

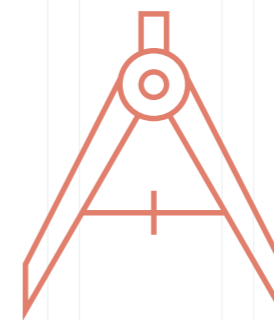
*The details
are not
the details*

*They make
the design*

Charles Eames



“*Elegantly finished, beautifully crafted, perfectly located*”



In the heart of London's South Bank in SE1, Design House offers a lifestyle every bit as impressive as its spacious and superbly designed apartments.

Within walking distance of Borough Market, Bermondsey Street, the South Bank and the City, this collection of 2 and 3-bedroom homes is surrounded by an eclectic array of bars, boutiques, restaurants, galleries and theatres.

It's a neighbourhood where all whims are catered to and expectations exceeded.

While there's so much to enjoy on your doorstep, Design House's proximity to London Bridge and Borough stations also means the whole of London is your playground - from the luxury of Bond Street to the towers of Canary Wharf. For work and pleasure, you couldn't be better placed.



Computer Generated Image

*From street
markets to
Michelin stars,
food is close
to Southwark's
heart* ;

Culture, cocktails & cuisine

LIFE'S DISTINCTLY BETTER IN SE1



▲ Above: all Robot

With its mix of 17th-century pubs, exquisite restaurants, stylish boutiques and cultural icons, nearby Bermondsey Street offers a thoroughly modern twist on a traditional high street.

By day, it's bustling with brunch seeking, art lovers who come from far and wide for its mix of culinary and cultural nourishment – courtesy of eateries such as José, The Garrison and the world-renowned White Cube and the Fashion and Textile Museum.

Then when the sun goes down, the dining becomes more refined and the cocktails start flowing. The Hide Bar and Two One Four Bermondsey are popular spots for mixology fans. Foodies are equally spoilt for choice, with Village East and Casse-Croûte being just two of a multitude of options.



▲ Above: Bianca e Mora ▼ Below: Borough Market, Scotchtails



BOROUGH MARKET

A showcase for the very finest artisanal producers from the UK and further afield, the market's current incarnation has the likes of farmhouse cheese producers, Neal's Yard Dairy, and Spanish food specialist, Brindisa, to thank for its rebirth. On moving into the area's warehouses, they hosted special foodie events which attracted a host of eager customers.

The market saw the potential and the rest is history. Now Borough Market is a bustling hive of culinary goodness. From rare-breed meats, game and fish to simple but flavoursome vegan fare, a world of delights awaits your sampling, thanks to the generous stallholders.

MALTBY STREET MARKET

Smaller and more intimate than Borough Market, Maltby Street Market is Borough's younger, cooler sibling.

Held in LASSCO's architectural salvage yard each weekend, it welcomes a truly eclectic array of traders. You can take your taste buds on a quick world tour of culinary creativity, all while sipping a Little Bird G&T.



▲ LASSCO Bar & Dining

▼ LASSCO Ropewalks



The way to London's heart is definitely through its stomach

*Once the heart of
London's leather
trade, today it's
culture rather than
industry that leads
the way*

Lifestyle & Culture

LIVING IN THE HEART OF SE1

01. F*CKOFFEE An indie coffee shop with more attitude than most, and a real local favourite, thanks to its great baristas and laid-back ambience. **02. BERMONDSEY ARTCLUB** Once a public convenience, now an intimate speakeasy-style den of mixology and good times. **03. KINO BERMONDSEY** Thanks to its intimate setting, eclectic screenings and great café/bar, this 52-seat independent cinema brings the golden age of film back again. **04. THE OTHER ROOM BEER BAR** Just a short walk from The Bermondsey Beer Mile, which is home to many of London's finest breweries, The Other Room serves some of Bermondsey's best ales along with a select range from further afield. **05. WHITE CUBE** Exhibiting the world's best contemporary artists, this renowned Bermondsey Street gallery also has a 60-seat auditorium which hosts a diverse range of films and lectures.





◀ Overleaf: The Globe Theatre ▶ Below: Menier Chocolate Factory



You needn't go far for cultural nourishment

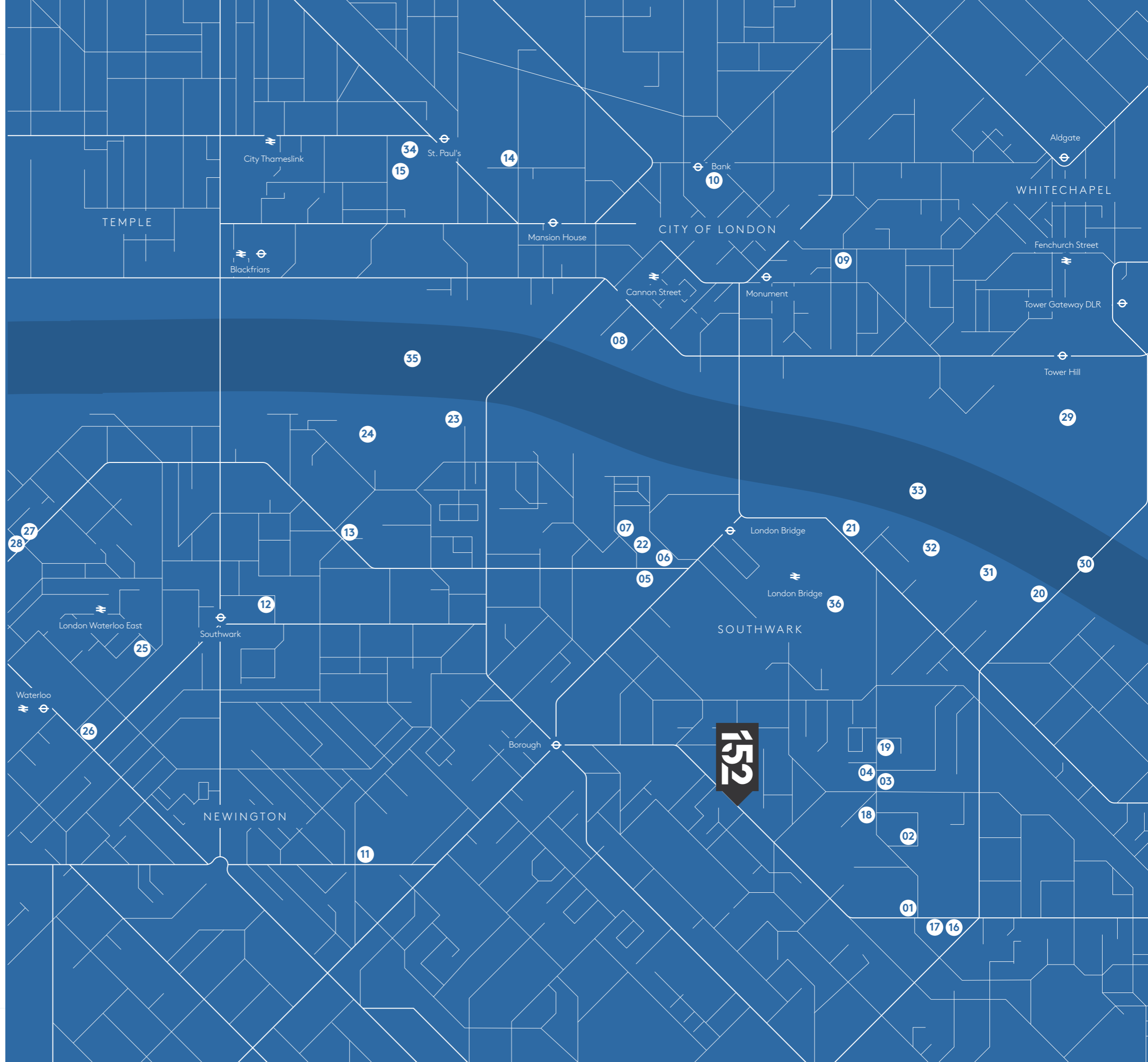
White Cube, one of the world's leading contemporary galleries, is just one of the local galleries and sets the tone for the areas cultural vibrancy.

The Tate Modern is a short walk away, as well as a number of smaller galleries like Cecilia Brunson Projects and Vitrine.

You can also soak up cultural nourishment at the new Bridge Theatre, The Globe Theatre, Menier Chocolate Factory and Kino Bermondsey - a great arthouse cinema.

LOCAL AREA

- 01 214 Bermondsey
- 02 Village East
- 03 Casse-Croûte
- 04 The Woolpack
- 05 The Breakfast Club
- 06 Rabot
- 07 Roast
- 08 The Banker
- 09 Sky Garden
- 10 1 Lombard Street
- 11 Duke of York
- 12 Blackfriars Wine Bar
- 13 The Refinery
- 14 Bread Street Kitchen
- 15 The Happenstance
- 16 Vitrine Gallery
- 17 Kino Bermondsey
- 18 White Cube
- 19 Fashion & Textile Museum
- 20 Bridge Theatre
- 21 Hay's Galleria
- 22 Borough Market
- 23 Shakespeare's Globe
- 24 Tate Modern
- 25 Young Vic Theatre
- 26 Old Vic Theatre
- 27 National Theatre
- 28 Royal festival Hall
- 29 Tower of London
- 30 Tower Bridge
- 31 City Hall
- 32 More London
- 33 HMS Belfast
- 34 St Paul's Cathedral
- 35 Millennium Bridge
- 36 The Shard



5

MINUTES

- Bank
- Old Street
- Waterloo

10

MINUTES

- Bond Street
- Canary Wharf
- Greenwich
- King's Cross St Pancras
- Liverpool Street
- St Paul's

15

MINUTES

- Bethnal Green
- Camden Town
- Charing Cross
- Farringdon
- Leicester Square
- Oxford Circus
- Victoria

20

MINUTES

- Clapham Junction
- London City Airport
- Stratford
- High Street Kensington
- Knightsbridge
- Paddington

45

MINUTES

- Gatwick Airport
- Heathrow Airport
- Luton Airport

60

MINUTES OR MORE

- Stanstead Airport
- Brighton

From London Bridge - the most convenient station in London

LIFE'S DISTINCTLY BETTER IN SE1

SPECIFICATION

KITCHEN

- Designer fitted kitchen featuring handleless soft closing wall and base units by Leicht
- Composite stone work surface with drainer grooves
- Ceramic tiled splashback
- Under-mounted stainless steel sink
- Extractor hood
- Quooker Pro 3 Flex instant boiling water tap
- Integrated refuse containers
- Siemens freestanding washer/dryer (in store cupboard)
- A range of A rated integrated appliances by Siemens to include:
 - fridge/freezer
 - induction hob with integrated extractor
 - oven
 - microwave oven
 - dishwasher

- Contemporary brassware with chrome mixer taps by VADO
- Thermostatically controlled rain shower in en-suites and separate hand shower
- Bespoke integrated underlit mirrored cabinet with light sensor

FLOORING AND FINISHING TOUCHES

- Engineered oak flooring to hallways, living and kitchen areas
- Carpet to all bedrooms
- Porcelain floor tiling to bathrooms and en-suites
- Tiled feature walls to bathrooms and en-suites
- Matt emulsion painted walls and ceilings
- Contemporary brushed stainless steel ironmongery
- Bespoke internal doors

- Video entry phone system
- Telephone point to living area and bedrooms*
- Under cupboard LED lighting in Kitchen
- Recessed LED downlights to hallways, kitchens, living areas and bedrooms
- Feature ceiling lighting in living areas*
- Brushed stainless steel sockets and switches
- Shaver sockets to bathrooms and en-suites
- Integral USB charging ports in living area and master bedroom
- TV/fm/am and Sky+/Sky Q (by subscription)

EXTERNAL

- Decking to terraces
- Lighting to terraces
- Bin and recycling store
- Secure internal bike storage

* Where applicable

BATHROOMS/EN-SUITES

- Contemporary style bath with tiled bath panel and toughened glass screen
- Wash hand basin and WC with soft close seat by Duravit

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

“
A superb concept made a stunning reality
”

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. Sept 2018



Computer Generated Image



Computer Generated Image

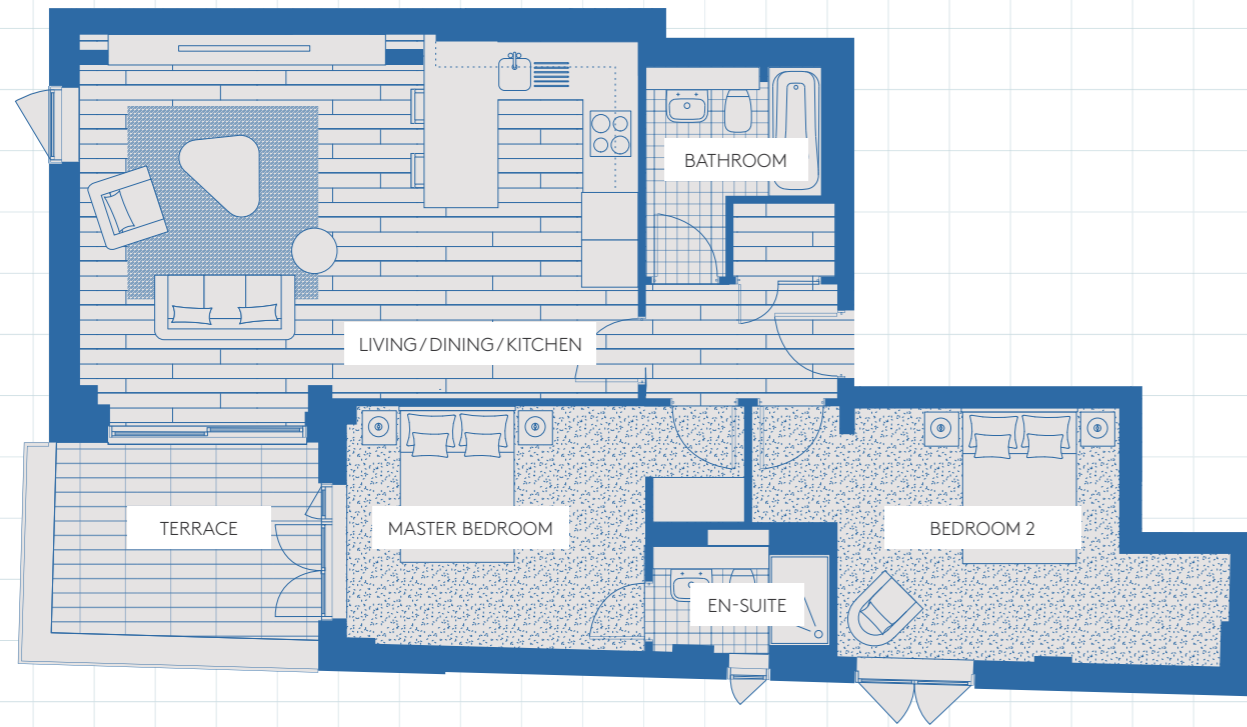
*Design is not just
what it looks like
and feels like.*

**Design is how
it works**”

STEVE JOBS

UNIT 1

2 Bed Apartment



| Room | Maximum Dimensions | |
|-----------------------|------------------------|--------------------------|
| Living/Dining/Kitchen | 7.36 x 4.88m | |
| Master Bedroom | 5.24 x 3.23m | |
| Bedroom 2 | 5.04 x 3.27m | |
| Total Area | 82m² | 899ft² |

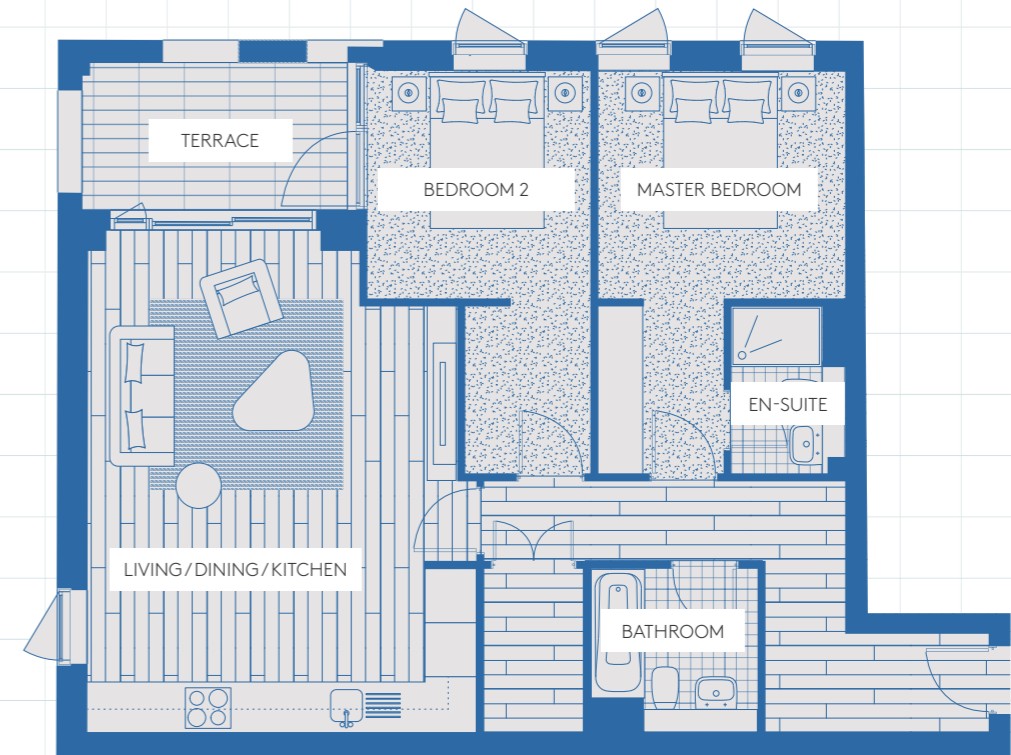
FLOOR 2



All dimensions taken from the widest point. The floor area dimensions quoted are given in good faith before detailed design and construction has commenced. All dimensions are to studwork and blockwork. They are not intended to be used for carpet sizes, appliance spaces or furniture layouts. Purchasers are strongly recommended to confirm all measurements for themselves.

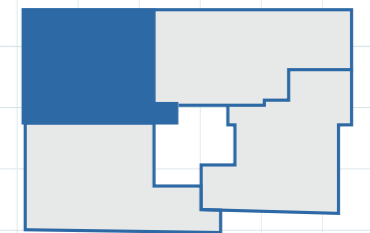
UNIT 2

2 Bed Apartment



| Room | Maximum Dimensions | |
|-----------------------|--------------------------|--------------------------|
| Living/Dining/Kitchen | 5.13 x 6.62m | |
| Master Bedroom | 3.26 x 5.30m | |
| Bedroom 2 | 2.94 x 5.30m | |
| Total Area | 80.3m² | 864ft² |

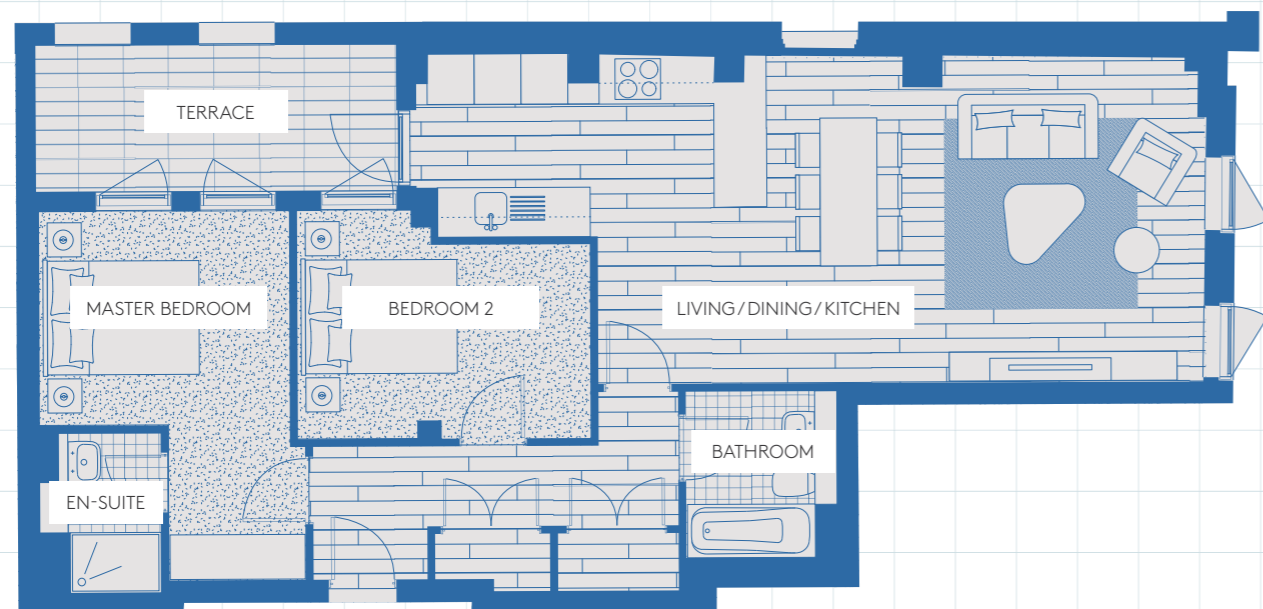
FLOOR 2



All dimensions taken from the widest point. The floor area dimensions quoted are given in good faith before detailed design and construction has commenced. All dimensions are to studwork and blockwork. They are not intended to be used for carpet sizes, appliance spaces or furniture layouts. Purchasers are strongly recommended to confirm all measurements for themselves.

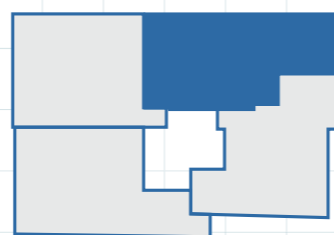
UNIT 3

2 Bed Apartment



| Room | Maximum Dimensions | |
|-----------------------|--------------------------|--------------------------|
| Living/Dining/Kitchen | 10.16 x 4.34m | |
| Master Bedroom | 3.30 x 4.86m | |
| Bedroom 2 | 3.86 x 3.00m | |
| Total Area | 81.4m² | 876ft² |

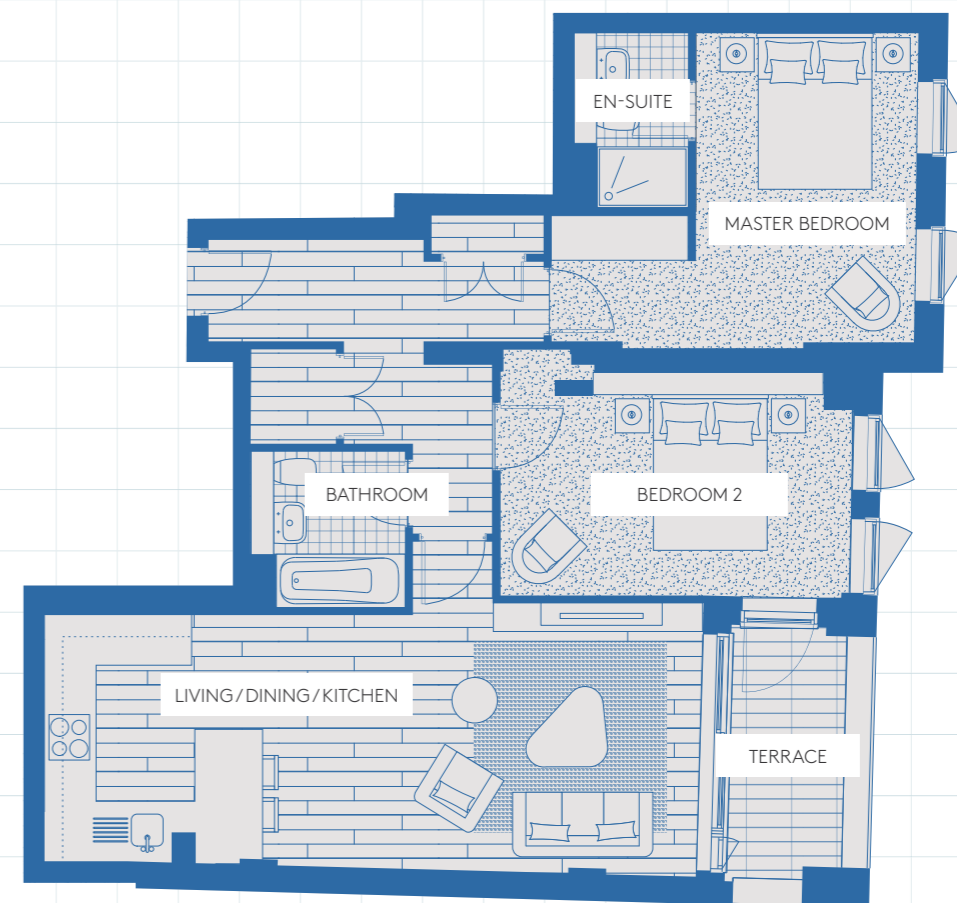
FLOOR 2



All dimensions taken from the widest point. The floor area dimensions quoted are given in good faith before detailed design and construction has commenced. All dimensions are to studwork and blockwork. They are not intended to be used for carpet sizes, appliance spaces or furniture layouts. Purchasers are strongly recommended to confirm all measurements for themselves.

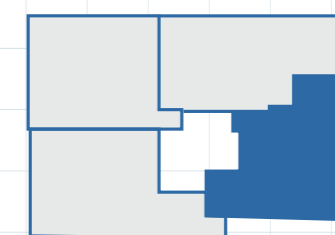
UNIT 4

2 Bed Apartment



| Room | Maximum Dimensions | |
|-----------------------|--------------------------|--------------------------|
| Living/Dining/Kitchen | 8.70 x 3.60m | |
| Master Bedroom | 4.78 x 4.16m | |
| Bedroom 2 | 4.50 x 3.07m | |
| Total Area | 81.9m² | 889ft² |

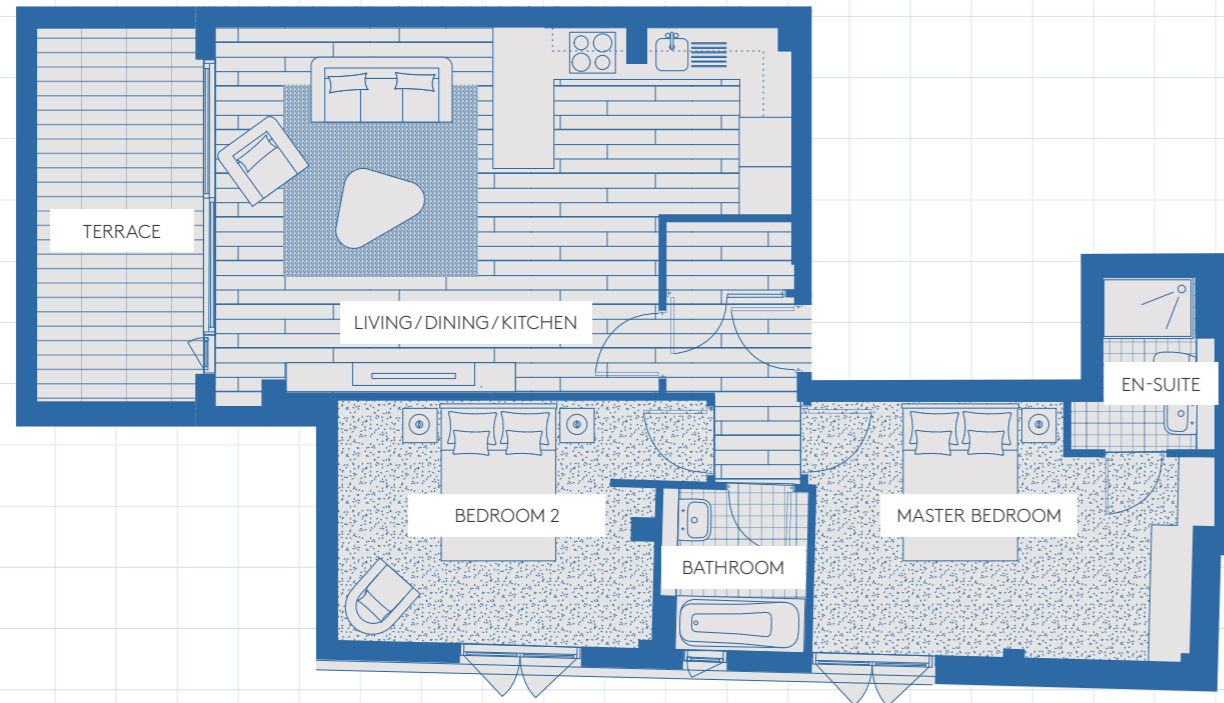
FLOOR 2



All dimensions taken from the widest point. The floor area dimensions quoted are given in good faith before detailed design and construction has commenced. All dimensions are to studwork and blockwork. They are not intended to be used for carpet sizes, appliance spaces or furniture layouts. Purchasers are strongly recommended to confirm all measurements for themselves.

UNIT 5

2 Bed Apartment



| Room | Maximum Dimensions | |
|-----------------------|--------------------------|--------------------------|
| Living/Dining/Kitchen | 7.54 x 4.97m | |
| Master Bedroom | 5.29 x 3.37m | |
| Bedroom 2 | 4.69 x 3.24m | |
| Total Area | 75.9m² | 817ft² |

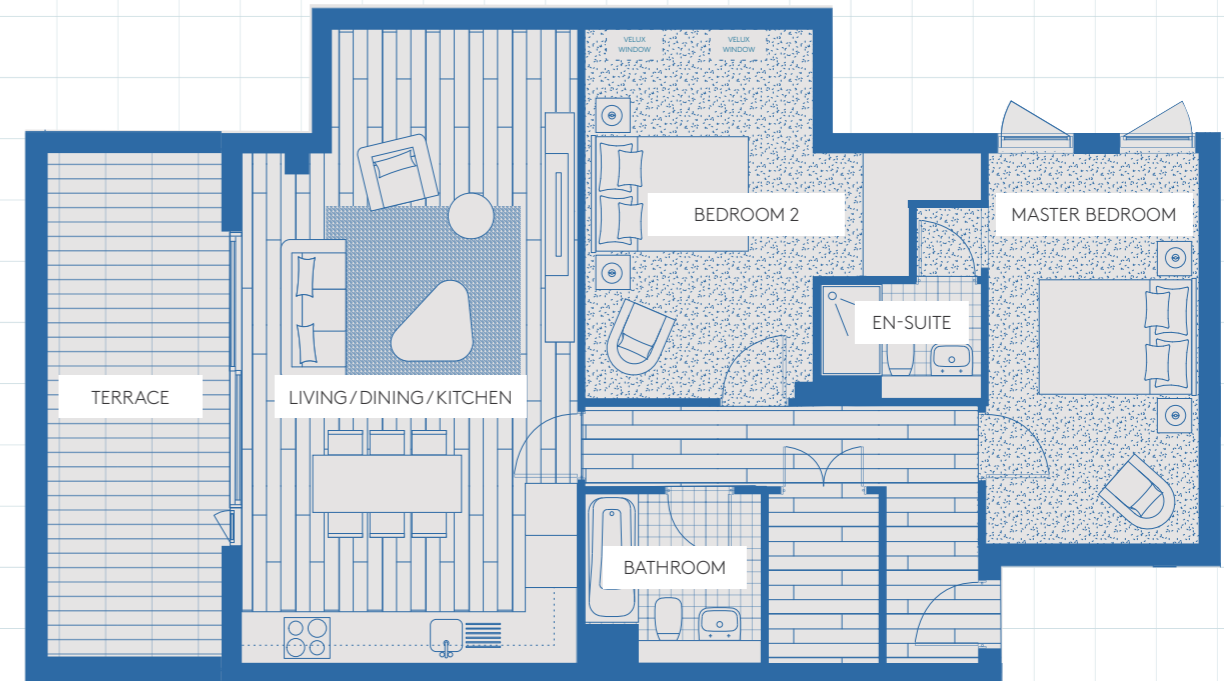
FLOOR 3



All dimensions taken from the widest point. The floor area dimensions quoted are given in good faith before detailed design and construction has commenced. All dimensions are to studwork and blockwork. They are not intended to be used for carpet sizes, appliance spaces or furniture layouts. Purchasers are strongly recommended to confirm all measurements for themselves.

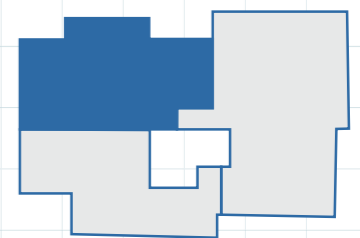
UNIT 6

2 Bed Apartment



| Room | Maximum Dimensions | |
|-----------------------|--------------------------|--------------------------|
| Living/Dining/Kitchen | 4.40 x 8.16m | |
| Master Bedroom | 2.79 x 5.11m | |
| Bedroom 2 | 2.98 x 4.69m | |
| Total Area | 88.0m² | 947ft² |

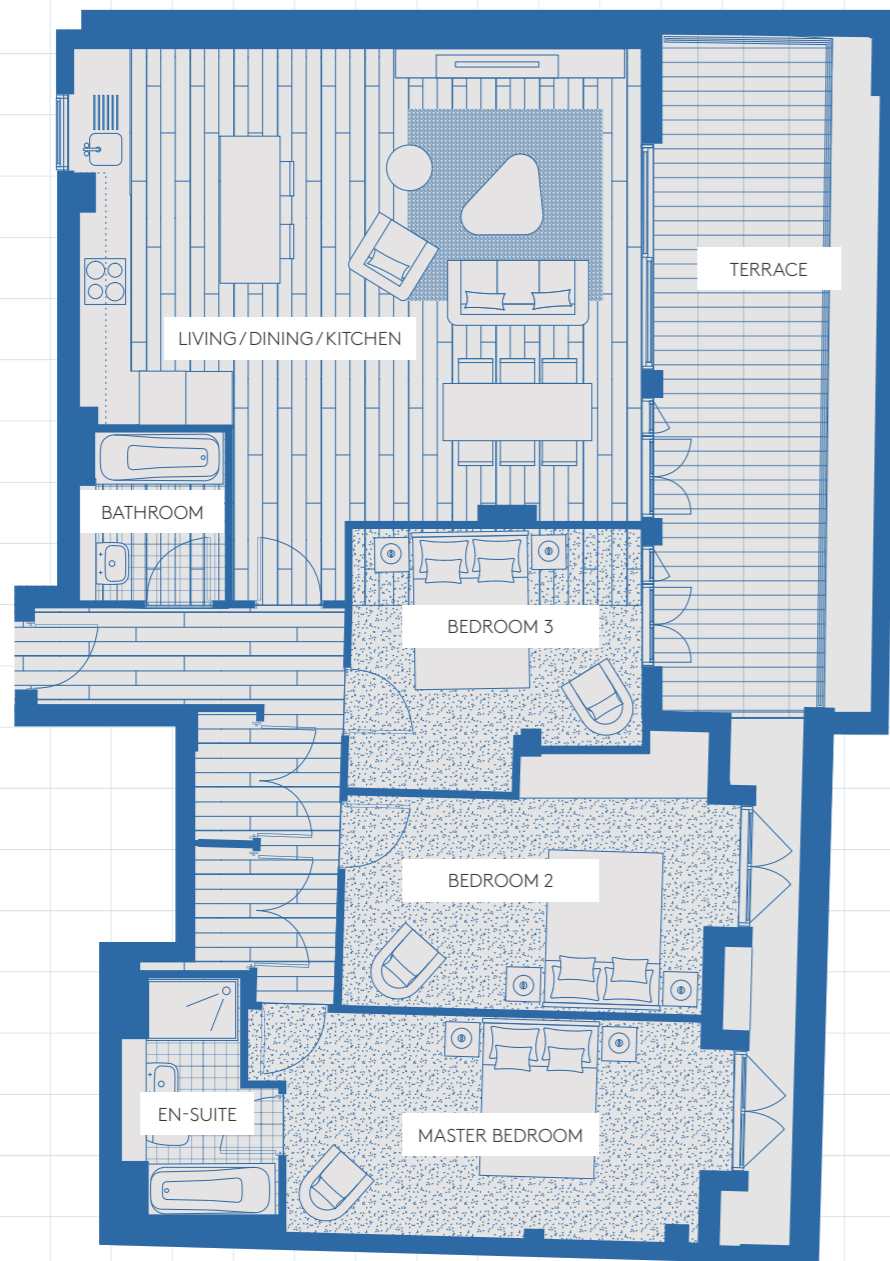
FLOOR 3



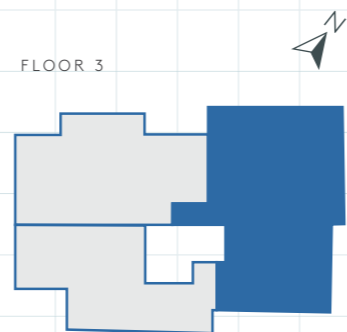
All dimensions taken from the widest point. The floor area dimensions quoted are given in good faith before detailed design and construction has commenced. All dimensions are to studwork and blockwork. They are not intended to be used for carpet sizes, appliance spaces or furniture layouts. Purchasers are strongly recommended to confirm all measurements for themselves.

UNIT 7

3 Bed Apartment



| Room | Maximum Dimensions | |
|-----------------------|---------------------------|---------------------------|
| Living/Dining/Kitchen | 7.45 x 7.23m | |
| Master Bedroom | 5.90 x 2.90m | |
| Bedroom 2 | 5.17 x 3.70m | |
| Bedroom 3 | 3.86 x 3.44m | |
| Total Area | 114.1m² | 1228ft² |



All dimensions taken from the widest point. The floor area dimensions quoted are given in good faith before detailed design and construction has commenced. All dimensions are to studwork and blockwork. They are not intended to be used for carpet sizes, appliance spaces or furniture layouts. Purchasers are strongly recommended to confirm all measurements for themselves.

For over 20 years, Acorn has been creating award-winning residential developments that set the bar for luxury living

Newspaper House, SE1



Having played a key role in the regeneration of the South Bank, in particular the Bermondsey Street area, we're well versed in creating exciting, innovatively designed abodes whilst respecting the existing environment. Each of our

Trilogy, SE1



developments is unique, tailored to the specific needs of our buyers. They all however share our dedication to delivering the very best possible final product and continually improving ethical, social, environmental and economic standards.

Coming Soon: Visit our marketing suite at 153 Tower Bridge Road SE1



020 7620 1500

www.galliardhomes.com



www.acornpropertygroup.org

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 developer 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. September 2018

ADHESIVE
PAGE