



## HERON WHARF

LONDON E14



### The Heron Collection Price List

**Date: 02 May 2026**

**Estimated Completion:**

A1: Completed

A2: Completed

**Leasehold:**

999-year lease

**Estimated Annual Service Charge\*:**

A1: £5.42

A2: £5.55

\*Based on a typical year & includes BSR\*\*

**Ground rent (per annum):**

Peppercorn

**Parking (subject to availability):**

Please speak to a member of our sales team for further information

**Estimated Rental\*:**

**1 Bed:** £2,250 - £2,350

**2 Bed:** £2,700 - £3,050

**3 Bed:** £3,600 - £3,750



\*Please refer to the terms and conditions for additional information on the Building Safety Regulator Review and costs \*Rentals estimates provided via independent agents and anticipated for the time on completion.

## 1 Bed Apartments

### A1/A2

Plot	Type	Floor	Interior Finish	Aspect	Views	Internal Size	Estimated Rent PCM	Rental Yield	Asking Price
<b>A2.06.04</b>	<b>101</b>	<b>6</b>	<b>Winter</b>	<b>E</b>	<b>Makers Square</b>	<b>541 sqft 50.3 sqm</b>	<b>RESERVED</b>	<b>RESERVED</b>	<b>RESERVED</b>
A2.07.04	101	7	Spring	S / E	Makers Square	541 sqft 50.3 sqm	£2,300	5.9%	£467,500
A2.08.04	101	8	Spring	S / E	Makers Square	541 sqft 50.3 sqm	£2,300	5.9%	£470,000
A2.09.03	101	9	Spring	E	Makers Square	541 sqft 50.3 sqm	£2,300	5.8%	£472,500
A2.11.03	101	11	Winter	S / E	Makers Square	541 sqft 50.3 sqm	£2,300	5.8%	£477,500
A2.09.07	115	9	Autumn	W	Podium Gardens, River	577 sqft 53.6 sqm	£2,350	5.8%	£482,500

## 2 Bed 1 Bath Apartments

### A2

Plot	Type	Floor	Interior Finish	Aspect	Views	Internal Size	Estimated Rent PCM	Rental Yield	Asking Price
<b>A2.05.06</b>	<b>202 WH</b>	<b>5</b>	<b>Autumn</b>	<b>S / W</b>	<b>Courtyard</b>	<b>788 sqft 73.2 sqm</b>	<b>£2,700</b>	<b>5.5%</b>	<b>£565,000</b>
<b>A2.08.05</b>	<b>219 WH</b>	<b>8</b>	<b>Winter</b>	<b>S / E</b>	<b>Courtyard</b>	<b>725 sqft 67.4 sqm</b>	<b>£2,800</b>	<b>5.6%</b>	<b>£597,500</b>
A2.07.06	202 WH	7	Winter	S / W	Courtyard	788 sqft 73.2 sqm	£2,800	5.3%	£597,500

## 2 Bed 2 Bath Apartments

### A1/A2

Plot	Type	Floor	Interior Finish	Aspect	Views	Internal Size	Estimated Rent PCM	Rental Yield	Asking Price
<b>*A1.12.02</b>	<b>251</b>	<b>12</b>	<b>Spring</b>	<b>N / E</b>	<b>Park, River</b>	<b>930 sqft 87 sqm</b>	<b>RESERVED</b>	<b>RESERVED</b>	<b>RESERVED</b>
<b>A1.03.05</b>	<b>201 H</b>	<b>3</b>	<b>Autumn</b>	<b>S / E</b>	<b>Courtyard</b>	<b>780 sqft 73 sqm</b>	<b>£2,750</b>	<b>5.6%</b>	<b>£585,000</b>
A1.06.04	201H1	6	Spring	S / E	Courtyard	780 sqft 73 sqm	£2,850	5.7%	£600,000
A2.04.08	252 H	4	Winter	N / S	Courtyard, Park, River	839 sqft 78sqm	£2,900	5.7%	£610,000
*A1.14.04	201H1	14	Spring	S / E	Canary Wharf, City	780 sqft 73 sqm	£3,000	5.3%	£680,000
<b>A2.04.01</b>	<b>253 H</b>	<b>4</b>	<b>Winter</b>	<b>N / W</b>	<b>Park, River</b>	<b>759 sqft 70.5 sqm</b>	<b>RESERVED</b>	<b>RESERVED</b>	<b>RESERVED</b>



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## 3 Bed Apartments

### A1

Plot	Type	Floor	Interior Finish	Aspect	Views	Internal Size	Estimated Rent PCM	Rental Yield	Asking Price
A1.07.01	301	7	Autumn	N / W	Park, River, Canary Wharf	1111 sqft 104 sqm	£3,600	5.3%	£810,000
*A1.12.01	301	12	Winter	N / W	Park, River, Canary Wharf	1111 sqft 104 sqm	£3,700	5.1%	£865,000
*A1.14.01	301	14	Winter	N/W	Park, River, Canary Wharf	1111 sqft 104 sqm	£3,750	5.1%	£875,000

*\*All prices are subject to change, so please contact the Sales and Marketing Suite for updated price lists.*



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## STANDARD RESERVATION PROCEDURE

A reservation fee is required for all purchases. Payments can be made by credit or debit card, payable to Berkeley Homes Limited. The applicable reservation fee is based on the purchase price as outlined below:

Purchase Price	Reservation Fee
Under £500,000	£2,500
£500,000 – £1.5 million	£5,000
£1.5 million – £3 million	£10,000

For every person named on the reservation form and anyone who contributes to the purchase financially, including reservation fee, the following identification must be supplied to satisfy Berkeley Homes Anti-Money Laundering regulations:

1. Proof of ID
2. Proof of Address (less than 3 months old)

Originals not seen by the sales consultant must be certified by a third party, speak to the sales consultant to confirm who can certify the true copies of originals. All certified documents must be accompanied with a third-party letter, a template can be provided by the sales team.

Following reservation, 10% Deposit is due upon Exchange of Contracts in 21 days & 90% upon legal completion.

## DATA PROTECTION ACT

Berkeley Homes (East Thames) Ltd will use your information for marketing and research purposes. We may share your information with other companies within The Berkeley Group plc, our agents and other carefully selected third parties. We or they may telephone or write to you about other developments or services which may be of interest to you. (If you do not wish us to use your information for marketing purposes, please contact a member of the sales team on the above phone number). You have the right to apply for a copy of the information we hold about you (for which we may make a small charge) and to have any inaccuracies.

## BUILDING SAFETY ACT

In line with the requirements of the Building Safety Act 2022, a one-off compliance charge will be payable upon completion to the appointed managing agent. These funds will be held on account and used to support the preparation and review of the building safety case, as and when required.

This charge contributes to ensuring that all necessary safety documentation and assessments are in place, in accordance with the legislation. We are committed to maintaining transparency and fairness in all safety-related costs.

## CANCELLATION PROCEDURE

The Berkeley Group reserve the right to deduct reasonable administration fees in the event of a cancellation. The deductions and timescales are details as below:

Up to 2 weeks after reservation £350 administration fee  
Up to 3 week+ after reservation £450 administration fee

All requests to cancel should be emailed directly to:  
heronwharf.sales@berkeleygroup.co.uk

## IMPORTANT INFORMATION

Berkeley Homes (East Thames) Ltd is unable to consider any variation whatsoever to the floor plans or specification. Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalize your home. Choices and options are subject to timeframes, availability and change. As part of our ongoing commitment to improve our level of customer service, we carry out research via telephone. If you have any objections to this, please advise a sales consultant. Please be aware that these details are intended to give a general indication of Properties Available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability.

## UTILITIES:

At Heron Wharf, the heating and hot water supply is provided via a centralized District Heating System. SSE are the fixed contracted supplier, and as such there is a monthly standing charge for residents. A breakdown of charges can be found on your MyHome Plus Account, alternatively please speak to a member of the sales team for further information.

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