

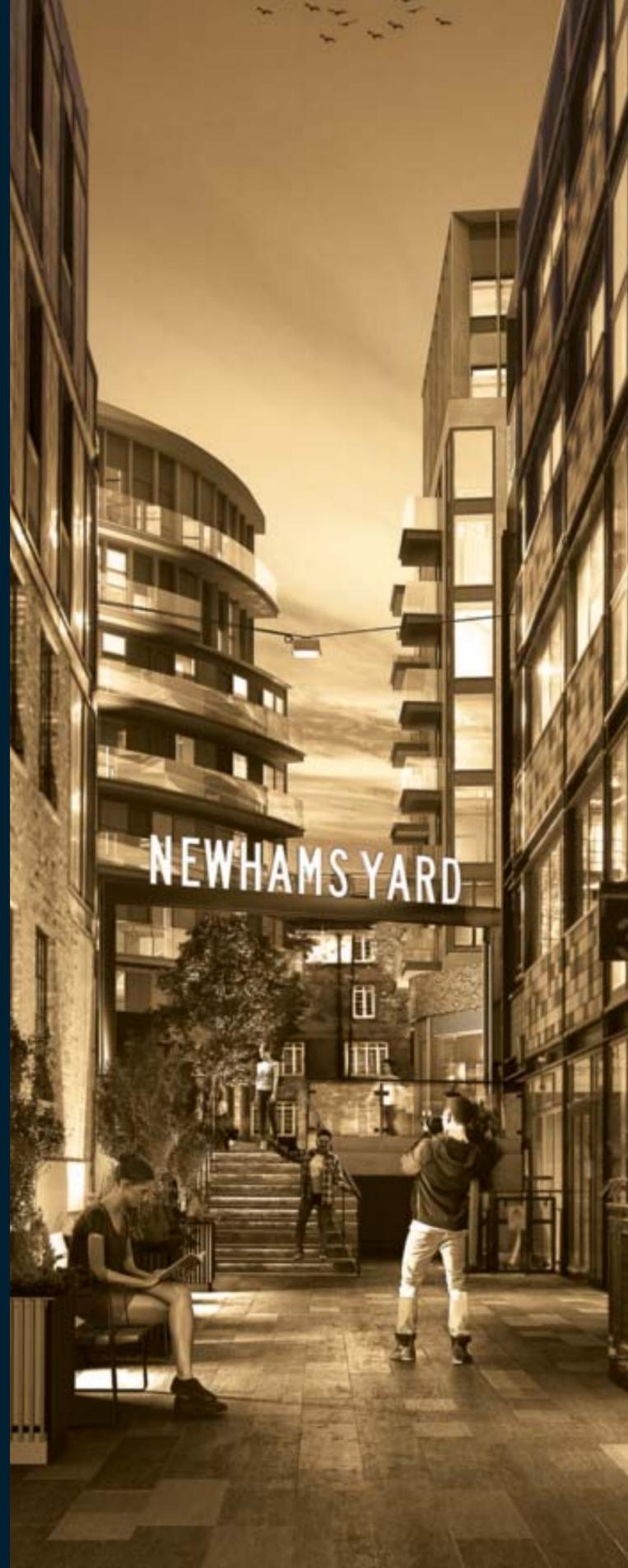


Newham's
yard | SOUTH

151 TOWER BRIDGE ROAD
LONDON SE1

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151 TOWER BRIDGE ROAD



NEWHAM'S YARD

The gateway to luxurious living
&
the gateway to the City



Visionary, vibrant & cosmopolitan

NEWHAM'S YARD WILL BE A NEW DESTINATION ON LONDON'S SOUTH BANK

Location OVERVIEW



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.

A joint development by
Galliard Homes **ACORN**

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The Capital
ON YOUR DOORSTEP

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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.

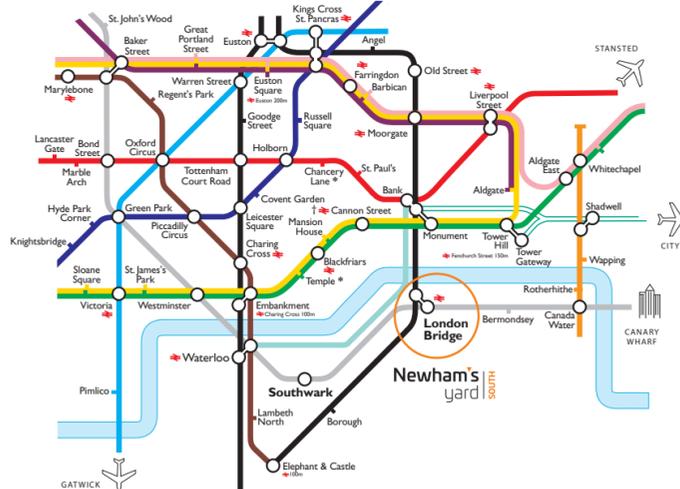
 **Crossrail Canary Wharf**

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

 **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





Covent Garden Savoy Hotel Royal Opera House The West End Regent's Park Tate Modern Bermondsey Street Borough Market King's College Guy's Campus **The Shard & Shangri-la Hotel** London Bridge More London City Hall The City & Square Mile Liverpool Street Tower of London Tower Bridge Butlers Wharf



The South Bank
A SHOWCASE DISTRICT

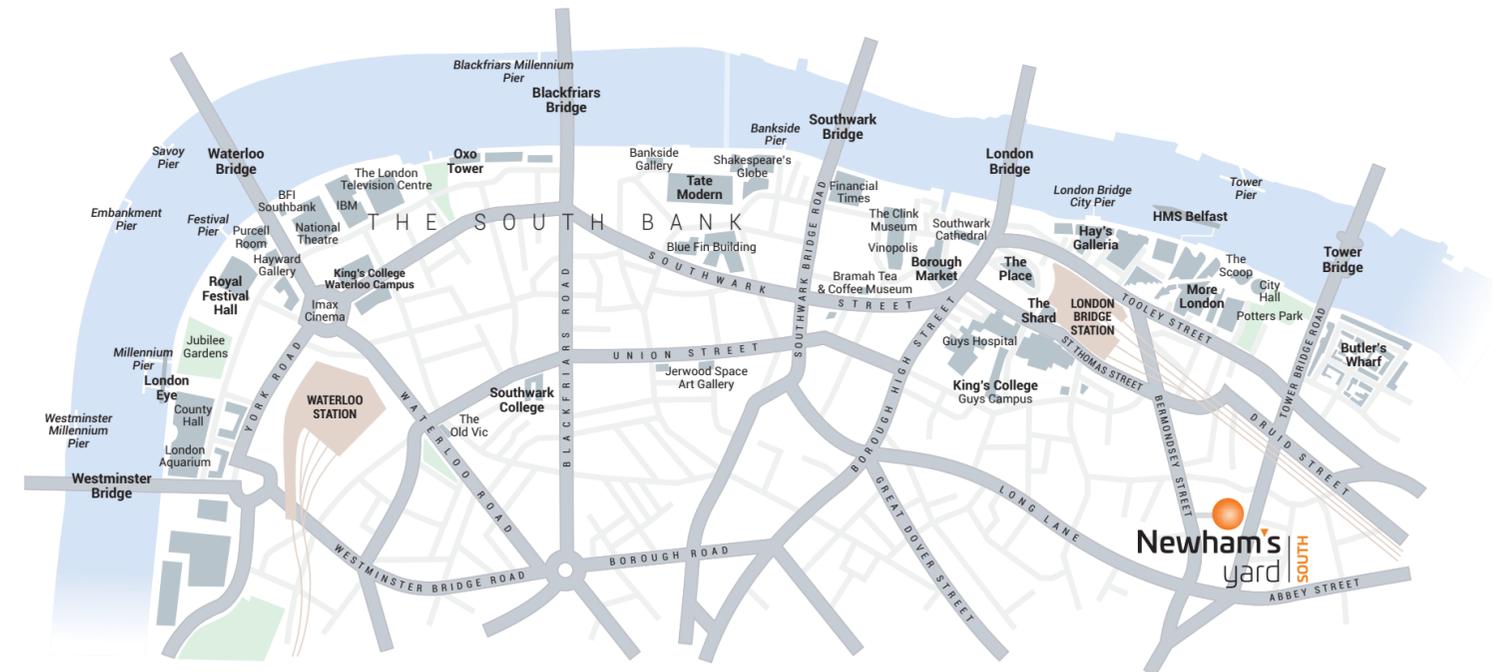
3 minutes by tube from
Europe's largest centre for the Arts

AND A FABULOUS ARRAY OF RESTAURANTS & CULTURAL LANDMARKS

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.



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Bermondsey Street

Newham's Row

Tanner Street Gardens

St Mary Magdalen Gardens

Newham's Yard South

Tower Bridge Road

Bermondsey Street – pop to the local

LONDON'S MOST CELEBRATED ARTISAN QUARTER



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'



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A green, serene oasis
2 minutes walk from the apartments



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.



London.
A city of world class
culture, commerce,
heritage & academia.





Dynamic by design
NEWHAM'S YARD – THE APARTMENTS

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St Mary Magdalen Gardens viewed from south facing apartments

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.

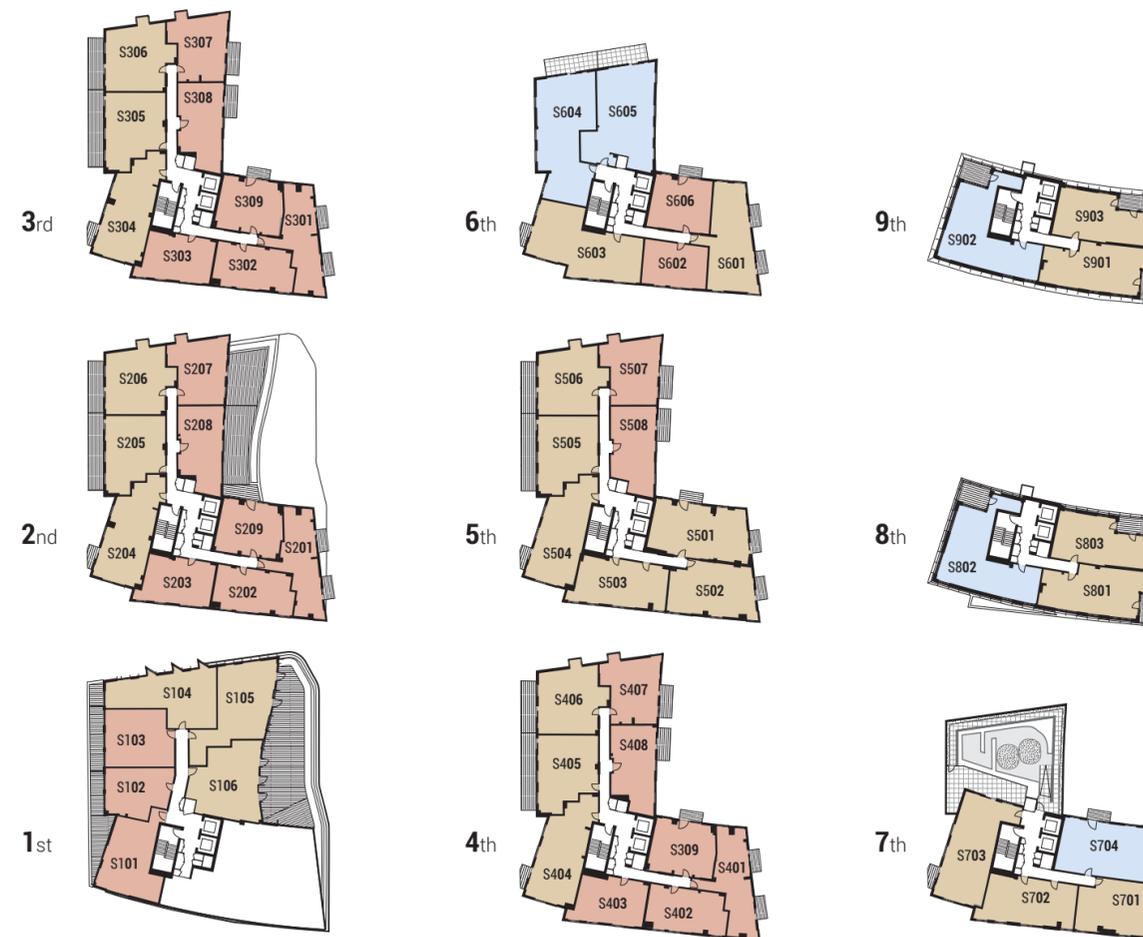


Innovation AT EVERY LEVEL

- ▼ 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.



- ▼ Selected 2 & 3 bedroom apartments will feature coffered ceilings to living/dining area and bedrooms.
- ▼ 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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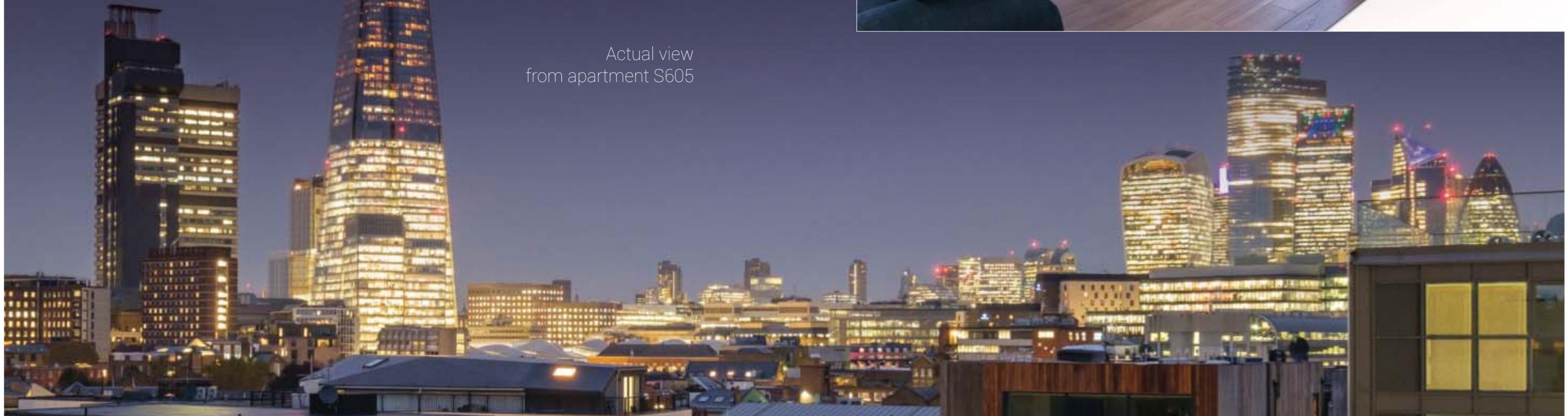
The following interior images are of apartment 605 and are computer generated, precise details and finishes may vary.



Dramatic space

upper level apartments
will enjoy
spectacular views
from dawn to dusk

Actual view
from apartment S605





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

LEVELS 1-9



No.	Type	Internal Area		Balcony/Terrace	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
S101	1 Bed	63.4	682	13.2	142
S102	1 Bed	46.8	504	8.7	94
S103	1 Bed	59.1	636	13.1	141
S104	2 Bed	73.4	790	4.5	48
S105	2 Bed	78.3	843	33.4	359
S106	2 Bed	74.1	798	47.4	510



1st floor level



No.	Type	Internal Area		Balcony/Terrace	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
S201	1 Bed	56.3	606	6.8	73
S202	1 Bed	52.9	569	-	-
S203	1 Bed	50.6	545	-	-
S204	2 Bed	74.3	800	2.6	28
S205	2 Bed	63.7	686	18.8	202
S206	2 Bed	65.4	704	12.6	135
S207	1 Bed	54.0	581	29.9	322
S208	1 Bed	56.3	606	32.4	348
S209	1 Bed	52.8	568	7.7	83



2nd floor level

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



No.	Type	Internal Area		Balcony/Terrace	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
S301	1 Bed	56.0	603	6.8	73
S302	1 Bed	52.9	569	-	-
S303	1 Bed	50.6	545	-	-
S304	2 Bed	74.3	800	2.6	28
S305	2 Bed	63.7	686	18.8	202
S306	2 Bed	65.4	704	12.6	135
S307	1 Bed	54.0	581	5.9	63
S308	1 Bed	56.3	606	5.9	63
S309	1 Bed	53.2	573	3.4	36

3rd floor level



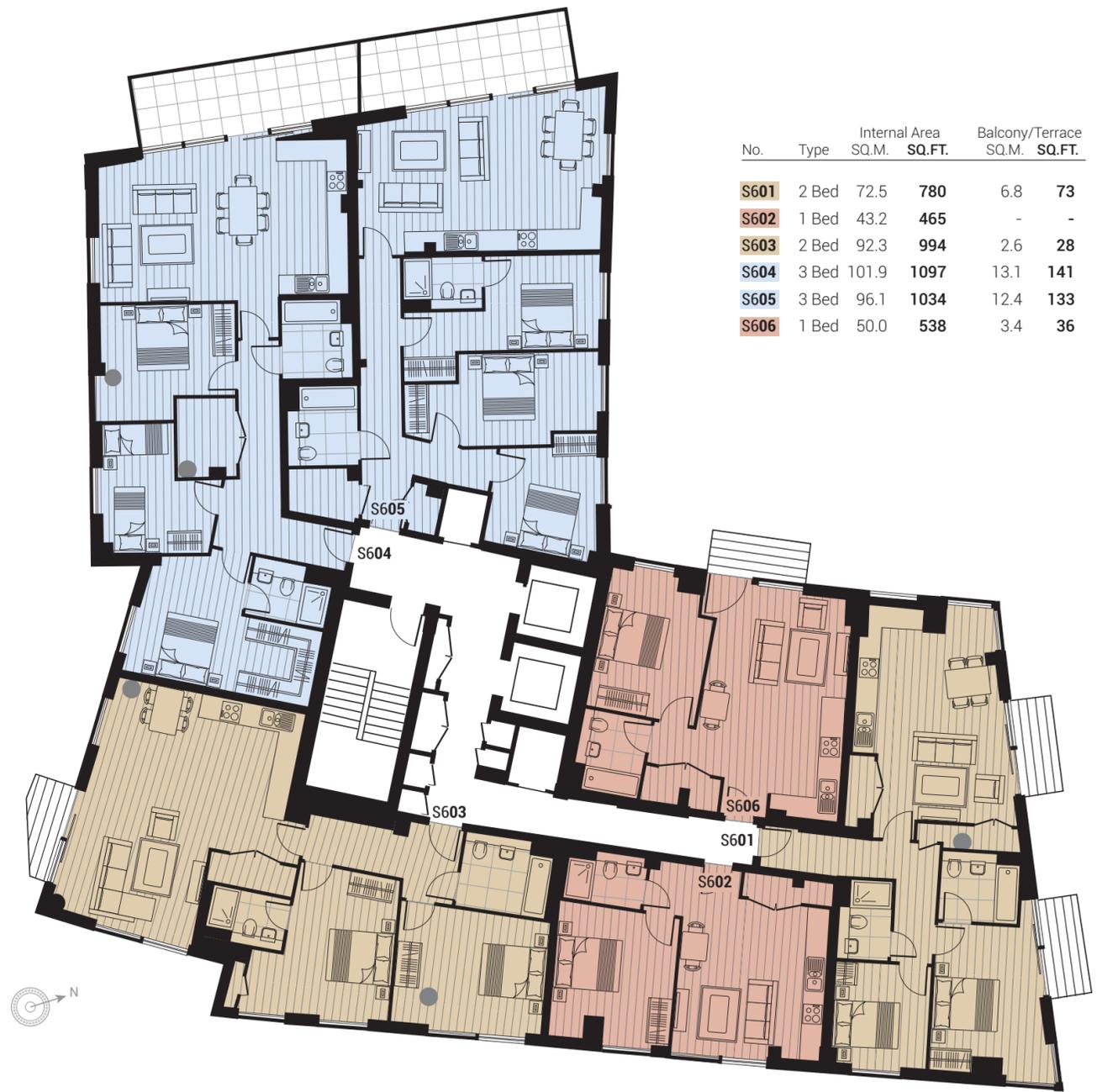
No.	Type	Internal Area		Balcony/Terrace	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
S401	1 Bed	56.0	603	6.8	73
S402	1 Bed	52.9	569	-	-
S403	1 Bed	50.6	545	-	-
S404	2 Bed	74.3	800	2.6	28
S405	2 Bed	63.7	686	18.8	202
S406	2 Bed	65.4	704	12.6	135
S407	1 Bed	54.0	581	5.9	63
S408	1 Bed	56.3	606	5.9	63
S409	1 Bed	53.2	573	3.4	36

4th floor level



No.	Type	Internal Area		Balcony/Terrace	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
S501	2 Bed	81.9	882	6.8	73
S502	2 Bed	68.5	737	3.4	36
S503	2 Bed	65.6	706	-	-
S504	2 Bed	74.3	800	2.6	28
S505	2 Bed	63.7	686	18.8	202
S506	2 Bed	65.4	704	12.6	135
S507	1 Bed	54.0	581	5.9	63
S508	1 Bed	56.3	606	5.9	63

5th floor level



No.	Type	Internal Area		Balcony/Terrace	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
S601	2 Bed	72.5	780	6.8	73
S602	1 Bed	43.2	465	-	-
S603	2 Bed	92.3	994	2.6	28
S604	3 Bed	101.9	1097	13.1	141
S605	3 Bed	96.1	1034	12.4	133
S606	1 Bed	50.0	538	3.4	36

6th floor level



No.	Type	Internal Area		Balcony/Terrace	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
S701	2 Bed	68.6	738	3.4	36
S702	2 Bed	65.6	706	-	-
S703	2 Bed	81.7	879	22.5	242
S704	3 Bed	82.0	883	6.8	73

7th floor level

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No.	Type	Internal Area		Balcony/Terrace	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
S901	2 Bed	71.4	769	7.3	78
S902	3 Bed	88.0	947	8.5	91
S903	2 Bed	63.8	687	6.6	71



9th floor level

No.	Type	Internal Area		Balcony/Terrace	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
S801	2 Bed	71.4	769	7.3	78
S802	3 Bed	88.0	947	8.5	91
S803	2 Bed	63.8	687	6.6	71



8th floor level

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



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.
- Selected 2 & 3 bedroom apartments will feature coffered ceilings to living/dining area and bedrooms. (S604, S605, S801, S802, S803, S901, S902, S903).
- 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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