

PURSUITING BETTER, DIFFERENTLY

**MOU
NTA
NVIL**

SINCE 1991, WE'VE BEEN
PURSUING BETTER, DIFFERENTLY
IN LONDON. AWARD-WINNING,
HIGH QUALITY HOMES THAT
STAND THE TEST OF TIME.
SERVICE THAT OUR CUSTOMERS
AND PARTNERS KEEP COMING
BACK FOR. PLACES THAT SHAPE
LONDON FOR THE BETTER.

AND THERE'S SO MUCH MORE
TO COME...

MOU
NTA
NVIL

PURSUING BETTER, *DIFFERENTLY*

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LONDON'S OUR HOME,
AND WE'RE ALL IN.



1991

MOUNT ANVIL WAS FOUNDED

90s

AWARD-WINNING

Our first major scheme in Greenwich, followed by the award-winning Student Village at the Surrey Institute of Art & Design in Farnham — a RIBA-recognised development.

00s

BEST SMALL COMPANY

Recognised as one of The Sunday Times 100 Best Small Companies to Work For 10 years running, Mount Anvil went on to secure Loxfords in Islington and Central Square — our first major mixed-use development.

10s

IN DEMAND

The Loxfords launched to queues on day one, while four landmark schemes — Lexicon EC1, Eagle EC1, Dollar Bay E14 and Keybridge SW8 — were acquired. Mount Anvil was named Developer of the Year at the RESI Awards for the first time.



RECORD BREAKERS

The Verdean launched post Covid achieving record breaking sales figures.

2020



POSITIVE PARTNERSHIPS

We announced our partnership with Royal Botanic Gardens, Kew to create a new biodiversity blueprint as well as input into the landscaping to improve biodiversity — to help make sure our places are fit for a green, sustainable future in London.

2021



500+ HOMES SOLD THIS YEAR

5 new projects launched, including London's fastest-selling scheme, which was only topped by our next launch — London's new fastest-selling scheme.

The first residential developer to partner with international fitness brand bringing world class fitness classes to people's doors.



2022



DEVELOPER OF THE YEAR

Our fourth win at the Property Week RESI Awards — Developer of the Year.

2023



EXPANDING OUR PIPELINE

More quality homes in the pipeline — this time landmark estate transformation schemes in Camden, Marylebone and the Isle of Dogs.

More award wins — named Housebuilder of the Year at the Building Awards, "Mount Anvil has impressive and adaptable housing delivery plans while also placing a strong emphasis on community engagement to differentiate the business".

And a London first — the opening of the city's first residential rooftop running track at our award-winning Royal Eden Docks development.

2024



OUR 25TH DEVELOPMENT

Launch of The Broadley, Marylebone, NW8, our partnership with Westminster City Council.

2025

PURSUE BETTER, DIFFERENTLY

KEYBRIDGE — SW8

COMPLETED

595 HOMES



A WORD FROM OUR CEO



It's our 34th year in London, and we're all in.

We don't do shoddy or short-term — if we did, we wouldn't still be here, with thousands of customers happily in our homes in zones 1, 2 and 3 and with a business that's en route to delivering thousands more. They're all places that people are proud to call home, and places that we're proud to have played our part in creating.

We're central London specialists. Transforming great estates into greater places with bright futures. Our buyers keep coming back, and nothing makes me prouder than hearing feedback like this:

"I've already recommended them to my friends. They are reliable and trustworthy, and the final product is beyond my expectations."

We've picked up awards along the way, for everything from interior design to customer service, and you'll see them proudly displayed in our Living Rooms — our customer showcase near St Paul's Cathedral in London. I'd love to welcome you in for a tour — see and touch our latest designs, and meet the people behind them.

DARRAGH HURLEY, CEO

“OUR BUSINESS GROWS,
OUR JOURNEY CONTINUES.
BUT OUR VALUES AND
APPROACH REMAIN THE SAME:
*WORK COLLABORATIVELY,
RAISE THE BAR,
DO THE RIGHT THING.*”

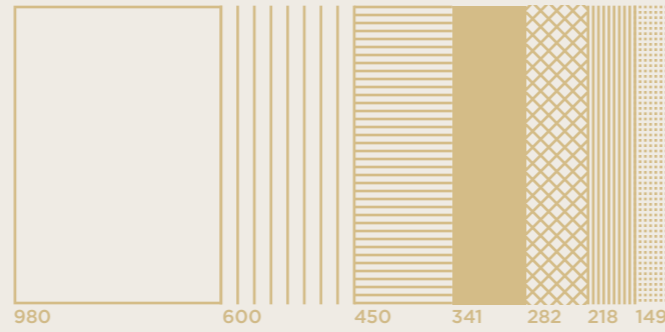
— Killian Hurley, Chairman





£1bn

in sales revenue
over 5 years



5,000

homes in the pipeline
across zones 1-3

COMING SOON — BARNSBURY, N1



£1.25bn

construction pipeline and growing

MAYOR OF LONDON, SADIQ KAHN, VISITING QUEENS CROSS

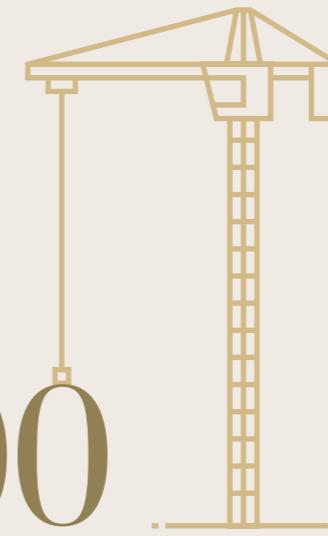


£50m

GLA investment, backed by
the Mayor of London and the
UK's largest banks

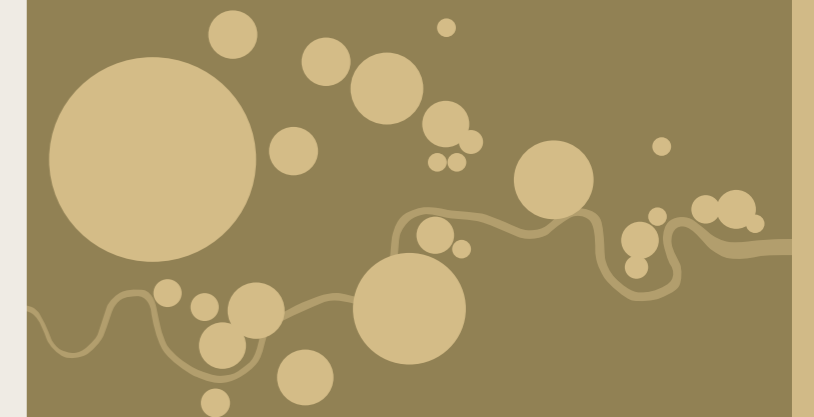
3,000

homes built in the last 5 years in
Central London over 8 developments



6,000+

homes delivered
in London to date





THE PEOPLE DRIVE THE NUMBERS;



THE FINERY — SW10



THE BROADLEY — NW8

£200m+

turn over with 250 teammates and counting

MAYOR OF LONDON

“The GLA’s support has enabled us to increase our housing delivery in central London and to accelerate our purchase of new land. We’ve already delivered 125% of the homes we committed to at the start of our partnership. This year we’ll complete 1,100 homes and start more than 3,000. This shows the power of partnership and creativity in finding dynamic ways to continue to deliver at pace when many are stalling.”

— Marcus Bates, Partnerships, Planning, Communities and Sustainability Director

THE NUMBERS DON'T DRIVE THE PEOPLE.

The Mayor of London, and Chief Executive of the Greater London Authority (GLA), Sadiq Kahn visits Queens Cross during construction.



“MOUNT ANVIL HAS A
UNIQUE LONG-TERM
RECORD OF CONSISTENT
AND CONTROLLED
PROFITABLE GROWTH”

— Dan Shane, Group Finance Director



EFFORTLESS EXPERIENCE

THE BROADLEY LAUNCH EVENT



THE BELLAMY LAUNCH EVENT

THE LIVING ROOMS, BARBICAN



Our customers are supported every step of the way, with round-the-clock care whenever they need it. Whether it's a call, an email or a message, we're there on the channel that suits them best.

Sustainable businesses care deeply about their customers; we spend more time listening to what customers want than the competition do. And we never tire of hearing their stories.

“The entire experience has just been smooth, especially considering that I am buying from overseas. I loved dealing with the people from Mount Anvil.”

Our Net Promoter Score is one of the highest not only in the industry, but out of industry too at 85.7 for 2024 — more than double luxury leaders like Chanel, whose score sits at 39. It's proof that our customers don't just buy a home; they experience a level of care and quality that they're proud to recommend. For us, that recommendation is the ultimate measure of trust.

We want to keep raising the bar on the experience of our customers from first viewing all the way through to completion. Our customer experience team are located in London and China, building relationships on the ground to smooth the last mile of the process.



We've won the Gold Award for customer satisfaction for 3 consecutive years

100% 85.7

of our customers would recommend Mount Anvil to friends and family*

Net Promoter Score®

What is a Net Promoter Score (NPS)?
The NPS measures the loyalty of customers. NPS scores are measured and reported with a number from -100 to 100. Emirates Airlines score 67, Apple 61 and Chanel 39.

*Based on last 12 months survey as of collateral written date Oct 2025



“Mount Anvil understands that the most personal interface of a building is the interior — theirs give both practical living and pure delight”

— Daniel Hopwood BBC’s ‘Great Interior Design Challenge’ judge



CRAFTED NOT COOKIE CUTTER



HAMPSTEAD MANOR — NW3

QUEENS CROSS — E16



DOLLAR BAY — E14



We pride ourselves on being crafted, not cookie cutter.

We're focused, which means we spend more time designing, refining and delivering homes people love in places they want to live.

No two Mount Anvil developments are the same. Yes, you'll see hallmarks like clean, uncluttered building facades, five-star standard amenities (like our unique Peloton-powered gyms) and extra special, biodiverse landscaping designed with Royal Botanic Gardens, Kew (another industry first that you won't find anywhere else). But every development is deeply attuned to its surroundings, using interior designers that have designing bespoke high-end homes in their DNA.

This way, we create homes that are never generic, always beautiful and work hard for the long-term. World-class design is at our core. Buildings which look great — inside and out — and integrate seamlessly with the world around them through exceptional public realm are the ones that stand the test of time.



Each development is unique — for some, we lean on our world-first partnership with sustainable brand V-ZUG, beloved of Michelin-starred chefs worldwide. Elsewhere, you'll find Miele or other high-end appliances. It's about what works in the space, what works for the scheme, and one size never fitting all.

“The partnership between V-ZUG and Mount Anvil is a perfect fusion of lasting quality, sustainability and innovative design. Both brands are dedicated to creating the exceptional. All homes at The Edit have V-ZUG appliances, in a first for London. By combining our strengths, we offer something truly unique to Mount Anvil’s customers.”

— Matt Jewell Director, Projects & Multi-Residential UK for V-ZUG





CHELSEA BOTANICA — SW6

We pair our 34 years of expertise with leading London design houses like the award-winning House Nine and “Britain’s Best Brand” Atelier NM.

Together we create something you don’t often see at scale — the detail and care of a private home, brought into apartment living. The result is specifications agents call “unmatched in new build”, communal areas with both warmth and grandeur, and homes built to stand the test of time.

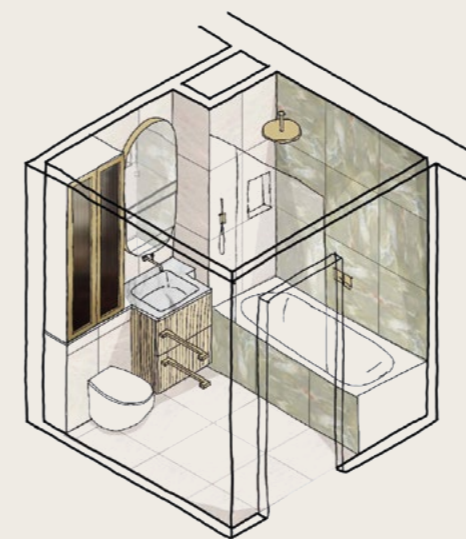
Every customer also benefits from a 10-year warranty from providers like NHBC, plus our own 2-year Mount Anvil warranty to cover the unexpected. At Royal Eden Docks, our newest residents moved into homes with zero snags — proof we promise, we deliver.



THE EDIT — SE1



CHELSEA BOTANICA — SW6



Atelier NM’s preliminary sketches of Chelsea Botanica’s interiors alongside CGIs

“Every detail in our homes is considered — nothing’s off the shelf. From the flow of the layout to the feel of a handle, it’s all designed to feel effortless, and crafted with intent. Quality for us isn’t just what you see, it’s how a home makes you feel the moment you walk in.”



— Liliansa Mourenza, Interior Design Manager, Mount Anvil

**WE PROMISE.
WE DELIVER.**



“We don’t overpromise — we plan properly and build with care. Every home is the result of hundreds of hours of coordination between design, construction and customer teams. We use the best tools, the right people, and we take pride in getting it right first time. That’s how we deliver on our word — every time.”

— Nyron Higgins, Construction Director





“Walk round any of Mount Anvil’s completed schemes and the quality and attention to detail stands out. They know how to deliver a product that delivers on the promises that their CGIs make. We love the way they plan a launch, their innovative approach and forward thinking strategy.”

— Peter Murray, Head of Residential Development, JLL

“OUR EXPERIENCE OF WORKING WITH MOUNT ANVIL CONFIRMS THEIR REPUTATION FOR DESIGN EXCELLENCE. THEY ARE HUGELY COMMITTED TO LEAVING A POSITIVE LEGACY.”

— Sir Terry Farrell, Principal, Farrells



HAMPSTEAD MANOR — NW3



DOLLAR BAY — E14



KEYBRIDGE — SW8



THE EDIT — SE1

QUEENS CROSS — E16



AWARD WINNING



The Silk District (left) won Development of the Year at the What House? Awards in 2022.



Verdean (right) won the prestigious Place in Progress award at The Pineapples in 2024.

The ultimate accolades for us are happy customers, agents and partners who want to keep coming back to Mount Anvil. But we aren't averse to the industry celebrating us either. These results demonstrate our commitment to creating places people want to live and call home.

We've won awards in:

- Customer Service
- Landscape Design
- Architecture
- Sustainability
- Health and Safety
- Interior Design
- Placemaking

OUR LATEST AWARDS

Developer of the Year 2024



Pride in the Job



Developer of the Year 2023



Customer Service



Diversity, equity and inclusion



Health and Safety



Development of the Year, The Silk District



Health and Safety



Place in Progress 2024, The Verdean





POSITIVE PARTNERSHIPS



Working with Planet Mark, we're reducing our environmental impact and carbon footprint across our sites, like Royal Eden Docks, as visited by London Mayor, Sadiq Kahn.



We've completed almost 1,000 hours of engagement in our communities this year to understand how we can work with them to deliver social value.

ESG impact needs to be measured — and we don't believe marking our own homework gets the best results. So, our Positive Partnerships framework was born out of this collaboration with Royal Botanic Gardens, Kew, HACT and Planet Mark. Three believable partners in three arenas that matter: Biodiversity, Social Value and Sustainability.

With these partnerships, we build our impact in a measurable way. And we push the boundaries of what's possible for the residents we serve and the partners we work with. Take our pioneering work on pollinators, developed with Kew, for example. We've created a brand-new framework for measuring biodiversity — and we've made it open to everyone.

OUR PARTNERS



“IT'S EXCITING TO MEET DEVELOPERS LIKE MOUNT ANVIL WHO ARE ELEVATING THE SUSTAINABILITY AGENDA AND DRIVING FOR THE BEST LONG-TERM SOLUTIONS.”

— Joanne Mortensen, Sustainability Programme Manager, London Borough of Ealing

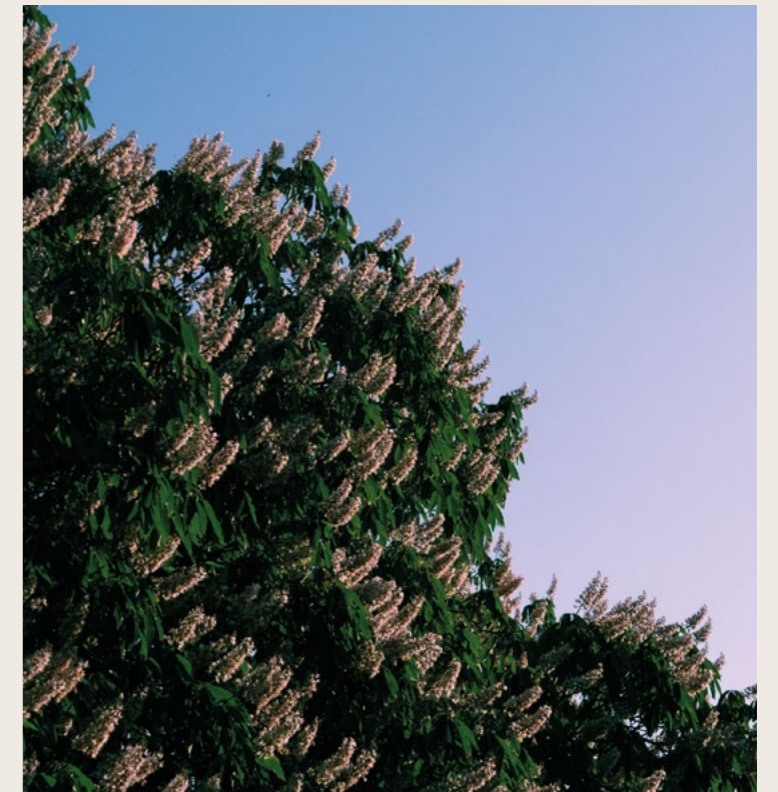


Partnering with Royal Botanic Gardens, Kew since 2022

Royal Botanic Gardens
Kew



DR JANINE GRIFFITHS-LEE — POSTDOCTORAL RESEARCH ASSOCIATE, ROYAL BOTANIC GARDENS, KEW



Scan the QR code to download our Biodiversity Blueprint developed in partnership with Royal Botanic Gardens, Kew.





The Broadley, Marylebone is designed to optimum energy efficiency standards and aligns with the principles of Net Zero Carbon in Operation.

“Mount Anvil’s longstanding commitment to deliver sustainability means that carbon savings, energy performance, maintenance, running and end user costs are constantly being considered throughout the lifetime of the building. Its culture resonates perfectly with The Planet Mark’s three-step process to certification, and the genuine passion for sustainability, demonstrated from the board right through to all of its employees, will ensure the company continues to deliver a legacy of positive change for the better.”

— Steve Malkin, CEO and Founder, The Planet Mark



48.6%

carbon reduction per employee from the previous year

1st

developer to be certified by Planet Mark

1st

developer to partner with Royal Botanic Gardens, Kew

1st

developer to partner with zero carbon Swiss luxury appliance specialist, V-Zug

DELIVERING FOR LONDONERS



ISLE OF DOGS — PLAY SPACE

We believe the devil is in the detail. And when we have the privilege of working in one of London's communities, to deliver an important transformation, we don't come in thinking we've got all the answers. That's why we curate our social impact activities carefully, listening to the community and working with those who are already changing our city for the better.

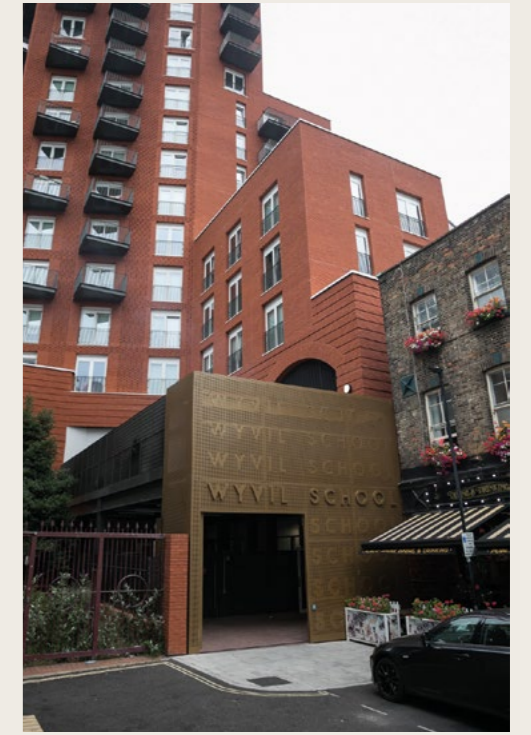
It means cultivating an intricate patchwork of relationships with local people and organisations. It's something you can only do if, like us, you're focused squarely on London and care about its future. And we think this is the way to leave a legacy that we're proud of.



QUEEN'S WHARF — RIVERSIDE STUDIOS

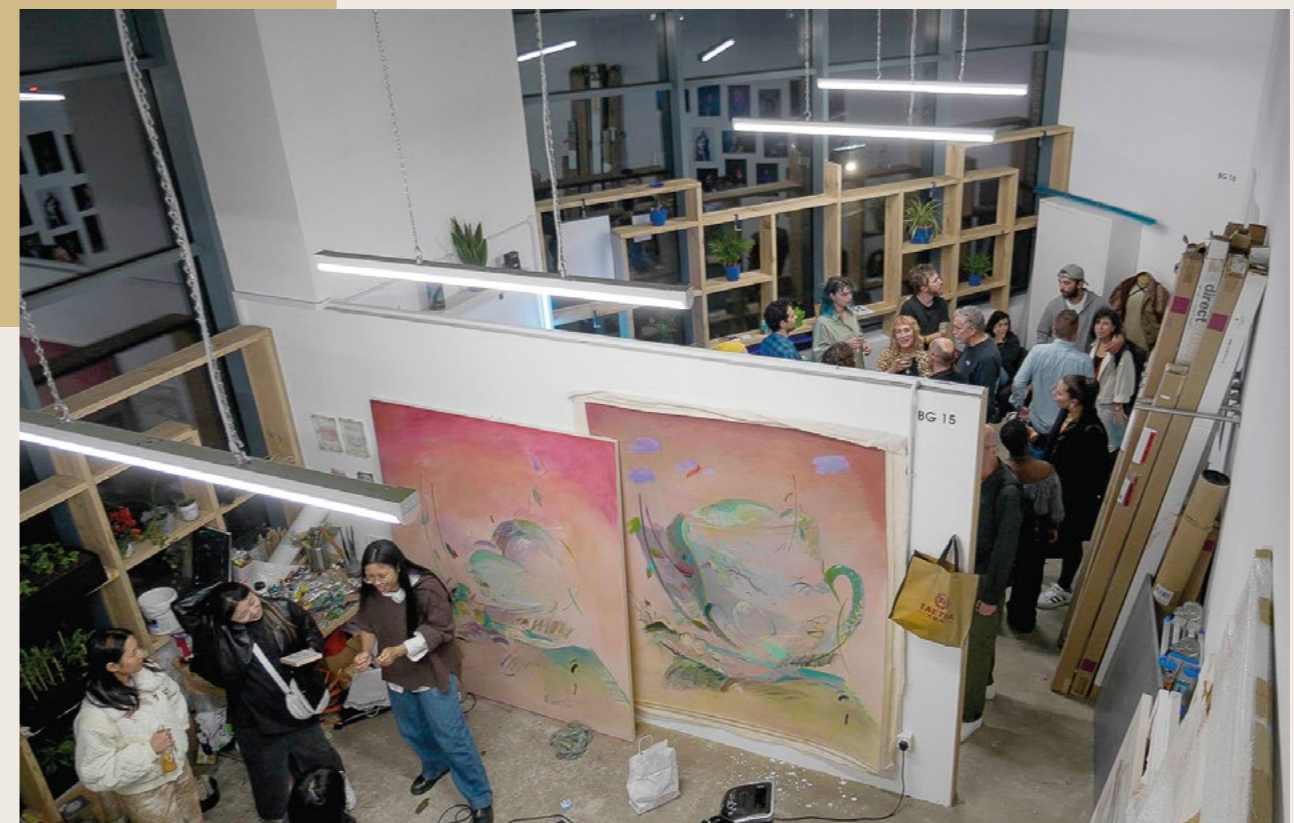


VERDEAN — CREATIVE LAND TRUST



KEYBRIDGE — WYVIL SCHOOL

THREE WATERS — BOW ARTS







CREATING PLACES TO *LIVE, WORK, AND PLAY.*

At Mount Anvil, we're dedicated to building more than homes — we create places where people can thrive. At Verdean in Acton, that means making space for local businesses at the heart of the community.

ByMax — a coffee, deli and wine destination now open at Verdean — is run by Massimo, a long-standing Ealing resident. Through our #BuiltInCommunity approach, we selected a trusted local operator, supported the fit-out, and provided a flexible lease. The result is more than an amenity: it's a sustainable business that drives footfall, strengthens the resident experience, and delivers measurable social value for the wider neighbourhood — enhancing the long-term appeal of Verdean.

It's a true win-win: a thriving local business, a stronger community, and a new London destination where people come together.





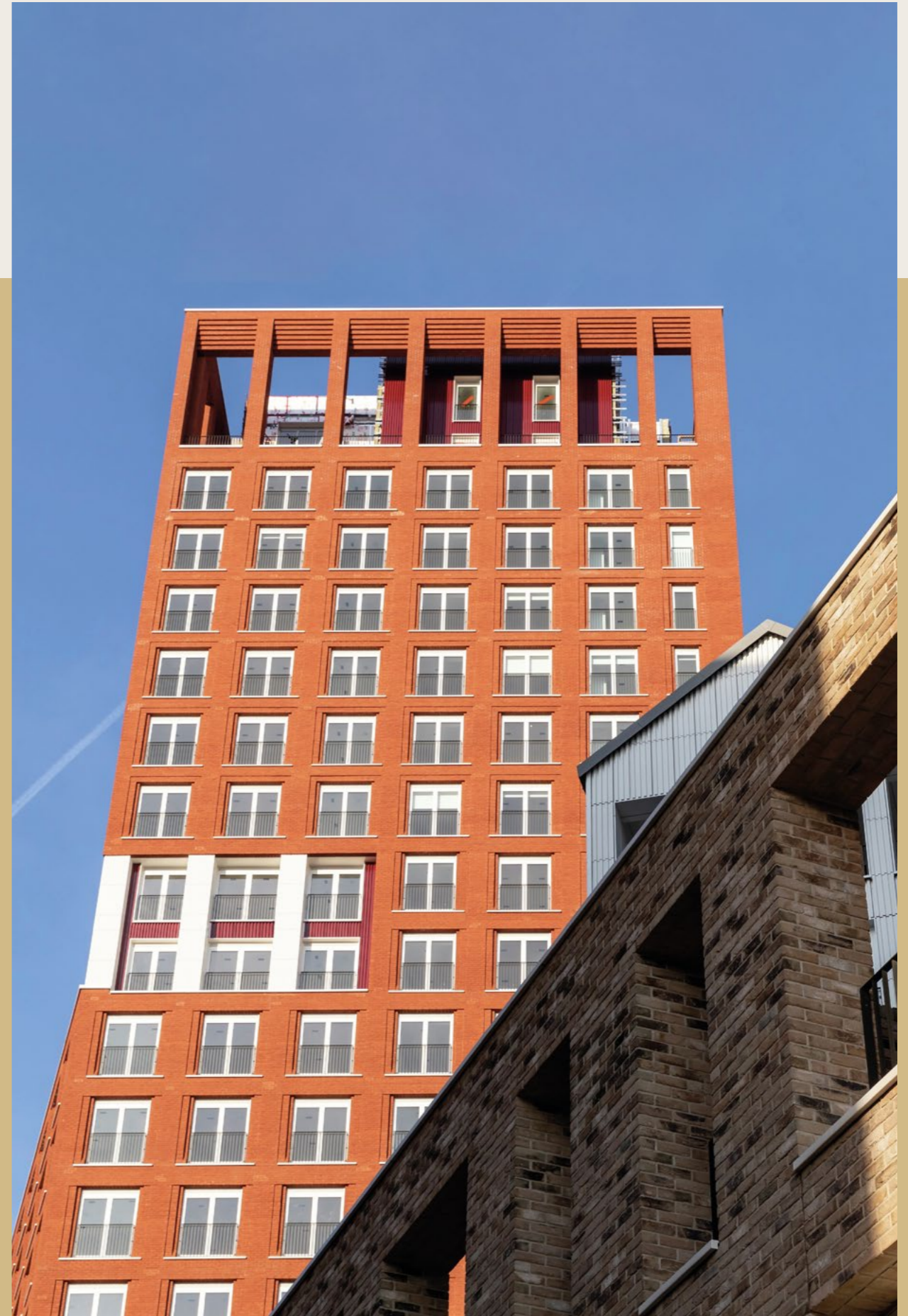
LONDON SPECIALISTS

OVER 3 DECADES IN LONDON

Britain's tallest residential brick tower. A converted Edwardian merchant's house. A glass tower among the giants at Canary Wharf. We go to extreme lengths to make sure every one of our London developments is unique. And because we find the right location to invest in, Mount Anvil schemes have delivered up to 2.3 times the average price growth for new build apartments in the same postcode.



HAMPSTEAD MANOR – NW3



KEYBRIDGE – SW8

QUEENS CROSS — E16

322 HOMES

OUR DEVELOPMENTS



QUEENS CROSS

ROYAL DOCKS E16



322 HOMES



AMENITIES

- 24-hour concierge
- First residential roof top running track in London
- Gym and Peloton Hub
- 20-metre swimming pool, steam room and sauna
- 5,000 sqm of landscaped gardens
- Screening room, yoga studio and flexible workspace



AREA PERKS

- 3 mins from the Elizabeth line at Custom House Station and DLR at Royal Victoria
- 3 mins from Excel London, one of Europe's largest venues, hosting over 400 events per year
- 100 metres from the Royal Docks waterfront



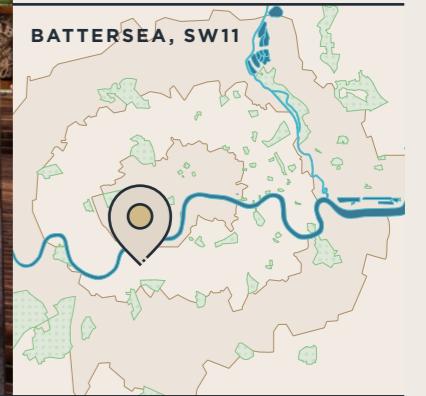
JOURNEY TIMES

- Canary Wharf - 3 mins
- Liverpool Street - 10 mins
- Tottenham Court Road - 15 mins
- Bond Street - 17 mins

COMPLETION DATE

No.15 - Q4 2025
No.22 - Q4 2026/Q1 2027

IN PARTNERSHIP WITH



ONE CLAPHAM

BATTERSEA - LONDON



307 HOMES



AMENITIES

- 24-hour concierge
- Peloton Hub
- Cycle store
- Social deck & sun terrace

COMPLETION

Q1/Q2 2026



AREA PERKS

- Minutes from National Rail at Clapham Junction Station
- London's best-connected stations on the doorstep, and just one stop from Zone 1
- Minutes walk from Northcote Road
- Landscaped character areas including The Square, Swale Gardens, The Courtyard, Floral Passage and Woodland garden
- Short walk from green spaces including Clapham Common, Wandsworth Common and Battersea Park



JOURNEY TIMES

- Vauxhall - 4 mins
- Victoria - 6 mins
- Waterloo - 8 mins



IN PARTNERSHIP WITH



VERDEAN



1228 HOMES

COMPLETION

Q1/Q2 2026



AMENITIES

- 24-hour concierge
- Level 23 Private Resident's club with panoramic views of London
- Rooftop terrace, inclusive of two BBQs
- Cinema suite with bar
- Multi-station gym and Peloton hub
- Flexible workspace



AREA PERKS

- Less than a minute's walk to the Elizabeth Line at Acton Main Line Station
- On site supermarket and coffee shop
- Easy commuting distance of several global top ten universities



JOURNEY TIMES

- Paddington - 6 mins
- Bond Street - 9 mins
- Tottenham Court Road - 11 mins
- Heathrow Airport - 18 mins
- Canary Wharf - 23 mins

IN PARTNERSHIP WITH



LANDSCAPING DESIGNED IN PARTNERSHIP WITH



CHELSEA BOTANICA



180 HOMES

COMPLETION

Q4 2025



AMENITIES

- 24-hour concierge
- Peloton Hub
- Co-working spaces
- Collaborative meeting space
- Woodland pods with power and WiFi
- Open-air yoga and pilates decks



AREA PERKS

- 7 mins walk to Imperial Wharf
- Seconds away from Imperial Park and the River Thames
- On the doorstep of South West London's renowned nurseries, schools and universities
- At the heart of London's luxury shopping district



JOURNEY TIMES

- Clapham Junction - 5 mins
- Kensington (Olympia) - 6 mins
- Sloane Square - 13 mins
- Wimbledon - 14 mins
- Shepherd's Bush - 15 mins



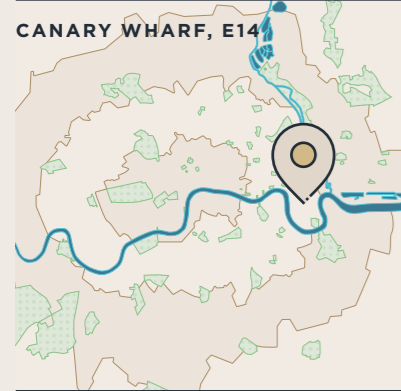
IN PARTNERSHIP WITH



LANDSCAPING DESIGNED IN PARTNERSHIP WITH



THE
BELLAMY
LONDON E14



218 HOMES

COMPLETION

Q1/Q2 2027



AMENITIES

- 24-hour concierge
- Gym powered by Peloton
- Podium Garden
- Screening room
- Working lounge
- Dining room
- Residents' lounge
- Public and private landscaped gardens
- Membership to The Byng Club



AREA PERKS

- 8 mins walk to Canary Wharf underground station
- Over 300 shops, bars and restaurants in Canary Wharf
- More than 20 acres of waterfront promenades and gardens, landscaped in partnership with The Eden Project

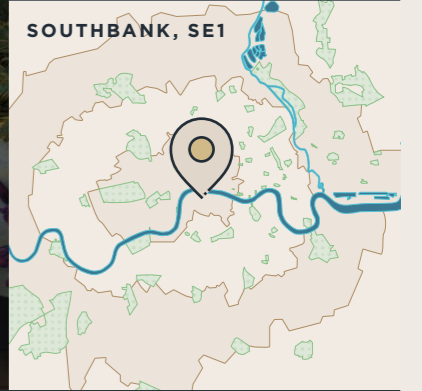


JOURNEY TIMES

- London Bridge – 6 mins
- Liverpool street – 7 mins
- Farringdon – 9 mins
- Waterloo – 9 mins
- Tottenham Court Road – 12 mins
- Bond street – 15 mins



IN PARTNERSHIP WITH



149 HOMES

COMPLETION

Q2/Q3 2028



AMENITIES

- 24 hour concierge
- Gym powered by Peloton
- Brass Monkey Ice Bath and Sunlighten Sauna
- Working lounge
- The first London development with Michelin star grade appliances by V-ZUG



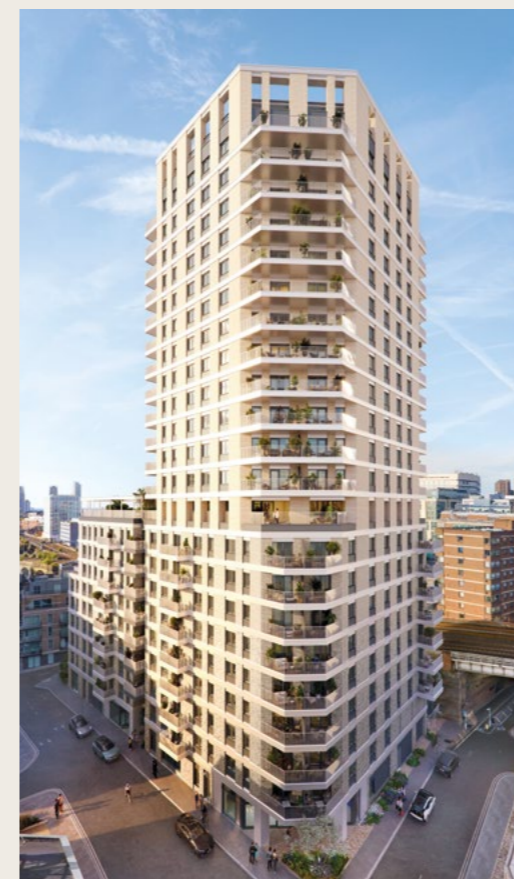
AREA PERKS

- New Mandarin Oriental Hotel opening a 2 mins walk away
- Tate modern a 4 mins walk away
- Borough Market is a 12 mins walk away



JOURNEY TIMES

- Waterloo – 1 min
- Cannon Street – 3 mins
- Bank – 4 mins
- Tottenham Court Road – 5 mins
- Bond Street – 6 mins
- Sloane Square – 10 mins



IN PARTNERSHIP WITH

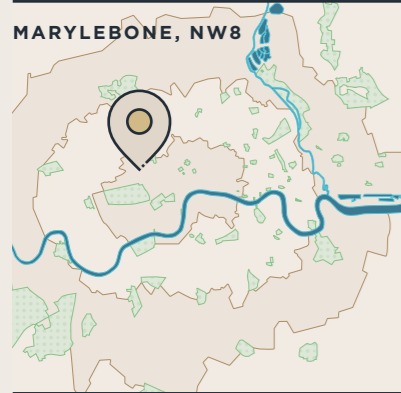


LANDSCAPING DESIGNED
IN PARTNERSHIP WITH



THE BROADLEY

MARYLEBONE



430 HOMES



AMENITIES

- 24-hour concierge
- Gym powered by Peloton
- Peloton Hub
- Residents' lounge
- Private terrace
- Private screening room



AREA PERKS

- Prime Central London, Zone 1 development
- The beginning of Westminster's 20-year regeneration masterplan



JOURNEY TIMES

- Baker Street – 2 mins
- Bond Street – 3 mins
- Piccadilly Circus – 6 mins
- Heathrow Airport – 15 mins

COMPLETION

Q2/Q3 2030

IN PARTNERSHIP WITH



LANDSCAPING DESIGNED IN PARTNERSHIP WITH



THE BROADLEY – NW8



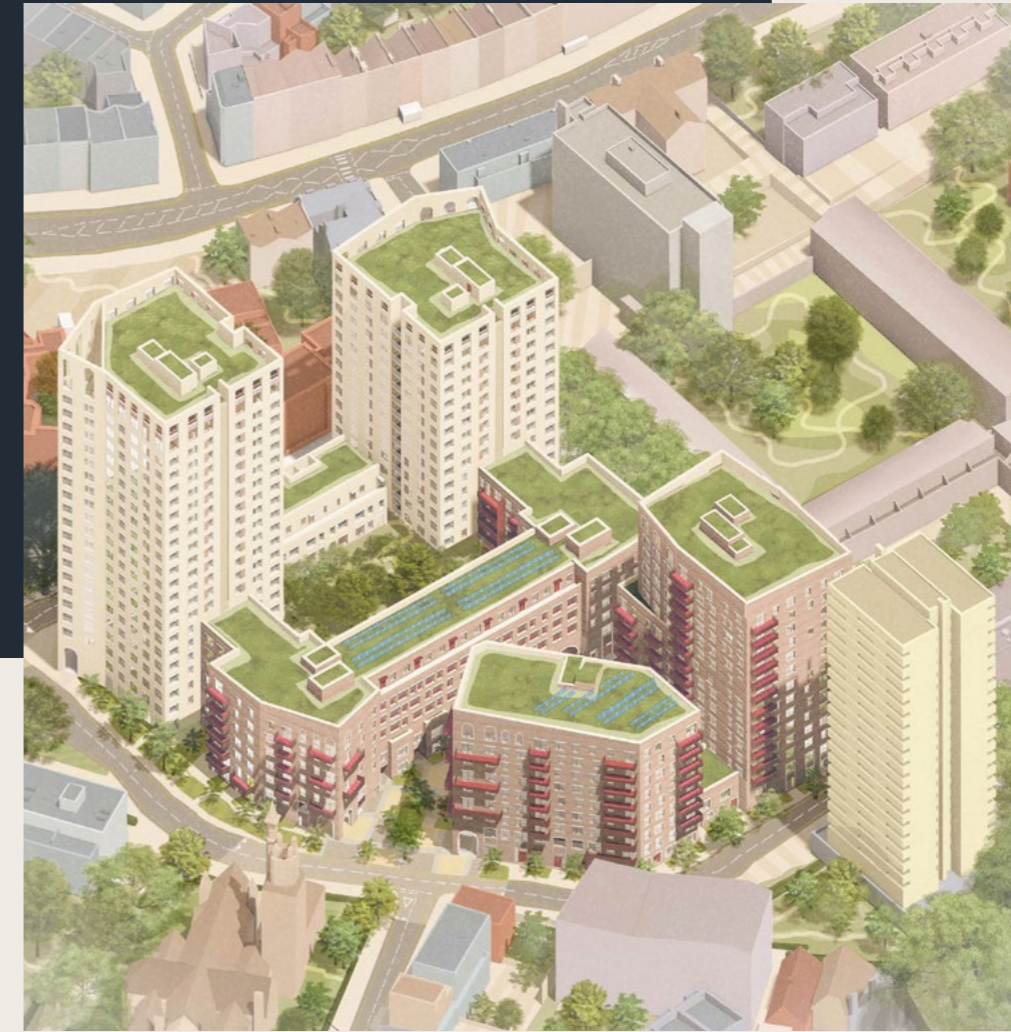
Computer generated image of The Broadley, NW8

COMING
SOON



Barnsbury, N1

600 HOMES



Camden, NW5

450 HOMES



The Finery, SW10

282 HOMES

Tiller Road, E14

341 HOMES



OUR TEAM



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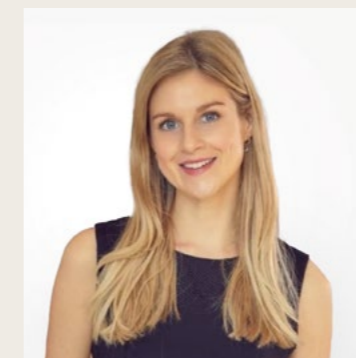


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Rowena McCullough



Rebecca Zheng



Zarica Wang

LEXICON — EC1

COMPLETED

200 HOMES





MountAnvil.com

Computer-generated images and photography are indicative only and subject to change. Travel times are approximate and calculated via Google/TFL. The information, statistics, and data contained in this brochure reflect the most current details available at the time of publication.

**MOU
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NVIL**