

Unwind in subtle setting



London still on top of the property world
Graham Norwood says London is a hotbed of innovation, global respect and widespread appeal

Colour combination
When looking at redecorating a space, an all-important respect is colour, explains Vanessa Brady

Cornerstone Tax
The recent General Election result is seen by some as a victory but it will be seen by many property owners, investors and developers as disappointing news

Chats
Provide our stunning July cover image!

News & Views

Demand remains strong against price-sensitive market



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Rental demand across the City, Canary Wharf and East London is good although the market remains price sensitive, says Mark Wellington, Area Manager, Benham & Reeves Residential Lettings.

Highest demand is for apartments priced up to £500 per week. With a number of new developments coming on stream recently, tenants have plenty of choice – so to ensure a property lets quickly landlords must pay attention to presentation and furnishings, as well as ensure accurate pricing in line with current market conditions. Developments such as London Docks and its new phases Corner House and Ariel House, together with Mariners Place and Endeavour House at Surrey Quays are areas seeing particularly strong demand.

A key requirement for tenants is superfast broadband and many now enquire about broadband speeds in a building before they will view a property there. Most new developments now have this infrastructure in place but older buildings may have slower broadband speeds, so we recommend applicants check online.



The pinnacle of contemporary living

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This month, developer Chalgrove Properties Limited (CPL), alongside Knight Frank and JLL, is launching Landmark Pinnacle – one of Europe's tallest and most luxurious residential towers. Located in a prime position on South West India Dock, it will arguably have the best views in London. The iconic, 784ft high, 75-storey tower, which has been designed by world renowned architectural practice Squire & Partners, enhances the Canary Wharf skyline and provides stratospheric, 350-degree views of London. The development boasts the accolades of having the highest residential apartments, as well as the highest residential gym and highest private roof terrace in London. The development comprises 752 residential properties including studios, one-, two- and three-bedroom apartments, as well as a collection of spectacular penthouses. Typical apartments range from 426sq ft to 1,771sq ft in size. Squire & Partners exceptional design scheme is evident in elegant carpeted lobbies with dark metal thresholds that lead

to each light-filled residence. The homes boast neutral walls, timber floors and floor-to-ceiling windows that afford stunning water views. Some apartments also benefit from winter gardens. The combination of thoughtful design, spectacular views and world-class amenities create the ultimate residential hotspot in London. Rami Atallah, Project Coordinator at Chalgrove Properties, commented: "Within the building we've gone to great lengths to help create a sense of community, which is an increasingly rare aspect of living in a residential tower. The modern cityscape does not provide neighbourhoods for today's children. "By creating parks and open spaces on the upper floors, we aim to create a vertical neighbourhood that will promote a sense of community within the building where neighbours can become friends. We feel that this is an overlooked element and that creating a vertical community in a sea of skyscrapers and an evolving cityscape is the way of the future that adds so much value to residents". Discussing the investment potential at Landmark Pinnacle, Edward Robinson, Associate at Knight Frank, City and East, commented: "We've already had significant interest in Landmark Pinnacle from a



mixture of buyers. Priced competitively compared to its closest competitors and designed to maximize every inch of space, each apartment provides excellent investment potential". Michelle Bishop, Sales Manager at JLL, added: "The long-term prospects at Landmark Pinnacle are exceptional. The location is unmatched, with direct views down South West India Dock and across London is a huge draw for potential purchasers. Coupled with the ever-increasing popularity of Canary Wharf as a residential destination, there is a lot of excitement surrounding this project". With prices starting from £425,000, first residences of Landmark Pinnacle are scheduled to move in by Q2 of 2020. For further information, please get in touch with the sales team at the above contact details.

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Front cover

July's cover image is from a property provided by (02030 7007 3669)

Set in one of the most prime developments in Shad Thames, this stunning riverside duplex penthouse apartment offers versatile, contemporary accommodation with unrestricted views of Tower Bridge, Canary Wharf and the City skyline.



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- 52 Kennington, South Bank, The Borough, Waterloo, Greenwich & Blackheath

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This month, developer Chalegrove Properties Limited (CPL), alongside Knight Frank and JLL, is launching Landmark Pinnacle – one of Europe's tallest and most luxurious residential towers. Located in a prime position on South West India Dock, it will arguably have the best views in London.

The iconic, 784ft high, 75-storey tower, which has been designed by world renowned architectural practice Squire & Partners, enhances the Canary Wharf skyline and provides stratospheric, 360-degree views of London. The development boasts the accolades of having the highest residential apartments, as well as the highest residential gym and highest private roof terrace in London.

The development comprises 752 residential properties including suites, one-, two- and three-bedroom apartments, as well as a collection of spectacular penthouses. Typical apartments range from 426sq ft to 1,171sq ft in size.

Squire & Partners exceptional design scheme is evident in elegant carpeted lobbies with dark metal thresholds that lead

to each light-filled residence. The homes boast neutral walls, timber floors and floor-to-ceiling windows that afford stunning water views. Some apartments also benefit from winter gardens.

The combination of thoughtful design, spectacular views and world-class amenities create the ultimate residential hotspot in London.

Rami Atallah, Project Coordinator at Chalegrove Properties, commented: "Within the building we've gone to great lengths to help create a sense of community, which is an increasingly rare aspect of living in a residential tower. The modern cityscape does not provide neighbourhoods for today's children.

"By creating parks and open spaces on the upper floors, we aim to create a 'vertical neighbourhood' that will promote a sense of community within the building where neighbours can become friends. We feel that this is an overlooked element and that creating a vertical community in a sea of skyscrapers and an evolving cityscape is the way of the future that adds so much value to residents".

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Michelle Bishop, Sales Manager at JLL, added: "The long-term prospects at Landmark Pinnacle are exceptional. The location is unmatched, with direct views down South West India dock and across London is a huge draw for potential purchasers. Coupled with the ever-increasing popularity of Canary Wharf as a residential destination, there is a lot of excitement surrounding this project".

With prices starting from £425,000, first residents of Landmark Pinnacle are scheduled to move in by Q3 of 2020. For further information, please get in touch with the sales team at the above contact details.

A NEW DIMENSION TO
THE LONDON SKYLINE

From £425,000

Landmark Pinnacle Marketing Suite

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New Homes, Country Homes & Overseas Homes



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