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WELCOME HOME TO A SPECTACULAR VIEW
The Tower rises from a scenic public walkway into London’s skyline. One Tower Bridge has been designed with great respect for its surroundings and the famous monuments which make this location so outstanding. Through expert craftsmanship and a singular design, One Tower Bridge has now joined the London skyline to become one of these monuments. The Tower takes the historic landmarks as its reference and makes special emphasis of the spectacular views from each apartment, which include the beautifully landscaped courtyard, River Thames, Tower Bridge and the nearby Potters Fields Park.

Each apartment is magnificently proportioned to take full control of your private floor, maximising your unique view. A spirit of traditional craftsmanship is evident in every detail from the floor to ceiling glazing through to the luxury specification. The Tower adds a new dimension to the architectural story of the area, and offers you the opportunity to be part of it. It is not only a fitting place from which to look out and admire the celebrated skyline of this great world city, but a location where your apartment is its newest part.
One Tower Bridge stands on the South Bank between Tower Bridge and City Hall, the political centre of London.

ROAD DISTANCES

<table>
<thead>
<tr>
<th>Location</th>
<th>Distance</th>
<th>Time</th>
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</thead>
<tbody>
<tr>
<td>Butlers Wharf</td>
<td>0.2 km</td>
<td>2 mins</td>
</tr>
<tr>
<td>Tower Hill</td>
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<td>9 mins</td>
</tr>
<tr>
<td>London Bridge</td>
<td>0.9 km</td>
<td>9 mins</td>
</tr>
<tr>
<td>Tower Gateway</td>
<td>1.1 km</td>
<td>11 mins</td>
</tr>
<tr>
<td>Borough Market</td>
<td>1.1 km</td>
<td>11 mins</td>
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Source: Google maps (walking time)

JOURNEY TIMES

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<th>Destination</th>
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<tbody>
<tr>
<td>Bank</td>
<td>2 mins</td>
</tr>
<tr>
<td>Green Park</td>
<td>7 mins</td>
</tr>
<tr>
<td>Canary Wharf</td>
<td>7 mins</td>
</tr>
<tr>
<td>Bond Street</td>
<td>9 mins</td>
</tr>
<tr>
<td>St Pancras International</td>
<td>11 mins</td>
</tr>
<tr>
<td>City Airport</td>
<td>21 mins</td>
</tr>
<tr>
<td>Heathrow Airport</td>
<td>41 mins</td>
</tr>
</tbody>
</table>

Source: TFL from London Bridge Station

ONE TOWER BRIDGE

1. Cambridge House
2. Sandringham House
3. Wessex House
4. Tudor House
5. The Tower
6. York House
7. Windsor House
8. Lancaster House
9. Lalit’s London Hotel
Look out from any apartment in The Tower and take in one of the greatest views imaginable. One Tower Bridge stands on the south side of Tower Bridge, opposite the Tower of London, surrounded by the rich maritime history that plays such a central role in the story of London.

The Thames is a symbol of continual change and continuity. It is the great river that brought world trade into London and exported English language and culture out into the world. A river that has inspired poets and painters for centuries.
The river is responsible for transforming this part of London into a great commercial centre. One Tower Bridge stands along the river from the famous Shad Thames docks, once home to great warehouses and shipyards, more recently transformed into one of the most desirable residential and cultural districts in London.

Directly across the river lies the Square Mile – still the financial engine room of the UK and one of the most important trading centres in the world.

From One Tower Bridge, you have the past, present and future of London all on your doorstep. This is a London address like no other.

One Tower Bridge stands across the river from one of London’s most ancient and evocative landmarks. The Tower of London dates back to 1066 and the Norman Conquest of England. The famous White Tower, which gives the entire castle its name, was built by William the Conqueror in 1078.

The castle has a colourful history, acting as a royal residence and a fortress. Today it is home to the Crown Jewels, including the crowns of monarchs past and present, as well as the legendary Koh-i-Nur diamond, presented to Queen Victoria in 1850.

Immediately to the west and north is the City of London, while across the river is the famous South Bank, with One Tower Bridge occupying a prime position. Designed and finished with unusual sensitivity to its historic surroundings, this is a fitting new chapter in the story of a remarkable part of London.

The Tower looks directly out towards Tower Bridge, arguably the most instantly recognisable London landmark for millions of people around the world.

The bridge was opened on 30th June 1894 after a complex construction process lasting eight years. Known as a ‘bascule bridge’, its central span is split into two halves, which rise to allow tall ships through. The upper level accommodates spectacular walkways and exhibition spaces.

For many visitors, Tower Bridge represents one of the essential sights of London. It will be the constant backdrop to your residence at The Tower.
One Tower Bridge is more than just a modern design – it is an artistic creation drawing on a rich tradition, based around the traditional image of a campanile, a bell tower. Particularly striking examples of their influence on modern culture include the Empire State Building, Big Ben, and the Eiffel Tower, but it has been suggested that campaniles were first designed by Paulinus of Nola as long ago as 400 AD. After this, bell-towers gained great prominence, appearing across Europe, with some of them still surviving to this day.

The Oxo Tower was first built around the end of the 19th Century, as a power station for the Post Office. It wasn’t until later that it was acquired by the manufacturers of Oxo Stock Cubes, where it got its name. Reflecting the campanile design principle, in modern times it serves as everything from a home to an art gallery, shopping area to an eating establishment. One of the newest campaniles is the tower extension to the Tate Modern. It is not yet completed or open, due to do so in 2016, but its addition to such a prestigious art gallery simply goes to show that the concept of a bell tower – as it is designed to reflect – is still a core aesthetic ideal even in the cutting edge of architectural fashion.

One of the most iconic towers in London, commonly known as ‘Big Ben’ although officially named the ‘Elizabeth Tower’ is one of the most famous buildings not only in London, but in England. Named from ‘Clock Tower’ to celebrate the Diamond Jubilee of Queen Elizabeth II, the name ‘Big Ben’ actually refers to the bell contained within the tower. While it is very much a key part of the English identity, the tower was only completed in 1858. In addition to the bell, Big Ben is famously known for its clock, which can be seen for miles around.
It was mainly around Venice where the possibilities of campanile height were first fully explored. What this culminated in was one of the greatest in the prestigious list of romantic campaniles, Saint Mark’s campanile, which stands forth in the Basilica as one of the most recognisable symbols of the city, adorned with the personification of Venice herself.

The spread of campaniles is not contained solely within the bounds of Western Europe. The Galata Tower in Istanbul, completed in 1348, is one of the landscape’s most prominent landmarks, dominating the skyline and offering a panoramic view of Istanbul’s peninsula. It is renowned not only for its aesthetic principles, but also as an observation tower for spotting fires – a design ethic which combines beauty and practicality.

The town of San Gimignano is an excellent example of campanile design. Rather than confine themselves to a single tower, the town hosts a total of fourteen towers varying in height, and is known as the “Town of Fine Towers”. The multiple stone campaniles create a fascinatingly medieval skyline, providing views over the entire town.

<table>
<thead>
<tr>
<th>Image 1</th>
<th>Image 2</th>
<th>Image 3</th>
<th>Image 4</th>
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<tr>
<td>Able to be seen for miles around, the campanile in St. Mark’s Square is a cultural icon.</td>
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For a particularly striking eating environment, the nearby Hays Galleria provides a number of options for cafés, bars and restaurants, including the long-standing Balls Brothers.

Or, if you happen to be passing the Royal Festival Hall, you might prefer to visit its upper floors to stop by Skylon for a drink, to be followed by a course at the scenic OXO Tower restaurant or the modern Gaucho. Tower Bridge on the way home. If you’re feeling adventurous, the Shard houses a number of superb restaurants - TING, GONG, or LÁNG, all in the fantastic Shangri-La hotel. The Shard is also home to: Oblix, for sophisticated casual urban dining, Hutong, for a Northern Chinese specialty, and the Aqua Shard for traditional British cuisine. All have breath-taking views of London.

If you would prefer a meal in the most up-and-coming street for food, Bermondsey Street hosts a variety of different styles, including Zucca, for its distinctly satisfying Italian options, or a two-venue experience - stopping first at José for drinks and Spanish tapas, followed by mains at its sister restaurant, Pizarro. Cassé-Croûte caters for those looking for an authentic French experience - offering a new menu everyday.

For a traditional London experience, there is the long-standing Borough Market with its store of fine wine shops – such as Vinopolis, not simply a shop but a venue and an experience – and long-standing fruit, vegetable, and cheese stalls, such as Neal’s Yard, which cater for those with a discerning taste. Not simply for stocking up on supplies, the Market also offers several excellent eating establishments, including Roast, for original English recipes, Black and Blue, for a superb and unique burger, Brindisa, if you’re craving tapas, or Fish! for its eponymous and unbeatable speciality dishes.

For a chance to really see the wide variety of different cultural fares available, a stroll through Butler’s Wharf takes you past anything from the mouth-watering Chop House to the classic Pont de la Tour, and a number of fashionable Italian restaurants, while the nearby prestigious Story restaurant offers up the area’s top market dining experience, having been awarded a Michelin Star within six months of opening. Equally, the nearly Magdalen on Tooley Street offers an excellent blend of modern English and French bistro fare.

And for a definitive night to remember, travel across the river to find the West End, which boasts a number of other world famous establishments, including The Ivy and the Two Michelin-Starred Le Gavroche.

“For a particularly striking eating environment, the nearby Hays Galleria provides a number of options for cafés, bars and restaurants, including the long-standing Balls Brothers.

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A short stroll along the river takes you to the Pont de la Tour restaurant in one direction, or the equally renowned Gaucho, Tower Bridge in the other.
London’s shopping experience has been crafted not simply from its own tradition, but also from contact with every culture. Classic British brands and modern, cosmopolitan tastes are available to sample at your pleasure.

Luxury shopping in London is no longer the preserve of the West End. Every desirable label can now be found in the City too, particularly within the elegant setting of the Royal Exchange. Founded in 1566 and favoured by Queen Elizabeth I, The Royal Exchange was the City’s first purpose built shopping centre and is now its foremost luxury retail and restaurant destination. It is home to some of the most exclusive retailers of clothing, perfumery, jewellery and accessories. Bulgari, Church’s, Gucci, Hermès, Dolce & Gabbana, Lulu Guinness, Smythson, Theo Fennel, Louis Vuitton, and Tiffany & Co are just some of the illustrious names vying for your attention. As well as the boutiques, the Grand Café at the Royal Exchange is a spectacular setting for a glass of champagne or a cocktail, or for enjoying first class dining in the upper galleries.

One of the highlights of central London is its dedication to providing a broad selection of luxury shopping opportunities, including the world-famous Jermyn Street and Savile Row which contains the numerous tailors dedicated to their craft. Close by, Bond Street offers a plethora of luxury brands and fine jewellery including Cartier, Hermès, Chanel and Christian Dior among many more. Accessories and jewellery can be purchased from the renowned Alex Monroe and the illustrious Bermondsey 167, opened in 2007 by talented former Burberry designer Michael McGrath.
Residing in the central part of the London environment, One Tower Bridge provides access to a full range of cultural landmarks. Whatever your tastes, a rich new experience is never far away.

Situated on the South Bank, there are many options for visiting major London sites. One Tower Bridge provides an immediate view not only of Tower Bridge and the River Thames, but also the iconic London skyline, including City Hall, the Gherkin, and the Tower of London, with the Shard a few steps away. Along the river, both the London Eye and the Houses of Parliament stand out as striking features of the London landscape.

One Tower Bridge also offers an opportunity to explore a wide variety of artistic tastes. With Shakespeare’s Globe, Royal Festival Hall and the Old Vic within walking distance, going to see a play or performance is always an option. Or, if you would prefer an art gallery, the spectacular Tate Modern and Tracey Emin’s at the White Cube are only a short walk away, whilst the Southbank Centre offers a variety of different exhibitions throughout the year. Meanwhile, the nearby Museum of London provides a history of this great city.
To live at One Tower Bridge is to enjoy access to the best amenities in one of the most advanced cities in the world. That includes educational services, where the options are wide-ranging and of the highest quality. There can be no better place to live, learn, and grow.

London is home to some of the finest universities not only in the country, but also the world, and provides a unique city-life student experience. King’s College London, Imperial College London, and University College London are all ranked incredibly highly in all courses – frequently reaching the Times Top Ten League Table. The city also provides a number of high-class specialist learning opportunities, including the Royal Veterinary College, London Business School, and London School of Economics and Political Science.
Cambridge House reflects the creative vision of award-winning architectural practice Squire & Partners. The result is a design that takes inspiration in the past while looking confidently to the future.

The practice’s design approach assumes that every site has its own history, character and needs. Cambridge House represents an important and high-profile opportunity to put that philosophy into practice.

For founder Michael Squire, the touchstone throughout the project was the location and the view. “It is a long building that gives you very wide-fronted views of the river, the bridge, the Tower of London and the City. It is the ultimate view in London.”

Established 35 years ago, Squire & Partners made its name with a number of high-profile commissions around central London, including The Knightsbridge luxury apartments and Brook House on Park Lane.

“The development is very deliberately rooted in the history of craftsmanship and materials in the area.”

Michael Squire
Darling Associates is an award-winning practice of architects, urban planners and interior designers with studios in London, Poland and the United Arab Emirates. Established in 2003, the firm has become known for its belief in elegance of design, accuracy of detail, and the inherent beauty of natural materials.

Darling Associates has built its reputation through a series of outstanding luxury developments, including One Hyde Park in Knightsbridge, Shepherd Street in Mayfair, Cornwall Terrace in Regents Park and Abu Dhabi Villas in UAE.

Like every Darling Associates project, this one began with a single-minded focus on the people who would live and enjoy these buildings. The penthouses are designed as spectacular spaces that also work beautifully: an exemplary combination of form and function.
The external landscaping of One Tower Bridge is the work of Murdoch Wickham, an independent landscape architect practice with an award-winning track record. Murdoch Wickham is managed by co-founders John Murdoch and John Wickham, who founded the company in 1983 and continue to play a hands-on role in each project. One Tower Bridge represents a unique opportunity to put their skills into practice in one of the most desirable addresses in London. The result is a beautifully understated space that makes the most of this special location. Residents enjoy exclusive access to an appealing private courtyard garden, consisting of three individually designed areas, each characterised by its own unique water feature, including a dancing fountain, lily pond and stone bubbling fountain. The garden is planted with a variety of shrubs and trees including hornbeam, magnolia and multi-stem pines. Granite seating looks onto a formal lawn and lavender has been planted to enhance the tranquil atmosphere.
The internal courtyards and water features provide a signature touch and attractive social space in the heart of the development.
ONE TOWER BRIDGE

THE ULTIMATE LONDON ADDRESS
One Tower Bridge stands on the South Bank between Tower Bridge and City Hall, the political centre of London.

Restaurants
1. Story
2. Pont De La Tour
3. Roast
4. Gaucho
5. Oxo Tower
6. Skylon
7. Opus
8. The Deliver
9. Casa D’Argent
10. Zuccha
11. Bibendum
12. Aqua Shard
13. Herring
14. Lang
15. Gaggan
16. Ting
17. Muza
18. Jose
19. Hampston
20. Caviar Crystal
21. Vinopolis
22. Bleik & Blac
23. Fish
24. Chop House

Shopping
25. Borough Market
26. The Royal Exchange
27. Hotel Chocolat
28. The Whisky Exchange
29. Space NK
30. House of Fraser
31. One New Change
32. Holy and Un
33. Bermondsey 167
34. Smoke Venue
35. Alex Monroe
36. Shad Thames

Culture
37. Hays Galleria
38. Tate Modern
39. British Library
40. The Globe
41. The Old Vic
42. London Eye
43. Houses of Parliament
44. Southbank Centre
45. Galma’s Wharf
46. Goldbord Hinds
47. Monument
48. St Paul
49. Tower Bridge
50. Millennium Bridge
51. Tower of London
52. Bank of England
53. Canary Wharf
54. City Hall
55. The Orator
56. Hayward Gallery
57. HMS Belfast
58. More London
59. National Gallery
60. National Theatre
61. Old Bailey
62. Old County Hall
63. The Pinnacle
64. Royal Festival Hall
65. Shad Thames
66. The Shard
67. Southwark Cathedral
68. St Katharine Docks
69. Temple
70. Tower 42
71. Trafalgar Square
72. Leadenhall Building (proposed development)
One Tower Bridge includes a stunning private health club with a sauna, steam room and vitality pool, where the stresses and strains of everyday life melt away.
One Tower Bridge includes a stunning private health club with a sauna, steam room and vitality pool. There is also a beautifully designed 20m pool where residents can relax and restore body and soul. A fully equipped gymnasium and fitness room provide an excellent environment in which to enjoy yoga or a session with a private trainer.
One Tower Bridge is the perfect place to book a massage and beauty treatment. Accessible from your home at any time, this is the perfect place to relax and restore body and soul.
If you are feeling more energetic, try Virtual Golf: an innovative and highly acclaimed virtual golfing experience. This sophisticated golf simulator is the most accurate, fun and visually stunning indoor golfing experience available - with some of the world’s best golf courses recreated in painstaking detail. Perfect practice for the keen golfer, or fun for the beginner.
There is also an impressive, fully equipped gymnasium and fitness room for the exclusive use of apartment owners and their guests. Follow your own routine, try yoga or a session with a private trainer.
A limited number of car parking spaces are available to purchase separately. The secure, electronic-entry gated underground facilities reflect the high-quality design featured throughout the scheme. These include specially commissioned decorative tiling and signature lighting. Residents can also dispense with the complications of owning a car altogether by joining the Car Club, a 24-hour ‘pay as you drive’ service.
Residents will also benefit from the newly refurbished 5 star Lalit London Hotel situated in the former St Olaves College which includes a 250 cover restaurant and 70 boutique hotel rooms.
Designed just for you, the apartments provide the greatest luxury available. Featuring Dornbracht bathroom fittings and Miele utilities, it is suited for someone who appreciates having the best possible living space.

One Tower Bridge is more than just opulent appearance; it is also about comfort. Underfloor heating and comfort cooling work in tandem to keep you at the temperature you want, whether in winter or summer.
The bathroom is a place to retreat, relax and rejuvenate: with stone flooring, heated towel rails and a walk in shower bordered with frameless glass screens.

The walls are finished in a combination of dark timber veneer, and a choice of polished black or white marble.

The Bedrooms feature designer full height fitted wardrobes in a lacquered glass finish, coloured to suit dark or light apartment palette.
Perfect for you and your partner or family, there are no better apartments than One Tower Bridge.

The apartments have been created with luxury in mind, guaranteeing that this will be the best home that you have ever lived in.

There is a separate dressing-room adjoining the Master Bedroom, as well as an en-suite. Both of these features mean that you will have everything you need and space will never be an issue.

The colour scheme is completely up to you and you will have the option to select from several choices, meaning that you can make sure your apartment is exactly the way you want it.
Residents can also appreciate the stunning river view from yet another aspect of their home.
The kitchen and dining areas continue the rich, indulgent palette. Featuring dark timber unit doors and custom designed cupboards, including a beautiful, polished marble stone work top.

Miele appliances are seamlessly included throughout.
1 BEDROOM APARTMENT

APARTMENT LOCATION
Floors 1-10

LIVING
19’2” x 15’0” / 5.84m x 4.57m

DINING
10’4” x 9’11” / 3.16m x 3.01m

KITCHEN
8’11” x 8’3” / 2.70m x 2.50m

MASTER BEDROOM
11’4” x 9’4” / 3.45m x 2.85m

CEILING HEIGHT
8’8” / 2.65m (maximum)
8’0” / 2.45m (minimum)

TOTAL INTERNAL AREA (APARTMENT)
772 sq ft / 71.8 sq m

TOTAL EXTERNAL AREA
90.47 m² / 973 sq ft

PLOTS
1.01, 2.01, 3.01, 4.01, 5.01, 6.01, 7.01, 8.01, 9.01 & 10.01

DISCLAIMER
Floorplans shown for One Tower Bridge are for approximate measurements only. Exact layout and sizes may vary within a tolerance of 5%. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation.
APARTMENT KITCHENS
- Designer kitchens in a choice of white gloss or black gloss lacquer unit doors
- Custom designed internal compartmentalised cupboards including concealed refuse and recycling
- Polished composite stone work top with matching splashback
- Franke stainless steel sink featuring single lever kitchen mixer
- Miele integrated oven
- Miele integrated combination microwave oven
- Miele integrated warming drawer
- Miele touch control 4 ring induction hob with cabling extractor
- Miele integrated dishwasher
- Miele integrated fridge / freezer
- Built-in wine cooler
- Choice of timber or stone flooring
- Vado wall mounted toilet tissue holder and toilet brush
- Walls finished in a combination of dark timber veneer and a choice of polished black or white marble
- Stone flooring in black or white marble
- Polished black or white marble feature tiling to vanity and shower areas
- Heated towel rail

GUEST WC
- Custom stone vanity shelf with inset ceramic basin with Vado wall mounted mixer tap set
- Mirrored vanity unit finished in a choice of polished black or white marble with recessed vertical lighting detail
- Wall hung WC with soft close lid and dual flush button
- Vado wall mounted toilet tissue holder and toilet brush
- Walls finished in a combination of dark timber veneer and polished black or white marble
- Stone flooring in a choice of black or white marble
- Polished black or white marble feature tiling to vanity area
- Bespoke, dark timber veneer joinery doors to utility cupboard

UTILITY CUPBOARD
- Bespoke, dark timber veneer joinery doors
- Miele washer / dryer
- Choice of timber or stone flooring

MASTER SUITE BATHROOM
- Custom stone vanity shelf with inset ceramic basin and Vado wall mounted mixer tap
- Mirrored vanity unit finished in a choice of polished black or white marble with recessed vertical lighting detail
- Walk in shower with frameless glass screen
- Vado shower and controls with handheld shower fitment
- Wall hung WC with soft close lid and dual flush button
- A choice of dark timber or light timber wide plank flooring throughout or natural stone tile flooring throughout
- Luxury carpet to bedroom
- Remote controlled roller blinds fitted to windows with the addition of an electrical curtain track
- Brushed stainless steel finish door furniture throughout
- Walls, ceilings and flooring to be finished in white matt paint
- Thermally glazed internally opening window units

ELECTRICAL FITTINGS
- Home automation system to include lighting, heating, blind control and curtain track as well as audio visual control and separate video entry system
- Dimmable lighting to living room and all bedrooms
- Brushed stainless steel socket outlets and isolator switch plates throughout
- A combination of LED strip lights and recessed downlighting throughout
- 5 amp socket outlets for freestanding equipment
- Pre-constructed wire ways for wall-hung TV to living room and bedrooms with data network enabling interface with other home entertainment devices

HEATING / COOLING
- Designer full height fitted wardrobes in a lacquered glass finish. Colour to suit dark or light apartment palette
- Underfloor heating throughout
- Comfort cooling to principal rooms

SECURITY & PEACE OF MIND
- 24-hour concierge
- CCTV to ground floor entrances only
- Access to apartments via video door entry system and electronic access to common areas
- All apartments pre-wired for future security alarm to be fitted by purchaser if required
- Mains supply heat/smoke detector with battery back up to apartments linked to concierge. Aspirated smoke detectors to common areas linked to estate management
- Multi-point locking oak veneer entrance door with spy hole viewer
- Warranty cover under NHBC

CAR PARKING
- Access to gated underground car park via electronic entry system
- Limited car parking spaces available by separate negotiation
- Electric car charging points are available
- Bicycle storage available for residents
- A Car Club facility will be provided outside the development on Pottersfield 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 phone or online

TELECOMMUNICATION
- Wiring for satellite/cable and terrestrial television
- TV outlet to living area, all bedrooms and office/cinema (where applicable)
- Telephone outlet with broadband capability to living area, all bedrooms and office/cinema (where applicable)
- Fibre optic connection to all apartments

COMMON AREAS
- Stone tiles to entrance lobby and lift lobbies
- Feature chandeliers entrance lobby
- Full height paneling with LED light strip detail, feature wall lighting design and downlighters to corridor walls and ceiling
- Timber and mirror clad lifts with lighting feature provide access to all units including basement car park
**2 Bedroom Duplex**

- **Plots:** 11.01, 13.01 & 15.01
- **Total Internal Area (Apartment):** 1,545 sq ft / 143.6 sq m
- **Apartment Location:** Floor 11–12, 13–14 & 15–16
- **Living Area:** 17'7" x 16'4" / 5.22m x 5.00m
- **Dining:** 16'0" x 12'4" / 4.89m x 3.78m
- **Kitchen:** 11'3" x 9'0" / 3.45m x 2.75m
- **Master Bedroom:** 16'4" x 12'10" / 5.00m x 3.92m
- **Bedroom 2:** 16'3" x 10'5" / 4.96m x 3.20m
- **Ceiling Height:** 8'8" / 2.65m (maximum)
- **Minimum Ceiling Height:** 8'0" / 2.45m

**Disclaimer:**
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### DUPLEX APARTMENT SPECIFICATIONS

#### APARTMENT KITCHENS

- Designer kitchens featuring dark timber veneer units and doors
- Custom designed internal compartmentalised cupboards including concealed refuse and recycling
- Polished marble stone work top with matching splashback
- Franke stainless steel sink featuring single lever kitchen mixer and Dornbracht hot water dispenser
- Miele integrated oven
- Miele integrated steam oven
- Miele integrated microwave oven
- Miele integrated warming drawer
- Miele coffee machine
- Miele touch control 5 ring induction hob with Miele cabling extractor
- Miele integrated dishwasher
- Miele integrated refrigerator
- Miele integrated freezer
- Built-in wine cooler
- Choice of light or dark marble stone flooring

#### MASTER SUITE BATHROOM

- Bespoke his and hers stone vanities with inset stone basin and Dornbracht wall mounted mixer tap
- Mirrored vanity unit/bin finished in polished black or white marble stone
- Composite stone under mounted round bath tub with polished black or white marble stone surround with wall mounted Dornbracht hand shower, bath controls and wall mounted bath spout.
- Dornbracht shower head fitment and controls.
- Walk in shower with frameless glass screen
- Dornbracht hand shower fitment
- Wall hung WC with soft close lid and dual flush button
- Dornbracht wall mounted toilet tissue holder and toilet brush
- Walls finished in a combination of dark timber veneer, and a choice of polished light or dark marble
- Stone flooring in light or dark marble
- Polished light or dark marble feature tiling to vanity and shower areas
- Heated towel rail
- Full height opaque glass door

#### GUEST WC

- Bespoke stone vanity shelf with inset stone basin and Dornbracht wall mounted mixer tap
- Mirrored vanity unit finished in a choice of polished black or white marble
- Stone flooring in black or white marble
- Polished black or white marble feature tiling to vanity and shower areas
- Heated towel rail
- Full height opaque glass door

#### UTILITY CUPBOARD

- Built in cabinets featuring dark timber veneer unit doors
- Polished marble stone work top with matching splashback
- Miele integrated washing machine
- Miele integrated dryer
- Franke stainless steel sink featuring single lever mixer tap
- Light or dark marble stone flooring

#### MASTER DRESSING ROOM

- Dark timber veneer dressing room joinery to master suite
- Dark oak interior with Italian designer wardrobe fittings and integrated lighting
- Luxury carpet
- Full height mirror door

#### BEDROOM 2 WARDROBES

- Designer full height fitted wardrobes in a lacquered glass finish. Colour to suit dark or light apartment palette

#### INTERIOR FINISHES

- Dark timber veneer doors with recessed shadow gap door frame detail
- White, recessed skirting
- A choice of dark timber or light timber wide plank flooring throughout or natural stone tile flooring throughout.
- Luxury carpet to bedroom
- Remote controlled roller blinds fitted to windows with the addition of an electrical curtain track
- Black Nickel finish door furniture throughout
- Walls, ceilings and coving to be finished in white matt paint
- Thermally glazed internally opening window units

#### ELECTRICAL FITTINGS

- Home automation system to include lighting, heating, blind control and curtain tracks as well as audio visual control and separate video entry system
- Dimmable lighting to living room and all bedrooms
- Brushed stainless steel socket outlets and isolator switch plates throughout
- A combination of LED strip lights and recessed downlighting throughout
- 5 amp socket outlets for freestanding lighting to living areas and bedroom, connected to dimming systems
- Pre-constructed wiring trays for wall-hung TV to living room and bedrooms with data network enabling interface with other home entertainment devices
- Underfloor heating throughout
- Comfort cooling to principal rooms

#### SECURITY & PEACE OF MIND

- 24-hour concierge
- CCTVs to ground floor entrances only
- Access to apartments via video door entry system and electronic access to common areas
- All apartments pre-wired for future security alarm to be fitted by purchaser if required
- mains supply, heat/pond detector with battery back up to apartments linked to concierge. Adaptable smoke detectors to common areas linked to estate management
- Multi-point locking oak veneer entrance door with spy hole viewer
- Warranty cover under NHBC Buildmark scheme

#### HEATING / COOLING

- Miele integrated combination and controls.
- Heated towel rail
- Full height opaque glass door
- Multi-point locking oak veneer entrance door with spy hole viewer
- Warranty cover under NHBC Buildmark scheme

#### TELECOMMUNICATION

- Wiring for satellite/cable and terrestrial television
- TV outlet to living area, all bedrooms and offices/cinema (where applicable)
- Telephone outlet with broadband capability to living area, all bedrooms and offices/cinema (where applicable)
- Fibre optic connection to all apartments

#### COMMON AREAS

- Stone tiles to entrance lobby and lift lobbies
- Feature chandeliers entrance lobby
- Full height paneling with LED light strip detail, feature wall lighting design and downlighters to corridor walls and ceiling
- Timber and mirror clad lifts with lighting feature provide access to all units including basement car park

#### CAR PARKING

- Access to gated underground car park via electronic entry system
- Limited car parking spaces available by separate negotiation
- Electric car charging points are available
- Bicycle storage available for residents
- A Car Club facility will be provided outside the development on Pottersfield 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 costs of insurance, maintenance and other associated costs. Booking can be arranged via phone or online
3 BEDROOM TRIPLEX

PLOTS
17.01
TOTAL INTERNAL AREA (APARTMENT) 2408 sq ft / 223.8 m²
APARTMENT LOCATION Floor 17, 18, 19 & 20

MASTER BEDROOM
16'8" x 16'4" / 5.08m x 5.00m
CEILING HEIGHT 8'8" / 2.65m (maximum)
5'10" / 1.78m (minimum)

BEDROOM 2
16'4" x 12'10" / 5.00m x 3.92m

BEDROOM 3
16'3" x 10'5" / 4.96m x 3.20m
CEILING HEIGHT 8'8" / 2.65m (maximum)
6'0" / 1.83m (minimum)

NORTH
LIVING
17'1" x 16'4" / 5.22m x 5.00m

DINING
16'0" x 12'4" / 4.89m x 3.78m

KITCHEN
11'3" x 9'0" / 3.45m x 2.75m

MASTER BEDROOM
18'4" x 12'10" / 5.50m x 3.92m

BEDROOM 1
16'3" x 10'5" / 4.96m x 3.20m

CEILING HEIGHT
8'8" / 2.65m (maximum)
8'0" / 2.45m (minimum)

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TERRACE AREA
11'14" / 36'6" / 9.50m / 31'2"

TOTAL EXTERNAL AREA
90.47m² / 973 sq ft
TRIPLEX APARTMENT SPECIFICATIONS

MASTER SUITE BATHROOM
- Bespoke his and hers stone vanities with inset stone basin and Dornbracht wall mounted mixer tap
- Mirrored vanity unit/basin finished in polished black or white marble stone
- Composite stone free standing, oval bath tub with floor mounted Dornbracht bath spout and post mounted Dornbracht hand shower fitment
- Dornbracht Just Rain shower head fitment with Dornbracht Deque controls
- Wall in shower with frameless glass screen
- Dornbracht Deque wall mounted tissue holder and toilet brush
- Walls finished in a combination of dark timber veneer, and a choice of polished light or dark marble
- Polished stone flooring in light or dark marble
- Polished light or dark marble feature tiling to vanity and shower areas
- Feature heated towel rail
- Full height opaque glass door
- Dornbracht Just Rain shower head
- Wall hung WC with soft close lid and dual flush button
- Dornbracht Deque wall mounted tissue holder and toilet brush
- Walls finished in a combination of dark timber veneer, and a choice of polished light or dark marble
- Stone flooring in light or dark marble
- Polished light or dark marble feature tiling to vanity and shower areas
- Feature heated towel rail
- Full height opaque glass door

BEDROOM 2 EN-SUITE
- Bespoke stone vanity shelf with inset stone basin and Dornbracht wall mounted mixer tap
- Mirrored vanity unit finished in a choice of polished black or white marble with recessed vertical lighting detail
- Wall hung WC with soft close lid and dual flush button
- Dornbracht Deque wall mounted tissue holder and toilet brush
- Walls finished in a combination of dark timber veneer, and polished black or white marble
- Stone flooring in a choice of polished black or white marble
- Polished black or white marble feature tiling to vanity area
- Feature heated towel rail
- Full height opaque glass door
- Dark timber veneer dressing room joinery to master suite
- Dark oak interior with Italian designer wardrobe fittings and integrated lighting
- Luxury carpet
- Full height mirror door

BEDROOM 2 DRESSING ROOM
- Bespoke his and hers stone vanities with inset stone basin and Dornbracht wall mounted mixer tap
- Mirrored stone vanity shelf with inset stone basin and Dornbracht wall mounted mixer tap
- Polished stone flooring in black or white marble
- Stone flooring in a choice of polished black or white marble
- Feature heated towel rail
- Full height opaque glass door
- Remote controlled roller blinds fitted to windows with the addition of an electrical curtain track
- Black Nickel finish door furniture throughout
- Walls, ceilings and coving to be finished in white matt paint
- Thermally glazed internally opening window units window units

BEDROOM 3 EN-SUITE
- Bespoke stone vanity shelf with inset stone basin and Dornbracht wall mounted mixer tap
- Mirrored vanity unit finished in a choice of polished black or white marble with recessed vertical lighting detail
- Wall hung WC with soft close lid and dual flush button
- Dornbracht Deque wall mounted tissue holder and toilet brush
- Walls finished in a combination of dark timber veneer, and polished black or white marble
- Stone flooring in a choice of polished black or white marble
- Polished black or white marble feature tiling to vanity area
- Feature heated towel rail
- Full height opaque glass door
- Dark timber veneer dressing room joinery to master suite
- Dark oak interior with Italian designer wardrobe fittings and integrated lighting
- Luxury carpet
- Full height mirror door

BEDROOM 3 WARDROBES
- Designer full height fitted wardrobes in a lacquered glass finish. Colour to suite dark or light apartment palette

INTERIOR FINISHES
- Dark full height timber veneer doors with recessed shadow gap door frame detail
- White, recessed skirting
- Light or dark marble stone flooring throughout excluding bedrooms, master & bedroom 2 dressing areas and internal stairs
- Luxury carpet to bedroom and master & bedroom 2 dressing areas
- Remote controlled roller blinds fitted to windows with the addition of an electrical curtain track
- Black Nickel finish door furniture throughout
- Walls, ceilings and coving to be finished in white matt paint
- Thermally glazed internally opening window units window units

APARTMENT KITCHENS
- Designer kitchens featuring dark timber veneer unit doors
- Custom designed internal compartmentalised cupboards including concealed refuse and recycling
- Polished marble stone work top with matching splashback
- Franke stainless steel sink and additional sink featuring Dornbracht single lever kitchen mixer and Dornbracht hot water dispenser
- Miele integrated oven
- Miele integrated steam oven
- Miele integrated combination microwave oven
- Miele integrated warming drawer
- Miele coffee machine
- Miele touch control 5 ring induction hob with Miele casting extractor
- Miele integrated dishwasher
- Miele integrated refrigerator
- Miele integrated freezer
- Miele built-in wine cooler
- Choice of polished light or dark marble stone flooring

UTILITY CUPBOARD
- Built in cabinets featuring dark timber veneer unit doors
- Polished marble stone work top with matching splashback
- Miele integrated washing machine
- Miele integrated washer/dryer
- Franke stainless steel sink featuring single lever mixer tap
- Choice of timber or polished light or dark marble stone flooring

BEDROOM 2 EN-SUITE
- Bespoke his and hers stone vanities with inset stone basin and Dornbracht wall mounted mixer tap
- Mirrored vanity unit/basin finished in polished light or dark marble stone
- Composite stone under mounted rounded bath tub with polished light or dark marble stone surround with wall mounted Dornbracht hand shower, bath controls and wall mounted bath spout.
- Dornbracht shower fitment and controls
- Walk in shower with frameless glass screen
- Dornbracht hand shower fitment
- Wall hung WC with soft close lid and dual flush button within private cubicle and frameless glass door
- Dornbracht wall mounted tissue holder and toilet brush
- Walls finished in a combination of dark timber veneer, and a choice of polished light or dark marble
- Stone flooring in light or dark marble
- Polished stone flooring in light or dark marble
- Polished light or dark marble feature tiling to vanity and shower areas
- Feature heated towel rail
- Full height opaque glass door

BEDROOM 1 SUITE BATHROOM
- Bespoke his and hers stone vanities with inset stone basin and Dornbracht wall mounted mixer tap
- Mirrored vanity unit/basin finished in polished black or white marble stone
- Composite stone free standing, oval bath tub with floor mounted Dornbracht bath spout and post mounted Dornbracht hand shower fitment
- Dornbracht Just Rain shower head fitment with Dornbracht Deque controls
- Wall in shower with frameless glass screen
- Dornbracht Deque wall mounted tissue holder and toilet brush
- Walls finished in a combination of dark timber veneer, and a choice of polished light or dark marble
- Polished stone flooring in light or dark marble
- Polished light or dark marble feature tiling to vanity and shower areas
- Feature heated towel rail
- Full height opaque glass door

BEDROOM 1 WARDROBES
- Designer full height fitted wardrobes in a lacquered glass finish. Colour to suite dark or light apartment palette

INTERIOR FINISHES
- Dark full height timber veneer doors with recessed shadow gap door frame detail
- White, recessed skirting
- Light or dark marble stone flooring throughout excluding bedrooms, master & bedroom 2 dressing areas and internal stairs
- Luxury carpet to bedroom and master & bedroom 2 dressing areas
- Remote controlled roller blinds fitted to windows with the addition of an electrical curtain track
- Black Nickel finish door furniture throughout
- Walls, ceilings and coving to be finished in white matt paint
- Thermally glazed internally opening window units window units

BEDROOM 1 DRESSING ROOM
- Bespoke his and hers stone vanities with inset stone basin and Dornbracht wall mounted mixer tap
- Mirrored stone vanity shelf with inset stone basin and Dornbracht wall mounted mixer tap
- Polished stone flooring in black or white marble
- Stone flooring in a choice of polished black or white marble
- Feature heated towel rail
- Full height opaque glass door
- Dark timber veneer dressing room joinery to master suite
- Dark oak interior with Italian designer wardrobe fittings and integrated lighting
- Luxury carpet
- Full height mirror door

BEDROOM 1 WARDROBES
- Designer full height fitted wardrobes in a lacquered glass finish. Colour to suite dark or light apartment palette

INTERIOR FINISHES
- Dark full height timber veneer doors with recessed shadow gap door frame detail
- White, recessed skirting
- Light or dark marble stone flooring throughout excluding bedrooms, master & bedroom 2 dressing areas and internal stairs
- Luxury carpet to bedroom and master & bedroom 2 dressing areas
- Remote controlled roller blinds fitted to windows with the addition of an electrical curtain track
- Black Nickel finish door furniture throughout
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BEDROOM 1 DRESSING ROOM
- Bespoke his and hers stone vanities with inset stone basin and Dornbracht wall mounted mixer tap
- Mirrored stone vanity shelf with inset stone basin and Dornbracht wall mounted mixer tap
- Polished stone flooring in black or white marble
- Stone flooring in a choice of polished black or white marble
- Feature heated towel rail
- Full height opaque glass door
- Dark timber veneer dressing room joinery to master suite
- Dark oak interior with Italian designer wardrobe fittings and integrated lighting
- Luxury carpet
- Full height mirror door
Berkeley was founded in 1976 and has established a reputation as one of the UK’s finest developers of prestige new homes. Consistently ground-breaking in its approach, the company creates superbly designed properties ranging from luxurious executive homes to refurbished historic buildings and urban loft spaces.

One Tower Bridge represents a defining development in the story of Berkeley. From the beginning, the challenge has been to deliver a building that lives up to its spectacular location, directly next to Tower Bridge and the River Thames.

Berkeley has assembled a world-class team of architects and designers and set the very highest standards for each aspect of the development – from the exterior appearance to the finest details of the interior finishing and on-site services and facilities.

The result is a building as special as the surroundings that inspired it.

“It is a privilege to develop on a site as special as One Tower Bridge. We are very proud and excited to have this opportunity and are committed to delivering an exemplary scheme.”

Harry Lewis
Berkeley Homes (South East London) Ltd
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.

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 wider 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.

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. Vision2020 means that when you buy a new home from Berkeley, you can be safe in the knowledge that it is built to a very high standard of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

AN EXCEPTIONAL CUSTOMER EXPERIENCE
Every customer benefits from our Berkeley Customer Satisfaction Commitment – Dedicated sales teams provide exceptional service throughout the buying process; - Our customer service teams look after your needs after you have moved in.

GREENER, MORE ECONOMICAL, HOMES
- Our new homes are designed to use 26% less water and their CO2 emissions are 76% lower than an average home - This energy and water efficiency can save you around £380 per year on energy bills, and £83 per year on water bills; - We provide recycling bins in every home, space to set up a home office and a safe place to store bicycles.

CREATING SUSTAINABLE COMMUNITIES
- We consult with experts to make sure the homes and places we create are safe and secure - Our homes are designed to be adaptable to meet the changing needs of individuals and families at different stages of life - We reduce the impact of the construction process on the local community by ensuring all of our sites are registered with the Considerate Constructors Scheme.

A COMMITMENT TO THE FUTURE
- Berkeley sets targets to reduce water use and CO2 emissions associated with our construction activities and business operations. We aim to reuse or recycle a high proportion of our construction, demolition and excavation waste - The Berkeley Foundation is our way of giving something back to the communities in which we operate. It aims to improve the lives of young people and their communities in London and the South East of England.

BHS ONS SC 3984 THE TOWER BERKELEY LONDON
SUSTAINABLE DESIGNED FOR LIFE
- 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.
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Viewing by appointment only