



THE
CORNICHE

ALBERT EMBANKMENT

LIFE AHEAD OF THE CURVE



Computer-generated image of The Corniche, The Dumont, and Merano Residences, indicative only

WELCOME TO THE CORNICHE

From an exclusive address on the south side of the River Thames, The Corniche offers a rare window into one of the most cosmopolitan capitals in the world. Panoramic views over the most important stretch of the river take in every silhouette of the London skyline, from the magnificent Houses of Parliament to the round pods of the London Eye. Below, a slender path winds towards the South Bank, London's world famous riverside ribbon of art and culture.

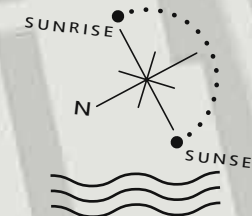
The Corniche is a new landmark on the River Thames – a building to look at and look out from, a sea of curves that mirror those of the river below. World-renowned architectural practice Foster + Partners brings a genuinely global perspective to The Corniche, and the resulting design presents a bold and confident vision of the future.

Interior design flows seamlessly from the exterior, converting the building's elliptical character into curved forms and uninterrupted floor-to-ceiling glazing. Texture, grandeur and space define the interior, which marries art deco heritage with a distinctly modern sensibility. The colour palette is refined, the mood uplifting.

The Corniche celebrates ease and recreation with a wealth of luxury amenities, including an infinity pool, Vitality Rooms and the Skyline Club lounge with terrace; as well as access to a range of facilities in The Dumont including a Screening Room and Ten-pin bowling. In so doing, The Corniche offers the chance to experience luxury at its best, giving a welcome preview of life ahead of the curve.

THE MOST FAMOUS CURVE ON THE RIVER

From its central location on the Albert Embankment, The Corniche is perfectly placed to capture the unique beauty and personality of the London metropolis. Extraordinary views stretch from across the Thames from the Houses of Parliament to the pods of the London Eye. Beyond lies the South Bank and the financial districts of Canary Wharf and the City.



TINWORTH STREET ARCHES

THE CORNICHE

THE CORNICHE

MAIN ENTRANCE

THE DUMONT

MERANO RESIDENCES

EMBANKMENT

ALBERT

For illustration purposes only, subject to change. Site plan is not to scale.



Computer-generated image of the piazza at The Corniche, indicative only.

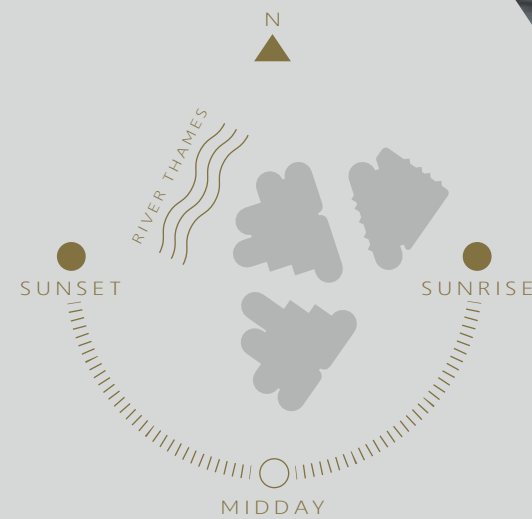
A VIEW ADMIRERD
THE WORLD OVER



DESIGNED FOR A PERFECT VIEW

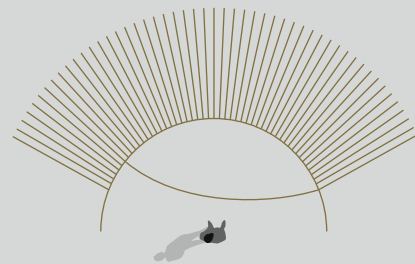
NATURAL LIGHT

The Corniche's unique shape and orientation allows natural light to pour in from every direction, conveying a beautiful sense of space and depth. There is nowhere better to enjoy panoramic views of the capital than inside its elegantly curved apartments, which express a romantic narrative of free-flowing design.



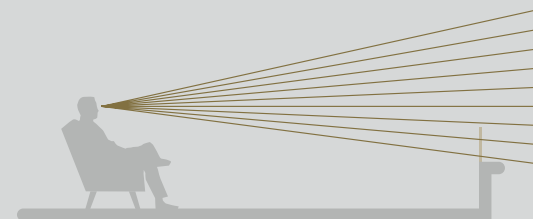
PANORAMIC GLAZING

Traditional window designs, with their flat profile, make it hard to enjoy a whole vista without being close to the glass. In contrast, the curved shape of the bays at The Corniche give a three-dimensional frame that enhances the "cinematic" quality of the views from within.



BALCONIES

In a traditional apartment, the only way to fully enjoy the view is to stand out on the balcony, otherwise hand rails, window frames and balustrades can all but obscure too much of it. In response to this, at The Corniche, the window sill and balcony balustrade are set at a horizontal datum which allows views from within the apartment when seated. By splitting the balustrade into two sections, the lower solid section provides a degree of protection and privacy whilst the glazed top section allows unobstructed views.



Computer-generated image, indicative only

Swiss Re Headquarters



London Eye and Houses of Parliament



A CITY IN A WORLD OF ITS OWN

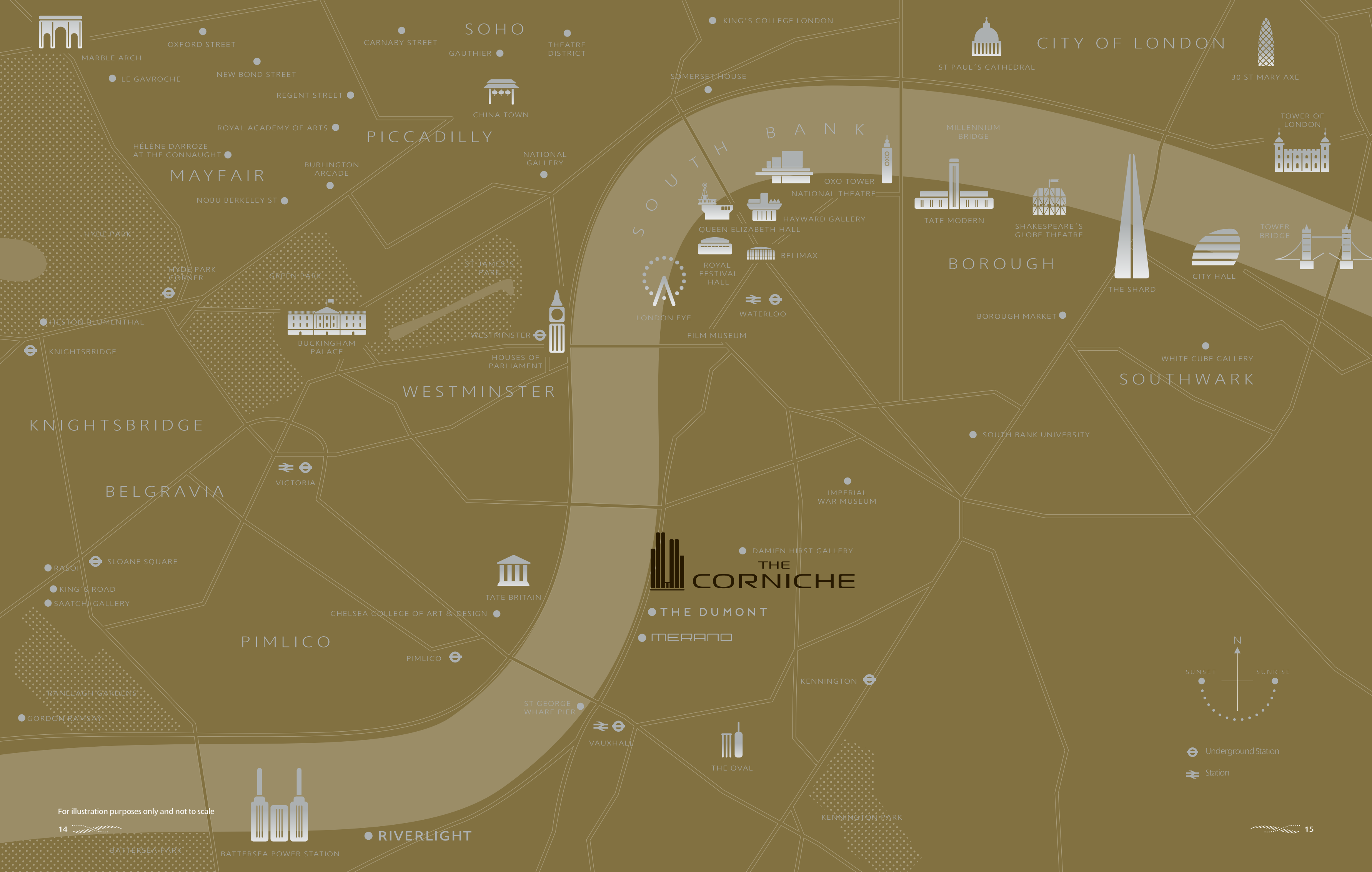
With its sleek architecture, world-class restaurants and cosmopolitan atmosphere, London is a fascinating and richly diverse city on the global stage. Here, contemporary creativity is set against a backdrop of classical riches, pointing to a history that can be traced back over 2,000 years. The most culturally vibrant of the world's capitals, London gives exclusive access to a lifestyle of unrivalled sophistication.

Harrods



St Paul's Cathedral





SOHO

CITY OF LONDON

PICCADILLY

SOUTH BANK

BOROUGH

SOUTHWARK

WESTMINSTER

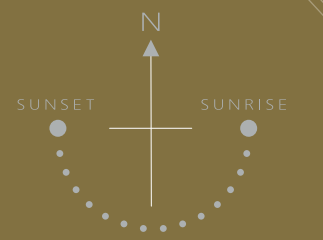
THE CORNICHE

THE DUMONT

MERANO

RIVERLIGHT

For illustration purposes only and not to scale



Underground Station

Station

Source: www.tfl.gov.uk, googlemaps.co.uk and walkit.com.
 Underground, rail and air times represent peak journey times from Vauxhall Station. River times represent peak journey times from St George Wharf Pier

PERFECTLY POSITIONED

The Corniche's excellent transport links only enhance its appeal. Fast, frequent and reliable Underground services transport residents to the financial district of the City and to the very heart of the West End, enjoyed by theatre audiences and shoppers alike. Less than an hour away, London's main international airports provide connections to the rest of the world.

There is a wide range of convenient transport links close to The Corniche including Vauxhall Station and the new Nine Elms Station on the Northern Line Extension, which will allow easy access to Crossrail at Tottenham Court Road. The new Crossrail Elizabeth line will shrink journey times between key parts of the city, essentially creating a shortcut between Canary Wharf, the City, the West End and Heathrow Airport, putting the whole city (and beyond) at your fingertips.



WALK

Chino Latino
3 minutes

Vauxhall Underground Station
7 minutes

Newport Street Gallery
7 minutes

Pharmacy 2
7 minutes

St George Wharf Pier
9 minutes

Tate Britain
14 minutes

Imperial War Museum
16 minutes

Houses of Parliament
17 minutes

London Eye
17 minutes

Skylon
22 minutes

Southbank Centre
22 minutes

Battersea Power Station
24 minutes

BFI
24 minutes

St James's Park
26 minutes



ROAD

Buckingham Palace
7 minutes

Covent Garden
11 minutes

The Savoy
12 minutes

Royal Opera House
12 minutes

Hyde Park
12 minutes

Tate Modern
12 minutes

Saatchi Gallery
13 minutes

Shakespeare's Globe Theatre
13 minutes

Nobu
13 minutes

Dinner By Heston Blumenthal
13 minutes

Harrods
13 minutes

Victoria and Albert Museum
15 minutes

Lou Lou
15 minutes

Kensington Roof Gardens
19 minutes



UNDERGROUND FROM VAUXHALL STATION

Victoria
4 minutes

Victoria, Circle & District lines, National Rail

Green Park
6 minutes

Victoria, Jubilee & Piccadilly lines

Westminster
10 minutes

Jubilee, Circle & District lines

Euston
11 minutes

Victoria & Northern lines, National Rail

King's Cross St Pancras
12 minutes

Hammersmith & City, Victoria, Piccadilly, Circle, District & Northern lines, National Rail, Eurostar

Leicester Square
13 minutes

Piccadilly & Northern lines

Bond Street
13 minutes

Central & Jubilee lines, Crossrail Elizabeth line

Knightsbridge
14 minutes

Piccadilly line

Covent Garden
14 minutes

Piccadilly line

Charing Cross
15 minutes

Bakerloo, District & Circle lines, National Rail

Paddington
18 minutes

Hammersmith & City, Bakerloo, Circle & District lines National Rail, Heathrow Express, Crossrail Elizabeth line

Canary Wharf
24 minutes

Jubilee line, DLR, Crossrail Elizabeth line



RAIL FROM VAUXHALL STATION

Clapham Junction
4 minutes

London Waterloo
5 minutes

Wimbledon Station
12 minutes

Epsom
29 minutes

Hampton Court
32 minutes



RIVER FROM ST GEORGE WHARF PIER

Cadogan Pier
8 minutes

Embankment Pier
8 minutes

Blackfriars Pier
13 minutes

Bankside Pier
16 minutes

London Bridge City Pier
20 minutes

Canary Wharf Pier
28 minutes



AIR FROM VAUXHALL STATION

London City
38 minutes

Heathrow
41 minutes

Gatwick
46 minutes

CAPITAL OF CULTURE

The residents of The Corniche will be perfectly positioned to enjoy the rich cultural life the South Bank undeniably offers. Prized for its individual spirit, the South Bank is a hub for creativity, an artistic wonderland connecting the Jacobean flourishes of Shakespeare's Globe Theatre with the Fifties modernism of the Royal Festival Hall. Ambitious plans for the future include a spectacular glass pavilion that will appear to float above the arts centre.

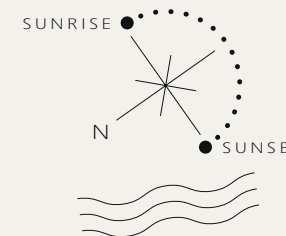
The ascent of the South Bank as London's leading cultural destination continues with the restoration of the Battersea Power Station which will bring an influx of global retailers. These compelling new attractions are set to change the whole way of life for local residents. The arrival of the new US Embassy will add yet another layer to the area's strong international presence.



FINE ART

The St James' mantra of placemaking is to enhance and animate the Albert Embankment, making the stretch of the river permeable. London is the design capital of the world and St James is commissioning a series of works to transform the riverside into a vibrant public space. These include pieces by celebrated studios and artists, such as award-winning sculptor Kate Davis, the Skystation sculptural seating project by Peter Newman and a commission by Random International. These installations will draw the animation of the South Bank towards a new community in Nine Elms.

The landscaping of The Corniche has been carefully conceived to stir the imagination and curiosity of residents. A selection of high-quality designed commissions will contribute to a heightened experience of living, striking an enhanced and animated tone around this new destination address.



DEVELOPMENT LAYOUT

KEY

- 01 Lobby / Concierge
- 02 Gym, ground floor
- 03 Pool, 1st floor
- 04 Spa, 1st floor
- 05 Restaurant
- 06 Office space, ground and 1st floor
- 07 Entrance to underground car park
- 08 Basement cycle storage
- 09 Skyline Club lounge, 19th floor
- 10 Senior living apartments
- Parking Route In
- - -→ Parking Route Out

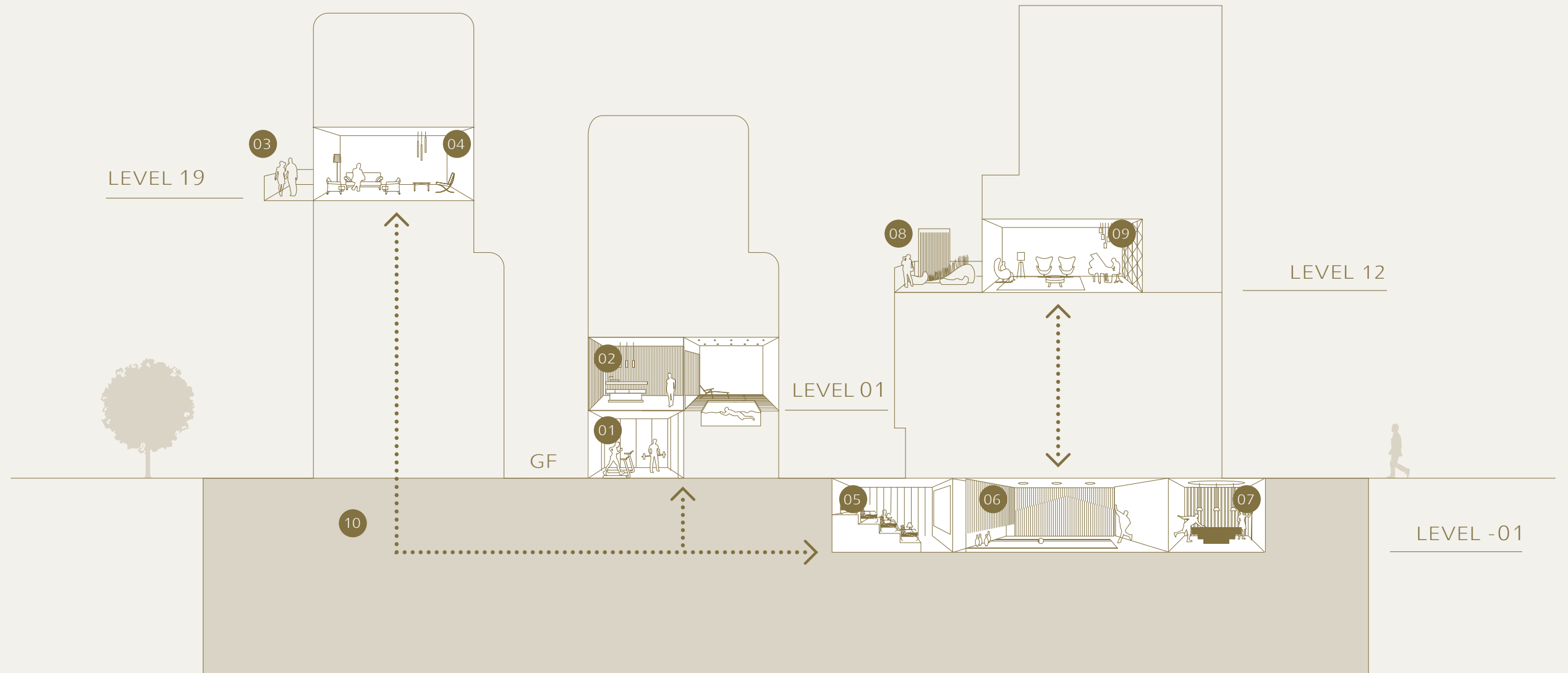
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RESIDENTS FACILITIES

- 01 Gym
- 02 Pool & Vitality Rooms
- 03 Skyline Club lounge terrace
- 04 Skyline Club lounge
- 05 Screening Room
- 06 Ten-pin bowling
- 07 Billiards Room
- 08 Secret garden
- 09 Observatory & Private Dining
- 10 Residential parking

THE CORNICHE

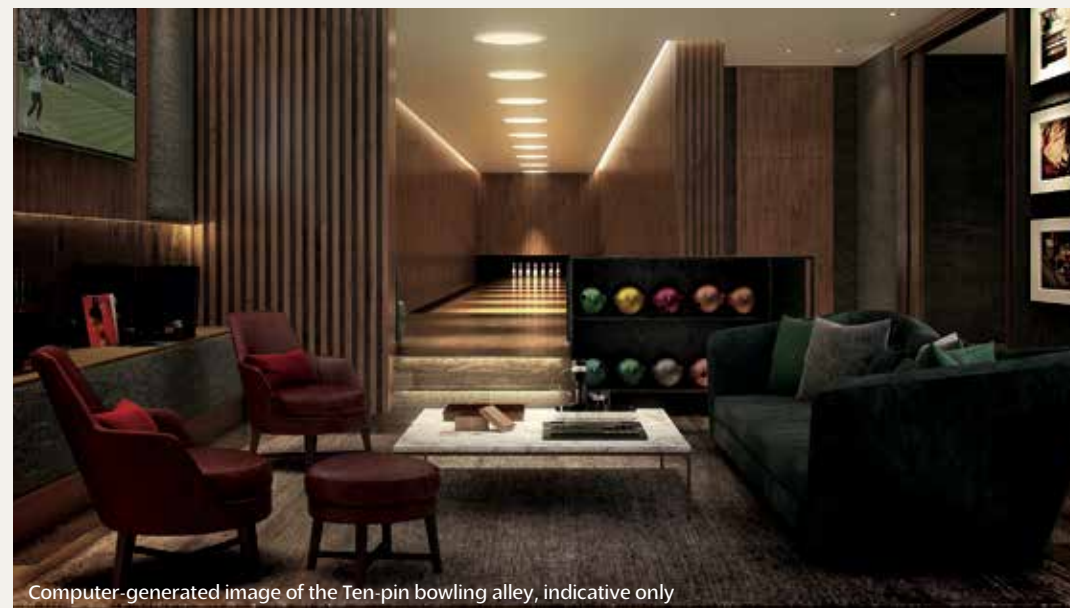
THE DUMONT



Site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



Computer-generated image of the Private Dining space, indicative only



Computer-generated image of the Ten-pin bowling alley, indicative only



Computer-generated image of the Screening Room, indicative only



Computer-generated image of the pool at The Corniche, indicative only



19th floor Skyline Club lounge at The Corniche. Computer-generated image, indicative only



19th floor Skyline Club lounge terrace at The Corniche. Computer-generated image, indicative only



Computer-generated image of the Ten-pin bowling alley at The Dumont, indicative only



Computer-generated image of the Billiards Room at The Dumont, indicative only



Computer-generated image of the Screening Room at The Dumont, indicative only





Computer-generated image of the Private Dining space at The Dumont, indicative only

SPECIFICATION

KITCHENS

- Fully fitted interior designed kitchen
- Composite worktop with inset drainer and under mount steel sink
- Back painted glass splashback
- Dornbracht polished chrome mixer
- Touch handle soft closing gloss lacquered kitchen unit doors
- Cabinet lighting below high level cabinet units
- Timber engineered floor finish
- Free standing Siemens washer dryer located in utility cupboard
- Fully integrated Miele appliances including:
 - 2no. touch control multi function oven
 - Touch control frameless induction hob
 - Touch control microwave
 - Touch control steam oven
 - Integrated extractor fan
 - 2no. warming drawers
 - Touch control coffee machine
 - Undercounter integrated wine cooler
 - Fridge freezer
 - Dishwasher

BATHROOMS & EN-SUITES

- Interior designed bathroom, en-suites and cloakrooms (where applicable)
- Natural stone walls and floors to all bathrooms
- Combination of chrome Dornbracht and Hansgrohe brassware
- Combination of Villeroy & Boch and Kaldewei sanitaryware
- Wall mounted WC with concealed cistern
- Bath top and side panel with integrated strip light to match floor and wall finish
- Freestanding bath (where applicable)
- Stone basin in master bathroom and cloakroom, composite preformed basin in secondary bathrooms
- Walk-in shower with linear drain
- Fixed ceiling mounted shower head with wall mounted hand shower
- Frameless glass shower screen and door
- Recessed shelf within shower enclosure
- Heated chrome towel rail
- Mirror cabinet with feature halo light and integral shaver socket
- Mirror demister

ELECTRICS & LIGHTING

- Recessed directional downlighters in habitable rooms, kitchen and bathroom
- Concealed strip lighting to coffers in all habitable rooms
- Concealed strip lighting to ceiling troughs in bathrooms
- Lighting to utility and coat cupboards
- Polished chrome sockets and switches in visible areas
- Lighting, heating and cooling touch screen controls to all habitable rooms
- Multipoint TV outlets in habitable rooms, kitchen and master bathroom
- Wiring for HD digital TV to include: Sky+, 2no. European/Asian satellites
- Speakers in all habitable rooms and master bathroom
- 5-amp lighting circuits in living room and all bedrooms
- Integrated TV in master bathroom

INTERNAL FINISHES

- Off-white painted walls and white painted ceilings
- Engineered timber flooring to living room, kitchen and hallways in apartment 88
- Stone flooring to living room, kitchen and hallways in apartments 76 and 87
- Carpet to bedrooms
- Internal veneer doors
- Sliding doors where applicable
- Roller blinds to straight windows / vertical blinds to curved windows
- Ceiling coffer in all habitable rooms

HEATING & VENTILATION

- Comfort cooling to bedrooms and living area
- Underfloor heating in bathrooms only
- Heating and hot water provided by an energy efficient central Combined Heat and Power energy centre
- Continuous supply and extract ventilation system

STORAGE

- Coat hanging / storage cupboard in hallway with rail and lighting
- Utility cupboard or room with lighting

WARDROBE

- Fitted wardrobes with shelf and illuminated garment rail to bedrooms
- Built in safe located within master bedroom wardrobe

IRONMONGERY

- Polished chrome door handle with leather detail
- Multi point locking system to entrance doors

EXTERNAL AREAS

- Decking to balconies and terraces

COMMUNAL AREAS THE CORNICHE

- Swimming pool, vitality pool, sauna and steam room
- Fully fitted gym
- Access to treatment room
- Skyline Club on 19th floor
- Screening / entertainment rooms within the basement of The Dumont

SECURITY

- Entrance to building and car park via key fob
- 24-hour concierge service
- CCTV coverage to external areas and selected internal areas

CAR PARKING

- Basement car parking available at extra cost
- Premium bays and electric charging bays available at an extra cost

OTHER

- Cycle storage in basement
- Residents storage in basement available at an extra cost
- Smoke detectors and sprinkler system throughout development
- Lift to all floors



Kitchen from three-bedroom apartment. Computer-generated image, indicative only



Living room from three-bedroom apartment. Computer-generated image, indicative only



Bedroom from three-bedroom apartment. Computer-generated image, indicative only

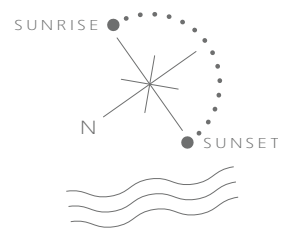
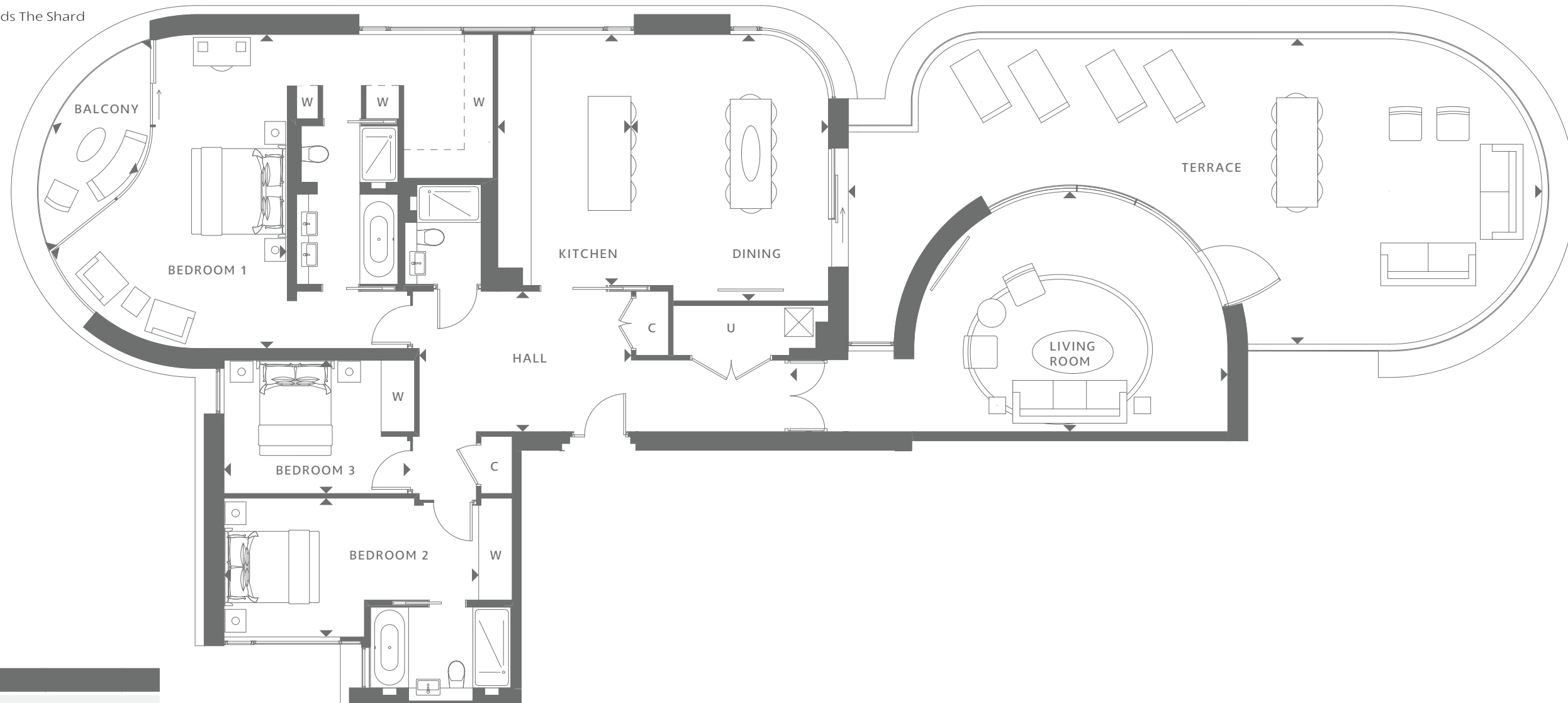


Bathroom from three-bedroom apartment. Computer-generated image, indicative only

THREE BEDROOM APARTMENT TOWER 1

View towards The Shard

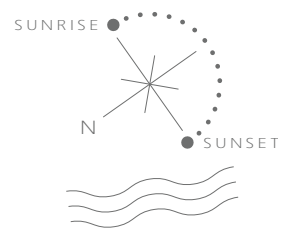
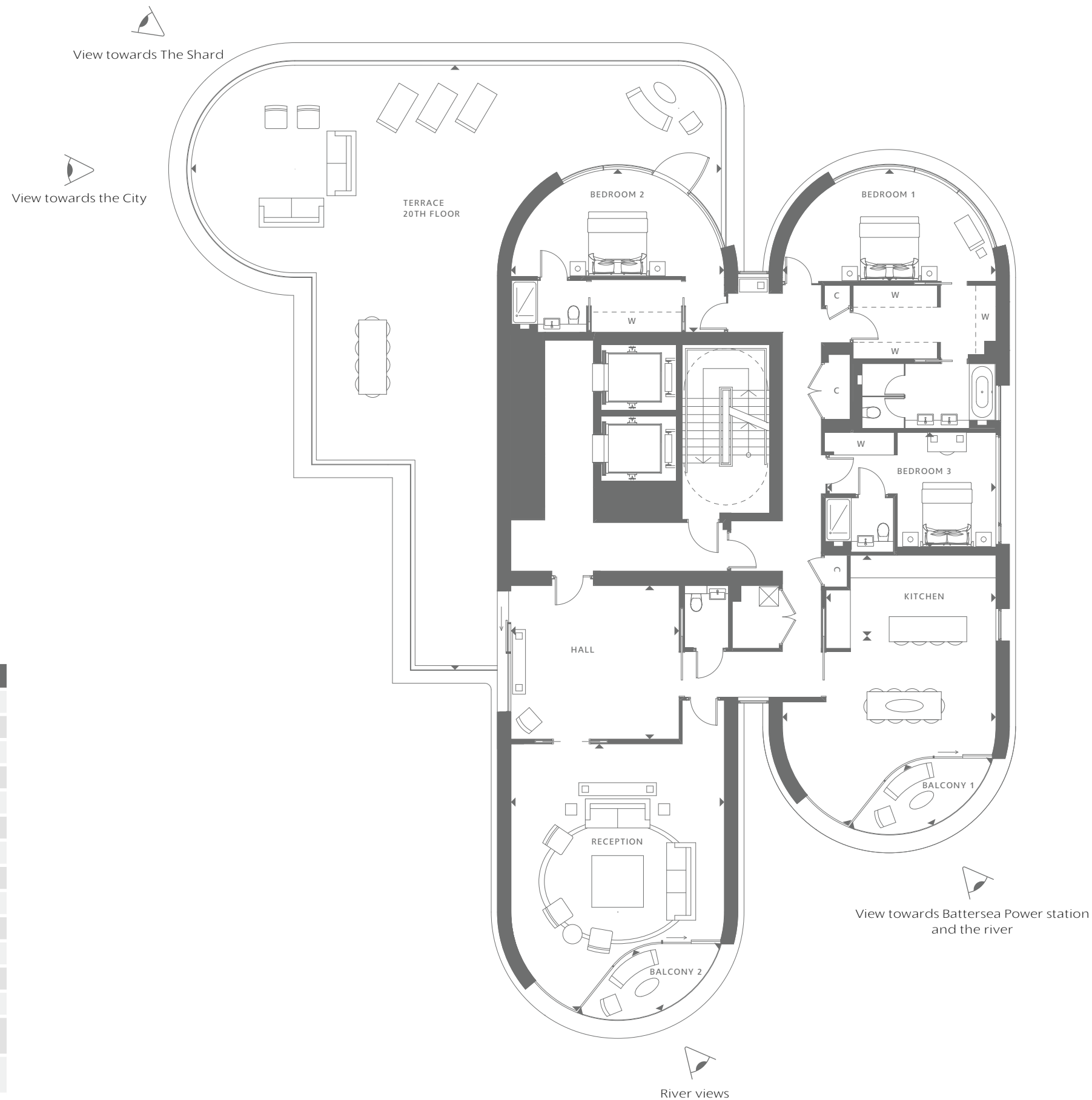
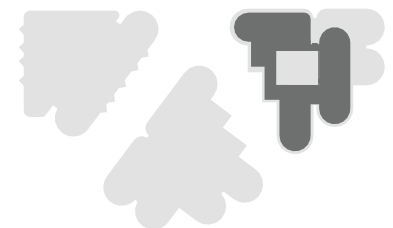
View towards Canary Wharf



TYPE 13		
Apartment	79	
Level	16	
Living Room	8.75 x 5.05m	28'9" x 16'7"
Dining	4.15 x 5.60m	13'7" x 18'4"
Kitchen	2.80 x 5.27m	9'2" x 17'4"
Hall	4.46 x 2.95m	14'8" x 9'8"
Bedroom 1	5.03 x 6.60m	16'6" x 21'8"
Bedroom 2	5.35 x 2.91m	17'7" x 9'7"
Bedroom 3	3.91 x 2.80m	12'1" x 9'2"
Balcony	4.84 x 2.01m	15'11" x 6'7"
Terrace	14.59 x 6.42m	47'10" x 21'1"
Total Internal Area	181.73 m²	1,956.1 ft²
Total External Area	71.14 m²	765.6 ft²

KEY
W Wardrobe
C Cupboard
U Utility

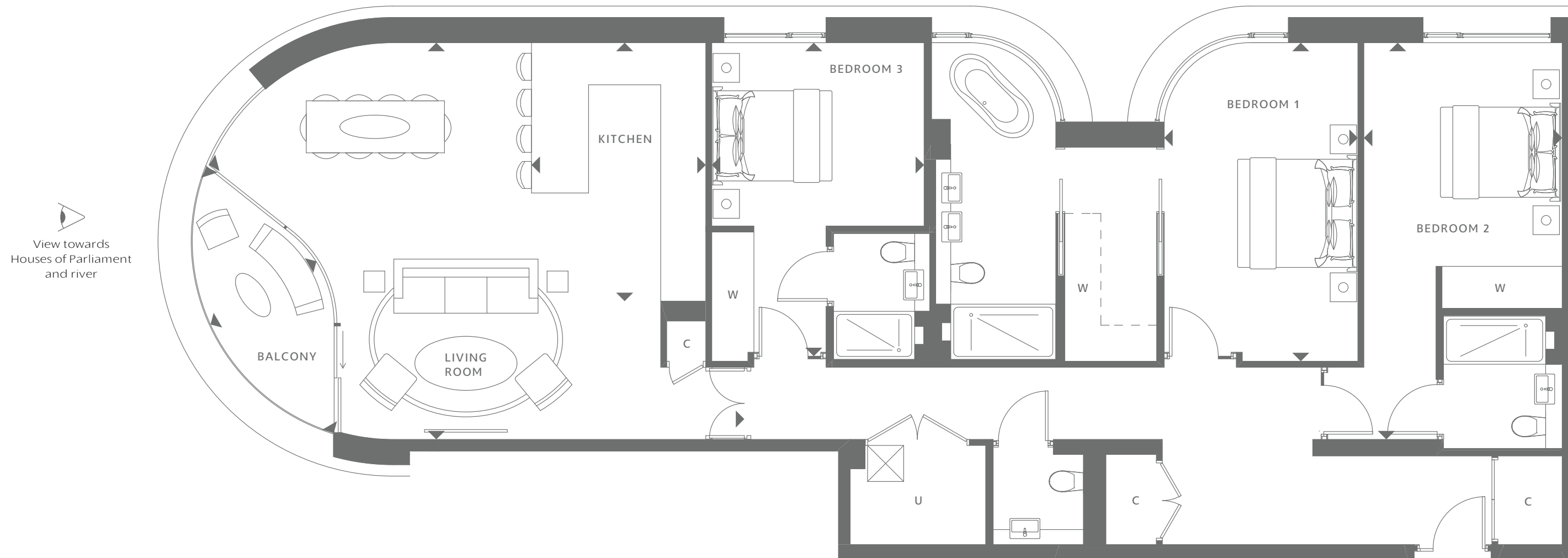
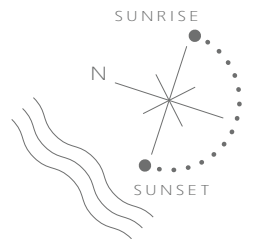
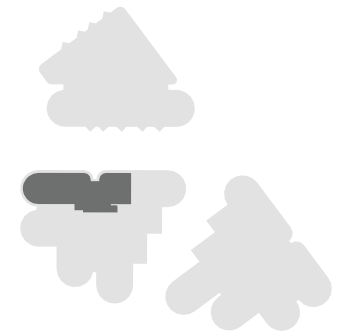
THREE BEDROOM APARTMENT TOWER 1



TYPE 16		
Apartment	87	88
Level	20	21
Reception	8.26 x 6.60m	27'1" x 21'8"
Hall	4.75 x 5.20m	15'7" x 17'1"
Living Room	5.86 x 6.60m	19'3" x 21'8"
Kitchen	2.50 x 5.25m	8'2" x 17'3"
Bedroom 1	3.47 x 6.60m	11'5" x 21'8"
Bedroom 2	3.32 x 6.65m	10'11" x 21'10"
Bedroom 3	3.55 x 5.21m	11'8" x 17'1"
Balcony 1	4.84 x 2.01m	15'11" x 6'7"
Balcony 2	4.84 x 2.01m	15'11" x 6'7"
Terrace (20 th Floor)	18.70 x 16.39m	61'4" x 53'10"
Total Internal Area	237.78 m²	2,559.4 ft²
Total External Area 20th Floor	141.85 m²	1,526.7 ft²
Total External Area 21st Floor	12.48 m²	134.2 ft²

KEY
 W Wardrobe
 C Cupboard
 U Utility

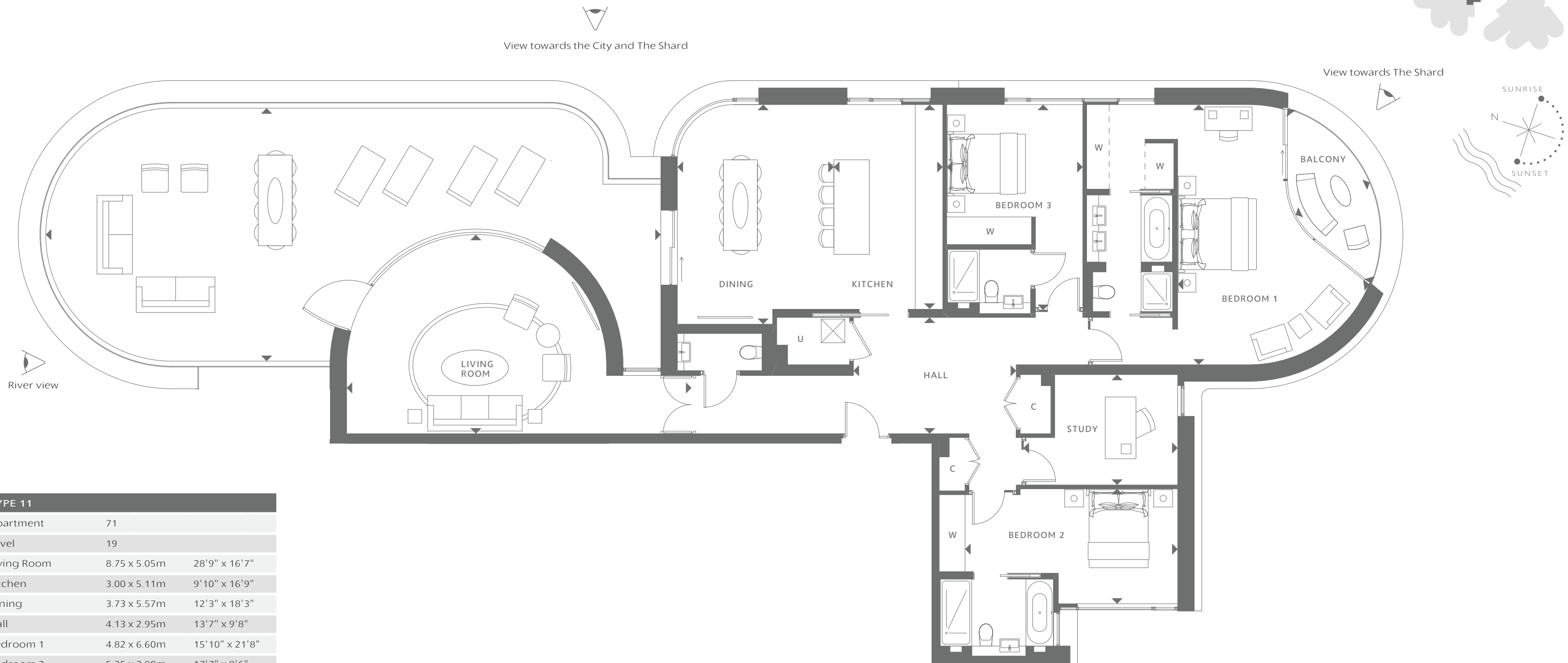
THREE BEDROOM APARTMENT TOWER 2



TYPE 9				
Apartment	57	60	63	66 69
Level	14	15	16	17 18
Living Room	8.90 x 6.60m		29'3" x 21'8"	
Kitchen	2.90 x 4.30m		9'6" x 14'1"	
Bedroom 1	3.22 x 5.30m		10'7" x 17'5"	
Bedroom 2	3.30 x 6.60m		10'10" x 21'8"	
Bedroom 3	3.53 x 5.21m		11'7" x 17'1"	
Balcony	4.84 x 2.01m		15'11" x 6'7"	
Total Internal Area	155.80 m²		1,677.0 ft²	
Total External Area	6.24 m²		67.1 ft²	

KEY
 W Wardrobe
 C Cupboard
 U Utility

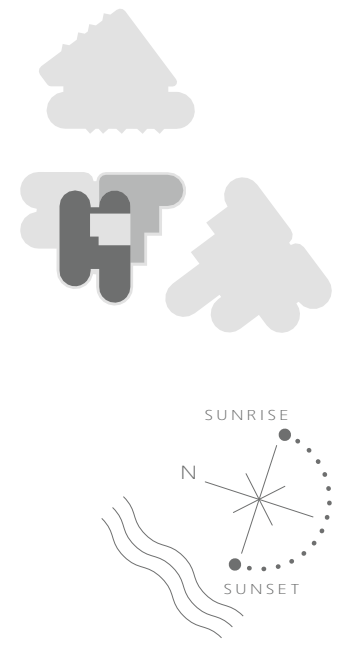
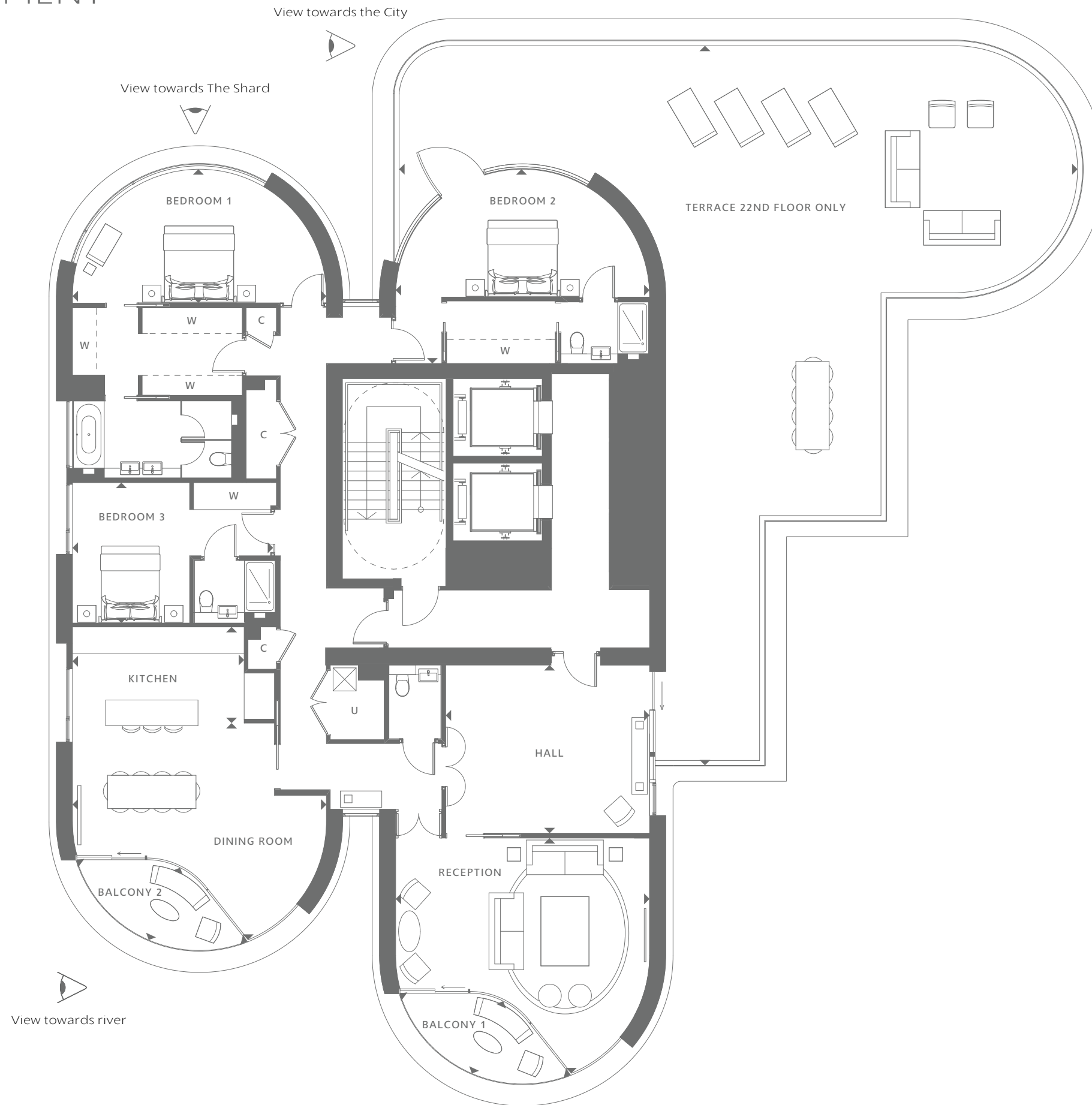
THREE BEDROOM APARTMENT TOWER 2



TYPE 11		
Apartment	71	
Level	19	
Living Room	8.75 x 5.05m	28'9" x 16'7"
Kitchen	3.00 x 5.11m	9'10" x 16'9"
Dining	3.73 x 5.57m	12'3" x 18'3"
Hall	4.13 x 2.95m	13'7" x 9'8"
Bedroom 1	4.82 x 6.60m	15'10" x 21'8"
Bedroom 2	5.35 x 2.90m	17'7" x 9'6"
Bedroom 3	3.45 x 5.21m	11'4" x 17'1"
Study	3.91 x 2.79m	12'10" x 9'2"
Balcony	4.84 x 2.01m	15'11" x 6'7"
Terrace	15.62 x 6.42m	51'3" x 21'1"
Total Internal Area	189.57 m²	2,040.5 ft²
Total External Area	77.98 m²	839.3 ft²

KEY
 W Wardrobe
 C Cupboard
 U Utility

THREE BEDROOM APARTMENT TOWER 2



TYPE 13			
Apartment	76	77	78
Level	22	23	24
Dining Room	6.60 x 5.63m	21'8" x 18'6"	
Reception	6.60 x 6.11m	21'8" x 20'1"	
Kitchen	4.46 x 2.50m	14'8" x 8'2"	
Hall	5.30 x 4.37m	17'5" x 14'4"	
Bedroom 1	6.60 x 3.47m	21'8" x 11'5"	
Bedroom 2	6.60 x 5.05m	21'8" x 16'7"	
Bedroom 3	5.21 x 3.65m	17'1" x 12'0"	
Balcony 1	4.84 x 2.01m	15'11" x 6'7"	
Balcony 2	4.84 x 2.01m	15'11" x 6'7"	
Terrace (22 nd floor)	17.63 x 18.70m	57'10" x 61'4"	
Total Internal Area	218.77 m²	2,354.8 ft²	
Total External Area 23rd & 24th Floor	12.48 m²	134.2 ft²	
Total External Area 22nd Floor	149.80 m²	1,612.3 ft²	

KEY
W Wardrobe
C Cupboard
U Utility



Photograph taken from Riverlight

CREATORS OF LONDON'S RESIDENTIAL RIVERSCAPE

Buying a home is one of the most important decisions you will ever make. The qualities that make St James different mean that you can choose a new home from us with complete confidence.



St James was established in 1996, originally as a joint venture with Thames Water. Over the past 20 years, the company has established a reputation as a design-conscious developer which continues to regenerate sites and transform them into attractive developments whose design not only creates desirable places to live, but also has a positive impact on the environment.

St James is a proud member of the Berkeley Group, a UK leader in the visionary delivery of major urban regeneration schemes. The Group has been responsible for shaping much of the modern development along central London's riverside, replacing former industrial areas with vibrant places to live, work and play.

Commitment to the quality and design of the buildings is matched by a commitment to making a vital contribution to the landscape, to the communities the company helps create, and to the environment as a whole.

Sustainability is vital to the way all Berkeley companies operate. Already leading the field in sustainable development, standards are being raised even higher still through the Our Vision initiative. When you buy a new home from the Berkeley Group you will be sharing this commitment to a more eco-friendly way of life that has benefits for you and the whole community and addresses the need to reduce CO² emissions.

Award-winning
The Berkeley Group was honoured with the title of Britain's Most Admired Company 2011, a highly-regarded award celebrating the very best of British business.

Customer service is our priority
We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a 10 year warranty, the first two years of which are covered by St James.

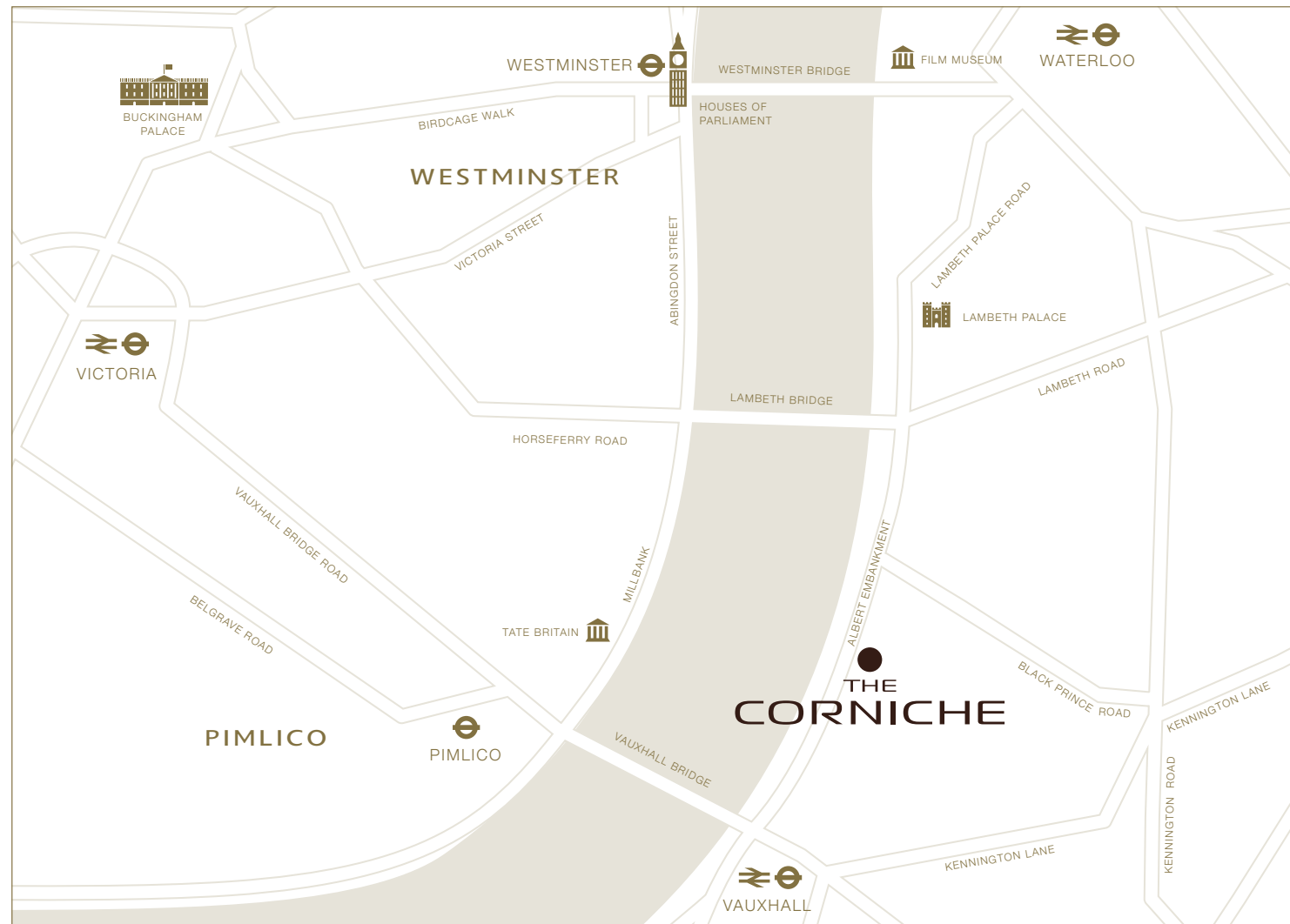
Green living and sustainable development is top of our agenda
As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy-efficient white goods.

Quality is at the heart of everything we do
At St James, quality takes precedence, from choosing the right location and style of home to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year

warranty all new homes receive, St James operates a two year policy with dedicated Customer Care teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought-after locations
As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities and countryside to the coast – we build in the locations you want to live.

A commitment to creating sustainable communities
St James' homes and developments are not just built for today: they are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability. We aim to address the needs, not only of our customers, but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in and build communities that will thrive today and for years to come.



WWW.CORNICHELONDON.CO.UK
 +44 (0)20 8246 4190

The Corniche Sales and Marketing Suite
21 Albert Embankment
London SE1 7TJ

Walking from Vauxhall station
 Exit Vauxhall station by turning immediately right and crossing over the road to walk along Albert Embankment, keeping the River Thames on your left. The Sales and Marketing Suite is situated in The Corniche and is approximately a 10 minute walk from the station.



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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the St James Group policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance size or items of furniture. All measurements may vary within a tolerance of 5%. Computer-generated images are indicative only and subject to planning. Furniture shown in computer-generated images is not included. The Corniche is a marketing name only and will not necessarily form part of the approved postal address. Applicants are advised to contact the developer or the developers agent to ascertain the availability of any particular property so as to avoid a fruitless journey. Layouts shown here are for approximate measurements only. They are not necessarily shown to scale. Exact layout and sizes of properties may vary. Commercial unit occupancy is subject to securing a tenant. Planning application reference 12/04422/FUL.

St James Group Ltd. Registered Office only: Berkeley House, 19 Portsmouth Road, Cobham, Surrey KT11 1JG. Registered in England & Wales. Company Number 3190056.

Marketing and design by Totality www.totality.co.uk



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