



**LATIMER**  
by Clarion Housing Group



## Elegant and distinctive zone 1 living

Welcome to The Boulevard, a boutique collection  
of new apartments in London SE1.

The location is a long, tree-lined boulevard in Southwark, one of the capital's most eclectic and dynamic neighbourhoods. This is zone 1, the very heart of London. From here, the river is a stroll away and the city is at your feet: north, south, east and west.

The Boulevard offers its residents all the pleasures and convenience of metropolitan living: transport on the doorstep, entertainment on demand, and the chance to experience a great world-class city from the inside out.

The Boulevard's elegant green brick façade belies a glamorous inner life inspired by Art Deco style. Forty-three spacious apartments are designed with comfort and luxury in mind. Welcome to your perfect urban escape, right in the centre of town.





The Boulevard

## A very central address

The Boulevard invites you to live in the heart of London, in Southwark. This collection of one, two and three-bedroom apartments from Latimer Homes has an enviable SE1 postcode and a leafy location on Blackfriars Road, one of London's few true boulevards.

From this very central position, the city is yours to explore: its riverside playgrounds and old and new landmarks, world-class culture and cutting-edge arts scenes, incredible dining and ever-expanding café society.

The Boulevard captures the style of grand European cities and the distinctive spirit of its neighbourhood. An intriguing exterior of green glazed bricks opens up to reveal a hotel-style lobby, part Art Deco part Classical Contemporary, replete with concierge. Take the elevator to the rooftop terraces and the capital is literally at your feet, an urban landscape as far as the eye can see.

The 43 one, two and three-bedroom apartments enjoy abundant space and light. Each has a private terrace or balcony with west, east or north-facing views. Designed with comfort and luxury in mind, they unite quality fittings with exacting craftsmanship, fine materials and bespoke finishes. Both modern sanctuary and great entertainment space, these are places to escape and unwind, host and socialise.









# Story of a borough

The borough of Southwark has been shaped by the river and the railways. Today, it is an intriguing mix of history and modernity, industry and creativity.

From its riverbanks to its back streets, it teems with urban curiosities: wharves and warehouses, towers and almshouses. Trains are a recurring motif, with many historic bridges and viaducts crisscrossing the area nearby.

The South Bank has been a destination and meeting point since the 19th century, a place for promenades and pleasure cruises, drinking and dancing.

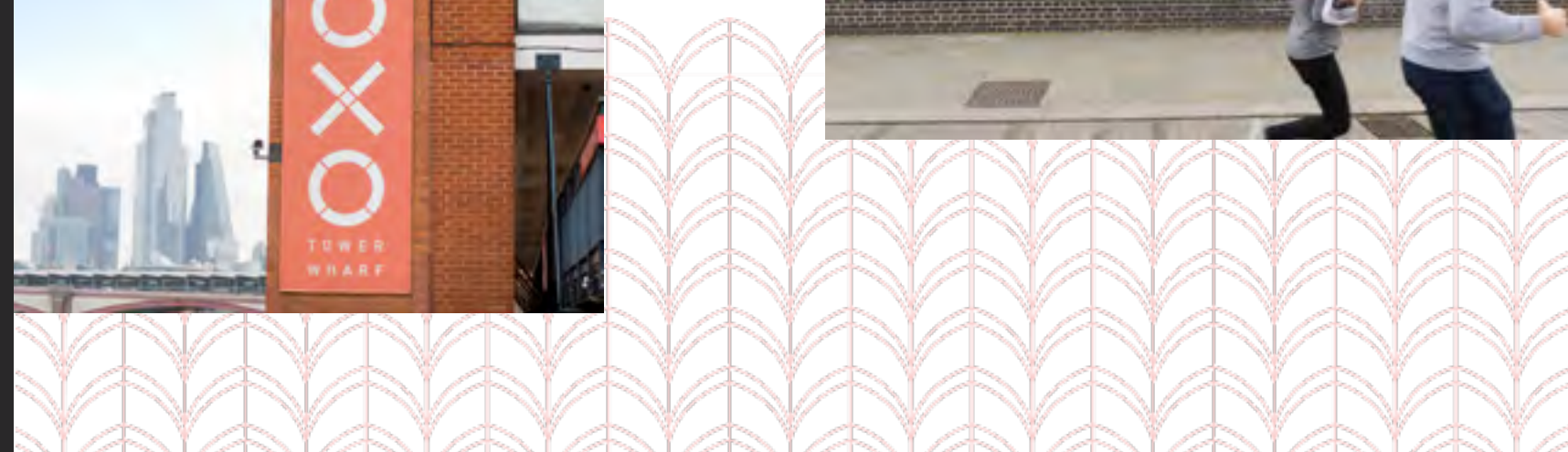
When Waterloo station opened in 1848, the country's largest terminus brought a new wave of traveller and curious revellers to the area's theatres, taverns and music halls.

The 1951 Festival of Britain gave the war damaged South Bank a fresh start with the Royal Festival Hall. It kickstarted a cultural regeneration that saw the riverside strip transformed into a national hub for the arts, with arts venue after arts venue added. Next came the reinvention of the wharves, crowned by the OXO Tower. The millennium brought two new landmarks: the London Eye and Norman Foster's Millennium Bridge.



In the east, Bankside's own regeneration story was just beginning with the opening of the Tate Modern, which saw an old power station reinvented into a new architectural landmark and world-class art gallery. In the subsequent decades, regeneration has continued apace with a renewed riverfront, the arrival of Shakespeare's Globe, and the rise of the Shard: Renzo Piano's 1000ft-tall glass tower that has redefined the skyline and become a metaphor for the area's aspirations.

Even the railway arches are enjoying a new lease of life. The Old Union Arches and Flat Iron Square opened in 2016, part of the Low Line project which is creating a new walkway and a string of arts and leisure-filled spaces from Borough to Bermondsey. Next comes Borough Yards: 100,000sq ft of shops, restaurants, cafes and bars, plus an Everyman Cinema.





# Be Connected

It doesn't get more central, or better connected, than Southwark. The journey towards connectivity started 250 years ago with the opening of Blackfriars Bridge, a mile-long new boulevard, and a circus crowned with an obelisk.



Walk to the south end of Blackfriars Road and you'll come to St George's Circus and the obelisk. A local landmark, the stone obelisk was designed by Robert Mylne, the architect of Blackfriars Bridge.

The circus was built in 1771. It marked the end point of the boulevard which ran up to the recently constructed bridge. New and existing highways spiralled off, leading to Lambeth, the ancient parish of Newington, Westminster Bridge and Borough.

The circus was a popular tram stop, and travellers would ask for "a tuppenny to the obelisk". Inscriptions on the sides of the obelisk mark a mile to key destinations of the time: Palace Yard, London Bridge and Fleet Street.







## Access all areas

The Boulevard is at the centre of it all, and all of London is within reach.

From here, you can walk to practically anywhere in zone 1. The City, Covent Garden and the West End are just over a mile away across Blackfriars Bridge. The South Bank and Bankside can be reached in 15 minutes, at an easy pace.

Blackfriars Road achieves the highest score in Transport for London's accessibility rankings for proximity to public transport, and frequency of service. What that means is that the capital's incredible infrastructure and its network of rail, underground, bus and boat services is on your doorstep, and at your disposal.

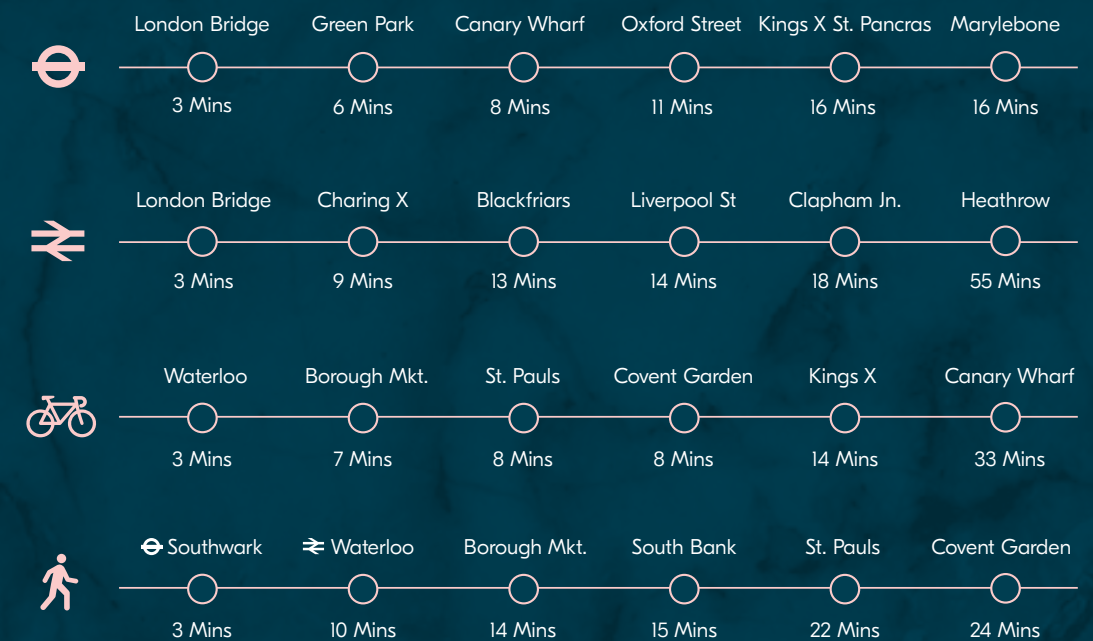
The Tube is a quick morning dash away: a mere three-minute walk to Southwark and the Jubilee line, or a 10-minute walk via The Cut to Waterloo. From here, you can jump on the Waterloo & City, Northern, Bakerloo and Jubilee lines, or board a train from the mainline station.

The area is also at the centre of a dense web of bus routes, some of which run around the clock. Cyclists can enjoy the speed and safety of the CS6, a dedicated cycle lane that runs from Farringdon to Elephant and Castle. And if you're commuting to Canary Wharf or off to see music at The O2, you can board the river bus at Waterloo Pier.

Lastly, each resident of The Boulevard has the opportunity to take advantage of a FREE three-year car club membership with £50 introductory driving credit (available on occupation, details on request).

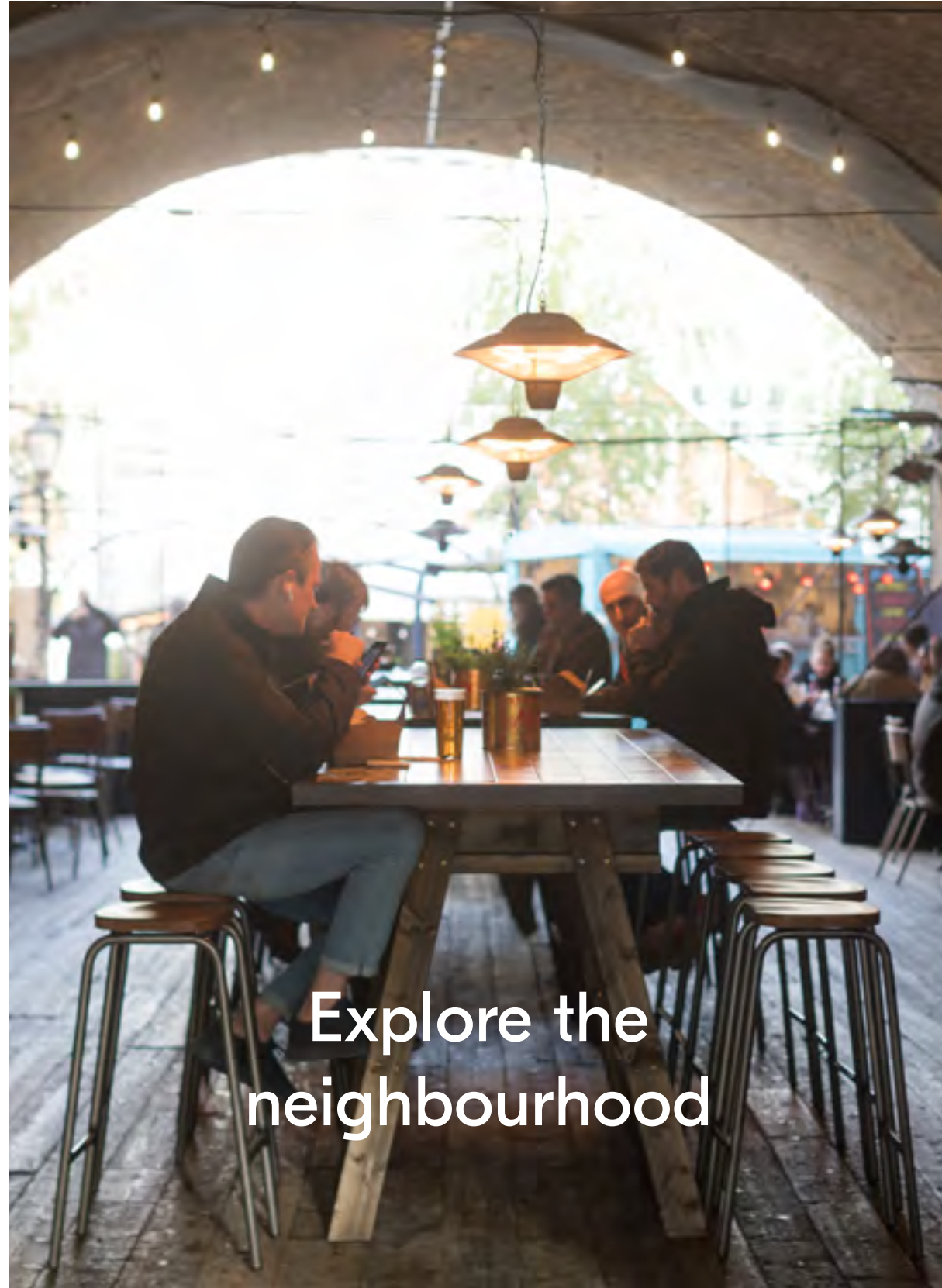


## Travel Times from The Boulevard



\*Travel times taken from Google maps/tfl.gov.uk and cover the quickest single service available on any given day.





## Explore the neighbourhood



**1. Blackfriars Road** One of London's only true boulevards, this key artery feeds into The Cut, Union Street, and the South Bank, before reaching the Thames crossing at Blackfriars Bridge.

**2. The Old Vic** This unique, versatile space is renowned for its daring performance programme and affordable previews ticket scheme, making world-class performance easier to access.

**3. Laughing Gravy** Modern British food in an old foundry on Blackfriars Road. Fresh seasonal flavours, great cocktails and consistently good reviews.

**4. Menier Theatre** The location for numerous award-winning shows, this unique 180-seat theatre space, with adjoining restaurant, bar and rehearsal space, brings a touch of fringe to the capital.



Take a 15-minute walk from The Boulevard and you'll find all kinds of local delights.

Follow an imaginary dial from west to east, South Bank to Bankside. Take a ride on the London Eye, and enjoy a lazy promenade with coffee and crêpes from the food market under the bridge.

The nation's best culture is here, so catch a performance on the hop or book tickets for an epic concert, film festival, art show or gig. It's a stroll to The Cut and the Old or New Vic for an effortless night out: tapas at Don Felipe, a good play and a post-show chaser of thespian drinks in The Windmill.

Head east into a maze of back streets, dotted with bars and restaurants, cobblestone yards and quirky arts spaces. Follow the Low Line, stopping for beer and bonhomie in the Old Union Yard Arches or Flat Iron Square.

From here, it's a short walk to Borough, Bankside or The Shard: perfect for cocktails with a view, on the rainbow-lit riverside, or from Gong at level 52.





# Be Tempted

Natasha Cooke and Lucy Pedder have brought culinary ingenuity and lashings of conviviality to their small, café-style restaurant in Union Street. Locals, critics and the taste cognoscenti all love to eat at Lupins.



Like its creators, its clientele, and the neighbourhood it lives in, Lupins is unpidgeonhole-able. Owned and run by young female chefs Natasha Cooke and Lucy Pedder, this small, café-style restaurant on Union Street serves seasonal British tasting plates with a 'Californian' influence. The pair had visited the West Coast and both liked its casual dining style, and the collision of flavours from Mexico, Japan and the Mediterranean.

They imported the formula and applied it, with flavours from around the world, to great British produce. Fresh native ingredients are conjured into an imaginative and ever-changing menu of small plates made to share, like Cornish crab thermidor — a molten cheese and crustacean mash-up — or oysters with fiery Thai Sriracha sauce and tangy lime butter.

Consistently good food and a laidback, sociable setting have earned Lupins an army of local fans and lunch-tripping professionals since the restaurant opened in 2017, a following that's grown on a wave of rave reviews in the national press, led by The Times food critic Giles Coren.

"When we came here we underestimated the power of the locals," says Natasha. "People love coming back, because it's not super fancy — it's somewhere they can come when they can't be bothered to cook dinner."

So who comes to brunch, lunch and dinner? Book a lunchtime table and you might meet some of those Times readers who moved here when it was just up and coming, City workers, and ad agency people. In the evenings, the local theatre crowd come from the Menier, Bridge and Globe. There's a devoted local gay fanbase, too. "It's an interesting dynamic, a real mix," says Natasha. "It's always busy and buzzy, but it's quite cosy."







## Good food

In Southwark, great taste comes in many forms, from fine dining to food on the fly, smart restaurants to street food markets. Within a 15-minute walk, you'll find every cuisine on the planet, and every flavour under the sun.

From star chefs Gordon Ramsay and Mark Hix come the Union Street Café and Hixster: laid back by Michelin standards, but proof the area has arrived. Caravan offers its signature globetrotter's menu and the best pizza this side of town. Another highlight includes Baltic, where you will find an exotic mix of cuisines from Central and Eastern Europe.

The Old Union Arches and Flat Iron Square serve casual eats in cobblestone yards, strung with bunting and fairy lights. Atmosphere and new friends guaranteed.

Borough Market offers rich pickings for gourmands. A bounty of homegrown and exotic fruit and veg, charcuterie and fromagerie, and every kind of fish on ice. For lunch, simmering pans of fragrant stir-fries, creamy risottos, and chorizo hot off the barbecue and straight into a bun. Shop, eat, walk and talk, like the locals do.



The Union Theatre Café a legendary fringe theatre company in the Union Yard Arches. Founded in 1997 by Sasha Regan, it's a local institution, famous for its musicals.



# Be Inspired

Greensmiths at Lower Marsh is an uncommon local grocer. Inside this Georgian house you'll find four levels of good, honest, delicious food: fresh and interesting produce, a proper butcher's, home cooked dishes, and a self-serve, shelf-to-table café.



A long-term Waterloo resident, Chris Smith opened Greensmiths 11 years ago. At the time, he thought Lower Marsh was an interesting street but “needed the glue of some food shops to stick it together”.

His idea was to bring a butcher, a baker and a greengrocer together in an unpretentious local shop. “I wanted to provide proper food to customers who enjoyed food and took pleasure in shopping and cooking. You could come and get a coffee and a croissant for breakfast, buy a sandwich for lunch, then pick up your evening meal on the way home.”

The former chef and property developer refitted the old gents' outfitters, retaining as much of the historic building as possible. The first floor became a café, its walls taken back to the original brick, with doorway arches still visible and two atrium windows intact. A long dining table was crafted from roof joists, and the outfitters' chest of drawers was reinvented as a fruit and veg stand.

The shop has a higgledy-piggledy layout, with lots of levels, and food tucked into nooks and crannies. It stocks a mix of staples, quality food brands and customer recommendations. There's a proper butcher who gives advice, a selection of interesting wine, and bread from The Old Post Office Bakers in Stockwell, still warm from the oven when it arrives in the morning.

The kitchen started life as a way to avoid waste. “People say they're happy to buy malformed vegetables,” says Chris, “but they pick the most perfect specimens.”







- 1. **Borough Market** London's world-famous food market, dating back to at least the 13th century, is a wonderful place to find specialty and high quality fare from around the globe.
- 2. **Lantana** This Aussie café on Southwark Street is a good spot for Sunday brunch or coffee and cake. They make an excellent flat white with their famous house blend.
- 3. **Union Street Café** Gordon Ramsay's warehouse-style bistro serves Italian cuisine with an urban vibe. Wildly popular, so book ahead.
- 4. **Numnum** This Chinese noodle, rice bowl and stir-fry joint is tucked under a railway arch on Scoresby Street. For lunch on the run, or takeouts on speed dial.

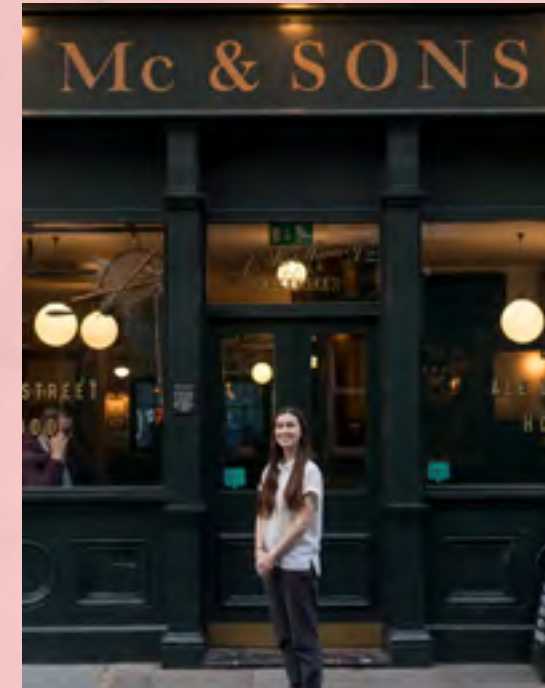


**Caravan Bankside** Travelling from Exmouth Market via Granary Square to Bankside with its global menu and joie de vivre intact. Extremely moreish, and reasonably priced.



# Be Social

Mc & Sons on Union Street is a proper Irish boozier... with a twist. Step inside for an atmospheric slice of the green isle, Guinness on tap, live Irish bands and the lunchtime special of "Johnny Rice".



Ireland meets Thailand in Mc & Sons, the 'Thairish' pub on Union Street. It's owned by the McElhinney family who come from County Westmeath and live down the road: patriarch Jack, sons Johnny and Ryan, daughter Joanne, and dog Mini Mac.

Mc & Sons looks like it's been here forever, but it actually opened just two years ago. All the furniture and fittings are reclaimed, from the wood-panelled bar to the snug, which was dismantled and transported from Wales. The walls are festooned with old McElhinney family photos, pictures of the Pope, the Virgin Mary and JFK.

It's not possible to be more authentically Irish. On tap is Guinness, served with or without a shamrock, according to legend/taste, plus a selection of Irish IPAs. These include Little Fawn from the White Hag Brewery, which boasts the magic abv of 4.3%, which, theoretically, allows a grown man to drink it all day with impunity.

Behind the bar are Irish snacks and drinks, like Kimberley biscuits and Cidona, which are stocked on (the Irish clientele's) request. There's a live acoustic set on Mondays, a traditional Irish band on Tuesdays, and a big ceilidh band on Saturdays. You may or may not be in for a jig, but the craic is guaranteed.

The Thai in Thairish comes from Johnny's wife, Lailar, who comes from Chiang Mai and has brought its cuisine to the Mc & Sons kitchen. The £7 lunch special of "Johnny Rice" is a local legend: a rice or noodle base with an ever-changing selection of toppings.

If you don't see them both at the bar, you may spot them out in the tuk-tuk, riding the streets as they hand out prawn crackers.







## A drink for every occasion

Southwark's streets are crammed with cafés and bars: indoors and outdoors, tucked under arches and lurking in courtyards. The area has a rowdy, raucous history. In the 19th century, bon viveurs flocked to the taverns of Waterloo, for wild nights fuelled by ale, wine and mother's ruin.

Today, the area that stretches from The Cut to Union Street is defined by the times: cult coffee shops like the Gentleman Baristas offer bespoke bean blends, ristrettos and cold brews. Pop-up bars live for a month to serve craft beers straight from the barrel. Gin is back and its modern-day palace is The Distillery Bankside, in the Hilton Hotel.

Some things never die: a great Irish boozier and a good wine bar. Find the former at Mc & Sons and the latter at the Tap & Bottle. Here's to good times on tap.



Just to the north lies **The Hoxton**, the most recent iteration in the series of spectacular open-house hotels in the boutique global micro-chain. Taking inspiration from local culture and history, The Hoxton hotels are famed for reimagining old structures as destination hotel spaces.





1. **The Distillery Bankside** A gin palace in a hotel bar. The Distillery at the Hilton quenches the thirst of artisanal gin lovers in excellent style. There are 50 gins to try.

2. **The Charlotte Cavernous**, gritty and kind of glamorous. This Union Street venue has a sports bar with giant screens and a full fixture list, a diner and a beer garden. Eat, drink and cheer.

3. **Union St. Bar** Tucked in the basement of Gordon Ramsey's Union Street Café, this cosy cocktail bar is at once edgy and comfortable, making it feel like the living room you always wanted.



**The Gentleman Baristas** The coffee connoisseurs operate out of the Jerwood Space on Union Street, and Flat Iron Square. Pull up a seat and savour the social scene as much as the brew.



# Be Central

There's something unique about living and owning in Zone 1. It allows you to experience London life to the fullest; inspiring, never dull, with heritage on tap, and new things to explore around almost every corner.



The best of London's lifestyle is on your doorstep. From world-class modern art, to groundbreaking theatre productions, through to movies of all genres. From quality grab-n-go food, to an excellent meal, through to the most memorable of dining experiences. From a quick coffee to a lazy afternoon nursing a pint. All easily accessible from The Boulevard.







**Tate Modern** A decommissioned power station turned world-class gallery. Where to see modern masters, avant-garde art, or just hang out in the Turbine Hall.



## Culture unlimited

If you like to be entertained, you've come to the right place. Southwark is synonymous with the arts, and culture is woven into the urban fabric.

The Southbank Centre is a national and European arts hub. It welcomes close to five million visitors a year and puts on 2,000 performances from the world of music, dance and literature.

The BFI National Film Theatre screens classic, independent and world cinema. It hosts film seasons and festivals, and its restaurant and bar are first base for film buffs. Nearby is the IMAX: a giant wraparound screen, with stereophonic thrills.

For serious theatre, there's Shakespeare at the Globe, Hamlet at the National, and the Old and New Vics. The Menier Chocolate Factory does great fringe, and the Union Theatre is famous for its musicals. Step into The Vault for immersive shows, cabaret, comedy and Banksy's coup de théâtre: the Leake Street tunnel of graffiti art.

For modern masters and globetrotting artists, hit the Hayward and Tate Modern. The latter is a destination in itself, from the Turbine Hall to its viewing deck.





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- 1. **Royal Festival Hall** The grande dame of the South Bank, this grade I-listed hall and mega arts hub features a vast auditorium, bar and riverside terrace.
- 2. **Millennium Bridge** Walking north across this steel suspension bridge - that featured in Harry Potter and the Half Blood Prince - will provide a stunning clear view of St.Paul's south façade.
- 3. **National Theatre** This brutalist masterpiece, one of the great English publicly funded arts venues, is home to three permanent theatres performing up to 25 new shows a year.
- 4. **Young Vic** The Old Vic's younger sibling offers a theatrical shot in the arm with an eclectic programme and fresh writing, directing and acting talent. Always an experience.



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4



Southbank Centre Europe's largest centre for the arts stages more than 2,000 performances every year from the world of dance, music and literature.





From this very central position, the city is yours to explore: its riverside playgrounds and old and new landmarks, world-class culture and cutting-edge arts scenes, incredible dining and ever-expanding café society.



# The Area





# Be Dynamic

Bored of exercise regimes? Things a bit of a circus, but not the right kind? Flying Fantastic is just the place for you. A unique aerial fitness school experience, Flying Fantastic is fast redefining the trip down to the gym.



The perception is that to get fit, one needs to be grounded, or in water. Well, Flying Fantastic has literally turned that on its head, providing what they describe as “the thrill of a life upside down”. Their flagship location is located a short hop away from The Boulevard, home to two fully equipped studios operating all year round.

Whether a beginner or pro, everyone can benefit from a bit of circus in their life. You can attend a variety of standard and master classes, and workshops, such as dynamic aerial yoga, handstand workshops and exercising with bungees and aerial hoops. There’s even a Valentines Doubles Skills workshop that explores the classic circus doubles act. Flying Fantastic has truly elevated the art of exercise.







# Mind, body and retail fixes

With the unveiling of Borough Yards in 2020, Southwark will have its very own retail destination: 100,000sq ft of shops, restaurants and new public realm, integrated into the railway arches behind Borough Market. That's not to say that the area doesn't offer good shopping already. It does, if you know where to look.

The labyrinth of cobbled streets around the market holds a few gems. Paul Smith on Park Street is brimful of quirky gifts, design nostalgia, and men and women's key pieces. A few doors down is Cubitt's: shades and specs you want to wear, and collect. The market is, of course, the place for food. But Neal's Yard Dairy is great for a chunk of cheese, and The German Deli for bratwurst and beer.



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For sport, run the river to Westminster or the Tower of London and beyond. CrossFit fans can sprint to CrossFit Central for a WOD (workout of the day). Ride, Reshape and Rumble at IRebel at Upper Ground. Or hit the Secret Boxing Gym at London Bridge for real rings and fighter-trainers. Third Space on the river is fitness at its most slick: it has a vast double-height gym, a sprint track and inky-black underground pool.

For students, The Boulevard is within walking distance of several further education institutions: the new Lesoco campus of Lewisham/Southwark College, London South Bank University, King's College London, LSE and the London College of Creative Media. Whether you're an undergraduate, postgraduate, evening or summer student, enjoy the walk to work, and the local treats at the end of the day.



3

1. Need a clothes-shopping fix? Across London Bridge is **One New Change**: where the City shops for high-street and cut-above fashion, from Boss to Cos

2. At the penthouse of One New Change is **The Madison**: a rooftop restaurant, terrace and bar, with in-house DJs, acoustic sets and a buzzy vibe

3. **Borough Market** is food-shopping at its most indulgent: more than 100 traders from the UK and beyond, and every flavour under the sun

4. Musicians, writers and creative entrepreneurs access the best teachers in the business and professional-grade facilities at **LCCM**

5. **Mint Street Park** is Bankside's biggest green space, and a great place for an impromptu game of football



5



## Specification

What sets The Boulevard apart is evident before you even step inside. The unique local character built upon centuries of commercial, industrial and residential heritage, iconic railway arches, and a vibrant, creative community is reflected in the considered architecture of The Boulevard, including beautiful exterior green glazed bricks. Upon entry, this is enhanced even further: a grand Art Deco style lobby with bespoke, detailed finishes, and a hotel-style concierge to greet you upon arrival.

On top of it all are two roof top terraces, which provide an oasis of calm replete with striking 360-degree views.

The apartments themselves are nothing short of spectacular. Highly sophisticated, with the perfect amount of light, clean lines, spacious rooms and incredible vistas from both the large windows, and private terraces or balconies. Equally suited for entertainment and comfort, inside and out. The exquisite, bespoke details and luxury finishes display a level of style and craftsmanship befitting the location's iconic history and character.







### Specifications include:

#### General

- Freestanding A-rated washer/dryer in hallway storage
- Cardamono Grande Oak timber flooring to living areas, kitchen and hallways
- Carpets in bedrooms
- Recessed LED lighting throughout
- Balcony or terrace(s) with every apartment
- Boutique furnished lobby and concierge
- Landscaped residents' roof terraces with panoramic views
- Video entry phones in each apartment
- Sky Q Hyperoptic ready









**Specifications include:**

**Kitchens**

- Customised kitchen units in colours of Cashmere and Lava
- Bespoke work surfaces in Sanded Birch with glass splash backs
- Siemens A(+) rated integrated kitchen appliances

**Bathrooms**

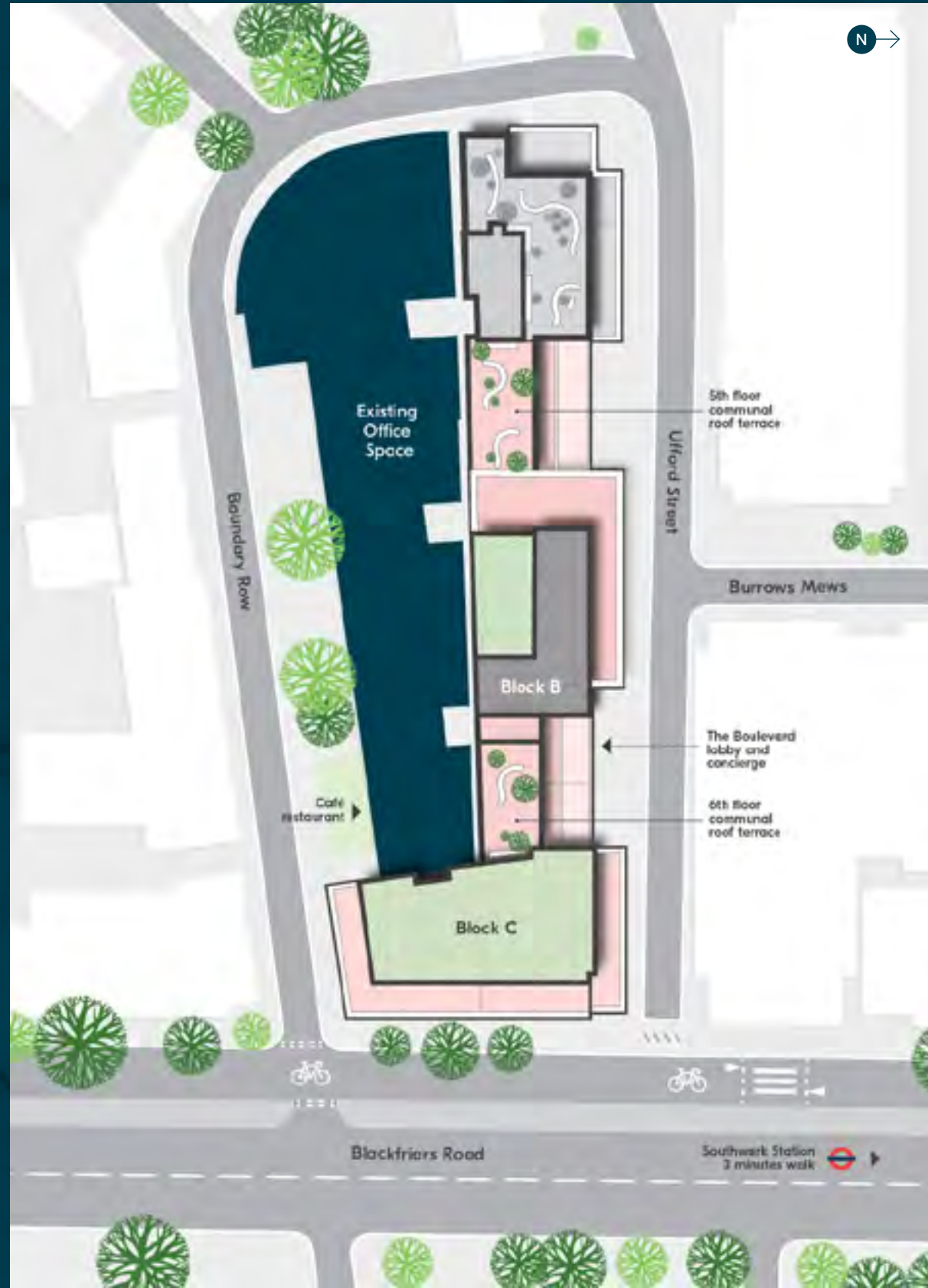
- Fully tiled bathrooms and en-suites; Asus on en-suite walls/floor and bathroom walls, Motion, Bocciardato on bathroom floor











The Development

# Plot Locators

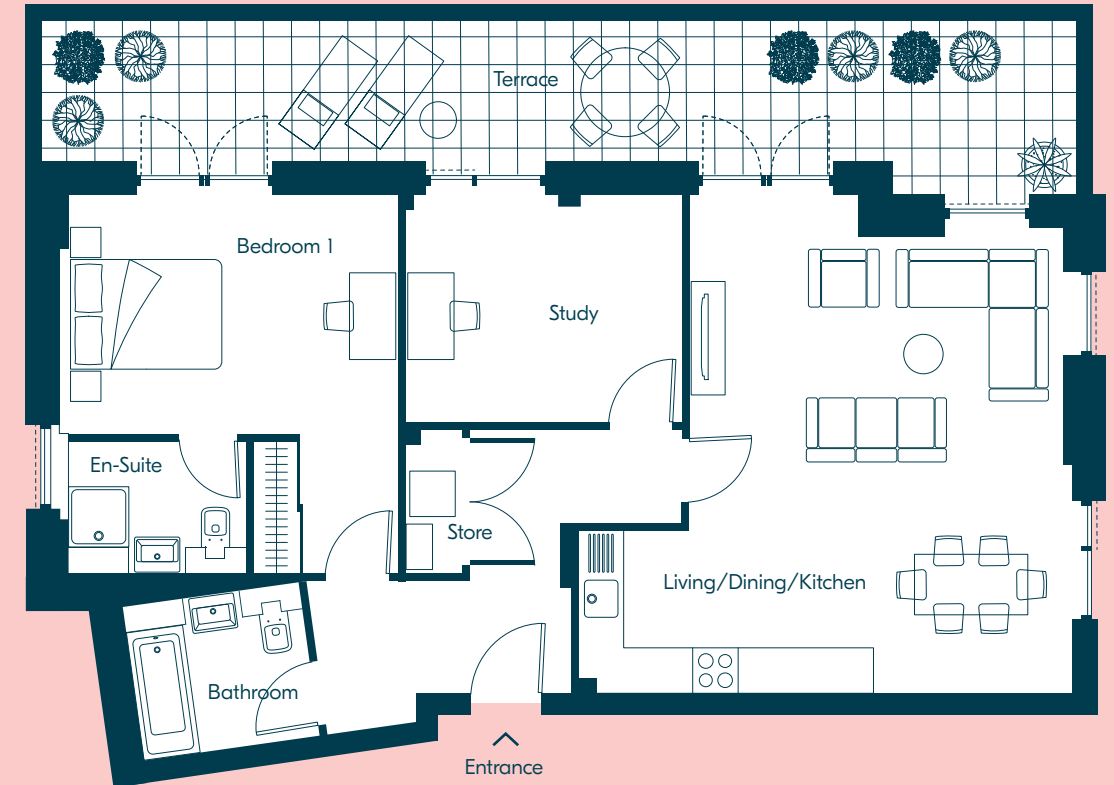




# 1 Bedroom Apartment Plot C-602



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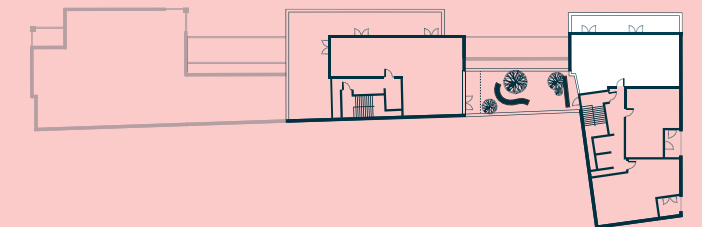


**Internal Area**  
940.8 sq ft / 87.4 m<sup>2</sup>

**Living / Dining / Kitchen**  
21'4" x 21'8" / 6.5 x 6.6 m

**Bedroom 1**  
14'5" x 10'6" / 4.4 x 3.2 m

**Study**  
12'2" x 9'10" / 3.7 x 3.0 m



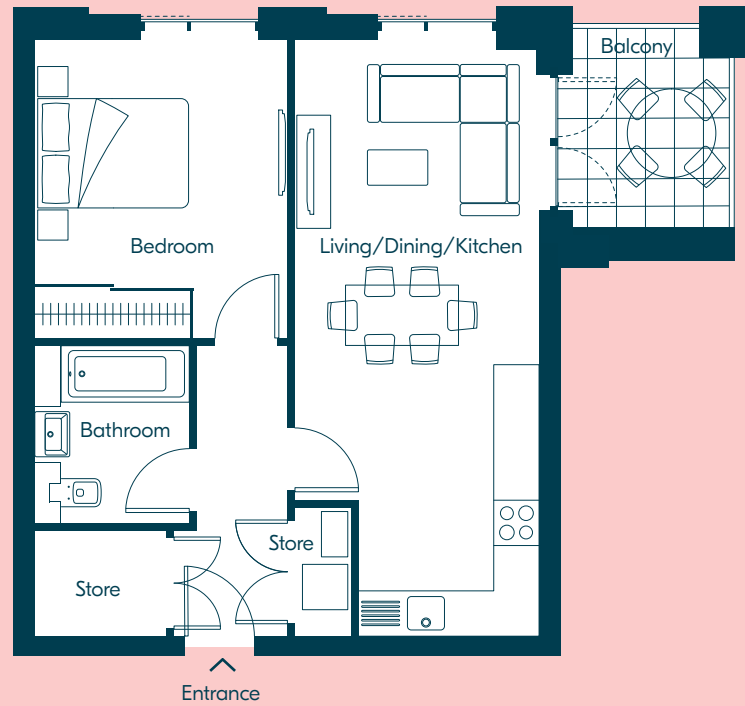
Floor 1 2 3 4 5 6 7

The kitchen, furniture layouts and dimensions on floorplans displayed are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as Gross Internal Areas (GIA) using the Royal Institution of Chartered Surveyors (RICS) Property Measurement (1st Edition). Apartment layouts shown here are indicative only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.



# 1 Bedroom Apartment

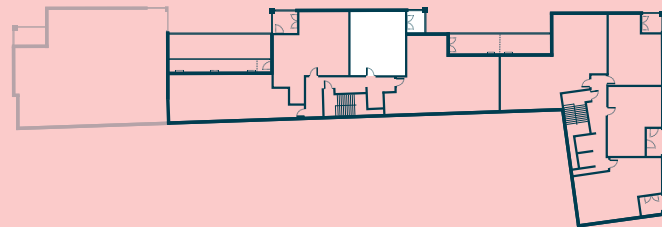
Plot B-105, B-205, B-305, B-405, B-502



**Internal Area**  
568.3 sq ft / 52.8 m<sup>2</sup>

**Living / Dining / Kitchen**  
10'6" x 25'11" / 3.2 x 7.9 m

**Bedroom 1**  
11'2" x 13'1" / 3.4 x 4.0 m

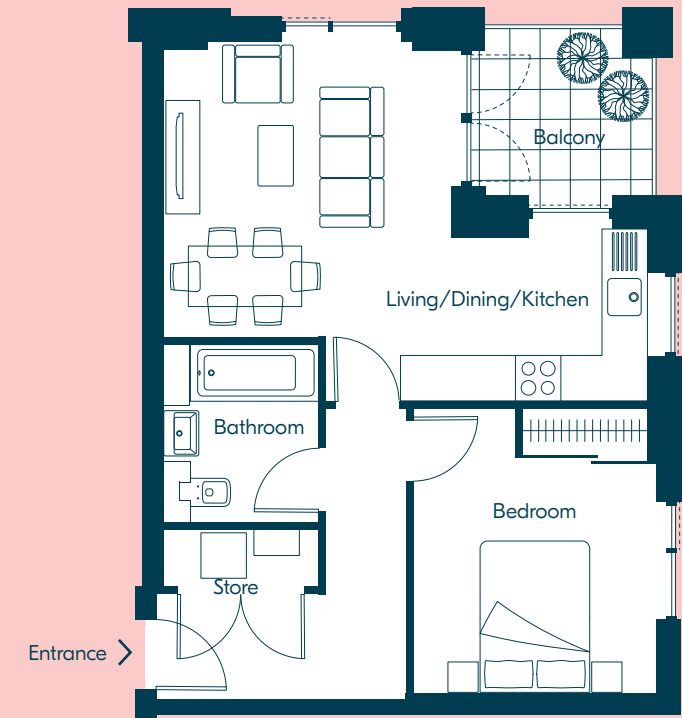


Floor 1 2 3 4 5 6 7

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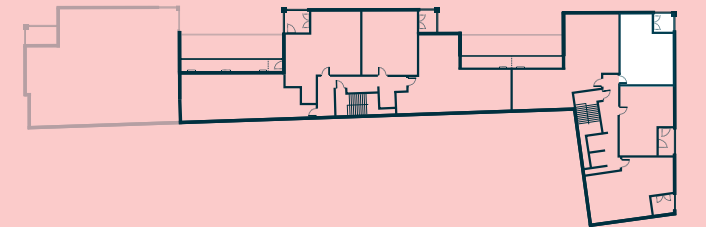
Plot C-208, C-308, C-408, C-505



**Internal Area**  
537.1 sq ft / 49.9 m<sup>2</sup>

**Living / Dining / Kitchen**  
21'0" x 15'9" / 6.4 x 4.8 m

**Bedroom 1**  
10'6" x 12'6" / 3.2 x 3.8 m



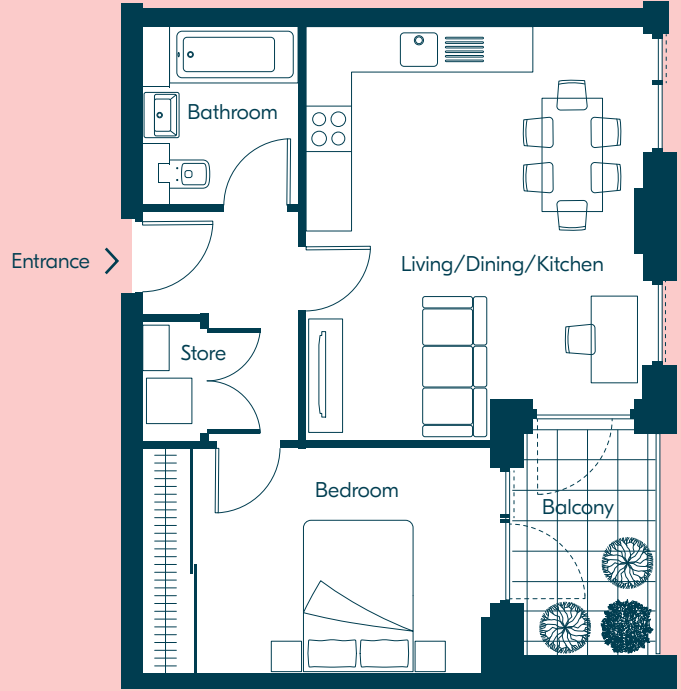
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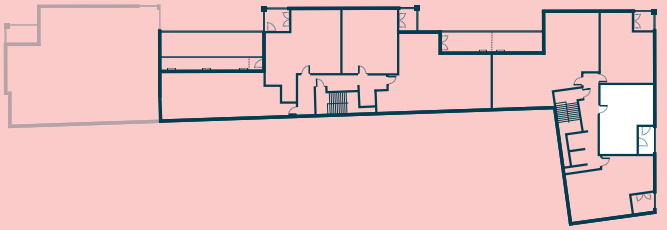
Plot C-209, C-309, C-409, C-506, C-603



**Internal Area**  
 537.1 sq ft / 49.9 m<sup>2</sup>

**Living / Dining / Kitchen**  
 14'9" x 17'9" / 4.5 x 5.4 m

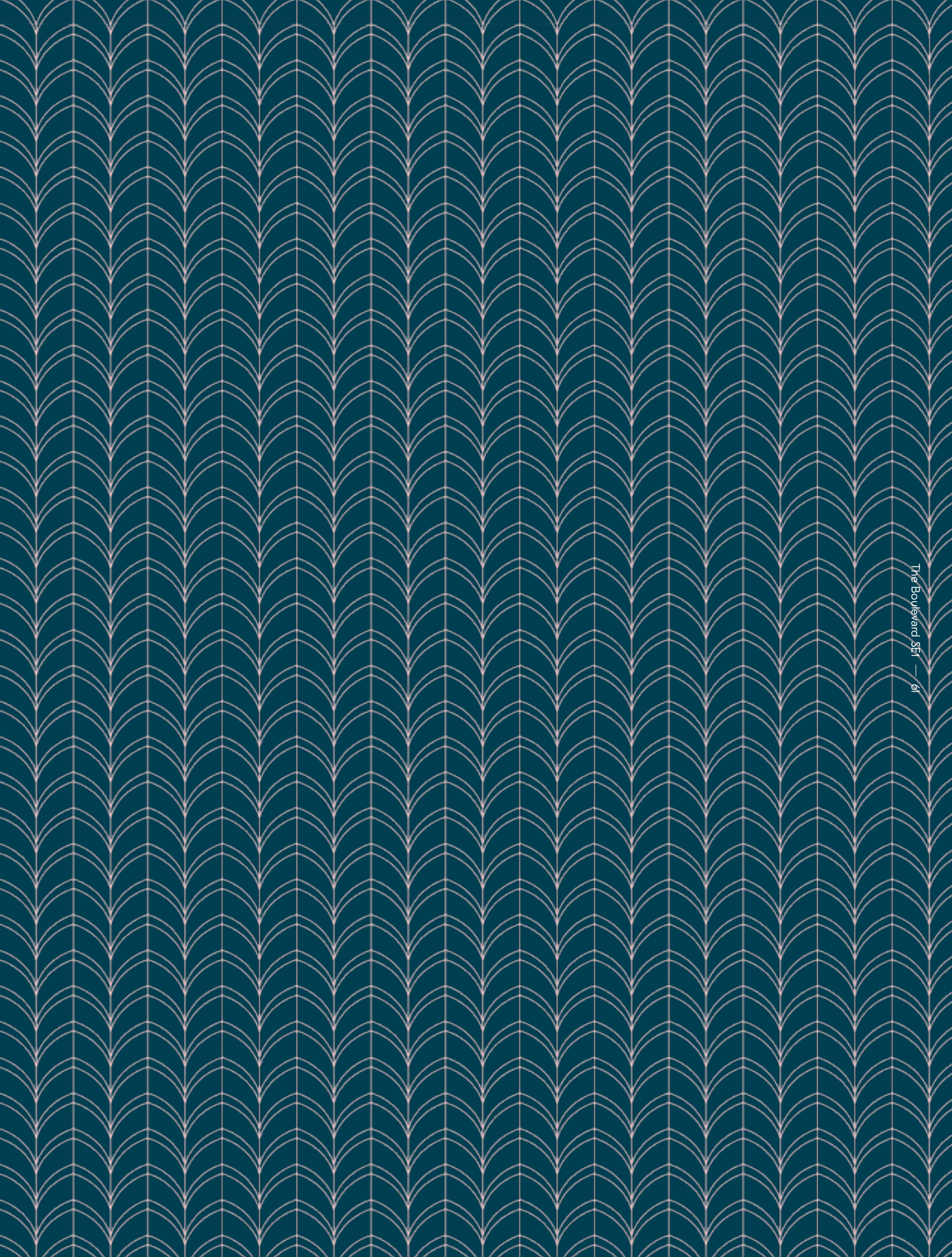
**Bedroom 1**  
 15'1" x 9'10" / 4.6 x 3.0 m



Floor 

1	2	3	4	5	6	7
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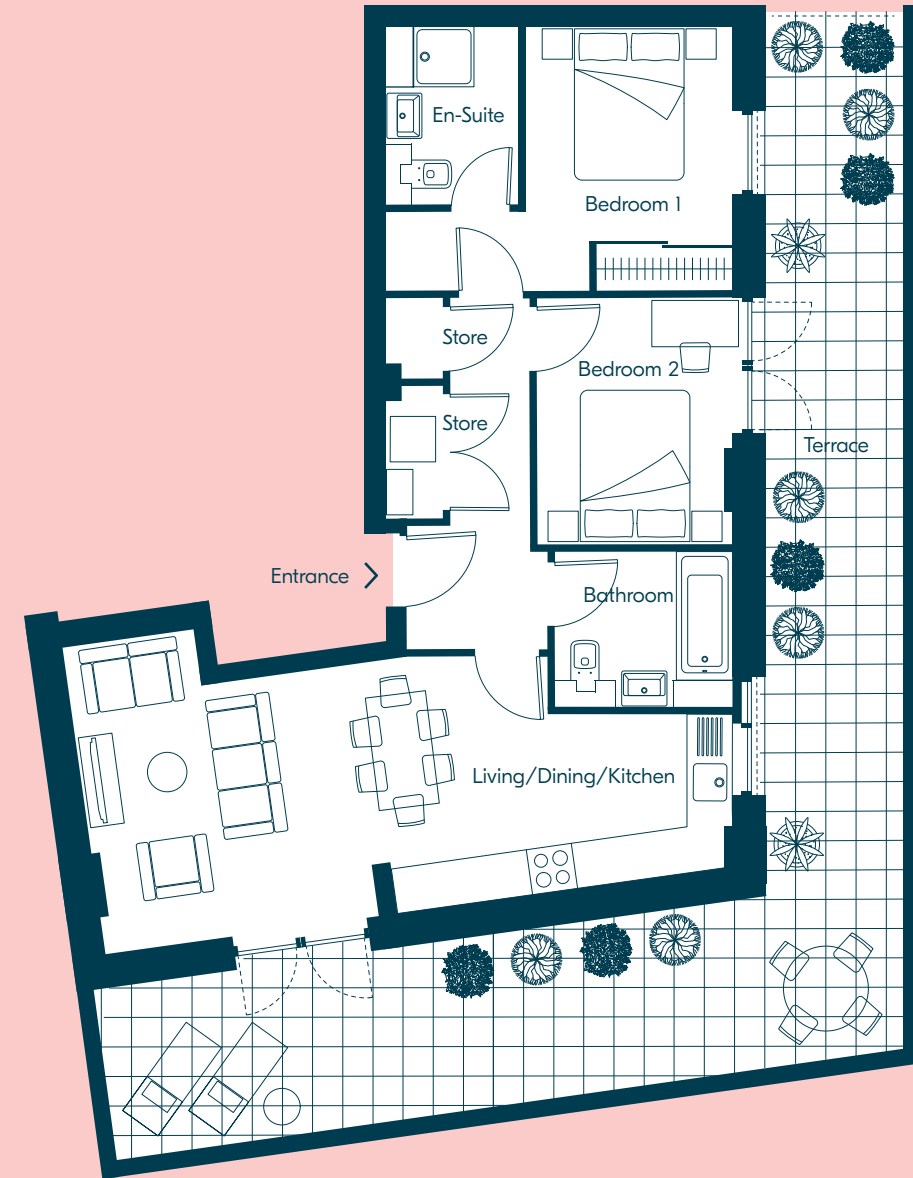




## 2 Bedroom Apartment Plot C-702



## 2 Bedroom Apartment Plot C-702

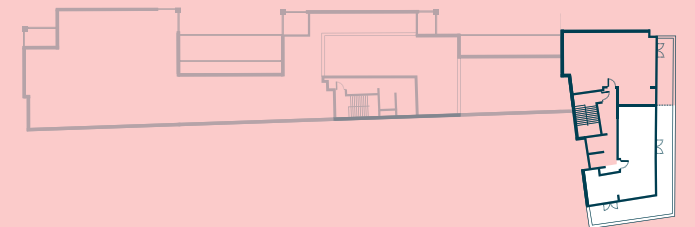


**Internal Area**  
711.5 sq ft / 66.1 m<sup>2</sup>

**Living / Dining / Kitchen**  
267" x 135" / 8.1 x 4.1 m

**Bedroom 1**  
8'10" x 11'6" / 2.7 x 3.5 m

**Bedroom 2**  
8'6" x 10'10" / 2.6 x 3.3 m

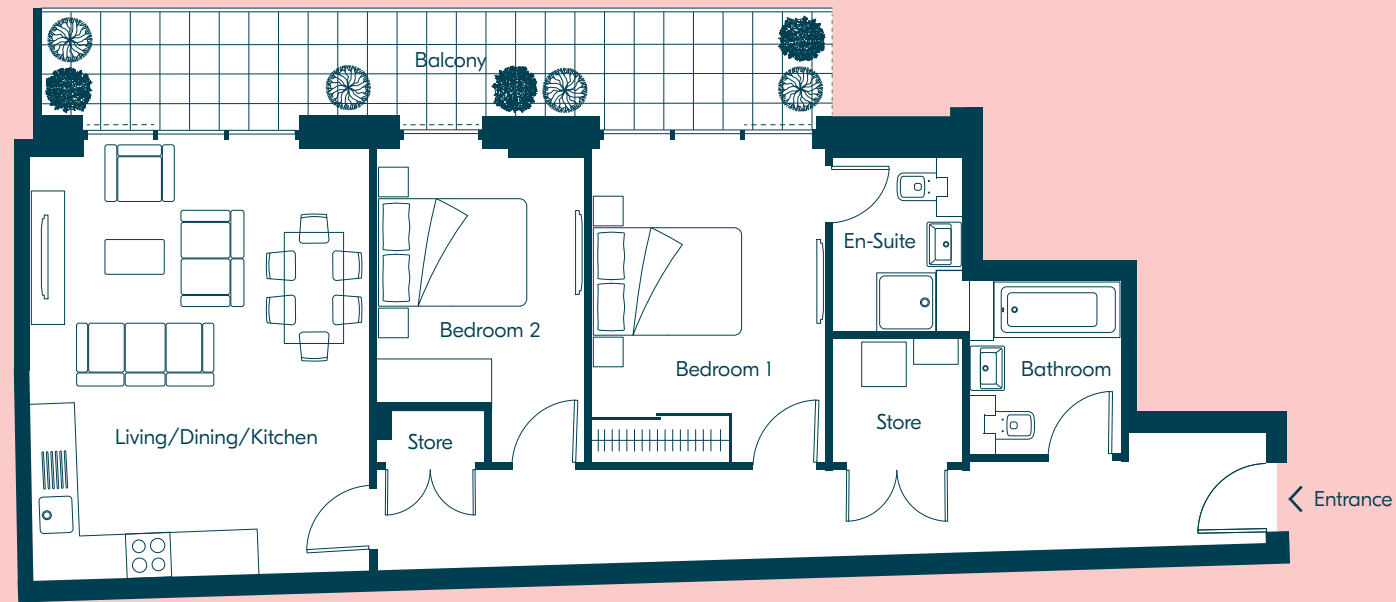


Floor 1 2 3 4 5 6 7

The kitchen, furniture layouts and dimensions on floorplans displayed are for guidance only. Dimensions are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as Gross Internal Areas (GIA) using the Royal Institution of Chartered Surveyors (RICS) Property Measurement (1st Edition). Apartment layouts shown here are indicative only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.



## 2 Bedroom Apartment Plot B-103, B-203, B-303, B-403

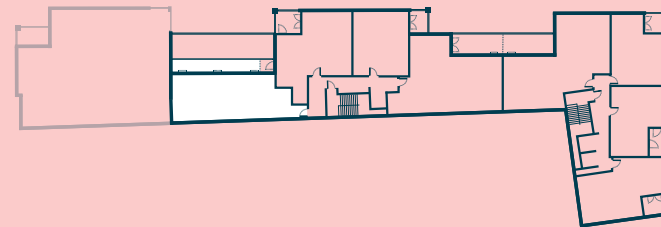


**Internal Area**  
877.3 sq ft / 81.5m<sup>2</sup>

**Living / Dining / Kitchen**  
15'1" x 18'8" / 4.6 x 5.7 m

**Bedroom 1**  
10'6" x 13'9" / 3.2 x 4.2 m

**Bedroom 2**  
9'2" x 13'9" / 2.8 x 4.2 m

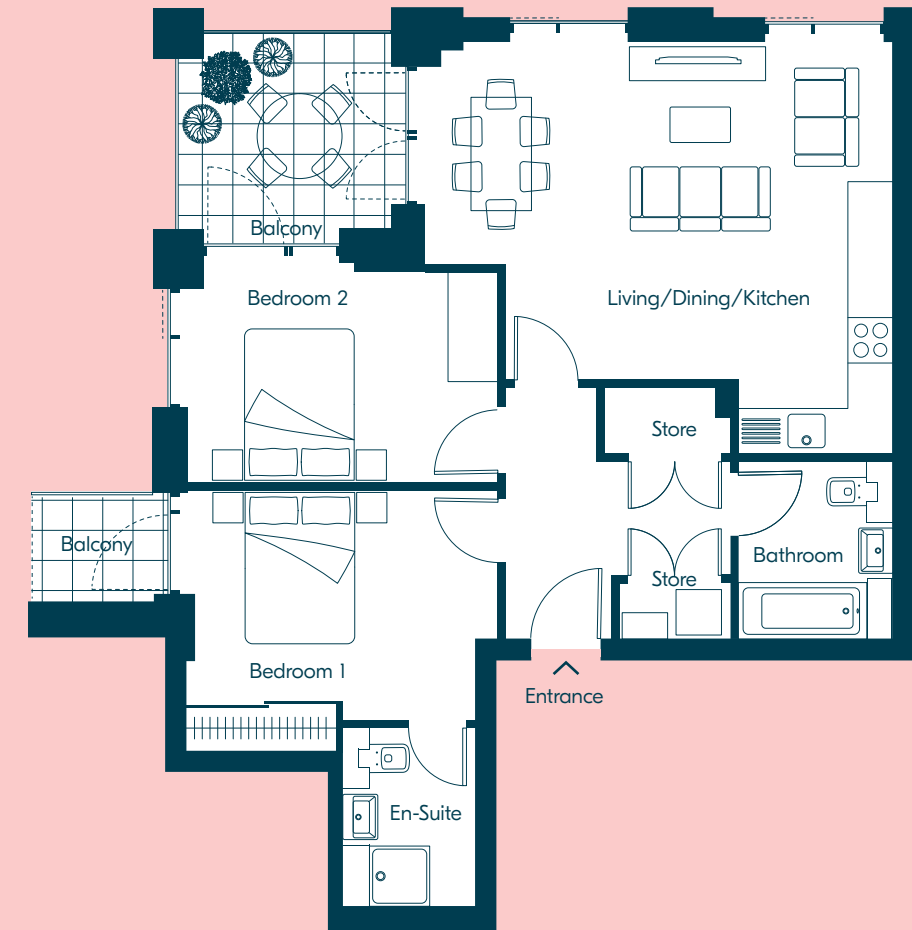


Floor 

1	2	3	4	5	6	7
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## 2 Bedroom Apartment Plot B-104, B-204, B-304, B-404

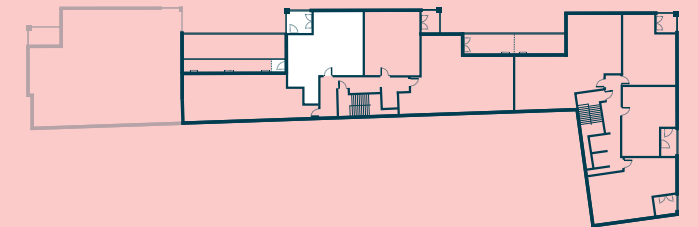


**Internal Area**  
791.1 sq ft / 73.5m<sup>2</sup>

**Living / Dining / Kitchen**  
20'4" x 18'1" / 6.2 x 5.5 m

**Bedroom 1**  
9'10" x 13'5" / 3.0 x 4.1 m

**Bedroom 2**  
13'5" x 9'6" / 4.1 x 2.9 m



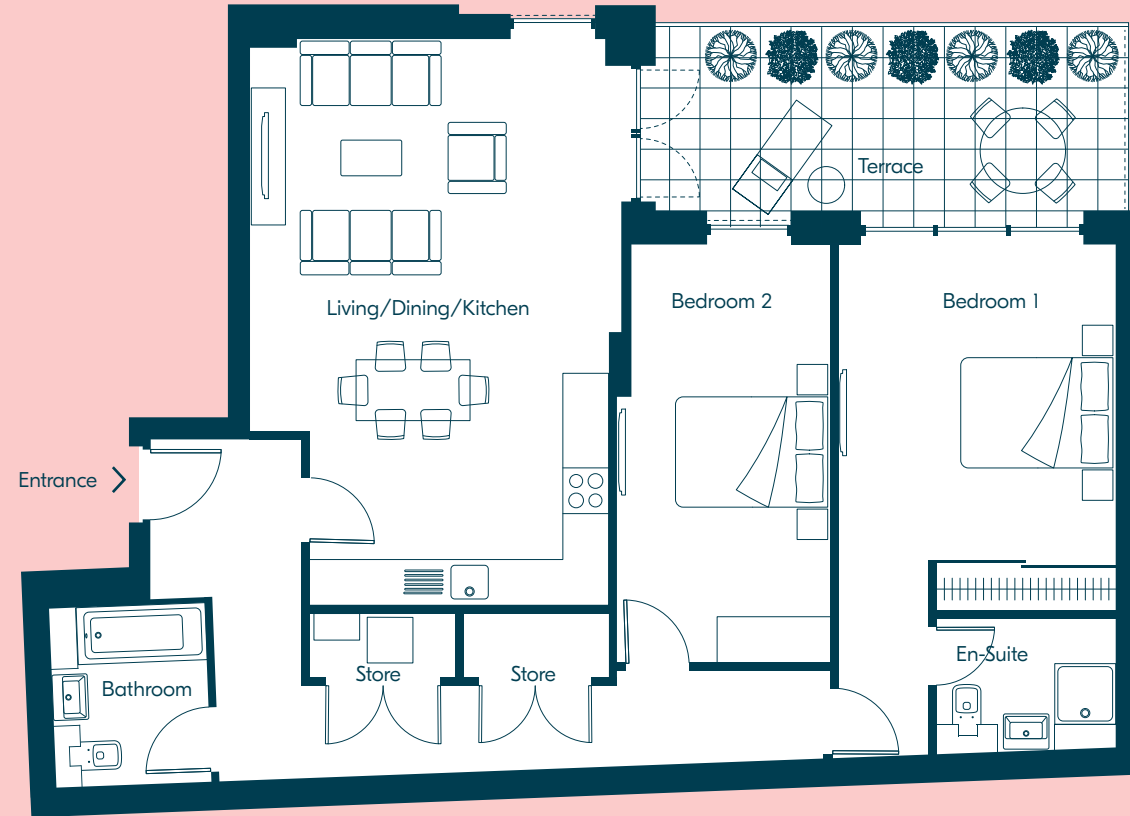
Floor 

1	2	3	4	5	6	7
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## 2 Bedroom Apartment Plot B-106

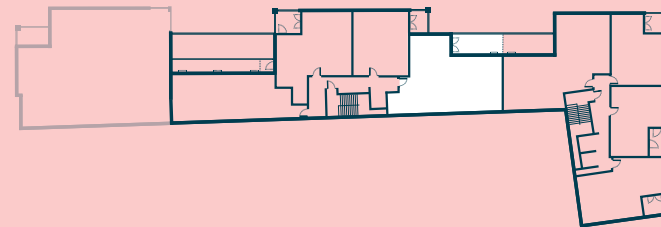


**Internal Area**  
1078.5 sq ft / 100.2m<sup>2</sup>

**Living / Dining / Kitchen**  
16'1" x 24'6" / 4.9 x 7.5 m

**Bedroom 1**  
12'2" x 22'0" / 3.7 x 6.7 m

**Bedroom 2**  
18'1" x 9'2" / 5.5 x 2.8 m

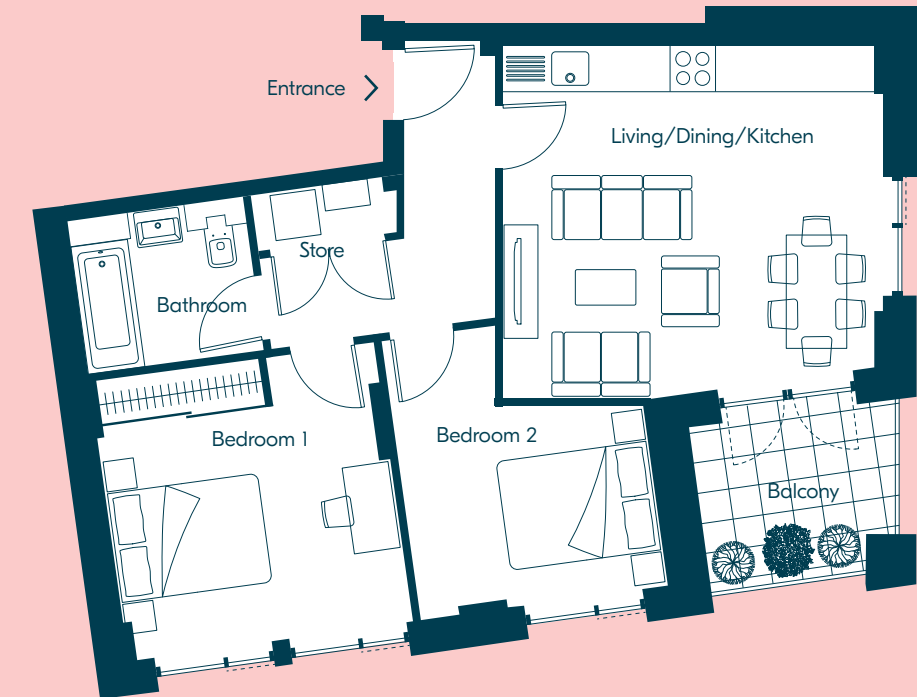


Floor 

1	2	3	4	5	6	7
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## 2 Bedroom Apartment Plot C-110, C-210, C-310, C-410, C-507, C-604

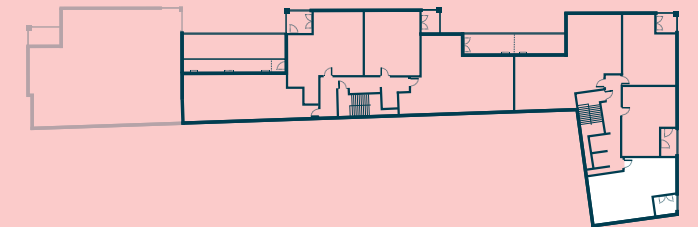


**Internal Area**  
670.6 sq ft / 62.3 m<sup>2</sup>

**Living / Dining / Kitchen**  
16'5" x 15'5" / 5.0 x 4.7 m

**Bedroom 1**  
12'6" x 12'2" / 3.8 x 3.7 m

**Bedroom 2**  
11'2" x 12'2" / 3.4 x 3.7 m



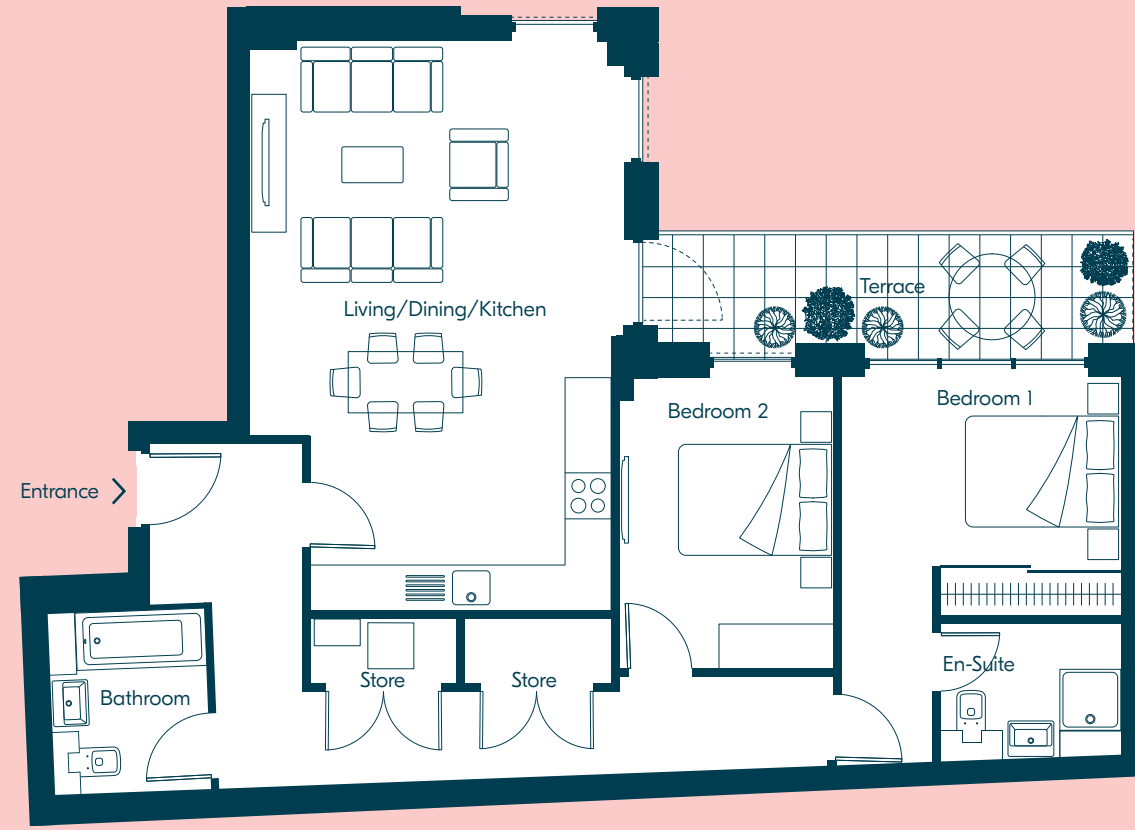
Floor 

1	2	3	4	5	6	7
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## 2 Bedroom Apartment Plot B-206, B-306, B-406, B-503

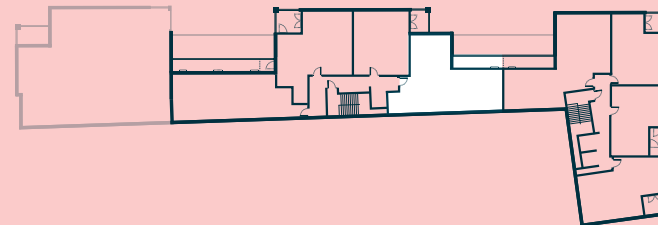


**Internal Area**  
959.1 sq ft / 89.1 m<sup>2</sup>

**Living / Dining / Kitchen**  
16'1" x 24'6" / 4.9 x 7.5 m

**Bedroom 1**  
12'2" x 16'5" / 3.7 x 5.0 m

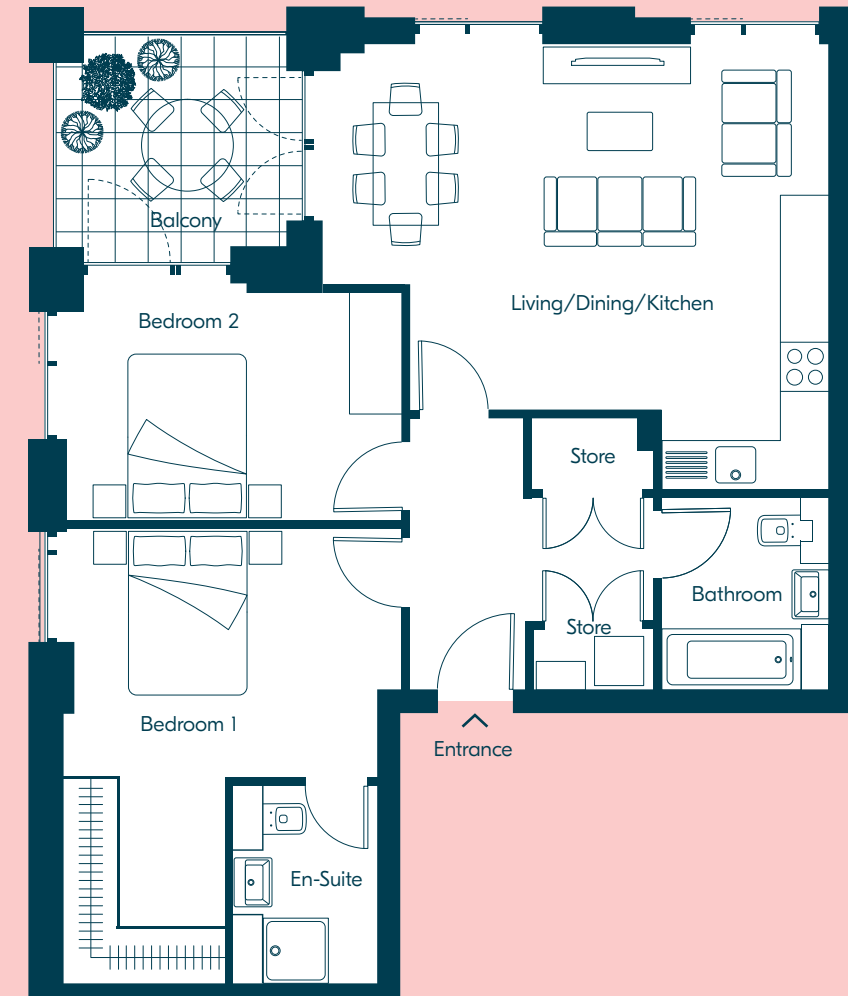
**Bedroom 2**  
9'2" x 12'6" / 2.8 x 3.8 m



Floor 1 2 3 4 5 6 7

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## 2 Bedroom Apartment Plot B-501

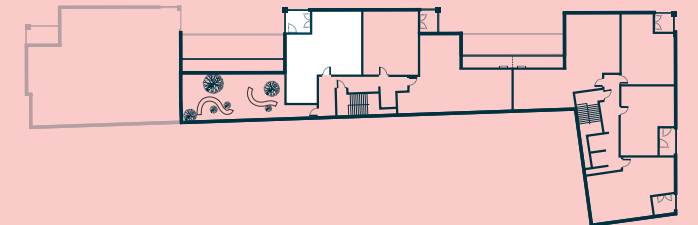


**Internal Area**  
837.4 sq ft / 77.8m<sup>2</sup>

**Living / Dining / Kitchen**  
20'4" x 18'1" / 6.2 x 5.5 m

**Bedroom 1**  
13'2" x 18'1" / 4.0 x 5.5 m

**Bedroom 2**  
13'5" x 9'6" / 4.1 x 2.9 m

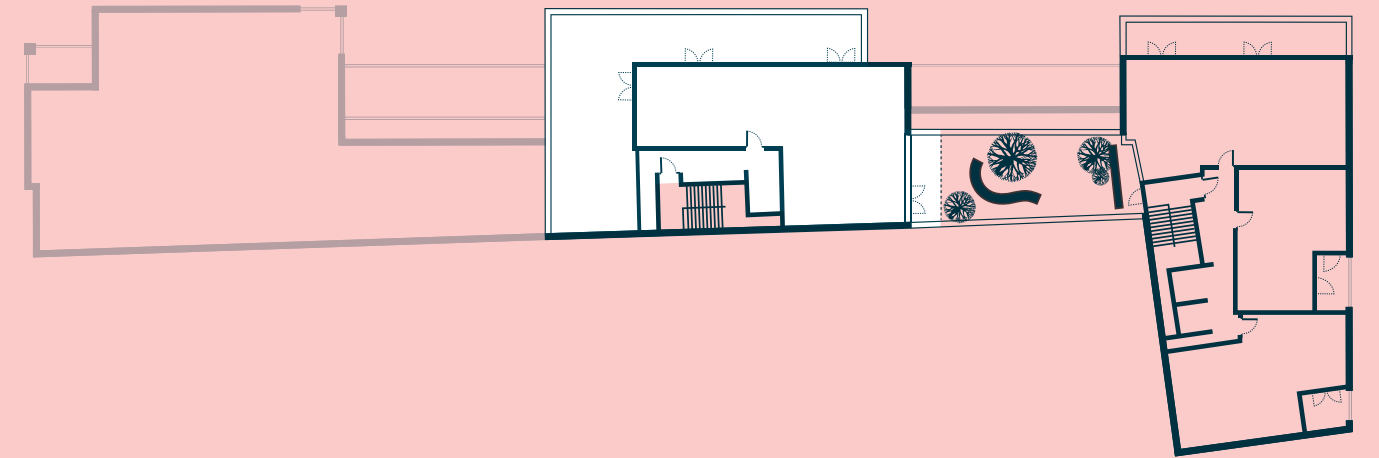
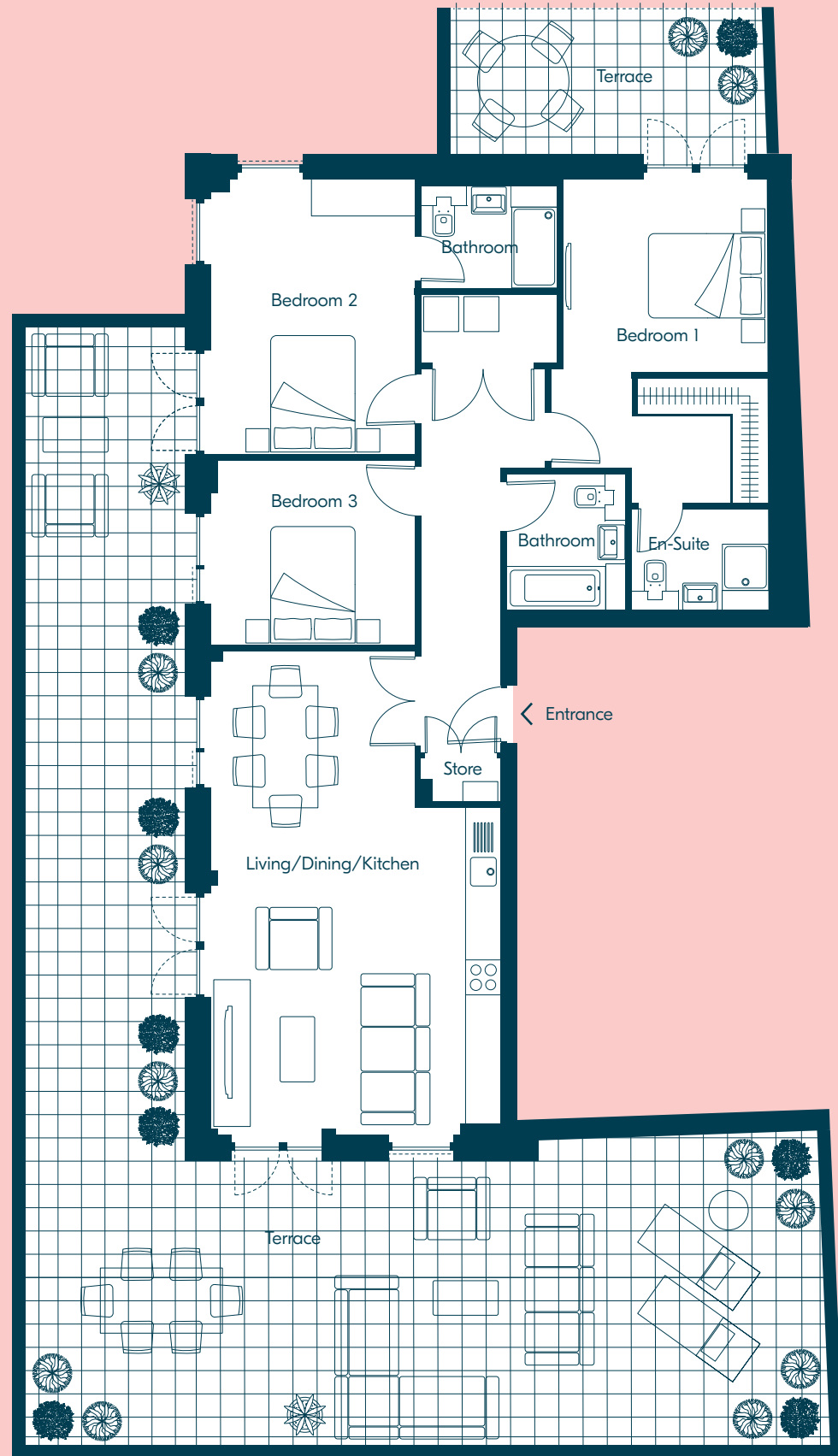


Floor 1 2 3 4 5 6 7

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# 3 Bedroom Apartment Plot B-601



The Boulevard SE1 — 70

The Boulevard SE1 — 71

- Internal Area**  
1243.2 sq ft / 115.5 m<sup>2</sup>
- Living / Dining / Kitchen**  
27'3" x 16'5" / 8.3 x 5.0 m
- Bedroom 1**  
16'5" x 11'6" / 5.0 x 3.5 m
- Bedroom 2**  
15'5" x 11'6" / 4.7 x 3.5 m
- Bedroom 3**  
10'6" x 11'6" / 3.2 x 3.5 m

Floor	1	2	3	4	5	6	7
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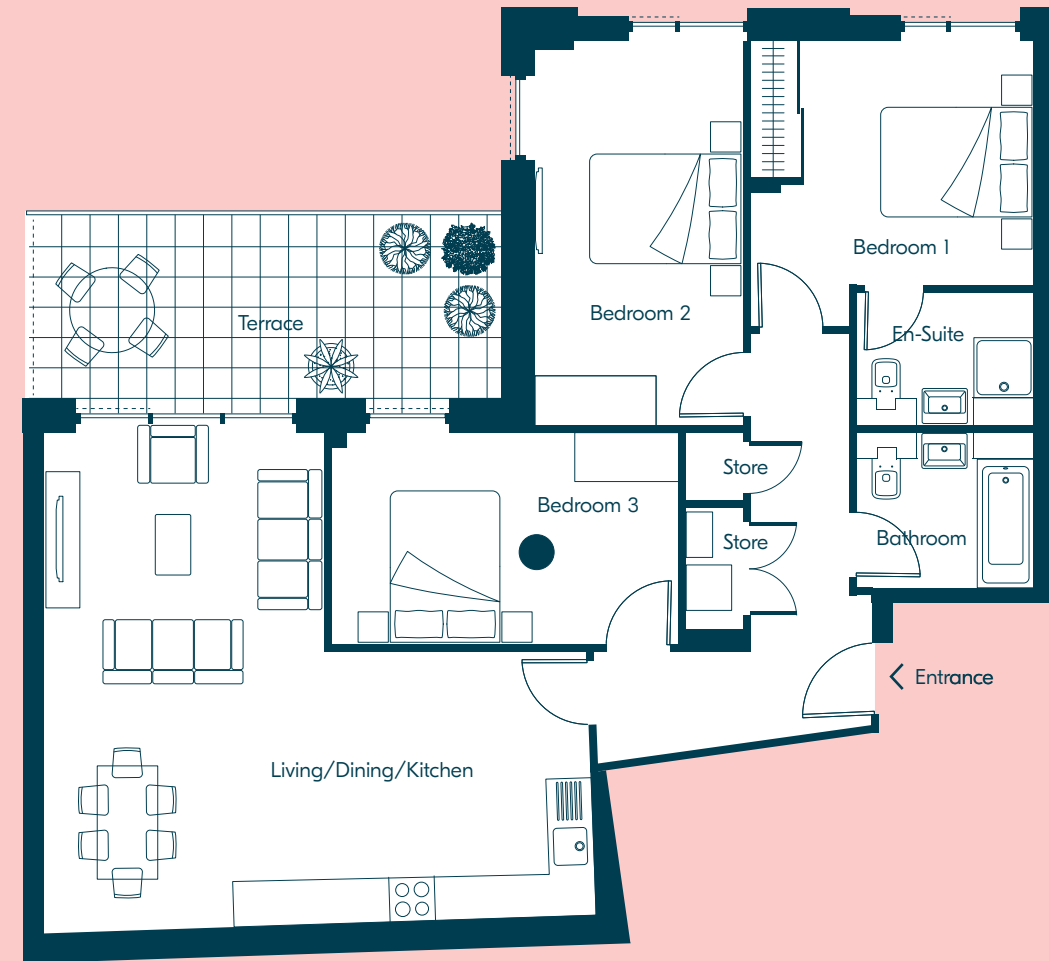
The kitchen, furniture layouts and dimensions on floorplans displayed are for guidance only. Dimensions are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as Gross Internal Areas (GIA) using the Royal Institution of Chartered Surveyors (RICS) Property Measurement (1st Edition). Apartment layouts shown here are indicative only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.



## 3 Bedroom Apartment Plot B-601



## 3 Bedroom Apartment Plot C-107



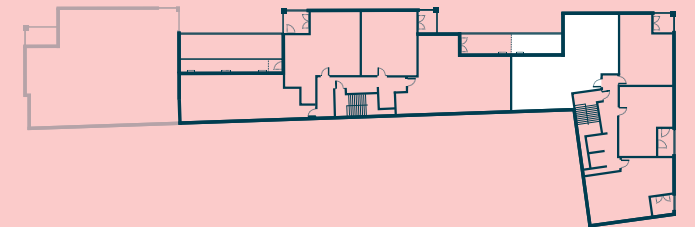
**Internal Area**  
1081.8 sq ft / 100.5m<sup>2</sup>

**Living / Dining / Kitchen**  
23'7" x 22'0" / 7.2 x 6.7 m

**Bedroom 1**  
12'6" x 10'6" / 3.8 x 3.2 m

**Bedroom 2**  
9'2" x 16'5" / 2.8 x 5.0 m

**Bedroom 3**  
15'1" x 9'2" / 4.6 x 2.8 m



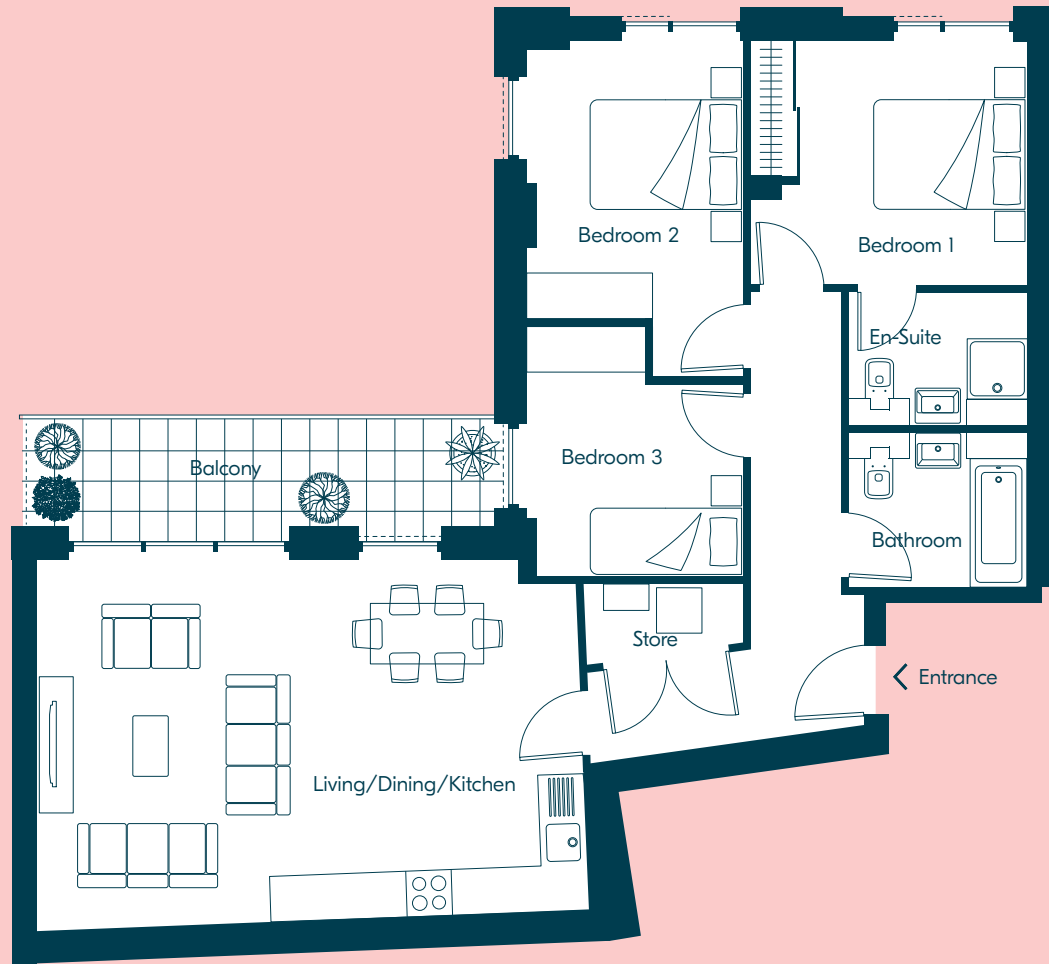
Floor 1 2 3 4 5 6 7

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# 3 Bedroom Apartment

Plot C-207, C-307, C-407, C-504



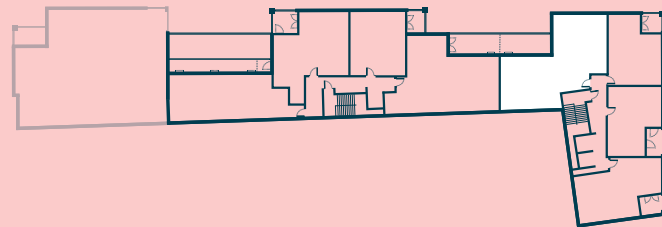
**Internal Area**  
962.3 sq ft / 89.4 m<sup>2</sup>

**Living / Dining / Kitchen**  
23'4" x 15'9" / 7.1 x 4.8 m

**Bedroom 1**  
12'2" x 10'6" / 3.7 x 3.2 m

**Bedroom 2**  
9'6" x 14'9" / 2.9 x 4.5 m

**Bedroom 3**  
9'6" x 10'10" / 2.9 x 3.3 m

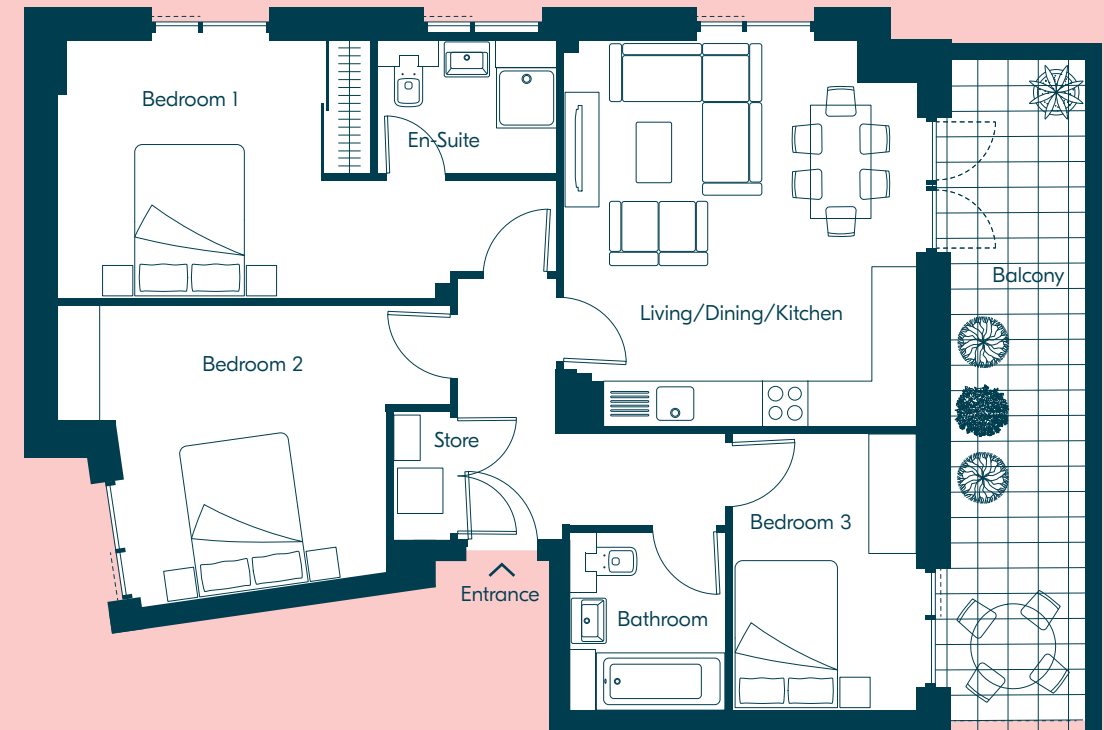


Floor 1 2 3 4 5 6 7

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# 3 Bedroom Apartment

Plot C-701



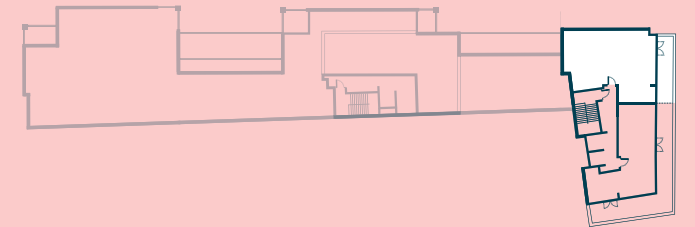
**Internal Area**  
920.3 sq ft / 85.5 m<sup>2</sup>

**Living / Dining / Kitchen**  
15'5" x 16'9" / 4.7 x 5.1 m

**Bedroom 1**  
21'8" x 11'2" / 6.6 x 3.4 m

**Bedroom 2**  
17'1" x 13'1" / 5.2 x 4.0 m

**Bedroom 3**  
7'9" x 12'2" / 2.4 x 3.7 m



Floor 1 2 3 4 5 6 7

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# Brought to you by Latimer Homes

Latimer is the private sale home building arm of Clarion Housing Group, developing homes for private sale in thriving mixed use communities.

Clarion Housing Group is the UK's largest provider of affordable housing, owning over 125,000 homes with over 350,000 residents across the country. As part of Clarion Housing Group, Latimer has an unrivalled balance sheet with net assets of over £7bn and a turnover of close to £1bn per annum.

We build communities that work for the long-term and we have been developing for over 100 years. The Clarion story started with William Sutton, a 19th century entrepreneur who gifted his entire fortune (£230 million in today's money) to build affordable housing across the major cities in the UK. We have been delivering on his legacy ever since.

The majority of homes we build will always be for affordable tenures, but building homes for private sale is crucial for our business to develop both mixed sustainable communities and recycling any profits we make from private sales back into building and maintaining more affordable homes.

What sets Latimer apart is our long-term commitment to the people who live in our homes. We don't build and then simply move onto the next site; we create thriving places for families to enjoy and all of our work is built on strong financial foundations meaning we are a dependable partner.

We also want every Latimer community to be socially and environmentally sustainable. That means a consistent commitment to high quality and low carbon properties.

Our model is very different to other developers. We don't have shareholders, so we don't face short-term demands to make profit at any cost. Instead, we are driven by our commitment to quality, community and places that succeed. As a group we have a committed development pipeline of over 16,000 new homes and have ambitions to become a top ten home builder in the UK over the next 5-7 years.

If you buy a Latimer home you will be buying into an organisation with more than 100 years of history and an enduring commitment to building communities that succeed.



**LATIMER**  
by Clarion Housing Group

## Our Developments



### The Lexicon Islington, London

At 36-storeys high, this City Road development stands as Islington's tallest building. The City Basin waterside apartments, moments from Angel tube and Silicon Roundabout, feature unrivalled views, a spa, a lounge and a 24hr concierge service. The Lexicon, delivered by the engineers behind the world's tallest building, Dubai's Burj Khalifa - is situated in a prime location bordering Angel, Shoreditch, Clerkenwell and Farringdon. Its 36-storey structure defines the spirit of the development, while its 146 one, two and three bedroom private apartments take their lead from the culture and energy of the Lexicon's location. No other development in EC1 Islington is taller, bolder or more inspiring.

### Amplify Salford Quays, Manchester

Latimer Homes is proud to present a range of one, two and three bedroom apartments and duplex houses for sale and shared ownership. Perfectly located in the bustling area of Salford Quays, Amplify Apartments offers a sense of high quality living and is situated within walking distance of MediaCityUK and the range of amenities and lifestyle offer of The Quays.





## Viewpoint London

Our stunning new development of one, two and three bedroom apartments for sale in Battersea is conveniently situated just moments away from Wandsworth Bridge. Each home features a private balcony or terrace and is surrounded by landscaped gardens.



## NOMA Westminster, London

NOMA enjoys an enviable City of Westminster address, where Maida Vale meets the transformation of Kilburn. Ideally placed amongst the wide, tree-lined avenues and picturesque canals of Maida Vale with excellent amenities and transport connections, NOMA is located just 12 minutes from Oxford Circus and moments from everything Central London has to offer. Brand new two, three and four bedroom homes, ready to move into, put you at the heart of this world-class London lifestyle.

## Conningbrook Lakes Ashford, Kent

Conningbrook Lakes is a new development of high-quality, contemporary and stylish homes, offering an exceptional opportunity to live in this unique environment. These two, three and four bedroom homes are nestled within Conningbrook Country Park, a popular family-oriented nature reserve featuring lakes, ponds, woodland and grassland.



**LATIMER**  
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theboulevard-southwark.co.uk | 020 7118 0488

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