

POPE
STREET

SE1

01. Local Area / Pope Street



The best of London awaits



Pope Street is a quiet street adjacent to Tower Bridge Road and therefore ideally located to enjoy a great number of local amenities including:

- The fashionable and vibrant Bermondsey Street, with its eclectic mix of boutiques, gastro pubs, bars and numerous restaurants.
- For open space there is Tanner Street Park including its tennis courts and Potters Fields with its sweeping views and river walks.
- Galleries and museums such as the renowned White Cube Art Gallery and Tate Modern.
- For foodies you have the close by Butlers Wharf, Maltby Street Market and of course the perennial favourite, Borough Market.
- The City is within easy walking distance, whilst there is a wealth of transport links via nearby London Bridge station.

02. The Development / Pope Street

These contemporary townhouses offer flexible living arrangements on the ground floor which you can adapt to suit your individual needs.

The freehold houses are nestled in Southwark's vibrant Creative District with Bermondsey Street's Farmers' market, many restaurants and laid-back bars a short walk away. With its many green spaces the area retains a villagey vibe, a rarity in the shadow of The Shard.



Designed by Malcolm Pawley Architects, an award-winning practice, located in nearby Borough, known for their modern and sensitive architecture, the scheme comprises just six townhouses, each sporting a sleek brick exterior.

These four storey 1500sq.ft townhouses offer three bedrooms, large open plan living areas, with interiors finished to the very highest specification. With terraced areas overlooking the London skyline and multifunctional garage/office/studio spaces; this development presents a unique opportunity to own a freehold home with exceptional prospects in London.



Computer-generated image



Computer-generated image

Floorplans

HOUSE 4

GROUND FLOOR

Garage	23.1sqm
Wet Room	2.8sqm

FIRST FLOOR

Master Bedroom	22.5sqm
En-Suite	4.7sqm

SECOND FLOOR

Bedroom 2	16.4sqm
Bedroom 3	7.4sqm
Bathroom	4.3sqm

THIRD FLOOR

Kitchen / Dining / Living	28.2sqm
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HOUSE 5

GROUND FLOOR

Garage	22.3sqm
Wet Room	3.0sqm

FIRST FLOOR

Master Bedroom	22.2sqm
En-Suite	3.2sqm

SECOND FLOOR

Bedroom 2	16.4sqm
Bedroom 3	7.4sqm
Bathroom	3.5sqm

THIRD FLOOR

Kitchen / Dining / Living	26.2sqm
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HOUSE 6

GROUND FLOOR

Kitchen / Dining	20.5sqm
Wet Room	3.0sqm

FIRST FLOOR

Bedroom 2	12.3sqm
Bedroom 3	9.3sqm
Bathroom	3.4sqm

SECOND FLOOR

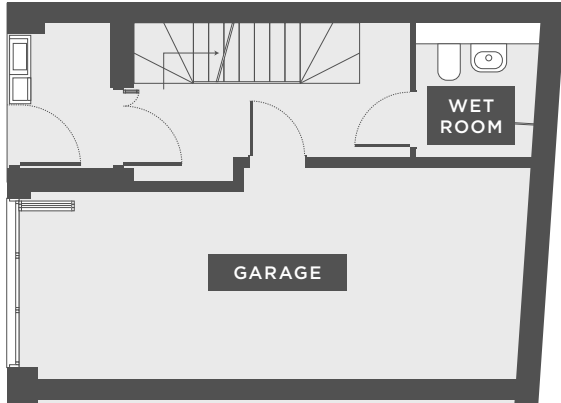
Master Bedroom	23.2sqm
En-Suite	4.7sqm

THIRD FLOOR

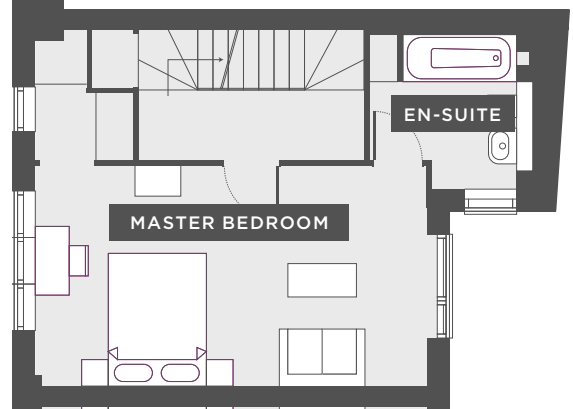
Living	22.3sqm
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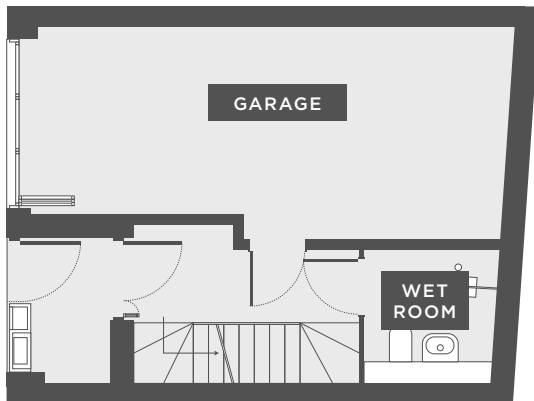
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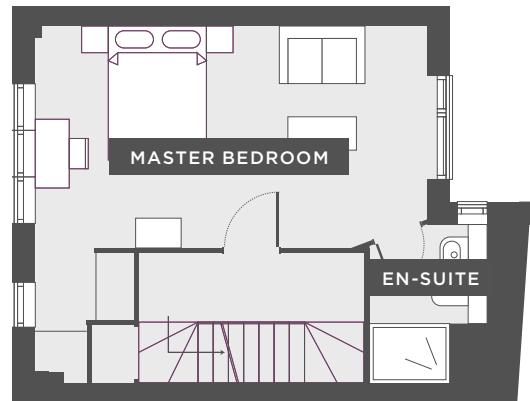
FIRST FLOOR



GROUND FLOOR



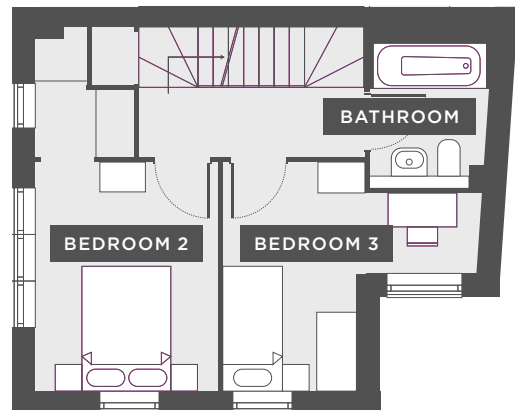
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GROUND FLOOR

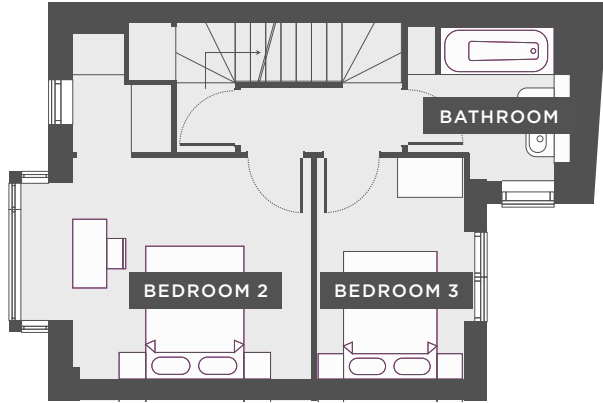


FIRST FLOOR

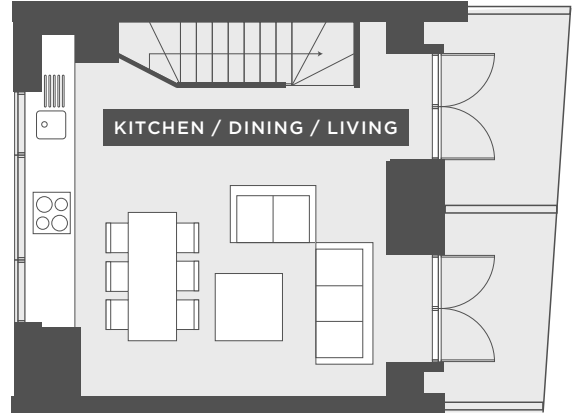




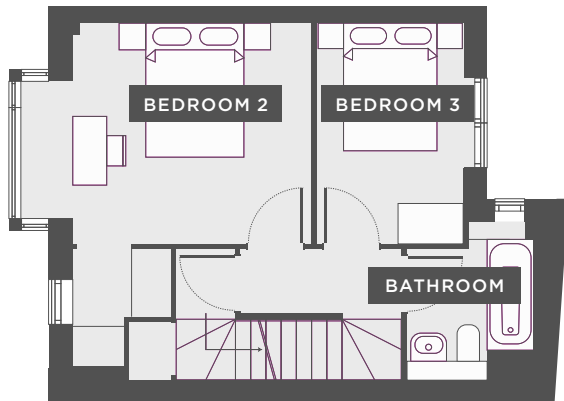
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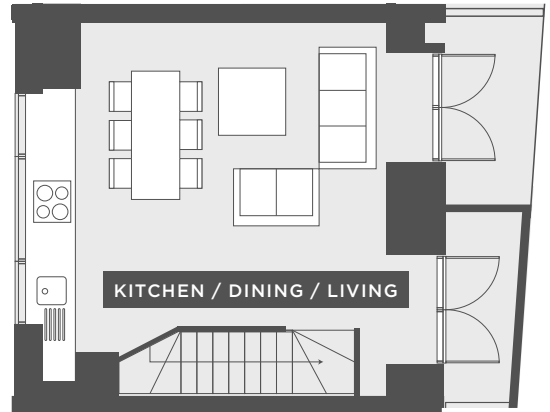
THIRD FLOOR



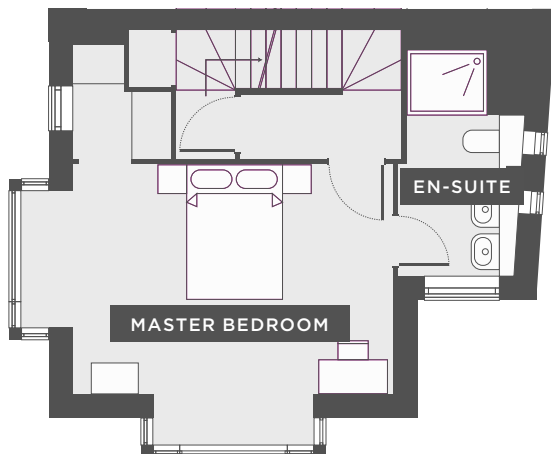
SECOND FLOOR



THIRD FLOOR



SECOND FLOOR



THIRD FLOOR



Specification

KITCHEN

- Designer fitted kitchen featuring handleless soft close wall and base units by Leicht
- Composite stone work surface with drainer grooves
- Under-mounted stainless steel sink
- Quooker Pro3 Fusion instant boiling water tap
- Integrated refuse containers
- Siemens freestanding washer/dryer (in store cupboard)
- A range of Siemens A rated integrated appliances to include:
 - › fridge/freezer
 - › induction hob with extractor
 - › oven
 - › microwave oven
 - › dishwasher

- 'Airlite*' air purifying and pollution reducing emulsion applied on walls and ceilings
- Contemporary brushed stainless steel ironmongery
- Bespoke oak internal doors

MECHANICAL AND ELECTRICAL FITTINGS

- Underfloor heating throughout
- Electronic programming for heating and hot water systems
- Ladder style heated towel rail to bathroom and en-suite
- Audio/Visual entry phone system
- TV/fm/am & Sky+ (by subscription)
- Telephone point to living area and bedrooms*
- Recessed LED downlights to hall, kitchen, living area and bedrooms
- Feature ceiling lighting in living area*
- Feature stair lighting
- Shaver sockets to bathroom and en-suite
- White powder coated metal sockets and switches in hall, living/ dining area and bedrooms
- Brushed stainless steel sockets in kitchen area
- Integral USB charging ports in living area and master bedroom
- Superfast fibre broadband available (subject to purchaser's contract with provider)
- Smart House Technology - ability to programme light 'scene settings', control heating remotely and wireless audio system

BATHROOM/EN-SUITE

- Contemporary style bath with tiled bath panel and toughened glass screen
- Wash hand basin and WC with soft close seat by Duravit
- Contemporary brassware with chrome mixer taps by VADO
- Thermostatically controlled rain shower
- Separate hand-held shower
- Porcelain wall tiling
- Bespoke integrated underlit mirrored cabinet with light sensor
- Corian or composite stone vanity tops

FLOORING AND FINISHING TOUCHES

- Engineered oak flooring to hall, living, dining and kitchen area, bedrooms and stairs
- Porcelain floor tiling to bathroom and en-suite

EXTERNAL

- Decking to terrace
- Lighting to terrace
- Bin and recycling store

* Where applicable

These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developers accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. August 2017



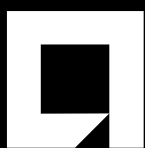
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