



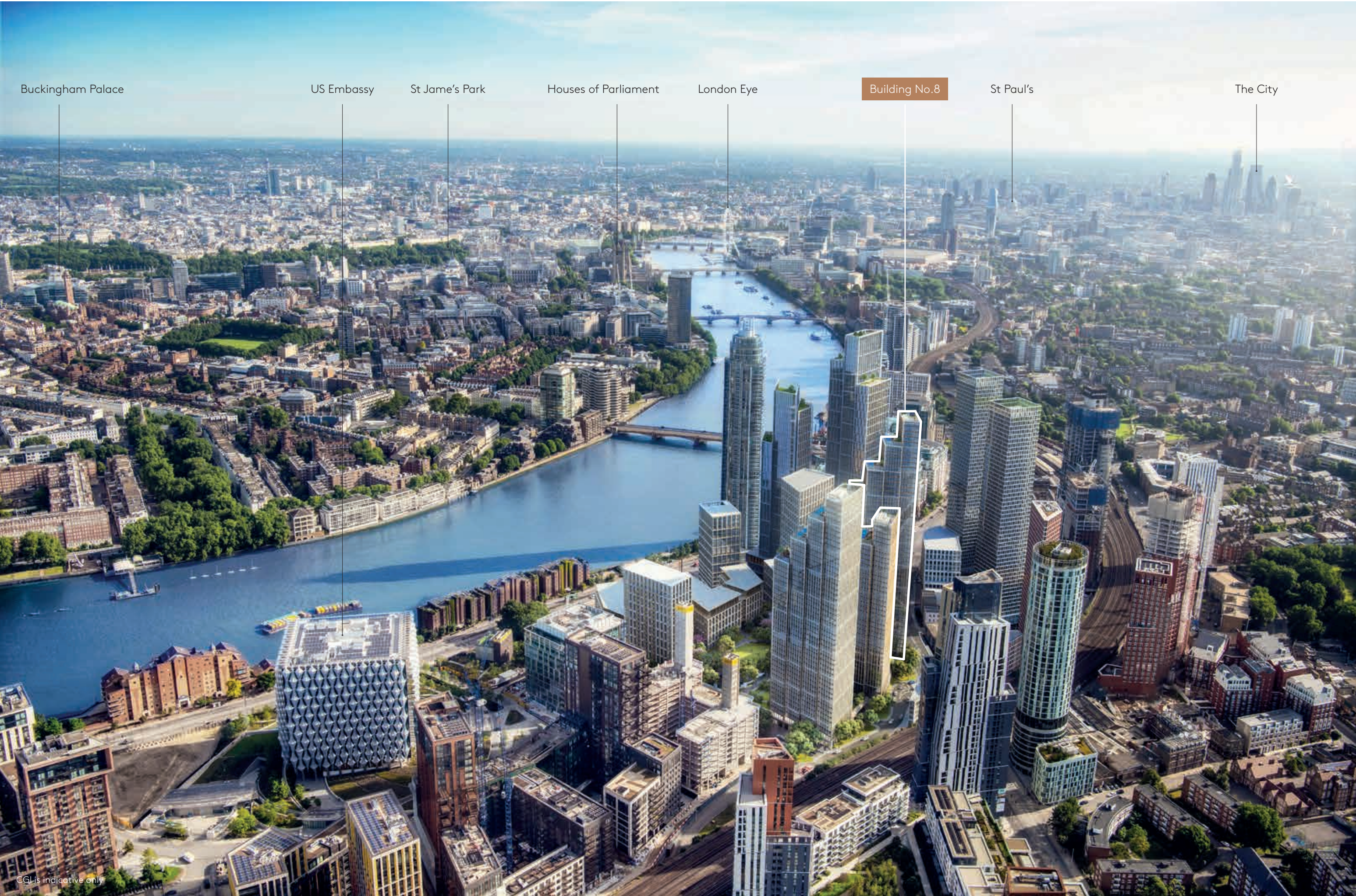
Building No.8
One Thames City
London SW8





INTRODUCING — UNPARALLELED SOPHISTICATION WITH AN OUTSTANDING ADDRESS

Building No.8 at One Thames City is one of three landmark towers set to become an iconic presence on the River Thames. With its waterside location and uninterrupted views, it is one of the most desirable destinations in London.



CGI is indicative only



LOCATION

AN IDYLIC THAMESIDE SETTING

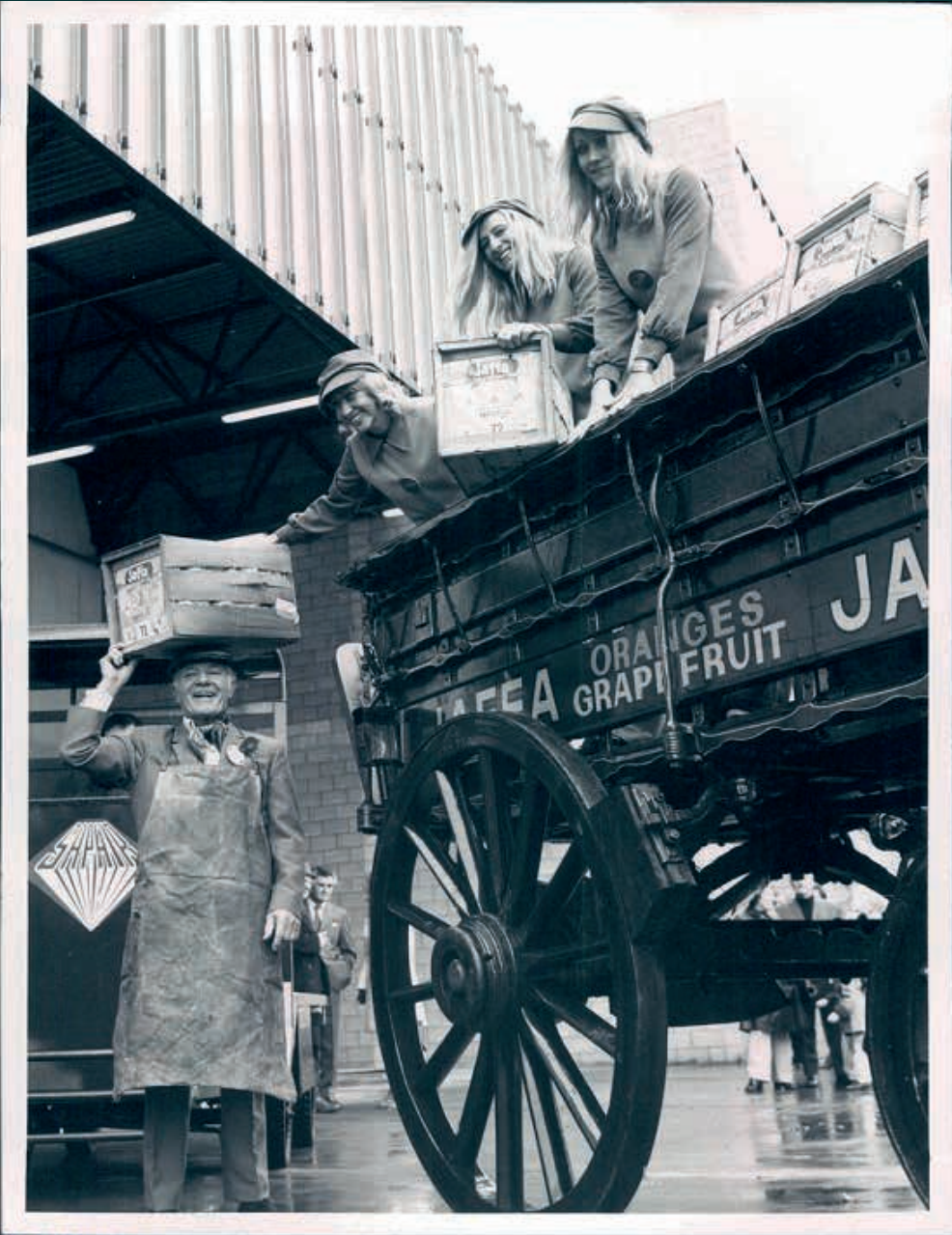
Set on the south bank of the River Thames, Building No.8's central London location means it is perfectly placed to enjoy the best of what the capital has to offer. The new Nine Elms Underground station is within a few minutes walk and will make getting around effortless. Situated by the major new public realm that is London's Linear Park, Building No.8 also offers beautiful landscaped grounds that can be enjoyed throughout the seasons.

One Thames City sits on the former site of the world famous New Covent Garden Flower Market.

A COLOURFUL PAST

First records of the 'Convent Garden' date back to 1200 with monks from the Abbey of Westminster growing fruits and vegetables and selling them close to the Strand. In 1670 it formally became a market at it's old site back in 'Covent Garden', it then moved to Nine Elms in 1974 where it remains today as the UKs largest and most premium fruit, vegetable and flower wholesale market.

Flower Market





Battersea Park

There is also the 200 acre, Battersea Park close to hand. Considered by many to be the most interesting of all London parks, it has a number of historic and contemporary gardens, a riverside promenade, large lake, children's zoo and over 4,000 majestic trees, some of which date back to when the park was first landscaped in the 1850s.

SO MUCH TO EXPLORE

Being so close to central London means there is much to see in the local vicinity. Within easy walking distance is the famous Saatchi Gallery as is Tate Britain, whose sister the Tate Modern is close by on the south bank of the River Thames. The Houses of Parliament and Lambeth Palace are reminders of the historic past of the city.

Tate Britain



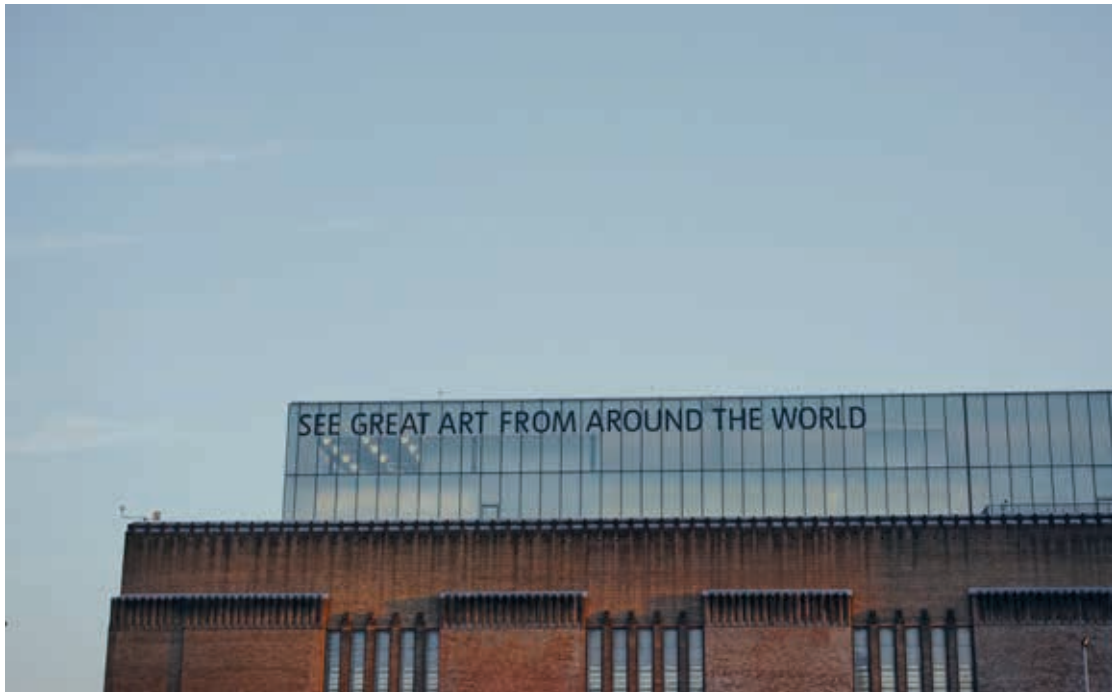
Peace Pagoda, Battersea Park





Houses of Parliament

Tate Modern



British Museum



Buckingham Palace

Natural History Museum



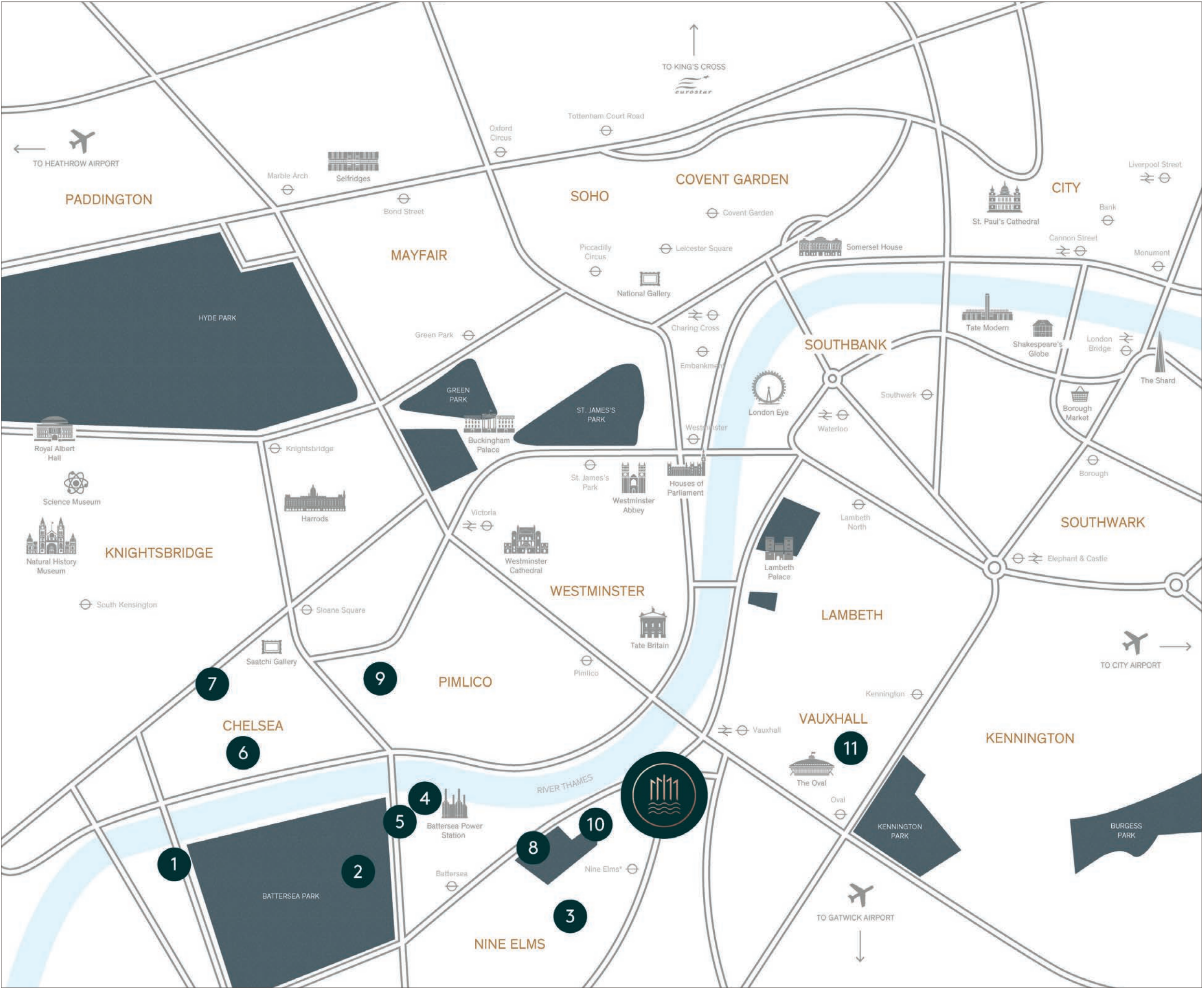
London Eye

St Paul's Cathedral



LOCAL HIGHLIGHTS

- 1 PRINCE ALBERT PUB
- 2 PEAR TREE CAFE
- 3 NINE ELMS SUNDAY MARKET
- 4 MEGAN'S RESTAURANT
- 5 BATTERSEA BREWERY
- 6 RESTAURANT GORDON RAMSEY
- 7 STICKS 'N' SUSHI CHELSEA
- 8 NEW COVENT GARDEN MARKET
- 9 LA POULE AU POT RESTAURANT
- 10 THE ALCHEMIST BAR
- 11 GASWORKS GALLERY



GETTING AROUND

| | |
|----|--|
| 4 | Victoria (Vauxhall underground) |
| 6 | Clapham Junction (Vauxhall rail) |
| 8 | Green Park (Vauxhall underground) |
| 10 | Oxford Circus (Vauxhall underground) |
| 11 | Bond Street (Vauxhall underground) |
| 12 | London Eye (river bus) |
| 13 | South Kensington (Vauxhall underground) |
| 15 | Wimbledon (Vauxhall rail), London Eye (river bus) |
| 16 | Chelsea Harbour, Tate Modern (river bus), Kings Cross (Vauxhall underground), Kings Road (car) |
| 19 | New Covent Garden Market (walk), Harrods (car) |
| 22 | Tate Britain (walk) |
| 38 | Gatwick Airport (Vauxhall rail) |
| 46 | Heathrow Airport, London City Airport (Vauxhall rail) |

Times in minutes. Times taken from google.com.

MULTIPLE TRANSPORT OPTIONS

With Nine Elms tube station due to open in Autumn 2021 and Vauxhall tube and mainline station less than a ten minute walk away, getting around the city couldn't be simpler. There is also the enjoyable opportunity to use the Thames Clipper service to cruise up and down the river to convenient destinations along the way.



Easy access to a comprehensive bus and tube network

Thames Clipper





University College London (UCL)

King’s College London



EDUCATION

Close to Building No.8 there are a wealth of education institutions with local and global reputations. From The Batttersea Nursery Pre-School right through to Lambeth College and International Cambridge College every age group is catered for.

Top 10 Universities in London

| | |
|----|--|
| 1 | Imperial College London |
| 2 | University College London (UCL) |
| 3 | King’s College London |
| 4 | The London School of Economics and Political Science (LSE) |
| 5 | Queen Mary University of London |
| 6 | City, University of London |
| 7 | Birkbeck, University of London |
| 8 | Royal Holloway University of London |
| 9 | Brunel University London |
| 10 | SOAS University of London |

According to the QS World University Rankings 2022

Good education is important for all and being in a location that has excellent primary, secondary and further education opportunities has many advantages.

The London School of Economics and Political Science





Building No.8

ONE THAMES CITY

AN UNPRECEDENTED AMBITION

One Thames City is an exclusive new district for London, the like of which has never been seen before. The collection of premium residences, shops and restaurants set among exquisite landscaping and benefitting from unparalleled amenities and services will provide an enviable lifestyle for all who live there.



The old industrial sites in Nine Elms are being completely transformed. The historic Vauxhall Cross and Albert Embankment are being redesigned into an attractive, pedestrian-friendly destination.

NINE ELMS

Nine Elms is the most ambitious regeneration project undertaken in London for decades. Taking advantage of its prime central and riverside location, it will completely transform the area, introducing new transport links and public spaces to create a vibrant destination for city dwellers and visitors.

- 1

BATTERSEA PARK
- 2

BATTERSEA POWER STATION
- 3

THE NEW COVENT GARDEN MARKET
- 4

THE RIVER WALKWAY
- 5

US EMBASSY
- 6

LINEAR PARK
- 7

FORTHCOMING R&F DEVELOPMENT
- 8

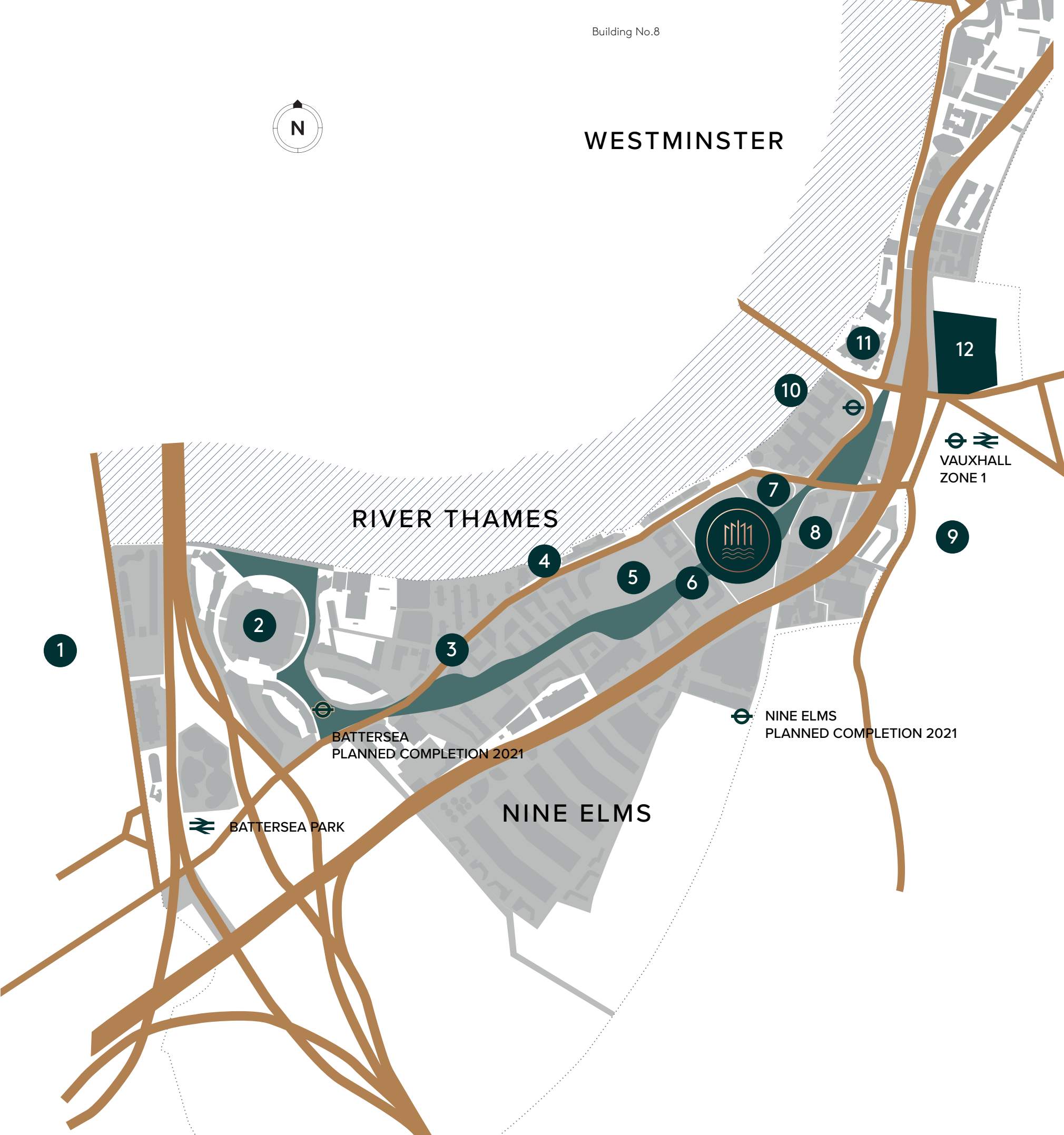
FORTHCOMING R&F DEVELOPMENT
- 9

VAUXHALL PARK
- 10

VAUHALL PIER
- 11

M16
- 12

PLEASURE GARDENS





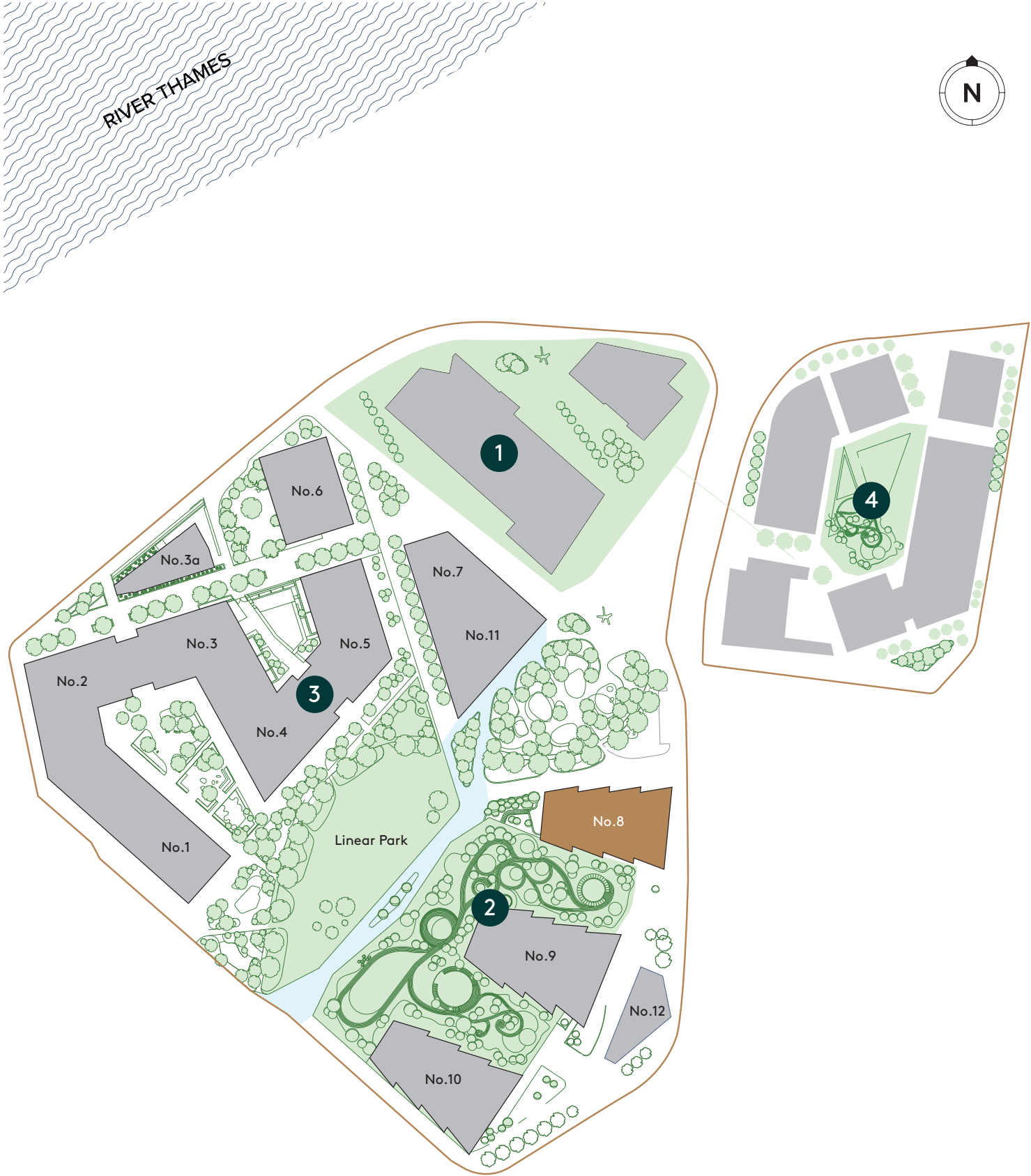
CGI is indicative only

LINEAR PARK

An exciting part of One Thames City is the Linear Park. Providing a green walk from Vauxhall Bridge to Battersea Power Station it will be a publicly accessible park with play areas, sculptured seating, and hundreds of new trees. Many apartments within Building No. 8 will enjoy views over this lush new area which will benefit both the residents and the local community.



CGI is indicative only



- 1 PARK HYATT HOTEL
- 2 ONE THAMES CITY PHASE 1
- 3 ONE THAMES CITY PHASE 2
- 4 FORTHCOMING R&F DEVELOPMENT



Main reception

THE ARRIVAL

Approaching Building No.8 will be an experience to savour. The grand arrival, stunning entrance and calm landscaping will provide a welcome that matches the very best five-star luxury hotels.

WEST YARD



PODIUM GARDENS

Above the main arrival area and overlooking the Linear Park, The Podium at One Thames City is thoughtfully landscaped with beautiful oriental planting. Discreetly placed seating is perfect placed to provide opportunities to relax and enjoy the low level views across the Thames.



CGI is indicative only



THE AMENITIES — A HAVEN TO CALM AND INSPIRE

The lifestyle on offer at Building No.8 will be exceptional. Amenities will include a gymnasium, yoga studio, swimming pool and spa, There will be a cosy library, wine and cigar bar, screening room and a private dining room and lounge area for entertaining friends, family and colleagues. Finally the jewel in the crown will be the Sky Lounge on Level 39 with its stunning views over London.

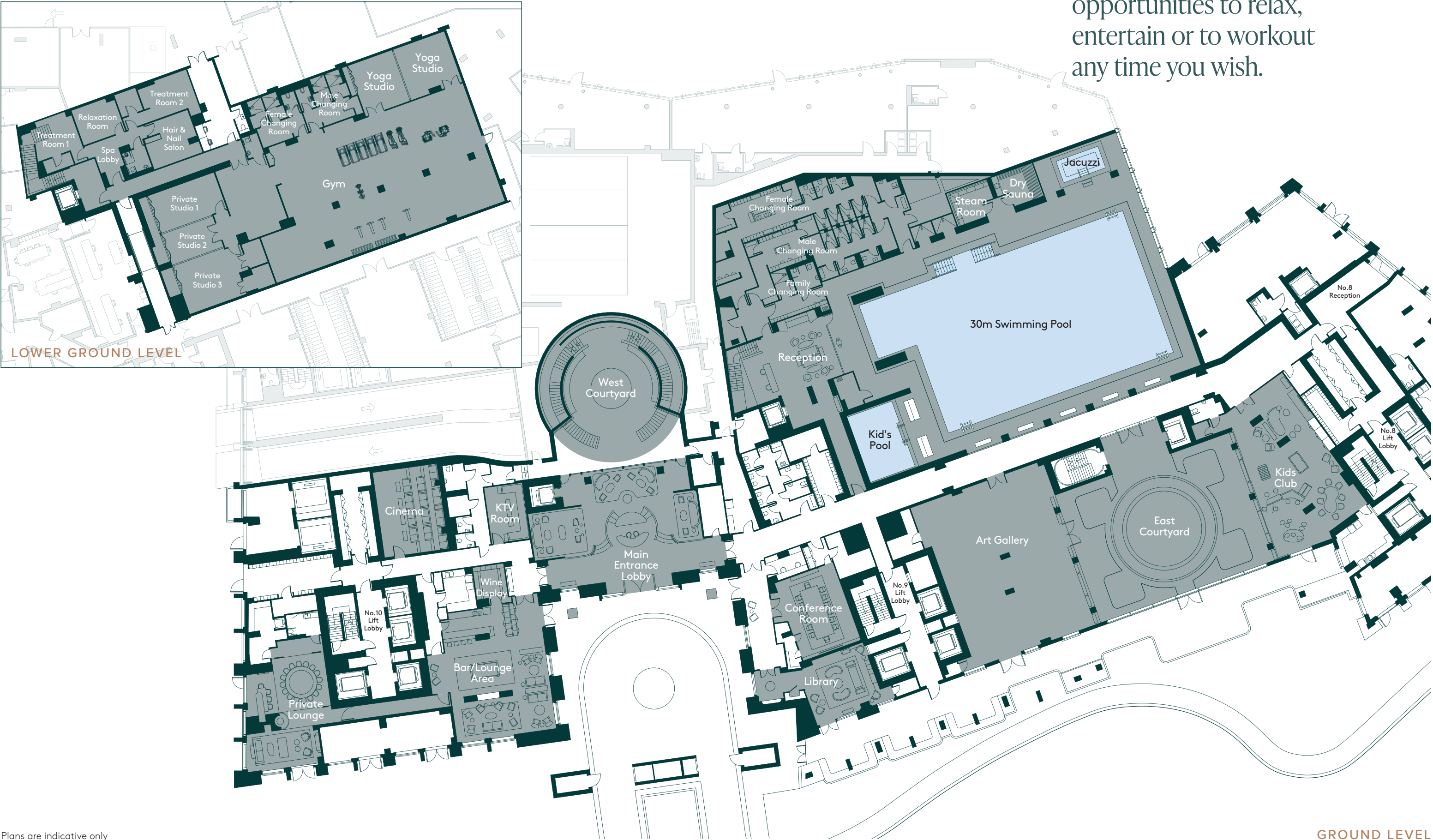
Level — Podium Gardens



The Podium provides a calm and secluded retreat for the residents at One Thames City.

Levels — Ground and Lower Ground Amenities

Over 4000 sq m of amenities provide opportunities to relax, entertain or to workout any time you wish.





THE POOL

Natural light will flood into the 30 metre pool through the thoughtfully placed concentric skylights above. Living walls and exotic plants will bring a tropical feel to the space – a true haven to enjoy.

CINEMA ROOM



THE LIBRARY

The Library will be the perfect antidote to a hectic day out and about in the city. It's muted colours and restful ambience make it the ideal spot to relax and unwind.



CGIs are indicative only



CGI is indicative only

PRIVATE DINING

Being able to share dinner with friends and family in the exquisitely designed, beautifully serviced private dining room is just one of the many advantages of having a home in Building No.8.



Gym - free weights



Gym - cardio equipment

**GYM, YOGA STUDIO AND
TREATMENT ROOMS**

Situated on the lower ground floor there will be a comprehensive gym, fully equipped with the latest sports equipment. The spacious yoga studio will host regular yoga classes and the treatment rooms will be available to book for that much needed 'me' time.

Wellness and mindfulness have become much more topical in recent years and at Building No.8 there are excellent facilities to support varying levels of needs and skills.



Yoga studio



Wine and cigar bar

WINE AND CIGAR BAR

The wine and cigar bar will be a place for relaxation, somewhere to savour a fine cigar with a dram of whiskey and possibly meet new people, make connections and enjoy some pleasant conversation.

The views from Building No.8 will be unrivalled and uninterrupted. Whether looking north, south, east or west, all directions offer a different perspective of the city.



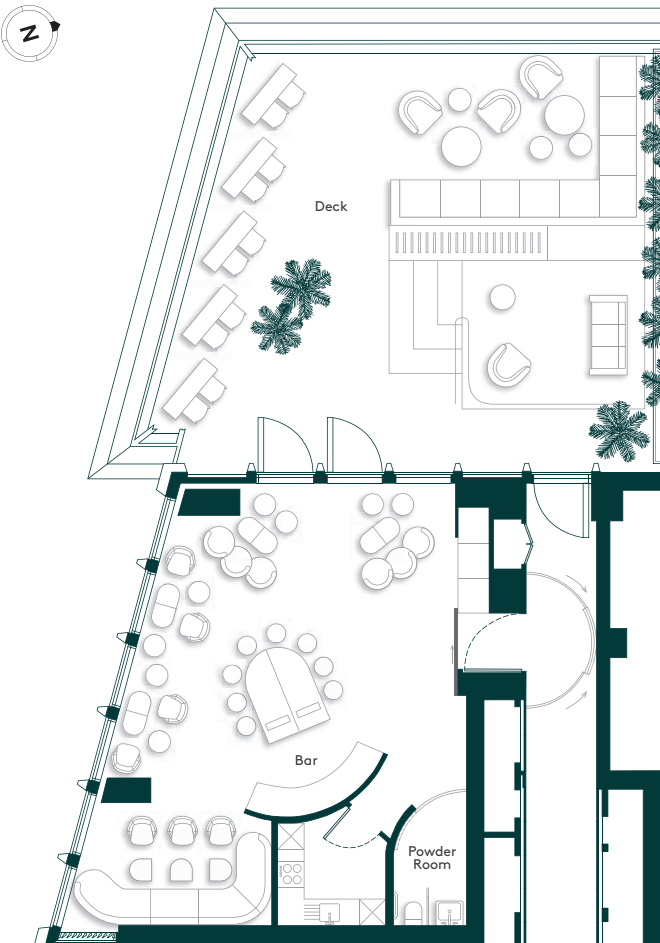
Cocktail bar



Views from Building No.8 Sky Lounge

THE SKY LOUNGE

Being able to enjoy a drink with friends as the sun sets over an iconic capital city has to be one of life's true pleasures. The private residents' Sky Lounge, on Level 39 will be the perfect place to do so.





THE APARTMENTS — WHERE EVERYTHING HAS BEEN THOUGHTFULLY CONSIDERED

Soaring 53 storeys into the sky, Building No.8 offers exemplary luxurious apartments ranging from one bedroom pied-a-terres to magnificent five-bedroom penthouses.

Everything at Building No.8 has been thoughtfully considered from the hallways leading up to the apartments to the interiors with all their intelligent attention to detail.



RECEPTION ROOM AND KITCHEN

The contemporary, spacious apartments with their floor-to-ceiling windows will be flooded with light.









MASTER BEDROOM

Designed with a refined, contemporary style the bedrooms at Building No.8 are a testament to the craftsmanship that can be seen throughout the apartments. Thoughtfully planned to make maximum use of the space they are a welcome retreat at the end of the day. Beautiful, marble ensuite bathrooms, family bathrooms and cloakrooms are all finished to the highest standards.







THE SPECIFICATION

Kitchens

- Bespoke fully fitted kitchens including wall and base cabinets
- Composite stone worktops
- Stainless steel splashback
- Undermounted stainless steel sink featuring single lever mixer tap
- Under cabinet lighting on wall-mounted cabinets
- Pop-up socket where applicable
- Fully integrated appliances including:
 - Miele oven
 - Miele microwave oven
 - Miele induction hob
 - Siemens or similar fridge/freezer
 - Siemens or similar dishwasher
 - Siemens or similar extractor fan
 - Wine cooler

Utility Cupboards

- Siemens or similar washer/dryer
- Mechanical ventilation with heat recovery (MVHR)
- Heat interface unit/Cooling interface unit with energy meter to provide domestic hot water and comfort cooling
- Underfloor heating manifold

Bathrooms and Ensuites

- Marble finish to walls
- Marble finish to floors
- Marble topped vanity units
- Built-in bathtub with marble trim and fascia
- Heated towel bars
- Wall-mounted Duravit WC with concealed cistern and soft close lid with dual flush plate
- White Duravit undermounted or wall-mounted wash basin where applicable
- Walk-in shower units with rain shower and wall-mounted shower set (four-piece bathrooms only)
- Wall-mounted shower sets (three-piece bathrooms)
- Wall mounted mirror cabinet with under cabinet lighting
- Thermostat-controlled mixer taps throughout (Hansgrohe or similar)

Wardrobes

- Fully integrated wardrobes to master and second bedrooms
- Integrated linear lighting

Wall and Floor Finishes

- Engineered timber floors to living and dining rooms, kitchens, and hallways
- Luxury carpet to bedrooms
- White painted finish to walls

Heating, Cooling and Hot Water

- Comfort cooling to all habitable rooms
- Underfloor heating throughout
- Separate temperature control to lounge, kitchen and bedrooms via panel located in utility cupboard

Electrical Fittings

- Home automation systems to include heating and lighting
- Coffered ceilings with feature lighting to all living spaces
- Fully installed blind boxes pre-wired to allow for homeowner installation of automated blind system
- Adjustable mood lighting throughout
- Automated under cabinet lighting to all bathrooms
- Antique brass finish to all switches and sockets
- Access to lighting control and heating and comfort

Telecommunications

- Antique brass finish to visible media plates
- Wiring for satellite/cable and terrestrial Freeview television
- TV outlet to living area and bedrooms
- Telephone outlet with broadband capability to living area and bedrooms
- Fibre optic infrastructure to all apartments

Security and Peace of Mind

- Sprinklers throughout
- Mains supply operated smoke/heat detectors with battery back up
- Secure solid wood external doors with multi point locking
- 24-hour concierge
- 10-year buildmark warranty

Façade System

- Triple glazed low iron full height glazing with internal bronze PPC
- Full height sliding door to living rooms with Juliet balcony

Specifications are upgraded for the sky collection.

Elevations



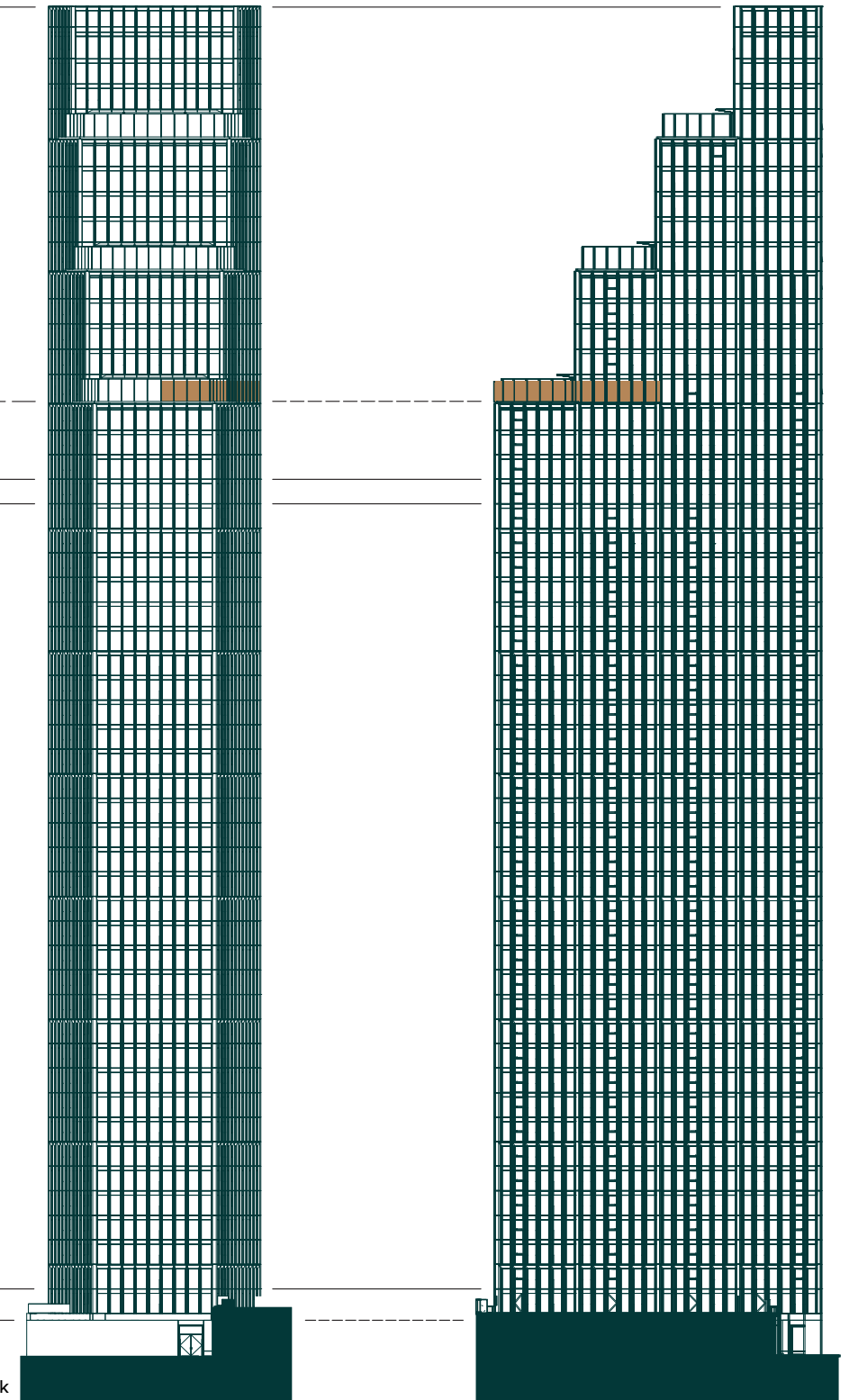
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The Sky Collection
Levels 35-53

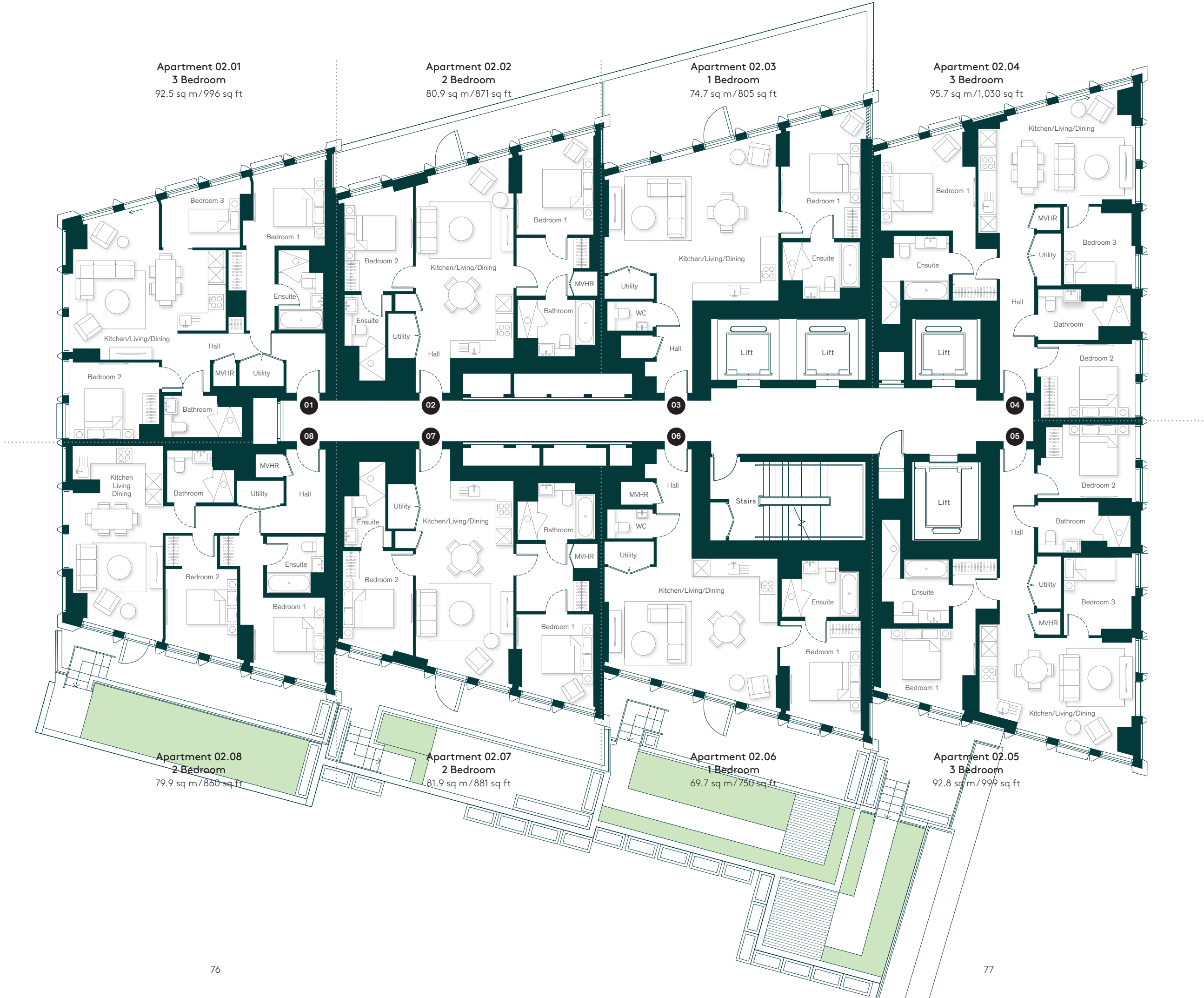
Sky Lounge
Level 39

The Apartments
Levels 2-34

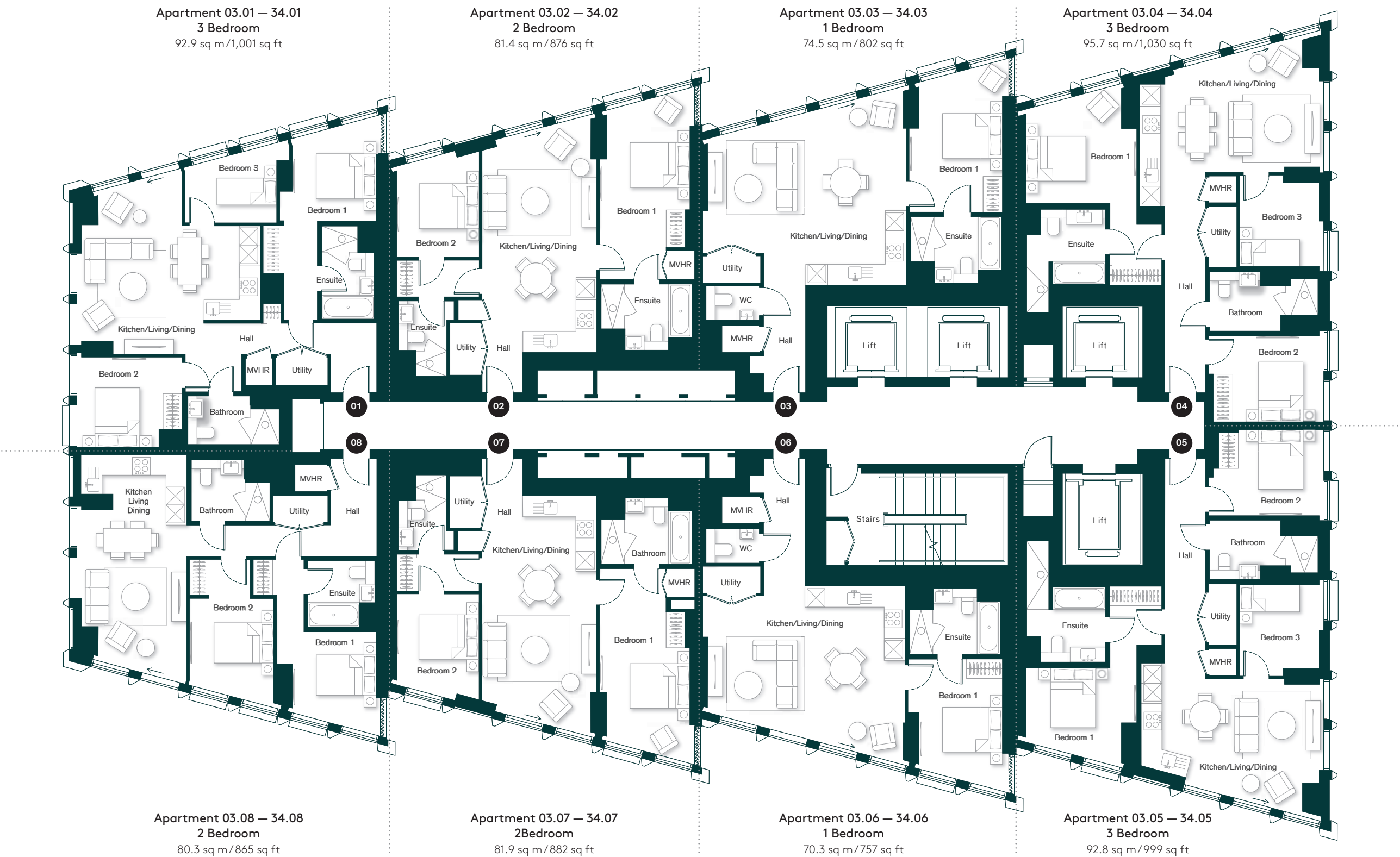
Podium - Amenities
Ground - Amenities and retail
Lower Ground - Amenities and car park



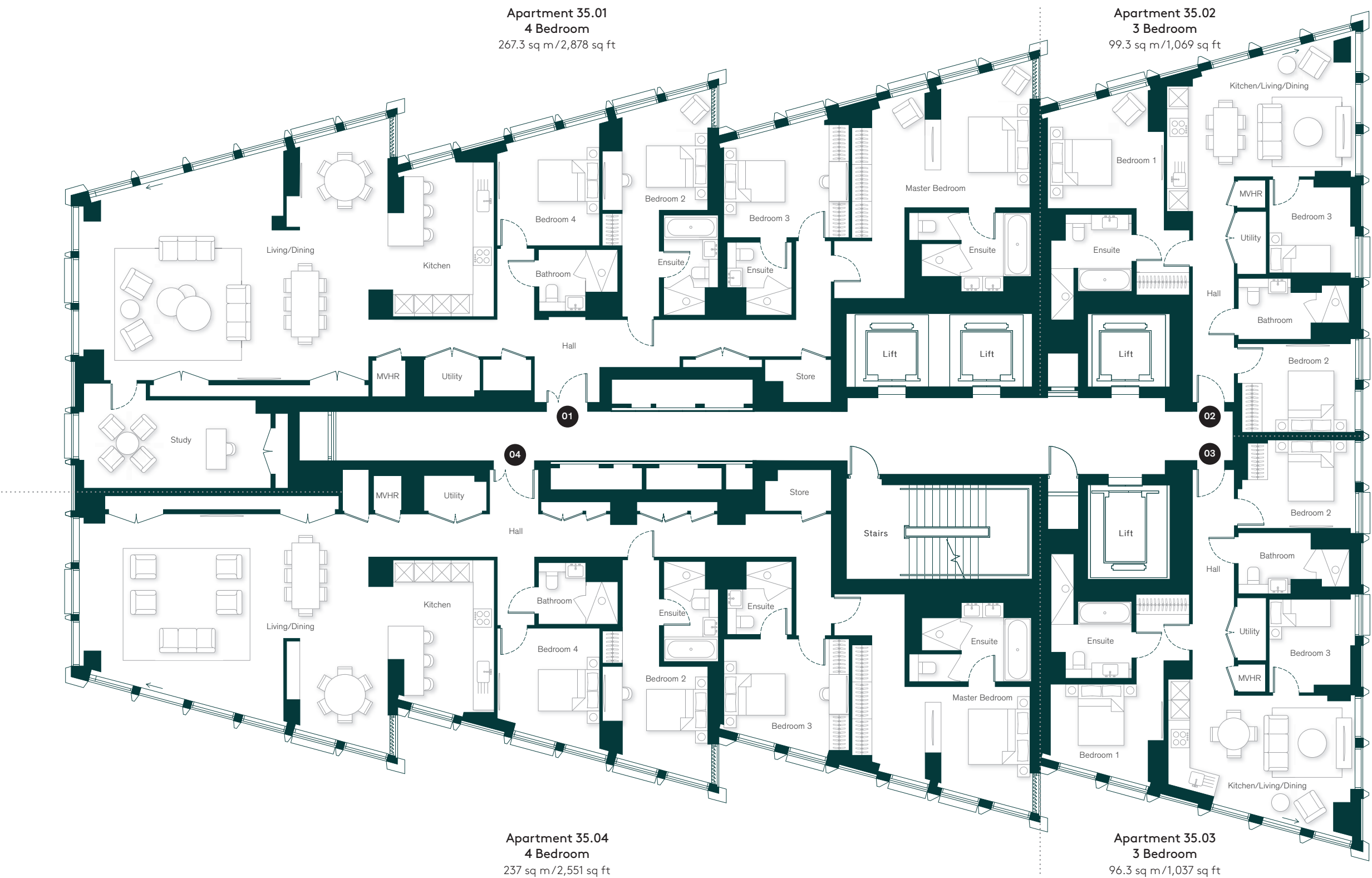
Level 02



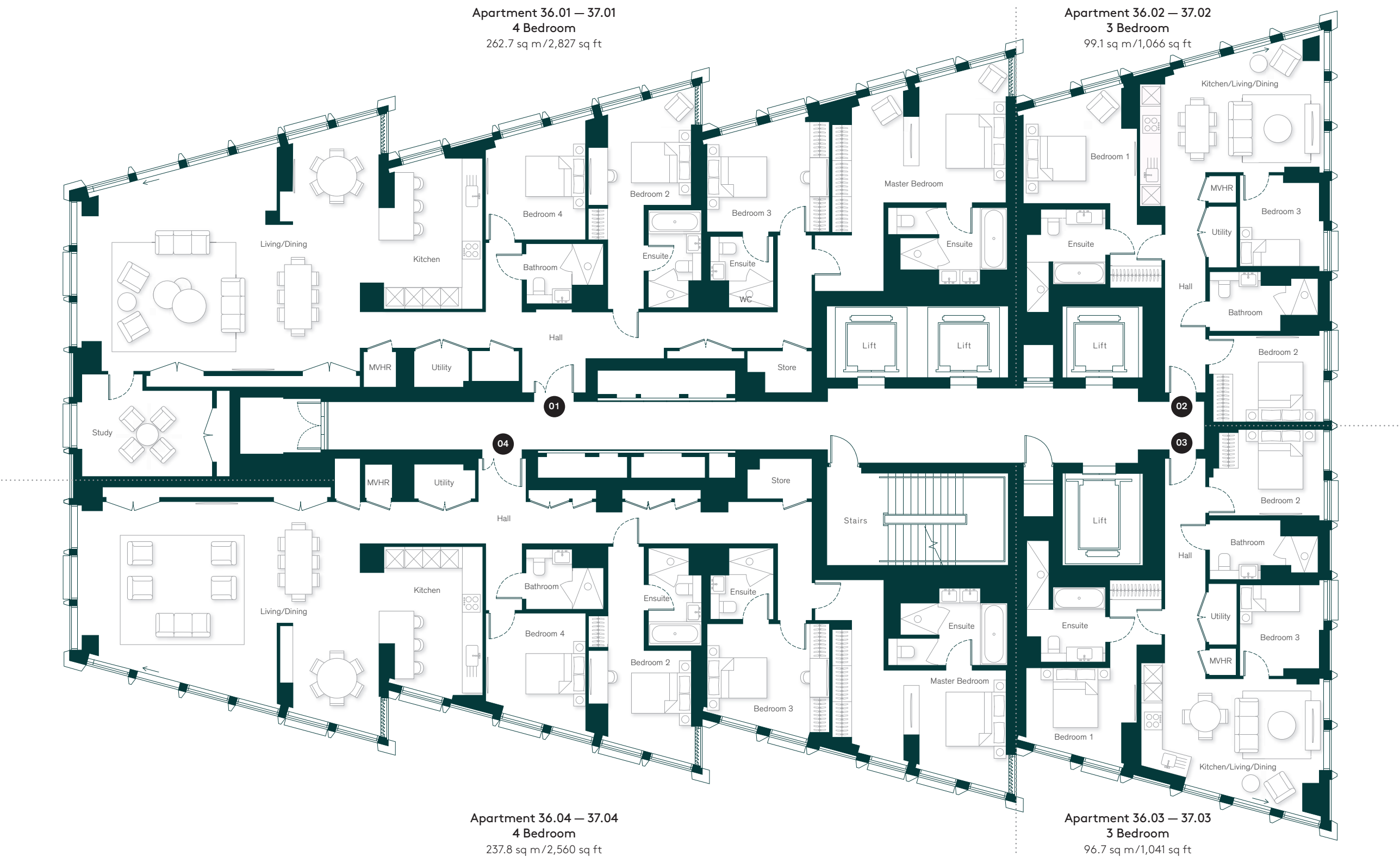
Levels 03 — 34



Level 35



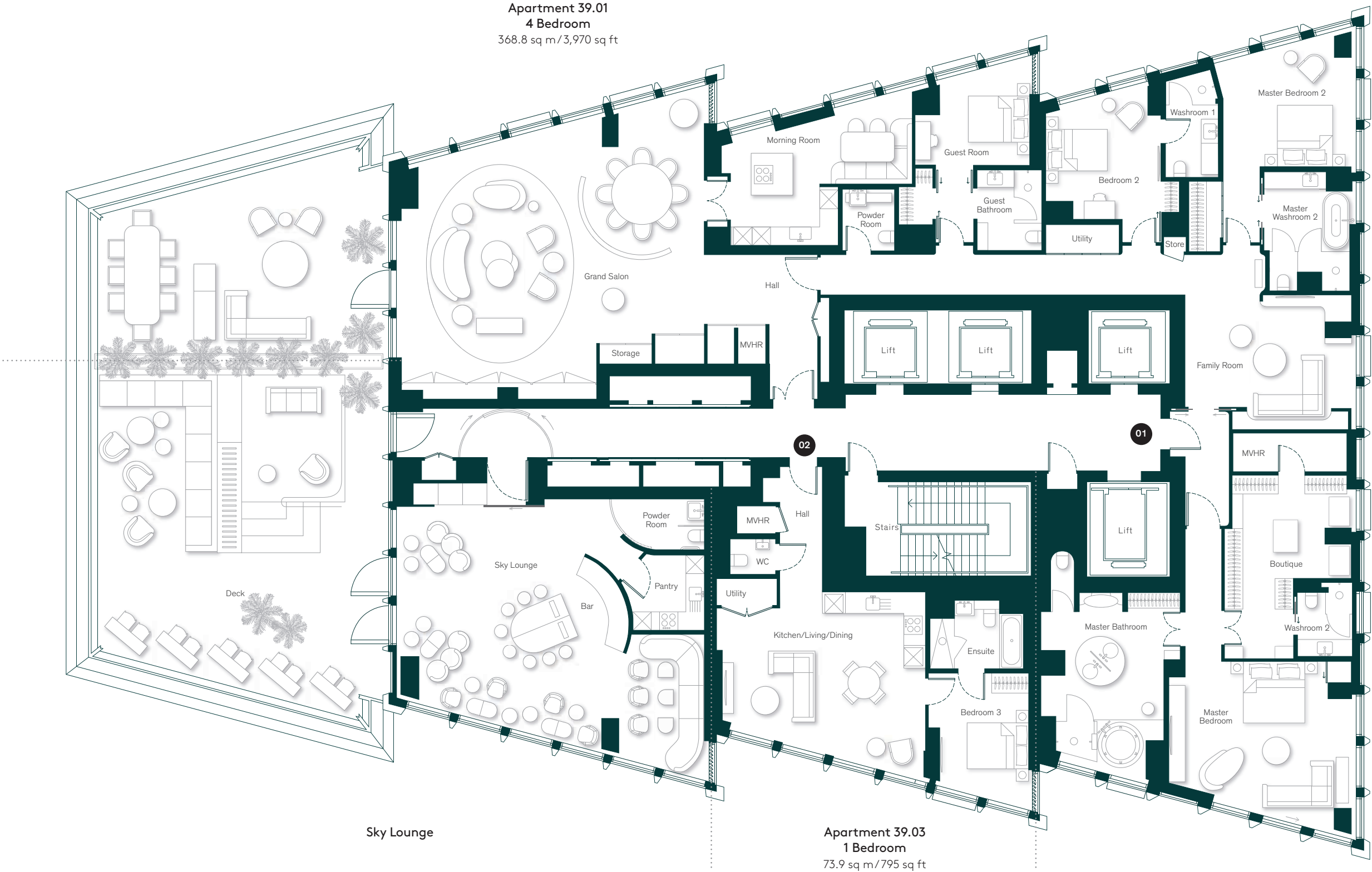
Levels 36 — 37



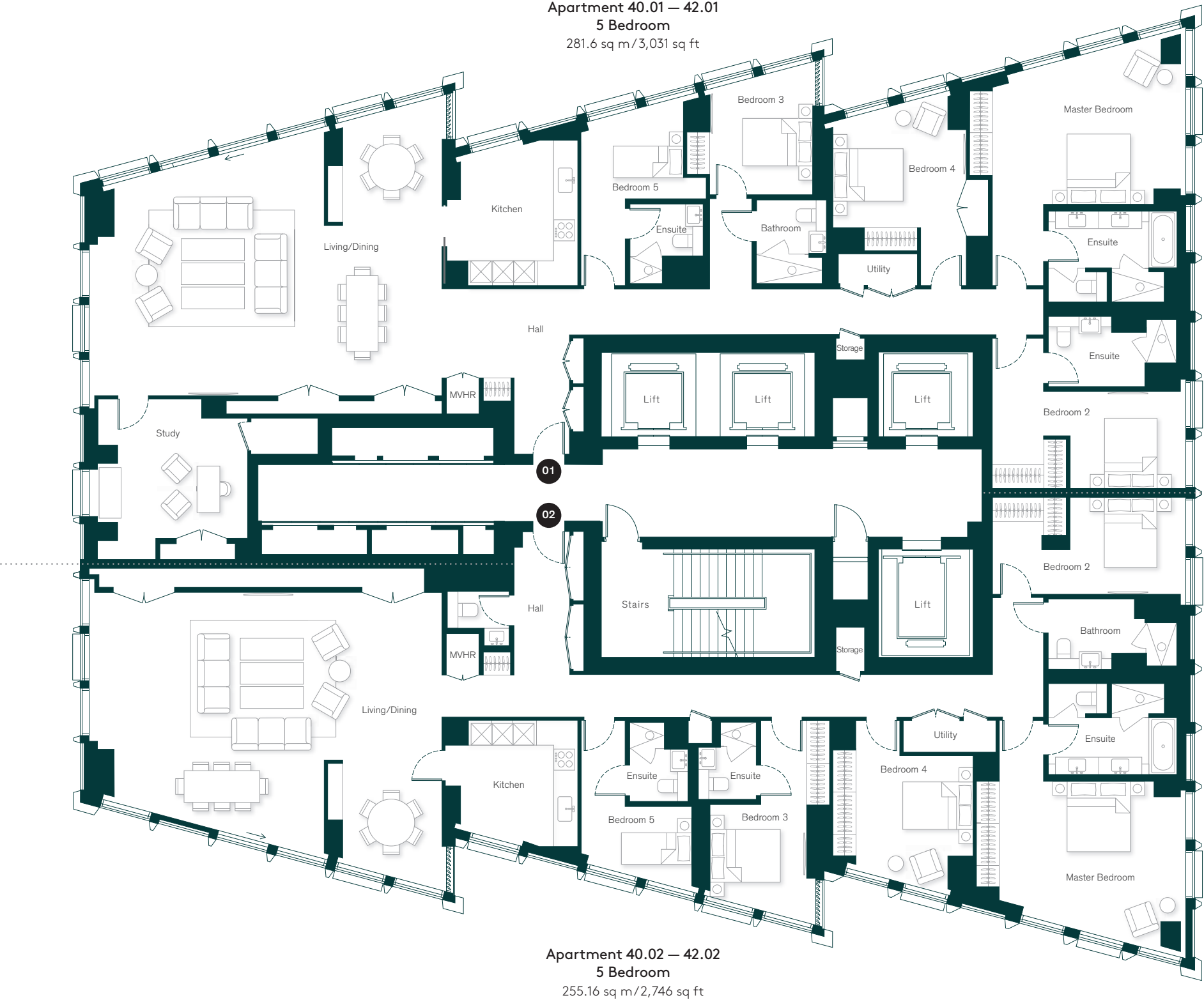
Level 38



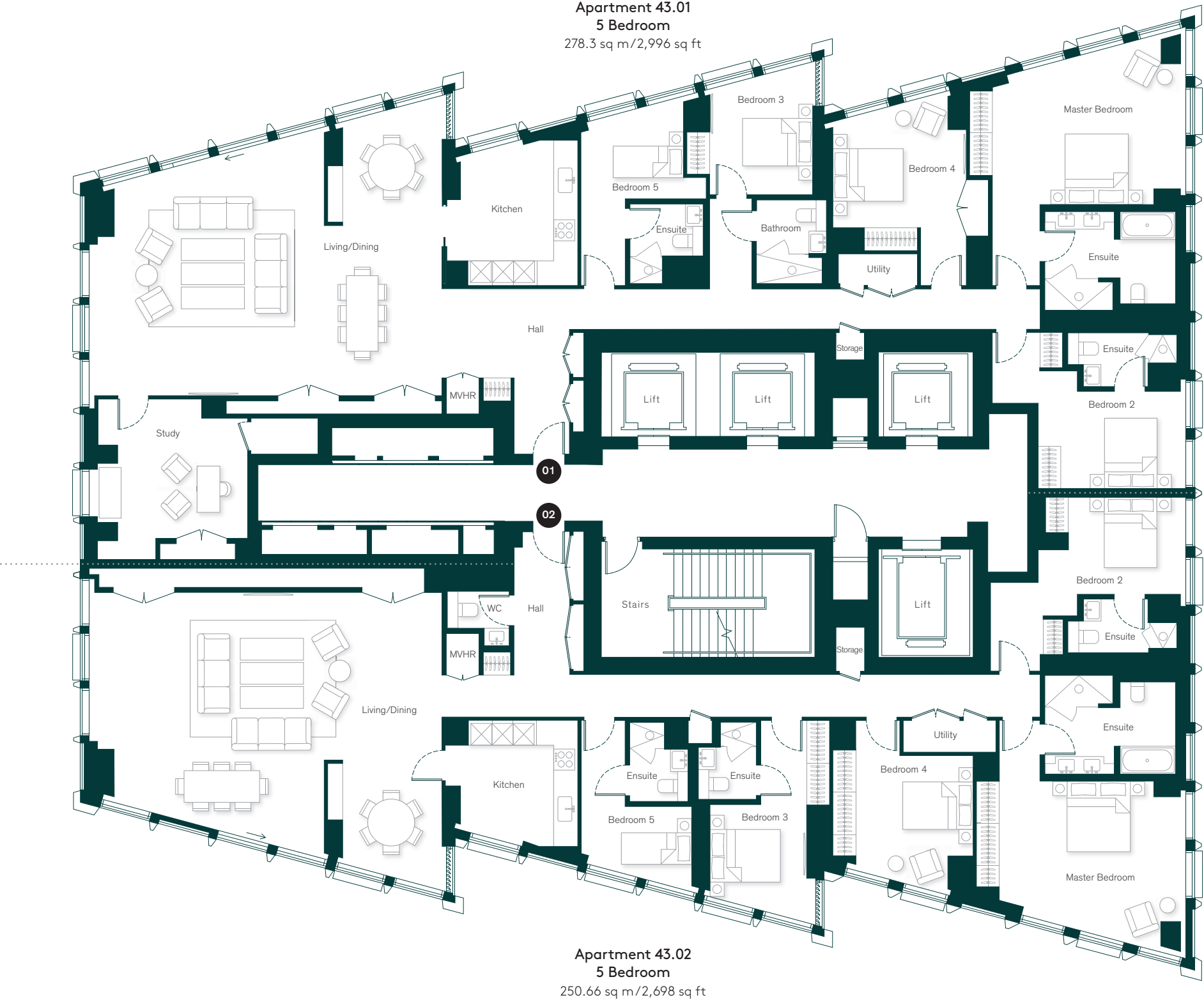
Level 39



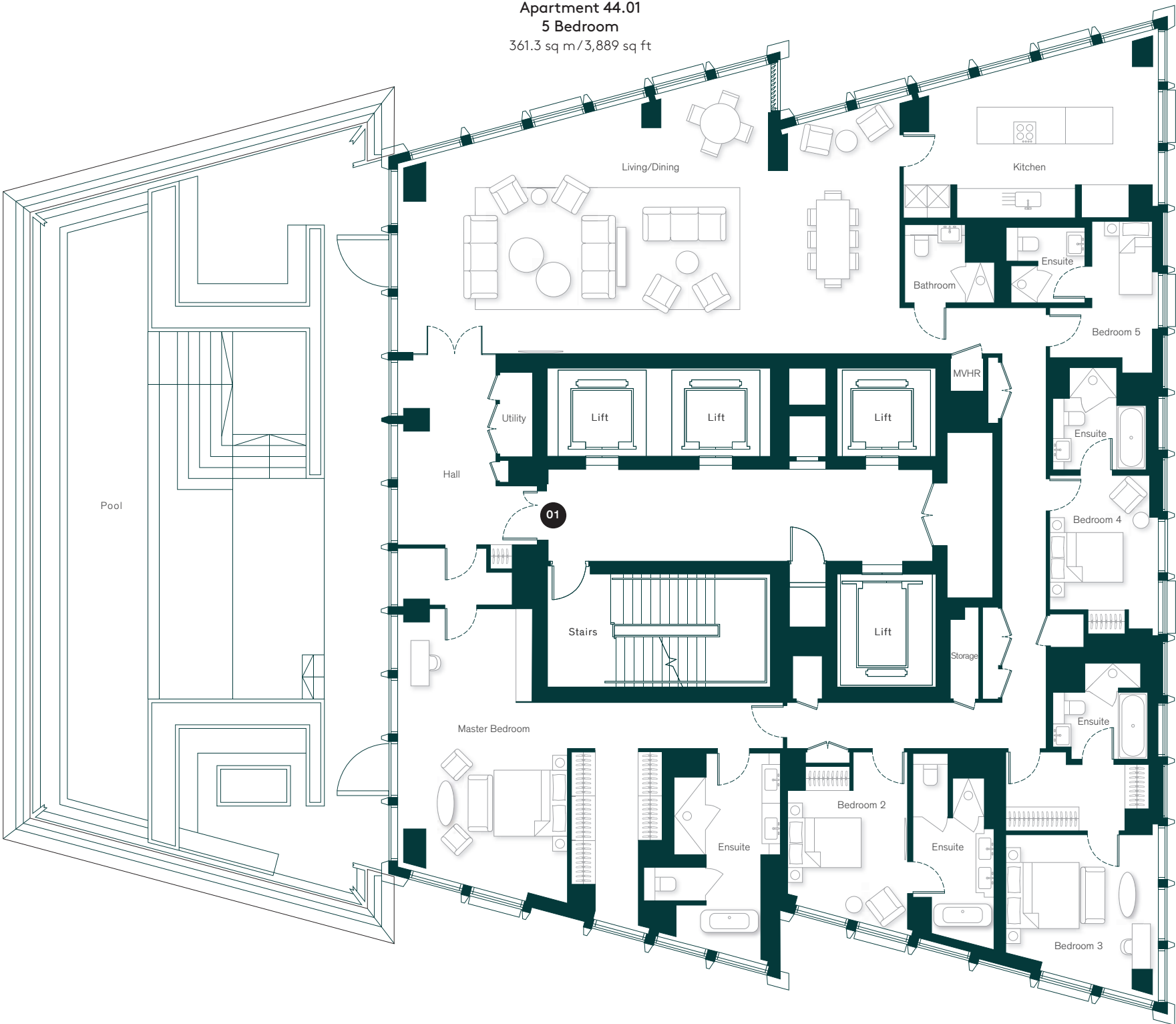
Levels 40 — 42



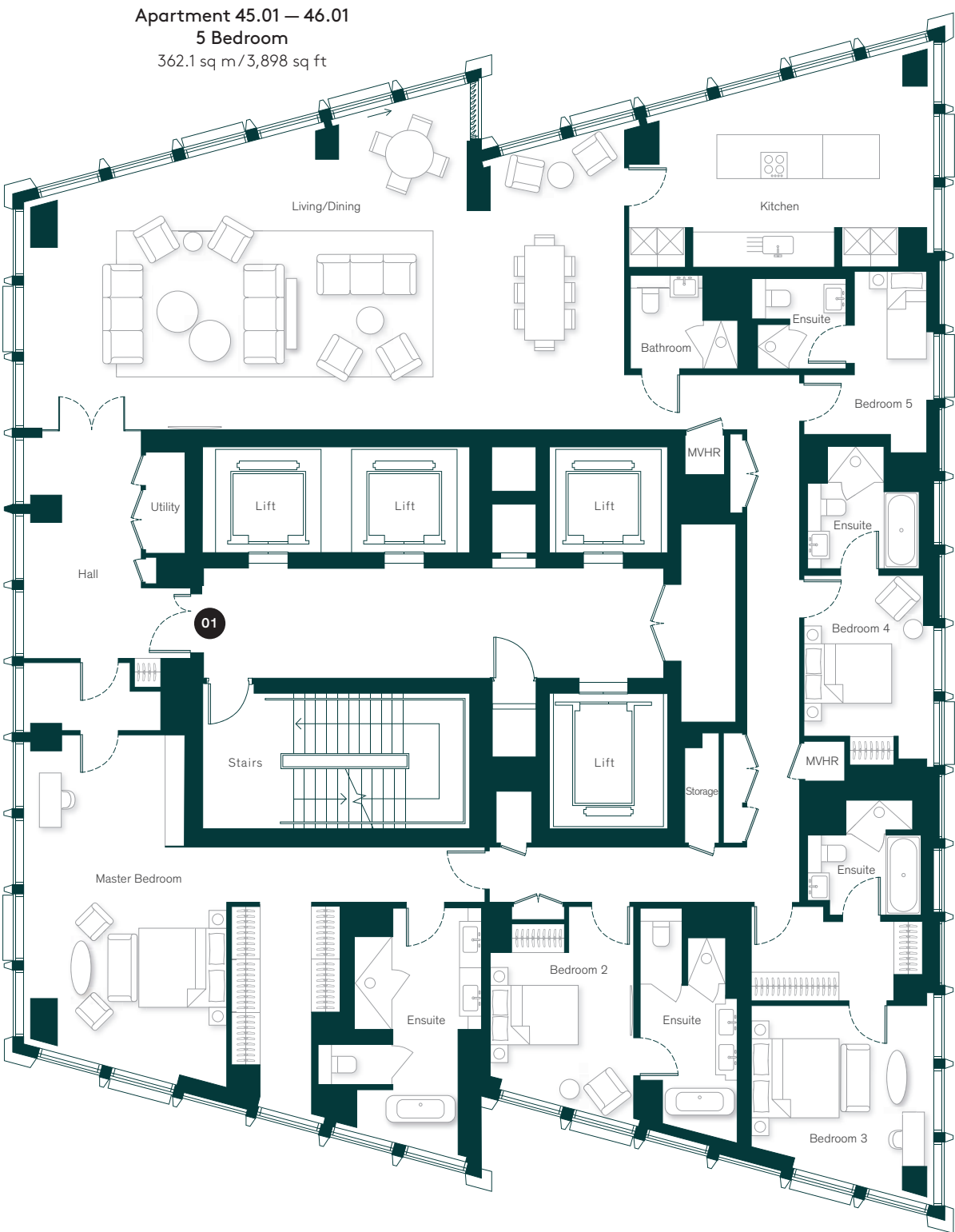
Level 43



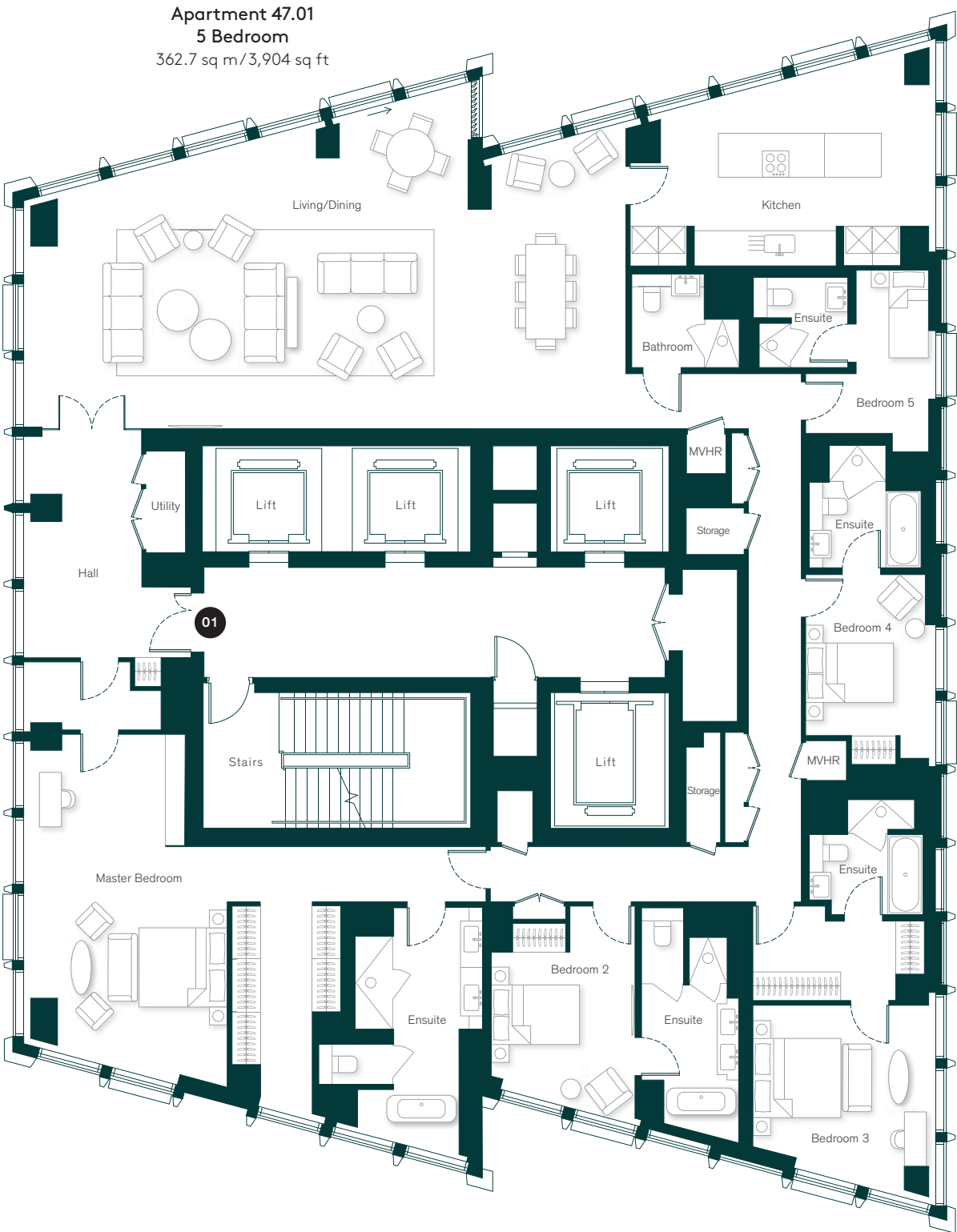
Level 44



Levels 45 — 46



Level 47



Level 48

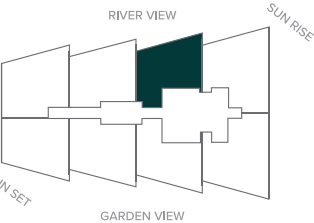
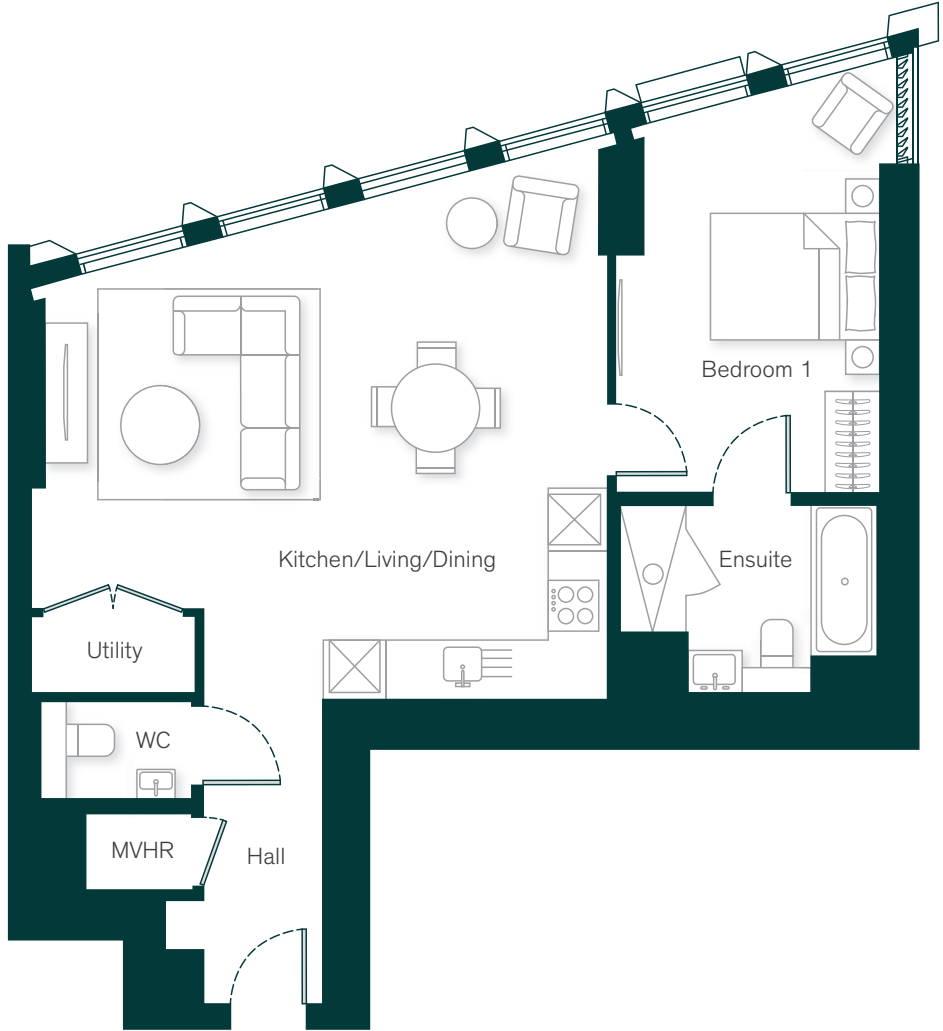


Typical 1 bedroom
Apartment 3.03

Kitchen/Living/Dining
6.64 x 5.60m 21' 9" x 18' 4" ft

Bedroom 1
2.79 x 4.75m 9' 2" x 15' x 7" ft

Total Area
74.5 sq m 802 sq ft



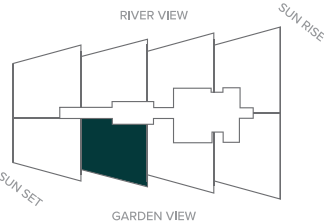
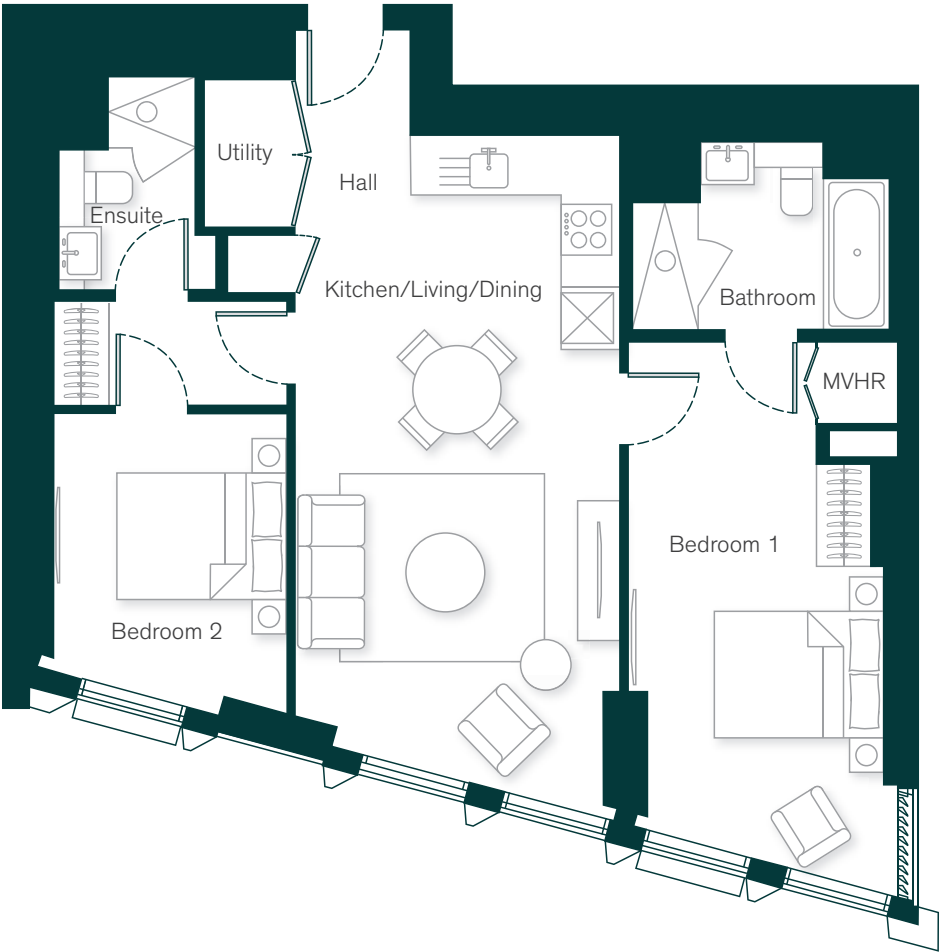
Typical 2 bedroom
Apartment 3.07

Kitchen/Living/Dining
6.94 x 3.84m 22' 9" x 12' 7" ft

Bedroom 1
6.10 x 2.79m 20' 0" x 9' 2" ft

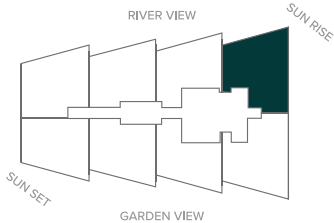
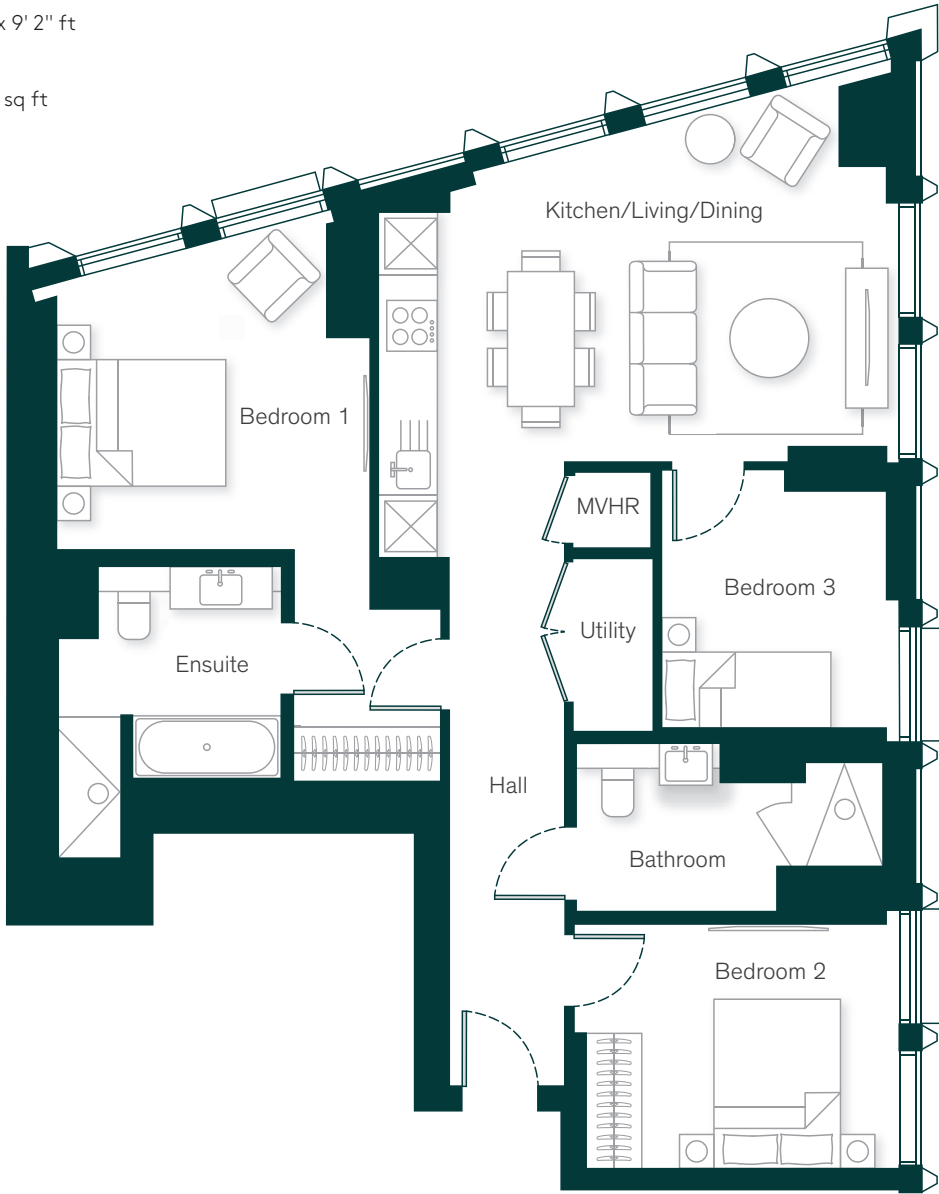
Bedroom 2
3.40 x 2.76m 1' 2" x 9' 1" ft

Total Area
81.9 sq m 882 sq ft



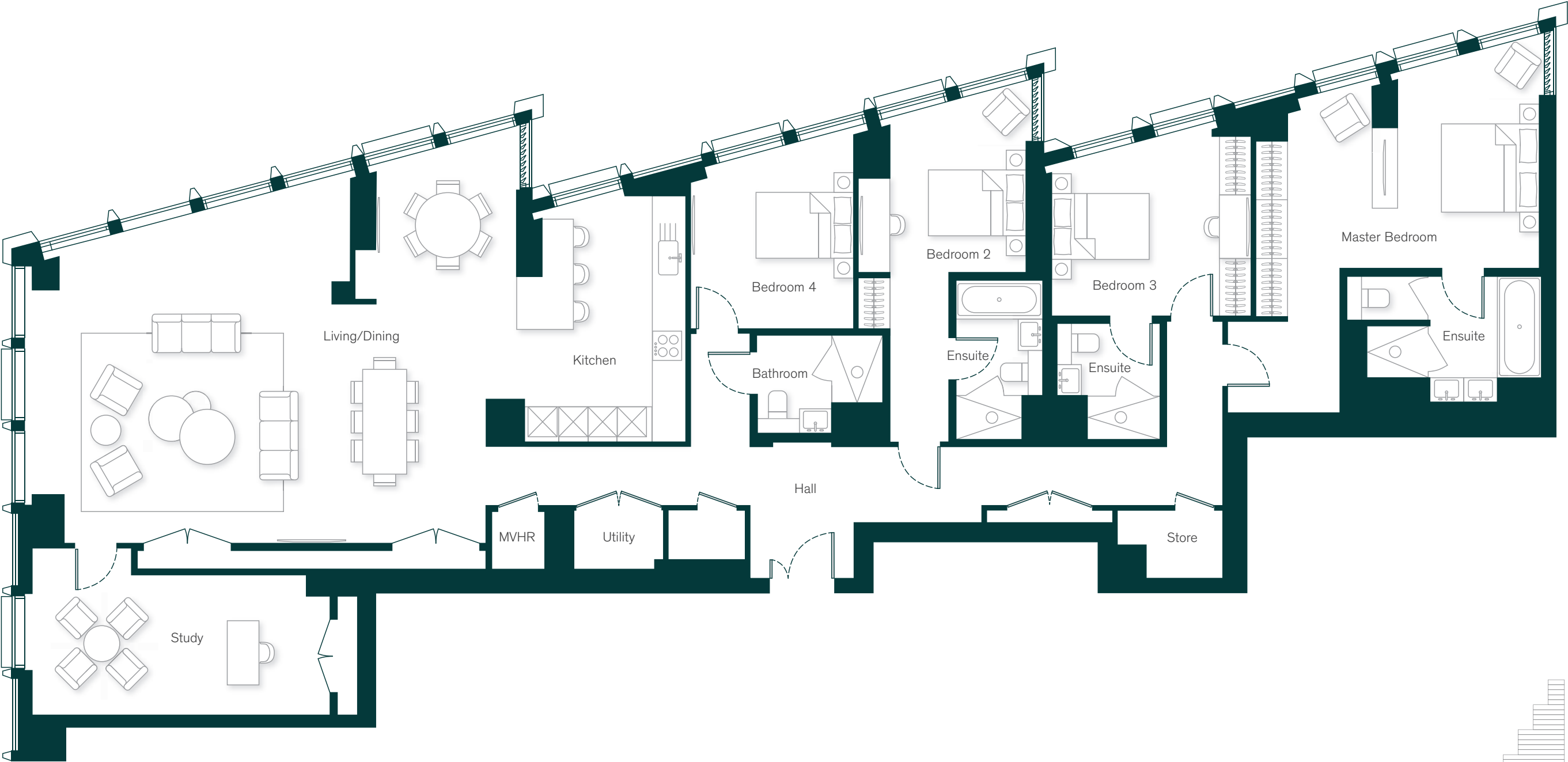
Typical 3 bedroom
Apartment 3.04

| | |
|-----------------------|---------------------|
| Kitchen/Living/Dining | |
| 5.46 x 3.70m | 17' 11" x 12' 2" ft |
| Bedroom 1 | |
| 3.18 x 3.60m | 10' 5" x 11' 10" ft |
| Bedroom 2 | |
| 2.88 x 3.05m | 9' 5" x 10' 0" ft |
| Bedroom 3 | |
| 2.81 x 2.79m | 9' 3" x 9' 2" ft |
| Total Area | |
| 95.7 sq m | 1,030 sq ft |



Typical 4 bedroom
Apartment 35.01

| | | |
|----------------|---------------------|--|
| Living/Dining | | |
| 6.79 x 9.50m | 22' 3" x 31' 2" ft | |
| Kitchen | | |
| 4.28 x 2.26m | 14' 0" x 7' x 5" ft | |
| Master Bedroom | | |
| 5.16 x 4.12m | 16' 11" x 13' 6" ft | |
| Bedroom 1 | | |
| 3.55 x 2.79m | 11' 7" x 9' 2" ft | |
| Bedroom 2 | | |
| 3.60m x 3.44m | 11' 8" x 11' 3" ft | |
| Bedroom 3 | | |
| 3.80m x 3.34m | 12' 6" x 10' 11" ft | |
| Total Area | | |
| 267.3 sq m | 2,878 sq ft | |



INTERNATIONALLY
RENOWNED DESIGN TEAM

A best-in-class team have been brought together to deliver Building No. 8 as well as to contribute to the One Thames City destination as a whole.



Yun House — Four Seasons Hotel Kuala Lumpur



Burj Khalifa — Dubai

AB CONCEPT

Founded in 1999 by Ed Ng and Terence Ngan, AB Concept is an international interior design and architecture studio focused on creating luxury environments across the hospitality, commercial and residential sectors. The studio’s approach results in projects offering bespoke experiences through narrative-driven interiors with meticulous attention to detail.

SOM

Skidmore, Owings & Merrill LLP (SOM) is one of the largest and most influential architecture, interior design, engineering and urban planning firms in the world. They are renowned for their iconic buildings such as Burj Khalifa and their commitment to design excellence, innovation, and sustainability.



One Hyde Park — London

GILLESPIES

Gillespies is an award-winning landscape architecture and urban design practice with over 50 years’ experience. Innovative and groundbreaking, their designs are at the forefront of major developments around the world.



HBA Residential — Private Residence

HBA

HBA Residential, (the residential specialist within Hirsch Bedner Associates), are masters of interior design whose ideas have informed the signature look of many of the most noted hotels, luxury brands, urban resort spas and residential complexes in the world.



R&F Nine Elms Marketing Suite

Unit 2
St George Wharf
London SW8 2LE

| | |
|-----------|---------------|
| Monday | 9am - 6pm |
| Tuesday | 9am - 6pm |
| Wednesday | 9am - 6pm |
| Thursday | 9am - 6pm |
| Friday | 9am - 6pm |
| Saturday | 10am - 6pm |
| Sunday | 10am - 5:30pm |

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Floor plans are not to scale and are for indicative purposes only.

Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and any services, equipment or facilities have not been tested. Purchasers must satisfy themselves by inspection or otherwise. The internal layouts and the terrace pool to the Sky Collection apartments are subject to planning.

The particulars in this document are indicative and are prepared for the guidance only of prospective owners, tenants and occupants. They are intended to give a fair overall description of the property but do not constitute a warranty or representation or form part of an offeror contract. Any information contained herein (whether in text, plans, photographs or computer-generated images) is given in good faith and should not be relied upon as being a statement or representation of fact. Any areas, measurements or distances referred to herein are approximate only. All furnishings, wallpaper, curtains and pendant lighting are for illustrative purposes only. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. One Thames City is a marketing name and will not necessarily form part of the approved postal address.

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identity-design.co.uk

A development by:



