

WORLD ON A PLATE

THE TOMMYFIELD
British



Named after the 19th-century market that housed the UK's first fish and chip shop, The Tommyfield specialises in British classics such as pie and mash, roast beef and sticky toffee pudding. They source most of the fish and meat from sustainable suppliers to create a range of hearty meals, some with an international twist.

185 Kennington Lane, London, SE11 4EZ
+44 (0)20 7735 1061
www.thetommyfield.com



WELCOME TO ELEPHANT PARK



Scan this QR code to watch the film
on our vision for Elephant Park.
ep.lendlea.se/WestGroveFilm

“Our vision is to create a place full of life in Central London’s new green heart. A vibrant, established neighbourhood, where everybody loves to belong.”

Rob Heasman, Project
Director, Elephant & Castle



THE LEND LEASE VISION BECOMES A REALITY

WE’VE STARTED AN ELEPHANT EFFECT...

We are making extraordinary progress in our redevelopment of over nine hectares in the heart of Elephant & Castle, in partnership with Southwark Council.

Construction is already well underway on the first 900 new homes of the regeneration: at One The Elephant, the landmark 37-storey tower which comprises 284 new homes, and Trafalgar Place, a 235-home development. With the demolition of the former Heygate Estate now complete and the construction of the homes in Elephant Park’s South Gardens phase underway, our vision for creating Central London’s greenest new place to live is set to become a reality in the very near future. From spring 2015, our first new residents of the

regeneration will move into Trafalgar Place. We are very proud of the quality of the homes that we have built to date – the homes will be resource-efficient, providing first-class interior finishes and resident facilities.

The regeneration is also driving forward the economic development of Elephant & Castle, creating more than 6,000 jobs, many of which will be going to local people. We have awarded more than £4 million in regeneration contracts to local businesses and we are delighted that the momentum delivered by our activity in the area over the past two years has encouraged further investment into the area, such as the planned redevelopment of the Elephant & Castle shopping centre.

With this exciting next chapter of Elephant Park, we’re continuing our commitment to build one of the UK’s most sustainable new urban developments. We’ve designed a range of spaces that enable residents to explore new ways to work, live and socialise within calming green spaces, versatile facilities and healthy homes.

Rob is the Project Director on the Elephant & Castle project and has been with Lend Lease for four years.



Trafalgar Place in construction



One The Elephant in construction



Scan this QR code
to watch the interview.
ep.lendlea.se/RobInterview



The Elephant Park site ready for progress, with demolition of the previous estate now complete

AN EXTRAORDINARY STORY OF TRANSFORMATION

The Life | The Heart | The Elephant

Over the next 10 years, the Elephant will become London’s most exciting new neighbourhood in a £1.5bn transformation that will evolve and enhance its identity. Lend Lease is proud to work with Southwark Council to restore the area to its rightful place as one of the most dynamic and well-connected places to live in London. By 2025, the area will welcome 5,000 new homes, over 50 shops and a large new park that will restore nature in the heart of the city. Also, Southwark Council’s new state-of-the-art community leisure centre will open in 2015.



ONE THE ELEPHANT
284 homes
from 2016

ELEPHANT PARK
Nearly 2,500
homes by 2025

WEST GROVE

TRAFALGAR PLACE
235 homes
from 2015

This image is for illustrative purposes only

PERFECTLY LOCATED

Located in a prime position in the heart of Central London, Elephant & Castle is an excellent transport hub, with one mainline train station, a Zone 1 tube station and links to 28 different bus routes. Fast and frequent London Underground

services connect you to the whole of London via the Northern and Bakerloo lines. From the tube station, you can reach the popular attractions of the South Bank in just four minutes and the West End in 10 minutes – perfect

for entertainment seekers and commuters alike. The area also benefits from a network of good schools (five classed as outstanding), two London universities (London South Bank University and London

College of Communication) and some of the best views of London from an elevated position. Among its many hidden gems are leafy Victorian streets, authentic restaurants and interwoven layers of green spaces.

TRAVEL BY TUBE AND TRAIN FROM ELEPHANT & CASTLE

West Grove is a 5-minute walk from Elephant & Castle station

Borough1 min

Blackfriars3 mins

London Bridge3 mins

Waterloo4 mins

South Bank & King's College

Bank5 mins

(The City)

Charing Cross6 mins

Piccadilly Circus8 mins

Oxford Circus10 mins

Westminster11 mins

Regent's Park12 mins

University of Westminster

Angel12 mins

City University

Liverpool Street12 mins

Covent Garden14 mins

Trafalgar Square14 mins

Warren Street14 mins

University College London (UCL)

King's Cross14 mins

Central Saint Martins (UAL)

Victoria15 mins

Canary Wharf16 mins

Holborn16 mins

London School of Economics (LSE)

Embankment17 mins

Paddington18 mins

South Kensington20 mins

Imperial College London

Stratford21 mins

Queen Elizabeth Olympic Park

St Pancras21 mins

Heathrow42 mins

Gatwick56 mins

All travel times based on Transport for London website August 2014



THE NEW GREEN HEART OF CENTRAL LONDON

Elephant Park offers a unique opportunity to be part of a new green vision for city living, defined by unrivalled access to inner-city nature and community spaces that bring people together in a relaxing, enjoyable way.

The 9.7 hectare development, set in a leafy park landscape, will accommodate almost 2,500 homes, as well as over 50 shops, restaurants and cafés. In addition, flexible workspaces will give smaller businesses the opportunity to grow.

As with all Lend Lease developments, you will find healthier options for your journey to work, with many green transport options and a local public transport network that will benefit from our £30million contribution towards improvements. What's more, you'll never have to search for a good place to park or fix your bicycle, or for a charging port for your electric car, as Elephant Park will offer 90 new cycle-hire docking points, over 3,000 bicycle spaces and charging ports for electric cars. A low carbon energy centre will provide power for the homes, and signposted cycle routes, along with pedestrian-friendly quiet paths add up to a well-rounded green route network.

- 01

Residents' grow garden
- 02

Residents' room and terrace
- 03

Central shopping street
- 04

Cycle-hire docking station
- 05

Market Square (adjacent site)
- 06

The park
- 07

Walworth Square
- 08

Pocket parks
- 09

Park Pavilion café and facilities
- 10

Al fresco restaurants along the promenade
- 11

Private courtyards
- 12

Walworth Road High Street
- 13

Balancing pond with aquatic planting
- 14

West Grove Club Lobby
- 15

Residents' Gym
- 16

Energy Centre



Scan this QR code to search for available properties.
ep.lendlea.se/WGAvailability

ELEPHANT PARK NEIGHBOURHOOD PLAN

Every aspect of Elephant Park is designed with your well-being in mind. The rich and varied parkland, which will include two pocket parks and new urban squares, delightful play areas and lush foliage, will enable you to experience Central London living at its greenest. A central shopping street, and a new outdoor market planned for next door to Elephant Park are just some of the places you will be able to enjoy an afternoon of shopping and leisure.

WEST GROVE

West Grove fronts onto the new central shopping street and is made up of 593 homes in a range of different sizes, set within two tall buildings and a series of mansion blocks. The shops, community services and cafés are designed to suit all tastes and needs, providing convenient facilities on your doorstep. This phase forms an attractive edge to the new Walworth Square and Southwark Council’s heritage-listed Walworth Town Hall, which will offer a variety of civic uses such as potentially hosting weddings and community gatherings, as well as a library or museum.

WEST GROVE SQUARE

With approximately 290 new homes located near Elephant & Castle railway station and alongside a planned new outdoor market next door, West Grove Square will have a strong community feel and easy access to Elephant Park’s leisure facilities and restaurants.

PARK CENTRAL

Park Central is ideally located for the artisan shops and cafés planned for the central shopping street, as well as the al fresco park-side dining offered by the restaurants along the park promenade and leisure facilities. There will be approximately 520 homes – a combination of family-sized duplexes and apartments, set within tall buildings and mansion buildings.

SOUTH GARDENS

South Gardens is the first and most family-oriented part of the scheme, with 360 homes including the only townhouses and the largest proportion of three and four-bedroom houses. The buildings range from low-rise townhouses to mid-rise mansion blocks and a 16-storey tower, all set around generous internal courtyards and amenities, including up to five new shops.

EAST GROVE

Designed as a haven for small businesses, East Grove is poised to become a hub for innovation, creativity and talent. East Grove will provide approximately 710 homes and flexible working spaces. Alongside this, expect to find a health club and landmark tower that completes the distinctive skyline.

WELCOME TO WEST GROVE

THE HIGHWOOD

ORCHARD POINT

HIGHWOOD GARDEN TERRACE

HIGHWOOD COURT

ORCHARD PLACE

ORCHARD GARDENS TERRACE

ORCHARD VIEW

West Grove's two distinct neighbourhoods are built around tranquil courtyards, a vibrant shopping street and a flexible club facility, creating a place with the community at its heart, with ample opportunities for socialising and relaxation.

The development comprises eight apartment buildings which are a mix of mid-rise mansion buildings and towers that vary in scale from five to 31 storeys. Its **593 homes** look out over **two residents' courtyards** offering a distinctive woodland or orchard landscape, as well as ample play areas, relaxed seating and richly varied planting. The green landscape stretches from the generous courtyards, where new trees, living walls and green roofs will help to filter the air.

In West Grove there is no shortage of green transport options. There are **644 residents' bicycle spaces** in total, meaning each home will have at least one bicycle space, as well as access to dedicated bike maintenance and cleaning areas. A fifth of the **96 basement parking spaces** will include charging ports for electric cars and another fifth will have the potential to be fitted with electric points

in the future. However, there is no need to own a car, as the first residents to move in will also receive the benefit of a three-year car club membership.

All residents will enjoy the convenience of a **24-hour concierge** service and generous lobbies, including the 'Club Lobby' area which provides a welcoming 'third space' to work, socialise and relax. Even those living in smaller households can enjoy larger gatherings with friends and family, with access to **two residents' function rooms**, complete with generous garden terraces and **gym** facilities. **Residents' grow gardens** in each courtyard offer the chance to plant and nurture vegetables and herbs. West Grove will also include a vibrant new shopping street that runs throughout Elephant Park, where residents will have the chance to discover independent, artisan shops, alongside cafés and bars.

WEST GROVE SITE PLAN

HIGHWOOD GARDENS



- BUILDINGS**
- H02C - The Highwood
 - H02D - Highwood Garden Terrace (North)
 - H02B - Highwood Court
 - H02A - Highwood Garden Terrace (South)
 - H03C - Orchard Point
 - H03D - Orchard Place
 - H03B - Orchard View
 - H03A - Orchard Gardens Terrace

- KEY**
- | | | | |
|---|-------------------------|----|----------------------|
| 1 | Play Area | 7 | Car Club Space |
| 2 | Residents' Grow Garden | 8 | Cycle Store Entrance |
| 3 | Residents' Room | 9 | Gym |
| 4 | Residents' Room Terrace | 10 | Gym Terrace |
| 5 | Residents' Courtyard | 11 | West Grove Club |
| 6 | Concierge | | |

ORCHARD GARDENS



- COLOUR KEY**
- | | | |
|------------------------------------|--------------------------|---------------------|
| Courtyard Hard Surfaces and Paving | Green Roof | Residents' Entrance |
| Public Realm Paving | Grow Gardens | Part Affordable |
| Road | Grass / Soft Landscaping | Affordable |
| Propriety Roof | Car Park Entrance | |



WELCOME TO THE WEST GROVE CLUB

Enjoy flexible, dynamic spaces for working, socialising, exercising and relaxation.

CLUB LOBBY

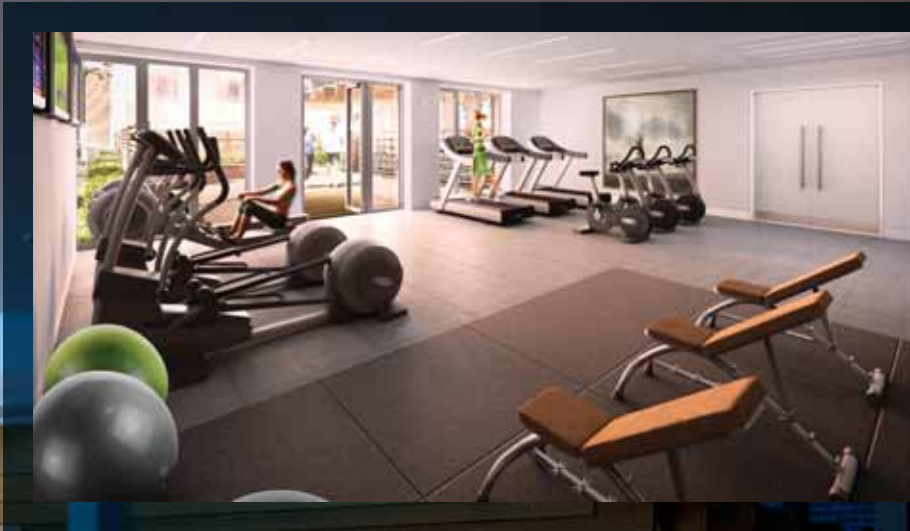
All residents of West Grove will benefit from a 24-hour concierge service, located in the ground-floor of the Club Lobby in Highwood Gardens.* Here, the use of authentic materials will give the feeling of being inside a light and spacious loft, welcoming visitors into a thriving social hub, where there are ample opportunities to meet people. Two lounge areas overlook the landscaped courtyard, providing a relaxing space for meeting friends and neighbours, while a more intimate space, tucked away in an alcove, offers a flexible working area.

*The two West Grove neighbourhoods complete at different times, Orchard Gardens will host the West Grove concierge service temporarily until the Highwood Gardens Club Lobby is complete.



West
Grove
Club

THE WEST GROVE CLUB



FIT SPACE
A residents' gymnasium in the courtyard of Highwood Gardens will offer a range of exercise equipment, such as treadmills, bikes and rowing machines, as well as a terrace that can be used for yoga classes or stretching exercises.



SOCIAL SPACE
The two residents' rooms in Highwood Gardens and Orchard Gardens, which come equipped with garden terraces, kitchenettes and toilets, provide the perfect place to celebrate special occasions or meet through a residents' club. Thanks to their versatility and generous size, you'll be able to host groups of friends for film nights and parties.

Building Name	Floor	Unit	Unit Type	Specification	Aspect (Views)	Aspect	No of Bathrooms	NIA (sqm)	NIA (sqft)	External Amenity Space (sqm)	External Amenity Space (sqft)	Asking Price	Asking Price £psf	Estimated Annual Rental income £	Estimated annual rental Yield %
Highwood Garden Terrace (south)	5	H02.A.05.05	2 BED	Standard	S/E	Dual	2	72	777	18	192	£801,000	£1,031	£29,900	3.7%
Highwood Garden Terrace (south)	5	H02.A.05.06	2 BED	Standard	S/W	Dual	2	68	735	19	205	£825,000	£1,122	£29,900	3.6%
Highwood Garden Terrace (south)	6	H02.A.06.04	2 BED	Standard	S/E	Dual	2	80	859	5	58	£755,000	£879	£27,300	3.6%
Highwood Garden Terrace (south)	6	H02.A.06.05	2 BED	Standard	S/W	Dual	2	65	704	5	56	£732,000	£1,040	£26,000	3.6%
Highwood Garden Terrace (south)	7	H02.A.07.05	2 BED	Standard	S/W/E	Triple	2	78	837	24	258	£848,000	£1,013	£31,200	3.7%
Highwood Garden Terrace (south)	8	H02.A.08.01	3 BED	Premium	E/W	Dual	2	88	946	23	248	£929,000	£982	£41,600	4.5%
Highwood Garden Terrace (south)	8	H02.A.08.04	2 BED	Standard	S/W/E	Triple	2	73	783	5	57	£778,000	£994	£27,300	3.5%
The Highwood	1	H02.C.01.06	2 BED	Standard	S/E	Dual	2	79	847	6	62	£737,000	£870	£27,300	3.7%
The Highwood	2	H02.C.02.02	1 BED	Standard	S/W	Dual	1	58	619	6	60	£575,000	£929	£20,800	3.6%
The Highwood	2	H02.C.02.04	2 BED	Standard	N/W	Dual	2	80	862	5	55	£743,000	£862	£27,300	3.7%
The Highwood	4	H02.C.04.02	1 BED	Standard	S/W	Dual	1	58	619	6	60	£586,000	£947	£20,800	3.5%
The Highwood	7	H02.C.07.04	2 BED	Standard	N/W	Dual	2	80	862	5	55	£772,000	£895	£27,560	3.6%
The Highwood	8	H02.C.08.01	2 BED	Standard	S/W	Dual	2	79	847	6	62	£778,000	£918	£27,560	3.5%
The Highwood	10	H02.C.10.01	2 BED	Standard	S/W	Dual	2	79	847	6	62	£790,000	£933	£27,560	3.5%
The Highwood	10	H02.C.10.04	2 BED	Standard	N/W	Dual	2	80	862	5	55	£790,000	£916	£27,560	3.5%
The Highwood	10	H02.C.10.08	2 BED	Standard	S/E	Dual	2	79	847	6	62	£796,000	£940	£27,560	3.5%
The Highwood	11	H02.C.11.02	1 BED	Standard	S/W	Dual	1	58	619	6	60	£627,000	£1,013	£21,320	3.4%
The Highwood	12	H02.C.12.08	2 BED	Standard	S/E	Dual	2	79	847	6	62	£854,000	£1,008	£27,560	3.2%
The Highwood	13	H02.C.13.07	1 BED	Standard	S/E	Dual	1	58	619	6	60	£650,000	£1,050	£21,580	3.3%
The Highwood	17	H02.C.17.01	2 BED	Standard	S/W	Dual	2	79	847	6	62	£871,000	£1,028	£27,820	3.2%
The Highwood	19	H02.C.19.01	2 BED	Standard	S/W	Dual	2	79	847	6	62	£894,000	£1,055	£27,820	3.1%
The Highwood	19	H02.C.19.02	1 BED	Standard	S/W	Dual	1	58	619	6	60	£674,000	£1,089	£21,840	3.2%
The Highwood	19	H02.C.19.07	1 BED	Standard	S/E	Dual	1	58	619	6	60	£685,000	£1,107	£21,840	3.2%
The Highwood	19	H02.C.19.08	2 BED	Standard	S/E	Dual	2	79	847	6	62	£935,000	£1,104	£27,820	3.0%
The Highwood	20	H02.C.20.04	2 BED	Standard	N/W	Dual	2	80	862	5	55	£987,000	£1,145	£28,080	2.8%
The Highwood	20	H02.C.20.08	2 BED	Standard	S/E	Dual	2	79	847	6	62	£946,000	£1,117	£28,080	3.0%
The Highwood	21	H02.C.21.03	STUDIO	Standard	N/W	Dual	1	40	429	4	44	£534,000	£1,243	£18,200	3.4%
The Highwood	21	H02.C.21.04	2 BED	Standard	N/W	Dual	2	80	862	5	55	£999,000	£1,159	£28,080	2.8%
The Highwood	21	H02.C.21.06	STUDIO	Standard	N/E	Dual	1	40	429	4	44	£534,000	£1,243	£18,200	3.4%
The Highwood	21	H02.C.21.08	2 BED	Standard	S/E	Dual	2	79	847	6	62	£958,000	£1,131	£28,080	2.9%

The Highwood	22	H02.C.22.02	1 BED	Standard	S/W	Dual	1	58	619	6	60	£691,000	£1,116	£22,100	3.2%
The Highwood	22	H02.C.22.04	2 BED	Standard	N/W	Dual	2	80	862	5	55	£1,010,000	£1,171	£28,080	2.8%
The Highwood	22	H02.C.22.07	1 BED	Standard	S/E	Dual	1	58	619	6	60	£703,000	£1,136	£22,100	3.1%
The Highwood	22	H02.C.22.08	2 BED	Standard	S/E	Dual	2	79	847	6	62	£970,000	£1,145	£28,080	2.9%
Highwood Garden Terrace (north)	1	H02.D.01.01	2 BED	Standard	N/W	Dual	2	74	792	6	60	£720,000	£909	£27,300	3.8%
Highwood Garden Terrace (north)	1	H02.D.01.02	2 BED	Standard	N/E	Dual	2	74	792	7	73	£732,000	£924	£27,300	3.7%
Highwood Garden Terrace (north)	1	H02.D.01.06	2 BED	Standard	E/W	Dual	2	77	833	7	74	£708,000	£850	£27,300	3.9%
Highwood Garden Terrace (north)	2	H02.D.02.02	2 BED	Standard	N/E	Dual	2	74	792	7	73	£743,000	£938	£27,300	3.7%
Highwood Garden Terrace (north)	5	H02.D.05.01	2 BED	Standard	N/W	Dual	2	68	735	19	205	£813,000	£1,106	£29,900	3.7%
Orchard Garden Terrace	4	H03.A.04.03	2 BED	Standard	NW	Single	2	69	744	9	98	£766,000	£1,030	£27,300	3.6%
Orchard Garden Terrace	4	H03.A.04.04	1 BED	Standard	E/SE	Dual	1	66	711	8	84	£616,000	£866	£23,400	3.8%
Orchard View	4	H03.B.04.05	2 BED	Standard	N/W/E	Triple	2	76	818	6	67	£766,000	£936	£27,300	3.6%
Orchard Point	3	H03.C.03.03	2 BED	Standard	S/W	Dual	2	77	833	7	71	£766,000	£920	£27,300	3.6%
Orchard Point	3	H03.C.03.05	2 BED	Standard	N/W	Dual	2	77	833	6	69	£766,000	£920	£27,300	3.6%
Orchard Point	3	H03.C.03.06	2 BED	Standard	N/E	Dual	2	76	813	6	67	£766,000	£942	£27,300	3.6%
Orchard Point	5	H03.C.05.02	2 BED	Standard	S/E	Dual	2	78	838	7	80	£813,000	£971	£27,300	3.4%
Orchard Point	5	H03.C.05.03	2 BED	Standard	S/W	Dual	2	77	833	7	71	£790,000	£948	£27,300	3.5%
Orchard Point	5	H03.C.05.05	2 BED	Standard	N/W	Dual	2	78	840	6	69	£790,000	£940	£27,300	3.5%
Orchard Point	5	H03.C.05.06	2 BED	Standard	N/E	Dual	2	79	846	7	75	£790,000	£934	£27,300	3.5%
Orchard Point	6	H03.C.06.02	2 BED	Standard	S/E	Dual	2	77	828	8	82	£825,000	£996	£27,300	3.3%
Orchard Point	6	H03.C.06.03	2 BED	Standard	S/W	Dual	2	77	833	7	70	£801,000	£961	£27,300	3.4%
Orchard Point	6	H03.C.06.05	2 BED	Standard	N/W	Dual	2	77	827	7	71	£801,000	£968	£27,300	3.4%
Orchard Point	6	H03.C.06.06	2 BED	Standard	N/E	Dual	2	79	846	7	75	£801,000	£947	£27,300	3.4%
Orchard Point	9	H03.C.09.04	1 BED	Standard	N/W	Dual	1	53	566	6	69	£563,000	£995	£21,320	3.8%
Orchard Point	9	H03.C.09.05	2 BED	Standard	N/W	Dual	2	77	823	7	70	£836,000	£1,015	£27,560	3.3%
Orchard Point	9	H03.C.09.06	2 BED	Standard	N/E	Dual	2	79	846	7	76	£836,000	£988	£27,560	3.3%
Orchard Point	14	H03.C.14.03	2 BED	Standard	S/W	Dual	2	77	831	8	83	£894,000	£1,075	£27,560	3.1%
Orchard Point	14	H03.C.14.04	1 BED	Standard	N/W	Dual	1	53	566	5	56	£604,000	£1,068	£21,580	3.6%
Orchard Point	14	H03.C.14.05	2 BED	Standard	N/W	Dual	2	79	852	7	74	£917,000	£1,076	£27,560	3.0%
Orchard Point	14	H03.C.14.06	2 BED	Standard	N/E	Dual	2	77	830	6	68	£894,000	£1,077	£27,560	3.1%
Orchard Point	17	H03.C.17.04	2 BED	Standard	N/E	Dual	2	77	831	6	68	£929,000	£1,118	£28,600	3.1%