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INTRODUCTION

WELCOME TO SOUTH BANK TOWER

South Bank Tower offers world-class living in wonderfully understated luxury with spectacular views in one of London's most culturally significant neighbourhoods.

From its unbeatable central location in London's South Bank, residents of this new luxury development can enjoy views stretching far and wide across this famous cityscape peppered with instantly recognisable

landmarks such as the London Eye and the Houses of Parliament to the West and St. Paul's Cathedral and Tower Bridge to the East.

The South Bank has been synonymous with high culture since the mid-twentieth century: South Bank Tower not only reflects this, but positively embraces it, adding its own bold twist to this already rich social scene.



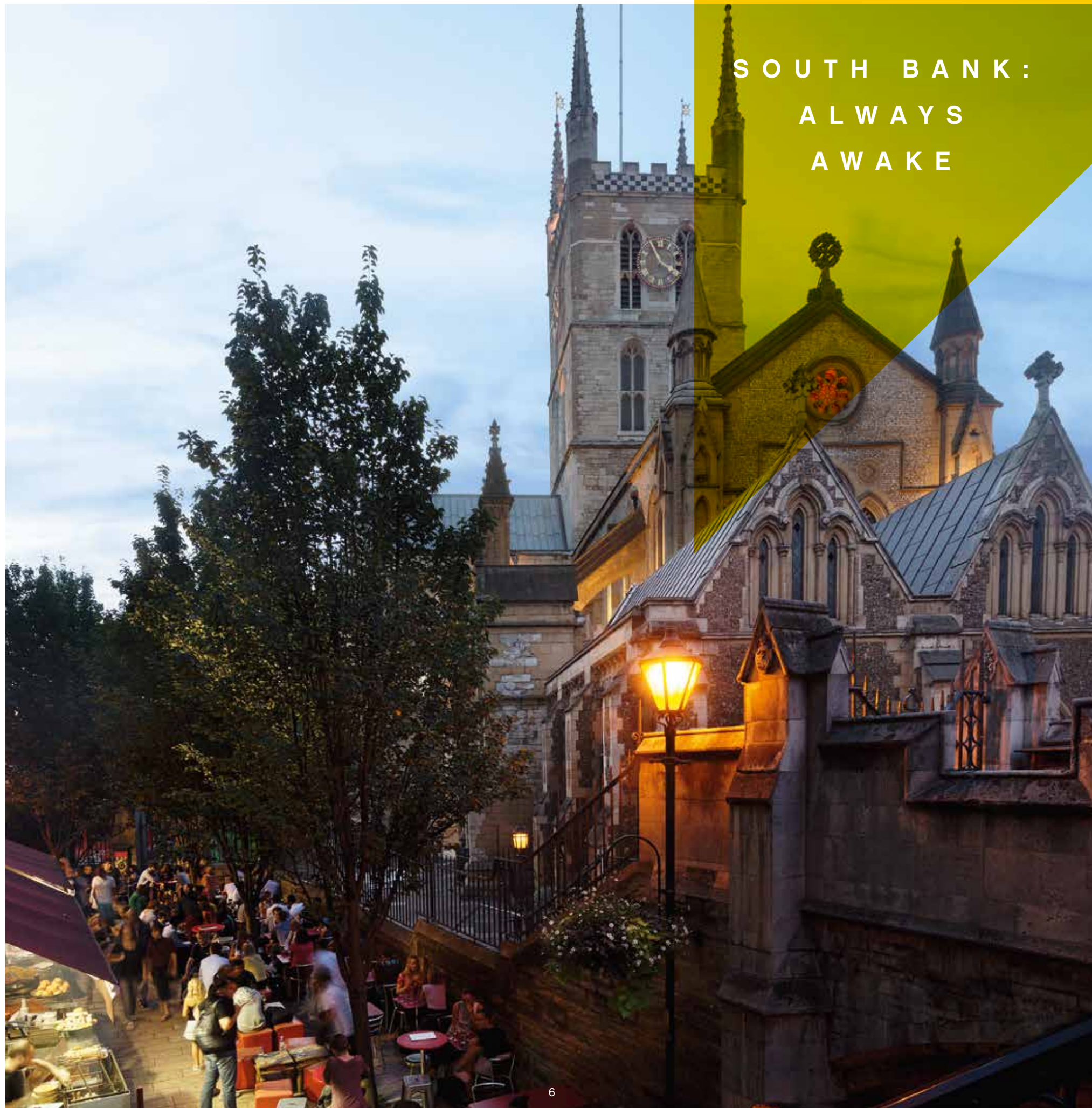
Perfectly placed in the very heart of London's rich cultural life, South Bank Tower has the best of the capital right on its doorstep. Globally recognised as a centre of artistic excellence and innovation, the South Bank's roll-call of renowned institutions is impressive, including the National Theatre, the Old Vic and Young Vic theatres, Shakespeare's Globe Theatre and the Royal Festival Hall.

Situated between Waterloo Bridge and Blackfriars Bridge, South Bank Tower is also ideal for quick and easy access to the north side of the river and the financial heart of the City of London. You'll also find world-class West End theatres

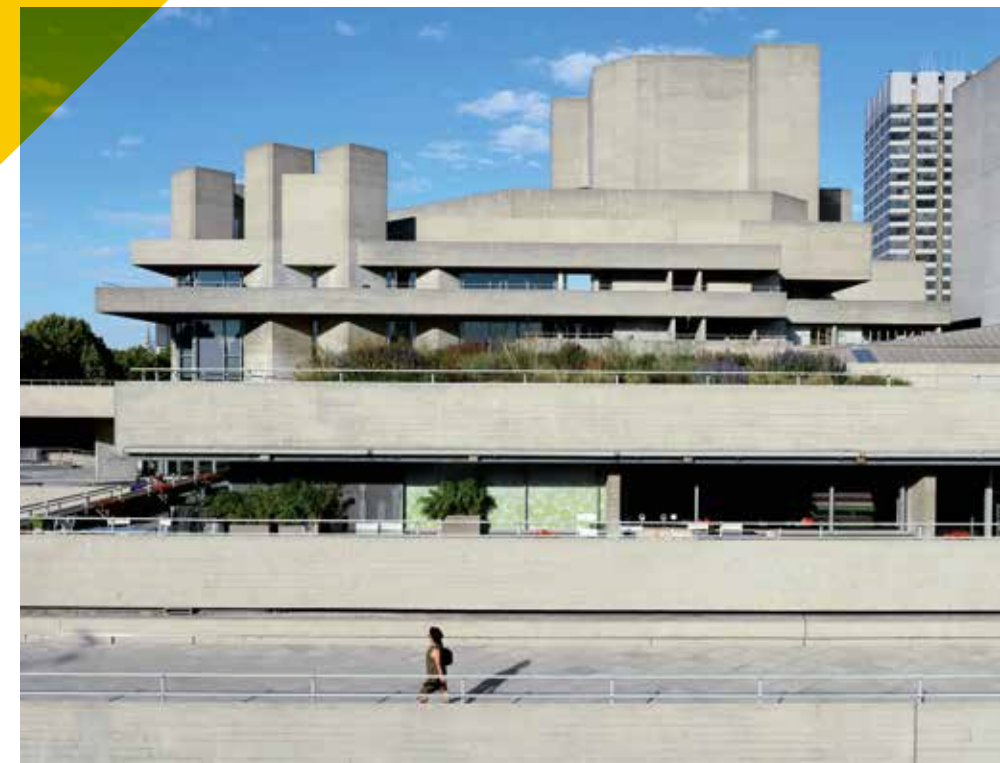
and restaurants, the gastronomic delights of Borough Market and luxury brands at Covent Garden all within easy walking distance.

No less than six of Europe's top 40 universities – Imperial, UCL, King's College, LSE, Royal Holloway and Queen Mary – are close by, making South Bank Tower ideal for those seeking academic pursuits in a world-leading environment.

You'll also find three of London's key transport hubs – Waterloo, Blackfriars and Charing Cross stations – nearby, connecting you to the City as well as destinations further afield, with ease.



SOUTH BANK: ALWAYS AWAKE



Full of places to discover both day and night, the South Bank is a magnet for those searching out quality cultural experiences, excellent food, buzzing bars or simply a moonlit walk beside the Thames.

During the day, the riverfront is humming with small festivals that take place throughout the year, yet it's still possible to turn a corner and find peace amongst the cobbles.

Up and coming art galleries, traditional ateliers, artisan eateries and historic buildings; finding your moment is simply a case of following your curiosity.

At night, the culture and pleasure seekers come out to play, taking advantage of easy walking distances between the vibrant patchwork of theatres, cabarets, clubs, restaurants, bars and some of the best street food in Europe.



London is a city of villages, each with its very own voice and identity, and the South Bank is no exception. Here, it's all about quality – quality music, dance, art and food.



The South Bank is a real melting pot for the arts with Europe's most visited art gallery, Tate Modern, plus the Hayward Gallery, the British Film Institute and the Southbank Centre all at its heart.



Discovering London's secrets is one of the joys of living in this vibrant quarter: such as finding the perfect coffee, a hidden restaurant or short cut that no-one else seems to know.

The South Bank has a strong local community, with a wealth of independent boutiques, galleries, cafés, restaurants, street food markets and universities.

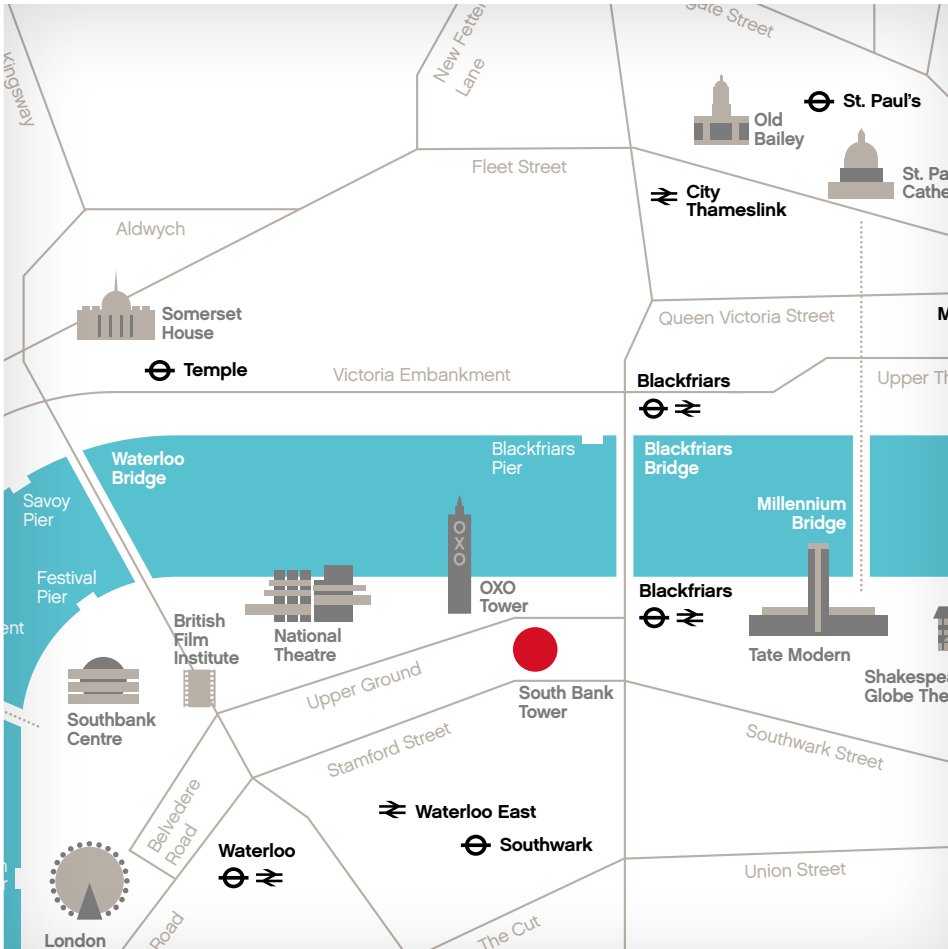




UNPARALLELED VIEWS

Built on the banks of the Thames, South Bank Tower's unique location offers some of the finest views in the capital: an incredible horizon that takes in London's most iconic sights.

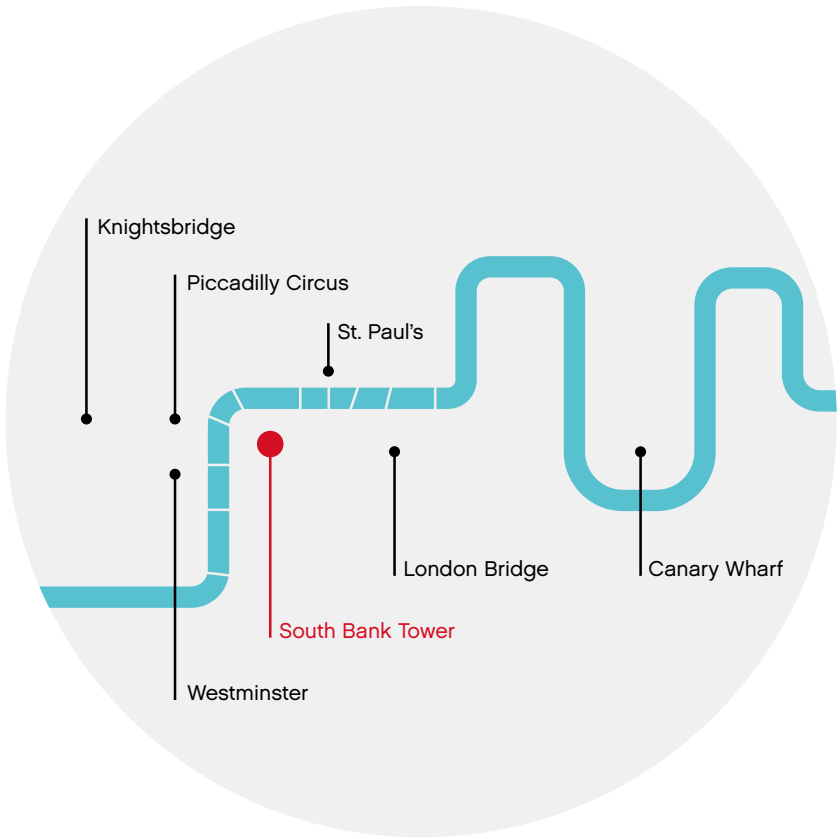




PERFECT LOCATION

South Bank Tower offers the ultimate address in this already impressive neighbourhood.

Wherever you need to go, the whole of the capital is easily accessible from the South Bank. But when a glittering array of world famous sights and cultural institutions, with the ever-changing backdrop of the River Thames itself, is just an easy walk away, who needs to leave?



GETTING AROUND

Whether you're heading to your office in the City, going shopping in Knightsbridge or attending lectures in Aldwych, South Bank Tower has the real benefit of excellent transport links to make every journey straightforward.

With two high-volume train stations on its doorstep – Waterloo and Blackfriars – South Bank Tower offers easy links to international airports at Gatwick, Heathrow and City.

Eurostar at St. Pancras International and the London Heliport at Battersea are less than twenty minutes drive.

For local journeys, South Bank Tower is spoilt for choice with London Underground stations at Southwark, Waterloo, London Bridge and Blackfriars. If you have the time, though, why not take the Thames Clipper riverboat service from London Eye Pier or hire a private water taxi from Festival Pier.

INTERNATIONAL AIRPORTS

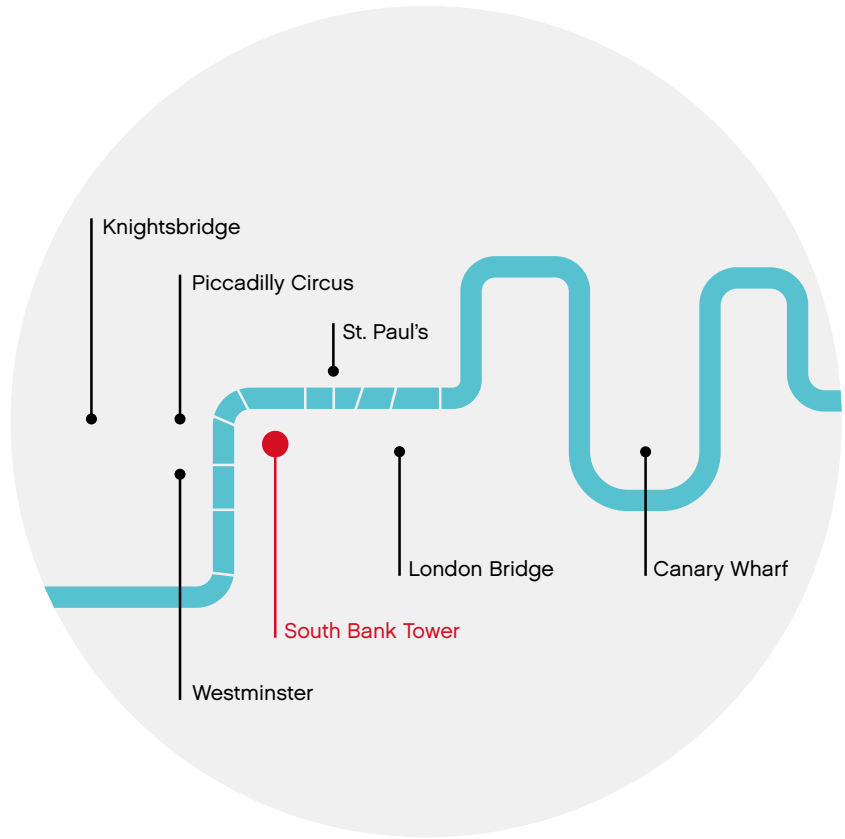
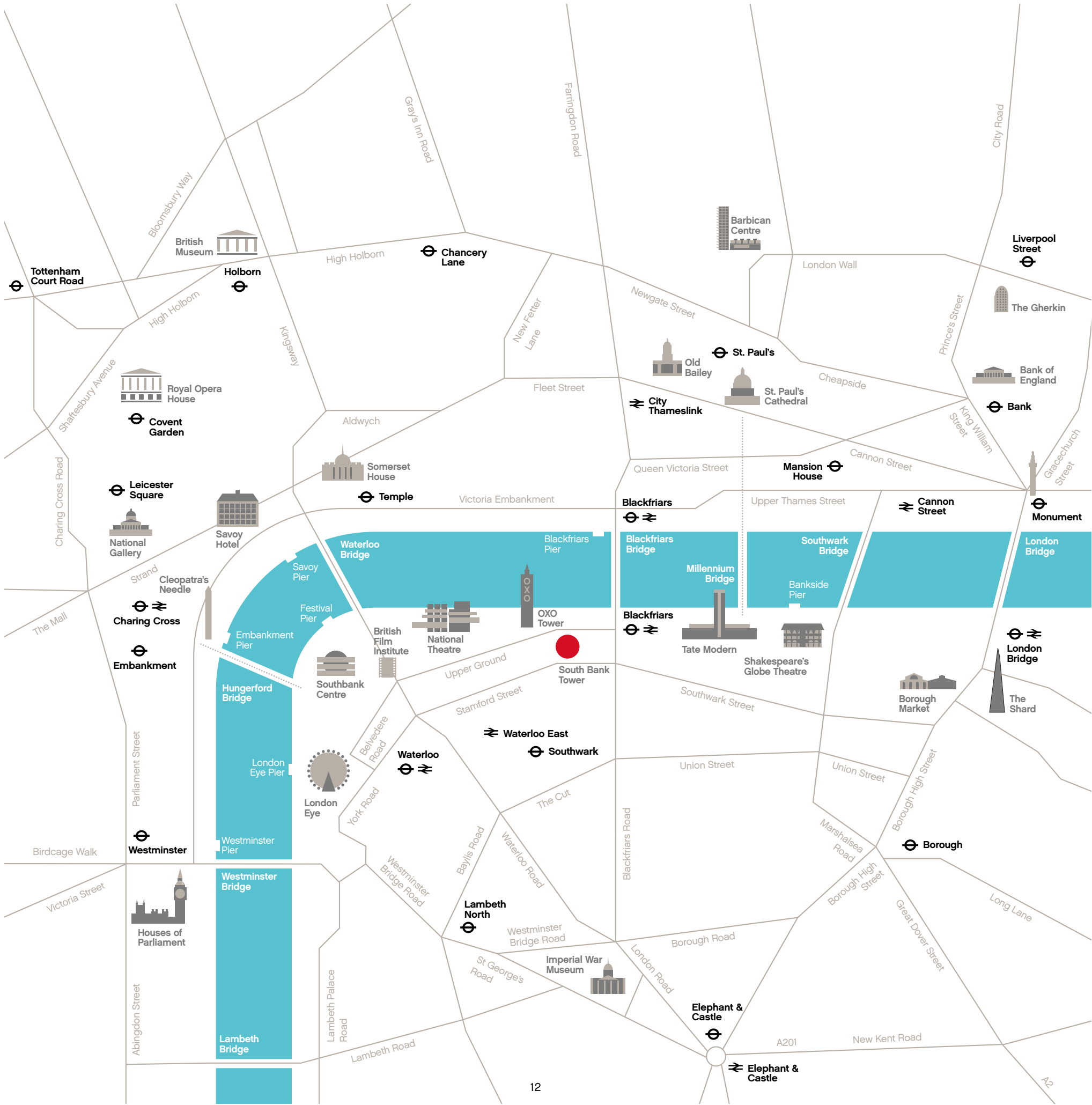
London City Airport 25 minutes
Gatwick Airport 45 minutes
Heathrow Airport 58 minutes

UNDERGROUND

Westminster 9 minutes
Bond Street 13 minutes
Bank 14 minutes
St. Pancras International 16 minutes
Canary Wharf 17 minutes
Knightsbridge 17 minutes
Paddington 22 minutes

ON FOOT

Blackfriars 6 minutes
Tate Modern 9 minutes
Waterloo 9 minutes
Borough Market 10 minutes
London Eye 15 minutes
St. Paul's Cathedral 16 minutes
London Bridge 20 minutes
Covent Garden 21 minutes
Westminster 30 minutes



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SOUTH BANK TOWER

A
SOUTH
BANK
ICON

South Bank Tower is a magnificent architectural achievement. Built in the Modernist tradition of clean lines, elegant finishes and light-filled rooms, its confident, soaring glass-clad design is a distinctive feature of the South Bank skyline. Windows that reach from floor-to-ceiling ensure every apartment benefits from spectacular views.

THE APARTMENTS

South Bank Tower offers exquisite luxury with a truly unique quality amidst all that the vibrant South Bank can offer.

Step inside your South Bank Tower apartment and bask in that moment of absolute calm followed by the exhilaration of your own phenomenal views across this incredible city.

These are apartments that go far beyond their walls – that instantly recognisable and truly magical skyline is as much a part of your home as the crafted details that surround you. And it's this play between the calm luxury and elegance of each apartment's design and the dynamic panoramic view beyond that makes South Bank Tower unique. The interiors have been designed to complement this key element, with materials, colours and discreet design details all carefully selected to provide that all-important haven in this buzzing capital, yet never detracting from those spectacular views.





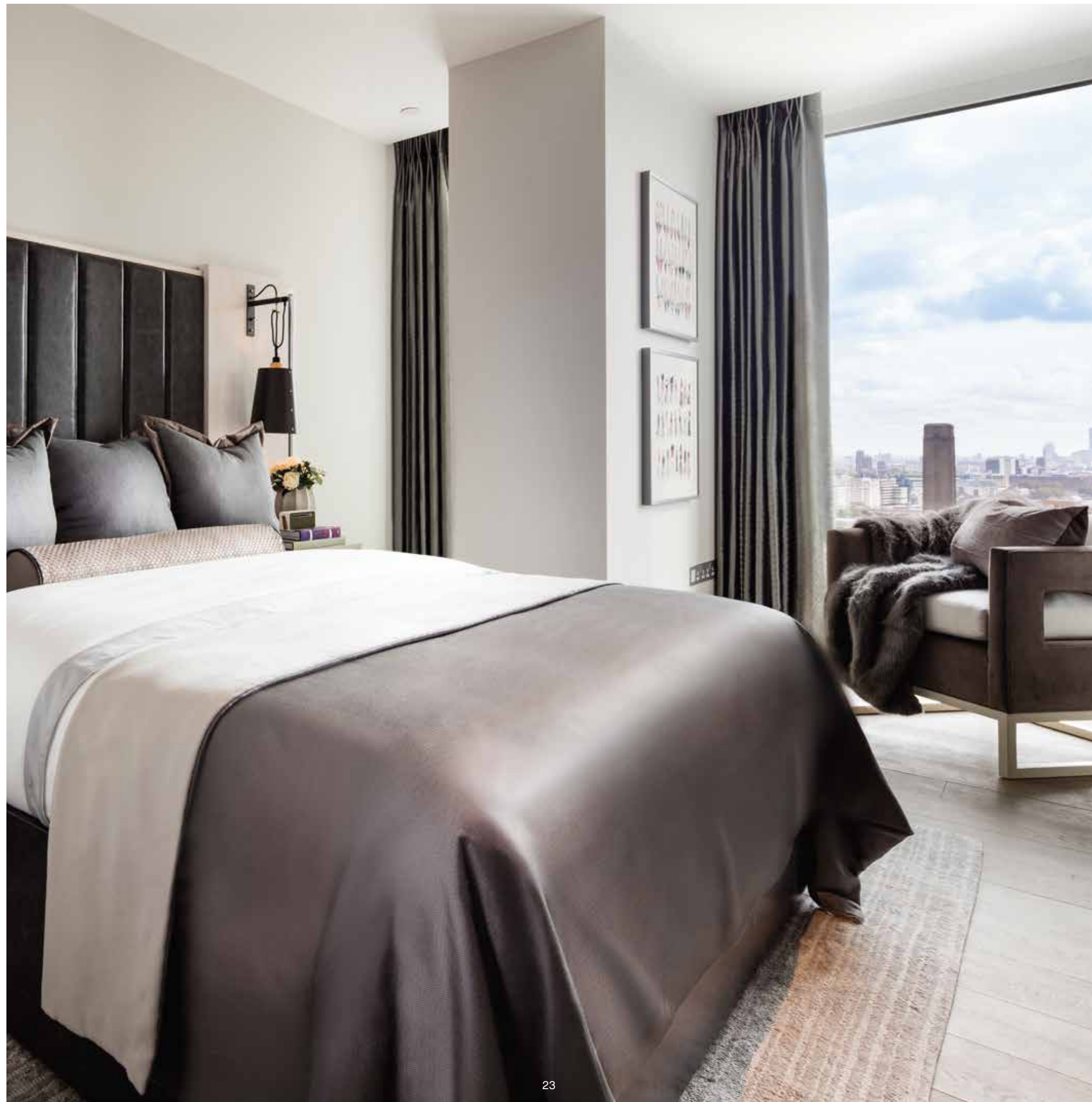


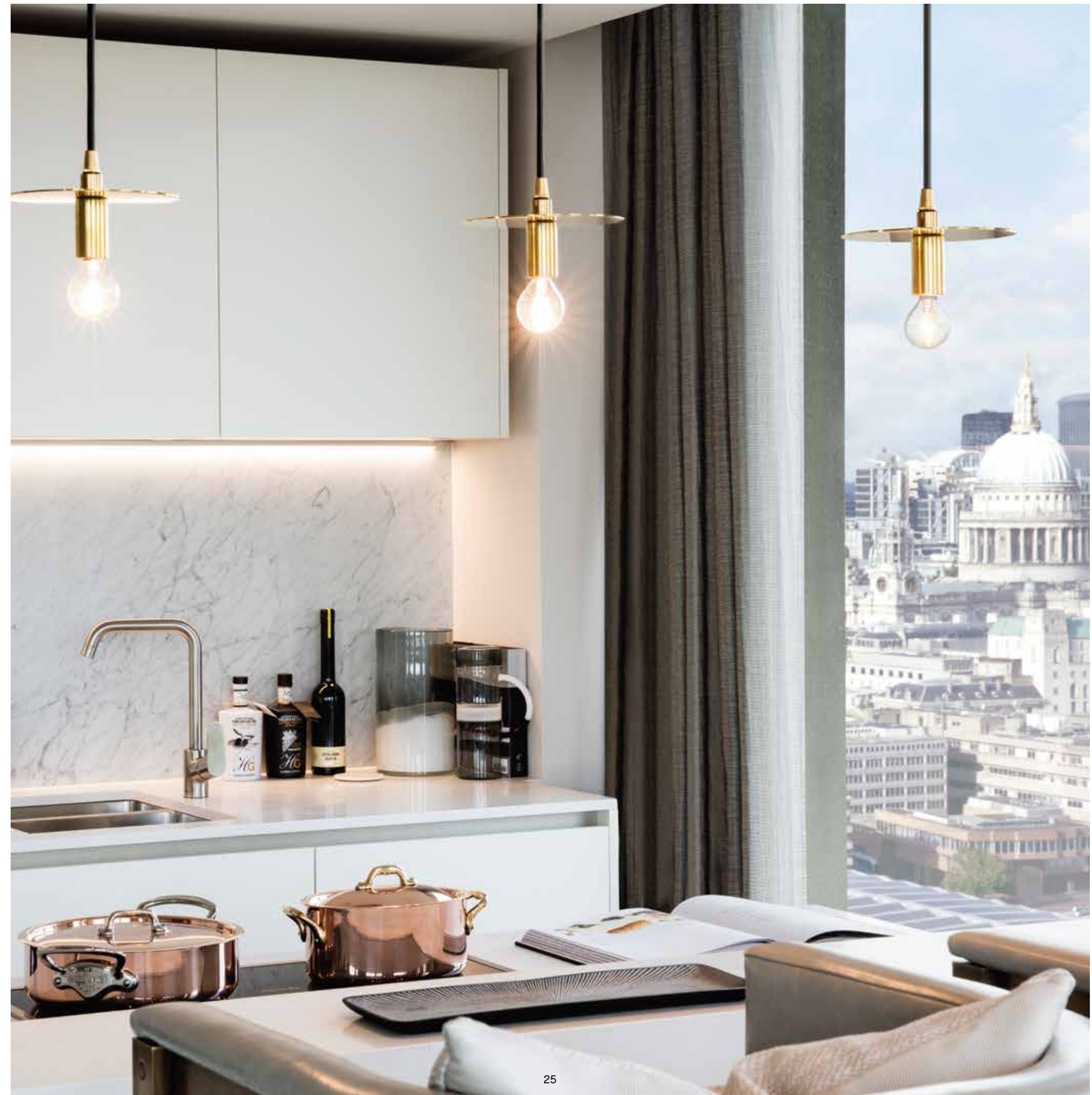
Levels 20–31 provide wonderfully peaceful apartments that are drenched in light from floor-to-ceiling windows and surrounded by those ever changing and far reaching views across the capital.

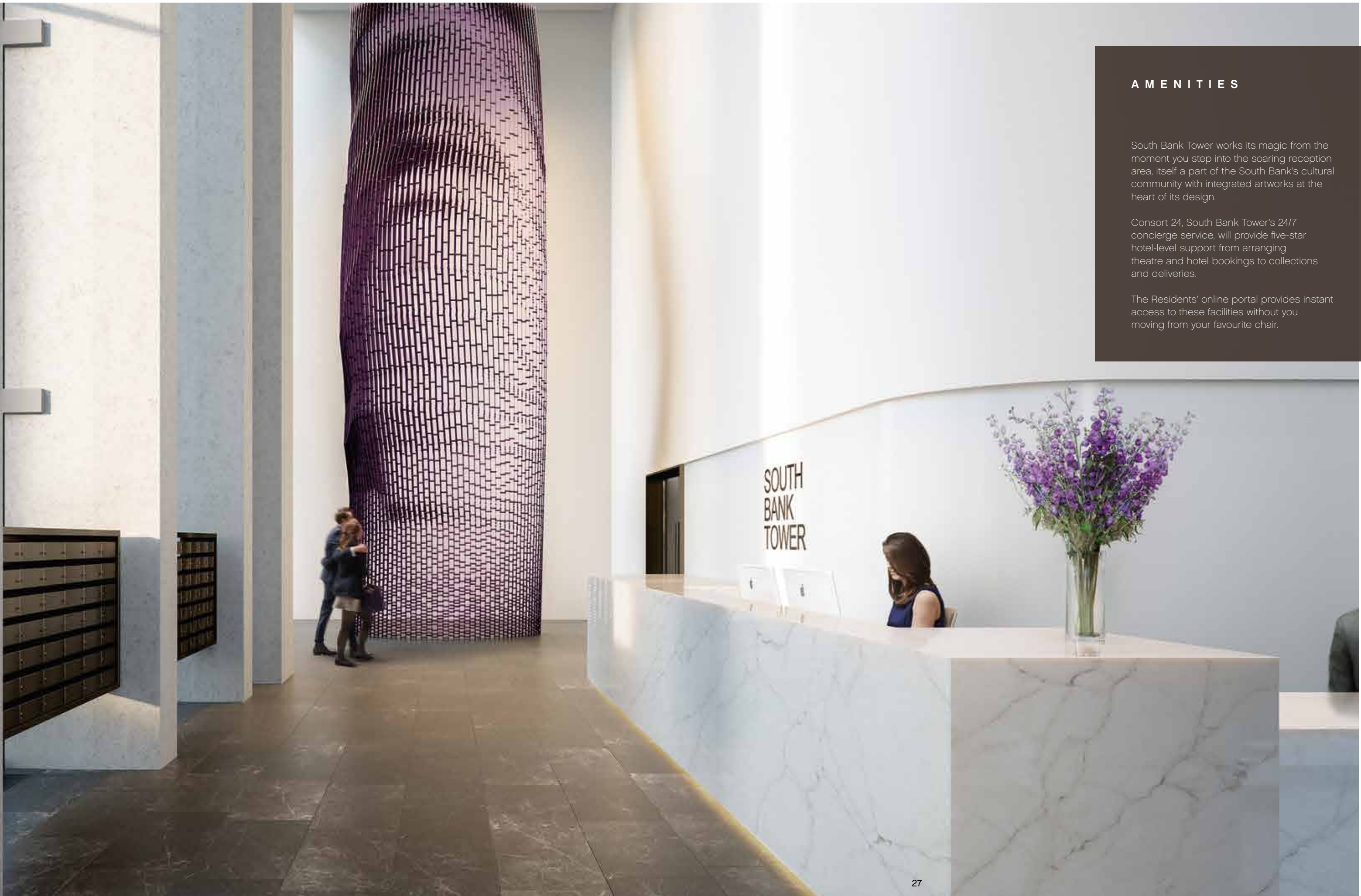
Contemporary luxury living offers elegantly flowing internal spaces that appear sculpted by light, rooms which are not enclosed, but fold into one another for maximum interconnectivity and versatility. Materials have been chosen for their superior quality and tactility; from the timber floors and bespoke lacquer joinery to the feature marble splashbacks in the kitchen and the accents of brushed stainless steel in the bathrooms.

Every apartment boasts a winter garden – a conservatory-style space that gives you the delights of outside living whatever the weather.

Featuring floor-to-ceiling sliding glass doors on three sides, this intimate and unique space offers fantastic flexibility throughout the year. Throw the doors open wide to bask in a glorious English afternoon on your very own Juliet balcony, or keep them closed and cosy up to watch a winter sunset without feeling any of the chill.







AMENITIES

South Bank Tower works its magic from the moment you step into the soaring reception area, itself a part of the South Bank's cultural community with integrated artworks at the heart of its design.

Consort 24, South Bank Tower's 24/7 concierge service, will provide five-star hotel-level support from arranging theatre and hotel bookings to collections and deliveries.

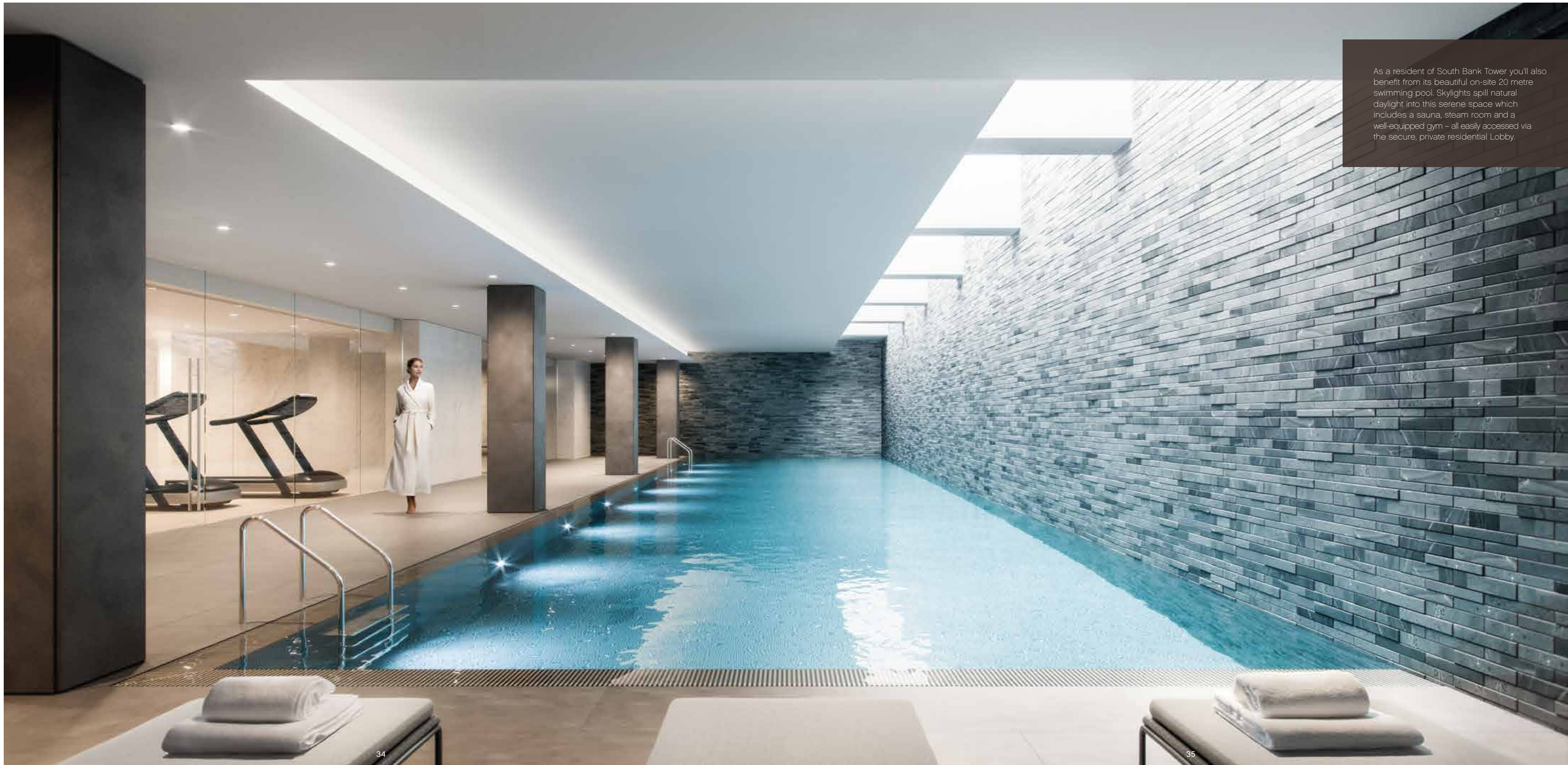
The Residents' online portal provides instant access to these facilities without you moving from your favourite chair.



The fabulous podium Roof Garden with its spectacular views across London is set to be one of the best in the city. Here you'll find exemplary residents' only facilities including an elegant Residents' Lounge, an exclusive Business Suite with private meeting room and a Residents' Cinema for up to six people, all available for you to book for your entertaining needs.







As a resident of South Bank Tower you'll also benefit from its beautiful on-site 20 metre swimming pool. Skylights spill natural daylight into this serene space which includes a sauna, steam room and a well-equipped gym – all easily accessed via the secure, private residential Lobby.



A fabulous addition for South Bank Tower residents is preferential access to the neighbouring Mondrian London hotel. From special room rates, priority bookings, concessions in the restaurants and bars and bespoke party planning services, this is an unparalleled partnership offer.

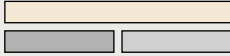
Located in the iconic Sea Containers building, the Mondrian's design has been directed by Tom Dixon and draws inspiration from the building's heritage, embodying the elegance of a transatlantic 1920s liner combined with a healthy dose of 1980s post-modernism. Mondrian London offers 359 guest rooms and suites, many with private outdoor spaces and sweeping river views. The boutique property also features a private screening room and a 735 metre Agua spa, while its riverside restaurant and bar and the rooftop bar and terrace with breath-taking views, are destinations in their own right.

FLOOR PLATE

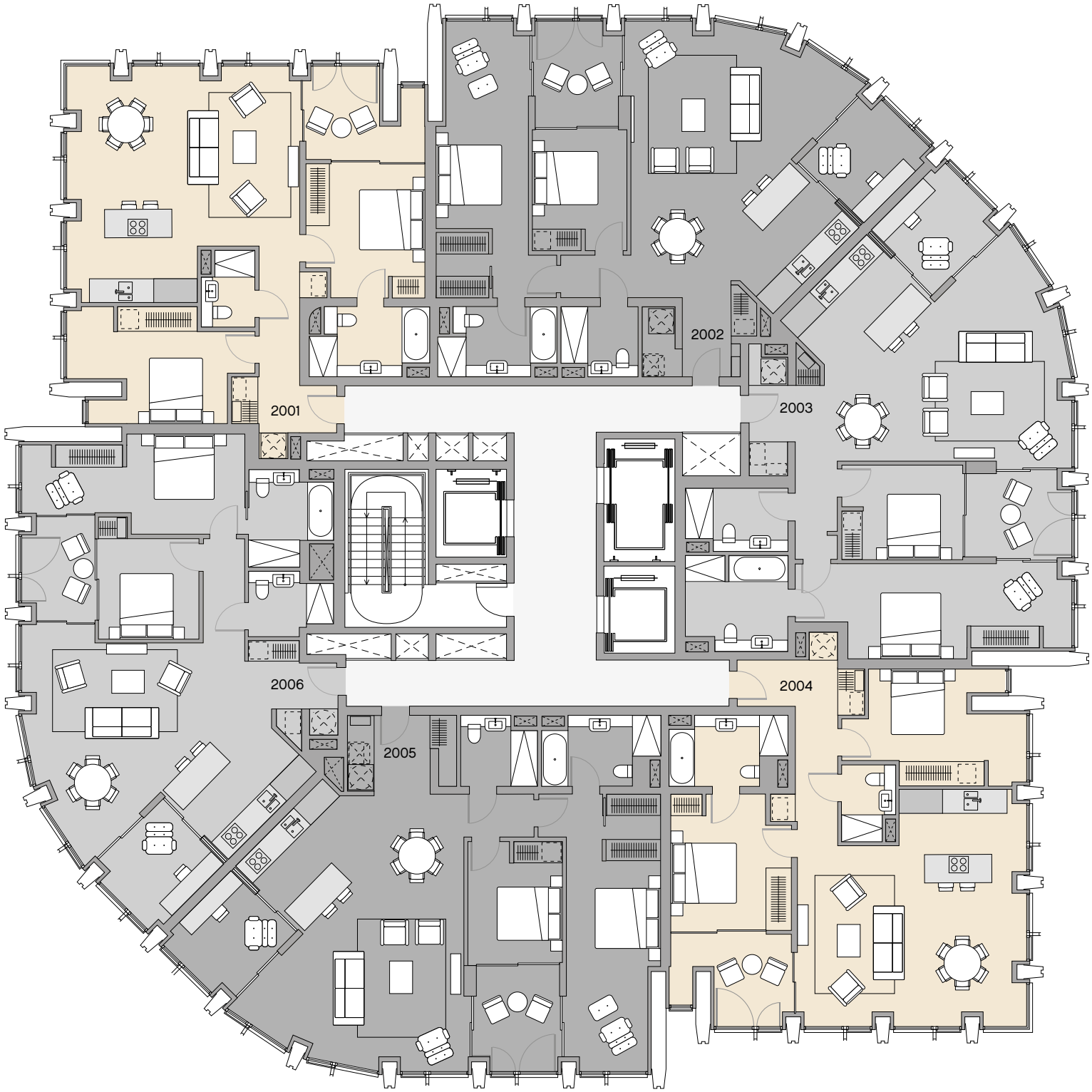
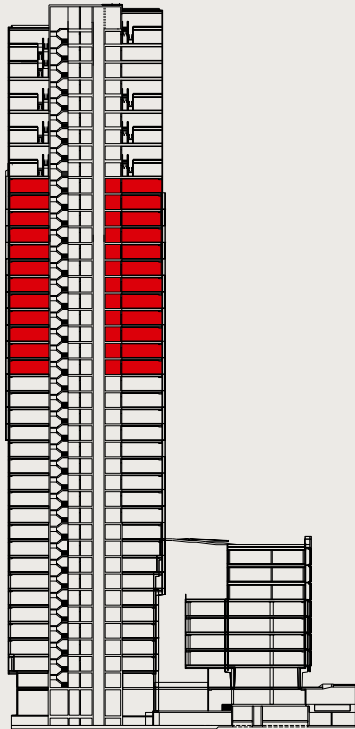
LEVELS 20-31

Type

Two bedroom apartments
Three bedroom apartments



Levels 20-31



APARTMENTS SPECIFICATION

Kitchen

- High specification contemporary kitchen featuring a quartz stone composite worktop combined with matt lacquered doors and feature stone splashback
- Stainless steel one and a half bowl under mounted sink with drainer grooves cut into the worktop and stainless steel monobloc mixer tap
- Concealed worktop lighting and ceiling downlighters
- Miele stainless steel oven, combination oven, concealed cooker hood and 4 ring induction hob
- Integrated dishwasher
- Integrated wine cooler

En-suite Master Bathroom

- White steel enamel double ended bath with tiled panel
- Wall mounted mixer valve with bath filler and handset on flexible hose
- Walk in shower enclosure with concealed drain
- Frameless glass shower screen and door
- Thermostatic shower mixer valve with ceiling mounted showerhead and wall mounted body spray
- Dual flush wall mounted WC with concealed cistern
- Large solid surface washbasin with satin stainless steel mixer
- Mirror fronted bathroom cabinets incorporating shaver point, shelves and concealed halo lighting and de-mist feature
- Marble vanity unit
- Large format porcelain wall and floor tiles
- Full height glass splashback to main wall
- Satin stainless steel towel rails and accessories
- Underfloor heating
- Heated wall for towel warming

Shower Room

- Walk in shower enclosure with concealed drain
- Frameless glass shower screen and door
- Wall mounted thermostatic shower mixer with ceiling mounted showerhead and wall mounted shower handset on flexible hose
- Solid surface washbasin and vanity top with satin stainless steel mixer
- Dual flush wall mounted WC with concealed cistern
- Mirror fronted bathroom cabinet incorporating shaver point, shelves, concealed halo lighting and de-mist feature
- Large format porcelain floor and wall tiles
- Marble fronted vanity unit
- Satin stainless steel towel rails and accessories
- Underfloor heating
- Heated wall for towel warming

Interior Finishes

- Dark limed oak veneered solid core full height apartment entrance doors with matching hardwood frames
- White satin finish internal doors with matching frames and architraves
- Satin stainless steel ironmongery throughout
- Fitted full height wardrobes to all bedrooms with automatic interior lighting
- Walls finished in matt emulsion
- Oak flooring to kitchen/living/dining area and hallways

Heating and Cooling

- Underfloor heating via metred central plant with individual controls to each room
- Integrated comfort cooling system with individual controls to living/dining room and bedrooms
- Whole house integrated ventilation/heat recovery system, supplied and vented through façade

Electrical

- Recessed LED downlighters throughout
- Perimeter 5 amp circuit lighting to living areas and bedrooms
- Lutron or similar lighting controls
- Provision of washer/dryer in separate utility cupboard
- Pre-wired for home entertainment system
- Pre-wired for security alarm

AV Telephone and Data Systems

- Wiring for Sky+ and other satellite and terrestrial television from central receivers
- TV outlets to living area and bedrooms
- Telephone outlets with broadband capability to living area and bedrooms
- Wireless access point

Floor-to-Ceiling Heights

- Ceiling heights of approximately 2.6 metre in the living areas and bedrooms and 2.4 metre in the ancillary spaces

Winter Gardens

- Large glazed inward opening windows behind glass balustrades allowing winter garden to be fully opened
- Full height sliding glazed screens to bedrooms/ living rooms
- Ceramic and timber floor to match living spaces



AMENITIES AND GENERAL SPECIFICATION

Security

- Access to building via electronic video entry system
- Apartments on Levels 20 to 31 pre-wired for future security alarm to be fitted by purchaser if required
- Smoke/heat detectors to all apartments
- CCTV coverage to main entrances and basement car park
- High security multi-point locking entrance door with spy hole viewer to each apartment
- Secure post boxes in main entrance lobby
- Direct call to concierge from apartment video entry phone
- 24-hour site estate management office

Residents' Facilities

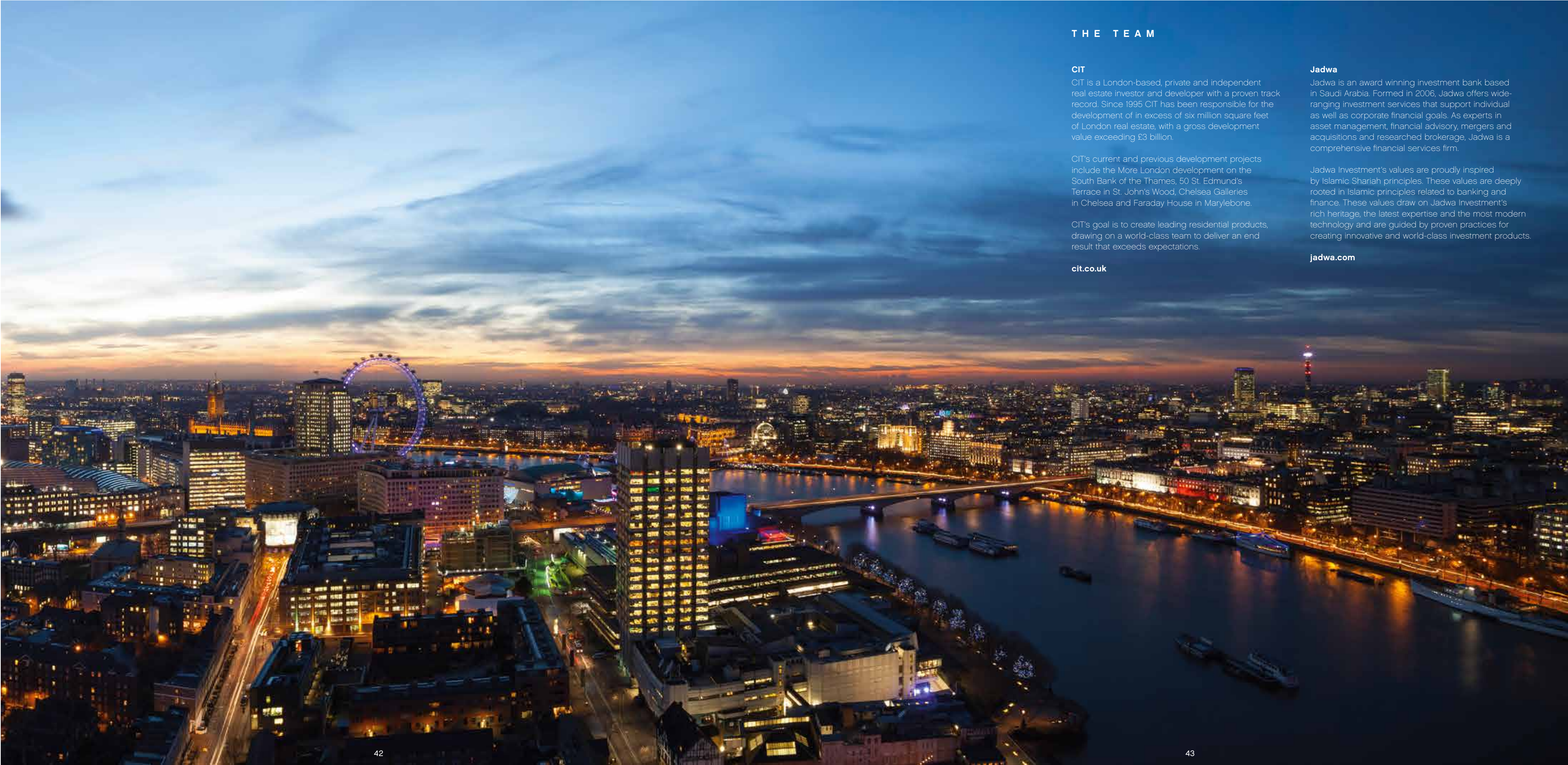
- Includes supermarket, shops, cafés, restaurants and bars
- Residents' Roof Garden at 10th floor level with views over central London
- Residents' Lounge with dining facilities opening directly onto the Roof Garden level with views over London
- Naturally lit residents' 20 metre pool with sauna, steam-room, showers and changing facilities
- Fitness Suite fitted out with exercise machines
- Residential entrance Lobby designed by award-winning architects with contemporary triple height space, 24-hour concierge/porter service, marble floor and feature wall
- Delivery storage facilities including coldstore
- Residents' cinema
- Business Suite with private meeting room
- Childrens' play area

Lifts

- Three high speed smart lifts – two 13 person and one 24 person
- Contemporary high specification interiors to lift cars
- Contemporary high specification lift lobbies at each residential floor

Car Parking and Storage

- Secure access-controlled basement car park
- 200 cycle spaces
- Car parking spaces available



T H E T E A M

CIT

CIT is a London-based, private and independent real estate investor and developer with a proven track record. Since 1995 CIT has been responsible for the development of in excess of six million square feet of London real estate, with a gross development value exceeding £3 billion.

CIT's current and previous development projects include the More London development on the South Bank of the Thames, 50 St. Edmund's Terrace in St. John's Wood, Chelsea Galleries in Chelsea and Faraday House in Marylebone.

CIT's goal is to create leading residential products, drawing on a world-class team to deliver an end result that exceeds expectations.

cit.co.uk

Jadwa

Jadwa is an award winning investment bank based in Saudi Arabia. Formed in 2006, Jadwa offers wide-ranging investment services that support individual as well as corporate financial goals. As experts in asset management, financial advisory, mergers and acquisitions and researched brokerage, Jadwa is a comprehensive financial services firm.

Jadwa Investment's values are proudly inspired by Islamic Shariah principles. These values are deeply rooted in Islamic principles related to banking and finance. These values draw on Jadwa Investment's rich heritage, the latest expertise and the most modern technology and are guided by proven practices for creating innovative and world-class investment products.

jadwa.com



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Developers



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