

A COLLECTION OF ONLY 34 TOP TIER APARTMENTS AT
THE FOUNDING, CANADA WATER'S LANDMARK RESIDENCE.

THE
SKYLINE RESIDENCES

the FOUNDING

CANADAWATER

THE
SKYLINE RESIDENCES

the FOUNDING



THE
SKYLINE RESIDENCES

the FOUNDING



“OUR VISION IS TO CREATE A DISTRICT
FOR LONDON THAT HAS EVERYTHING
YOU COULD POSSIBLY NEED.”

ROGER MADELIN
JOINT HEAD OF CANADA WATER

THE
SKYLINE RESIDENCES

the FOUNDING



Canada Water's future new central plaza.

THE
SKYLINE RESIDENCES

the FOUNDING



Future retail and cafés at Canada Water.

APPROXIMATELY
1 MILLION SQ FT
OF SHOPS, BARS,
RESTAURANTS
AND LEISURE

THE CUTS; A NETWORK OF CHARACTERFUL STREETS

Take a stroll down to The Cuts where you'll find a selection of highly original artisan stores and independent retailers alongside high street favourites.



THE
SKYLINE RESIDENCES

the FOUNDING



INVITING SPACES TO MEET, DRINK AND WORK

At ground floor level, The Founding will feature a host of carefully curated shops, delis, bars and restaurants offering both everyday convenience and out-of-the-ordinary experiences. This collection of like-minded small brands will become a home from home for residents and a destination for those visiting Canada Water.

THE
SKYLINE RESIDENCES

the FOUNDING



THE
SKYLINE RESIDENCES

the FOUNDING

AL FRESCO
AT YOUR FEET

Retail, restaurants and green space at Dock Office Gardens.

Computer generated image for illustration purposes only.

THE
SKYLINE RESIDENCES

the FOUNDING

CANADA WATER



The new boardwalk and food and beverage offer at Canada Water.

Computer generated image for illustration purposes only.

FIRST-CLASS CONNECTIONS

Ships may no longer be the preferred method of transport in this historic part of London, but it's as committed to connecting people as ever. The Founding sits within easy reach of London's Underground including the Jubilee line and the Overground. One stop away at Canary Wharf lies London's newest and most anticipated route – the Elizabeth line, connecting you to Heathrow Airport and the West End in a matter of minutes.



Computer generated image for illustration purposes only.



Travel times are approximate and taken from TfL.

THE
SKYLINE RESIDENCES

the FOUNDING

ON YOUR DOORSTEP

Canada Water offers plenty of restaurants and bars to whet your appetite, whether you're after a quick espresso, a delicious pizza or a browse through the market, it's all here on your doorstep.



LEADBELLY'S BAR

2 min walk



CANADA WATER MARKET

2 min walk

CANADA WATER CAFÉ

2 min walk



PACIFIC TAVERN

12 min walk



The Lodge Space

5 min walk



THE MAYFLOWER

11 min walk



MOUSE TAIL COFFEE

2 min walk



THE
SKYLINE RESIDENCES

the FOUNDING

FOUNDED IN THE SPECTACULAR

London's iconic skyline takes centre stage at The Founding, against the backdrop of ever-changing skies. Be inspired by the city's most famous landmarks, with dual-aspect apartments offering panoramic views from sunrise to sunset.



Computer generated image for illustration purposes only.

THE
SKYLINE RESIDENCES

the FOUNDING



THE FOUNDING

A1
ALLIANCE
318-701

THE
SKYLINE RESIDENCES

the FOUNDING



FIRST-CLASS SERVICE

The Founding's concierge service offers you a warm and friendly welcome, peace of mind and help with your day-to-day needs. From general enquiries to accepting deliveries, the team is here to make your life easier.

THE
SKYLINE RESIDENCES

the FOUNDING



Residents' lobby and amenities space.

Computer generated image for illustration purposes only.

THE
SKYLINE RESIDENCES

the FOUNDING

RESIDENTS' LOUNGE

FOUNDED
IN REFINED
LIVING



Residents' lounge.

THE
SKYLINE RESIDENCES

the FOUNDING

6,000

6,000 SQ FT
LEISURE CENTRE

25m

25m SWIMMING
POOL

20m

20m LEARNER POOL
WITH MOVABLE FLOOR

150

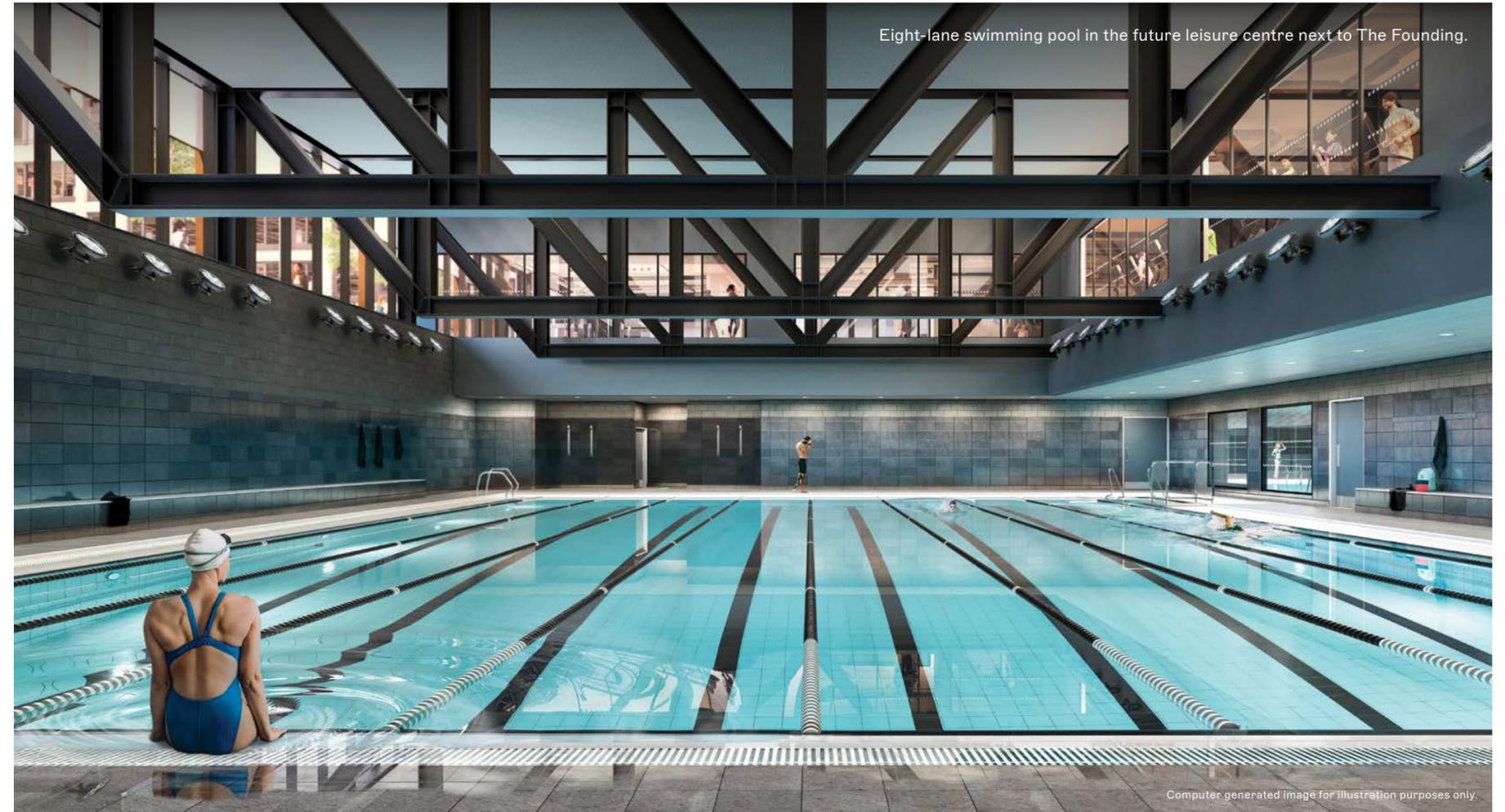
150-STATION GYM

4

4-COURT
SPORTS HALL

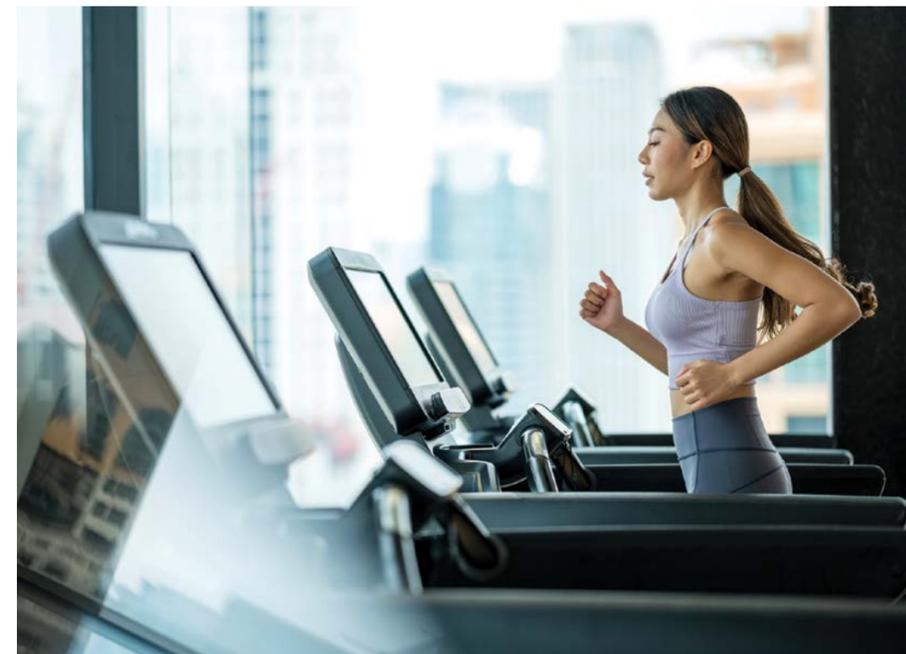
2

2 EXERCISE
STUDIOS



FOUNDED IN WELLNESS

The Founding prioritises your wellbeing with access to a first-class leisure centre located right next door. Hit the state-of-the-art gym or racket courts, relax in the sauna or steam room, take a fitness class or dive into an eight-lane 25-metre swimming pool.



THE
SKYLINE RESIDENCES

the FOUNDING

INSPIRING OUTDOOR SPACES

The Founding's generous terraces and outdoor spaces are the perfect place to spend some downtime or gather with friends and neighbours. Take in the spectacular views, relax among the rainforest-inspired foliage or practice your yoga poses.



Computer generated image for illustration purposes only.

Residents' dining space on the terrace.

YOGA AT
SUNRISE

DRINKS
AT SUNSET



THE
SKYLINE RESIDENCES

the FOUNDING



THE FINER DETAILS

SPECIFICATION

KITCHENS

- Caesarstone finish concrete style worktops
- Soft close doors in white timber finish
- Recessed downlights
- Feature vertical tiling splashback
- Integrated white goods
 - Samsung (or similar) dishwasher, hob, microwave, washer/dryer
 - Siemens (or similar) extractor, fridge/freezer

BEDROOMS

- Fitted full height wardrobes (Bedroom 1 only)
- Matt finish metal ironmongery
- Recessed adjustable downlights

BATHROOMS AND EN SUITES

- Feature wall and floor tiling
- White sanitaryware
- Baths to selected units
- Brushed matt black tap fittings
- Black framed bath screen
- Thermostatic shower valve
- Wall-mounted shower head
- Smoked walnut timber veneer shelving
- Mirror unit with integrated front-facing lighting
- Recessed adjustable downlights

FLOORS

European oak engineered timber flooring throughout.

CEILINGS

- Living spaces: 2.86m in coffered area (exposed concrete area) 2.41m along perimeter
- Kitchens, bathrooms: 2.41m
- Bedrooms: 2.66m in main bedroom areas
- Circulation areas: 2.66m

INTERNAL DOORS

- Single panel timber doors with white painted finish
- Brushed black finish handles

ENTRANCE AND HALLWAY AREAS

- Oak veneer entrance doors
- Matt finish ironmongery
- Bespoke entrance door metal number plate
- Matt finish spy hole

APARTMENT LIGHTING

- LED recessed down lighters to all rooms
- Track mounted lighting within coffered ceiling area of living room

HEATING AND VENTILATION

Underfloor heating and whole house ventilation.

COMFORT COOLING

Controllable comfort cooling provided to lounge and kitchen areas.

HEATING AND VENTILATION

Underfloor heating and whole house ventilation.

AV AND CONNECTIVITY

- Fibre internet with three providers
- AV points in bedroom and living area
- Video entry intercom
- Smoke and heat detection

CYCLE

- Complimentary membership to London cycle hire scheme (for three years)
- Secure cycle storage for each apartment, including separate cyclists' courtyard entrance

CAR CLUB

Car club provision for Masterplan residents.

LOCAL AUTHORITY

London Borough of Southwark

LEASE

Circa 500 years

GROUND RENT AND SERVICE CHARGE

- Estimated projections service charge approximately £6.95 per sq ft, including buildings insurance
- Ground rent: Peppercorn (nominal sum)

SERVICE AND SECURITY

Concierge, building maintenance and estate security provision, terrace gardening, quarterly window cleaning and upkeep of common parts.

RESERVATION FEE

- £2,000 for sales up to £1 million
- £5,000 for sales over £1 million

TERMS OF PAYMENT

- Reservation fee payable by credit card
- 10% payable on exchange of contracts (within 21 days of reservation)
- 90% payable on completion

SUSTAINABILITY

- Canada Water will be the UK's most sustainable large-scale regeneration project
- Circa 3,000 new Net Zero Carbon homes

BUILD WARRANTY

10-Year Build Warranty (Latent Defects Insurance Policy)

ANTICIPATED COMPLETION

Early 2025

TEAM

Developer

British Land is a leading FTSE listed Real Estate Investment Trust with track record of creating world-class mixed-use destinations.

Award-winning team

Masterplan architects: Allies & Morrison

Landscape architects: Townshend Landscape Architects

Interior designers: Conran and Partners

Joint venture partner: AustralianSuper

VENDOR'S SOLICITOR

Osborne Clarke LLP

LIGHT-FILLED LIVING SPACES



Computer generated image for illustration purposes only.

Full-height Crittall windows give you uninterrupted views of London and flood the rooms with natural light.

THE
SKYLINE RESIDENCES

the FOUNDING

REFINED CITY LIVING IN
LONDON'S MOST EXCITING
DESTINATION

FLOORPLANS

View of the City from The Founding.

Computer generated image for illustration purposes only.

THE
SKYLINE RESIDENCES

the FOUNDING

1 BEDROOM TYPE A1

Apartments

2604, 2704, 2804

NIA

53.6 sq m/577 sq ft

Kitchen	2.40m x 2.50m	7'10" x 8'2"
Living	4.13m x 4.71m	13'6" x 15'5"
Bedroom	3.26m x 3.33m	10'8" x 10'11"
Balcony	4.85 sq m	52 sq ft



1 BEDROOM TYPE A2

Apartments

2605, 2705, 2805

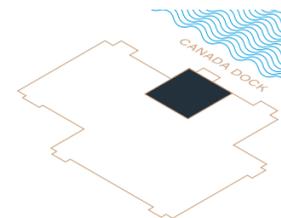
NIA

54.5 sq m/587 sq ft

Kitchen	2.35m x 2.52m	7'8" x 8'3"
Living	3.76m x 4.65m	12'4" x 15'3"
Bedroom	3.43m x 3.37m	11'3" x 11'0"
Balcony	4.85 sq m	52 sq ft

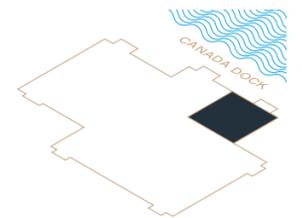


Floors 6-28



KEY
W Wardrobe
S Storage
U Utility
W/D Washer/Dryer
FF Fridge Freezer

Floors 7-28



KEY
W Wardrobe
S Storage
U Utility
W/D Washer/Dryer
FF Fridge Freezer

THE
SKYLINE RESIDENCES

the FOUNDING

2 BEDROOM TYPE B9

Apartments

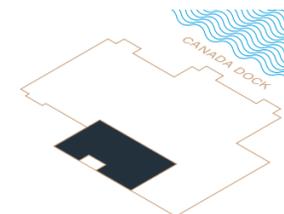
2601, 2701, 2801

NIA 95.6 sq m/1,029 sq ft

Kitchen	4.16m x 2.25m	13'7" x 7'4"
Living	7.14m x 5.41m	23'5" x 17'8"
Bedroom 1	3.00m x 5.57m	10'4" x 18'3"
Bedroom 2	3.15m x 4.11m	9'10" x 13'5"
Balcony	4.76 sq m	51 sq ft



Floors 23-28



KEY
W Wardrobe
S Storage
U Utility
W/D Washer/Dryer
FF Fridge Freezer

2 BEDROOM TYPE C1

Apartments

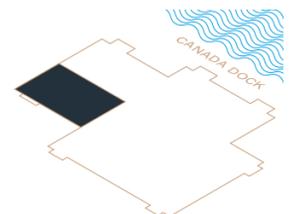
2602, 2702, 2802, 2902, 3002, 3102

NIA 79.9 sq m/860 sq ft

Kitchen	4.11m x 1.86m	13'5" x 6'1"
Living	4.57m x 5.02m	14'11" x 16'5"
Bedroom 1	3.07m x 2.98m	10'0" x 9'9"
Bedroom 2	3.58m x 2.58m	11'8" x 8'5"
Balcony	2.95 sq m	32 sq ft



Floors 6-31



KEY
W Wardrobe
S Storage
U Utility
W/D Washer/Dryer
FF Fridge Freezer

THE
SKYLINE RESIDENCES

the FOUNDING

2 BEDROOM
TYPE C2

Apartments

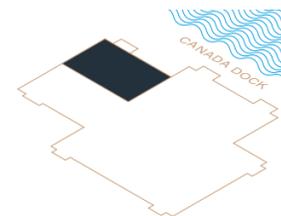
2603, 2703, 2803, 2903, 3003, 3103

NIA 80.4 sq m/865 sq ft

Kitchen	4.81m x 3.14m	15'9" x 10'3"
Living	4.12m x 7.12m	13'6" x 23'4"
Bedroom 1	3.35m x 3.06m	10'11" x 10'0"
Bedroom 2	3.06m x 2.66m	10'0" x 8'8"
Balcony	4.90 sq m	53 sq ft



Floors 6-31



- KEY
- W Wardrobe
 - S Storage
 - U Utility
 - W/D Washer/Dryer
 - FF Fridge Freezer



THE
SKYLINE RESIDENCES

the FOUNDING

3 BEDROOM TYPE B8

Apartments

2606, 2706, 2806, 2904, 3004, 3104, 3202, 3302

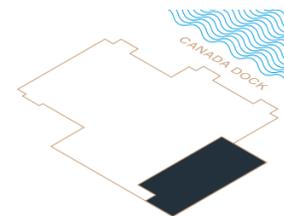
NIA

116.7 sq m/1,256 sq ft

Kitchen	2.24m x 5.28m	7'4" x 17'3"
Living	5.26m x 6.43m	17'3" x 21'1"
Bedroom 1	5.29m x 3.37m	17'4" x 11'0"
Bedroom 2	3.84m x 3.02m	12'7" x 9'10"
Bedroom 3	3.84m x 3.28m	12'7" x 10'9"
Balcony	4.76 sq m	51 sq ft



Floors 26-33



KEY
W Wardrobe
S Storage
U Utility
W/D Washer/Dryer
FF Fridge Freezer

3 BEDROOM TYPE B11

Apartments

2901, 3001, 3101, 3201, 3301

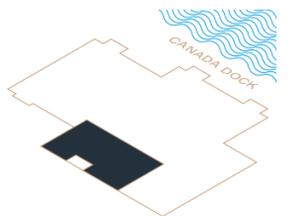
NIA

96.8 sq m/1,042 sq ft

Kitchen	4.44m x 2.21m	14'6" x 7'3"
Living	4.08m x 7.79m	13'4" x 25'6"
Bedroom 1	2.84m x 5.57m	9'3" x 18'3"
Bedroom 2	3.05m x 4.22m	10'0" x 13'10"
Bedroom 3	3.21m x 2.38m	10'6" x 7'9"
Balcony	4.76 sq m	51 sq ft



Floors 29-33



KEY
W Wardrobe
S Storage
U Utility
W/D Washer/Dryer
FF Fridge Freezer

THE
SKYLINE RESIDENCES

the FOUNDING

OVERVIEW

- RESIDENTIAL
- FOOD, BEVERAGE AND RETAIL

- 01 RESIDENTIAL MAIN ENTRANCE
- 02 RESIDENTIAL SECONDARY ENTRANCE
- 03 RESIDENTIAL CYCLE ENTRANCE
- 04 OFFICE MAIN ENTRANCE
- 05 OFFICE SECONDARY ENTRANCE

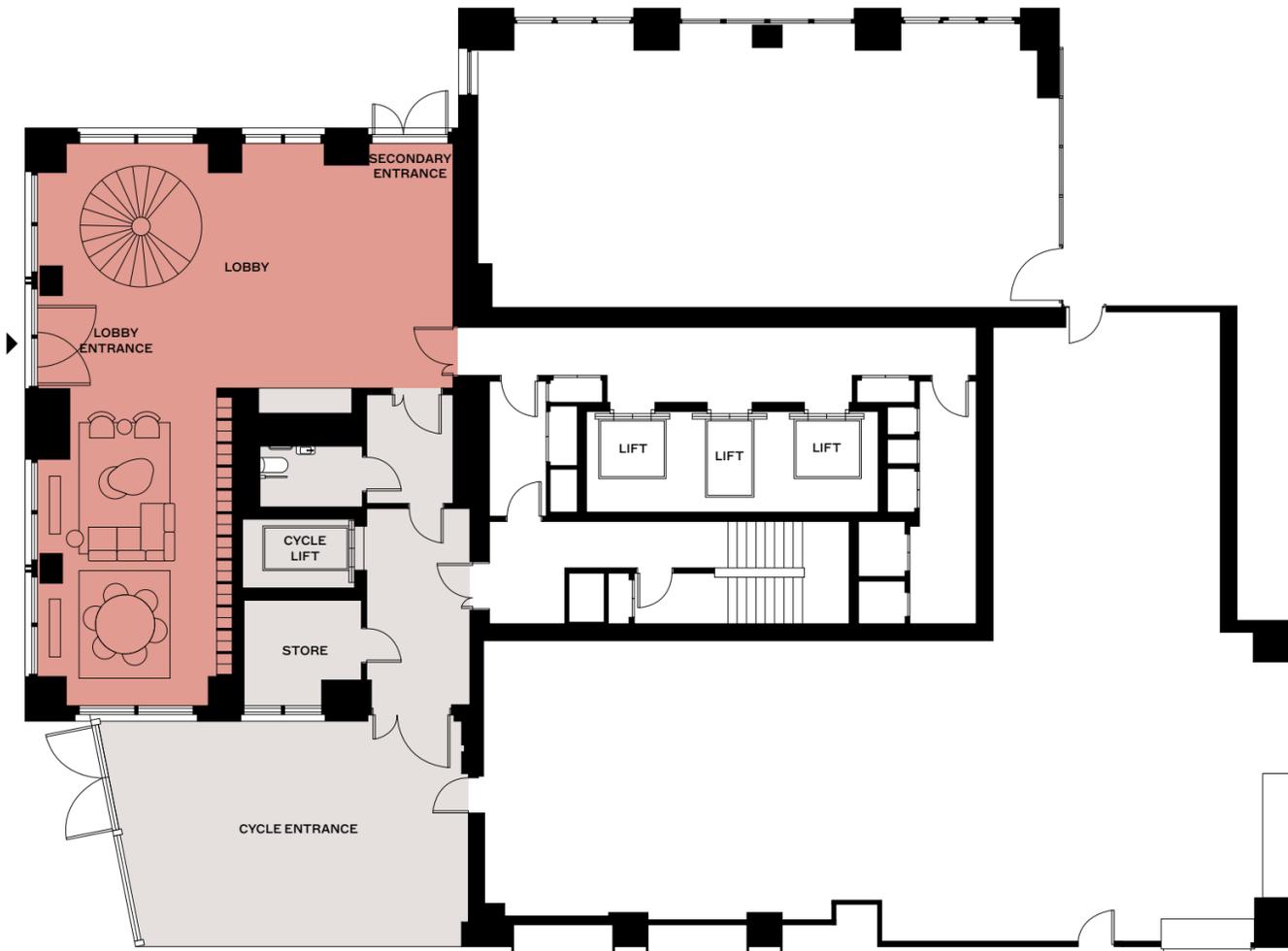
FLOORPLATES



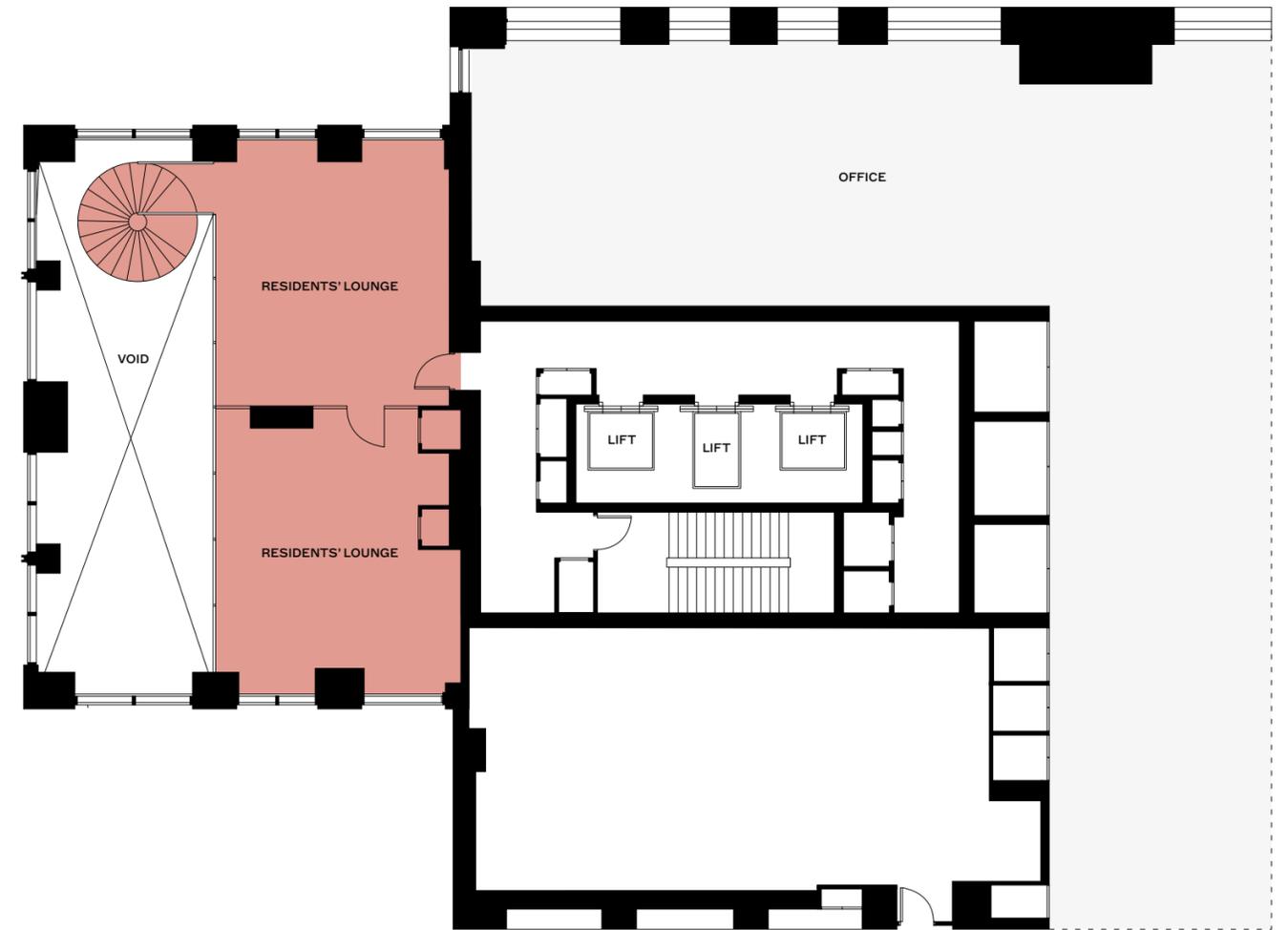
THE
SKYLINE RESIDENCES

the FOUNDING

LOBBY
GROUND



MEZZANINE
FLOOR 1



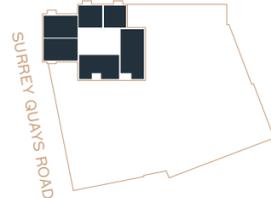
THE
SKYLINE RESIDENCES

the FOUNDING

FLOORS 26-28



DEAL PORTERS WAY

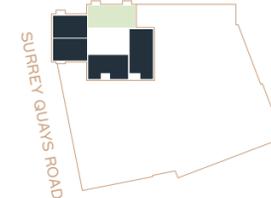


1 Bedroom 2 Bedroom 3 Bedroom Wheelchair

FLOOR 29



DEAL PORTERS WAY

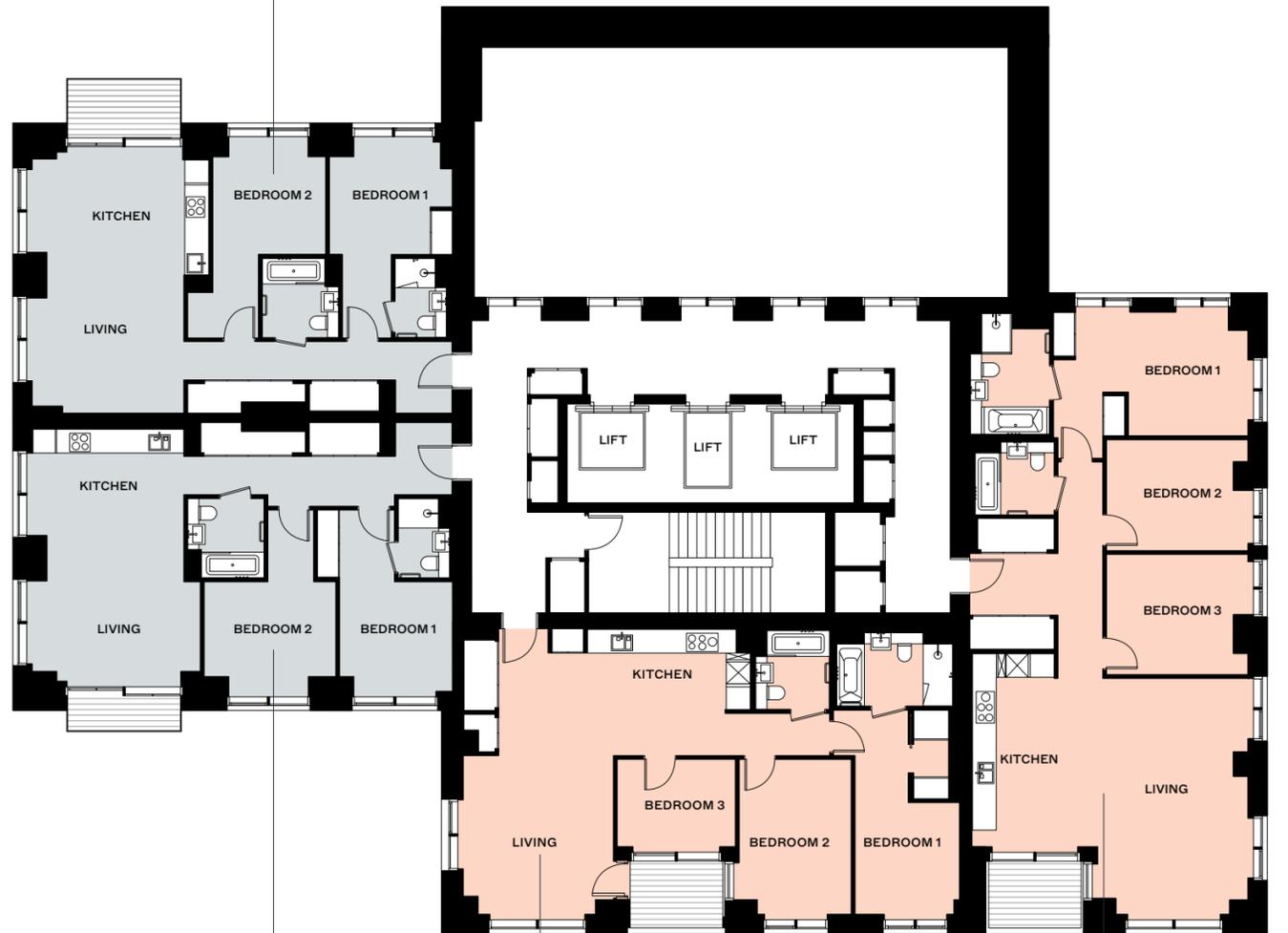


Terrace 2 Bedroom 3 Bedroom

FLOORS 30-31

FLOOR 32

Type C2
2 Bedroom
80.4 sq m/865 sq ft



Type C1
2 Bedroom
79.9 sq m/860 sq ft

Type B11
3 Bedroom
96.8 sq m/1,042 sq ft

Type B8
3 Bedroom
116.7 sq m/1,256 sq ft

DEAL PORTERS WAY



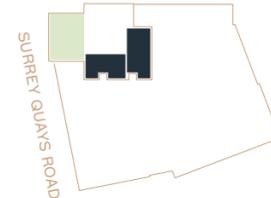
2 Bedroom 3 Bedroom



Type B11
3 Bedroom
96.8 sq m/1,042 sq ft

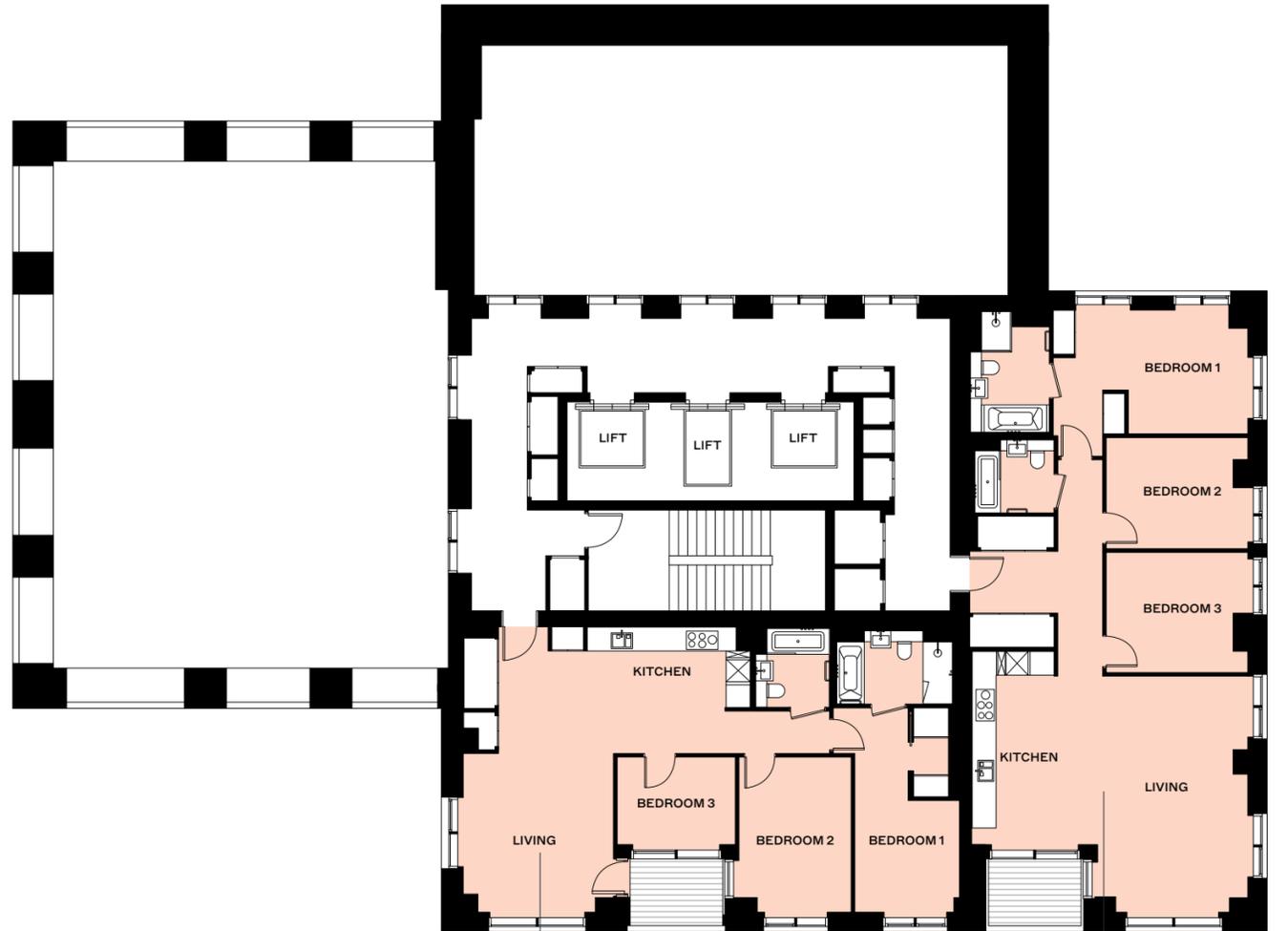
Type B8
3 Bedroom
116.7 sq m/1,256 sq ft

DEAL PORTERS WAY



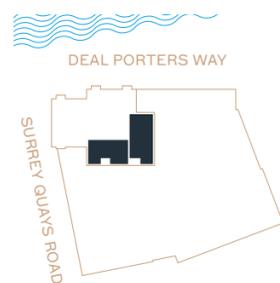
Terrace 3 Bedroom

FLOOR 33



Type B11
3 Bedroom
96.8 sq m/1,042 sq ft

Type B8
3 Bedroom
116.7 sq m/1,256 sq ft



3 Bedroom



DEVELOPMENT TEAM



Developer

BRITISH LAND

British Land plc owns a portfolio of office-led London campuses and retail destinations, located around the UK.



Joint venture partner

AUSTRALIANSUPER



Architects/Masterplan architects

ALLIES & MORRISON



Landscape architects

TOWNSHEND LANDSCAPE ARCHITECTS



Interior designers

CONRAN AND PARTNERS



Vendor's solicitor

OSBORNE CLARKE LLP

VISIT US

Canada Water Marketing Suite
Dock Office Courtyard
London SE16 2XU

Visits by appointment only

SALES AGENTS



For further information,
please contact:
homes@canadawater.co.uk
020 7781 7777

THEFOUNDING.CO.UK

The British Land Company PLC, its group entities, Savills and Jones Lang La Salle (the 'Agents') give notice that: These particulars are set out as a general outline only, for the guidance of prospective purchasers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The parties assume no responsibility for any statement that may be made in these particulars. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. Computer generated images are for indicative purposes only. It should not be assumed that the property has all necessary planning, building regulation or other consents and the parties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. These particulars were prepared from preliminary plans and specifications before the completion of the properties. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract. The Agents are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of British Land or otherwise. If in doubt, please seek independent professional advice before making a purchase decision.

September 2024

