

The Development

RETAIL & LEISURE

- 16,361 sq ft Sainsbury's supermarket
- 17,000 sq ft New 4 screen digital cinema
- 5,842 sq ft Retail space
- 9,602 sq ft Restaurant space
- 4,327 sq ft Crèche/nursery

TRAVEL TIMES



- The City (Bank)**
5 minutes
- Canary Wharf**
11 minutes
- London Bridge**
3 minutes
- The West End (Oxford Circus)**
11 minutes

New London: from southbank to southside

- A "new" London has emerged on the south side of the Thames, with a development ripple spreading from the South Bank cultural quarter
- The South Bank has joined the ranks of Knightsbridge and other prestige central London neighbourhoods to become a "prime" address
- Elephant & Castle stands out as the opportunity area, where prices are at least 30 per cent below the travel zone 1 average
- The London Borough of Southwark has become a preferred office address, bringing corporate affluence
- Cultural and creative businesses and institutions are a catalyst for change and drive the local economy, generating more than £600 million a year in the Bankside area alone.

David Spittles | Property Correspondent
London Evening Standard

UNIVERSITIES



- City University London**
9 minutes
- University of Westminster**
11 minutes
- King's College**
14 minutes
- London School of Economics**
14 minutes
- Central St. Martin's**
14 minutes
- London Business School**
15 minutes
- Queen Mary University**
24 minutes
- London Metropolitan University**
27 minutes
- London College of Communication**
2 minutes
- South Bank University**
5 minutes



LONDON'S **ZONE 1**

LATEST RESIDENTIAL & LIFESTYLE DEVELOPMENT

A total of 373 residential apartments



Price Range

- 1 Bedroom from £299,900
- 2 Bedroom from £375,900
- 3 Bedroom Penthouse from £860,000



Ground rents

- 1 bed £275 pa
- 2 bed £325 pa
- 3 bed £350 pa

Council Tax

- Bands D-H
- £1,221.96 - £2,443.92*
- (*based on 2011 figures)

South Tower Service Charge

- 1 bed £2,040 - £3,000* pa
- 2 bed £2,550 - £3,270* pa
- 3 bed £3,610 - £4,500* pa
- (*estimated service charge)

Projected Rental Return

- 1 bed £355 - £425 pw
- 2 bed £435 - £535 pw
- 3 bed £720 - £950 pw

Headline Specification

- Apartment ceiling heights 2.45 m (8ft)
- Oak finished timber flooring throughout
- Poggenpohl fitted kitchens
- Integrated Siemens & Zanussi appliances
- Fitted wardrobes in Master Bedroom
- Wool mix carpets to bedrooms
- Sky+ HD, Freeview TV & DAB connections
- 24hr Concierge

