

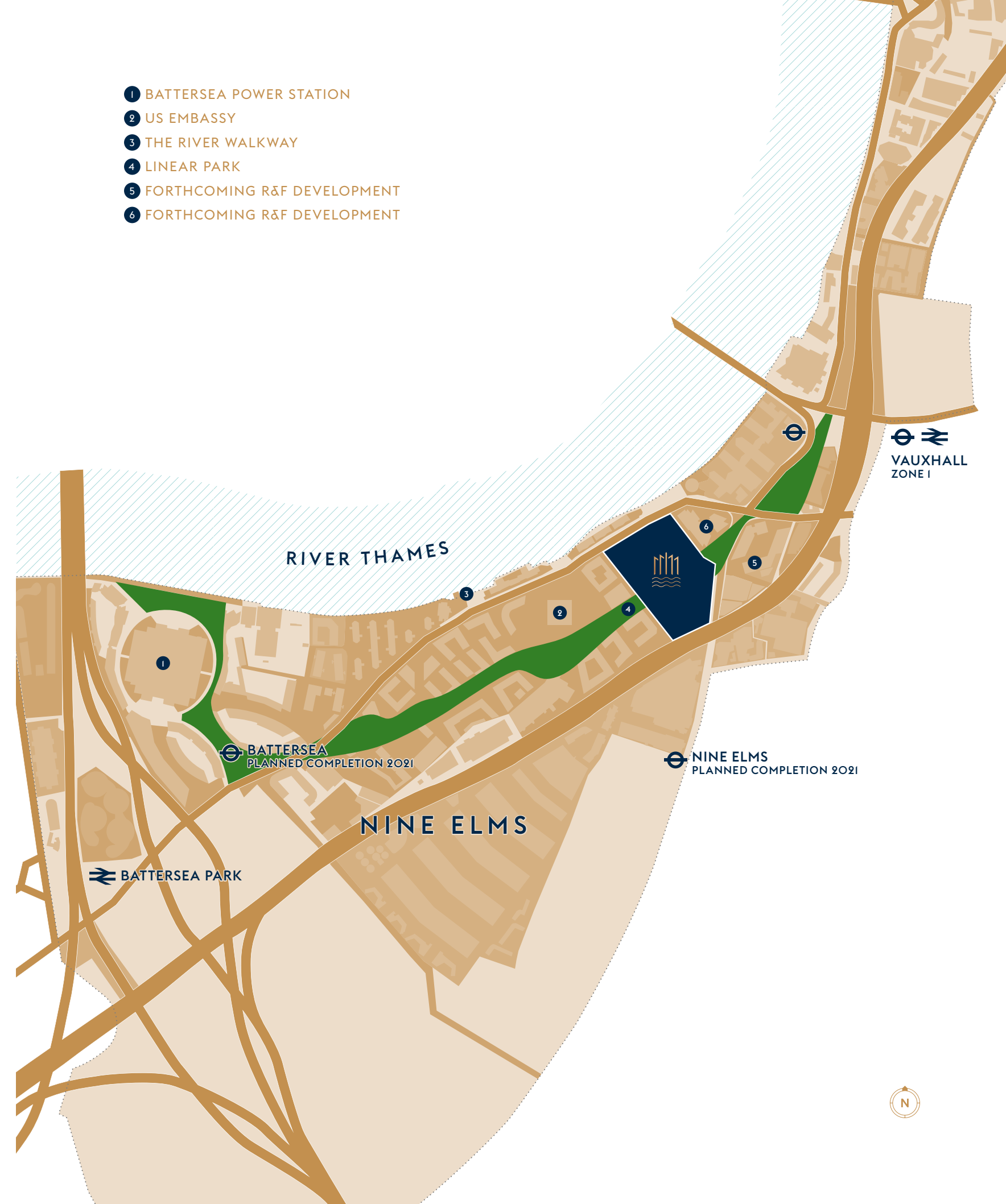
One Thames City is an exclusive new district for London, the like of which has never been seen before. This collection of premium residences, shops and restaurants offers the level of modern luxury found in the great cities of the Far East, combined with a central London location and all that the capital has to offer. Unprecedented in ambition and scale, One Thames City will become a new landmark on London's skyline and a new standard in luxury living. Residents will have unparalleled amenities and services at their fingertips, in beautifully designed apartments with spectacular views over the city.

REDEFINING THE CITY

One Thames City is set to dominate London's exciting new riverside skyline, bringing an unrivalled level of luxury to the capital.



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.



PERFECTLY POSITIONED

UNDERGROUND

Victoria	3 min
Green Park	5 min
Oxford Circus	6 min
King's Cross St Pancras for Eurostar	11 min
Leicester Square	12 min
South Kensington	12 min
Bond Street for Crossrail	13 min

RAIL

Clapham Junction	4 min
Victoria	5 min
Wimbledon	12 min

RIVER BUS

Tate Modern	4 min
London Eye	12 min
Chelsea Harbour	15 min
Tate Britain	16 min

CAR

King's Road	10 min
Harrods	15 min
Bond Street	20 min

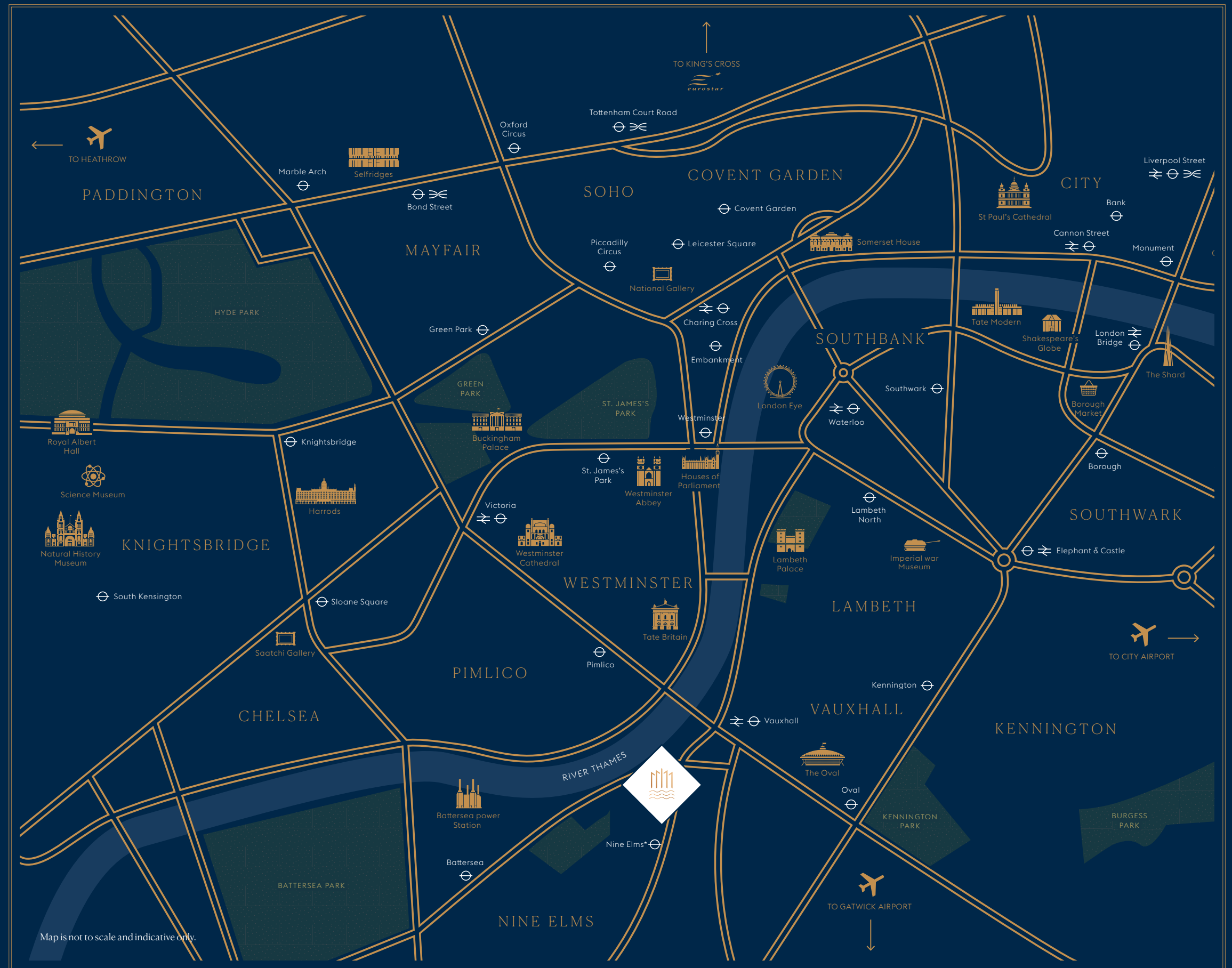
AIRPORT

City Airport	33 min
Heathrow Airport	41 min
Gatwick Airport	58 min

WALKING

Vauxhall Station	5 min
New Covent Garden Market	5 min
Tate Britain	16 min

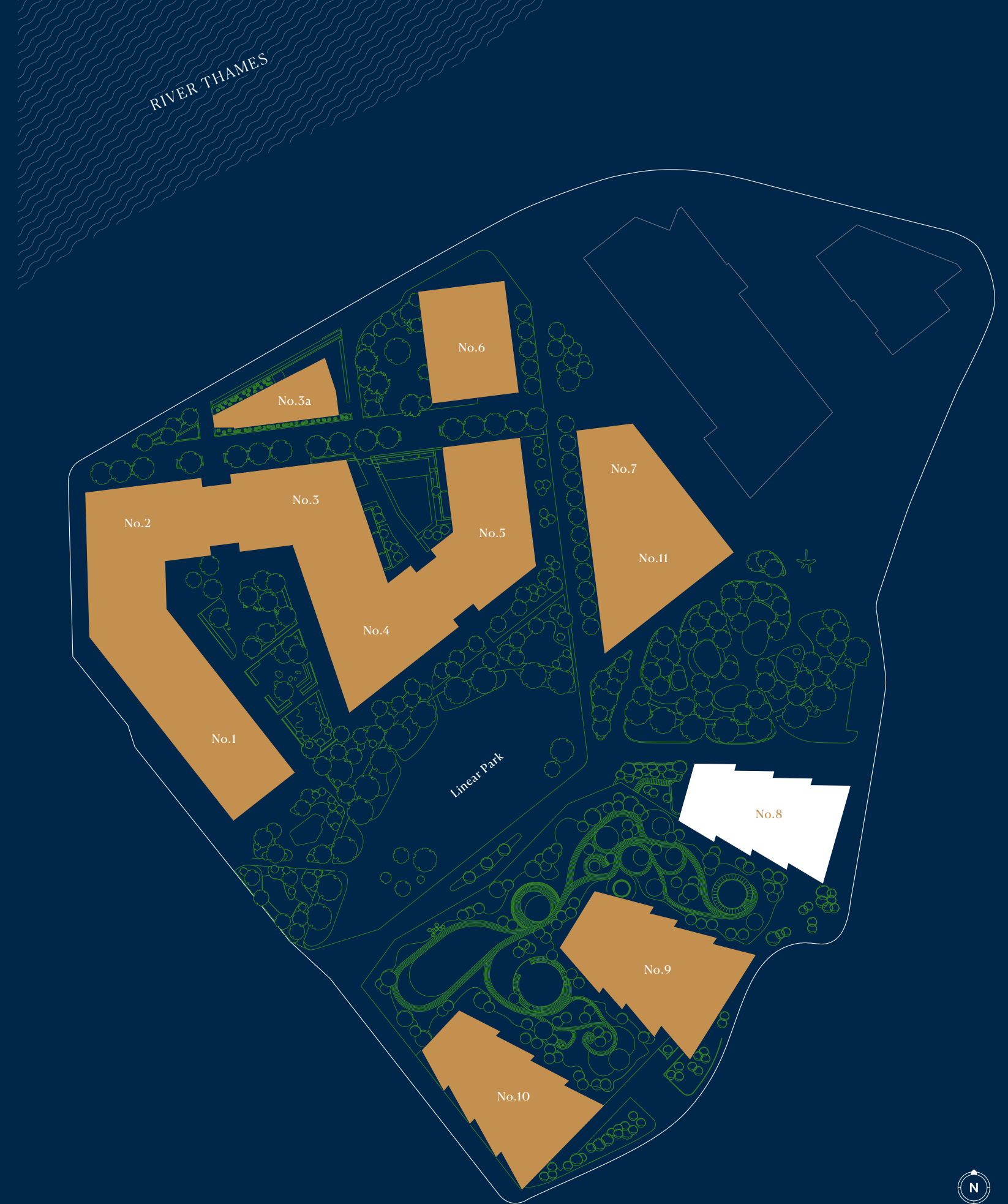
Times quoted are approximate and provided by Google Maps and tfl.gov.uk.
 Tube times calculated from Vauxhall underground station.
 Northern Line extension to be completed in 2021.



Map is not to scale and indicative only.

AN INSPIRED MASTERPLAN

Residences will sit amidst shops, restaurants, office space and gardens with lush planting and mature trees. The twelve buildings are set within a major public realm with London's new Linear Park and will have breathtaking views over the iconic River Thames.

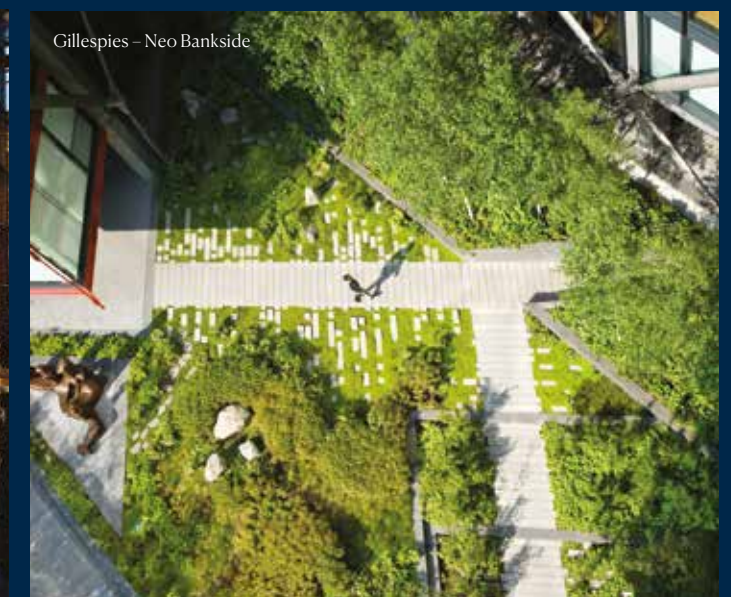


Soaring 53 storeys into the sky, No.8 is the jewel in the crown of the development, offering luxurious accommodation ranging from one-bedroom apartments to magnificent five-bedroom Sky Collection apartments.



Design Team

Extraordinary projects require extraordinary teams. The developers have hand-picked a team of award-winning industry leaders and challenged them to collaborate on a truly unique offering. Internationally acclaimed architects SOM, design experts HBA and landscape specialists Gillespies are the team who bring you One Thames City.



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.

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

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.



LINEAR PARK

With its Great Lawn and network of walkways, cycle paths and intimate green spaces running alongside the river, the Linear Park provides a delightful retreat from the hustle and bustle of the city.





Computer generated image for illustrative purposes only. Final designs subject to change.

SENSE OF ARRIVAL

Take the stress out of coming home as you pull up to the elegant courtyard, to enjoy the convenience and peace of mind of a secure valet parking service.



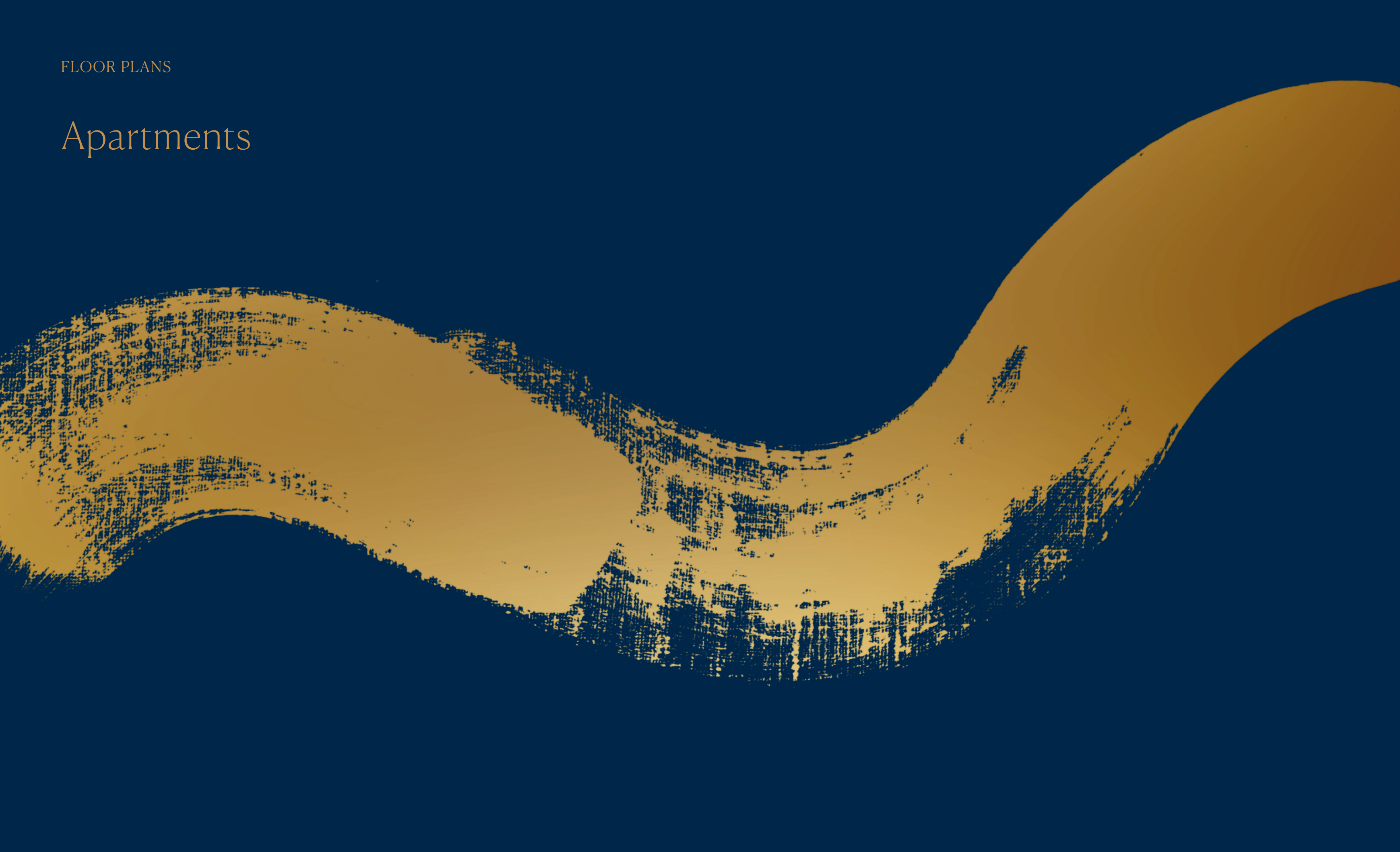
Computer generated image for illustrative purposes only. Final designs subject to change.

SUBLIME SWIMMING

Indulge yourself with a morning swim in the tranquil surroundings of the expansive pool, bathed in natural light from the full-height windows.

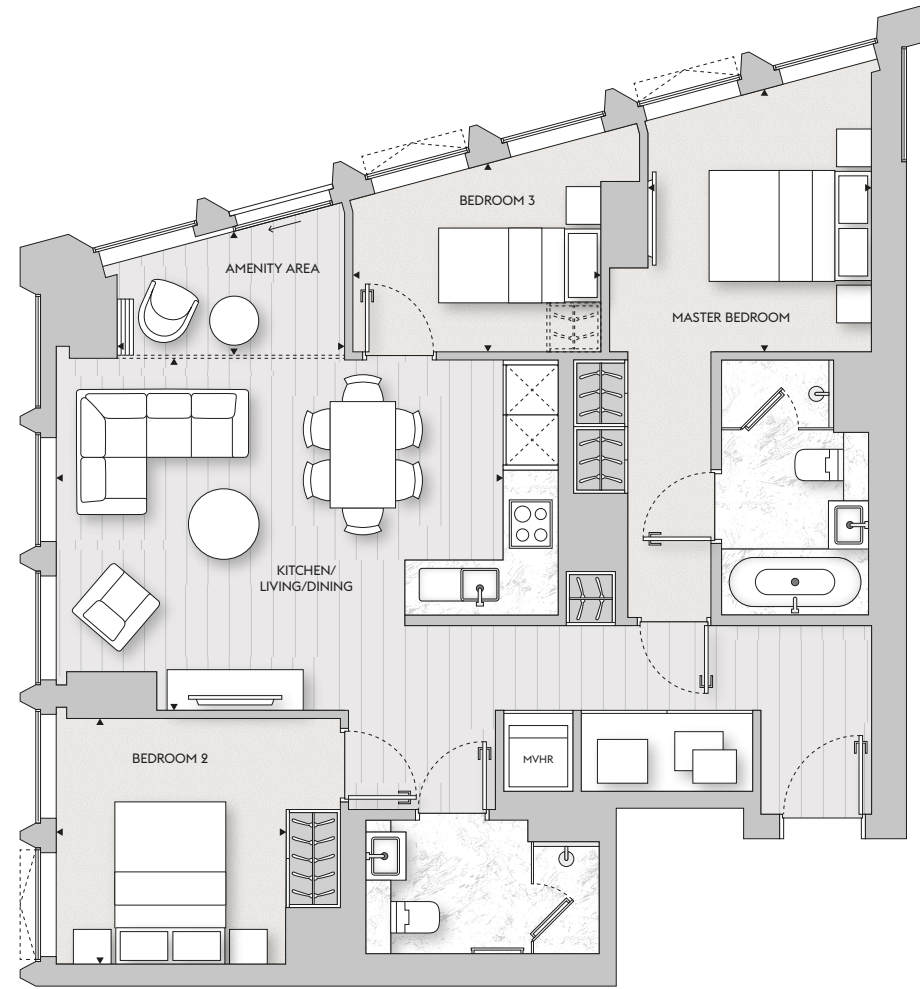
FLOOR PLANS

Apartments



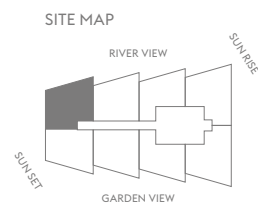
APARTMENT 3A

Floor 2
3 bed apartment
93.3 sq m/1,004 sq ft



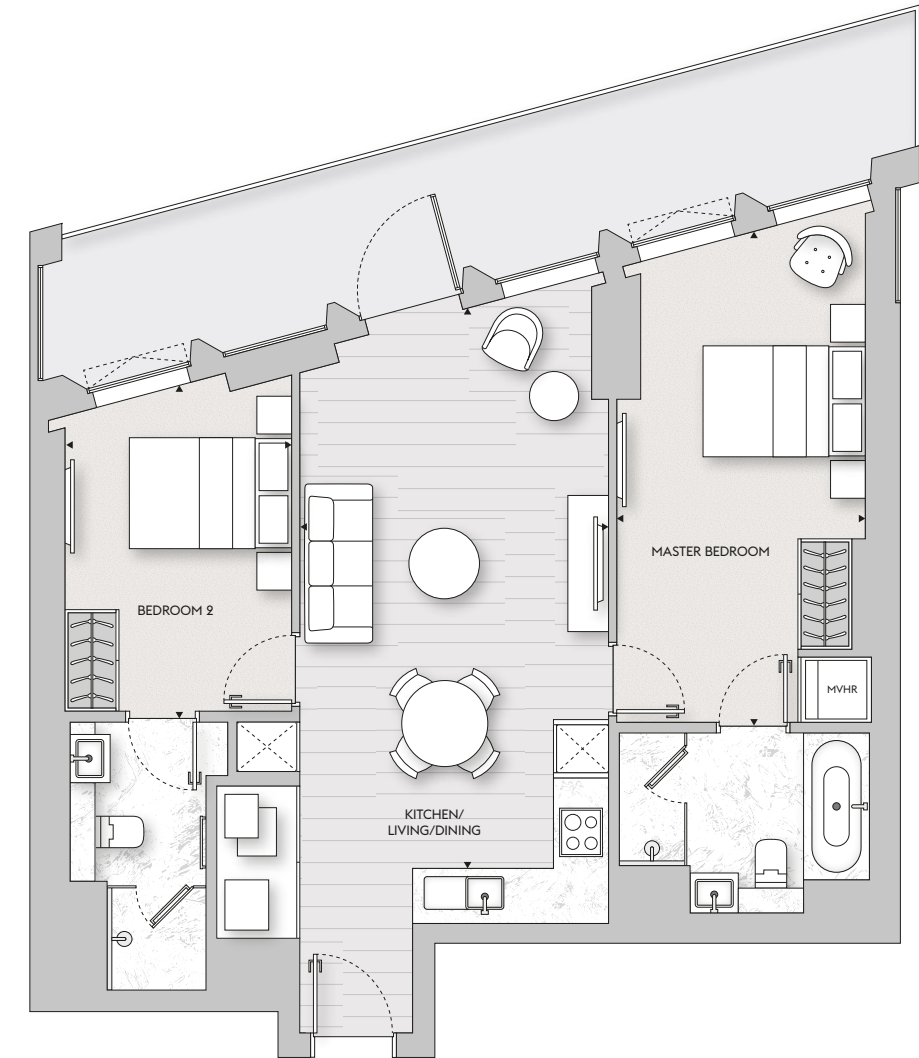
KITCHEN/LIVING/DINING	5.4m x 4.3m	17' 9" x 14' 1"
MASTER BEDROOM	2.8m x 3.2m	9' 2" x 10' 6"
BEDROOM 2	2.7m x 3.0m	8' 10" x 9' 10"
BEDROOM 3	3.0m x 2.3m	9' 10" x 7' 7"
AMENITY AREA	2.8m x 1.5m	9' 2" x 4' 11"

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Exact layout and sizes may vary. Furniture is for visual purposes only and not included in the purchase price.



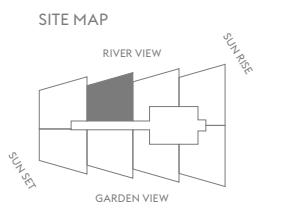
APARTMENT 2A

Floor 2
2 bed apartment
81.1 sq m/873 sq ft



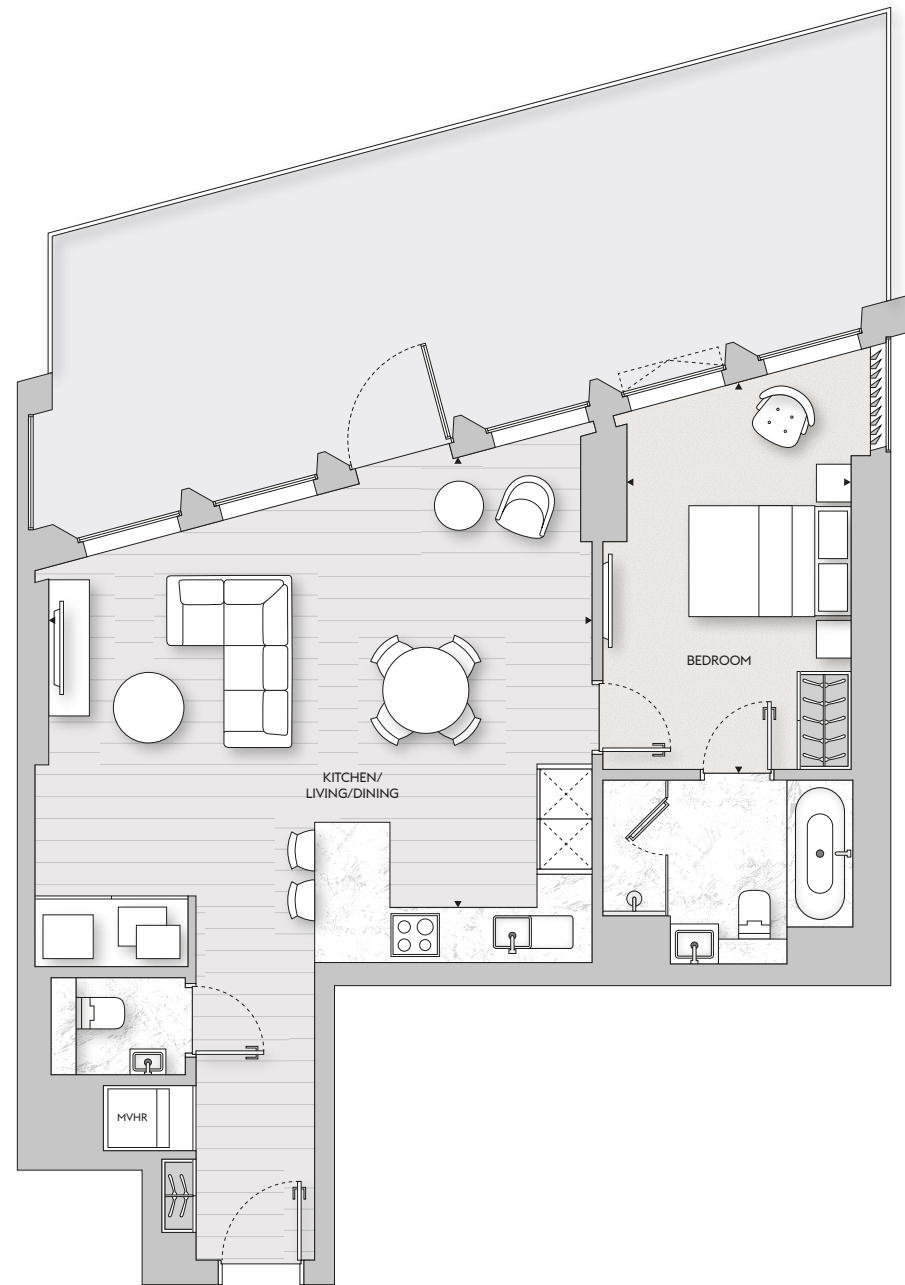
KITCHEN/LIVING/DINING	3.8m x 6.9m	12' 6" x 22' 8"
MASTER BEDROOM	3.0m x 6.1m	9' 10" x 20' 0"
BEDROOM 2	2.8m x 4.0m	9' 2" x 13' 2"
TERRACE	11.1m x 1.9m	36' 5" x 6' 3"

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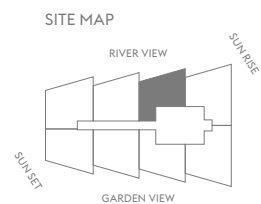
APARTMENT 1A

Floor 2
1 bed apartment
73.8 sq m/794 sq ft



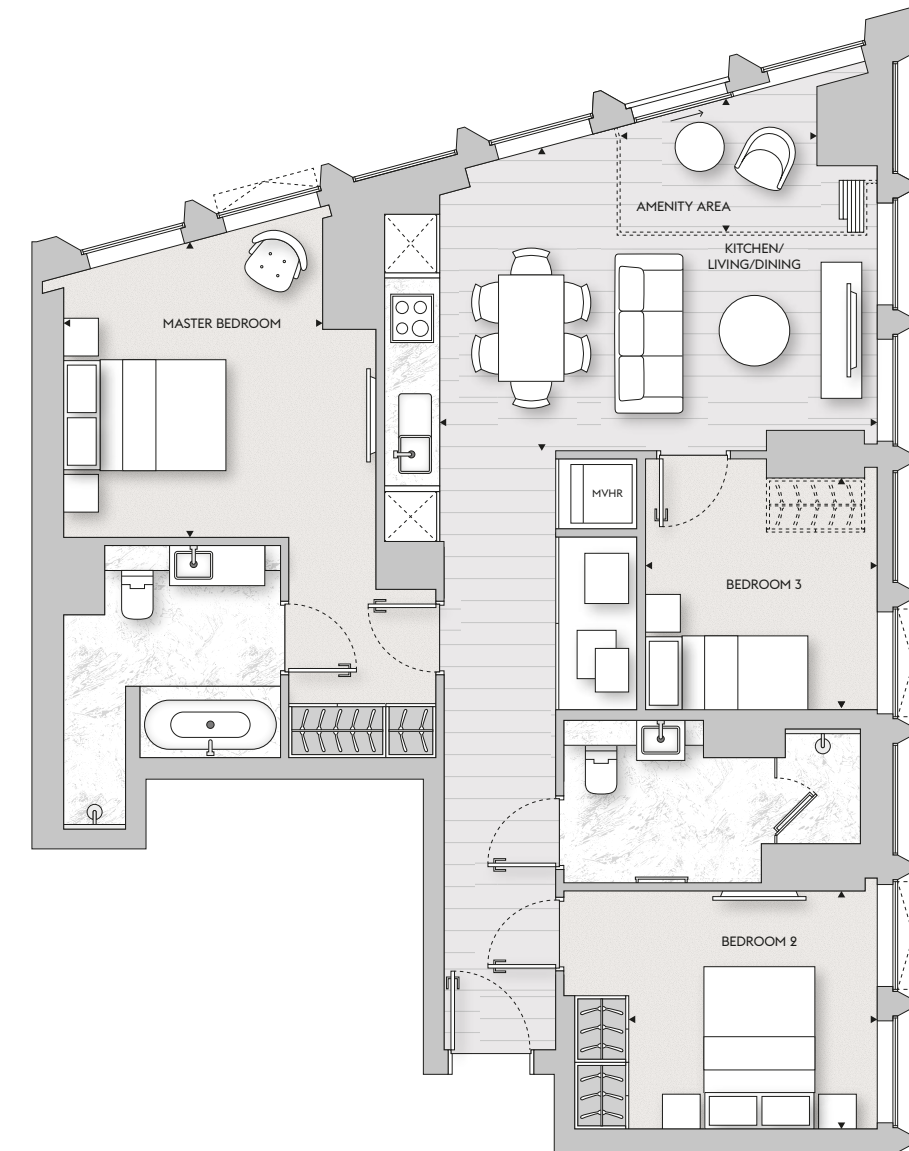
KITCHEN/LIVING/DINING	6.6m x 5.5m	21' 8" x 18' 1"
BEDROOM	2.8m x 4.8m	9' 2" x 15' 9"
TERRACE	10.6m x 3.7m	34' 9" x 12' 2"

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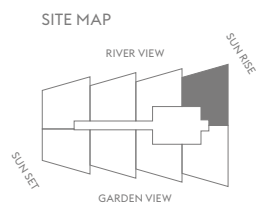
APARTMENT 3B

Floor 2
3 bed apartment
96.9 sq m/1,043 sq ft



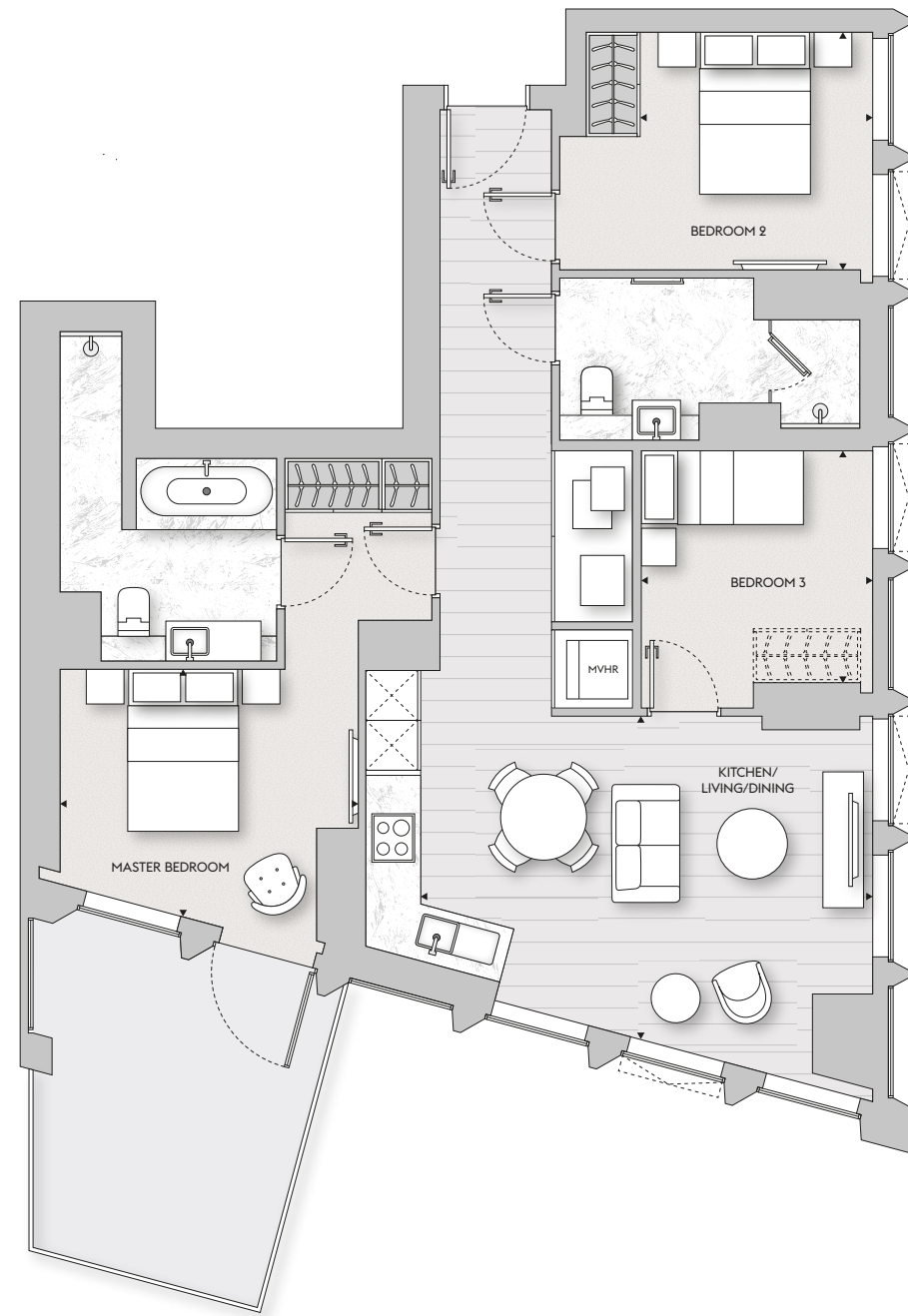
KITCHEN/LIVING/DINING	5.5m x 3.7m	18' 1" x 12' 2"
MASTER BEDROOM	3.2m x 3.6m	10' 6" x 11' 10"
BEDROOM 2	3.1m x 2.9m	10' 2" x 9' 6"
BEDROOM 3	2.8m x 2.8m	9' 2" x 9' 2"
AMENITY AREA	2.4m x 1.6m	7' 11" x 5' 3"

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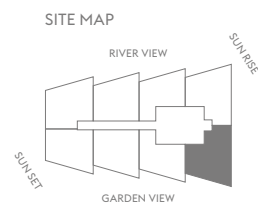
APARTMENT 3C

Floor 2
3 bed apartment
94.6 sq m/1,018 sq ft



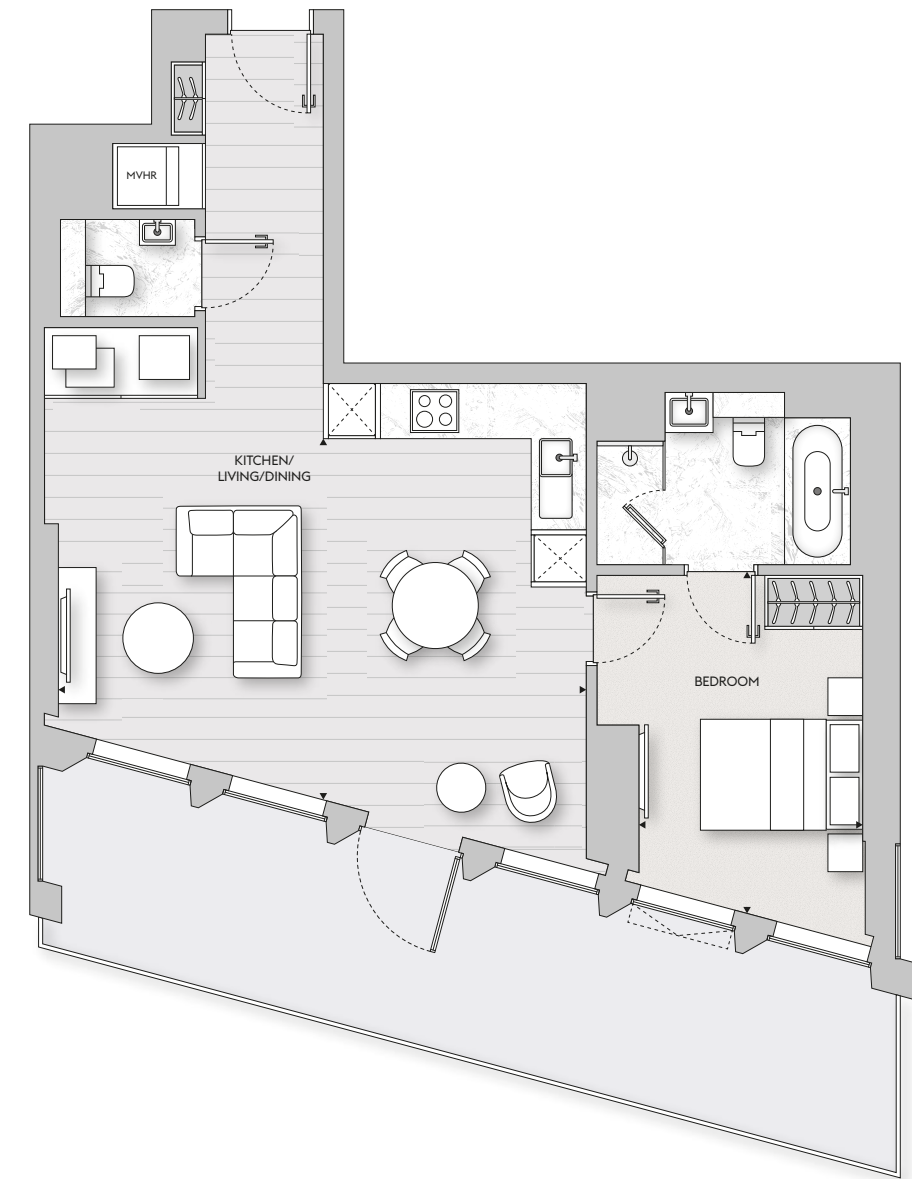
KITCHEN/LIVING/DINING	5.5m x 3.8m	18' 1" x 12' 6"
MASTER BEDROOM	3.7m x 3.0m	12' 2" x 9' 10"
BEDROOM 2	2.9m x 2.9m	9' 6" x 9' 6"
BEDROOM 3	2.8m x 2.8m	9' 2" x 9' 2"
TERRACE	4.1m x 3.1m	13' 5" x 10' 2"

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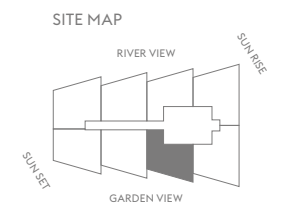
APARTMENT 1B

Floor 2
1 bed apartment
69.6 sq m/749 sq ft



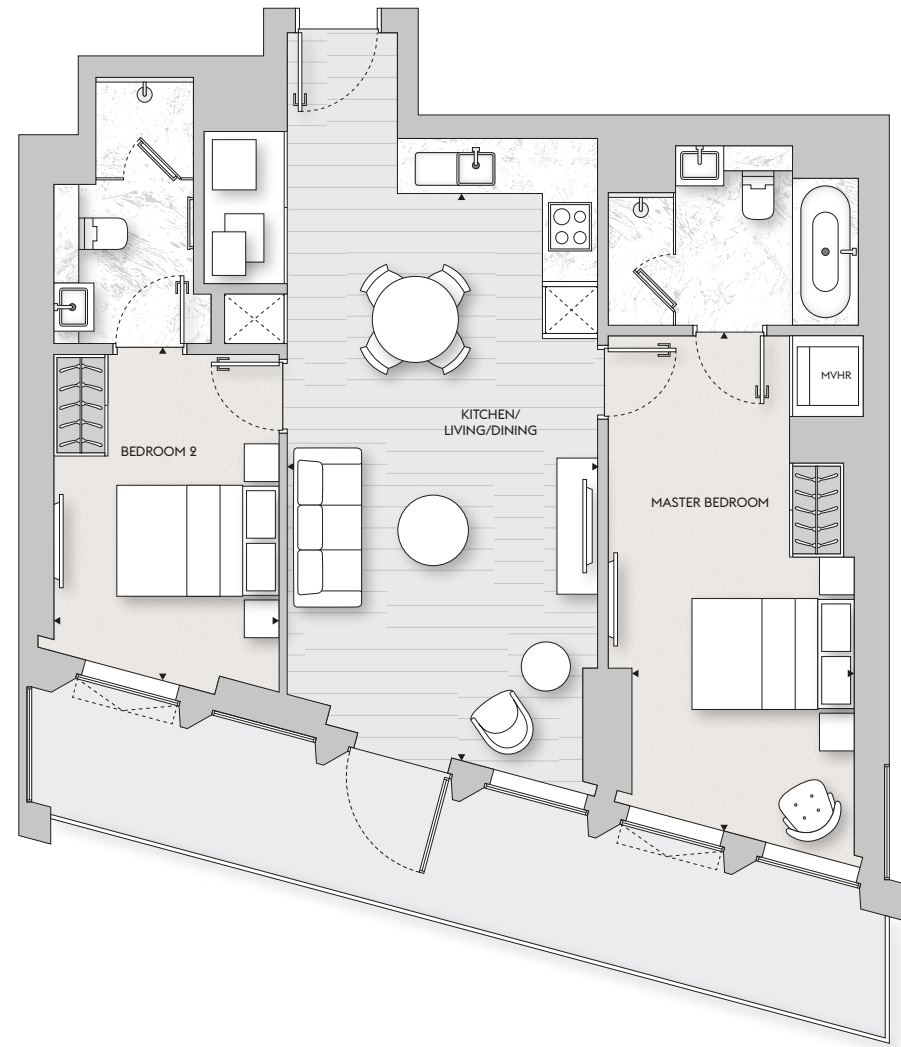
KITCHEN/LIVING/DINING	6.6m x 4.4m	21' 8" x 14' 5"
BEDROOM	2.8m x 4.1m	9' 2" x 13' 5"
TERRACE	10.1m x 2.3m	33' 2" x 7' 7"

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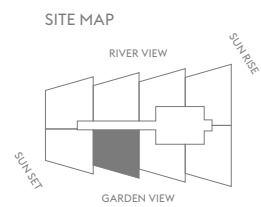
APARTMENT 2B

Floor 2
2 bed apartment
81.6 sq m/878 sq ft



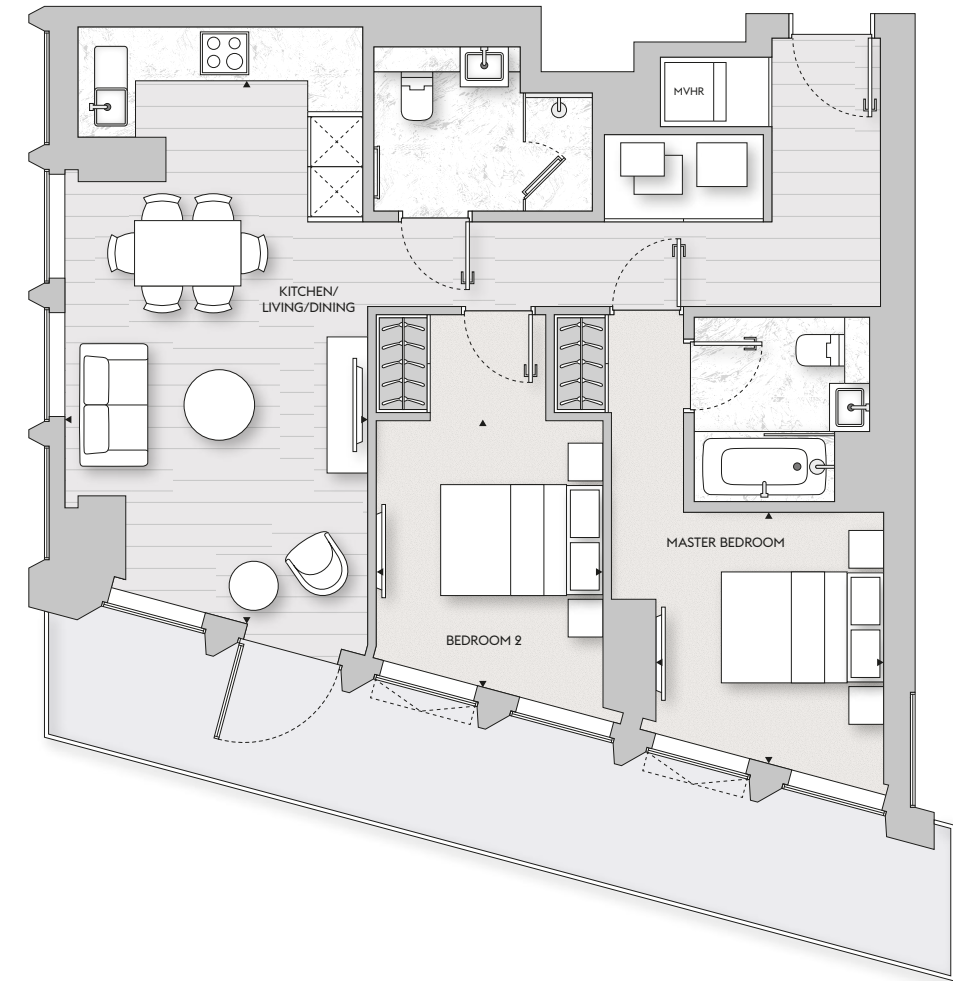
KITCHEN/LIVING/DINING	3.9m x 7.0m	12' 10" x 23' 0"
MASTER BEDROOM	2.8m x 6.2m	9' 2" x 20' 4"
BEDROOM 2	2.8m x 3.4m	9' 2" x 11' 2"
TERRACE	10.1m x 1.7m	33' 2" x 5' 7"

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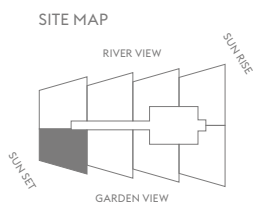
APARTMENT 2C

Floor 2
2 bed apartment
80.2 sq m/863 sq ft



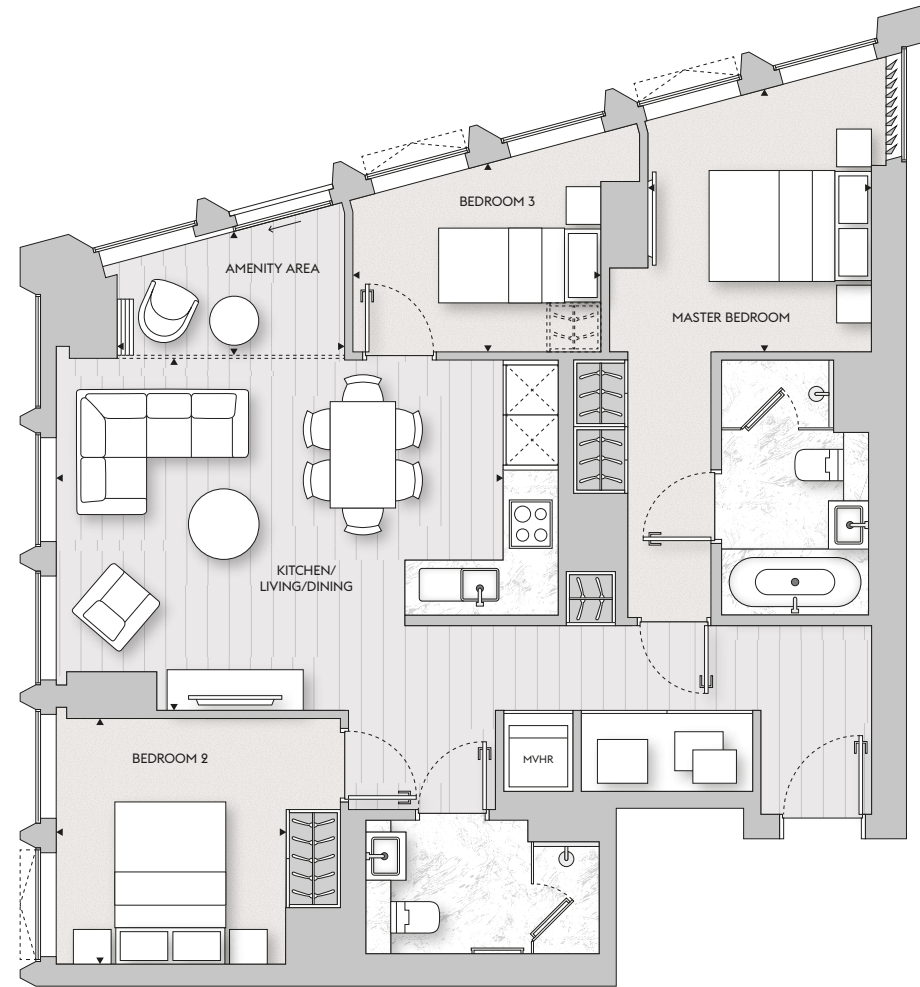
KITCHEN/LIVING/DINING	3.7m x 6.6m	12' 2" x 21' 8"
MASTER BEDROOM	2.8m x 3.2m	9' 2" x 10' 6"
BEDROOM 2	2.8m x 3.3m	9' 2" x 10' 10"
TERRACE	11.5m x 1.7m	37' 9" x 5' 7"

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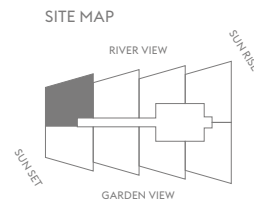
No.8 APARTMENT 3A

Floors 3-34
3 bed apartment
93.3 sq m/1,004 sq ft



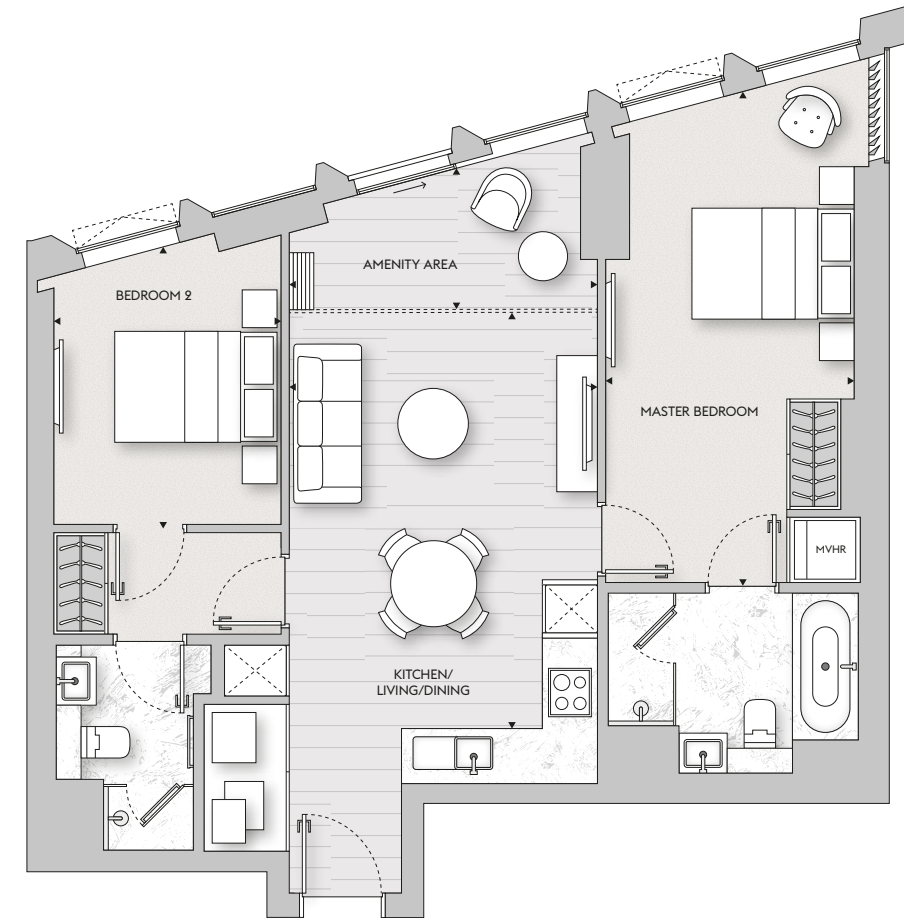
KITCHEN/LIVING/DINING	5.4m x 4.3m	17' 9" x 14' 1"
MASTER BEDROOM	2.8m x 3.2m	9' 2" x 10' 6"
BEDROOM 2	2.7m x 3.0m	8' 10" x 9' 10"
BEDROOM 3	3.0m x 2.3m	9' 10" x 7' 7"
AMENITY AREA	2.8m x 1.5m	9' 2" x 4' 11"

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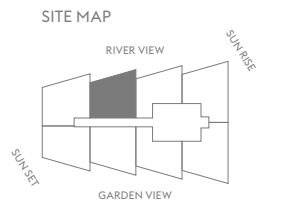
No.8 APARTMENT 2A

Floors 3-34
2 bed apartment
81.1 sq m/873 sq ft



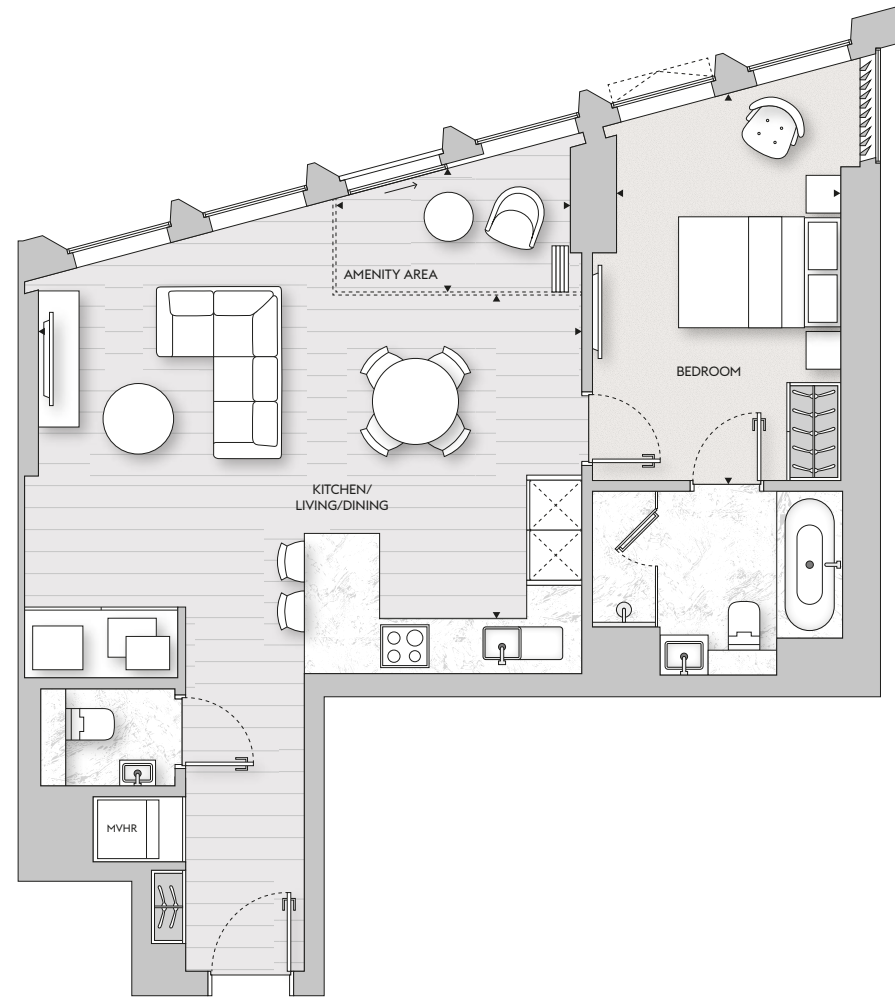
KITCHEN/LIVING/DINING	3.8m x 5.1m	12' 6" x 16' 9"
MASTER BEDROOM	3.0m x 6.1m	9' 10" x 20' 0"
BEDROOM 2	2.8m x 3.4m	9' 2" x 11' 2"
AMENITY AREA	3.8m x 1.7m	12' 6" x 5' 7"

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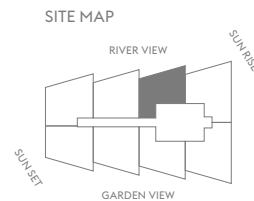
No.8 APARTMENT 1A

Floors 3–34
1 bed apartment
73.8 sq m/794 sq ft



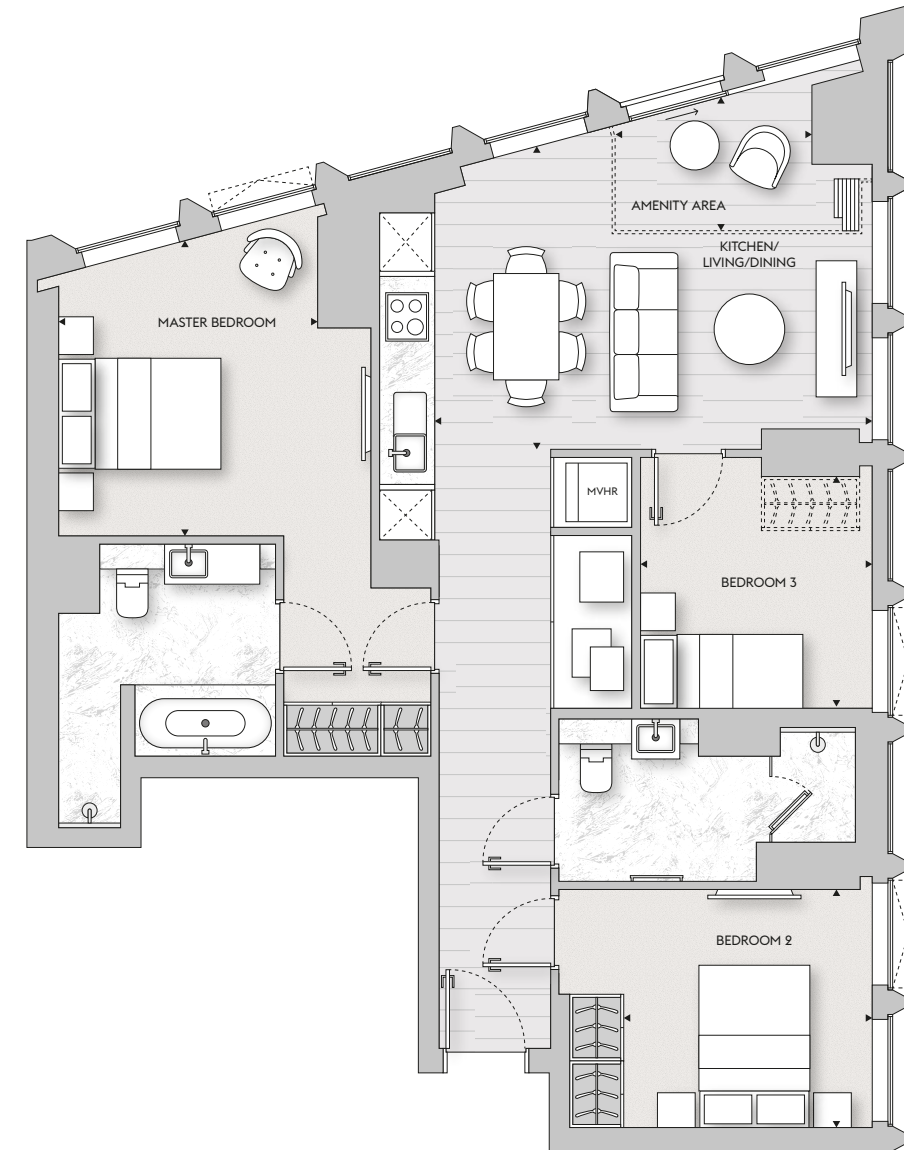
KITCHEN/LIVING/DINING	6.6m x 4.0m	21' 8" x 13' 2"
BEDROOM	2.9 m x 4.8m	9' 6" x 15' 9"
AMENITY AREA	2.9m x 1.5m	9' 6" x 4' 11"

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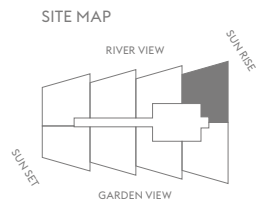
No.8 APARTMENT 3B

Floors 3–35
3 bed apartment
96.9 sq m/1,043 sq ft



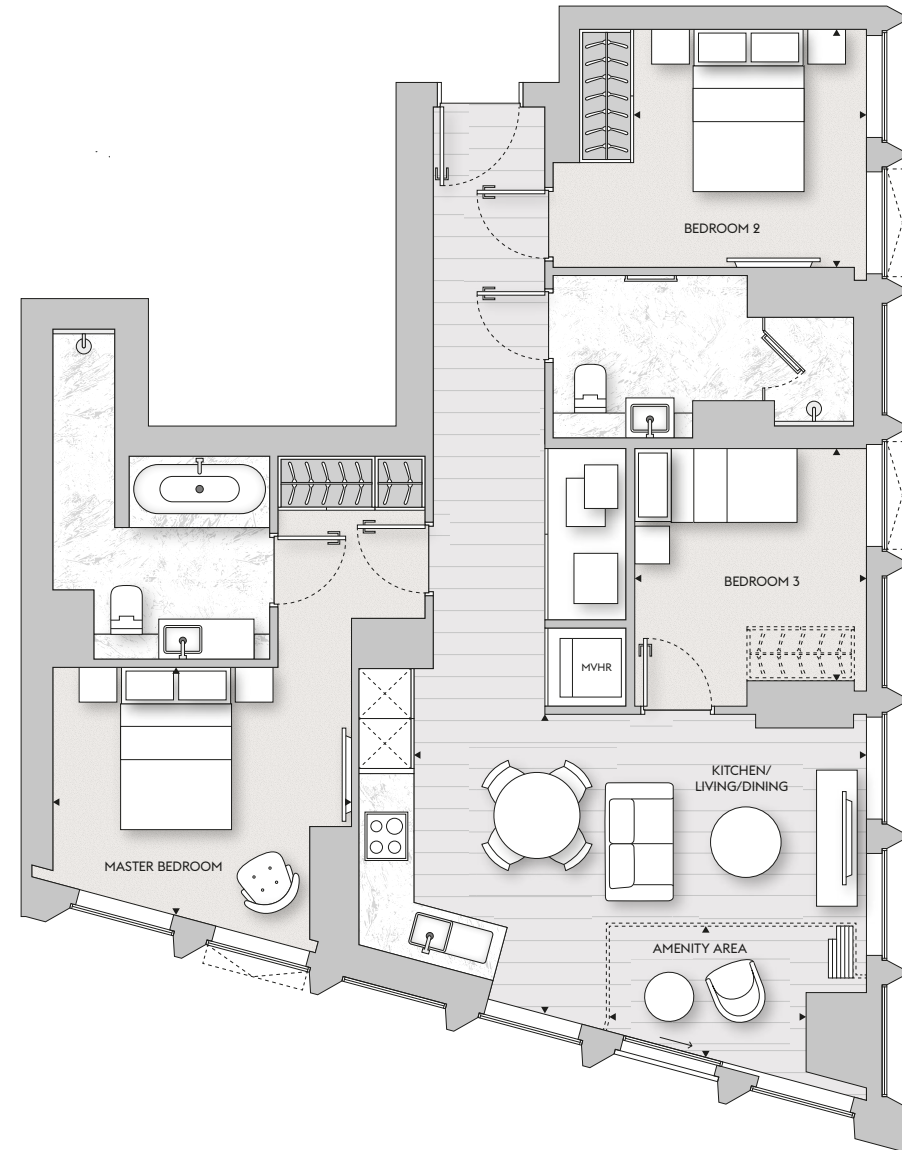
KITCHEN/LIVING/DINING	5.5m x 3.7m	18' 1" x 12' 2"
MASTER BEDROOM	3.2m x 3.6m	10' 6" x 11' 10"
BEDROOM 2	3.1m x 2.9m	10' 2" x 9' 6"
BEDROOM 3	2.8m x 2.8m	9' 2" x 9' 2"
AMENITY AREA	2.4m x 1.6m	7' 11" x 5' 3"

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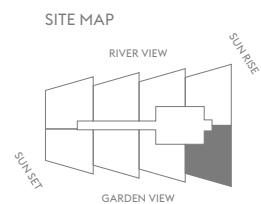
No.8 APARTMENT 3C

Floors 3-35
3 bed apartment
94.6 sq m/1,018 sq ft



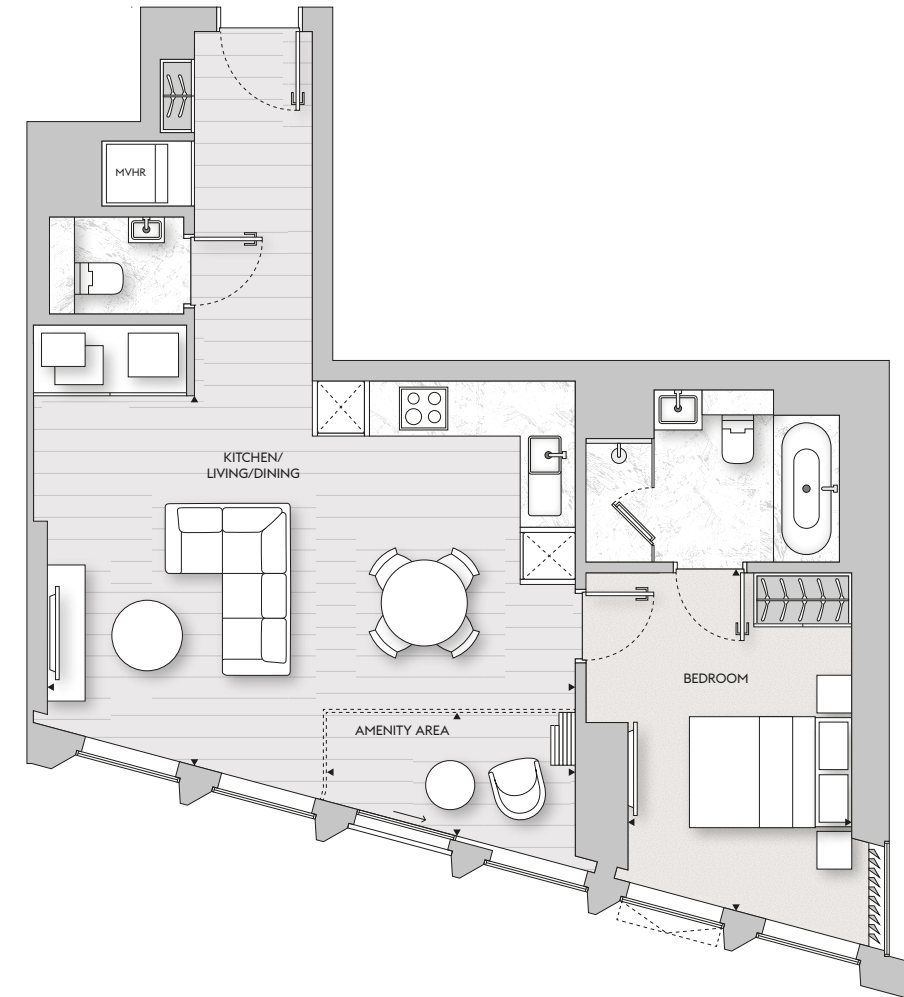
KITCHEN/LIVING/DINING	5.5m x 3.8m	18' 1" x 12' 6"
MASTER BEDROOM	3.7m x 3.0m	12' 2" x 9' 10"
BEDROOM 2	2.9m x 2.9m	9' 6" x 9' 6"
BEDROOM 3	2.8m x 2.8m	9' 2" x 9' 2"
AMENITY AREA	2.4m x 1.6m	7' 11" x 5' 3"

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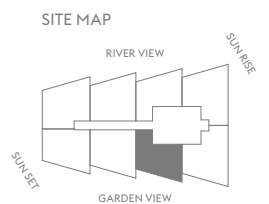
No.8 APARTMENT 1B

Floors 3-35, 39
1 bed apartment
69.6 sq m/749 sq ft



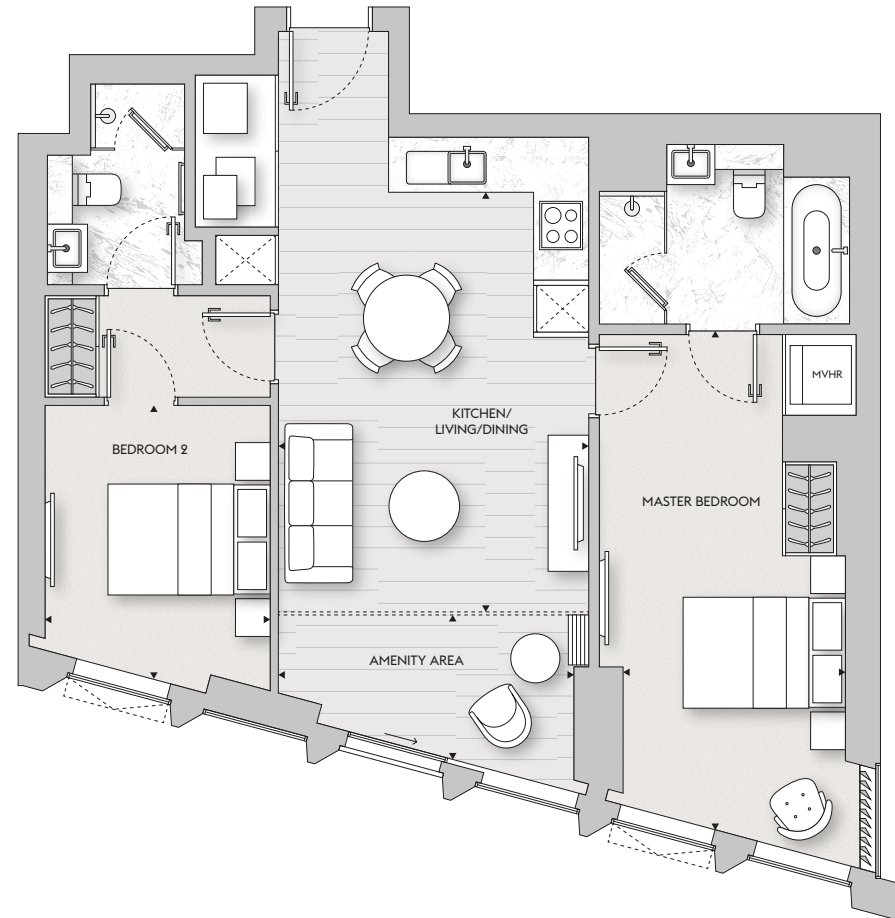
KITCHEN/LIVING/DINING	6.6m x 4.4m	21' 8" x 14' 5"
BEDROOM	2.8m x 4.1m	9' 2" x 13' 5"
AMENITY AREA	2.9m x 1.9m	9' 6" x 6' 3"

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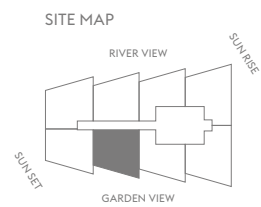
No.8 APARTMENT 2B

Floors 3–35
2 bed apartment
81.6 sq m/878 sq ft



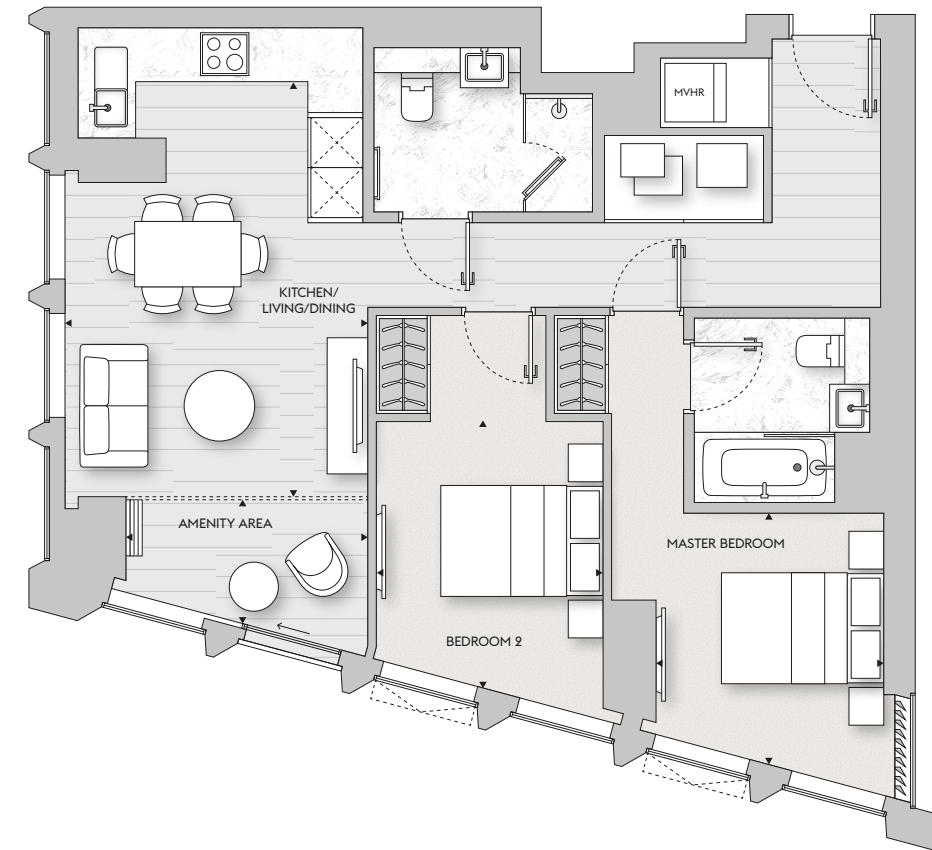
KITCHEN/LIVING/DINING	3.8m x 5.1m	12' 6" x 16' 9"
MASTER BEDROOM	2.8m x 6.2m	9' 2" x 20' 4"
BEDROOM 2	2.8m x 3.4m	9' 2" x 11' 2"
AMENITY AREA	3.6m x 1.9m	11' 10" x 6' 3"

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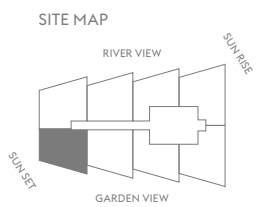
No.8 APARTMENT 2C

Floors 3–34
2 bed apartment
80.2 sq m/863 sq ft



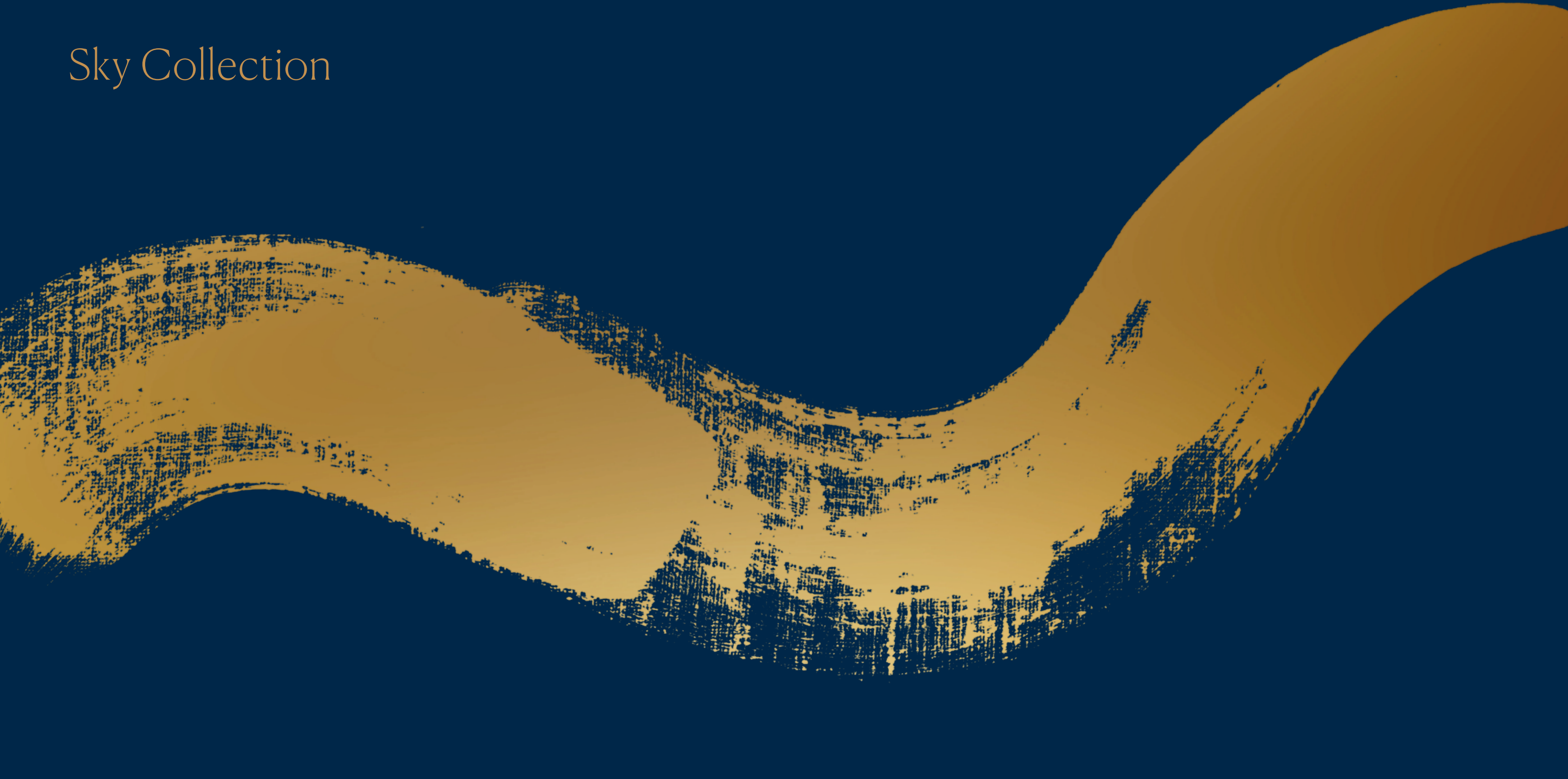
KITCHEN/LIVING/DINING	3.7m x 5.0m	12' 2" x 16' 5"
MASTER BEDROOM	2.8m x 3.2m	9' 2" x 10' 6"
BEDROOM 2	2.8m x 3.3m	9' 2" x 10' 10"
AMENITY AREA	3.0m x 1.5m	9' 10" x 4' 11"

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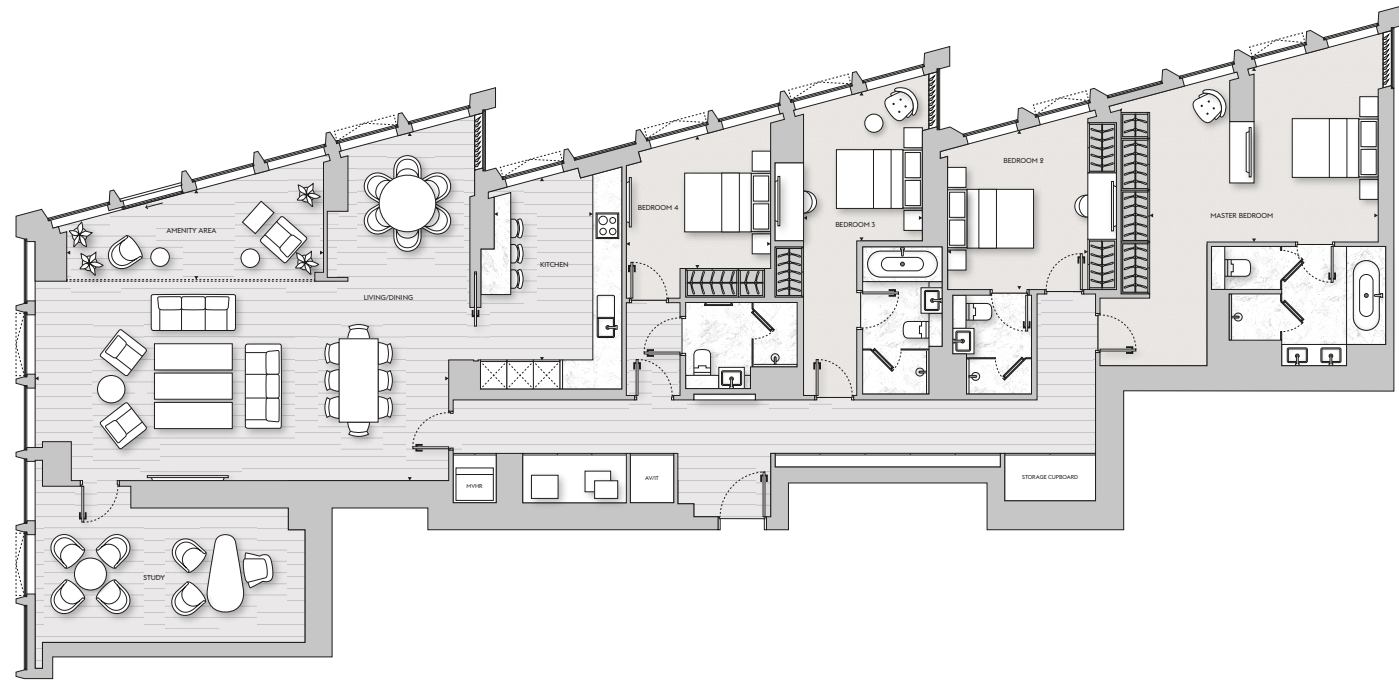
FLOOR PLANS

Sky Collection



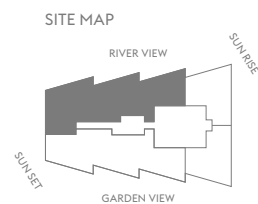
No.8 SKY COLLECTION PA

Floor 35
 4 bed + study apartment
 269.4 sq m/2,900 sq ft
 (Floors 36–38 are 264 sq m/2,842 sq ft. Study dimensions 5.1m x 3.1m)



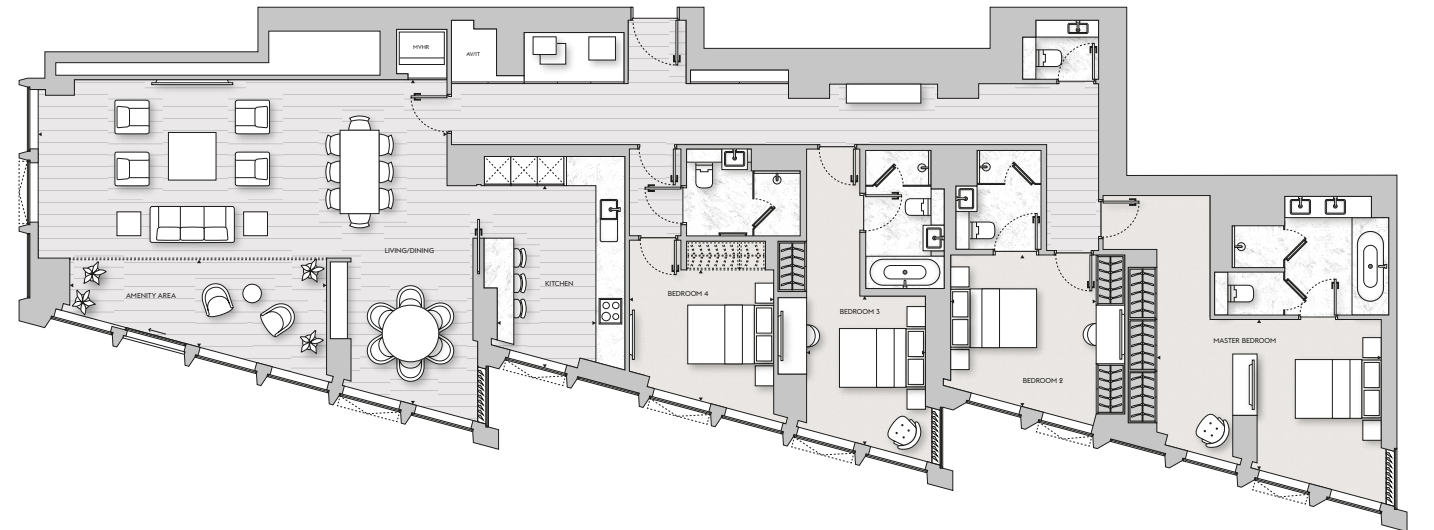
KITCHEN	2.3m x 4.2m	7' 7" x 13' 9"
LIVING/DINING	9.5m x 8.1m	31' 2" x 26' 7"
MASTER BEDROOM	5.3m x 4.0m	17' 5" x 13' 2"
BEDROOM 2	3.3m x 3.7m	10' 10" x 12' 2"
BEDROOM 3	2.7m x 3.5m	8' 10" x 11' 6"
BEDROOM 4	3.3m x 3.0m	10' 10" x 9' 10"
STUDY	3.1m x 6.3m	10' 2" x 20' 8"
AMENITY AREA	5.9m x 2.0m	19' 4" x 6' 7"

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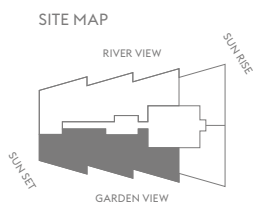
No.8 SKY COLLECTION PD

Floors 36–38
 4 bed apartment
 237.4 sq m/2,555 sq ft
 (Floor 35 is 236.1 sq m/2,541 sq ft due to electrical cupboard position)



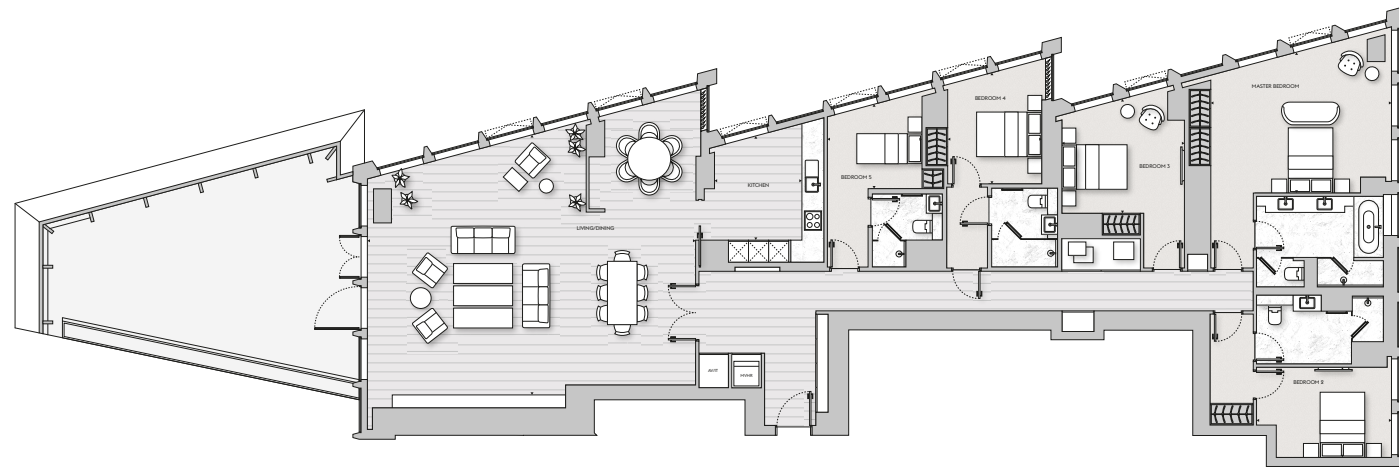
KITCHEN	2.2m x 4.1m	7' 3" x 13' 5"
LIVING/DINING	9.4m x 7.5m	30' 10" x 24' 7"
MASTER BEDROOM	5.2m x 3.6m	17' 1" x 11' 10"
BEDROOM 2	3.4m x 3.5m	11' 2" x 11' 6"
BEDROOM 3	2.7m x 3.6m	8' 10" x 11' 10"
BEDROOM 4	3.4m x 3.1m	11' 2" x 10' 2"
AMENITY AREA	5.9m x 2.0m	19' 4" x 6' 7"

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 Exact layout and sizes may vary. Furniture is for visual purposes only and not included in the purchase price.

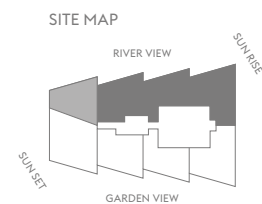


No.8 SKY COLLECTION PE

Floor 39
5 bed apartment
267.8 sq m/2,883 sq ft



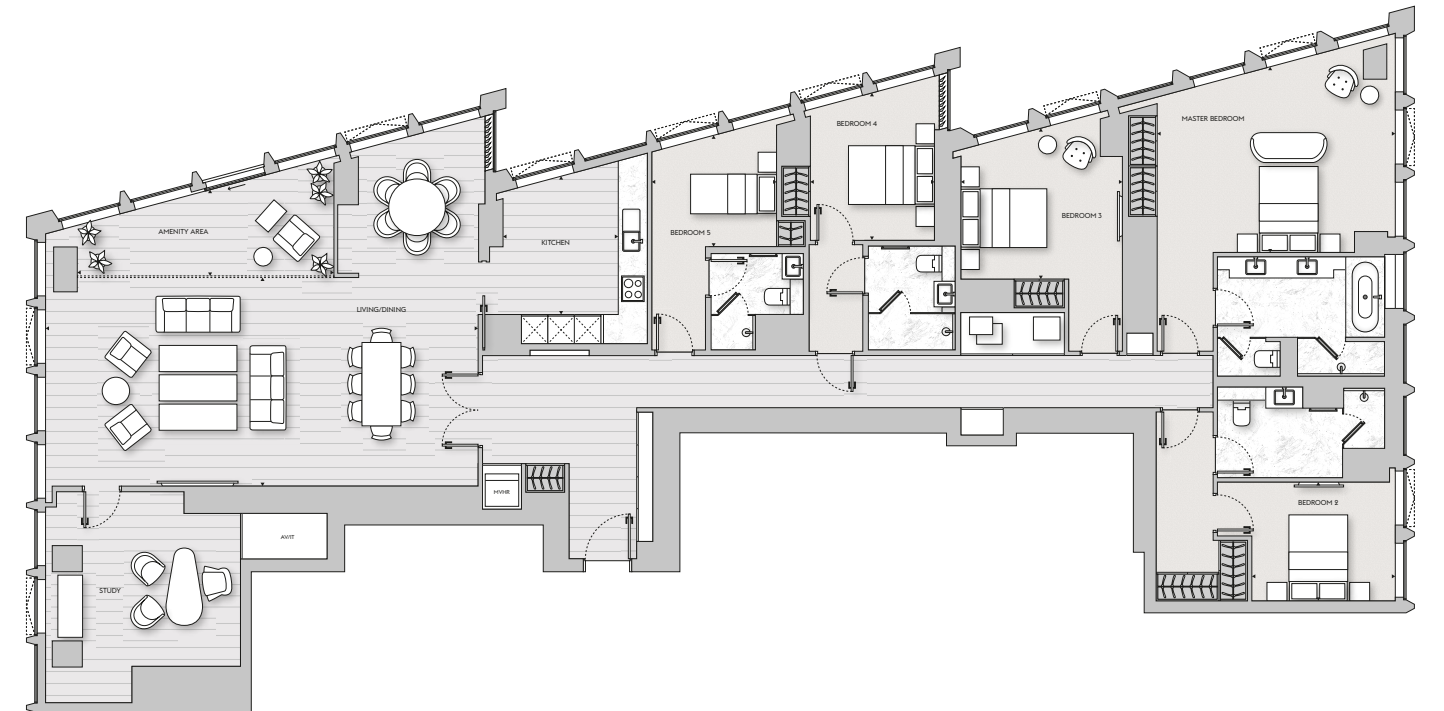
KITCHEN	2.7m x 3.1m	8' 10" x 10' 2"
LIVING/DINING	10.0m x 7.5m	32' 10" x 24' 7"
MASTER BEDROOM	5.3m x 4.1m	17' 6" x 13' 5"
BEDROOM 2	3.3m x 2.8m	10' 10" x 9' 2"
BEDROOM 3	3.7m x 3.3m	12' 2" x 10' 10"
BEDROOM 4	2.9m x 3.3m	9' 6" x 10' 10"
BEDROOM 5	2.9m x 2.6m	9' 6" x 8' 6"
TERRACE	9.5m x 4.8m	31' 2" x 15' 9"



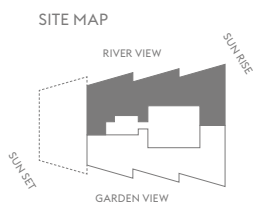
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No.8 SKY COLLECTION PF

Floors 40-43
5 bed + study apartment
284.2 sq m/3,059 sq ft



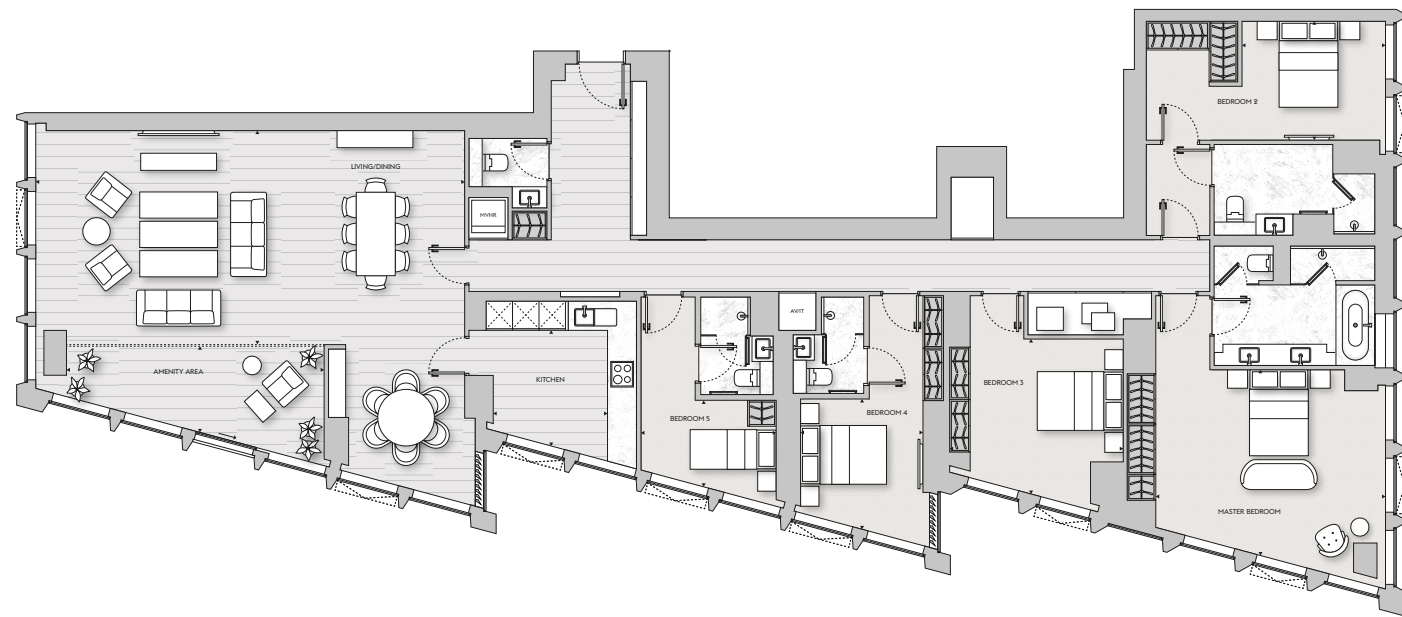
KITCHEN	2.6m x 3.1m	8' 6" x 10' 2"
LIVING/DINING	10.0m x 8.0m	32' 10" x 26' 3"
MASTER BEDROOM	5.5m x 4.1m	18' 1" x 13' 5"
BEDROOM 2	3.3m x 2.8m	10' 10" x 9' 2"
BEDROOM 3	3.7m x 3.3m	12' 2" x 10' 10"
BEDROOM 4	2.9m x 3.3m	9' 6" x 10' 10"
BEDROOM 5	2.9m x 2.6m	9' 6" x 8' 6"
STUDY	4.9m x 4.5m	16' 1" x 14' 9"
AMENITY AREA	5.9m x 1.8m	19' 4" x 5' 11"



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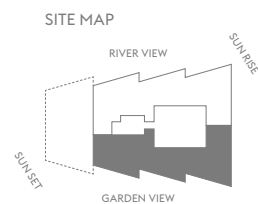
No.8 SKY COLLECTION PG

Floors 40–43
5 bed apartment
254.6 sq m/2,741 sq ft



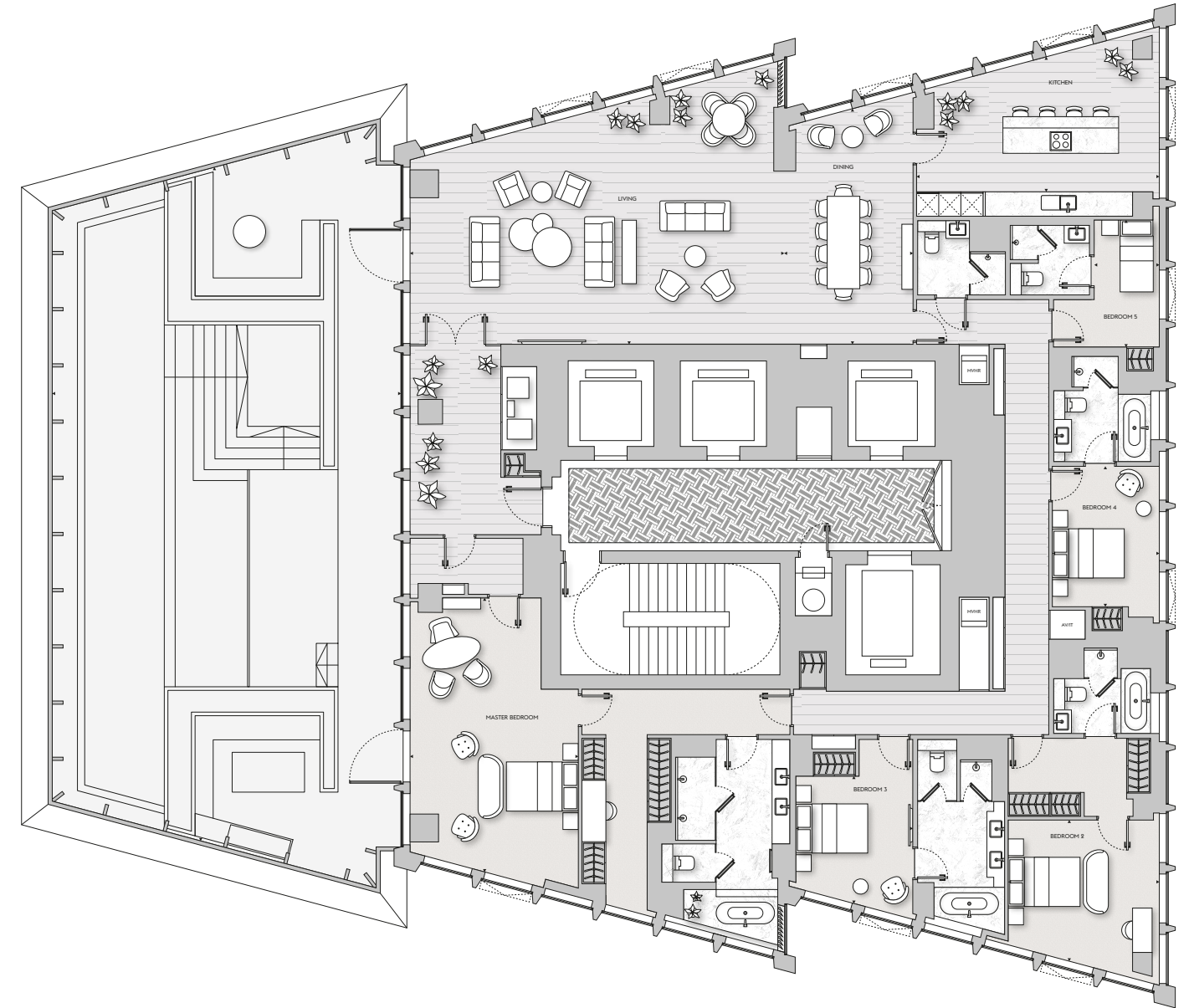
KITCHEN	2.6m x 2.5m	8' 6" x 8' 2"
LIVING/DINING	10.0m x 8.0m	32' 10" x 26' 3"
MASTER BEDROOM	5.3m x 4.1m	17' 5" x 13' 5"
BEDROOM 2	3.3m x 2.8m	10' 10" x 9' 2"
BEDROOM 3	4.0m x 3.4m	13' 2" x 11' 2"
BEDROOM 4	2.8m x 2.9m	9' 2" x 9' 6"
BEDROOM 5	3.1m x 2.0m	10' 2" x 6' 7"
AMENITY AREA	5.9m x 1.8m	19' 4" x 5' 11"

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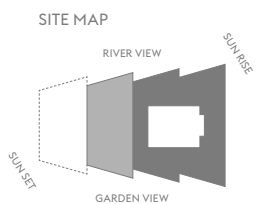
No.8 SKY COLLECTION

Floor 44
5 bed apartment
365.0 sq m/3,929 sq ft



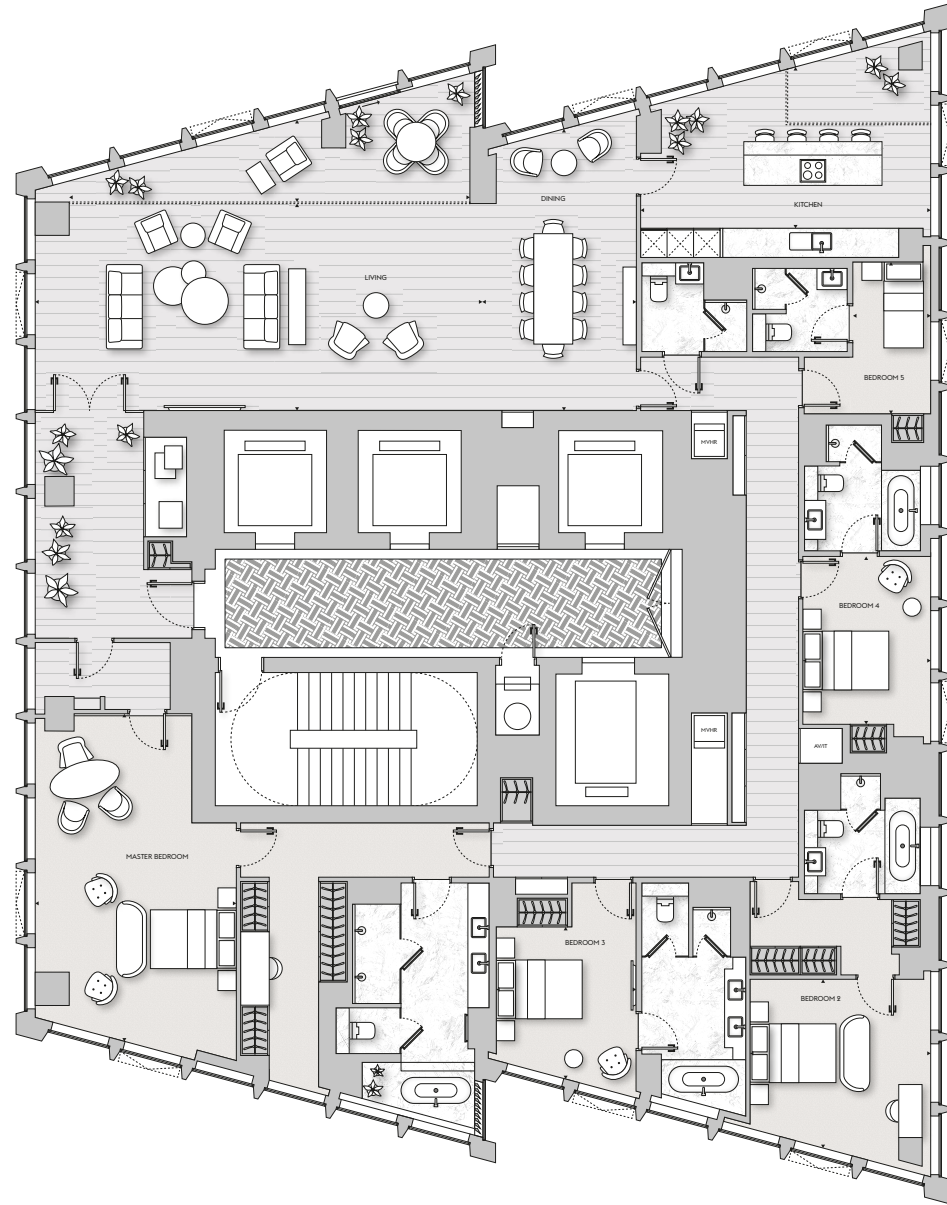
KITCHEN	6.7m x 3.7m	22' 0" x 12' 2"
LIVING	10.6m x 6.5m	34' 9" x 21' 4"
DINING	3.5m x 6.4m	10' 10" x 21' 0"
MASTER BEDROOM	4.6m x 7.3m	15' 1" x 23' 11"
BEDROOM 2	4.2m x 4.0m	13' 9" x 13' 1"
BEDROOM 3	3.2m x 3.5m	10' 6" x 11' 6"
BEDROOM 4	3.0m x 3.9m	9' 10" x 12' 10"
BEDROOM 5	1.8m x 3.5m	5' 11" x 11' 6"
TERRACE	9.5m x 18.6m	31' 2" x 61' 0"

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Pool to terrace optional. Please speak to a member of the sales team.



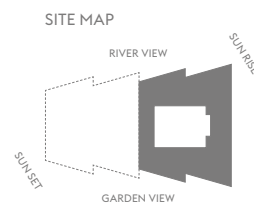
No.8 SKY COLLECTION

Floors 45–47
5 bed apartment
364.0 sq m/3,918 sq ft



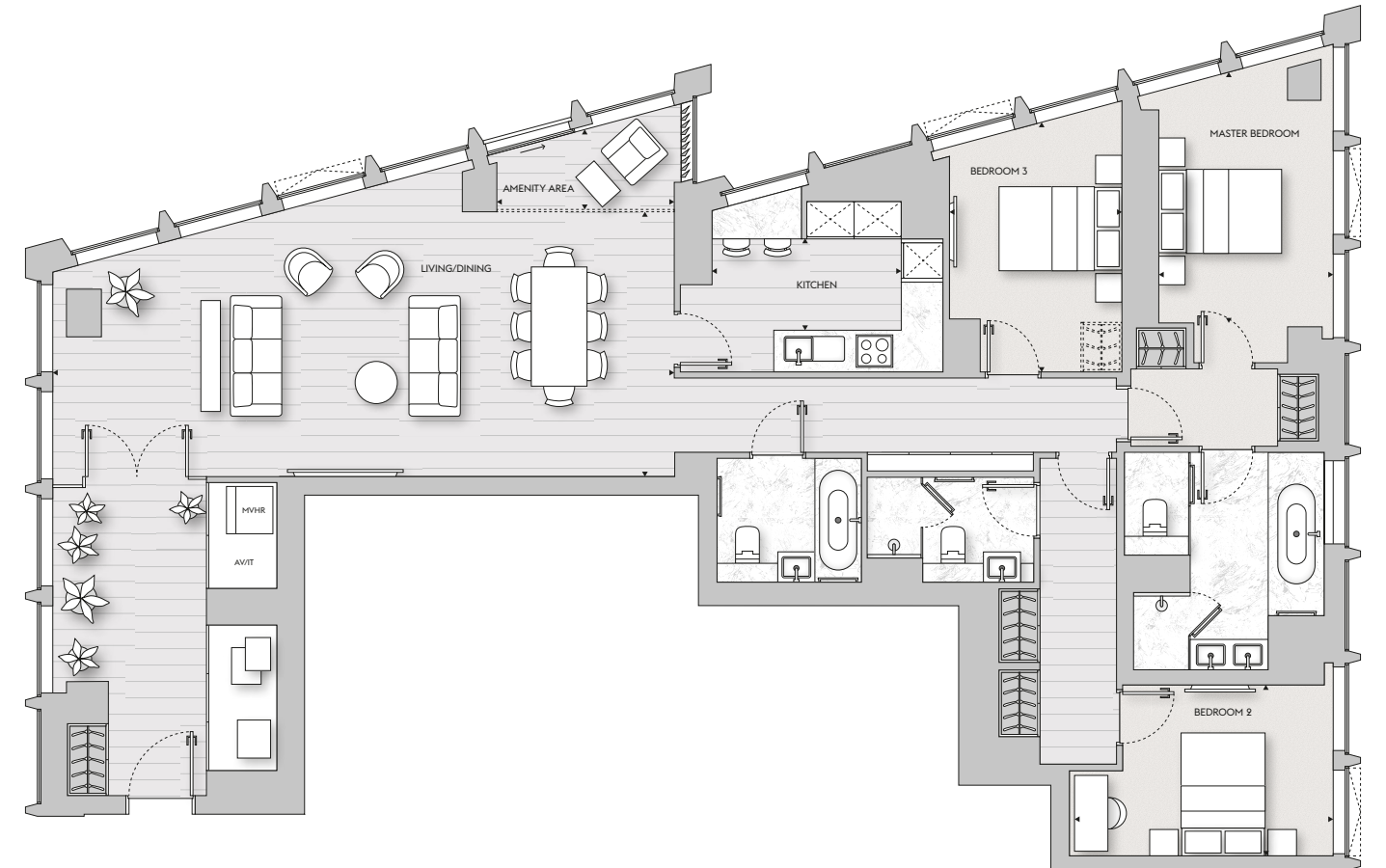
KITCHEN	6.7m x 3.7m	22' 0" x 12' 2"
LIVING	10.6m x 4.8m	34' 9" x 15' 9"
DINING	3.5m x 6.4m	10' 10" x 21' 0"
MASTER BEDROOM	4.7m x 7.3m	15' 5" x 23' 11"
BEDROOM 2	4.2m x 4.0m	13' 9" x 13' 1"
BEDROOM 3	3.2m x 3.5m	10' 6" x 11' 6"
BEDROOM 4	3.0m x 3.9m	9' 10" x 12' 10"
BEDROOM 5	1.8m x 3.5m	5' 11" x 11' 6"
AMENITY AREA	9.1m x 1.7m	29' 10" x 5' 7"

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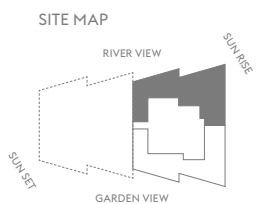
No.8 SKY COLLECTION

Floor 48
3 bed apartment
170.0 sq m/1,830 sq ft



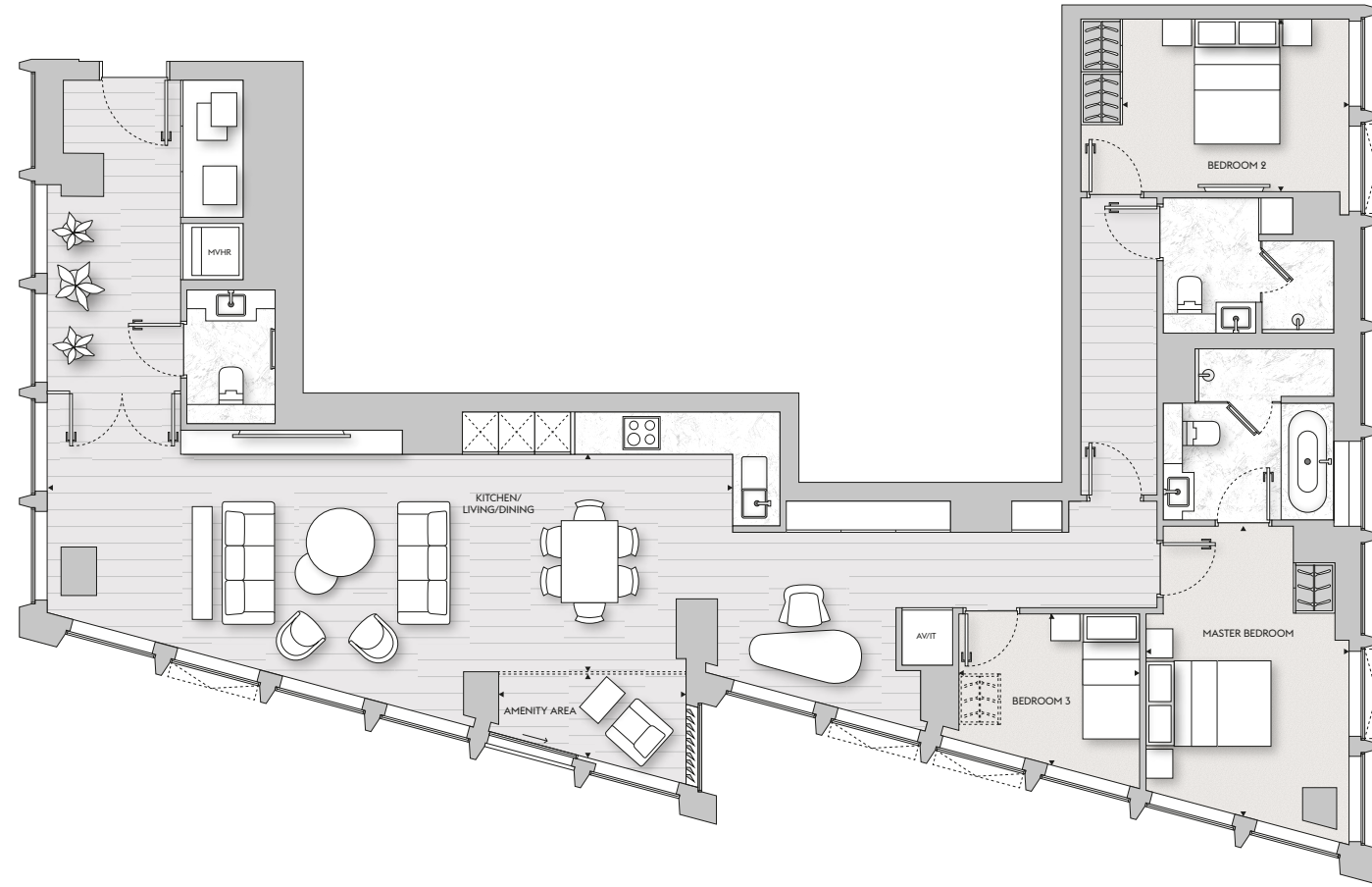
KITCHEN	3.1m x 2.4m	10' 2" x 7' 11"
LIVING/DINING	10.1m x 4.3m	33' 2" x 14' 1"
MASTER BEDROOM	2.6m x 4.1m	8' 6" x 13' 5"
BEDROOM 2	4.1m x 2.8m	13' 5" x 9' 2"
BEDROOM 3	2.8m x 3.9m	9' 2" x 12' 10"
AMENITY AREA	2.8m x 1.3m	9' 2" x 4' 3"

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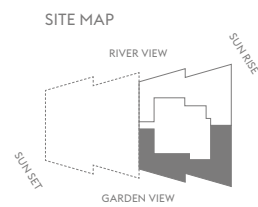
No.8 SKY COLLECTION

Floor 48
 3 bed apartment
 146.0 sq m/1,572 sq ft

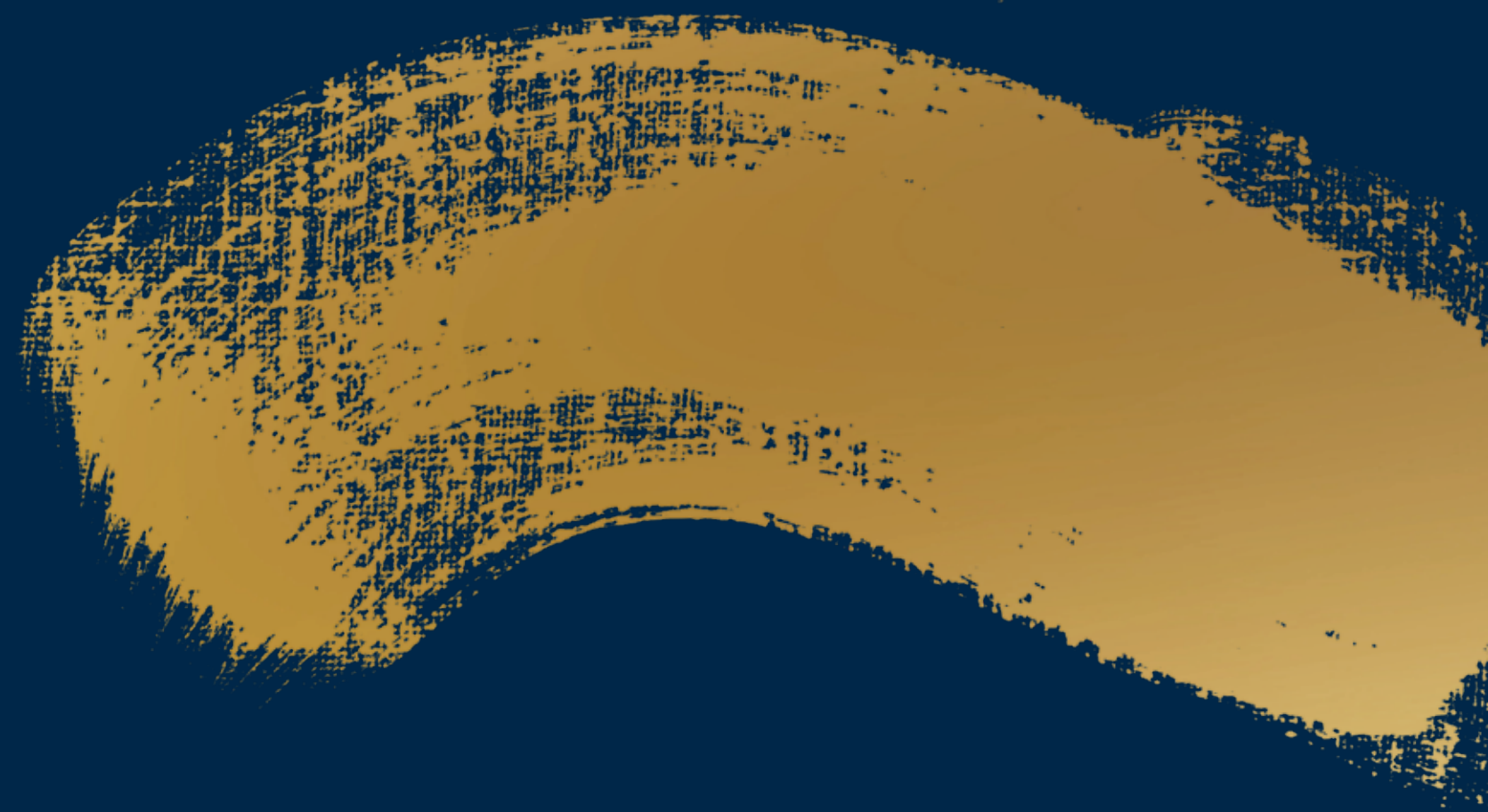


KITCHEN/LIVING/DINING	11.0m x 3.4m	36' 1" x 11' 2"
MASTER BEDROOM	3.0m x 4.6m	9' 10" x 15' 1"
BEDROOM 2	3.5m x 2.8m	11' 6" x 9' 2"
BEDROOM 3	2.9m x 2.4m	9' 6" x 7' 11"
AMENITY AREA	2.7m x 1.5m	8' 10" x 4' 3"

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Specifications



SPECIFICATIONS

Sky Collection

KITCHEN/DINING

- Bespoke fully fitted kitchens including wall and base cabinets
- Quartzite worktops including island top and splashback
- Undermounted stainless steel sink featuring single lever mixer tap
- Under cabinet lighting on wall-mounted cabinets and Island
- Pop-up socket where applicable
- Fully integrated appliances including:
 - Gaggenau microwave oven
 - Gaggenau oven
 - Gaggenau heated drawer
 - Wine cooler
 - Gaggenau integrated hob
 - Miele dishwasher
 - Miele fridge and freezer

UTILITY CUPBOARDS

- Miele washer and 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

BATHROOM 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
- Thermostat-controlled mixer taps throughout (Hansgrohe or similar)
- 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

MASTER BATHROOM

- Marble tile finishes to walls
- Marble tile with featured pattern to floors
- Walk-in shower units with rain shower and wall-mounted shower set
- Heated towel bars
- Duravit smart toilet
- Duravit double basin where applicable
- Built-in bathtub with marble trim
- Thermostat-controlled mixer taps throughout (Hansgrohe or similar)
- Mirror cabinet with halo lighting

WARDROBES

- Fully integrated wardrobes to master and second bedrooms
- Integrated linear lighting
- Veneered hinged soft close doors

WALL AND FLOOR FINISHES

- Engineered timber floor in the living room
- Luxury carpet in the bedroom
- 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

- Fully automated home system includes lighting, blinds, video entry phone heating and comfort cooling
- 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 automated home system via app on phone or tablet
- A combination of LED strip lights and recessed down lighting throughout
- Intercom to concierge

TELECOMMUNICATIONS

- Antique brass finish to 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 locking points
- 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
- Bi-folding timber screens to private amenity spaces where applicable

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 offer or 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.

December 2019 (Version 1)

Designed and produced by Pollitt & Partners, London. pollittandpartners.com