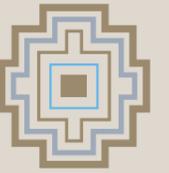


BERMONDSEY  
HEIGHTS SE15



# INTRODUCING MODERN CITY **LIVING**

If you're looking for a **contemporary city lifestyle** in an area of London that represents an **excellent investment opportunity**, set your sights on Bermondsey Heights – an exciting **new development** just moments away from **London Bridge**.

Welcome to **Bermondsey Heights**.

BARRATT  
— LONDON —

SOUTHWARK PARK

QUEEN ELIZABETH OLYMPIC PARK

CANADA WATER

TRAIN LINE TOWARDS LONDON BRIDGE

SURREY QUAYS

CANARY WHARF

RIVER THAMES

O2 ARENA

DEPTFORD PARK



**BERMONDSEY  
HEIGHTS SE15**





There are an estimated **100,000 employees** working for businesses at **Canary Wharf**.

# THE PLACE TO BE

With the City and Canary Wharf within easy reach, Bermondsey Heights has access to great **transport connections**, is surrounded by plenty of leafy **green spaces** and the **River Thames** is close by for all to enjoy.

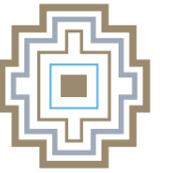
The area's distinctive character and ambitious regeneration plans make it the ideal location for young professionals looking to set down roots in a thriving new destination on the fringes of the City, and for investors seeking to make the most of the area's capital growth potential. A recent forecast suggests that London could deliver up to 19.3% growth over the next 5 years.\*

**Bermondsey Heights** in up-and-coming south-east London is as an area well worth exploring.



Greenwich Park





Bermondsey's **3.5 miles of riverside** were lined with warehouses and wharves, including **Butler's Wharf**, now a popular destination.

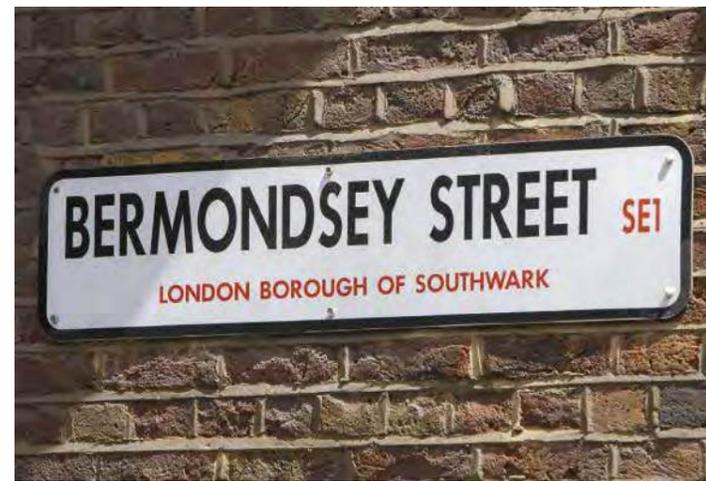
# AN AREA STEEPED IN HISTORY

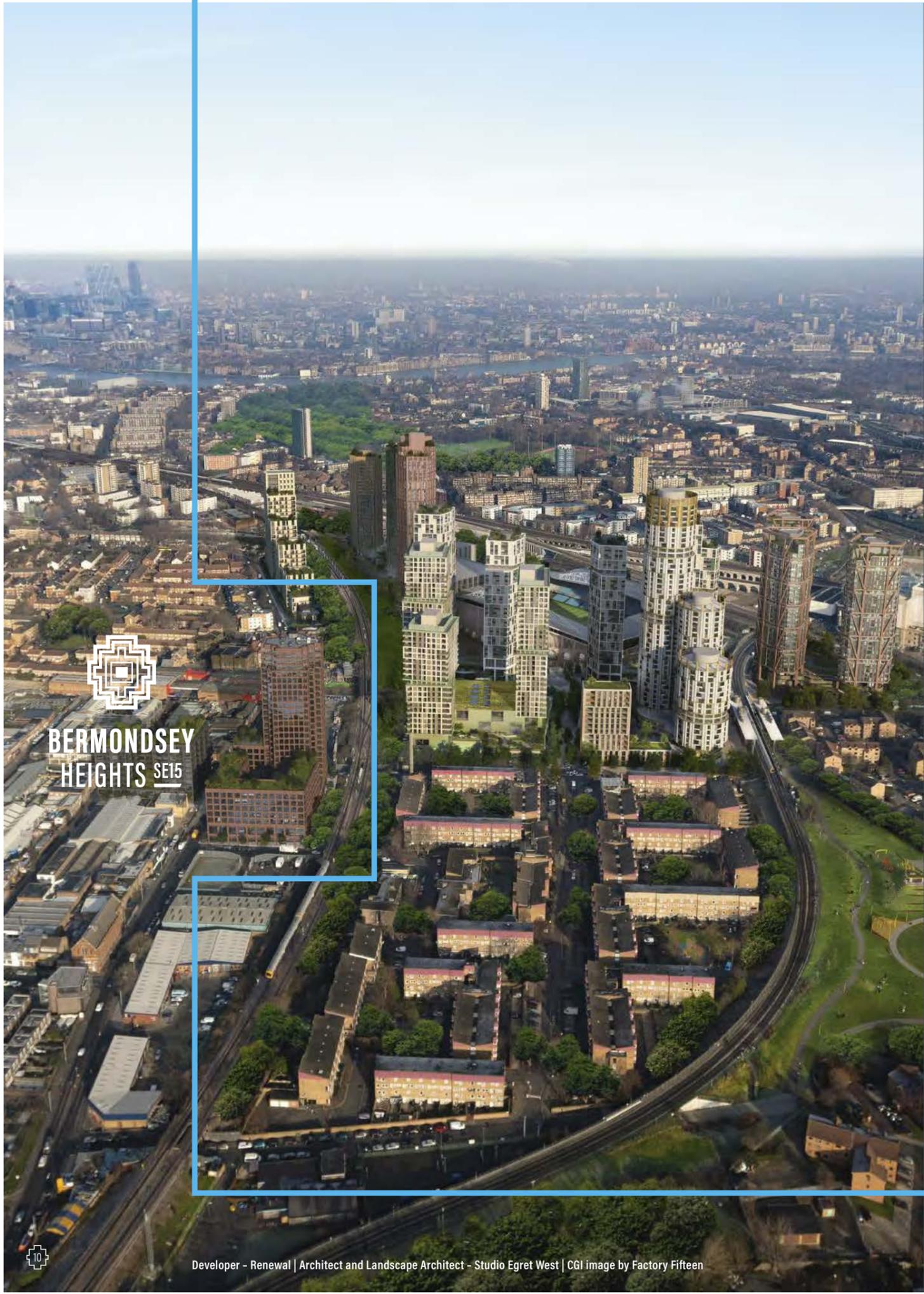
Start your **next chapter** in a part of **London** with a fascinating back story.

While Bermondsey is mentioned in the Domesday Book of 1086, the area really made its name in Victorian times, when it became a pulsating hub of commercial activity. With the development of the Surrey Canal, countless trades such as leather works and London's first train line (the London to Greenwich Railway), Bermondsey helped to power a city built on international trade.

The old Victorian businesses may have long gone, but the area still retains architectural echoes of this industrial heritage. More importantly, it's experiencing a revival, with an ambitious regeneration plan that will make it an even livelier and more attractive place to live.

Live at **Bermondsey Heights** and be part of an **exciting future**.





**BERMONDSEY  
HEIGHTS SE15**

# REGENERATION AT ITS VERY HEART

Bermondsey Heights lies at the heart of the regeneration of South Bermondsey. A proposed new London Overground station is being built just 400 metres from the development at Surrey Canal Road, providing fast rail connections to Canada Water, Clapham Junction, Canary Wharf, Peckham Rye and Shoreditch High Street by early 2025.

In addition, improved pedestrian and cycle infrastructure, along with three new bus routes will also help connect people and places in this exciting south-east London hotspot.

Ambitious plans for the wider area include a 30-acre mixed-use project seeking to create new homes, new public spaces, a thriving business district with office space, workshops, cafés and restaurants, a creative and digital hub and local retail, as well as a state-of-the-art sports complex and arena.

## CAPITALISE ON THE FUTURE

Analysis by JLL of regeneration schemes in London over the past decade shows they outstripped the baseline local house price growth by an average of 5% a year. With JLL forecasting that the area of Bermondsey will see significant price growth over the next five years, with rental value growth of 16%, Bermondsey Heights is ideally placed to capitalise on this 'regeneration effect'.



**3,500** new homes



**13** new public spaces



Creating **1,250** new jobs



Surrounded by excellent **transport links**



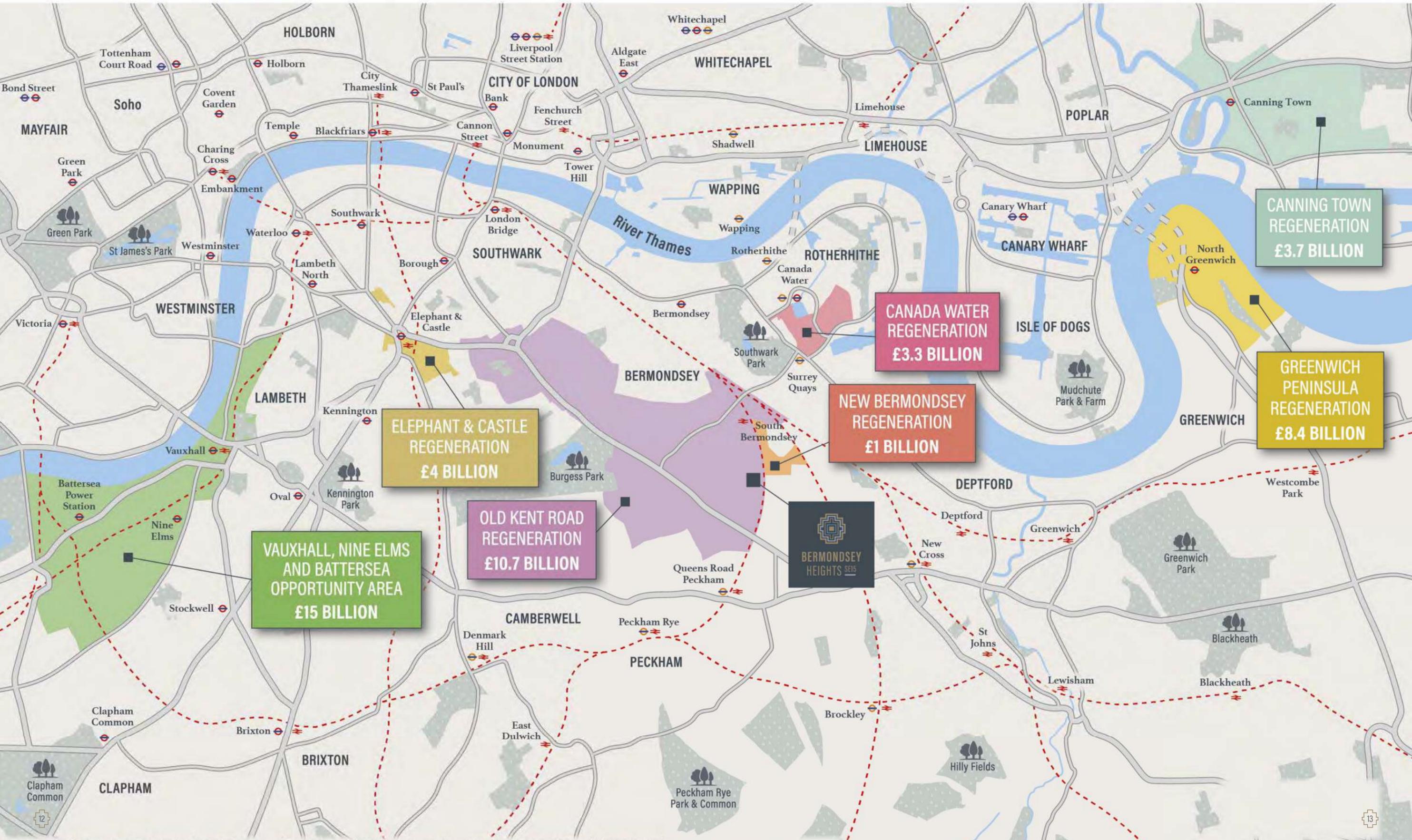
**Rents** achieved in Bermondsey **8.8% higher** in Q2 2023 vs Q2 2022



**19%** saving on price per square foot at **Bermondsey Heights**

# CAPITALISE ON THE FUTURE AT BERMONDSEY HEIGHTS

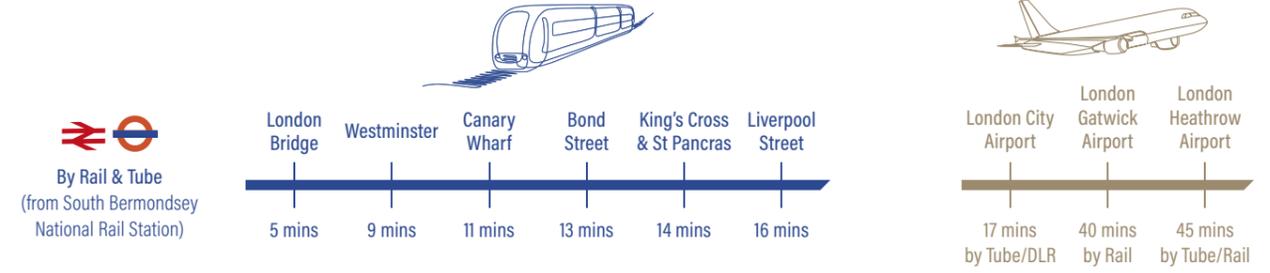
When you reside at **Bermondsey Heights**, you are investing in the future of south-east London. This area, alongside the surrounding neighbourhoods allows this development to sit in the heart of a variety of regeneration areas, connecting this new exciting residential hotspot to the rest of London.



Map not to scale. Sources: Greater London Authority, Wandsworth Borough Council, Newham Borough Council, Southwark Borough Council, Greenwich Peninsula, British Land and Ludlow Thompson



# EVERYTHING AT YOUR FINGERTIPS



**90**  
BUS STOPS

**3**  
NEW TUBE STATIONS

**1**  
NEW RAIL STATION

Under **25 mins**  
to BANK  
CANARY WHARF  
THE WEST END  
LONDON  
CITY AIRPORT

Whether you're lured by the bright lights of the city or want to venture further afield, **Bermondsey Heights** is brilliantly situated. Some of the city's most attractive landmarks are close by. **The Thames** (and hidden gem of Bermondsey Beach) is just a stroll away, and a **10-minute cycle** will take you to **London Bridge** – home of the unmistakable **Shard**, vibrant **Borough Market** and some of the capital's **best restaurants**.

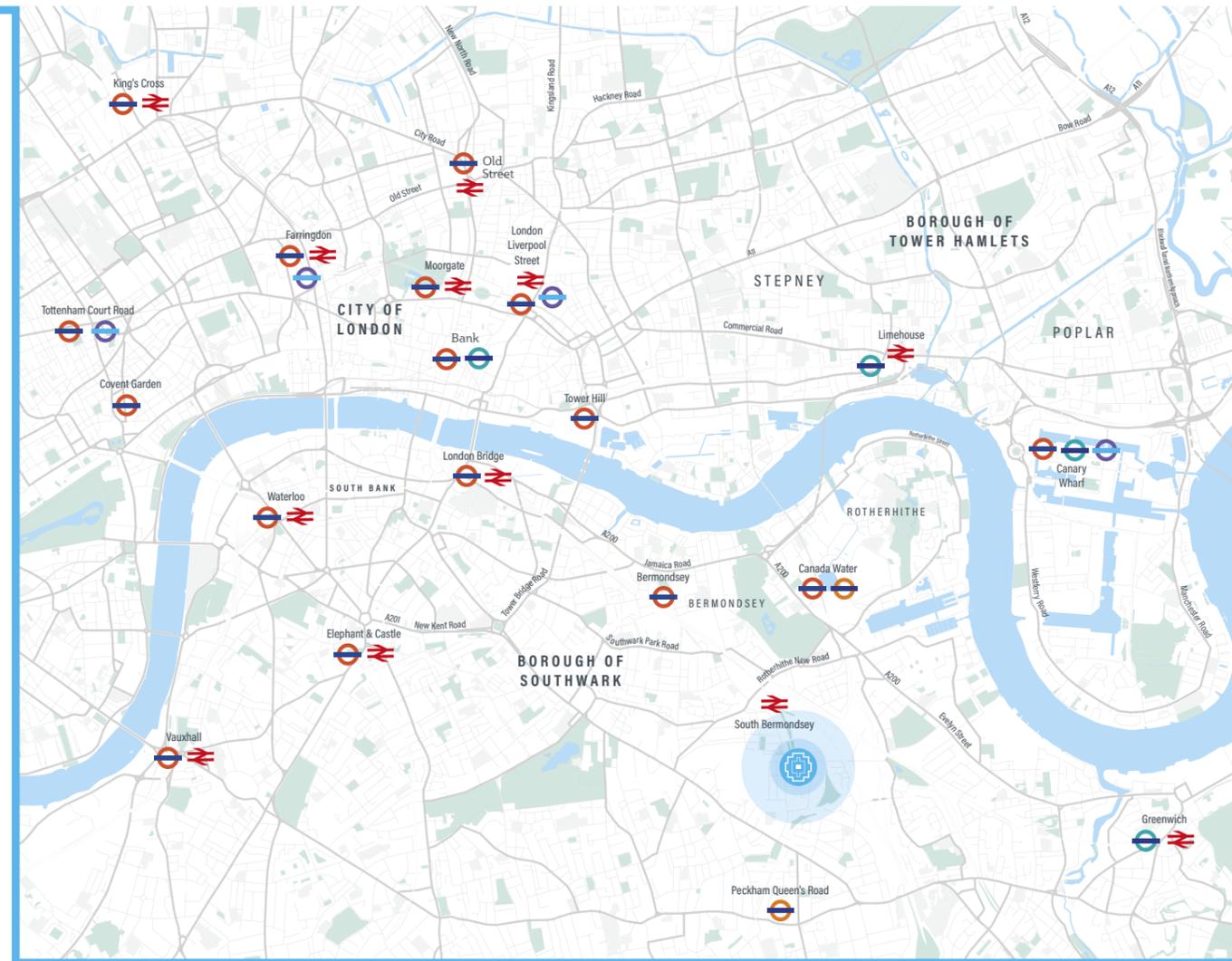
While numerous bus services fan out across the capital, South Bermondsey train station is only a 10-minute walk away and just one stop from London Bridge station. A major travel hub, it offers connections to the South of England, as well as Thameslink which runs from Brighton and the South Coast through to King's Cross and rail services to East Anglia, the North of England and Scotland.

Looking ahead, the new Surrey Canal London Overground station (on the East London Line between Surrey Quays and Queen's Road Peckham) will be just 5 minutes away, and the proposed Bakerloo Line extension will offer even more travel options. With such dynamic regeneration plans, Bermondsey Heights offers you the opportunity to invest in a part of the city set to flourish over the coming years.

Travelling by car, the A2 and A20 give easy access to the M20, M25 and routes to the channel ports. And when it comes to flying, London City Airport – recently ranked Britain's best by The Telegraph – is only 30 minutes away.

If pedal power is your thing, there are National Cycle Routes and Quietways nearby – as the city's drive to encourage cycling gathers pace, more cycle-friendly areas are being mapped out.

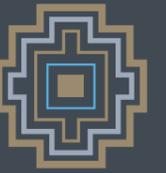
**Bermondsey Heights, the destination for all destinations.**



Travel times are approximate (without traffic). Sources: tfl.gov.uk and Maps.google.com Map not to scale.

\*Planned - Source: TFL  
Source: JLL 'Bermondsey Heights Market Insight' Report 2023.





# THE CITY THAT JUST KEEPS ON **GIVING**

Close to the centre of town, Bermondsey Heights is at the heart of the action. Over the last few years, the area around London Bridge has seen an explosion of eateries centred on Borough Market (a true food lovers' paradise) and all overlooked by the spectacular Shard.

There's also Hay's Galleria. Originally a 17th century wharf, it's now a stunning architectural space that attracts lovers of culture and cuisine with its world-class food, superb shopping and great entertainment.

Stroll downstream and you'll find More London, with its enticing array of restaurants, cocktail bars and cafés, plus incomparable views of City Hall, Tower Bridge and the Tower of London.

Within half an hour or so, you can also be in the heart of London's legendary West End, with its world-famous theatres, restaurants, shopping, clubs, pubs and bars.



Popular with locals and renowned chefs **Borough Market** claims to be over **1,000 years old.**



**Peckham Rye**, one of London's coolest **neighbourhoods**.



Dulwich College



View towards Canary Wharf



### SOAK UP THE ATMOSPHERE

If you want to see a totally different side of the city, the soaring skyscrapers of Canary Wharf are just across the river, while to the south there's Peckham.

With Rye Lane at its heart, it's one of the trendiest parts of London, and the perfect place for anyone into great food and drink, quirky street art, brilliant record stores and amazing farmers' markets.

When you want to ease back a bit, Dulwich Village with its leafy streets, elegant art gallery, world-famous college and lovely old pubs feels like another time and place.

# IT'S GOT IT ALL



# SOMETHING FOR EVERYONE

With a fantastic collection of **restaurants** and **cafés** serving cuisine from around the world, independent **coffee shops**, and an array of **bars** offering craft ales and delicious cocktails, you'll be **spoilt for choice** when it comes to shopping and socialising in the area around **Bermondsey Heights**.

Explore the world-class retail and leisure destination of central London, just a short train journey from London Bridge, where you can find everything from boutique shopping to amazing cultural experiences at famous theatres.

Shop, dine out, **socialise**, **relax** and **unwind**.



## CAFÉS AND BAKERIES

Like the rest of London, the area has embraced coffee culture with enthusiasm. Enjoy a range of tasty pastries and savouries at French patisserie and café Comptoir Gourmand on Bermondsey Street. If you're looking for bread, pastries and cakes, using top quality British products, visit Bread and Macaroon in the pedestrianised Market Place square.



## BARS AND PUBS

When it's cocktail o'clock you won't have to go far to enjoy a drink with friends. Two One Four is a relaxed, underground bar with over 100 gins, a delicious array of cocktails and Bermondsey tonic. The Hide Bar is a great place that's championing the city's home-grown talent, with almost all of its drinks distilled, brewed, fermented or crafted in London.

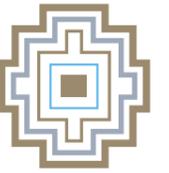
## RESTAURANTS

From chic, fine dining to traditional trattorias, there's a world of flavours to be discovered. Discover contemporary Asian cuisine and totally jaw-dropping views at Ting within the iconic Shard skyscraper, or elegant French dining in a beautiful riverside setting at Le Pont de la Tour. Looking for the best tapas in town, visit José or for fresh, handmade pasta and choice Italian wines, the Flour & Grape is the go-to place.



## SHOPPING

Whether you're looking for fashionable footwear or hi-tech gadgets, central London has it all. Take the Jubilee Line from London Bridge and in just over 10 minutes you'll reach legendary Bond Street – home of world-famous designer brands. There's also a great selection of top brand shops, restaurants and cafés in an ultra-modern docklands setting at nearby Surrey Quays Shopping Centre.



# TAKE A WALK ON THE WILD SIDE

Living in the city means you can still stay in touch with nature. At **Bermondsey Heights**, four parks are within easy reach, providing a fantastic choice when seeking to embrace the **great outdoors**.

Travel a bit further east and you'll discover world-famous Greenwich – a Royal Park steeped in history, with incomparable views of the river, city, Canary Wharf, Old Royal Observatory and Greenwich Palace.

And it doesn't end there. Both Brockwell Park & Lido and Dulwich Park are worth seeking out too, and easily reached by train.

## SOUTHWARK PARK

First opened in 1869 and covering 63 acres, it was refurbished in 1998 and features a café, wildlife garden, boating lake and art galleries with exhibitions all year round. There's also an athletics track, bowling green, football and cricket pitches, tennis courts and an ever-popular children's playground.



## BURGESS PARK

The largest of Southwark's parks is a haven for lovers of nature and sport. After an £8m transformation, it's now a much-loved community space with great sports facilities, attractive lake and rich wildlife.



## DEPTFORD PARK

This leafy park to the east was originally a private market garden. Becoming a public park in 1884, it now features a new children's playground and a striking steel artwork called 'Blue Iridescence'.

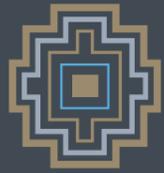


## PECKHAM RYE PARK AND COMMON

Lying to the south of Bermondsey Heights, this award-winning features ornamental gardens, flowing streams, woodland and a lake. The addition of a café, picnic area and sports pitches make it an ideal location to escape from the hustle and bustle of city living.



View over Greenwich Park towards Canary Wharf



# MIND BODY AND SOUL

If you want to get your heart pumping and muscles working, **Bermondsey Heights** has lots of sports and activities on offer.

With the Thames on your doorstep, you can't beat jogging along the South Bank against a backdrop of some of the capital's most famous landmarks. Rowing is another option. The ever-popular Globe Rowing Club is based in the heart of historic Greenwich, and the renowned Poplar, Blackwall & District Rowing Club was formed as far back as 1854.

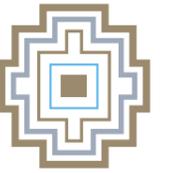
From lifting free weights to yoga, finding a gym that suits your fitness plan shouldn't be hard. Crossfit Gym and PureGym are just two examples, and both are less than 15 minutes away.

When it comes to leisure centres, Seven Islands features an impressive 33-metre swimming pool and ultramodern gym. Nearby Peckham Pulse is equally well kitted out and also has a relaxing sauna and steam room.

Try your hand at sailing, kayaking, wind surfing, and even power boating at Surrey Docks Fitness and Watersports Centre. The neighbourhood is also well off for climbing centres, with The Arch: Building One and Surrey Quays both within easy reach.

Great opportunities to get active whenever the mood takes you.





# A FIRST CLASS EDUCATION

If **education** is high on your agenda, the area is well served for **schools** and **colleges** rated either **Good** or **Outstanding** by Ofsted. And with its **central location**, many of the city's renowned independent schools are well **within reach**.

Of course, London is also home to many other renowned educational establishments, including the London School of Economics (LSE), University College London, Imperial College, SOAS and more.

Your **passport** to a secure future.



## PRIMARY SCHOOLS

### ILDERTON PRIMARY SCHOOL

Setting high expectations of both staff and pupils, the school offers a curriculum that is engaging and exciting and encourages children to value a diverse society.

### GALLEYWALL PRIMARY SCHOOL

Galleywall has an innovative curriculum and a strong focus on languages and the performing arts. Its pupils consistently achieve test results in the top 10% of the country.



## SECONDARY SCHOOLS

### CITY OF LONDON ACADEMY

A haven for learning. Inspirational teachers guide highly motivated students who are able to access unique career opportunities in the heart of the capital.

### ARK WALWORTH ACADEMY

Ark Walworth Academy is based on family values and offers a high-quality learning experience, a carefully tailored curriculum and excellent home-school communication.



## UNIVERSITIES

### UNIVERSITY COLLEGE LONDON

With the main campus located in the Bloomsbury area of London, UCL is consistently ranked as one of the top ten universities in the world\*. It also forms part of the 'Russell Group' of prestigious British universities.

### IMPERIAL COLLEGE

A public research university aiming to benefit society with excellence in science, engineering, medicine and business. The main campus is in the culturally rich South Kensington, a short tube ride away from Bermondsey Heights.

### KING'S COLLEGE

Widely regarded as one of the country's top higher education establishments, King's College features highly in both UK and international university rankings. Its London Guy's campus is ideally located next to London Bridge station, just a short cycle or train ride from Bermondsey Heights.

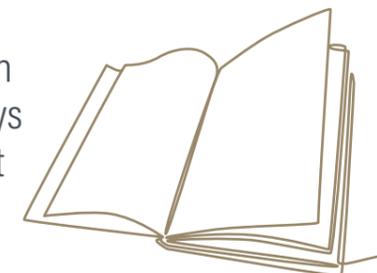
### GOLDSMITHS COLLEGE

Only about a mile away, Goldsmiths delivers world-leading research and high-quality learning for undergraduate and postgraduate degrees. Originally founded in 1891 and now part of the University of London, it's a creative powerhouse with a rich heritage.



University College London

An investment in **knowledge** pays the best interest  
**Benjamin Franklin**





# CONTEMPORARY LIVING

Bermondsey Heights offers 163 one, two and three-bedroom apartments that are **spacious**, filled with **natural light** and feature thoughtful **open-plan** designs that help life flow effortlessly. As its name suggests, this 26-storey development offers **amazing views** across Central London and will quickly become a new **prestigious landmark** for the area.

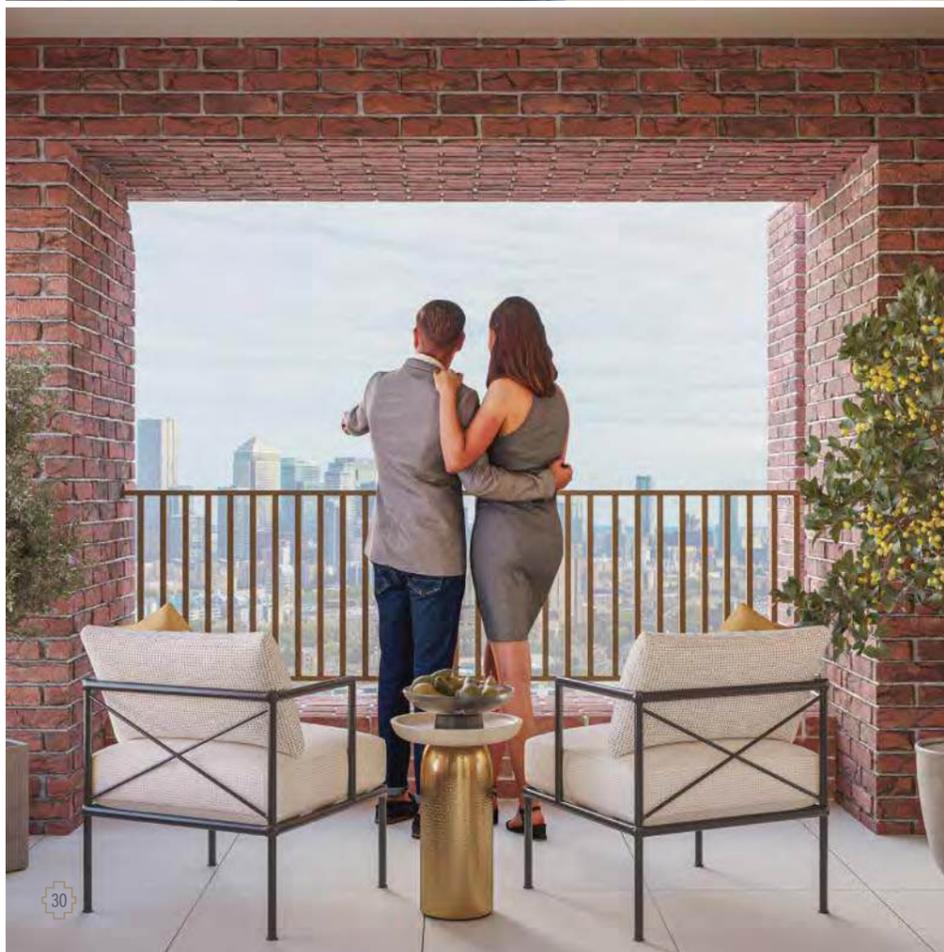
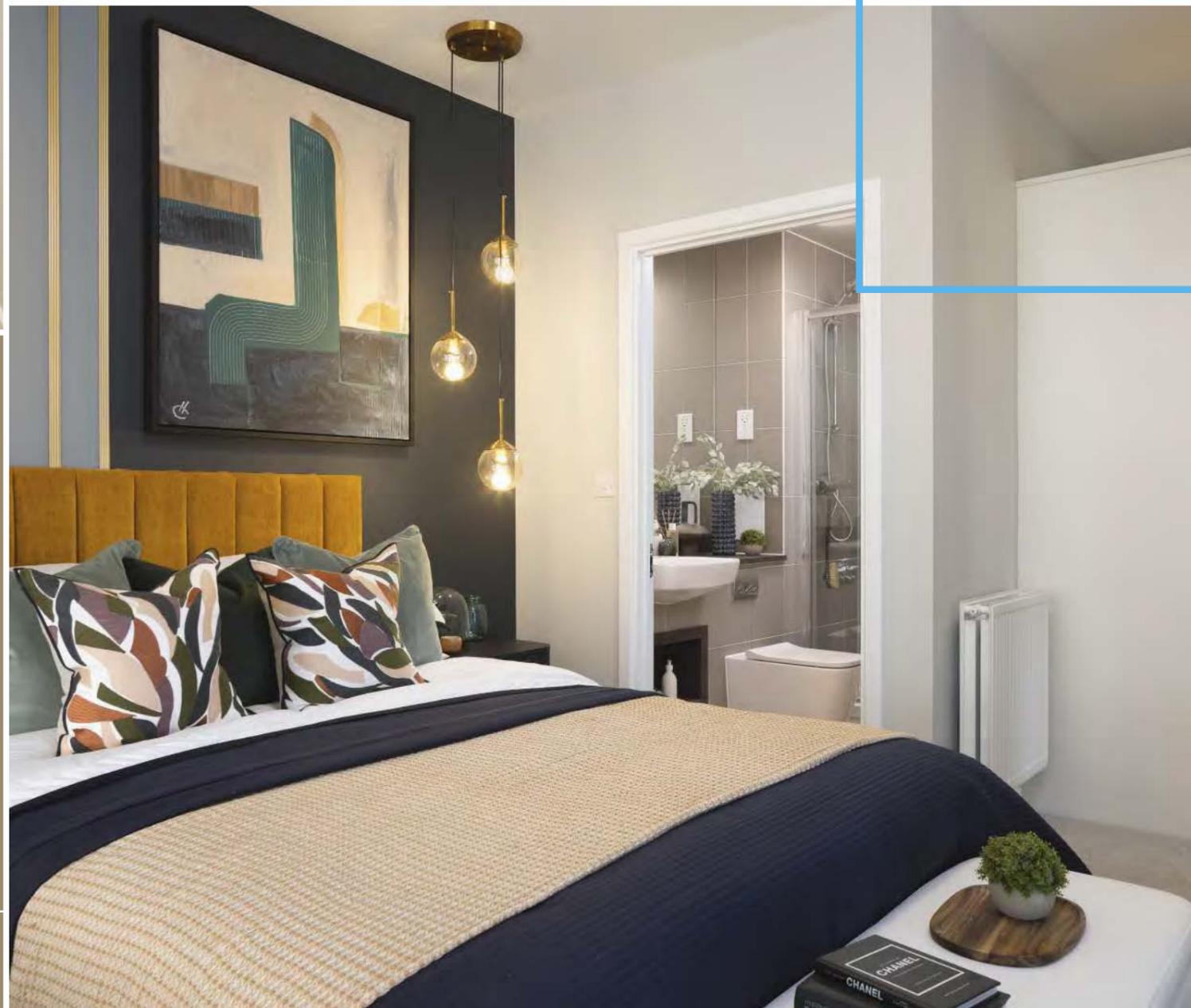
You'll find cooking and entertaining a real pleasure in German-designed kitchens with modern, integrated appliances, including a high-quality oven, hob, microwave, dishwasher and fridge freezer.

The contemporary bathrooms, with beautifully tiled walls and floors, have a clean and attractive atmosphere. And to add to the sense of space, all of the homes come with a balcony or winter garden, plus access to a residents' roof terrace and communal podium gardens.

For added convenience, a residents' concierge service will help relieve the stresses of a fast-paced city lifestyle.

Beautiful **interior design** and **fresh ideas** are important components of **modern living**





# SITE PLAN



Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Bermondsey Heights is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.



# THE APARTMENTS AT BERMONDSEY HEIGHTS

- 
  -  AFFORDABLE HOMES
  -  ONE-BEDROOM APARTMENT
  -  TWO-BEDROOM APARTMENT
  -  THREE-BEDROOM APARTMENT
  -  THE SKYLINE COLLECTION



GROUND FLOOR



GROUND FLOOR MEZZANINE



LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 4



LEVEL 5



LEVEL 6



LEVEL 7



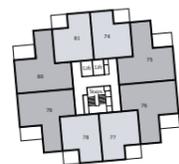
LEVEL 8



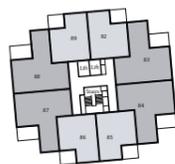
LEVEL 9



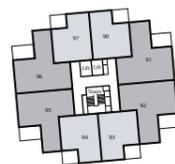
LEVEL 10



LEVEL 11



LEVEL 12



LEVEL 13



LEVEL 14



LEVEL 15



LEVEL 16



LEVEL 17



LEVEL 18



LEVEL 19



LEVEL 20



LEVEL 21



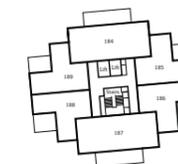
LEVEL 22



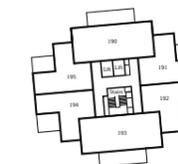
LEVEL 23



LEVEL 24



LEVEL 25



LEVEL 26





# 1 BEDROOM APARTMENT



LEVEL 4



LEVEL 5



LEVEL 6



LEVEL 7



LEVEL 8



LEVEL 9



LEVEL 10



LEVEL 11



LEVEL 12



LEVEL 13



LEVEL 14



LEVEL 15



LEVEL 16



LEVEL 17



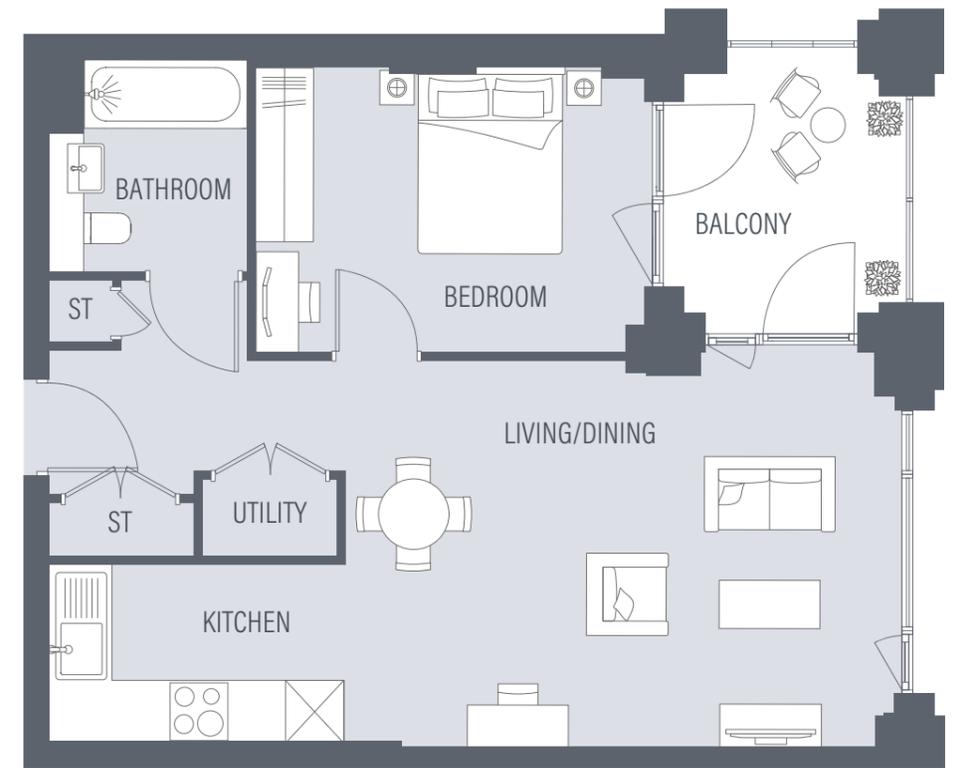
LEVEL 18



LEVEL 19



LEVEL 20



## Stylish & CONTEMPORARY

PLOTS 27, 35, 43, 49, 53, 57, 61, 65, 69, 73, 77, 81, 85, 89, 93, 97, 101, 105, 109, 113, 117, 121, 125, 129, 133, 137, 141, 145, 149, & 153

**Bathroom**  
6'9" x 7'3" (2050 x 2200mm)

**Bedroom**  
9'5" x 13'3" (2855 x 4034mm)

**Kitchen**  
10'1" x 6'1" (3060 x 1837mm)

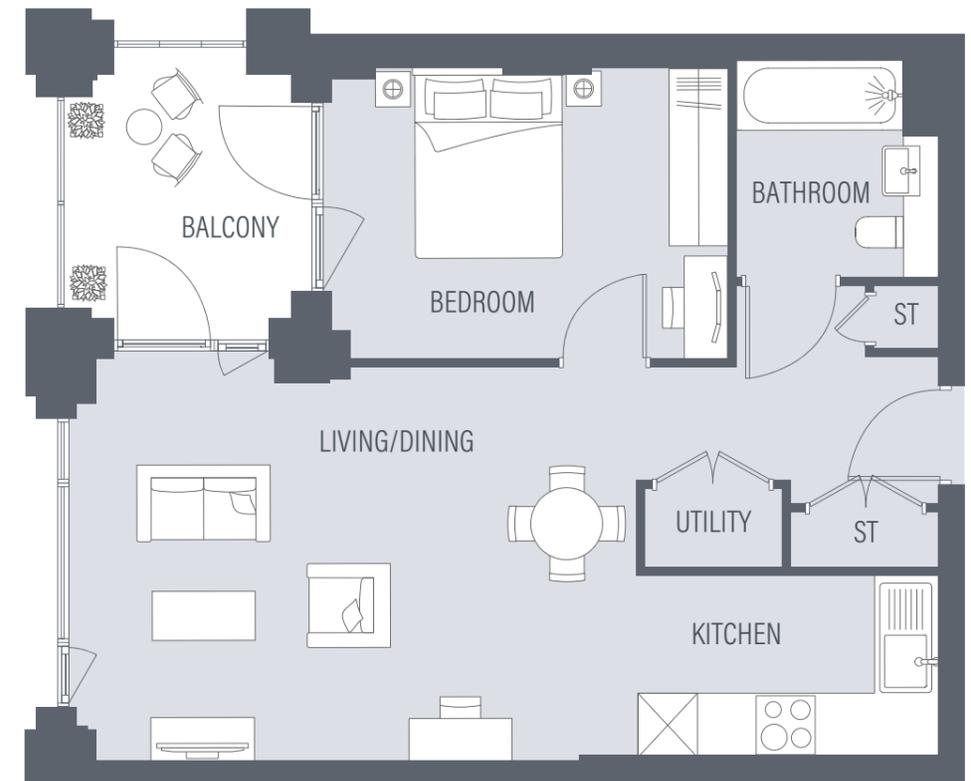
**Living/Dining**  
18'9" x 13'2" (5697 x 4004mm)

**TOTAL AREA**  
577 sq ft (53.6 sq m)

**Balcony**  
7'11" x 9'5" (2410 x 2861mm)



# 1 BEDROOM APARTMENT



## Stylish & CONTEMPORARY

PLOTS 20, 28, 44, 50, 54, 58, 62, 66, 70, 74, 78, 82, 86, 90, 94, 98, 102, 106, 110, 114, 118, 122, 126, 130, 134, 138, 142, 146 & 150

**Bathroom**  
6'9" x 7'3" (2050 x 2200mm)

**Bedroom**  
9'5" x 13'3" (2855 x 4034mm)

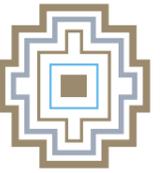
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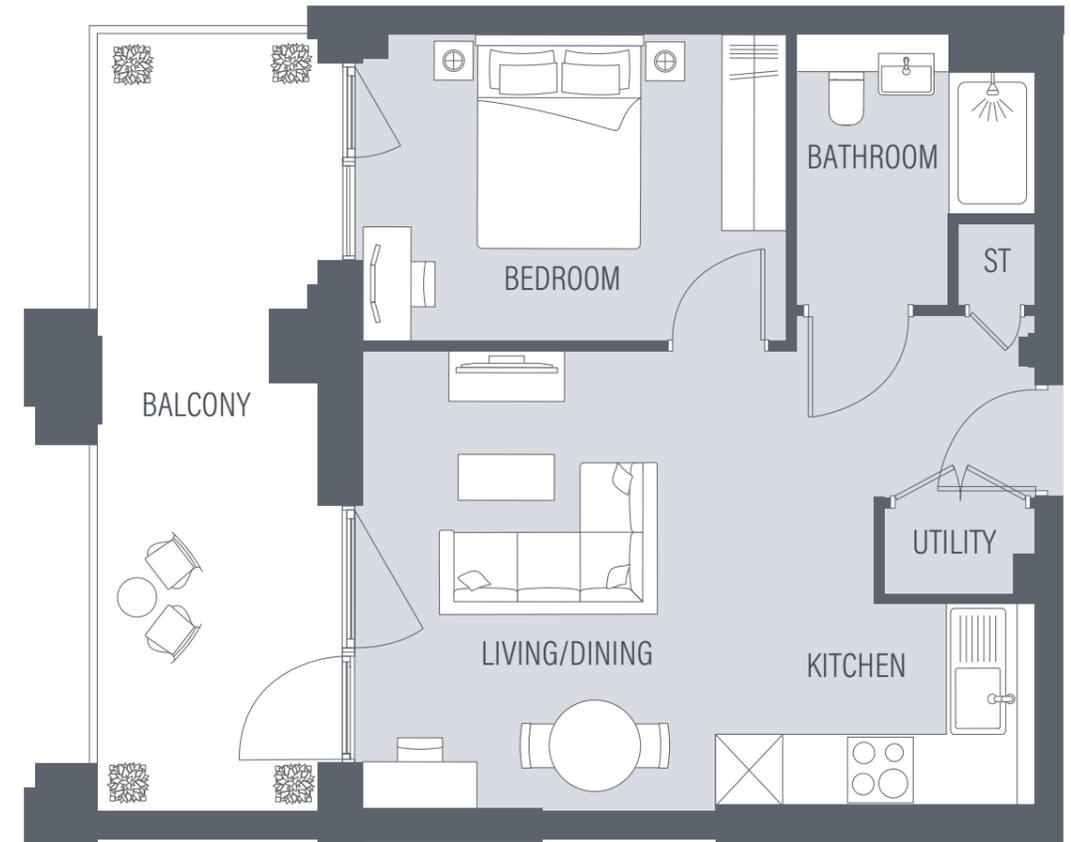
**Balcony**  
7'11" x 9'5" (2410 x 2861mm)

# 1 BEDROOM APARTMENT



Stylish &  
CONTEMPORARY

PLOTS 157 & 161



**Bathroom**  
8'2" x 7'3" (2490 x 2200mm)

**Bedroom**  
12'9" x 9'3" (3892 x 2812mm)

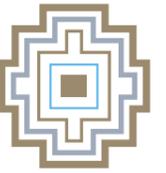
**Kitchen**  
9'1" x 6'1" (2750 x 1850mm)

**Living/Dining**  
13'10" x 15'5" (4220 x 4702mm)

**TOTAL AREA**  
462 sq ft (42.9 sq m)

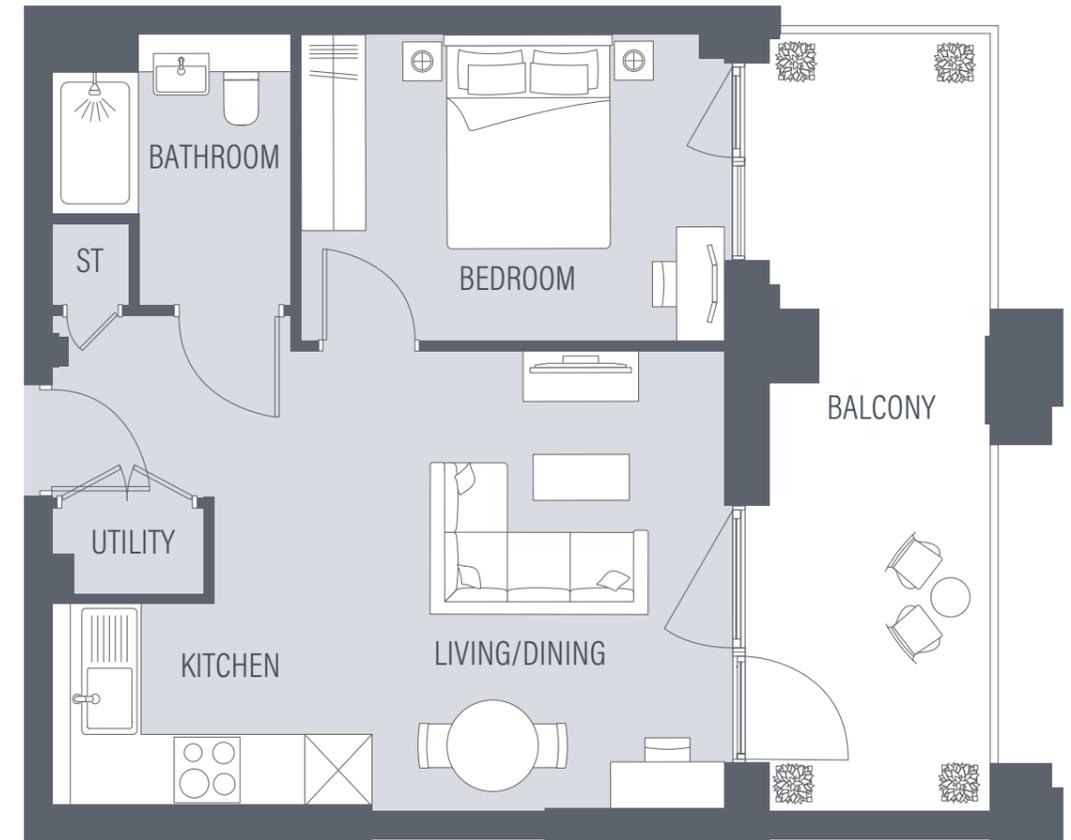
**Balcony**  
7'11" x 22'11" (2400 x 6985mm)

# 1 BEDROOM APARTMENT



Stylish &  
CONTEMPORARY

PLOTS 154 & 158



**Bathroom**  
8'2" x 7'3" (2490 x 2200mm)

**Bedroom**  
12'9" x 9'3" (3892 x 2812mm)

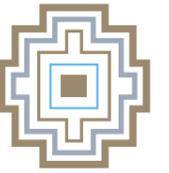
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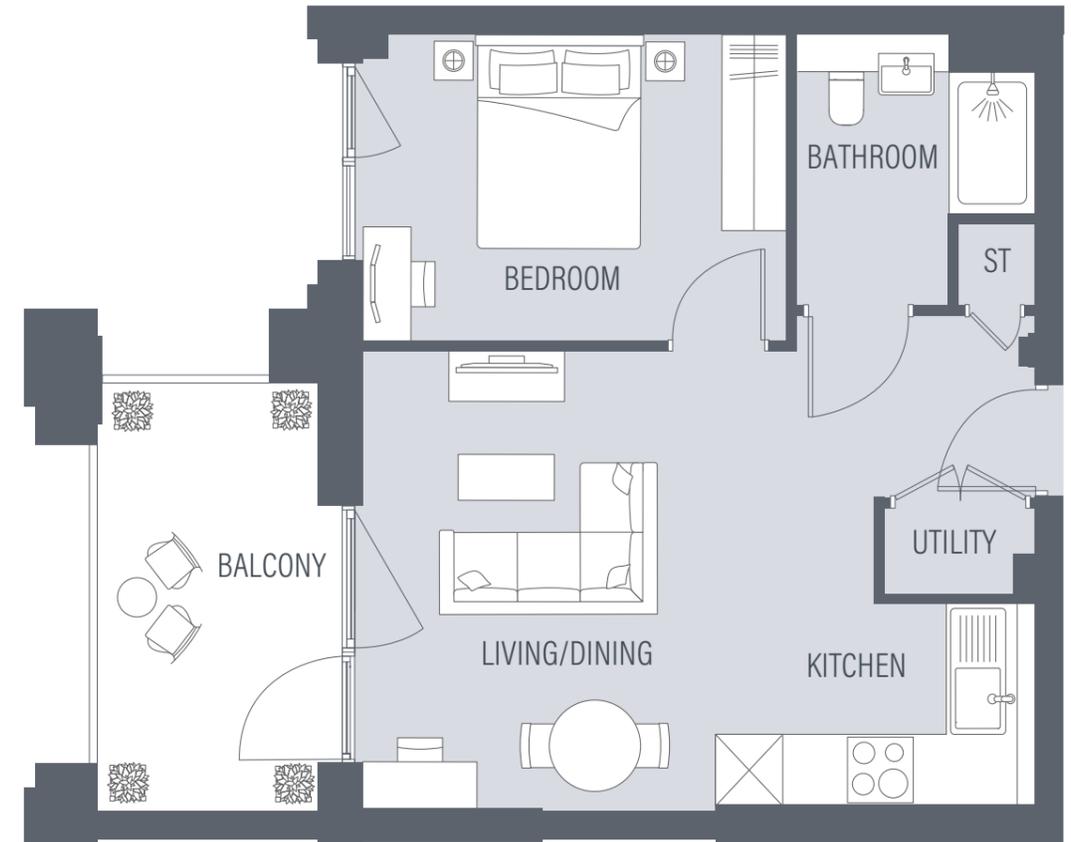
**Balcony**  
7'11" x 22'11" (2400 x 6985mm)

# 1 BEDROOM APARTMENT



Stylish &  
CONTEMPORARY

PLOTS 162 & 166



**Bathroom**  
8'2" x 7'3" (2490 x 2200mm)

**Bedroom**  
12'9" x 9'3" (3892 x 2812mm)

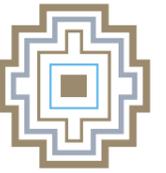
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**TOTAL AREA**  
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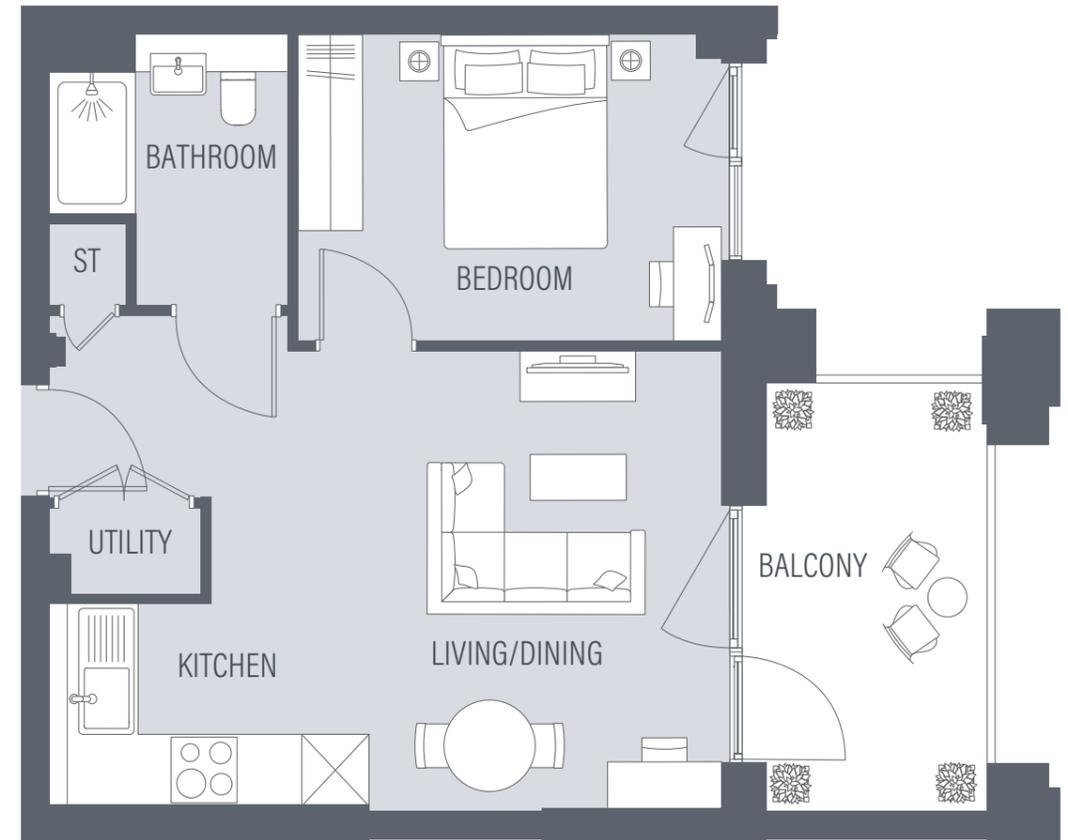
**Balcony**  
7'11" x 13'5" (2400 x 4078mm)

# 1 BEDROOM APARTMENT



Stylish &  
CONTEMPORARY

PLOTS 165 & 169



**Bathroom**  
8'2" x 7'3" (2490 x 2200mm)

**Bedroom**  
12'9" x 9'3" (3892 x 2812mm)

**Kitchen**  
9'1" x 6'1" (2750 x 1850mm)

**Living/Dining**  
13'10" x 15'5" (4220 x 4702mm)

**TOTAL AREA**  
462 sq ft (42.9 sq m)

**Balcony**  
7'11" x 13'5" (2400 x 4078mm)





# 2 BEDROOM APARTMENT



LEVEL 11



LEVEL 12



LEVEL 13



LEVEL 14



LEVEL 15



LEVEL 16



LEVEL 17



LEVEL 19



## Modern & SPACIOUS

PLOTS 80, 88, 96, 100, 104, 108, 112, 120, 128 & 144



**Bathroom**  
8'7" x 7'3" (2600 x 2200mm)

**Bedroom 1**  
20'9" x 9'10" (6318 x 3000mm)

**Bedroom 2**  
12'5" x 10'3" (3790 x 3121mm)

**Living/Dining/Kitchen**  
25'0" x 11'7" (7632 x 3533mm)

**Balcony**  
12'2" x 7'4" (3692 x 2230mm)

**TOTAL AREA**  
820 sq ft (76.2 sq m)

# 2 BEDROOM APARTMENT



LEVEL 15



LEVEL 17



LEVEL 20



Modern &  
SPACIOUS

PLOTS 107, 123 & 147



**Bathroom**  
8'7" x 7'3" (2600 x 2200mm)

**Bedroom 1**  
20'9" x 9'10" (6318 x 3000mm)

**Bedroom 2**  
12'5" x 10'3" (3790 x 3121mm)

**Living/Dining/Kitchen**  
25'0" x 11'7" (7632 x 3533mm)

**Balcony**  
12'2" x 7'4" (3692 x 2230mm)

**TOTAL AREA**  
820 sq ft (76.2 sq m)

# 2 BEDROOM APARTMENT



LEVEL 4



LEVEL 5

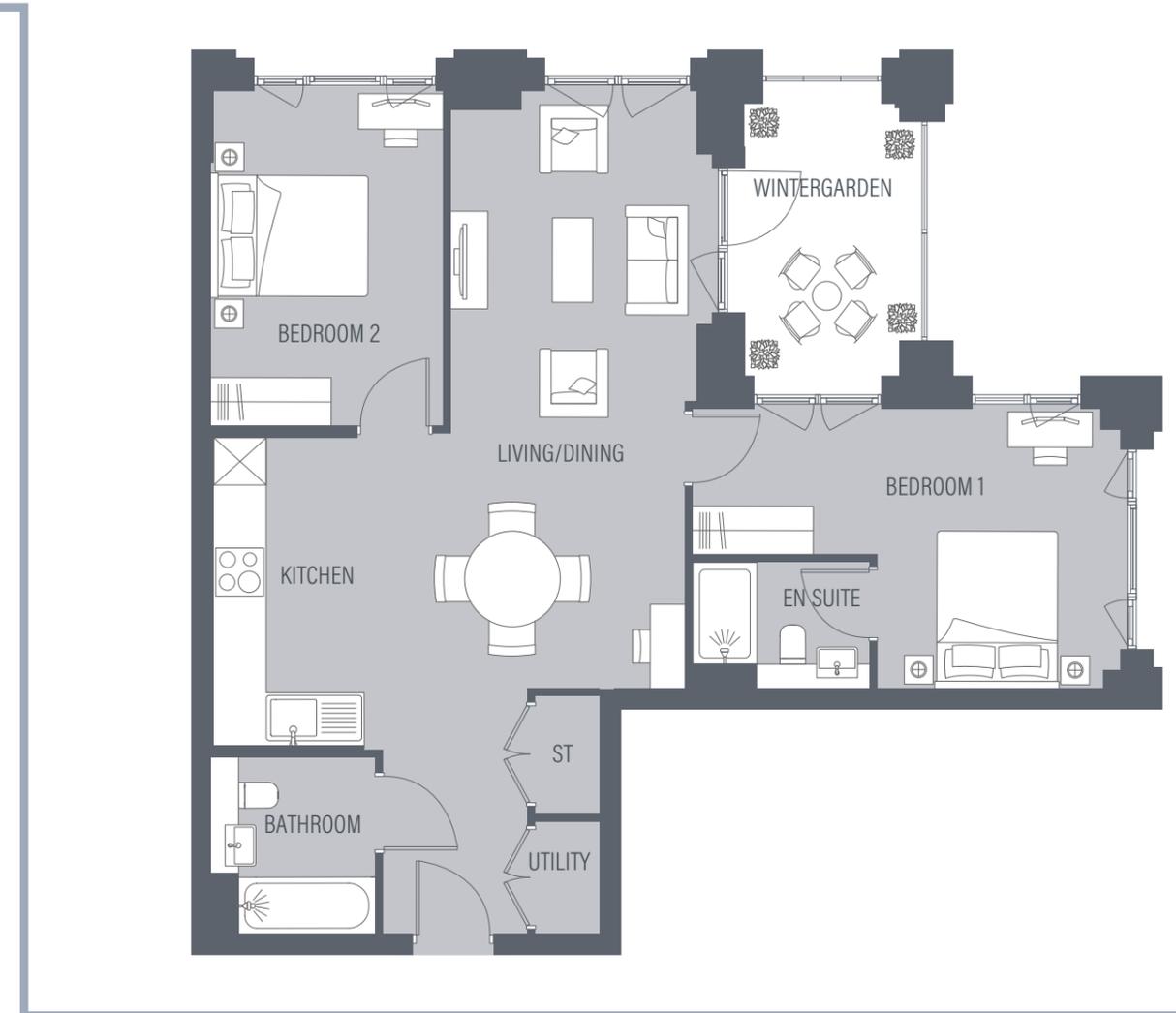


LEVEL 6



Modern &  
SPACIOUS

PLOTS 21, 29 & 37



**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**Bedroom 1**  
17'6" x 11'5" (5316 x 3464mm)

**Bedroom 2**  
9'7" x 13'8" (2905 x 4147mm)

**En Suite**  
7'3" x 5'2" (2200 x 1565mm)

**Kitchen**  
6'1" x 12'7" (1850 x 3827mm)

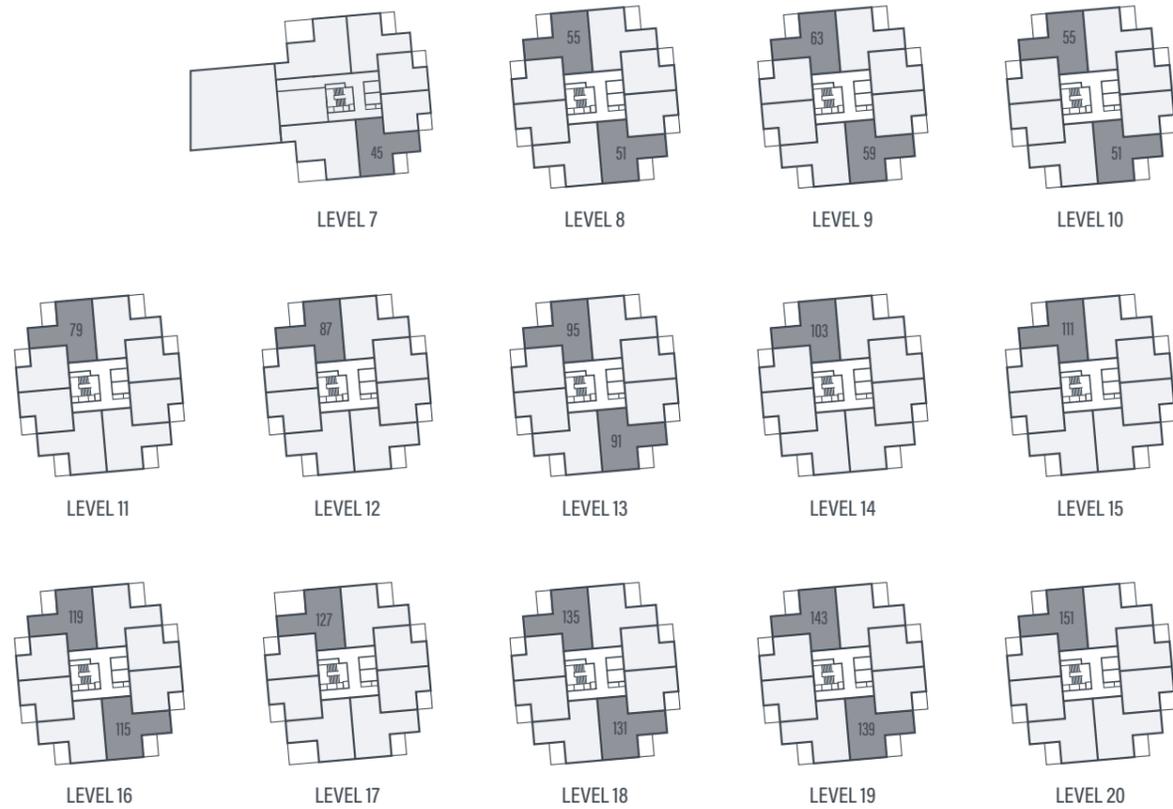
**Living/Dining**  
24'4" x 13'1" (7410 x 3986mm)

**TOTAL AREA**  
827 sq ft (76.8 sq m)

**Wintergarden**  
12'4" x 7'6" (3750 x 2287mm)

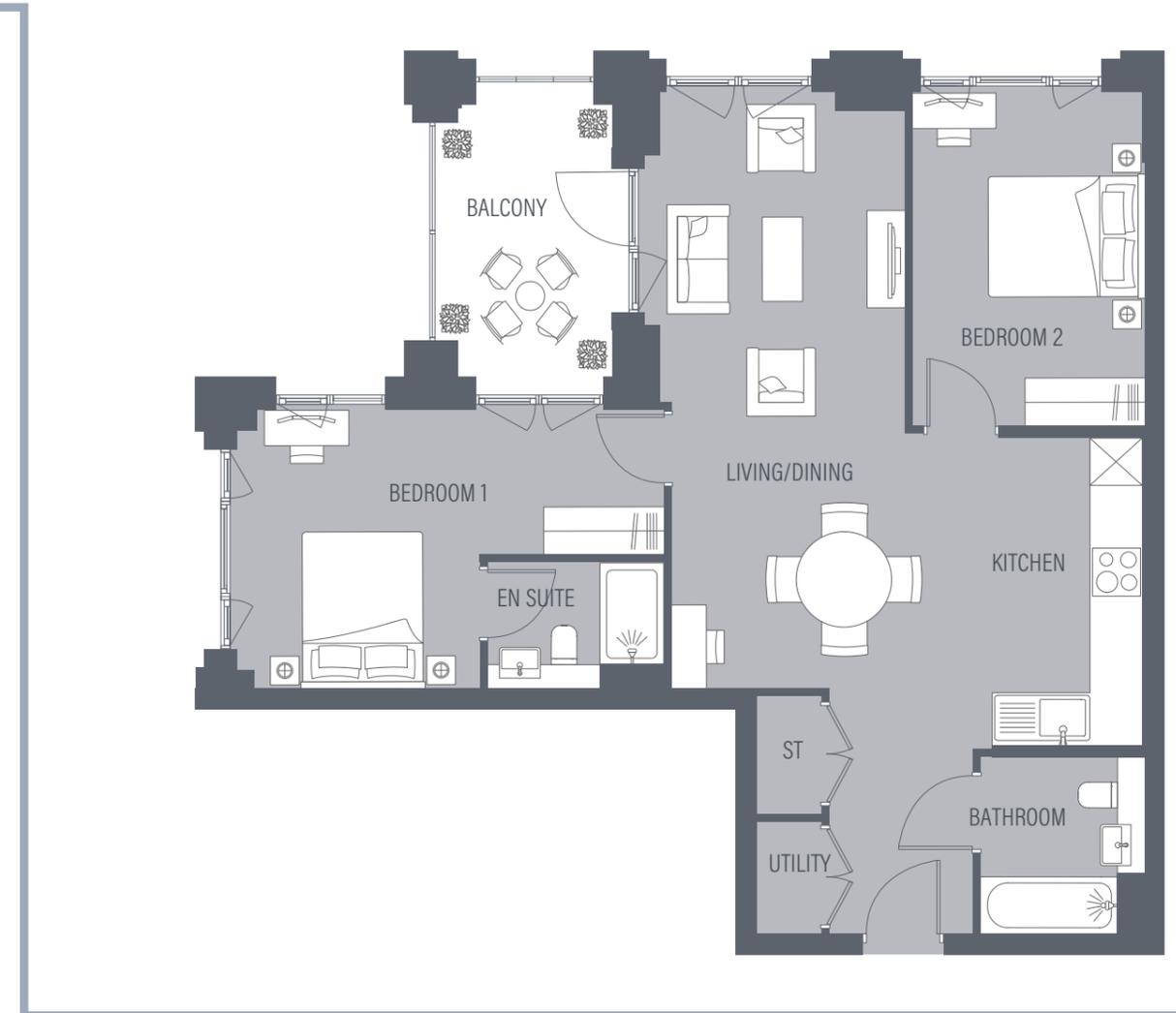


# 2 BEDROOM APARTMENT



## Modern & SPACIOUS

PLOTS 45, 51, 55, 59, 63, 67, 71, 79, 87, 91, 95, 103, 111, 115, 119, 127, 131, 135, 139, 143 & 151



**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**Bedroom 1**  
17'6" x 11'5" (5316 x 3464mm)

**Bedroom 2**  
9'7" x 13'8" (2905 x 4147mm)

**En Suite**  
7'3" x 5'2" (2200 x 1565mm)

**Kitchen**  
6'1" x 12'7" (1850 x 3827mm)

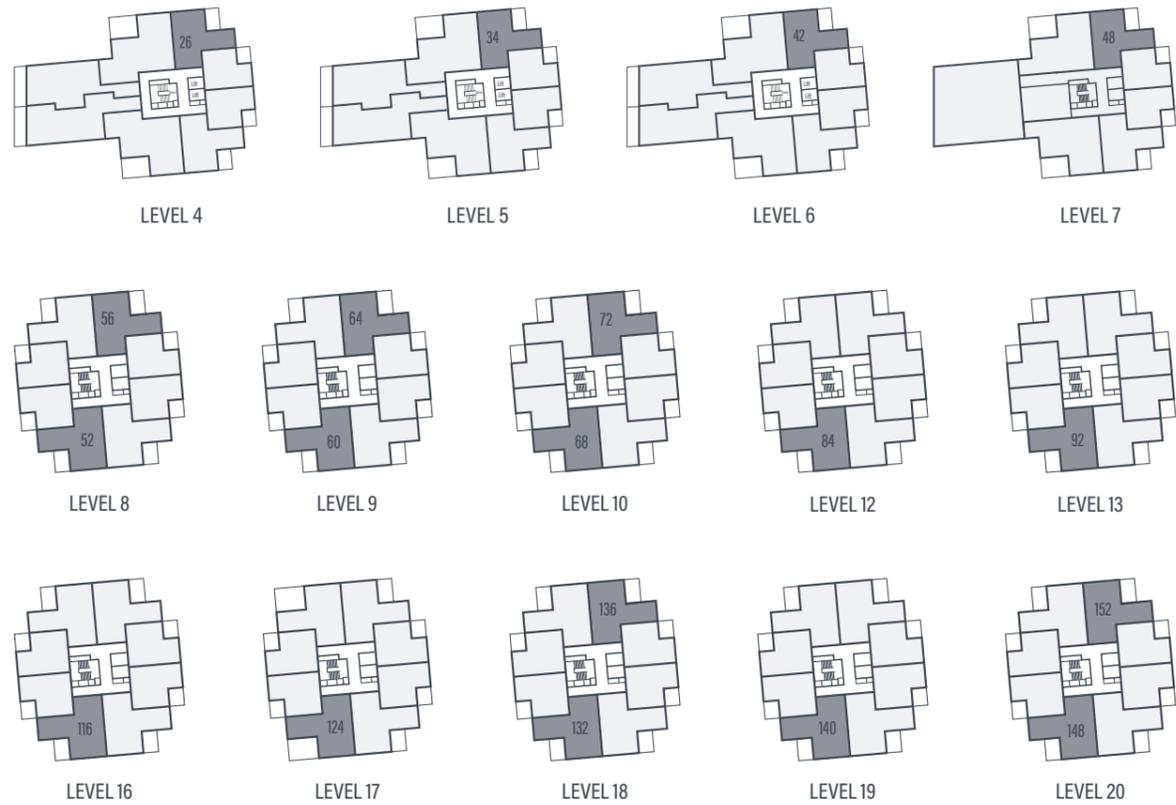
**Living/Dining**  
24'4" x 13'1" (7410 x 3986mm)

**TOTAL AREA**  
827 sq ft (76.8 sq m)

**Balcony**  
12'4" x 7'6" (3750 x 2287mm)

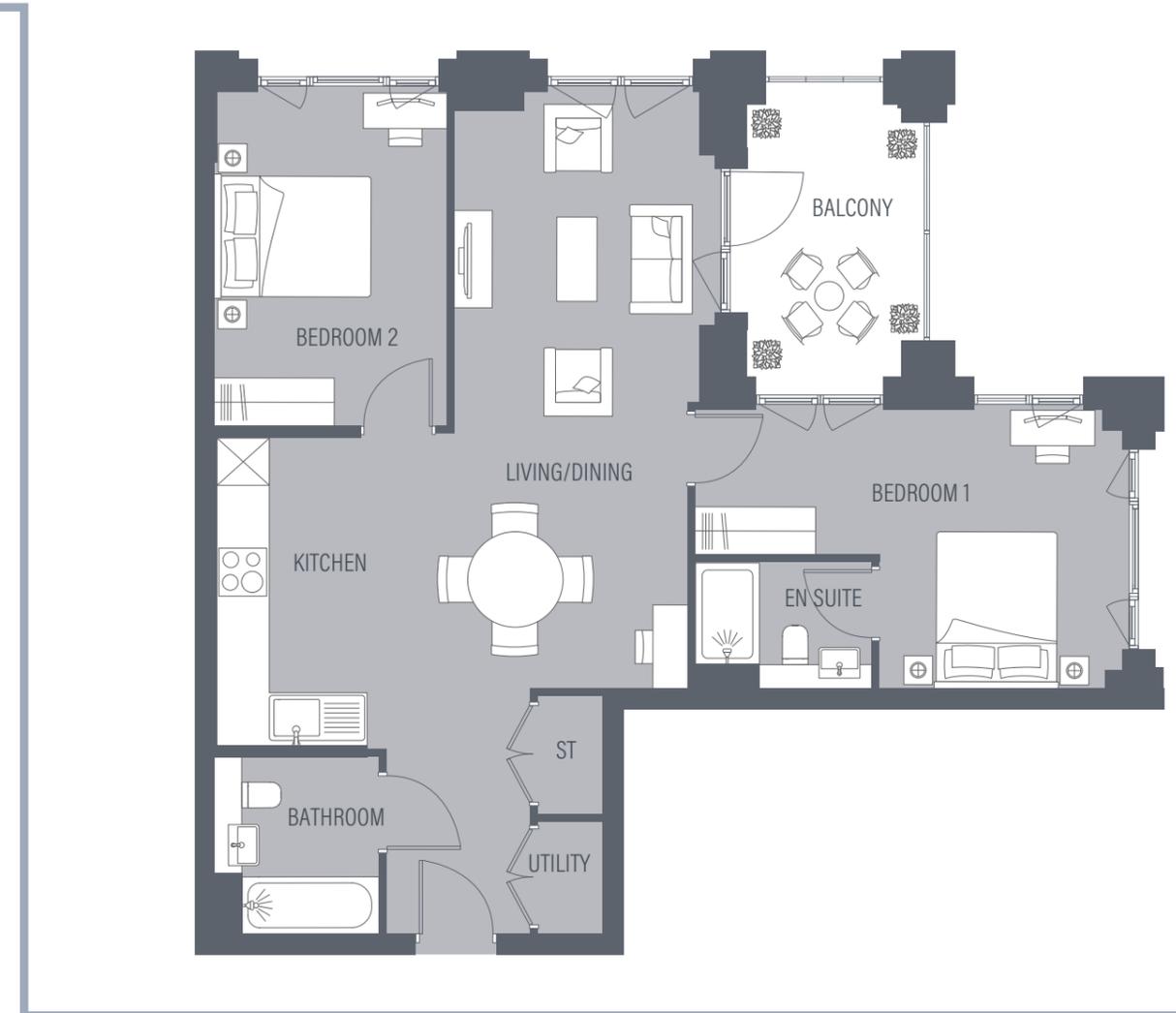


# 2 BEDROOM APARTMENT



## Modern & SPACIOUS

PLOTS 26, 34, 42, 48, 52, 56, 60, 64, 68, 72, 84, 92, 116, 124, 132, 136, 148 & 152



**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**Bedroom 1**  
17'6" x 11'5" (5316 x 3464mm)

**Bedroom 2**  
9'7" x 13'8" (2905 x 4147mm)

**En Suite**  
7'3" x 5'2" (2200 x 1565mm)

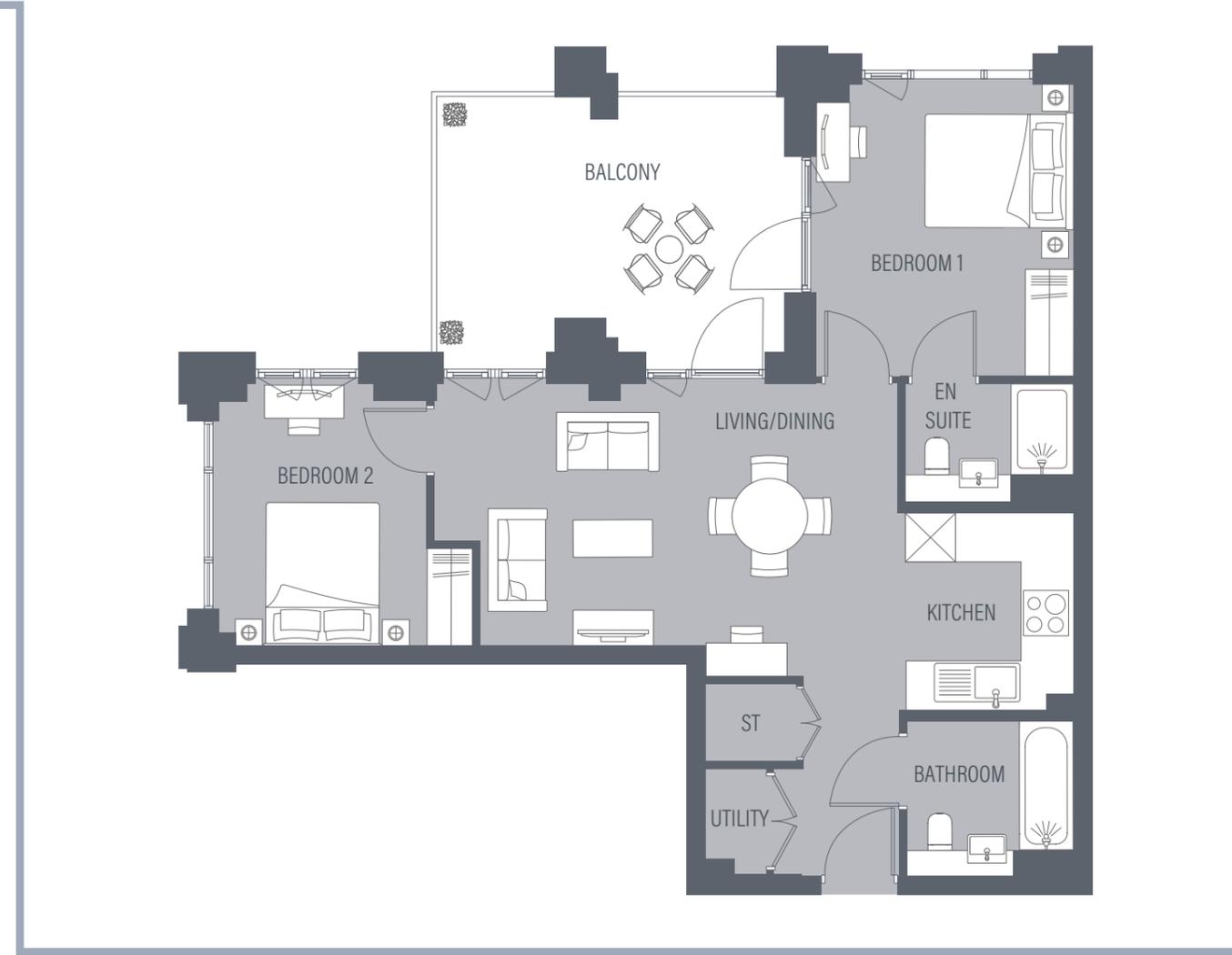
**Kitchen**  
6'1" x 12'7" (1850 x 3827mm)

**Living/Dining**  
24'4" x 13'1" (7410 x 3986mm)

**TOTAL AREA**  
827 sq ft (76.8 sq m)

**Balcony**  
12'4" x 7'6" (3750 x 2287mm)

# 2 BEDROOM APARTMENT



Modern &  
SPACIOUS

PLOTS 155 & 159

**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**Bedroom 1**  
17'6" x 11'5" (5316 x 3464mm)

**Bedroom 2**  
9'7" x 13'8" (2905 x 4147mm)

**En Suite**  
7'3" x 5'2" (2200 x 1565mm)

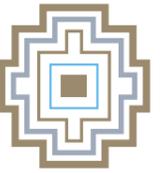
**Kitchen**  
6'1" x 12'7" (1850 x 3827mm)

**Living/Dining**  
24'4" x 13'1" (7410 x 3986mm)

**TOTAL AREA**  
827 sq ft (76.8 sq m)

**Balcony**  
12'4" x 15'2" (3750 x 4613mm)

# 2 BEDROOM APARTMENT



Modern &  
SPACIOUS

PLOTS 156 & 160

**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**Bedroom 1**  
17'6" x 11'5" (5316 x 3464mm)

**Bedroom 2**  
9'7" x 13'8" (2905 x 4147mm)

**En Suite**  
7'3" x 5'2" (2200 x 1565mm)

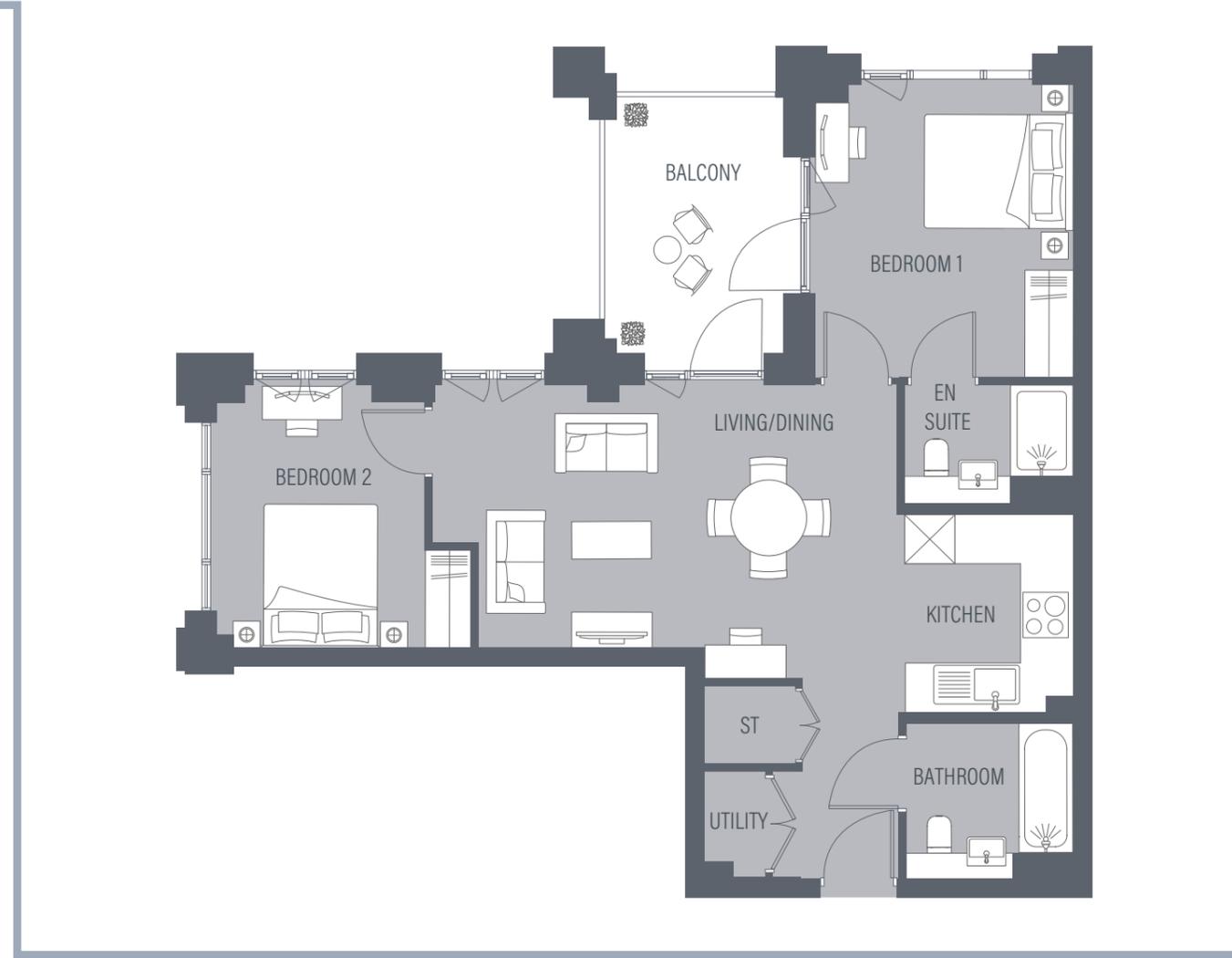
**Kitchen**  
6'1" x 12'7" (1850 x 3827mm)

**Living/Dining**  
24'4" x 13'1" (7410 x 3986mm)

**TOTAL AREA**  
827 sq ft (76.8 sq m)

**Balcony**  
12'4" x 15'2" (3750 x 4613mm)

# 2 BEDROOM APARTMENT



Modern &  
SPACIOUS

PLOTS 163 & 167

**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**Bedroom 1**  
17'6" x 11'5" (5316 x 3464mm)

**Bedroom 2**  
9'7" x 13'8" (2905 x 4147mm)

**En Suite**  
7'3" x 5'2" (2200 x 1565mm)

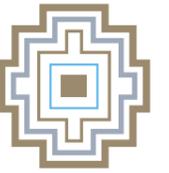
**Kitchen**  
6'1" x 12'7" (1850 x 3827mm)

**Living/Dining**  
24'4" x 13'1" (7410 x 3986mm)

**TOTAL AREA**  
827 sq ft (76.8 sq m)

**Balcony**  
12'4" x 7'6" (3750 x 2287mm)

# 2 BEDROOM APARTMENT



Modern &  
SPACIOUS

PLOTS 164 & 168

**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**Bedroom 1**  
17'6" x 11'5" (5316 x 3464mm)

**Bedroom 2**  
9'7" x 13'8" (2905 x 4147mm)

**En Suite**  
7'3" x 5'2" (2200 x 1565mm)

**Kitchen**  
6'1" x 12'7" (1850 x 3827mm)

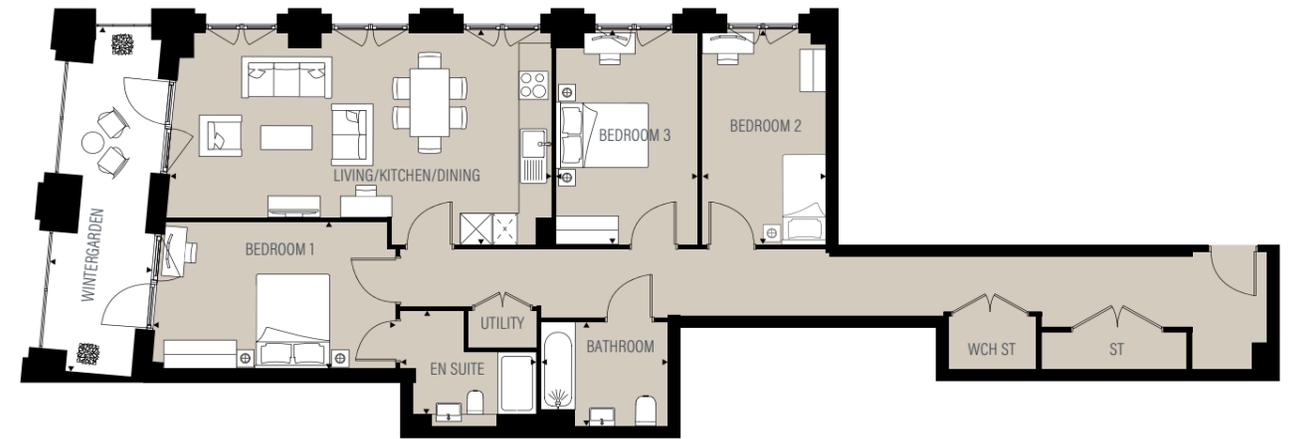
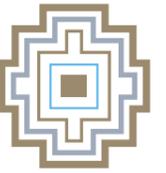
**Living/Dining**  
24'4" x 13'1" (7410 x 3986mm)

**TOTAL AREA**  
827 sq ft (76.8 sq m)

**Balcony**  
12'4" x 7'6" (3750 x 2287mm)



# 3 BEDROOM APARTMENT



Exclusive &  
BREATHTAKING

PLOTS 24 & 32

**Bathroom**  
7'3" x 8'7" (2200 x 2600mm)

**En Suite**  
8'5" x 8'1" (2550 x 2450mm)

**Bedroom 1**  
10'3" x 16'2" (3125 x 4935mm)

**Bedroom 2**  
8'7" x 14'8" (2600 x 4476mm)

**Bedroom 3**  
9'6" x 14'8" (2900 x 4476mm)

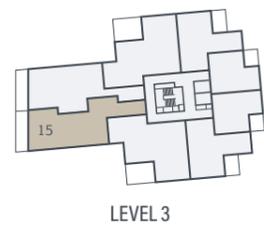
**Living/Kitchen/Dining**  
14'8" x 26' (4476 x 7929mm)

**Wintergarden**  
23'10" x 6'5" (7259 x 1940mm)

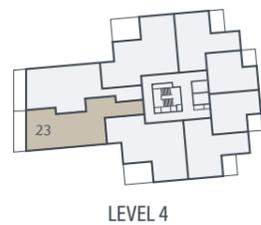
**TOTAL AREA**  
1251 sq ft (116.2 sq m)



# 3 BEDROOM APARTMENT



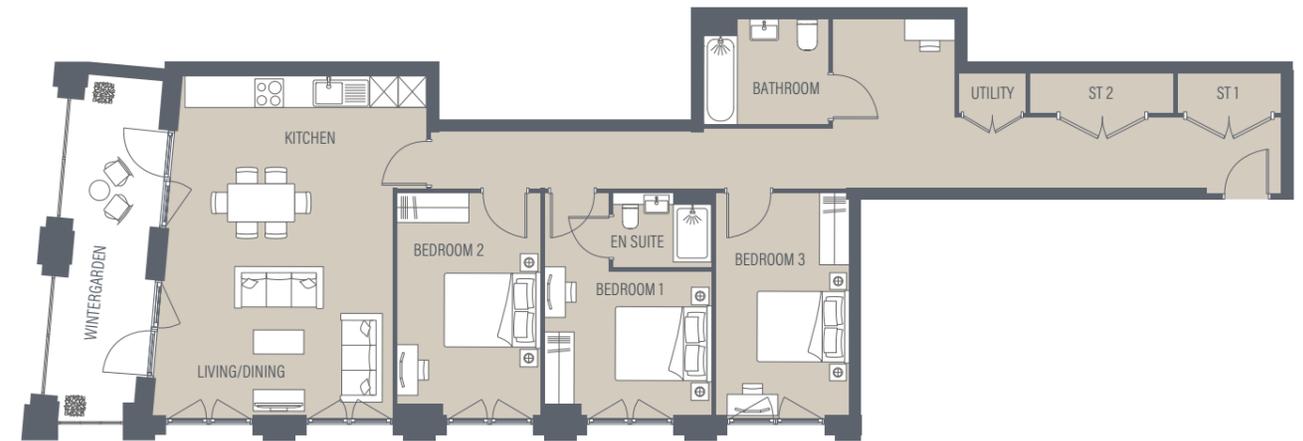
LEVEL 3



LEVEL 4



LEVEL 6



## Exclusive & BREATHTAKING

PLOTS 15, 23 & 39

**Bathroom**  
8'7" x 7'3" (2600 x 2200mm)

**Bedroom 1**  
11'5" x 15'3" (3485 x 4646mm)

**Bedroom 2**  
15'3" x 9'10" (4646 x 3000mm)

**Bedroom 3**  
9'15" x 9'2" (4646 x 2790mm)

**En Suite**  
5'2" x 6'9" (1565 x 2050mm)

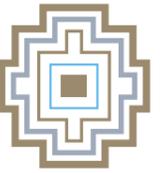
**Kitchen**  
16'11" x 7'8" (5141 x 2338mm)

**Living/Dining**  
16'6" x 15'6" (5030 x 4726mm)

**TOTAL AREA**  
1301 sq ft (120.9 sq m)

**Wintergarden**  
23'0" x 6'5" (7014 x 1950mm)

# 3 BEDROOM APARTMENT



LEVEL 4



LEVEL 5



LEVEL 6



## Exclusive & BREATHTAKING

PLOTS 22, 30 & 38



**Bathroom**  
7'4" x 8'7" (2240 x 2600mm)

**Bedroom 1**  
10'1" x 19'6" (3070 x 5947mm)

**Bedroom 2**  
14'8" x 9'4" (4476 x 2850mm)

**Bedroom 3**  
10'4" x 13'5" (3142 x 4083mm)

**En Suite**  
5'2" x 7'3" (1565 x 2200mm)

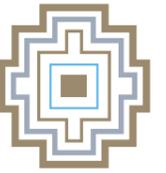
**Kitchen**  
10'0" x 12'2" (3050 x 3696mm)

**Living/Dining**  
12'12" x 16'5" (6699 x 5007mm)

**TOTAL AREA**  
1229 sq ft (114.2 sq m)

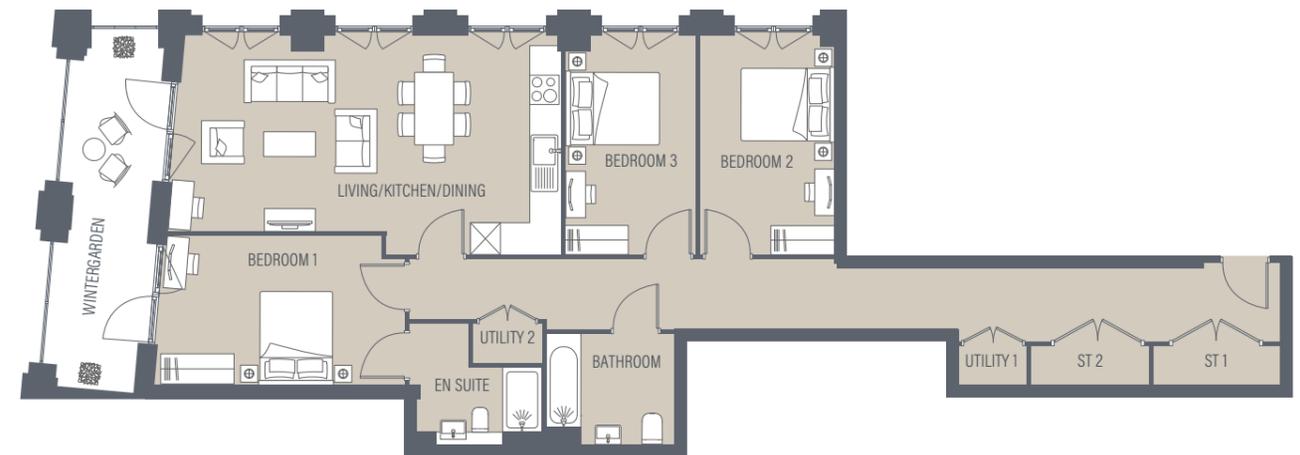
**Balcony**  
15'6" x 11'11" (4706 x 3638mm)

# 3 BEDROOM APARTMENT



Exclusive &  
BREATHTAKING

PLOT 40



**Bathroom**  
7'5" x 8'7" (2260 x 2600mm)

**Bedroom 1**  
9'11" x 5'11" (3026 x 4852mm)

**Bedroom 2**  
9'2" x 14'8" (2790 x 4462mm)

**Bedroom 3**  
8'9" x 14'8" (2650 x 4463mm)

**En Suite**  
8'4" x 5'2" (2540 x 1575mm)

**Kitchen/Living/Dining**  
14'8" x 26'3" (4463 x 8000mm)

**TOTAL AREA**  
1247 sq ft (115.8 sq m)

**Wintergarden**  
23'10" x 6'5" (7268 x 1950mm)



# 3 BEDROOM APARTMENT



LEVEL 4



LEVEL 5

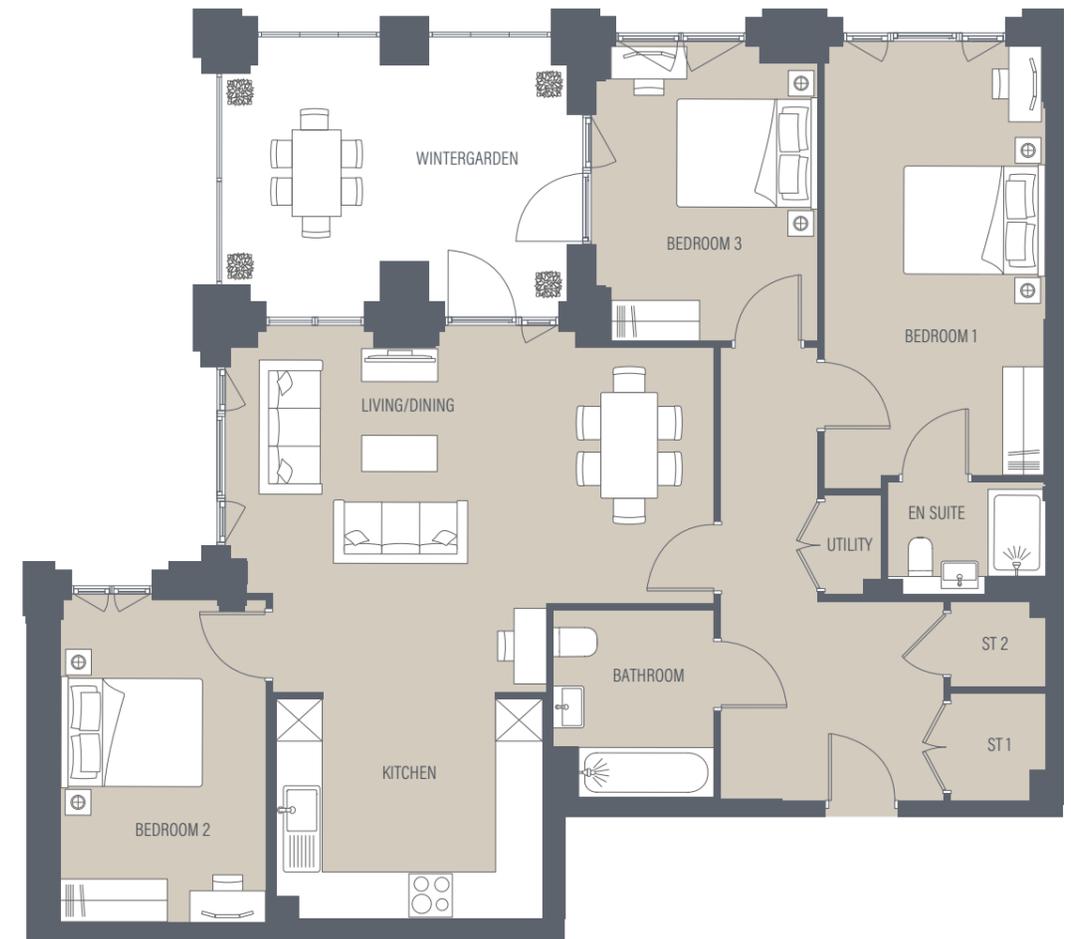


LEVEL 6



## Exclusive & BREATHTAKING

PLOTS 25, 33 & 41



**Bathroom**

7'4" x 8'7" (2240 x 2600mm)

**Bedroom 1**

10'1" x 19'6" (3070 x 5947mm)

**Bedroom 2**

14'8" x 9'4" (4476 x 2850mm)

**Bedroom 3**

10'4" x 13'5" (3142 x 4083mm)

**En Suite**

5'2" x 7'3" (1565 x 2200mm)

**Kitchen**

10' x 12'2" (3050 x 3696mm)

**Living/Dining**

12'12" x 16'5" (6699 x 5007mm)

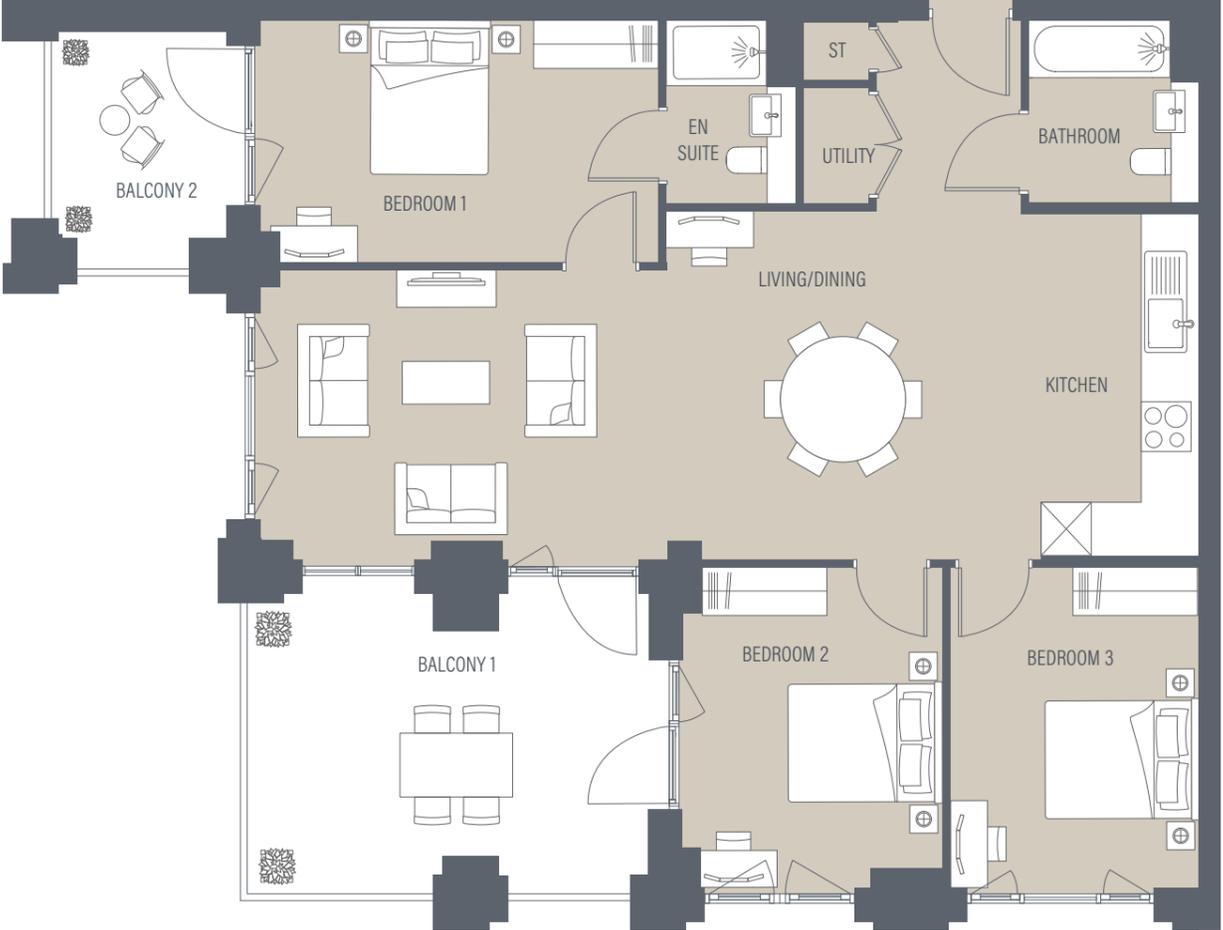
**TOTAL AREA**

1229 sq ft (114.2 sq m)

**Wintergarden**

15'6" x 11'11" (4706 x 3638mm)

# 3 BEDROOM APARTMENT



Exclusive & BREATHTAKING

PLOT 46

**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**Bedroom 1**  
9'8" x 15'9" (2938 x 4785mm)

**Bedroom 2**  
10'4" x 11'11" (3141 x 3630mm)

**Bedroom 3**  
9'10" x 12'8" (3000 x 3859mm)

**En Suite**  
7'3" x 5'2" (2200 x 1565mm)

**Kitchen**  
6'1" x 13'6" (1850 x 4115mm)

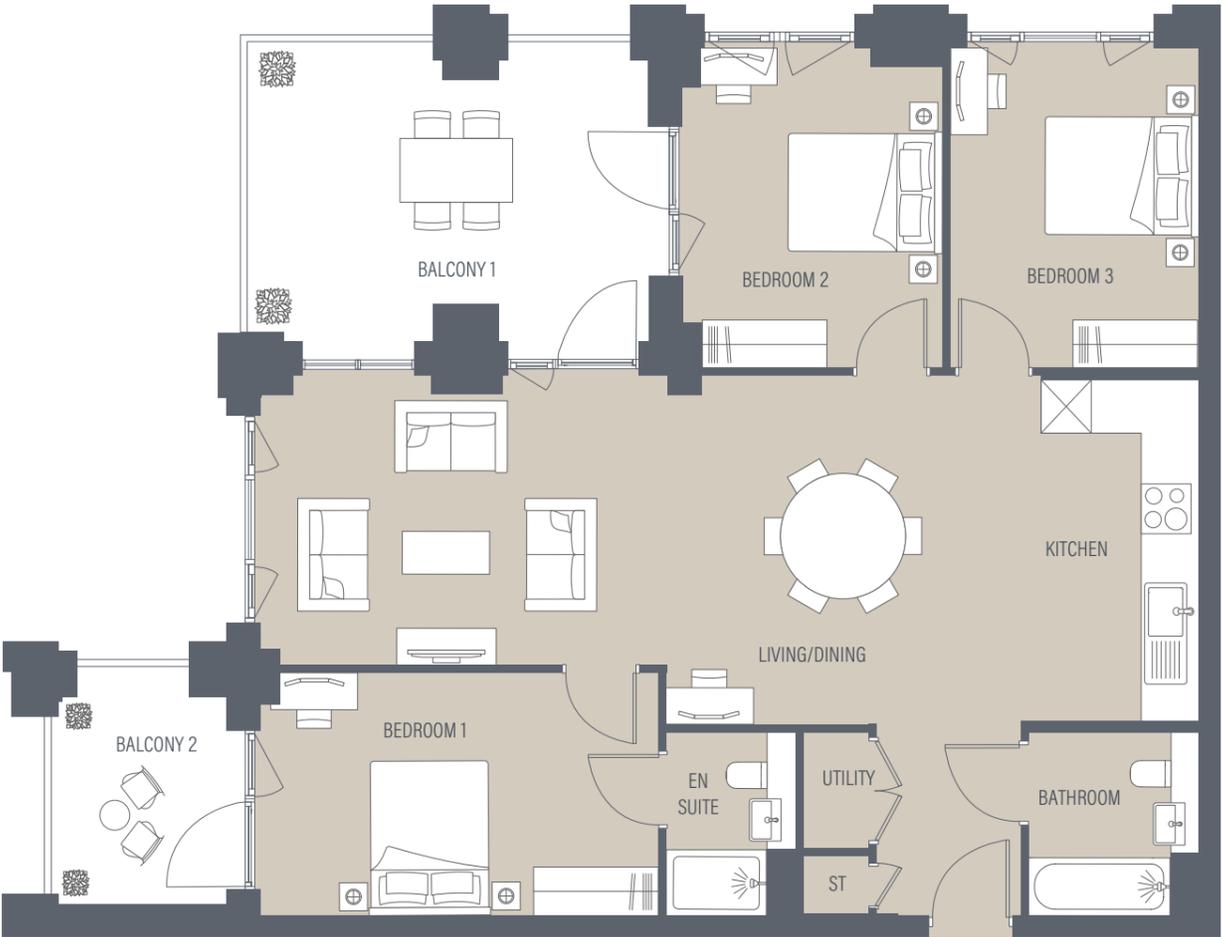
**Living/Dining**  
30' x 11'8" (9144 x 3554mm)

**TOTAL AREA**  
1039 sq ft (969.5 sq m)

**Balcony 1**  
10'8" x 15'2" (3235 x 4625)

**Balcony 2**  
7'1" x 7'10" (2150 x 2385mm)

# 3 BEDROOM APARTMENT



Exclusive &  
BREATHTAKING

PLOT 47

**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**Bedroom 1**  
9'8" x 15'9" (2938 x 4785mm)

**Bedroom 2**  
10'4" x 11'11" (3141 x 3630mm)

**Bedroom 3**  
9'10" x 12'8" (3000 x 3859mm)

**En Suite**  
7'3" x 5'2" (2200 x 1565mm)

**Kitchen**  
6'1" x 13'6" (1850 x 4115mm)

**Living/Dining**  
30' x 11'8" (9144 x 3554mm)

**TOTAL AREA**  
1039 sq ft (969.5 sq m)

**Balcony 1**  
10'8" x 15'2" (3235 x 4625)

**Balcony 2**  
7'1" x 7'10" ( 2150 x 2385mm)



# ATTENTION TO **DETAIL**



An **exceptional** specification to complement these **outstanding** homes.



## KITCHEN

- Individually designed contemporary kitchens with soft-close doors and drawers
- Colour choice of wall and base units\*
- Matching worktops and full-height upstands
- Under-cabinet lighting
- Stainless steel single bowl sink and chrome tap
- Fully-integrated appliances including single oven, ceramic hob, dishwasher, fridge freezer and extractor

## BATHROOM

- White semi-recessed hand basin
- Back-to-wall WC pan with soft-close WC seat
- Concealed cistern and dual flushplate
- White acrylic bath
- Bath screen and shower above bath
- Heated towel rail
- Shaver socket
- Ceramic floor and wall tiles



## EN SUITE

- White semi-recessed hand basin
- Back-to-wall WC pan with soft-close WC seat
- Concealed cistern and dual flushplate
- White shower tray
- Chrome shower doors
- Heated towel rail
- Shaver socket
- Ceramic floor and wall tiles

## BEDROOMS / GENERAL

- BT TV/FM connectivity to Bedroom 1
- Flooring included throughout
- Video door entry
- BT TV/Sky Q/Virgin Media/FM connectivity to living area
- CAT5e wiring from utility cupboard to living room media plate and bedroom 1 TV point
- Superfast broadband (subject to subscription)
- 12-hour residents' concierge service



# ADDITIONAL INFORMATION

## ADDRESS

Ilderton Road, London SE15 1NS

## LOCAL AUTHORITY

London Borough of Southwark

## CHARGES

Estimated average service charge per annum:

One-bedroom **£1,830.59**

Two-bedroom **£2,628.46**

Three-bedroom **£3,932.43**

Ground rents per annum £0

Additional annual fixed charges for communal heating system maintenance and consumption

**1, 2 and 3-bedroom: £350**

## MISCELLANEOUS

Building Warranty  
2 years fixtures and fittings

10 year NHBC\*\*

Length of lease  
999 years

Estimated completion date  
2025

Reservation deposit  
£1,000

## TERMS OF PAYMENT

10% of purchase price payable on exchange, balance of purchase price to be paid on completion.

## VENDOR'S SOLICITOR

Winckworth Sherwood  
5 Montague Close,  
London SE1 9BB

Telephone  
020 7593 5054

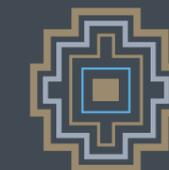
Email  
bdwteam@wslaw.co.uk



NEW HOMES  
OMBUSMAN  
SERVICE

★★★★★  
5 STAR HOME BUILDER  
CUSTOMER SATISFACTION

**HBF**  
2024  
HOME BUILDERS FEDERATION



## NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

## WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.

Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action such as through the civil courts or other ombudsman or regulator. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes appliance spaces or items of furniture. All images photographs and dimensions are not intended to be relied upon for nor to form part of any contract unless specifically incorporated in writing into the contract. We are on the New Homes Quality Code register of registered developers.



# WHY BARRATT LONDON

PART OF BARRATT DEVELOPMENT PLC, THE **UK'S LARGEST HOME BUILDER AND FTSE 100 COMPANY**

LISTED ON THE **LONDON STOCK EXCHANGE** SINCE 1968

**BARRATT LONDON** HAVE BEEN BUILDING IN THE **CAPITAL FOR OVER 40 YEARS**

VOLUME **LONDON HOUSEBUILDER**, BUILDING CIRCA **2,000 HOMES** IN THE CAPITAL **EACH YEAR**

OVER 400 **SPECIALIST STAFF** AND DECADES OF EXPERIENCE, DELIVERING **EXCEPTIONAL HOMES** BUILT TO THE VERY **HIGHEST QUALITY**

## BARRATT LONDON'S VISION

Since the construction of our first London development in 1982, our goal has been to provide high quality homes for all Londoners by focusing on excellence in design, construction and customer service. The supply of new housing is essential to the continued growth of London as a major global city and Barratt London is proud to be contributing to this with the delivery of 1,500 new homes each year.

## FIVE STAR CUSTOMER SERVICE

As part of Barratt Developments PLC, the UK's most recommended housebuilder, we are fully committed to delivering a superior service for our customers and have been awarded the maximum five star rating for customer satisfaction by the Home Builders Federation every year since 2010\*. For our customers, this means that when you buy a Barratt London home, you can be confident you are buying a home of quality and receiving the very best in customer service.

## REAL PEACE OF MIND

Not only does every Barratt London home come with a ten year structural guarantee from the NHBC, it also comes with a two year fixtures and fittings warranty,\*\* giving you added peace of mind from the moment you move in.

*\*We are the only major national housebuilder to be awarded this award every year since 2010. "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.*

*\*\*First two years covered by Builder Warranty and NHBC Guarantee or similar. Years three ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website.*

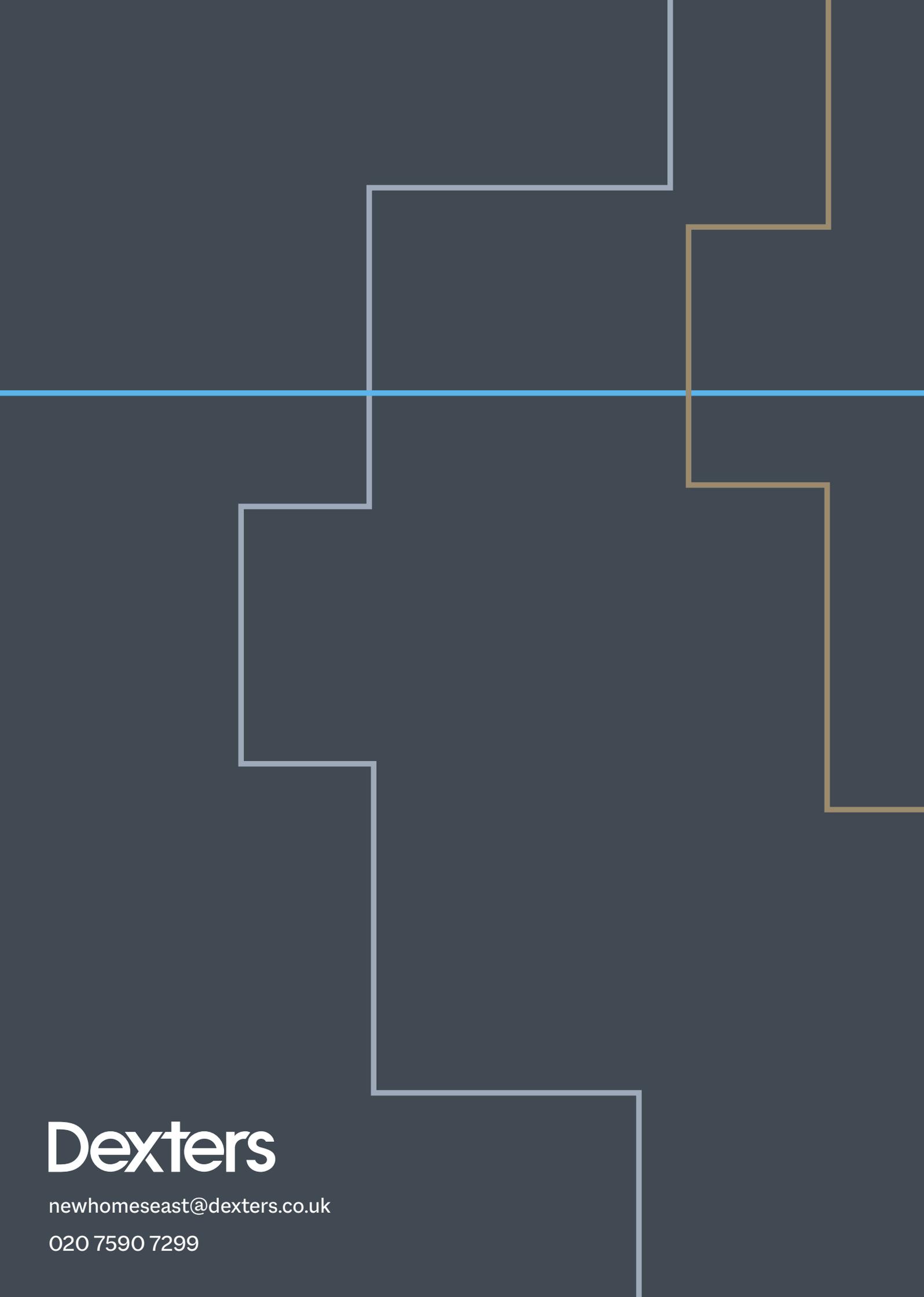




## BERMONDSEY HEIGHTS SE15



"We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. Computer generated images, maps and development layouts are intended for illustrative purposes and should be treated as general guidance only. The features, designs, materials and visual depictions of and in our Show Apartments and in our Show Apartment photography must be treated as general illustration and guidance. Images may also include upgrades which are available at extra cost. Furniture and furnishings are not included. Fixtures, fittings and specification may be subject to change as necessary and without notice and their accuracy or completeness is not guaranteed. Nor are they intended to form part of any contract or a warranty unless specifically incorporated into the contract. Please ask your Sales Adviser for the current specification. Individual features such as windows, brick and other materials' colours may vary as may drainage, heating and electrical layouts. Specification may be subject to change as necessary and without notice. Development layouts and landscaping, specification, dimensions and computer generated images are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. In addition to sales of homes to individual customers, we may also sell homes (including apartments) to organisations such as local authorities and housing associations who may choose to use the homes as affordable housing (in addition to any affordable housing requirements under the planning permission for the development which you will have seen identified on the development plan in our sales centre). Homes may also be sold through home ownership schemes such as shared ownership arrangements and to investors within the private rental sector. This ensures that we are creating diverse communities by offering more people the opportunity of home ownership which will enhance local areas for years to come as well as creating great places to live. Any properties subject to such sales may be located anywhere on a development and may be disposed of at any time. Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Bermondsey Heights is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. All information in this document is correct to the best of our knowledge at the time of issue June 2024. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.



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