



**YOUNG GROUP**™

Property Portfolio Managers

## PRESS INFORMATION – for Headline Property

For immediate release

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### The Perfect Canary Wharf Crash Pad and a Great Investment

Apartments in Young Group's stunning skyscraper development, **The Landmark** in Canary Wharf ([www.thelandmarke14.com](http://www.thelandmarke14.com)), are being snapped up by shrewd City workers.

The development's two iconic towers have proved a hit with the local working population, both for their long term investment potential and also convenience for use as a luxurious city crash pad.



**The Landmark East & West Towers, Canary Wharf ©Hayes Davidson**

Images of The Landmark under construction and views from the site are also available

Hi-resolution images available upon request from [moakes@younggroup.co.uk](mailto:moakes@younggroup.co.uk)

Neil Young, Young Group's CEO, confirms; *"We've seen tremendous interest from purchasers who work in Canary Wharf. They're familiar with the area and know that The Landmark is in a superb location. A surprisingly large number of them have bought at the development with a view to living at The Landmark during the week and returning to their family homes outside of London at the weekend. They get the convenience of a quality city residence close to the office as well as a great investment."*

Apartments within The Landmark's 31 storey West Tower have now all been reserved. The iconic 45 storey East Tower, which will rise to 140 metres, making it one of Europe's tallest residential buildings, has apartments available from £355,000.

Apartments at The Landmark will be finished to an exceptionally high quality, to complement the development's premier location; with floor to ceiling glass, integrated kitchens, quality appliances, marble bathrooms, comfort cooling throughout and wooden floors.

Keeping the focus firmly on quality, the two towers also share equally generous layouts and are set around a landscaped central piazza which will house restaurants and boutique shops.

Scheduled for completion at the end of 2010, it is the aspect of the stunning East Tower at The Landmark which differentiates it, with a large proportion of apartments benefiting from east/west orientation and river or Canary Wharf/dock views.

The Landmark is situated at 22 Marsh Wall, just 4 minutes' walk from Canary Wharf's financial centre. It is ideally positioned to appeal to the area's swelling workforce, which is set to more than double, to 200,000 within the next 10-12 years, making it an excellent investment proposition.

Furthermore, the Landmark will be a destination in its own right, featuring a central piazza with a choice of quality restaurants and shops, a residents' gymnasium, secure underground parking and 24 hour concierge/security.

Neil Young points out, *"The Landmark will offer the highest residences in the area when it is completed in 2010 and the tremendous interest already generated is testament to its premier location and quality, and highlights the stark difference in value offered at comparable residential developments in Canary Wharf."*

Canary Wharf's strength as a global financial centre is already cemented and there is no respite in the demand for commercial space. In April 2009, KPMG will move into a new 15-storey headquarters to be built at 15 Canada Square, and Fitch Ratings, the global credit ratings firm, will move into £290m purpose-built offices at the end of 2010.

Neil Young explains, *"We believe that the fundamentals for investing in Canary Wharf remain strong; in particular a lack of development land in the prime area and an ever-growing pool of eager purchasers and tenants ensures that The Landmark represents an excellent opportunity for long term wealth creation."*

The Landmark development has gained a reputation as one of the most desirable residential locations in Canary Wharf. Indeed, three years ahead of completion, the project received two national awards in the prestigious Daily Mail UK Property Awards, in the categories of *Best High Rise Development* and *Best High Rise Architecture*.

Designed by award-winning architects, Squire and Partners, The Landmark is being developed by Chalegrove Properties and will incorporate the latest in energy saving green technologies including a wood-burning biomass heating plant to reduce carbon emissions.

### **Canary Wharf: The Future**

In April 2009, KPMG will move into a new 15-storey headquarters to be built at 15 Canada Square, alongside HSBC and Barclays and Fitch Ratings, the credit ratings company, will move into a £290 million purpose-built Kohn Pedersen Fox-designed building the end of 2010. Canary Wharf Group has also secured new tenancies on over 225,000 sq ft in One Canada Square from Moody's Investors Service, the Financial Services Authority and Abbey Business Centre.

Most recently, global investment bank JP Morgan selected the Richard Rogers-designed 3 million square foot Riverside South development, which neighbours The Landmark, to be the new 1 million sq ft consolidated headquarters of European operations.

Additionally, another 4 million square feet is set to come online at Wood Wharf, directly adjacent to Canary Wharf, as well as commercial developments at North Quay and Arrowhead, across Marsh Wall.

### **Transport**

- *Underground* – Jubilee to Stratford, North Greenwich, and the West End.
- *DLR* – Services to Bank, Tower Gateway, Stratford, Beckton and Lewisham.
- *Air* – London City Airport lies only 3 miles away.
- *Buses* – D3, D7, D8, 277, 395 and N50.
- *River* – River boat service to Blackfriars, Bankside, St Katharine's, Surrey Quays and Masthouse Terrace.

### **The Landmark: At a Glance**

- 368 private apartments (East Tower) and 276 private apartments (West Tower; now fully reserved)
- Prominent position to prime Canary Wharf
- Designed by award winning architect Squire and Partners
- One of the tallest residential buildings in Europe
- Young Group has purchased the entire development
- Residents gymnasium and 24hr concierge
- Easy access to London City Airport, the Olympic Site at Stratford and fast links to Stansted
- Working population due to more than double over the next 20 years
- Located minutes from the planned 3 million square foot office development, Canary Riverside South and Arrowhead (Ballymore)
- Ground and first floor shops and restaurants, and a central landscaped piazza
- Young Group owns the freehold, enabling us to maintain the quality of the development

### **About Young Group**

Young Group is a wealth manager with a focus on London residential property as an asset class, providing a portfolio management service to its global client base of high net worth private individuals.

Focusing purely on investments in London (a global marketplace, which has an inherent imbalance between property supply and demand), Young Group typically selects off plan development opportunities in areas that are set to benefit from regeneration investment and infrastructure improvements.

Young Group has bought developments across the capital in locations including Dalston (in advance of the East London line extension announcement), Kings Cross, Southwark, Elephant and Castle, Canary Wharf and Canada Water.

Young Group owns all the property that it sells into clients' investment portfolios, and also retains a number of properties for its own company portfolio.

Established in 2003, Young Group has since transacted on more than 1,700 apartments, with a retail value in excess of £700 million. Our approach is to bring a corporate discipline to investing in property and our management team of accountants, surveyors, bankers and engineers is supported by a board of non-executive directors with international business and finance experience.

Young Group's portfolio managers liaise with the group's 'Young London' branded high street lettings team in advance of completion to let investors' apartments to quality tenants, often through corporate lets. Young London has more than 250 apartments under management.

Young Group clients have access to all available finance products via Young Group's FSA regulated mortgage business, Young Finance. Young Finance is an appointed representative of Thinc Assured Network, one of the UK's largest financial advisory firms and is not tied to any group of lenders, nor does it charge commission or transaction fees.

Young Group's latest – and most striking – investment purchase is The Landmark at Canary Wharf. The two residential towers (of 31 and 45 storeys) will be the highest apartments in London and one of the tallest in Europe when completed in 2010.

For each property exchange, Young Group donates £50 to CHILDREN with LEUKAEMIA, the UK's leading charity dedicated exclusively to fighting Britain's biggest childhood cancer through pioneering research, new treatment and support of children with Leukaemia and their families, and to NORWOOD, the Children and Families First charity which provides support to families facing social difficulties.

[www.younggroup.co.uk](http://www.younggroup.co.uk)

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