



NEWHAM'S YARD

153 TOWER BRIDGE ROAD LONDON SE1

Newham's Yard is the phased off plan release of 29 highly specified apartments located less than 10 minutes walk of Tower Bridge & London Bridge transport interchange.



Computer generated image of development, viewed from Newham's Row.

The overall development will be a major new mixed use landmark courtyard scheme comprising residential, restaurants, offices, an independently operated gymnasium, an apart hotel and new public realm.



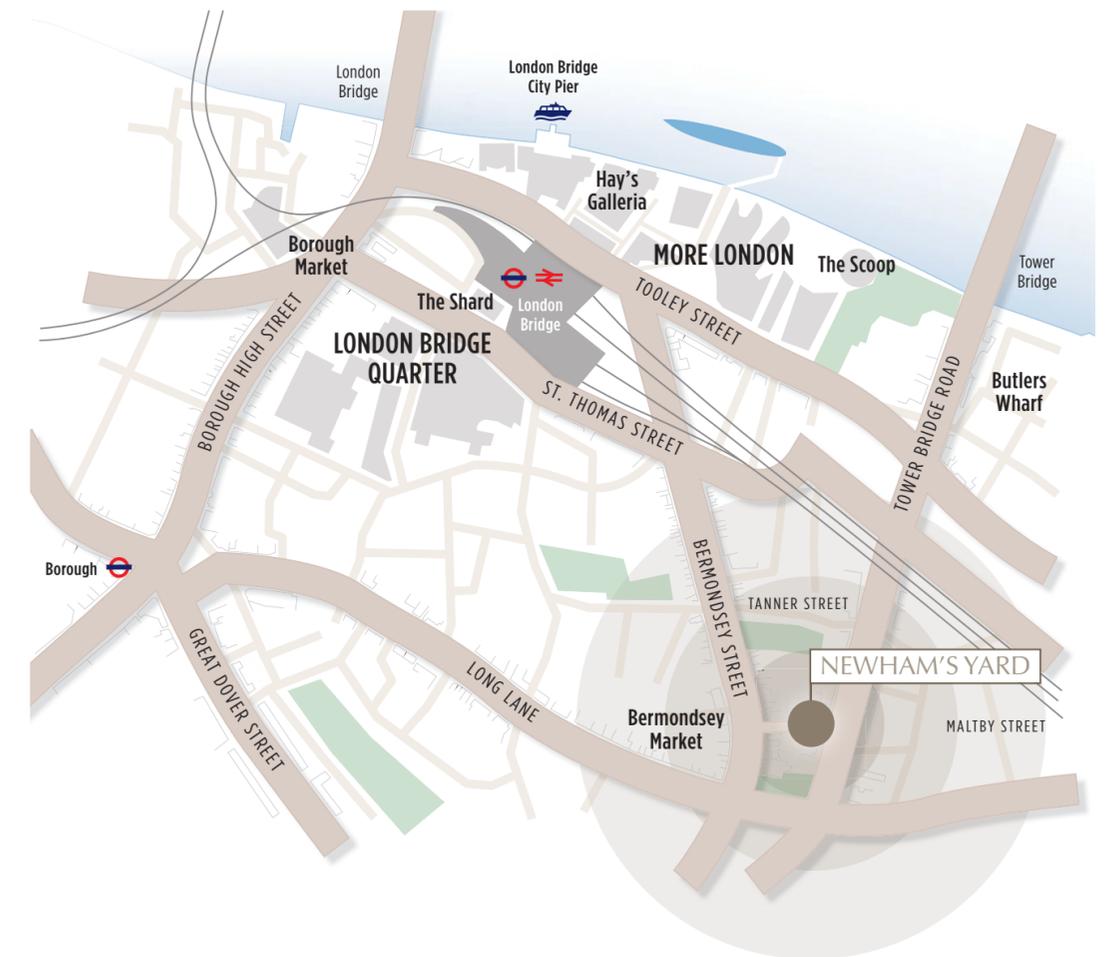


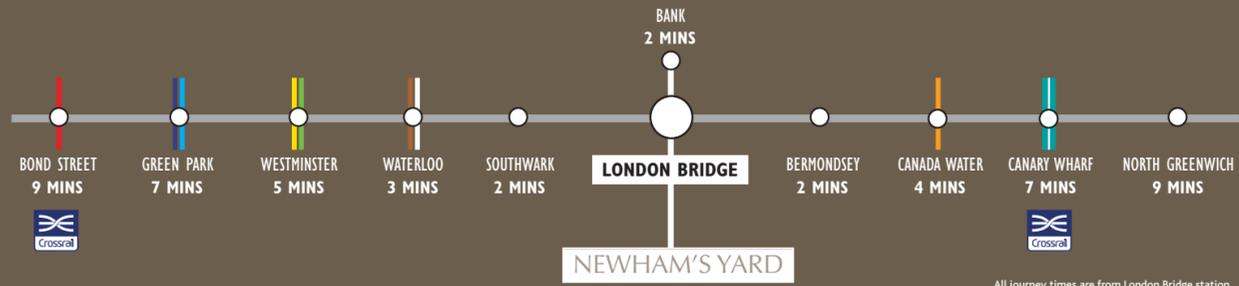
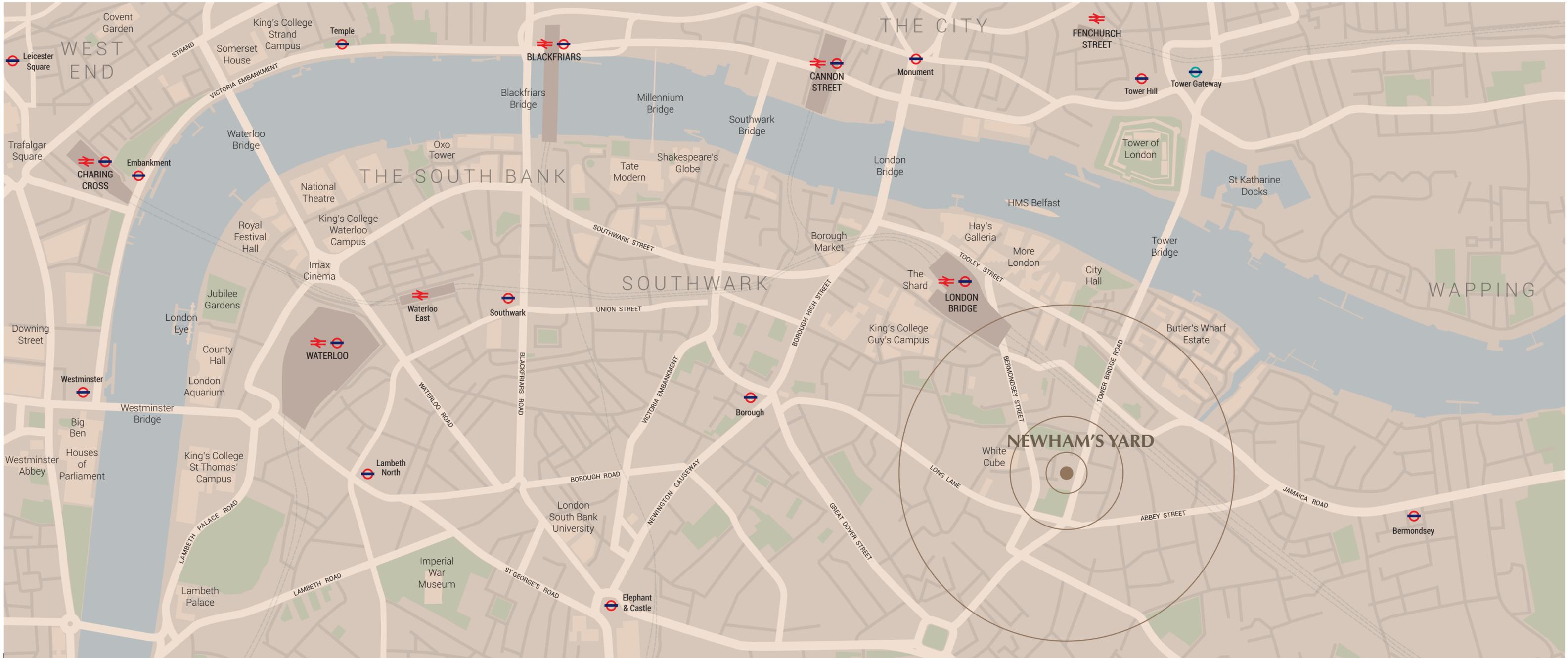
Newham's Yard is nestled within a singularly unique and niche pocket of London's South Bank which is dominated by the atmospheric charm and artisan culture of Bermondsey Street.

Bermondsey Street

A cosmopolitan showcase on your doorstep

The apartments at Newham's Yard are located within a few minutes walk of this haven of chic boutiques, al-fresco bars and gastro eateries that nestle alongside quirky curio shops, converted warehouses and the famed Bermondsey Antiques Market situated in Bermondsey Square - officially coveted as 'London's best public space'.



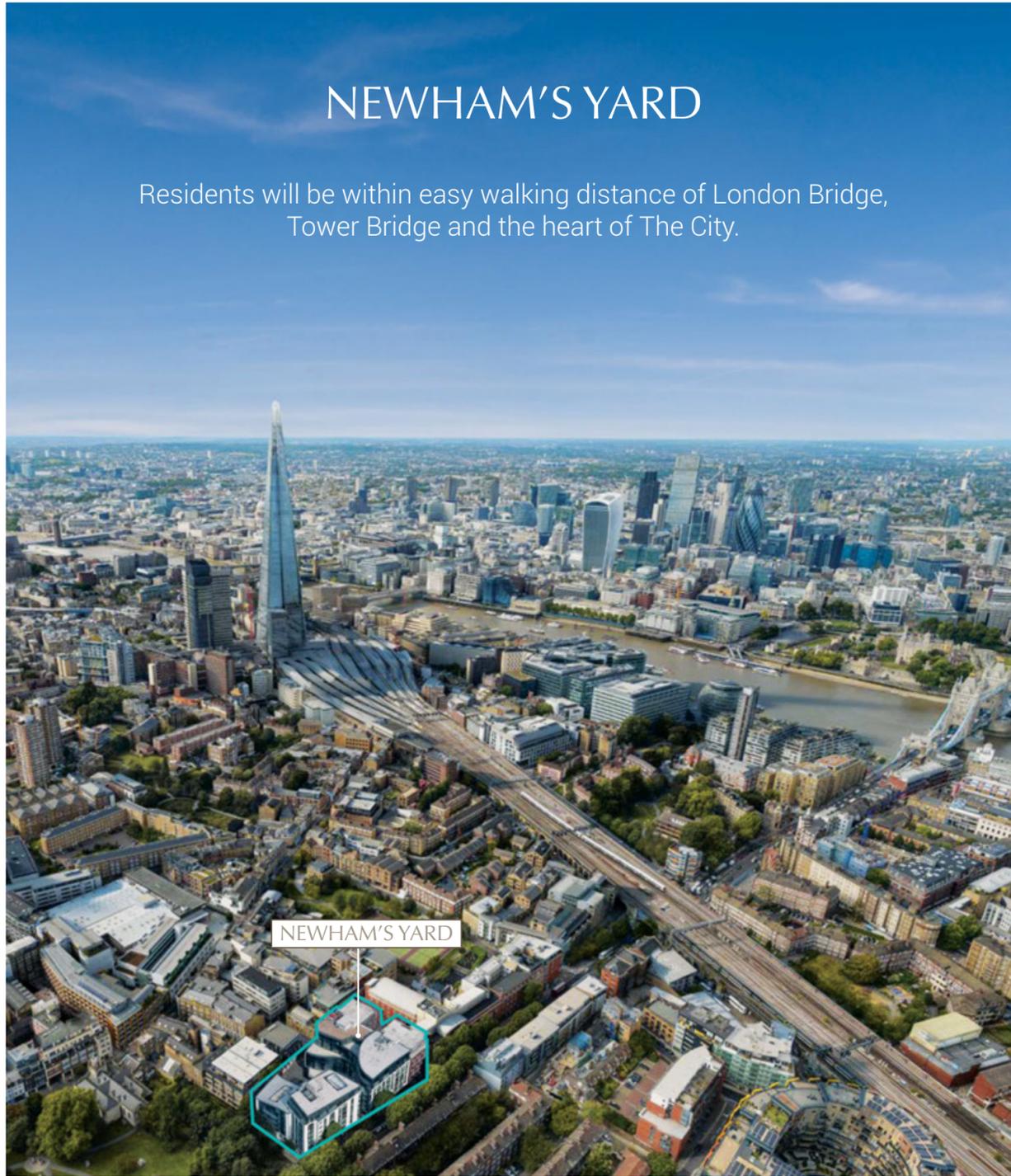


All journey times are from London Bridge station, taken from www.tfl.gov.uk. Times may vary.

London Bridge - the fourth largest transport hub in the Capital, will provide residents at Newham's Yard with fast and direct connections across the West End, The City and Canary Wharf - in turn providing access to the DLR and forthcoming Elizabeth Line services.

NEWHAM'S YARD

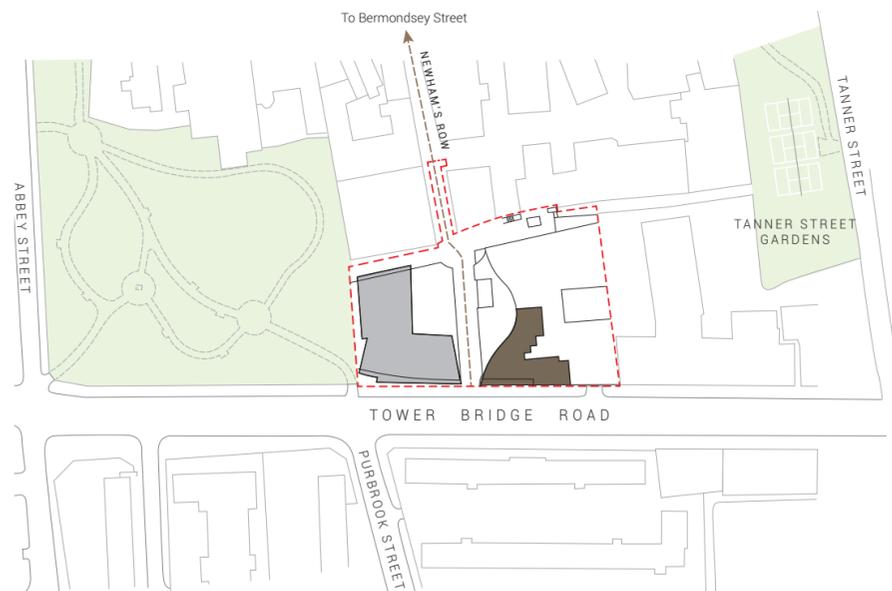
Residents will be within easy walking distance of London Bridge, Tower Bridge and the heart of The City.



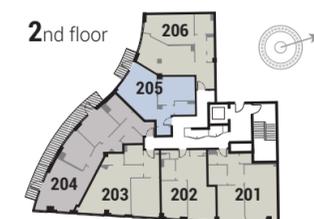
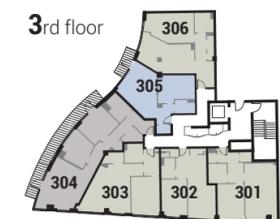
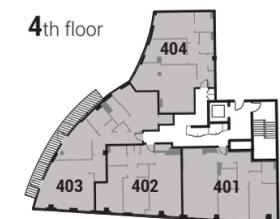
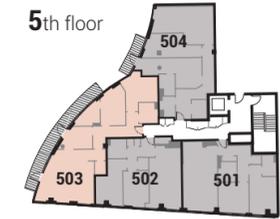
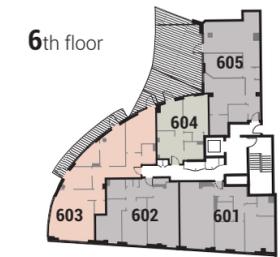
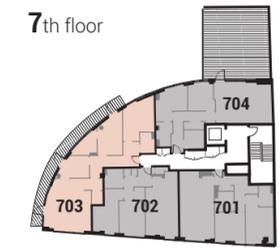
Computer generated image of development, viewed from Newham's Row.



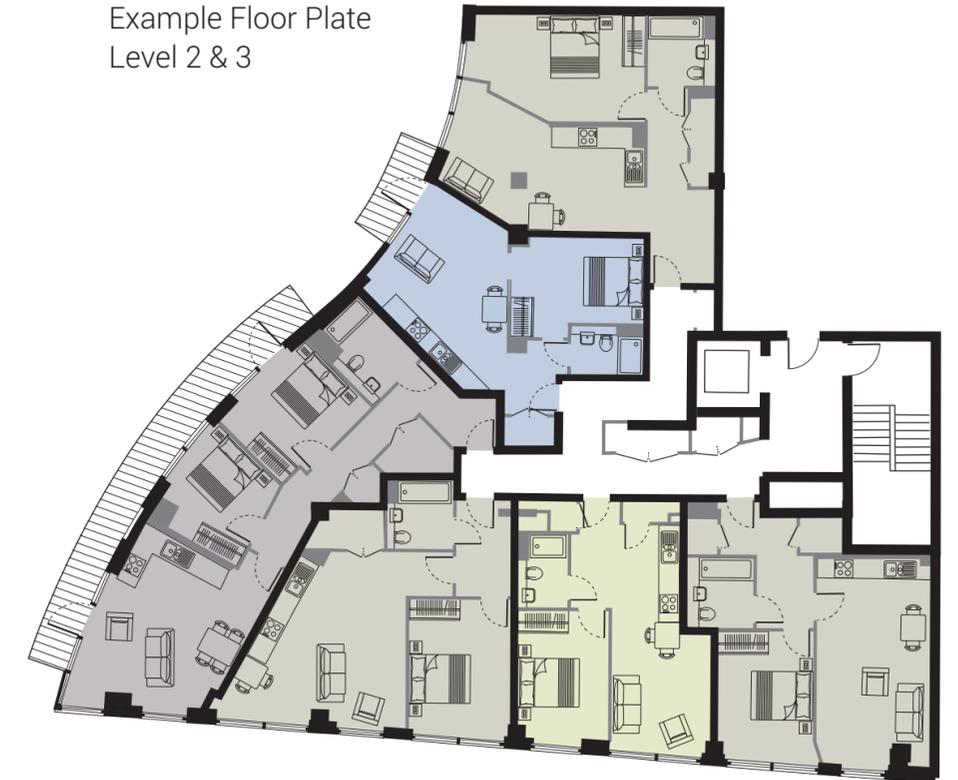
Computer generated image viewed from Tower Bridge Road.



Residents of Newham's Yard will have direct pedestrianised access to Bermondsey Street via Newham's Row, while also being a stones throw from the tranquil green oasis of St Mary Magdalen gardens.



- Studio apartment
- 1 bed apartment
- 2 bed apartment
- 2/3 bed apartment



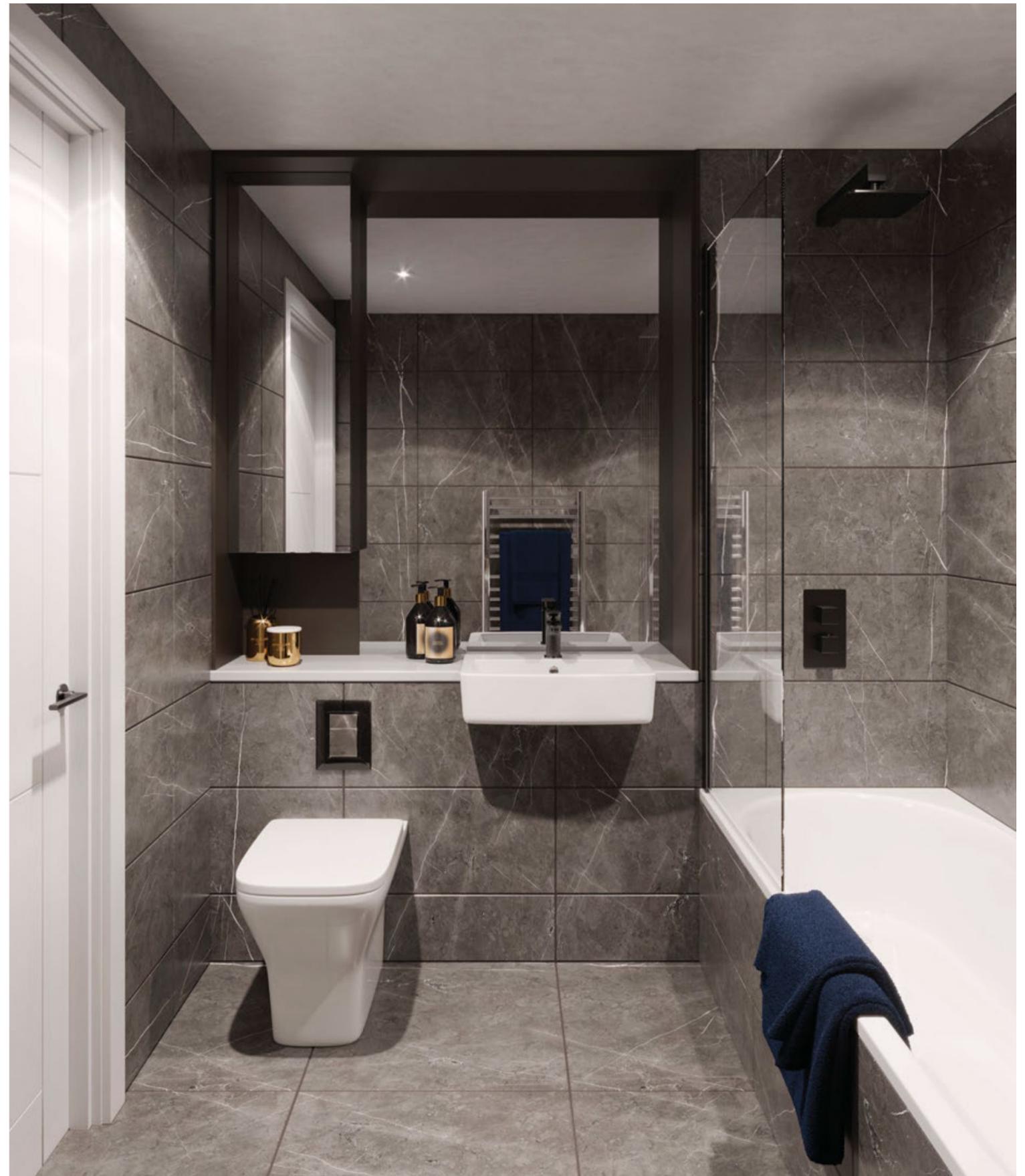
Apartment features include:

- Balcony or terrace to selected apartments.
- Amico walnut plank flooring throughout living areas and bedrooms.
- Large format Valentino Elegance wall and floor tiling to bathrooms.
- Designer kitchens with graphite base units and white mountain larch wall units.
- Sonos Play One multi-room speaker technology with Sonos Play Bar.
- Black track feature spot lighting system in principal living areas and bedrooms.
- Black skirting, ironmongery and sanitary ware.
- Living room and all bedroom sockets Sky Q enabled (subject to subscription)



The following interior images are computer generated and show two bedroom apartment 704.





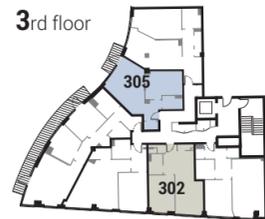


Master bedroom.



Bedroom two.





Studio apartment

205 305

Internal	38.6 sq M	415 sq FT
External	3.8 sq M	41 sq FT



1 bedroom apartment

202 302

Internal	39.7 sq M	427 sq FT
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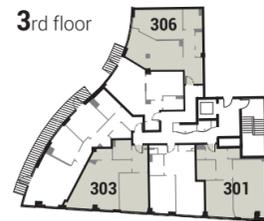
1 bedroom apartment

604

Internal	36.6 sq M	394 sq FT
External	12.6 sq M	135 sq FT

Studio & 1 bedroom apartments

Apartment layouts shown are intended to be correct, but are subject to architectural finalisation, precise details may vary. Total areas are accurate to within 5%.



1 bedroom apartment
203 303

Internal	51.3 sq.M	551 sq.FT
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1 bedroom apartments

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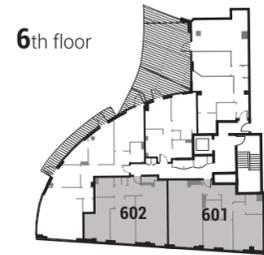
1 bedroom apartment
201 301

Internal	48.1 sq.M	518 sq.FT
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1 bedroom apartment
206 306

Internal	52.6 sq.M	566 sq.FT
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2 bedroom apartment

404

Internal 71.0 SQ M 764 SQ FT

2 bedroom apartments

Apartment layouts shown are intended to be correct, but are subject to architectural finalisation, precise details may vary. Total areas are accurate to within 5%.



2 bedroom apartment

402 Internal 63.2 SQ M 680 SQ FT

502 Internal 63.2 SQ M 680 SQ FT

602 Internal 61.2 SQ M 659 SQ FT

702 Internal 61.2 SQ M 659 SQ FT



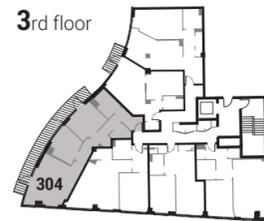
2 bedroom apartment

401 Internal 73.2 SQ M 788 SQ FT

501 Internal 73.4 SQ M 790 SQ FT

601 Internal 73.3 SQ M 789 SQ FT

701 Internal 71.8 SQ M 773 SQ FT



2 bedroom apartment
504

Internal	79.4 sq M	855 sq FT
External	4.6 sq M	49 sq FT

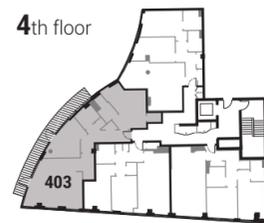
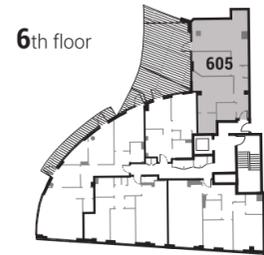


2 bedroom apartment
204 304

Internal	66.8 sq M	719 sq FT
External	14.8 sq M	159 sq FT

2 bedroom apartments

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2 bedroom apartment
605

Internal	71.8 sq M	773 sq FT
External	32.4 sq M	349 sq FT

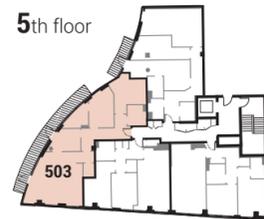


2 bedroom apartment
403

Internal	85.5 sq M	920 sq FT
External	14.8 sq M	159 sq FT

2 bedroom apartments

Apartment layouts shown are intended to be correct, but are subject to architectural finalisation, precise details may vary. Total areas are accurate to within 5%.



2 bedroom apartment

704

Internal	67.0 sq M	721 sq FT
External	54.3 sq M	584 sq FT



2/3 bedroom apartment

503

Internal	87.0 sq M	936 sq FT
External	14.8 sq M	159.3 sq FT

2 & 2/3 bedroom apartments

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2/3 bedroom apartments

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Specification

General

- Walls in soft pebble grey emulsion finish.
- Ceilings in brilliant white matt finish.
- Satin white door linings and architraves.
- Black skirting.
- Internal doors in satin white lacquer finish with ladder detail.
- Gun metal grey or black steel door furniture.
- Amtico walnut plank flooring throughout principal living areas and bedrooms.
- Gun metal grey or black brushed switch and socket plates.
- Black track spot lighting system in principal living areas and bedrooms.
- Recessed LED downlighting with white bezels in bathrooms and cloakrooms.
- 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).
- Thermostatically controlled central heating via graphite grey flat panel radiators.
- Double glazing throughout.
- 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.

Kitchens

- Designer kitchens with graphite base units and white mountain larch wall units.
- Stone worktops with smoke grey glass splashback to underside of wall units.
- LED underlighting to all units.
- Stainless steel bowl and half undermounted sink with black monobloc mixer tap.
- Washer/dryer (free standing if within services cupboard).
- Fully integrated electric appliances to include:
 - Single low level oven
 - 4 ring ceramic hob
 - Re-circulating cooker hood
 - Fridge/freezer
 - Microwave
 - Standard dishwasher (slimline in studios and 1 bed apartments)
- Centralised appliance isolator switch panel.

Bathroom/Shower Room

- Large format Valentino Elegance wall and floor tiling to bathrooms.
- Electrical mat underfloor warming.
- Grey timber laminate and mirrored recessed bathroom cabinet with feature lighting.
- White bathroom suite with shower tray or steel bath as appropriate.
- Coloured glass bath panel.
- Square profile semi-recessed basin.
- Gun metal grey or black brassware including monobloc mixer tap, thermostatic bath filler/shower mixer.

- Gun metal grey or black shower head over bath and in shower enclosure with low level hose, hand set and concealed plumbing.
- Chrome thermostatic electric heated towel rail.
- Clear glass frameless bath screen/shower enclosure.
- Shaver socket.
- Thermostatically controlled and pressurised hot and cold water.

Bedrooms

- Fully fitted floor to ceiling wardrobe with part mirrored white matt finish doors to each bedroom.
- Telephone extension sockets to each bedroom.

Security

- Video entry system to each apartment.

Communal Areas

- Interior designed double height reception foyer.
- Private residents lifts serving each apartment level.



NEWHAM'S YARD

153 TOWER BRIDGE ROAD LONDON SE1

Sales & Marketing Suite

153 Tower Bridge Road,
London SE1 3JE

0203 146 4520

galliarhomes.com


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Homes

