An extraordinary opportunity

Berkeley presents a once in a lifetime opportunity. It is exceedingly rare that a prestigious scheme of such significant proportion is created at the heart of the capital.

Moments away from the City of London, within walking distance of fine dining, culture and the arts and directly next to the heritage of Tower Bridge and the Tower of London, the scheme is positioned precisely where history, business and culture meet.

One Tower Bridge: the opportunity to come home to the ultimate address in the most exciting city in the world.
Overview

A unique location

One Tower Bridge sits on the South Bank of the River Thames, in one of the most privileged positions in London.
Overview

A unique location

People like to talk about locations and places being ‘extraordinary’. Perhaps it is only when even the word ‘extraordinary’ fails to convey just how special somewhere is that we truly begin to understand its meaning. This is just such a place.

A new landmark

One Tower Bridge sits on the south bank of the River Thames, in one of the most privileged positions in London, nestled between three of the city’s most important icons: Tower Bridge, the River Thames and the Tower of London. It is an exceptional new development of apartments, luxuriously appointed to the very highest standard. One Tower Bridge is at the very heart of one of the capital’s most desirable districts, between the signature brickwork and historic, narrow bridged lanes of Shad Thames and the sharp, clean, ultra-modern lines of More London.

Within walking distance from the City’s financial district, close to Canary Wharf, next to a string of world-class cultural attractions and enjoying first-rate transport connections, One Tower Bridge is at home next to London’s finest landmarks.
Overview
A unique location

Road Distances

<table>
<thead>
<tr>
<th>Destination</th>
<th>Distance</th>
<th>Time</th>
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<tbody>
<tr>
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<td>9 mins</td>
</tr>
<tr>
<td>Tower Gateway</td>
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<td>11 mins</td>
</tr>
<tr>
<td>London Bridge</td>
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<td>9 mins</td>
</tr>
<tr>
<td>Butlers Wharf</td>
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<td>2 mins</td>
</tr>
<tr>
<td>Borough Market</td>
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</table>

Source: Google maps (walking time)

Journey Times

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<th>Time</th>
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<td>Green Park</td>
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<td>Heathrow Airport</td>
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Source: TFL from London Bridge Station

Proposed development:
An inspired development
A spectacular design

One Tower Bridge has been designed with great sensitivity to its surroundings and the famous monuments that help to make this location so outstanding. The scale of these new buildings has been considered carefully and with imagination to feel perfectly at ease in their company. They are spectacular in their own right.

Complementary architecture
One Tower Bridge blends four subtly complementary architectural styles across its eight buildings. Together they form a cohesive whole. Named after the great British Royal Houses, each building has been carefully considered in its construction to reflect its immediate environment.

Lancaster, Windsor and York Houses are predominantly brick, paying respect to the heritage of the industrial wharfs situated along the Thames. Tudor, Wessex and Stuart Houses are lighter and feature more glass to create continuity with their immediate neighbour, More London. Hanover House echoes other famous towers along this stretch of the river, including Tate Modern. Cambridge House takes the historic landmarks as its reference and also draws on the landscaping of More London.

Peaceful havens
Residents have exclusive access to an appealing private courtyard garden constructed above the cultural space at first floor level. Beautifully landscaped, the garden will consist of three individually designed areas, each characterised by its own unique water feature, including a dancing fountain, lily pond and stone bubbler fountain. This space will be planted with a variety of shrubs and trees including hornbeam, magnolia, multi stem pine and rhododendron. Granite seating looks on to a formal lawn and lavender has been planted which complements the sensitive lighting to create a peaceful atmosphere.

One Tower Bridge sits directly next door to Potters Fields Park, a peaceful landscaped space with lawns and flowerbeds. It forms part of the Thames Walk, which extends in both directions along the banks of the River Thames.

Interactive Water Clock
A Water Clock Fountain with white vertical jets representing the 12-hour clock and surrounded by 48 LED colour-changing jets will create an extraordinary spectacle for residents spending time in the main square at One Tower Bridge. Using interactive floor pads controlling the 24 parabolic ‘dancing’ jets leaping from the floor into one side of the clock, residents will be able to choreograph their own water display and change the clock fountain to reveal a specific time-zone – New York, Moscow, Tokyo.

Jets surrounding the fountain along a 54 metre channel will also create an evocative mist, adding to the striking atmosphere.
An inspired development
Five-star luxury

Step into any building at One Tower Bridge and you are immediately enveloped by a haven of privacy and calm, as if entering a five-star hotel. Every element of the experience has been carefully thought through, every detail deliberately chosen to exceed the highest expectation.

The five-star experience
From the moment you are greeted by the concierge you know you have arrived at somewhere individual and special. Each space within every single property has been meticulously designed to reflect the needs and requirements of contemporary luxury living. Kitchens have been ergonomically planned, complete with state-of-the-art technology. Bathrooms are inspired by the rich opulence of the finest boutique hotels. Displaying modern aesthetics and cutting-edge technology, each apartment takes an innovative approach to residential design. Smart lift and door entry systems recognise each resident as they approach their building. There are automated systems that allow you to remotely control your heating, air cooling and blinds, sensitive mood lighting and home entertainment throughout the space.

All aspects of the One Tower Bridge experience have been sensitively enhanced to deliver comfort, elegance and distinction. This exclusive development has dedicated 24-hour concierge and security, managed by Harrods Estates and Jones Lang LaSalle, providing an exemplary level of service.

Five-star luxury
There is a stunning private health club facility with a sauna, steam room and Jacuzzi where the stresses and strains of everyday life melt away; a beautifully designed pool where residents can relax, unwind and restore body and soul; an impressive, fully equipped gymnasium and a fitness room to enjoy yoga or a session with a private trainer.

Exclusive facilities
In Lancaster House every element of the experience has been thought through in detail, from a cold room for storing a food delivery to hanging your dry cleaning without a crease... from the second that you step into the concierge area you will know you are somewhere special.

24hr concierge and security
The reception is manned by a 24-hour concierge service. For whatever the reason, you can be assured of discretion and personal attention.

Private health club
Apartment owners are able to unwind at a private, residents-only health club. This will also feature a treatment room, sauna and steam rooms, a spa pool, and a virtual golf facility, over a total of 11,343 sq ft.

Business lounge
There is an on-site residents business lounge fully equipped with fast access broadband, photocopying and printing services and available to hold meetings.

Harrods service
Lancaster House will be managed by Harrods Estates, with all the associated levels of excellence that entails.

Security
There is an extensive array of security measures, including CCTV, video door entry systems to apartments, electronic access to common areas and multi-point locking apartment doors with sphyne viewers. Apartments are fitted with mains supply smoke and heat detectors and are pre-wired for security alarms allowing for quick installation if desired.

Car parking
There are a limited number of car parking spaces available to purchase separately. The secure, electronic-entry gated underground facilities reflect the high-quality design featured throughout the scheme. These include especially commissioned decorative tiling and signature lighting.

Car Club
Residents can dispense with the complications of owning a car altogether by joining the Car Club. An annual or monthly premium provides a 24-hour ‘pay as you drive’ facility: simply pick up the phone, or go online to order.

Jones Lang LaSalle
We have appointed Jones Lang LaSalle to manage the public access areas and car park, commercial units and cultural space.

Cycle storage
Provision has been made for a safe, secure and easily accessible bicycle storage facility within the lower ground floor of the development.

Wheelchair access*
A number of apartments across the development are suitable for occupation by wheelchair users. These apartments will be fitted out, free of charge, with accessibility equipment in order to meet the needs of a disabled purchaser if required. They have been designed to meet the Greater London Authority’s Residential Space Standards and will comply with the South-East London Wheelchair Guidelines.

* Subject to construction. Please ask for further details.
At the heart of One Tower Bridge at ground level is a large cultural space to join the string of cultural institutions that are a mark of this part of the city along the Thames. At 6,500 sq m, it will be of national significance, providing a marvellous asset for residents and their guests.

Culture on your doorstep
Also at ground level there will be lively cafes to sit and enjoy coffee with friends as well as fine shops, adding colour and energy to the entire area.

As part of the development, One Tower Bridge offers its residents the opportunity to enjoy the facilities of the five-star boutique Lalit hotel located in the beautiful St Olave’s building next door. For many years a school, St Olave’s is Grade II listed and will become a 70 room hotel with a destination restaurant and fashionable bar. A delightful external terrace enables residents to enjoy a chilled glass of champagne while admiring the stunning views.
An impressive location
The centre for business

Panoramic view of London
London is a truly global city with strengths in the arts, commerce, education, entertainment and finance, all contributing to its prominence.
The centre for business

More London
With its proximity to the historic financial district of the City of London, many international firms such as Norton Rose, PwC, and Ernst & Young have headquarters in More London. With a wealth of restaurants, bars and entertainment in the area, it is also the place where business and leisure meet.

The Shard and London Bridge Quarter
The eye of the entire city and tidal here as the Shard reaches skyward. This extraordinary building, by Sir Norman Foster, houses its shops, offices, three floors of restaurants and five-star Shangri-La Hotel, the tallest of all, at over 300m. It simply further underlines Southwark’s status as the place to be in London.

Canary Wharf
One Tower Bridge is a mere 10 minutes away from Canary Wharf, home to major international organisations, including Barclays, Thomson Reuters and KPMG. Canary Wharf is known as London’s second financial centre. With over 250 shops, boutiques, bars and restaurants, many with a charming waterside setting, it is a vibrant hub for both work and pleasure.

World-class education

Higher education
Imperial College London, SOAS, Queen Mary, Brunel, Goldsmiths College, King’s College, London South Bank, City, UCL, LISE, the London Business School and the University of the Arts (including Central St Martins)... It’s a long and prestigious list. What better time to be inspired, than when studying? What better place to be inspired?
Iconic London

Impressive landmarks
The stretch that passes directly in front of One Tower Bridge alone reveals over two thousand years of history, architecture from the Romans to the present day, views over the city skyline and some of London’s most impressive landmarks. To the west it connects directly to the West End, passing the spectacle of the London Eye and the pageantry and heritage of The Houses of Parliament and Westminster Cathedral and to the north, St Paul’s Cathedral, The Tower of London and the impressive authority of Tower Bridge itself.

The arts quarter
Located opposite St Paul’s Cathedral, Tate Modern, one of the world’s most important modern art galleries. Nearby are Bankside, the Dalí Universe and a string of smaller private galleries, not to mention the Hayward Gallery in the South Bank Centre, along with the Royal Festival Hall and the British Film Institute.

The borough of theatre
Although the West End, the globally renowned heartland of theatre, is easily accessible from Tower Bridge, Southwark is the borough of theatre and has been for centuries. If you want Shakespeare, visit The Globe. World classics? The Old Vic. Something challenging? The Young Vic. Intimate? The Menier Chocolate Factory.

Extraordinary views
Tower of London, Tate Modern, London Eye and St Paul’s Cathedral are just a few impressive landmarks along The Thames.

The Thames Path Walk runs for 40 miles through the centre of London from Hampton Court Palace through the heart of London to East India Dock in the East.
Shopping

Both Knightsbridge and London’s famous West End with its elegant shops are only minutes away. The most exclusive names, the most desirable labels, the most solicitous service…

On your doorstep

Within walking distance of One Tower Bridge is a wide and exciting variety of opportunities for shopping—whether it’s the small independent businesses at the Oxo Tower, producing exquisite jewellery, unique hand-produced textiles and stylish interior furnishings; the larger chain-stores and craft stalls to be found at Hay’s Galleria, a converted wharf near London Bridge; or the luxurious shopping environment of The Royal Exchange where Tiffany & Co., Bulgari, Lulu Guinness, Gucci, Hermès and De Beers are to be found. London’s newest shopping destination, One New Change is only a short walk away.

Borough Market

Southwark—sometimes called ‘the Borough’—is one of the most ancient parts of London. For centuries the area has attracted traders selling grain, fish, vegetables and livestock. In the 13th century traders were relocated to what is now Borough High Street and a market has existed there ever since.

It now has a reputation as London’s finest gourmet food market where 130 individual stalls sell a fantastic array of goods—everything from delicious artisanal bread to award-winning cheeses and luxurious, handmade chocolate, only minutes walk away from One Tower Bridge.

Exquisite bars and restaurants

Locally to One Tower Bridge there is also a wonderful choice of dining. The luxurious French cooking at Pont de la Tour, the hearty British fare at Butlers Wharf Chop House or the simple classic presentation of the best seasonal produce at The Magdalen Project are all within a few moments walk.

A vibrant hub

The city also offers a thriving energetic nightlife with discreet members-only lounges such as Bungalow 8, Soho House, The Groucho Club and The Hospital Club offering a boutique atmosphere, or cosmopolitan bars such as Mahiki, Aqua Nueva or The Blue Bar at the Berkeley where perfectly executed cocktails are the epitome of sophistication.

Fine dining

Without a doubt, London offers some of the world’s most thrilling culinary experiences. Combining style, stunning choice and exquisite Michelin-starred cuisine, the city boasts brilliant, talented chefs cooking at their absolute best: Nobu, Gordon Ramsey at Claridge’s, Alain Ducasse at The Dorchester, L’Atelier de Joël Robuchon. Dinner by Heston Blumenthal.

A table by the window

Pont de la Tour and Tate Modern Restaurant are on your doorstep or for Michelin-starred cuisine, Alain Ducasse at The Dorchester is just a short journey away.
The building

Lancaster House takes its inspiration from the elegant, restored warehouse buildings of Shad Thames.
The building

Lancaster House takes its inspiration from the elegant, bridged arched and warehouse buildings that are the mark of the trading and maritime heritage of the area. The materials used, the brickwork, ironwork and timber of these homes creates a link between their historical neighbour, Shad Thames, and the simplicity of modern architecture and design.

Tradition meets contemporary living

The clean lines and uncomplicated composition of Lancaster House are perfectly at home in the intimate streets and spaces that surround the building.

Light filled and versatile, these apartments are ideally suited to the busy professional. Each has at least one balcony terrace, reminiscent of the warehouses where goods would have once been winched when the area contained the extensive granaries and storeshouses which supplied the city.

The interiors are just as carefully considered. Finished with a meticulous attention to detail, they are both charming and fresh as well as evoking a level of luxury and exclusivity that is as comfortable as it is uncomplicated.
The interiors have been planned by Conran and Partners. The name Conran has been a giant in the world of design for some three decades, and their experience, feel for timeless style and innovative creativity, reaches into every corner and every detail.

Innovative style
Warm, contemporary interiors, tactile, beautifully crafted: simple and charming throughout. In all areas of the apartments there are opportunities to adapt the finishes according to personal taste.

Kitchen and dining area
Kitchens are designed to be an integral part of the living space, containing beautiful joinery elements that complement the room. Equipped with top-grade Miele appliances, worktops and splashbacks clad in quality stone and full-height, smooth, handle-free lacquer or veneer cabinets, these are highly considered kitchens that maximise the use of space and economy of movement: cooking in luxury.

CGI of kitchen and dining area
Kitchens are designed to be an interactive part of the living space.
Living areas

Enjoying wide-board solid oak flooring throughout, the living areas also feature bespoke natural oak veneer joinery, commissioned especially for these apartments and unique to them. All aspects of the lighting have been carefully designed. Low voltage energy saving lights are provided throughout and there is scene setting lighting control to create different moods, sensitively washing the walls with light for a romantic dinner, for example, or to highlight a favourite piece of art.

CGI of Living area

Beautiful joinery and hidden storage that enhance the living space.
Bedrooms

Each bedroom is fitted with luxurious deep pile wool carpets. These rooms feature custom-designed wardrobe units or walk-in wardrobes where space permits. A perimeter cove detail runs along the external walls providing an in-built blackout blind.
Bathrooms and en-suites

Bathrooms have been designed to transmit an unburdened calm. Enjoy underfloor heated large-format stone tiles, smooth branded polished stainless steel fittings and stone countertops with matching bath area and secondary walls set against a mosaic tiled, feature wall. The lighting carefully includes a number of concealed features, for example below the vanity, so functionality is matched by atmosphere. Night lighting is added for convenience.
Every detail considered...

Kitchens
Custom-designed, ergonomically planned kitchens are beautifully finished with composite stone counter tops. There are high quality stainless steel fittings and branded integrated appliances chosen for their stylish appearance and durability, plus state-of-the-art technology including built-in coffee machines to make the consummate espresso and wine coolers to quickly chill down a bottle of vintage champagne to the perfect temperature.

Finishes
Every aspect of the finish of each property has been meticulously appraised. Individually designed oak cabinets complement the handsome oak flooring throughout. Lacquered wardrobe doors reflect light. Stainless steel and stone create a contemporary feel.

Personalisation
There are a variety of options available to personalise each property creating a bespoke, individual home. Living room, kitchen cabinet doors and wardrobe doors are available in three colour options and finishes, as part of the selected colour palette. Splashbacks in the kitchen and althy room can be finished in a choice of three colours. The stone floor in the bathroom can also be supplied in a choice of three different colours.

State-of-the-art integrated systems
Each apartment is provided with a fully integrated IP-based control and monitoring system which integrates with all the mechanical, electrical and communication facilities. Utilising the very latest in Smart Home Technology, this allows for complete remote lighting, temperature, audio-visual and security control by either using the discrete wall-mounted keypad or a hand-held device such as an iPhone or iPad, granting the same level of control from anywhere in the world. The Smart Homes system will enable residents to link directly to the concierge without having to call, to request taxi and refuse collection services.

The independent thermostatically controlled comfort cooling system, the automated blinds facility, the scene-setting lighting or the underfloor heating can all be remotely controlled. The system also communicates wirelessly with the lift, automatically recognising residents and delivering them to their floor.

Each apartment is installed with low level points for future connection/installation of a surround sound system and comes fully equipped with cutting-edge support for the very latest in television, telephone and broadband services.
An inspired development
Five-star luxury
Berkeley | One Tower Bridge | Lancaster House

One Tower Bridge is a once in a lifetime residential development, nestled between magnificent London icons on the banks of the River Thames.
One Tower Bridge

Basement Level

Access road
Car parking
13 Parking bays
42 Disabled bays
85 Car slacking
Cycle storage
356 Bicycle racks*
Health club

Lancaster House
Basement Level entrance
One Tower Bridge

Ground Level

- Boutique hotel
- Business lounge
- Car park entrance
- Car parking
- 2 Car Club bays
- 2 Disabled bays
- Commercial units
- Concierge desks
- Cultural space
- Cycle storage
- Health club
- Main concierge
- Lancaster House Ground Level entrance
1 bedroom apartment

| Total internal area (apartment) | 707 sq ft / 65.5 m² |
| Living/dining area | 169 sq ft / 15.7 m² |
| Kitchen | 11' 8" x 11' 7" / 3.56 x 3.56 m |
| Master bedroom | 17' 11" x 11' 6" / 5.48 x 3.51 m |
| Ceiling height (minimum) | 7' 4" / 2.25 m |
| Ceiling height (maximum) | 7' 10" / 2.38 m |

2 bedroom apartment

| Total internal area (apartment) | 940 sq ft / 87.0 m² |
| Living/dining area/kitchen | 193 sq ft / 18.0 m² |
| Master bedroom | 15' 6" x 11' 7" / 4.73 x 3.51 m |
| Bedroom B | 12' 5" x 10' 11" / 3.80 x 3.38 m |
| Ceiling height (minimum) | 7' 4" / 2.25 m |
| Ceiling height (maximum) | 7' 10" / 2.38 m |
3 bedroom penthouse

701

Total internal area (apartment): 1905 sq ft / 176.6 sq m
Living/dining area: 31' 10" x 16' 6" / 9.67 m x 5.03 m
Kitchen: 9' 8" x 8' 2" / 2.94 m x 2.49 m
Master bedroom: 15' 6" x 10' 0" / 4.72 m x 3.05 m
Bedroom 2: 12' 1" x 8' 3" / 3.59 m x 2.51 m
Bedroom 3: 12' 10" x 10' 1" / 3.92 m x 3.06 m

Total external area (balcony): 660 sq ft / 60.5 sq m
Balcony dimensions (master): 12' 4" x 8' 10" / 3.73 m x 2.69 m
Balcony dimensions (living): 10' 8" x 11' 3" / 3.25 m x 3.43 m
Ceiling height (master): 7' 10" / 2.40 m
Ceiling height (balcony): 8' 1" / 2.46 m

Apartment locations: Floor 7

Measurements:
- W Wardrobe / dressing room

Apartment specifications

Lancaster House
Apartments

Apartment specifications

Apartment kitchens
- Designer kitchens featuring handle free cupboards with a combination of light and dark lacquer doors in a choice of three finish combinations*
- Custom designed internal compartmentalised cupboards including concealed refuse and recycling
- Composite stone work top with matching splash back in three colour options as part of the selected colour palette*
- Stainless steel one and a half bowl flush mounted sink featuring Grolsch single lever mixer tap
- Mele integrated clean steel finish oven
- Mele integrated combination microwave oven
- Mele built-in coffee machine
- Mele touch control induction hob
- Mele concealed extractor hood
- Mele integrated multi-function dishwasher
- Mele integrated fridge/freezer or fridge and freezer
- Built-in wine cooler where appropriate
- Concealed LED lighting above and below wall mounted cupboards and also within low level cupboards

Walk-in utility (where applicable)
- Mele stainless steel freestanding washing machine
- Built-in cabriole featuring lacquer doors in a choice of three finish combinations*
- Composite stone work top with matching splashback in three colour options* as part of the selected colour palette

Utility cupboard (where applicable)
- Mele stainless steel freestanding washing machine

Bathrooms & en-suites
Please refer to individual apartment layouts to ascertain if a bathroom, shower room or 4-piece-suite is incorporated.

Bathroom
- Single-ended Better steel bath with Saneux centre filler and stone surround
- Hansgrohe Axor Starck shower set
- Hansgrohe Axor Starck Rannian fixed showerhead with AIR Power
- Hansgrohe Axor Starck thermostat
- Full height fixed glass shower screen

Shower room
- Hansgrohe Axor Starck shower set including riser
- Hansgrohe Axor Starck Rannian fixed showerhead with AIR Power
- Stone floor to walk-in wet shower area in a choice of three colour options as part of the selected colour palette*
- Full height fixed glass shower screen

4-piece-suite
- Double ended Better steel bath with Saneux centre filler and stone surround
- Telescope hand held bath-mounted Hansgrohe Aser Starks Balcon shower head
- Hansgrohe Aser Starks Thermostal
- Hansgrohe Aser Starks Rannian fixed showerhead with AIR Power
- Hansgrohe Aser Starck shower set including riser
- Stone floor to walk-in wet shower area in a choice of three colour options as part of the selected colour palette*, with underfloor heating
- Full height fixed glass shower screen

All bathrooms/shower rooms/4-piece-suites
- Villeroy & Boch white china wall-hung WC with soft close lid and dual flush plate
- Hansgrohe chrome toilet roll holder
- Square ceramic undermount or wall hung basin featuring Hansgrohe Aser Uro mixer tap
- Flash set mirrors or mirrored cabinets as appropriate with lighting feature
- Stone vanity counter (where applicable) and back panel in a choice of three colour options*
- Under counter cabinet in lacquer finish, available in three colour options* with concealed LED lighting detail and feature colour to the interior of the cabinet
- Heated wall-mounted towel rail and robe hooks
- Fully fitted in matching stone and/or ceramic/mosaic tiles, available in three finish combinations*
- Large format stone floor tiles in a choice of three colour options as part of the selected colour palette*, with underfloor heating

Cloakroom (where applicable)
- Villeroy & Boch white china wall-hung WC with soft close lid and dual flush plate
- Hansgrohe chrome toilet roll holder
- Square ceramic wall hung basin featuring Hansgrohe Aser Uro mixer tap
- Wall mirror with integrated lighting detail
- Wall hung vanity unit where applicable

Interior finishes
- Custom designed oak veneer media and display cabinet to living room with low level cabinets. Some units will benefit from a sliding lacquered panel to conceal the TV and a desk facility. The cabinet doors and sliding panel will be in a lacquer finish available in three finish combinations*
- Oak flooring throughout living areas (excluding bedrooms and bathrooms)
- High quality wool carpet to bedrooms
- Remote controlled black out blinds fitted to all windows with a space provision for client fitted curtains
- Satin stainless steel finish lever door furniture throughout
- Fitted wardrobes with sliding doors or walk-in wardrobes to all bedrooms (except study/3rd bedroom) featuring custom designed interiors with lighting. Wardrobe carcasses will be in an oak timber veneered finish with sliding doors available in a mirror finish, oak timber veneer finish or a lacquer finish in a choice of three finish combinations*
- Painted walls throughout
- Double glazed internally opening window units and secondary glazing in bedrooms where required
Apartments

Apartment specifications

Electrical fittings
- Home automation system, the latest in Smart Home Technology to include, lighting, heating, and blind control as well as audio visual control and room and all bedrooms.
- Dimmable lighting with smart setting to control living room and all bedrooms.
- Safe stainless steel socket outlet and isolator switch plates throughout.
- A combination of LED downlighting and cow lighting throughout, with facility for pendants in all bedrooms.
- 2 amp socket outlets for free-standing electrical appliances in all living areas and bedrooms, connected to dimming systems.
- Pre-wiring for wall hugging TV in living room and bedrooms with data network enabling interface with other home entertainment devices.

Heating/cooling
- Underfloor heating throughout apartments.
- Comfort cooling to living room and bedrooms.

Security & peace of mind
- 24-hour concierge
- Monitored and recorded CCTV coverage to common areas and facility to incorporate CCTV to individual apartments.
- Access to apartments via video door entry system and electronic or Bluetooth access to common areas with link to home automation portable device.
- All apartments pre-wired for future security alarm to be fitted by purchaser if required.
- Home supply smoke/heat detectors (with battery back-up) to apartments and common areas linked to concierge and home automation portable device.
- Multi-point locking oak veneer entrance door with spy hole viewer and letter plate to each apartment.
- Warranty cover under NHBC Buildmark scheme.

Telecommunication
- Satellite television and telemedical television from central receiver.
- TV outlet in living area and all bedrooms.
- Telephone outlet with broadband capability to master bedroom.
- Fibre optic supply to all apartments.

External finishes
- Metallic caravanserai batikeres.
- Timber cladding to balconies.
- Granite paving to terraces.

Common areas
- Feature custom designed display unit to entrance lobby with lacquer or timber paneling.
- Black glass cladding to entrance lobby.
- Large format stone tiles to entrance lobby and staircase.
- Carpeting to residential corridors with stone edge and skirting.
- Full height panelling with LED light strip detail to corridor walls and ceiling.
- Stainless steel feature surround frame detail to cigarette lighters. Cove lighting to IP12, with illuminated apartment number and bell integrated in frame.
- Black glass cladding with lighting feature provides access to all units including basement car park and Blutooth Technology is incorporated for automatic arrival.

Car parking
- Access to gated underground car park via electronic entry system.
- Limited car parking spaces available by separate regulation.
- Electric car charging points to some car park spaces, please inquire.
- Bicycle storage available for residents.
- A Car Club facility will be provided outside the development on Potterfield Lane. Residents can join for an annual or monthly premium, subject to complying with the terms and conditions. Members will have access to a 24-hour ‘pay as you drive’ facility that provides a car without the normal ties of insurance, maintenance and other associated costs. Booking can be arranged via telephone or online.

Note
- There are 35 apartments within the One Tower Bridge development which are suitable for occupation by wheelchair users. They have been designed to meet the Greater London Authority’s Residential Space Standards and will comply with the South-East London Wheelchair Guidelines. If required these apartments can be fitted out, free of charge, with accessibility equipment in order to meet the needs of a disabled purchaser prior to occupation. Please ask a member of our sales team for further details.

Your attention is drawn to the fact that it may not be possible to provide the branded products and finishes as specified. In such circumstances a similar alternative will be provided. Berkeley Homes reserves the right to make these changes if a similar alternative will be chosen by Berkeley Homes.


Penthouse

Penthouse specifications

En-suite shower room
- Hansgrohe Axor Stark shower set including rear.
- Hansgrohe Axor Stark Shower Heaven fixed ceiling shower head with AIR Power.
- Marble stone floor to walk in wet shower area with full high feed glass screen.
- Stone undermounted basin featuring Hansgrohe Axor Uno mixer tap.
- Mirrored cabinet with lighting feature.
- Marble stone finish to vanity top and splashback.
- Under counter cabinet with a satin lacquer finish featuring concealed LED lighting detail.
- Hansgrohe chrome towel rail holder.
- Heated wall-mounted towel rail and robe hooks.
- Large format marble floor tiles with underfloor heating.
- Master en-suite
- Double-ended Bella steel bath with Sanurc centre filler and stone surround.
- Hansgrohe Axor Stark shower set.
- Hansgrohe Axor Stark Shower Heaven fixed ceiling shower head with AIR Power.
- Hansgrohe Axor Stark thermostatic.
- Marble stone floor to walk in wet shower area with fixed glass screen.
- Hansgrohe Axor Stark Shower Heaven fixed ceiling shower head with AIR Power.
- Hansgrohe Axor Stark shower set including rear.
- Villeroy & Boch white china wall hung WC with soft close lid and dual flush plate.
- Hansgrohe chrome towel rail holder.
- Twin stone undermounted basins featuring Hansgrohe Axor Uno mixer taps.
- Mirrored cabinets with lighting feature.
- Marble stone finish to vanity top and splashback.
- Under counter cabinet with a satin lacquer finish featuring concealed LED lighting detail.
- Heated wall-mounted towel rail and robe hooks.
- Large format marble floor tiles with underfloor heating.

Bathroom
- Single ended Bella steel bath with Sanurc centre filler and stone surround.
- Hansgrohe Axor Stark shower set.
- Hansgrohe Axor Stark Shower Heaven fixed ceiling shower head with AIR Power.
- Hansgrohe Axor Stark thermostatic.
- Full height glass fixed glass shower screen.
- Stone undermounted basin featuring Hansgrohe Axor Uno mixer tap.
- Mirrored cabinet with lighting feature.
- Marble stone finish to vanity top and splashback.
- Stone undermounted basin featuring Hansgrohe Axor Uno mixer tap.
- Mirrored cabinet with lighting feature.
- Under counter cabinet with a satin lacquer finish featuring concealed LED lighting detail.
- Hansgrohe chrome towel rail holder.
- Heated wall-mounted towel rail and robe hooks.
- Large format marble floor tiles with underfloor heating.

Interior finishes
- Hansgrohe floor lighting throughout living areas (except bedrooms and bathrooms).
- High quality carpet in deep pile.
- Custom designed oak veneer media and display cabinet to living room, incorporating a desk facility, in a choice of white, warm grey or natural oak to external doors and carcasses.
- Low level cabinets and sliding panel to conceal the TV in aluminium grey lacquer.

- Remotely controlled black out blinds fitted to all windows with a space provision for client fitted curtains.
- Satin stainless steel finish lever door furniture throughout.
- Fitted wardrobes with sliding doors to all bedrooms featuring custom designed interiors with lighting. Wardrobe (enry, both doors and carcasses, will be available in a timber veneered finish to match selected flooring.* Feature polished book-matched Persan burr marble panelled wall to hallway.
- Feature leather panelled wall to hallway in embossed tipped leather in pale warm grey.
- Silver mirror panelled wall to master bedroom.
- Embossed tipped leather bedhead to master bedroom in pale warm grey.
- Double glazed internally opening window units.

- Granite paving to terraces.
- Steel balustrades.

* Colour and finish options are subject to breaches. If a unit has not been reserved prior to fit out, default options will be chosen by Berkeley.
**Designed for life**

**Award-winning and royally recognised**
In addition to receiving numerous awards for quality, design and customer service, The Berkeley Group was granted the 2008 Queen’s Award for Enterprise in Sustainable Development. These prestigious awards recognise and reward outstanding achievements in business performance. The Berkeley Group was also honoured with the title of Britain’s Most Admired Company 2011, a highly regarded award celebrating the very best of British business.

**Customer service is our priority**
We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

**Green living and sustainable development is top of our agenda**
As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy-efficient white goods.

**Quality is at the heart of everything we do**
At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

**Unparalleled choice of homes in the most sought after locations**
As one of the UK’s leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain’s most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

**A commitment to creating sustainable communities**
Berkeley’s homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in and build communities that will thrive both today and for years to come.

**Sustainability**

**Simply a more natural way to live**
Berkeley already leads the field in sustainable development and we are now raising standards higher still with our vision 2020 initiative. When you buy a new home from Berkeley you will be sharing this commitment to a more eco-friendly way of life that has benefits for you and for the whole community.

**An exceptional customer experience**
• Dedicated sales teams provide exceptional service throughout the whole buying process
• Our Customer Service teams ensure your new home exceeds expectations on all levels

**Greener, more economical homes**
• Use 25% less water per person than the average house
• Save around £140* per year on energy bills
• Reduce CO2 emissions by 78%*
• Recycling bins in every home
• Space for a home office
• A safe place to store bicycles

Some features are only applicable to selected developments. Please check with a Sales Negotiator.

* Savings vary between every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 5.
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