

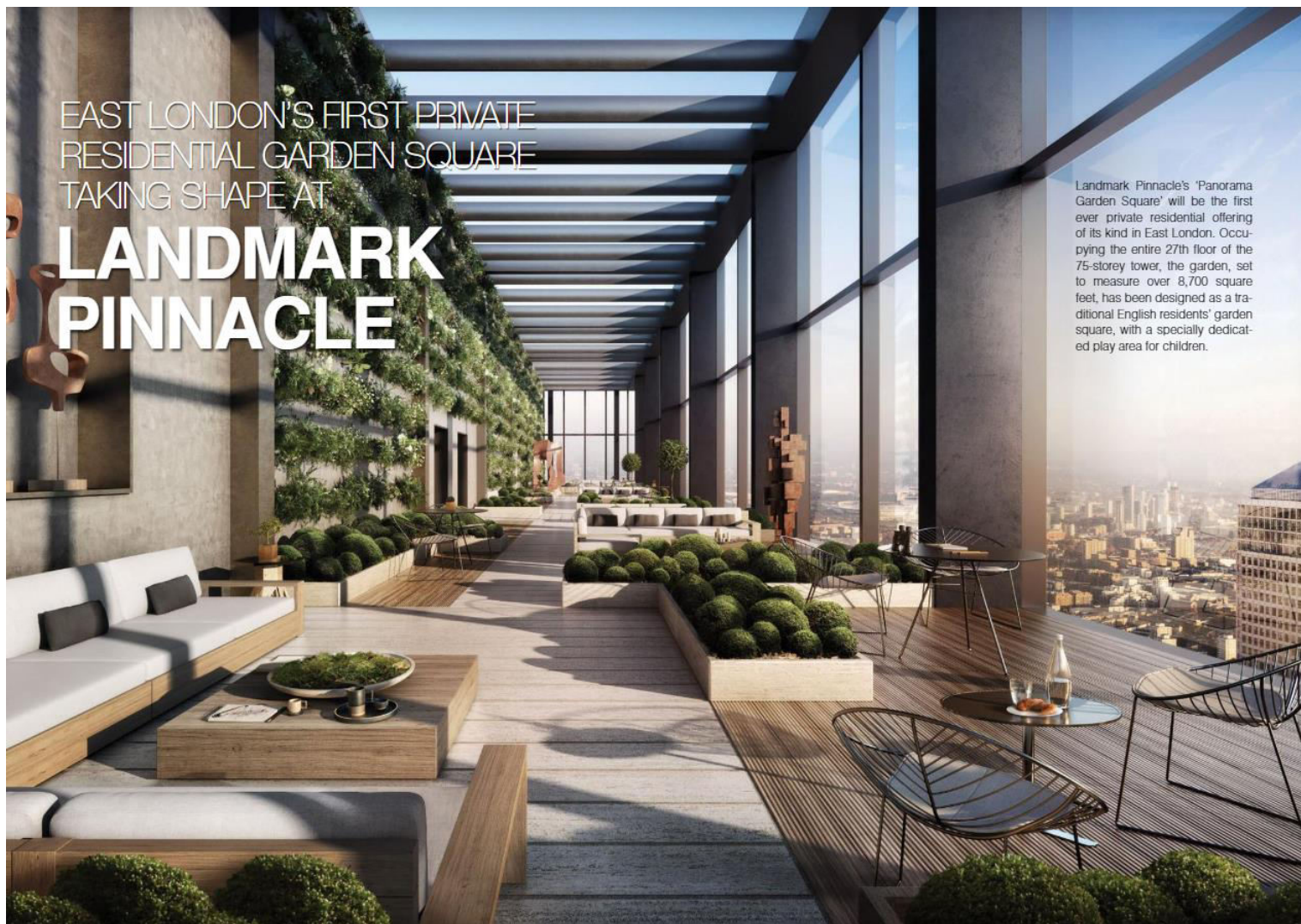
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INTERNATIONAL

JULY 2019

EAST LONDON'S FIRST PRIVATE
RESIDENTIAL GARDEN SQUARE
TAKING SHAPE AT

LANDMARK PINNACLE

Landmark Pinnacle's 'Panorama Garden Square' will be the first ever private residential offering of its kind in East London. Occupying the entire 27th floor of the 75-storey tower, the garden, set to measure over 8,700 square feet, has been designed as a traditional English residents' garden square, with a specially dedicated play area for children.





The residents' gardens within Landmark Pinnacle have been designed to mirror a typical London garden square, typically found in the prime central districts of Mayfair, Knightsbridge, Belgravia and Chelsea. An absent commodity in East London, the closest private garden square to the development can be found over five miles away in the form of Bedford Square, Fitzrovia.

Commenting on the unique garden space, Rami Atallah, Project Coordinator at Chalegrove Properties, 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."*

The Panorama Garden Square is split into an East and West side, each with its own unique character and layout. The West Garden provides 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. Providing exceptional panoramic views across the River Thames and onto the London skyline, the West Garden also features a private relaxation area with lounge chairs, as well as a table tennis room.

The East Garden has been designed as the perfect adventure space for young children, with overgrown paths, play areas and activity tables. The garden will include seating areas, specifically situated to allow parents to gather and socialise, as well as allowing residents to maximise the views onto South West India Dock, Canary Wharf and the O2 Arena.

In addition, two double height roof terraces crown the building, complete with an all-weather lawn, a water feature and backlit walkways surrounded by whispy planting. Topiarised hedging with emergent specimen trees will provide spring blossom and autumn colour during the daytime, whilst in the evenings the roof terrace is illuminated - creating a distinct marker on the London skyline.



The highest in London, the residential roof gardens can be exclusively reserved by residents to host parties and special events, with the private bar and kitchen providing access to specialist catering services.

Located at the entrance of the building is Pinnacle Park, a 4,500 sq. ft. tilting plaza which provides a unique recreational space that slants above a commercial unit – likely to be leased by a café or restaurant provider. The public space will also allow residents the opportunity to enjoy an outdoor area where the landscaping will comprise wild plant species to create a sense of being in one of London's great parks.

Edward Robinson, Associate at Knight Frank, City and East, commented: "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 with direct access to one. A major selling point at Landmark Pinnacle is the abundance of green space, which has been a huge factor in the decision making process of a number of purchasers at the development."

Michelle Bishop, Sales Manager at JLL, added: "The Panorama Garden Square on the 27th floor provides would-be residents here with the rare ability to enjoy outside space on a scale that hasn't been seen in this manner before in London. This isn't just the first of its kind in East London, it's the first major residential tower that has a dedicated residential garden inspired by the grand squares of West London."

Designed by world renowned architectural practice Squire & Partners, the iconic 239 metre (784 ft.) high tower comprises 752 residential properties with suites, one-bedroom, two-bedroom and three-bedroom apartments, as well as a collection of spectacular penthouses. Typical apartments range from 426 ft² to 1,171 ft² in size. With over two thirds of available units sold to date, prices in the final phase start from £542,750.

Measuring over 25,000 sq. ft. in total, the amenity space at Landmark Pinnacle has been designed to fit the modern lifestyle of residents. The wide-ranging facilities include a 1,000 sq. ft. media space complete with meeting room and conference facilities, 24-seat cinema, 56th floor gym & fitness studio, golf simulator & putting green, arcade room, lounge and two private dining areas each serviced by a bar lounge and kitchen.

Located on Westferry Road, Landmark Pinnacle is within walking distance of three DLR stations and the Jubilee line underground station at Canary Wharf, whilst Crossrail is set to arrive in the area by the end of 2019. A regular Thames Clipper service offers residents a route into central London via the River Thames, whilst London City Airport is a short DLR journey away.



A dedicated show apartment will launch in 2019, whilst residents are scheduled to move into Landmark Pinnacle at the end of 2020. Prices at the development start from £542,750.

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