

**THE
ELEGANTLY
RISING
RIVER
FRONTING
LUXURIOUSLY
APPOINTED
5-STAR
SERVICED
LONDON
LANDMARK
PRIVATE
RESIDENTIAL
TOWER**

THE PENINSULA TOWER

Set on the bank of the River Thames beside the O2 Arena, The Peninsula Tower introduces a whole new concept in luxury, private residences to London. Its prime river-front position on the Greenwich Peninsula affords truly spectacular 180° views of London from each of its exquisite, contemporary apartments. Thanks to superb transport links, Canary Wharf and the West End are accessible in minutes.

The Peninsula Tower residents can take advantage of a range of premier services provided by the adjacent 5-star hotel, including full access to its pool, gym, spa, restaurants and bars. Residents also qualify for pre-release tickets to events at the O2 Arena. Panoramas, pampering, entertainment, luxury and exclusivity – The Peninsula Tower has it all.

THE PENINSULA TOWER

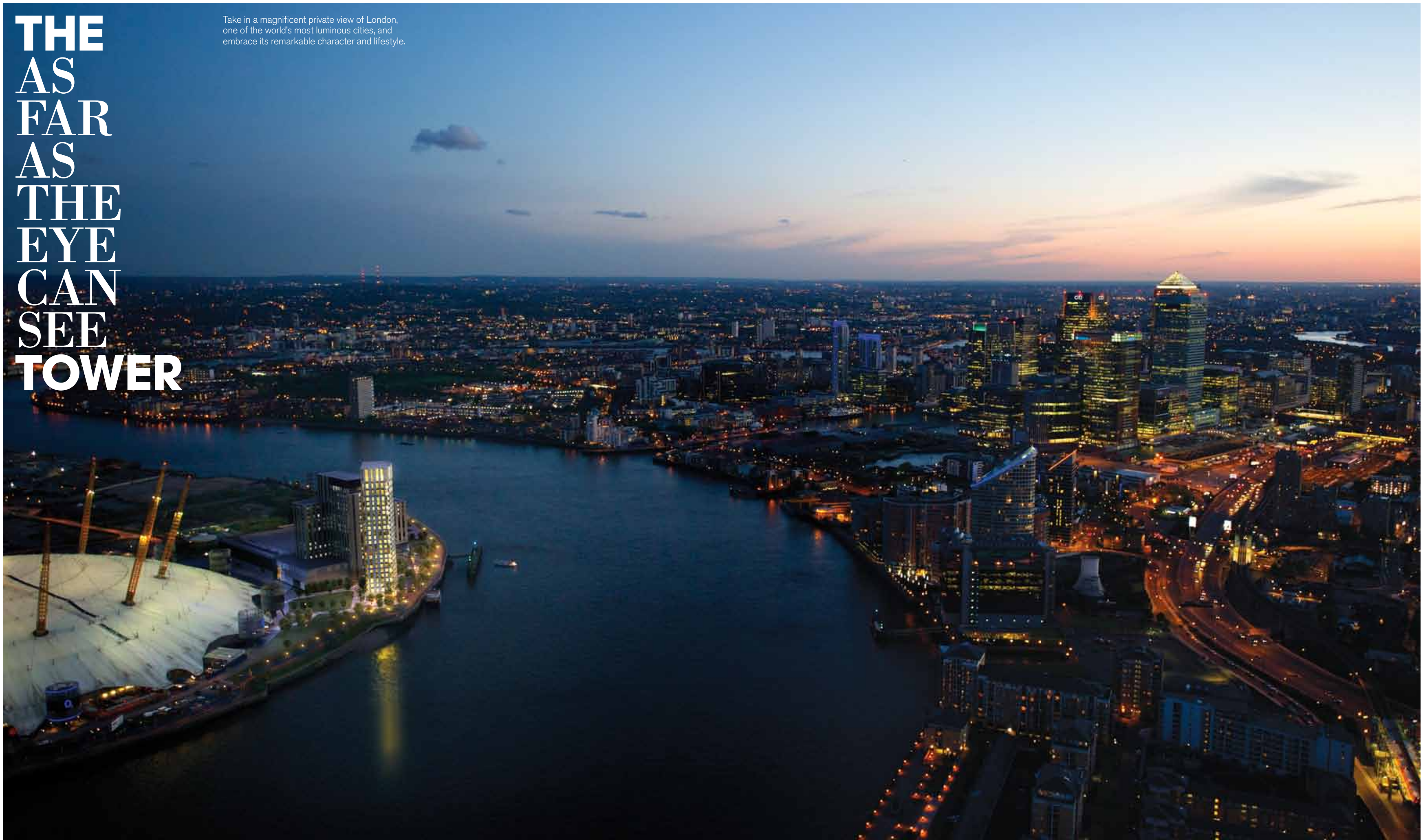
The development will include 100 luxury riverside apartments. Splendid, stylish and beautifully considered suites, one-bedroom, two-bedroom, three-bedroom and penthouse apartments are available.

THE RIGHT ON THE RIVER THAMES TOWER



THE AS FAR AS THE EYE CAN SEE TOWER

Take in a magnificent private view of London,
one of the world's most luminous cities, and
embrace its remarkable character and lifestyle.





THE TAKING LUXURY TO A WHOLE NEW LEVEL TOWER

The Peninsula Tower's luxurious apartments feature exquisite contemporary styling, with a focus on quality and fine attention to detail. Residents are offered a choice of colour schemes, while full-height windows admit an abundance of natural light.

THE TAKE YOUR BREATH AWAY TOWER



Every apartment comes with imposing views across the London skyline, as the majestic River Thames meanders its way through the vibrant city.

Enjoy the benefits of a 5-star hotel in your own home. The Peninsula Tower, in conjunction with the InterContinental Hotel, will offer residents a comprehensive range of premier services including room service, laundry and cleaning services, fresh flowers and newspaper delivery, as well as ad-hoc maintenance services. In addition, there is an attentive concierge service which is able to book theatre, cinema and event tickets, whilst providing tight-but-discreet security so you feel relaxed and safe anywhere in the building.

There is also world-class entertainment right on the doorstep – residents can secure exclusive pre-release VIP tickets to events at the O2 Arena, including high-profile concerts, sporting events, cinema and comedy shows. You will be able to avoid the crowds too, thanks to a private entrance to the venue.

**THE
NOTHING’S
TOO
MUCH
TROUBLE
TOWER**



**THE
DIVE
IN
THE
WATER’S
LOVELY
TOWER**



An enclosed walkway takes residents directly to the adjacent hotel – a home from home. Here you can take a refreshing dip in the pool, book a massage at the spa, work out at the gym, relax with friends over a fine meal or a cocktail at the Sky Bar.



THE BE PART OF SOMETHING BIG TOWER

“The transformation of Greenwich Peninsula is undoubtedly one of the most exciting development opportunities in London. This latest phase of regeneration will seal its future as a thriving, well-connected new district, combining vibrant new residential areas and fantastic leisure facilities.”

BORIS JOHNSON
Mayor of London

The Peninsula Tower is one of the first residential buildings to be constructed as part of this transformational regeneration scheme, occupying prime position on the peninsula. It represents a superb opportunity to invest early and benefit from the predicted capital appreciation as the wider regeneration gathers pace.

AMENITIES AROUND
THE PENINSULA TOWER

THE
WHERE
WOULD
YOU
LIKE
TO
GO
TODAY?
TOWER

THE LIVE LIFE TO THE FULL TOWER

London is a cosmopolitan city of a million stories, rich in history, culture and contrasts and right on The Peninsula Tower's doorstep. From sampling the world's finest cuisine and brilliant high-fashion boutiques, to taking in a West End stage production or a hot-ticket gallery show, there is always something to stimulate the senses. Stroll through the historic parks, drink in the architecture, cruise down the river or dance the night away — the city's possibilities are endless.

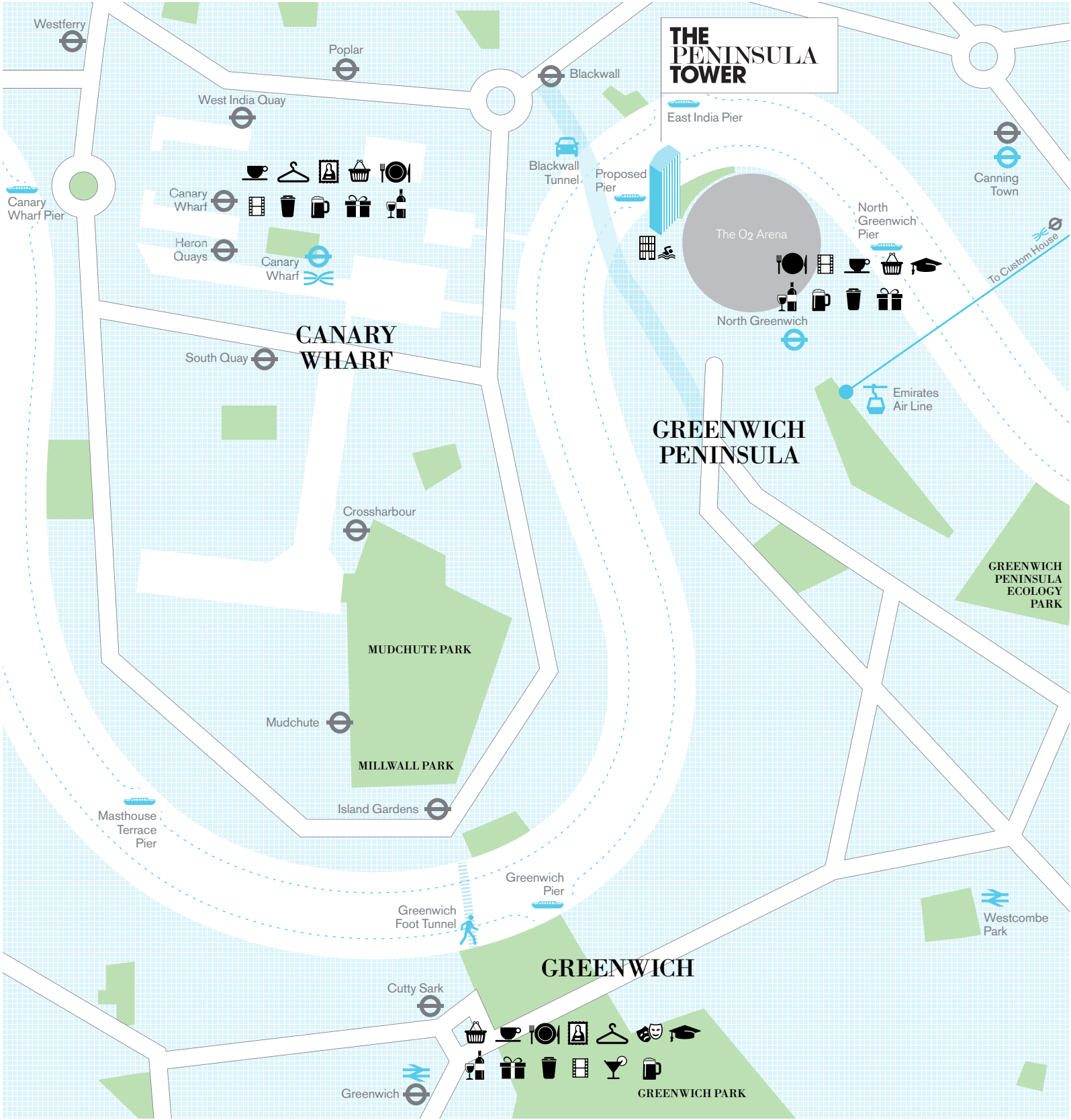


TRANSPORT AND PARKS

- Parks and green spaces
- London Underground
- Docklands Light Railway (DLR)
- Crossrail station
- Thames Clipper pier
- Trains (Overground)
- Emirates Air Line

LOCAL AMENITIES

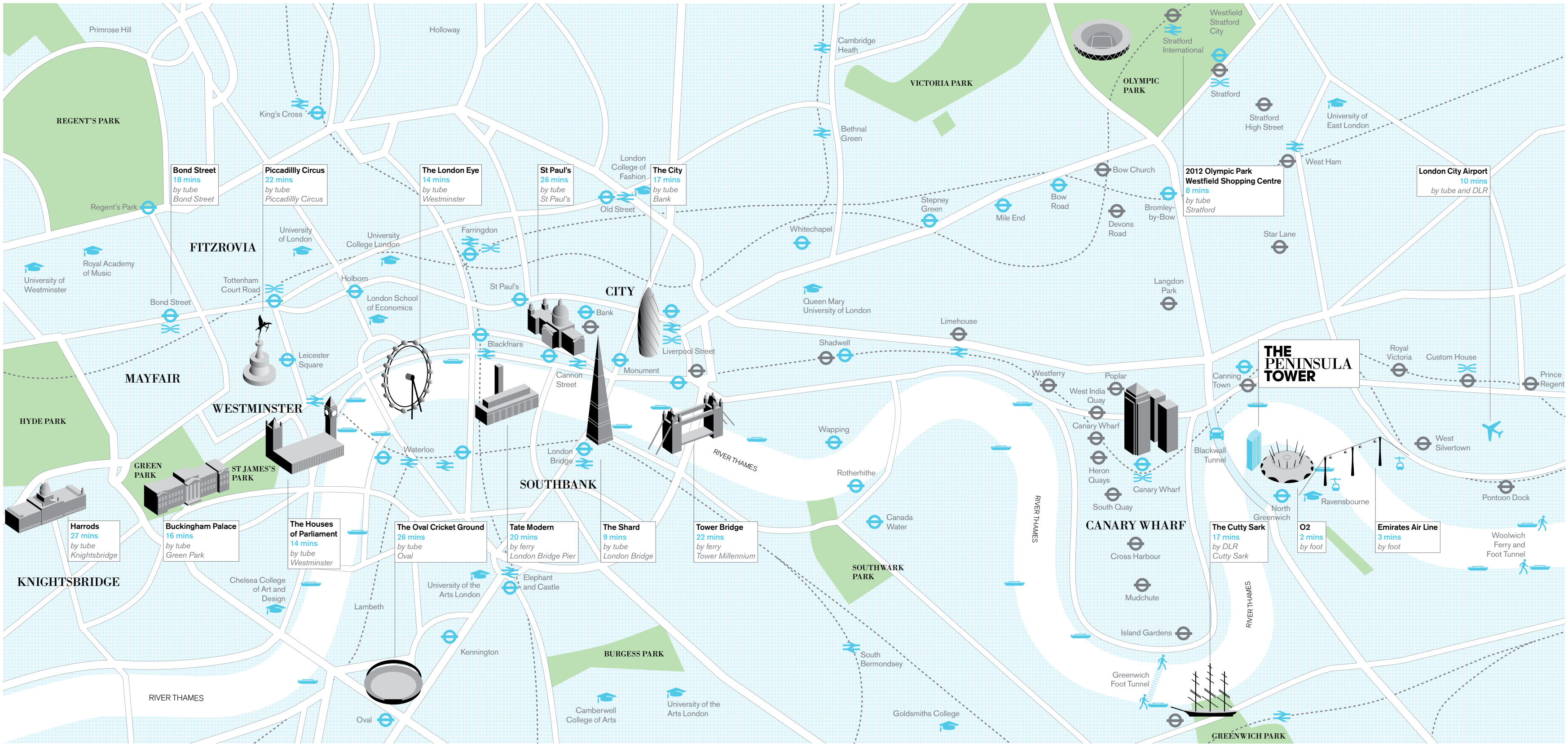
- Restaurant
- Café
- Nightclub
- Cinema
- Fashion retail
- Gallery
- Coffee shop
- Bar
- Supermarket
- Theatre
- Shopping
- Wine bar
- Education
- Hotel and spa



GREENWICH PENINSULA
AND THE SURROUNDING AREA

Part of the historic and exclusive Royal Borough of Greenwich, Greenwich Peninsula continues to attract a range of wonderful new shops and restaurants, developing its own distinct community and personality. It is only a short boat ride or one stop on the London Underground from the established high-rise business centre of Canary Wharf. Here you will find plenty more opportunities for shopping and dining – Tiffany & Co., Thomas Pink, Aquascutum, Hackett, Hugo Boss, Mont Blanc, Jo Malone, The Royal China Club, Gaucho and many more.

Alternatively, you can travel southwards to historic Greenwich village, a UNESCO World Heritage Site. It is home to the famous Royal Observatory, the Royal Naval College and the Cutty Sark Museum, reminders of Britain’s proud maritime heritage. Exploring the surrounding area is easy and convenient – by land, London Underground, cable car or on the water.



THE JUST MINUTES AWAY TOWER

Greenwich Peninsula is extremely well connected. The fast, highly-efficient Jubilee Line is a few minutes' walk from the front door, affording access to London's major overground rail termini. The Docklands Light Railway provides another option for travelling in the east of London and into the City, while City Airport is just 10km away.

Most major attractions are built along the course of the river, so a trip on the Thames Clipper is a way to avoid the traffic and take in the sights at the same time. For a bird's-eye view, the Emirates Air Line cable car takes passengers 1.1km from Greenwich to the Royal Docks (and back).



North Greenwich is on the Jubilee Line, the London Underground's newest line and the only line that connects with all the others. It takes just 18 minutes to get to Bond Street in the heart of the West End and only nine minutes to reach London Bridge.



DLR is one of Britain's first driverless light railway systems and carries more than 80 million passengers a year. It covers 40 stations across south east London, from Bank in the City, to Woolwich Arsenal, Beckton and Lewisham. Trains run as often as every three and a half minutes during peak times and the system connects with more than 100 bus routes, five mainline railways, eight Underground lines, as well as London City Airport.



The Blackwall Tunnel is a pair of road tunnels running under the River Thames between Blackwall Point in east Greenwich and East India Dock Road in Poplar. It is the ideal way to reach central or east London by car from The Peninsula Tower.



London City Airport is less than 20 minutes away by taxi and only 10 minutes away on public transport. From here, you can catch direct flights to Barcelona, Milan, Zurich and New York, and connect to anywhere else in the world.



Transport to all major London rail stations is quick, easy and efficient. Waterloo Station is 12 minutes away from North Greenwich station, while St Pancras (for connections to Paris and Brussels on Eurostar) can be reached in a little over half an hour.



The new Crossrail service is due to open in 2018 and Canary Wharf's new station is only one stop away via the Jubilee Line. It will dramatically cut journey times across the city, creating a direct connection between Heathrow, Paddington, the West End, the City and Canary Wharf.



The Thames Clipper, a fleet of high-speed catamarans, runs from St George Wharf (Vauxhall) in the west, all the way through to Royal Arsenal Woolwich in the east. This modern service works on a 20-minute schedule and stops at major attractions along the Thames such as the London Eye and the Tate Modern, as well as Canary Wharf. Residents can join the service from the Greenwich Pier, just a short walk away.



Emirates Air Line, the UK's first urban cable car, operates seven days a week, running from Greenwich Peninsula to Royal Docks. It can carry up to 2,500 people per hour in 34 state-of-the-art cabins.

THE APARTMENTS

THE
DIFFERENCE
IS
IN
THE
DETAILS
TOWER

The lobby, with its granite floors and ambient-mood lighting, is a lesson in discreet luxury, providing a warm welcome to residents and guests.



The living areas stream with natural light and afford superb skyline views thanks to the generously proportioned windows and balcony doors.

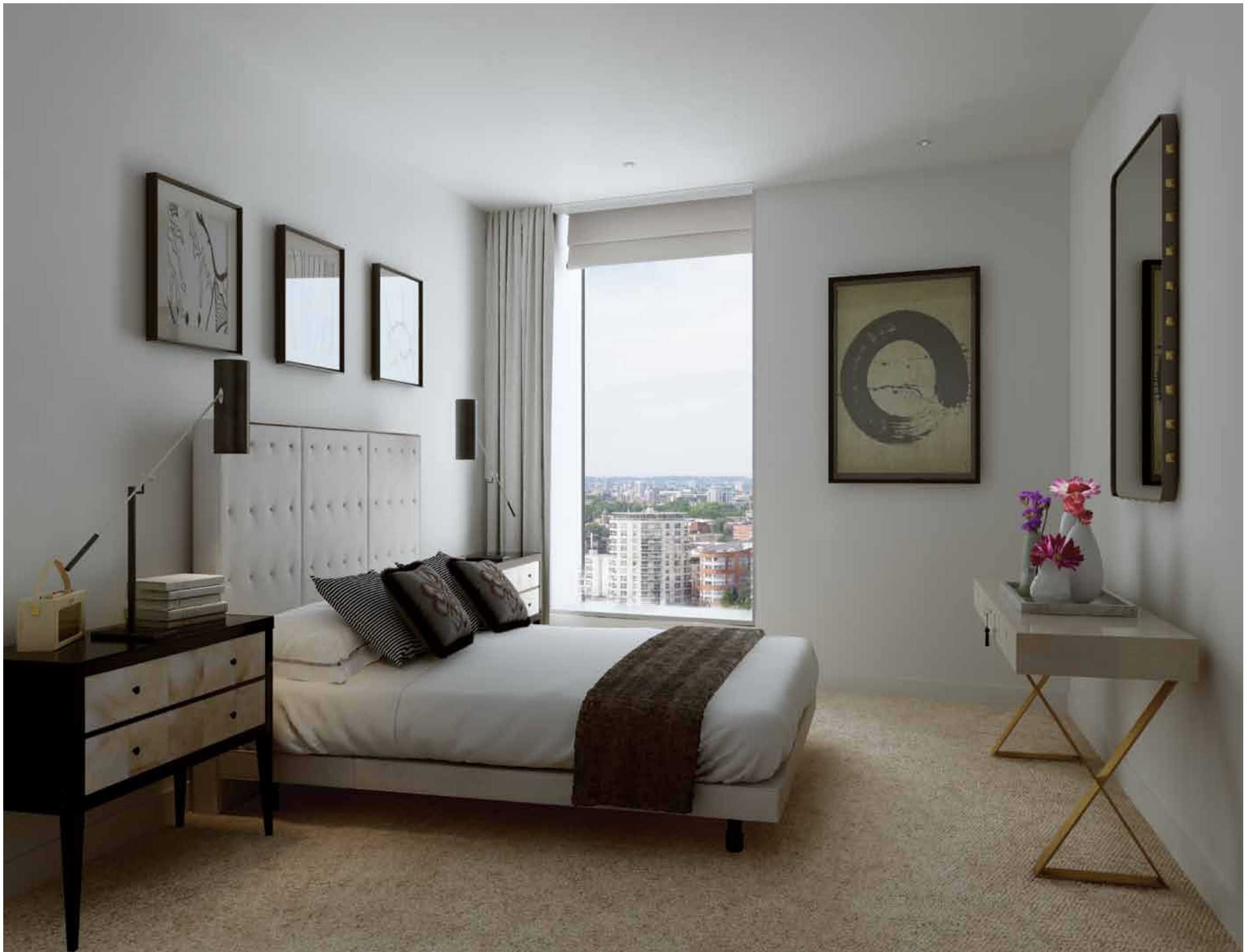




Balconies are accessed through sliding glass doors and give you splendid views of the River Thames, Canary Wharf and London.

The kitchen is light and bright, featuring top-of-the-range appliances, together with well-considered storage and task lighting.





The bedrooms exude relaxed elegance, striking a harmonious balance between the contemporary and the comfortable.

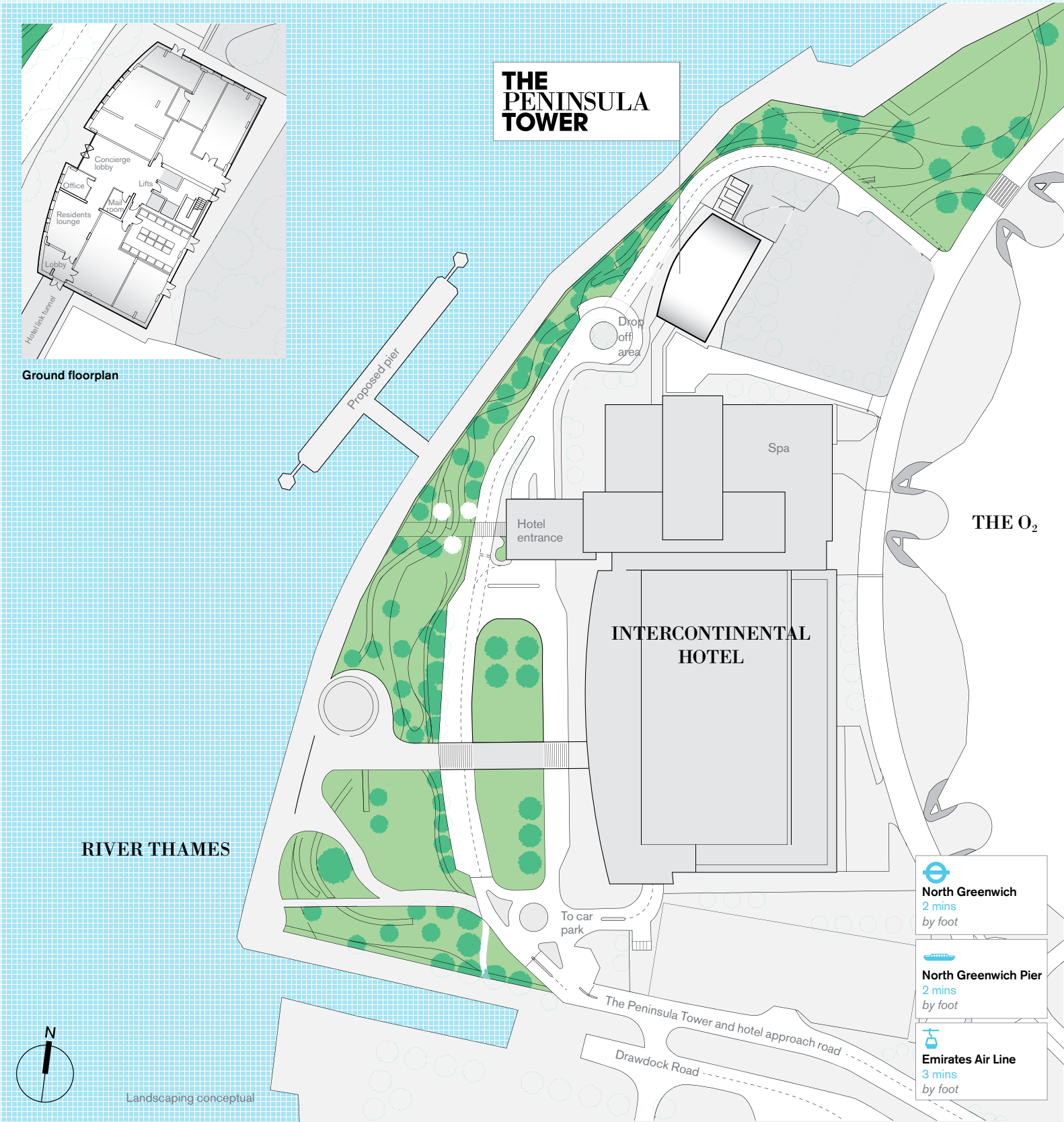
The en-suite shower room is designed and finished to the highest standards, with clean lines, modern fittings and carefully-sourced materials.



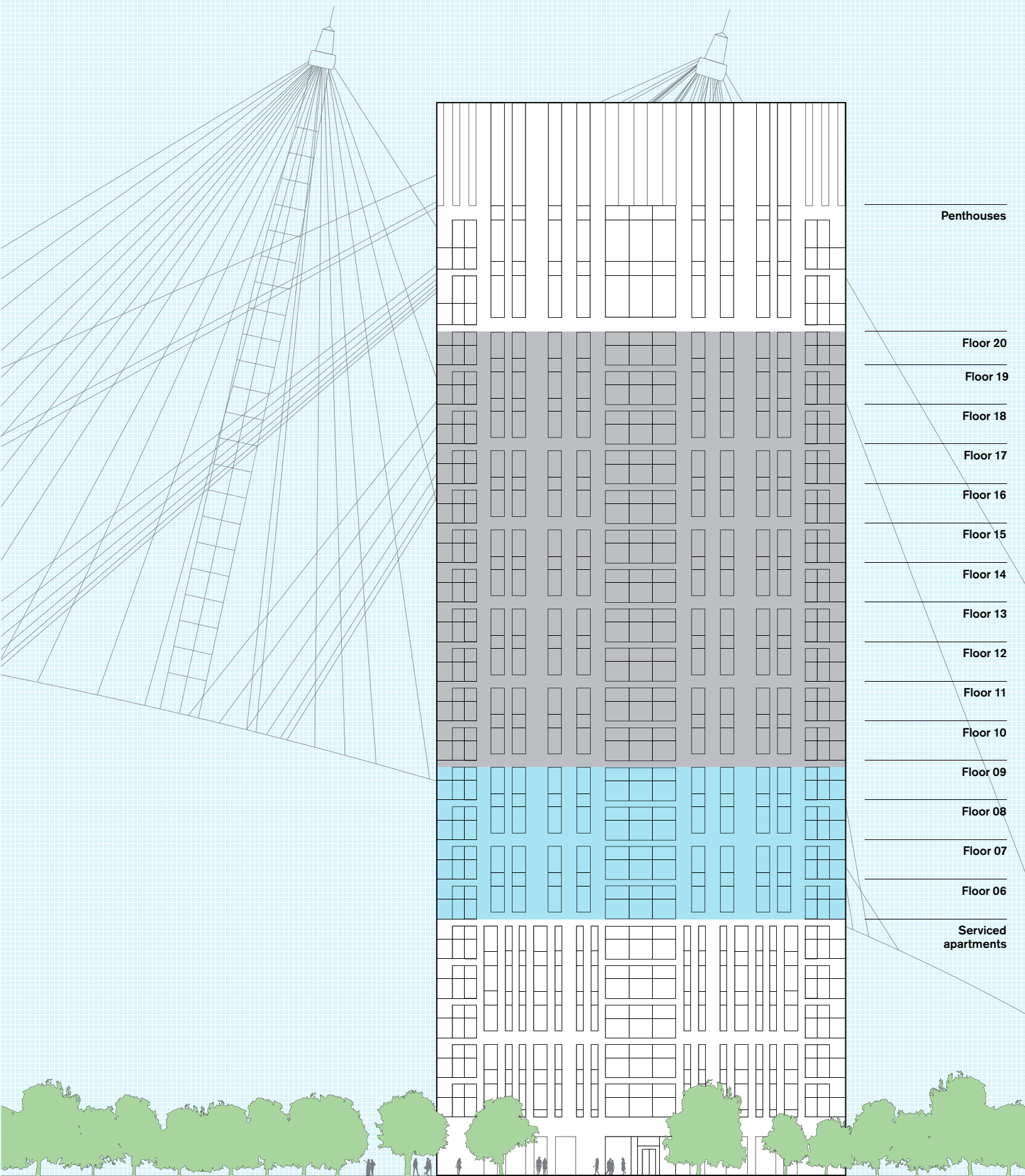
THE FLOORPLANS
AND SPECIFICATIONS

THE
CHOICE
IS
YOURS
TOWER

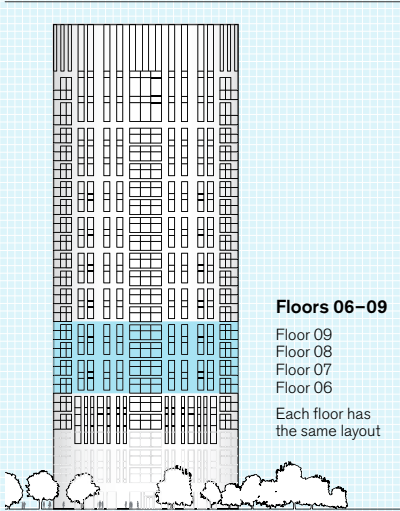
THE SITE PLAN



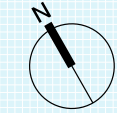
FLOOR LEVELS



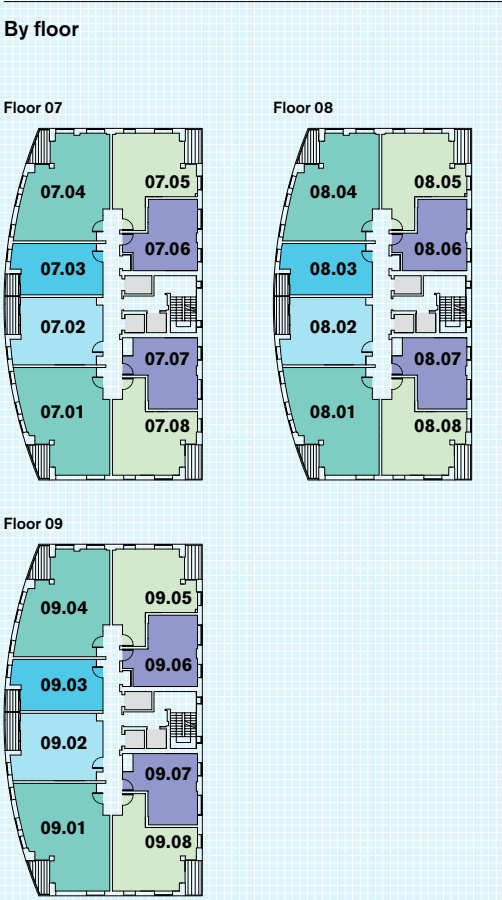
FLOORPLAN
FLOOR 6



- Balcony
- Lift
- Wardrobe/storage
- Utility cupboard



APARTMENTS

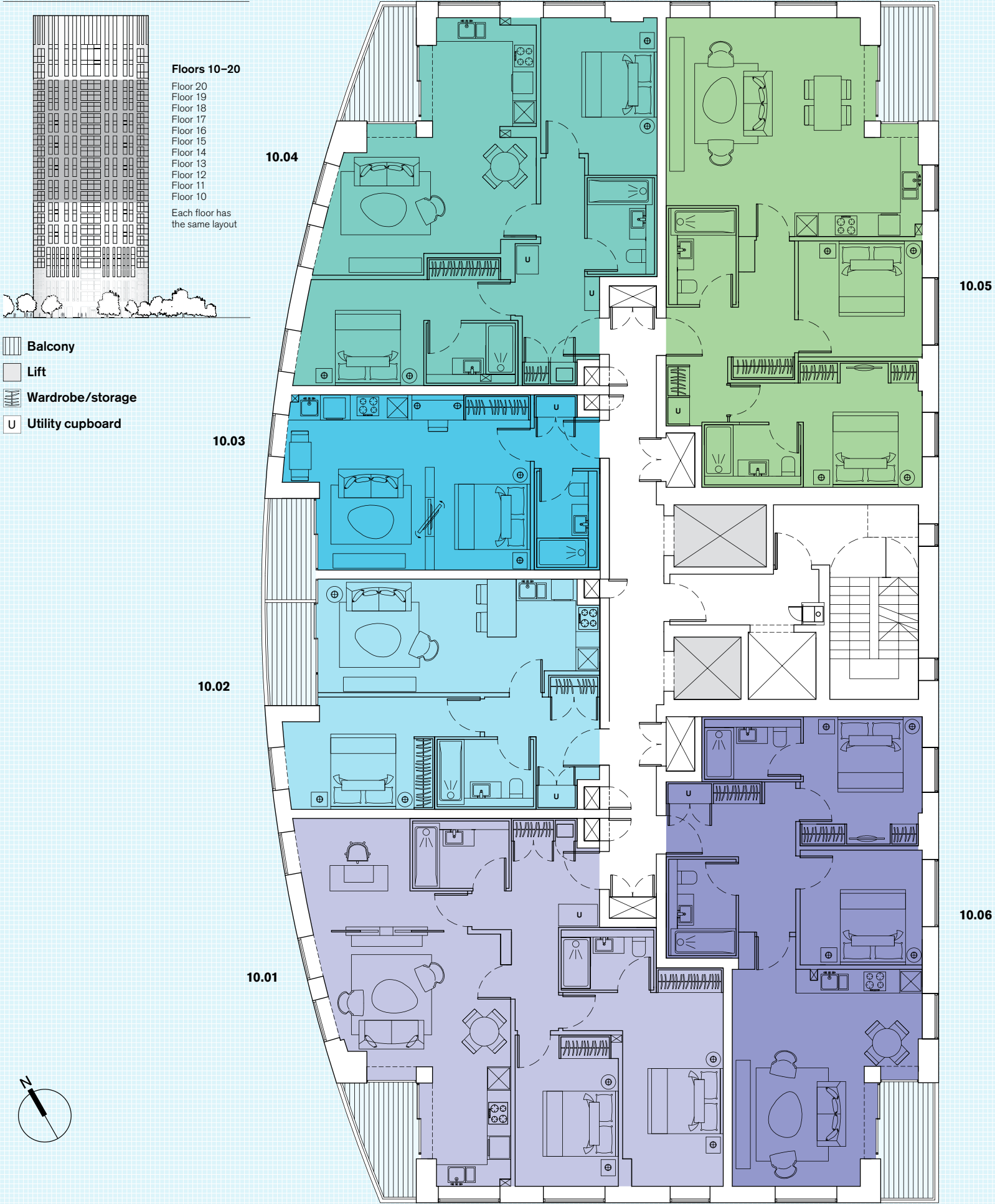


UNIT TYPES

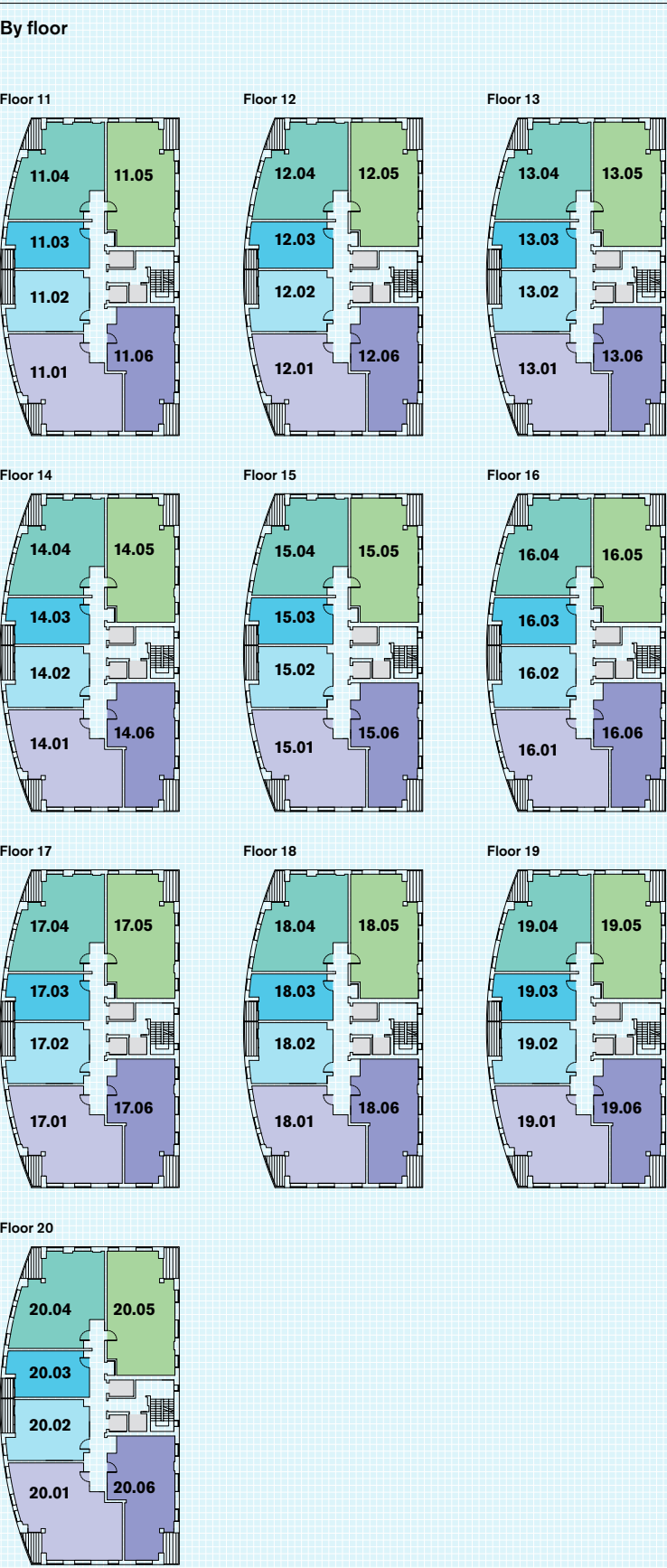
| 2 Bedroom | 1 Bedroom | Suite |
|--|---|---|
| 06.01, 06.04, 07.01, 07.04, 08.01, 08.04, 09.01, 09.04 | 06.02, 07.02, 08.02, 09.02 | 06.03, 07.03, 08.03, 09.03 |
| Living/Dining 3.93m x 5.40m 12'10" x 17'8" | Living/Dining/Kitchen 3.13m x 7.77m 10'3" x 25'5" | Living/Dining/Kitchen 4.83m x 3.95m 15'10" x 12'11" |
| Kitchen 3.30m x 2.37m 10'10" x 7'9" | Master bedroom 3.10m x 5.46m 10'2" x 17'10" | Master bedroom 4.83m x 2.89m 15'10" x 9'6" |
| Master bedroom 2.80m x 5.91m 9'2" x 19'4" | Bathroom 2.66m x 1.86m 8'8" x 6'1" | Bathroom 2.66m x 1.66m 8'8" x 5'5" |
| En-suite 1.66m x 2.46m 5'5" x 8'0" | Balcony 2.81m x 1.35m 9'2" x 4'5" | Balcony 2.81m x 1.35m 9'2" x 4'5" |
| Bedroom 2 5.01m x 3.07m 16'5" x 10'0" | Apartment area 51.2 sq m 551 sq ft | Apartment area 40 sq m 431 sq ft |
| Bathroom 2.66m x 1.86m 8'8" x 6'1" | Balcony area 3.7 sq m 40 sq ft | Balcony area 3.7 sq m 40 sq ft |
| Balcony 3.15m x 2.04m 10'4" x 6'8" | Total area 54.9 sq m 591 sq ft | Total area 43.7 sq m 471 sq ft |
| Apartment area 75 sq m 807 sq ft | | |
| Balcony area 5.8 sq m 62 sq ft | | |
| Total area 80.8 sq m 869 sq ft | | |

| 1 Bedroom | Suite |
|---|--|
| 06.05, 06.08, 07.05, 07.08, 08.05, 08.08, 09.05, 09.08 | 06.06, 06.07, 07.06, 07.07, 08.06, 08.07, 09.06, 09.07 |
| Living/Dining/Kitchen 5.99m x 4.80m 19'7" x 15'8" | Living/Dining 3.86m x 3.16m 12'7" x 10'4" |
| Master bedroom 3.95m x 3.10m 12'11" x 10'2" | Kitchen 2.46m x 1.51m 8'0" x 4'11" |
| Bathroom 2.66m x 1.86m 8'8" x 6'1" | Master bedroom 2.6m x 3.16m 8'6" x 10'4" |
| Balcony 3.19m x 1.45m 10'5" x 4'9" | Bathroom 2.66m x 1.66m 8'8" x 5'5" |
| Apartment area 51.7 sq m 556 sq ft | Apartment area 37.9 sq m 408 sq ft |
| Balcony area 5.1 sq m 55 sq ft | Total area 37.9 sq m 408 sq ft |
| Total area 56.8 sq m 611 sq ft | |

FLOORPLAN
FLOOR 10



APARTMENTS



UNIT TYPES

| | | |
|---|---|--|
| <div>3 Bedroom</div> <div>10.01, 11.01, 12.01, 13.01, 14.01, 15.01, 16.01, 17.01, 18.01, 19.01, 20.01</div> <div>Living/Dining 3.73m x 5.46m 12'2" x 17'10"</div> <div>Kitchen 3.30m x 2.15m 10'10" x 7'0"</div> <div>Master bedroom 5.34m x 4.42m 17'6" x 14'6"</div> <div>En-suite 1.66m x 2.56m 5'5" x 8'4"</div> <div>Bedroom 2 4.17m x 2.85m 13'8" x 9'4"</div> <div>Bedroom 3 3.11m x 4.82m 10'2" x 15'9"</div> <div>Bathroom 2.66m x 1.86m 8'8" x 6'1"</div> <div>Balcony 3.15m x 2.04m 10'4" x 6'8"</div> <div>Apartment area 92 sq m 990 sq ft</div> <div>Balcony area 5.8 sq m 62 sq ft</div> <div>Total area 97.8 sq m 1,052 sq ft</div> | <div>1 Bedroom</div> <div>10.02, 11.02, 12.02, 13.02, 14.02, 15.02, 16.02, 17.02, 18.02, 19.02, 20.02</div> <div>Living/Dining/Kitchen 3.13m x 7.77m 10'3" x 25'5"</div> <div>Master bedroom 3.10m x 5.46m 10'2" x 17'10"</div> <div>Bathroom 2.66m x 1.86m 8'8" x 6'1"</div> <div>Balcony 2.81m x 1.35m 9'2" x 4'5"</div> <div>Apartment area 51.2 sq m 551 sq ft</div> <div>Balcony area 3.7 sq m 40 sq ft</div> <div>Total area 54.9 sq m 591 sq ft</div> | <div>Suite</div> <div>10.03, 11.03, 12.03, 13.03, 14.03, 15.03, 16.03, 17.03, 18.03, 19.03, 20.03</div> <div>Living/Dining/Kitchen 4.83m x 3.95m 15'10" x 12'11"</div> <div>Master bedroom 4.83m x 2.89m 15'10" x 9'6"</div> <div>Bathroom 2.66m x 1.66m 8'8" x 5'5"</div> <div>Balcony 2.81m x 1.35m 9'2" x 4'5"</div> <div>Apartment area 40 sq m 431 sq ft</div> <div>Balcony area 3.7 sq m 40 sq ft</div> <div>Total area 43.7 sq m 471 sq ft</div> |
| <div>2 Bedroom</div> <div>10.04, 11.04, 12.04, 13.04, 14.04, 15.04, 16.04, 17.04, 18.04, 19.04, 20.04</div> <div>Living/Dining 3.80m x 6.18m 12'5" x 20'3"</div> <div>Kitchen 3.30m x 2.86m 10'10" x 9'4"</div> <div>Master bedroom 2.93m x 6.01m 9'6" x 19'8"</div> <div>En-suite 1.66m x 2.46m 5'5" x 8'0"</div> <div>Bedroom 2 4.34m x 3.21m 14'3" x 10'6"</div> <div>Bathroom 2.66m x 1.86m 8'8" x 6'1"</div> <div>Balcony 3.15m x 2.04m 10'4" x 6'8"</div> <div>Apartment area 80.5 sq m 866 sq ft</div> <div>Balcony area 5.8 sq m 62 sq ft</div> <div>Total area 86.3 sq m 928 sq ft</div> | <div>2 Bedroom</div> <div>10.05, 11.05, 12.05, 13.05, 14.05, 15.05, 16.05, 17.05, 18.05, 19.05, 20.05</div> <div>Living/Dining/Kitchen 6.03m x 6.96m 19'9" x 22'10"</div> <div>Master bedroom 2.87m x 6.42m 9'4" x 21'0"</div> <div>En-suite 1.66m x 2.66m 5'5" x 8'8"</div> <div>Bedroom 2 3.20m x 3.42m 10'5" x 11'2"</div> <div>Bathroom 2.66m x 1.86m 8'8" x 6'1"</div> <div>Balcony 3.15m x 1.44m 10'4" x 4'8"</div> <div>Apartment area 86.3 sq m 929 sq ft</div> <div>Balcony area 5.1 sq m 55 sq ft</div> <div>Total area 91.4 sq m 984 sq ft</div> | <div>2 Bedroom</div> <div>10.06, 11.06, 12.06, 13.06, 14.06, 15.06, 16.06, 17.06, 18.06, 19.06, 20.06</div> <div>Living/Dining/Kitchen 6.88m x 5.24m 22'6" x 17'2"</div> <div>Master bedroom 2.96m x 3.37m 9'8" x 11'0"</div> <div>En-suite 1.66m x 2.66m 5'5" x 8'8"</div> <div>Bedroom 2 3.16m x 3.37m 10'4" x 11'0"</div> <div>Bathroom 2.66m x 1.86m 8'8" x 6'1"</div> <div>Balcony 3.19m x 1.45m 10'5" x 4'9"</div> <div>Apartment area 74.5 sq m 802 sq ft</div> <div>Balcony area 5.1 sq m 55 sq ft</div> <div>Total area 79.6 sq m 857 sq ft</div> |

SPECIFICATIONS

Main structure

A reinforced concrete frame on concrete-piled foundations.

Building envelope

Unitised façade panels made from blond and flecked grey granite cladding, together with over-sized solar reflective glazing.

Floors

Reinforced concrete slabs with floor finishes as described for each area.

Roof

Insulated laid-to-falls, single-ply, high-performance membrane.

Stairs

Reinforced concrete with steel and glass balustrades.

Ceilings

Suspended plasterboard with plain corner treatments and LED lighting, finished with vinyl matt emulsion. Reception rooms wired for a central pendant so residents can fit a central feature light. Ceiling heights are 2.6m.

Walls

Party walls constructed from metal studwork finished with plasterboard and acoustic insulation. Finished with vinyl matt emulsion.

Flooring

Engineered hardwood, wide planks to entrance halls, reception rooms and kitchens. Fitted 80/20 wool/nylon plain twist pile carpet to bedrooms.

Kitchens

Fitted with cabinets in (symphony or similar) high-gloss lacquer. Soft-close drawers and granite worktops. Glass splash-backs and under-unit lighting.

Integrated appliances comprise of:

- Single oven
- Induction touch-control hob
- Extractor hood
- Microwave
- Fridge freezer
- Wine cooler
- Dishwasher
- Combined washing machine/tumble drier

All appliances will be Siemens or similar quality.

1.5 or 2 bowl sink, depending on size of apartment with waste disposal and mixer tap with pull-out nozzle.

Bathrooms

Wall-mounted WC with concealed cistern and soft-close seat. Bath with shower and fitted shower screen, together with separate hand-held attachment. Chrome towel rail, hardwood feature cabinet with partially-heated mirror and stone-topped vanity unit.

Master en-suite shower rooms

Walk-in shower with fixed overhead shower head and wall-mounted, hand-held attachment with dual controls. Wall-mounted WC with concealed cistern and soft-close seat. Chrome towel rail, hardwood feature cabinet with partially-heated mirror and stone-topped vanity unit.

Full-height ceramic tiles on walls and granite tiles on floors.

Wardrobes

Symphony or similar built-in wardrobe, with timber veneer sliding doors, internal hanging rail, shelving and lighting. See floorplans for locations.

Doors

Timber-veneered internal doors with polished-chrome ironmongery.

Balconies

All apartments (except O2-facing suites) have balconies with sliding-door access, timber decking and a clear reinforced-glass balustrade.

Heating and cooling

Thermostatically-controlled heating and cooling via VRF units to all living and bedroom areas. Under-floor electric heating to the bathroom and en-suite shower room.

Electrical fittings

Chrome-finish power points and light switches.

Lighting control by Lutron or similar – scene setting with dimmer. Low-energy fittings to suit interior design.

Wiring pre-installed allowing speakers to be fitted in bedrooms, kitchen, bathroom and living room.

TV/FM and telephone points in living room and bedrooms; Cat 5 cabling into living room for broadband internet access; communal satellite dish with connection points in living room and bedroom for satellite, digital and cable TV. (Residents are responsible for their own connection and subscription costs.)

Smoke detectors linked to a mist sprinkler system.

Elevators

Two elevators to all floors.

Management and security

A door-entry system, connected to the main entrance door, is located in the hallway of each apartment.

Leisure facilities

There is a fully-managed spa and health club with gymnasium (available 24 hours) situated on the ground floor of the adjacent hotel accessed via an enclosed link walkway from the apartment building.

Facilities include:

- Indoor pool
- Jacuzzi
- Steam room
- Sauna
- Treatment rooms
- Changing facilities

Residents can use all these facilities, but spa treatments are charged separately.

Parking

There is limited car parking available, subject to extra costs and availability.

Predicted Energy Assessments

Energy Efficiency Rating Level B.
Environmental Impact (CO₂) Rating Level B.

Warranty

Ten-year warranty by NHBC or Premier Guarantee.

Purchaser’s specification choices

Purchasers can choose between a light or dark colour scheme for their apartment. This choice will alter the engineered wide-plank flooring, carpets in the bedrooms and high-gloss finish kitchen units.

Please discuss options with the sales representatives.

THE TEAM

**THE
PEOPLE
THAT
MAKE
PLACES
TOWER**

THE DEVELOPER

**Q.WHAT MAKES
THE PENINSULA TOWER
SO SPECIAL?**

A.“We have developed luxury hotels for many years, our most recent being the award-winning Sofitel at London Heathrow. When this unique development opportunity arose adjacent to the O2 Arena, it seemed a natural progression to bring the 5-star hotel experience into a residential context. Our vision is to incorporate the very best of hotel-build quality and style, for which we are renowned, with aspirational design and service.”

SURINDER ARORA
Arora International

Arora is one of the UK’s fastest-growing, privately-owned hotel companies. It made its name through the design and construction of award-winning luxury hotels, as well as financing numerous development projects via its Grove Developments subsidiary. With its highly-enviable track record for the successful delivery of development and construction projects, Arora has become synonymous with quality and world-renowned service levels.



THE INVESTOR

**Q.WHY SHOULD I BUY IN
THE PENINSULA TOWER?**

A.“The Peninsula Tower is a 22-storey residential tower of unparalleled quality boasting riverfront views, 5-star hotel services, extensive transportation links and privileged O2 ticketing arrangements. The residences are being offered at an attractive capital value against the exceptional quality of the build, superlative location and suite of services. Add to that the scale and ambition of the regeneration across the peninsula making this an attractive investment proposition.”

JASON KOW
Queensgate Investments LLP

Queensgate Investments LLP advises approximately GBP 500M of equity capital and was set up as a strategic partnership between Jason Kow and LJ Group. It is backed by a number of high-net-worth families and focuses on income-generating long-let assets, hospitality assets and opportunistic real estate transactions.



THE ARCHITECT
Q.WHAT DOES
THE PENINSULA TOWER
BRING TO LONDON?

A.“The LDS design provides a bold new development on the London skyline and we have enjoyed playing a role in bringing that vision to life. The masterplan for the O2 Arena and its vicinity will transform the Royal Borough and build a dynamic environment for its residents. We are thrilled to be part of the architectural team responsible for the new Peninsula Tower.”

MIKE DOOLING
RTKL Associates

RTKL is a global, multi-disciplinary design firm with over six decades of experience. It's best known for great architecture rooted in smart planning and urban design, but also offers next-level services like interior design, environmental graphic design and applied-technology services.



THE INTERIOR DESIGNER
Q.HOW DO YOU CREATE A
CONTEMPORARY YET HOMELY
INTERIOR?

A.“With all our projects, we try to incorporate elements of the architecture. For The Peninsula Tower, this meant reflecting some of the key materials inside to create a soft, layered look. The palette is a subtle tone-on-tone of whites and pale beiges, to make the most of the high ceilings and natural light from the incredible windows. The style is uncluttered but not minimalist... we used Feng Shui principles to determine the position of the key pieces of furniture.”

ALAN MCVITTY
McVitty Interior Consultants

McVitty Interior Consultants is a multi-disciplinary design studio specialising in luxury architectural interiors across the UK and worldwide. It has a reputation for elegant simplicity and classic timeless designs with a modern twist.



THE WHAT ARE YOU WAITING FOR? TOWER

For more information please get
in touch using the details below
or visit our website.

Telephone
020 7993 7395

Email
thepeninsulatower@eu.jll.com

Web
thepeninsulatower.com



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