



MAINE TOWER

HARBOUR CENTRAL

Development Maine Tower Harbour Central
Location 10 Indecon Square, London E14 9EZ



Development overview

Maine Tower is set to become London's brand new Manhattan style 41 level 'vertical village' forming the focus of a 2.65 acre mixed use development collectively known as Harbour Central.

This landmark scheme is located around 5 minutes walk from the heart of Canary Wharf and will provide a stunning choice of Studio and 1, 2 & 3 bedroom apartments, the majority enjoying panoramic views across Canary Wharf's iconic skyline.

*Completion

Q1. 2020

*Rental Returns

| Studio: | 1 Bed: | 2 Bed: | 3 Bed: |
|---------------|---------------|---------------|---------------|
| £360 - £420pw | £440 - £560pw | £577 - £715pw | £730 - £880pw |

*Service Charge

£4.85psf (Leisure & Parking not included)

Tenure

999 Year Lease

Ground Rent

| Studio & 1 Bed | 2 Bed | 3 Bed | Penthouse |
|----------------|--------|--------|-----------|
| £350pa | £450pa | £550pa | £750pa |

Parking Option

Limited availability at an additional cost of £35,000 (2 & 3 beds only)

Building Insurer

Premier

Payment Structure

1. £2,000 deposit payable upon reservation.
2. 10% (less £2,000) due within 21 days on exchange of contracts.
3. 90% balance due on completion.

A JOINT DEVELOPMENT BY



* Estimated and subject to change.



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Furniture Solutions

New Concept Interiors
Contact: Andrew Block
020 8502 3308
ablock@newconceptinteriors.com

Lettings & Management

Life Residential
Contact: Jack Spellman
020 7476 0125
jack.spellman@liferesidential.co.uk



- Nearest DLR** Heron Quays 8 mins walk approx
- Nearest Tube** Canary Wharf Jubilee Line 6 mins walk approx
- Nearest Crossrail** Canary Wharf 10 mins walk approx

Location

Harbour Central will be within 10 minutes walk of the Capital's most futuristic and sophisticated hub of travel interchanges integrating the DLR, The Tube, Crossrail & Thames Clipper river bus services. Residents will be around 15 minutes from London City Airport on the DLR and similar journey times from the heart of the West End. The location says everything and has everything for an exclusive London lifestyle.

The benefits of Crossrail to residents at Maine Tower will include:

- Over 100,000 sqft of brand name retail space.
- New restaurants, leisure & public realm.
- A journey time of just 39 minutes to London Heathrow.
- When complete in 2019, an additional 1.5 million people will be within a 45 minute commute of the Capital.
- Residential property prices within a 10 minute walk of central stations have risen on average by 57% since 2008, compared to 43% growth in the prime central London market over the same period.[†]
- Property price growth is forecast to be 40-50% from 2015 to the end of 2020 at Canary Wharf.[#]

CROSSRAIL (2018)



Journey times source: tfl.gov.uk and crossrail.co.uk. [†] Source Knight Frank. [#] Source JLL.

Development features

- Fabulous art deco themed interior design by Nicola Fontanella of Argent Design.
- Stunning mixed use scheme including al-fresco dining, retail, bars and high quality office space.
- Sunken and raised landscaped gardens with attractive water fountain features.
- Taxi drop off point fronting Maine Tower.
- Extensive lower ground secure car parking and cycle storage.
- New tree lined public realm.
- Two all private residential towers and surrounding lower level buildings incorporating 648 private apartments.
- Exclusive leisure & lifestyle facilities within the Club at Maine Tower. Including health spa, gymnasium, pilates fitness studio, business centre, champagne & cocktail bar, 20 seat private theatre and interior designed library.
- 24 hour concierge with facility to arrange residents' dry cleaning, laundry, house keeping and associated services.

Development Independent Solicitors

| | | |
|-----------------------|---------------|-----------------------|
| Alan Samuels & Co | 020 8349 6630 | alan@asamuels.co.uk |
| Cavendish Legal Group | 020 8340 0091 | a.winter@clglaw.co.uk |

Development Associated Financial Advisors

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|-----------------------|---------------|-------------------------------|
| Visionary Finance | | |
| contact Hiten Ganatra | 07960 660 360 | hiten@visionaryfinance.co.uk |
| contact Marcus Docker | 07549 427 708 | marcus@visionaryfinance.co.uk |

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