



LONDON SQUARE

NINE ELMS

T H E

LUMINARIES

AN ICONIC REFLECTION



A RADIANCE

'Luminaries'

*A person who inspires or influences others.
A natural light-giving body.*

Emanating lustre across the sky, and flooded with daylight through floor to ceiling windows, London Square introduces **The Luminaries** — a set of penthouses for those who inspire the people around them.

Overlooking British architectural icons, each penthouse reflects the world around them — inspired by, and inspiring excellence.

A prestigious address, nestled in the sky.

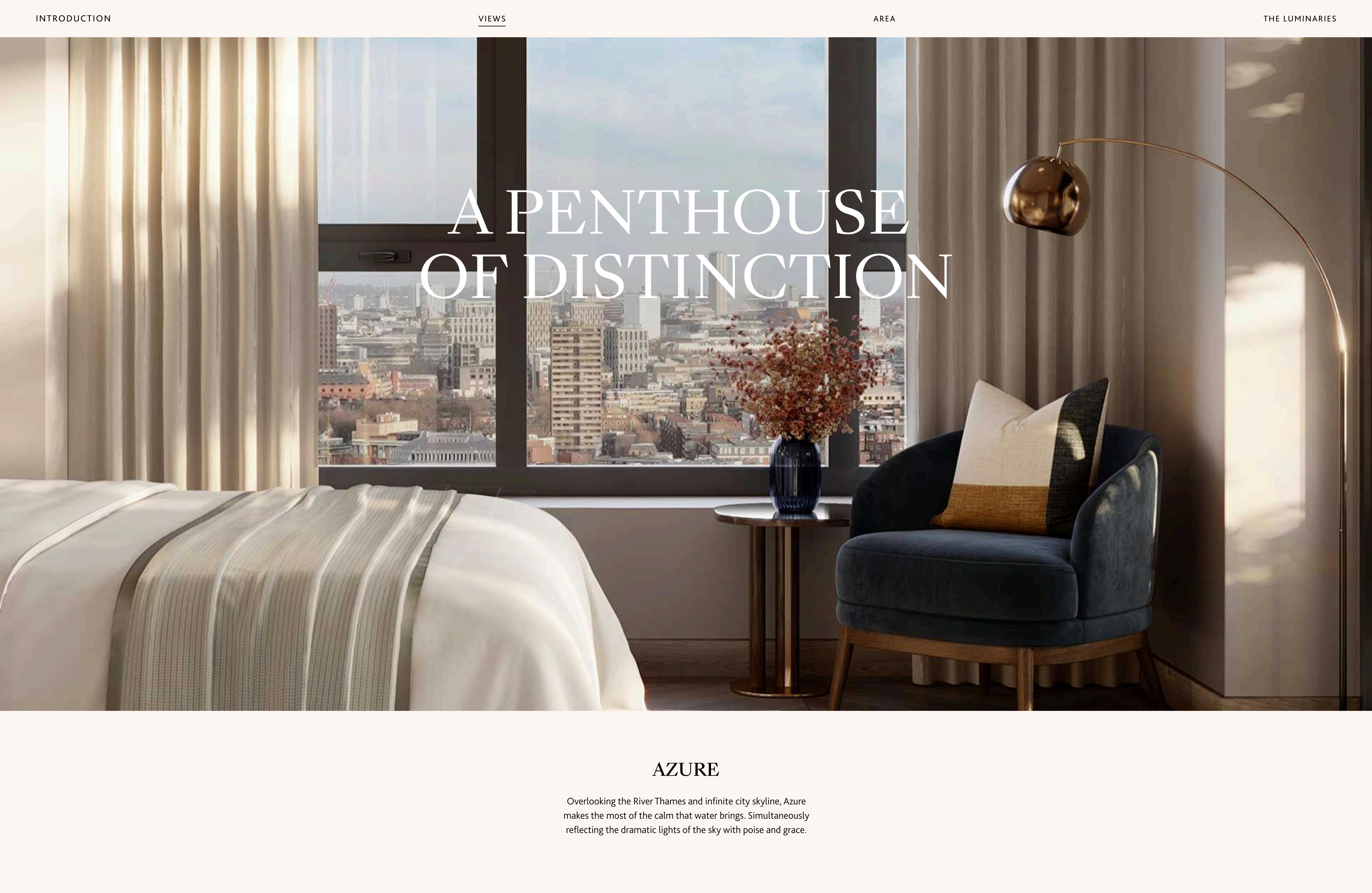
OF LIGHT

REFLECTING INFINITE VISTAS



THE LUMINARIES



A photograph of a penthouse interior. In the foreground, a bed with white linens is partially visible on the left. In the center, a large window offers a panoramic view of a dense city skyline with numerous skyscrapers. To the right of the window, a dark blue velvet armchair with gold-colored legs is positioned next to a small, round, gold-colored side table. On the table sits a blue glass vase filled with red dried flowers. A floor lamp with a large, round, gold-colored shade is mounted on the wall to the right. The overall atmosphere is sophisticated and modern.

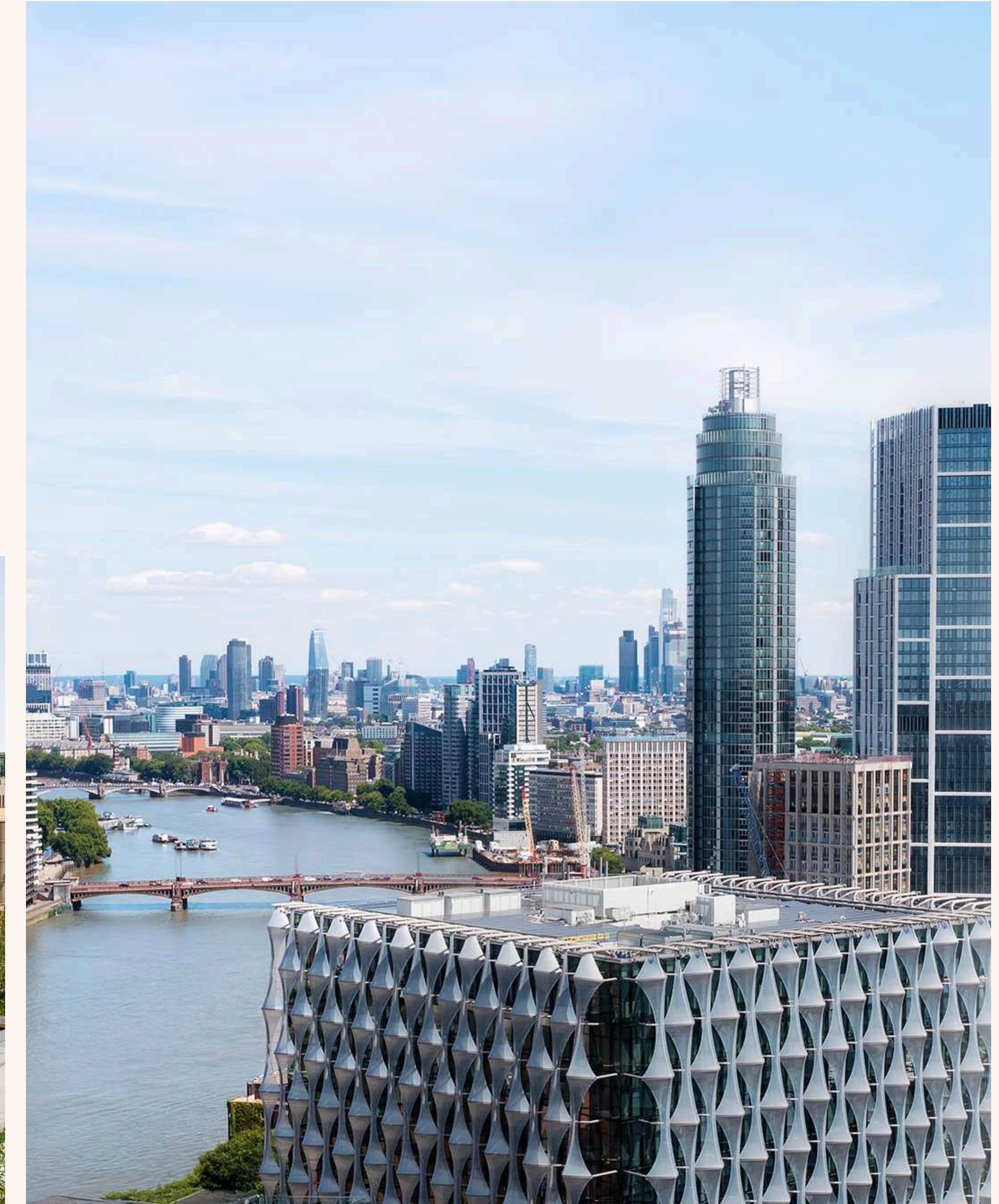
A PENTHOUSE OF DISTINCTION

AZURE

Overlooking the River Thames and infinite city skyline, Azure makes the most of the calm that water brings. Simultaneously reflecting the dramatic lights of the sky with poise and grace.

A REFLECTION OF ARCHITECTURAL ICONS

The Luminaries are aptly located between modernity and tradition, showcasing London's most quintessential British monuments from their spacious balconies.



A RICH HISTORY



'THE NINE ELM TREES' BY J D WINGFIELD



NINE ELMS



ROYAL MAIL STAMP CARVING



NEW COVENT GARDEN MARKET

1645

1808

1973

2023

Imagine an idyllic landscape of fragrant lavender fields, flourishing asparagus farms, and historic gardens that once nourished the heart of London. This was the essence of Nine Elms, where proud windmills dotted the horizon and history thrived in every corner.

The name Nine Elms dates back to 1645, a tribute to the nine stately elm trees that lined its scenic lane, marking the beginning of a legacy that endures to this day.

SW11





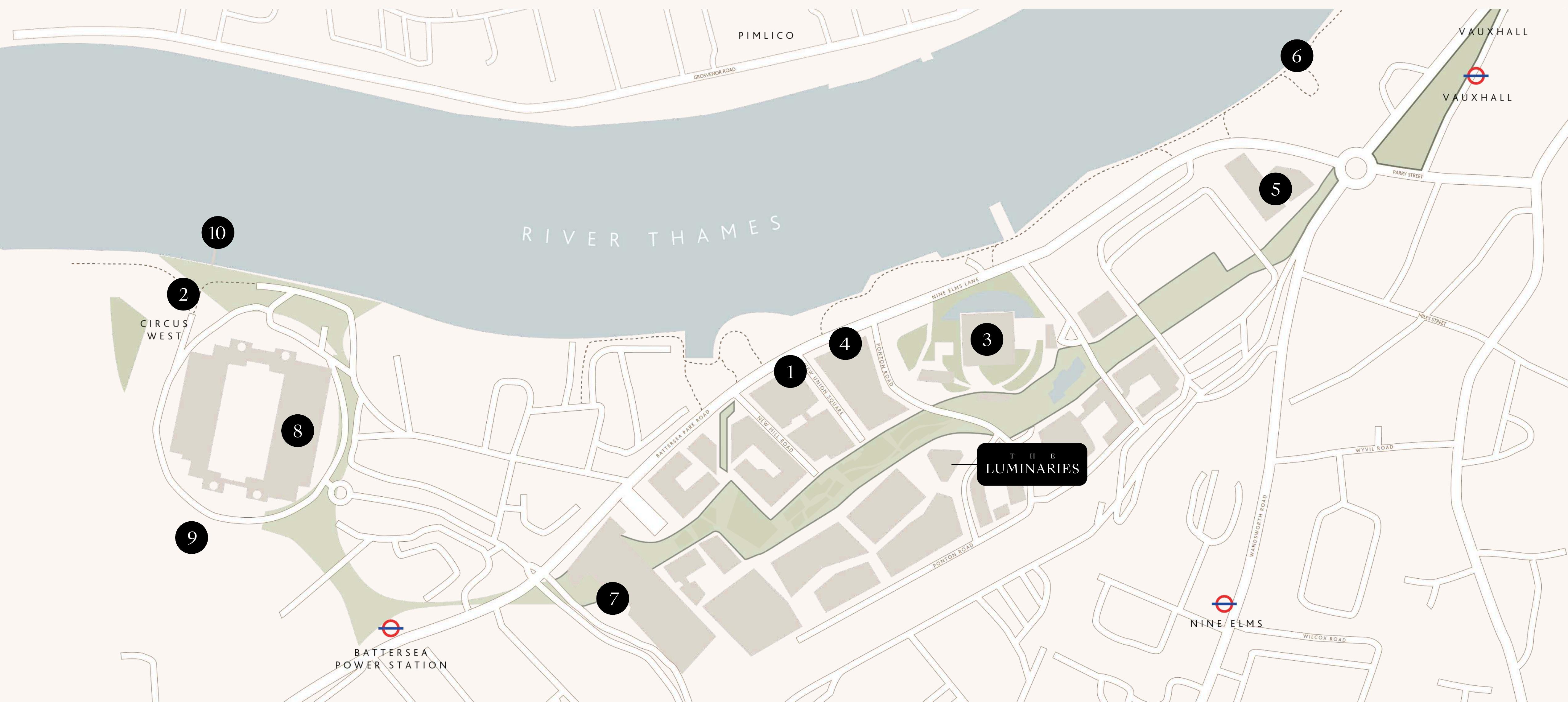
NINE ELMS, TODAY



A BESPOKE COLLABORATION

World-leading architects, developers, planners, and businesses came together to deliver a successful and innovative mixed-use district at Nine Elms. With its cutting-edge design and forward-thinking architecture, it's a magnet for growth with opportunities to invest.

The creation of 50 acres of attractive, interesting, and popular outdoor space is central to the new area including the new park which connects all neighbourhoods. The overall vision is to reinvent the riverside area to promote healthy living and biodiversity.



FLOW EFFORTLESSLY AMONGST LIFE

LIFESTYLE

1 LINNAEAN
4 MIN WALK
2 BOOM CYCLE
18 MIN WALK

AMENITIES & LANDMARKS

3 U.S. EMBASSY
1 MIN WALK
4 WAITROSE
3 MIN WALK
5 5* PARK HYATT
8 MIN WALK
6 ST GEORGE WHARF PIER
11 MIN WALK
7 NEW COVENT GARDEN
FLOWER MARKET
11 MIN WALK
8 BATTERSEA POWER STATION
13 MIN WALK
9 ART'OTEL BATTERSEA
14 MIN WALK
10 BATTERSEA POWER STATION PIER
20 MIN WALK



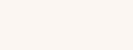
THE PINNACLE OF CULINARY EXCELLENCE

**EVERNIGHT**

JAPANESE, 3 MIN WALK

ARCHWAY

ITALIAN, 7 MIN BY CAR

**A. WONG**

MODERN CUISINE, 8 MIN BY CAR

**TRINITY**

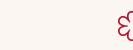
MODERN CUISINE, 12 MIN BY CAR

WILDFLOWERS

MEDITERRANEAN, 12 MIN BY CAR

CORNUS

MODERN BRITISH, 12 MIN BY CAR

**RESTAURANT GORDON RAMSEY**

FRENCH, 12 MIN BY CAR

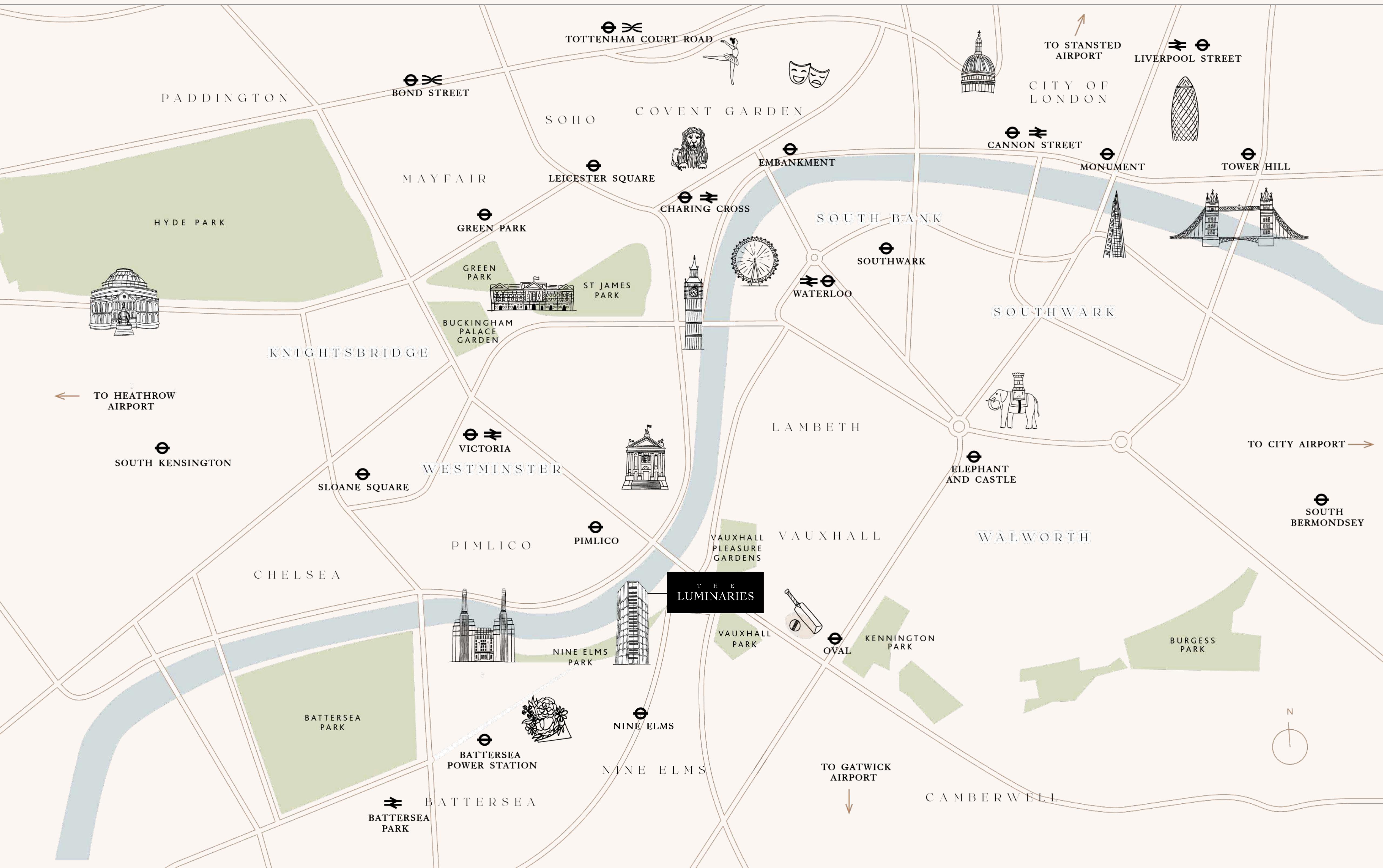
KAHANI

INDIAN, 14 MIN BY CAR

SINABRO RESTAURANT

MODERN CUISINE, 15 MIN BY CAR







ANY PLACE. ANY TIME.

Nine Elms is not only centrally located within walking distance of Westminster, but it also enjoys brand new stops on the Northern Line, the Thames Clipper, and easy access to London's main airports. This means the rest of London and the world are never far away.



NINE ELMS STATION

NORTHERN LINE

5 MIN WALK

BATTERSEA POWER STATION

2 MIN

LONDON WATERLOO

5 MIN

LONDON CHARING CROSS

8 MIN

TOTTENHAM COURT ROAD

10 MIN

LONDON EUSTON

14 MIN

BANK

18 MIN

LONDON BRIDGE

22 MIN

HAMPSTEAD

22 MIN



VAUXHALL STATION

VICTORIA LINE & OVERGROUND

12 MIN WALK

LONDON VICTORIA

3 MIN

GATWICK AIRPORT

33 MIN

CLAPHAM JUNCTION

5 MIN

BRIXTON

5 MIN

OXFORD CIRCUS

7 MIN

LONDON EUSTON

10 MIN

KING'S CROSS ST. PANCRAS

12 MIN



PARIS

2 HRS 26 MIN

HIGHBURY & ISLINGTON

14 MIN



ST GEORGE WHARF

THAMES CLIPPER

5 MIN WALK

BATTERSEA POWER STATION

2 MIN

LONDON EYE

8 MIN

WESTMINSTER

11 MIN

EMBANKMENT

15 MIN

BLACKFRIARS

20 MIN

LONDON BRIDGE CITY

24 MIN

CANARY WHARF

28 MIN

GREENWICH

32 MIN

NORTH GREENWICH

36 MIN



TOTTENHAM COURT ROAD STATION

ELIZABETH LINE

10 MIN VIA NORTHERN LINE

LIVERPOOL STREET

5 MIN

PADDINGTON

5 MIN

STRATFORD

12 MIN

HEATHROW TERMINAL 5

37 MIN





IMAGINE, HOME

Sitting opulently above the sky, each penthouse absorbs and reflects light with immense poise. Each one features its own unique take on the capital with a richness of specifications.

Adorned with British design classics and set within bold, modern elevations, each features contemporary interiors that are the pinnacle of opulence.

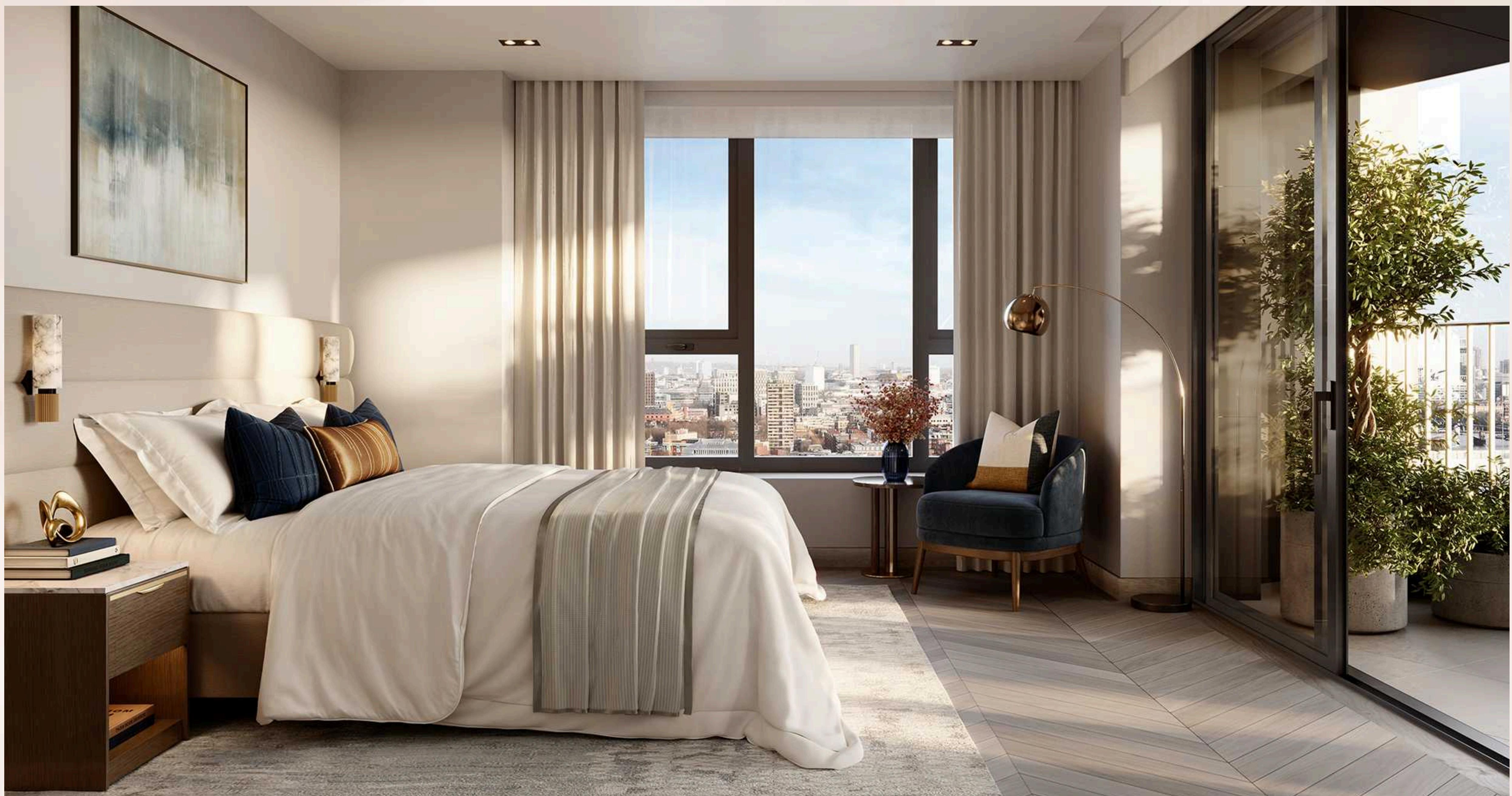
AN ILLUMINATING SCENE



BASK IN BEAUTY

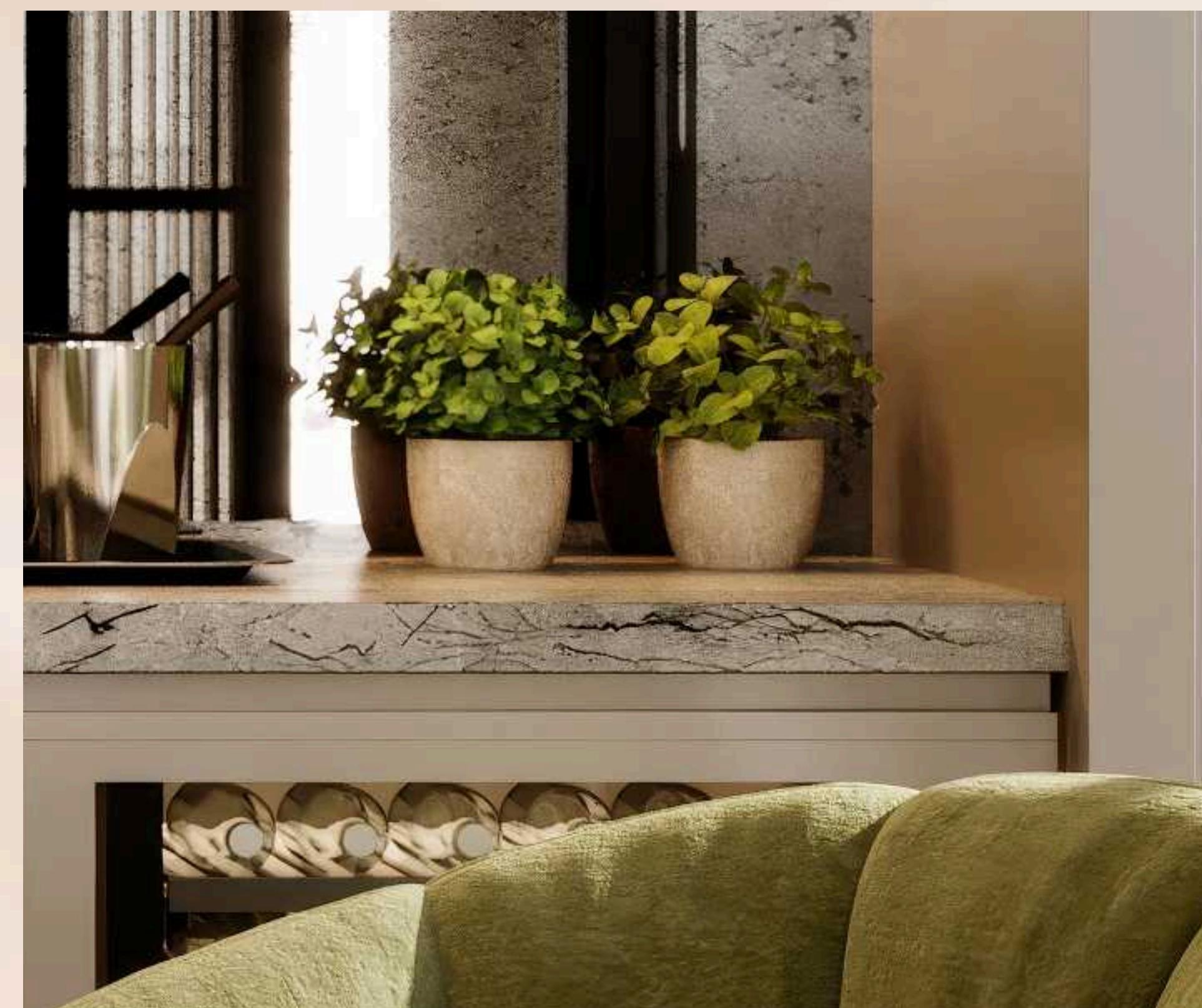


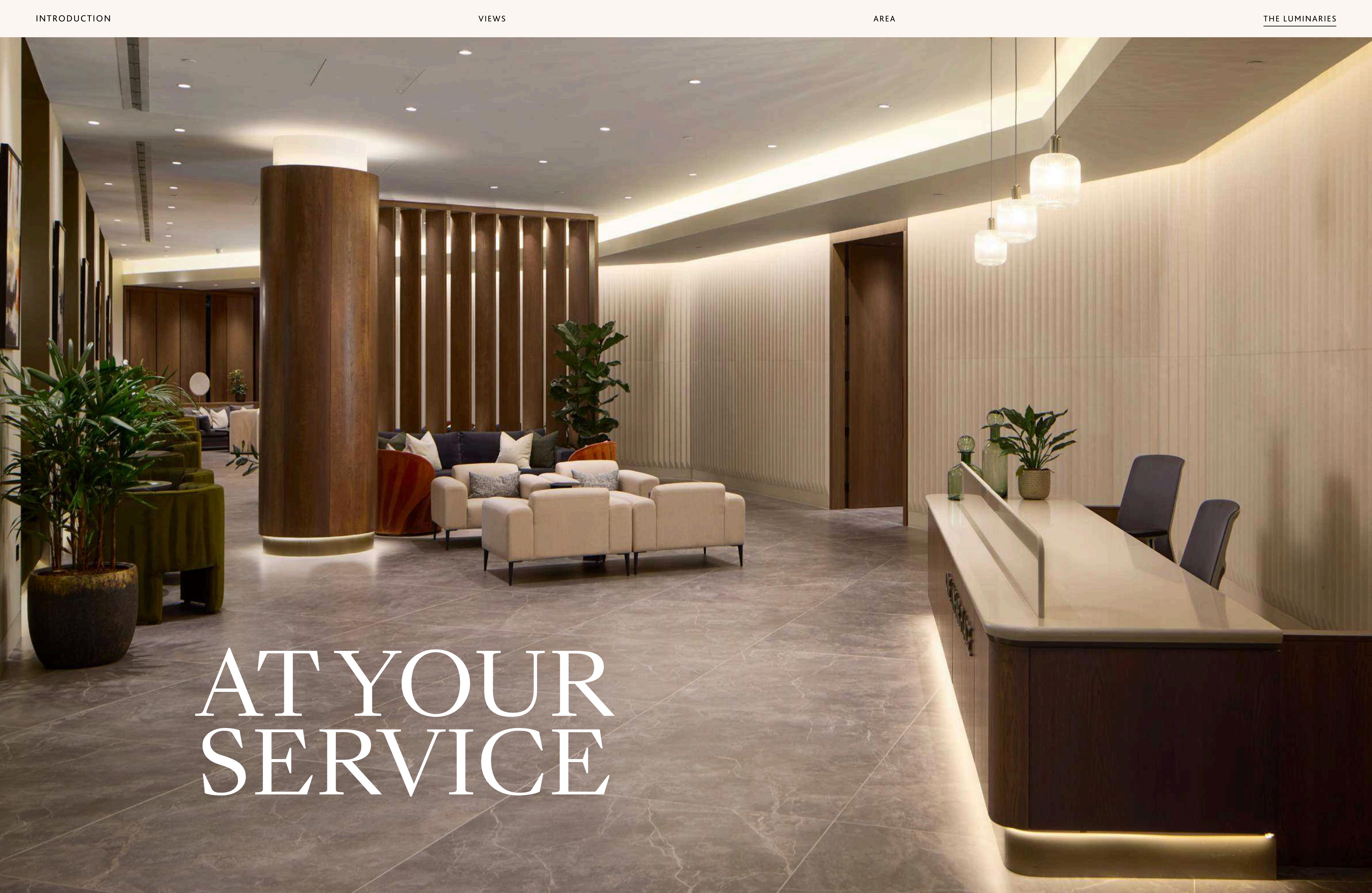
A SCENE OF SERENITY





PEACE AND FOCUS





AT YOUR
SERVICE

**OUR 24-HOUR CONCIERGE
SERVICE IS ON HAND FOR
YOUR CONVENIENCE.**

For your ease, deliveries can be taken at our concierge desk, as well as help to organise transport, laundry services and bookings, and much more to keep you comfortable and relaxed.



THE DETAIL

KITCHEN / PANTRY

- Bespoke painted oak kitchen cabinetry with soft close drawers
- Caesarstone worktop and splashback
- Miele 2 x single oven, microwave oven, combi oven, steam oven and warming drawer in black
- Bora induction hob with extractor in black
- Full height fridge and full height freezer with plumbed-in ice maker
- Black steel underslung sink with matt black boiling water tap
- Fisher & Paykel integrated double dishwasher drawers

GENERAL SPECIFICATION

- Matt black doorknobs, hinges, latches, and doorstops
- Matt black lighting
- Matt black switches, sockets, and media plate
- Dulux Pebble Shore to walls and ceilings
- Dulux Narrow Lane to shower room and bathroom ceilings only
- Havwoods Columba chevron flooring with colour matched doors, skirting and architraves in oak stain finish
- Motorised blinds to all windows
- Govette glazed doors to parlour, pantry, walk in wardrobe and bar area

PARLOUR

- Bespoke painted oak cabinetry with soft close drawers
- Caesarstone worktop
- Smoked mirror back panel with open shelving and LED lighting
- Fully integrated Caple wine fridge/s



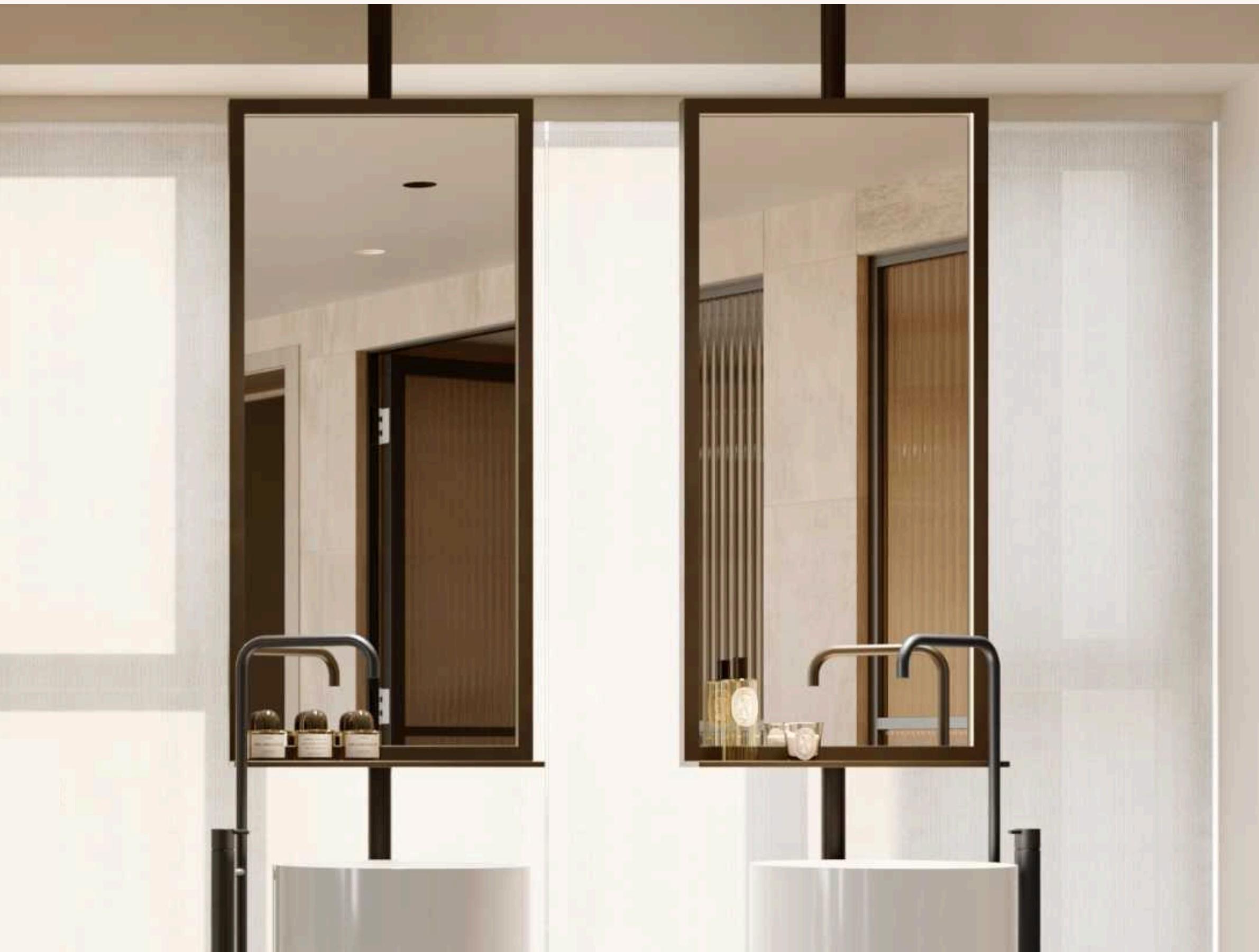


PRINCIPAL BATHROOM

- Govette glazed cubicle doors for WC, shower and storage cupboard
- Tadelakt polished plaster finish to walls and ceiling in WC and shower cubicle, including shower seat
- Wall mounted shower WC
- Vola brassware in matt black including floor standing taps, toilet roll holder and brush, heated towel rail and robe hooks
- Double freestanding basins with suspended mirrors
- Double ended freestanding bath
- Large format Caesar Ceramiche wall tiles and floor tiles in Ecru
- Crosswater tranquil recessed shower head
- Niche in shower

SHOWER ROOM

- Large format Caesar Ceramiche floor tiles in Clay with vertical brick stacked wall tile
- Bespoke Caesarstone Striata vanity drawer
- Black framed mirror with integrated demister pad above basin with halo lighting
- Wall hung WC with soft close lid
- Walk in shower with glass shower screen
- Matt black Crosswater brassware including taps, thermostats, shower head, hand rinse shower, flushplate and toilet roll holder
- Glass shelves within niche to shower
- Heated towel rail



POWDER ROOM

- Tadelakt polished plaster to wall and ceilings
- Freestanding cylindrical basin
- Wall-mounted matt back tap, flush plate, toilet roll holder and heat towel rail
- Wall hung WC with soft close lid
- Fitted mirror with wall feature and wall-mounted lighting and integrated demister pad
- Niche above WC

BATHROOM

- Large format Caesar Ceramiche floor and wall tiles in Clay with Caesarstone Striata vanity top, below basin and to wall above basin
- Black framed mirror above basin with integrated demister pad and LED lights
- Wall hung WC with soft close lid
- Bath with shower above and dec mounted handheld shower head
- Matt black Crosswater brassware including taps, thermostats, shower head and flushplate
- Shelved storage unit above WC
- Glass shelves in niche
- Heated towel rail

AZURE 2202

FLOOR 22



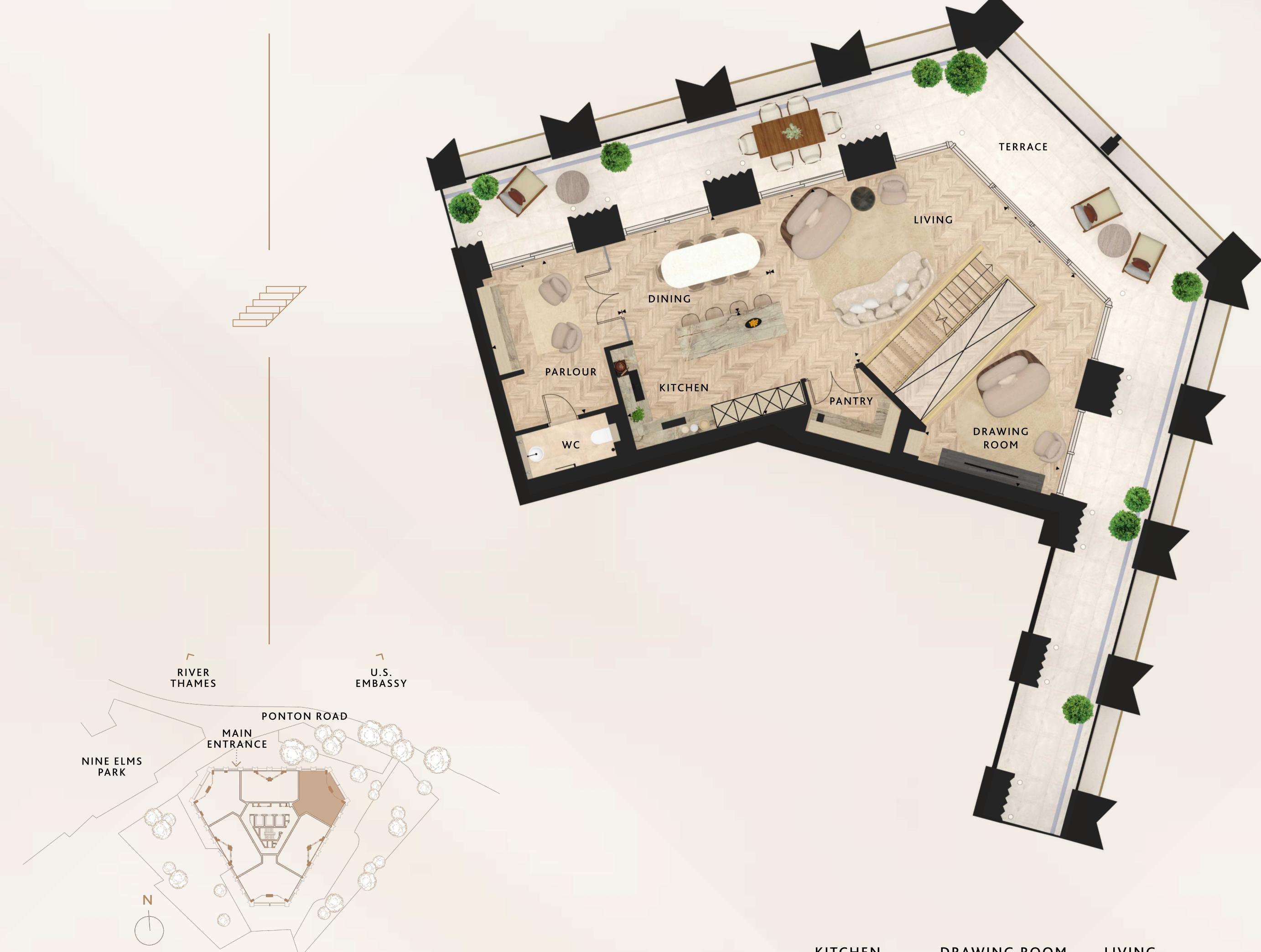
PRINCIPAL BEDROOM 3.82m x 3.51m

| | |
|------------------|----------------|
| BEDROOM 3 | BALCONY |
| 2.91m x 4.44m | 1.50m x 7.90m |

HIU - Heat interface unit **C** - Cupboard **W** - Wardrobe
UC - Utility cupboard **☒** - Tall cabinet **W/D** - Washer & dryer

| KITCHEN | DRAWING ROOM | LIVING |
|---------------|---------------|---------------|
| 6.34m x 2.72m | 5.96m x 3.88m | 6.73m x 4.96m |

| DINING | TERRACE | PARLOUR |
|---------------|----------------|---------------|
| 4.05m x 2.91m | 34.70m X 2.30m | 3.57m x 4.36m |



Total floor area may vary slightly to the figure that is listed. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Furniture is indicative and not supplied. Map is not to scale. Subject to change.



COMMITTED TO EXCELLENCE

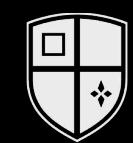
London has always been the home of beauty and tradition. Therefore I am proud that The Luminaries exist in this city, each a reflection of its iconic surroundings.

The embodiment of what excellence looks like. The Luminaries represent an opportune moment for those seeking spatial modernity, a chance to live in a postcode that's evolved.

London Square is an Aldar company, committed to making living in the capital a truly unique experience.

We look forward to seeing you here.

ADAM LAWRENCE
CHIEF EXECUTIVE



LONDON SQUARE NINE ELMS

ENQUIRE FOR MORE INFORMATION:
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