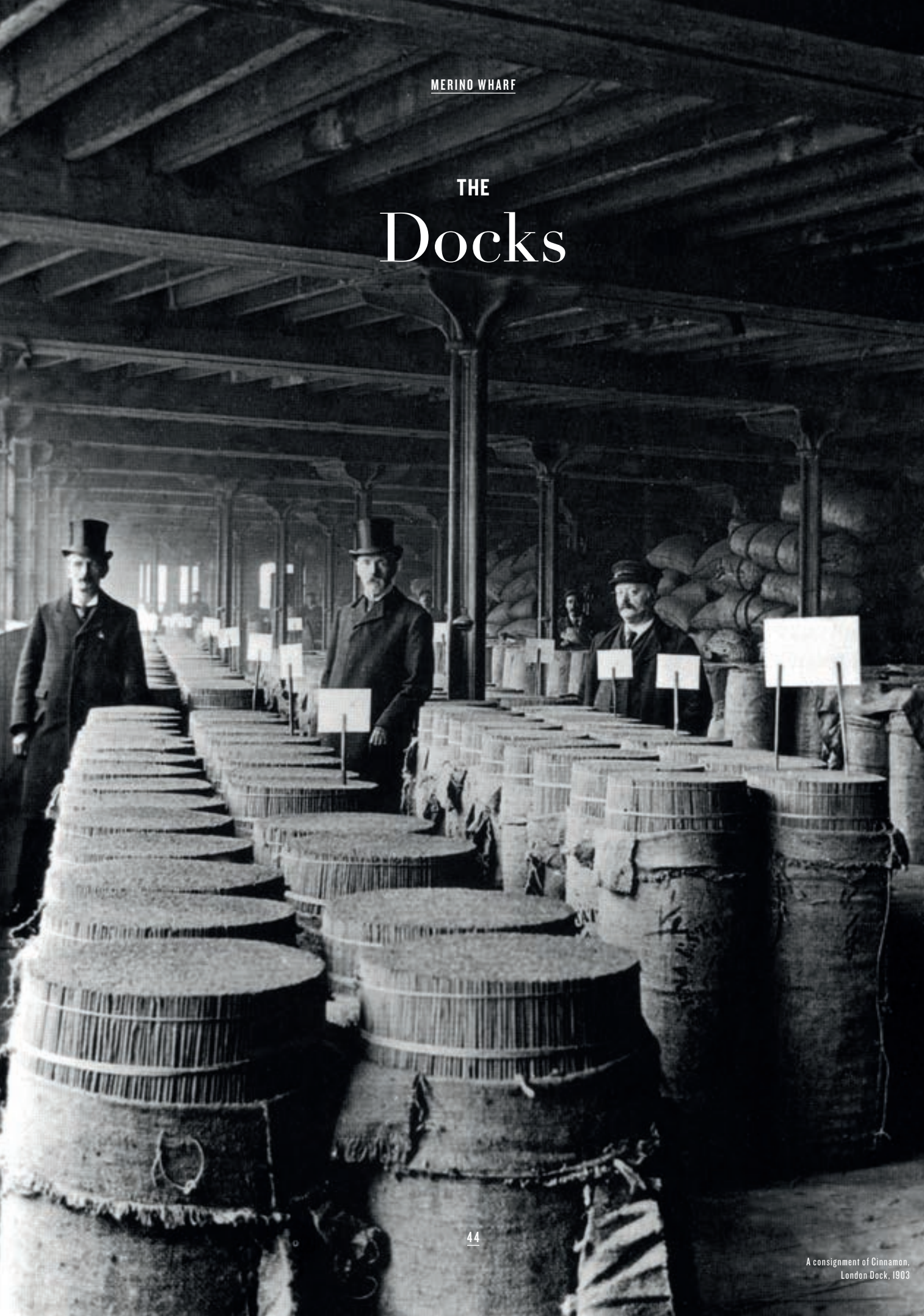
**DISCOVER MORE**

# London Dock

Time has seen Wapping take on different roles but always with the same enduring spirit. It has constantly evolved and London Dock represents another proud chapter in its long and illustrious history.

MERINO WHARF

# THE Docks



LONDON DOCK



Number One Warehouse, London Docks



London Docks: 1953

## WAPPING WAS A GATEWAY TO LONDON, A COMMERCIAL CENTRE AND A MIX OF CULTURAL INFLUENCES

The London docks officially opened on 30 January 1805. When completed, the entire site encompassed 90 acres, including 35 acres of water, 50 acres of warehouse space, 2.5 miles of quays and jetties and 7 acres of wine vaults. It has been estimated they were able to accommodate up to as many as 500 ships and store over 200,000 tonnes of goods and dealt with a vast array of goods, from brandy, wine and rice to fruit, spices, coffee and cocoa.





TRADING WORDS

Designed by renowned artist Gordon Young, Trading Words is a permanent art installation adorning the walkways at London Dock.

This typographical homage takes inspiration from the rates and tariff books used by The London Dock Company to record all the goods exported and imported via London.



MERINO WHARF

LONDON DOCK

THRIVING NEW  
**Neighbourhood**

WITH A VIBRANT HEART  
Gauging Square





BE ENTERTAINED  
**Day or Night**



Wright's of London



Champagne Route

**FROM COFFEE TO CHAMPAGNE LONDON DOCK HAS IT COVERED**

Always feel comfortable and welcome at Wright's of London coffee shop, the perfect place for a relaxed morning coffee or an evening of casual fine dining. Or while away the hours exploring a world of tastes and aromas at Champagne Route, your very own artisan Champagne specialists.

BUSINESS IS  
**Booming**

PENNINGTON ST WAREHOUSE



**A PLACE WHERE WORK GETS DONE IN STYLE**

Businesses are setting up shop in Pennington Street Warehouse. The characterful units have already drawn in creative minds such as JTP, architects and masterplanners. Many more are set to follow, adding greatly to the buzz of the area.

MERINO WHARF



LONDON DOCK



LOCAL

# London

Moments from the city's major landmarks, London Dock is perfectly placed for you to enjoy everything the Capital has to offer.



# AUTHENTIC Wapping



Waitrose in Moretown



Original street signs adorn many roads



An array of fresh produce



Local florists

## THIS ECLECTIC LONDON VILLAGE HAS ROOTS THAT STRETCH BACK CENTURIES

Wapping's winding cobbled streets are now home to converted warehouses, historic pubs and fashionable restaurants. Founded circa 1520, the Prospect of Whitby is London's oldest riverside pub, whilst Wilton's Music Hall, another historical gem, is the oldest surviving music hall in the world.

MERINO WHARF

REFINED  
Lifestyle



A COLOURFUL SETTING

Wapping offers a refined mix of village and cosmopolitan modern living. Whether you want to unwind from the City in one of the many independent cafés, enjoy an event at neighbouring Tobacco Dock or pick up your everyday essentials, it's all covered.

LONDON DOCK





# A CITY Education

## A BRIGHT FUTURE

For young families and growing minds, London Dock connects to world-leading independent schools, colleges and universities across London.



## SCHOOLS IN THE AREA

Hermitage Primary School 0.4 mile	Mulberry School for Girls 0.7 mile	Sir John Cass's Primary School 0.8 mile	The City of London School 2.1 miles	St Michael's Secondary School 6.7 miles
St Paul's Primary School 0.5 mile	Blue Gate Fields Junior School 0.7 mile	St Paul's Cathedral School 2.2 miles	Charterhouse Square School 2.8 miles	

## UNIVERSITIES & COLLEGES

London Southbank University 2.3 miles	City University London 2.6 miles	University College London 3.7 miles	London Metropolitan University 4.3 miles	Imperial College London 5.5 miles
London School of Economics 2.9 miles	Queen Mary University 2.2 miles	University of Westminster 4.2 miles	Royal College of Music 4.9 miles	
King's College London 2.6 miles	London University of Arts 2.8 miles			

MERINO WHARF



Canary Wharf



Tech City



The Royal Mint

**REMAIN IN TOUCH WITH WHAT'S IMPORTANT**

When business matters, it matters where you live. Stay comfortably close to the crucial centres of finance, commerce and even diplomacy, when you locate to London Dock, including the impending addition of the Chinese Embassy at Royal Mint Court.

LONDON DOCK



# A CORNERSTONE OF British Industry

London Dock is perfectly placed to put you in easy reach of all kinds of businesses. From soon to be famous start-ups, to established corporate players, you'll find the majority of them are little more than a short journey away from your new home.

**LONDON DOCK**  
*Wapping*



- National Rail
- Underground
- Overground
- DLR
- Crossrail

Map not to scale.

66

67

**BARCLAYS**  
**HSBC**  
**citi**  
**J.P. Morgan**  
**CLIFFORD CHANCE**



CITY AIRPORT

CREATED BY ST GEORGE

# Our Difference

**OUR VISION IS TO DEVELOP SITES THAT HAVE BEEN CLOSED TO THE PUBLIC FOR DECADES AND RECONNECT THEM TO THE COMMUNITY.**

We want the places built by St George to be renowned for the quality of their landscape and the open space. The term 'landscape' comes from two words meaning 'to shape a place where people belong'. That idea inspires our approach. The space between buildings is where you create a community and somewhere that is sociable, sustainable and safe.

We believe beautiful landscaped open spaces give room to breathe and sit in harmony with our vision for the carefully considered architecture and thoughtfully designed interiors throughout our developments.

To pioneer a landscape-led approach to urban developments is hugely important to us. We truly believe these spaces between the buildings are as important as the buildings themselves, where one's wellbeing within that space can be emphasised through positive design.

**ST GEORGE AIMS TO BUILD YOUR HOME TO A VERY HIGH STANDARD OF DESIGN AND QUALITY AND HAS OVER 40 YEARS OF EXPERIENCE OF DELIVERING.**

When you buy a new home from us it comes with a 10-year LABC warranty – the first two years of which are covered by St George. However, over and above this, we will take a reasonable approach to resolving issues, even if they fall outside of the warranty criteria or time periods. In other words, we will stand by our product and work with you to find an appropriate, fair and reasonable resolution to any issues that may arise in the future. All our customers are provided with a commitment that when they buy a new home from St George, they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and they will enjoy an exceptional customer experience.

**AT ST GEORGE, WE DESIGN FOR LIFE**

Transforming unique parts of the Capital is our speciality. We sustainably regenerate previously neglected areas into high-quality and mixed-use housing, creating new spaces where people are both happy and proud to live.

London is a city in global demand and uncovering space to create suitable housing to meet that demand is harder than ever. We achieve the seemingly impossible by searching out overlooked and under-appreciated areas that can be transformed into beautiful housing that meets the needs of aspirant city-dwellers.

We believe people, partnerships, and a shared vision, are key to successfully delivering thoughtfully designed homes and to create thriving communities.

We have been designing and building such spaces for decades. We are driven to create a lasting legacy for the Capital, and its people, through collaboration and partnerships.

**CUSTOMERS**

Choosing your home is one of the most exciting and important decisions you can make, and it's a challenge. From location to amenities, connections to education, there are so many factors to weigh up.

At St George, we understand what you're looking for in a new home and we are dedicated to designing and building exceptional places that meet your needs.

We design for everyone, from families to first-time buyers, students to retirement communities, always considering the ever-changing need for space innovation and integrated technology.

The service we provide goes beyond the contract, committing to the developments we create and our long-term involvement with those that live there. To us, places are about people.

## CUSTOMER Relations

WE WANT TO ENSURE YOU ARE HAPPY WITH EVERY ASPECT OF YOUR NEW HOME, SO WE LOOK AFTER OUR CUSTOMERS AT EVERY STAGE WITH EXPERT ADVICE, ATTENTION TO DETAIL AND CONTINUOUS COMMUNICATION. FROM EXCHANGE OF CONTRACTS, YOUR DEDICATED ST GEORGE CUSTOMER SERVICE REPRESENTATIVE WILL HELP WITH ANY QUESTIONS YOU MAY HAVE.

### HERE IS WHAT YOU CAN EXPECT:

- From the day you reserve – until the day you complete – we'll update you regularly on progress
- You will be given your own log-in credentials at reservation to access your personal MyHome Plus online account where you will be able to view the development, property, construction progress and buying process information
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We personally hand over your key on completion day and make sure everything is to your satisfaction
- Upon handover, we'll meet you on site to demonstrate all the functions and facilities of your new apartment
- The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you'll have the added security protection of a 10-year building warranty
- Finally we'll contact you after 7 days, at 4 weeks and 7 months after you move in, to make sure everything continues... perfectly



# DESIGNED For Life

OUR CUSTOMERS ARE AT THE HEART OF ALL OUR DECISIONS. WE AIM TO UNDERSTAND THEIR NEEDS AND CONSISTENTLY MEET OR EXCEED THEIR EXPECTATIONS. THE SERVICE WE PROVIDE IS PROFESSIONAL, EFFICIENT AND HELPFUL TO MAKE THE HOME BUYING PROCESS AS STRAIGHTFORWARD AND ENJOYABLE AS POSSIBLE. OUR LEVELS OF CUSTOMER SERVICE AIM TO BE COMPARABLE TO OTHER TOP BRANDS.

### CUSTOMER SERVICE IS OUR PRIORITY

All our customers are provided with a commitment that when they buy a new home from St George they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

### GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

### QUALITY IS AT THE HEART OF EVERYTHING WE DO

At St George, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, St George operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

### UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

### A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St George's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Proud to be a member of the Berkeley Group of Companies  
[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)

## A COMMITMENT TO The Future

OVER THE YEARS, THE BERKELEY GROUP HAS WON MANY PRESTIGIOUS AWARDS FOR THE QUALITY, DESIGN AND SUSTAINABILITY OF ITS DEVELOPMENTS.

Our Vision is Berkeley's strategic plan for the business, designed to raise standards higher still. Our goal is to be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society. We take our responsibilities towards our customers, the environment, our workforce and the communities in which we work very seriously. Our plan for the business has five areas of strategic focus: Customers, Homes, Places, Operations and Our People.

### OUR VISION

To be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

### FIVE FOCUS AREAS

#### AN EXCEPTIONAL CUSTOMER EXPERIENCE

We put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

#### HIGH QUALITY HOMES

We aim to build high quality, well-designed homes with low environmental impact, where customers have the opportunity to achieve healthy, comfortable and sustainable lifestyles, now and in the future. Attention to detail in design is paramount to ensure our homes meet the needs of our customers.

#### GREAT PLACES

We seek to create strong communities where people choose to live, work and spend their time and which directly encourage people's wellbeing and quality of life. These are places characterised by the quality of their design, external spaces, transport and access to jobs and amenities.

#### EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

### A COMMITMENT TO PEOPLE AND SAFETY

The safety, health, wellbeing and development of our people is a high priority. We aim to have a positive impact on society through our support of the Berkeley Foundation.

## THE BERKELEY Foundation

WE SET UP THE BERKELEY FOUNDATION IN 2011. IT SUPPORTS VOLUNTARY SECTOR ORGANISATIONS TO IMPROVE PEOPLE'S LIVES IN THE COMMUNITIES WHERE WE WORK, AND LAST YEAR WORKED WITH 49 DIFFERENT ORGANISATIONS AND THEIR BENEFICIARIES.

Our staff have been instrumental in making the Foundation grow, with over 60% getting involved last year and raising over £935k. They also give their time and skills, for example by mentoring young people to help them become more confident and job ready. Since its launch, the Foundation has committed over £14.9 million to more than 100 charities and worthy causes. Berkeley Group covers all overhead costs, so all money raised goes directly to charitable causes.

[www.berkeleyfoundation.org.uk](http://www.berkeleyfoundation.org.uk)  
[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)



Over the 2016 summer holidays and October half-term, 78 young people from inner city London were able to visit Longridge Activity Centre through funding from the Berkeley Foundation.

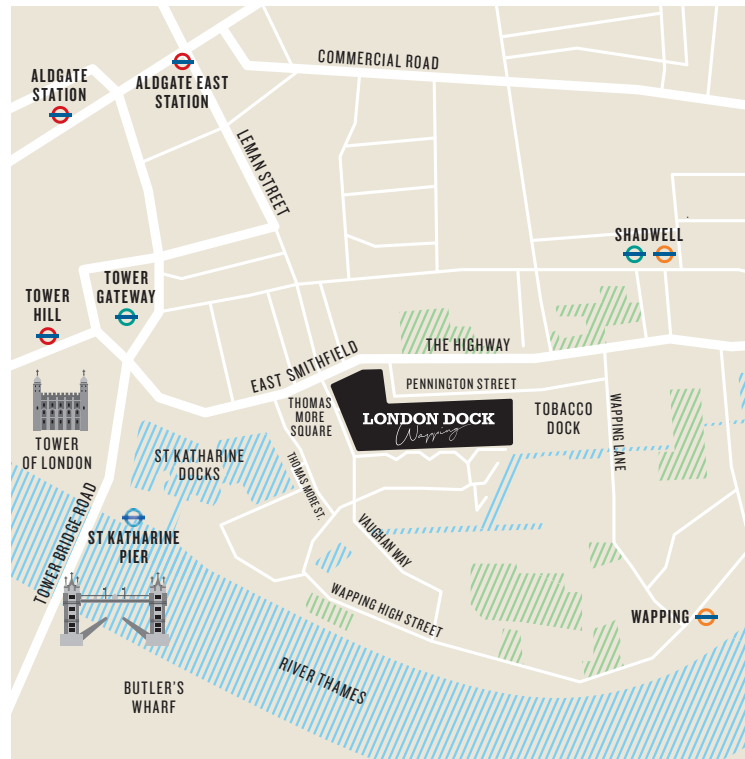
MERINO WHARF

# GET IN Contact

LONDON DOCK SHOW APARTMENTS & MARKETING SUITE

MONDAY TO SATURDAY 10AM – 6PM  
SUNDAY 10AM – 5PM BANK HOLIDAYS 10AM – 4PM

9 ARRIVAL SQUARE, LONDON, E1W 2AA



CALL: 020 7971 7880 EMAIL: SALES@LONDONDOCK.CO.UK  
VISIT: LONDONDOCK.CO.UK  LONDON\_DOCK



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