



LONDON  
SQUARE

**BERMONDSEY**

SE1

*The*  
**TANNERY**

*The*  
**TANNERY**

NEW BUILD AND WAREHOUSE STYLE APARTMENTS, DUPLEXES AND TOWNHOUSES  
IN BERMONDSEY'S MOST VIBRANT DESTINATION

OLD  
AND  
new  
*side by side*

Family homes | DUPLEXES  
1, 2 & 3 BEDROOM  
APARTMENTS

 Coffees  
COCKTAILS   
CAFES

RESTAURANTS  
*Pubs* TANNERY  
ARTS 

BOROUGH  
Market

live / work / enjoy

 GYM | TOWNHOUSES  
CONCIERGE

 OFFICES  GREEN  
SPACES  
*Heritage Buildings*

Art  
& SOUL

 Bermondsey Street

THE WATCH HOUSE

*Tanner & Co* | PIZARRO

6 minutes to More London   
12 minutes to London Bridge   
18 minutes to Canary Wharf   
18 minutes to Bank 

CONNECTED   
bus / tube / train / cycle / walk

CENTRAL  
LONDON

  
Shortwave  
CINEMA  
GALLERIES  
ANTIQUES  
19TH, 20TH, 21ST  
CENTURY

 Coffees  
COCKTAILS   
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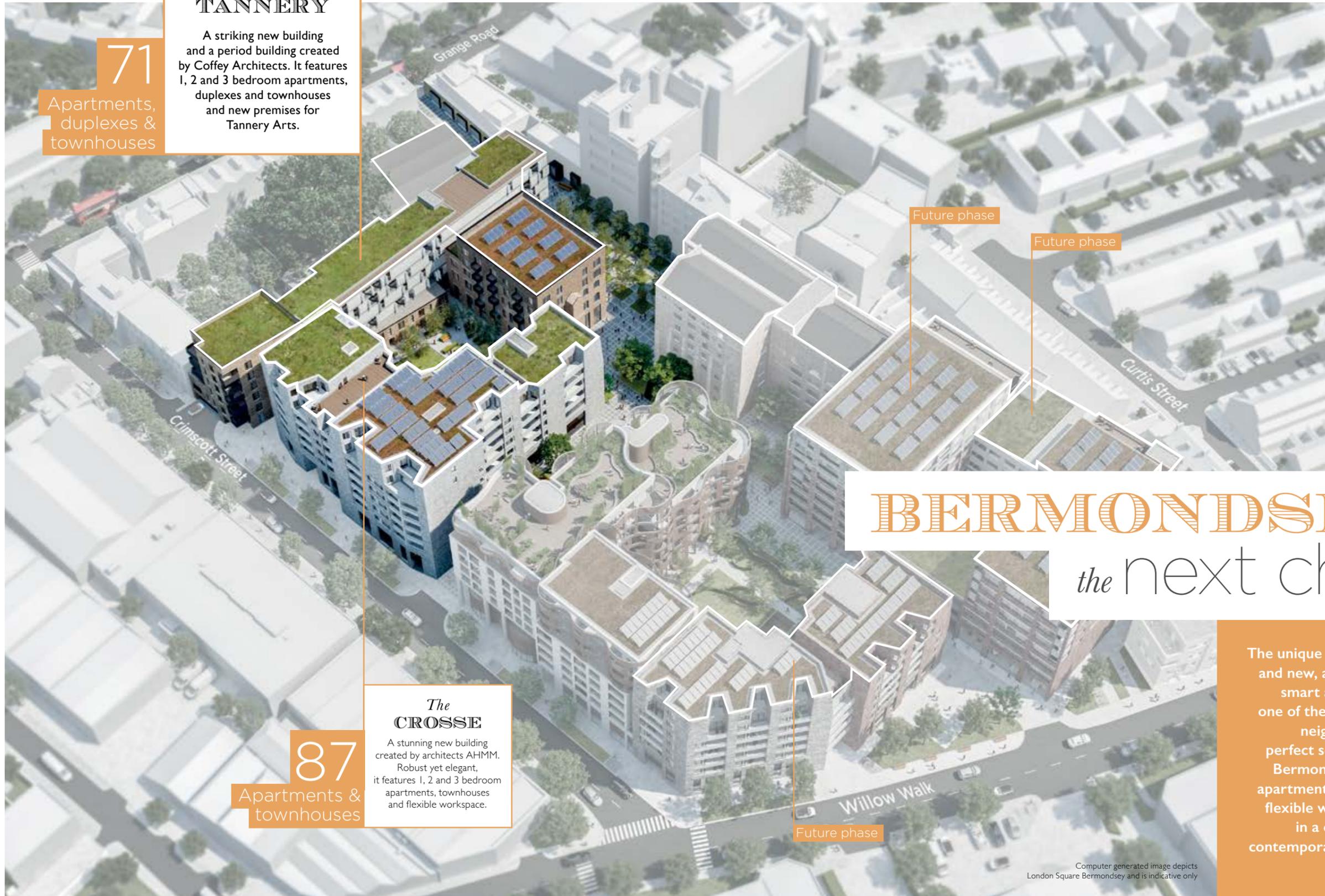
 OFFICES  GREEN  
SPACES  
*Heritage Buildings*

Art  
& SOUL

 Bermondsey Street

*The*  
**TANNERY**





*The*  
**TANNERY**

A striking new building and a period building created by Coffey Architects. It features 1, 2 and 3 bedroom apartments, duplexes and townhouses and new premises for Tannery Arts.

71

Apartments, duplexes & townhouses

*The*  
**CROSSE**

A stunning new building created by architects AHMM. Robust yet elegant, it features 1, 2 and 3 bedroom apartments, townhouses and flexible workspace.

87

Apartments & townhouses

# BERMONDSEY

*the* next chapter

The unique Bermondsey blend of old and new, art and commerce, street smart and exclusive has made it one of the most fascinating London neighbourhoods. It's also the perfect setting for London Square Bermondsey: 1, 2 and 3 bedroom apartments, duplexes, townhouses, flexible workspace and art studios in a collection of heritage and contemporary buildings. It's the new heart and soul of SE1.

Computer generated image depicts London Square Bermondsey and is indicative only



 Borough Station

St Paul's Cathedral

The Shard

The City of London

Tower Bridge

Southbank

Tate Modern

The Tower of London

Canary Wharf →

King's College

  London Bridge Station

City Hall

St Katherine Docks

Borough Market

Bermondsey Street

White Cube Gallery

 Bermondsey Station →

Tannery Arts

*The*  
**TANNERY**

Bermondsey Spa Gardens

*All of*  
**LONDON**  
ON YOUR horizon

12  
MINUTE  
*walk*  
— TO —  
LONDON  
BRIDGE

14  
MINUTE  
*cycle*  
— TO —  
THE  
CITY

This spectacular view can be seen from London Square Bermondsey, demonstrating in dramatic fashion that you are in the heart of London.

Nearly all the symbolic sights of the city's skyline, from the London Eye to Canary Wharf, are within view, and many of them are within a very short distance too.

Neighbouring area London Bridge has undergone a substantial transformation over the past few years, with the building of the Shard and redevelopment of the station.

ACTUAL VIEW FROM THE CROSSE BUILDING AT LONDON SQUARE BERMONDSEY. PHOTOGRAPHY TAKEN IN DECEMBER 2016

# HERITAGE

COMES TO life

London Square Bermondsey is emerging as the address of choice in this ultra fashionable part of London.

This is a unique new community that infuses life into a richly historic site. From the 19th century it was the location for one of Bermondsey's many tanneries, and later, it contained premises owned by Crosse and Blackwell, who made their famous Branston Pickle there.



London Square Bermondsey is also a piece in a far bigger jigsaw. It's the showcase scheme in the Old Kent Road Area Action Plan, setting a high bar for future development. This ambitious project is going to bring thousands of new homes, as well as schools, jobs, parks, public areas, and even two new tube stations for the Bakerloo Line extension that will arrive around 2030.\*

\*In planning stages at time of going to press

London Square has harnessed the talents of masterplan architects Allford Hall Monaghan Morris, along with Coffey Architects and Studio Egret West, to create a vibrant destination that opens up a site long hidden from view.

# creating a COMMUNITY



8  
COURTYARDS  
AND GARDEN  
SQUARES

London Square Bermondsey is designed to be a thriving community in its own right. It's a place of work as well as a residential location, with small business space a key part of the plan. Tannery Arts, in new premises, will add a creative vibe, produced by the artists working there and the exhibition space.

The whole site is opening up. It is bringing a new lease of life to the unused and unloved industrial buildings which have played such an important part in Bermondsey's story. Between them are new squares and walkways that connect the development to its surrounding streets. The prospects are exciting. From a forgotten corner to a vibrant new neighbourhood, London Square Bermondsey is a welcome addition to SE1.

THE REAL BERMONDSEY  
ACTUAL LOCAL AREA  
PHOTOGRAPHY



SEE

life



No doubt about it, Bermondsey is booming. It's now one of London's trendiest residential areas, making an amazing transition from industrial quarter to urban chic.

**Bermondsey Street, a short walk from London Square Bermondsey, is lined with bars, restaurants, art galleries and intriguing small shops. The Bermondsey Street Festival celebrates this diversity in colourful style each year.**

It is also incredibly well located: London Bridge and the City can be reached on foot or bike, while the Jubilee Line links from Bermondsey station easily connect you with the rest of London.



For  
every  
TASTE



21  
MINUTE  
walk  
TO  
BOROUGH  
MARKET



- 1 Tanner & Co
- 2 The Garrison pub
- 3 Casse-Croûte
- 4 José



Food lovers flock to Bermondsey for an exceptionally good choice of restaurants, cafés and bars, many of which are located in Bermondsey Street. To name just a few: there's all day contemporary cuisine at **Bermondsey Bar & Kitchen**, outstanding tapas at **José**, and French bistro classics at **Casse-Croûte**, complete with authentic checked tablecloths.

Those in search of a drink in convivial surroundings could try the **Hide Bar**, or **The Garrison pub**, with its eye-catching green

tilled exterior. **Tanner & Co** also functions as an events space, and has a pretty terrace for warm evenings. Or for something truly original, and typical of the funky SE1 vibe, there's the **Bermondsey Arts Club and Cocktail Bar**.

There are plenty of places to buy a well-crafted cup of coffee. For example, there's the **Watch House**, with tiny premises in a former churchyard guard house, and the **Fashion and Textile Museum's café**, which has won awards for its coffee.

# BUYING Bermondsey style

As you might expect, Bermondsey is a treasure trove of the quirky and individual. Need a handmade, designer dog-collar? **Holly & Lil** will supply it. Or a stunning piece of decorative glass? **London Glassblowing** has a mind-blowing choice. Exquisite couture clothing can be found at **Amanda Thompson's Bermondsey Street atelier**. **Fully Charged** has London's best choice of electric bikes, while **B Street Deli** is stocked with some of the most mouth-watering food you've ever seen.

Markets are another Bermondsey speciality, and a magnet for food enthusiasts. **The Rope Walk** at Maltby Street and Druid Street Market are relative newcomers to the artisan produce and street food scene. **Borough Market** is of course, now a London tourist attraction, but remains one of the most exciting places in the city to buy fine food from all over the world. No description of this area would be complete without mentioning **Bermondsey Antiques Market**, established in the 1950s and trading an astonishing mix of genuine antiques and bric-à-brac.



4  
MINUTE  
*walk*  
TO  
BERMONDSEY  
STREET

- 1 Holly & Lil
- 2 Borough Market
- 3 Tin Lid
- 4 Fully Charged
- 5 Bermondsey 167
- 6 Aloha
- 7 Amanda Thompson Couture
- 8 Eames Fine Art

THE REAL BERMONDSEY  
ACTUAL LOCAL AREA  
PHOTOGRAPHY

# BERMONDSEY Art & SOUL

Independent charity **Tannery Arts** has been in Bermondsey since it was founded in 1993 by artists **David Austen, David Foster, Chris Pauling and Alison Wilding.** **Tannery Arts** makes contemporary art accessible to the public through exhibitions and educational projects, delivered by the not-for-profit gallery Drawing Room.

**Tannery Arts** also supports and nurtures the careers of artists with its affordable studios. The regeneration of its home by London Square provides exciting new premises which will become an integral element in The Tannery

phase. Proposals include a double height exhibition space, new studios and display cases along Tannery Way featuring works by the Tannery Arts artists.

There is plenty more art and design to be found just a short distance from the development: iconic gallery **White Cube** is on **Bermondsey Street**, as is **The Fashion and Textile Museum**. Other art spaces include **Underdog Gallery, Eames Fine Art and Bermondsey Project Space**, while the **Shortwave Cinema** is Bermondsey's own independent movie-house.



“Bermondsey has been our home for over 20 years. With the new premises we’ll have the space to promote even more emerging artists and make their work accessible to a wider audience.”

Tannery Arts



# A REPUTATION FOR excellence

London South Bank University

10  
MINS BY BIKE

King's College London

18  
MINS BY BIKE

SOAS University of London

25  
MINS BY UNDERGROUND\*

UCL

26  
MINS BY UNDERGROUND\*

University of Westminster

26  
MINS BY UNDERGROUND\*

LSE

28  
MINS BY UNDERGROUND\*

City University

28  
MINS BY UNDERGROUND\*

London Metropolitan University

29  
MINS BY UNDERGROUND\*

University of East London

29  
MINS BY UNDERGROUND\*

Central St Martin's

35  
MINS BY UNDERGROUND\*

Imperial College London

41  
MINS BY UNDERGROUND\*

\* Times from Bermondsey Station

London is world-renowned for the quality of its universities. It consistently features in university league tables, with King's College London, University College London and Imperial College London always scoring highly for academic excellence.

London Square Bermondsey is well placed to take advantage of London's higher education opportunities. London South Bank University and King's College London are a 10-minute and 18-minute bike ride away respectively, while many other institutions are easily reached by tube.

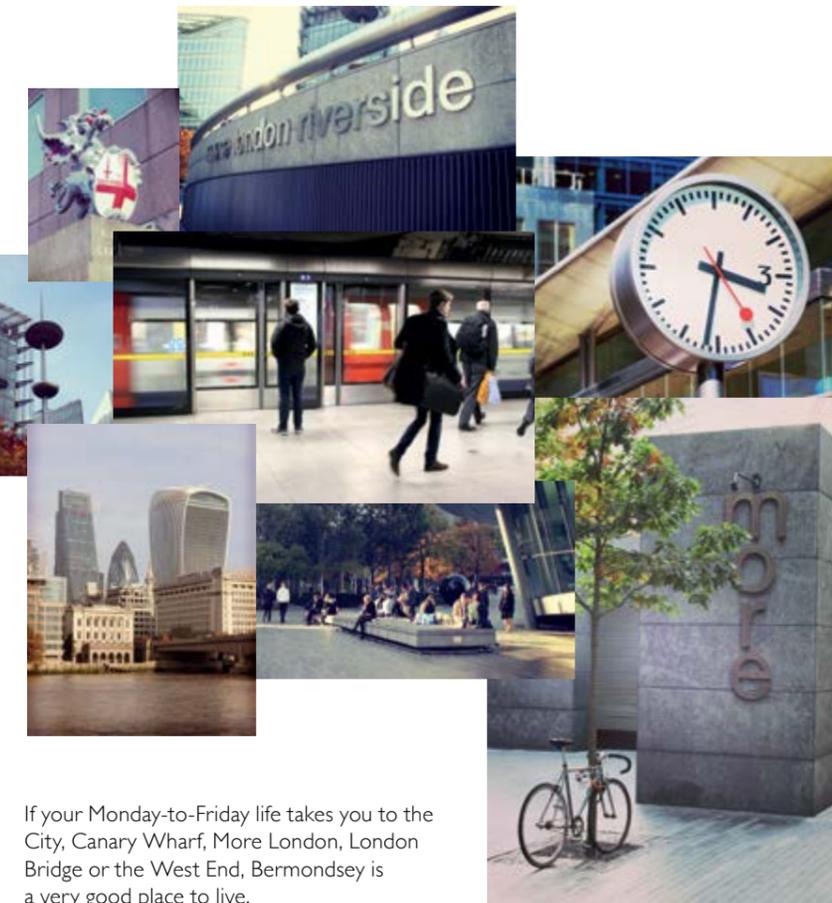
9  
MINUTE  
*cycle*  
— TO —  
SOUTHWARK  
PARK

London is well-known for its beautiful parks and Bermondsey has its fair share of open space. Just around the corner from London Square Bermondsey is the newly regenerated **Bermondsey Spa Gardens**, where the attractions include a playground, games area and picnic grounds. Other green pockets in the area are **Tabard Gardens and Leathermarket Gardens**. Just over a mile away, **Southwark Park** has 61 acres of green space. With its bandstand, boating lake, rose gardens and tennis courts, there is lots for all ages and interests to enjoy.

open  
*air*  
LIFE



# MORE convenient FOR *work*



If your Monday-to-Friday life takes you to the City, Canary Wharf, More London, London Bridge or the West End, Bermondsey is a very good place to live.

Both **More London** and **London Bridge** are within cycling distance, or a short walk if you're feeling energetic. You can also catch the bus from Grange Road and be there in under 15 minutes.

**Canary Wharf** is two stops to the east on the Jubilee Line from Bermondsey station, just six minutes' travel time. **Bank**, the traditional centre of the Square Mile, is easily reached by tube from London Bridge station or, even easier still, **by number 17 bus from London Square Bermondsey.**

- **London Bridge**
- 6 mins by bike
- 10 mins by bus
- 12 mins on foot

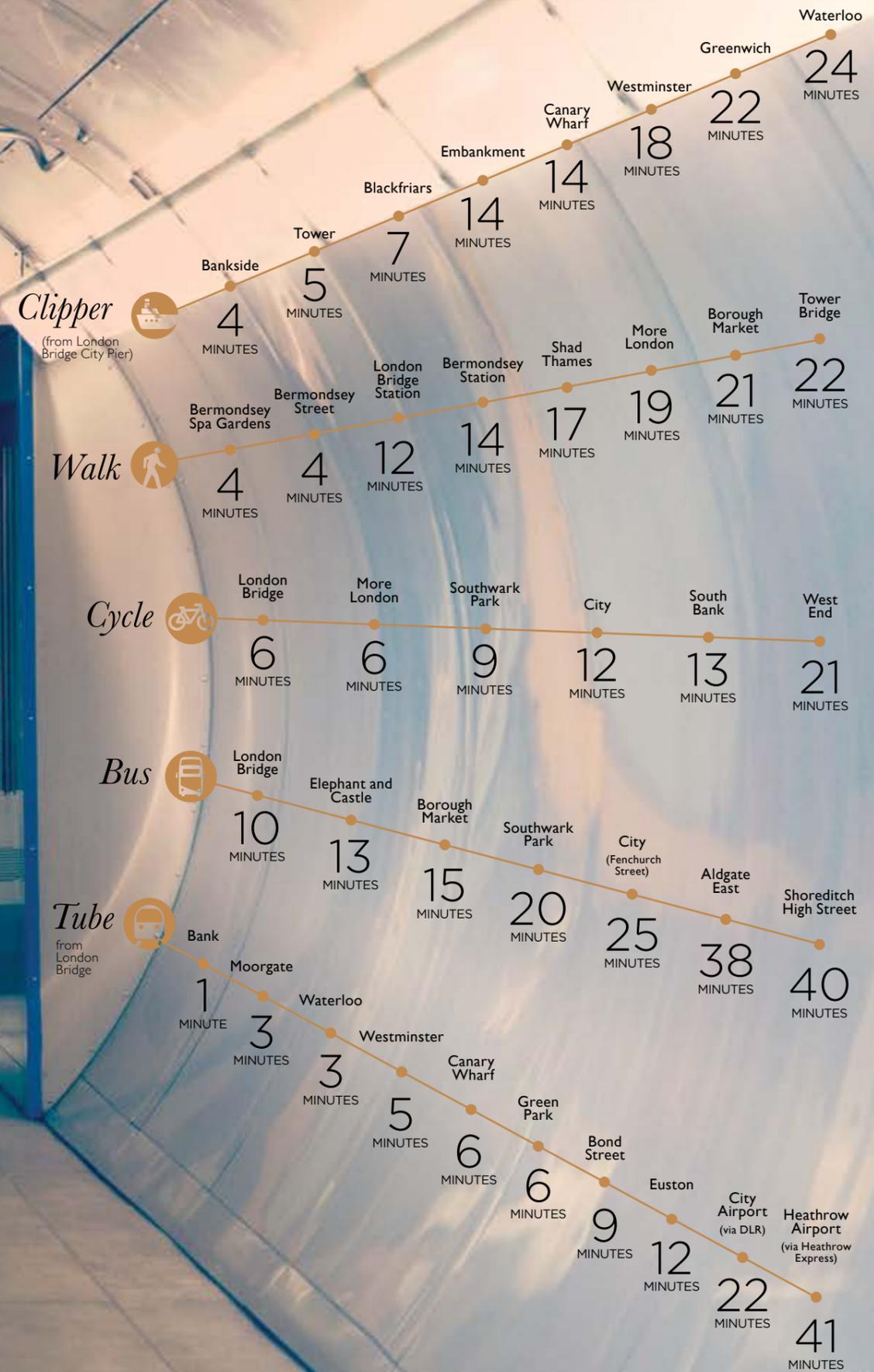
- **More London**
- 6 mins by bike
- 14 mins by bus
- 19 mins on foot

6  
MINUTE  
*cycle*  
TO  
MORE  
LONDON

# From door TO DOOR

**Bermondsey Jubilee Line station** is approximately 14 minutes' walk from London Square Bermondsey, while **London Bridge station**, for the Northern Line, Jubilee Line and National Rail, can be reached in about 12 minutes. Both underground lines are also part of Night Tube, great news for workers and party nights out.

Being so central means that cycling is always an option, and ample bike storage is provided at London Square Bermondsey. In addition, many local leisure destinations, including the restaurants and bars of Bermondsey Street, are easily walkable. And don't forget the bus: 12 different routes are within easy distance of the development.





# All MAPPED out

## CULTURE

- 1 Barbican Centre
- 2 British Museum
- 3 National Gallery
- 4 Old Vic
- 5 Royal Opera House
- 6 Shakespeare's Globe
- 7 Southbank Centre
- 8 Tate Britain
- 9 Tate Modern
- 10 White Cube

## LANDMARKS

- 11 20 Fenchurch Street ('The Walkie Talkie')
- 12 Houses of Parliament
- 13 London Eye
- 14 St Mary Axe ('The Gherkin')
- 15 St Paul's Cathedral
- 16 The Leadenhall Building ('The Cheesegrater')
- 17 The Shard
- 18 Tower Bridge
- 19 Tower of London
- 20 Westminster Abbey

## SHOPPING

- 21 Borough Market
- 22 Harrods
- 23 Harvey Nichols
- 24 Liberty
- 25 Peter Jones
- 26 Royal Exchange
- 27 One New Change
- 28 Selfridges

## EDUCATION

- 29 King's College
- 30 City University London
- 31 University College London
- 32 Imperial College London
- 33 University of Westminster
- 34 School of Oriental and African Studies
- 35 London School of Economics and Political Science

6  
MINUTES  
by tube  
— FROM —  
LONDON  
BRIDGE



Bond Street

# SPENDING

TIME IN  
London

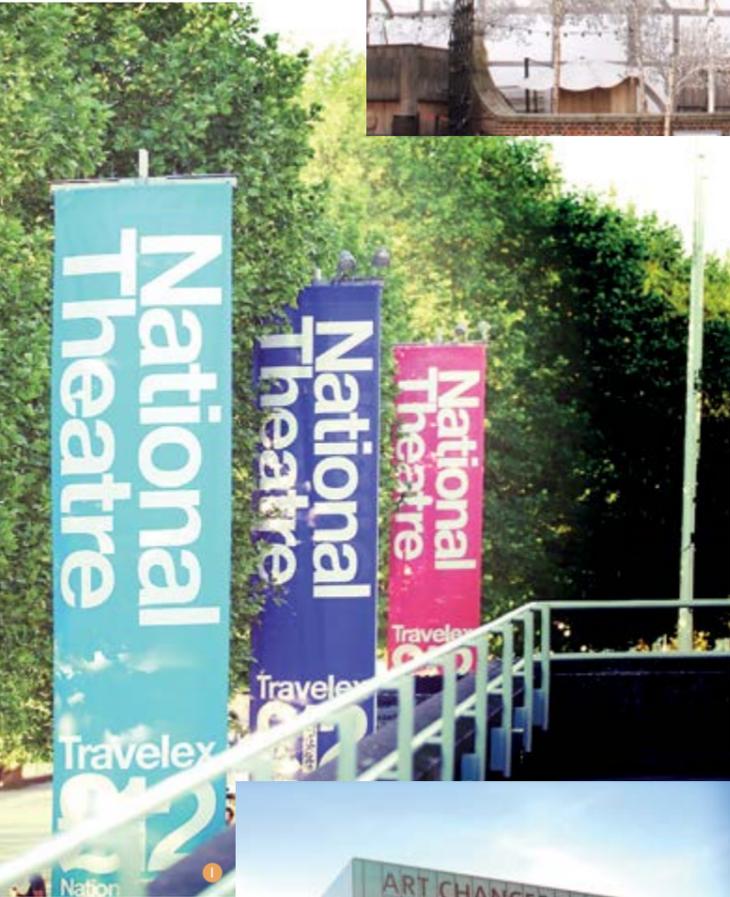


London is one of the world's prime investment opportunities, with its commercial, creative and financial hubs; world-class shopping, dining, arts, culture and education; and extensive transport network and international connections. With so many attractions, demand to live in the capital is always strong.

The City and Canary Wharf, both easily accessible from London Square Bermondsey, are world-renowned centres of commerce. Bond Street, on the Jubilee Line, is famous for its designer boutiques, with the big stores and brands of Oxford Street and Regent Street just a short walk away.

At Knightsbridge, browse in **Harrods**, **Harvey Nichols** and the exclusive brands of Sloane Street. Alternatively, visit Covent Garden for its international retail names and cool boutiques.

Even the City has become a place to shop as well as do business, with fashion boutiques at **One New Change**, next to St Paul's, and luxury labels in the elegant **Royal Exchange**.



# LONDON watch list

To live in London means being able to enjoy almost every form of culture, art and performance.

The city is home to the some of the world's most famous arts attractions: **the British Museum, Tate Modern and the National Gallery are in the top 10 most visited art museums in the world.\*** The historic West End theatres and the South Bank are joined by countless independent theatres, concert halls and performance venues to provide the most dynamic drama, comedy and music scene in the world. Entertaining, inspiring, exciting: London never disappoints.

\*The Art Newspaper, 2018



22  
MINUTE  
*walk*  
— TO —  
NATIONAL  
THEATRE

- 1 National Theatre
- 2 Shakespeare's Globe
- 3 Tate Modern
- 4 Royal Albert Hall
- 5 Hayward Gallery
- 6 South Bank

OLD  
AND  
new  
*side by side*

1, 2 & 3 BEDROOM  
APARTMENTS



DELUXE  
SIEMATIC  
KITCHENS

TOWNHOUSES  
CONCIERGE

UNDERFLOOR  
HEATING

stunning entrance lobby 

PARK  
YOUR  
BIKE



1927

VIDEO ENTRY  
SYSTEM

GREEN  
SPACES



secure underground parking

HERITAGE

10 YEAR  
WARRANTY



Raising Standards. Protecting Homeowners

OLD  
AND  
new  
*side by side*

1, 2 & 3 BEDROOM  
APARTMENTS



DELUXE  
SIEMATIC  
KITCHENS

TOWNHOUSES  
CONCIERGE

UNDERFLOOR  
HEATING

stunning entrance lobby 

PARK  
YOUR  
BIKE



1927

VIDEO ENTRY  
SYSTEM

GREEN  
SPACES



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HERITAGE

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DELUXE  
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KITCHENS

TOWNHOUSES  
CONCIERGE

UNDERFLOOR  
HEATING

stunning entrance lobby 

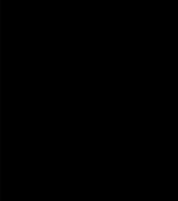
PARK  
YOUR  
BIKE



1927

VIDEO ENTRY  
SYSTEM

GREEN  
SPACES



secure underground parking

*The*  
**TANNERY**  
New build and  
warehouse style  
apartments, duplexes  
and townhouses

HERITAGE

10 YEAR  
WARRANTY



Raising Standards. Protecting Homeowners

OLD  
AND  
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*side by side*

1, 2 & 3 BEDROOM  
APARTMENTS



DELUXE  
SIEMATIC  
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TOWNHOUSES  
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stunning entrance lobby 

PARK  
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BIKE



1927

VIDEO ENTRY  
SYSTEM

GREEN  
SPACES



secure underground parking

HERITAGE

10 YEAR  
WARRANTY



Raising Standards. Protecting Homeowners

# A VIEW *to marvel at*



COMPUTER ENHANCED ACTUAL VIEW FROM LONDON SQUARE BERMONDSEY IS INDICATIVE ONLY

# MAKING

## AN entrance

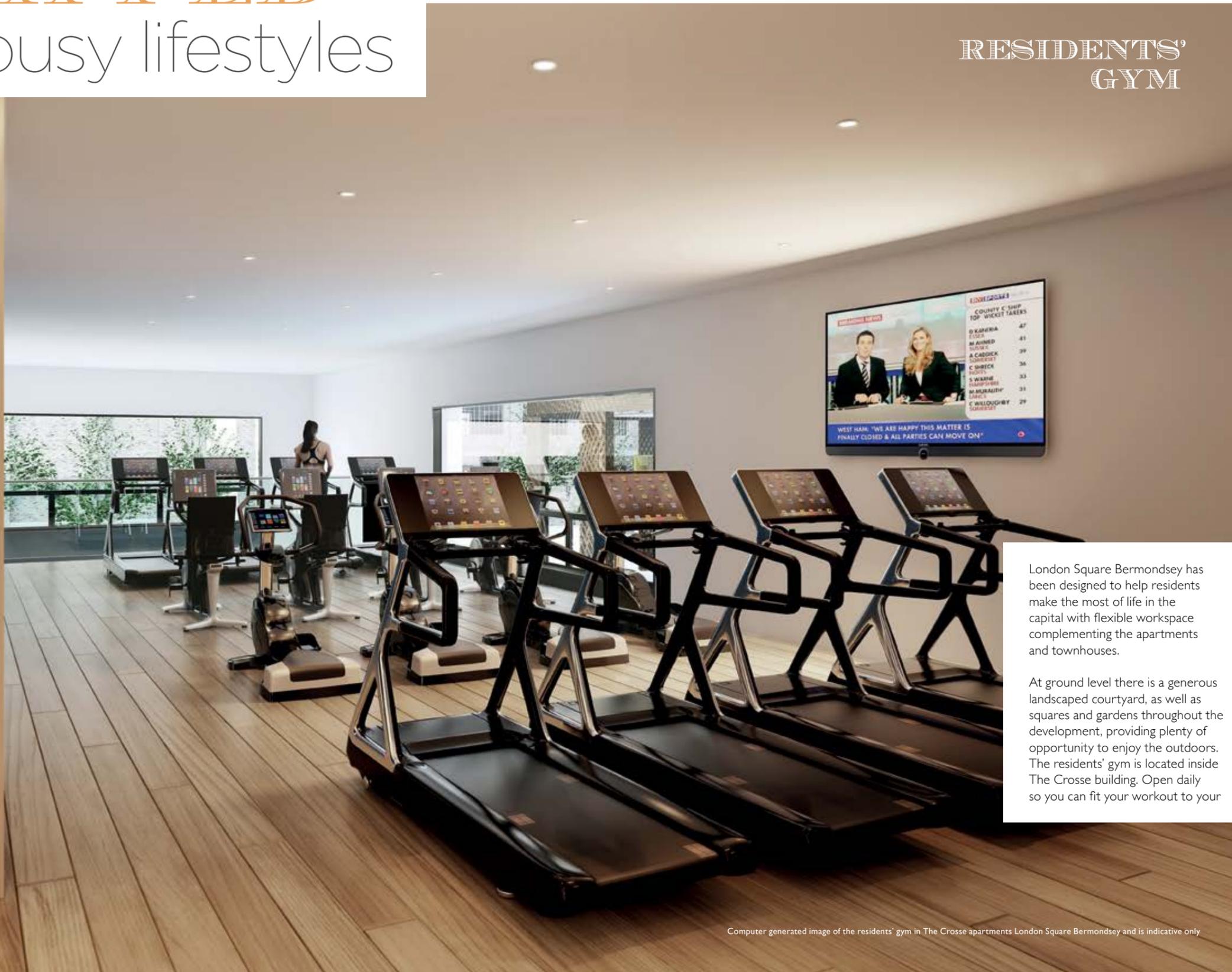
The spacious and light filled foyer, situated off Grange Road, forms the centrepiece of The Tannery and is dominated by the dramatic staircase, a striking focal point that encapsulates the creative and unconventional spirit of Bermondsey. The entrance foyer is also home to the concierge service, providing a warm welcome to both residents and visitors.



Computer generated image of the concierge in The Tannery apartments London Square Bermondsey is indicative only

# EQUIPPED

for busy lifestyles



## RESIDENTS' GYM

London Square Bermondsey has been designed to help residents make the most of life in the capital with flexible workspace complementing the apartments and townhouses.

At ground level there is a generous landscaped courtyard, as well as squares and gardens throughout the development, providing plenty of opportunity to enjoy the outdoors. The residents' gym is located inside The Crosse building. Open daily so you can fit your workout to your

schedule, it is equipped with all the latest in strength, cardio and conditioning machines.

Cycling is the transport mode of choice for many Londoners. With 'Cycle Quietway 1' passing very close to London Square Bermondsey along Willow Walk, we have included extensive bicycle storage. There's also underground parking for selected plots.\*

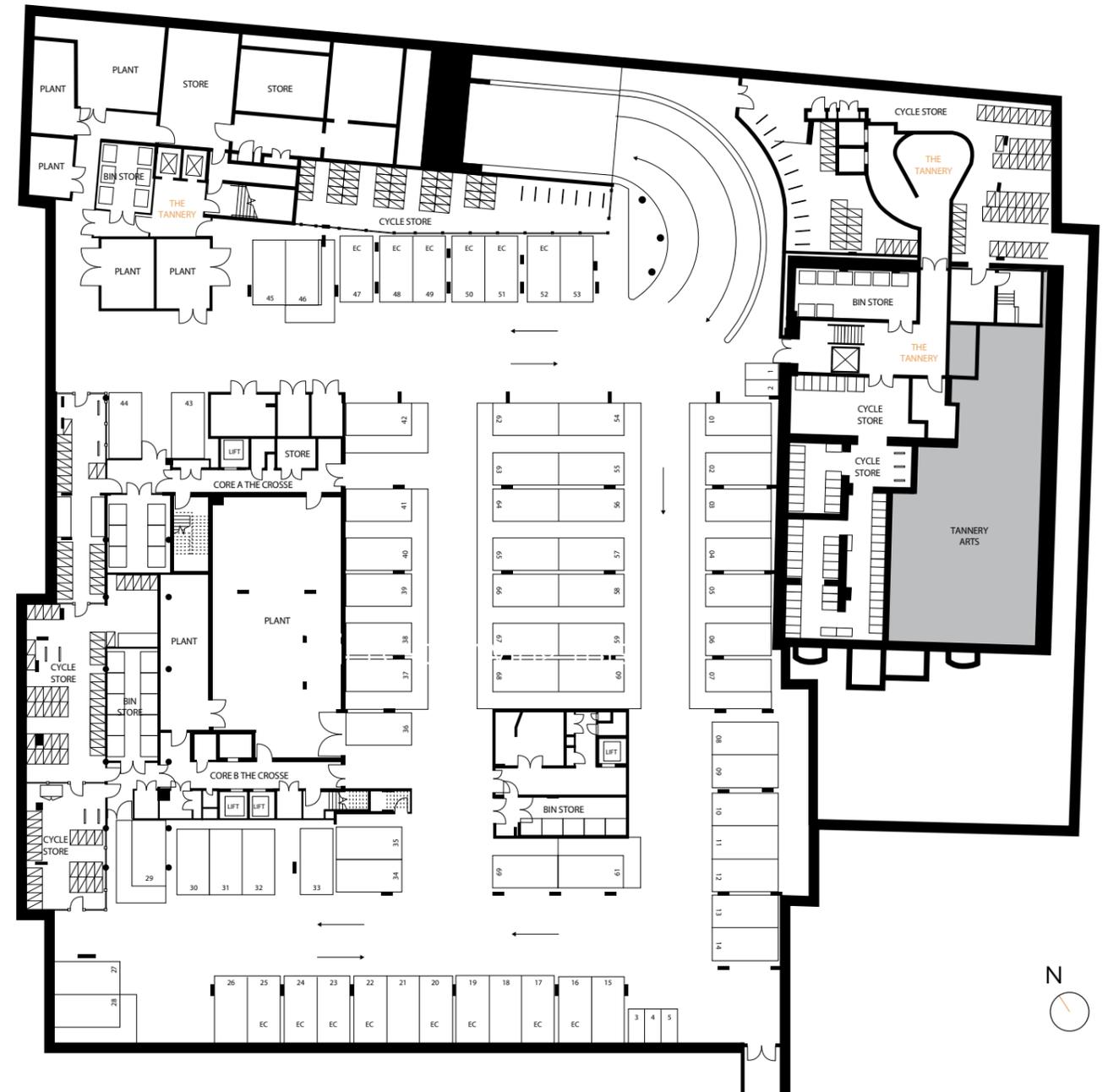
\*Please speak to your Sales Executive for further details

Computer generated image of the residents' gym in The Crosse apartments London Square Bermondsey and is indicative only

# site PLAN



# basement PARKING



KEY  
EC = Charging Point

Please note: parking spaces may change before completion.  
Please ask your Sales Executive for further details

# *cool* contemporary HOMES

The Tannery includes a striking new building, designed to fit with the aesthetic of the overall development, yet also making its own style statement. Within it is an outstanding range of homes, encompassing 2 and 3 bedroom townhouses, and 1, 2 and 3 bedroom apartments. All of the apartments benefit from a private balcony, reached via sliding doors from the living room for the ideal indoor/outdoor lifestyle.

Many of the new build townhouses and apartments at The Tannery are dual aspect; and in some cases triple aspect, ensuring maximum natural light and optimum views, and augmenting the feeling of generous space. Open plan living rooms, where the functions of kitchen, lounge and dining room merge seamlessly, are perfect for relaxed contemporary living. The 2 and 3 bedroom apartments and all of the townhouses have luxurious ensuite facilities as well as a family bathroom.



Computer generated image depicts plot 53, The Tannery apartments at London Square Bermondsey and is indicative only



Computer generated image depicts plot 53, The Tannery apartments at London Square Bermondsey and is indicative only

## NEW BUILD SPECIFICATION

### GENERAL SPECIFICATION

- Powder-coated entrance doors to apartments accessed from the courtyard and frosted glass entrance door to upper floor apartments
- White flush internal doors and contemporary bronze ironmongery
- Whole house ventilation system
- Underfloor heating throughout
- A choice of timber flooring to the hallway, living areas and kitchen\*
- A choice of carpet to the bedrooms\*
- A choice of fitted mirrored wardrobes to master bedroom\*
- Bosch washer dryer housed in a separate cupboard
- Ten year NHBC warranty

### ELECTRICAL

- Recessed white downlights throughout
- Communal aerial and satellite system wired for Sky Q and TV points to living room and bedrooms
- Audio sound system with speaker to living room and master bedroom

### SECURITY

- Video entry system
- Security locks to windows, balcony and terrace
- Full LD1 smoke detection
- Hardwired smoke alarm
- Heat detection to the kitchen
- CCTV surveillance system to external areas
- The development adopts the Secured by Design initiative

\*Please ask your Sales Executive for further details, choices and upgrades

## KITCHEN

- Siematic handleless design matt laminate kitchen units in a choice of colours with soft close hinge\*
- Silestone worktops and full height splashback with a tiled design offered in a choice of colours\*
- Fixed island to selected apartments
- Recessed LED lighting to underside of wall units
- Single bowl undermounted stainless steel sink with single lever mixer tap
- Siemens stainless steel single oven
- Siemens stainless steel microwave
- Siemens black glass induction hob
- Siemens fully integrated fridge/freezer
- Siemens fully integrated dishwasher
- Siemens telescopic extractor
- Grohe boiling tap

## BATHROOMS

- A choice of feature wall, field wall and floor tiling\* to bathroom
- Bespoke vanity unit with undermounted cube design sink with matt drawer and a choice of silestone countertop\*
- Bespoke mirror with demister pads above the sink and matt lacquered wall shelf
- Wall hung WC with rimless set and dual flush
- Renaissance bath with wall mounted hand shower, fixed shower head and frameless bath screen
- Feature full tiled recess within bath enclosure with glass shelving
- Chrome heated towel rail

## ENSUITE BATHROOMS

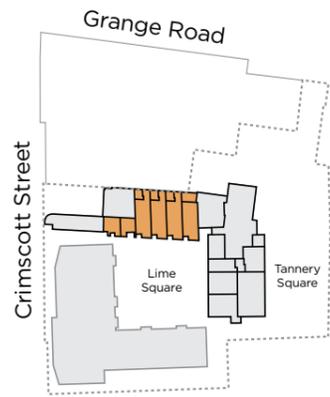
- A choice of feature wall, field wall and floor tiling\* to ensuite
- Bespoke vanity unit with undermounted cube design sink with matt drawer and a choice of silestone countertop\*
- Bespoke mirror cabinet with soft close function with integrated demister pads and LED lighting
- Feature matt lacquered wall shelf with LED lighting underneath
- Shaver socket housed within wall cabinet
- Wall hung WC with rimless set and dual flush
- Shower enclosure with hand shower, fixed shower head and shower screen
- Feature full tiled recess within shower enclosure with glass shelving
- Chrome heated towel rail

\*Please ask your Sales Executive for further details, choices and upgrades



Computer generated image depicts the bathroom at The Tannery apartments at London Square Bermondsey and is indicative only

# GROUND FLOOR



**PLOT 27**  
3 BEDROOM TOWNHOUSE (LOWER LEVEL)

LIVING	5.75m x 5.08m	18'10" x 16'8"
KITCHEN/DINING	5.02m x 3.91m	16'6" x 12'10"

**PLOT 28\*\***  
3 BEDROOM TOWNHOUSE (LOWER LEVEL)

LIVING/DINING	9.04m x 5.08m	29'8" x 16'8"
KITCHEN	5.08m x 4.75m	16'8" x 15'7"

**PLOT 29\*\***  
3 BEDROOM TOWNHOUSE (LOWER LEVEL)

LIVING/DINING	9.04m x 5.08m	29'8" x 16'8"
KITCHEN	5.08m x 4.75m	16'8" x 15'7"

**PLOT 30\*\***  
3 BEDROOM TOWNHOUSE (LOWER LEVEL)

LIVING/DINING	9.04m x 5.08m	29'8" x 16'8"
KITCHEN	5.08m x 4.75m	16'8" x 15'7"

**PLOT 31**  
2 BEDROOM TOWNHOUSE (LOWER LEVEL)

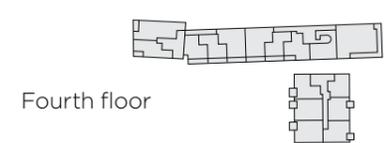
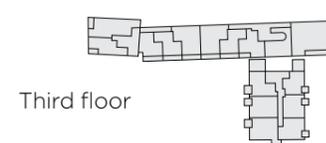
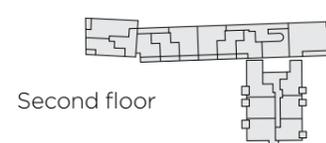
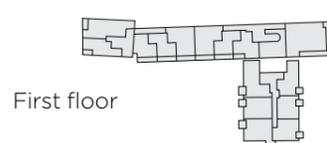
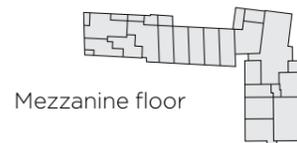
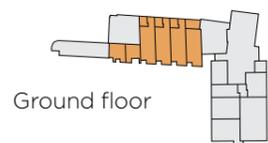
LIVING	4.94m x 4.64m	16'2" x 15'3"
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**PLOT 32**  
3 BEDROOM TOWNHOUSE (LOWER LEVEL)

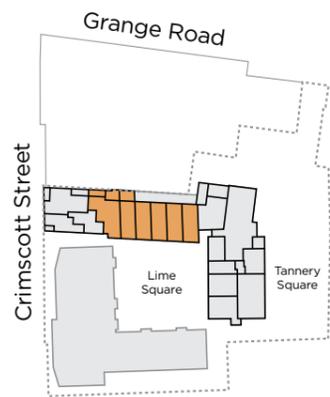
LIVING	5.59m x 5.19m	18'4" x 17'0"
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- KEY**
- SC = Service Cupboard
  - S = Store
  - ES = Ensuite
  - EW = Master Wardrobe
  - OW = Optional Wardrobe
  - WD = Washer Dryer
  - T = Terrace

\*\*Plots 28, 29 and 30 are subject to planning



# MEZZANINE FLOOR



**PLOT 27**  
3 BEDROOM TOWNHOUSE (UPPER LEVEL)

<b>BEDROOM 1</b>	4.59m x 3.38m	15'1" x 11'1"
<b>BEDROOM 2</b>	5.72m x 2.78m	18'9" x 9'1"
<b>BEDROOM 3</b>	3.59m x 2.20m	11'9" x 7'3"

**PLOT 28\*\***  
3 BEDROOM TOWNHOUSE (UPPER LEVEL)

<b>BEDROOM 1</b>	4.59m x 3.38m	15'1" x 11'1"
<b>BEDROOM 2</b>	5.72m x 2.78m	18'9" x 9'1"
<b>BEDROOM 3</b>	3.59m x 2.20m	11'9" x 7'3"

**PLOT 29\*\***  
3 BEDROOM TOWNHOUSE (UPPER LEVEL)

<b>BEDROOM 1</b>	4.59m x 3.38m	15'1" x 11'1"
<b>BEDROOM 2</b>	5.72m x 2.78m	18'9" x 9'1"
<b>BEDROOM 3</b>	3.59m x 2.20m	11'9" x 7'3"

**PLOT 30\*\***  
3 BEDROOM TOWNHOUSE (UPPER LEVEL)

<b>BEDROOM 1</b>	4.59m x 3.38m	15'1" x 11'1"
<b>BEDROOM 2</b>	5.72m x 2.78m	18'9" x 9'1"
<b>BEDROOM 3</b>	3.59m x 2.20m	11'9" x 7'3"

**PLOT 31**  
2 BEDROOM TOWNHOUSE (UPPER LEVEL)

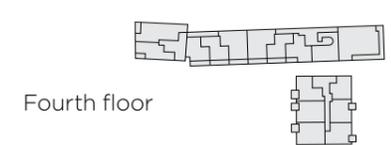
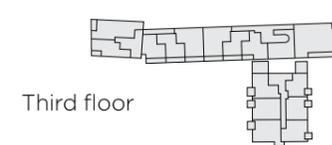
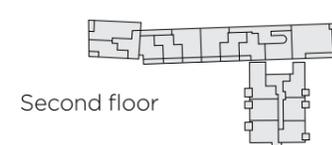
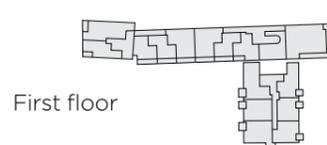
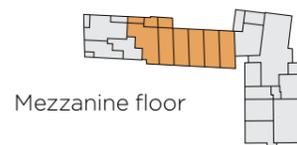
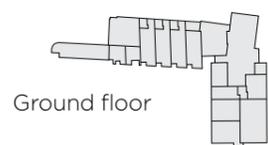
<b>KITCHEN/DINING</b>	4.95m x 4.82m	16'3" x 15'9"
<b>BEDROOM 1</b>	4.21m x 2.75m	13'10" x 9'0"
<b>BEDROOM 2</b>	4.02m x 2.09m	13'2" x 6'10"

**PLOT 32**  
3 BEDROOM TOWNHOUSE (UPPER LEVEL)

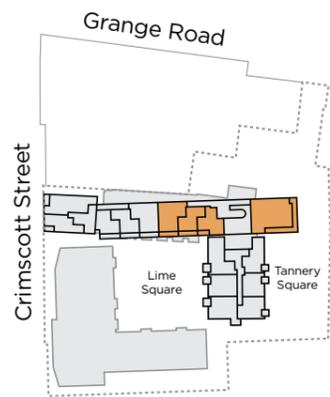
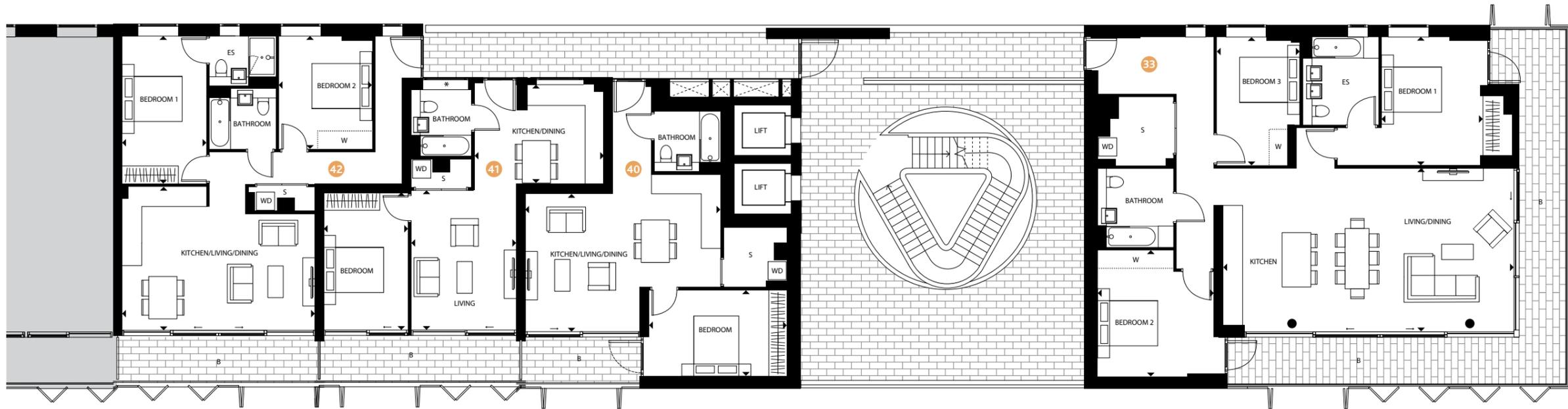
<b>KITCHEN/DINING</b>	5.10m x 5.07m	16'9" x 16'8"
<b>BEDROOM 1</b>	6.26m x 3.29m	20'6" x 10'10"
<b>BEDROOM 2</b>	4.40m x 2.96m	14'5" x 9'9"
<b>BEDROOM 3</b>	3.40m x 2.38m	11'2" x 7'10"

- KEY**
- SC = Service Cupboard
  - S = Store
  - ES = Ensuite
  - EW = Master Wardrobe
  - OW = Optional Wardrobe
  - WD = Washer Dryer
  - T = Terrace

\*\*Plots 28, 29 and 30 are subject to planning  
\*\*\* Storage



# FIRST FLOOR



**PLOT 33\*\***  
3 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	9.64m x 5.41m	31'8" x 17'9"
<b>BEDROOM 1</b>	4.28m x 3.45m	14'0" x 11'4"
<b>BEDROOM 2</b>	4.18m x 3.86m	13'9" x 12'8"
<b>BEDROOM 3</b>	4.28m x 2.75m	14'0" x 9'0"

**PLOT 40**  
1 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	6.47m x 4.56m	21'3" x 15'0"
<b>BEDROOM</b>	4.58m x 2.88m	15'0" x 9'5"

**PLOT 41\***  
1 BEDROOM APARTMENT

<b>KITCHEN/DINING</b>	4.29m x 3.24m	14'1" x 10'8"
<b>LIVING</b>	4.63m x 3.49m	15'2" x 11'5"
<b>BEDROOM</b>	4.56m x 2.80m	15'0" x 9'2"

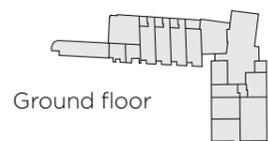
**PLOT 42\*\***  
2 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	6.39m x 4.76m	21'0" x 15'7"
<b>BEDROOM 1</b>	4.93m x 2.80m	16'2" x 9'2"
<b>BEDROOM 2</b>	3.78m x 3.09m	12'5" x 10'2"

**KEY**

SC	=	Service Cupboard
S	=	Store
ES	=	Ensuite
	=	Master Wardrobe
	=	Optional Wardrobe
WD	=	Washer Dryer
B	=	Balcony

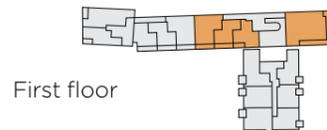
\*Bathroom window at high level only (above 1.80m)  
\*\*Plots 33 and 42 are subject to planning



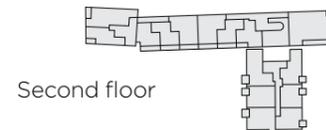
Ground floor



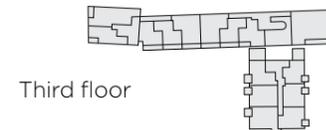
Mezzanine floor



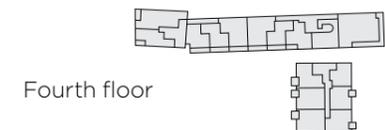
First floor



Second floor

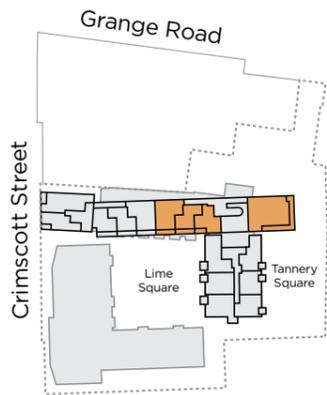


Third floor



Fourth floor

# SECOND FLOOR



**PLOT 43\*\***  
3 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	9.64m x 5.41m	31'8" x 17'9"
<b>BEDROOM 1</b>	4.28m x 3.45m	14'0" x 11'4"
<b>BEDROOM 2</b>	4.21m x 3.86m	13'10" x 12'8"
<b>BEDROOM 3</b>	4.28m x 2.75m	14'0" x 9'0"

**PLOT 50**  
1 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	6.47m x 4.56m	21'3" x 15'0"
<b>BEDROOM</b>	4.58m x 2.88m	15'0" x 9'5"

**PLOT 51\***  
1 BEDROOM APARTMENT

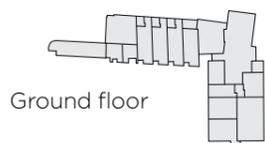
<b>KITCHEN/DINING</b>	4.29m x 3.24m	14'1" x 10'8"
<b>LIVING</b>	4.63m x 3.49m	15'2" x 11'5"
<b>BEDROOM</b>	4.56m x 2.80m	15'0" x 9'2"

**PLOT 52\*\***  
2 BEDROOM APARTMENT

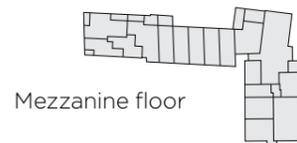
<b>KITCHEN/LIVING/DINING</b>	6.39m x 4.76m	21'0" x 15'7"
<b>BEDROOM 1</b>	4.93m x 2.80m	16'2" x 9'2"
<b>BEDROOM 2</b>	3.78m x 3.09m	12'5" x 10'2"

- KEY**
- SC = Service Cupboard
  - S = Store
  - ES = Ensuite
  - EW = Master Wardrobe
  - OW = Optional Wardrobe
  - WD = Washer Dryer
  - B = Balcony

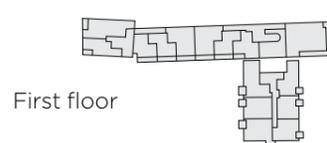
\*Bathroom window at high level only (above 1.80m)  
\*\*Plots 43 and 52 are subject to planning



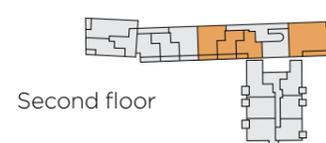
Ground floor



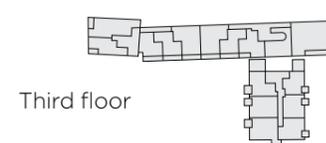
Mezzanine floor



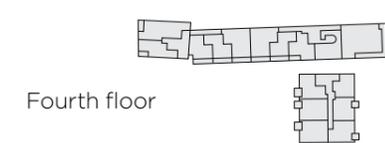
First floor



Second floor

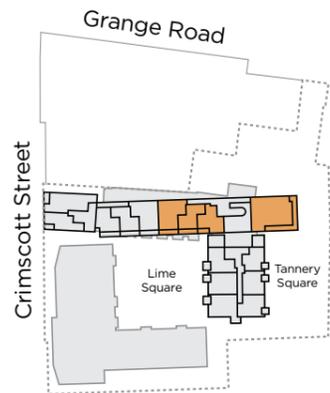
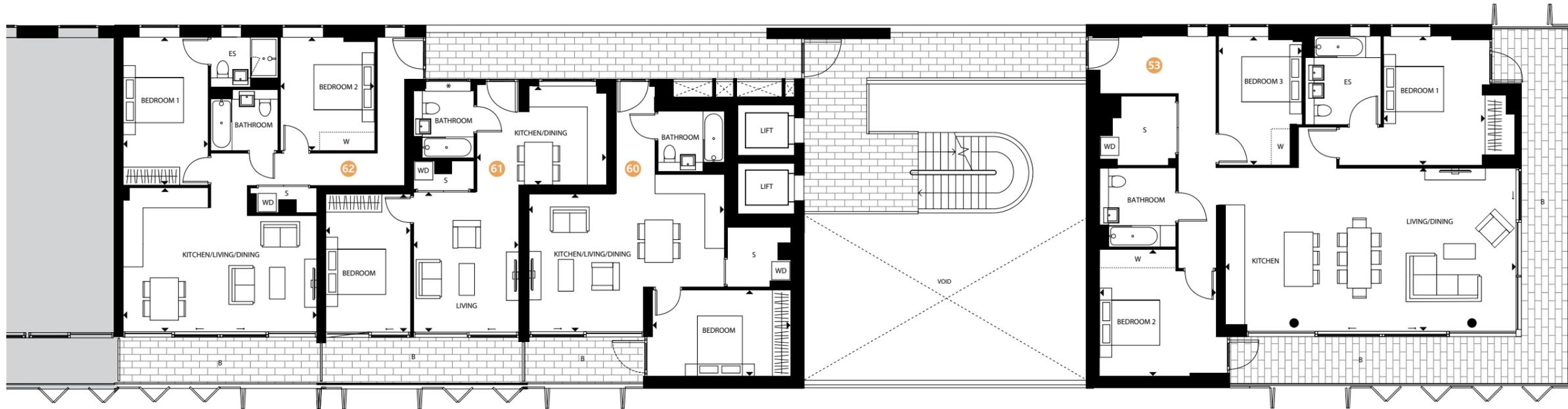


Third floor



Fourth floor

# THIRD FLOOR



**PLOT 53\*\***  
3 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	9.64m x 5.41m	31'8" x 17'9"
<b>BEDROOM 1</b>	4.28m x 3.45m	14'0" x 11'4"
<b>BEDROOM 2</b>	4.18m x 3.86m	13'9" x 12'8"
<b>BEDROOM 3</b>	4.28m x 2.75m	14'0" x 9'0"

**PLOT 60**  
1 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	6.47m x 4.56m	21'3" x 15'0"
<b>BEDROOM</b>	4.58m x 2.88m	15'0" x 9'5"

**PLOT 61\***  
1 BEDROOM APARTMENT

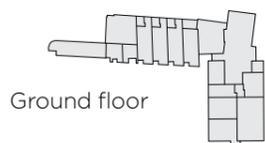
<b>KITCHEN/DINING</b>	4.29m x 3.24m	14'1" x 10'8"
<b>LIVING</b>	4.63m x 3.49m	15'2" x 11'5"
<b>BEDROOM</b>	4.56m x 2.80m	15'0" x 9'2"

**PLOT 62\*\***  
2 BEDROOM APARTMENT

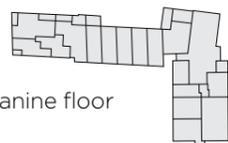
<b>KITCHEN/LIVING/DINING</b>	6.39m x 4.76m	21'0" x 15'7"
<b>BEDROOM 1</b>	4.93m x 2.80m	16'2" x 9'2"
<b>BEDROOM 2</b>	3.78m x 3.09m	12'5" x 10'2"

- KEY**
- SC = Service Cupboard
  - S = Store
  - ES = Ensuite
  - W = Master Wardrobe
  - W = Optional Wardrobe
  - WD = Washer Dryer
  - B = Balcony

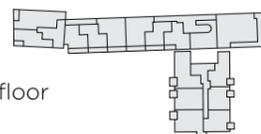
\*Bathroom window at high level only (above 1.80m)  
\*\*Plots 53 and 62 are subject to planning



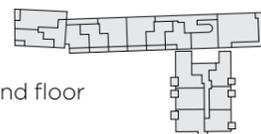
Ground floor



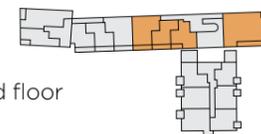
Mezzanine floor



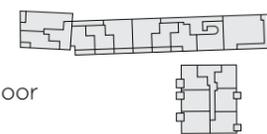
First floor



Second floor

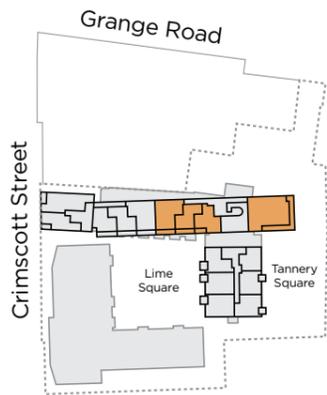


Third floor



Fourth floor

# FOURTH FLOOR



**PLOT 63\*\***  
3 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	9.64m x 5.41m	31'8" x 17'9"
<b>BEDROOM 1</b>	4.28m x 3.45m	14'0" x 11'4"
<b>BEDROOM 2</b>	4.21m x 3.86m	13'10" x 12'8"
<b>BEDROOM 3</b>	4.28m x 2.75m	14'0" x 9'0"

**PLOT 69**  
1 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	6.47m x 4.56m	21'3" x 15'0"
<b>BEDROOM</b>	4.58m x 2.88m	15'0" x 9'5"

**PLOT 70\***  
1 BEDROOM APARTMENT

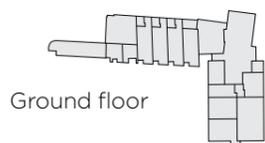
<b>KITCHEN/DINING</b>	4.29m x 3.24m	14'1" x 10'8"
<b>LIVING</b>	4.63m x 3.49m	15'2" x 11'5"
<b>BEDROOM</b>	4.56m x 2.80m	15'0" x 9'2"

**PLOT 71\*\***  
2 BEDROOM APARTMENT

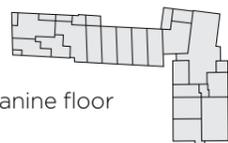
<b>KITCHEN/LIVING/DINING</b>	6.39m x 4.76m	21'0" x 15'7"
<b>BEDROOM 1</b>	4.93m x 2.80m	16'2" x 9'2"
<b>BEDROOM 2</b>	3.78m x 3.09m	12'5" x 10'2"

- KEY**
- SC = Service Cupboard
  - S = Store
  - ES = Ensuite
  - EW = Master Wardrobe
  - OW = Optional Wardrobe
  - WD = Washer Dryer
  - B = Balcony

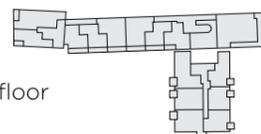
\*Bathroom window at high level only (above 1.80m)  
\*\*Plots 63 and 71 are subject to planning



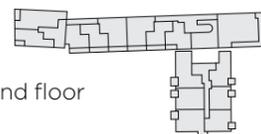
Ground floor



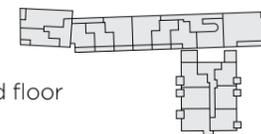
Mezzanine floor



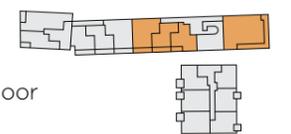
First floor



Second floor



Third floor



Fourth floor



Computer generated image depicts plot 64, The Tannery apartments at London Square Bermondsey and is indicative only

# PERIOD *architecture* modern details

The original Tannery building dates from the 1920s and is a fine example of industrial architecture from this period. It now takes on splendid new life as a collection of unique 1 and 2 bedroom apartments and townhouses and a 2 bedroom duplex which retain the essential character of the old tannery, while offering all the comforts of contemporary living. In keeping with today's tastes, we have re-planned the interior space to create homes with open plan living/kitchen/dining rooms, spacious bedrooms and bespoke bathrooms.

Certain details are unique to The Tannery, reflecting its special qualities. The kitchens have a traditional butler-style sink in Corian; and black window frames and sliding lighting tracks, also in black, create a dramatic contrast with the white, bright interiors.

All have the immeasurable benefit of outdoor space, in the form of a private terrace or balcony. A specification of superb quality includes a choice of timber flooring to the hallway, kitchen and living areas, Siematic fitted kitchen with Siemens appliances, underfloor heating and audio system with speakers in the living room and master bedroom.

## WAREHOUSE STYLE SPECIFICATION

### GENERAL SPECIFICATION

- Powder-coated entrance doors to apartments accessed from the courtyard and timber veneer entrance door to internally accessed apartments
- White flush internal doors and contemporary bronze ironmongery
- Underfloor heating throughout
- A choice of timber flooring to the hallway, living areas and kitchen\*
- A choice of carpet to the bedrooms\*
- A choice of fitted mirrored wardrobes to master bedroom\*
- Siemens washer dryer housed in a separate cupboard
- Ten year NHBC warranty

### ELECTRICAL

- Surface mounted lights to the living room and recessed white downlights to the remainder of the apartment
- Communal aerial and satellite system wired for Sky Q and TV points to living room and bedrooms
- Audio sound system with speaker to living room and master bedroom

### SECURITY

- Video entry system
- Security locks to windows, balcony and terrace
- Full LDI smoke detection
- Hardwired smoke alarm
- Heat detection to the kitchen
- CCTV surveillance system to external areas
- The development adopts the Secured by Design initiative

\*Please ask your Sales Executive for further details, choices and upgrades



Computer generated image depicts plot 64, The Tannery apartments at London Square Bermondsey and is indicative only



## KITCHEN

- Siematic handleless design matt laminate kitchen units in a choice of colours with soft close hinge\*
- Corian worktops and full height splashback with a tiled design offered in a choice of colours\*
- Recessed LED lighting to underside of wall units
- Corian integrated butler style sink with Grohe single lever boiling tap
- Siemens stainless steel single oven
- Siemens stainless steel microwave oven
- Siemens black glass induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens built in telescopic extractor

## BATHROOMS

- A choice of feature wall, and floor tiling\* to bathroom
- Bespoke vanity unit with undermounted sink with feature storage with a matt finish, metal finish legs and a choice of silestone countertop\*
- Bespoke mirror with demister pads above the sink
- Wall hung WC with rimless set dual flush
- Renaissance bath with hand shower, fixed shower head and bath screen (design dependent upon apartment layout)\*
- Feature full tiled recess within bath enclosure with glass shelving
- Black finish taps and brassware
- Black heated towel rail

## ENSUITE BATHROOMS

- A choice of feature wall, field wall and floor tiling\* to ensuite
- Bespoke vanity unit with undermounted sink with feature storage with a matt finish, metal finish legs and a choice of silestone countertop\*
- Bespoke mirror cabinet with soft close function with integrated demister pads and LED lighting to the underside and internally
- Shaver socket housed within wall cabinet
- Wall hung WC with dual flush
- Shower enclosure with hand shower, fixed shower head and shower screen (design dependent upon apartment layout)\*
- Feature full tiled recess within shower enclosure with glass shelving
- Black heated towel rail

\*Please ask your Sales Executive for further details, choices and upgrades



# GROUND FLOOR

**PLOT 23**  
2 BEDROOM TOWNHOUSE (LOWER LEVEL)

KITCHEN/LIVING/DINING  
8.14m x 6.93m 26'8" x 22'9"

**PLOT 24**  
2 BEDROOM TOWNHOUSE (LOWER LEVEL)

KITCHEN/LIVING/DINING  
7.78m x 7.13m 25'6" x 23'5"

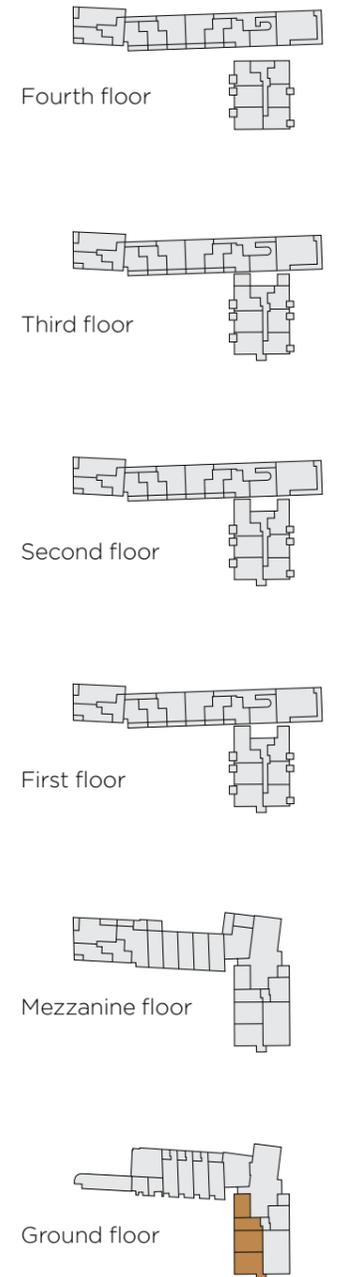
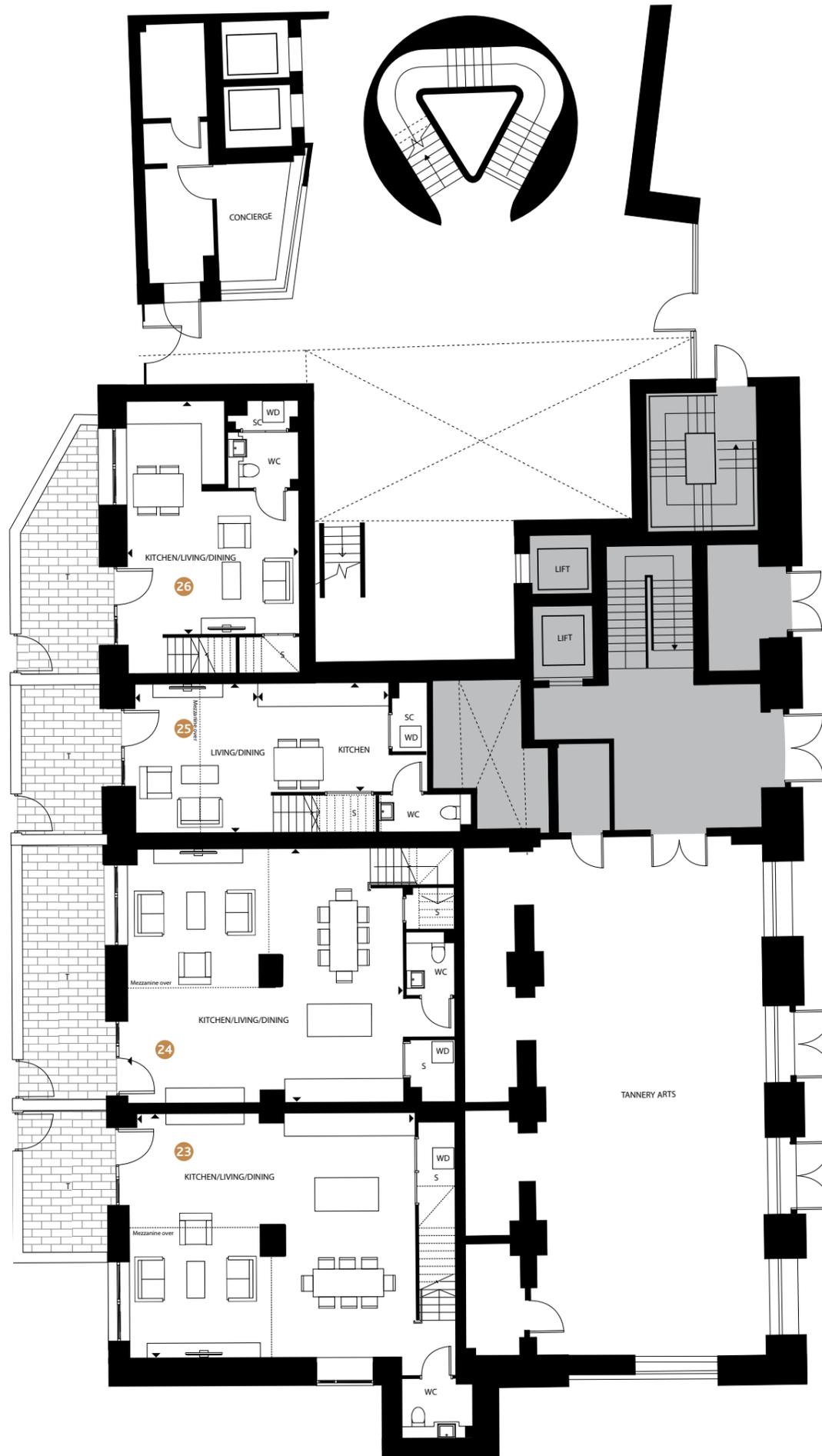
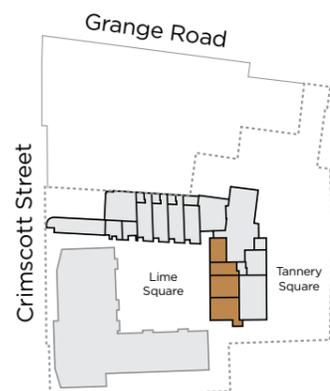
**PLOT 25**  
1 BEDROOM TOWNHOUSE (LOWER LEVEL)

LIVING/DINING  
4.20m x 3.26m 13'9" x 10'8"

KITCHEN  
3.73m x 3.09m 12'3" x 10'2"

**PLOT 26**  
1 BEDROOM TOWNHOUSE (LOWER LEVEL)

KITCHEN/LIVING/DINING  
6.59m x 4.78m 21'7" x 15'8"



- KEY**
- SC = Service Cupboard
  - S = Store
  - ES = Ensuite
  - EW = Master Wardrobe
  - OW = Optional Wardrobe
  - WD = Washer Dryer
  - T = Terrace

# MEZZANINE FLOOR

**PLOT 23**  
2 BEDROOM TOWNHOUSE (UPPER LEVEL)

<b>BEDROOM 1</b>	6.24m x 3.25m	20'6" x 10'8"
<b>BEDROOM 2</b>	4.06m x 3.58m	13'4" x 11'9"

**PLOT 24**  
2 BEDROOM TOWNHOUSE (UPPER LEVEL)

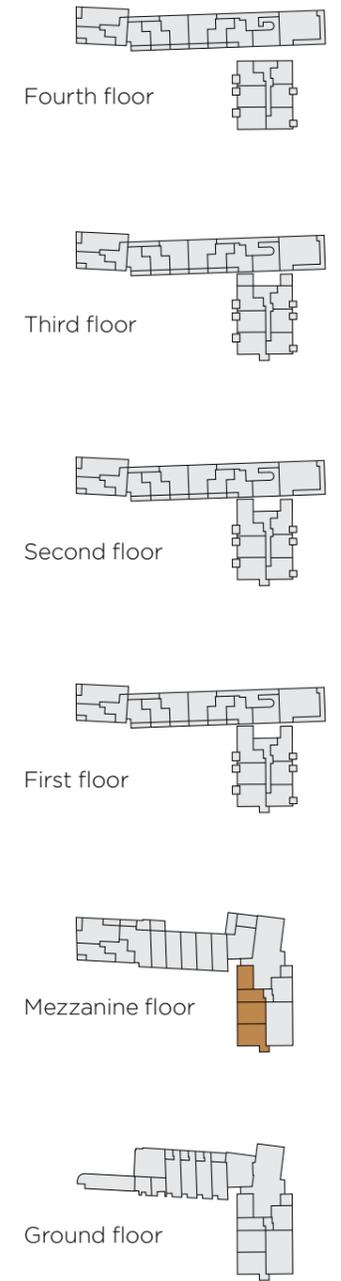
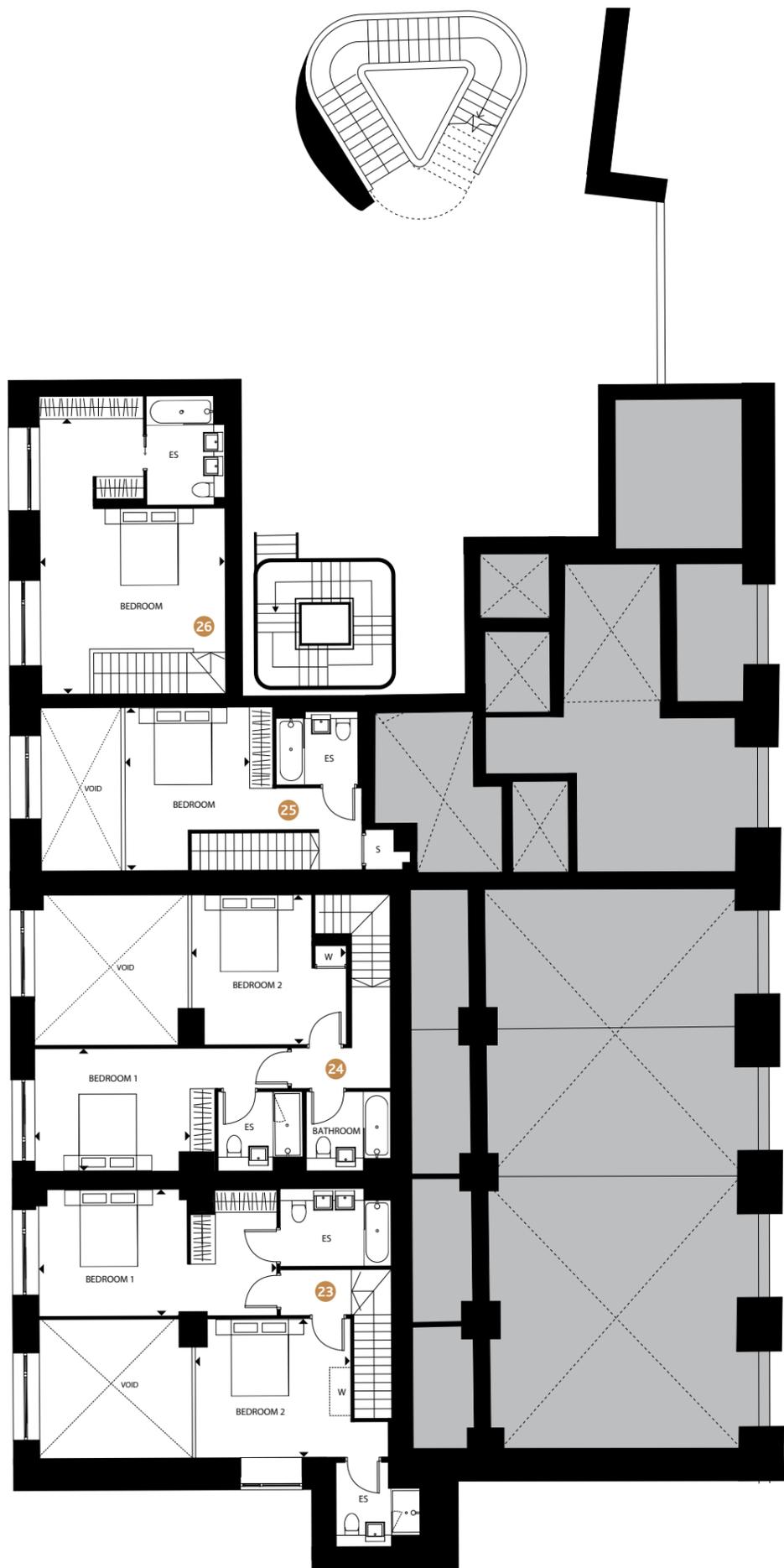
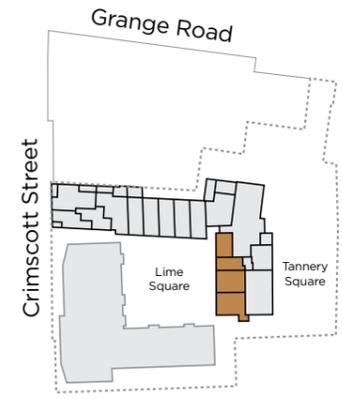
<b>BEDROOM 1</b>	4.04m x 3.15m	13'3" x 10'4"
<b>BEDROOM 2</b>	4.02m x 3.88m	13'2" x 12'9"

**PLOT 25**  
1 BEDROOM TOWNHOUSE (UPPER LEVEL)

<b>BEDROOM</b>	4.20m x 3.23m	13'9" x 10'7"
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**PLOT 26**  
1 BEDROOM TOWNHOUSE (UPPER LEVEL)

<b>BEDROOM</b>	7.09m x 4.77m	23'3" x 15'8"
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**KEY**

- SC = Service Cupboard
- S = Store
- ES = Ensuite
- Master Wardrobe
- Optional Wardrobe
- WD = Washer Dryer



# FIRST FLOOR

**PLOT 34**  
1 BEDROOM APARTMENT

<b>LIVING</b>	4.84m x 3.05m	15'11" x 10'0"
<b>KITCHEN/DINING</b>	5.79m x 3.72m	19'0" x 12'2"
<b>BEDROOM</b>	3.84m x 3.77m	12'7" x 12'4"

**PLOT 35\*\***  
1 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	6.51m x 4.45m	21'4" x 14'7"
<b>BEDROOM</b>	3.44m x 3.32m	11'3" x 10'11"

**PLOT 36**  
1 BEDROOM APARTMENT

<b>LIVING/DINING</b>	6.05m x 3.28m	19'10" x 10'9"
<b>KITCHEN</b>	3.00m x 2.51m	9'10" x 8'3"
<b>BEDROOM</b>	3.60m x 3.35m	11'10" x 11'0"

**PLOT 37**  
2 BEDROOM APARTMENT

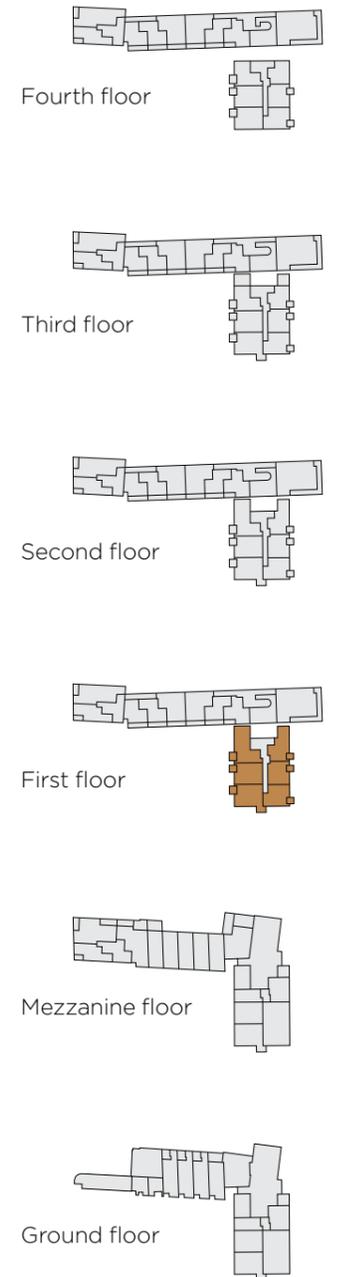
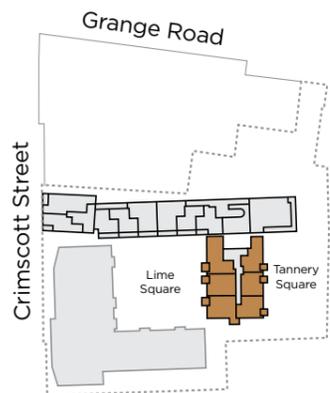
<b>LIVING/DINING</b>	6.17m x 3.76m	20'3" x 12'4"
<b>KITCHEN</b>	3.76m x 2.60m	12'4" x 8'6"
<b>BEDROOM 1</b>	4.76m x 3.12m	15'7" x 10'3"
<b>BEDROOM 2</b>	4.40m x 3.12m	14'5" x 10'3"

**PLOT 38**  
1 BEDROOM APARTMENT

<b>LIVING/DINING</b>	6.00m x 3.53m	19'8" x 11'7"
<b>KITCHEN</b>	3.53m x 2.78m	11'7" x 9'1"
<b>BEDROOM</b>	3.83m x 3.72m	12'7" x 12'2"

**PLOT 39**  
2 BEDROOM APARTMENT

<b>LIVING/DINING</b>	4.85m x 4.14m	15'11" x 13'7"
<b>KITCHEN</b>	4.24m x 2.17m	13'11" x 7'1"
<b>BEDROOM 1</b>	3.64m x 3.20m	11'11" x 10'6"
<b>BEDROOM 2</b>	3.39m x 2.69m	11'1" x 8'10"



- KEY**
- SC = Service Cupboard
  - S = Store
  - ES = Ensuite
  - W = Master Wardrobe
  - W = Optional Wardrobe
  - WD = Washer Dryer
  - B = Balcony

\*\*Plot 35 is subject to planning

# SECOND FLOOR

**PLOT 44**  
1 BEDROOM APARTMENT

<b>LIVING</b>	4.84m x 3.05m	15'11" x 10'0"
<b>KITCHEN/DINING</b>	5.79m x 3.72m	19'0" x 12'2"
<b>BEDROOM</b>	3.84m x 3.77m	12'7" x 12'4"

**PLOT 45\*\***  
1 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	6.62m x 4.45m	21'9" x 14'7"
<b>BEDROOM</b>	3.94m x 3.32m	12'11" x 10'11"

**PLOT 46**  
1 BEDROOM APARTMENT

<b>LIVING/DINING</b>	6.01m x 3.59m	19'9" x 11'9"
<b>KITCHEN</b>	3.59m x 2.51m	11'9" x 8'3"
<b>BEDROOM</b>	3.84m x 3.69m	12'7" x 12'1"

**PLOT 47**  
2 BEDROOM APARTMENT

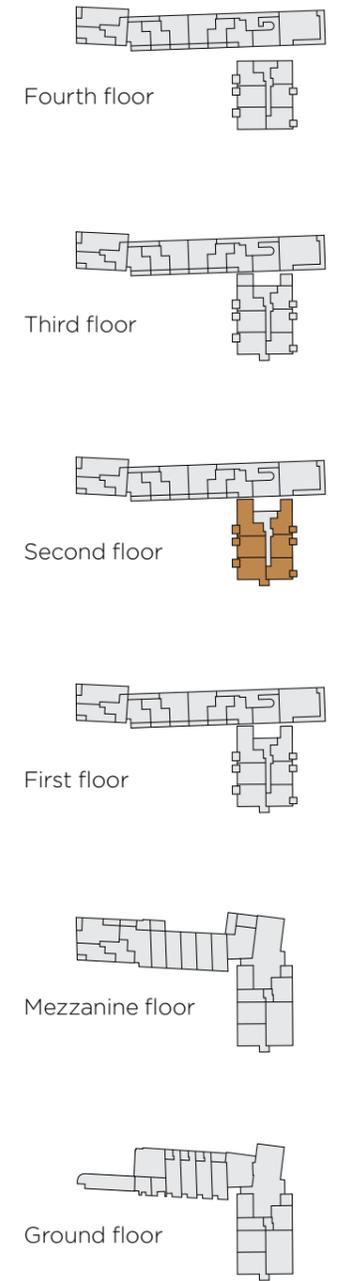
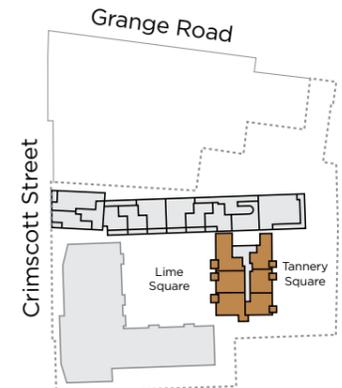
<b>LIVING/DINING</b>	6.17m x 3.76m	20'3" x 12'4"
<b>KITCHEN</b>	3.76m x 2.60m	12'4" x 8'6"
<b>BEDROOM 1</b>	5.24m x 3.53m	17'2" x 11'7"
<b>BEDROOM 2</b>	4.10m x 3.53m	13'5" x 11'7"

**PLOT 48**  
1 BEDROOM APARTMENT

<b>LIVING/DINING</b>	6.00m x 3.53m	19'8" x 11'7"
<b>KITCHEN</b>	3.53m x 2.78m	11'7" x 9'1"
<b>BEDROOM</b>	4.00m x 3.72m	13'1" x 12'2"

**PLOT 49**  
2 BEDROOM APARTMENT

<b>LIVING/DINING</b>	4.85m x 4.14m	15'11" x 13'7"
<b>KITCHEN</b>	4.24m x 2.17m	13'11" x 7'1"
<b>BEDROOM 1</b>	4.01m x 3.20m	13'2" x 10'6"
<b>BEDROOM 2</b>	3.39m x 3.06m	11'1" x 10'0"



- KEY**
- SC = Service Cupboard
  - S = Store
  - ES = Ensuite
  - W = Master Wardrobe
  - W = Optional Wardrobe
  - WD = Washer Dryer
  - B = Balcony

\*\*Plot 45 is subject to planning

# THIRD FLOOR

**PLOT 54**  
2 BEDROOM DUPLEX (LOWER LEVEL)

<b>LIVING/DINING</b>	7.81m x 3.89m	25'7" x 12'9"
<b>KITCHEN</b>	3.72m x 2.52m	12'2" x 8'3"

**PLOT 55\*\***  
1 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	6.62m x 4.45m	21'9" x 14'7"
<b>BEDROOM</b>	3.94m x 3.32m	12'11" x 10'11"

**PLOT 56**  
1 BEDROOM APARTMENT

<b>LIVING/DINING</b>	6.01m x 3.59m	19'9" x 11'9"
<b>KITCHEN</b>	3.59m x 2.51m	11'9" x 8'3"
<b>BEDROOM</b>	3.84m x 3.69m	12'7" x 12'1"

**PLOT 57**  
2 BEDROOM APARTMENT

<b>LIVING/DINING</b>	6.17m x 3.75m	20'3" x 12'4"
<b>KITCHEN</b>	3.75m x 2.60m	12'4" x 8'6"

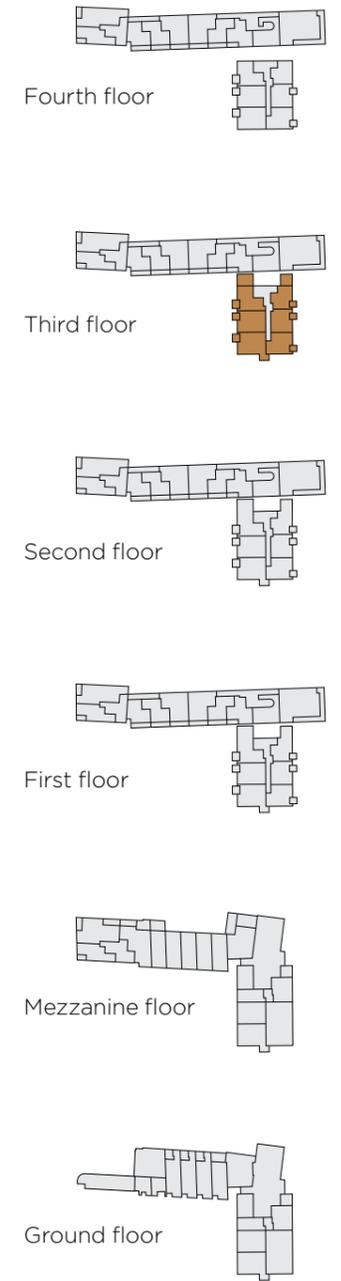
<b>BEDROOM 1</b>	4.04m x 3.52m	13'3" x 11'7"
<b>BEDROOM 2</b>	4.10m x 3.52m	13'5" x 11'7"

**PLOT 58**  
1 BEDROOM APARTMENT

<b>LIVING/DINING</b>	6.00m x 3.53m	19'8" x 11'7"
<b>KITCHEN</b>	3.53m x 2.78m	11'7" x 9'1"
<b>BEDROOM</b>	4.00m x 3.72m	13'1" x 12'2"

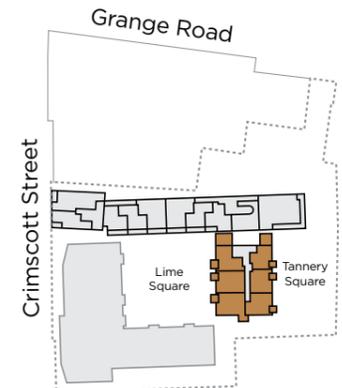
**PLOT 59**  
1 BEDROOM APARTMENT

<b>LIVING/DINING</b>	4.95m x 4.24m	16'3" x 13'11"
<b>KITCHEN</b>	4.24m x 2.08m	13'11" x 7'1"
<b>BEDROOM</b>	4.00m x 3.06m	13'1" x 10'0"



- KEY**
- SC = Service Cupboard
  - S = Store
  - ES = Ensuite
  - EW = Master Wardrobe
  - WD = Washer Dryer
  - B = Balcony

\*\*Plot 55 is subject to planning



# FOURTH FLOOR

**PLOT 54**  
2 BEDROOM DUPLEX (UPPER LEVEL)

<b>BEDROOM 1</b>	4.12m x 3.13m	13'6" x 10'3"
<b>BEDROOM 2</b>	3.98m x 3.74m	13'1" x 12'3"

**PLOT 64\*\***  
1 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	6.62m x 4.45m	21'9" x 14'7"
<b>BEDROOM</b>	3.94m x 3.32m	12'11" x 10'11"

**PLOT 65**  
1 BEDROOM APARTMENT

<b>LIVING/DINING</b>	6.01m x 3.59m	19'9" x 11'9"
<b>KITCHEN</b>	3.59m x 2.51m	11'9" x 8'3"
<b>BEDROOM</b>	3.84m x 3.69m	12'7" x 12'1"

**PLOT 66**  
2 BEDROOM APARTMENT

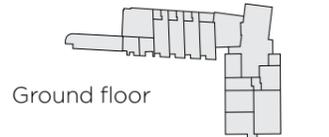
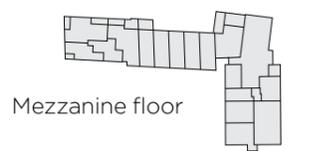
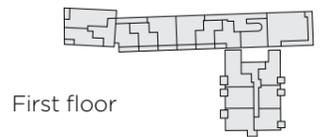
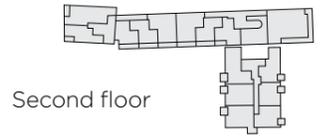
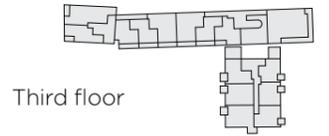
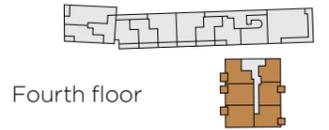
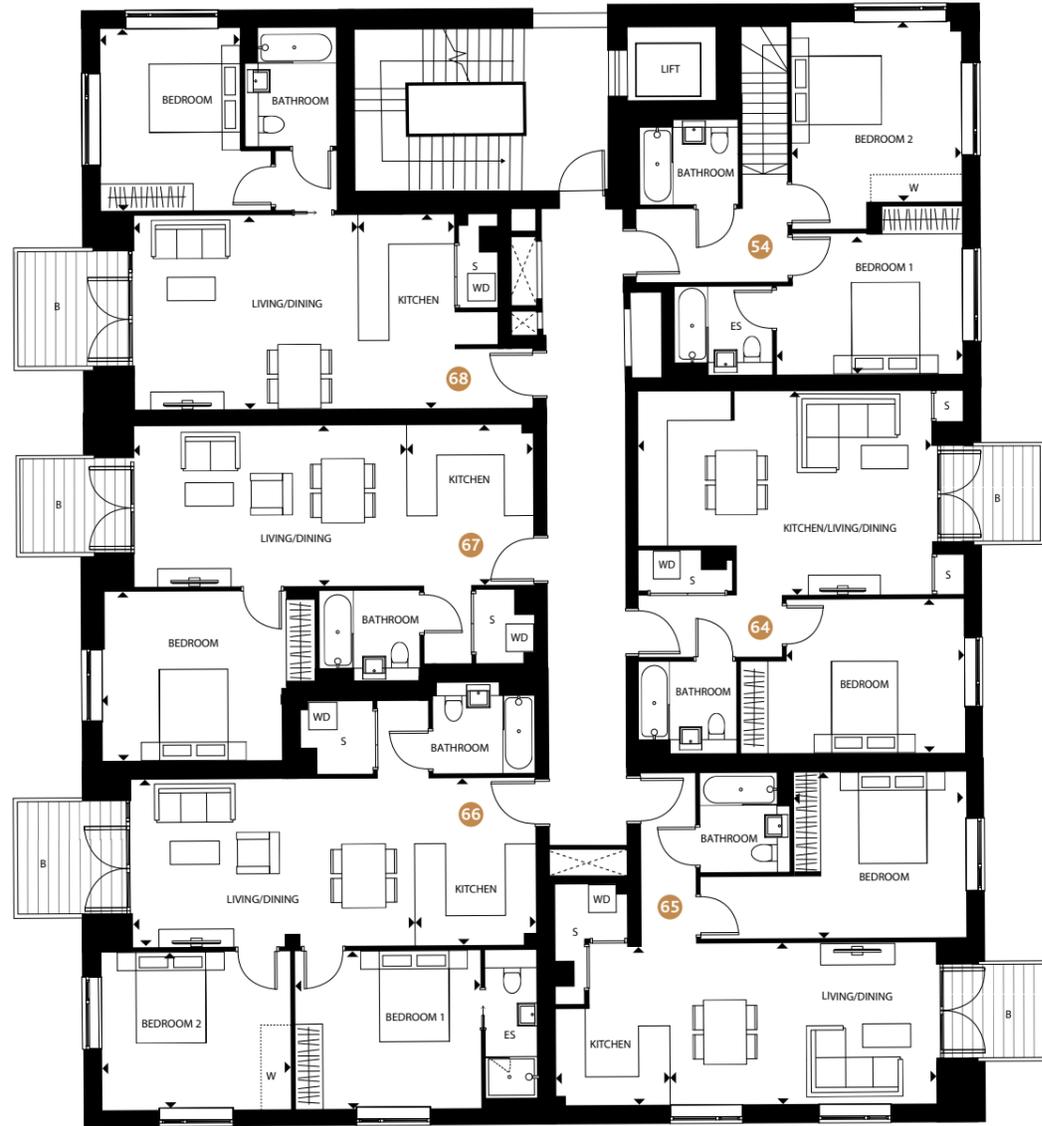
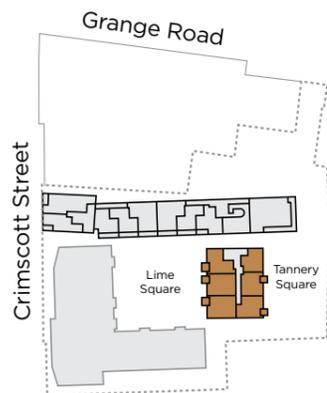
<b>LIVING/DINING</b>	6.17m x 3.75m	20'3" x 12'4"
<b>KITCHEN</b>	3.76m x 2.60m	12'4" x 8'6"
<b>BEDROOM 1</b>	4.04m x 3.52m	13'3" x 11'7"
<b>BEDROOM 2</b>	4.10m x 3.52m	13'5" x 11'7"

**PLOT 67**  
1 BEDROOM APARTMENT

<b>LIVING/DINING</b>	6.00m x 3.53m	19'8" x 11'7"
<b>KITCHEN</b>	3.53m x 2.78m	11'7" x 9'1"
<b>BEDROOM</b>	4.00m x 3.72m	13'1" x 12'2"

**PLOT 68**  
1 BEDROOM APARTMENT

<b>LIVING/DINING</b>	4.95m x 4.24m	16'3" x 13'11"
<b>KITCHEN</b>	4.24m x 2.08m	13'11" x 7'1"
<b>BEDROOM</b>	4.00m x 3.06m	13'1" x 10'0"



- KEY**
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  - MW = Master Wardrobe
  - W = Optional Wardrobe
  - WD = Washer Dryer
  - B = Balcony

\*\*Plot 64 is subject to planning



# LONDON SQUARE

*Making London greater*

Since London Square was established in 2010, we have focused on our ambition to become the capital's most dynamic developer in a highly competitive residential property market.

With a £2 billion development pipeline, growth is well under way, with the company on target to build 1,000 homes a year at all levels of the London market to establish the company as one of the larger London developers in the capital.

Our sites are in prime locations with good transport links across the capital, providing new homes in places where people want to live. Each scheme is bespoke, combining inspiring architecture, clever design and specification, and the highest standards of energy efficiency.

Our award-winning developments range from homes for first-time buyers in key locations, to cool city apartments, from smart family homes to grand restoration and conversions.

Creating a sense of place for our buyers is embedded in every London Square development, transforming former forgotten corners, derelict buildings and brownfield sites into smart destinations, breathing new life into each local area.

We work with existing residents, schools and businesses to make our developments part of the local fabric and take great pride in fostering the community spirit of the great squares of the capital and the legacy they have created.

## ADAM LAWRENCE CHIEF EXECUTIVE

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It has always been my ambition to create a company with strong values, exemplifying what I like to call 'Old School Principles'. A company with exciting disciplines and the highest of standards.

The company is London Square, and I am proud to be a part of what I consider to be the most exciting and dynamic property developer in the Capital.

When I launched London Square, the company name was created for a simple reason. Across the world, London is famous for its residential squares, and our aim is to reflect that same sense of place and community in our developments.

Our shield represents strength and our simple black and white identity shows clarity and focus, which we apply to building our homes throughout London.

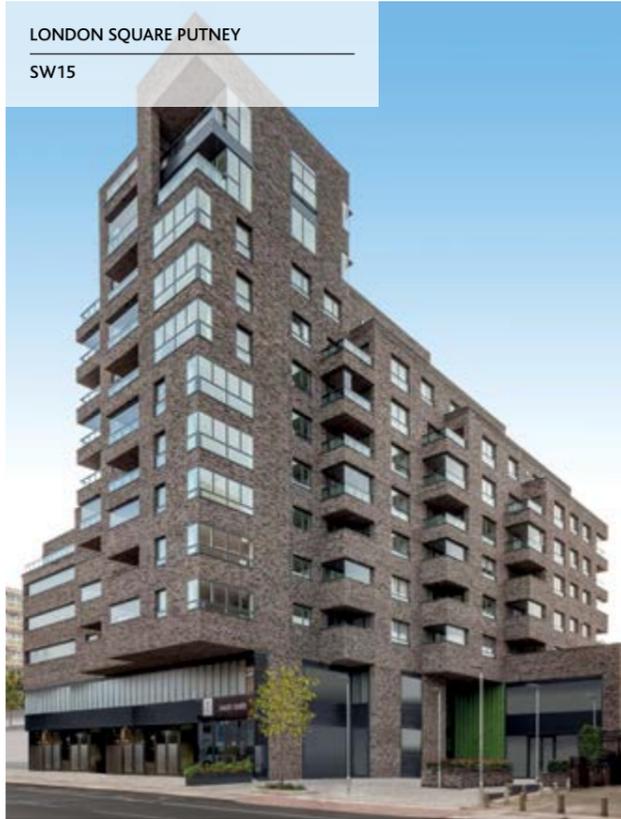
We are delighted to present London Square Bermondsey and to be able to regenerate such a prestigious site with its rich heritage.

London Square Bermondsey will combine refurbished industrial buildings with new buildings, offering a superb choice of over 400 apartments, duplexes and townhouses, office space and a new home for Tannery Arts in a new vibrant destination reflecting our ethos to create homes where people want to live and to make a positive difference to the locations we build in.

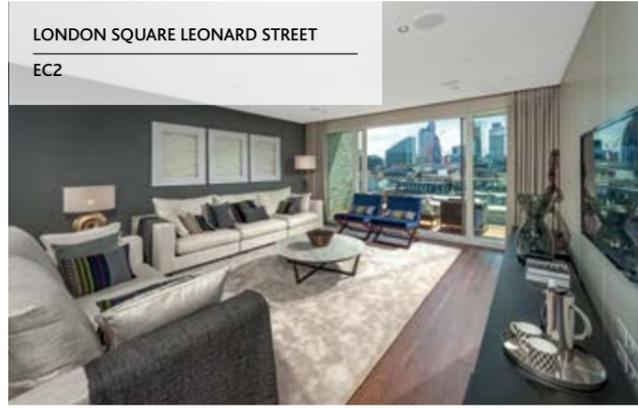
At London Square our customers are the key to our success. Their endorsement is what this company stands for and believes in.

# LONDON SQUARE DEVELOPMENTS

LONDON SQUARE PUTNEY  
SW15



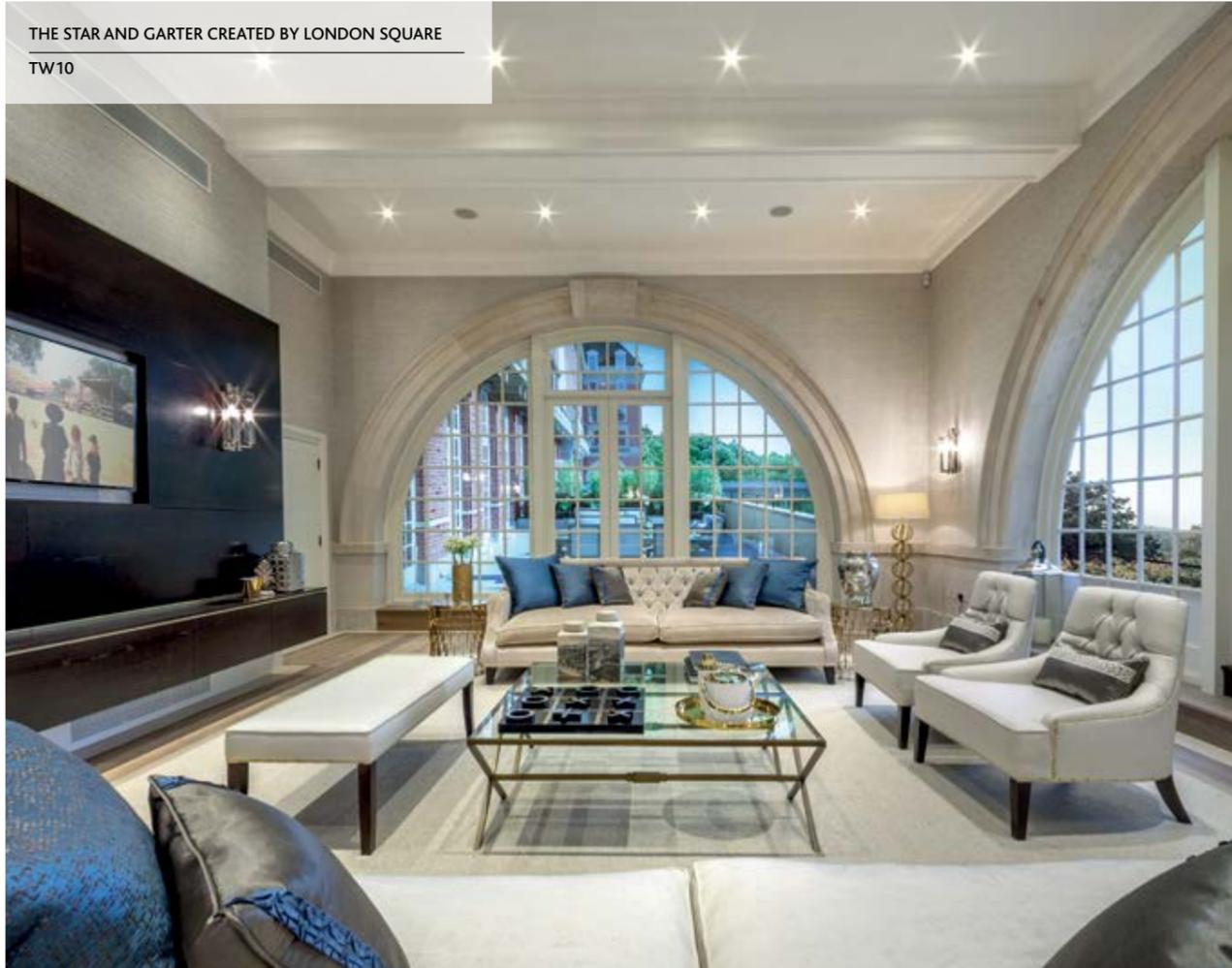
LONDON SQUARE LEONARD STREET  
EC2



LONDON SQUARE CALEDONIAN ROAD  
N7



THE STAR AND GARTER CREATED BY LONDON SQUARE  
TW10



LONDON SQUARE FULHAM  
SW6



LONDON SQUARE CANADA WATER  
SE16



 *Coffees*  
COCKTAILS   
CAFES

RESTAURANTS

*Pubs* TANNERY  
ARTS 

BOROUGH  
Market

THE WATCH HOUSE

*Tanner & Co* PIZARRO

<b>6</b> minutes to More London 	<b>12</b> minutes to London Bridge 	<b>18</b> minutes to Canary Wharf 	<b>18</b> minutes to Bank 
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bus / tube / train / cycle / walk

CENTRAL  
LONDON



Shortwave  
CINEMA

GALLERIES  
ANTIQUES

19TH, 20TH, 21ST  
CENTURY

OLD  
AND  
new  
*side by side*

Family homes | DUPLEXES  
1, 2 & 3 BEDROOM  
APARTMENTS

live / work / enjoy



TOWNHOUSES  
CONCIERGE



OFFICES



Art  
& SOUL

*Heritage Buildings*

Bermondsey Street

\*\* Selected internal layouts are subject to planning, please consult your Sales Executive for further details.

DISCLAIMER: This document is intended to provide an indication of the general style of our development and apartment types. Computer generated images are indicative only and do not accurately depict individual plots. London Square operates a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. To this end, any drawings, photographs or illustrations shown are noncontractual. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Wardrobes are included in the master bedroom only, all other furniture is indicative and not supplied. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only. Nor do they constitute a contract, part of a contract or a warranty. Travel times and distances are approximate and are sourced from www.tfl.gov.uk from London Square Bermondsey and London Bridge station. All details are correct at the time of going to press, August 2018.

OLD  
AND  
new  
*side by side*

Family homes | DUPLEXES  
1, 2 & 3 BEDROOM  
APARTMENTS

 Coffees  
COCKTAILS   
CAFES

RESTAURANTS  
*Pubs* TANNERY  
ARTS 

BOROUGH  
Market

live / work / enjoy

 GYM | TOWNHOUSES  
CONCIERGE



OFFICES



GREEN  
SPACES

Art  
& SOUL

*Heritage Buildings*

Bermondsey Street

THE WATCH HOUSE

*Tanner & Co* | PIZARRO

6 minutes to More London   
12 minutes to London Bridge   
18 minutes to Canary Wharf   
18 minutes to Bank 

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GALLERIES  
ANTIQUES

19TH, 20TH, 21ST  
CENTURY

 Coffees  
COCKTAILS   
CAFES

RESTAURANTS

*Pubs*



TANNERY  
ARTS

BOROUGH  
Market

OLD  
AND  
new  
*side by side*

Family homes | DUPLEXES  
1, 2 & 3 BEDROOM  
APARTMENTS

THE WATCH HOUSE

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12 minutes to London Bridge   
18 minutes to Canary Wharf   
18 minutes to Bank 

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19TH, 20TH, 21ST  
CENTURY

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SPACES

Art  
& SOUL

*Heritage Buildings*

Bermondsey Street

**LONDON SQUARE BERMONDSEY**  
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