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.
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.
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’.
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.
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.

Apartment features include:

- Balcony or terrace to selected apartments.
- Amtico 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 & 1 bedroom apartments

Studio apartment
205 305
Internal    38.5 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

1 bedroom apartment
604
Internal    36.6 SQ M  394 SQ FT
External    12.6 SQ M  135 SQ FT

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

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

Apartment layouts shown are intended as overview, but are subject to architectural/structural provision details vary. Total areas are accurate in cubic ft.
2 bedroom apartments

2 bedroom apartment
504

<table>
<thead>
<tr>
<th></th>
<th>Internal</th>
<th>External</th>
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<tbody>
<tr>
<td>Internal</td>
<td>79.4 sqm</td>
<td>4.6 sqm</td>
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<tr>
<td>External</td>
<td>855 sq ft</td>
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2 bedroom apartments

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<tbody>
<tr>
<td>605</td>
<td>71.8 sq m</td>
<td>32.4 sq m</td>
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<td>773 sq ft</td>
<td>349 sq ft</td>
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<th>2 bedroom apartment</th>
<th>Internal</th>
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<tbody>
<tr>
<td>403</td>
<td>85.5 sq m</td>
<td>14.8 sq m</td>
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<td>920 sq ft</td>
<td>159 sq ft</td>
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</table>

Apartment layouts shown are intended as an overview, but are subject to architectural finalisation. Precise details may vary. Total areas are accurate to within 5%.
2 & 2/3 bedroom apartments

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)
2/3 bedroom apartments

2/3 bedroom apartment 603
- Internal: 83.2 SQ M / 906 SQ FT
- External: 15.5 SQ M / 167 SQ FT

2/3 bedroom apartment 703
- Internal: 82.8 SQ M / 901 SQ FT
- External: 16.8 SQ M / 182 SQ FT
Specification

General
- Walls in soft pebble grey emulsion finish.
- Ceilings in brilliant white matt finish.
- Satin white door linings and architraves.
- Black skirting.
- Double glazing throughout principal living areas and bedrooms.
- 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.
- 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).
- Living room and all bedroom sockets Sky Q enabled (subject to subscription).
- 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.
- Centralised appliance isolator switch panel.

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

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.

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