

SKYGARDENS



SKYGARDENS NINE ELMS IS A BREATHTAKING STATEMENT OF CONTEMPORARY URBAN LIVING IN ONE OF LONDON'S BEST CONNECTED AND EMERGING RIVERSIDE NEIGHBOURHOODS. A LANDMARK COLLECTION OF PRIVATE APARTMENTS WITH ENCLOSED GARDENS HIGH ABOVE THE CAPITAL, IT IS LOCATED AMIDST THE NINE ELMS DISTRICT THAT INCLUDES THE NEW AMERICAN EMBASSY, THE NETHERLANDS EMBASSY, BATTERSEA POWER STATION AND THE NEW COVENT GARDEN MARKET. WITH FASHIONABLE CHELSEA ACROSS THE RIVER AND SPECTACULAR VIEWS EXTENDING TOWARDS WESTMINSTER, THE CITY AND CANARY WHARF, SKYGARDENS IS A SPECTACULAR LIFESTYLE.



8th Floor SkyGarden with Gym at Mezzanine Level
This is a computer generated image







LIFE ABOVE THE CITY

SkyGardens Nine Elms with Vauxhall and the River Thames beyond
This is a computer generated image



LIFE IN THE SKY

ONE AND TWO BEDROOM PRIVATE APARTMENTS DESIGNED TO AN EXCEPTIONALLY HIGH STANDARD BY THE INTERNATIONALLY CELEBRATED YOO DESIGN TEAM

These spectacular apartments have been exquisitely designed by internationally renowned design team yoo.

With two extensive gardens in the sky, the apartments also benefit from their own winter gardens from which to enjoy the panoramas of London.

Alongside its neighbours, the new US Embassy, The Netherlands Embassy, Battersea Power Station, New Covent Garden Market and the River Thames, SkyGardens Nine Elms is a unique development in this dynamic district of the capital.

WESTMINSTER

NEW COVENT GARDEN MARKET

HOUSES OF PARLIAMENT

LONDON EYE

SKYGARDENS

M16 HQ

SOUTHBANK ARTS COMPLEX

VAUXHALL CENTRAL

RIVER THAMES



THE CITY

VAUXHALL PARK

THE SHARD



Aerial of SkyGardens Nine Elms
This is a computer generated image

NINE ELMS REGENERATION

Occupying a central London riverside location between Vauxhall and Battersea, Nine Elms is one of the largest regeneration projects seen in Europe. Over the coming years, the 450 acre landscape is being transformed into a vibrant neighbourhood, complete with new homes and offices, shops, parks, restaurants, bars and cafés.

In addition to new stations, Nine Elms is also set to benefit from a new pedestrian bridge crossing the Thames to Chelsea, a riverside promenade and the Linear Park, which will create a meandering green sanctuary through the heart of the neighbourhood.



CGI of the new US Embassy

A NUMBER OF HIGH PROFILE RESIDENTS ARE DUE TO MOVE THEIR HEADQUARTERS TO WHAT IS ARGUABLY THE MOST EXCITING NEW DISTRICT IN CENTRAL LONDON. THIS INCLUDES THE UNITED STATES AND NETHERLANDS EMBASSIES, FAVOURING THE SPACIOUS AND CONTEMPORARY ENVIRONMENT AFFORDED BY THE NEW NINE ELMS, OVER THEIR CURRENT PRIME MAYFAIR AND KENSINGTON ADDRESSES



CGI of the Battersea Power Station site

A NUMBER OF PRESTIGIOUS INTERNATIONAL ORGANISATIONS ARE DUE TO MOVE INTO THE AREA

One of the world's most iconic architectural works, Battersea Power Station, which borders Nine Elms to the west, sits at the forefront of the area's regeneration and is currently being transformed into a cultural hub for arts and entertainment, complete with new homes and public spaces, alongside the 200 acre green expanse of Battersea Park.

Also ripe for transformation is Vauxhall's New Covent Garden Market, colloquially known as London's larder, which will open up to hundreds of stores and traders and attract shoppers and tourists, rivalling existing popular local fare and farmers' markets at Borough and Pimlico.

EMBASSY GARDENS



SAINSBURY'S

View of the Nine Elms Regeneration Development Area and The Houses of Parliament
Image by Millerhare



US EMBASSY



©KieranTimberlake/Studio amd.

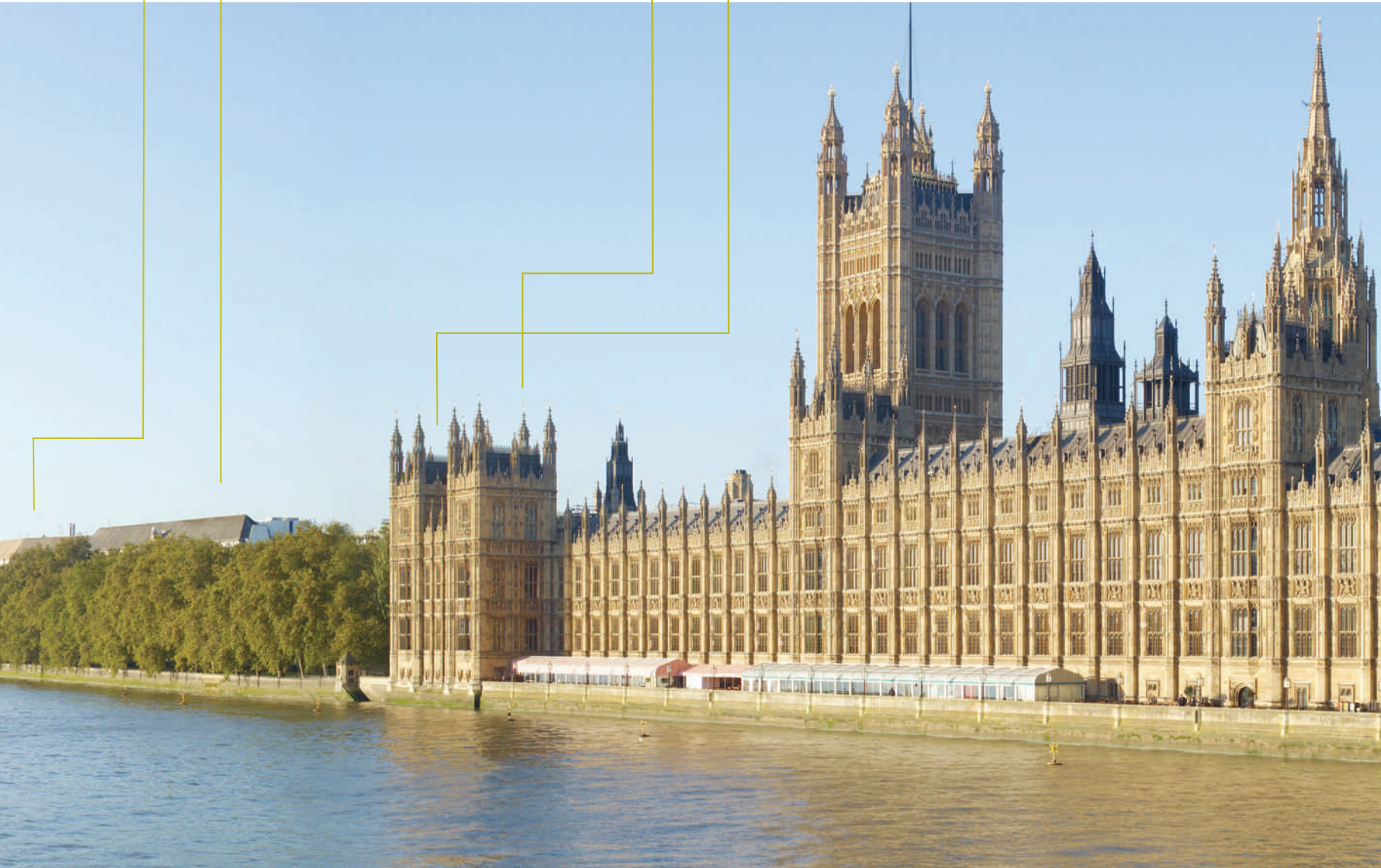
MARCO POLO HOUSE



RIVERLIGHT




BATTERSEA POWER STATION



SKYGARDENS
NINE ELMS LONDON SW8






 SOUTH BANK
Westminster
Bridge

1 Lambeth Pier
Lambeth Palace
Lambeth Bridge
Tate Britain
LAMBETH
SOUTH BANK

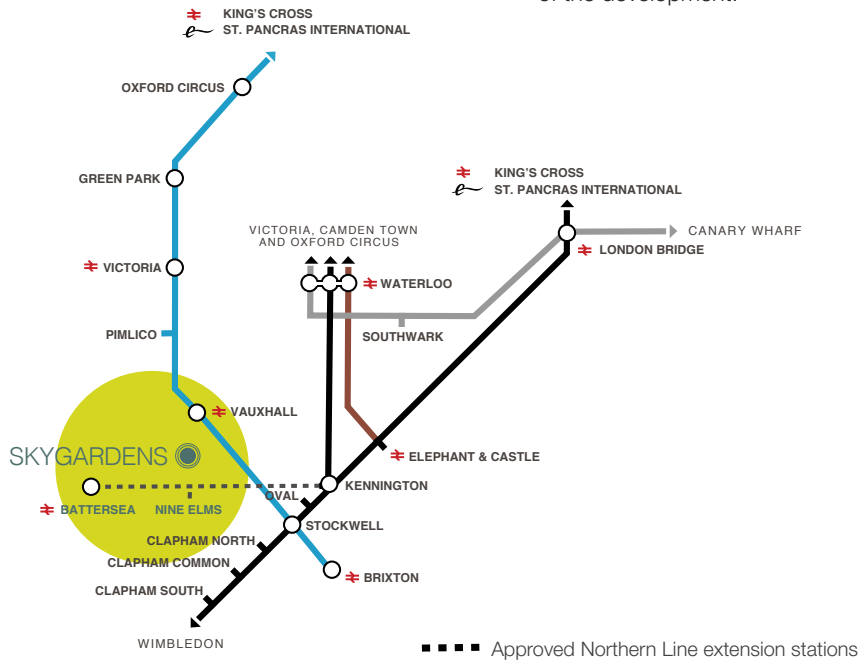
2 Westminster
St. Thomas' Hospital
Westminster
Houses of Parliament
WESTMINSTER
WESTMINSTER



LOCAL RESIDENTS WILL BE CONNECTED TO THE REST OF LONDON BY TWO BRAND NEW STATIONS COMPLETED AS PART OF THE NINE ELMS REGENERATION

Vauxhall boasts some of the best transport links in the capital, with the Victoria underground line providing rapid services to the West End and four of London's most important and far-reaching mainline stations – Victoria, Euston, King's Cross and St Pancras International.

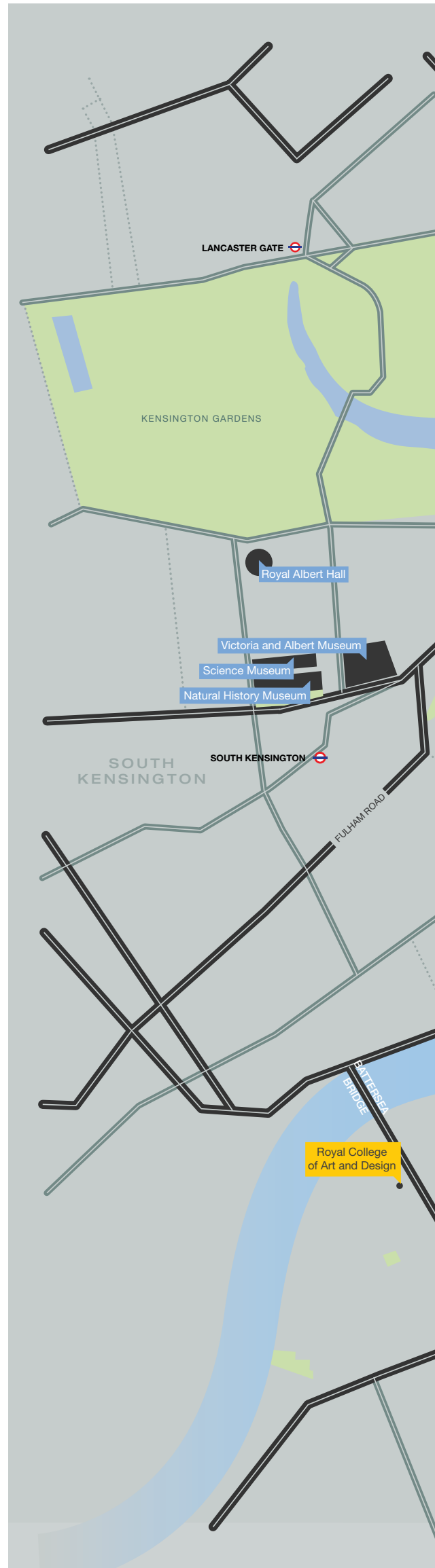
The area also benefits from Vauxhall overground station and close proximity to a number of further transport hubs, including London Waterloo. In addition to existing services, two new underground stations in the heart of Nine Elms and at Battersea are to be completed as part of the development.



KEY UNDERGROUND, TRAIN AND BUS DESTINATIONS TIMES (IN MINUTES) FROM VAUXHALL (ZONE 1) & ST GEORGE WHARF PIER.



All journey times are given for information only and based on Transport for London website 2013.





KEY

- NINE ELMS REGENERATION
- ARTS & ENTERTAINMENT
- EDUCATION
- SHOPPING & DINING
- LANDMARKS

* Approved Northern Line extension stations
 CROSSRAIL STATIONS (expected to commence service by late 2018)



The Royal Hospital Chelsea



The Conran Building, Brompton Cross

Across the River Thames is fashionable Chelsea, undoubtedly one of London's smartest quarters for shopping and dining out. Similarly, lining the streets of neighbouring Pimlico can be found some of the capital's most enchanting art and antiques galleries, along with one of the world's finest art institutions, Tate Britain.

Waterside pubs and bars mark the banks of the river towards Westminster, with the Houses of Parliament and Westminster Abbey less than two miles away. Just a short stroll to the west of SkyGardens is Battersea Park with its boating lake, expansive green lawns and outdoor leisure facilities.



Houses of Parliament



Battersea Park

The Saatchi Gallery



The KIA Oval



Battersea Power Station



Tate Britain



Lambeth Palace

LONDON'S SOUTH BANK IS BEING TRANSFORMED INTO A VIBRANT RIVERSIDE COMMUNITY BY SOME OF THE WORLD'S MOST CELEBRATED ARCHITECTS



Albert Bridge







Sloane Square



Brunswick House Café

NINE ELMS IS NEIGHBOURED BY SOME OF LONDON'S MOST FASHIONABLE SHOPPING STREETS, WORLD CLASS RESTAURANTS AND ART INSTITUTIONS



Cheyne Walk Brasserie

Lambeth Bridge looking towards
The Houses of Parliament





Duke of York Square, King's Road Chelsea



Pimlico Green



Duke of York Square, King's Road Chelsea



Pimlico Green

To the north of this burgeoning new district lies the splendid contrast found in some of London's most prestigious historic landmarks, including Westminster Abbey and the Houses of Parliament. The Georgian terraces and garden squares of nearby Chelsea are also home to chic cafes, designer shops and coveted restaurants.

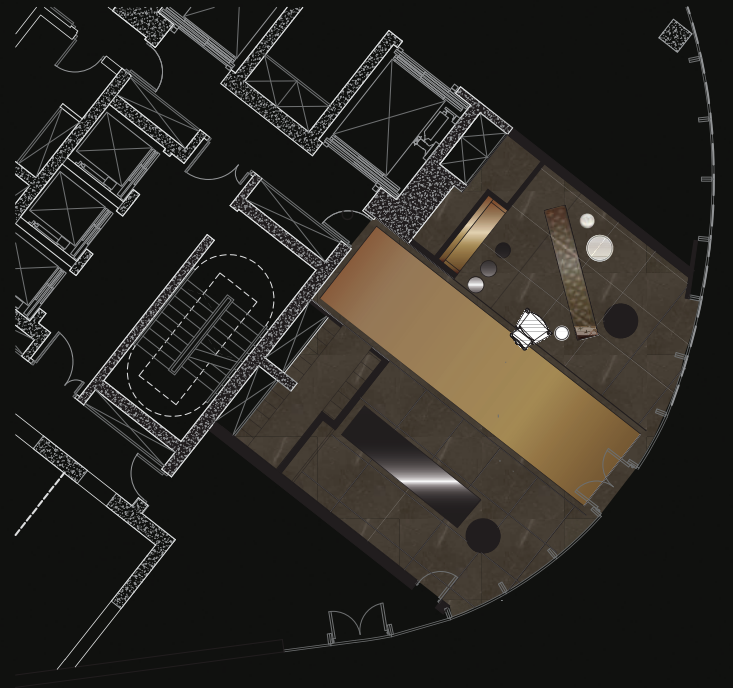
Local regeneration will see the arrival of new homes, businesses and cultural institutions, designed by world-leading architects, alongside shops, bars, restaurants and leisure facilities. The emerging skyline will be punctuated by parks and public spaces and linked to the rest of the capital and beyond by a number of enviable transport connections.



THE EXPERIENCE



NIGHT & DAY



AN ONSITE 24 HOUR CONCIERGE WILL BE ON HAND TO OFFER RESIDENTS AN UNPARALLELED LEVEL OF SERVICE AND LOCAL EXPERTISE

Residents of SkyGardens Nine Elms can enjoy a special level of onsite service from their 24 hour concierge. A dedicated team of familiar faces will be on hand to offer a wide selection of services, from everyday necessities, such as cleaning, laundry services and arranging deliveries or transport, to

special requests, including reservations for travel and entertainment, along with providing a wealth of information on the very best places to eat, drink, shop and relax in the local area.





Entrance Lobby at SkyGardens Nine Elms
This is a computer generated image

LANDSCAPE ARCHITECTS
GILLESPIES

Specialising in landscape design, urban design and masterplanning, Gillespies is an award-winning practice committed to designing and creating spaces which respond positively to the communities that populate them. They are also focused on delivering highly liveable, sustainable environments that fit seamlessly within their wider urban context.

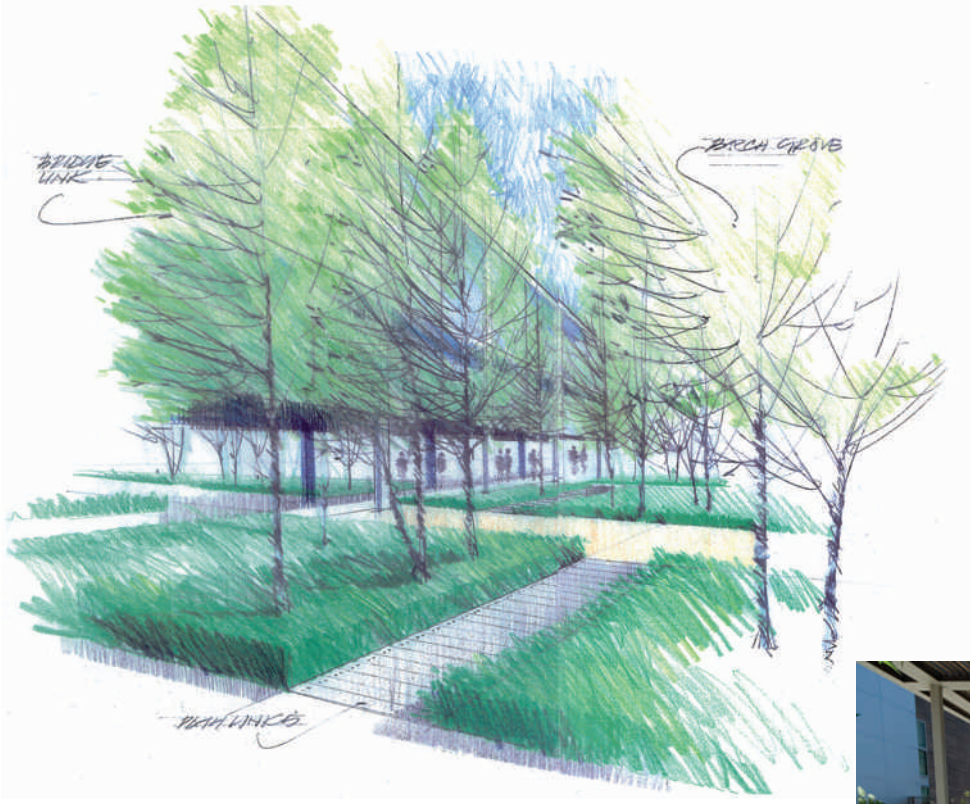
Gillespies are working alongside the developers of SkyGardens Nine Elms and neighbouring projects to assist in the transformation of the South Bank on the River Thames into one of central London's most exciting and vibrant new districts.

GILLESPIES

A MULTI-DISCIPLINARY DESIGN PRACTICE, GILLESPIES HAS COMPLETED PROJECTS THROUGHOUT THE WORLD



Birch Trees at NEO Bankside by Gillespies



A Roof Garden by Gillespies



NEO Bankside by Gillespies

THE GARDENS

RESIDENTS' COMMUNAL GARDENS AND THE ROOF TOP AT 35TH FLOOR

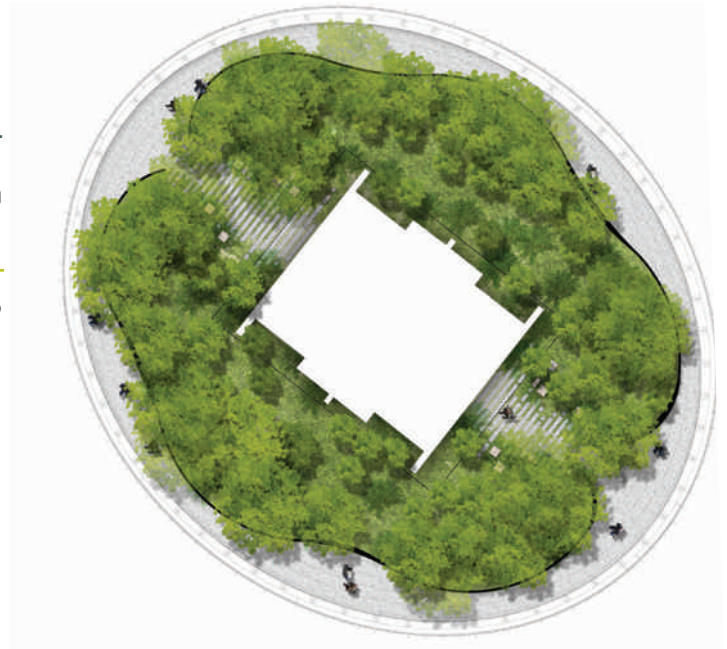
SkyGardens Nine Elms boasts an array of totally unique characteristics, though none more striking both inside and out than the two-storey high communal gardens situated on the 8th floor and at roof top.

These sublime, organic spaces are open exclusively to residents and their guests, for daytime relaxation, watching the sunset over the capital or after dark entertainment.

SKYGARDEN –

The summit, high above the rooftops and with sprawling views across the capital.

Level 35



8TH FLOOR SKYGARDEN –

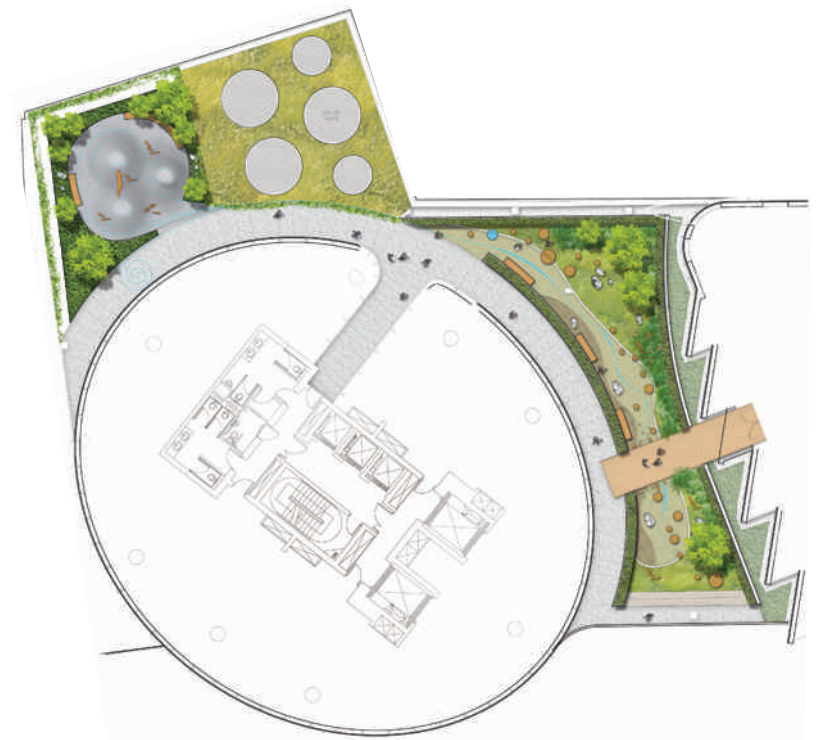
Set over the entire floor including a raised mezzanine, the landscaped gardens on the 8th floor offer a secluded space in which to sit and relax. The residents' gym is situated on this level.

Level 08

PODIUM –

Alive with textures and scents of trees, grass and flowers, the gardens provide a lush retreat for residents to wander, relax or exercise in, just moments from the doorstep.

Level 01



SkyGardens Nine Elms with Westminster and the City of London beyond
This is a computer generated image





A GYM IN THE SKY

RESIDENTS CAN ENJOY BOTH EXERCISE AND RELAXATION IN THE TOTALLY UNIQUE AND CHARMING SURROUNDINGS OF THE ROOFTOP GARDENS

SkyGardens Nine Elms will also house a private residents' gymnasium. Overlooking the 8th floor gardens, this private leisure club will offer one of the most unusual and dramatic environments in the capital.

It is anticipated that the state of the art fitness centre will comprise a range of the latest equipment, including free weights and machines for varying types of resistance and cardiovascular training at all levels of fitness. The space will incorporate dedicated areas for floor work and stretching, and by appointment with the concierge, residents can organise private sessions with personal trainers.



Those preferring to work out and unwind through practices such as yoga and meditation, or wishing to exercise in alternative surroundings, can do so in the tranquil and organic expanse of the rooftop garden, while enjoying the breathtaking views at the same time.







APARTMENTS BY YOO

THE INTERIOR DESIGNERS YOO DESIGN

yoo is a pioneering vision for living and the result of a partnership between international property entrepreneur John Hitchcox, and the eponymous designer, Philippe Starck.

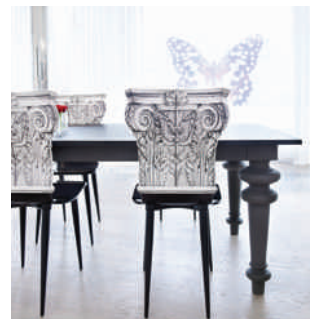
From London, New York and Hong Kong to Melbourne and Mumbai, yoo has designed landmark residences throughout Asia, Australia, Europe, Africa, North and South America and the Middle East.

yoo is now an international lifestyle brand synonymous with quality design, completing over 50 projects that are benchmarks for living in over 27 countries.

The SkyGardens interiors are designed by yoo Studio, the dynamic in-house design team of over 20 architects and designers renowned for innovative design flair and uber chic styling. They only source the best quality fittings and furniture from around the world to create interiors that are imaginative, rare and individual - just like you.

yoo

YOO IS NOW AN INTERNATIONAL LIFESTYLE BRAND SYNONYMOUS WITH QUALITY DESIGN AND EXCEPTIONAL PROJECTS AROUND THE GLOBE



Istanbul, Turkey by yoo



Dwell 95, New York by yoo



The Lakes, Cotswolds by yoo



Downtown, New York by yoo



Icon Brickell, Miami by yoo



Barkli Virign House, Moscow by yoo



Sans Souci, Vienna by yoo

THE APARTMENTS

Apartments at SkyGardens are available as either one or two bedroom suites. All have been outstandingly designed by internationally celebrated design studio yoo using the finest materials and calling upon years of experience and expert attention to every detail.

Each will also have floor to ceiling windows and a private winter garden terrace, offering spectacular views across the capital.

THE APARTMENTS OFFER A ONE OF A KIND EXPERIENCE IN ONE OF THE WORLD'S GREATEST CITIES



SkyGardens Nine Elms
This is a computer generated image

WEST ELEVATION

SKYGARDEN

PENTHOUSES

33

32

31

30

29

28

27

26

25

24

23

22

21

20

19

18

17

16

15

14

13

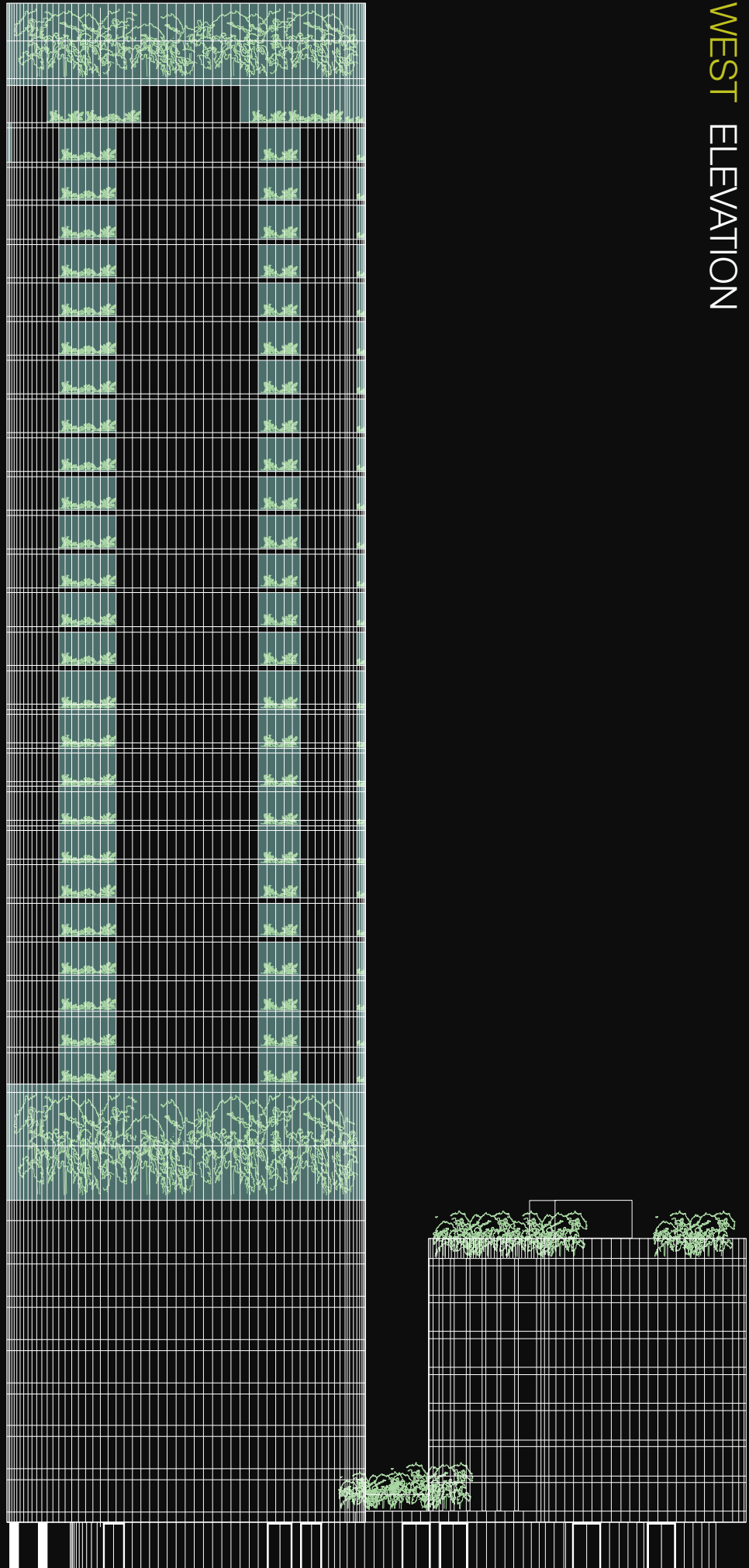
12

11

10

09

SKYGARDENS



Typical One Bed Apartment Kitchen at SkyGardens Nine Elms
This is a computer generated image





SPECIFICATION

EACH APARTMENT IS A UNIQUE
EXAMPLE OF HIGHLY LIVEABLE,
CONSIDERED AND VISUALLY
STUNNING CONTEMPORARY DESIGN

KITCHEN

- Fully custom design fitted kitchen composite stone worktops
- Integrated Siemens (or similar) appliances including microwave oven, integrated extractor, fully integrated fridge freezer, 450mm or 600mm fully integrated dishwasher
- Electric oven and four ring induction hob
- Stainless steel sink with polished chrome mixer
- Stainless steel splash back (or equivalent) to induction hob
- Under cabinet lighting
- Free standing Siemens (or similar) washer/dryer located in utility cupboard

BATHROOM & ENSUITE

- White Duravit sanitary ware
- Wall mounted dual flush WC with concealed cistern
- White bath or shower tray
- Half height tiling throughout
- Bespoke mirrored storage cabinet and shaver socket
- Feature lighting to storage cabinet
- Shower with frameless shower screen
- Glass bath screen to bath
- Tiled bath panel
- Chrome brassware
- Heated chrome towel rail

LIVING/DINING ROOM

- 5 amp lighting circuit
- Recessed curtain fixing slot
- Glazed partition/screen to separate winter garden area

STORAGE

- Coat hanging/storage cupboard in hallway with shelving, rail system
- Utility cupboard in hallway with shelving, rail system

WARDROBE

- Wardrobe in master bedroom
- High level shelf with a hanging rail and lighting

WALL & FINISHES

- Off white painted walls and ceilings
 - Carpet to bedrooms
 - Engineered timber floorboards to reception, kitchen area and hallways
 - Tiled finish to bathrooms and ensuite bathrooms
 - Full-height white internal doors
 - External balcony to all units with timber decking
- ## IRONMONGERY
- Polished lever handle
 - Multi point locking system to front doors

ELECTRICS/LIGHTING

- White sockets throughout living spaces, chrome sockets in Kitchen.
- Hands free video door entry system
- Wiring for digital TV in reception and master bedroom including Sky+, Sky digital, Sky HD (service not included)
- TV point in bedrooms
- Recessed LED down-lighters in kitchen and bathrooms
- Recessed kitchen task lighting
- Lighting to utility and coat cupboards

HEATING/VENTILATION

- Comfort cooling to reception room and bedrooms
- Under floor heating
- Heating and hot water provided by energy efficient Central Heat and Power energy centre

SECURITY

- Entrance to buildings and car park via key fob
- 24 hour concierge service
- CCTV coverage to external areas

LIFTS

- 3 high speed lifts to service all residential floors

SMOKE DETECTORS

- Ceiling mounted smoke detectors

GYM FACILITIES

- 8 exercise stations including running machines, bench press and rowing machine
- Lockers and changing facilities

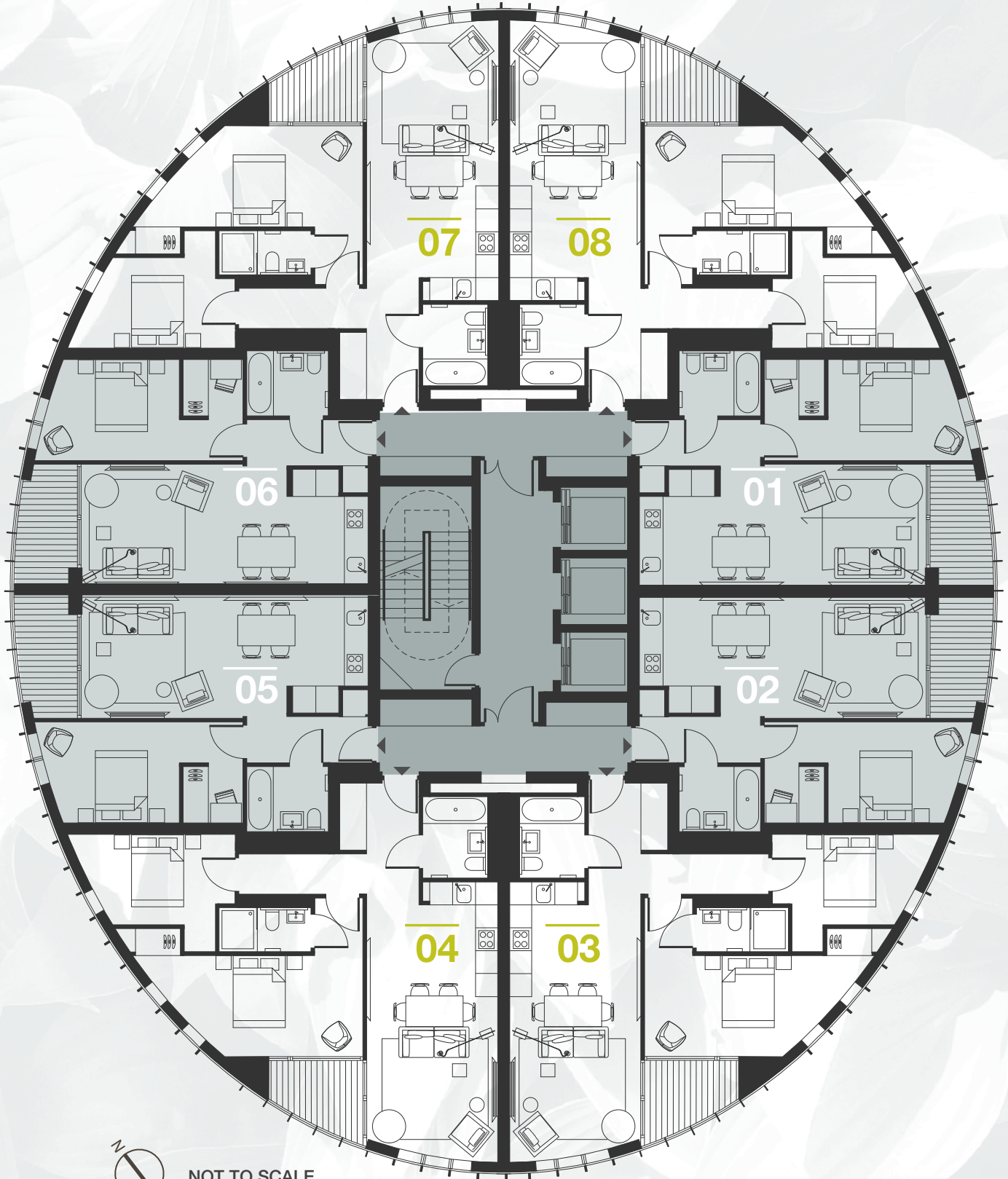


Bathroom at SkyGardens Nine Elms
This is a computer generated image

Typical One Bed Apartment Bedroom at SkyGardens Nine Elms
This is a computer generated image





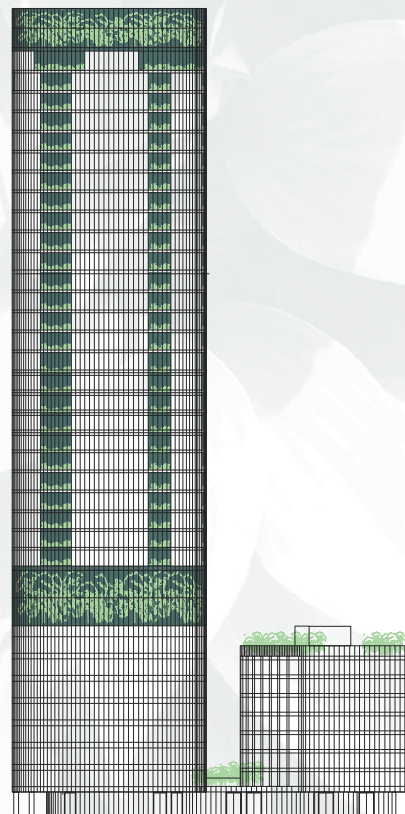


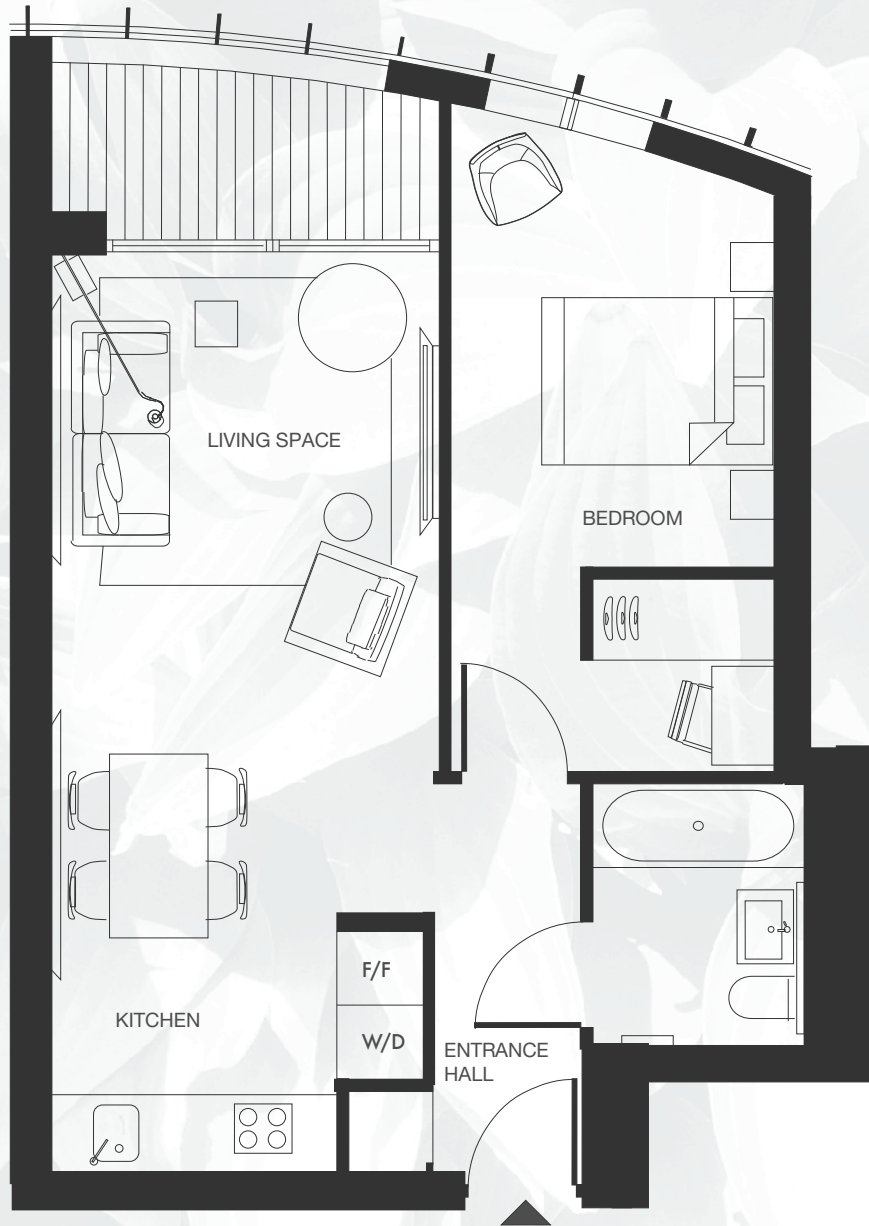
TYPICAL FLOORPLATE

ONE BED APARTMENT	46 SQ M	495 SQ FT
TWO BED APARTMENT	68 SQ M	731 SQ FT

SCHEDULE OF AREAS

WEST ELEVATION





NOT TO SCALE

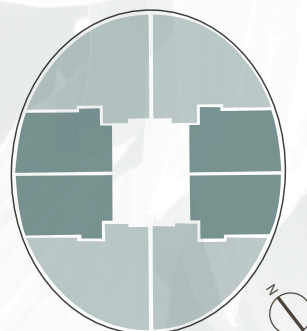
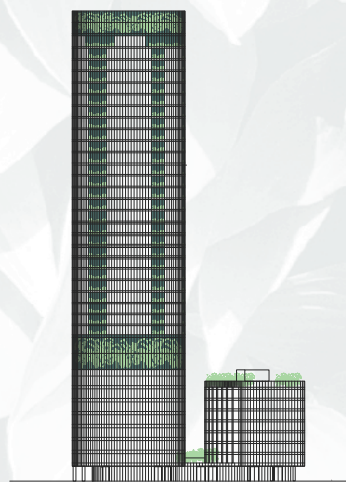
APARTMENT TYPE
ONE BED

Living / Kitchen	7.5m x 3.2m	24'7"ft x 10'5"ft
Bedroom One	5.1m x 2.7m	16'8"ft x 8'10"ft
Bathroom	1.4m x 3.2m	4'7"ft x 10'5"ft
NET SALEABLE AREA	46 SQ M	495 SQ FT
Winter Garden	4.7 SQ M	51 SQ FT

SCHEDULE OF AREAS

WEST ELEVATION

INDICATIVE FLOOR PLATE
ALL FLOORS





MUSEUM
VAN GOGH
VAN GOGH
VAN GOGH
VAN GOGH
WATER LILIES
JAMES ENSOR
HARRY BURKHAM 1984
EATING ANIMALS
EATING THE DINOSAUR
HUNDRED HIT WONDER
KIND OF THE FOOD COURT
PINNACLES
MUSEUM





NOT TO SCALE

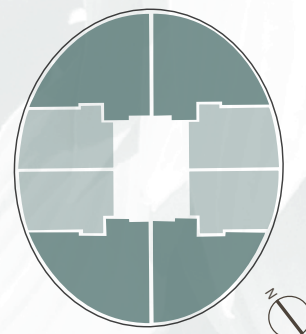
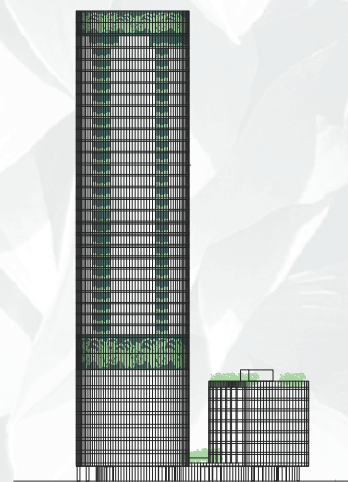
APARTMENT TYPE
TWO BED

Living / Kitchen	6.5m x 3.4m	21'3"ft x 11'2"ft
Master Bedroom	5.1m x 4.2m	16'8"ft x 13'9"ft
Bedroom Two	4m x 2.4m	13'1"ft x 7'10"ft
Ensuite	2.4m x 1.4m	7'10"ft x 4'7"ft
Bathroom	2m x 2.1m	6'6"ft x 6'10"ft
NET SALEABLE AREA	67.9 SQ M	731 SQ FT
Winter Garden	4.2 SQ M	45 SQ FT

SCHEDULE OF AREAS

WEST ELEVATION

INDICATIVE FLOOR PLATE
ALL FLOORS



Typical Two Bed Kitchen of SkyGardens Nine Elms
This is a computer generated image







THE TEAM

THE DEVELOPER
FRASERS
PROPERTY

Frasers Centrepoint Limited, a leading property company based in Singapore, was established in 1988 and now comprises a number of divisions including Frasers Centrepoint Homes, Frasers Centrepoint Malls, commercial properties and Frasers Hospitality. The company is represented overseas in China, Thailand, Vietnam, UK, Australia and New Zealand under the umbrella brand of 'Frasers Property'.

Frasers Centrepoint Limited forms the property division of Fraser and Neave Limited (F&N). Established in 1883, F&N is a leading Asia Pacific Consumer Group with expertise and dominant standing in the food & beverage, property and publishing & printing industries.

Listed on the Singapore Stock Exchange, F&N ranks as one of the most established and successful companies in the region with an impressive array of renowned brands that enjoy strong market leadership.



Central Park, Sydney



Three Riverside London, SW18

Lumiere, Sydney



One Riverside London, SW18



Trio, Sydney



Riverside Quarter, London, SW18

SKYGARDENS TEAM

DEVELOPER



FN A member of the
FRASER AND NEAVE GROUP

Fraser's Property UK
81 Cromwell Road
London
SW7 5BW

T: 020 7244 9889
www.fraserproperty.com
www.fraserproperty.com.au

IN COLLABORATION WITH



INTERIOR DESIGN



yoo UK
2 Bentinck Street
London
W1U 2FA

T+44 (0)207 009 0100
www.yoo.com

ARCHITECTS

Carey Jones Chapman Tolcher

DEVELOPERS

Fraser's Property
In collaboration with Caddick
Developments and yoo Capital

INTERIOR DESIGNERS

yoo Design

LANDSCAPE ARCHITECTS

Gillespies

SKYGARDENS DESIGN

Gillespies

ENGINEERS

Robert Bird Group

FOR SALES ENQUIRIES



StrawberryStar
The fresh side of Real Estate

Strawberry Star
15 Savile Row, 3rd floor
London
W1S 3PJ

T+44 (0)207 437 1000
info@strawberrystar.com
www.strawberrystar.com

DISCLAIMER

The details contained in this brochure are intended to give a general impression of the apartments referred to therein but do not form part of any specification or contract. The dimensions are approximate and may vary depending on internal finish. Prior to printing this brochure some details may have changed because of the Fraser's Property's policy of continually updating and improving design features. Therefore, please be sure to check with the developers or their agents, any aspect that might be of particular importance to you. Fraser's Property gives notice that; (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (2) no person in the employment of Fraser's Property, Strawberry Star, or their agents has any authority to make or give any representation or warranty whatsoever in relation to these properties. June 2013.



