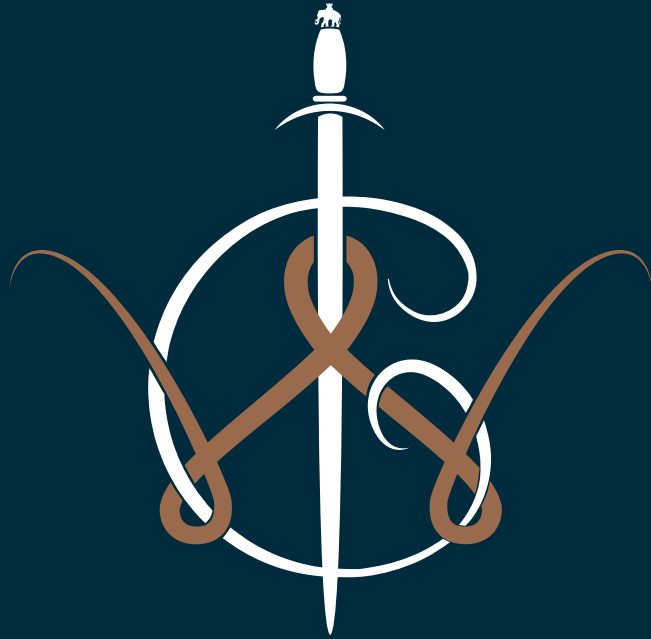




THE
WALWORTH
COLLECTION

ELEPHANT & CASTLE

**A COLLECTION OF STUDIO,
ONE, TWO AND THREE
BEDROOM BEAUTIFULLY
APPOINTED APARTMENTS
IN LONDON'S VIBRANT
ELEPHANT & CASTLE.**

**THE WALWORTH COLLECTION
237 WALWORTH ROAD
LONDON SE17**



YOUR BRILLIANT NEW HOME AT THE WALWORTH COLLECTION, SE17.

Welcome to The Walworth Collection, a new development of beautifully appointed apartments in London’s flourishing Elephant & Castle area. With major regeneration already well underway, this is a fantastic spot to really make the most of London life. A stone’s throw to the green spaces of Burgess Park, The Walworth Collection will comprise 59 new apartments and one luxury penthouse, providing you with a great opportunity to purchase in this up-and-coming area.

THE WALWORTH COLLECTION: INSPIRED BY HISTORY, BUILT FOR THE FUTURE.

At this time of change and with a major regeneration programme well underway, Elephant & Castle is making the most of its central London location. There are plans for new theatres and cinemas, places to eat and shop, and plenty of green open spaces. Elephant & Castle will become a revitalised town centre, a destination for visitors, as well as an outstanding neighbourhood in which to live, work and learn.

The Mayor of London’s London Plan recognises Elephant & Castle as an Opportunity Area where growth can happen and should be encouraged.



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**“THE MAYOR OF LONDON’S
LONDON PLAN RECOGNISES
ELEPHANT & CASTLE AS AN
OPPORTUNITY AREA WHERE
GROWTH CAN HAPPEN AND
SHOULD BE ENCOURAGED.”**

A FANTASTIC NEW DEVELOPMENT AT THE HEART OF ‘THE ELEPHANT.’

Over the past decade, Southwark Council, The Mayor and Greater London Authority, and Transport for London have all worked together to plan and implement improvements in Elephant & Castle. They have combined forces with others — including developers, housing associations, existing local institutions (such as the two universities) and the community, to revitalise its building stock, roads and public spaces as a part of a wider vision to create a better London and make Elephant & Castle an outstanding area in which to live and work.



Computer generated images for illustrative purposes only.

A HARMONIOUS PALETTE OF COLOUR AND TEXTURE.

Finished to a high specification with modern fixtures and fittings, as well as engineered wood flooring, The Walworth Collection apartments will make great new homes in Central London. Kitchens are both contemporary and tactile, featuring Bosch appliances and handleless units.



Computer generated images for illustrative purposes only.

FOOD AND DRINK

- 1 Borough Market
- 2 Mercato Metropolitano
- 3 Marcel & Sons
- 4 Sugar Pot Café
- 5 Electric Elephant
- 6 The Elephant & Castle

UNMISSABLE CULTURE

- 7 Southwark Playhouse
- 8 The Globe
- 9 Young Vic (plus The Cut Bar)
- 10 IMAX
- 11 Coronet
- 12 BFI
- 13 Menier Chocolate Factory
- 14 Corsica Studios
- 15 London Palace Superbowl

SHOP, SHOP, SHOP

- 16 Petersham’s Millinery
- 17 G Baldwin and Co
- 18 East Street Market
- 19 Little Waitrose
- 20 Morrisons

EDUCATION

- 21 LCC, University of the Arts London
- 22 Southwark University
- 23 St Paul’s Primary School

STAY ACTIVE

- 24 The Gym
- 25 PureGym Oval
- 26 ParkRun Club
- 27 Southwark City Tennis Club

EVERYTHING ELSE

- 28 Imperial War Museum
- 29 Walworth Garden Farm
- 30 Burgess Park
- 31 Kennington Park
- 32 The Artworks
- 33 Six Yard Box
- 34 The Oval Cricket Ground



OVER £3BN IS BEING INVESTED TO TRANSFORM ELEPHANT & CASTLE INTO SOUTH LONDON'S MOST DESIRABLE NEIGHBOURHOOD.

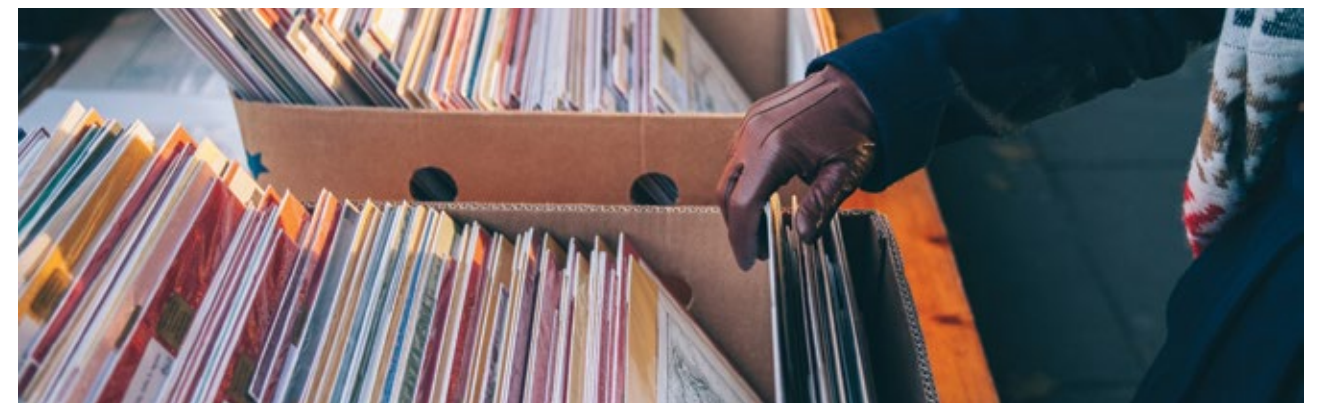
The Walworth Collection is located right in the heart of Elephant & Castle, where one of the capital's most exciting and innovative regeneration programmes is ongoing. Over £3bn is being invested to transform the area into South London's most desirable neighbourhood. The environment is being dramatically revitalised with tree-lined streets, landscaped parks, a traffic-free town centre and a market square.

Already a lively London neighbourhood, Elephant & Castle offers all the convenience of a prime Zone 1 location. Just 10 minutes by tube from the West End and the City, you'll be part of a strong local community with a vibrant and diverse culture. Known affectionately to locals as 'The Elephant,' the area has a rich history stretching back to medieval times. There's plenty to offer both residents and investors.

Elephant & Castle has a long and fascinating history, with a rich culture that has been strengthened by successive new arrivals to the neighbourhood. With two local universities, a flourishing arts scene and a strong Latin American influence, the area is imbued with a particularly youthful, energetic and creative spirit. It offers access to a buzzing restaurant scene that brings together diverse cuisines from the far corners of the world, where the food is as colourful and expressive as you could wish for.

The popularity of the area lies in its location at the intersection of several major routes into the historic core of London and, to this day, it remains one of the most important transport hubs. This makes Elephant & Castle not only one of the most welcoming spots in London, but also one of its most accessible places to live within.

Relax in The Walworth Garden and make the most of the green surroundings whilst enjoying some of the exquisite cakes on offer at East Street Market. Browse the well stocked record stalls on the Southbank and then head over to Borough Market for lunch. Admire street art installations such as the umbrellas in Borough Market, or become absorbed in the atmosphere of the nearby Oval Cricket Ground.





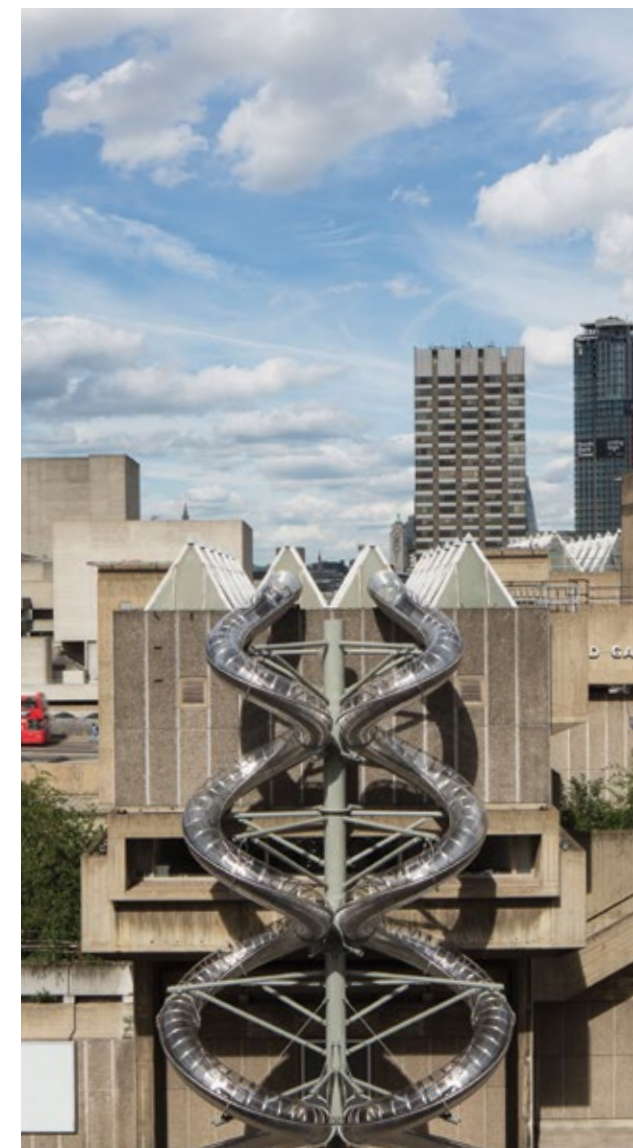
“IT’S FRIENDLY, IT’S BUSTLING, IT’S NEVER BORING AND IT’S GOT A STRONGER SENSE OF COMMUNITY THAN ANYWHERE I’VE LIVED BEFORE.”

Elephant & Castle has long been a cultural hub, and you certainly won’t be bored with the number of markets, bars and boutiques in which to while away the weekends. Check out Artworks (bottom left), a collective of local start up businesses with their offices in repurposed shipping containers. They have an exciting programme of events open to all. Spend a relaxed Friday evening at the ever popular Mercarto Metropolitano (top left and right), a vibrant space where everyone shares the same passion for Italian food and drink. Sample some tasty delights and then head over to Corsica Studios (middle left) to dance the night away to live music.

FIRST CLASS EDUCATION, ON YOUR DOORSTEP...

It would be foolish to mention Elephant & Castle without reference to London College of Communication and Southbank University. The former is one of six world renowned colleges that form Europe's biggest arts university. The thriving college is a pioneering world leader in design and media education. In 2017 the communication sector is evolving rapidly and the LCC work at the very cutting edge of new thinking.

Southbank University recently scooped the prestigious Entrepreneurial University of the Year award, and courses cover the areas of Applied Sciences, Creative Industries, Architecture, Business, Engineering, Health, Law and Social Sciences.



...AND ALL THE CULTURE YOU COULD WISH FOR.

Close to The Walworth Collection is the world famous Southbank Centre (left), home to the Hayward Gallery and Royal Festival Hall. It still hosts more than 1,000 musicians and artists every year, making this one of the most popular cultural destinations in the country.

You can immerse yourself in Shakespeare's London at The Globe (above), where visitors can also combine their ticket with the exhibition tour. Other destinations for keen theatre-goers include The Menier Chocolate Factory (top) or the Southwark Playhouse, all easily accessible from The Walworth Collection.

WEST END IN 10 MINUTES.

You'll be spoilt for choice by the boutique shops South London has to offer, and what's more you can be in the hub of the West End in less than ten minutes.

Worth noting, and exceptionally close to The Walworth Collection, is London's oldest herbalist, Baldwin's, established in 1844. Thankfully it doesn't still look like the top right picture, but its longevity is testament to the loyal customer base and surrounding community. Snap up some baked delights from The Indulgent Sugarplum, or head straight to Borough Market for the best in street food London has to offer. Kick back and enjoy a picnic with the goodies you've bought in the lovely relaxed green space of nearby Burgess Park.

You can pick up your groceries from local treasure East Street Market, still as popular now as it was in the 1800s. Make sure you keep an eye out for Charlie Chaplain's birthplace — he's arguably Walworth's most famous export.



GETTING AROUND

Exceptionally positioned, The Walworth Collection promises convenient commute times by tube and dozens of frequent buses into the city. The development is also just a short walk to the green spaces of Kennington and Burgess Parks, and for a speedy weekend getaway you can reach Heathrow in under an hour.



WALKING

Elephant & Castle Station
10 mins
Kennington Station
11 mins
Southbank University
11 mins
University of the Arts London
12 mins
Kennington Park
15 mins
Burgess Park
20 mins
The Kia Oval
23 mins



TUBE

Waterloo
7 mins
Oxford Circus
10 mins
King's Cross
16 mins
London Bridge
16 mins
Victoria
19 mins
Canary Wharf
21 mins
The Olympic Park
28 mins



BUS

Waterloo
16 mins
Southwark
20 mins
Charing Cross
23 mins
Westminster
24 mins
The City
25 mins
Victoria
28 mins
Soho
37 mins

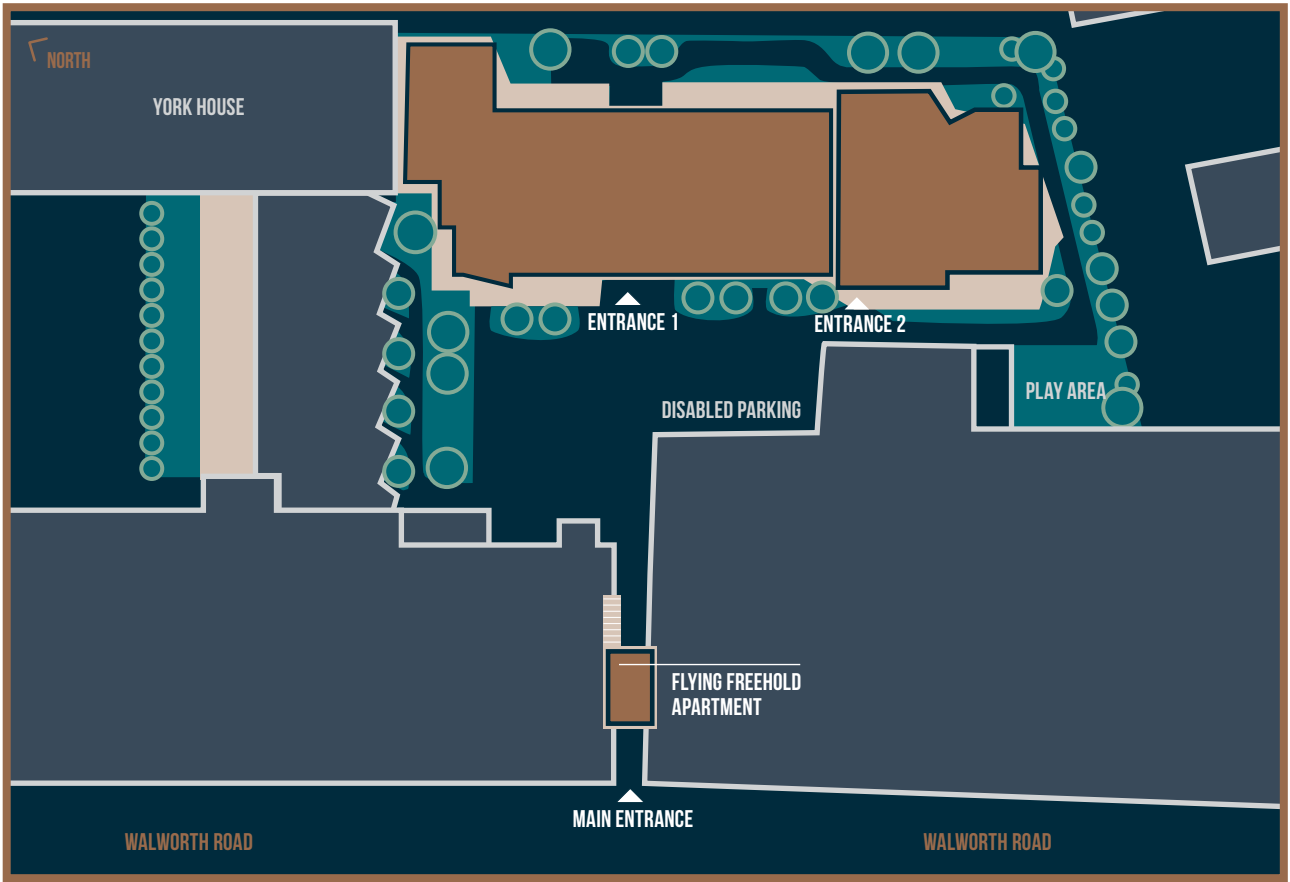


AIRPORTS

London City Airport
40 mins
Heathrow
54 mins
Gatwick
1 hour
Stansted
1 hour 21 mins

SITE PLAN

The Walworth Collection comprises two high specification buildings. Alongside the collection of 59 studio, one, two and three bedroom apartments, there is also one beautifully appointed luxurious penthouse and a flying freehold apartment with private entrance.



LOWER GROUND FLOOR

- One Studio Apartment
- Two 1 Bedroom Apartments
- Three 2 Bedroom Apartments
- One 3 Bedroom Apartment
- Two 3 Bedroom Duplexes (lower and ground)

GROUND FLOOR

- Two Studio Apartments
- One 1 Bedroom Apartment
- Four 2 Bedroom Apartments

FIRST – THIRD FLOORS

- Three 1 Bedroom Apartments
- Eight 2 Bedroom Apartments

FOURTH FLOOR

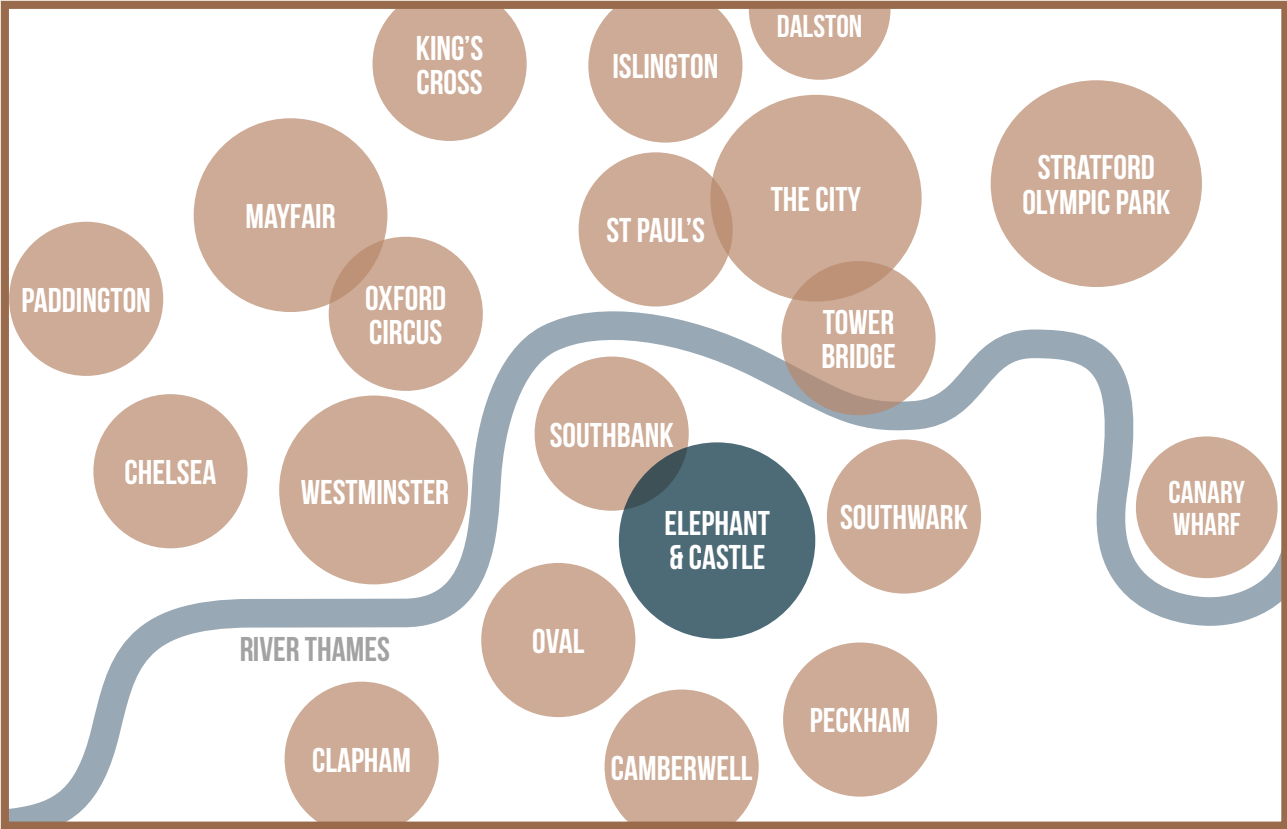
- Three 1 Bedroom Apartments
- Five 2 Bedroom Apartments

FIFTH FLOOR PENTHOUSE

- One 3 Bedroom Penthouse with surrounding terraces

FLYING FREEHOLD

- One 1 Bedroom Apartment with study space
- Main entrance located to the left on entrance road to The Walworth Collection



LOWER GROUND FLOOR

APARTMENTS

One Studio Apartment
One 1 Bedroom Apartment
Three 2 Bedroom Apartments
Two 3 Bedroom Apartments

DUPLEXES

One 2 Bedroom Duplex
One 3 Bedroom Duplex



FLAT 1

3 Bed
103.0 sqm
(1109 sqft)

Kitchen/Living
8 × 3.3

Bedroom 1
3.4 × 3.4 m

Bedroom 2
3.7 × 4.1 m

Bedroom 3
2.9 × 4.1 m

Terrace Front
8.4 sqm

Terrace Back
13.7 sqm

FLAT 2

2 Bed
74.0 sqm
(797 sqft)

Kitchen/Living
4.5 × 6.4 m

Bedroom 1
3.1 × 4.1 m

Bedroom 2
3.7 × 4.1 m

Terrace
20.0 sqm

FLAT 3

2 Bed
64.8 sqm
(698 sqft)

Kitchen/Living
4.0 × 6.4 m

Bedroom 1
2.8 × 4.1 m

Bedroom 2
3.4 × 4.1 m

Terrace
22.0 sqm

FLAT 4

3 Bed Duplex
96.2 sqm
(1035 sqft)

Kitchen/Living
8.2 × 6.7 m

Bedroom 1
2.8 × 6.6 m

Bedroom 2
2.4 × 3.7 m

Bedroom 3
3.2 × 3.7 m

Terrace
11.8 sqm

FLAT 5

2 Bed
74.0 sqm
(797 sqft)

Kitchen/Living
4.4 × 7.1 m

Bedroom 1
3.0 × 6.3 m

Bedroom 2
4.3 × 3.7 m

Terrace Front
4.5 sqm

Terrace Back
10.3 sqm



FLAT 6

1 Bed
51.6 sqm
(555 sqft)

Kitchen/Living
5.6 × 4.0 m

Bedroom 1
3.2 × 4.0 m

Terrace
21.7 sqm

FLAT 7

2 Bed Duplex
88.7 sqm
(955 sqft)

Kitchen/Living
6.5 × 5.4 m

Bedroom 1
2.5 × 3.1 m

Bedroom 2
2.5 × 3.1 m

Terrace
14.5 sqm

FLAT 8

1 Bed
58.3 sqm
(628 sqft)

Kitchen/Living
7.5 × 4.4 m

Bedroom 1
4.0 × 3.5 m

Terrace
24.4 sqm

FLAT 9

Studio
39.7 sqm
(427 sqft)

Studio space
6.2 × 5.7 m

Terrace
16.8 m

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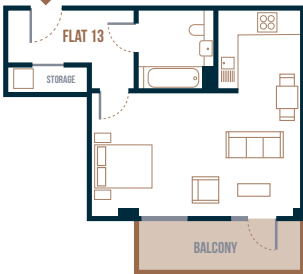
GROUND FLOOR

APARTMENTS

Two Studio Apartments
Two 1 Bedroom Apartments
Five 2 Bedroom Apartments

DUPLEXES

One 2 Bedroom Duplex
with below
One 3 Bedroom Duplex
with below



FLAT 10

2 Bed 89.0 sqm (958 sqft)
Kitchen/Living 5.1 × 6.5m
Bedroom 1 3.4 × 7.2 m
Bedroom 2 3.6 × 3.8 m
Balcony 1 5.6 sqm
Balcony 2 4.8 sqm

FLAT 13

Studio 42.2 sqm (454 sqft)
Studio space 6.1 × 6.0 m

FLAT 14

2 Bed 64.8 sqm (698 sqft)
Kitchen/Living 4.0 × 6.3 m
Bedroom 1 2.8 × 4.0 m
Bedroom 2 3.4 × 4.0 m
Balcony 5.7 sqm

FLAT 15

2 Bed 74.0 sqm (797 sqft)
Kitchen/Living 4.1 × 7.1 m
Bedroom 1 2.8 × 6.3 m
Bedroom 2 3.0 × 3.8 m
Balcony 5.8 sqm

FLAT 16

1 Bed 51.6 sqm (555 sqft)
Kitchen/Living 5.7 × 4.0 m
Bedroom 1 3.3 × 4.6 m
Balcony 4.6 sqm

FLAT 17

Studio 43.2 sqm (465 sqft)
Studio Space 7.4 × 5.6 m
Balcony 4.8 sqm

FLAT 18

2 Bed 73.6 sqm (792 sqft)
Kitchen/Living 4.9 × 7.6 m
Bedroom 1 3.1 × 5.1 m
Bedroom 2 2.8 × 3.9 m
Balcony 7.0 sqm

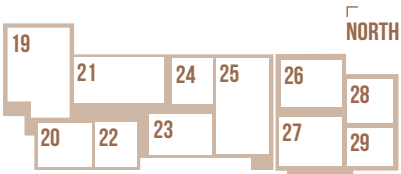
FLATS 4 & 7

Duplex with lower
ground floor,
dimensions on
previous pages.

FIRST FLOOR

APARTMENTS

Three 1 Bedroom Apartments
Eight 2 Bedroom Apartments



FLAT 19	FLAT 20	FLAT 21	FLAT 22	FLAT 23	FLAT 24
2 Bed 89.0 sqm (958 sqft)	2 Bed 70.3 sqm (757 sqft)	2 Bed 70.0 sqm (753 sqft)	1 Bed 52.0 sqm (560 sqft)	2 Bed 63.0 sqm (678 sqft)	2 Bed 64.8 sqm (698 sqft)
Kitchen/Living 5.1 × 6.5 m	Kitchen/Living 6.2 × 6.2 m	Kitchen/Living 4.4 × 6.3 m	Kitchen/Living 4.6 × 6.0 m	Kitchen/Living 4.7 × 6.0 m	Kitchen/Living 4.0 × 6.3 m
Bedroom 1 3.4 × 7.2 m	Bedroom 1 3.5 × 3.7 m	Bedroom 1 2.8 × 3.9 m	Bedroom 1 3.8 × 3.7 m	Bedroom 1 3.3 × 3.7 m	Bedroom 1 2.8 × 4.1 m
Bedroom 2 4.0 × 3.2 m	Bedroom 2 3.1 × 4.3 m	Bedroom 2 3.7 × 3.9 m	Balcony 5.0 sqm	Bedroom 2 2.4 × 3.7 m	Bedroom 2 3.4 × 4.1 m
Balcony 1 5.6 sqm	Balcony 6.4 sqm	Balcony 5.7 sqm		Balcony 5.0 sqm	Balcony 5.7 sqm
Balcony 2 4.8 sqm					

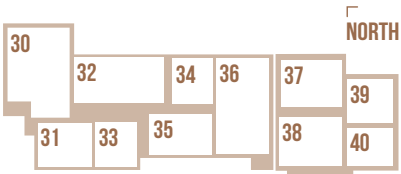
FLAT 25	FLAT 26	FLAT 27	FLAT 28	FLAT 29
2 Bed 74.0 sqm (796 sqft)	2 Bed 65.0 sqm (699 sqft)	1 Bed 51.7 sqm (556 sqft)	1 Bed 51.4 sqm (553 sqft)	2 Bed 60.2 sqm (648 sqft)
Kitchen/Living 4.0 × 7.1 m	Kitchen/Living 4.7 × 6.0 m	Kitchen/Living 4.2 × 6.0 m	Kitchen/Living 6.5 × 4.3 m	Kitchen/Living 4.1 × 6.6 m
Bedroom 1 2.8 × 6.3 m	Bedroom 1 2.2 × 4.1 m	Bedroom 1 3.1 × 4.6 m	Bedroom 1 3.3 × 3.5 m	Bedroom 1 3.5 × 3.2 m
Bedroom 2 3.0 × 3.8 m	Bedroom 2 2.8 × 4.1 m	Balcony 5.4 sqm	Balcony 5.8 sqm	Bedroom 2 3.3 × 2.5 m
Balcony 5.8 sqm	Balcony 4.6 sqm			Balcony 11.0 sqm

Dimensions shown have been rounded to one decimal place and are the room maximums. These may vary during build. The dimensions listed here are under no circumstances to be relied upon for any purposes including furniture ordering.

SECOND FLOOR

APARTMENTS

Three 1 Bedroom Apartments
Eight 2 Bedroom Apartments



FLAT 30	FLAT 31	FLAT 32	FLAT 33	FLAT 34	FLAT 35
2 Bed 89.0 sqm (958 sqft)	2 Bed 70.3 sqm (757 sqft)	2 Bed 70.0 sqm (753 sqft)	1 Bed 52.0 sqm (560 sqft)	2 Bed 63.0 sqm (678 sqft)	2 Bed 64.8 sqm (698 sqft)
Kitchen/Living 5.1 × 6.5 m	Kitchen/Living 6.2 × 6.2 m	Kitchen/Living 4.4 × 6.3 m	Kitchen/Living 4.6 × 6.0 m	Kitchen/Living 4.7 × 6.0 m	Kitchen/Living 4.0 × 6.3 m
Bedroom 1 3.4 × 7.2 m	Bedroom 1 3.5 × 3.7 m	Bedroom 1 2.8 × 3.9 m	Bedroom 1 3.8 × 3.6 m	Bedroom 1 3.3 × 3.7 m	Bedroom 1 2.8 × 4.1 m
Bedroom 2 4.0 × 3.2 m	Bedroom 2 3.1 × 4.3 m	Bedroom 2 3.7 × 3.9 m	Balcony 5.0 sqm	Bedroom 2 2.4 × 3.7 m	Bedroom 2 3.4 × 4.1 m
Balcony 1 5.6 sqm	Balcony 6.4 sqm	Balcony 5.7 sqm		Balcony 5.0 sqm	Balcony 5.7 sqm
Balcony 2 4.8 sqm					

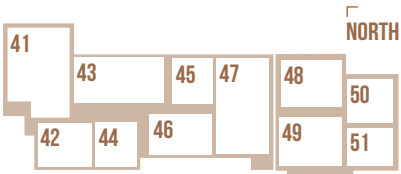
FLAT 36	FLAT 37	FLAT 38	FLAT 39	FLAT 40
2 Bed 74.0 sqm (796 sqft)	2 Bed 65.0 sqm (699 sqft)	1 Bed 51.7 sqm (556 sqft)	1 Bed 51.4 sqm (553 sqft)	2 Bed 60.2 sqm (648 sqft)
Kitchen/Living 4.0 × 7.1 m	Kitchen/Living 4.7 × 6.0 m	Kitchen/Living 4.2 × 6.0 m	Kitchen/Living 6.5 × 4.3 m	Kitchen/Living 4.1 × 6.6 m
Bedroom 1 2.8 × 6.3 m	Bedroom 1 2.2 × 4.1 m	Bedroom 1 3.1 × 4.6 m	Bedroom 1 3.3 × 3.5 m	Bedroom 1 3.5 × 3.2 m
Bedroom 2 3.0 × 3.8 m	Bedroom 2 2.8 × 4.1 m	Balcony 5.4 sqm	Balcony 5.8 sqm	Bedroom 2 3.3 × 2.5 m
Balcony 5.8 sqm	Balcony 4.6 sqm			Balcony 11.0 sqm

Dimensions shown have been rounded to one decimal place and are the room maximums. These may vary during build. The dimensions listed here are under no circumstances to be relied upon for any purposes including furniture ordering.

THIRD FLOOR

APARTMENTS

Three 1 Bedroom Apartments
Eight 2 Bedroom Apartments



FLAT 41	FLAT 42	FLAT 43	FLAT 44	FLAT 45	FLAT 46
2 Bed 89.0 sqm (958 sqft)	2 Bed 70.3 sqm (757 sqft)	2 Bed 70.0 sqm (753 sqft)	1 Bed 52.0 sqm (560 sqft)	2 Bed 63.0 sqm (678 sqft)	2 Bed 64.8 sqm (698 sqft)
Kitchen/Living 5.1 × 6.5 m	Kitchen/Living 6.2 × 6.2 m	Kitchen/Living 4.4 × 6.3 m	Kitchen/Living 4.6 × 6.0 m	Kitchen/Living 4.7 × 6.0 m	Kitchen/Living 4.0 × 6.3 m
Bedroom 1 3.4 × 7.2 m	Bedroom 1 3.9 × 3.7 m	Bedroom 1 2.8 × 3.9 m	Bedroom 1 3.8 × 3.7 m	Bedroom 1 3.3 × 3.7 m	Bedroom 1 2.8 × 4.1 m
Bedroom 2 4.0 × 3.2 m	Bedroom 2 3.1 × 4.3 m	Bedroom 2 3.7 × 3.9 m	Balcony 5.0 sqm	Bedroom 2 2.4 × 3.7 m	Bedroom 2 3.4 × 4.1 m
Balcony 1 5.6 sqm	Balcony 6.4 sqm	Balcony 5.7 sqm		Balcony 5.0 sqm	Balcony 5.7 sqm
Balcony 2 4.8 sqm					



FLAT 47	FLAT 48	FLAT 49	FLAT 50	FLAT 51
2 Bed 74.0 sqm (796 sqft)	2 Bed 65.0 sqm (699 sqft)	1 Bed 51.7 sqm (556 sqft)	1 Bed 51.4 sqm (553 sqft)	2 Bed 60.2 sqm (648 sqft)
Kitchen/Living 4.0 × 7.1 m	Kitchen/Living 4.7 × 6.0 m	Kitchen/Living 4.2 × 6.0 m	Kitchen/Living 6.5 × 4.3 m	Kitchen/Living 4.1 × 6.6 m
Bedroom 1 2.8 × 6.3 m	Bedroom 1 2.2 × 4.1 m	Bedroom 1 3.1 × 4.6 m	Bedroom 1 3.3 × 3.5 m	Bedroom 1 3.5 × 3.2 m
Bedroom 2 3.0 × 3.8 m	Bedroom 2 2.8 × 4.1 m	Balcony 5.4 sqm	Balcony 5.8 sqm	Bedroom 2 3.3 × 2.5 m
Balcony 5.8 sqm	Balcony 4.6 sqm			Balcony 11.0 sqm

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FOURTH FLOOR

APARTMENTS

Three 1 Bedroom Apartments
Five 2 Bedroom Apartments



FLAT 52	FLAT 53	FLAT 54	FLAT 55	FLAT 56
2 Bed 72.8 sqm (784 sqft)	1 Bed 54.9 sqm (591 sqft)	1 Bed 52.9 sqm (569 sqft)	1 Bed 57.7 sqm (621 sqft)	2 Bed 78.5 sqm (845 sqft)
Kitchen/Living 6.9 × 3.5 m	Kitchen/Living 5.5 × 6.6 m	Kitchen/Living 5.6 × 4.4 m	Kitchen/Living 5.8 × 6.2 m	Kitchen/Living 6.6 × 5.2 m
Bedroom 1 4.0 × 2.8 m	Bedroom 1 2.9 × 4.8 m	Bedroom 1 3.9 × 4.3 m	Bedroom 1 2.7 × 4.8 m	Bedroom 1 3.6 × 4.4 m
Bedroom 2 2.3 × 4.0 m	Balcony 14.8 sqm	Balcony 19.0 sqm	Terrace 4.9 sqm	Bedroom 2 4.1 × 4.3 m
Balcony 1 11.5 sqm			Balcony 10.4 sqm	Balcony 1 7.6 sqm
Balcony 2 4.8 sqm				Balcony 2 13.4 sqm

FLAT 57	FLAT 58	FLAT 59
2 Bed 72.5 sqm (621 sqft)	2 Bed 79.9 sqm (860 sqft)	2 Bed 75.8 sqm (816 sqft)
Kitchen/Living 5.5 × 5.8 m	Kitchen/Living 4.8 × 5.8 m	Kitchen/Living 6.2 × 4.4 m
Bedroom 1 4.3 × 2.7 m	Bedroom 1 5.2 × 3.0 m	Bedroom 1 6.7 × 3.2 m
Bedroom 2 3.2 × 3.3 m	Bedroom 2 3.0 × 4.0 m	Bedroom 2 4.3 × 3.3 m
Surround Balcony 38.7 sqm	Balcony 1 12.0 sqm	Balcony 17.5 sqm
	Balcony 2 11.0 sqm	

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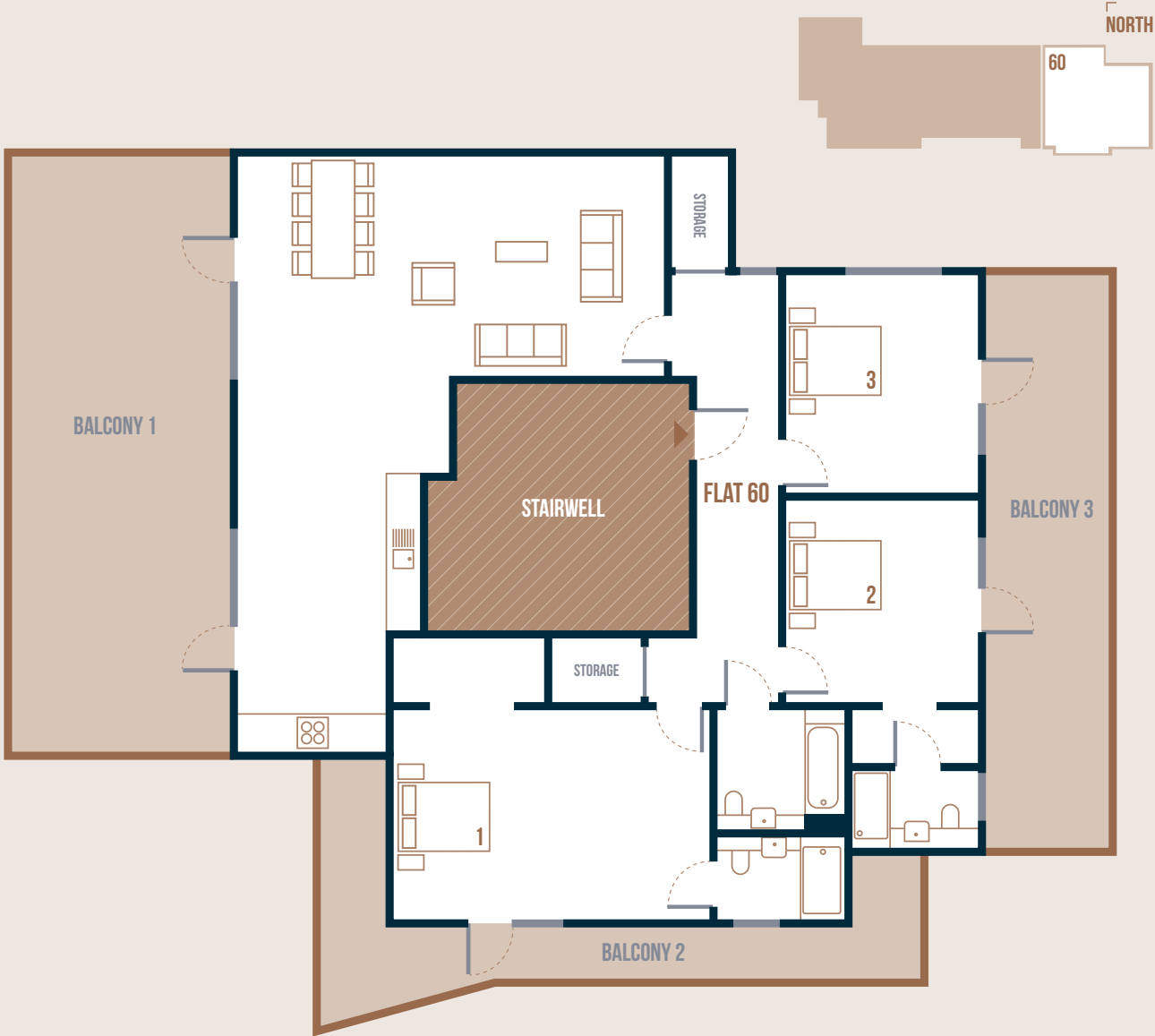
THE PENTHOUSE — FIFTH FLOOR



“THE OUTSTANDING
76 SQM OF BALCONIES
PROVIDE INCREDIBLE
PANARAMIC VIEWS
ACROSS LONDON.”

PENTHOUSE APARTMENT

One 3 bedroom penthouse apartment
Exceptional views across London
Three surrounding balconies

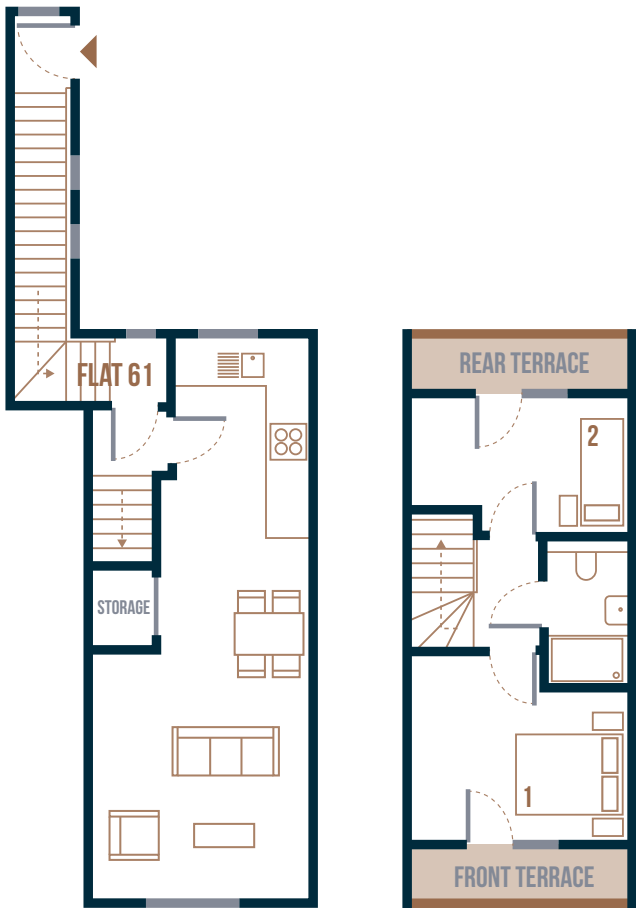


FLAT 60

Positioned over the entire fifth floor, the immaculately presented Penthouse comprises three double bedrooms, three bathrooms and a generous living space. The outstanding surrounding balconies provide enviable views across London and beyond, perfect for entertaining or for taking in the serenity that being above the capital brings.

3 Bed 147.0 sqm (1582 sqft)	Balcony 1 38.0 sqm
Kitchen/Living 8.8 × 11.3 m	Balcony 2 15.0 sqm
Bedroom 1 6.0 × 5.2 m	Balcony 3 22.8 sqm
Bedroom 2 3.6 × 3.9 m	
Bedroom 3 3.6 × 4.1 m	

FLYING FREEHOLD APARTMENT



FLYING FREEHOLD APARTMENT

One double bedroom apartment with spare room /study space

Private entrance located over The Walworth Collection’s own entrance road

Terrace to front and rear

FLAT 61

2 Bed 49.0 sqm (527.4 sqft)	Front Terrace 2.1 sqm
Kitchen/Living 7.8 × 3.2 m	Rear Terrace 2.2 sqm
Bedroom 1 3.2 × 2.9 m	
Bedroom 2/Study 3.2 × 2.1 m	

Dimensions shown have been rounded to one decimal place and are the room maximums. These may vary during build. The dimensions listed here are under no circumstances to be relied upon for any purposes including furniture ordering.

SPECIFICATION

KITCHEN

- Handleless kitchens, with soft close cabinets in matt white
- 20mm OPAL quartz super white worktop, shark nose edge with 100mm upstand
- Bosch appliances
- Elica extractor
- Mixer tap
- LED lights under cabinets
- Splashback in toughened glass above hob area

BATHROOM

- Floor and walls finished in Tower Ceramic 300 × 600 light grey tiles
- Chrome taps and mixers
- Bath with glazed screen and thermostatic mixer shower
- Mirrored cabinet unit fitted above sink
- Heated chrome towel rail
- Low voltage, two pin power outlet for shavers/toothbrush charging

EN SUITES

- Feature wall with tile jigsaw in dark grey
- Floor and walls finished in Tower Ceramic 300 × 600 light grey tiles
- All with separate shower enclosure
- Heated chrome steel towel rail
- Low voltage, two pin power outlet for shavers/toothbrush charging

BEDROOM

- Fitted wardrobes to master bedrooms only

INTERNAL GENERAL

- Schneider chrome sockets in kitchen area
- Schneider white switches and sockets in living and bedroom areas
- Fitted telephone outlet sockets
- USB sockets in master bedrooms
- Connection points ready for Sky +/-Satellite/BT/Terrestrial TV and radio in all living rooms and bedrooms
- Gas communal heating
- Vertical radiators
- LED Spot lighting throughout
- Flying freehold apartment fitted with electric heating
- Walls and ceilings finished in Dulux matt emulsion
- Skirting and architraves finished in Dulux eggshell

FLOOR FINISHES

- Bathrooms and en suites fitted with ceramic tiles
- Living rooms, hallways, kitchens and bedrooms finished with engineered wood flooring

INTERNAL DOORS

- Premdor doors
- ‘Secure by design’ entry doors
- Polished stainless steel handles and door furniture

APARTMENTS EXTERNAL

- Private balconies, patios or terraces to all apartments
- Lighting on balconies
- All balconies fitted with composite durable grey decking

MAIN ENTRANCE AND COMMON AREAS

- Communal lighting with movement sensors
- Stairs and communal corridors finished with Scala plain carpet in dark grey
- Secure cycle storage
- Bin storage on lower ground floor

SECURITY

- Audio-visual door entry system
- Flying freehold apartment fitted with voice intercom
- Fire doors

BUILDING STANDARDS & WARRANTY

- 10 year CRL

NB: Specifications may vary during build.

ABOUT THE DEVELOPER



Since we were established, it has been our mission to develop high quality sustainable residential developments throughout London and we have built up a solid track record in this area. Our experienced team of industry experts understands the residential property market inside out, and we have the knowledge and ability to create spacious comfortable homes within highly successful developments. We pride ourselves on a meticulous attention to detail from inception to completion and beyond.

For further information on IPE Developments, please visit ipe-developments.com.

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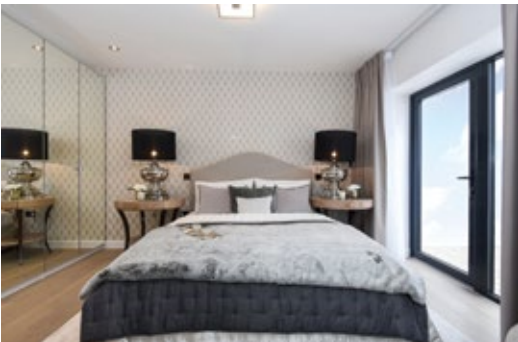
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Disclaimer
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Design: Energy Design Studio

