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SKYSCAPE

COLLECTION

Turning penthouse living inside out

One The Elephant

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TURNING PENTHOUSE LIVING INSIDE OUT

From their extraordinary position at the pinnacle of One The Elephant, the penthouses that make up the Skyscape Collection offer a luxury living experience both inside and out.

As creators of some of the best places in the world, Lend Lease have teamed their innovative thinking and practices together with the most respected of designers and Architects to produce this incredible collection of penthouses.

Designed by Squire and Partners, a world-renowned architectural firm that has won countless awards for its prestigious designs, the penthouses have been designed to provide triple-aspect views across the full panorama of London. Featuring some of the largest penthouse garden terraces in London, which are generous enough to accommodate more than one living area, the outdoor spaces balance a spectacular outlook with the seclusion of a private landscape. Beautiful proportions and timeless materials combine to create a perfectly elegant home, where every aspect of a contemporary lifestyle has been carefully considered.

Tara Bernerd, one of the world's most exciting and influential interior designers working today, has given focus to harnessing the indoor and outdoor living spaces to create a uniquely enjoyable and luxurious penthouse living experience. A beautiful sense of movement and light between each living space, together with innovative use of sustainable materials, creates a healthy home environment to be enjoyed for years to come.

Positioned at the very centre of one of the most dynamic and well-connected places to live in London, the Skyscape Collection is at the heart of a truly remarkable transformation.

This is London penthouse living turned inside out.

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Terrace of penthouse 35.02 looking north east

CREATOR OF EXTRAORDINARY PLACES

The Skyscape Collection is a superb addition to the portfolio of penthouses Lend Lease has delivered, which span the breadth of the world - from Sydney Harbour to the most prestigious avenues of New York City. Our ability in creating luxury living experiences like no other, through unwavering attention to the importance of outside space and all aspects of contemporary lifestyles, translates here into a set of homes that open up entirely new horizons.

Highlights from our global collection include the expansive penthouses set within Melbourne's Convesso Concavo, as well as a sensational two-storey residence atop the sculptural, fluid form of Anadara, an exciting development located in Sydney's newest and most desirable area, Barangaroo.

By working with unexpected advisors and partners, we gain new perspectives that help us to create the most sustainable solutions for future living, because how and why we do things are just as important as what we do.

We are committed to shaping a positive legacy, using the latest innovations in sustainable design to deepen connections within communities and create places that people are proud to call home.

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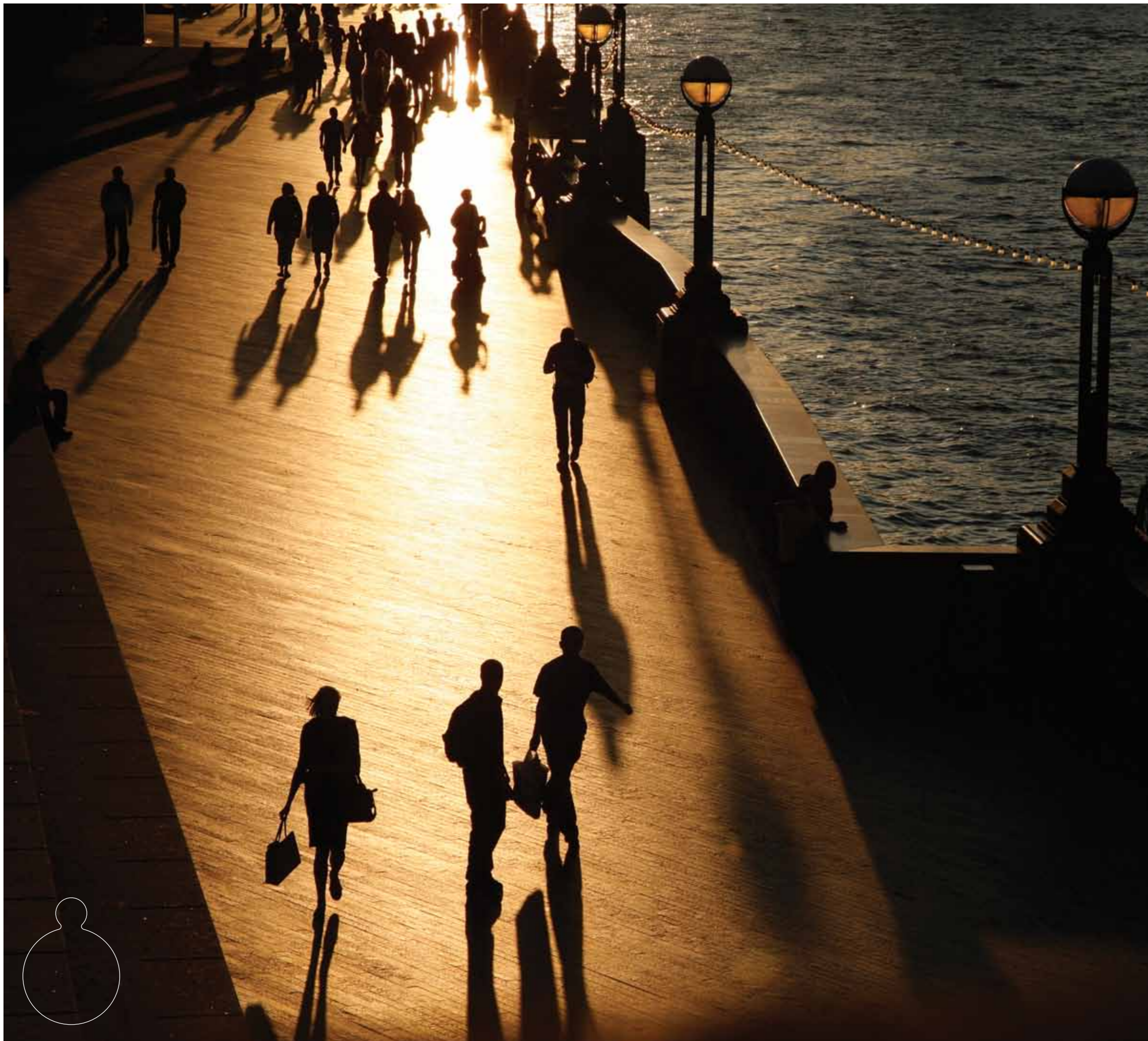
NEIGHBOURHOOD OF THE FUTURE

A vibrant and diverse London neighbourhood, Elephant & Castle is undergoing an extraordinary transformation that is set to reawaken its heritage and elevate its thriving community to new heights over the coming years. Lend Lease is Southwark Council's regeneration partner and our joint vision for One The Elephant is part of a wider regeneration plan that will see Lend Lease deliver almost 3,000 new homes, over 50 shops and Central London's largest new park in over 70 years by 2025.

Our creative approach coupled with deep delivery capabilities means we can turn this vision into a reality.

Located in a prime position in one of central London's major transport hubs, Elephant & Castle benefits from excellent links to the financial district of the City and the cultural heart of the West End. Fast and frequent Underground services transport passengers to Waterloo and London Bridge stations in just four minutes, while National Rail services reach St Pancras International in 15 minutes and London Blackfriars in four minutes. With Heathrow and Gatwick airports reachable in under one hour, the best inside and outside of London is incredibly accessible.

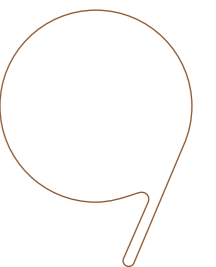


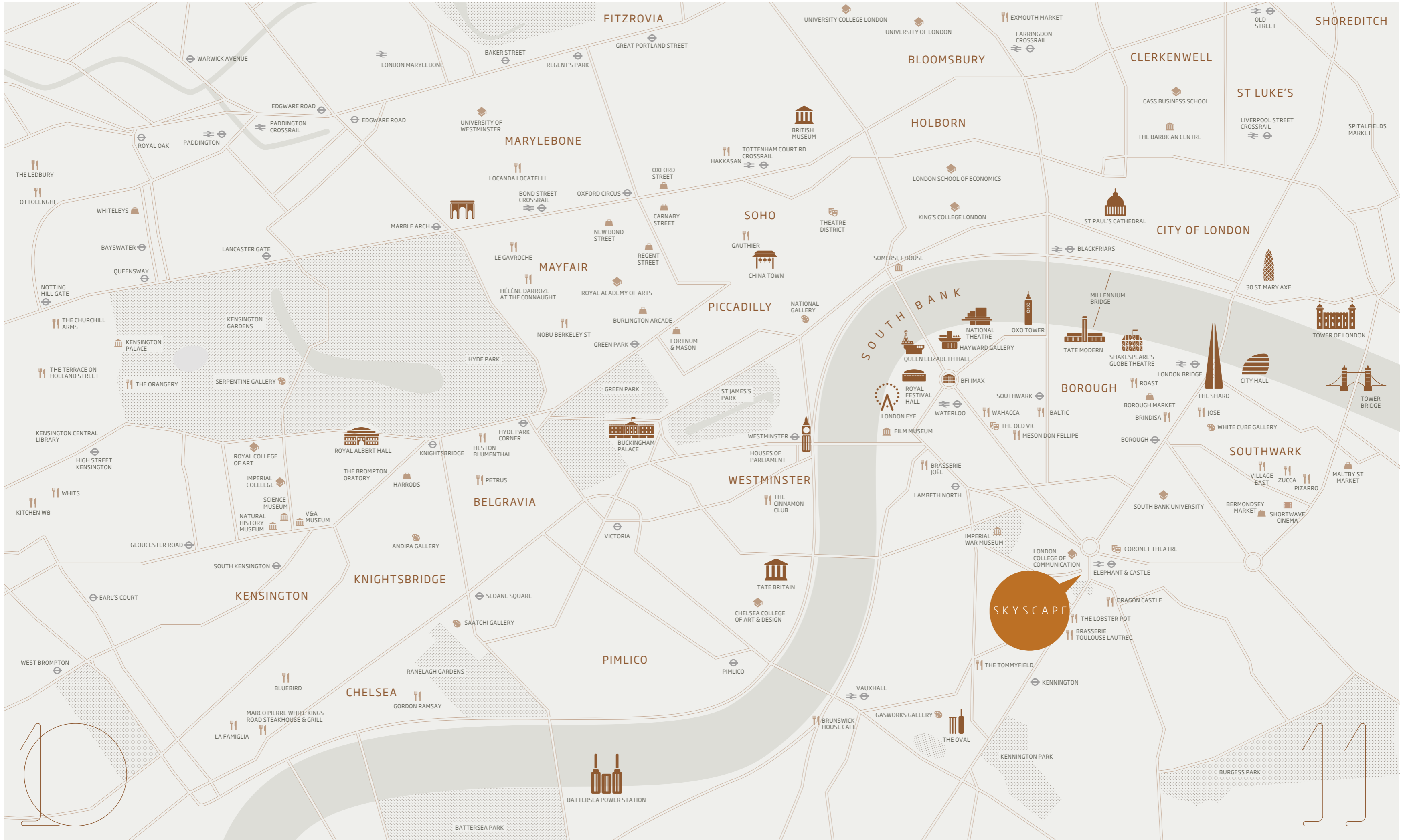


CLOSER TO THE CULTURE

Skyscape residents will be perfectly positioned to enjoy the energy and cultural activities of the South Bank. Less than a mile away is an astonishing array of world-class theatre and music performances, including the Royal Festival Hall, Queen Elizabeth Hall, the National and Globe Theatres, Tate Modern and the London Eye.

Also conveniently located from which to enjoy the wealth of gastronomical and cultural delights of the West End, London's main theatre district. Weekend outings to Borough Market, Westminster Bridge and the Houses of Parliament are all also within easy reach.





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12

B

View looking north west from approximately the 29th floor



ARCHITECT OF THE PERFECT VIEW

For Tim Gledstone, a partner at Squire and Partners, what makes One The Elephant so special is its status as a “garden tower” that optimises the outlook of every apartment and strengthens the relationship between the inside and outside living space. “It’s incredibly unique for a residential building of this height to offer such an array of outdoor living spaces,” says Gledstone. “The top of the tower dissolves to provide a triple aspect for each penthouse, opening up amazing views of the whole panorama of the main city of London, as well as morning and evening sun.”

Orientation to the views and the sun has been considered with great detail. The Skyscape Collection penthouses have been designed “from the inside out” to provide a natural, sculptural form to the building. “It’s absolutely spectacular,” Gledstone says of the generous grand terrace that sits in the foreground of every penthouse. “You have the comfort of your own garden spaces before you hit the horizon line of London.” Cantilevered glass vision panels, which are sheltered but still absorb the beauty of the surrounding landscape, raise the glazing to further enhance both the views out and life within the terrace spaces and gardens.

“The privacy and serenity of each penthouse outdoor living experience has been treated with the greatest level of consideration,” says Gledstone, explaining that each one has been designed to support flexible lifestyles. “Few, if any, London penthouses have as much private outdoor space as Skyscape,” he says. “At One The Elephant, you’re part of the city, but you’re also part of a neighbourhood. We specifically designed the building to feature three penthouses on top of the tower, with each one making the very best of its location.”

Every penthouse uses beautiful raw materials – such as stone, bronze and timber – creating “a very elegant, well-considered residential building that reveals the quality of the apartments within”. Cutting-edge sustainable construction techniques and materials, help provide superior insulation and ventilation, enabling residents to breathe fresh air without even stepping outside. All timber is responsibly sourced and materials used are eco-friendly. “Here, there is just high-quality, timeless materials, and beautifully proportioned spaces with wonderful views,” says Gledstone. “Every aspect of the living experience has been carefully considered. They are essentially three unique villas in the sky.”



DESIGN IN A CLASS OF ITS OWN

Tara Bernerd, the founder of the interior design company behind One The Elephant, has given unprecedented focus to harnessing the indoor and outdoor spaces to create a uniquely enjoyable penthouse living experience. The result is a truly considered interior that is a testament to the level of thought that has been invested in the finishes and the design language rolling through each area - or, as Bernerd puts it, a set of remarkably "powerful penthouses".

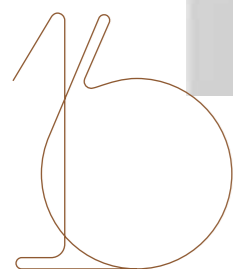
Nowhere is Bernerd's extraordinary attention to detail more evident than in the care she has devoted to optimising space and zoning within the penthouses. "We wanted to keep everything open-plan, while giving real consideration to the different areas one might demand out of everyday living," says Bernerd, highlighting the ease with which the dining room might be transformed into a home office and back. "It was very much about the light," she says, underscoring the movement between the rooms, which in turn creates an exceptional feeling of light.

Industrial finishes - such as smoked wood floorboards, steel doors and wide glass panels - form striking contrasts inside the penthouses, suggesting a wonderfully contemporary design ethos that Bernerd describes as "informal luxury". "We are bringing a very modern, edgy building with a huge amount of character to an area that offers significant potential for buyers," says Bernerd. "The penthouses will have a highly original feel."

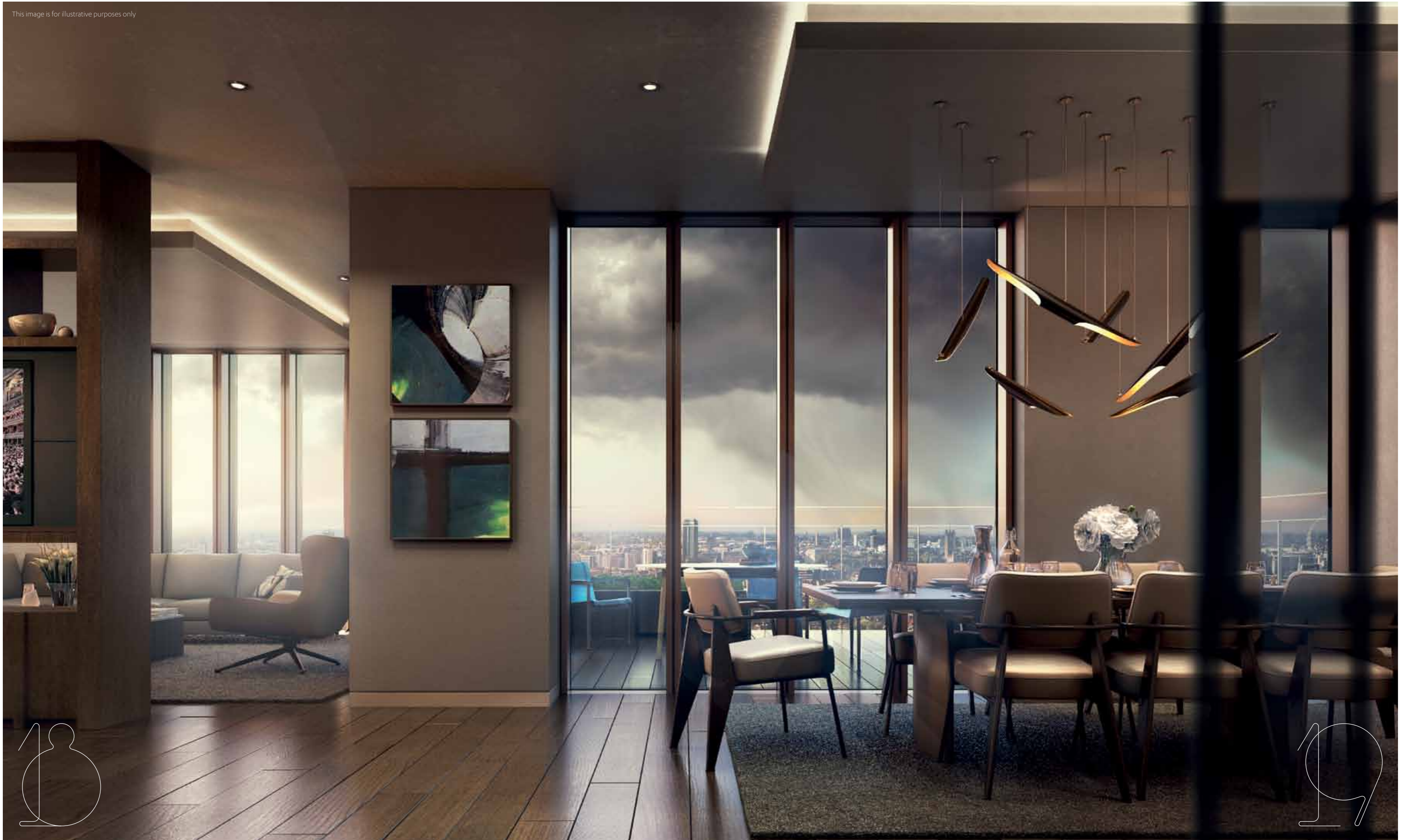
Bernerd's distinct design language continues into the terraces, which integrate seamlessly with the indoor spaces thanks to the smoked wood flooring throughout. "It's very important to us to produce something with a stamp of its own and that stands the test of time," says Bernerd. "Lend Lease really allowed us to explore, creating the best layouts and then trusting us to refine a very handsome but informal luxury".

One The Elephant is also likely to be the tallest completed building to meet the Code for Sustainable Homes Level 4, meaning its penthouses are highly energy efficient and will have enduring value, both to their residents and the environment.

Being indigenous - that is, "creating a feel of authenticity with the area and to the people who will make this their home" - is of paramount importance to Bernerd, who strives "to understand what a resident is looking for in a luxury experience" in all that she does. After all, she says, "We're here to create a lifestyle that you can make a home."

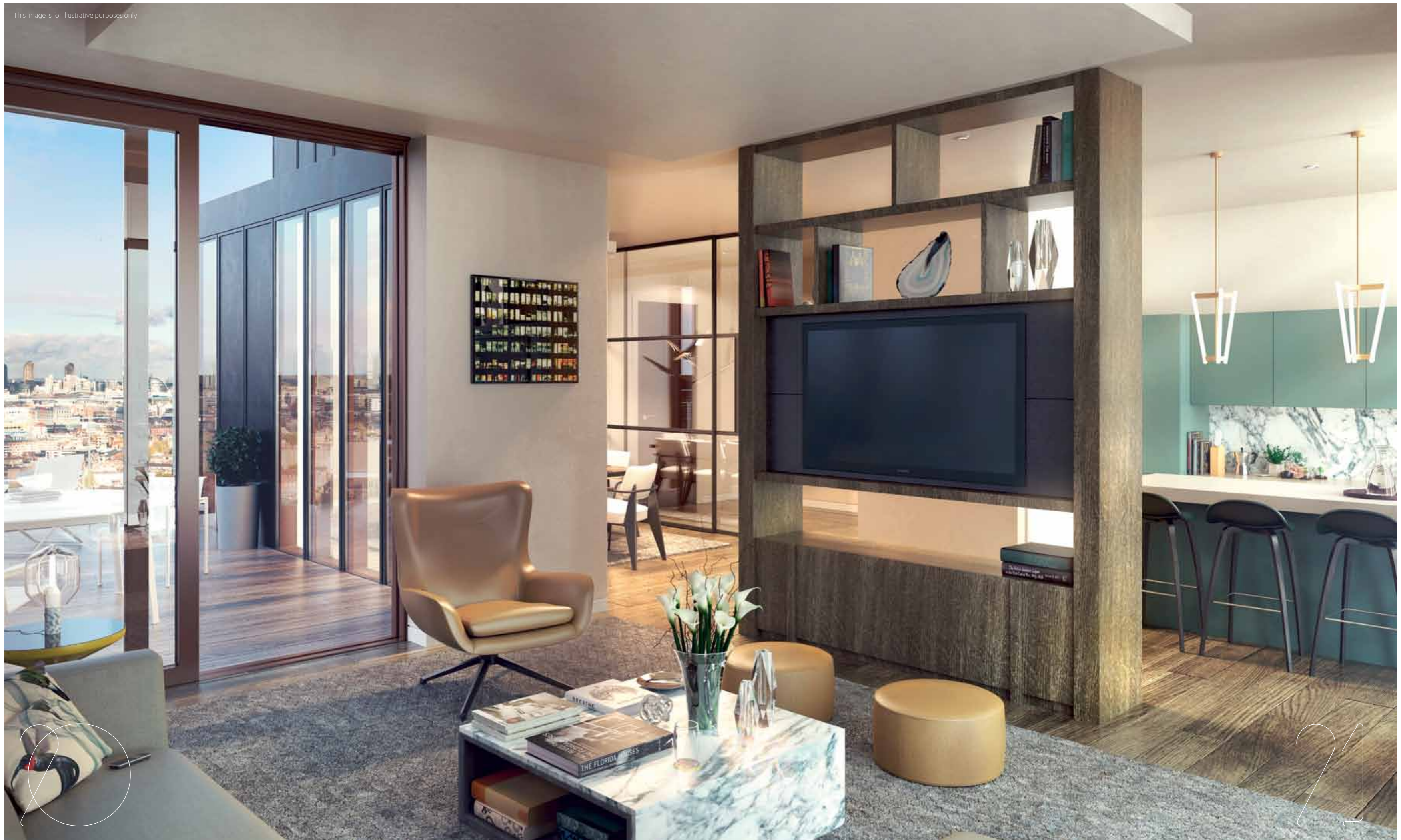


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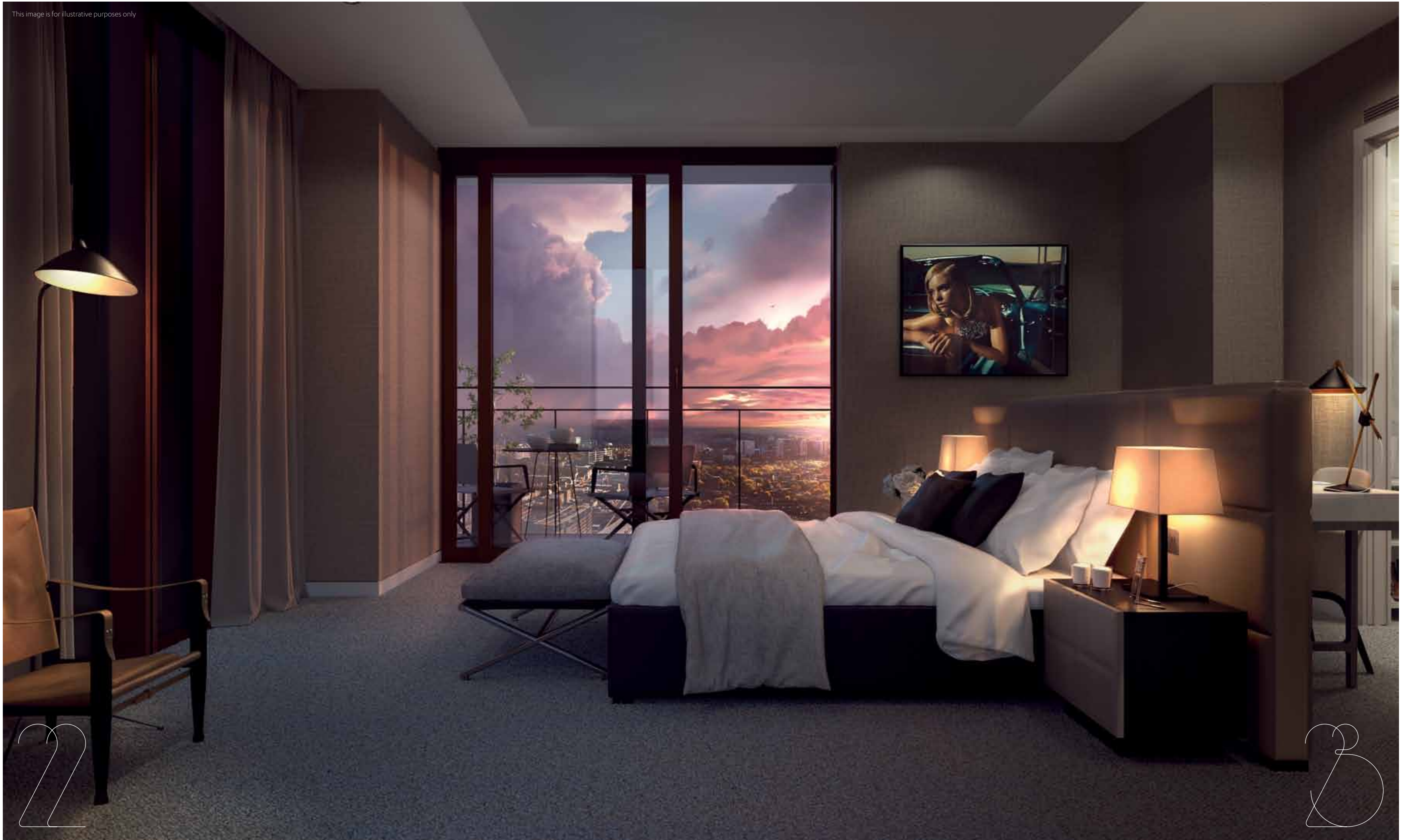
Living / Dining - view looking west

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Living / Dining / Kitchen - view looking north west

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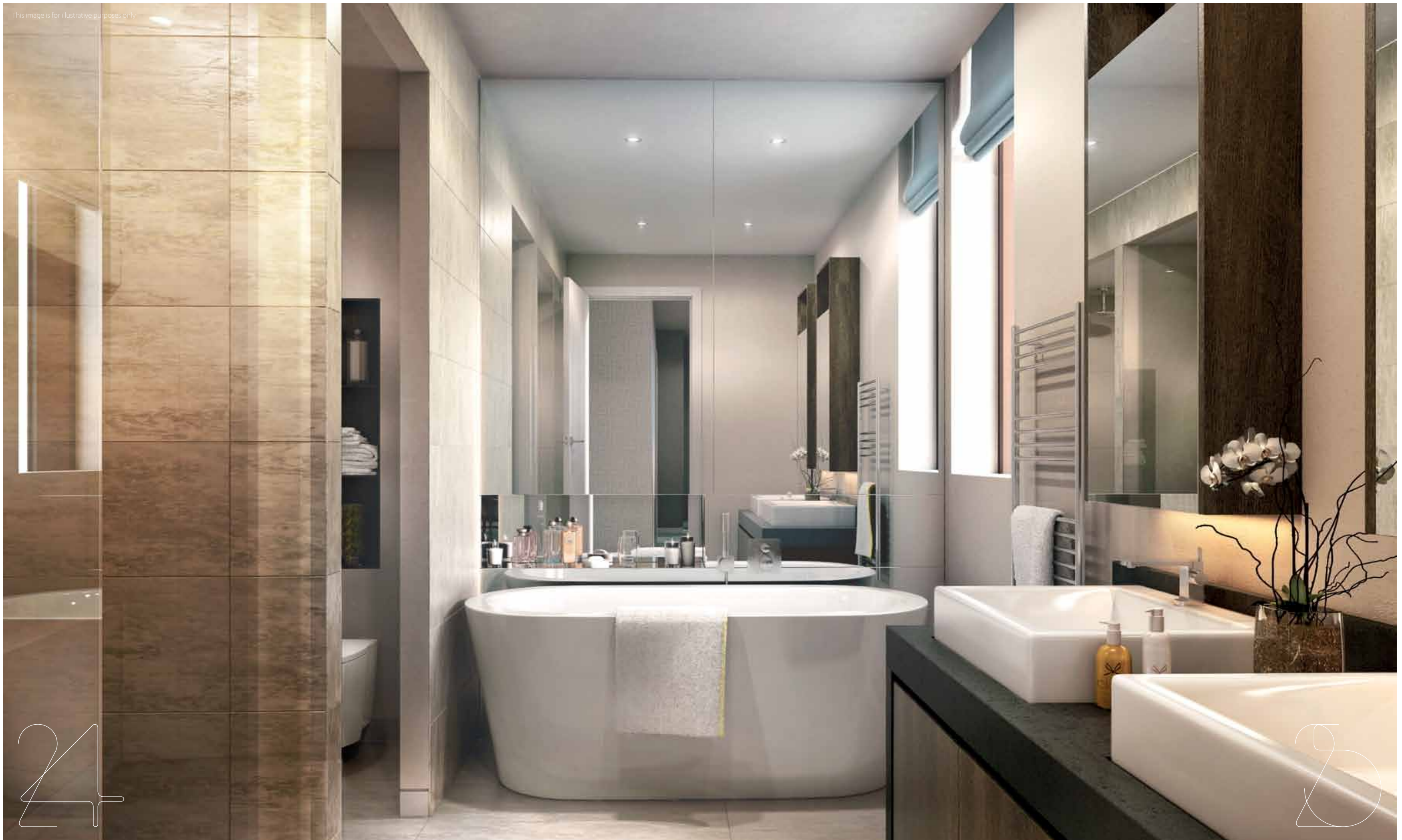


Master Bedroom - view looking south

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Master Bedroom En-suite

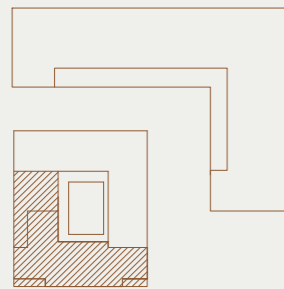




Level 35

PENTHOUSE ONE

35.01



KEY

▲	Dimension Indicator
OW	Opening Window
W	Wardrobe
U	Utility
HEC	Heating & Electrical Controls
WM	Washing Machine
D	Dryer
C	Cupboard

Internal Area	170.9m ²	1839ft ²
External Area	84.4m ²	908ft ²
Living	6.3m x 5.0m	20'8" x 16'5"
Dining	5.2m x 4.7m	17'0" x 15'5"
Kitchen	4.0m x 3.5m	16'1" x 11'6"
Master Bedroom	4.7m x 4.7m	15'5" x 15'5"
Bedroom 2	3.8m x 2.9m	12'6" x 9'6"
Bedroom 3	4.0m x 3.3m	12'9" x 10'10"
Living / Dining Terrace	7.7m x 7.3m	25'3" x 23'11"
Herb Garden Terrace	6.3m x 2.0m	20'8" x 6'7"
Breakfast Balcony	5.5m x 1.5m	18'1" x 4'11"
Master Balcony	5.3m x 1.5m	17'5" x 4'11"

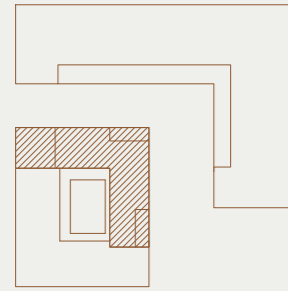





Level 35

PENTHOUSE TWO

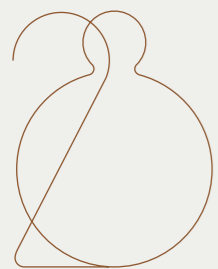
35.02



KEY

	Dimension Indicator
OW	Opening Window
W	Wardrobe
U	Utility
HEC	Heating & Electrical Controls
W/D	Washer Dryer
C	Cupboard

Internal Area	166.2m ²	1789ft ²
External Area	91.3m ²	983ft ²
Living / Dining	7.3m x 6.9m	23'11" x 22'7"
Kitchen	6.9m x 3.7m	22'7" x 12'1"
Master Bedroom	6.6m x 2.8m	21'7" x 9'2"
Master Bedroom Wardrobe	2.6m x 2.0m	8'6" x 6'6"
Bedroom 2	3.0m x 4.2m	9'10" x 13'9"
Bedroom 3	3.6m x 3.1m	11'9" x 10'2"
Living / Dining Terrace	7.0m x 8.5m	22'11" x 27'10"
Breakfast Balcony	7.1m x 2.7m	23'3" x 8'10"
Master Balcony	6.2m x 2.0m	20'4" x 6'6"

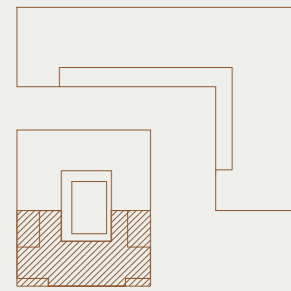




Level 36

PENTHOUSE THREE

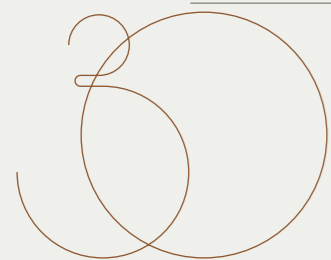
36.01



KEY

▲	Dimension Indicator
OW	Opening Window
W	Wardrobe
U	Utility
HEC	Heating & Electrical Controls
WM	Washing Machine
D	Dryer
C	Cupboard

Internal Area	194.6m ²	2095ft ²
External Area	66.4m ²	714ft ²
Living	5.3m x 4.7m	17'4" x 15'5"
Dining	3.0m x 5.9m	9'10" x 19'4"
Kitchen	4.9m x 3.5m	16'1" x 11'6"
Master Bedroom	4.7m x 4.7m	15'5" x 15'5"
Master Bedroom Wardrobe	2.3m x 2.2m	7'6" x 7'2"
Bedroom 2	4.0m x 2.8m	13'1" x 9'2"
Bedroom 3	3.8m x 2.9m	12'6" x 9'6"
Living / Dining Terrace	6.2m x 4.1m	20'4" x 13'5"
Breakfast Balcony	5.5m x 1.5m	18'0" x 4'11"
Master Balcony	5.2m x 1.5m	17'0" x 4'11"
Master Terrace	6.2m x 4.0m	20'4" x 13'1"





ONE THE ELEPHANT SITE PLAN

-  Landscaping
-  Water feature



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One The Elephant

ELEGANCE ON THE SKYLINE

Designed by Squire and Partners, a firm renowned for its contemporary developments within traditional urban settings, One The Elephant captures the very essence of city living in the striking exteriors of its slender, elegant tower and four-storey pavilion. Delicate layers of stone, glass and metal draw the eye to the perfect vantage point from which to contemplate the beauty of London – a truly extraordinary place that takes in far-reaching views across the full depth of the city skyline.

Framed by mature trees, a distinctively beautiful feature of One The Elephant's ample green space, the generous and welcoming reception area within the tower includes comfortable seating, library feature walls and a 24-hour concierge that effortlessly connects residents to an impressive array of services.

The pavilion's retail and business space offers the convenience of shops, restaurants and cafés. Two bicycle spaces for each penthouse and parking spaces are among the many other amenities available, promising residents a lifestyle of ease and absolute comfort, as well as the opportunity to become part of a thriving sustainable neighbourhood.

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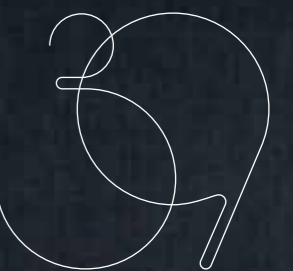
Lobby view from the park



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One The Elephant lobby



This image is for illustrative purposes only



Residents' reading garden

This image is for illustrative purposes only



One The Elephant pavilion

HIGH LEVEL SPECIFICATIONS

BUILDING FABRIC

Reinforced concrete frame and slabs on piled and raft foundations

High performance unitised cladding system with metal, glass and stone finish

Double glazed aluminium windows with sliding or casement doors to balconies / terraces

Soundproofing of walls and floors separating homes to outperform current Building Regulations

Standard 2.7m floor to ceiling heights (2.9m in edge zones, with 2.4m in isolated bathroom areas)

JOINERY

Bespoke faux leather clad 2.4m high solid core entrance door

Painted 2.4m high solid core internal doors

Contemporary high quality ironmongery with leather handles

Painted skirtings and architraves with shadow gap detail

Bespoke steel and glazed screen between hall and living room

Bespoke engineered timber open / TV shelving unit dividing living and kitchen or dining areas

Built in coat cupboard

Built in services room

Wardrobes:

- Integrated feature lighting
- Masterbed (units 36.01, and 35.02): Separate dressing room with open fronted lacquered finish wardrobes including sliding feature mirrors, hanging space, drawer units, and shoe shelves
- Masterbed (unit 35.01): Separate dressing area with open lacquered finish wardrobes including hanging space, drawer units, and shoe shelves
- Bed 2: Built in lacquered finish wardrobe including hanging space, drawer units, and shoe shelf
- Bed 3: Space for owner to fit wardrobe

INTERIOR FINISHES

Large format engineered timber flooring to hallway, kitchen and living room

Carpet to bedrooms

Painted plasterboard ceilings

Painted walls

KITCHENS

Bespoke contemporary kitchen with island unit

Space saving waste and recycling bins

Composite stone worktops

Marble splash back

Integrated stainless steel under-mounted basin and a half sink with chrome mixer tap

Integrated Miele stainless steel fronted single oven

Integrated Miele stainless steel combination microwave oven

Induction Miele five ring hob

Integrated Miele full height fridge / freezer

Integrated Miele multi-function dishwasher

Integrated Miele wine cooler

Separate utility room with lacquer finish low and high level cabinets, reconstituted stone work top, and Miele condensing washing machine & tumble dryers (separate appliances in 36.01 and combined in 35.01 and 35.02)

MASTER BATHROOM

Wall finishes: part mirrored, part large format tiles, part painted

Floor finishes: large format tiles, with tiled skirting

Vanity unit: Timber finish cabinet with dark stone counter and splash back

Over basin cabinets; mirrored cabinets

Unit 36.01 sanitary ware as indicated on plans:

- Twin counter top Duravit basins with chrome mono block mixer tap

- Feature free standing Bette Baths bath with chrome thermostatic mixer and hand shower

- Oversized walk in shower with glass screen, chrome thermostatic mixer, drench head and shower rail

- Separate room with wall hung Duravit WC with concealed cistern and chrome dual flush

- Chrome heated towel rail

- Chrome robe hooks and toilet roll holder

Unit 35.01 and 35.02 sanitary ware as indicated on plans:

- Counter top Duravit basin with chrome mono block mixer tap

- Feature free standing Bette Bath bath with chrome thermostatic mixer

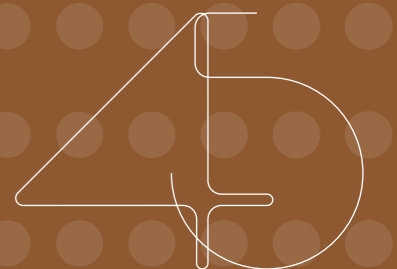
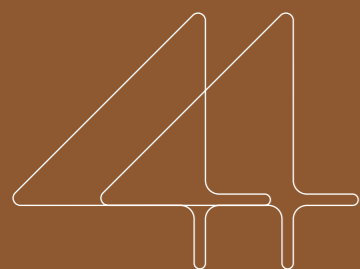
- Oversized walk in shower with glass screen, chrome thermostatic mixer, drench head and shower rail

- Wall hung Duravit WC with concealed cistern and chrome dual flush

- Chrome heated towel rail

- Chrome robe hooks and toilet roll holder

- Feature lighting: to underside of mirrored cabinets and high level wall wash lighting



HIGH LEVEL SPECIFICATIONS

BED 2 ENSUITE

Wall finishes: large format tiles throughout

Floor finishes: large format tiles, with tiled skirting

Vanity unit: Tiled vanity unit with reconstituted stone counter, mirrored splash back

Over basin cabinets: mirrored cabinets with engineered timber side shelving

Unit 36.01, and 35.01 sanitary ware:

- Semi countertop basin with chrome mono block mixer tap
- Bath with tiled bath panel, glass screen, chrome thermostatic bath / shower mixer, and shower rail
- Wall hung WC with concealed cistern and chrome dual flush
- Chrome heated towel rail
- Chrome robe hooks and toilet roll holder
- Over bath dryer

Unit 35.02 sanitary ware:

- Semi countertop basin with chrome mono block mixer tap
- Oversized shower with glass screen, chrome thermostatic bath / shower mixer, drench head and shower rail
- Wall hung WC with concealed cistern and chrome dual flush
- Chrome heated towel rail

- Chrome robe hooks and toilet roll holder

- Feature lighting: to underside of mirrored cabinets

BED 3 ENSUITE (UNIT 36.01 ONLY)

Wall finishes: large format tiles throughout

Floor finishes: large format tiles, with tiled skirting

Vanity unit: Tiled vanity unit with reconstituted stone counter, mirrored splash back

Over basin cabinets: mirrored cabinets with engineered timber side shelving

Sanitary ware:

- Semi countertop basin with chrome mono block mixer tap
- Oversized walk in shower with glass screen, chrome thermostatic mixer, drench head and shower rail
- Wall hung WC with concealed cistern and chrome dual flush
- Chrome heated towel rail
- Chrome robe hooks and toilet roll holder
- Over bath dryer
- Feature lighting: to underside of mirrored cabinets

CLOAK ROOM (UNIT 36.01 ONLY)

Wall finishes: engineered timber

Floor finishes: large format engineered timber, with recessed shelf over WC

Vanity unit: marble front and counter

Over basin: full width mirror

Sanitary ware:

- Under counter basin with chrome mono block mixer tap
- Wall hung Duravit WC with concealed cistern and chrome dual flush
- Chrome towel rail and toilet roll holder
- Feature lighting: to head and base of mirror

GUEST BATH (UNIT 35.02 ONLY)

Wall finishes: large format tiles throughout

Floor finishes: large format tiles, with tiled skirting

Vanity unit: Tiled vanity unit with reconstituted stone counter, mirrored splash back

Over basin cabinets: mirrored cabinets with engineered timber side shelving

Sanitary ware:

- Semi countertop basin with chrome mono block mixer tap
- Built in bath with glass screen, chrome thermostatic mixer, and shower rail

- Wall hung WC with concealed cistern and chrome dual flush

- Chrome heated towel rail

- Chrome robe hooks and toilet roll holder

- Over bath dryer

- Feature lighting: to underside of mirrored cabinets

GUEST SHOWER (UNIT 35.01 ONLY)

Wall finishes: large format tiles throughout

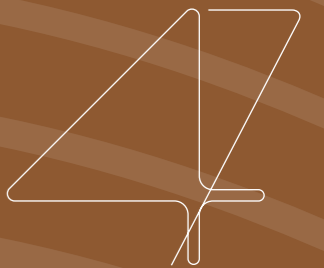
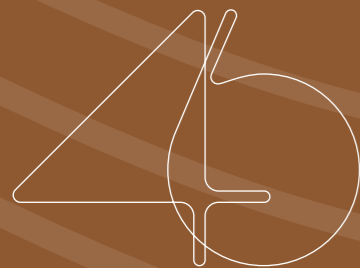
Floor finishes: large format tiles, with tiled skirting

Vanity unit: Tiled vanity unit with reconstituted stone counter, mirrored splash back

Over basin cabinets: mirrored cabinets with engineered timber side shelving

Sanitary ware:

- Semi countertop basin with chrome mono block mixer tap
- Oversized walk in shower with glass screen, chrome thermostatic mixer, drench head and shower rail
- Wall hung WC with concealed cistern and chrome dual flush
- Chrome heated towel rail
- Chrome robe hooks and toilet roll holder
- Over bath dryer
- Feature lighting: to underside of mirrored cabinets



HIGH LEVEL SPECIFICATIONS

BALCONIES / TERRACES

Large external living rooms with glass / metal balustrades

Robust timber aesthetic boarding floor finish

External light to balconies / terraces

Integrated planters to terraces

HEATING / COOLING

Combined Heat and Power system providing individually metered heat and hot water

Underfloor heating throughout

Integrated comfort cooling to open plan living, and bedrooms

Individual thermostatic temperature controls in all main rooms

Heated chrome towel rail to ensembles

ELECTRICAL FITTINGS

Home automation system controlling heating, cooling, lighting and door entry and monitoring energy use (electricity and heating), with controls in living and master bed and remote control options (with wiring for blind and audio visual)

Scene setting lighting controls to living kitchen dining and bedrooms

Energy efficient recessed downlighters throughout

5 amp lighting circuit to living room and bedrooms

Television (terrestrial and Sky+) points to living room and bedrooms

Contemporary brushed stainless steel switch plates and sockets

Whole house mechanical ventilation to outside with heat recovery

Feature lighting for wall washing, to kitchen cabinets, bathroom cabinets, wardrobes as described in each section

Shaver socket integrated in bathroom cabinets

Superfast fibre to the home broadband

Integrated burglar alarms system

MANAGEMENT AND SECURITY

Development designed in consultation with 'Secured by Design' officer

24hr concierge service

Access to penthouse floors restricted to occupants & maintenance) only

Electronic access to internal communal areas and each floor

CCTV system in public realm and building entrances

Multi locking point locking system to front door to each home

Audio visual door entry system to each home

Interconnected mains supply smoke / heat detection system with battery back up to each home

10 year NHBC warranty to each home

COMMUNAL AREAS

Extensive double height main lobby with residents' lounge and feature finishes

Passenger lifts and stair access from all levels

Carpeted floors and painted walls to upper level communal corridors with feature lighting

Reading Garden level residents' room for party hire with kitchenette and WC facilities

Ground floor refuse / recycling store

Ground floor post room and parcel storage room

EXTERNAL COMMUNAL AREAS

Directly fronting a leafy mature park

Landscaped public frontages around entrances to the development

First floor residents' 'reading garden'

Fourth floor residents' roof top 'grow garden'

TRANSPORT

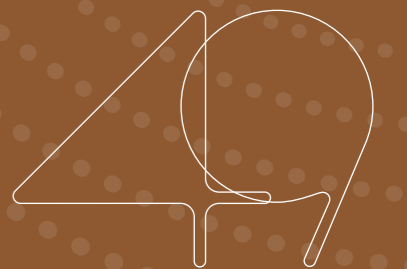
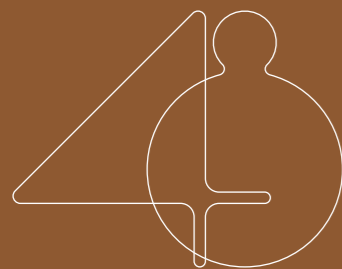
Car park spaces available (2 spaces to 36.01, 1 each to 35.01 and 35.02)

Space for storing two cycles in lockable communal stores

Motor cycle parking spaces available to purchase

Electric vehicle charging points

3 years free car club membership to first registered occupant



CONTACTS

For more information on the Skyscape Collection
and to book your appointment, please contact:

Marcus Haynes

P 0785 065 1142 or 020 3675 9955

E Marcus.haynes@lendlease.com

W Skyscapecollection.com



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