

WARDIAN  
LONDON



## FOREWORD

Ecoworld and Ballymore are thrilled to be working together on Wardian London, one of the most visionary projects London has seen in recent years.

In the last thirty years Canary Wharf has been transformed, and remarkably so. Guided by one of the boldest redevelopment masterplans the world has seen, it has now surpassed the City of London as Europe's leading financial district.

Wardian London will be part of this success story. Combining modern architecture with innovative landscaping, it sets a new standard for the high-rise living experience – put simply, a tranquil haven of nature in the heart of London's new financial centre.

The unique partnership between EcoWorld and Ballymore is behind some of the most notable buildings in London.

DATO' TEOW LEONG SENG  
PRESIDENT & CHIEF EXECUTIVE OFFICER  
ECOWORLD INTERNATIONAL BERHAD

SEAN MULRYAN  
CHAIRMAN & GROUP CHIEF EXECUTIVE  
BALLYMORE GROUP

An aerial night photograph of the London skyline. The River Thames flows through the center, reflecting the city lights. In the foreground, several modern skyscrapers are illuminated with warm yellow and orange lights. The background shows the dense urban landscape of London, with the Shard and other iconic buildings visible against a dark, cloudy sky. A dark, semi-transparent banner with the text "WARDIAN LONDON" is positioned in the upper middle section of the image.

# WARDIAN LONDON

An aerial night photograph of the Canary Wharf financial district in London. The image shows several illuminated skyscrapers, with the Citigroup building (125 Broad Street) being the most prominent on the right. The buildings are reflected in the water of the River Docklands. The sky is a mix of orange and blue, suggesting dusk or dawn. A dark, semi-transparent banner is overlaid on the left side of the image, containing the text 'CANARY WHARF' in a gold, serif font.

## CANARY WHARF

THE VISION BEHIND  
WARDIAN LONDON IS TO CREATE A  
HAVEN IN THE HEART OF LONDON'S  
NEW FINANCIAL DISTRICT

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## PART I

# THE VISION

In the midst of the skyscrapers and waterways of Canary Wharf, Wardian London offers an oasis of nature. Comprising two iconic apartment towers with restaurants, curated shops and stunning facilities, the vision is to create a new address like no other, a haven of peace and beauty in the heart of London.

Why ‘Wardian’? Because the towers’ design has been inspired by the work of one Londoner, the great explorer, botanist, and inventor, Nathaniel Bagshaw Ward. A doctor by trade, he changed the world with his botanical glass container, the deceptively simple-looking ‘Wardian case’, and while contemporary renderings of that aesthetic are a defining feature of Wardian, the influence goes beyond the mere visible. The vision for Wardian is to take inspiration from his curiosity, his spirit of adventure and his sense of precision, and to create the most exciting new development in the British capital.



WARDIAN LONDON  
COMBINES THE EXPLORERS'  
SPIRIT OF ADVENTURE  
WITH THE MODERNISTS'  
VIEW ON FORM AND  
PRECISION, TO CREATE  
THE MOST EXCITING NEW  
LUXURY DEVELOPMENT





ABOVE / NEXT PAGE

Exotic gardens in great glass cases fill the building  
with nature's ever-changing atmosphere

# The Wardian Case



One of the greatest innovators in Docklands' history was Nathaniel Bagshaw Ward (1761 – 1868), a local physician and keen botanist who invented a method of transporting plant life across vast distances. His tightly-sealed glass terraria, known as 'Wardian cases', allowed ships to preserve living specimens of the exotic plants they encountered. The vessels could now return with them to the London Docks, often after journeys that lasted several years. Ward's creation changed the world: London's scientists were now able to study tea from China, rubber from Brazil, and vegetation from as far away as Australia.

In the Wardian development, the concept of Ward's innovation is remade as a series of grand architectural gestures. Giant glass cases, encountered throughout the building, exhibit beautiful arrangements of trees and plants. The beauty of the wild is harnessed and choreographed, creating not just a design effect but a rejuvenating experience that moves with the living cycles of the seasons. This natural serenity is transposed into apartments with private gardens, and the spirit of discovery is sparked every time you take in the view, perhaps from the rooftop sky lounge, towards the vastness of the river Thames, or across the greatest city on Earth.

INSPIRATION



NATHANIEL BAGSHAW WARD  
(*Circa 1866*)

ABOVE

In 1829, Nathaniel Bagshaw Ward was studying a chrysalis in a sealed glass container when he realised the cycle of condensation inside could be reimagined as a miniature ecosystem



LEFT

*Dryopteris filix-mas* (male fern),  
featured in the gardens of Wardian London,  
was studied by Nathaniel Bagshaw Ward leading  
to the invention of the Wardian case

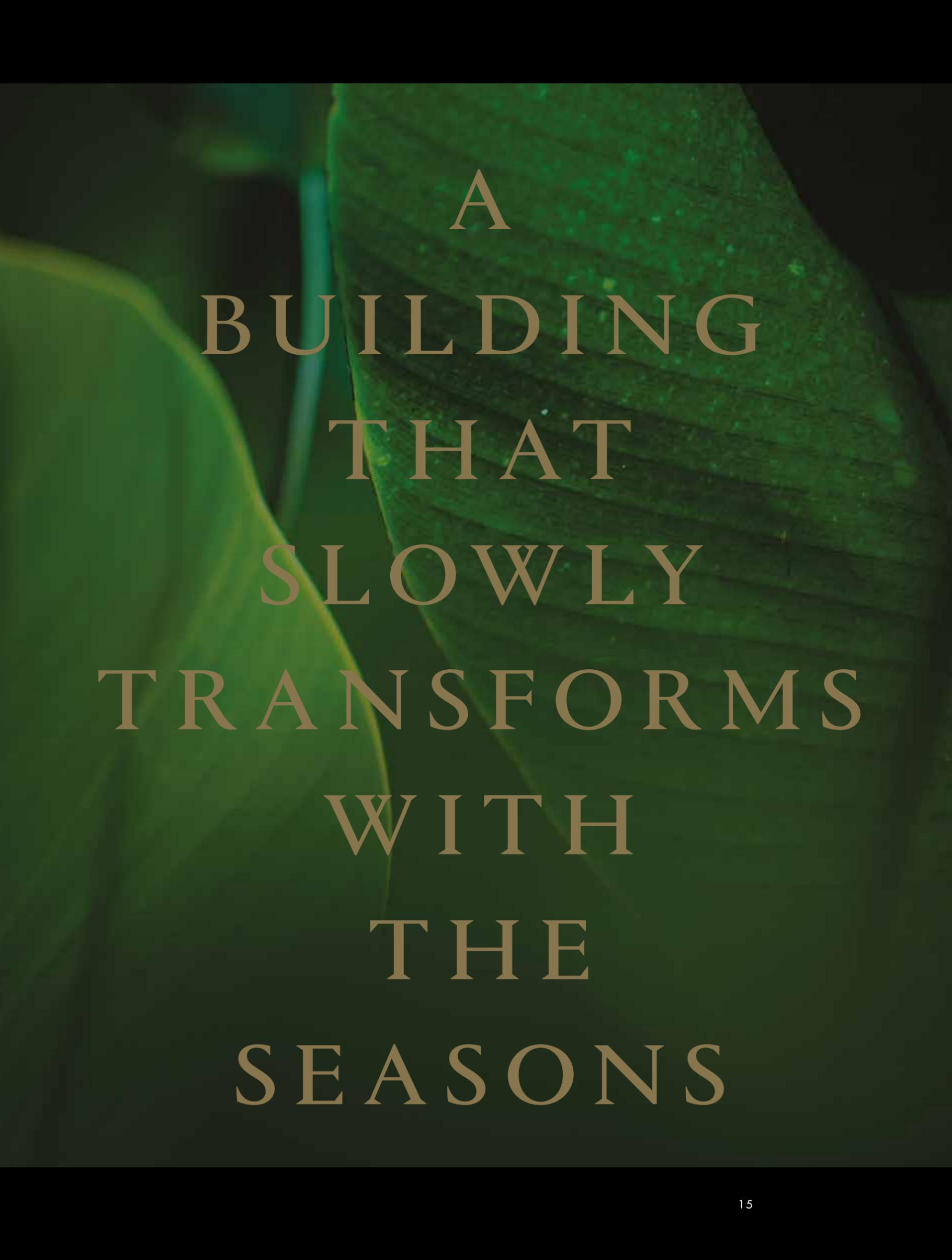




GARDEN  
SANCTUARIES  
ENCOUNTERED  
THROUGHOUT  
THE BUILDING,  
DISPLAY TRANQUIL  
ARRANGEMENTS  
OF TREES AND  
PLANTS SOURCED  
FROM ACROSS  
THE WORLD







A  
BUILDING  
THAT  
SLOWLY  
TRANSFORMS  
WITH  
THE  
SEASONS



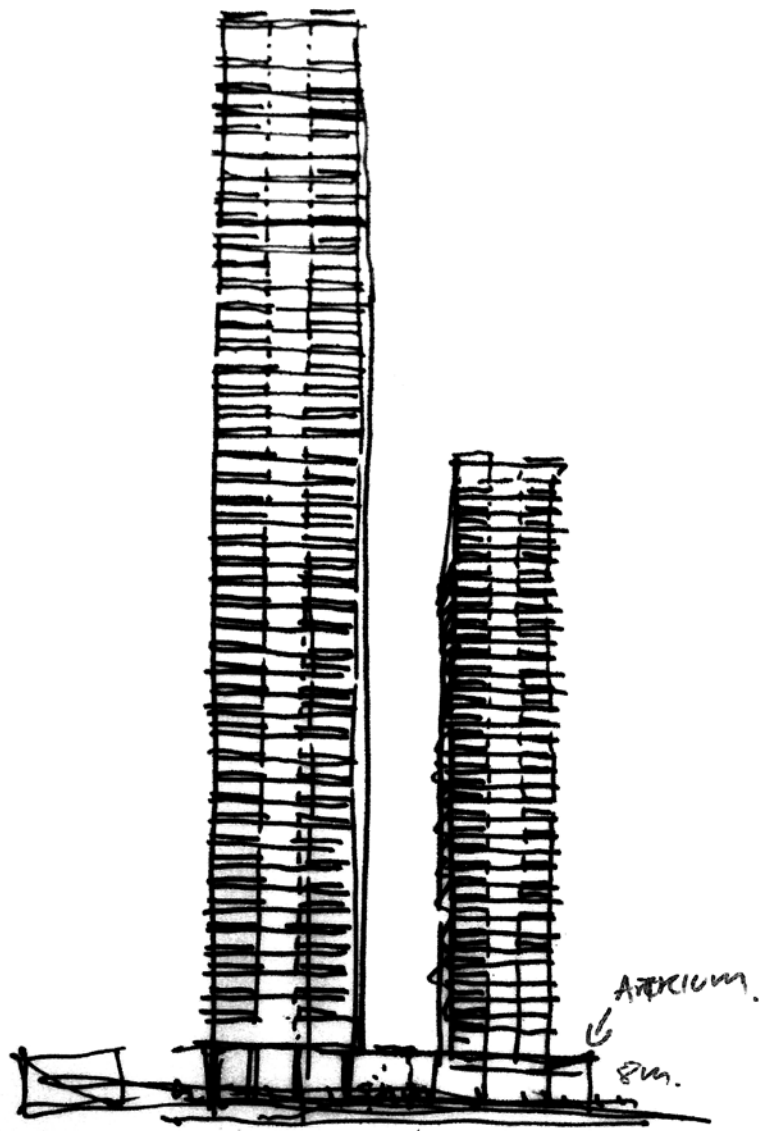
# A Modernist Pedigree



In their plan for Wardian London, Glenn Howells Architects drew inspiration from some of the finest classic modernist buildings of the twentieth century. From Mies van der Rohe's Lake Shore Drive Apartments (Chicago) to Oscar Niemeyer's Brazilian Congress (Brasilia), the best modernist architecture was notable for its bold embrace of modern materials, and the way it achieved lasting beauty in minimal shapes of great elegance.

Building on this tradition for a new century, Wardian London's stunning simplicity from afar belies a carefully choreographed balance of shape, function and form. Factors such as the presence of a private garden with every apartment testify to a structure shaped at each step by two simple aims: to achieve the best possible residential experience and create a building worthy of the term 'modern classic'.

INSPIRATION



ABOVE

Early concept sketch for Wardian London  
by Glenn Howells, Architect

OVERLEAF

The architect Mies van der Rohe (1886 – 1969)  
was one of the leading figures in modernist  
building design

PREVIOUS  
Seagram Building,  
New York 1958  
Mies van der Rohe

RIGHT  
Embassy Court,  
Brighton 1935  
Wells Coates

BELOW  
Edifício Niemeyer,  
Belo Horizonte 1954  
Oscar Niemeyer





WARDIAN LONDON

IN THE CENTRE OF LONDON'S  
FINANCIAL DISTRICT





## PART II

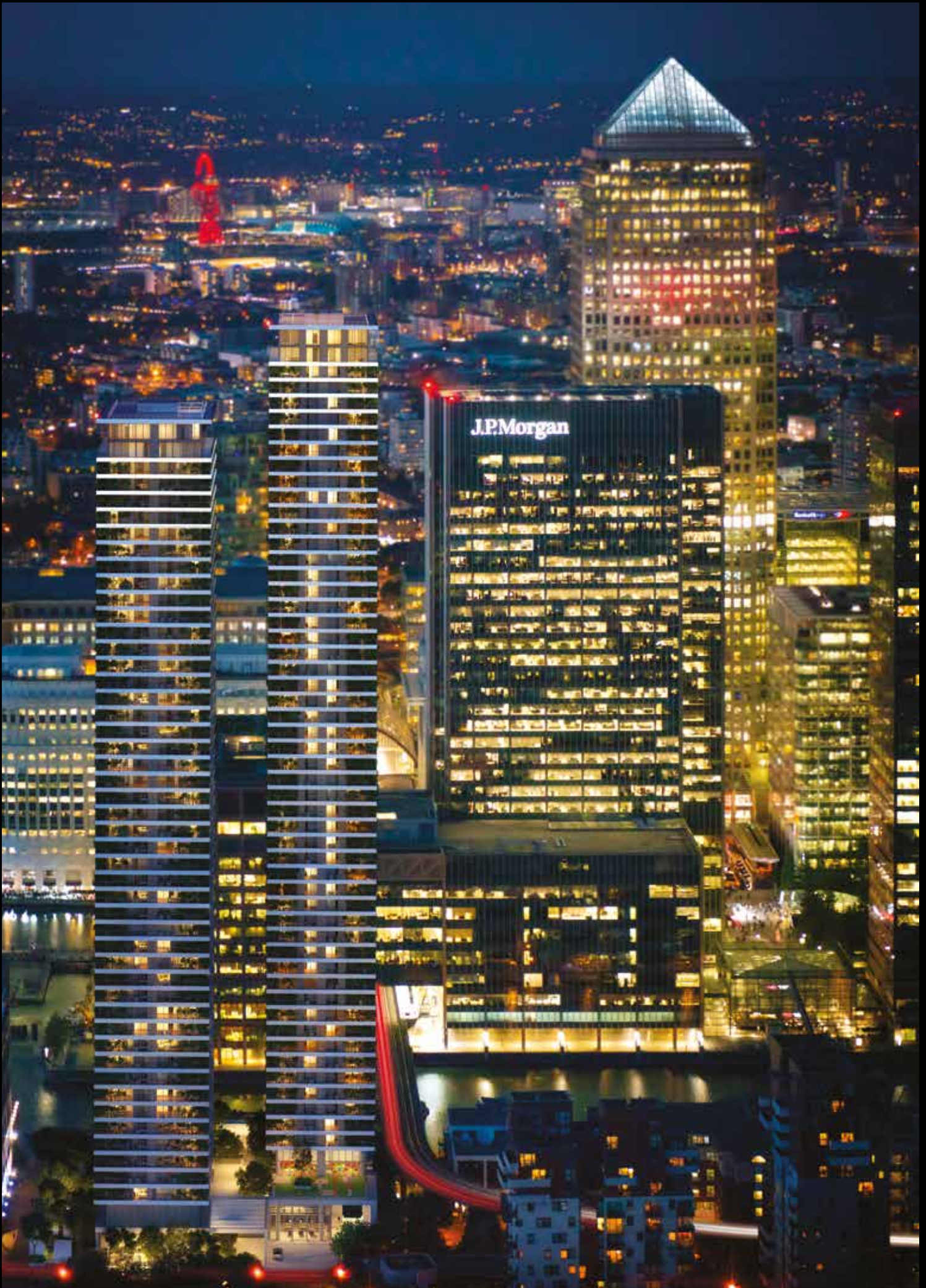
# THE GEOGRAPHY

In the 1980s, the former maritime area of Canary Wharf and the surrounding Docklands was reinvented as one of the most important business districts in the world. Ballymore has been a key player in this global success story and remains at the forefront of its continuing evolution. Home to the European headquarters of international finance, media and technology companies, Canary Wharf has now overtaken the City of London as Europe's pre-eminent financial hub. The location enjoys unparalleled transport connections including the Jubilee Line, Docklands Light Railway, Thames Clipper boat services and European flights via London City Airport, and Canary Wharf will be a key station for the major new east-west railway line Crossrail. The continued growth of London's new city centre in the east is powered by investment in the billions. An already existing 16 million sq. ft. of office space is being added to at an exponential rate, with the local workforce expected to grow from 110,000 to 200,000 in the next two decades.

PERFECTLY POSITIONED

# MOMENTS FROM CANARY WHARF





# LONDON'S NEW METROPOLIS

It's no coincidence that so many global businesses are based in Canary Wharf and Docklands. London is a metropolis with the financial, cultural and commercial capital to truly call itself a 'global city', located in an ideal timezone for international business.

Within Europe's great twenty-first century city, Canary Wharf offers a perfect combination of dynamism and infrastructure. Reliable and frequent London-wide transport links are complemented by quick flights across the continent. Stunning river views go hand in hand with a top-tier retail and restaurant offering.





LONDON'S NEW METROPOLIS

HOME TO THE EUROPEAN  
HEADQUARTERS OF  
INTERNATIONAL FINANCE, MEDIA  
AND TECHNOLOGY COMPANIES,  
CANARY WHARF HAS NOW  
SURPASSED THE CITY OF LONDON  
AS EUROPE'S PRE-EMINENT  
FINANCIAL HUB

CANARY WHARF, THE  
UK'S 'NEW' FINANCIAL  
CENTRE, HAS OVERTAKEN  
THE TRADITIONAL CITY  
OF LONDON

IN TWO DECADES TIME,  
LONDON'S NEWEST MAJOR  
BUSINESS DISTRICT IS  
SET TO EMPLOY UP TO  
200,000 PEOPLE

HOME TO THE FINEST  
GLOBAL RETAIL BRANDS

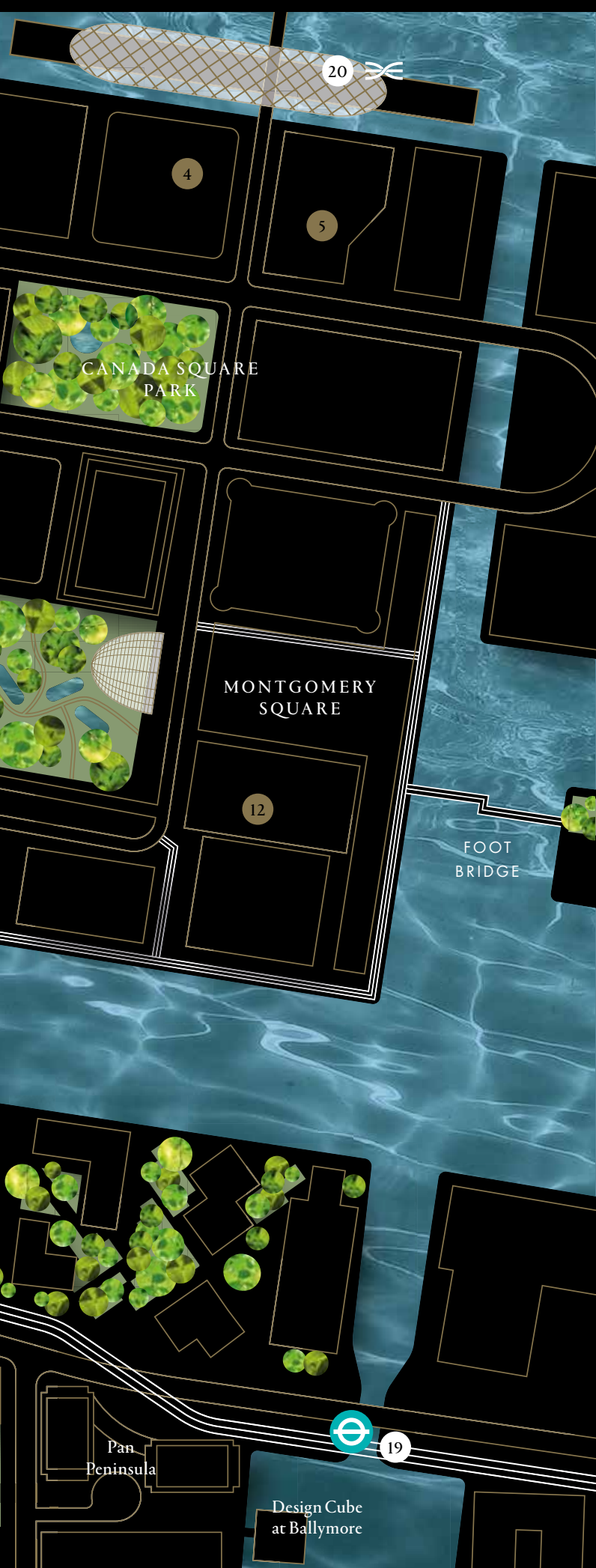




Whether it's buying a designer suit or picking up fresh produce for a dinner, there are shops in the area to meet your needs. Meanwhile, restaurants offer everything from steak to tapas, often with a river view, and a rolling programme of festivals, concerts and events ensures there's always something surprising to see.







# THE GREAT ESTATE

Canary Wharf is home to a wealth of restaurants and boutique shops offering luxury fashion, jewellery and more, while many of the world's most trusted banks can be reached by foot in just a few minutes.

## PROFESSIONAL SERVICES AND BANKS

- |                      |                       |                                     |
|----------------------|-----------------------|-------------------------------------|
| 1<br>Crédit Suisse   | 5<br>KPMG             | 9<br>Morgan Stanley                 |
| 2<br>Barclays        | 6<br>Citi Group       | 10<br>JP Morgan                     |
| 3<br>Bank of America | 7<br>Thomas Reuters   | 11<br>Moody's Investors Service Ltd |
| 4<br>HSBC            | 8<br>Barclays Capital | 12<br>Clifford Chance               |

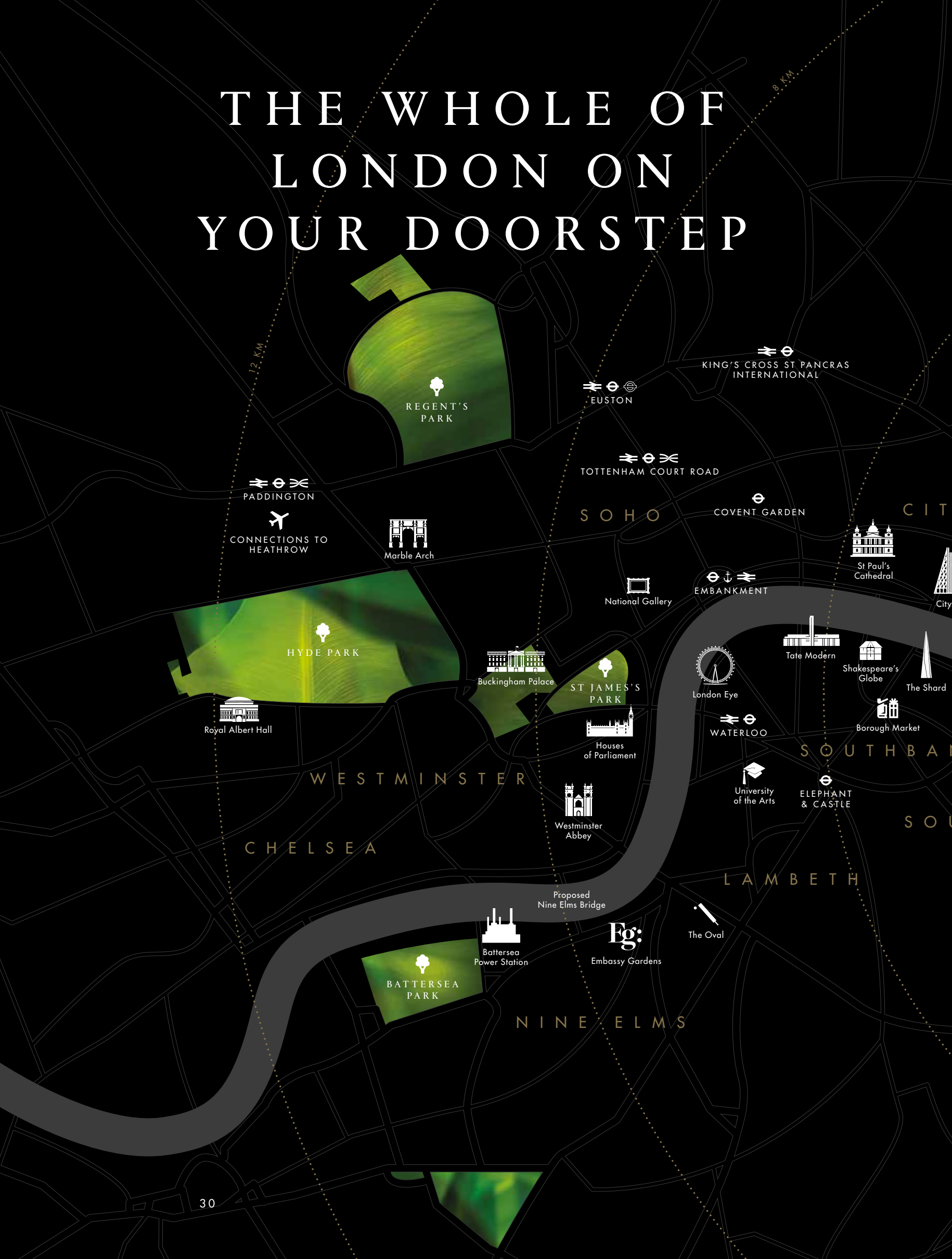
## SHOPPING

- |  |  |   |
|--|--|---|
| 13<br>Cabot Place<br>AQUASCUTUM<br>HUGO BOSS<br>HACKETT<br>MONT BLANC<br>DUNHILL | 14<br>Canada Place<br>TIFFANY<br>PAUL SMITH<br>CHURCH'S SHOES<br>THOMAS PINK<br>JAEGER | 15<br>Jubilee Place<br>MICHAEL KORS<br>JO MALONE<br>SANDRO PARIS<br>REISS<br>KAREN MILLEN |
|--|--|---|

## TRANSPORT CONNECTIONS

- |                                |                       |  |
|--------------------------------|-----------------------|--|
| 16<br>Canary Wharf Underground | 18<br>Heron Quays DLR | 20<br>Crossrail<br>(Operational from 2018) |
| 17<br>Canary Wharf DLR         | 19<br>South Quay DLR  | 21<br>Canary Wharf Bus (South)             |

# THE WHOLE OF LONDON ON YOUR DOORSTEP





DALSTON JUNCTION

5 KM

HACKNEY

QUEEN ELIZABETH  
OLYMPIC PARK

VICTORIA  
PARK

STRATFORD INTERNATIONAL

Westfield Stratford City

BETHNAL GREEN

STRATFORD

SHOREDITCH

MILE END

OLD STREET

WHITECHAPEL

MILE END PARK  
AND STADIUM

WEST HAM

LEAMOUTH

LIVERPOOL STREET

WHITECHAPEL

of London

Tower of London

Tower Bridge

LIMEHOUSE

ALL SAINTS

London City Island

English National Ballet

Excel Exhibition Centre

Siemens Center  
(The Crystal)

LONDON  
CITY AIRPORT

NK

CANADA WATER

HILTON DOCKLANDS

CANARY WHARF

BLACKWALL

O2 Arena

Ravensbourne  
University

EMIRATES  
AIR LINE

Royal Wharf

UTHWARK

SOUTHWARK  
PARK

WARDIAN  
LONDON

The Design  
Cube

MUDCHUTE  
PARK

GREENLAND PIER

GREENWICH

GREENWICH

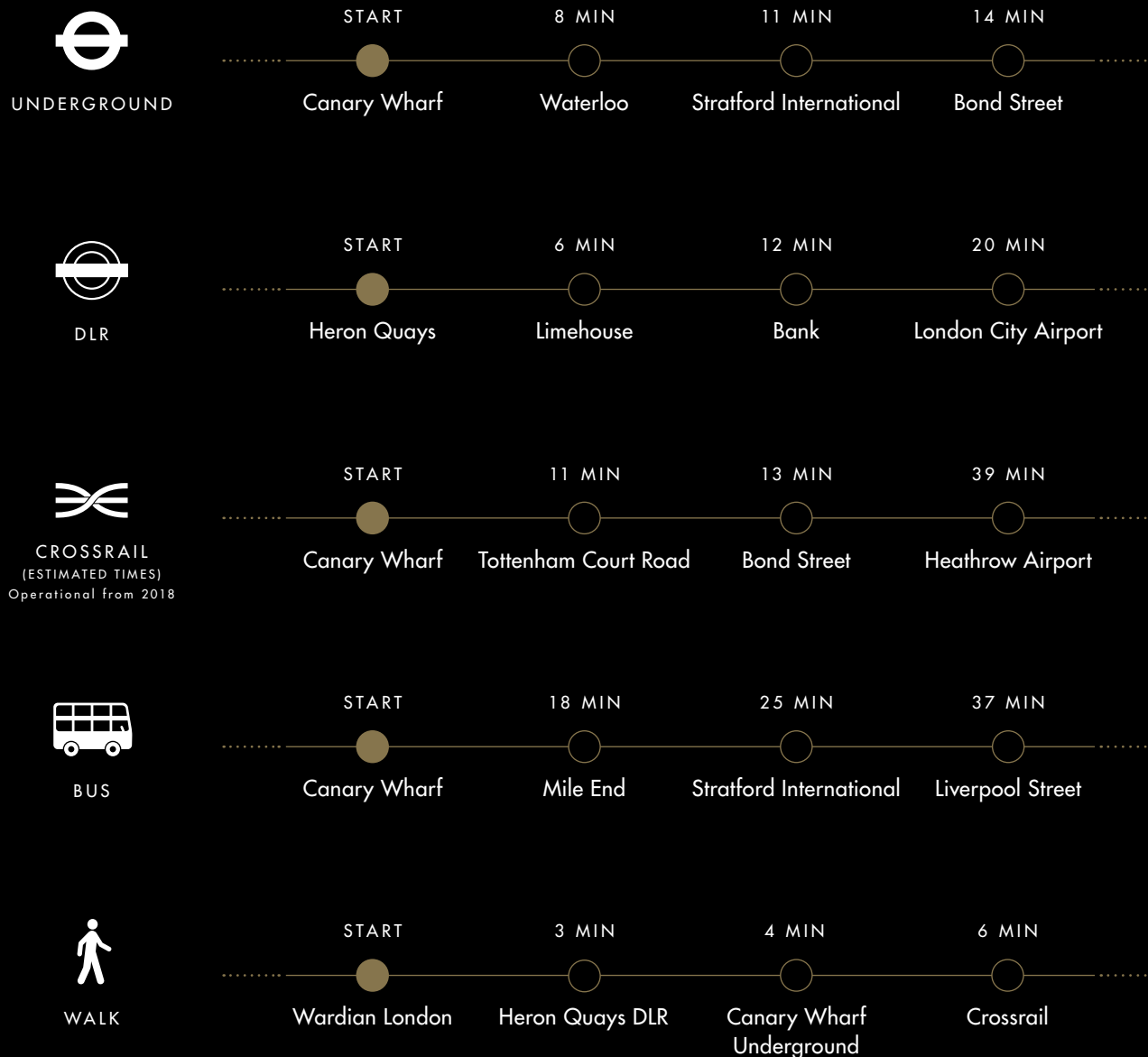
Royal Observatory

GREENWICH  
PARK

NEW CROSS GATE

Underground Overground DLR National Rail CrossRail Boat

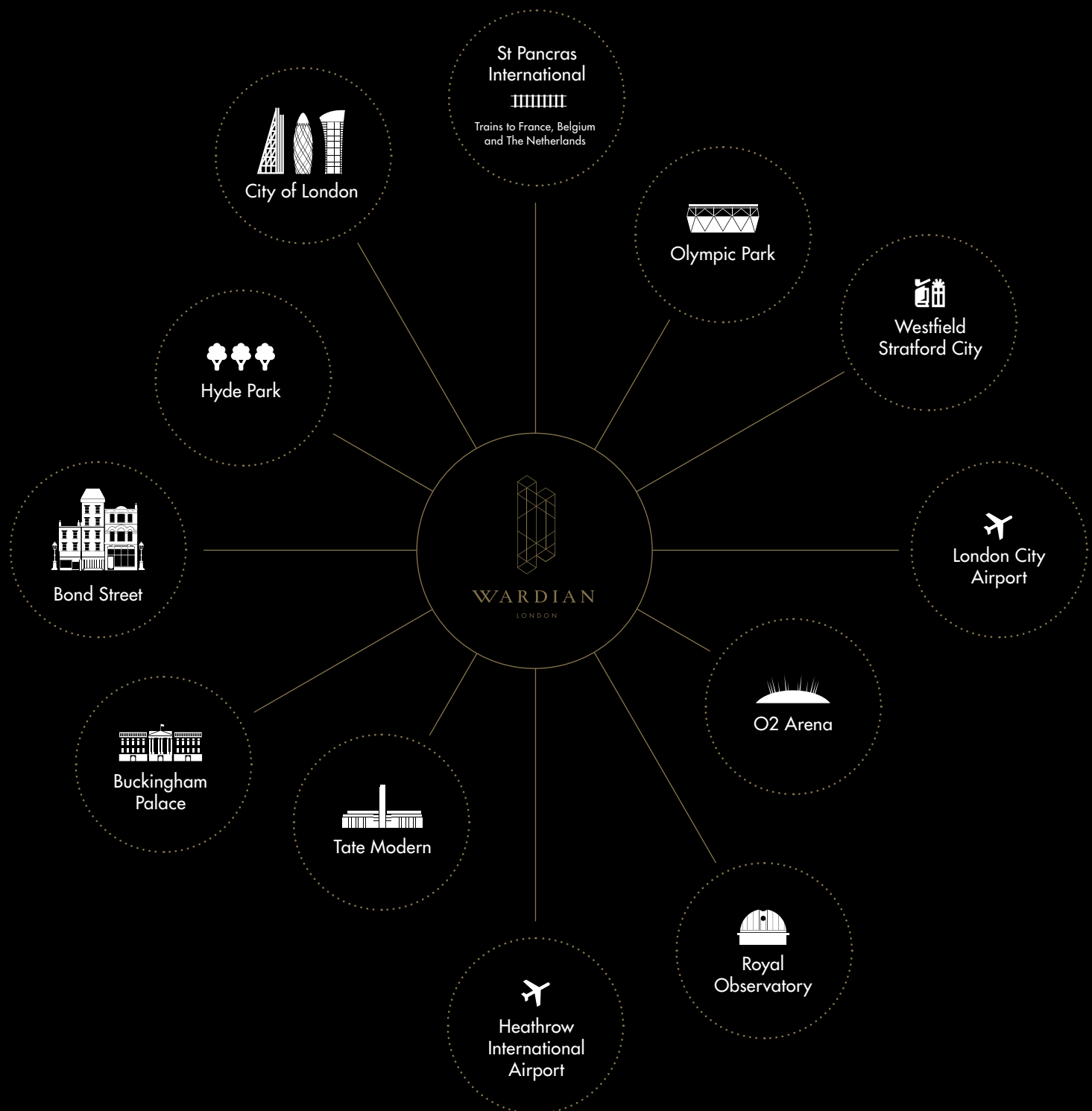
# UNPARALLELED TRANSPORT CONNECTIONS



Wardian London's amazing connectivity means travelling to locations all across the city is truly easy. With London City Airport within quick reach, the location enjoys enviable global reach.

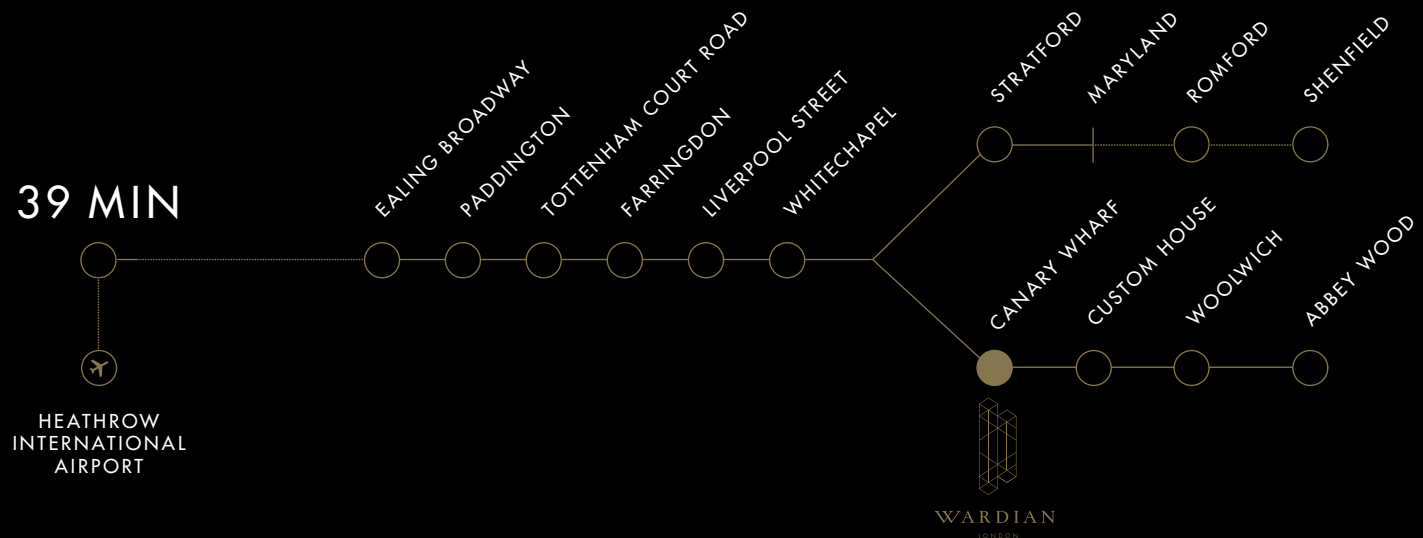
*Times are an approximation only, sourced from Transport for London and Crossrail*

# AT THE HEART OF LONDON



Significant investment in Docklands' transport connections means getting from Wardian London to the rest of London is as straightforward as staying east. From riverside trips to Tate Modern and Southbank Centre to fabulous shopping in Mayfair and Bond Street, the whole of the British capital is within easy reach.

# CONNECTED BY CROSSRAIL



39 MIN

HEATHROW  
INTERNATIONAL  
AIRPORT

260m  
length of platform tunnels

7M  
tonnes of earth excavated

42km  
of running tunnels

21  
boroughs connected

102,000  
passengers per day expected

24  
trains per hour at peak time

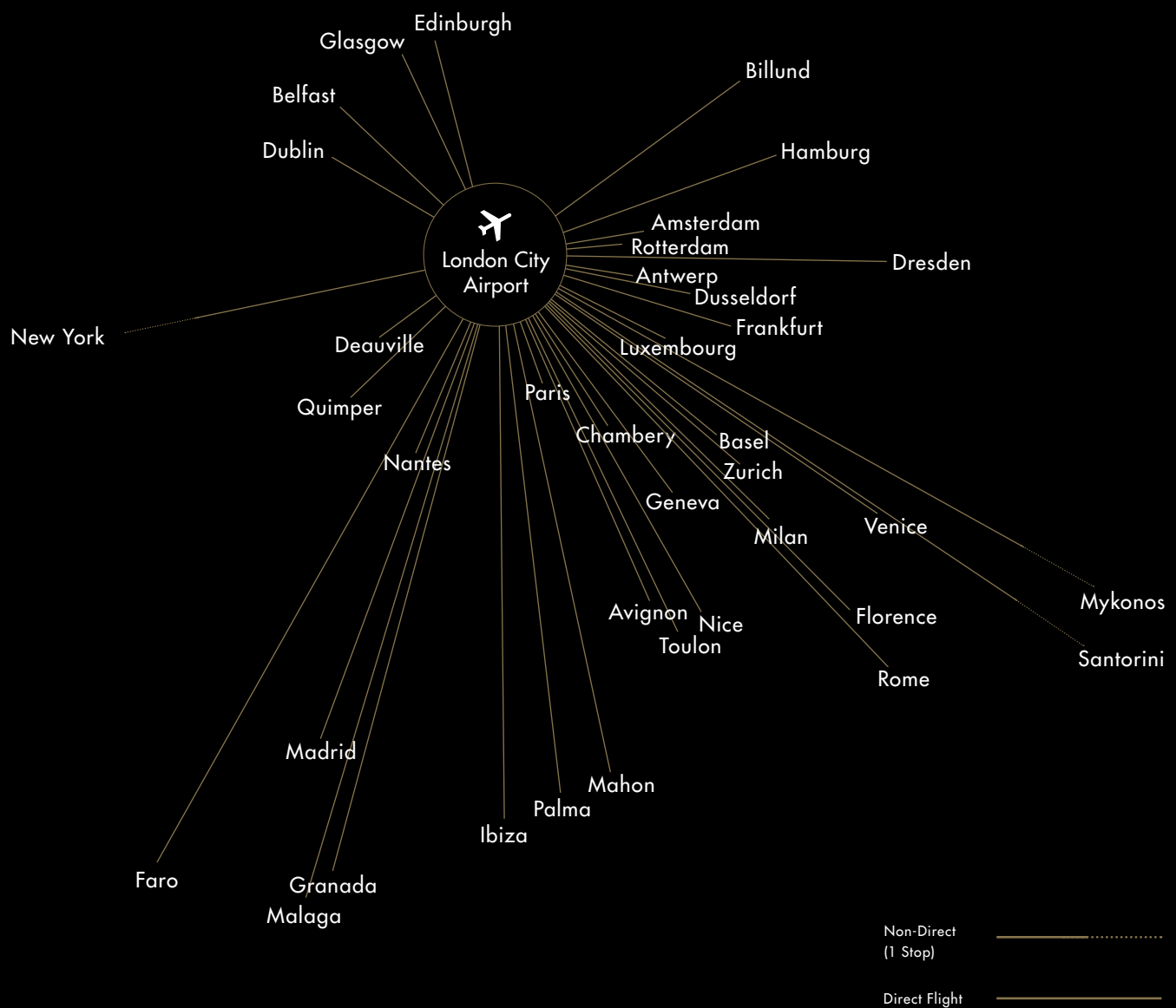
50%  
time saved on certain journeys

£1bn  
invested in Crossrail

2018  
Crossrail starts running

Crossrail is Europe's largest infrastructure project. Stretching from Reading and Heathrow in the west, across to Shenfield and Abbey Wood in the east, the new railway will cover over 100km of track including 21km of new twin-bore rail tunnels and ten new stations. From improving journey times across London, to easing congestion and offering better connections, Crossrail will change the way people travel around the capital.

# DIRECT ACCESS TO THE WORLD



London City Airport opens up destinations across Europe.  
Get your business trip or holiday off to a quick start with no need for a lengthy cab journey first.



## PART III

# THE DESIGN

Wardian London is an architectural triumph, drawing from the heyday of modernist architecture and the finest elements of modern building design. The formal, bold lines of a visionary man-made geometry are complemented by the organic, verdant shapes of nature. On the skyline, beheld from a distance, the two modernist-influenced towers are striking yet simple, refined and yet ambitious, with a glimpse of green hinting at the wonders within. As the entrance is approached, Wardian's stunning botanical features and architectural details begin to reveal themselves. This is a feast for the senses, especially for residents, who benefit from apartment and garden designs maximised to achieve the best possible use of space and light. The ethos of discovery meets the promise of an oasis of tranquility in the new centre of London.



THE WARDIAN DESIGN  
FOLLOWS THE FORMAL,  
BOLD LINES OF A VISIONARY  
MAN-MADE GEOMETRY  
COMPLEMENTED BY THE  
ORGANIC, VERDANT SHAPES  
OF NATURE





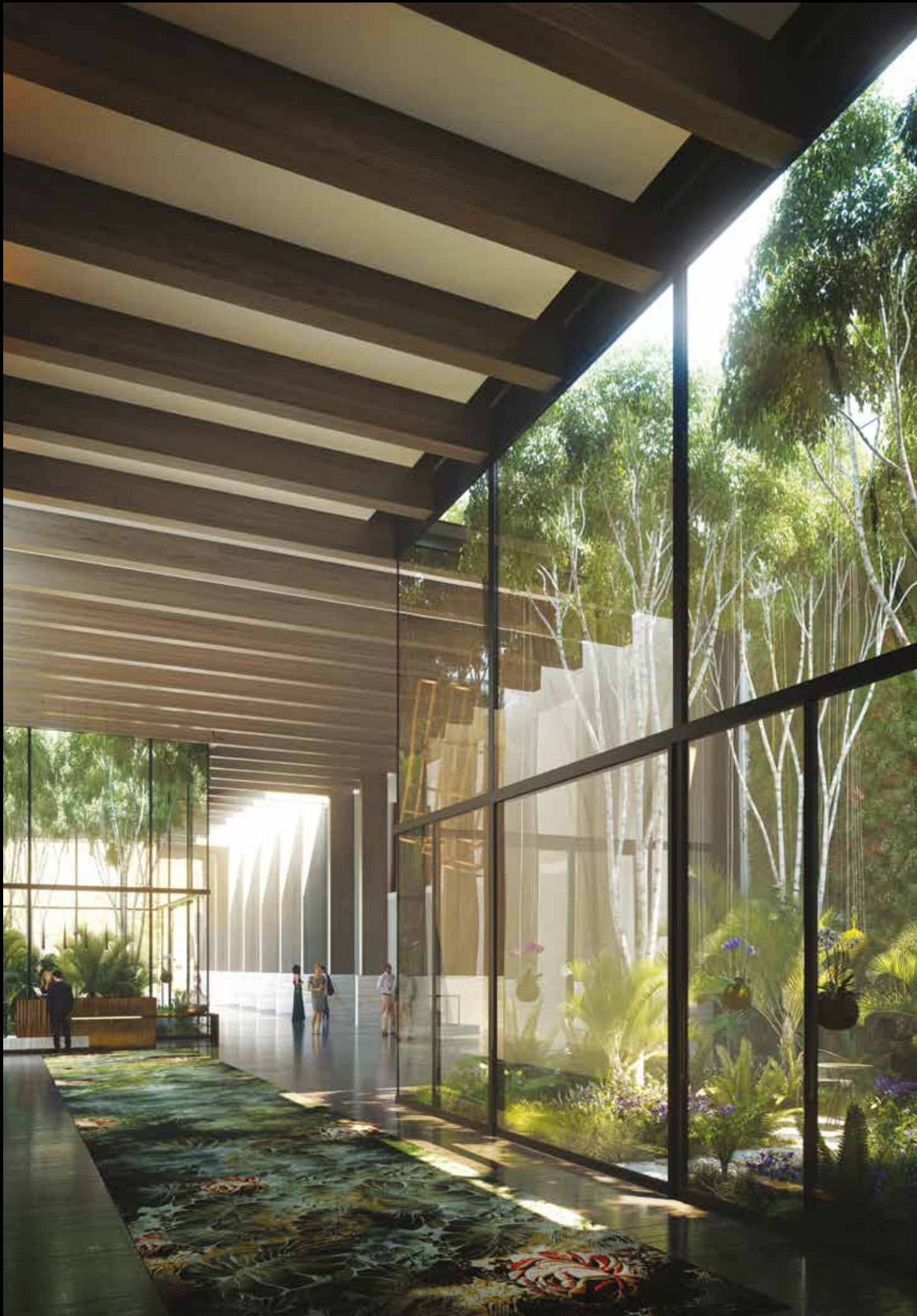
CAREFULLY BALANCED  
LIGHT AND LANDSCAPING  
OFFER DEFINITION TO THE  
WARDIAN ENTRANCE





THE BUILDING IS AN  
ODYSSEY OF OPEN SPACES THAT  
OFFER COMFORT AND BEAUTY  
IN EQUAL MEASURE





THE LOBBY

# The Grand Design of the Lobby

## THE LOBBY



The Wardian lobby has a stratospheric grandeur. Sunlight refracts through exotic foliage, the interplay of light and shadow painting a different picture with every passing second. Its high, beamed ceilings and slender columns are designed to achieve an expansive perspective, a sense of discovery and change that remains awe-inspiring no matter how many times the building is entered.

The harnessing of the natural world inside the steel, glass and bronze Wardian cases that frame the lobby gives the space an ever-changing atmosphere defined by the best elements of each season. The friendly face of the 24/7 concierge service greets you as you continue on your way, whether en route to enjoy the perks of the exclusive Wardian Club or catching the lift to your apartment, the bustle of the city falling decisively away with every step.



ABOVE  
The Wardian lobby is an open space of  
natural splendour





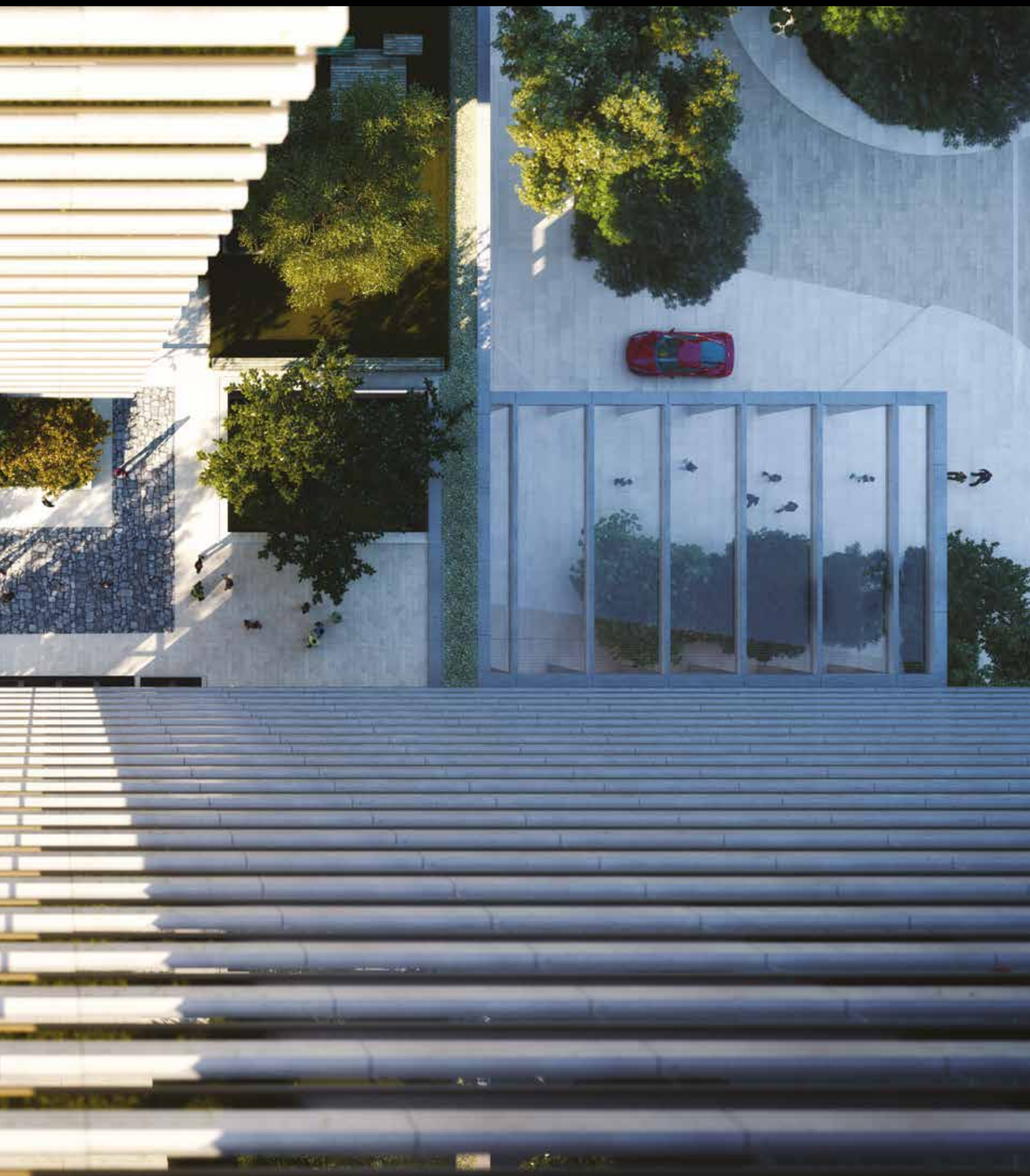


PREVIOUS PAGE  
Dockside arrival

RIGHT  
The natural world inside the steel,  
glass and bronze Wardian case

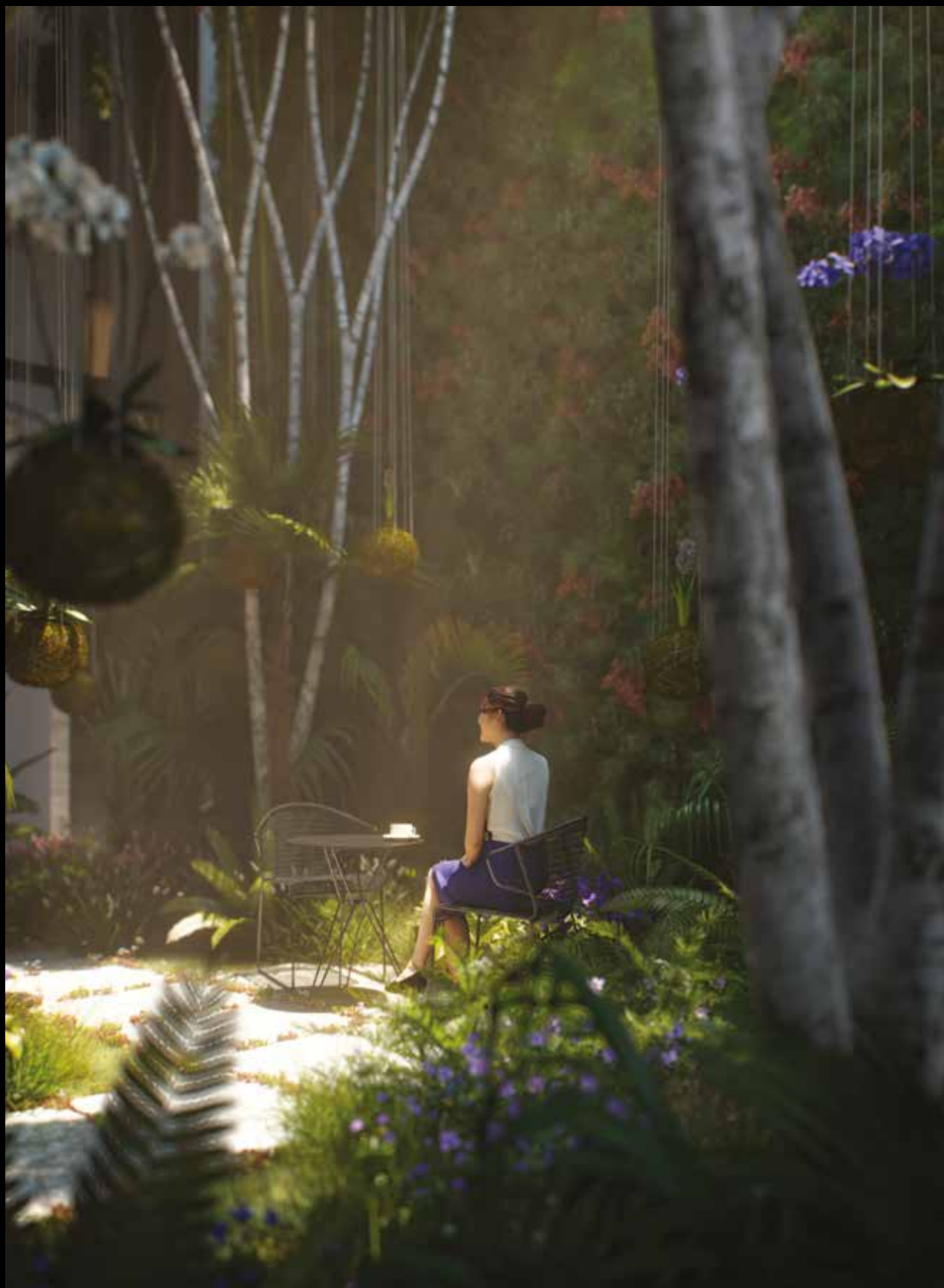






BELOW / RIGHT

Sunlight, refracted through trees and plants,  
paints a different picture with every moment of the day



THE WARDIAN CASES

A  
Beautifully  
Crafted  
Sanctuary



Amid the cityscape of Docklands, Warden London offers a beautiful sanctuary. Throughout the development are large glass cases filled with trees and plant life. These are not just for decoration but can be entered, a series of private gardens bringing to mind the botanic palmhouses found in great collecting gardens like Royal Botanic Gardens, Kew.

Their character changes gently with the seasons. Snowdrops and bluebells bloom in spring; field maples glow a rusty red in autumn. The planted environment spills out into the whole building, from the lush and verdant edges of Warden's luxury open-air pool to the exquisite roof garden and observatory. Meanwhile, to the very top of the building, each apartment has an exterior space whose size renders it not just a balcony but a fully-fledged private garden.

The effect of this groundbreaking approach to landscaping is that when gazing at the buildings from a distance, a subtle green hue announces that these are something quite different and wonderful. The imagination is fired, even from afar.

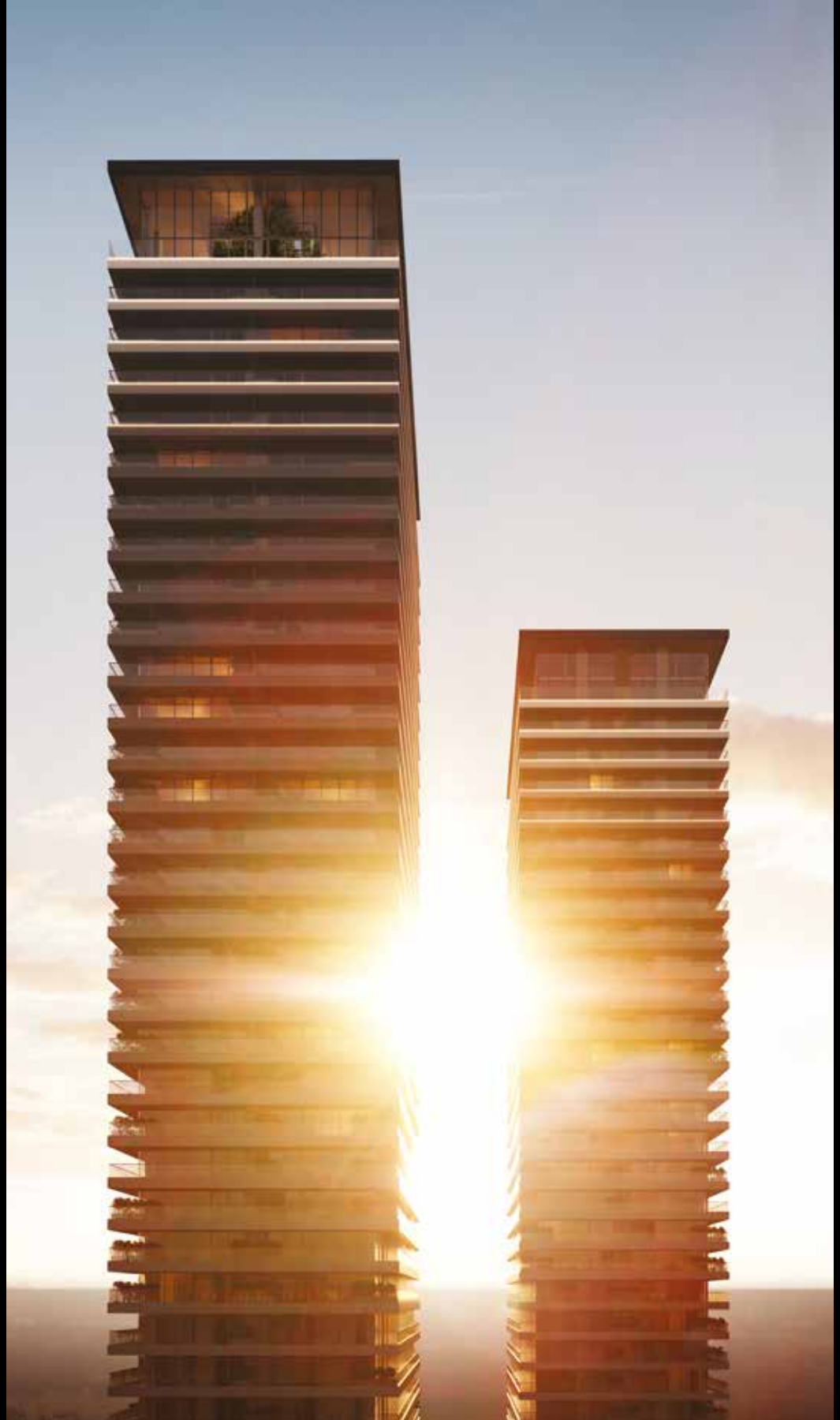








BELOW / RIGHT  
The interplay between the organic and the built  
is carefully choreographed





BELOW / RIGHT

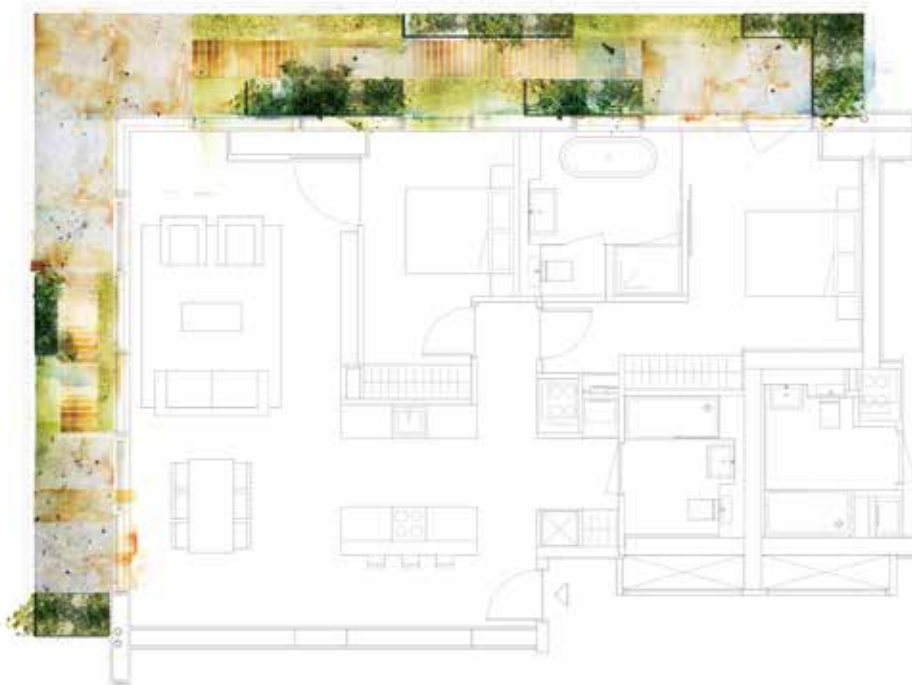
Full-size gardens in sky-high apartments offer a sense of freedom beyond that of a regular balcony



\*CGIs are indicative. Refer to the disclaimer.

PRIVATE GARDENS

# Your Own Private Garden



It's a simple difference, but a game changer: Wardian's apartments do not just have balconies but fully-fledged private gardens. The spacious exteriors mean the benefit of an expansive outdoor area, rare in such a central setting, is granted to each apartment. Not only that, the floor to ceiling windows create an enhanced sense of space even when you are inside. With the doors open, the private garden becomes an extension of the residence. The boundary between home and garden, comfort and discovery, can be exactly what you want it to be.

Each Wardian private garden is as lush or sleekly minimalist as the owner prefers. It can be a canvas for horticulture, a space for reading or a setting for a picnic like no other. As the days, weeks and years move through their respective cycles, the breathtaking panorama of London below is transformed. The view from your garden in the sky is always familiar, but never the same.



*\*CGIs are indicative. Refer to the disclaimer.*



EVERY RESIDENCE  
BOASTS AN INDIVIDUAL  
PRIVATE GARDEN



\* CGIs are indicative. Refer to the disclaimer.



## PART IV

# THE WARDIAN CLUB

Every resident of Warden London is a member of The Warden Club, unlocking access to our exclusive first-class facilities. A private dining area, an iconic pool, a rooftop observatory and bar comprise just a few of the highlights. Membership grants access to a range of glamorous spaces where guests might be entertained, business ideas exchanged and new collaborations dreamed up. Framed by the magnificent glass cases containing curated exotic gardens, these amenities take inspiration from Warden's pioneering spirit of adventure, discovery and luxury.

BELOW / RIGHT  
The pool at Wardian is no mirage but a milestone  
in contemporary pool design



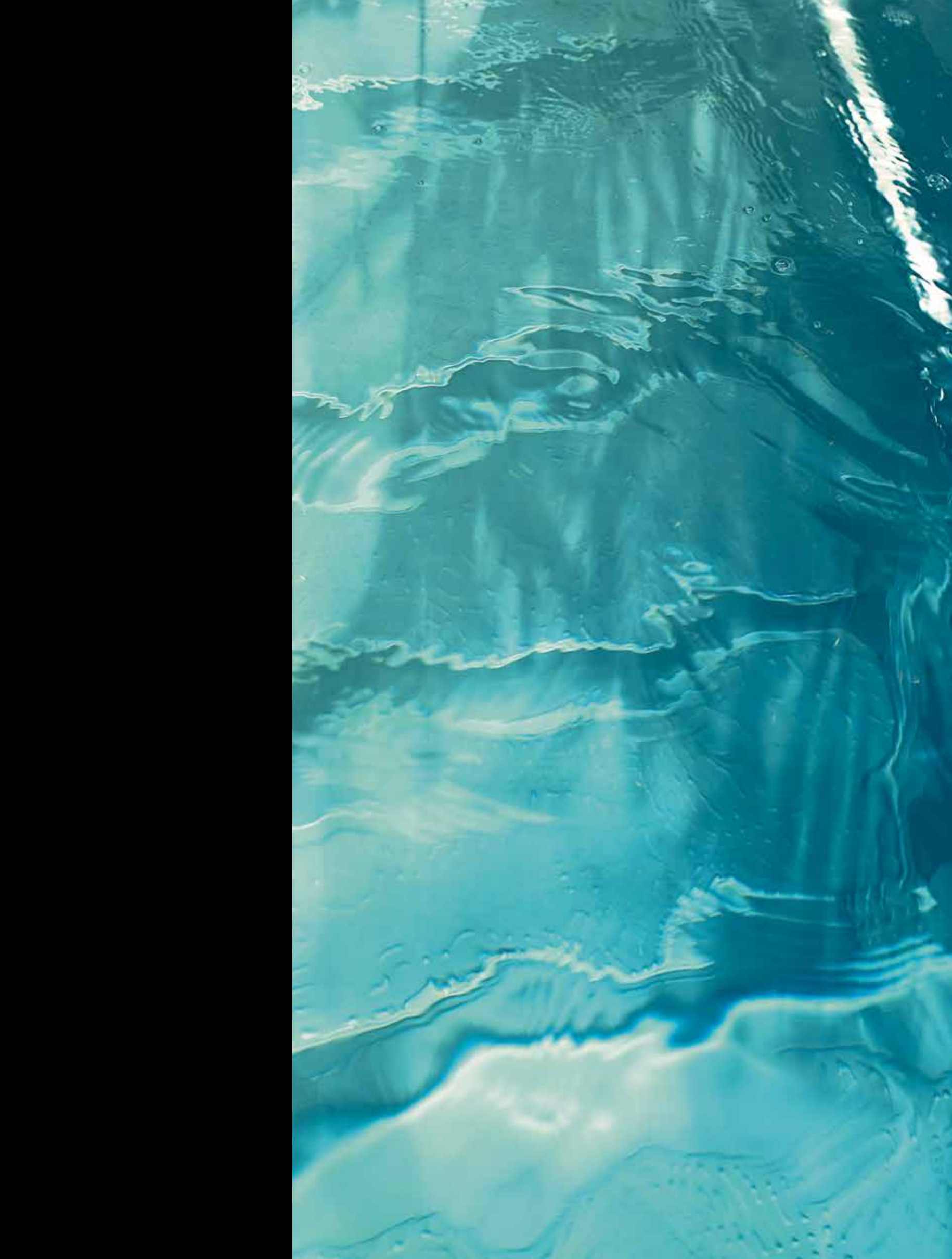
THE POOL



# Twenty Five Metre Pool

The open-air pool at Warden is both a sumptuous sanctuary and a serious facility for dedicated swimmers. A miracle of contemporary pool design, it offers three lanes of 25 metre, athletic standard swimming amidst a sublime natural landscape. The serene space, framed by leafy canopies, adds a haven of watery beauty to Warden's already stunning blend of luxury and botany.

Design flair makes for a five star experience, with changing rooms linked directly to the pool by both walkways and water. It's the best of both worlds: you can swim to and from the pool without ever standing in the open, or relax on the poolside without ever swimming: whatever your mood and the season dictate. Signature beams and columns frame this stunning centrepiece of the exclusive facilities that are on offer to Warden's residents.







A photograph of a person swimming in a pool, viewed from above. The person is in a streamlined position, with arms extended forward and legs back. The water is clear blue, and the pool deck is visible in the bottom left corner. The text is centered over the swimmer's torso.

ATHLETIC  
STANDARD SWIMMING  
IN A SUBLIME  
NATURAL LANDSCAPE

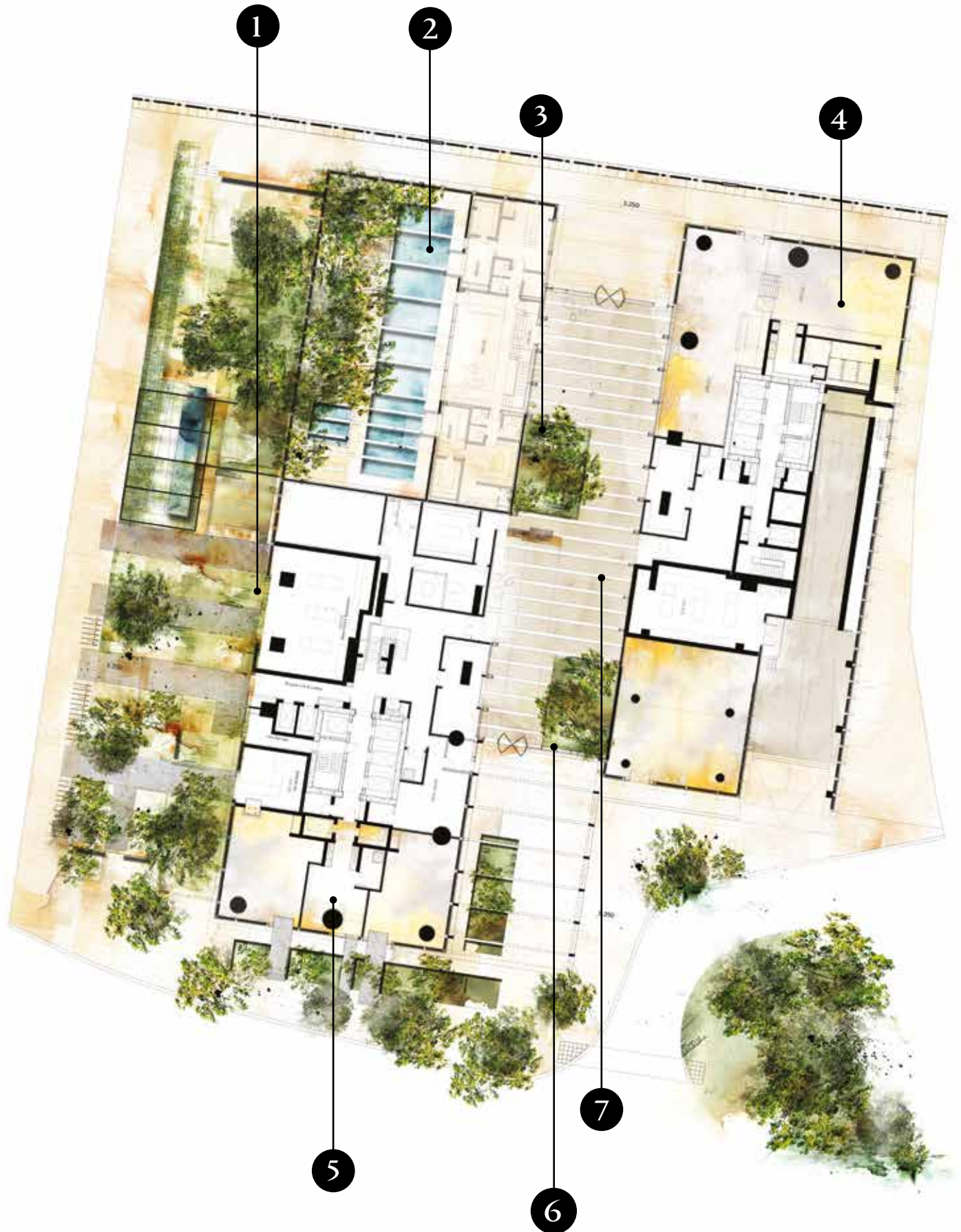


AN  
EXQUISITE  
TROPICAL RETREAT  
FROM THE CITY,  
IT DRAWS FROM  
BOTH FIVE STAR  
POOL DESIGN & THE  
INNOVATIVE  
NATURAL POOL  
MOVEMENT





GROUND FLOOR LEVEL



# THE WARDIAN CLUB AND AMENITIES FLOORPLAN

GROUND FLOOR LEVEL

---

1

WESTERN GARDEN

2

WARDIAN POOL

3

WARDIAN CASE

4

FUTURE RESTAURANT SPACE

5

FUTURE RETAIL SPACE

6

WARDIAN CASE

7

GRAND LOBBY

# THE WARDIAN CLUB AND AMENITIES FLOORPLAN

FIRST FLOOR LEVEL

---

1

WESTERN GARDEN

2

WARDIAN POOL

3

WARDIAN CASE

4

THE BUSINESS LOUNGE

5

PRIVATE CINEMA

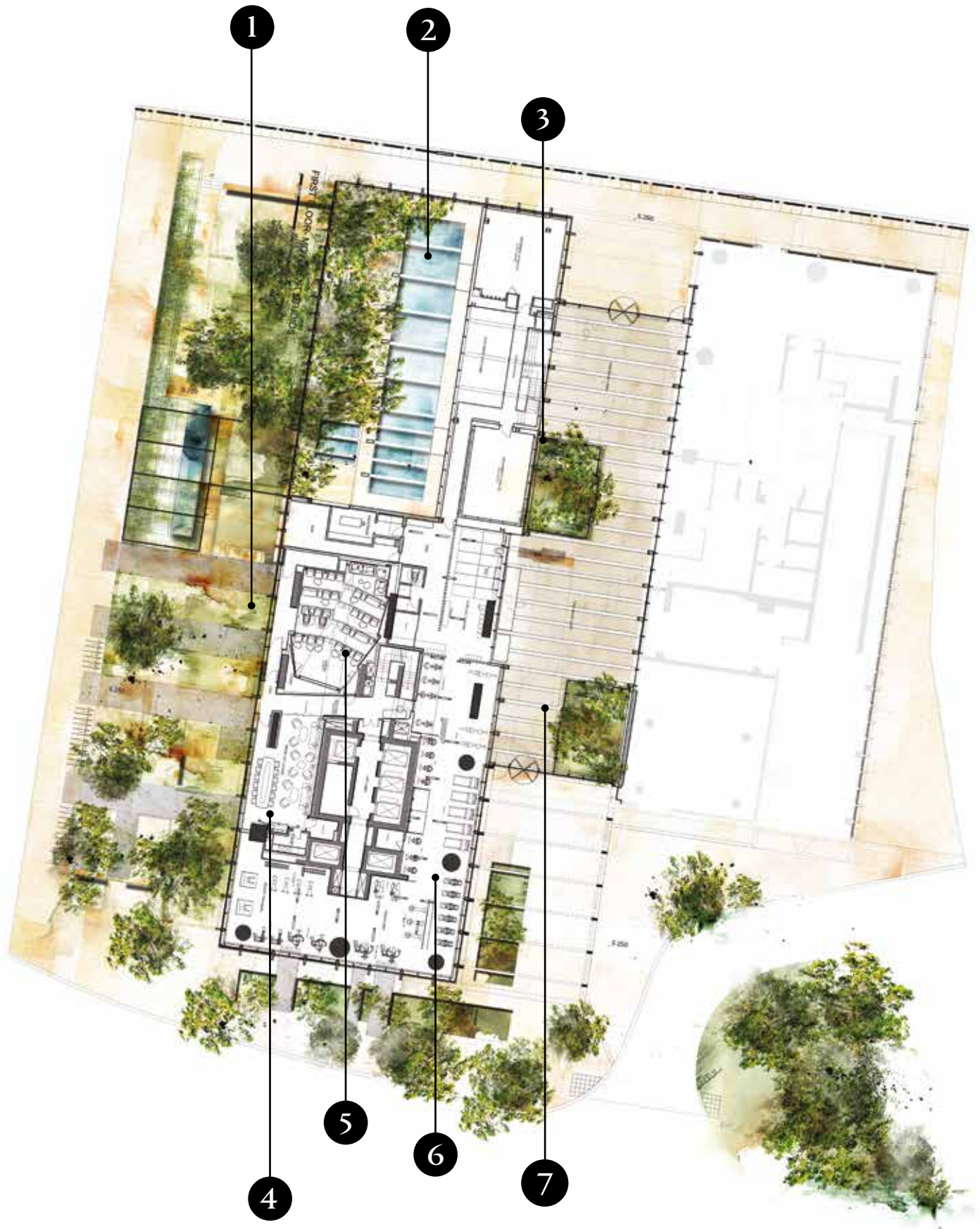
6

THE GYM

7

GRAND LOBBY

# FIRST FLOOR LEVEL





A wide-angle, high-angle photograph of the London skyline at night. The sky is a deep, clear blue. In the foreground, the city is illuminated with various lights, including the bright white lights of the London Eye and the golden lights of The Shard. The River Thames is visible at the bottom, reflecting the city lights. The text "VIEWS THAT ANNOUNCE YOU ARE IN THE GREATEST CITY ON EARTH" is centered in the upper half of the image.

VIEWS THAT ANNOUNCE  
YOU ARE IN THE GREATEST  
CITY ON EARTH



ABOVE / RIGHT

The lounge in the sky combines  
contemporary style with the atmosphere of one  
of London's classic members clubs

THE SKY LOUNGE



# London's Sky Lounge

For meeting friends, reading or working to the backdrop of an amazing view, the roof garden is the perfect venue. An eclectic and richly designed lounge offers a comfortable and stylish decor style, with a nod to classic vintage London. A dining area allows you to entertain guests. The palette is one of warm, neutral metals and woods with lush colour accents, studded walls, louvered windows, and the feel of a collector's den. All surrounds a Wardian case containing the most exotic of the building's many indoor gardens.





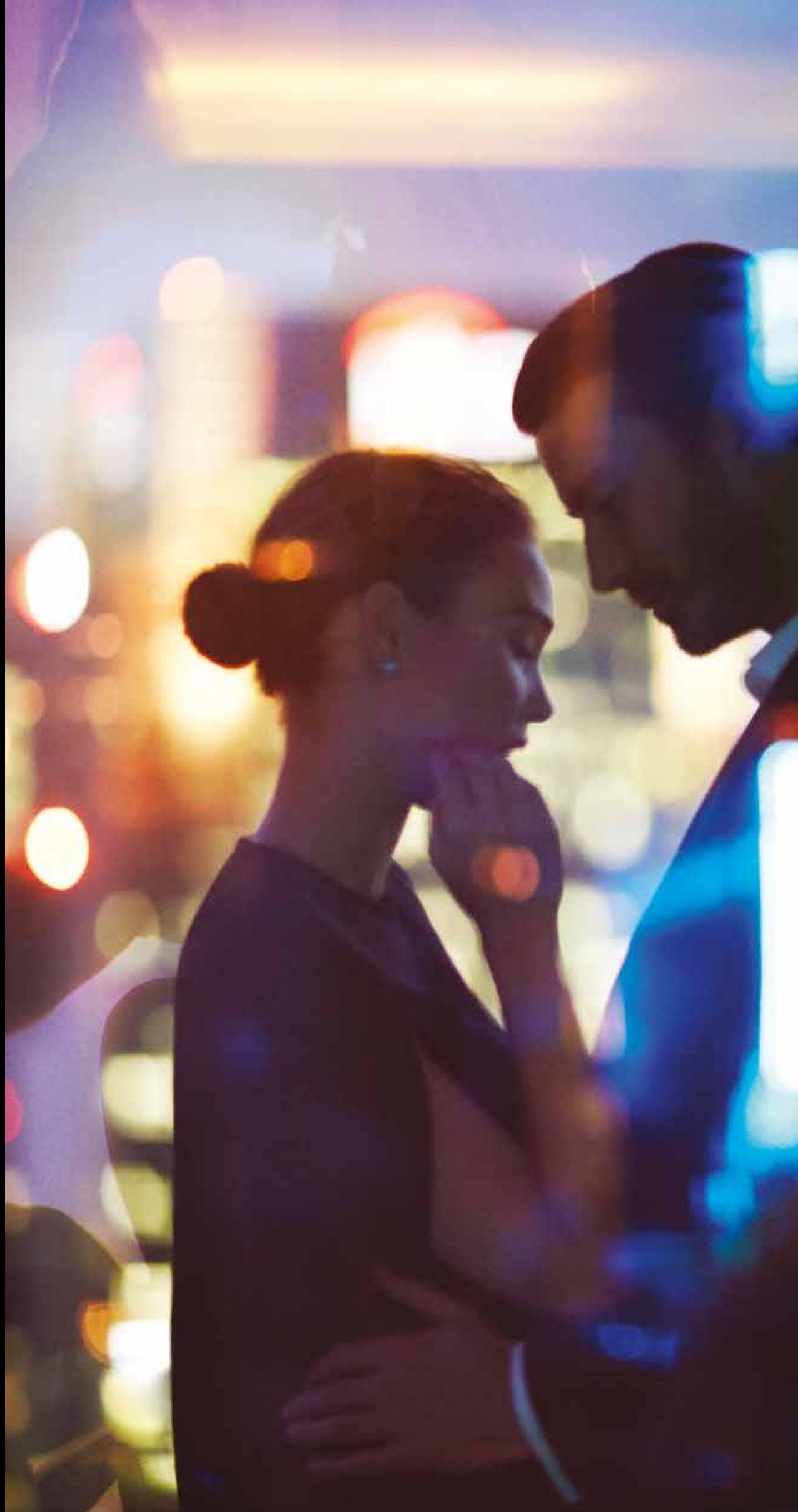


THE OBSERVATION DECK



# Drinks With A View

There are cocktails and there are cocktails. There aren't many nicer places in which to enjoy a G&T or a Tom Collins than up in the sky lounge of Warden's East Tower. Gaze out at the city beyond as you take a breather with something, or someone, refreshing and delicious.







PRIVATE DINING



# Fine Dining, In-house

Set into the remarkable atrium space, this creative and contemporary dining area ensures that for Wardian's residents, 'dinner at mine' can always mean something memorable. The sky lounge is ideal for business lunches, meals with a sense of occasion, or any moment when it just seems the time is right to eat amazing food with a dramatic view.





FOR WARDIAN'S  
RESIDENTS,  
'DINNER AT MINE'  
CAN ALWAYS MEAN  
SOMETHING  
MEMORABLE



PRIVATE CINEMA



# Widescreen Thrills

The residents' cinema at Wardian London shows new and classic movies and live sporting events, or can be booked for private screenings that combine cinema-quality screen size and sound quality with the freedom of choice of a DVD or download. Invite friends to a comedy, thriller or terrifying horror. Plug in your video game console and enjoy a mind-blowing, widescreen gaming experience.







THE GYM



# Keep Fit Your Way

A magnificent gym at Warden London is the centre-piece of its vast array of health and fitness facilities which also include a spa and steam room. The equipment is state of the art, incorporating all the weights, treadmills and sporting facilities you'd expect as well as nice surprises such as a yoga studio, with some classes also taking place in the stunning setting of the Warden roof garden. The gym is suitable for both the occasional workout or more rigorous training routines.







THE BUSINESS LOUNGE



# Meet Me at the Wardian

Invite colleagues or clients for a meeting in a breakout lounge, or finish off a presentation researched with the help of complimentary high-speed wifi. With Canary Wharf and Docklands being home to thousands of the world's largest companies, the business facilities offer an opportunity to be part of Europe's most dynamic and important commercial centre.







MULTI-COLOURED HUES  
OF THE BUILDING'S INDOOR  
GARDENS SHIFT SLOWLY AND  
GRACEFULLY WITH THE  
SEASONS

A WELCOME RETREAT



# Natural Fragrances

We all know that gardens, plants and flowers are beautiful to look at and calming to spend time with. Science now backs this up, with natural environments now thought to have genuinely beneficial effects on health and well-being. Warden London is the perfect place to enjoy these effects.





SERVICES

# A DEDICATED IN-HOUSE TEAM



WARDIAN LONDON  
IS SET APART BY A  
DEDICATED IN-HOUSE  
TEAM OF STAFF,  
AVAILABLE TO  
QUICKLY RESPOND  
TO THE NEEDS OF  
RESIDENTS AT ANY  
TIME OF DAY  
OR NIGHT





Our concierge service offers parcel and key holding services and ensures visitors are met with a friendly greeting. The amenities are all meticulously staffed, and a programme of screenings in the cinema offers both movie releases and key sporting events. There is a security presence at all times. A dedicated website allows residents to book facilities, communicate with Wardian staff, and receive the latest news and updates online.





## PART V

# THE APARTMENTS

The apartments at Wardian London combine contemporary elegance with subtle, signature Wardian touches. Kitchen cabinets incorporate glass cases, designed to echo the garden cases downstairs. Natural materials such as marble, wood and glass are used to stunning effect, their organic patterns harnessed as if artworks. Each apartment comes complete with a generous private garden, that can, if so wished, play host to a beautiful landscape of plants and flowers, a personal slice of the Wardian vision. Floor to ceiling windows maximise sightlines and bathe apartments in the stunning Docklands light. Whether your tastes lean towards modernist furniture or classic vinyl, this is the perfect place to relax or entertain friends.

FLOOR TO  
CEILING WINDOWS  
MEAN APARTMENTS  
ARE BATHED IN  
STUNNING  
NATURAL LIGHT









THIS PAGE / OPPOSITE PAGE  
Contemporary in form but classic in function





\*

KITCHEN CABINETS ARE  
MINIATURE WARDIAN CASES,  
OFFSET BY BEAUTIFUL MARBLE







FROM HORTICULTURAL  
HANDIWORK TO  
ELEGANT MINIMALISM,  
EVERY WARDIAN GARDEN  
IS A PLEASURE TO  
PERSONALISE







RIGHT / BELOW

Classic contemporary tiling brings a beautiful mood to a spacious Warden bathroom







THIS PAGE  
A colour palette has been carefully  
chosen to enhance the interior while  
allowing personal touches

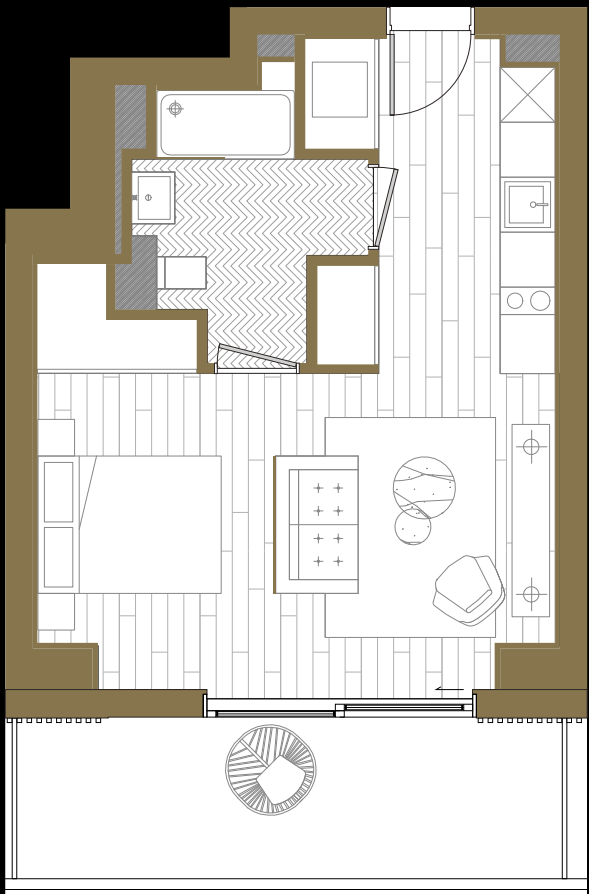




#### FOLDOUT

The design for Warden London began, before anything else, with a determination that every apartment's view would be as breathtaking as possible

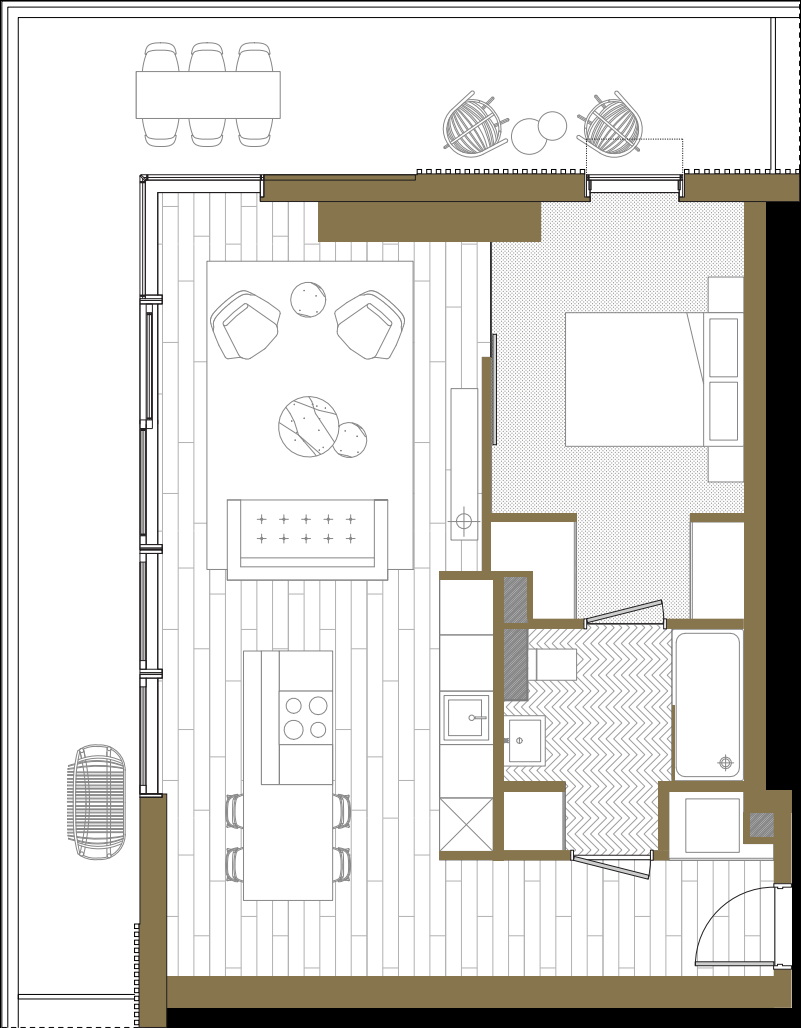
TYPICAL SUITE



SUITE

Internal Area  
36.8 sq m / 396 sq ft  
Living Area  
5650 x 3450 mm  
Private Garden  
10.1 sq m / 109 sq ft

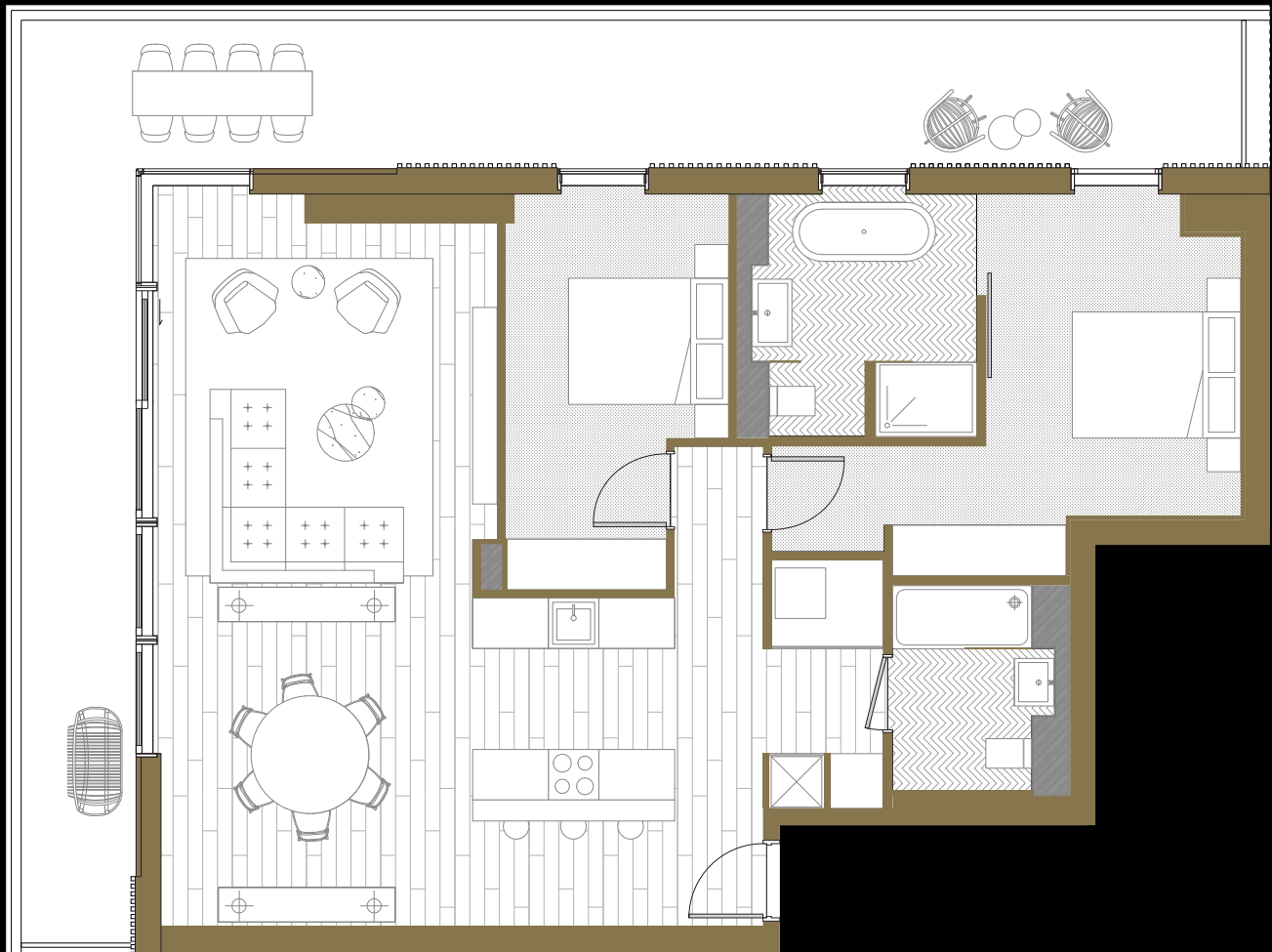
TYPICAL ONE BEDROOM APARTMENT



ONE BEDROOM

Internal Area  
56.3 sq m / 606 sq ft  
Living Area  
3485 x 8150 mm  
Bedroom  
2890 x 4174 mm  
Private Garden  
27.0 sq m / 291 sq ft

## TYPICAL TWO BEDROOM APARTMENT



### TWO BEDROOM

#### Internal Area

94.6 sq m / 1018 sq ft

#### Living Area

3990 x 8250mm

#### Bedroom 1

3020 x 3820 mm

#### Bedroom 2

2650 x 4100 mm

#### Private Garden

37.2 sq m / 401 sq ft





















## PART VI

# THE TEAM

Wardian London is the result of a collaboration between two of the most pioneering developers in the world, EcoWorld and Ballymore. To realise their vision for a new kind of luxury development, a team was commissioned comprising some of the leading architects, landscape and interior designers working in their fields today. The brief was to push themselves, to boldly pursue new ideas, and by doing so to create something worthy of being hailed as a momentous, brilliant and wonderfully liveable landmark in contemporary building design.



ECO MAJESTIC

## ECOWORLD

EcoWorld is led by some of the most well-known and respected industry players, who between them have transformed the Malaysian property landscape through leadership of ground-breaking, standard-setting and multiple award-winning developments. EcoWorld's Chairman, Tan Sri Liew Kee Sin is also well-known for spearheading the regeneration of Battersea Power Station in London and other international projects in Melbourne and Singapore.

Their wealth of experience, combined with the youthful energy and enthusiasm of the team, enabled the Group to quickly establish its brand presence in Malaysia. The Group has fourteen projects located in three regions,

namely the Klang Valley, Iskandar Malaysia and Penang. These include affordable, upgrader and luxury homes, integrated high-rise developments and green business parks. Through its associates, the EcoWorld brand has now also extended to the United Kingdom and Australia with several exciting developments in London and Sydney lined up for launch in 2015.

Committed to its vision of 'Creating Tomorrow & Beyond', EcoWorld is inspired to focus on building distinctive and uniquely identifiable products which offer living environments that not only stand the test of time but provide enduring value for generations to come.



ECO SPRING



ECO BOTANIC

ECOWORLD, A GROWING  
HOUSEHOLD NAME IN MALAYSIAN  
PROPERTY, IS TAKING ITS  
VISIONARY APPROACH TO THE  
GLOBAL MARKET



PAN PENINSULA

## BALLYMORE

From its beginnings as a family-run house builder in Ireland, Ballymore has grown into an international property investment and development company, focused on large-scale projects across the world. Ballymore has a reputation for bringing new large-scale projects into cities in a way that responds to the local area, resulting in stunning developments that are cherished by those who use them.

A leader in urban regeneration, Ballymore is notable for the breadth of its involvement, the way in which it leads projects every step of the way. A leading force in the London property market, it has been behind many of the

great urban regeneration and masterplanning successes that have come to define the city. Ballymore's achievements include playing a key role in the consolidation of Canary Wharf as a world-leading business centre on what was once a derelict dock complex, and the transformation of City fringe district Spitalfields from a semi-industrial zone into a thriving retail and cultural hub. Now, through sites including Wardian, Embassy Gardens, the Lea Peninsula and Royal Docks, it is a core stakeholder in the most important regeneration projects in London's future, both east and west.



21 WAPPING LANE



LONDON CITY ISLAND (PHASE 1)



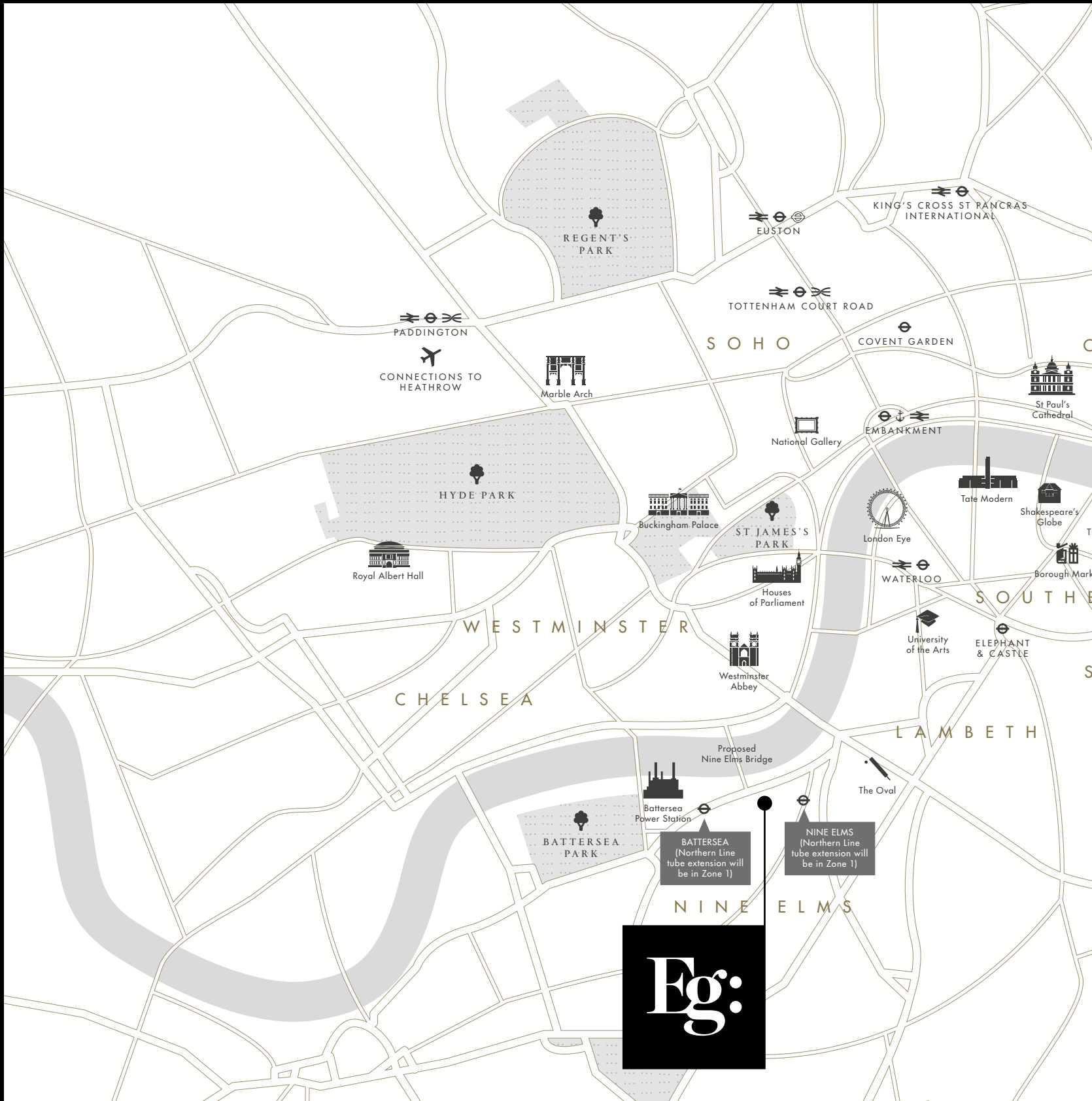
NEW PROVIDENCE WHARF AND PROVIDENCE TOWER



EMBASSY GARDENS (PHASE 1)

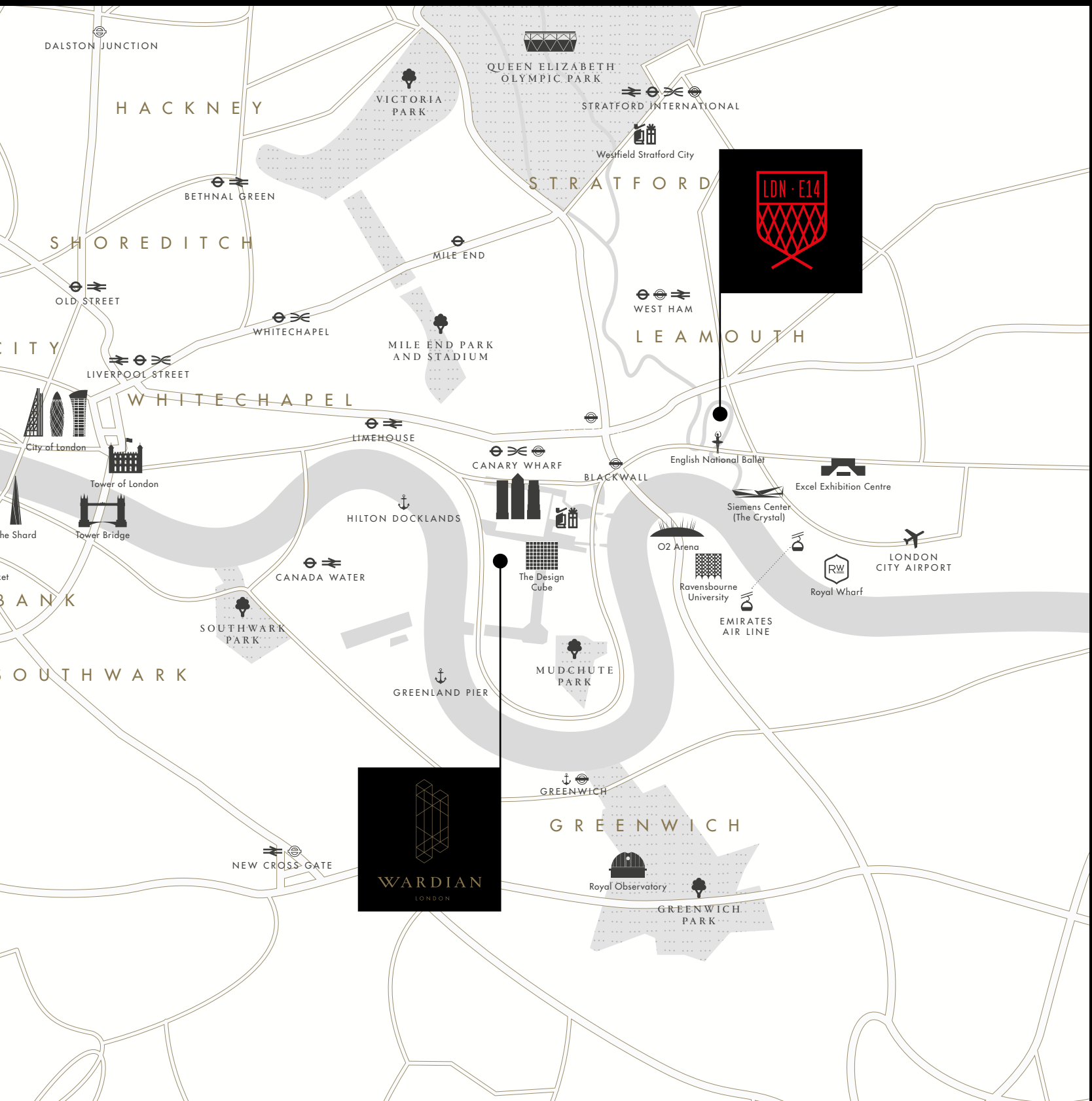
BALLYMORE HAS A REPUTATION FOR BRINGING NEW LARGE-SCALE PROJECTS INTO LONDON IN A WAY THAT RESPONDS TO THE LOCAL AREA. THE RESULT IS STUNNING DEVELOPMENTS THAT WILL BE CHERISHED BY THOSE WHO USE THEM

ECOWORLD AND BALLYMORE COLLABORATE  
ON THREE MAJOR PROJECTS, LONDON CITY  
ISLAND (PHASE 2), WARDIAN LONDON  
& EMBASSY GARDENS (PHASE 2)



EcoWorld and Ballymore Group's joint venture incorporates some of London's most exciting and innovative residential developments, representing a careful balance of investment in three of the most important waterside development projects in London's future, both east and west: Embassy Gardens (Phase 2), London City Island (Phase 2) and Wardian London.

Individually, our companies have become highly regarded for the excellence and sensitivity of our developments. Together, we are creating spectacular new residential destinations with an unrivalled attention to detail. The imagination and expertise that our two companies contribute to each development combines to create one of the few portfolios in London with such vision and ambition.



This brochure and the information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change. The specification of the apartments is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the apartment sale contracts. Computer generated images and photos are indicative only. All sales remain subject to contract. All information regarding prospective commercial or retail tenants represents current intention only, and the final identity of the tenants may change. Fixtures and furnishings including wall panelling and wall dressings shown in Computer Generated Images and photos are not standard or included in sales. Please consult your sales contract for information. Warden London and Warden are marketing names only and will not necessarily form part of the approved postal address. Neither the agents nor any person in their employ has any authority to make or give any representation, warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof).

\*Text references and CGIs relating to private gardens and balconies are indicative of a landscape designed enhancement. An artificial grass surface will be provided as standard for private gardens and balconies.

wardianlondon.com



A JOINT DEVELOPMENT

#### London

Design Cube at Ballymore  
76 Marsh Wall  
London E14 9SL  
United Kingdom

0800 404 8855  
sales@wardianlondon.com

#### Malaysia

Eco World International Centre  
Suites 3A.01, Level 3A,  
The Gardens North Tower,  
Mid Valley City, Lingkaran Syed Putra,  
59200 Kuala Lumpur, Malaysia

+603 2287 2255  
ewi@ecoworld.my

#### Singapore

EcoWorld Gallery @ Singapore  
1, St Martin's Drive  
Unit B1-01  
Singapore 257988

+65 6235 2525  
sg-gallery@ecoworld.my



WARDIANLONDON.COM

ECOWORLD  
CREATING TOMORROW & BEYOND

  
BALLYMORE

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A JOINT DEVELOPMENT