



**BERMONDSEY PLACE**  
**LONDON SE1**





# WELCOME TO BERMONDSEY PLACE

Inspired by its rich industrial heritage and vibrant, creative community, Bermondsey Place is redefining the future of SE1. Surrounded by green spaces, yet just minutes to the City, Bermondsey Place brings the luxury Berkeley lifestyle to an exciting South London neighbourhood, at the beginning of a journey of tremendous change.



# IT ALL STARTS HERE...

## BURGESS PARK ON YOUR DOORSTEP

Burgess Park is the largest park in London SE1, providing diverse green spaces and a peaceful escape in the heart of the city. Covering over 140 acres, or 453 Olympic-sized swimming pools, the park features a world garden with Oriental, Mediterranean, African & Caribbean styles, as well as a scenic fishing lake, tennis courts, a cricket pitch, a BMX track, and several listed buildings.

## SE1, ZONE 2

This postcode is renowned for its cultural landmarks, such as the Tate Modern, Shakespeare's Globe, and The Shard, alongside a thriving scene of bars, restaurants, and markets, including the world-famous Borough Market. With its central location and energetic atmosphere, SE1 is the perfect spot for those who want to experience the best of London living.

## OLD KENT ROAD REGENERATION

Over the coming years, it is proposed that circa £10 billion will be invested in Old Kent Road.\* This will bring thousands of new jobs, homes, and thriving communities. Bermondsey Place is at the forefront of this exciting change and will set the standard for the area's bright future. It all starts here.

## PROPOSED BAKERLOO LINE EXTENSION

The proposed Bakerloo Line extension is London's next big Tube infrastructure project and will bring a new station entrance right to your doorstep, significantly enhancing connectivity.

Source: [oldkentroad.org.uk](http://oldkentroad.org.uk)







# £10 BILLION

## OF REGENERATION IN OLD KENT ROAD





# 900,000

SQ FT OF OFFICE &  
COMMERCIAL SPACE\*\*

# 20,000

NEW HOMES

# 10,000

NEW JOBS

# 4

NEW EDUCATION FACILITIES



PROPOSED BAKERLOO  
LINE EXTENSION\*



A NEW CULTURAL  
ATTRACTION



NEW PARKS &  
GREEN SPACES



A NEW TOWN  
CENTER

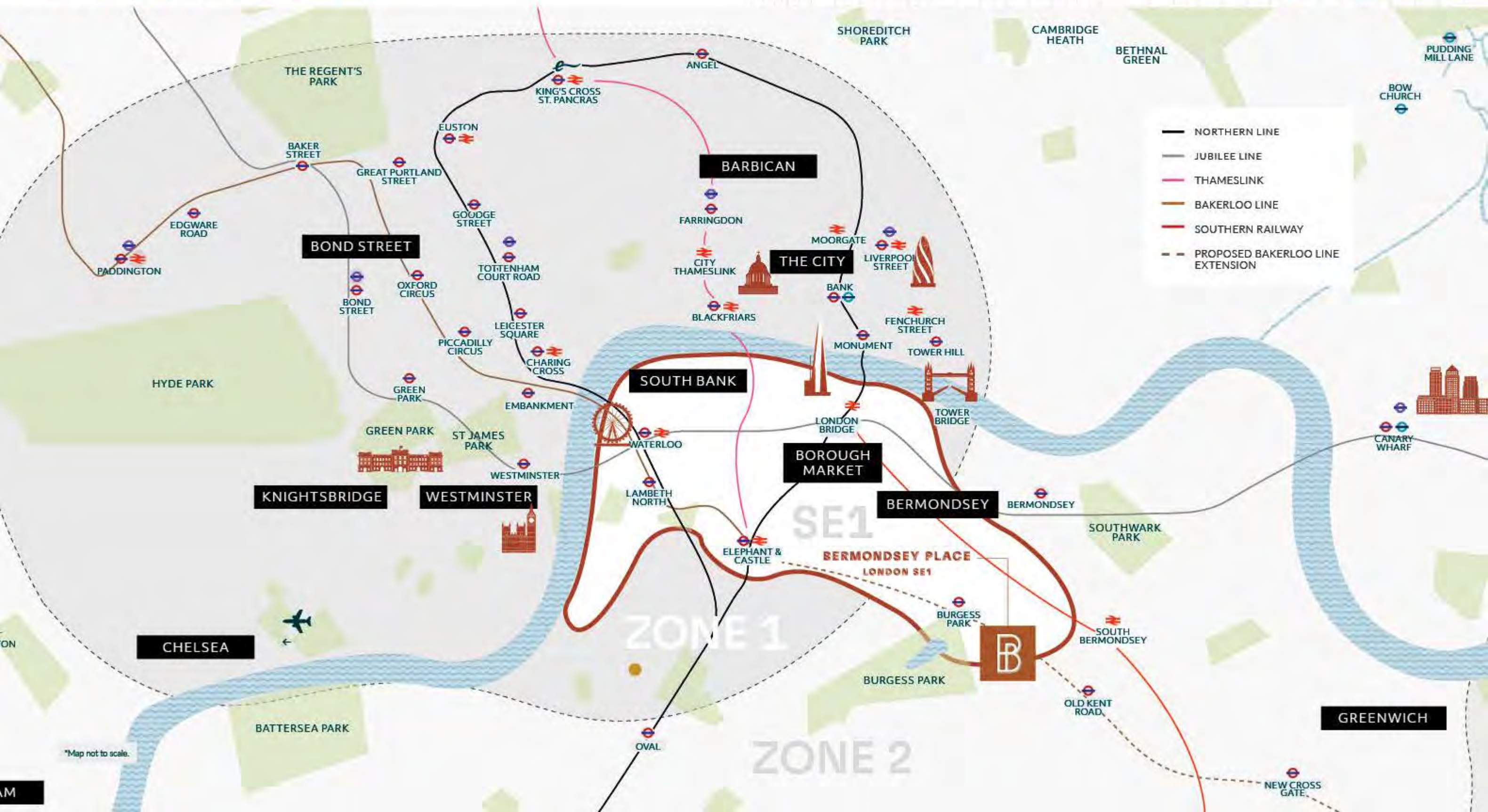
## BE THE FIRST

South East London has evolved over the past decade to become one of London's most desirable locations. From Elephant & Castle to Peckham to Bermondsey, this part of London has seen extraordinary change through regeneration, creating revived communities, fantastic links to the City and endless opportunities to live, work and play.



# LONDON CONNECTED

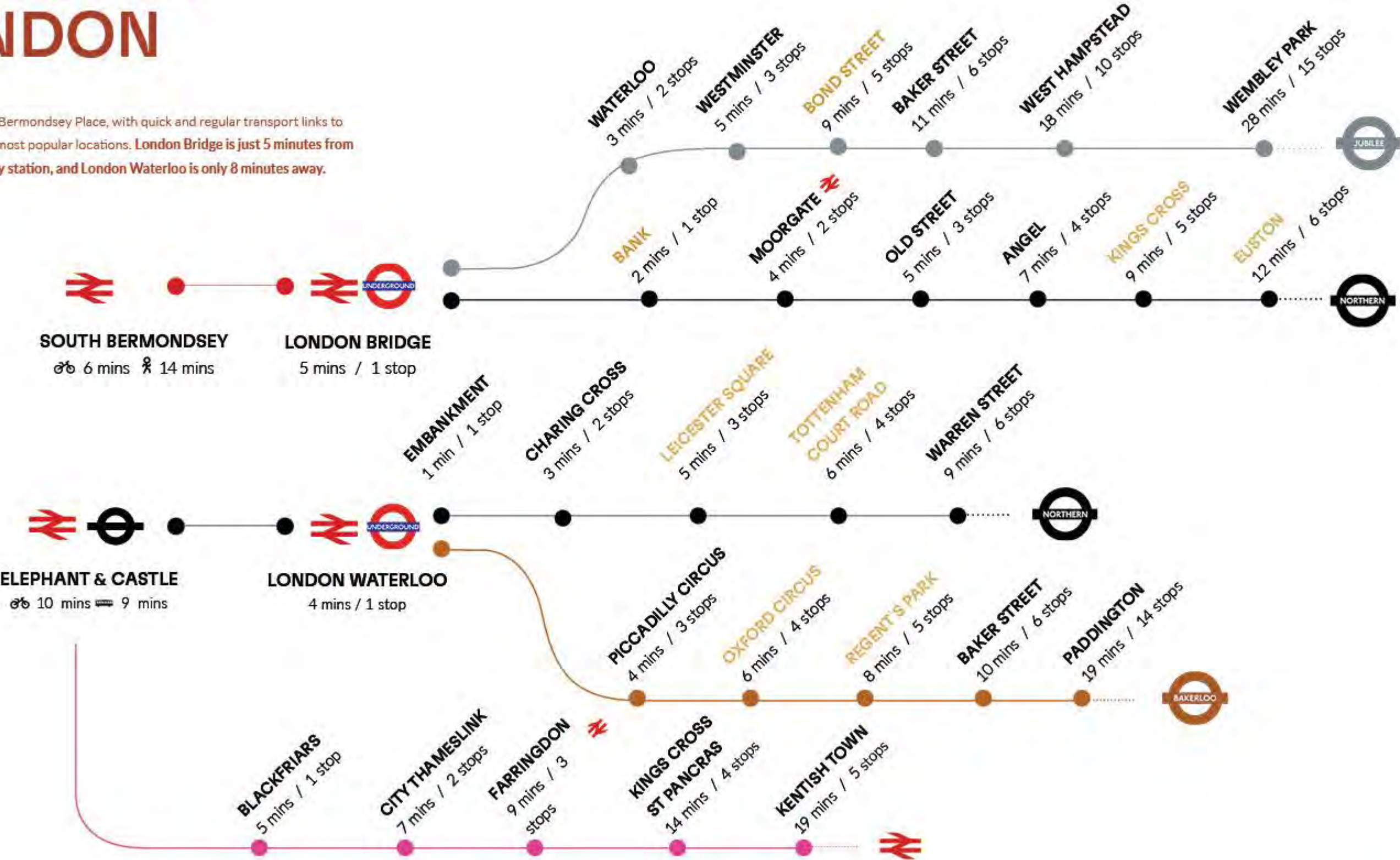
# SE1





# DISCOVER LONDON

Feel connected at Bermondsey Place, with quick and regular transport links to some of London's most popular locations. **London Bridge is just 5 minutes from South Bermondsey station, and London Waterloo is only 8 minutes away.**





OVER 50 BUSES PER HOUR

AND CENTRALLY LOCATED FOR CYCLING



**ELEPHANT AND CASTLE**  
9 MINS | 5 STOPS

**BOROUGH MARKET**  
10 MINS | 9 STOPS

**CANADA WATER**  
22 MINS | 10 STOPS

**ELEPHANT AND CASTLE**  
10 MINS | 1.8 MILES

**BANK**  
15 MINS | 2.6 MILES

**CANARY WHARF**  
23 MINS | 3.4 MILES

**LONDON BRIDGE**  
9 MINS | 9 STOPS

**BANK**  
13 MINS | 11 STOPS

**TRAFALGAR SQUARE**  
25 MINS | 14 STOPS

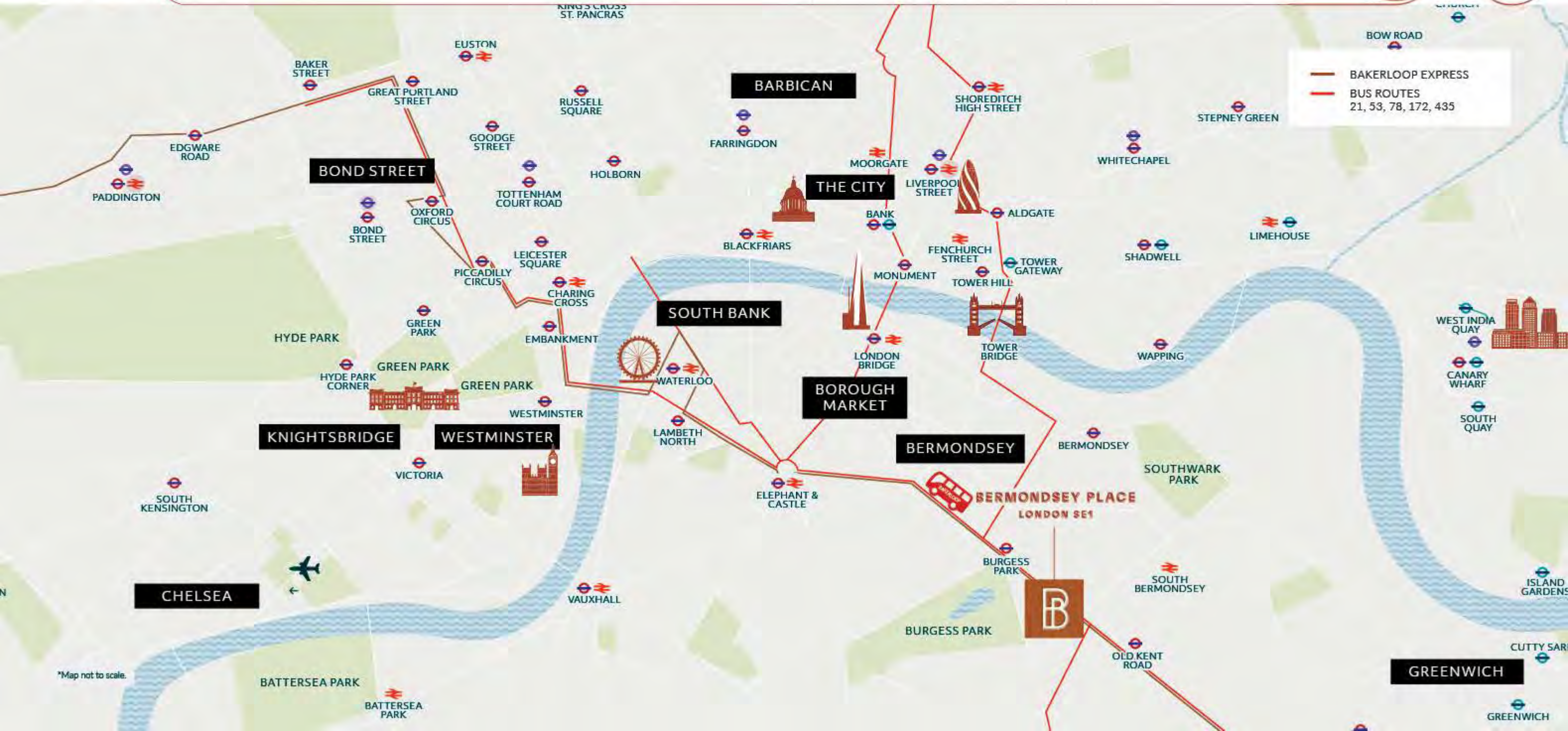
**TOWER BRIDGE**  
12 MINS | 1.8 MILES

**WESTMINSTER**  
19 MINS | 3.4 MILES

**TOWER BRIDGE**  
12 MINS | 10 STOPS

**WATERLOO**  
15 MINS | 10 STOPS

**SHOREDITCH**  
31 MINS | 13 STOPS



\*Map not to scale.



# PROPOSED BAKERLOO LINE EXTENSION

Central to the regeneration of Old Kent Road is the proposed extension of the Bakerloo line, from Elephant & Castle to Lewisham, which would see two new stations being built adjacent to Bermondsey Place, Burgess Park, and Old Kent Road.

It is expected that an extension of the line could create at least 10,000 new jobs, as well as unlock 20,000 new homes on the Old Kent Road.



PROPOSED EXTENSION	Lewisham	
	New Cross Gate	
	Old Kent Road	
	Burgess Park	
	Elephant & Castle	
	Lambeth North 1 STOP   2 MINS	
	Waterloo 2 STOPS   4 MINS	
	Embankment 3 STOPS   5 MINS	
	Charing Cross 4 STOPS   6 MINS	
	Piccadilly Circus 5 STOPS   8 MINS	
	Oxford Circus 6 STOPS   10 MINS	

Timings on tube are from elephant and castle and are approximate only. Source: Google Maps



Dubbed the 'Bakerloop', this bus service will simply be a limited-stopping route running between Elephant and Castle and Lewisham, stopping at the likes of Burgess Park, Old Kent Road and New Cross Gate.

This new addition aims to enhance connectivity and reduce travel times for commuters in these bustling areas, providing a convenient and modern transit solution for the city.

The Bakerloop serves as an interim transportation solution until the Bakerloo Extension is completed.





# QUINTESSENTIAL LONDON LIVING

Enjoy the vibrant lifestyle of Central London with easy access to trendy cafés, upscale restaurants, boutique shopping, and cultural hotspots like Borough Market and the Tate Modern.



Shad Thames





# BERMONDSEY; WHERE ART, HISTORY AND CULTURE COLLIDE



Crol &amp; Co Cafe, Bermondsey

## BERMONDSEY ANTIQUE MARKET

🚶 12 MINS 🚲 8 MINS 🚗 6 MINS



A vibrant, historic market brimming with unique antiques, vintage finds, and collectables. Open every Friday, it's a must-visit for treasure hunters, offering everything from fine silverware to rare books and artwork.

## FASHION & TEXTILES MUSEUM

🚶 14 MINS 🚲 11 MINS 🚗 8 MINS



A vibrant venue dedicated to showcasing the history and innovation of fashion and textile design. With engaging exhibitions featuring iconic designers like Zandra Rhodes and exploring themes from haute couture to street style, the Fashion & Textiles Museum offers a dynamic experience for fashion enthusiasts.

## BERMONDSEY BEER MILE

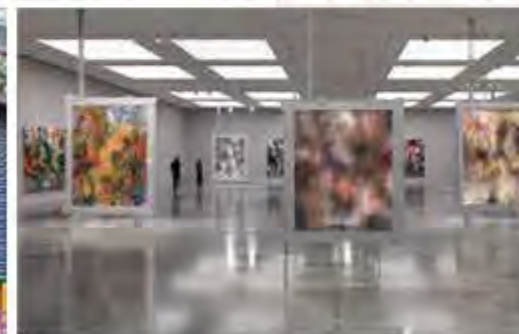
🚶 19 MINS 🚲 10 MINS 🚗 6 MINS



The Bermondsey Beer Mile is a renowned stretch in South London famous for its vibrant craft beer scene. Along this mile-long route, you'll find a variety of breweries and taprooms like The Kernel Brewery, Brew By Numbers, and Fourpure Brewing Co. It's a popular destination to explore diverse and high-quality brews in a lively, social setting.

## WHITE CUBE GALLERY

🚶 15 MINS 🚲 10 MINS 🚗 6 MINS



Known for showcasing cutting-edge exhibitions, White Cube Gallery has featured renowned artists such as Damien Hirst, who has presented several significant works there. The gallery is celebrated for its minimalist spaces and high-profile exhibitions, making it a key destination for modern art enthusiasts.





# CONNECT WITH NATURE

## BURGESS PARK

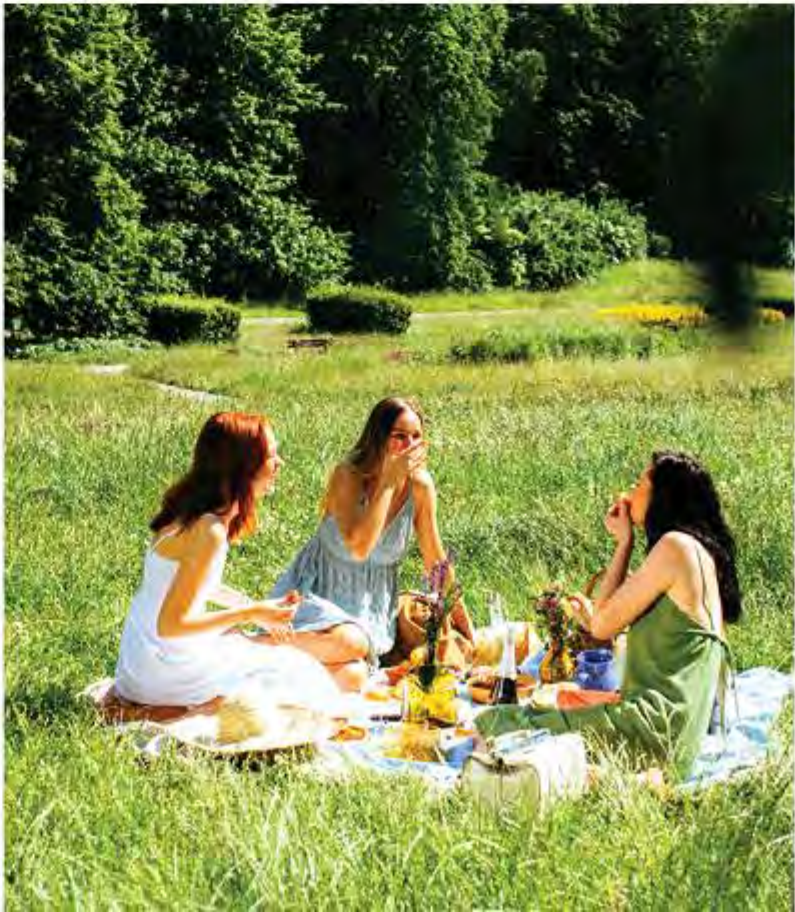
 2 MINS

Burgess Park is the largest park in Southwark, with over 140 acres of green space to explore, this is equivalent to approximately 453 Olympic-sized swimming pools! Offering a wealth of play areas, running trails, world gardens with Oriental, Mediterranean, African & Caribbean styles and sports facilities—including tennis courts, football, rugby, and cricket as well as a 400m BMX track—there's no excuse not to keep fit!

For those looking for a more peaceful retreat, take a walk around the serene lake and marvel at the abundance of wildlife that inhabits this beautiful park.



Burgess Park Lake



Burgess Parkrun





## 01. BOROUGH MARKET

🚶 10 MINS 🚲 14 MINS 🚗 8 MINS

Borough Market, London's iconic food haven, is a vibrant mix of culinary delights and fresh produce. Among its stand out stalls are The Black Pig, famous for its delicious pork sandwiches, and Humble Crumble, offering irresistible gourmet fruit crumbles. Enjoy award-winning dishes at Roast or visit one of London's finest fish and seafood restaurants, Fish!

## 02. MORE LONDON

🚶 15 MINS 🚲 15 MINS 🚗 9 MINS

Located on the South Bank near Tower Bridge is More London. Known for its striking architecture, including the iconic City Hall, it hosts a mix of offices, including Ernst & Young, Norton Rose, and PWC. For those looking to dine by the Thames, Gaucho and Tavolino Bar and Kitchen offer views over the River Thames. The area features scenic riverside walkways, landscaped public areas, and regularly hosts entertaining events and markets.

## 03. THE SCOOP

🚶 15 MINS 🚲 15 MINS 🚗 8 MINS

The Scoop is an open-air amphitheatre nestled within More London, near Tower Bridge. Known for its free cultural events, it hosts everything from film screenings and sports events to live performances, making it a vibrant community hub.

## 04. HAYS GALLERIA

🚶 14 MINS 🚲 13 MINS 🚗 9 MINS

A historic riverside shopping and dining destination. The stunning glass-roofed arcade features a mix of boutiques and eateries, including popular spots like Café Rouge for French cuisine and The Horniman at Hays for a traditional pub experience.

## 05. SHAKESPEARE'S GLOBE

🚶 19 MINS 🚲 15 MINS 🚗 9 MINS

Shakespeare's Globe is a renowned theatre on London's South Bank, dedicated to the works of William Shakespeare. It offers an immersive experience with performances in an authentic, open-air setting. Visitors can enjoy classic plays and guided tours.

## 06. TATE MODERN

🚶 20 MINS 🚲 16 MINS 🚗 10 MINS

Tate Modern is one of the world's leading contemporary art museums. Visitors can explore works by iconic artists like Picasso, Warhol, and Hockney, as well as cutting-edge exhibitions from contemporary creators.

# SE1 LIVING







BERMONDSEY PLACE

07



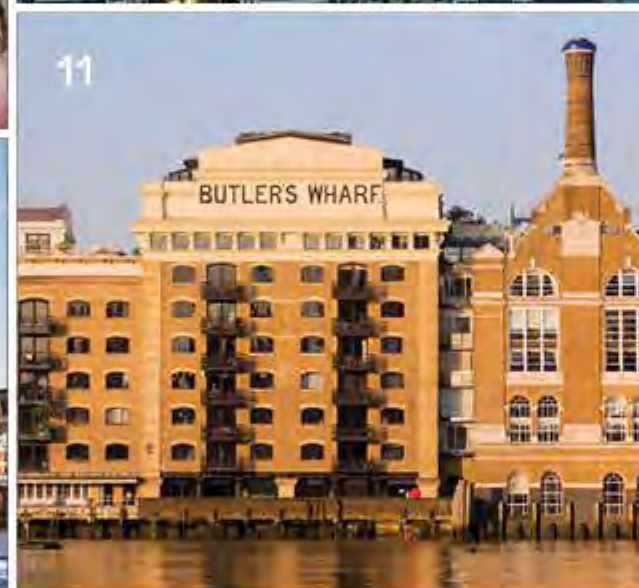
08



10



09



11



12



13

LONDON SE1 | PAGE 26



14

## 07. ONE TOWER BRIDGE

🚶 12 MINS 🚲 12 MINS 🚗 8 MINS

One Tower Bridge, a sister development by Berkeley, is situated in the iconic and dynamic London Borough of Southwark. The area boasts an array of renowned restaurants, including The Ivy, Prosecco House, Gunpowder, The Coal Shed, and Rosa's Thai. A vibrant social hub where you can enjoy stunning views of the beloved Tower Bridge.

## 09. THE SHARD

🚶 14 MINS 🚲 12 MINS 🚗 9 MINS

Soaring 310 meters above the city, this modern marvel offers unparalleled panoramic views from its observation deck. Inside, The Shard boasts a range of luxury experiences. Indulge in fine dining at restaurants such as Aqua Shard and Hutong, where you can enjoy exquisite cuisine while taking in the breathtaking views.

## 08. ELEPHANT & CASTLE

🚶 9 MINS 🚲 10 MINS 🚗 8 MINS

Elephant and Castle, a central London neighbourhood located just south of the River Thames, is a vibrant transport hub and iconic landmark. With its two local universities, a thriving arts scene, and a rich Latin American influence, the area radiates a youthful, dynamic, and creative energy.

## 10. TOWER BRIDGE

🚶 12 MINS 🚲 12 MINS 🚗 8 MINS

Tower Bridge, a stunning symbol of London that spans the River Thames, is known for its striking twin towers and impressive bascules. Enjoy breathtaking views of the city from its high-level walkways. Whether viewed from below or from above, Tower Bridge offers a memorable glimpse into London's charm and grandeur.

## 11. BUTLERS WHARF

🚶 17 MINS 🚲 10 MINS 🚗 8 MINS

This distinguished historic building has been transformed into a sophisticated dining destination. Flat Iron Square, a trendy spot, features street food vendors and casual dining options with views of both Tower Bridge and the charming St. Katharine Docks. This landmark seamlessly blends historic charm with modern opulence.

## 13. MALTBY STREET

🚶 13 MINS 🚲 10 MINS 🚗 7 MINS

Located in Bermondsey, Maltby Street is a vibrant destination known for its lively street food market. Once an industrial area, it now boasts a range of gourmet vendors offering artisanal cheeses, fresh pastries, and international cuisine. With its relaxed, community-focused atmosphere, Maltby Street is a perfect spot to enjoy London's culinary and cultural diversity.

## 12. SHAD THAMES

🚶 17 MINS 🚲 10 MINS 🚗 7 MINS

Known for its charming cobbled streets and converted warehouses, it's home to popular spots like Le Pont de la Tour, a French restaurant, and The Watch House, a cosy café perfect for coffee lovers. This area offers a unique blend of history, dining, and scenic strolls along the Thames.

## 14. OLD KENT ROAD

🚶 2 MINS

Originally paved by the Romans, the historic Old Kent Road is a major thoroughfare passing through the London Borough of Southwark. Now known for its unique character, Old Kent Road draws the city's artisans and creatives with its range of independent bars and businesses and interesting green spaces.





# ON THE MOVE

Enjoy effortless access to iconic destinations like The City, Bond Street's luxury retail, King's Cross's cultural hub at Granary Square, Oxford Circus's bustling high street, and Regent's Park's serene green spaces.

From Bermondsey Place you can fully experience all that London has to offer, from world-class shopping to historic landmarks and beautiful parks.



## THE CITY

🚶 16 MINS\*   🚗 12 MINS  
🚲 17 MINS   🚝 16 MINS

\*From South Bermondsey Station

The City, also known as the Square Mile, is London's historic and financial centre. This prestigious area is a global financial powerhouse, home to major banks, insurance firms, and financial institutions. Amidst its modern skyscrapers, like the iconic Gherkin and the Leadenhall Building, you'll find historic landmarks such as St. Paul's Cathedral and the Tower of London.



## BOND STREET

🚶 20 MINS\*   🚗 22 MINS

\*From South Bermondsey Station

Nestled in the heart of London's West End, Bond Street is renowned for being home to designer brands like Cartier, Chanel, and Gucci. This iconic street has a dazzling array of high-end boutiques, world-renowned fashion brands, and jewellery designers. Offering an unparalleled shopping experience, it is a must-visit destination for those seeking opulence and style in London.



## KINGS CROSS

🚶 20 MINS\*   🚗 20 MINS

\*From South Bermondsey Station

King's Cross has transformed into one of London's most dynamic and innovative districts. It has become a rapidly growing tech hub with a vibrant community of start-ups, established tech giants like Google, and collaborative workspaces. King's Cross also boasts exceptional transportation links, including the Eurostar, giving you the opportunity to spend weekends away in Paris with just a short journey time of 2 hours.



## OXFORD CIRCUS

🚶 10 MINS\*   🚗 22 MINS

\*From Elephant & Castle Underground

Oxford Circus, the vibrant crossroads of Oxford Street and Regent Street, is London's premier shopping destination. This bustling hub is known for its flagship stores, high-street fashion, and luxury brands, attracting shoppers from around the world. Beyond retail, Oxford Circus offers a lively atmosphere with its diverse dining options, theatres, and entertainment venues.



## REGENTS PARK

🚶 21 MINS\*   🚗 26 MINS

\*From Elephant & Castle Underground

Regent's Park, one of London's Royal Parks, is a stunning green haven in the heart of the city. Spanning 395 acres, it features beautifully landscaped gardens, expansive lawns, and tranquil lakes. The park is home to the elegant Queen Mary's Gardens with its world-famous rose displays and the Open Air Theatre, which offers a variety of performances in the warmer months.



## TOTTENHAM COURT ROAD

🚶 22 MINS\*   🚗 18 MINS

\*From Elephant & Castle Underground

Tottenham Court Road is a lively street in central London known for its vibrant retail scene and growing tech presence. Recently enhanced by major developments and excellent transport links from Tottenham Court Road Station, the area connects the historic charm of Bloomsbury with the lively energy of Soho, making it a key destination for shopping and innovation.



# OUTSTANDING EDUCATION

## UNIVERSITIES

Goldsmith, University of London
🚶 8 mins – 1.8 miles
London South Bank University
🚶 13 mins – 1.8 miles
King's College London
🚶 21 mins – 3.2 miles
London School of Economics LSE
🚶 21 mins – 2.1 miles
University College London UCL
🚶 26 mins – 4.3 miles
Imperial College London
🚶 24 mins – 5.5 miles
Queen Mary University of London
🚶 27 mins – 3.7 miles
SOAS University of London
🚶 30 mins – 4.2 miles
City, University of London
🚶 30 mins – 3.8 miles
Birkbeck, University of London
🚶 33 mins – 4.1 miles

## SECONDARY

Ofsted

Ark Walworth Academy	🚶 10 mins – 0.5 miles	Good
City of London Academy Southwark	🚶 13 mins – 0.7 miles	Good
Harris Academy Bermondsey	🚶 17 mins – 0.8 miles	Outstanding
St Thomas the Apostle School	🚶 10 mins – 1.3 miles	Outstanding

## PRIVATE SCHOOLS

James Allen's Girls' School (JAGS)	🚶 18 mins – 2.8 miles	Excellent (ISI Report)
Alleyn's Co-Ed School	🚶 19 mins – 2.7 miles	Excellent (ISI Report)
Dulwich College	🚶 23 mins – 3.9 miles	Outstanding (Ofsted)

## PRIMARY

Ofsted

Camelot Primary School	🚶 10 mins – 0.7 miles	Good
Pilgrims' Way Primary School	🚶 16 mins – 0.9 miles	Good
St George's C of E Primary School	🚶 10 mins – 1.2 miles	Good



Distances taken from Google maps.  
Journey times taken from TfL.gov.uk and are approximate only. Journeys taken from South Bermondsey station to the nearest transport hub nearest to the institution.  
School Ofsted rankings are from the latest Ofsted reports available.  
Source: Rankings from QS World University Rankings 2023.





# WELCOME TO BERMONDSEY PLACE

IT ALL STARTS HERE

Computer generated image is indicative only and subject to change.





# A VIBRANT COMMUNITY IN THE MAKING

Phase one will create the beating heart of Bermondsey Place, with three stunning residential buildings in a prime position along the linear park and overlooking the exciting central square.

- 1 The Art Mill
- 2 Podium Gardens
- 3 The Art House
- 4 Landscaped Garden
- 5 Children's Play Area
- 6 Supermarket Parking



This site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice





# THE ARCHITECTS

*Rolfe Judd have created a vision for Bermondsey Place that will reshape the future of SE1, delivering stunning new homes alongside exciting new enterprise opportunities and fantastic public spaces for the whole community to enjoy.*

**Euan MacGillivray**  
BA(Arch) DipArch ARB RIBA  
Director



## Rolfe Judd

Three key objectives are at the core of Rolfe Judd's vision.

Firstly to build a cohesive, vibrant and enjoyable place to live by creating a neighbourhood full of interesting places to see and visit; a place that tells the story of this important part of London.

Bermondsey Place will also re-establish connections, creating new green routes

and streets that link between existing public spaces, as well as providing connection across neighbourhoods.

And finally, Bermondsey Place will create a distinct new neighbourhood in central London that will revive this area back into a thriving and sustainable community; somewhere that's integral to London but has its own authentic character that's distinct to its historic setting.



Computer generated image of a future phase/master plan, is indicative only and subject to change.





# THE LANDSCAPE ARCHITECTS

## A Green Network Connecting Communities

Our vision is to create a seamless green walk connecting Burgess Park to the development, offering a naturalistic, riverside-inspired environment. The landscape design symbolizes the canal and river, with meandering paths evoking the fluidity and tranquillity of these historic waterways.

## Play Spaces that Inspire and Engage

Our design integrates play spaces that entertain and inspire, with water-themed elements like Lenior structures, playable pebbles, and riverside plantings encouraging imaginative exploration. A forest-themed play area to the west creates an urban oasis, connecting to the green spaces of Burgess Park and Surrey Linear Canal Park, fostering well-being and embracing the concept of "Shinrin-yoku" or forest bathing.

## Bermondsey Place: A Celebration of History and Well-being in Southwark

At Bermondsey Place in Southwark, London, our landscape design is inspired by the area's rich history and vibrant culture. Phase 1, featuring play spaces, a podium garden, and roof terraces, pays homage to the iconic Grand Surrey Canal and River Thames, celebrating the waterways that shaped the region's heritage.

## Roof Terraces: Private Sanctuaries with a Sense of Community

The roof terraces at Bermondsey Place cater to residents' diverse needs, offering private retreats and communal spaces. The Art Mill and Art House feature organic shapes reflecting the landscape's natural flow. Each terrace includes seating, small play zones, and naturalistic planting with trees and shrubs, creating serene spaces for relaxation, socializing, and connecting with nature.

*"By combining elements of history, nature, and community, we aim to provide an exceptional living experience where history and contemporary living blend seamlessly."*



Computer generated image of a future phase master plan, is indicative only and subject to change.





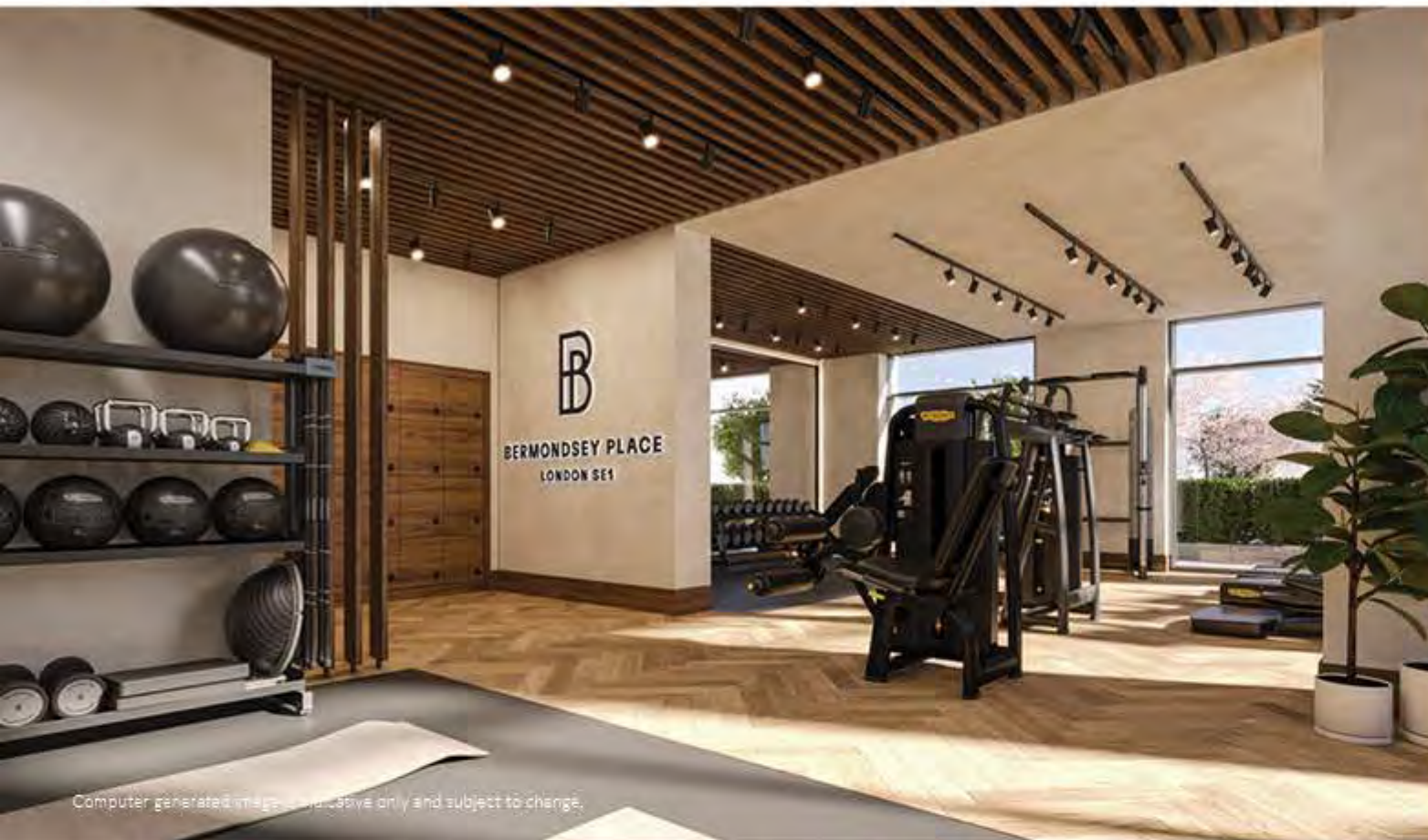
Computer generated image is indicative only and subject to change

## RESIDENTS' FACILITIES FOR ELEVATED LIVING

The facilities at Bermondsey Place have been carefully curated to respond to the needs of a modern lifestyle. This is not just a home where you live, it's a home where you live well. Residents can enjoy facilities such as a concierge, gym, co-working space, podium gardens & sky gardens.







Computer generated image - indicative only and subject to change.



## GYM

A residents' private gym featuring large windows that allow natural light to flood the space, creating a serene atmosphere enhanced by natural materials that seamlessly connect the indoors with the outdoors. This harmonious and inviting environment provides an ideal setting for maintaining your health and embracing a healthy lifestyle.

## RESIDENTS' LOUNGE & CO-WORKING SPACE

A sophisticated extension of the home, this space allows flexible and multifunctional use that allows you to be social, collaborate and work. A hub for creativity and every day modern living.



Computer generated image - indicative only and subject to change.



## RESIDENTS SKY GARDENS & PODIUM GARDEN

The outdoor spaces at Bermondsey Place have been beautifully designed to create areas where residents can relax, feel inspired and connect with the landscape.

Located on the 13th and 22nd floors, the magnificent residents' only Sky Gardens provide ample rooftop space to unwind with friends or connect with new neighbours, whilst enjoying breath-taking panoramic views of the London skyline.

The 6th floor residents' only Podium Garden is located between The Art Mill and The Art House and offers relaxing seating areas, a herb garden and seasonal planting, as well as stunning views towards The Shard and The City of London.



Computer generated image is indicative only and subject to change.





# BOUTIQUE LIVING

Bathed in light from floor-to-ceiling windows, each home is meticulously designed to maximise space, light and views.





# INDUSTRIAL CHIC

The interiors at Bermondsey Place boast modernist urban design, combining the innovative creativity of East London with luxury living.





# CHALK

Chalk is the epitome of understated luxury, offering a serene and refined aesthetic for those who value simplicity. This lighter specification radiates calmness and sophistication, blending soft hues and natural textures to create a tranquil environment. Chalk transforms any space into a peaceful retreat, where elegance and comfort coexist effortlessly.



Computer generated image is indicative only and subject to change. Pendant light not included in specification.





CLAY

This darker specification introduces depth and drama, offering a sophisticated, yet inviting atmosphere. With its artful blend of textures and dynamic contrasts, Clay brings a unique flair to any interior, making it the perfect choice for those who appreciate daring design with a sense of warmth and refinement. Each element is crafted to elevate the space, creating a striking and memorable environment



Computer generated image is indicative only and subject to change.



Computer generated image is indicative only and subject to change. Pendant light not included in specification.





# DETAILS MAKE THE DIFFERENCE

## KITCHENS

Bespoke designer kitchens in a choice of finish combinations (colour combinations cannot be combined).

Custom-designed cupboards including concealed refuse and recycling storage.

All Worktops and full height splashback in quartz stone.

One and a half bowl, where applicable, stainless steel sink featuring single lever mixer tap in brushed black or brushed brass depending on colour palette selected.

Bosch integrated oven.

Bosch touch-control induction hob.

Integrated cooker hood.

Bosch fully-integrated multifunction dishwasher.

Bosch integrated refrigerator/freezer.

Integrated wine cooler to 1, 2 and 3 bed apartments.

LED lighting underneath wall-mounted cupboards and feature open shelving unit.

## UTILITY CUPBOARD

Exhaust Air Heat Pump to provide Hot Water, Heating and Whole House Ventilation.

## BATHROOMS

WC with soft close lid and dual-flush plate.

Counter top wash basin with wall mounted mixer in brushed black or brushed brass depending on colour palette selected.

Heated towel rail in black or brass depending on colour palette selected.

White bathtub.

Wall-mounted shower head with additional hand held shower in brushed black or brushed brass depending on colour palette selected.

Glass bath screen.

Wall-mounted tissue holder and robe hook in brushed black or brushed brass depending on colour palette selected.

Bespoke mirror with feature lighting (please see layouts for individual bathroom design).

Porcelain tiled walls and floors in a choice of colour palettes (colour palettes cannot be combined).

## EN SUITES WITH SHOWER

WC with soft-close lid and dual-flush plate.

Counter top wash basin with mixer in brushed black or brushed brass depending on colour palette selected.

Wall-mounted tissue holder and robe hook in brushed black or brushed brass depending on colour palette selected.

Wall-mounted shower head with additional hand held shower in brushed black or brushed brass depending on colour palette selected.

Glass shower enclosure or screen, layout dependent, with shower tray.

Porcelain tiled walls and floors in a choice of colour palettes (colour palettes cannot be combined).

Heated towel rail in black or brass depending on colour palette selected.

## INTERIOR FINISHES

Solid wood front entrance door.

Internal doors in white painted finish.

Engineered flooring throughout living areas and hallways.

Skirting and architraves in white painted finish.

Carpet to all bedrooms.

Black or brass internal door ironmongery.

Bespoke wardrobes to bedroom 1.

LED strip lighting to bedroom wardrobe.

Inward-opening windows (Refer to individual floor plans).

## EXTERNAL FINISHES

Hinged door(s) to balcony with metal balustrade (Refer to individual floor plans).

## ELECTRICAL FITTINGS

High level sockets in kitchen in black or brass with USB ports depending on colour palette selected.

White sockets and switches to all other areas.

Energy efficient LED recessed downlighting throughout.

TV Points located in living room and main bedroom.

## TELECOMMUNICATIONS

Wiring for satellite/cable and terrestrial Freeview television.

TV outlet to living area and all bedrooms.

Super-fast fibre optic infrastructure to all apartments.

## COMMON AREAS

Porcelain tiled floor to entrance lobby.

Carpeting to residential corridors.

## SECURITY AND PEACE OF MIND

12-hour concierge service.

Multi-point locking front door.

CCTV to ground floor entrances.

Access to apartments via video door entry system and electronic access to Ground Floor commons areas via a key fob.

Mains supply heat/smoke detector with battery back-up to apartments.

10 year build warranty cover.

## CAR PARKING

Car parking spaces available by separate negotiation.

Electric car charging points are available.

Bicycle storage available.



Computer generated image is indicative only and subject to change.



45+

YEARS OF EXPERIENCE AND RELENTLESS  
PASSION FOR QUALITY

60+

LIVE DEVELOPMENTS ACROSS THE UK

97.5%

OF OUR CUSTOMERS WOULD BE HAPPY TO  
RECOMMEND US\*WE HAVE BUILT MORE THAN  
19,600

HOMES IN THE LAST 5 YEARS

WE HAVE MADE  
£13.5bnCONTRIBUTION TO THE UK ECONOMY OVER  
THE LAST 5 YEARSWE HAVE A STRONG  
BALANCE SHEET WITH OVER  
£2bnOF NET ASSETS, GIVING YOU PEACE OF  
MIND THAT YOUR INVESTMENT IS SECUREWE HAVE THE  
highestCUSTOMER SATISFACTION SCORE  
IN OUR SECTOR\*WE BECAME THE UK'S  
1st

CARBON POSITIVE HOMEBUILDER IN 2018

Zero

THE NUMBER OF DEVELOPMENTS WE HAVE  
PROMISED TO DELIVER, BUT FAILED TO DO SO\*\*

96%

OF CONSTRUCTION WASTE WAS REUSED OR  
RECYCLED ACROSS BERKELEY GROUP SITES  
IN THE LAST YEAR.

## THE BERKELEY DIFFERENCE

We want to ensure that you are happy with every aspect of your new home, so we look after you at every stage with sound advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Relations Team will help with any questions you may have.



### AWARD-WINNING CUSTOMER SERVICE

From the day you reserve until the day you complete we'll update you regularly on progress. We're proud of our customer service level, recently receiving a Gold Award by Investor in Customers.



### HIGH SPECIFICATION

Individually designed kitchens with high-quality appliances, and a carefully selected range of luxury choices and finishes allow you to personalise your home. Quality comes as standard in all our homes.



### ATTENTION TO DETAIL

With over 45 years of experience, our expertise shines through in everything we do. From bespoke mirrors in the bathrooms to selecting the style of the kitchen cabinets and handles, our attention to detail is where we make a difference.



### 10-YEAR WARRANTY

For your peace of mind, our homes benefit from a 10-year guarantee. This is complemented by a warranty from Berkeley for the first two years and a dedicated Customer Service team on hand.



### AWARD-WINNING

With a richly deserved reputation for quality, the Berkeley Group is proud to have won a number of prestigious awards including the UK's highest accolade for business success, the WhatHouse? Award and Housebuilder of the Year.



### SUSTAINABILITY

Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers.

\* Homebuilders Federation, March 2023

\*\*Based on developments that we have had planning permission for, started to sell and started to build. Correct at time of print.





# SUSTAINABILITY

*This is how we are ensuring sustainability at Bermondsey Place*

## PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Bermondsey Place.

## NATURE AND BIODIVERSITY

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of the city. They are all part of our commitment to net biodiversity gain on our developments. Within and around Bermondsey Place, we have created natural habitats that encourage wildlife to flourish. We are working with Fabrik to engage residents in the natural landscapes that we have created.

## WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

## WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

## ENERGY EFFICIENCY

Efficient use of electricity helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and kitchen appliances have low energy efficient ratings.

## NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors.

We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

## CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Bermondsey Place we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air.

## SUSTAINABLE TRANSPORT

Zone 2 Bermondsey Place is well located for a range of sustainable transport options. South Bermondsey train station is minutes away, with quick and regular trains to London Bridge. We also provide secure cycle spaces, at least one space for every home to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

## STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with managing agents and residents to ensure the development remains in pristine condition.

## FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

\* Source: based on the results of the 2021 customer survey by InHouse research.

\*\* Based on developments that we have had planning permission for, started to sell and started to build. Correct at time of print.



# BUILDING EXCEPTIONAL PLACES FOR PEOPLE TO LIVE

We have considerable experience in transforming neglected pieces of land into thriving new communities, and Bermondsey Place is set to become the next incredible transformation.



## Kidbrooke Village

Formerly a run-down estate in Greenwich, Kidbrooke Village is now a thriving community where people feel proud to belong. High quality new homes are set around 50 acres of parkland and open space, with playgrounds and landscaped gardens for everyone to enjoy. The infrastructure includes shops, schools and businesses providing employment opportunities.



## Royal Arsenal Riverside

Royal Arsenal Riverside is one of London's greatest regeneration stories, a 20-year project that has transformed a historic, but derelict, armaments site into a beautiful riverside neighbourhood with 12 acres of public parkland. Around 7,000 people now live here, in a vibrant community with its own creative district, shops, restaurants and cafés.



## Woodberry Down

This former post-war council estate is now a beautiful waterside neighbourhood where 5,500 new homes are surrounded by nature, yet are just 20 minutes from the City. Alongside a wetland reserve and sailing lake, amenities include secondary and primary schools and a youth centre, as well as commercial facilities for local businesses.

# TRANSFORMING TOMORROW

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.



## Transforming places

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



## Transforming nature

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



## Transforming lifestyles

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



## Transforming futures

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are TRANSFORMING TOMORROW





# DESIGNED FOR LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.



Photography depicts Trent Park, Goodman Fields and Woodberry Down

## Customers drive all our decisions

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of nature, amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

## Choice and diversity

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.



Photography depicts One Tower Bridge

## Quality first to last

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

## Green living

We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, promote recycling and enable residents to choose sustainable transport options.

## Commitment to the future

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



Protection for new-build home buyers





# VISIT US

Bermondsey Place is located just off the Old Kent Road.

If you are driving we have two parking spaces available at the marketing suite.

Bermondsey Place  
Sales & Marketing Suite  
Malt Street  
London SE1 5AY

+44 (0)20 3870 0840  
BermondseyPlace@berkeleygroup.co.uk  
BermondseyPlace.com



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[BermondseyPlace.com](http://BermondseyPlace.com)





**BERMONDSEY PLACE**  
**LONDON SE1**

**Berkeley**  
Designed for life