

Contact Chase Evans on 020 7510 8845 or email sales@chaseevans.co.uk for more information or to arrange a viewing. The agency is based at...



The apartment is located behind a wall overlooking the river with direct views of the motor...

King's Bridge Court, 106 Old Dogs, E14 4SA - 25th floor. This property recently refurbished, two-bedroom, two-bathroom double apartment with view of Canary Wharf...

The property boasts two bathrooms, the bright open-plan, west-facing kitchen with a breakfast bar and a new family bathroom...

Residents have the use of landscaped gardens with a children's area. The apartment is a short stroll from the Thames Path, Mulharts Park and...



Interior space offers a 360° around 780sq ft and features new flooring...

featured property

WHARF LIFE

14TH MARCH 2019

green is the colour

why space and plants are key to the design of Landmark Pinnacle on Westery Road

By Jon Massey

Cholegrove Properties is another developer keen to draw parallels between its contemporary work in rural London and the classic garden squares of Mayfair, Knightsbridge and Chelsea...

The gardens are a really important aspect of what we're looking to achieve at Landmark Pinnacle

outside space within one of the city's tallest towers. Cholegrove has split its Panorama Garden Square in half, intending to make each one with its own character. The developer said the West Garden would provide a calm space with sofas and benches set around specially selected trees, shrubs and plants...

75 Number of floors in Landmark Pinnacle, which includes London's highest roof terrace



Panorama Garden Square takes up the whole of the 27th floor of the Landmark Pinnacle tower with a west-facing area, pictured, for relaxation and a less formal design for kids, below



Middle, the East Garden on the 27th floor of Landmark Pinnacle is designed to appeal to kids. Above, the roof terrace

in developer's brief. Italy has been leased by a cafe or restaurant. Knight Frank, City And East London Estates and Bodenham said: 'London garden squares have long been in demand and in certain areas can command a premium of up to 20% in the price of a home.'

A major selling point at Landmark Pinnacle is the inclusion of green space, which has been a huge factor in the decision-making process of a number of purchasers at the development.

Designed by Aquino, And Partners architect the 28th floor comprises 752 residential properties with ultra-own-balconies, two-bedroom and three-bedroom apartments and penthouses. Prices in the final phase start at £542,750. Go to cholegroveproperties.co.uk for more information



Growth: Buying a property is still cheaper than renting, but the gap is narrowing according to the bank's latest study

Halifax study shows renting catching up in value stakes

By Jon Massey

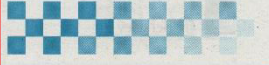
The gap between the cost of buying and renting is down 50% to its lowest level in nine years, according to the most recent Halifax Buying vs Renting Review. The study said in 2017 buyers were saving an average of £500 a year compared to renters but the latest figures showed the annual saving was down to £366.

Its study found the number of first-time buyers in 2018 hit 370,000 while the number of mortgages for landlords purchasing properties fell for the fourth year to 66,400. Rentmortgages however had been rising over the period, showing the effect of recent changes impacting landlords including an additional charge on stamp duty for new buyers and the removal of mortgage interest tax relief.



Rents have 'remained flat'

between buying and renting is narrowing, primarily driven by reduced first-time buyer prices deposits in some regions and continuing house price growth, meaning buyers are paying more on their mortgages. 'With more products available for borrowers, these factors have pushed up the price of buying quicker than the price of renting. 'Meanwhile, the cost of rent, household maintenance and average deposits have remained broadly flat.'





# green is the colour

why space and plants are key to the design of **Landmark Pinnacle** on Westferry Road

By Jon Massey

Chalegrove Properties is another developer keen to draw parallels between its contemporary work in east London and the classic garden squares of Mayfair, Knightsbridge and Chelsea.

The key difference between those secluded oblongs of emerald green, often locked to the public and surrounded by uninviting iron railings, and the flora-rich facility at Landmark Pinnacle, however is height.

Instead of being on the ground, Panorama Garden Square fills the whole of the building's 27th floor of the 75-storey tower, stretching to 8,700sq ft of space, laid out in what's described as "traditional English" style.

The facility, which will also have a specially designed play area for kids, is located some five miles from the nearest classic garden square in Fitzrovia.

Chalegrove project coordinator Rami Atallah said: "The gardens are a really important aspect of what we're looking to achieve at Landmark Pinnacle.

"We're striving to build an active community where every resident has somewhere to engage with their neighbours, let their children play in a safe environment or just enjoy some downtime.

"The residential garden is steeped in London's history as an aspirational amenity and we wanted to bring that here for the first time, whilst creating a truly unique

outside space within one of the city's tallest towers."

Chalegrove has split its Panorama Garden Square in half, intending to imbue each one with its own character.

The developer said the West Garden would provide a calm space, with sofas and benches set around specially selected trees, shrubs and plants – "chosen to provide the look and feel of a typical private gated square".

It will boast views across the Thames and to central London and feature a "relaxation area" with lounge chairs as well as a table tennis room.

The East Garden will, Chalegrove promises, appeal to young children with overgrown paths, play areas and activity tables.

The garden will include seating areas so parents can gather and socialise.

Views from this side of the building include West India South Dock, Canary Wharf and The O2.

The development also features a double-height roof terrace – the tallest in London – which can be exclusively reserved by residents and Pinnacle Park, a 4,500sq ft plaza which provides a space all the way down at ground level with a commercial unit

“The gardens are a really important aspect of what we're looking to achieve at Landmark Pinnacle

Rami Atallah, Chalegrove Properties

**75** Number of floors in Landmark Pinnacle, which includes London's highest roof terrace



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underneath that's likely to be leased by a cafe or restaurant.

Knight Frank City And East associate Edward Robinson said: "London garden squares have long been in demand and in certain areas can command a premium of up to 25% on the price of a home.

"A major selling point at Landmark Pinnacle is the abundance of green space, which has been a huge factor in the deci-



Middle, the East Garden on the 27th floor of Landmark Pinnacle is designed to appeal to kids  
Above, the roof terrace

sion-making process of a number of purchasers at the development."

Designed by Squire And Partners architects the 239m tower comprises 752 residential properties with suites, one-bedroom, two-bedroom and three-bedroom apartments and penthouses. Prices in the final phase start at £542,750.

Go to [landmarkpinnacle.co.uk](http://landmarkpinnacle.co.uk) for more information