

THE WILDERLY

LONDON

Daiwa House®  lendlease

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About Lendlease & Daiwa House

Lendlease are Placemakers

Our mission is to shape cities, create connected communities and deliver workplaces of the future.

- Being bold and innovative characterises our approach and doing what matters defines our intent
- We provide award-winning and innovative designs, create better public places and deliver superior sustainable solutions
- Around the world, people live, shop, work, travel and play via assets created by Lendlease



Smithfield, Birmingham



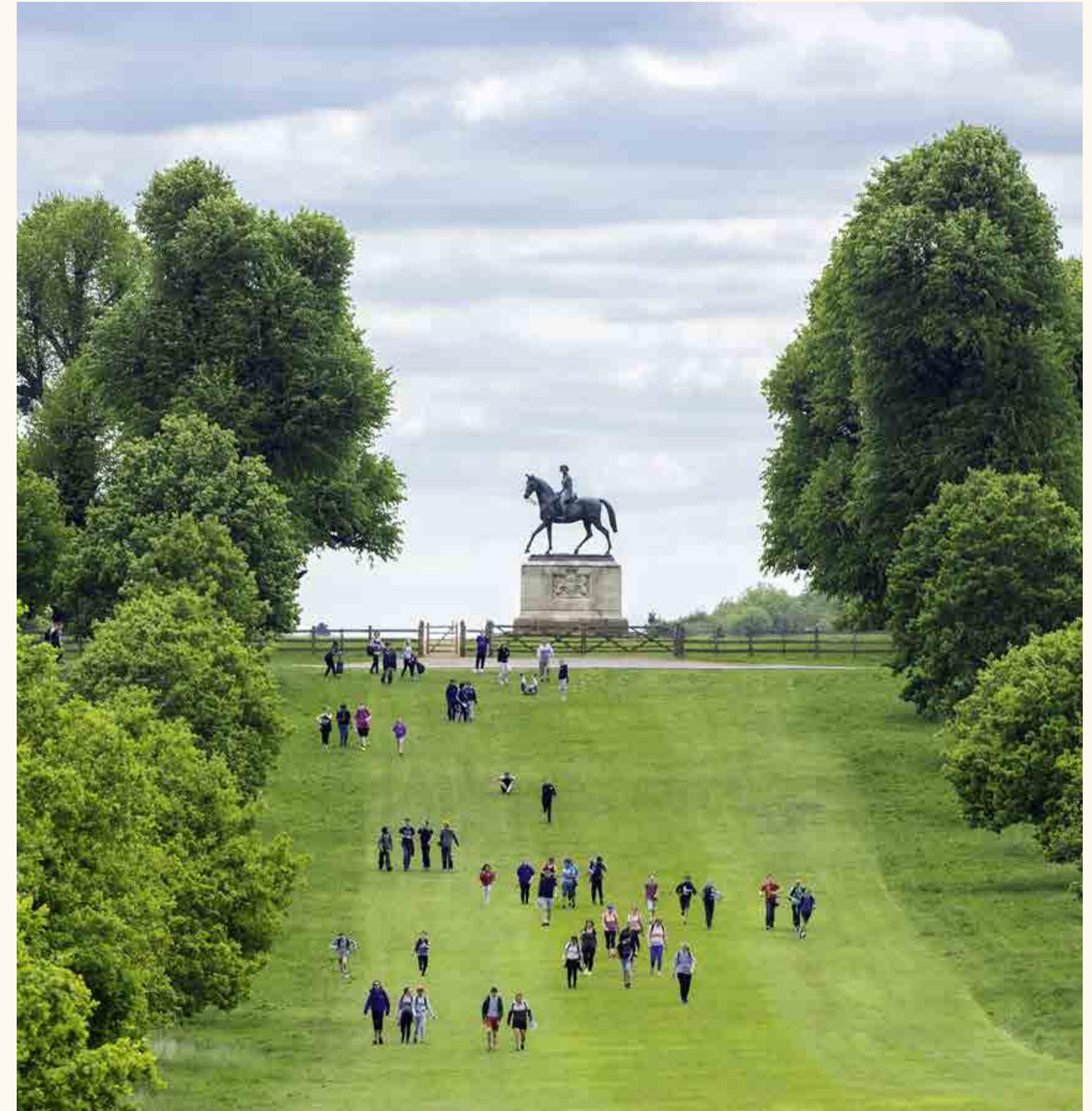
The Exchange, TRX, Kuala Lumpur



One Sydney Harbour, Sydney, Australia

Lendlease & *The Crown Estate*

- Lendlease and The Crown Estate have agreed to create a new joint venture
- The 50/50 joint venture will unlock science, innovation and technology space, and housing across the UK; providing vital infrastructure, stimulating growth, creating jobs and benefitting local communities
- It has the potential to unlock a programme of development with an estimated Gross Development Value of up to £24 billion. Ten million square feet of workspace will include cutting-edge science, innovation and technology spaces, generate more than 100,000 new jobs and circa 26,000 new homes
- Lendlease will continue to act as the development manager across the partnership. To support the JV's establishment, The Crown Estate will work closely with Lendlease and other investment partners during the months ahead to satisfy the conditions required to complete the agreement
- Please note that Elephant Park is not part of the joint venture



About Daiwa House

One of Japan's largest home builders and property developers, with more than 60 years of experience, renowned for its commitment to sustainability and innovation.

- A leader in creating value for communities and enhancing people's lifestyles
- Specialising in housing, rental properties, retail and wholesale facilities, general construction, condominiums, and environment and energy solutions
- Global operations span Asia, Australia, and the United States

Daiwa House®

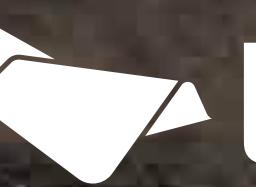




Strength in Partnership

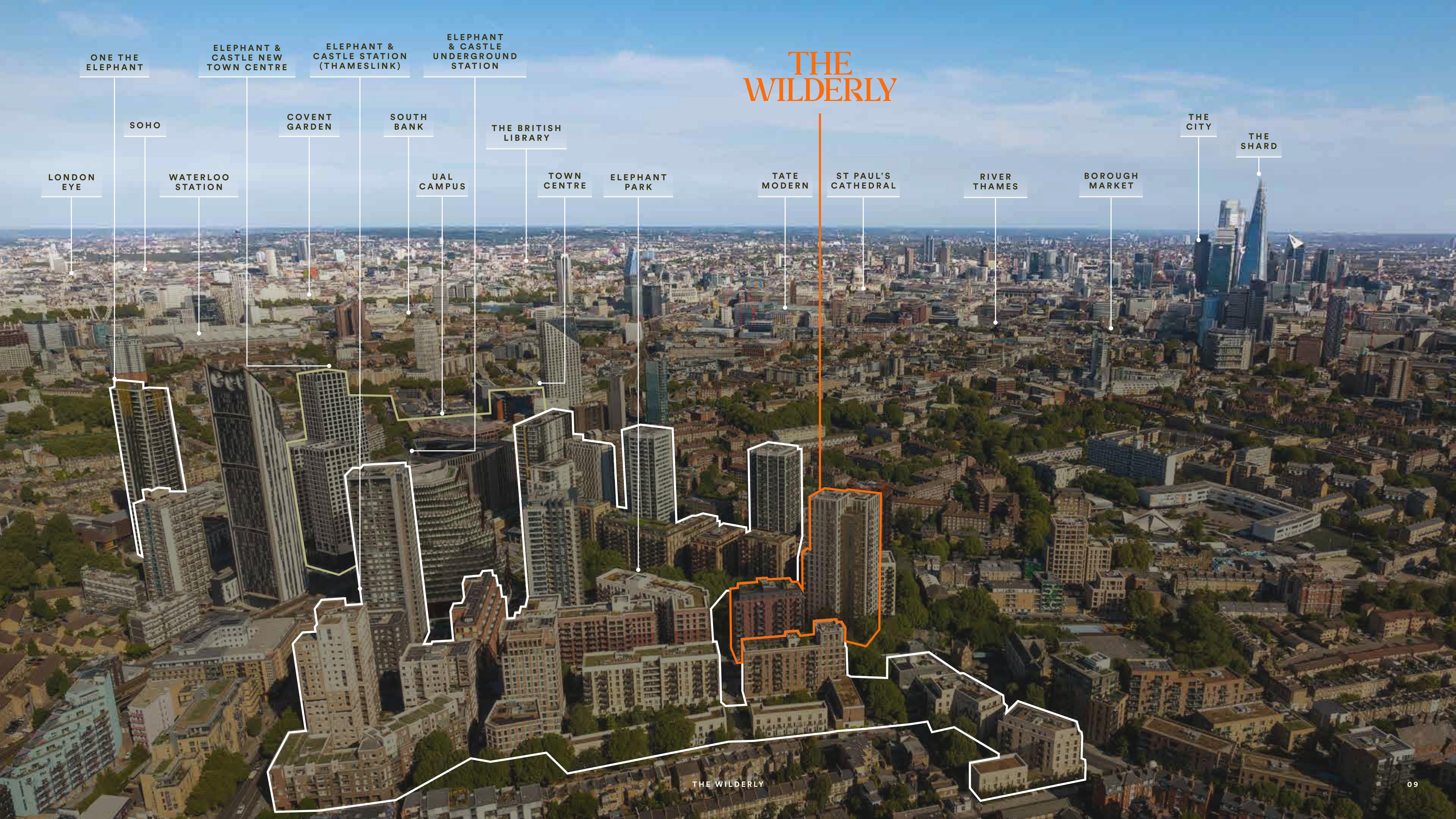
- The Wilderly presents the first joint venture partnership between Daiwa House and Lendlease in the UK
- The project reflects the strength in the partnership created between these two businesses
- This will be Daiwa House's first project in the UK developing and selling new homes

Daiwa House®

 lendlease

Welcome to
Elephant Park

THE WILDERLY



Elephant Park *in Numbers*

Elephant & Castle is rapidly evolving into a dynamic hub, offering a revitalised town centre and a cohesive mix of education, retail, dining, leisure, and modern workspaces — an ideal environment to meet the diverse needs of today's urban professionals.

3,208

RESIDENTIAL
UNITS DELIVERED
OR IN DELIVERY

1,709

OPEN MARKET SALE

904

BUILD TO RENT

2.5 acres

OF PARK IN THE NEW
ELEPHANT PARK

net Zero

CARBON HEATING VIA
ELEPHANT PARK ENERGY
CENTRE HOUSING

£2.5 bn

REGENERATION
PROJECT

50+

RETAIL UNITS
OPEN FOR BUSINESS

595

AFFORDABLE
HOUSING DELIVERED

11+ acres

OF NEW PUBLIC REALM (47%
OF THE SITE)

1,400

TREES IN AND AROUND
ELEPHANT PARK



Zone 1 London Incredible Connections

Key Landmarks

The Shard

🚇 3 mins
🚲 7 mins

Waterloo Station

🚇 3 mins
🚲 9 mins

Southbank Arts Complex

🚇 3 mins
🚲 7 mins

Tate Modern

🚇 4 mins
🚲 7 mins

The City

🚇 4 mins
🚲 8 mins

Bond Street

🚇 10 mins
🚲 22 mins



Source: tfl.gov.uk and googlemaps.com. Travel times on trains from Elephant & Castle station to nearest destination station and are platform to platform.

Located in a Zone 1 Neighbourhood

Stations & Tube/train times

Borough	1 min	Covent Garden	10 mins
London Bridge	3 mins	Angel	10 mins
Waterloo	3 mins	Oxford Circus	10 mins
Bank	4 mins	Victoria	11 mins
Blackfriars	5 mins	King's Cross St Pancras	12 mins
Charing Cross	5 mins	Paddington	18 mins
Westminster	6 mins	Gatwick Airport	32 mins
Liverpool Street	8 mins	Heathrow Airport	43 mins
Canary Wharf	9 mins		



Source: tfl.gov.uk. Travel times on trains from Elephant & Castle station to nearest destination station and are platform to platform.

Distance to the *Tube & Train Station*

*Elephant & Castle
train station*

2 mins

*Elephant & Castle
tube station*

3 mins

The Wilderly

Elephant Park Buildings

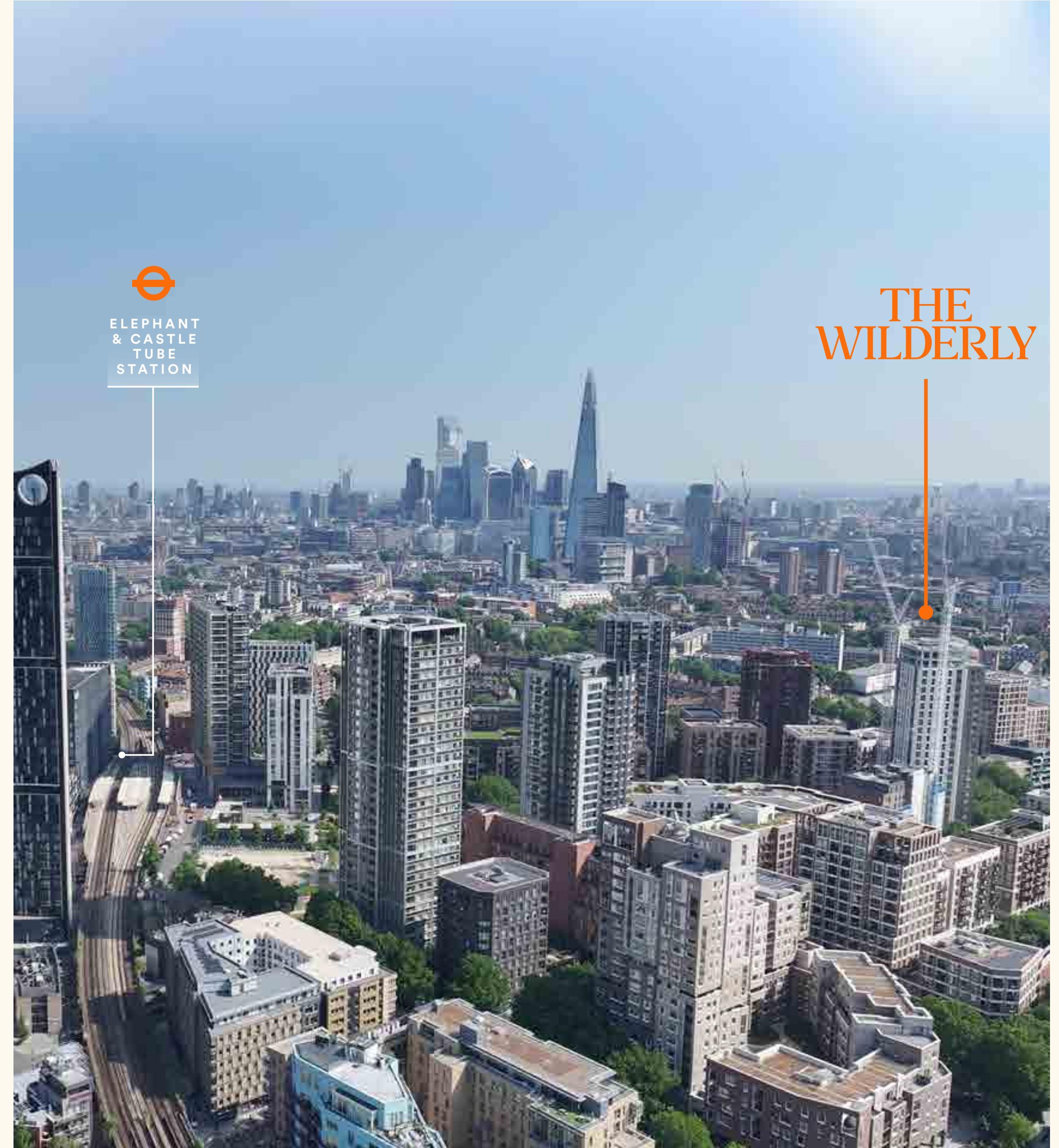
Elephant Park Future Phase
A commercial-led building
currently in design development

Walking path to
tube station

Walking path to
train station



Source: tfl.gov.uk. Thameslink trains from Elephant & Castle station.



Close to London Top *Globally* Ranked Universities

UAL: London
College of
Communication

5

MINS

London South
Bank University

9

MINS

King's College
London

19

MINS

University
College London

20

MINS

London
School of
Economics

24

MINS

UAL:
Central
Saint Martins

28

MINS

London
Business
School

30

MINS

Imperial
College
London

36

MINS

Source: [googlemaps.com](https://www.googlemaps.com) October 2024. Travel times may vary throughout the day.



On the Doorstep to London Landmarks



Borough Market

1 min



Southbank Centre

3 mins



Shakespeare's Globe

3 mins



Tate Modern

4 mins



Tower Bridge

9 mins



National Theatre

3 mins



London Eye

3 mins



Bankside

1 min

Source: tfi.gov.uk. Travel times on trains from Elephant & Castle station to nearest destination station and are platform to platform.

London Fine Dining



Source: tfi.gov.uk. Travel times on trains from Elephant & Castle station to nearest destination station and are platform to platform.

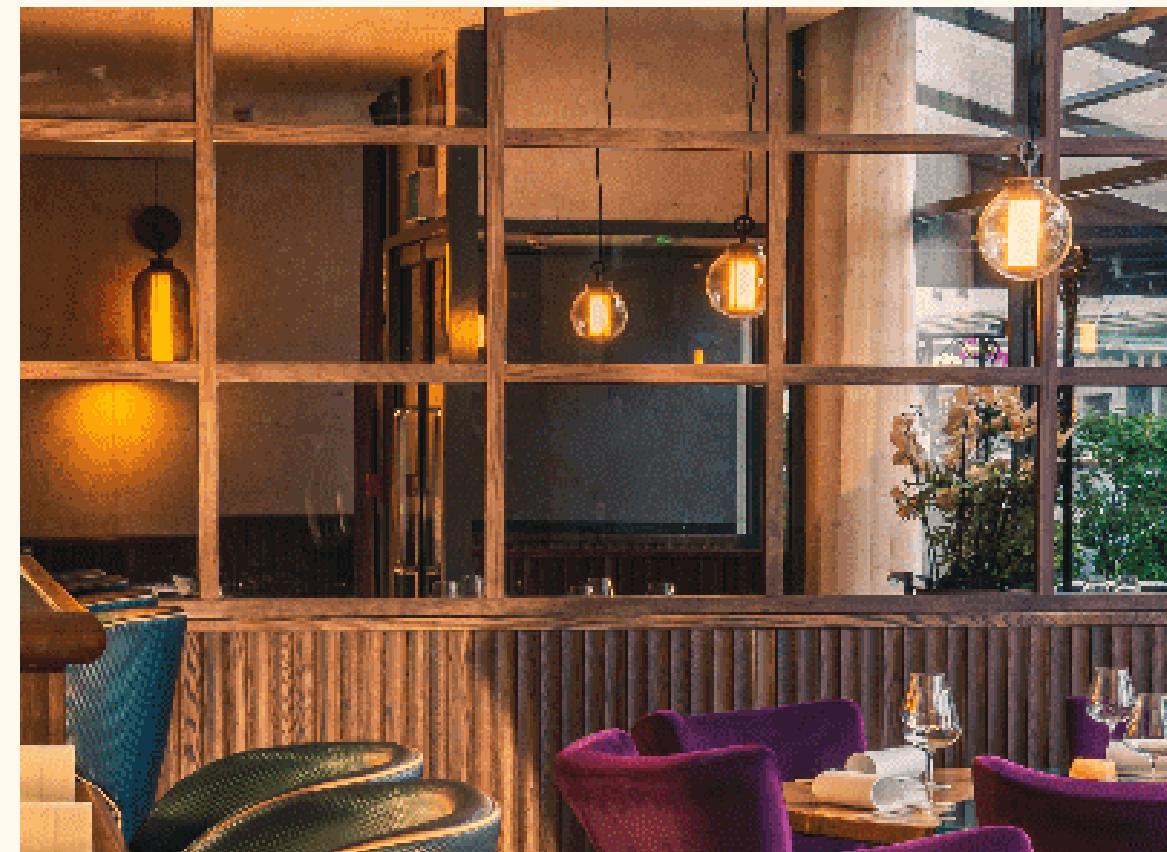
London Fine Dining



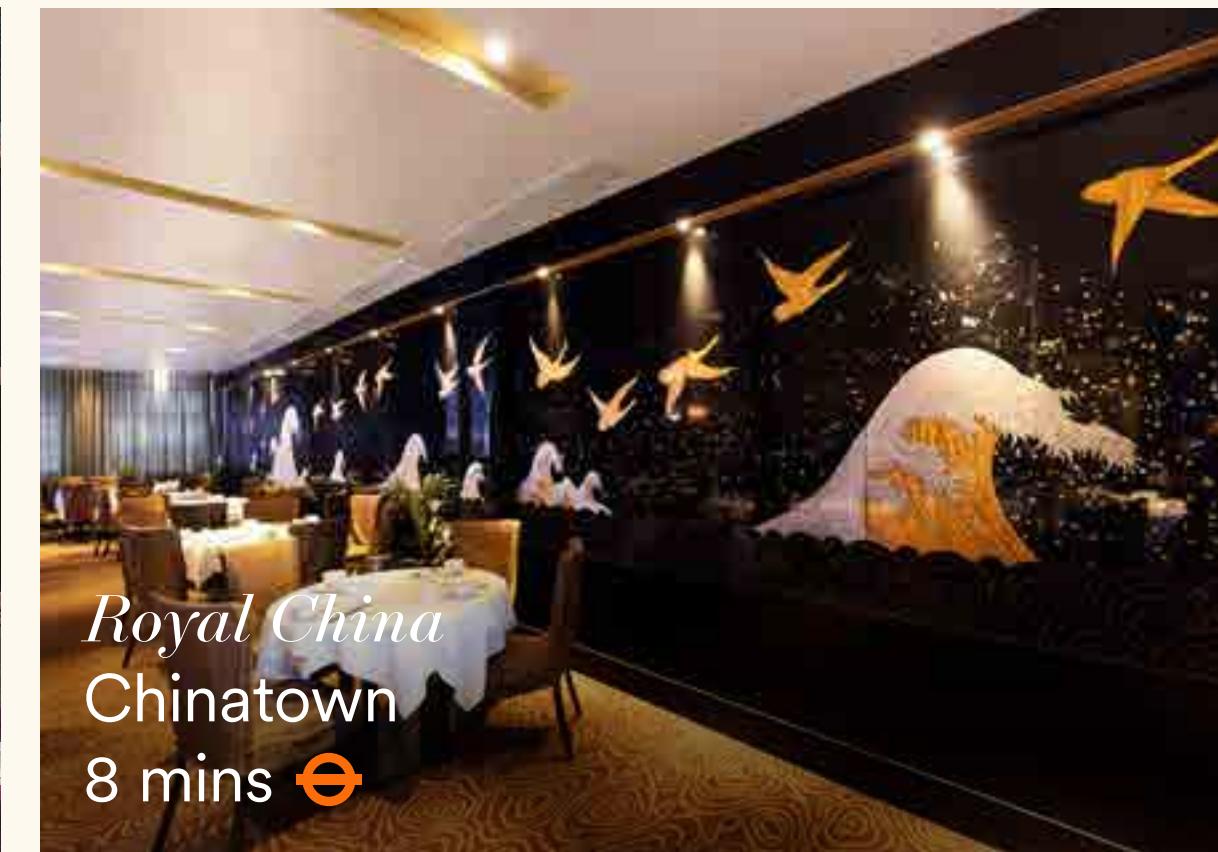
Restaurant Story
Borough
1 min



Kioku by Endo
Raffles Hotel, Whitehall
5 mins



A Wong
Victoria
11 mins



Royal China
Chinatown
8 mins



Savoy Grill Gordon Ramsay
Savoy Hotel, The Strand
5 mins



The Ledbury
Notting Hill
18 mins

Shopping



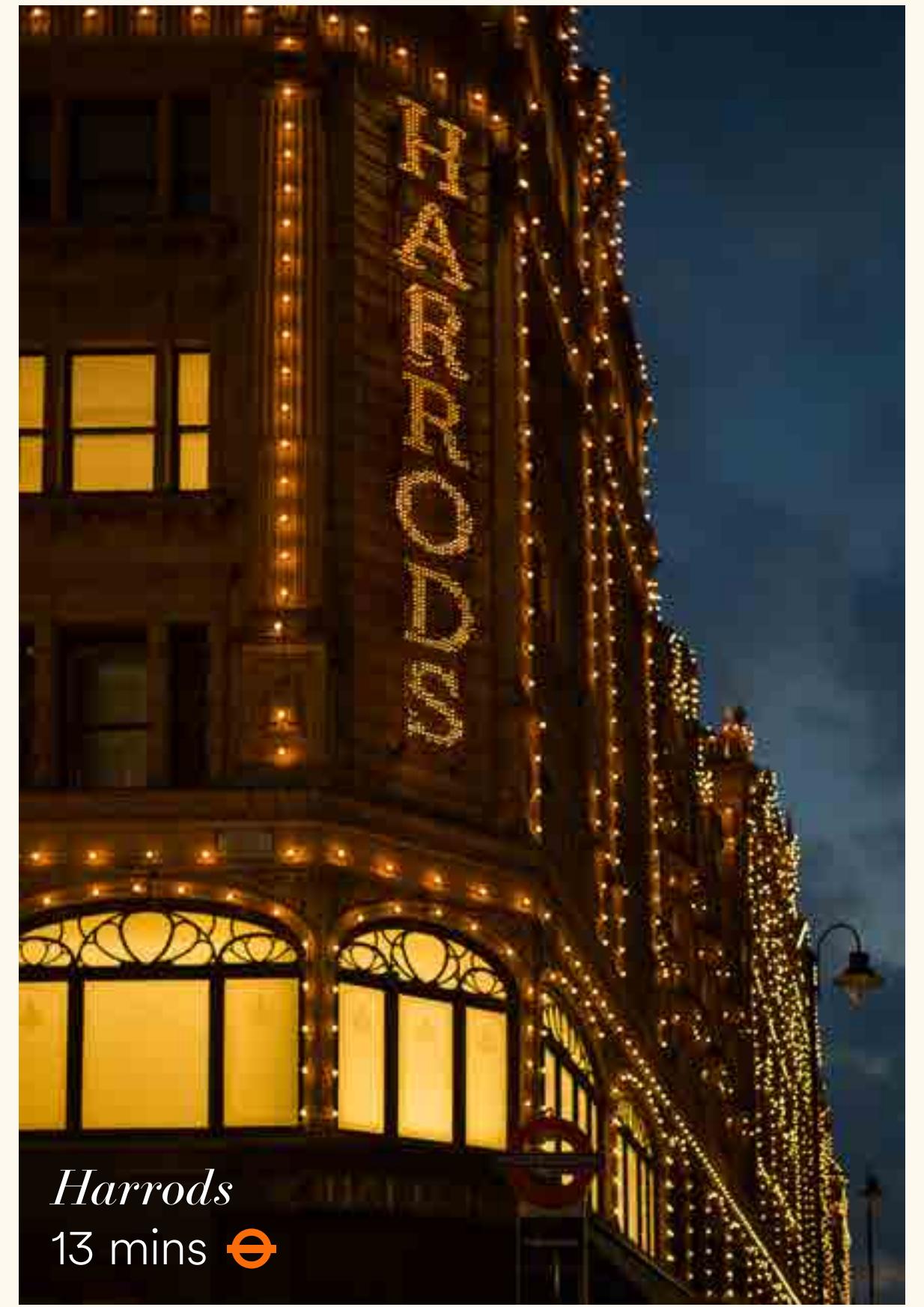
Selfridges
11 mins



Covent Garden
10 mins



Bond Street
11 mins



Harrods
13 mins



Elephant & Castle *Town Centre*

THE WILDERLY



Aerial of Elephant & Castle

Town Centre Highlights



Elephant & Castle London *Underground* Station multi-million- pound revamp

- Increasing the station's capacity, adding a new station box, tunnels and step-free access
- Delivering a new Northern line entrance and ticket hall
- Due for completion in 2027



Proposed Elephant & Castle *Town Centre* *Arches*

- Enhancing the railway arches along Elephant Road and the Town Centre walkway
- Provision of high quality commercial and cultural floorspace



An aerial photograph of the Elephant & Castle area in London, showing a dense urban landscape with a mix of residential and commercial buildings. The image captures the transition from a more residential area in the foreground to a more commercial and modern area with skyscrapers and high-rise buildings in the background. The lighting suggests it is either early morning or late afternoon, with long shadows and a warm glow.

Elephant & Castle

From The Sky



THE WILDERLY

Aerial view of Elephant & Castle

THE WILDERLY

THE WILDERLY



ELEPHANT
PARK

RIVER
THAMES

HOUSES OF
PARLIAMENT

Aerial view of Elephant & Castle



Aerial view of Elephant & Castle

THE WILDERLY



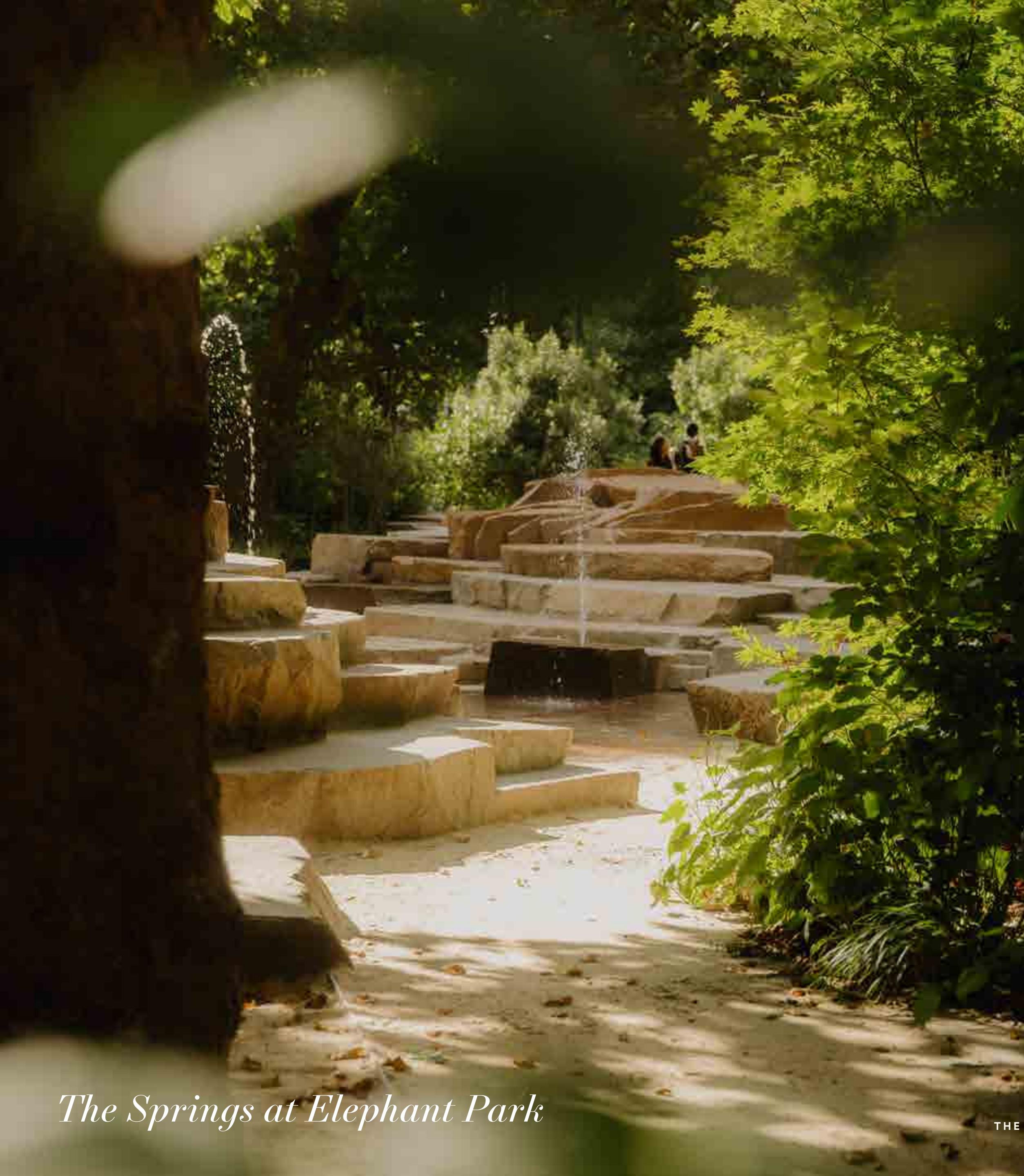
Aerial view of Elephant & Castle

THE WILDERLY

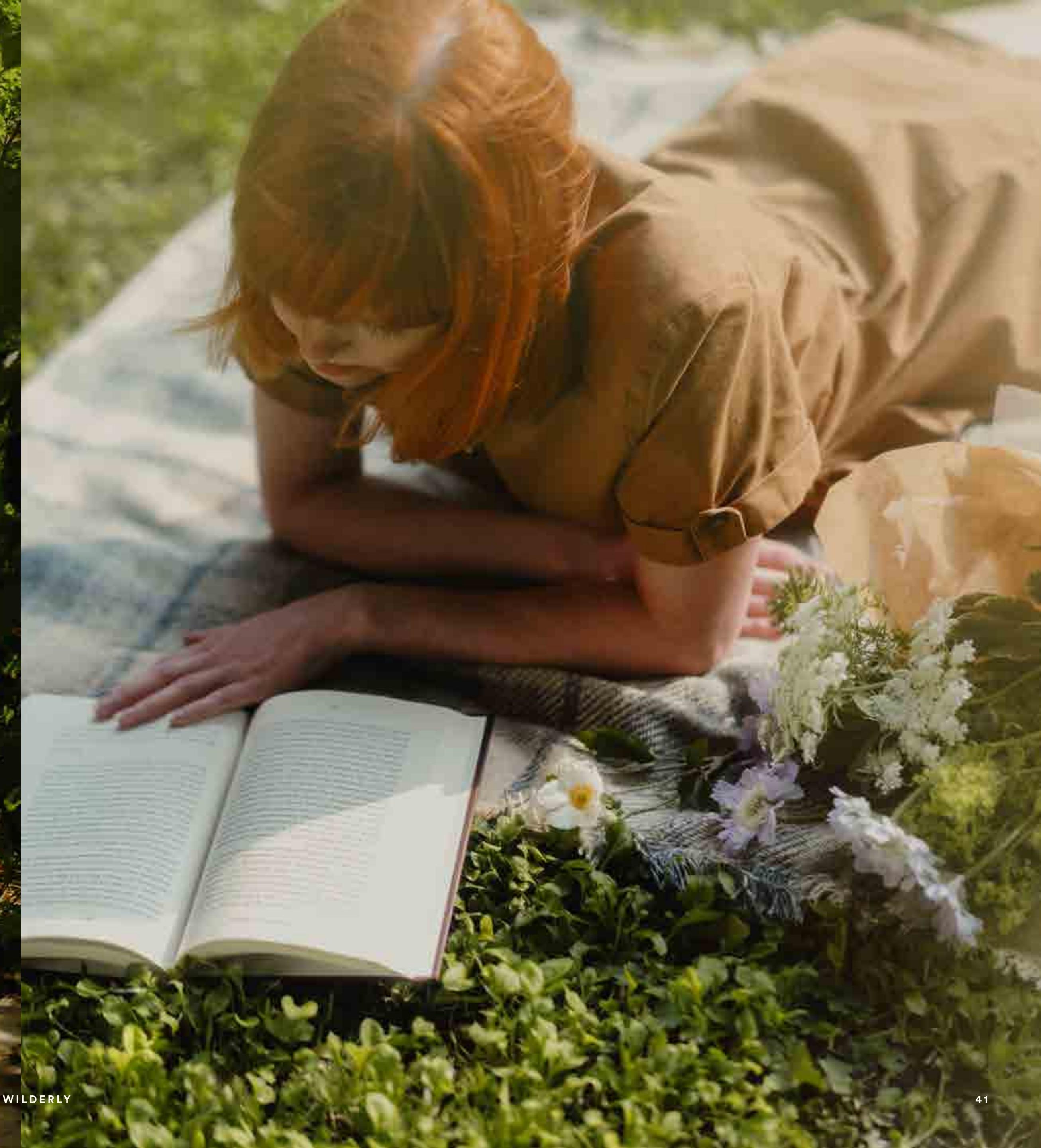
Elephant Park *Park Life*



*Elephant Park; an award-winning landscape
designed lush park crafted to bring residents
and the wider community together socially.*



The Springs at Elephant Park





Elephant Park



The Tree House at Elephant Park

Elephant Park Retailers

More than 50 retailers of high-quality independents, symbolise the spirit and attitude of the local community.

Food and Beverage

- 01 Arepa & Co
- 02 Badiani Gelato
- 03 Beza
- 04 Change Please
- 05 Cheeky Chicos
- 06 Cheli
- 07 Feed The Yak
- 08 Filishack
- 09 Four Hundred Rabbits
- 10 Four Quarters
- 11 Gail's
- 12 Hana Coffee
- 13 Heavenly Desserts
- 14 Hej Coffee
- 15 Kachori
- 16 Koi Ramen
- 17 Kokoro
- 18 Elephant Stores
- 19 Miko's
- 20 Noko
- 21 Pot + Rice
- 22 Qube
- 23 Tasty Jerk
- 24 The Queer Comedy Club/
Betty & Joan's
- 25 The Rosy Hue

Retail

- 26 Castle Square
- 27 Elephant Stores
- 28 Jumping Bean
- 29 Kiki & Miu Miu
- 30 Simply Fresh
- 31 SoLo Craft Fair
- 32 The Book Elephant
- 33 The Nunhead Gardener

Gym

- 34 Fight City Gym
- 35 Hotpod Yoga
- 36 MoreYoga
- 37 Tempo 301
- 38 The Gym Group

Wellness

- 39 Best Look Hair Salon
- 40 EP Cuts
- 41 Kennington Osteopath & Physiotherapy

Education and Leisure

- 42 JN Money
- 43 Kido
- 44 SideQuest
- 45 Southwark Heritage Centre and Walworth Library
- 46 The Tree House



A photograph of a woman with short, straight red hair walking through a dense, overgrown garden. She is wearing a dark, long-sleeved dress and is looking down at the ground. The garden is filled with various plants, flowers, and tall grasses. In the background, there is a brick building with large windows and a balcony. The overall atmosphere is lush and wild.

Welcome to the *Retail at Elephant Park*



Gail's, Sayer Street





Kachori, Ash Avenue



Dining at Elephant Park





400 Rabbits, Ash Avenue





*Noko, Sayer Street (l)
Pot & Rice, Sayer Street (r)*





Sayer Street



Beza, Sayer Street





*Kiki & Miumiu, Walworth Road (l)
Koi Ramen, Sayer Street (r)*





The Market at Elephant Park



*Little Louie, Ash Avenue (l)
The Rosy Hue, Ash Avenue (r)*





Cheeky Chicos, Ash Avenue (l)
Hana Coffee, The Tree House (r)



The Wilderly offers a unique blend of *city & sanctuary*, combining the unexpected with the irresistible.

Experience the tranquillity of a parkland lifestyle while staying connected to the constant motion, creativity and inspiration that defines London as one of the world's most vibrant and iconic capital cities. The Wilderly is both a retreat and a gateway to the heartbeat of the metropolis.

About The Wilderly

AMENITIES

- **The Sanctuary Garden** – Private parkside resident's garden
- **The Atrium Lobby** – 24-hour concierge
- **The Wellness Studio** – Ground Floor gym with Peloton and TRX equipment and virtual fitness classes
- **The Co-work Mezzanine** – Business centre with co-working spaces and working lounge
- **The Canopy Terrace** – 11th floor private landscaped roof terrace overlooking Elephant Park
- **The Horizon Dining & Lounge** – 24th floor resident's lounge and dining space (bookable)
- **The Horizon Terrace** – 24th floor roof terrace offering a mesmerising 360-degree panorama of the London skyline, perfect for unwinding and soaking in the city's vibrant energy
- 2 retail units on the ground floor accessed from the Park and Maddock Place



Exquisitely *Designed*

HOK – Architect/Interior Design

HOK is a global design, architecture, engineering planning firm founded in the 1950s in the USA. HOK's architects design buildings that respond to the needs of people and the environment. They create places that are as intelligent and sustainable as they are beautiful, with buildings that are memorable—whether viewed from a distance or up close.



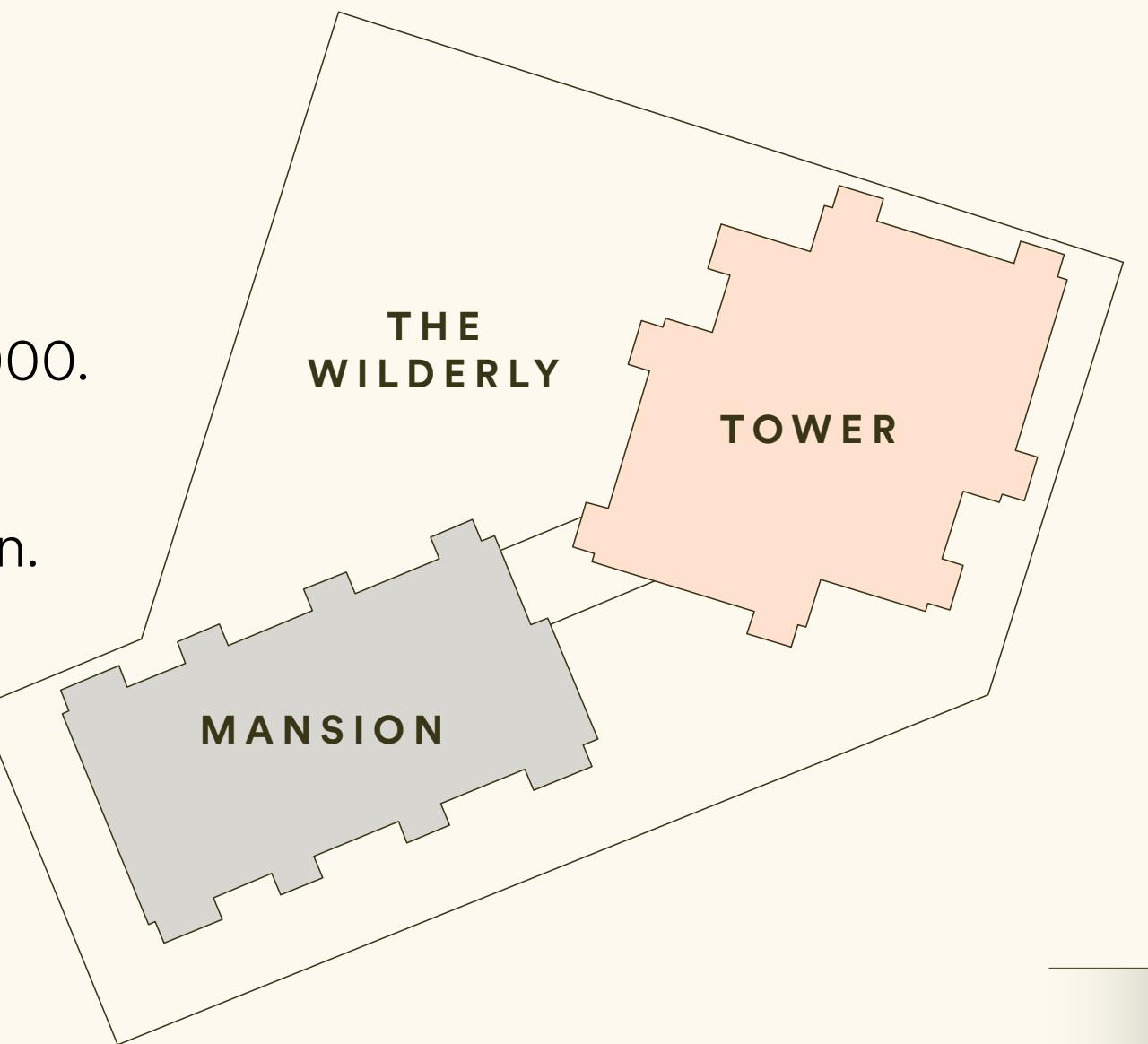
Johnson Naylor – Interior Design

Johnson Naylor is an award-winning interior architecture practice based in Clerkenwell, London. Founded by Brian Johnson and Fiona Naylor, they have worked on a range of well known London developments such as The Brentford Project and Kings Cross.



Key Numbers Overview

- Studio prices from £630,000.
- One bedroom prices from £695,000.
- Two bedrooms prices from £910,000.
- Three bedrooms prices from £1,400,000.
- Payment Terms: 10% on exchange of contracts with 90% due on completion.
- Service Charge approximately £7.68 per sq ft per annum.
- Estimated Completion Date: Q1/Q2 2026.



Split by Apartment Type					
	Studio	1 Bed	2 Bed	3 Bed	Total
Mansion Block	27	18	27	4	76
Tower Block	0	69	114	0	183
Total	27	87	141	4	259





CGI: The Wilderly



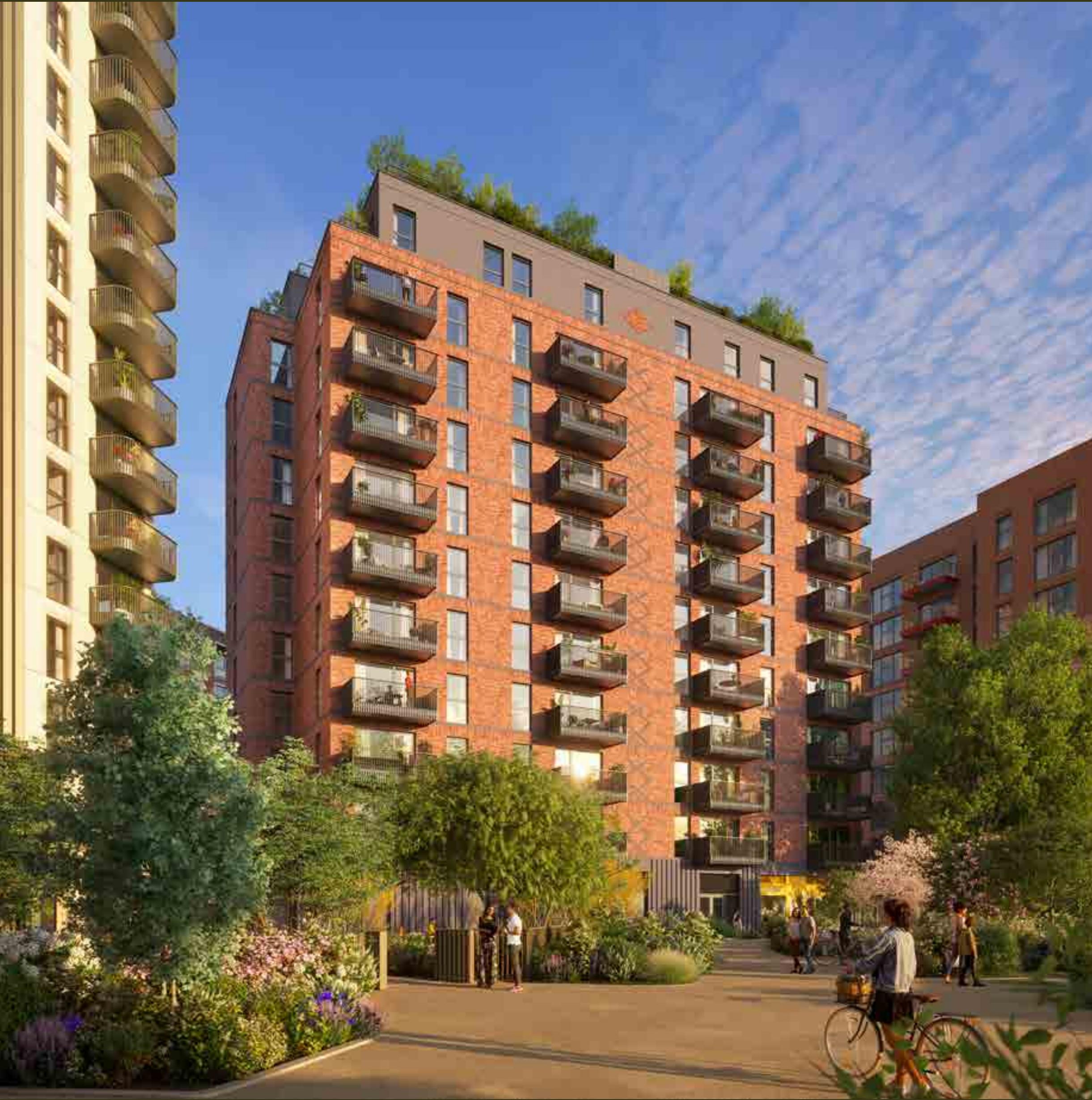
CGI: The Tower Building



CGI: View of London from The Wilderly Tower Balcony



CGI: View from The Tower Collection (North & East)

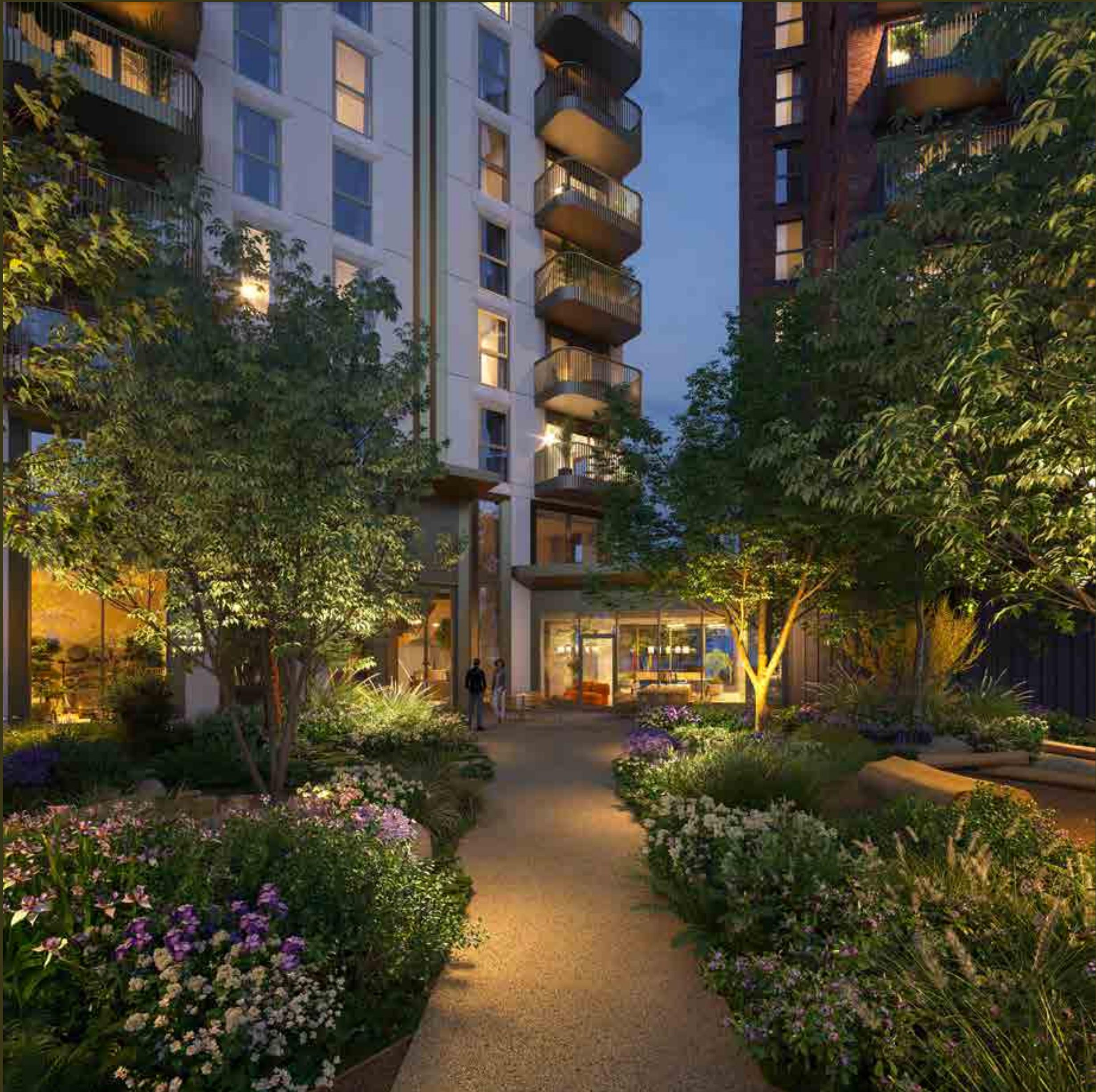


CGI: The Mansion Building

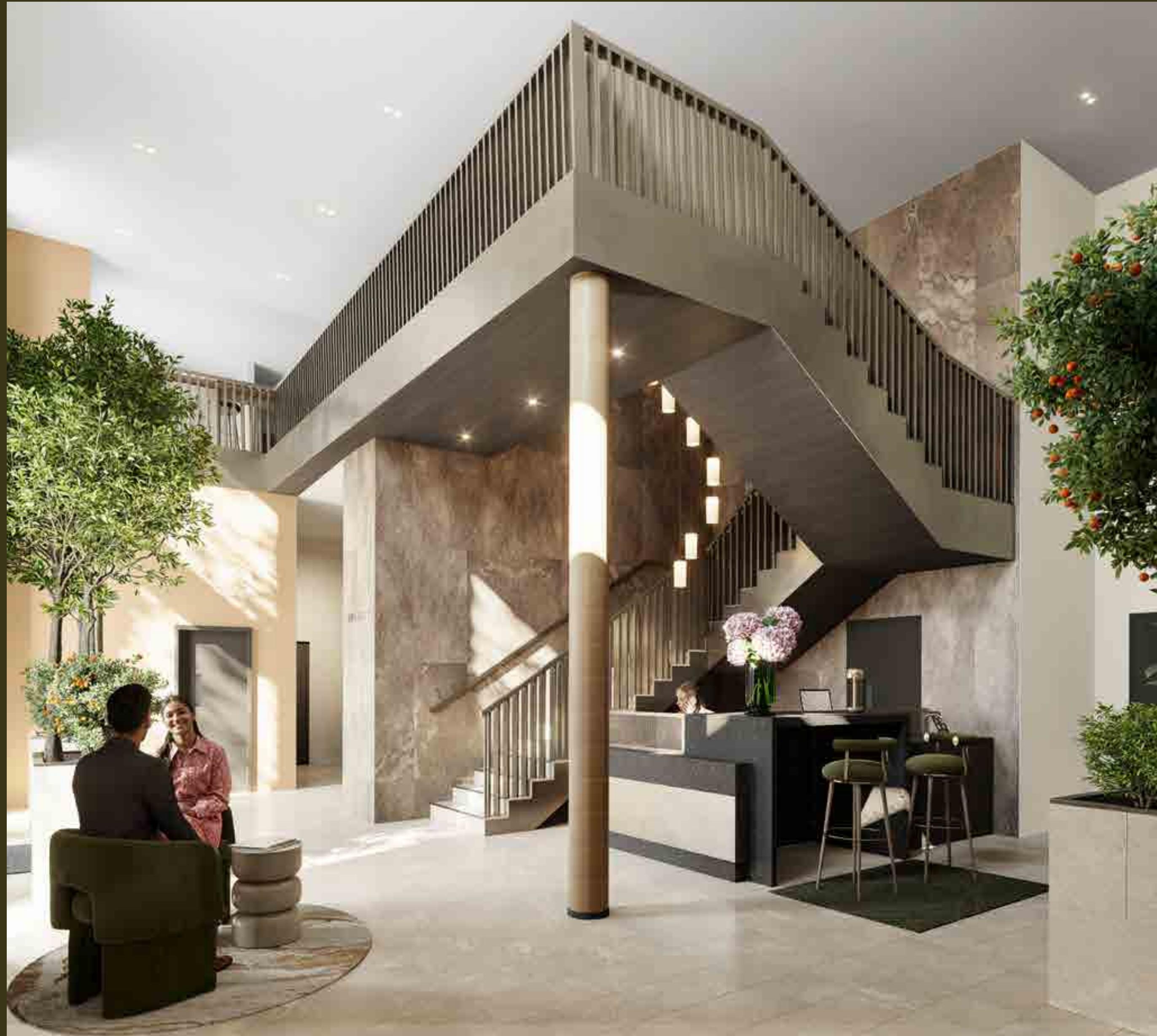
The Wilderly *Amenities*



CGI: The Sanctuary Garden



CGI: The Atrium Lobby Entrance



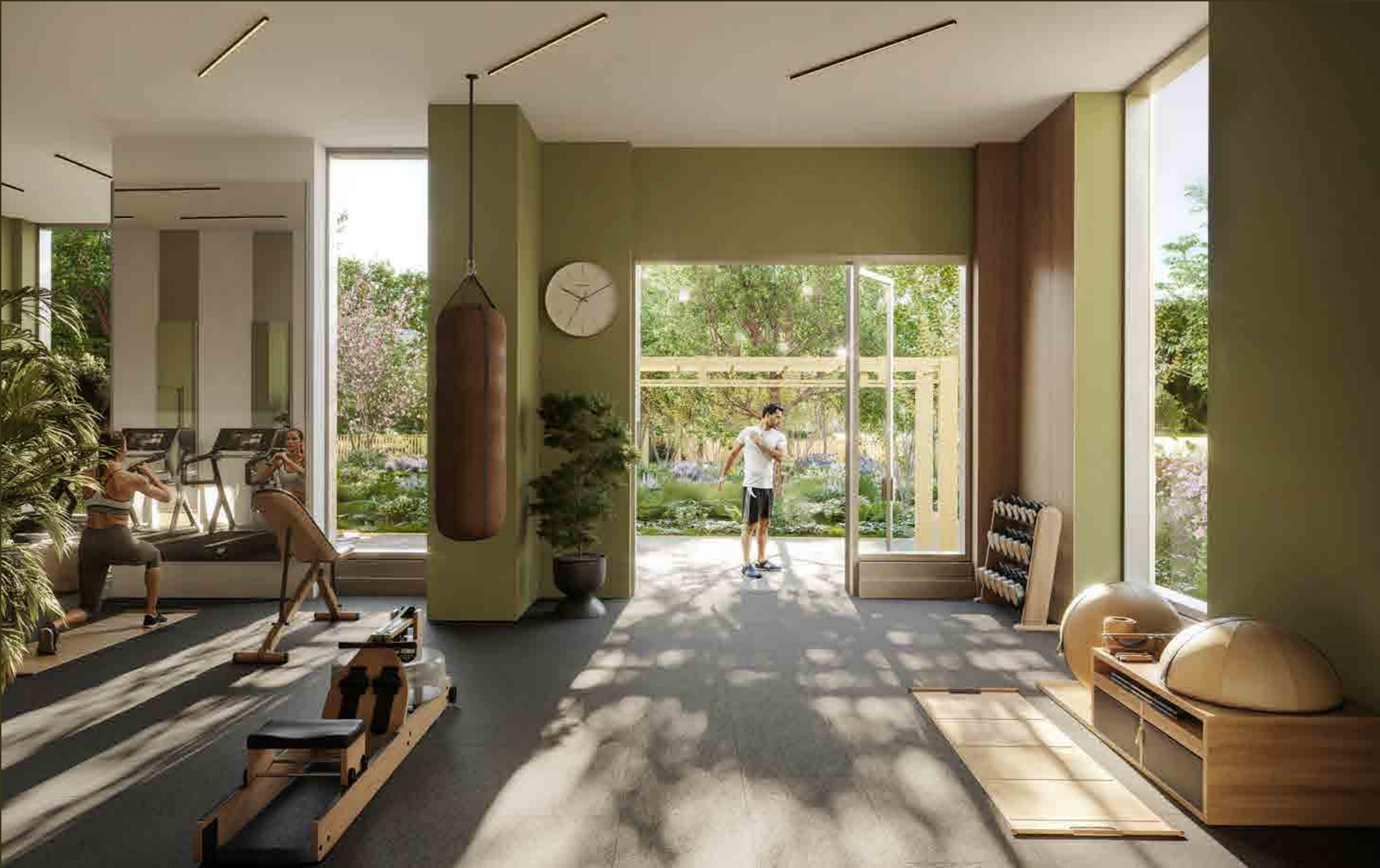
CGI: The Atrium Lobby



CGI: The Orangery Gallery



CGI: The Co-work Mezzanine



CGI: The Wellness Studio



CGI: The Canopy Terrace



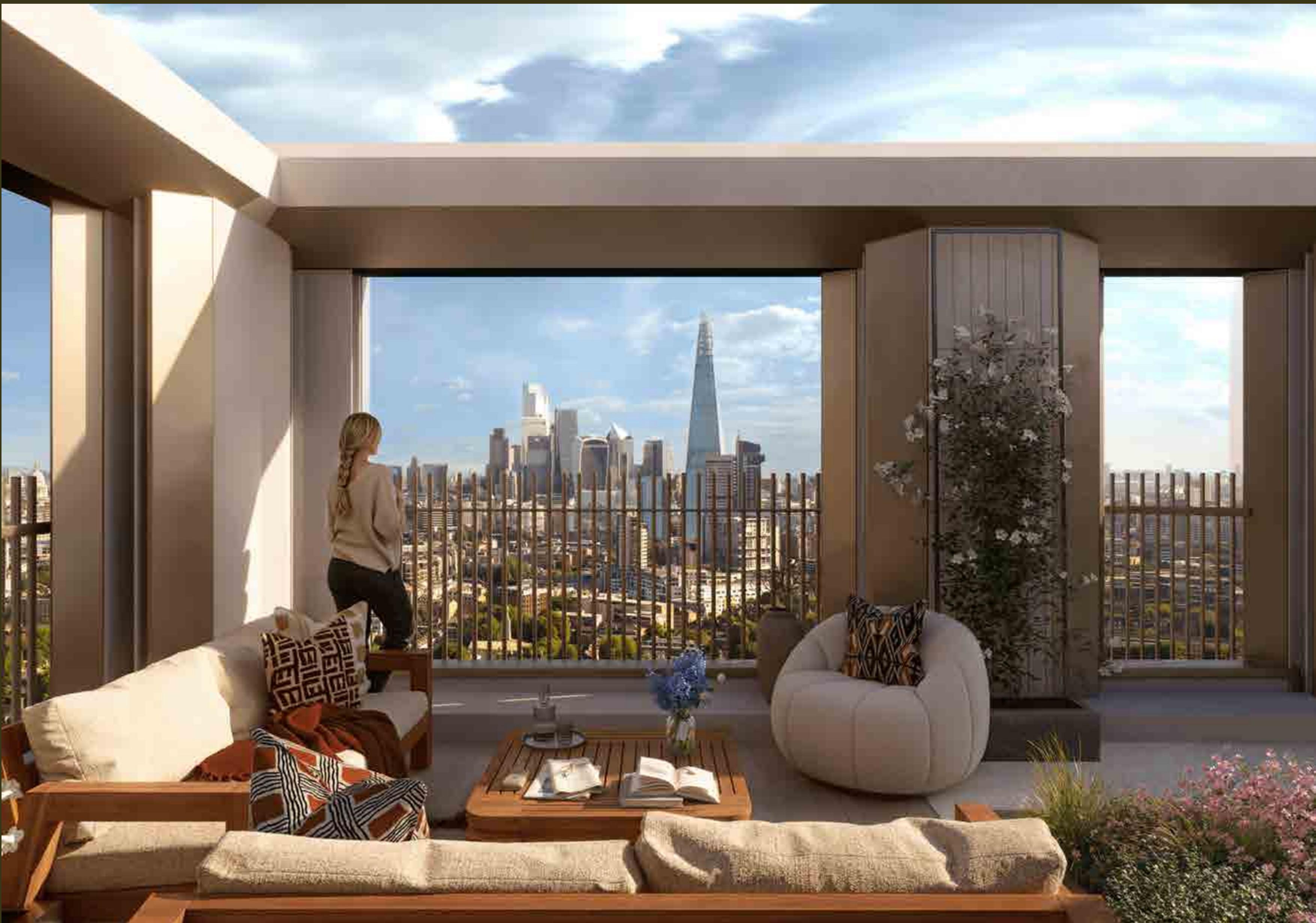
CGI: The Horizon Dining & Lounge



CGI: The Horizon Dining & Lounge



CGI: The Horizon Terrace



CGI: The Horizon Terrace

The Wilderly

The Apartments

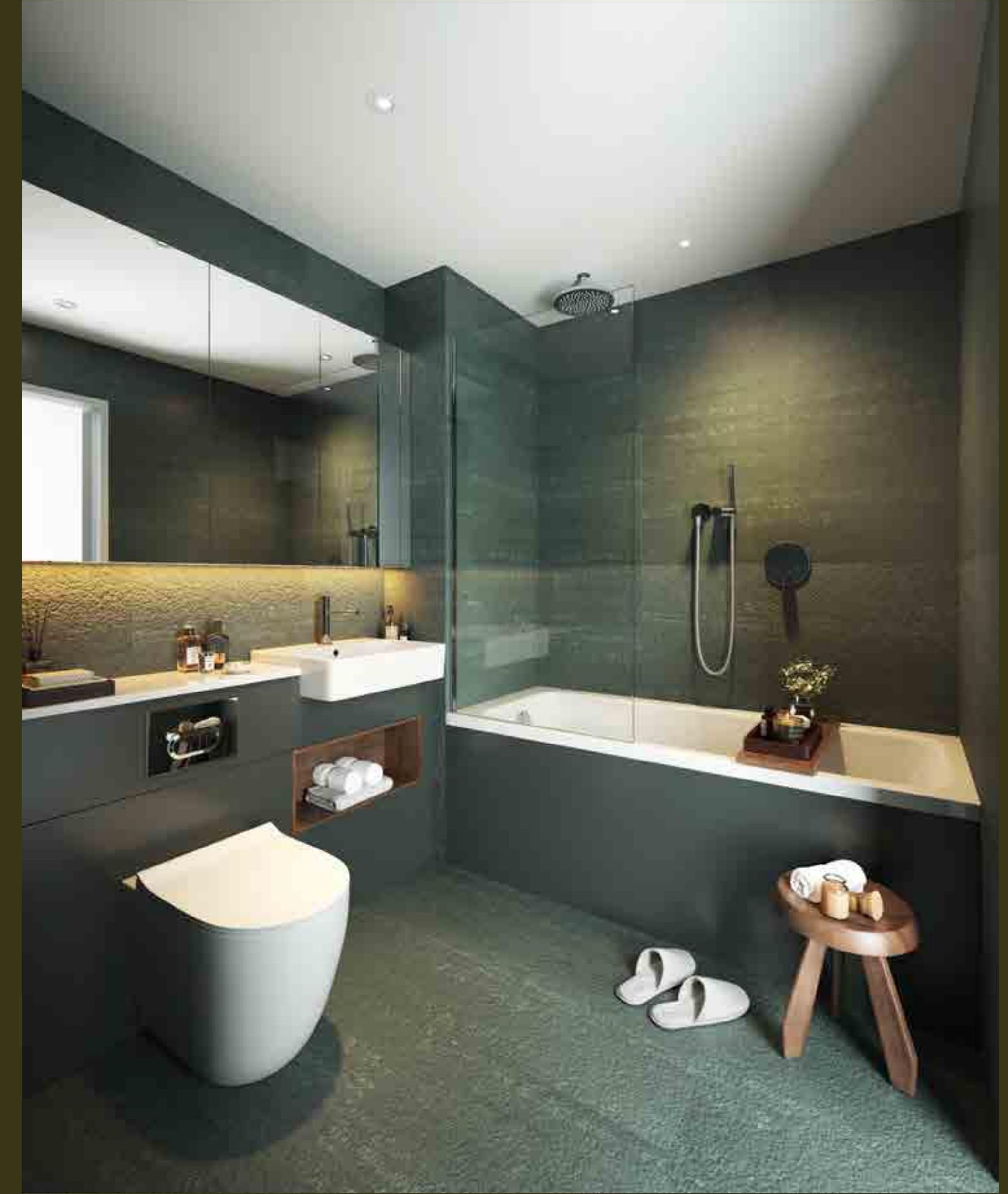
The Palettes

The Wilderly will offer buyers with the choice of two colour palettes. Both draw inspiration from the landscape setting of Elephant Park and will provide residents with a calm sense of sanctuary. The palettes are split 50:50 across the building.





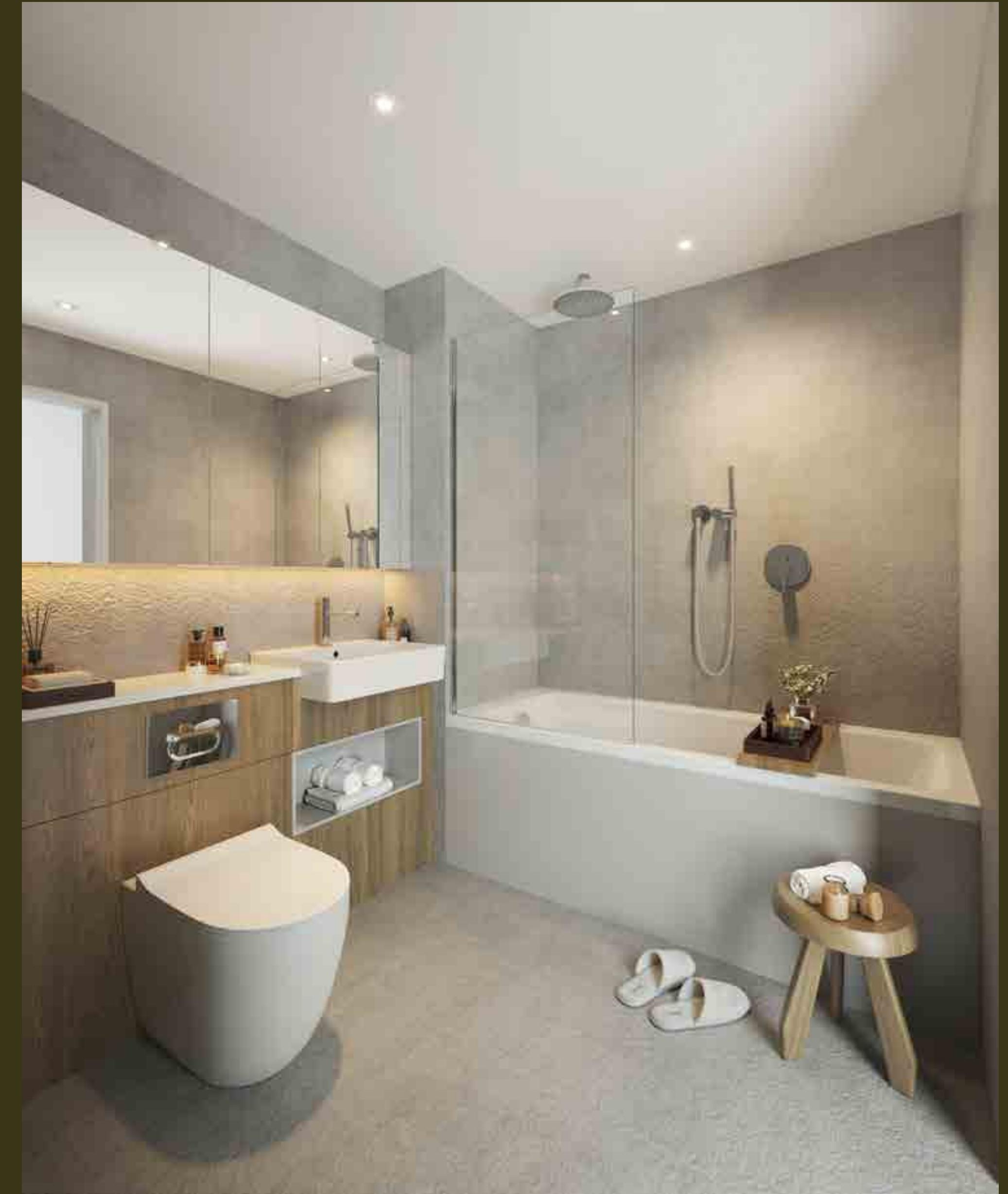
CGI: Native Foliage Palette; The dark palette draws inspiration from the landscape and surrounding foliage of the park.



CGI: The Native Foliage Palette



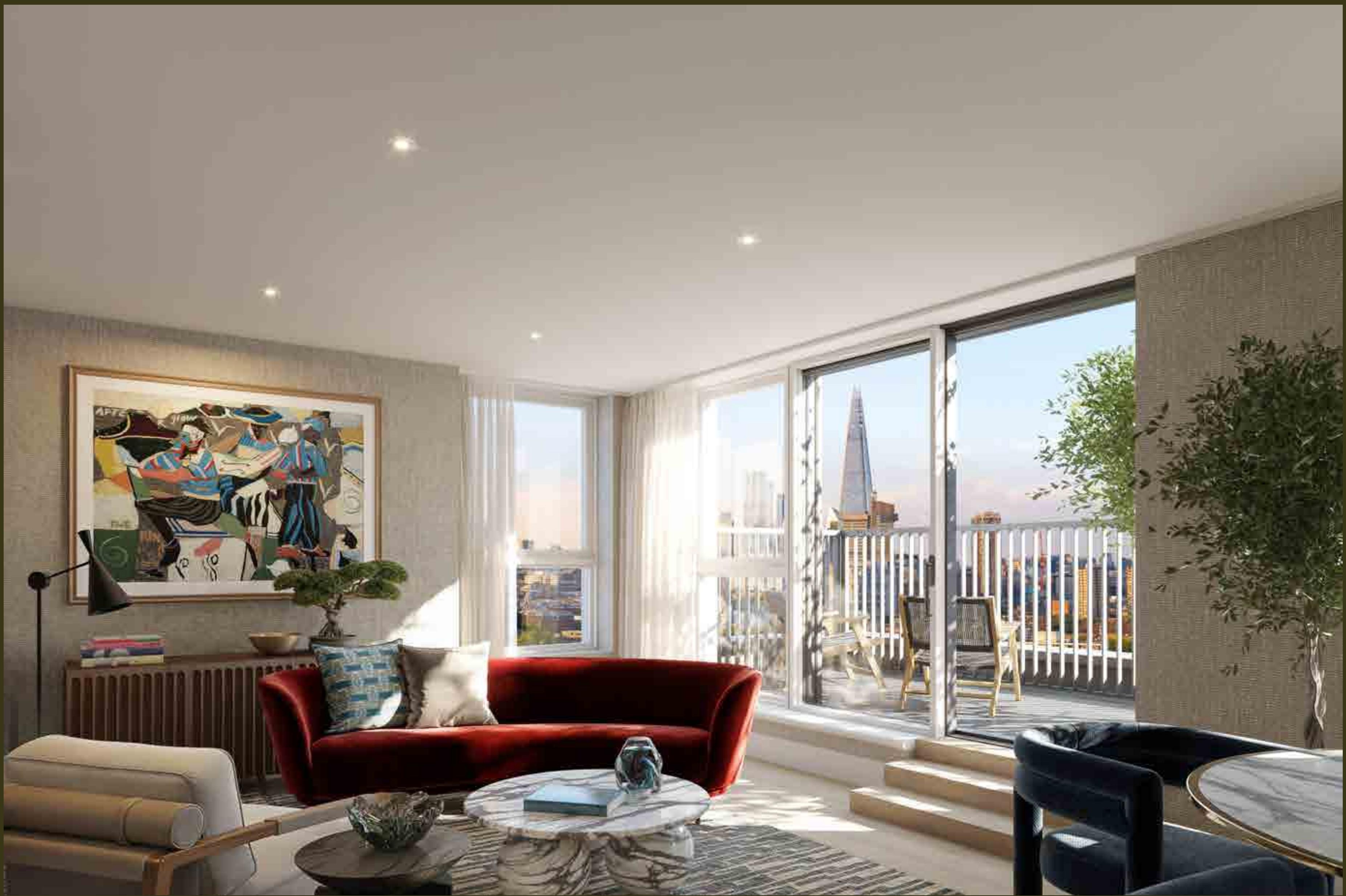
CGI: Natural Woodlands; The light palette reflects the natural, earthy wood tones of Elephant Park with a more neutral, softer aesthetic.



CGI: The Natural Woodlands Palette



Typical Living Room



CGI: The Mansion Collection, Living Room



CGI: The Tower Collection, Living Room



CGI: Typical bedroom



Typical Kitchen



CGI: The Tower Collection Balcony, Canary Wharf View

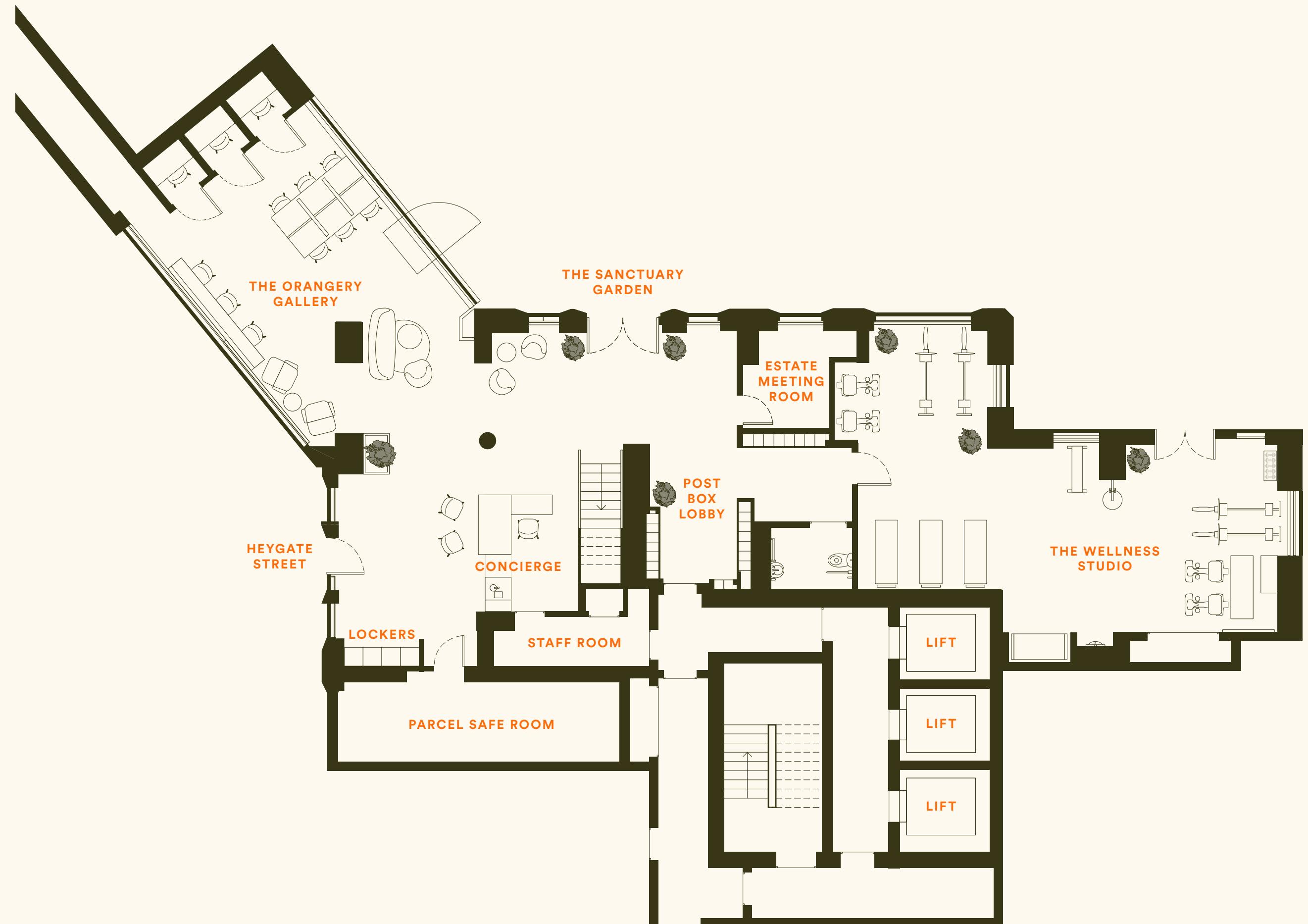


CGI: The Tower Collection Balcony, Shard View

The Wilderly *Floorplans* & *Floorplates*

The Atrium Lobby

- A striking double-height entrance space with seating and coffee bar for residents and their guests
- Feature staircase rising up to a multipurpose space, for events, co-working and other uses
- 24-hour concierge
- A secondary street entrance for couriers and residents has been provided off Heygate Street
- Lockers providing residents with access to household products and appliances



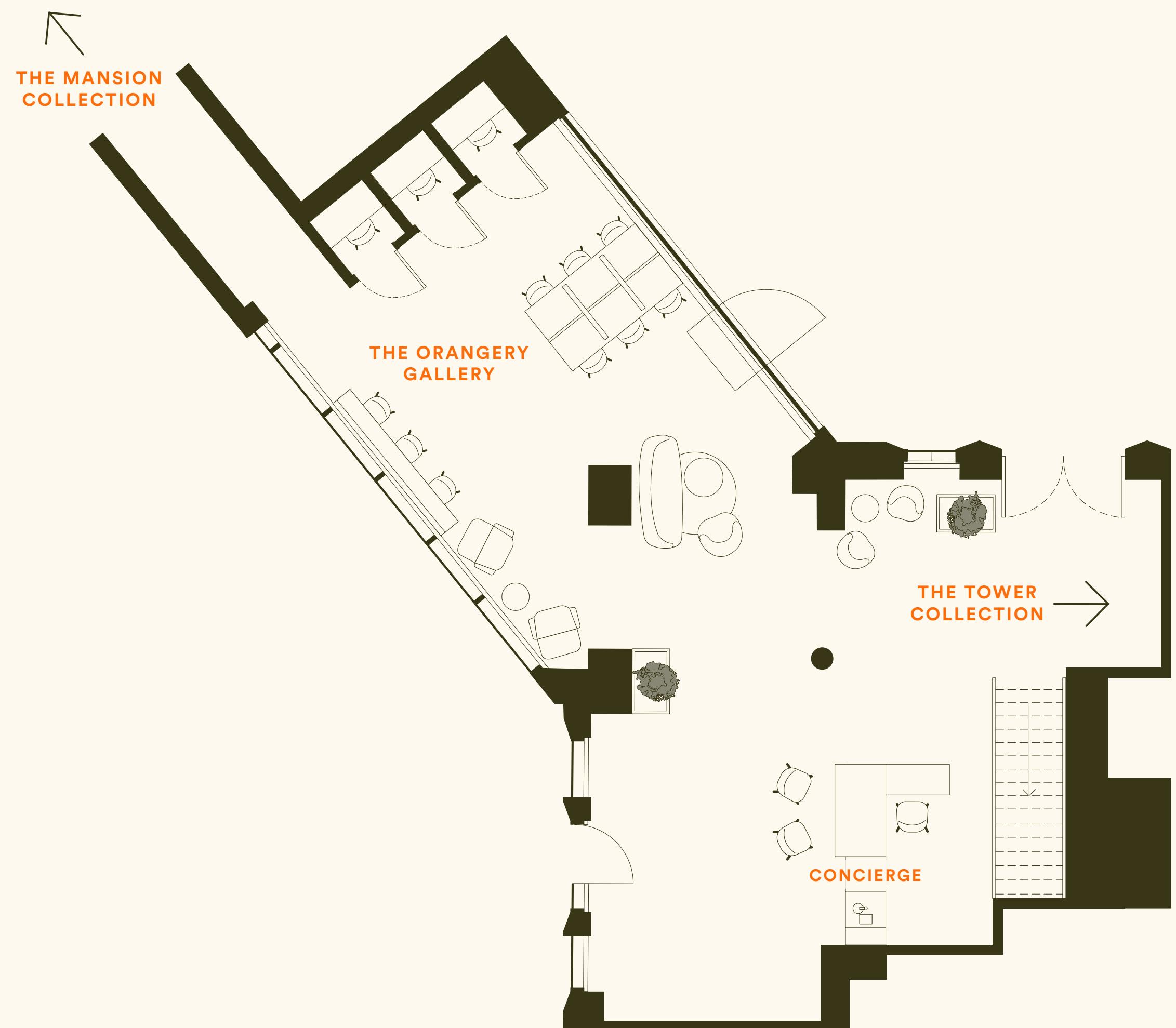
The Fitness Studio

- Interactive fitness mirrors for virtual classes
- Peloton equipment for high-energy workouts
- TRX Suspension equipment for versatile strength training
- Free weights for customised workouts
- External gym terrace for outdoor workouts and yoga



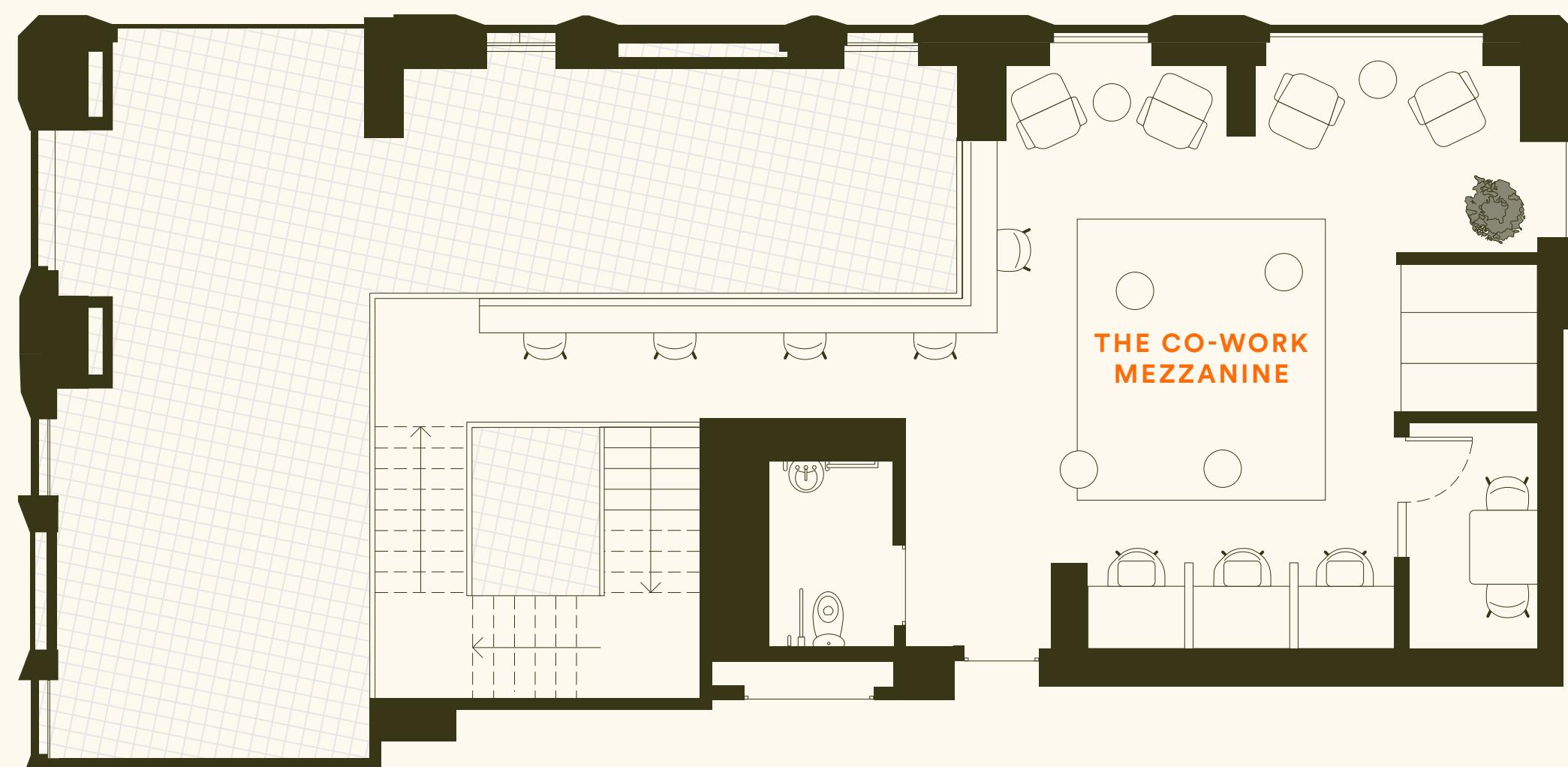
The Orangery Gallery

- Light-filled glazed working lounge connecting mansion and tower blocks
- Comfortable sofa space with expansive garden views
- Workbench overlooking landscaped Heygate Street
- Private work booths for focused tasks
- Bespoke table for six with task lighting and privacy screens
- External access to the residents' garden



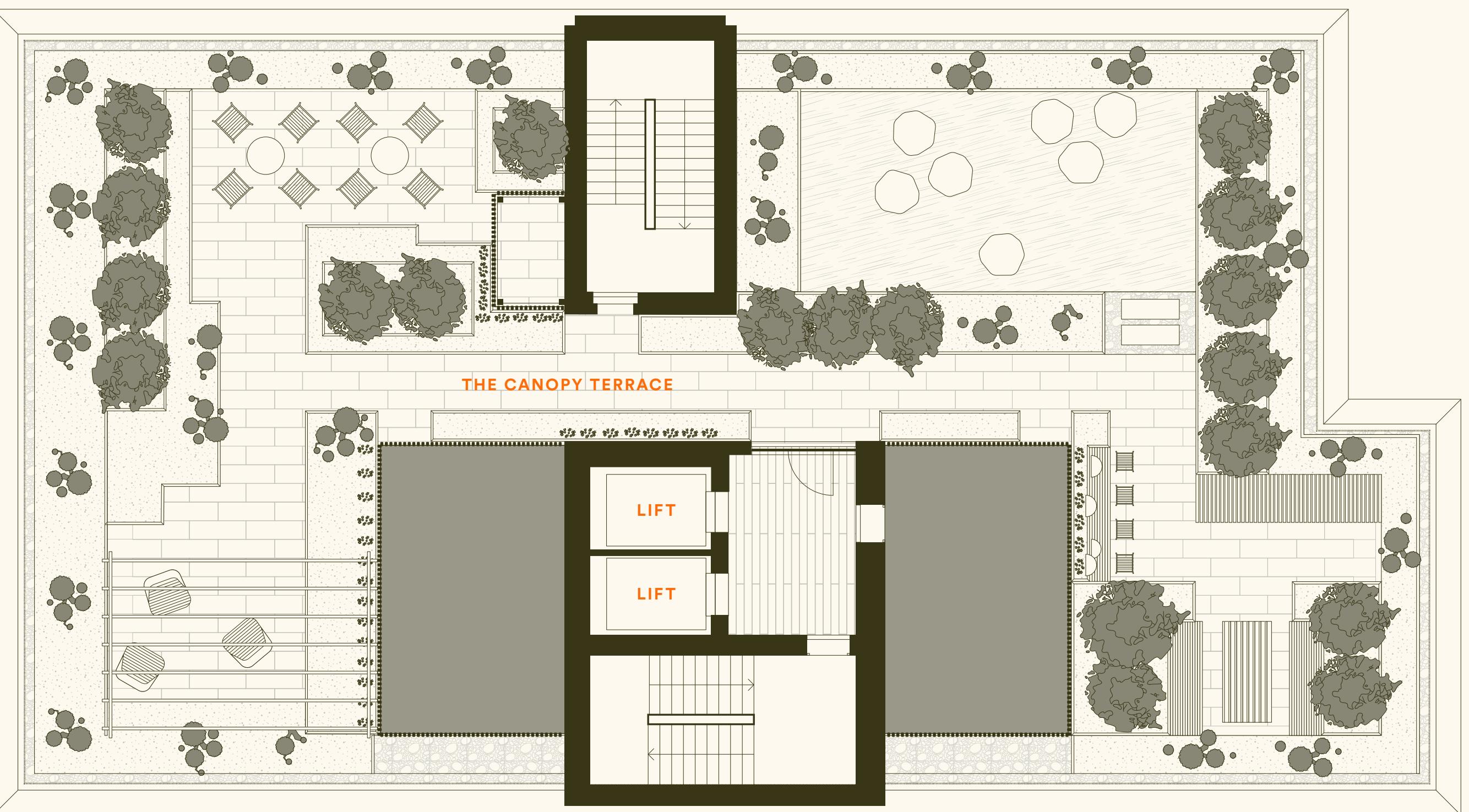
The Co-work Mezzanine

- Elegant business centre with co-working spaces
- Private work booths for focused work
- Meeting room for private discussions
- Modular sofas for rest and relaxation
- Mature, picturesque tree-lined views and natural ambience connecting to Elephant Park



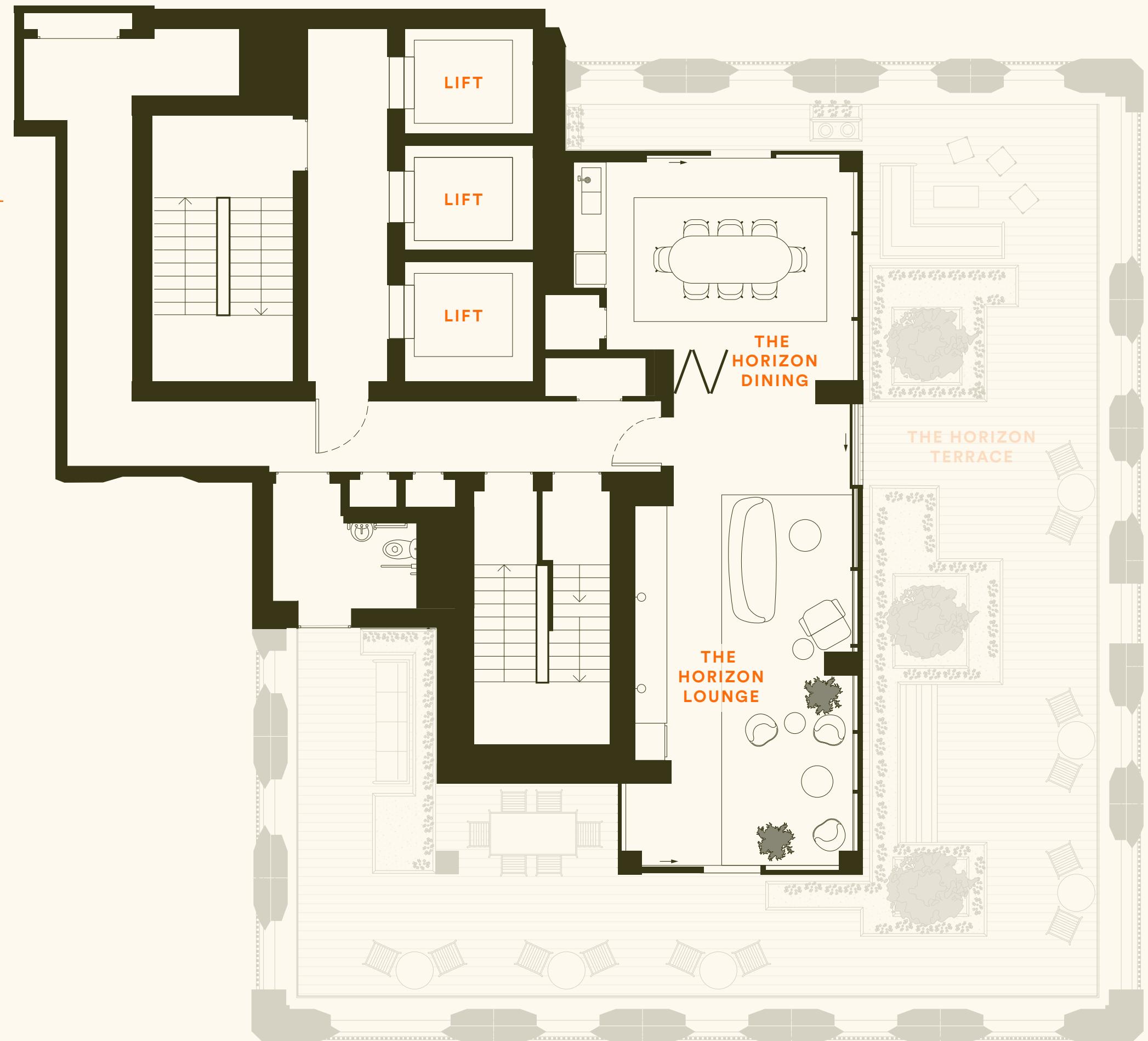
The Canopy Terrace

- Level 11 in the Mansion
- The extensive roof terrace covers almost the entire roof area, maximising views across Elephant Park and the surrounding area
- Defined zones are created on the terrace, while maintaining a consistent theme through planting, flexible terrace areas, and enclosed gardens
- A quiet space is provided for outdoor working, with a table and bench seating, plus external sockets for plugging in laptops
- Armchairs are provided in one area, allowing residents to socialise and feel amongst the tree canopy of the park
- Pergola structure with hanging egg chairs to enjoy the climbing plants and relax
- A bar table and stools lead to a grassed area scattered with beanbags, where residents can rest and chill out amongst nature



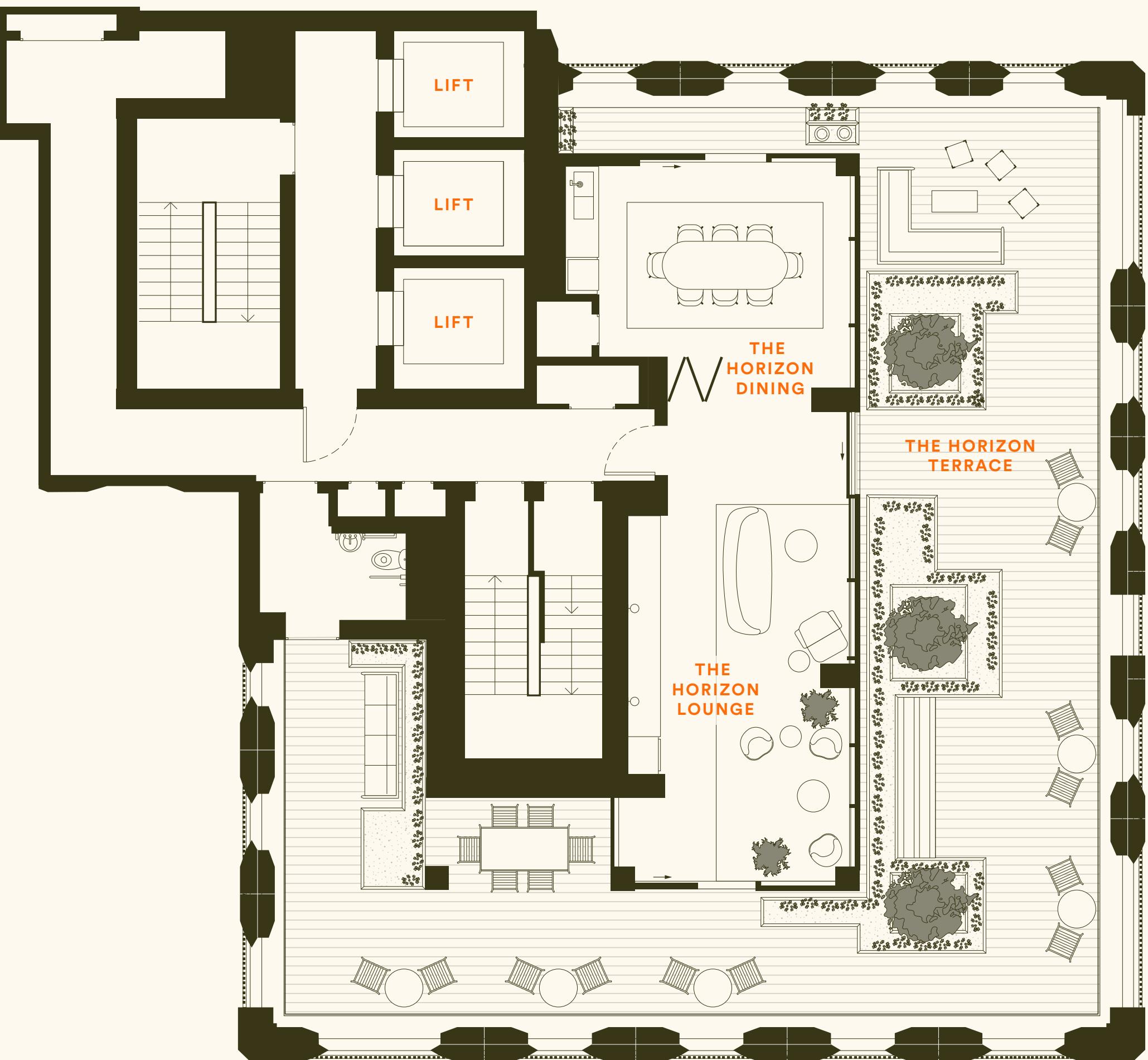
The Horizon Lounge & The Horizon Dining

- Level 24 in the Tower
- Wraparound terrace with 180-degree panoramic views of London
- Private dining room with exclusive terrace access
- Club lounge space for socialising and relaxation
- Coffee and wine facilities for residents' enjoyment
- Flexible design with sliding doors for private events and bookings



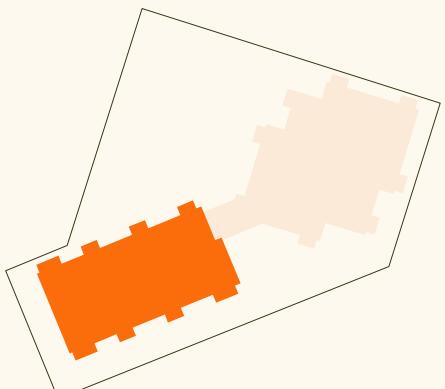
The Horizon Terrace

- Level 24 in the Tower
- The residents' lounge and dining room on the 24th floor benefit from a wrap-around terrace with spectacular views of the London skyline
- The building's 'halo' top frames views, creating moments to enjoy sights of the City, Westminster, Canary Wharf, and beyond
- The terrace includes flexible tables and chairs along the perimeter, allowing residents to maximise the views and adapt the space throughout the day
- More intimate seating areas are provided, with sofas enclosed by planters to create quieter, relaxing zones
- Sliding doors seamlessly connect the lounge and dining room with the terrace, enhancing the feeling of sanctuary amidst the city



Typical Floorplates *Mansion*

KEY PLAN OVERVIEW:



2 BEDROOM

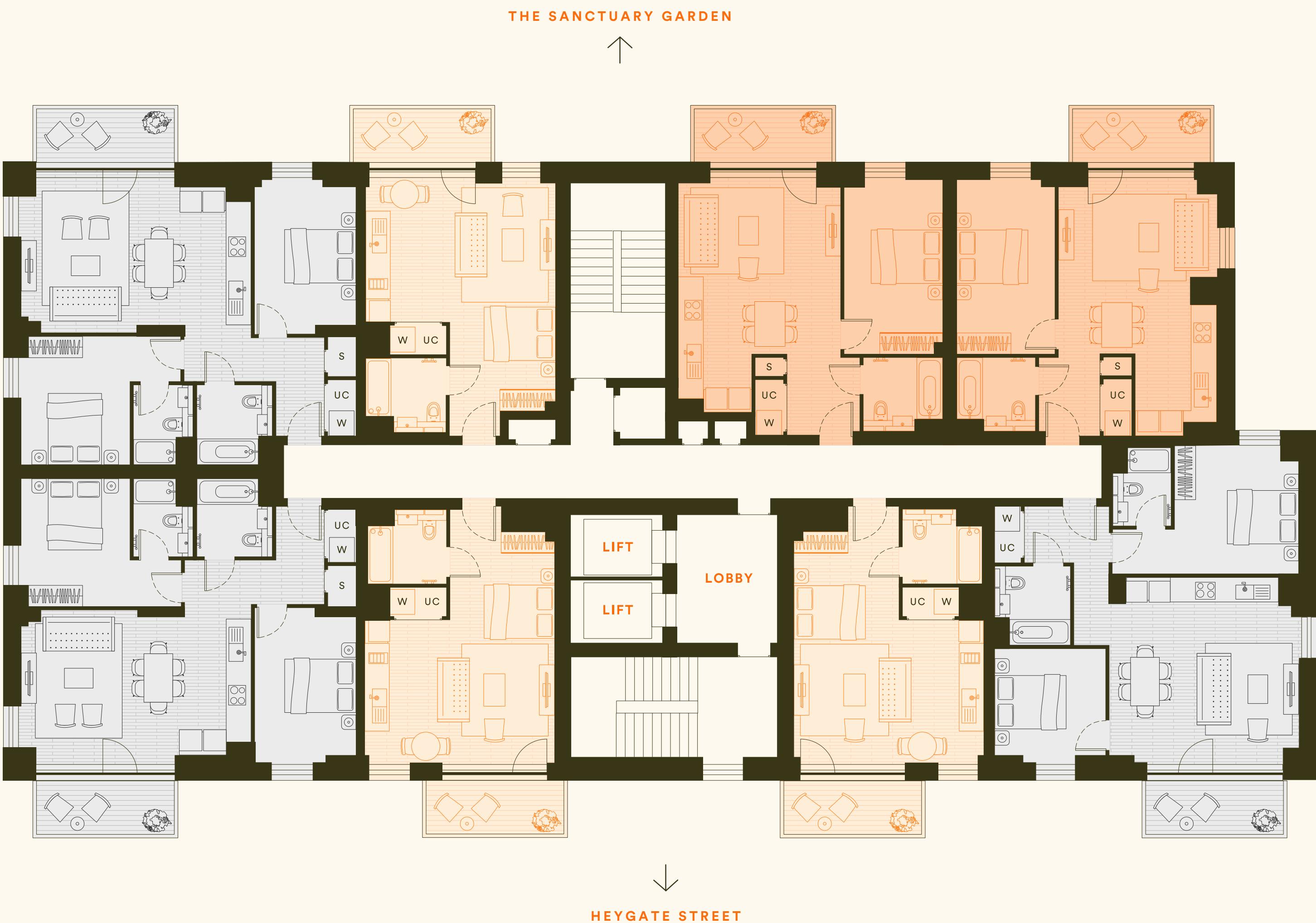
1 BEDROOM

STUDIO

UC UTILITY CLOSET

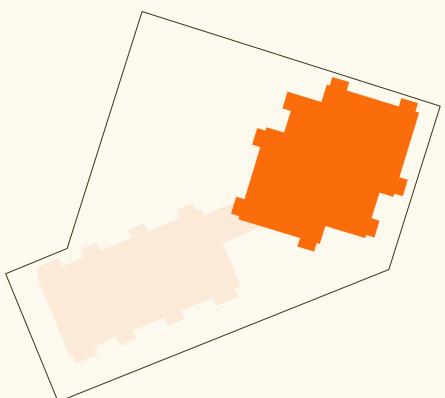
W WASHING MACHINE

S STORAGE CUPBOARD



Typical Floorplates *Tower*

KEY PLAN OVERVIEW:



2 BEDROOM

1 BEDROOM

UC UTILITY CLOSET

W WASHING MACHINE

S STORAGE CUPBOARD



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THE WILDERLY



Disclaimer:

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THE WILDERY

LONDON

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