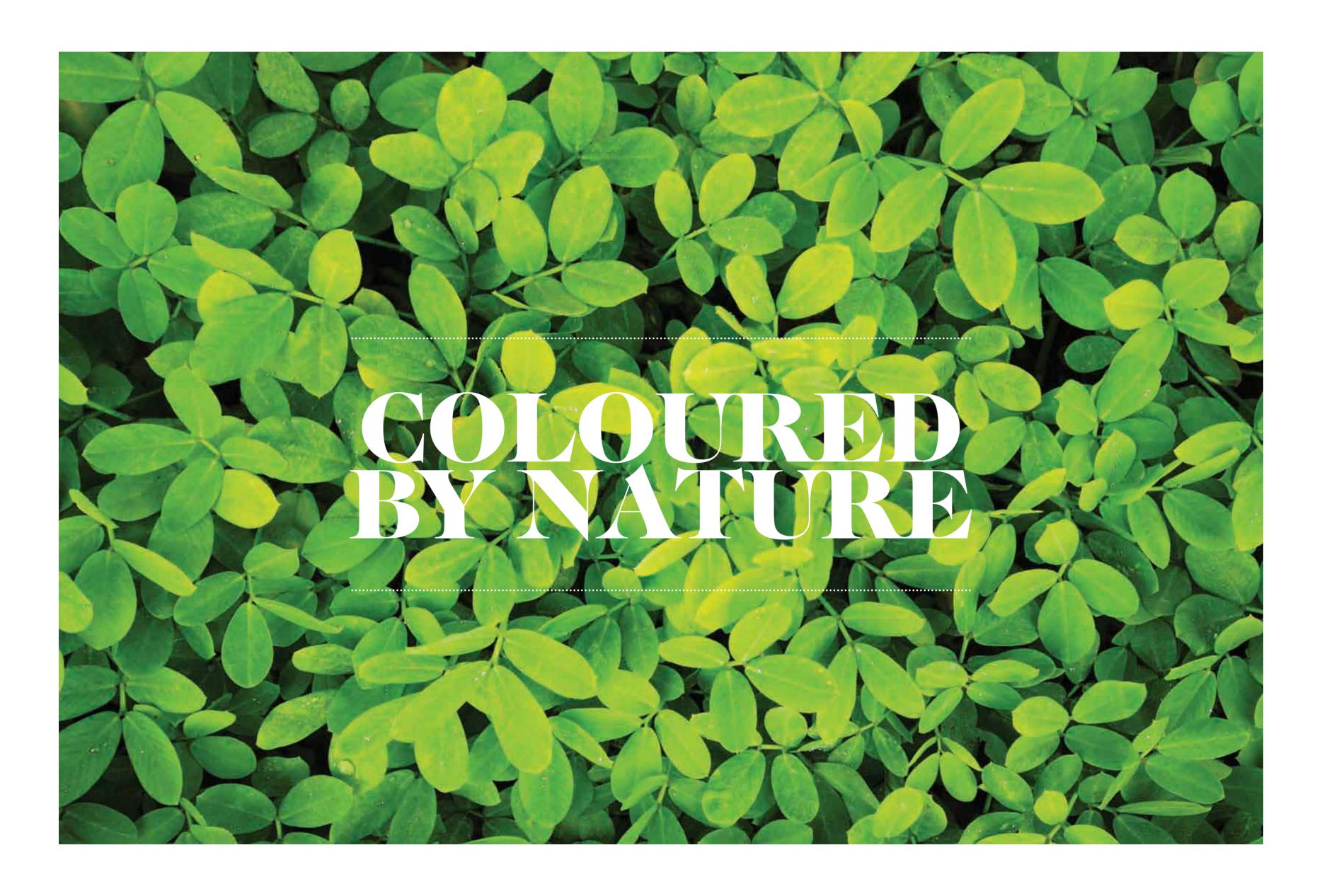


BERMONDSEY WORKS

London SE16





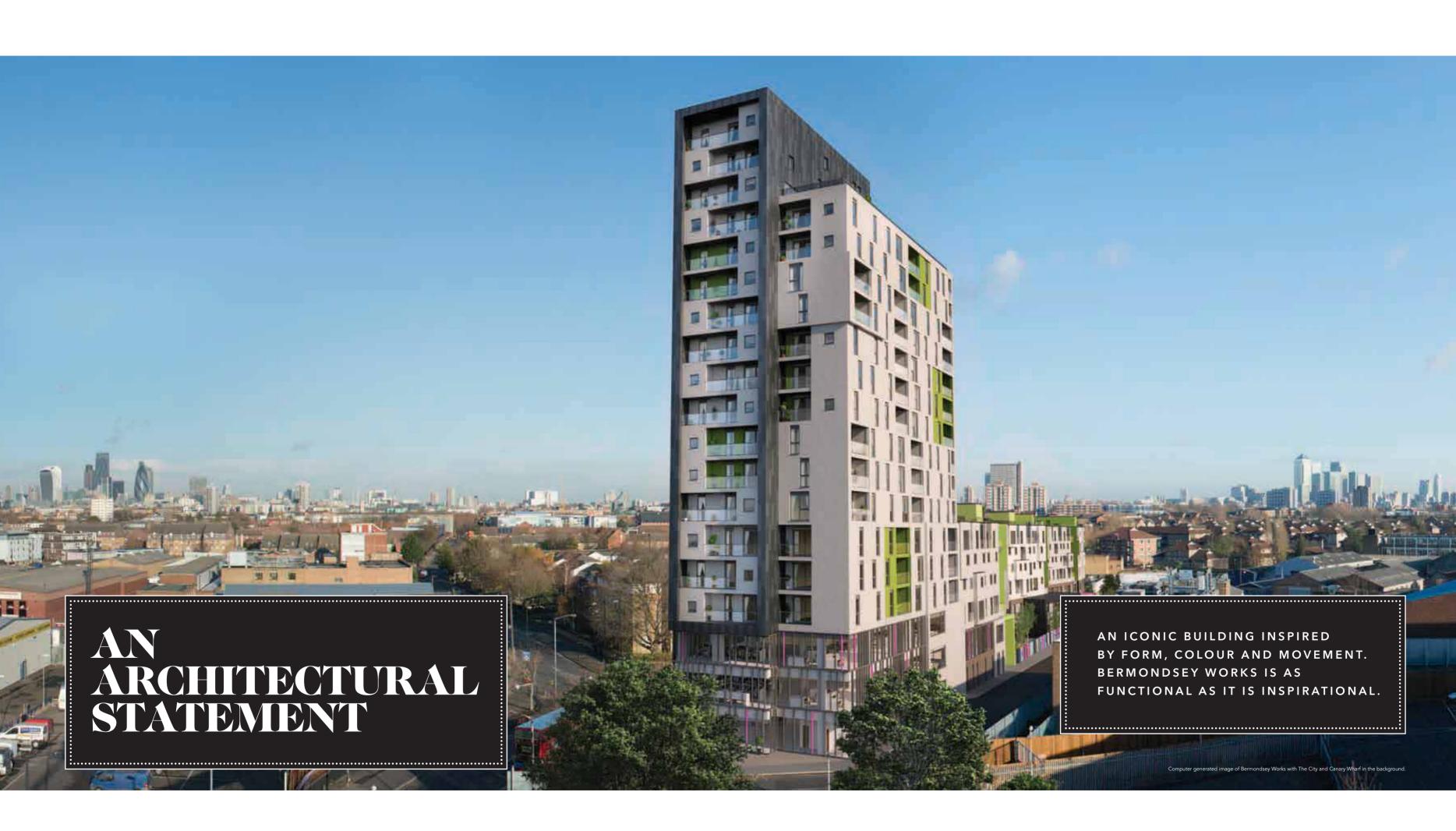




DESIGN IS NOT JUST WHAT IT LOOKS AND FEELS LIKE. DESIGN IS HOW IT WORKS.

# WELCOME TO TO BERMONDSEY WORKS

A COLLECTION OF 1, 2 & 3 BEDROOM
APARTMENTS, PENTHOUSES &
VILLAS IN SOUTH LONDON'S
NEWEST DESTINATION.



# **BERMONDSEY WORKS**

*SE16* 

Taking luxury London living to new heights, Bermondsey Works is a new landmark development by Telford Homes. Superbly situated in Bermondsey, South London's coolest corner, this exceptional collection of one, two and three bedroom apartments, penthouses and villas delivers the best in contemporary city living. Just minutes from the heart of central London.



# SURREY QUAYS & CANADA WATER

•••••

20 minutes walk

UNDER A MILE FROM HOME IS SURREY
QUAYS SHOPPING CENTRE WITH OVER 40
STORES AND NEXT DOOR TO THE SURREY
QUAYS LEISURE PARK WITH ODEON
CINEMA. ADJACENT TO SURREY QUAYS
IS CANADA WATER, A FRESHWATER
LAKE AND WILDLIFE REFUGE.



# BERMONDSEY STREET

Just over a mile away

A SHORT BUS RIDE AWAY
IS BERMONDSEY STREET,
A VIBRANT ENTERTAINMENT
HUB CHARACTERISED BY ITS
RICH SELECTION OF BARS
AND RESTAURANTS.



# SOUTHWARK PARK

In under 15 minutes walk

SOUTHWARK, ONE OF LONDON'S GREENEST BOROUGHS, IS HOME TO SOME OF THE CITY'S BEST PARKS, INCLUDING THE GREEN FLAG AWARD-WINNING SOUTHWARK PARK.

.....



# CANARY WHARF

In 20 minutes

ONE OF LONDON'S MAJOR
FINANCIAL AND ENTERTAINMENT
DISTRICTS, CANARY WHARF IS
JUST A SHORT JOURNEY FROM
BERMONDSEY WORKS.

.....



# LONDON BRIDGE

In 15 minutes

LONDON BRIDGE IS DOMINATED BY
THE SHARD, THE TALLEST BUILDING
IN WESTERN EUROPE. OFFERING
SOME OF THE COOLEST AND MOST
CONTEMPORARY BARS AND RESTAURANTS
IN LONDON, ALL COMBINED WITH THE
BEST VIEWS IN THE CAPITAL.

•••••



.....

# TOWER BRIDGE

In 20 minutes

IN THE HEART OF THE CITY, TOWER BRIDGE COMBINES HISTORY AND HERITAGE WITH AN ARRAY OF 21<sup>ST</sup> CENTURY CONVENIENCES TO GREAT EFFECT.



# GRAND SURREY CANAL

Just over a mile away

MULTI-MILLION POUND RENOVATIONS
WILL BREATHE NEW LIFE INTO THE
GRAND SURREY CANAL AND SEE IT
TRANSFORMED INTO A THRIVING
LEISURE DESTINATION, AND IT'S
RIGHT ON YOUR DOORSTEP.

.....



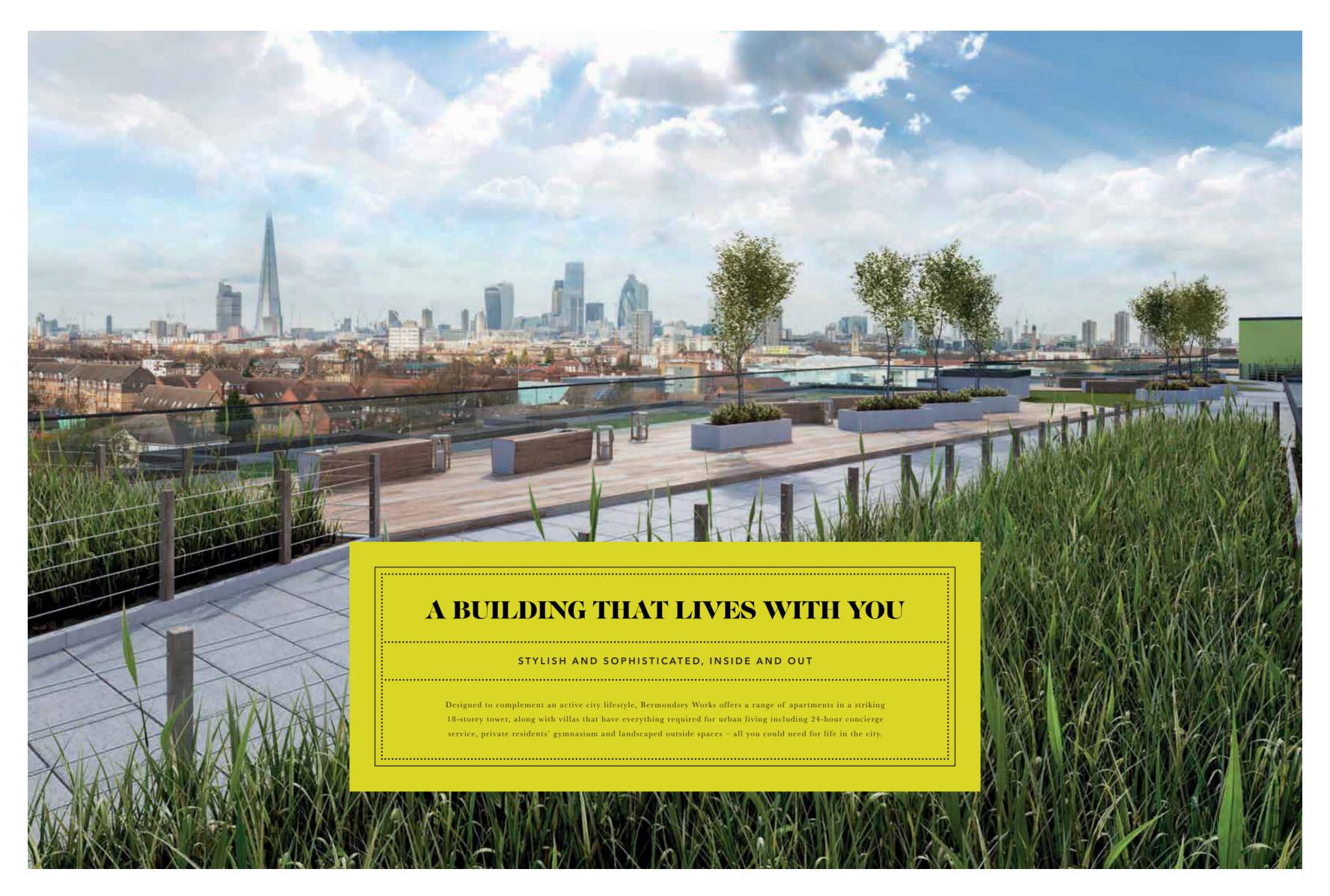
# THE CITY OF LONDON

In 20 minutes

A SWIFT COMMUTE FROM SOUTH BERMONDSEY VIA LONDON BRIDGE INTO BANK STATION PROVIDES EASY ACCESS TO THE CITY OF LONDON, WITH ITS BUSINESS AND COMMERCIAL HUBS, IN ADDITION TO ITS DYNAMIC SOCIAL SCENE.

•••••







BERMONDSEY WORKS

SURREY QUAYS & THE QUEEN ELIZABETH THE CITY GREENWICH PARK CANARY WHARF THE RIVER THAMES THE O<sub>2</sub> ARENA CANADA WATER OLYMPIC PARK & STADIUM

London is undoubtedly one of the world's most exciting cities in which to live, work & play. At Bermondsey Works, you couldn't be better placed to experience all that London life has to offer, with the main business and entertainment districts of Canary Wharf, The City and The West End all in easy reach.

Capital connections are making it quicker and easier than ever before to make your way around London, ensuring that days at the office and nights on the town come without the hassle of lengthy commutes.

# FROM SOUTH LONDON TO SOUTH BANK

Making South London work for you

THE CULTURAL CAPITAL OF THE CITY, THE SOUTH BANK IS WITHIN STRIKING DISTANCE OF BERMONDSEY WORKS.



With Bermondsey Works in such close proximity to the South Bank, its incredible range of attractions is yours for the taking. Whether travelling by bicycle, tube, bus or cab, you can be in The Capital's cultural centre in no time at all.





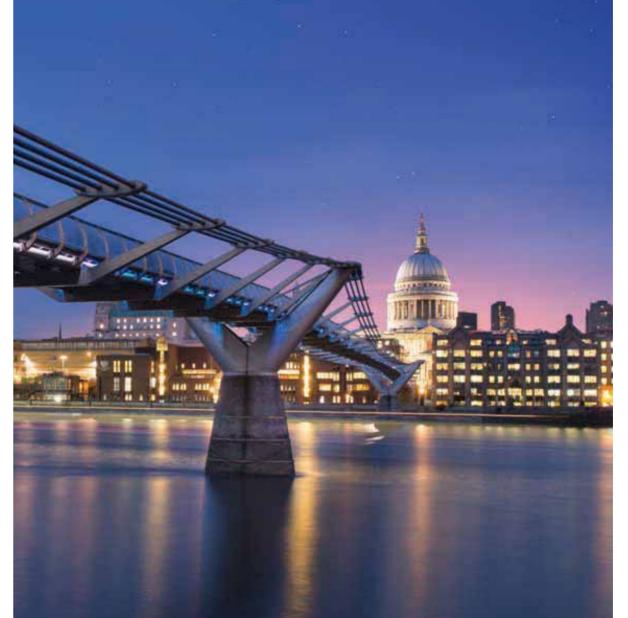






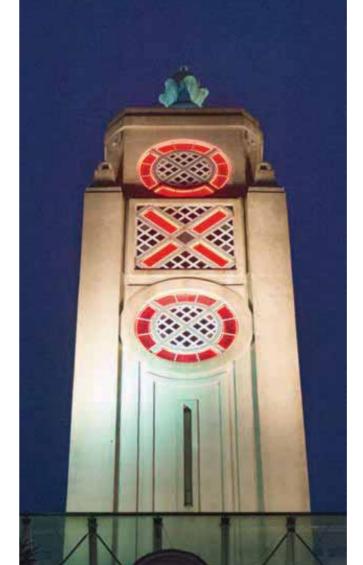
















# ALL THAT THE SOUTH BANK HAS TO OFFER FOR EVERY OCCASION / ALL YEAR ROUND

Perfect for leisurely days out and evenings on the town, the South Bank's eclectic mix of museums, theatres and galleries, restaurants, bars and open spaces puts it in a league of its own, attracting local residents and tourists in equal measures.







London's oldest fruit and vegetable market, Borough Market has been at the centre of Southwark life for centuries. The recipient of numerous awards, it's a popular haunt for foodies and professional chefs alike who come for the quality and variety of produce on offer.



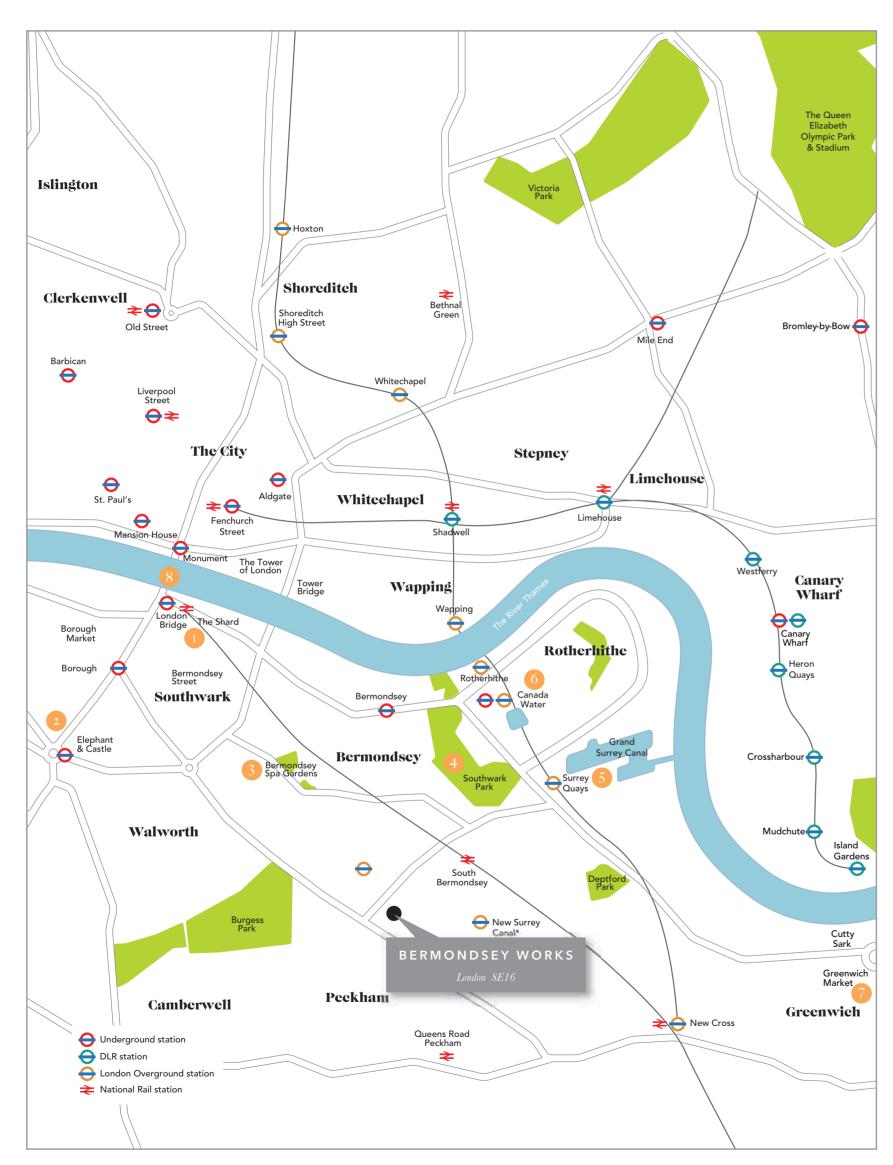


# TOWER BRIDGE

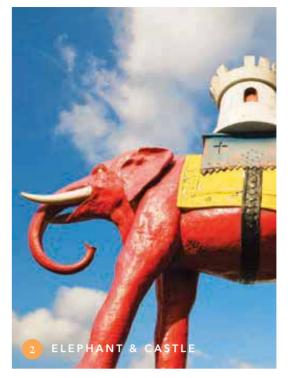
A structure synonymous with London, Tower Bridge transports approximately 40,000 people across The River Thames on a daily basis. And now, the world-famous bridge has a new attraction, with glass-bottomed walkways providing visitors with awe-inspiring views of The River Thames and the bridge below.

# BERMONDSEY STREET

A treasure trove packed full of restaurants and bars, Bermondsey Street offers something to please all palates and price points. A hugely popular destination throughout the year, Bermondsey Street really comes in to its own for its annual festival, described as a 'village fête in the city'.







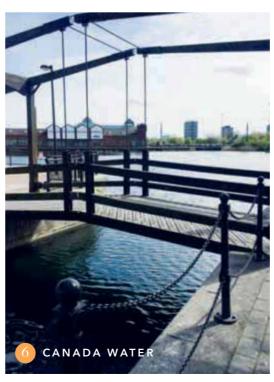




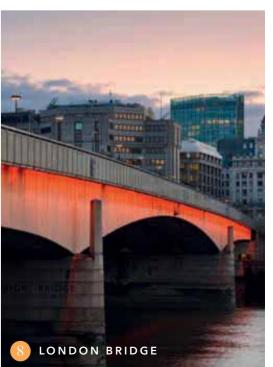


From beautiful green spaces like
Bermondsey Spa Gardens and the
tranquil freshwater lake at Canada
Water to the city buzz around
Bermondsey Street and London Bridge
Quarter and the breathtaking 'View from
The Shard', at Bermondsey Works you
will experience everything from the
totally relaxing to the truly inspiring.



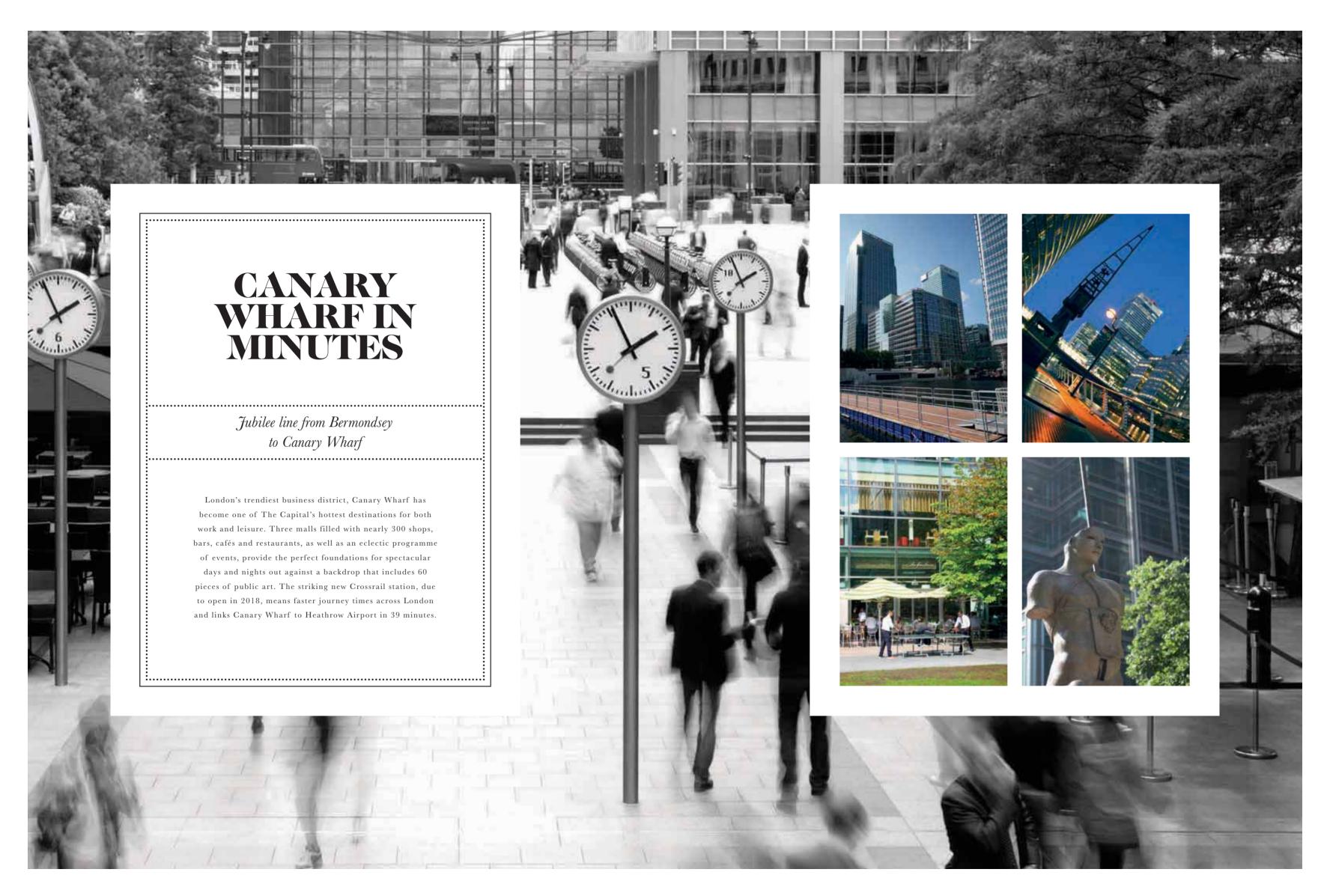






\*Proposed. Map not to scale. Photographs depict local scenes.







Show-stopping entertainment

JUST 24 MINUTES FROM NORTH GREENWICH STATION, BERMONDSEY WORKS PROVIDES THE PERFECT BASE FOR TRIPS TO THE  $\rm O_2$ 

Home to London's oldest Royal Park and The  ${\rm O}_2$  Arena, Greenwich is enviably close to Bermondsey Works. From the wonderful choice of museums, bars and restaurants to the vibrant local markets, independent boutiques and 183-acre park, there's just so much to see and do in Greenwich.

# ZUCCA

Stylish modern Italian with an everevolving, traditionally inspired menu.

184 Bermondsey Street, SE1 020 7378 6809

# JOSÉ

Rustic tapas and sherry bar that brings a taste of Spain to Bermondsey from regular Saturday Kitchen star José Pizarro.

104 Bermondsey Street, SE1 020 7403 4902

# 40 MALTBY STREET

Located in a converted warehouse, this local legend serves simple, mouthwatering dishes alongside an exquisite wine list

0 Maltby Street, SE1 020 7237 9247

# RESTAURANT STORY

Contemporary British cuisine with a twist from celebrity and Michelinstarred chef Tom Sellers.

199 Tooley Street, SE1 020 7183 2117

# MAGDALEN

Elegant and smart without being stuffy, this bistro specialises in classic British and French cuisine.

152 Tooley Street, S**E**1 020 7403-13<mark>4</mark>2

# TENTAZIONI

Fine Italian dining in a converted warehouse that also includes a delicious deli.

> 2 Mill Street, SE1 020 7237 1100

# AQUA SHARD

A contemporary
British restaurant
and bar, with
incredible views.

Level 31, The Shard 020 3011 1256

# ASICIBION G

# THE SHARD

# 15 minutes

The views at Aqua Shard, on level 31 of The Shard, are as spectacular as the menu, which features contemporary British dishes.



# WORLD-CLASS BARS, RESTAURANTS AND BOUTIQUES WITHIN EASY REACH OF BERMONDSEY WORKS

Get to know your City

# THE LOCAL AREA

# BERMONDSEY STREET LONDON BRIDGE

• THE SHARD ARCADE

# Near to Bermondsey Works

• THE GEORGE TAVERN

373 COMMERCIAL RD

SIMPLICITY CAFÉ & RESTAURANT
 1 TUNNEL RD

• SURREY QUAYS SHOPPING CENTRE • BERMONDSEY STREET

• ANTICO
214 BERMONDSEY ST

• PIZARRO 194 BERMONDSEY ST

## BOROUGH

• JOE'S KITCHEN & COFFEE HOUSE 5-7 MARSHALSEA RD

# CANARY WHARF

ONE CANADA SQUARE

# THE CITY

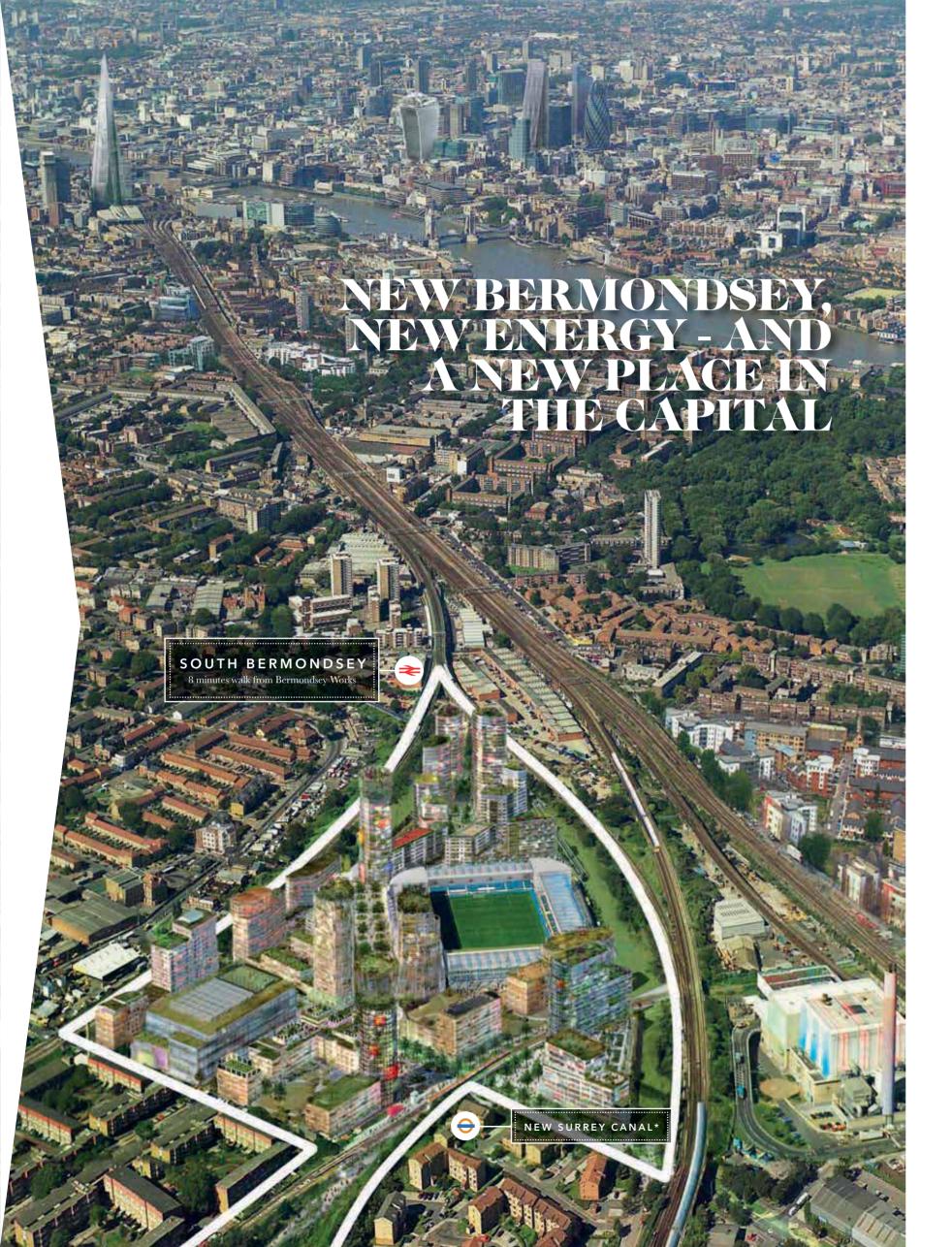
• TAYLOR ST BARISTAS

# WEST END

# GREENWICH

# STRATFORD

CABANA BRASILIAN



# £1 BILLION REGENERATION ZONE

CREATING A THRIVING NEW NEIGHBOURHOOD WITH 2,400 NEW HOMES AND LONDON'S LARGEST INDOOR SPORTS CENTRE, ENERGIZE, SPACE FOR CREATIVE AND MEDIA START-UPS.

From the Old Kent Road to the exciting New Bermondsey quarter, Bermondsey Works is at the heart of ground breaking changes that are renewing and redefining this part of The Capital forever.

New Bermondsey will see world-class sports facilities and a revitalised football stadium, a state-of-the-art creative industry hub as well as stylish public squares and rejuvenated green spaces in a dynamic new quarter.

A new London Overground station together with walking and cycling routes will link up the locale - and connect it to The Capital - like never before.





London is one of the world's leading educational centres, with world-class universities and colleges attracting students from around the world.

FROM WORLD RENOWNED NAMES LIKE LSE AND THE HIGH-FLYING BUSINESS SCHOOLS AND RESPECTED MEDICAL SCHOOLS, TO COLLEGES LEADING THE FIELD IN MUSIC, ART AND FASHION, LONDON EXCELS.

# LONDON SOUTH BANK UNIVERSITY

Its faculties cover Health & Social Care, Business,

Nearest station: Elephant & Castle

# IMPERIAL COLLEGE LONDON

Highly respected college specialising in Science, Engineering

Nearest station: South Kensington

# CITY UNIVERSITY LONDON

Nearest station: Angel

# QUEEN MARY UNIVERSITY OF LONDON

Famous for its medical school, Queen Mary offers a diverse mix of subjects and is frequently ranked amongst the top

Nearest station: Mile End

# LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

Single-faculty constituent college of the University of London, consistently among the top ranking educational

Nearest station: Holborn

# KING'S COLLEGE LONDON

Well-respected college especially for History, Politics,
Philosophy, Classics, Music, Dentistry, Law and Medicine Nearest station: Temple

# LONDON COLLEGE OF FASHION

One of the leading centres of fashion education in the world, and the only college in the UK to specialise in Fashion Education, Research and Consultancy.

Nearest station: Shoreditch High Street

# **UNIVERSITY COLLEGE LONDON**

One of the most highly regarded British universities, especially for Law, Clinical Medicine, Psychiatry & Psychology, Immunology, Pharmacology and Social Sciences.

Nearest station: Euston Square

# CENTRAL ST. MARTIN'S -UNIVERSITY OF THE ARTS LONDON

One of the world's most revered creative institutions and London's most important Art, Design, Fashion and Media school.

Nearest station: King's Cross St. Pancras

# **UNIVERSITY OF WESTMINSTER**

Over 500 course choices in Architecture, Computer Science Law, Life Sciences, Media, Arts & Design, Social Sciences, Humanities & Languages,

Nearest station: Oxford Circus



# GETTING FROM A TO B

National Rail and the Jubilee Line offer easy access across The Capital & beyond



A short eight minute walk from Bermondsey Works,

South Bermondsey National Rail station gets you to London

Bridge in just seven minutes. From London Bridge there are
direct services to Gatwick Airport, as well as direct connections
to The City and King's Cross St. Pancras. For links to the wider
capital including Stratford and The West End, Bermondsey

Tube station is an 18 minute walk from home.



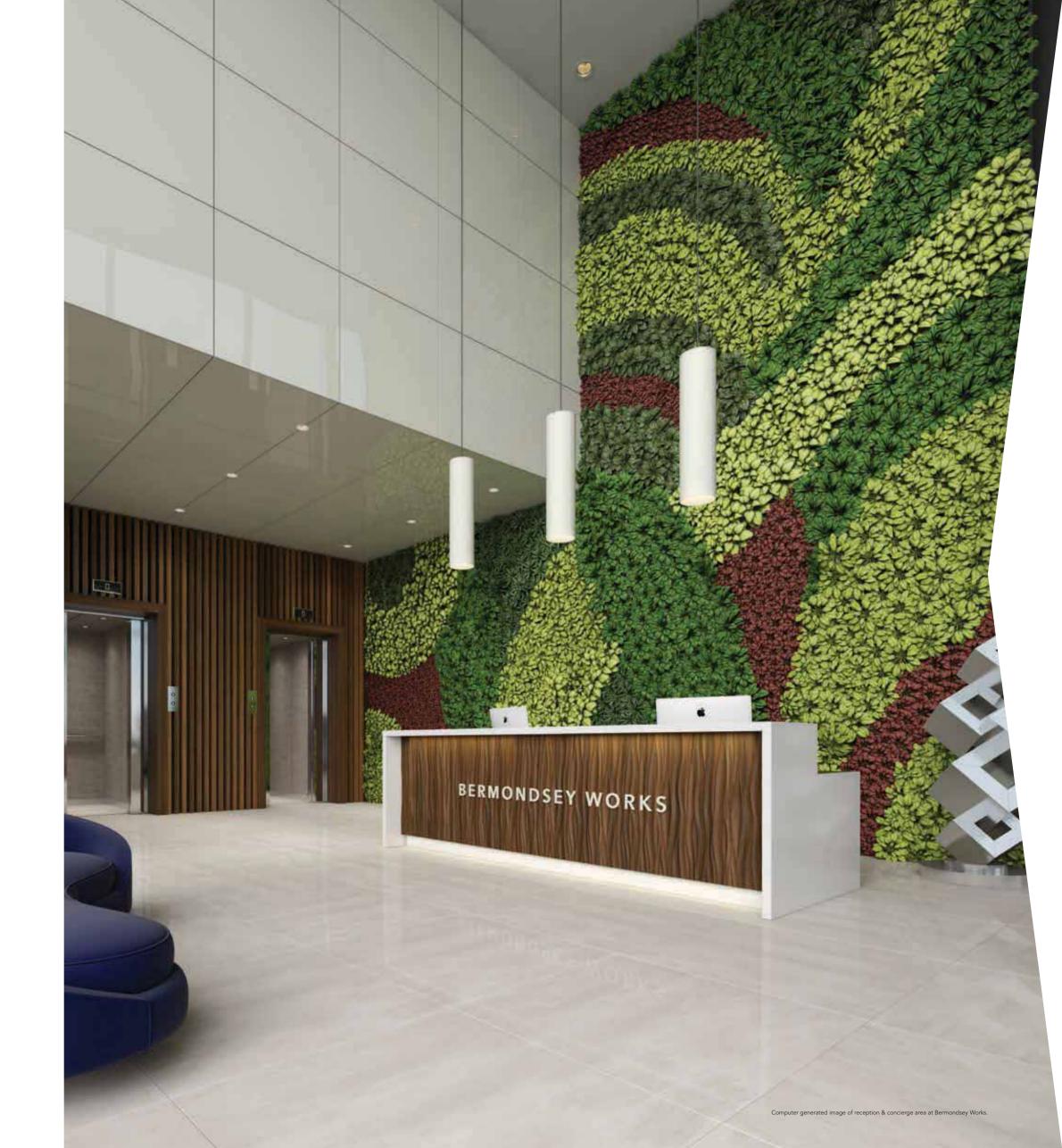




AT BERMONDSEY WORKS
A SPACIOUS RECEPTION
& 24-HOUR CONCIERGE
SERVICE WELCOMES
YOU HOME EVERYDAY

# COME HOME TO STYLISH LIVING

CONVENIENCE & SECURITY







The Tower Apartments

# BEAUTIFULLY LIGHT AND SPACIOUS

# LIVING

The apartments are characterised by stylish and spacious living areas that have been tailor-made for 21st century life. In line with the enduring trend for open-plan living, beautifully engineered kitchens, equipped with state-of-the-art appliances, seamlessly flow into dining and seating areas that create sociable spaces.

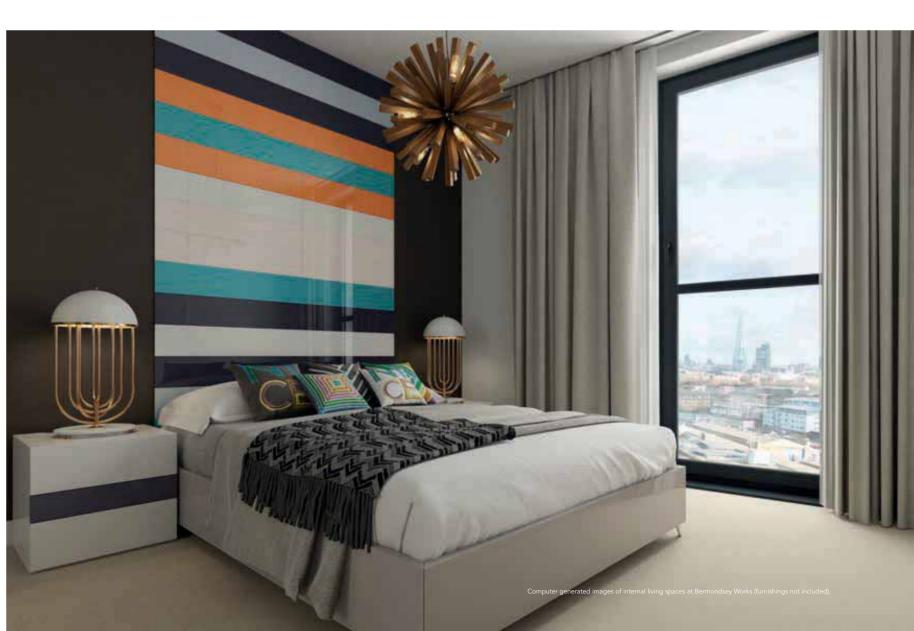


# DINING

Designed and built to the most exacting standards, each apartment at Bermondsey Works is the perfect fusion of form and function, where every element has been carefully considered. In each room, only the finest fixtures and fittings have been individually selected for their high performance and exceptional aesthetics.

# SLEEPING

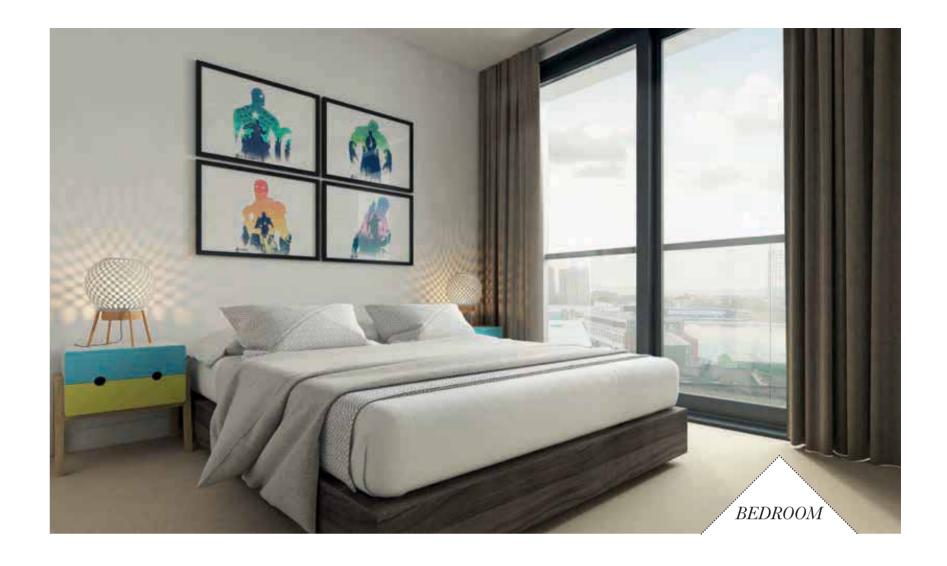
Inspired by some of the world's finest hotels, bedrooms at Bermondsey Works are luxuriously large and elegantly appointed. The epitome of luxury and convenience, main bedrooms boast chic and sleek ensuite shower rooms and wardrobes fitted with sliding, mirrored doors.



HOMES OF QUALITY AND DISTINCTION, THE VILLAS TAKE URBAN LIVING TO UNSURPASSED HEIGHTS.

Living on another level

# THE VILLAS-TWO LEVELS OF CONTEMPORARY LIVING







# DESIGNED FOR LIVING

# Premium fixtures and fittings for ultimate luxury

# KITCHENS

- A range of contemporary fitted units from London designer Urban Myth
- Stone work surfaces
- Glass splash-backs
- Feature lighting under wall units
- Fully integrated Smeg appliances: stainless steel oven, ceramic hob, dishwasher, fridge/freezer and washer/dryer
- Stainless steel extractor hood

## **BATH & ENSUITE SHOWER ROOMS**

- Pure white bathroom suites with chrome taps & mixers
- Bath with thermostatic mixer shower over and glazed screen
- Bespoke cabinetry with built in storage & low voltage socket
- Walk-in shower enclosure to ensuites
- Contemporary ceramic & porcelain tiling
- Two towel rails

# DÉCOR

- Smooth finish to all walls & ceilings, painted in subtle white emulsion
- White satinwood finish to doors & woodwork

# FIXTURES & FITTINGS

- Wardrobe to main bedroom with sliding, mirrored doors
- Satin chrome door handles
- Recessed downlights to kitchen & bathrooms
- Sky+, TV & telephone outlets to living room, with TV outlets to all bedrooms

# GENERAL FEATURES

- 24hr concierge service
- Private residents' gymnasium
- Two landscaped private residents' roof gardens
- Underground car parking\*
- Outside space to most apartments
- Communal bicycle storage
- Under-floor heating

# FLOORING

- Kitchen, living room & hallway flooring in premium quality woodstrip laminate
- Contemporary ceramic tiling to bathroom & ensuite shower rooms
- Bedrooms carpeted in a warm, neutral colour tone

# SECURITY & WARRANTIES

- Video entryphone system to all apartments
- Looped recorded CCTV system to communal areas
- 10 year NHBC warranty
- Two year, Telford Homes 24/7 emergency cover
- Comprehensive induction with designated Telford Homes Customer Service Manager

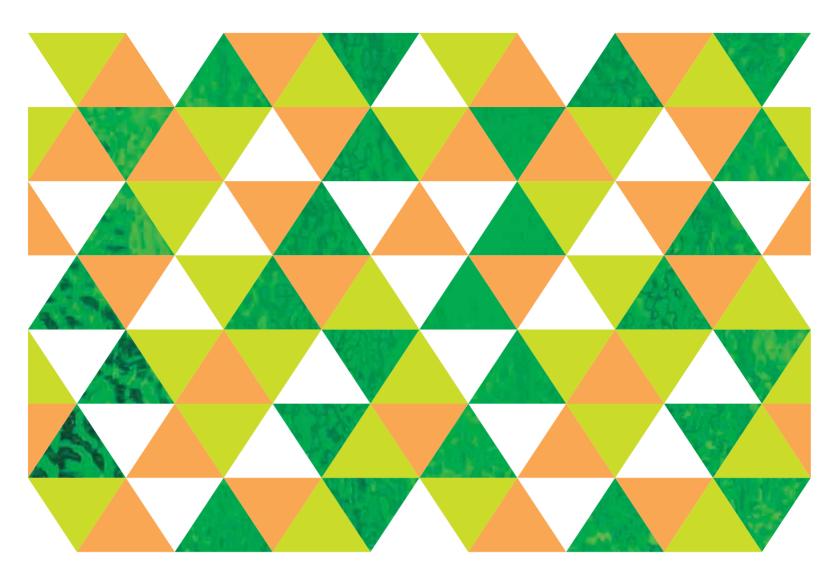
Specification details are correct at time of going to print but are for guidance only and remain subject to change.

Exact fittings and finishes are subject to availability at time of installation.

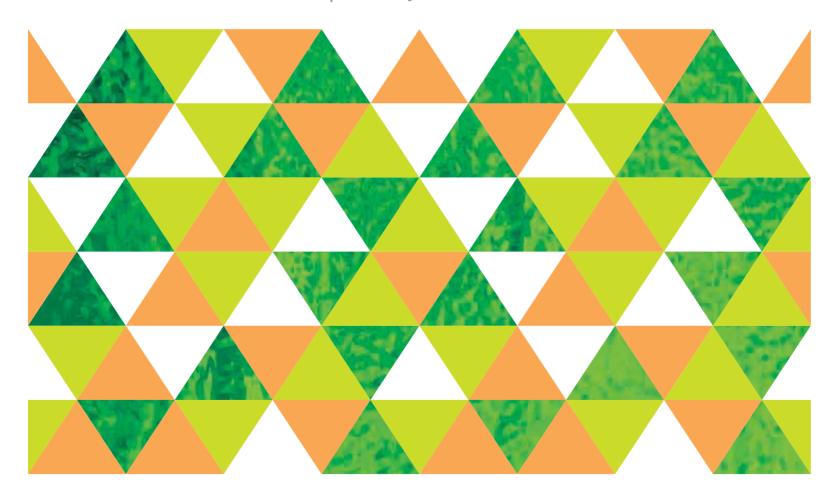
\*Available at additional cost.







A development by Telford Homes Plc



www.telfordhomes.london