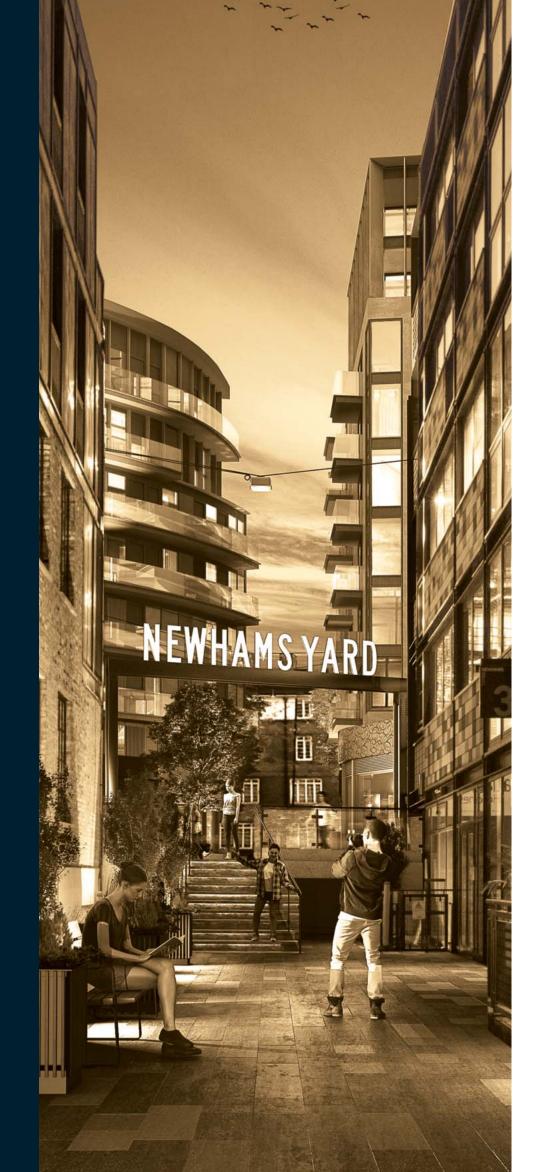
# Newham's | 5 yard | 8

151 TOWER BRIDGE ROAD





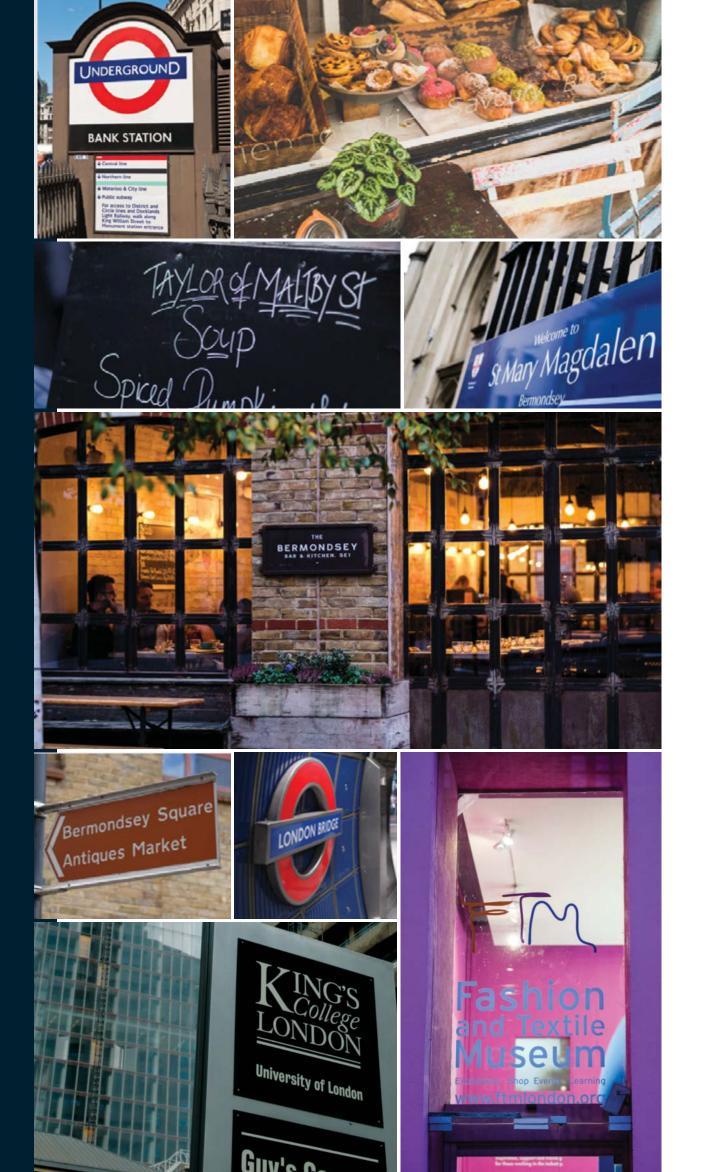
NEWHAM'S YARD

The gateway to luxurious living & the gateway to the City

Newham's | 5 yard | 8

151 TOWER BRIDGE ROAD





57 highly specified apartments linked via Newham's Row to Bermondsey Street and within 10 minutes walk of London Bridge

transport interchange.



- ▼ Newham's Yard South is located on Tower Bridge Road and lies within 650 metres of Tower Bridge itself – the gateway to the City.
- ▼ The development will have direct pedestrianised access via Newham's Row into the artisan and atmospheric charm of Bermondsey Street.
- Residents at Newham's Yard South will be within 10 minutes walk of London Bridge Zone 1 transport interchange providing Jubilee Line, Northern Line & mainline connectivity.
- Many of London's landmark destinations will be within convenient proximity including Butlers Wharf, More London, Hay's Galleria, The Shard, Borough Market and Tate Modern.



- ▼ The financial heart of the City will be a 2 minute (one stop) hop on the tube from London Bridge, alternatively, it will also be a convenient walkable commute.
- ▼ King's College Guy's Campus − home to the faculty of life sciences and medicine will be a 16 minute walk.
- Two of the Capital's most iconic street markets Bermondsey Market and Maltby Street Market will be within a stone's throw of the apartments.
- ▼ The entire showcase district of the South Bank − Europe's largest centre for the arts, media and entertainment will be 3 minutes by tube from London Bridge.

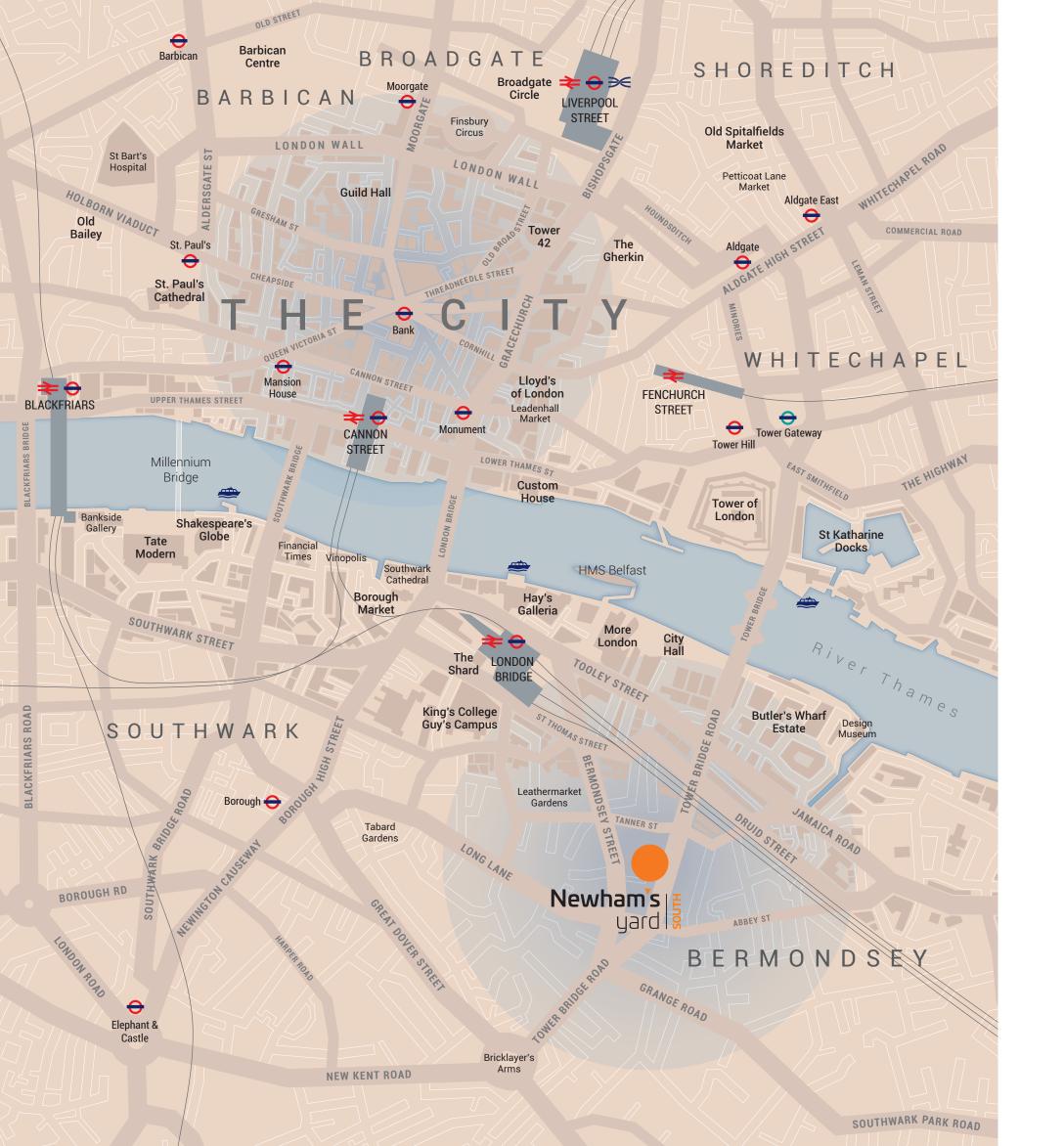
Location

**OVERVIEW** 



The Capital ON YOUR DOORSTEP

Newham's | 5 yard | 8





Newham's Yard South will be perfectly placed to provide easy access to the City, the West End and the cultural heart of London's South Bank

The development will offer luxurious London living with fast connections to all parts of the metropolis, including its world renowned universities, West End shopping, nightlife, royal parks and financial sectors.

The location is both strategic and central while being nestled adjacent to quiet gardens adorned with mature trees and public green space.



#### ⇌

#### Mainline Rail

London Bridge is served by Southeastern services travelling to and from destinations in South East London, Kent and East Sussex

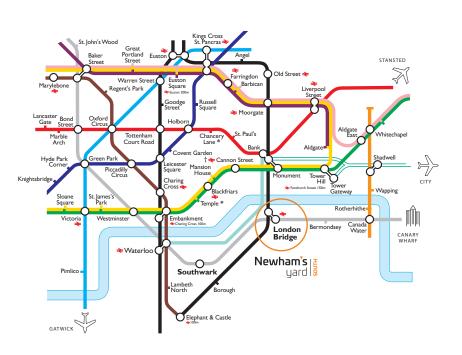
The station now has a new concourse – one of the largest in the UK linking tube, rail and bus connections and enabling Thameslink trains to arrive and depart every 3 minutes.

#### Crossrail Canary Wharf

The nearest Crossrail interchange will be at Canary Wharf – 7 minutes direct from London Bridge on the Jubilee Line. When fully operational, this new super fast rail network will bring London Heathrow airport to within 40 minutes journey time – streamlining global travel for residents at Newham's Yard South

## Connect when minutes matter

LONDON BRIDGE ZONE 1 - THE CAPITALS' 4TH BUSIEST TRANSPORT HUB



Extract of Transport for London underground tube map

#### $\Theta$

#### The tube network

With both Jubilee and Northern Line services within 10 minutes walk, London Bridge provides a central hub for direct connections across Westminster, The West End and East across Canary Wharf to Stratford. The Northern Line also provides a 10 minute service to King's Cross and St Pancras – the Eurostar terminus for travel to Europe.

### Average journey times from London Bridge include:

Bank (The City) 2 mins Waterloo (South Bank) 3 mins Westminster 5 mins **Canary Wharf** 7 mins Green Park 7 mins **Bond Street** 9 mins King's Cross (Eurostar) 10 mins Stratford (Westfield) 19 mins



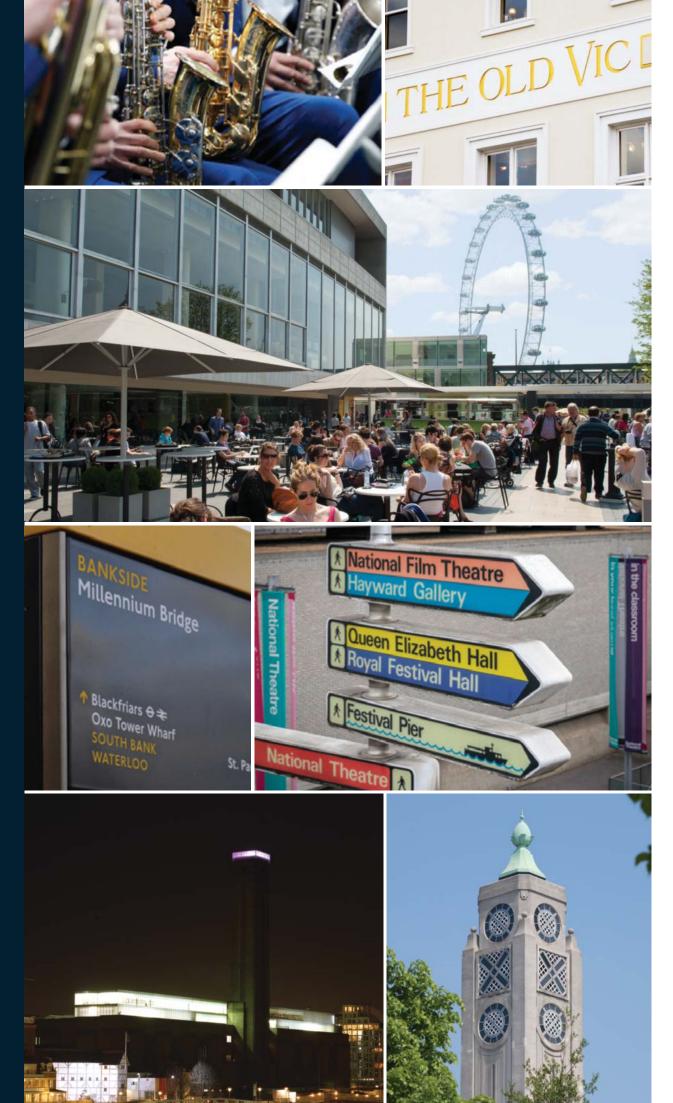






The South Bank A SHOWCASE DISTRICT





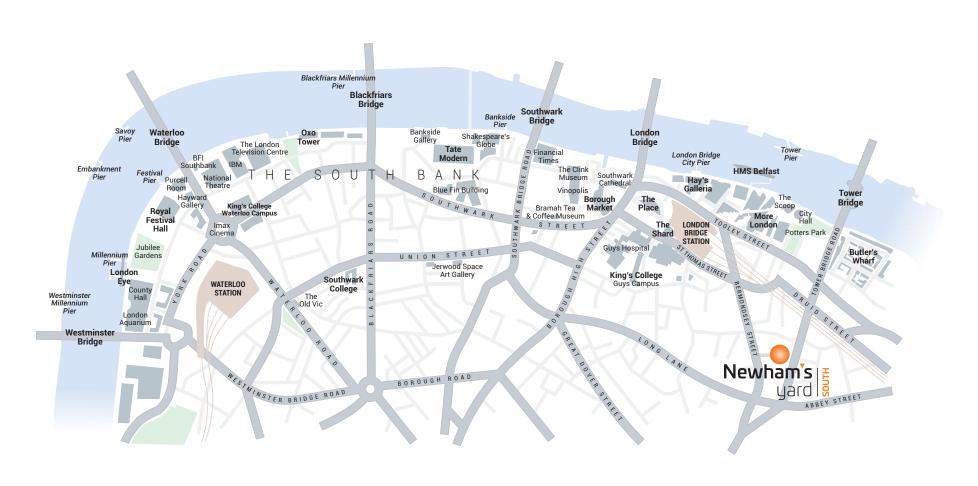
Today, the South Bank collectively commands equal status to that of London's West End for its world class entertainment, restaurants and diverse cultural pursuits.

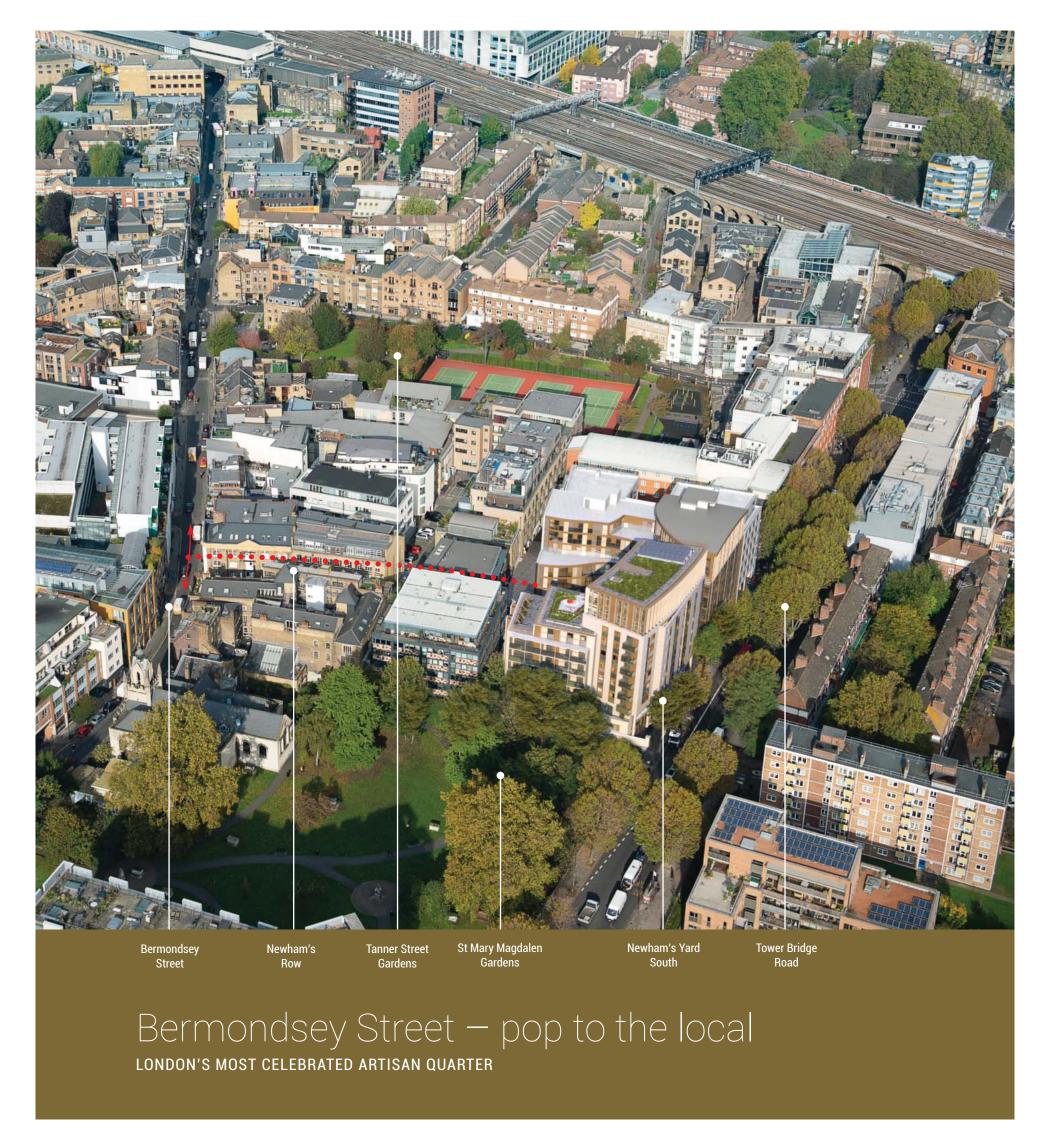
The South Bank Centre is the largest single run arts centre in the world, while Tate Modern remains the most visited contemporary gallery in the world.

The district now stretches some 2 miles from London Bridge to Westminster Bridge – where the London Eye dominates the skyline, being Europe's tallest cantilevered observation wheel ... so many attractions, venues, galleries and theatres – and all so deceptively close to Newham's Yard South.

## 3 minutes by tube from Europe's largest centre for the Arts

AND A FABULOUS ARRAY OF RESTAURANTS & CULTURAL LANDMARKS







Bermondsey Street is one of the oldest streets in London, dating back over 1000 years and being home to generations of dock and industrial workers.

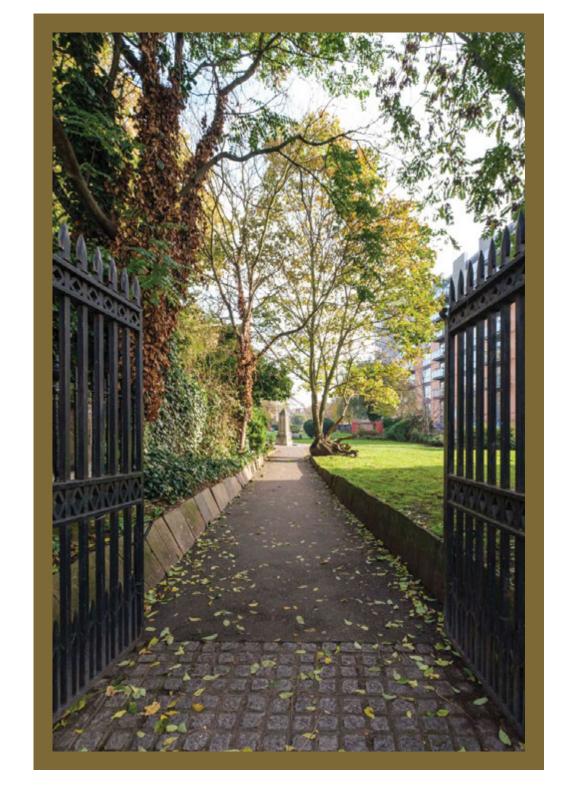
Today, it is 'industrial cool' with buzzing, bustling pavements lined with an eclectic mix of fashionable bars, kitchens, barista haunts, delis, restaurants and everything in between. While being an established hotspot for trend defying cuisine and culture, the neighbourhood is also fast becoming a new centre for performing arts.

The best place to live in London 2018 ,

THE SUNDAY TIMES ACCOLADE FOR A NEIGHBOURHOOD THAT EPITOMISES 'THE MODERN URBAN GOOD LIFE'

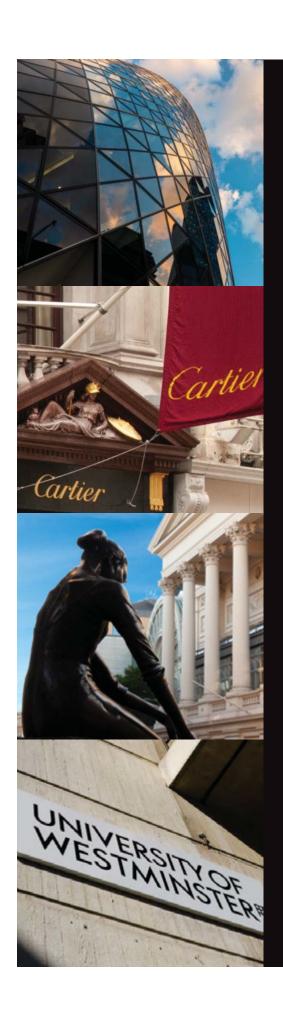






St Mary Magdalen Gardens

BERMONDSEY STREET



#### A global powerhouse

With over 300,000 people commuting to, and working in the City, London remains the world's premier financial capital. Newham's Yard South will be brilliantly placed and poised to maximise on this vast corporate rental catchment. In addition, Canary Wharf's ever expanding commercial quarter will bring a further 100,000 executives and workers to within 7 minutes tube commute.

#### Brand name excellence

Bond Street, Oxford Street, Regent Street, Savile Row – names synonymous with quintessentially british brand name shopping and haute couture fashion all lie within minutes by tube from the development. The West End offers unrivalled retail excellence with Bond Street remaining the most expensive retail strip in the western hemisphere.

#### Nightlife second to none

London Bridge to Leicester Square in around 10 minutes by tube brings theatreland and many of the Capital's most celebrated 'A list' clubs and high end nightlife haunts seemingly to the doorstep of Newham's Yard South. Covent Garden, the Royal Opera House and the array of surrounding up-scale eateries also lie within 10-15 minute tube proximity of London Bridge.

#### Distinguished by degree

The Capital is home to one of the highest concentrations of world famous universities and has welcomed around 385,000 students in the last academic year – of these, 29% (112,000) were international students with China the predominant source country, having grown by 48% since 2013









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The development is situated adjacent to
St Mary Magdalen Gardens – which provides a tranquil, green setting for many south facing apartments.







It is believed the church and gardens of St Mary Magdalen date back to around 1290 – making it the oldest building in Bermondsey today.

The church itself is steeped in history, it is also the legal owner of a silver alms dish called the 'Bermondsey Mazer' which dates back to the 15th century, the dish is currently on display at the Victoria & Albert Museum.



## Innovation

**AT EVERY LEVEL** 



- Newham's Yard South offers a choice of highly refined 1, 2 & 3 bedroom apartments arranged from 1st to 9th floor level.
- ▼ The majority of apartments will benefit a balcony or extensive terrace.
- ▼ A landscaped communal roof garden will be located at 7th floor level.
- Day time concierge and services.
- ▼ The overall development is mixed use comprising of residential, restaurants, offices, an independently operated gymnasium, an apart hotel and new public realm courtyards.
- ▼ Complimentary 3 year membership to Zip Car Club.

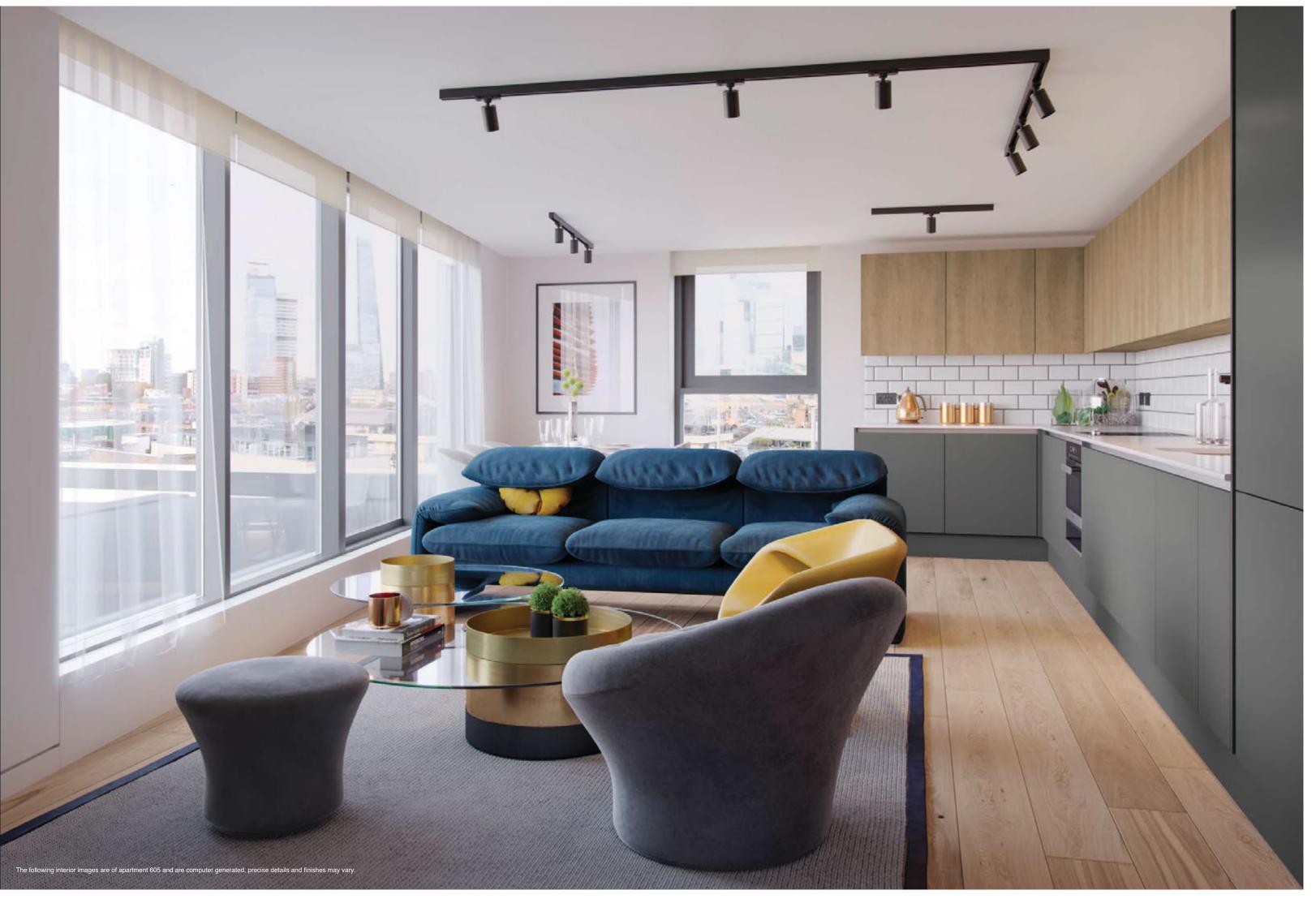


- ▼ Each apartment will be luxuriously appointed, finished and equipped for contemporary, functional living.
- ▼ Specifications include engineered one strip oak veneer flooring throughout living areas and bedrooms, black track feature spot lighting, antique bronze ironmongery and Sonos Play One multi-room speaker technology.
- Bathrooms will be beautifully finished in a combination of horizontal slat maple wood wall finish and white marbled finish feature wall tiling to master bathroom.
- Designer kitchens will have sleek graphite base units and white mountain larch wall units with full height white brick tile splashbacks.
- Many south facing apartments will enjoy views across St Mary Magdalen Gardens, while upper level west and north facing will have superb vistas towards The Shard and The City.



Interiors ALIVE WITH STYLE

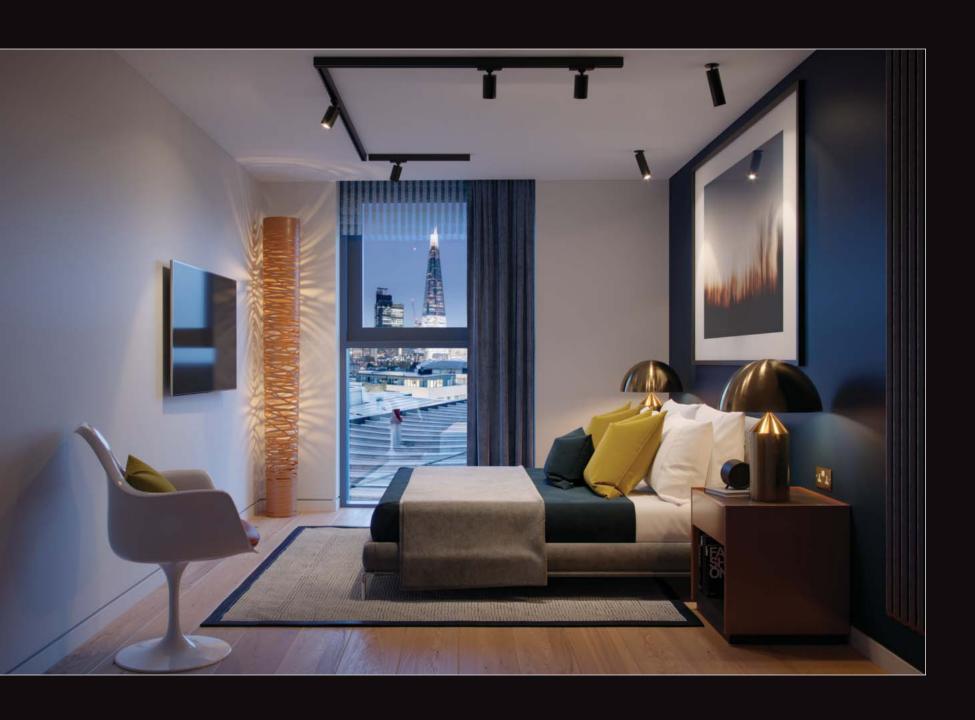




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Each interior designed apartment has been specified to create a visionary signature that will be unique to Newham's Yard South.

The inspirational blend of stone, maple wood and distinct antique bronze finishes will surely set a new benchmark for prestigious living and understated luxury.



Floor Plans



		Internal Area		Balcony/Terrace	
).	Type	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
01	1 Bed	63.4	682	13.2	142
02	1 Bed	46.8	504	8.7	94
03	1 Bed	59.1	636	13.1	141
04	2 Bed	73.4	790	4.5	48
05	2 Bed	78.3	843	33.4	359
06	2 Bed	74.1	798	47.4	510
	01 02 03 04 05	01 1 Bed 02 1 Bed 03 1 Bed 04 2 Bed 05 2 Bed	Type         SQ.M.           01         1 Bed         63.4           02         1 Bed         46.8           03         1 Bed         59.1           04         2 Bed         73.4           05         2 Bed         78.3	Type         SQ.M.         SQ.FT.           01         1 Bed         63.4         682           02         1 Bed         46.8         504           03         1 Bed         59.1         636           04         2 Bed         73.4         790           05         2 Bed         78.3         843	One         Type         SQ.M.         SQ.FT.         SQ.M.           01         1 Bed         63.4         682         13.2           02         1 Bed         46.8         504         8.7           03         1 Bed         59.1         636         13.1           04         2 Bed         73.4         790         4.5           05         2 Bed         78.3         843         33.4

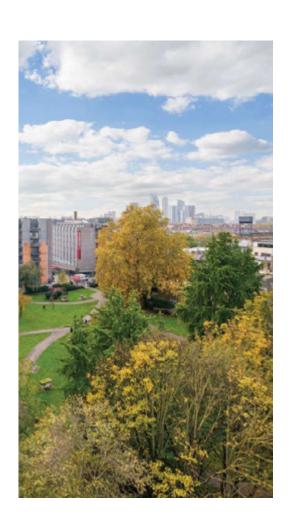


1st floor level



Apartment plans are intended to be correct, precise details may vary. Total areas are accurate to within 5%.



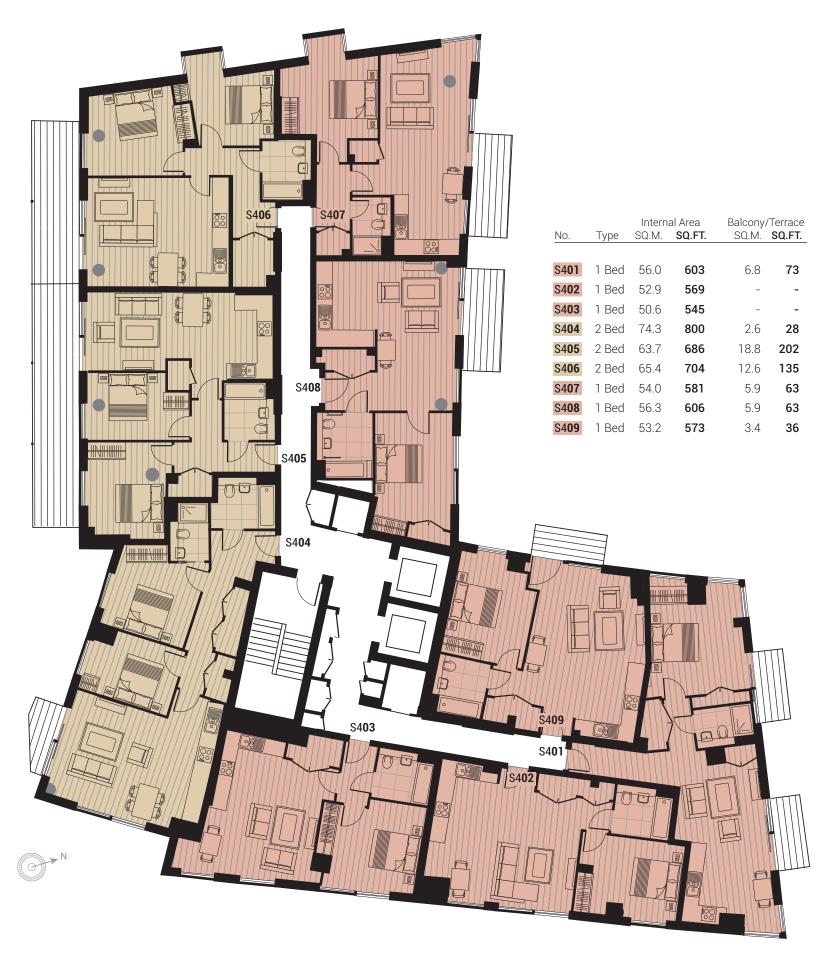


		Internal Area		Balcony/Terrace	
No.	Туре	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
S2 <b>01</b>	1 Bed	56.3	606	6.8	73
S2 <b>02</b>	1 Bed	52.9	569	-	-
S2 <b>03</b>	1 Bed	50.6	545	-	-
S2 <b>04</b>	2 Bed	74.3	800	2.6	28
S2 <b>05</b>	2 Bed	63.7	686	18.8	202
S2 <b>06</b>	2 Bed	65.4	704	12.6	135
S2 <b>07</b>	1 Bed	54.0	581	29.9	322
S2 <b>08</b>	1 Bed	56.3	606	32.4	348
S2 <b>09</b>	1 Bed	52.8	568	7.7	83





**3**rd floor level



4th floor level



5th floor level



6th floor level

Apartment plans are intended to be correct, precise details may vary. Total areas are accurate to within 5%.



7th floor level



Actual upper level apartment view





Apartment plans are intended to be correct, precise details may vary. Total areas are accurate to within 5%.

Actual upper level apartment view

#### **General Specification**

- · Neutral painted walls and off white smooth ceilings.
- Engineered one strip oak veneer flooring.
- Painted door linings, architraves and skirting boards.
- Bespoke veneered internal doors.
- Bronze dark door furniture including lever door handles.
- Antique bronze switch and socket plates.
- Thermostatically controlled central heating via graphite feature radiators.
- Black track spot lighting system in principal living areas and bedrooms.
- Recessed LED downlighting with white bezels in bathrooms and cloakrooms.
- Sonos Play One multi-room speaker technology with Sonos Play Bar providing hi-fi quality sound and wireless music streaming to living/dining room (subject to subscription).
- USB sockets to living/dining room and each bedroom.
- Terrestrial and satellite TV, digital radio and telephone sockets to living room and bedroom.
- Living room and all bedroom sockets Sky Q enabled (subject to subscription).
- Double glazing throughout.
- Pressurised hot & cold water supplies.

#### Kitchen Area

- Designer kitchens with graphite base units and white mountain larch wall units.
- Stone worktops with full height white brick tile splashback to underside of wall units.
- LED underlighting to all units.
- Fully integrated electric appliances to include:

Single low level oven

4 ring ceramic hob

Re-circulating cooker hood

Fridge/freezer

Microwave

Standard dishwasher (slimline may be specified to suit size constraints)

- Stainless steel bowl and half undermounted sink with black monobloc mixer tap.
- Washer/dryer (free standing if within services cupboard).
- Centralised appliance isolator switch panel.

#### Bedroom

- Floor to ceiling fitted wardrobes with timber veneered doors to each bedroom.
- Telephone extension sockets to each bedroom.

#### Bathroom/Shower Room

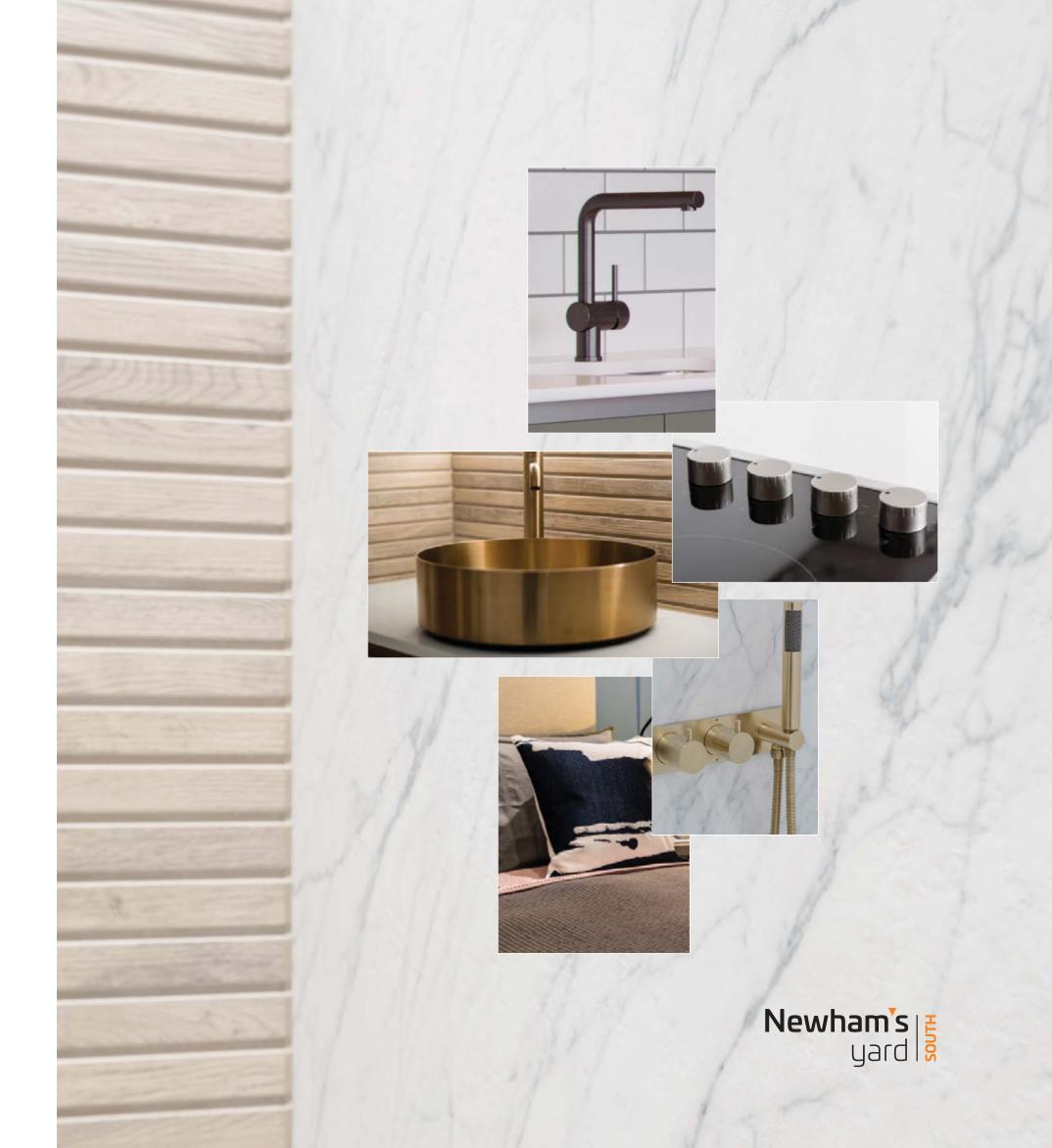
- · Large format porcelain floor tiling.
- Combination of horizontal slat maple wood wall finish and white marbled finish feature wall tiling to master bathroom.
- · White marbled finish wall tiling to shower room.
- Contrasting timber veneer vanity units with white stone vanity top.
- Mirrored wall cabinet with LED lighting.
- Electric mat underfloor warming.
- · Shaver socket.
- White bathroom suite featuring shower tray or steel bath as appropriate, back to wall WC, concealed dual flush cistern & antique bronze circular counter basin.
- Taps, bottle trap, cistern push plate, thermostatic bath filler/shower mixer, shower rail, handset & hose.
- · Glass bath panel.
- Antique bronze finish thermostatic electric heated towel rail.
- · Clear glass frameless bath screen.

#### **Apartment Hallway**

· Audio/visual entry phone system to each apartment.

#### **Communal Areas**

- · Interior designed double height reception foyer.
- Private resident's lifts serving each apartment level.





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