

NINE ELMS | LONDON SW8

SKYGARDENS

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SKYGARDENS NINE ELMS IS A BREATHTAKING
AWARD WINNING STATEMENT OF
CONTEMPORARY URBAN LIVING IN ONE
OF LONDON'S BEST CONNECTED AND
EMERGING RIVERSIDE NEIGHBOURHOODS.

LIVE IN THE SKY

SKY GARDENS 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 which encompass the entire floor plate of the tower and provide breath-taking panoramic views across London.

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.

The British Home Awards 2014 named Sky Gardens the best Housing Project, a further accolade to this unique, landmark tower.





WESTMINSTER

THE CITY

NEW COVENT GARDEN MARKET

HOUSES OF PARLIAMENT

LONDON EYE

SKYGARDENS

M16 HO

SOUTHBANK ARTS COMPLEX

VAUGHAN PARK

THE SHARD

RIVER THAMES

WITH FASHIONABLE CHELSEA ACROSS
THE RIVER AND SPECTACULAR VIEWS
EXTENDING TOWARDS WESTMINSTER,
THE CITY AND CANARY WHARF,
SKYGARDENS IS A SPECTACULAR LIFESTYLE.



WELCOME HOME

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



THE EXPERIENCE



24HR CONCIERGE

RESIDENTS CAN ENJOY BOTH EXERCISE AND RELAXATION IN THE TOTALLY UNIQUE AND CHARMING SURROUNDINGS OF THE SKYGARDENS.

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.



RESIDENTS' GYM

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 SKYGARDENS



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.



THE 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.





CGI of US EMBASSY

NINE ELMS REGENERATION



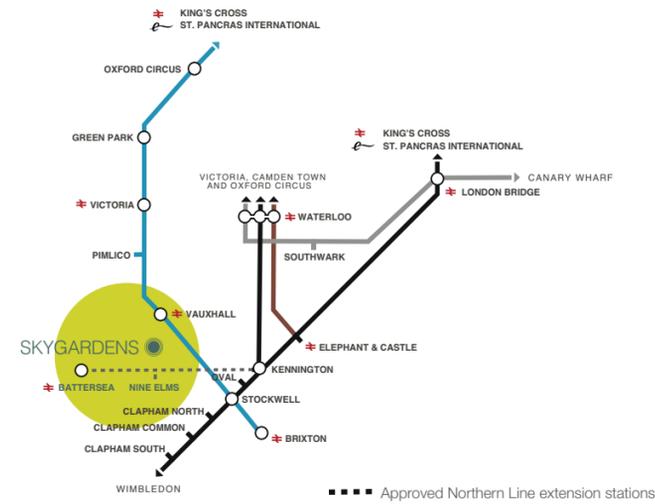
A NUMBER OF HIGH PROFILE RESIDENTS ARE DUE TO MOVE THEIR HEADQUARTERS TO WHAT IS ARGUABLY THE MOST EXCITING NEW DISTRICT IN CENTRAL LONDON. THIS INCLUDES THE UNITED STATES AND NETHERLANDS EMBASSIES, FAVOURING THE SPACIOUS AND CONTEMPORARY ENVIRONMENT AFFORDED BY THE NEW NINE ELMS, OVER THEIR CURRENT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

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.

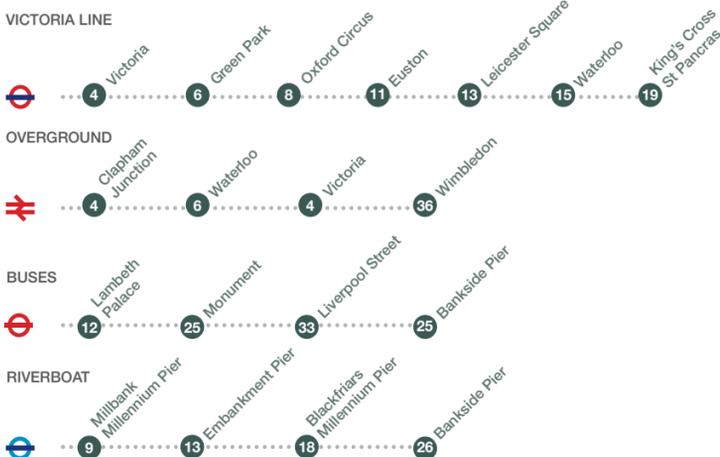
In addition to new stations, Nine Elms is also set to benefit from a new pedestrian bridge crossing the Thames to Chelsea, a riverside promenade and the Linear Park, which will create a meandering green sanctuary through the heart of the neighbourhood.

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.



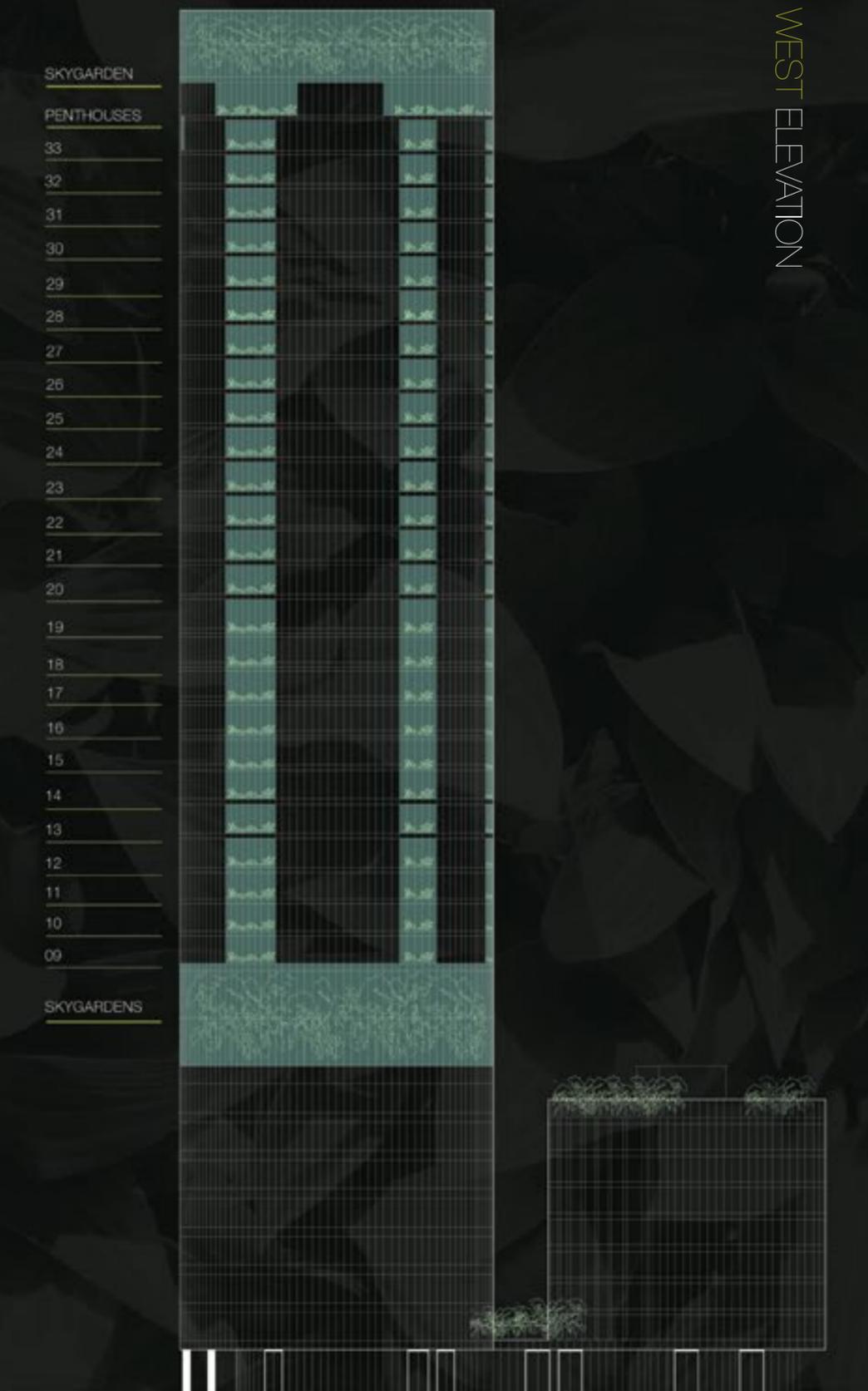
KEY UNDERGROUND, TRAIN AND BUS DESTINATIONS
TIMES (IN MINUTES) FROM VAUXHALL (ZONE 1)
& ST GEORGE WHARF PIER.



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



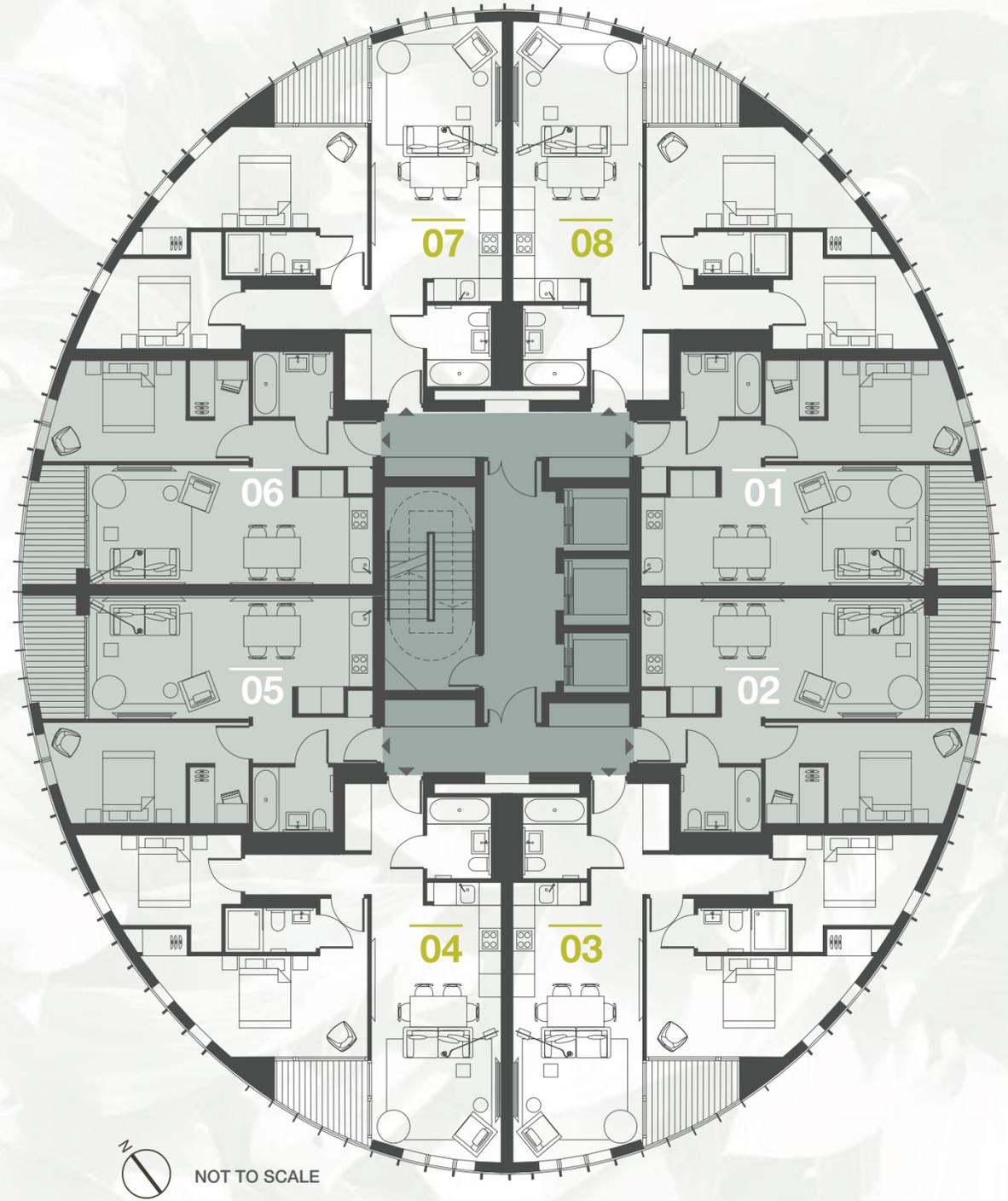
FLOOR PLATES



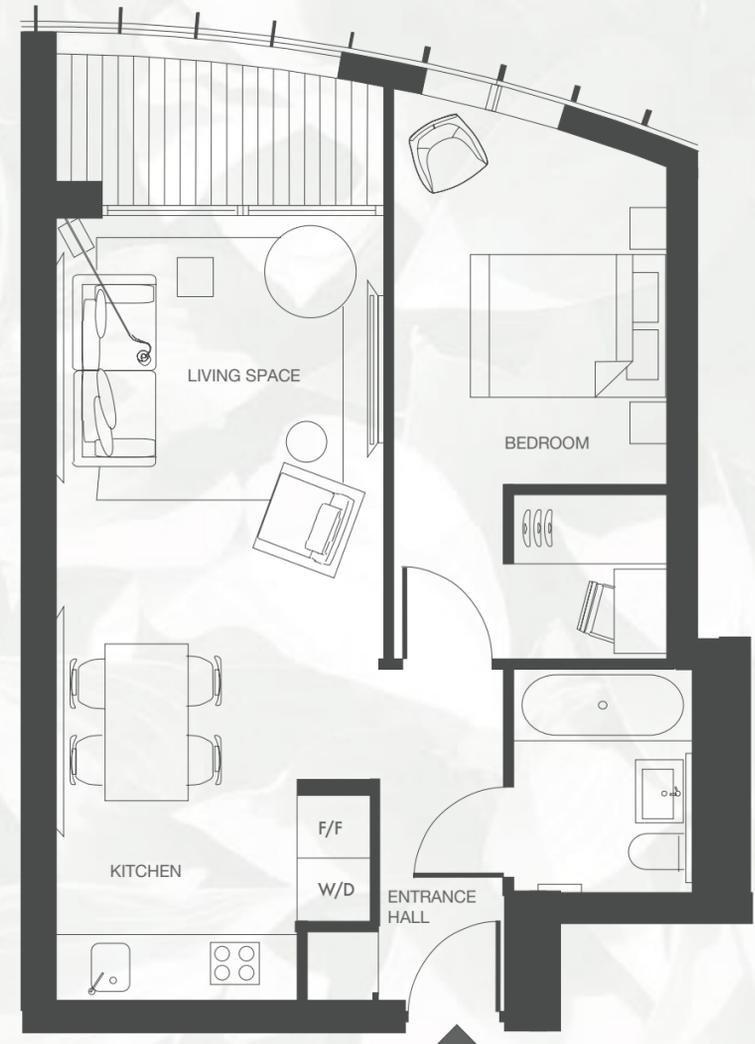
THE APARTMENTS

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

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.

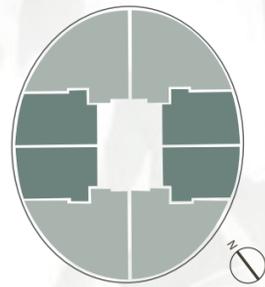


CGI of Typical One Bed Apartment Kitchen



NOT TO SCALE

ONE BED FLOOR PLATE



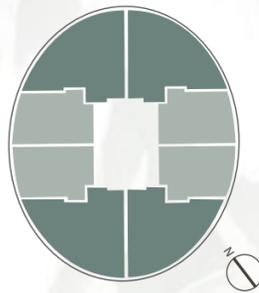
Living/Kitchen	7.5m x 3.2m	24'7" x 10'5"
Bedroom One	5.1m x 2.7m	16'8" x 8'10"
Bathroom	1.4m x 3.2m	4'7" x 10'5"
INTERNAL AREA	46 sq m	495 sq ft
Winter Garden	4.7 sq m	51 sq ft

TYPICAL TWO BED APARTMENT

CGI of Typical Two Bed Apartment Bedroom



TWO BED FLOOR PLATE



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

INTERIORS BY YOO

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

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.





CONTEMPORARY LUXURY

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



ARCHITECTS
Carey Jones Chapman Tolcher

DEVELOPERS
Frasers Property
In collaboration with Caddick
Developments and yoo Capital

INTERIOR DESIGNERS
yoo Design

LANDSCAPE ARCHITECTS
Gillespies

SKYGARDENS DESIGN
Gillespies

ENGINEERS
Robert Bird Group

SALES
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