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WELCOME HOME  
TO A SPECTACULAR VIEW





LEFT The Tower rises from a scenic public walkway into London's skyline.

One Tower Bridge has been designed with great respect for its surroundings and the famous monuments which make this location so outstanding. Through expert craftsmanship and a singular design One Tower Bridge has now joined the London skyline to become one of these monuments. The Tower takes the historic landmarks as its reference and makes special emphasis of the spectacular views from each apartment, which include the beautifully landscaped courtyard, River Thames, Tower Bridge and the nearby Potters Fields Park.

Each apartment is magnificently proportioned to take full control of your private floor, maximising your unique view. A spirit of traditional craftsmanship is evident in every detail from the floor to ceiling glazing through to the luxury specification. The Tower adds a new dimension to the architectural story of the area, and offers you the opportunity to be part of it. It is not only a fitting place from which to look out and admire the celebrated skyline of this great world city, but a location where your apartment is its newest part.

One Tower Bridge stands on the South Bank between Tower Bridge and City Hall, the political centre of London.

#### ROAD DISTANCES

Butlers Wharf	0.2 km (2 mins)
Tower Hill	0.9 km (9 mins)
London Bridge	0.9 km (9 mins)
Tower Gateway	1.1 km (11 mins)
Borough Market	1.1 km (11 mins)

Source: Google maps (walking time)

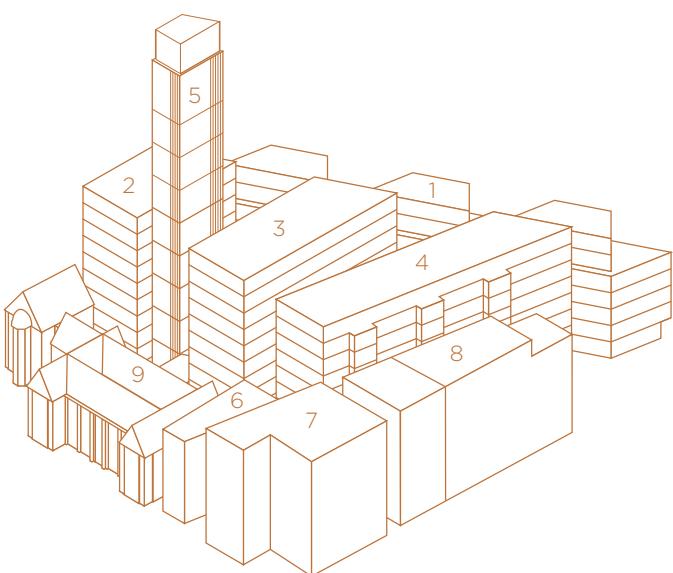
#### JOURNEY TIMES

Bank	2 mins
Green Park	7 mins
Canary Wharf	7 mins
Bond Street	9 mins
St Pancras International	11 mins
City Airport	21 mins
Heathrow Airport	41 mins

Source: TFL from London Bridge Station

#### ONE TOWER BRIDGE

- 1 Cambridge House
- 2 Sandringham House
- 3 Wessex House
- 4 Tudor House
- 5 The Tower
- 6 York House
- 7 Windsor House
- 8 Lancaster House
- 9 Lalits London Hotel



I  
A  
LIVING  
HISTORY  
I



Look out from any apartment in The Tower and take in one of the greatest views imaginable. One Tower Bridge stands on the south side of Tower Bridge, opposite the Tower of London, surrounded by the rich maritime history that plays such a central role in the story of London.

The Thames is a symbol of continual change and continuity. It is the great river that brought world trade into London and exported English language and culture out into the world. A river that has inspired poets and painters for centuries.

> The river is the trade route that transformed London into one of the great world cities.

The River Thames with St. Paul's Cathedral on Lord Mayor's Day, by Canaletto, 1746-47



ONE TOWER BRIDGE



ABOVE Tower Bridge under construction c.1889

TOP Tower Bridge under construction in 1892



TOP The Tower of London from 'A Book of the Prospects of the Remarkable Places in and about the City of London', c.1700.

ABOVE Map of London, from 'Civitates Orbis Terrarum', c.1572

The river is responsible for transforming this part of London into a great commercial centre. One Tower Bridge stands along the river from the famous Shad Thames docks, once home to great warehouses and shipyards, more recently transformed into one of the most desirable residential and cultural districts in London.

Directly across the river lies the Square Mile – still the financial engine room of the UK and one of the most important trading centres in the world.

From One Tower Bridge, you have the past, present and future of London all on your doorstep. This is a London address like no other.

One Tower Bridge stands across the river from one of London's most ancient and evocative landmarks. The Tower of London dates back to 1066 and the Norman Conquest of England. The famous White Tower, which gives the entire castle its name, was built by William the Conqueror in 1078.

The castle has a colourful history, acting as a royal residence and a fortress. Today it is home to the Crown Jewels, including the crowns of monarchs past and present, as well as the legendary Koh-i-Nur diamond, presented to Queen Victoria in 1850.

Immediately to the west and north is the City of London, while across the river is the famous South Bank, with One Tower Bridge occupying a prime position. Designed and finished with unusual sensitivity to its historic surroundings, this is a fitting new chapter in the story of a remarkable part of London.

The Tower looks directly out towards Tower Bridge, arguably the most instantly recognisable London landmark for millions of people around the world.

The bridge was opened on 30th June 1894 after a complex construction process lasting eight years. Known as a 'bascule bridge', its central span is split into two halves, which rise to allow tall ships through. The upper level accommodates spectacular walkways and exhibition spaces.

For many visitors, Tower Bridge represents one of the essential sights of London. It will be the constant backdrop to your residence at The Tower.



# HISTORY OF CAMPANILES



One Tower Bridge is more than just a modern design – it is an artistic creation drawing on a rich tradition, based around the traditional image of a campanile, a bell tower. Particularly striking examples of their influence on modern culture include the Empire State Building, Big Ben, and the Eiffel Tower, but it has been suggested that campaniles were first designed by Paulinus of Nola as long ago as 400 AD. After this, bell-towers gained great prominence, appearing across Europe, with some of them still surviving to this day.

The Oxo Tower was first built around the end of the 19th Century, as a power station for the Post Office. It wasn't until later that it was acquired by the manufacturers of Oxo Stock Cubes, where it got its name. Reflecting the campanile design principle, in modern times it serves as everything from a home to an art gallery, shopping area to an eating establishment. One of the newest campaniles is the tower extension to the Tate Modern. It is not yet completed or open, due to do so in 2016, but its addition to such a prestigious art gallery simply goes to show that the concept of a bell tower – as it is designed to reflect – is still a core aesthetic ideal even in the cutting edge of architectural fashion.

One of the most iconic towers in London, commonly known as 'Big Ben' although officially named the 'Elizabeth Tower' is one of the most famous buildings not only in London, but in England. Renamed from 'Clock Tower' to celebrate the Diamond Jubilee of Queen Elizabeth II, the name 'Big Ben' actually refers to the bell contained within the tower. While it is very much a key part of the English identity, the tower was only completed in 1858. In addition to the bell, Big Ben is famously known for its clock, which can be seen for miles around.

**TOP** The Tate Modern tower will open in 2016.

**TOP RIGHT** The Oxo Tower was originally intended to be used as a power station.

**RIGHT** Big Ben is possibly London's most iconic landmark.





**LEFT** Able to be seen for miles around, the campanile in St. Mark's Square is a cultural icon.

**TOP RIGHT** The tower provides a view of almost all of Istanbul's peninsula.

**RIGHT** Towers fill the skyline, giving the town its name of "the Town of Fine Towers".

It was mainly around Venice where the possibilities of campanile height were first fully explored. What this culminated in was one of the greatest in the prestigious list of romantic campaniles: Saint Mark's campanile, which stands forth in the Basilica as one of the most recognisable symbols of the city, adorned with the personification of Venice herself.

The spread of campaniles is not contained solely within the bounds of Western Europe. The Galata Tower in Istanbul, completed in 1348, is one of the landscape's most prominent landmarks, dominating the skyline and offering a panoramic view of Istanbul's peninsula. It is renowned not only for its aesthetic principles, but also as an observation tower for spotting fires - a design ethic which combines beauty and practicality.

The town of San Gimignano is an excellent example of campanile design. Rather than confine themselves to a single tower, the town hosts a total of fourteen towers varying in height, and is known as the "Town of Fine Towers". The multiple stone campaniles creates a fascinatingly medieval skyline, providing views over the entire town.

## A REMARKABLE LOCATION

### RESTAURANTS & BARS

*"Setting up Restaurant Story in this area was a natural fit. There are long established food traditions, suppliers and producers around here. With the Spa Terminus, Rope Walk and Borough Market all on the door step the area around One Tower Bridge is bustling with amazing food options. The area is becoming a true food destination in London."*

Tom Sellers  
Story Restaurant (Michelin \*)

RIGHT One Tower Bridge provides ready access to an unmatchable variety of truly exquisite dining venues.

ABOVE RIGHT With a 24-hour concierge service, it's always easy to make a booking at a nearby establishment for you and your friends.

FAR RIGHT Situated in the heart of the London restaurant area, One Tower Bridge offers a location with a chance to sample almost any cuisine, crafted by expert chefs.

For a particularly striking eating environment, the nearby Hays Galleria provides a number of options for cafés, bars and restaurants, including the long-standing Balls Brothers.

Or, if you happen to be passing the Royal Festival Hall, you might prefer to visit its upper floors to stop by Skylon for a drink, to be followed by a course at the scenic OXO Tower restaurant or the modern Gaucho Tower Bridge on the way home. If you're feeling adventurous, the Shard houses a number of superb restaurants - TING, GONG, or LÁNG, all in the fantastic Shangri-La hotel. The Shard is also home to Oblix, for sophisticated casual urban dining, Hutong, for a Northern Chinese speciality, and the Aqua Shard for traditional British cuisine. All have breath-taking views of London.

If you would prefer a meal in the most up-and-coming street for food, Bermondsey Street hosts a variety of different styles, including Zucca, for its distinctly satisfying Italian options, or a two-venue experience - stopping first at José for drinks and Spanish tapas, followed by mains at its sister restaurant, Pizarro. Casse-Croûte caters for those looking for an authentic French experience - offering a new menu everyday.

For a traditional London experience, there is the long-standing Borough Market with its store of fine wine shops - such as Vinopolis, not simply a shop but a venue and an experience - and long-standing fruit, vegetable, and cheese stalls, such as Neal's Yard, which cater for those with a discerning taste. Not simply for stocking up on supplies, the Market also offers



several excellent eating establishments, including Roast, for original English recipes, Black and Blue, for a superb and unique burger, Brindisa, if you're craving tapas, or Fish! for its eponymous and unbeatable speciality dishes.

For a chance to really see the wide variety of different cultural fares available, a stroll through Butler's Wharf takes you past anything from the mouth-watering Chop House to the classic Pont de la Tour, and a number of fashionable Italian restaurants, while the nearby prestigious Story restaurant offers up the area's top market dining experience, having been awarded a Michelin Star within six months of opening. Equally, the nearly Magdalen on Tooley Street offers an excellent blend of modern English and French bistro fare.

And for a definitive night to remember, travel across the river to find the West End, which boasts a number of other world famous establishments, including The Ivy and the Two Michelin-Starred Le Gavroche.





A short stroll along the river takes you to the Pont de la Tour restaurant in one direction, or the equally renowned Gaucho, Tower Bridge in the other.

## | SHOPPING |

London's shopping experience has been crafted not simply from its own tradition, but also from contact with every culture. Classic British brands and modern, cosmopolitan tastes are available to sample at your pleasure.

Luxury shopping in London is no longer the preserve of the West End. Every desirable label can now be found in the City too, particularly within the elegant setting of the Royal Exchange. Founded in 1566 and favoured by Queen Elizabeth I, The Royal Exchange was the City's first purpose built shopping centre and is now its foremost luxury retail and restaurant destination. It is home to some of the most exclusive retailers of clothing, perfumery, jewellery and accessories. Bulgari, Church's, Gucci, Hermes, Dolce & Gabbana, Lulu Guinness, Smythson, Theo Fennell, Louis Vuitton, and Tiffany & Co are just some of the illustrious names vying for your attention. As well as the boutiques, the Grand Café at the Royal Exchange is a spectacular setting for a glass of champagne or a cocktail, or for enjoying first class dining in the upper galleries.

One of the highlights of central London is its dedication to providing a broad selection of luxury shopping opportunities, including the world-famous Jermyn Street and Savile Row which contains the numerous tailors dedicated to their craft. Close by, Bond Street offers a plethora of luxury brands and fine jewellery including Cartier, Hermes, Chanel and Christian Dior among many more.

Accessories and jewellery can be purchased from the renowned Alex Monroe and the illustrious Bermondsey 167, opened in 2007 by talented former Burberry designer Michael McGrath.



**RIGHT** If you need a gift or want to treat yourself, the top end of the London shopping experience is available to you.

**FAR RIGHT** From shirts to shoes, perfumes to purses, at One Tower Bridge you're never far from something superb to add to your wardrobe.



# CULTURE

THE TOWER

Residing in the central part of the London environment, One Tower Bridge provides access to a full range of cultural landmarks. Whatever your tastes, a rich new experience is never far away.

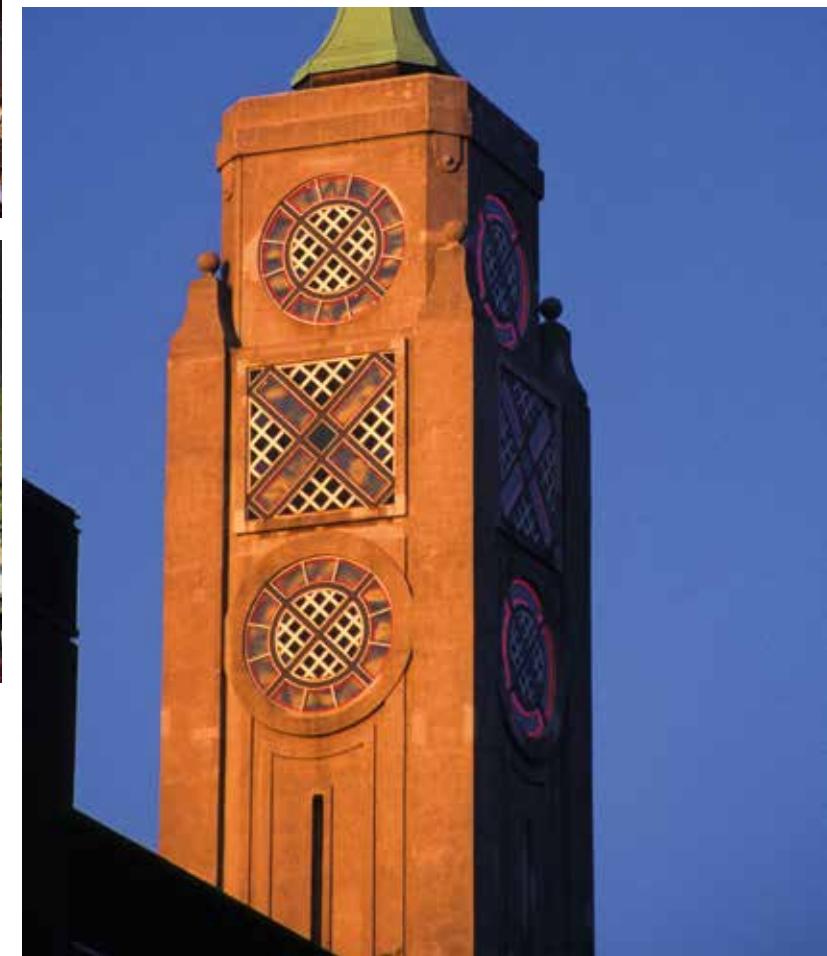
Situated on the South Bank, there are many options for visiting major London sites. One Tower Bridge provides an immediate view not only of Tower Bridge and the River Thames, but also the iconic London skyline, including City Hall, the Gherkin, and the Tower of London, with the Shard a few steps away. Along the river, both the London Eye and the Houses of Parliament stand out as striking features of the London landscape.

One Tower Bridge also offers an opportunity to explore a wide variety of artistic tastes. With Shakespeare's Globe, Royal Festival Hall and the Old Vic within walking distance, going to see a play or performance is always an option. Or, if you would prefer an art gallery, the spectacular Tate Modern and Tracey Emin's at the White Cube are only a short walk away, whilst the Southbank Centre offers a variety of different exhibitions throughout the year. Meanwhile, the nearby Museum of London provides a history of this great city.

ONE TOWER BRIDGE



LEFT The vibrant and iconic Borough Market, approved by all top chefs; with the best ingredients from all over the world.

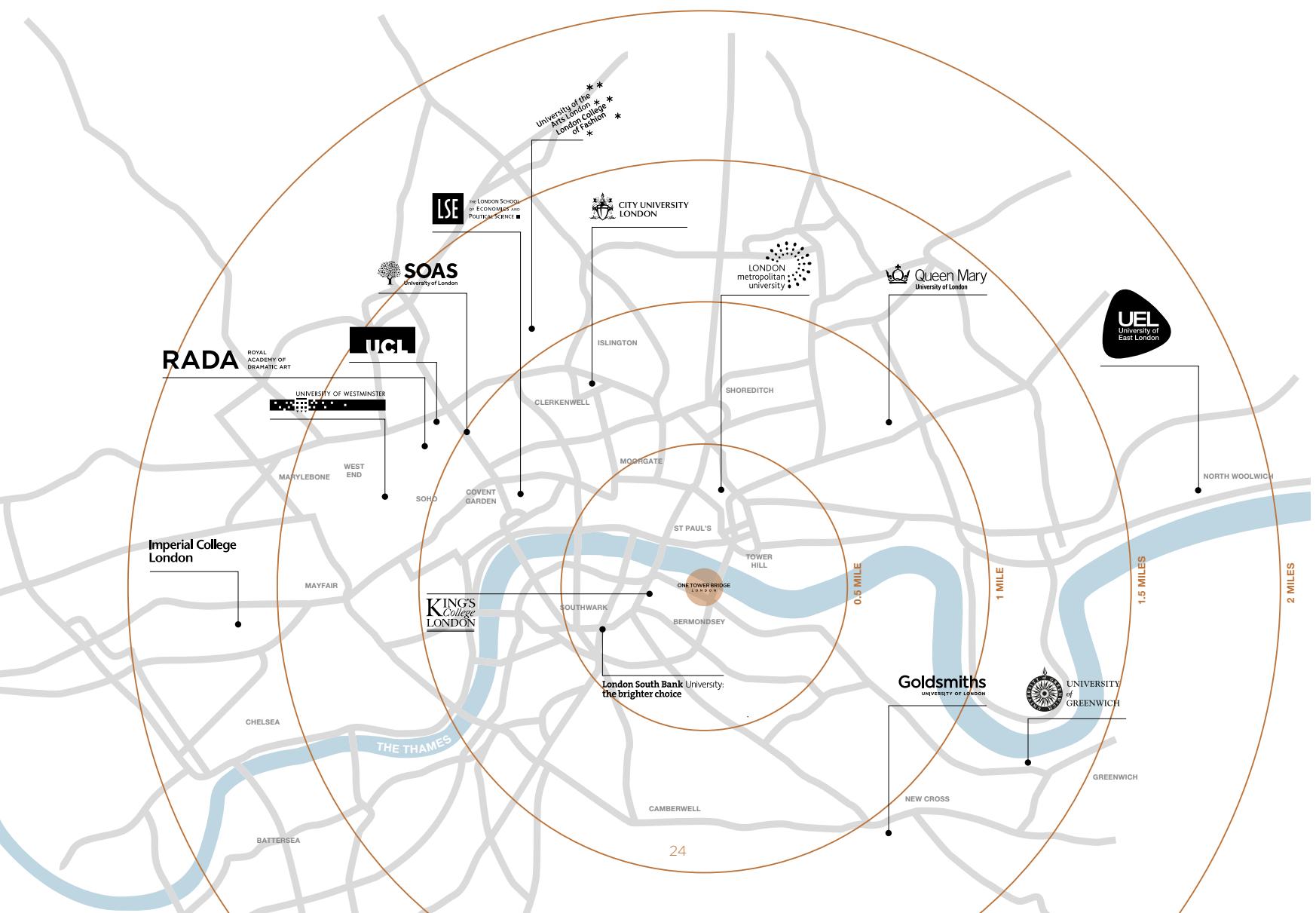


ABOVE From visiting the Tower of London to seeing a play at Shakespeare's Globe, as well as the view available right from your home, the very soul of London is right outside your door.

## EDUCATION

To live at One Tower Bridge is to enjoy access to the best amenities in one of the most advanced cities in the world. That includes educational services, where the options are wide-ranging and of the highest quality. There can be no better place to live, learn, and grow.

London is home to some of the finest universities not only in the country, but also the world, and provides a unique city-life student experience. King's College London, Imperial College London and University College London are all ranked incredibly highly in all courses - frequently reaching the Times Top Ten League Table. The city also provides a number of high-class specialist learning opportunities, including the Royal Veterinary College, London Business School, and London School of Economics and Political Science.



# CREATING EXCELLENCE



**A PERSONAL VISION**  
Born in London, Michael Squire founded Squire & Partners in 1976. The firm has grown into one of the most respected names in prime residential development.



*"The development is very deliberately rooted in the history of craftsmanship and materials in the area."*

Michael Squire

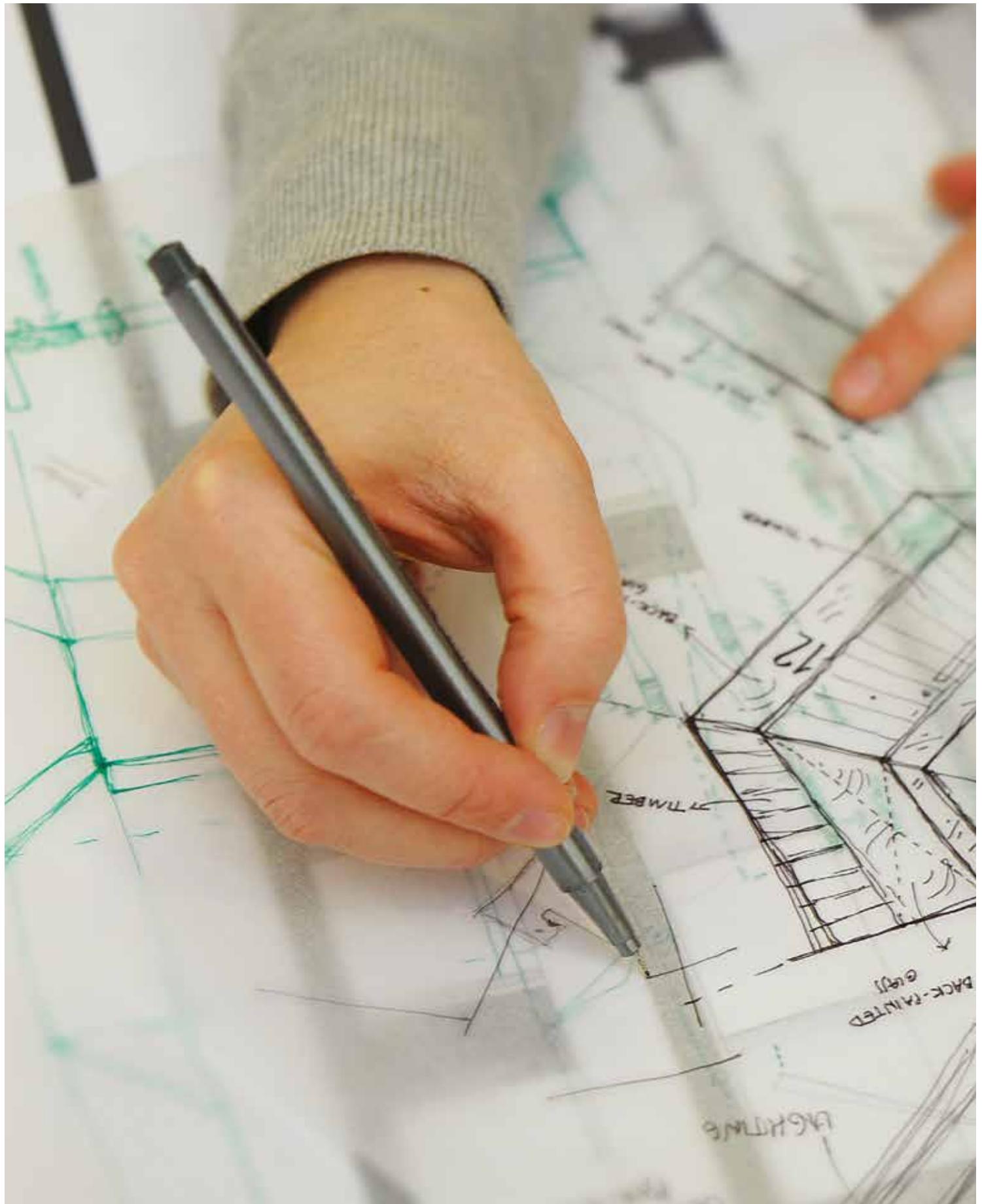
## THE ARCHITECTS STORY

Cambridge House reflects the creative vision of award-winning architectural practice Squire & Partners. The result is a design that takes inspiration in the past while looking confidently to the future.

The practice's design approach assumes that every site has its own history, character and needs. Cambridge House represents an important and high-profile opportunity to put that philosophy into practice.

For founder Michael Squire, the touchstone throughout the project was the location and the view. "It is a long building that gives you very wide-fronted views of the river, the bridge, the Tower of London and the City. It is the ultimate view in London."

Established 35 years ago, Squire & Partners made its name with a number of high-profile commissions around central London, including The Knightsbridge luxury apartments and Brook House on Park Lane.



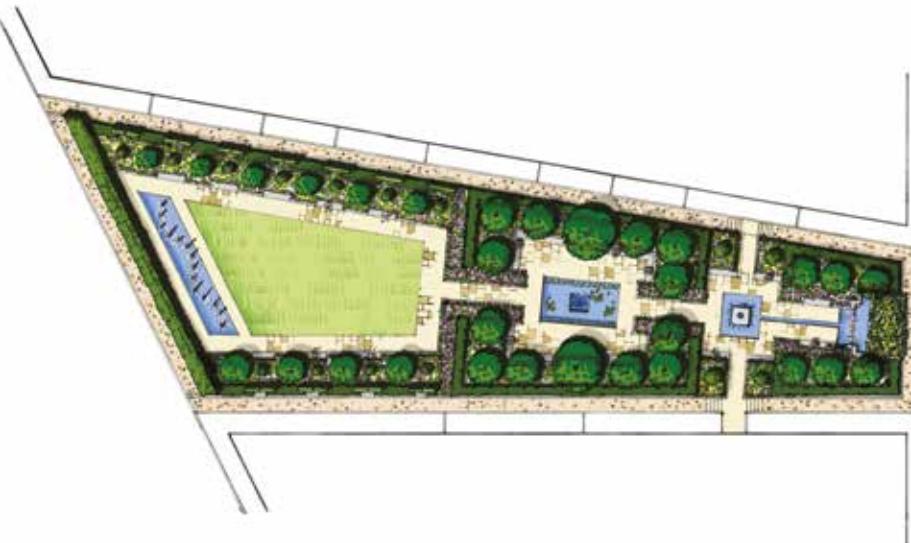
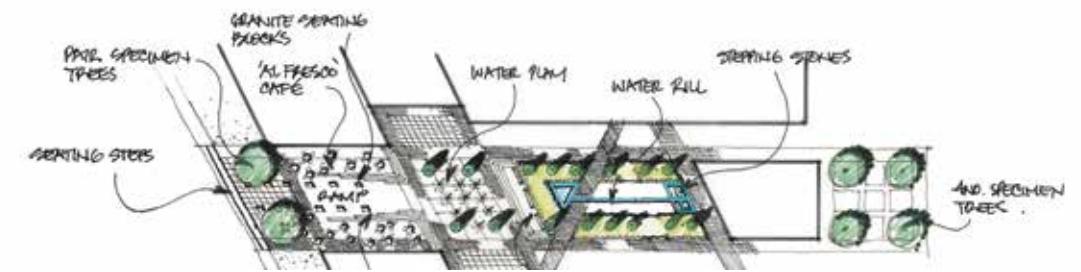
DARLING  
ASSOCIATES

AWARD-WINNING INTERIORS

Darling Associates is an award-winning practice of architects, urban planners and interior designers with studios in London, Poland and the United Arab Emirates. Established in 2003, the firm has become known for its belief in elegance of design, accuracy of detail, and the inherent beauty of natural materials.

Darling Associates has built its reputation through a series of outstanding luxury developments, including One Hyde Park in Knightsbridge, Shepherd Street in Mayfair, Cornwall Terrace in Regents Park and Abu Dhabi Villas in UAE.

Like every Darling Associates project, this one began with a single-minded focus on the people who would live and enjoy these buildings. The penthouses are designed as spectacular spaces that also work beautifully: an exemplary combination of form and function.



STUNNING LANDSCAPING

The external landscaping of One Tower Bridge is the work of Murdoch Wickham, an independent landscape architect practice with an award-winning track record. Murdoch Wickham is managed by co-founders John Murdoch and John Wickham, who founded the company in 1983 and continue to play a hands-on role in each project. One Tower Bridge represents a unique opportunity to put their skills into practice in one of the most desirable addresses in London.

The result is a beautifully understated space that makes the most of this special location. Residents enjoy exclusive access to an appealing private courtyard garden, consisting of three individually designed areas, each characterised by its own unique water feature, including a dancing fountain, lily pond and stone bubbler fountain. The garden is planted with a variety of shrubs and trees including hornbeam, magnolia and multi-stem pine. Granite seating looks onto a formal lawn and lavender has been planted to enhance the tranquil atmosphere.

MURDOCH  
WICKHAM



CGIs of One Tower Bridge  
Gardens and Landscaping

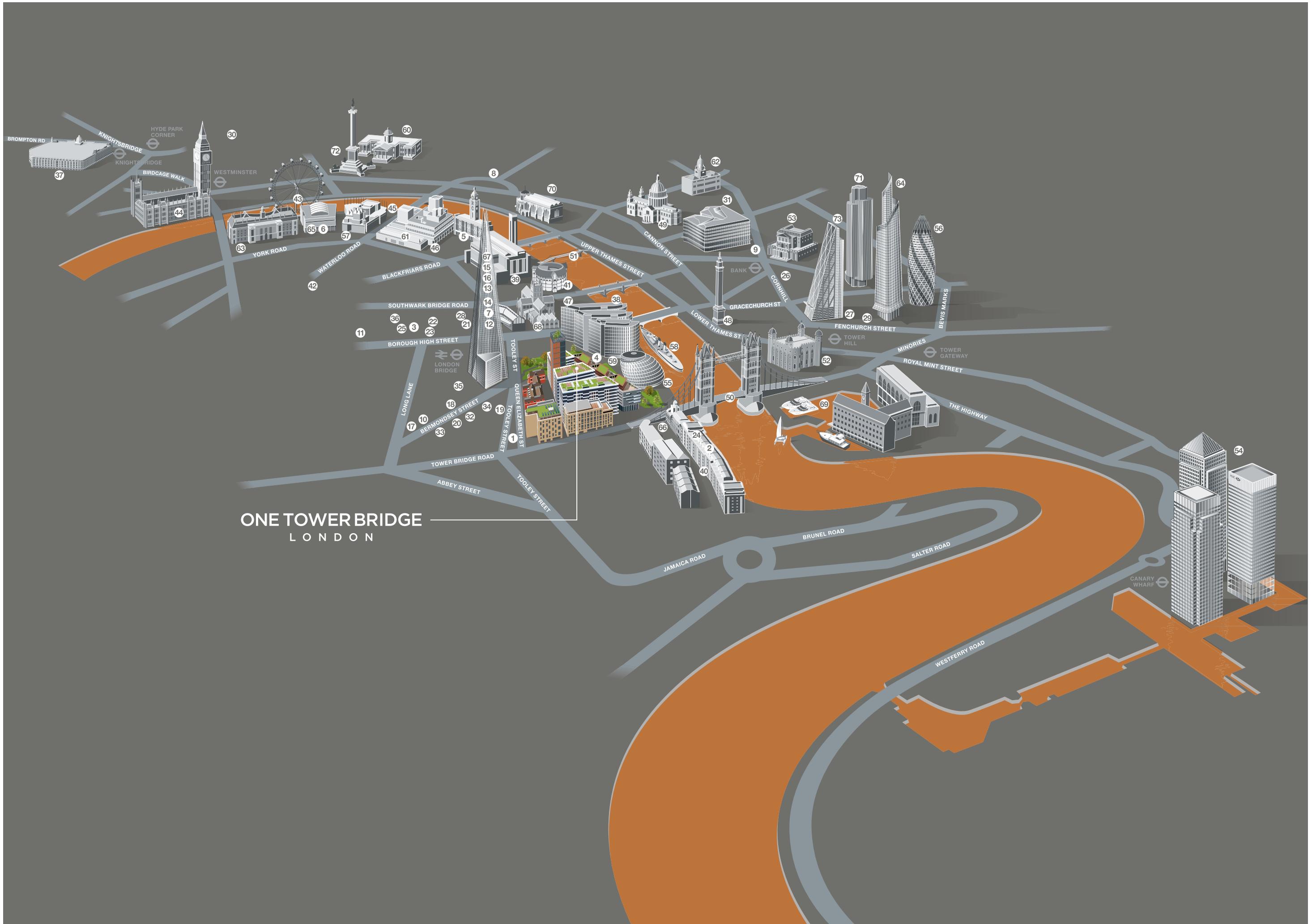
#### ONE TOWER BRIDGE

The internal courtyards and water features provide a signature touch and attractive social space in the heart of the development.



|  
THE  
ULTIMATE  
LONDON  
ADDRESS  
|





One Tower Bridge stands on the South Bank between Tower Bridge and City Hall, the political centre of London.

#### Restaurants

- 1 Story
- 2 Pont De La Tour
- 3 Roast
- 4 Gaucho
- 5 OXO Tower
- 6 Skylon
- 7 Oblix
- 8 The Delaunay
- 9 Coq D'Argent
- 10 Zucca
- 11 Brindisa
- 12 Aqua Shard
- 13 Hutong
- 14 Lang
- 15 Gong
- 16 Ting
- 17 Pizarro
- 18 Jose
- 19 Magdalen
- 20 Casse-Croute
- 21 Vinopolis
- 22 Black & Blue
- 23 Fish!
- 24 Chop House

#### Shopping

- 25 Borough Market
- 26 The Royal Exchange
- 27 Hotel Chocolat
- 28 The Whiskey Exchange
- 29 Space NK
- 30 House of Fraser
- 31 One New Change
- 32 Holly and Lil
- 33 Bermondsey 167
- 34 Susie Stone
- 35 Alex Monroe
- 36 Neals Yard
- 37 Harrods

#### Culture

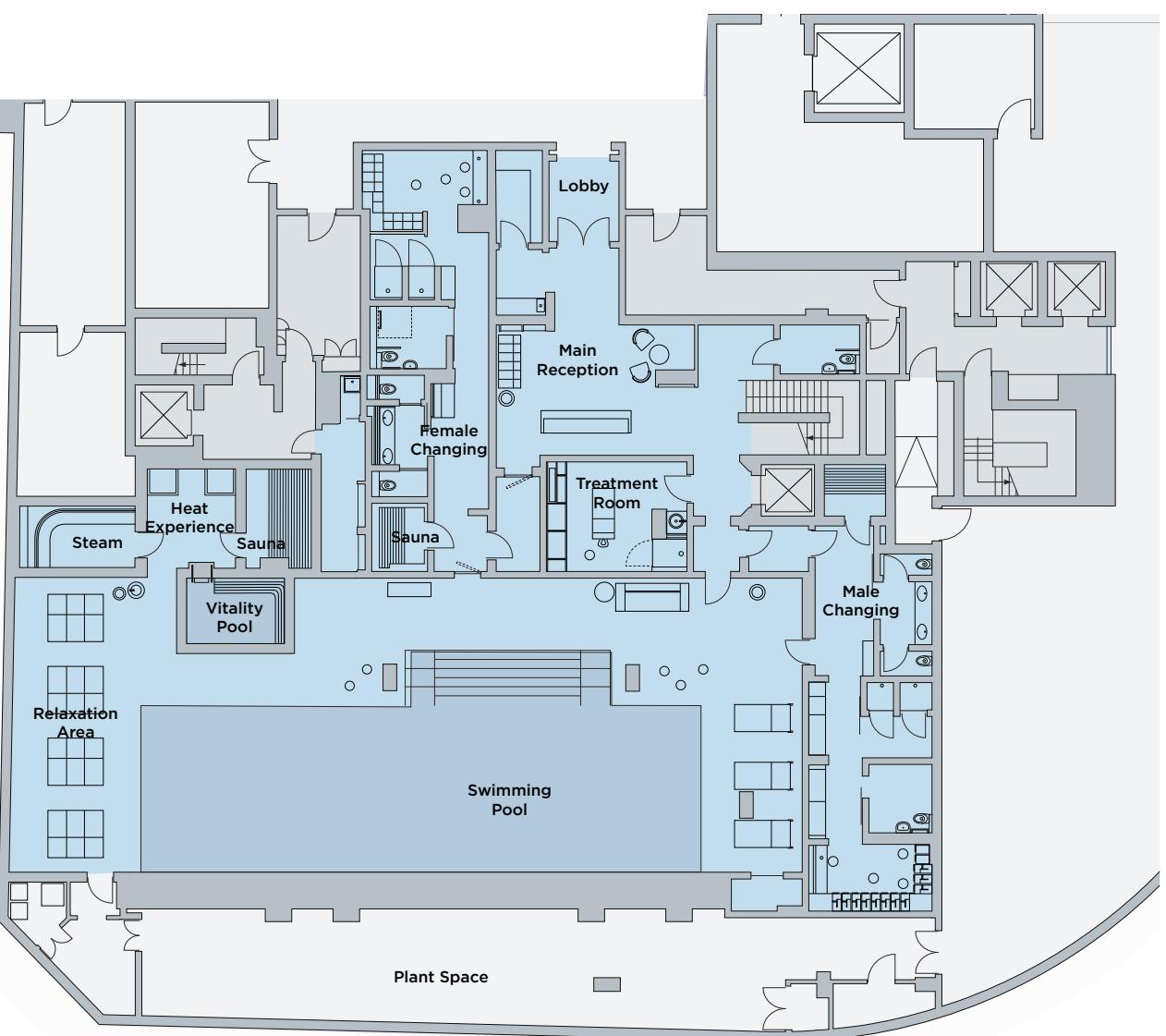
- 38 Hays Galleria
- 39 Tate Modern
- 40 Butlers Wharf
- 41 The Globe
- 42 The Old Vic
- 43 London Eye
- 44 Houses of Parliament
- 45 Southbank Centre
- 46 Gabriel's Wharf
- 47 Golden Hinde
- 48 Monument
- 49 St Pauls
- 50 Tower Bridge
- 51 Millennium Bridge
- 52 Tower of London
- 53 Bank of England
- 54 Canary Wharf
- 55 City Hall
- 56 The Gherkin
- 57 Hayward Gallery
- 58 HMS Belfast
- 59 More London
- 60 National Gallery
- 61 National Theatre
- 62 Old Bailey
- 63 Old County Hall
- 64 The Pinnacle
- 65 Royal Festival Hall
- 66 Shad Thames
- 67 The Shard
- 68 Southwark Cathedral
- 69 St Katharine Docks
- 70 Temple
- 71 Tower 42
- 72 Trafalgar Square
- 73 Leadenhall Building

| SPA &  
WELLBEING  
FACILITY |

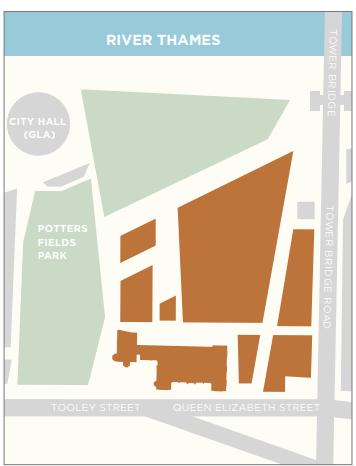
One Tower Bridge includes a stunning private health club with a sauna, steam room and vitality pool, where the stresses and strains of everyday life melt away.



CGI of Treatment Room

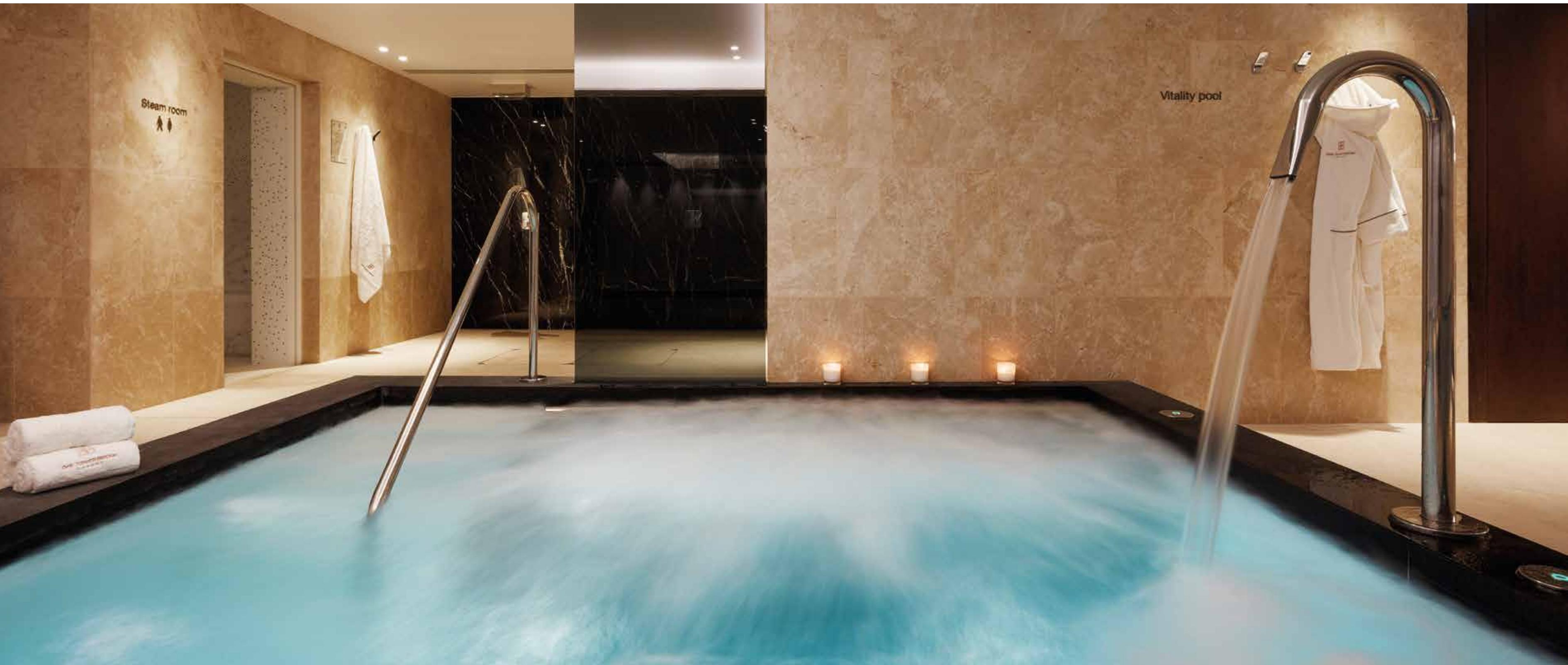


Disclaimer:  
Exact layout and sizes may vary.





One Tower Bridge includes a stunning private health club with a sauna, steam room and vitality pool. There is also a beautifully designed 20m pool where residents can relax and restore body and soul. A fully equipped gymnasium and fitness room provide an excellent environment in which to enjoy yoga or a session with a private trainer.

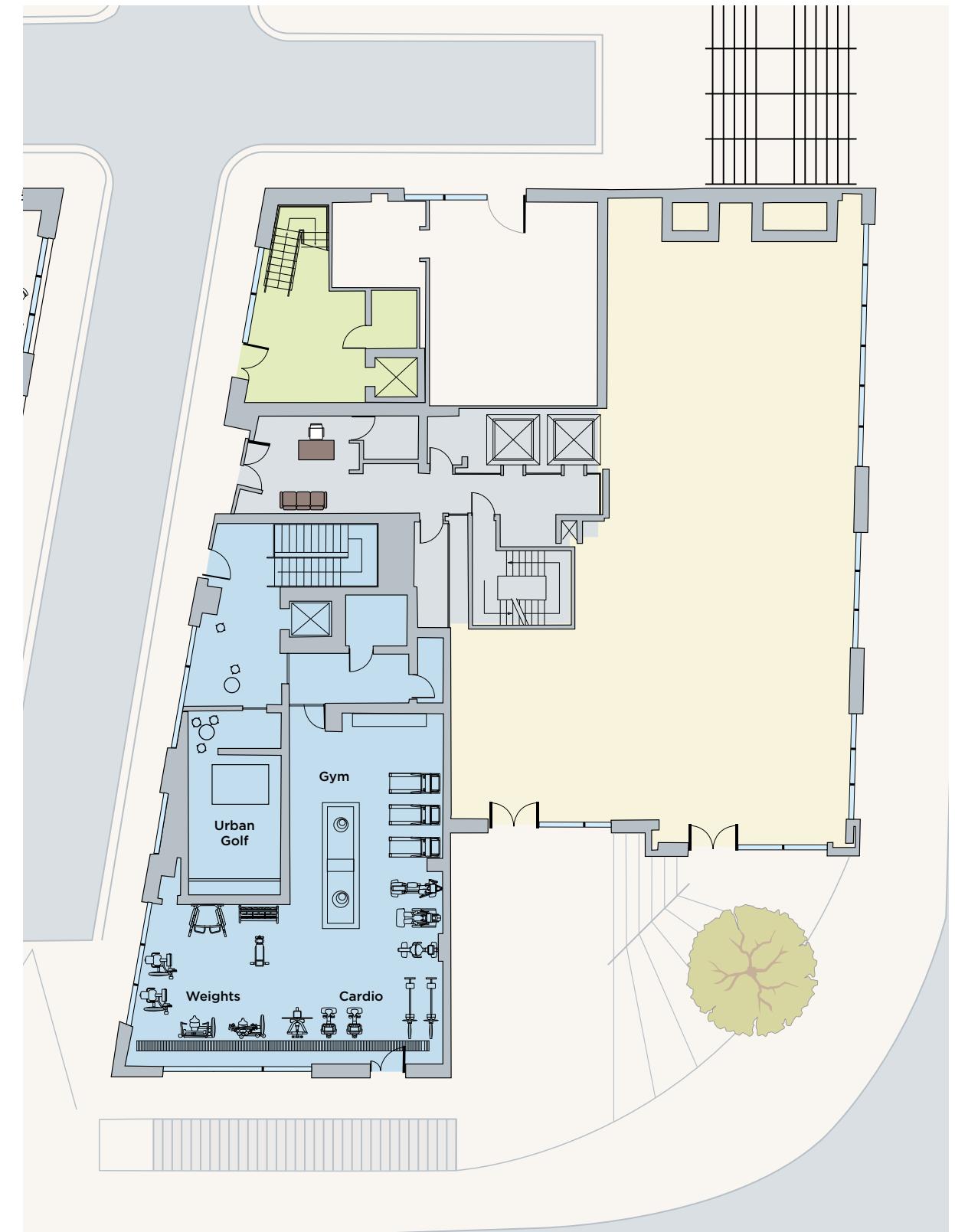


One Tower Bridge is the perfect place  
to book a massage and beauty treatment.  
Accessible from your home at any time,  
this is the perfect place to relax and restore  
body and soul.

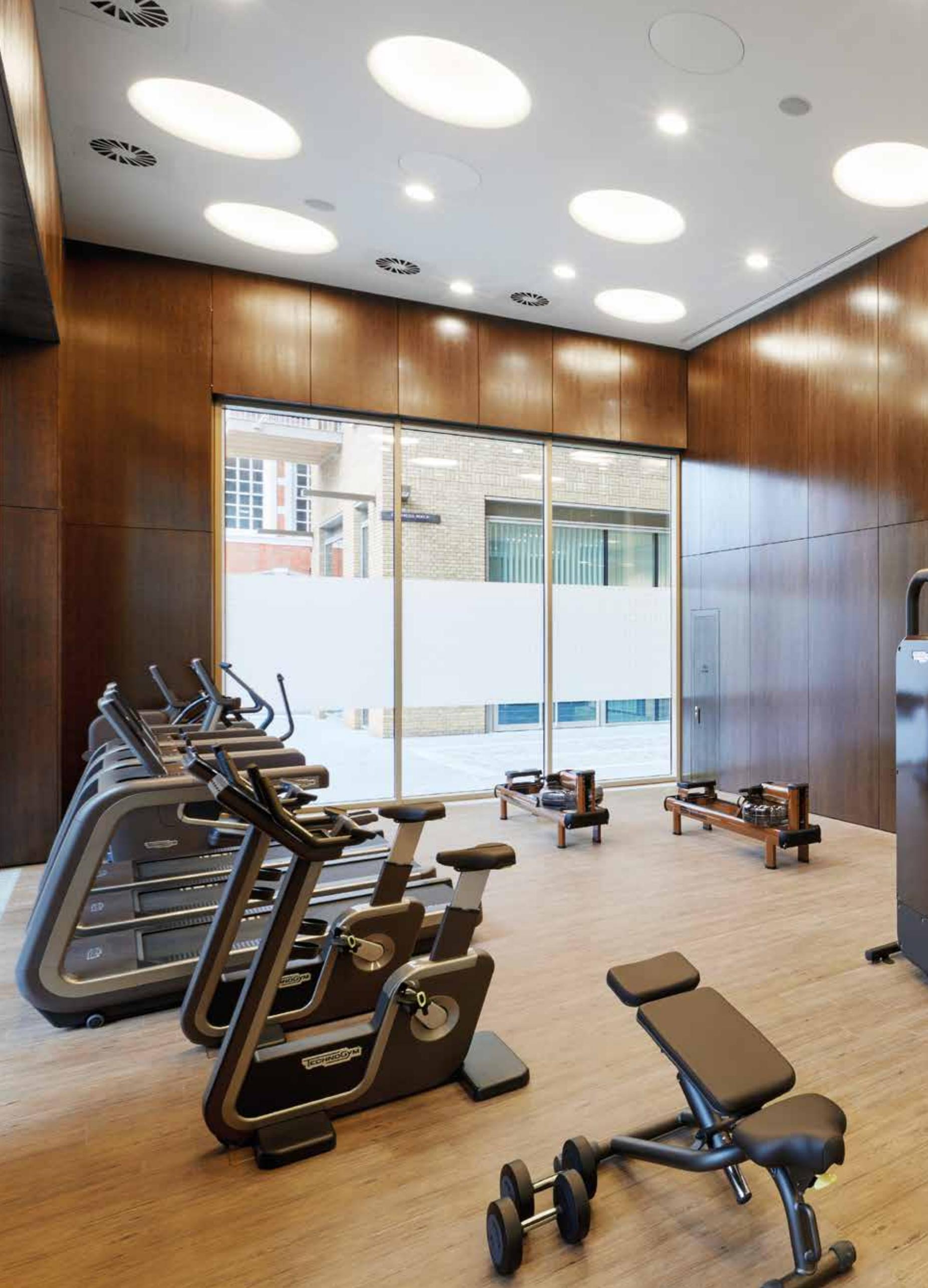


CGI of Virtual Golf

If you are feeling more energetic, try Virtual Golf: an innovative and highly acclaimed virtual golfing experience. This sophisticated golf simulator is the most accurate, fun and visually stunning indoor golfing experience available - with some of the world's best golf courses recreated in painstaking detail. Perfect practice for the keen golfer, or fun for the beginner.

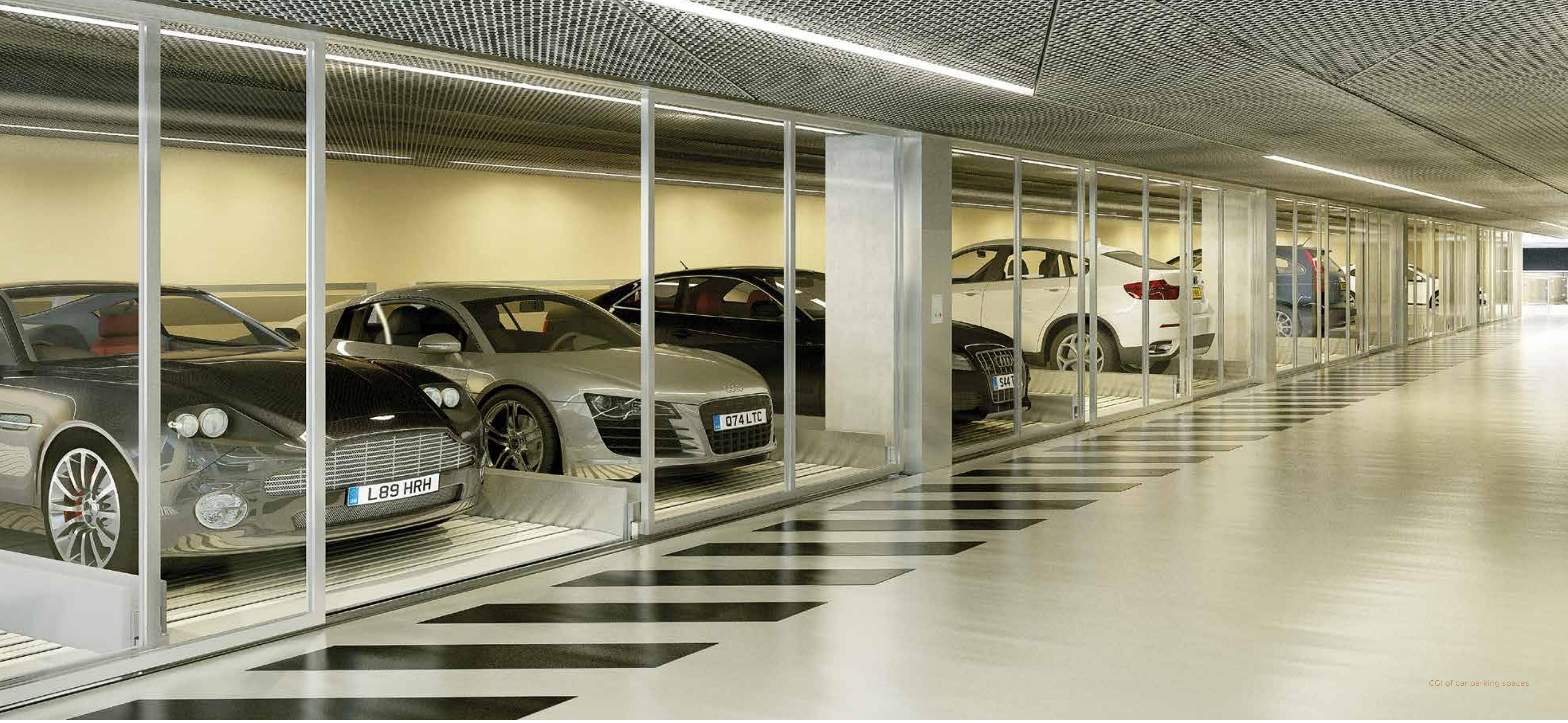


EXCLUSIVE  
LIVING

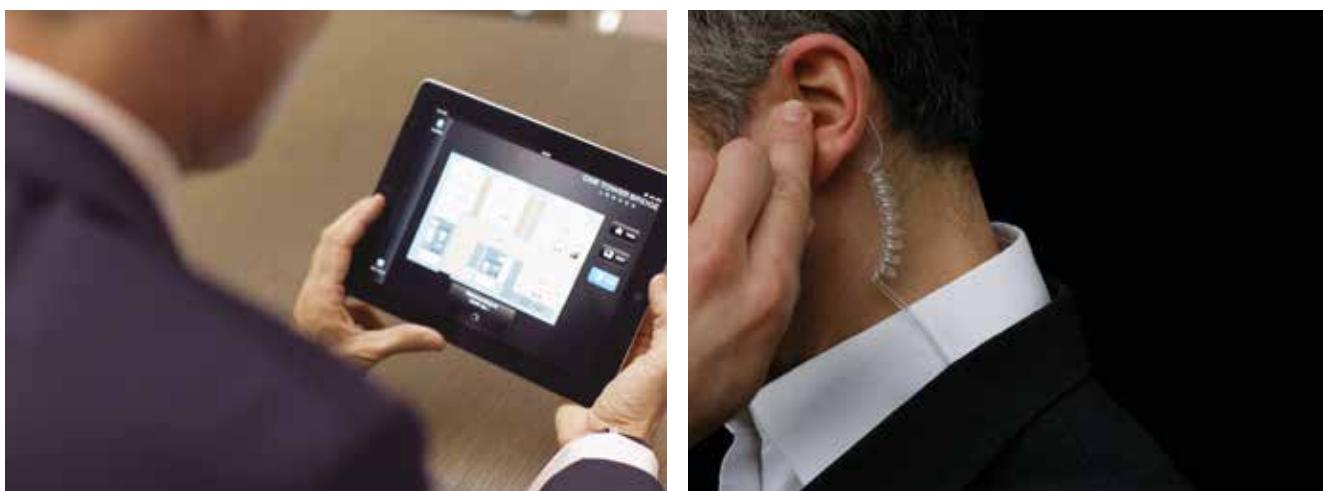


There is also an impressive, fully equipped gymnasium and fitness room for the exclusive use of apartment owners and their guests. Follow your own routine, try yoga or a session with a private trainer.

CGI of Gym and Studio



CGI of car parking spaces



A limited number of car parking spaces are available to purchase separately. The secure, electronic-entry gated underground facilities reflect the high-quality design featured throughout the scheme. These include specially commissioned decorative ceiling tiling and signature lighting. Residents can also dispense with the complications of owning a car altogether by joining the Car Club, a 24-hour 'pay as you drive' service.



Residents will also benefit from the newly refurbished 5 star Lalit London Hotel situated in the former St Olaves College which includes a restaurant and 70 boutique hotel rooms.

|  
**ONE BEDROOM  
APARTMENTS**  
|



## EXCEPTIONAL APARTMENTS

Designed just for you, the apartments provide the greatest luxury available. Featuring luxury bathroom fittings and Miele utilities, it is suited for someone who appreciates having the best possible living space.

One Tower Bridge is more than just opulent appearance, it is also about comfort. Underfloor heating and comfort cooling work in tandem to keep you at the temperature you want, whether in winter or summer.



CGI of one bedroom  
living / dining area

CGI of one bedroom en-suite

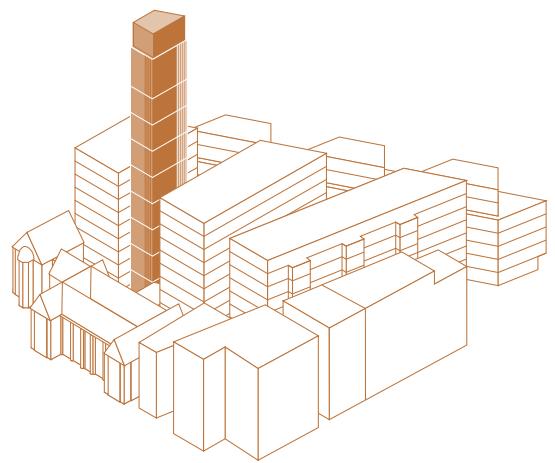
CGI of one bedroom  
master bedroom

The bathroom is a place to retreat, relax and rejuvenate: with stone flooring, heated towel rails and a walk in shower bordered with frameless glass screens.

The walls are finished in a combination of dark timber veneer, and a choice of polished black or white marble.

The bedrooms feature designer full height fitted wardrobes in a lacquered glass finish, coloured to suit dark or light apartment palette.

# 1 BEDROOM APARTMENT



NORTH

**PLOTS**  
1.01, 2.01, 3.01, 4.01, 5.01, 6.01, 7.01, 8.01, 9.01, 10.01, 11.01,  
12.01, 13.01 & 14.01

**TOTAL INTERNAL AREA (APARTMENT)**  
772 sq ft / 71.8 sq m

**APARTMENT LOCATION**  
**Floors 1-14**

**LIVING**  
19'2" x 15'0" / 5.84m x 4.57m

**DINING**  
10'4" x 9'11" / 3.16m x 3.01m

**KITCHEN**  
8'11" x 8'3" / 2.70m x 2.50m

**MASTER BEDROOM**  
11'4" x 9'4" / 3.45m x 2.86m

**CEILING HEIGHT**  
8'8" / 2.65m (maximum)  
8'0" / 2.45m (minimum)

**MEASURING POINTS**  
**DISCLAIMER**  
Floorplans shown for One Tower Bridge are for approximate measurements only. Exact layout and sizes may vary within a tolerance of 5%. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation.

|  
**THE DUPLEX  
APARTMENT**  
|



CGI of Duplex and Triplex  
living / dining area



Residents can also appreciate  
the stunning river view from yet  
another aspect of their home.

CGI of Duplex  
master bedroom /  
Triplex bedroom 2



CGI of Duplex master  
bedroom en-suite /  
Triplex bedroom 2 en-suite

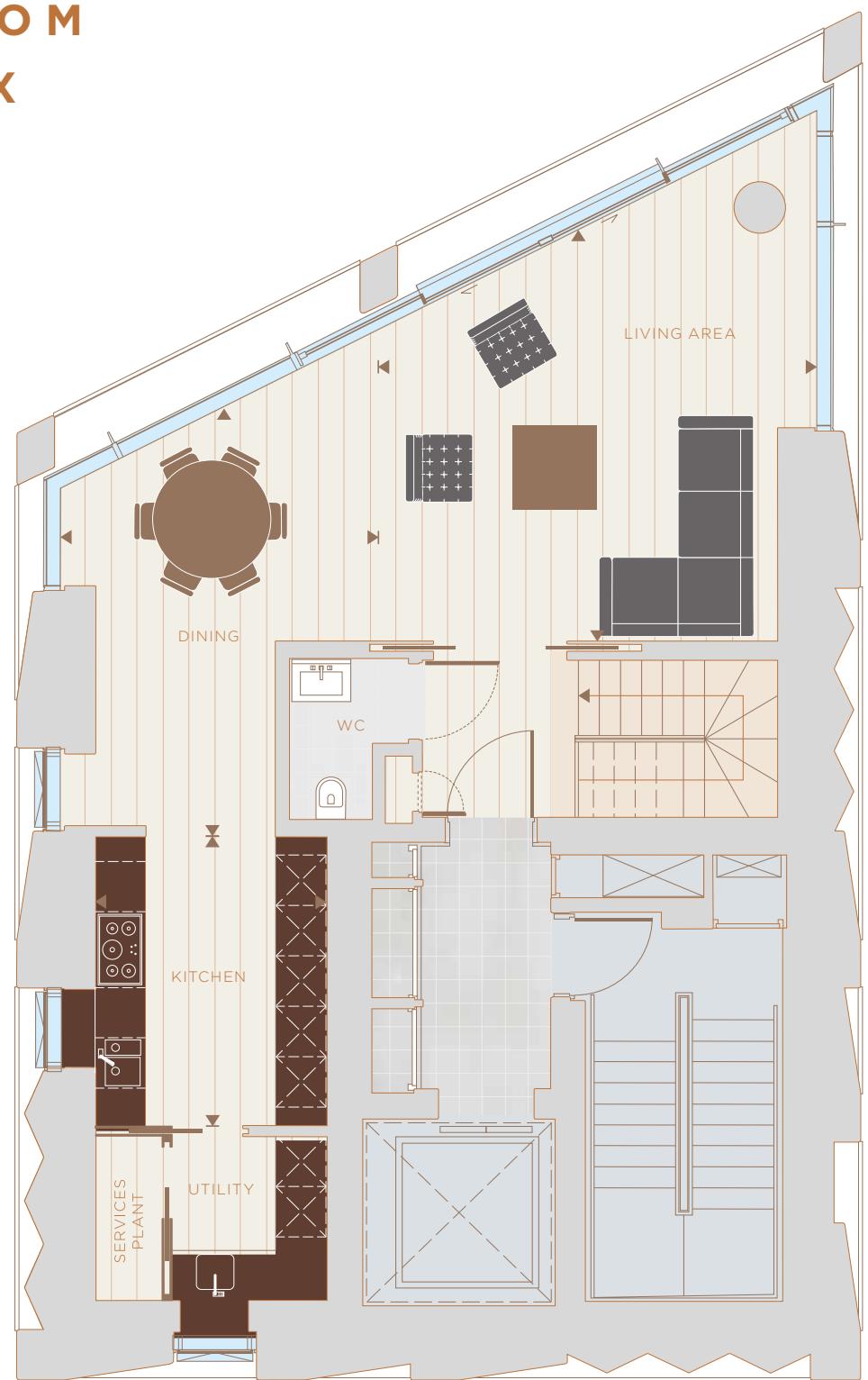
The kitchen and dining areas continue the rich, indulgent palette. Featuring dark timber unit doors and custom designed cupboards, including a beautiful, polished marble stone work top.

Miele appliances are seamlessly included throughout.

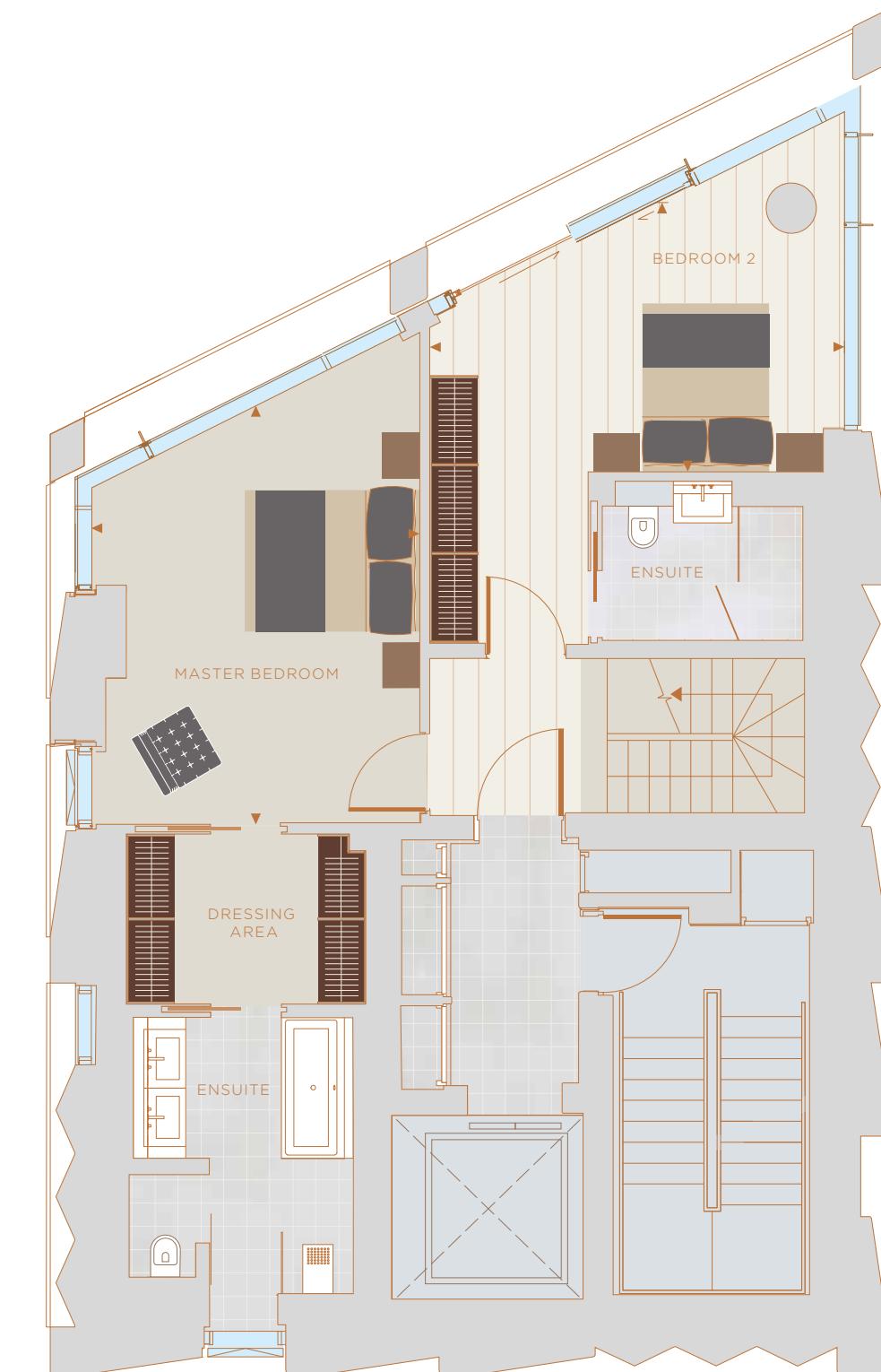


CGI of Duplex  
and Triplex kitchen

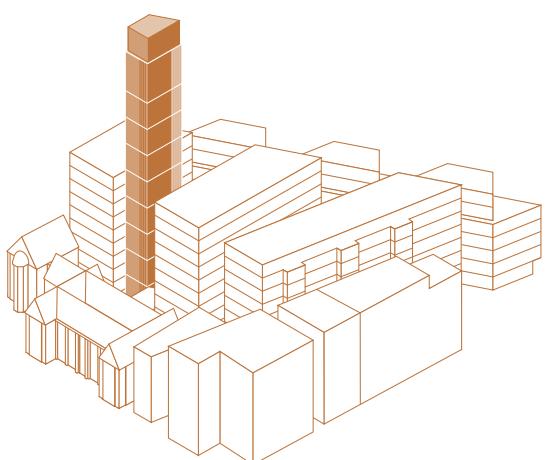
## 2 BEDROOM DUPLEX



UPPER LEVEL



LOWER LEVEL



PLOTS  
15.01

TOTAL INTERNAL AREA (APARTMENT)  
1,545 sq ft / 143.6 sq m

APARTMENT LOCATION  
**Floor 15-16**

LIVING  
17'1" x 16'4" / 5.22m x 5.00m

DINING  
16'0" x 12'4" / 4.89m x 3.78m

KITCHEN  
11'3" x 9'0" / 3.45m x 2.75m

MASTER BEDROOM  
16'4" x 12'10" / 5.00m x 3.92m

BEDROOM 2  
16'3" x 10'5" / 4.96m x 3.20m

CEILING HEIGHT  
8'8" / 2.65m (maximum)  
8'0" / 2.45m (minimum)

### ▲ MEASURING POINTS

**DISCLAIMER**  
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# | ONE BEDROOM & DUPLEX APARTMENTS SPECIFICATIONS |

**APARTMENT KITCHENS**

- Designer kitchens in a choice of white gloss or black gloss lacquer unit doors
- Custom designed internal compartmentalised cupboards including concealed refuse and recycling
- Polished composite stone work top with matching splashback to one bedroom apartment and marble work top and matching splashback to duplex apartments
- Franke stainless steel sink featuring single lever kitchen mixer
- Miele integrated oven
- Miele integrated combination microwave oven
- Miele integrated warming drawer
- Miele touch control 4 ring induction hob with ceiling extractor
- Miele integrated dishwasher
- Miele integrated fridge / freezer
- Built-in wine cooler
- Choice of timber or stone flooring

**UTILITY CUPBOARD**

- Bespoke, dark timber veneer joinery doors
- Miele washer / dryer
- Ceramics

**MASTER SUITE BATHROOM**

- Custom stone vanity shelf with inset ceramic basin and Vado wall mounted mixer tap
- Mirrored vanity unit finished in a choice of polished light or dark marble with recessed vertical lighting detail
- Walk in shower with frameless glass screen
- Vado shower and controls with handheld

**shower fitment**

- Wall hung WC with soft close lid and dual flush button
- Vado wall mounted toilet tissue holder and toilet brush
- Walls finished in a combination of dark timber veneer, and a choice of polished light or dark marble.
- Stone flooring in light or dark marble
- Polished light or dark marble feature tiling to vanity and shower areas
- Heated towel rail

**GUEST WC**

- Custom stone vanity shelf with inset ceramic basin with Vado wall mounted mixer tap set
- Mirrored vanity unit finished in polished light marble with recessed vertical lighting detail
- Wall hung WC with soft close lid and dual flush button
- Vado wall mounted toilet tissue holder and toilet brush
- Walls finished in a combination of dark timber veneer, and polished light marble
- Stone flooring in light marble
- Polished light feature tiling to vanity area
- Bespoke, dark timber veneer joinery doors to utility cupboard

**MASTER BEDROOM WARDROBES**

- Designer full height fitted wardrobes in a lacquered glass finish. Colour to suit dark or light apartment palette

**INTERIOR FINISHES**

- Dark timber veneer doors with recessed shadow gap door frame detail
- White, recessed skirting

**A choice of dark timber or light timber wide plank flooring throughout or natural stone tile flooring throughout.**

- Luxury carpet to bedroom
- Remote controlled roller blinds fitted to windows with the addition of an electrical curtain track
- Brushed stainless steel finish door furniture throughout
- Walls, ceilings and coving to be finished in white matt paint

**ELECTRICAL FITTINGS**

- Home automation system to include, lighting, heating, blind control and curtain track as well as audio visual control and separate video entry system
- Dimmable lighting to living room and bedroom
- Brushed stainless steel socket outlets and isolator switch plates throughout
- A combination of LED strip lights and recessed downlighting throughout
- Pre-constructed wire ways for wall-hung TV to living room and bedrooms with data network enabling interface with other home entertainment devices

**HEATING / COOLING**

- Underfloor heating throughout
- Comfort cooling to principal rooms

**SECURITY & PEACE OF MIND**

- 24-hour concierge
- CCTV to ground floor entrances only
- Access to apartments via video door entry system and electronic access to common areas
- All apartments pre-wired for future security alarm to be fitted by purchaser if required
- Mains supply heat/smoke detector with battery back up to apartments linked to concierge. Aspirated smoke detectors to common areas linked to estate management
- Multi-point locking oak veneer entrance door with spy hole viewer
- Warranty cover under NHBC Buildmark scheme

**TELECOMMUNICATION**

- Wiring for satellite/cable and terrestrial television
- TV outlet to living area, all bedrooms and office/cinema (where applicable)
- Telephone outlet with broadband capability to living area, all bedrooms and office/cinema (where applicable)
- Fibre optic connection to all apartments

**COMMON AREAS**

- Stone tiles to entrance lobby and lift lobbies
- Full height panelling with LED light strip detail, feature wall lighting design and downlighters to corridor walls and ceiling
- Timber and mirror clad lifts with lighting feature provide access to all units including basement car park

**CAR PARKING**

- Access to gated underground car park via electronic entry system
- Limited car parking spaces available by separate negotiation
- Electric car charging points are available
- Bicycle storage available for residents
- A Car Club facility will be provided outside the development on Pottersfield Lane. Residents can join for an annual or monthly premium, subject to complying with the terms and conditions. Members will have access to a 24-hour 'pay as you drive' facility that provides a car without the normal ties of insurance, maintenance and other associated costs. Booking can be arranged via phone or online



|  
**THE TRIPLEX  
PENTHOUSE**  
|

With luxury considered in all aspects, the Triplex penthouse guarantees a truly indulgent living experience. The whole penthouse boasts some of the best views of London, perfectly utilised with the stunning roof terrace, ideal for summer drinks and winter relaxation.





CGI of Triplex bedroom



Perfect for you and your partner or family, there are no better apartments than One Tower Bridge.

The apartments have been created with luxury in mind, guaranteeing that this will be the best home that you have ever lived in.

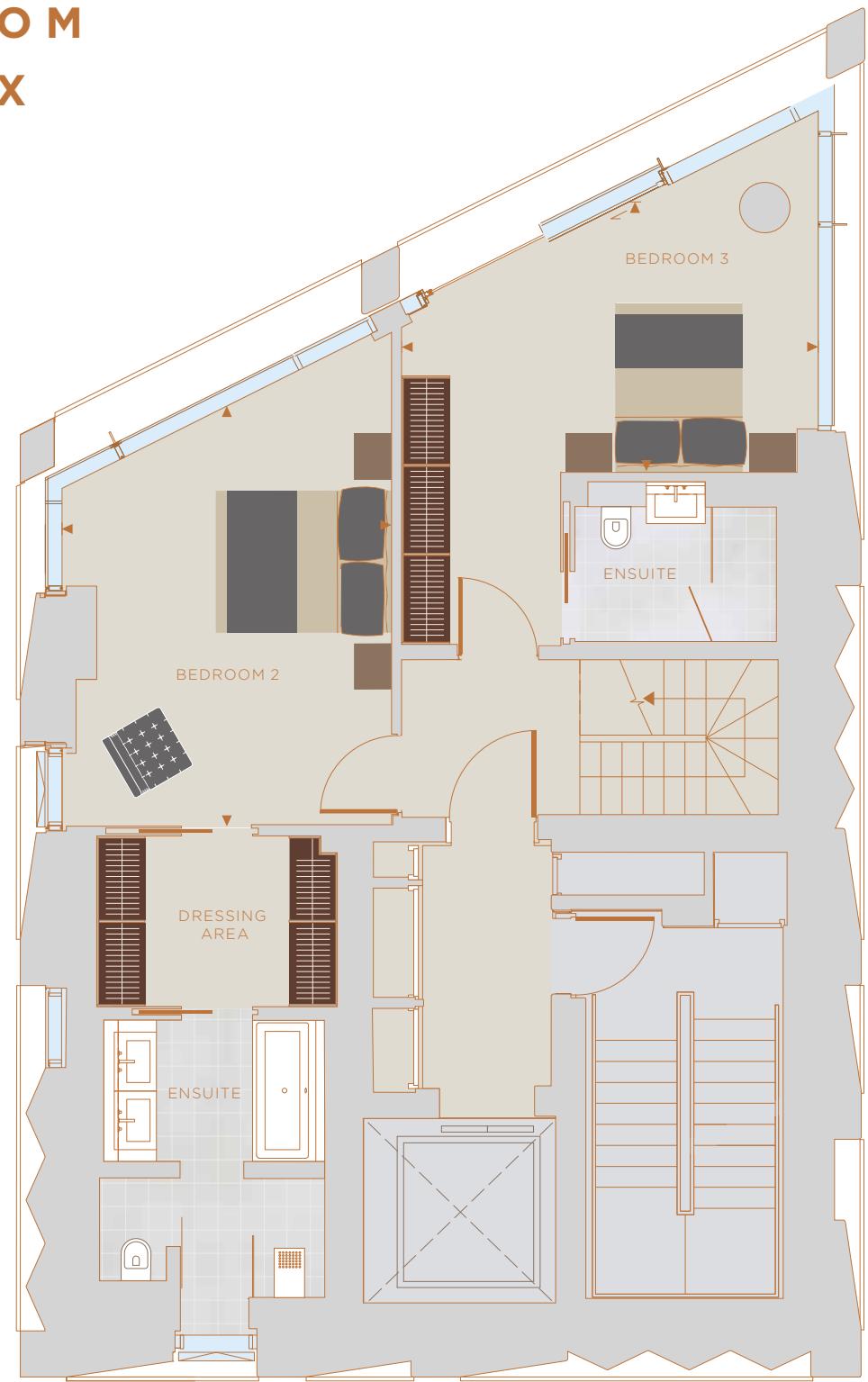
Duplex and Triplex apartments benefit from a separate dressing-room adjoining the Master Bedroom, as well as an en-suite. Both of these features mean that you will have everything you need and space will never be an issue.

CGI of Triplex master bedroom dressing area



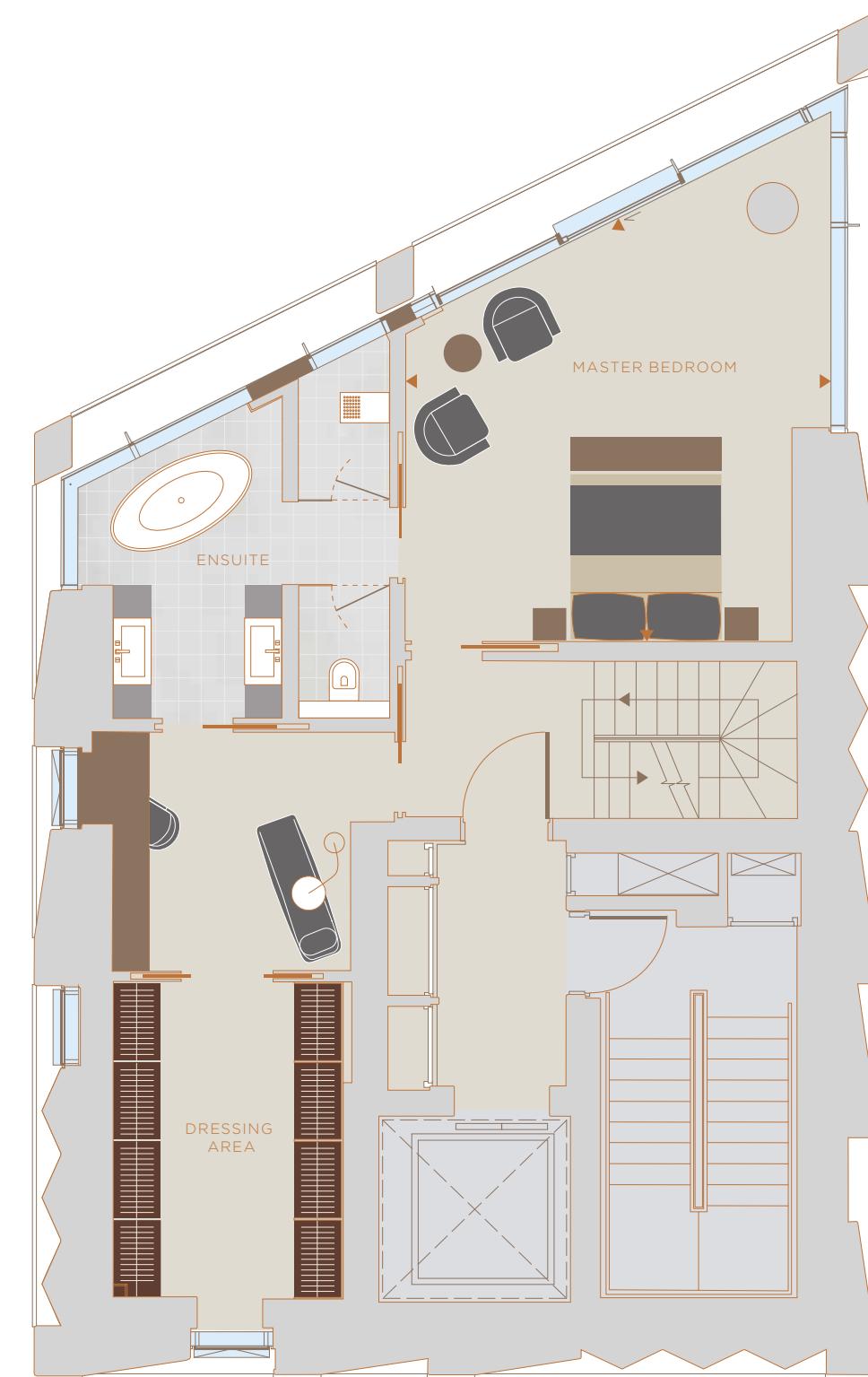
CGI of Triplex bathroom

## 3 BEDROOM TRIPLEX



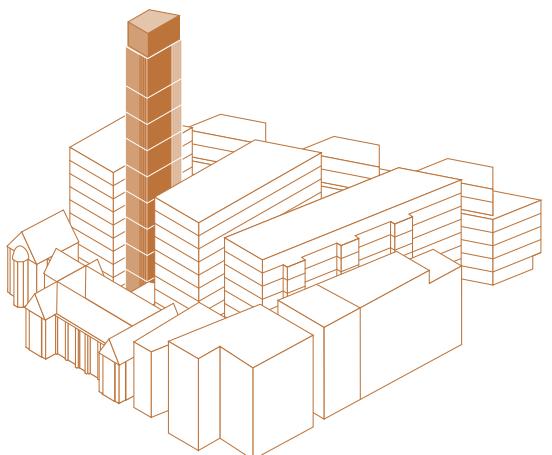
LOWER LEVEL

NORTH



MIDDLE LEVEL

NORTH



PLOTS  
17.01

TOTAL INTERNAL AREA (APARTMENT)  
2408 sq ft / 223.8 m<sup>2</sup>

APARTMENT LOCATION  
Floor 17, 18, 19 & 20

MASTER BEDROOM  
16'8" x 16'4" / 5.08m x 5.00m

BEDROOM 2  
16'4" x 12'10" / 5.00m x 3.92m

BEDROOM 3  
16'3" x 10'5" / 4.96m x 3.20m

CEILING HEIGHT  
8'8" / 2.65m (maximum)  
8'0" / 2.45m (minimum)



TOP LEVEL

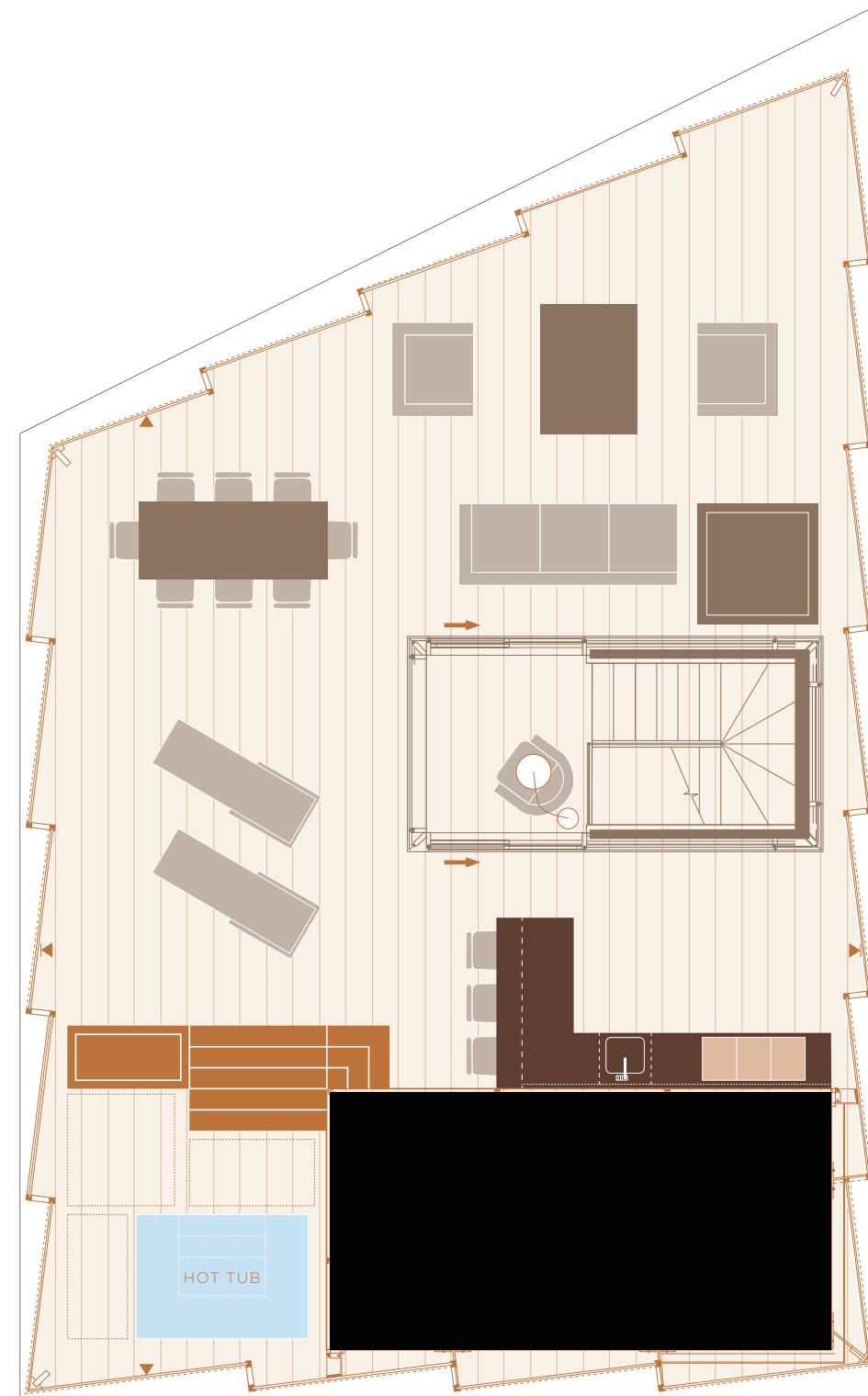
LIVING  
17'1" x 16'4" / 5.22m x 5.00m

DINING  
16'0" x 12'4" / 4.89m x 3.78m

KITCHEN  
11'3" x 9'0" / 3.45m x 2.75m

CEILING HEIGHT  
8'8" / 2.65m (maximum)  
8'0" / 2.45m (minimum)

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ROOF LEVEL

TERRACE AREA  
36'6" x 31'2" / 11.14m x 9.50m

TOTAL EXTERNAL AREA  
90.47m<sup>2</sup> / 973 sq ft

# TRIPLEX APARTMENT SPECIFICATIONS

**APARTMENT KITCHENS**

- Designer kitchens featuring dark timber veneer unit doors
- Custom designed internal compartmentalised cupboards including concealed refuse and recycling
- Polished marble stone work top with matching splashback
- Franke stainless steel sink and a half featuring Dornbracht single lever kitchen mixer and Dornbracht hot water dispenser
- Miele integrated oven
- Miele integrated steam oven
- Miele integrated combination microwave oven
- Miele integrated warming drawer
- Miele coffee machine
- Miele touch control 5 ring induction hob with Miele ceiling extractor
- Miele integrated dishwasher
- Miele integrated refrigerator
- Miele integrated freezer
- Built-in wine cooler
- Choice of light or dark marble stone flooring

**UTILITY CUPBOARD**

- Built in cabinets featuring dark timber veneer unit doors
- Polished marble stone work top with matching splashback
- Miele integrated washing machine
- Miele integrated tumbledryer
- Franke stainless steel sink featuring single lever mixer tap
- Choice of timber or light or dark marble stone flooring

**MASTER SUITE BATHROOM**

- Bespoke his and hers stone vanities with inset stone basin and Dornbracht wall mounted mixer tap
- Mirrored vanity unit/basin finished in polished black or white marble stone
- Composite stone free standing, oval bath tub with floor mounted Dornbracht bath spout and 'post' mounted Dornbracht hand shower fitment
- Dornbracht shower head fitment with Dornbracht controls.
- Walk in shower with frameless glass screen
- Dornbracht handheld shower fitment
- Wall hung WC with soft close lid and dual flush button within private cubicle and frameless glass door
- Dornbracht wall mounted toilet tissue holder and toilet brush
- Walk in shower with frameless glass screen
- Dornbracht handheld shower fitment
- Wall hung WC with soft close lid and dual flush button with private cubicle and frameless glass door
- Dornbracht wall mounted toilet tissue holder and toilet brush
- Walls finished in a combination of dark timber veneer, and a choice of polished light or dark marble.
- Stone flooring in light or dark marble
- Polished light or dark marble feature tiling to vanity and shower areas
- Feature heated towel rail
- Full height opaque glass door

**BEDROOM 3 EN-SUITE**

- Bespoke stone vanity shelf with inset stone basin and Dornbracht wall mounted basin mixer tap
- Mirrored vanity unit/basin finished in polished light or dark marble stone
- Dornbracht shower head fitment with Dornbracht controls.
- Walk in shower with frameless glass screen
- Dornbracht handheld shower fitment
- Wall hung WC with soft close lid and dual flush button
- Dornbracht wall mounted toilet tissue holder and toilet brush
- Walls finished in a combination of dark

timber veneer, and a choice of polished light or dark marble.

- Stone flooring in light or dark marble
- Polished light or dark marble feature tiling to vanity and shower areas
- Feature heated towel rail
- Full height opaque glass door

**GUEST WC**

- Bespoke stone vanity shelf with inset stone basin and Dornbracht wall mounted mixer tap
- Mirrored vanity unit finished in a choice of polished black or white marble with recessed vertical lighting detail
- Wall hung WC with soft close lid and dual flush button
- Dornbracht wall mounted toilet tissue holder and toilet brush
- Walls finished in a combination of dark timber veneer, and polished black or white marble
- Stone flooring in a choice of black or white marble
- Polished black or white marble feature tiling to vanity area

**MASTER DRESSING ROOM**

- Dark timber veneer dressing room joinery to master suite
- Dark oak interior with Italian designer wardrobe fittings and integrated lighting
- Luxury carpet
- Full height mirror door

**BEDROOM 2 DRESSING ROOM**

- Dark timber veneer dressing room joinery to master suite
- Dark oak interior with Italian designer wardrobe fittings and integrated lighting
- Luxury carpet
- Full height mirror door

**BEDROOM 3 WARDROBES**

- Designer full height fitted wardrobes in a lacquered glass finish. Colour to suite dark or light apartment palette

**INTERIOR FINISHES**

- Dark full height timber veneer doors with recessed shadow gap door frame detail
- White, recessed skirting
- Light or dark marble stone flooring throughout excluding bedrooms, master & bedroom 2 dressing areas and internal stairs
- Luxury carpet to bedroom and master & bedroom 2 dressing areas
- Remote controlled roller blinds fitted to windows with the addition of an electrical curtain track
- Black Nickel finish door furniture throughout
- Walls, ceilings and coving to be finished in white matt paint

**ELECTRICAL FITTINGS**

- Home automation system to include, lighting, heating, blind control and curtain track as well as audio visual control and separate video entry system
- Dimmable lighting to living room and all bedrooms
- Brushed stainless steel socket outlets and isolator switch plates throughout
- A combination of LED strip lights and recessed downlighting throughout
- 5 amp socket outlets for freestanding lighting to living areas and bedroom, connected to dimming systems
- Pre-constructed wire ways for wall-hung TV to living room and bedrooms with data network enabling interface with other home entertainment devices

**HEATING / COOLING**

- Underfloor heating throughout
- Comfort cooling to principal rooms

**EXTERNAL AREA**

- Hard and soft landscaping to terrace area
- Sunken spa pool
- Outdoor kitchen featuring built in barbecue, sink with Dornbracht Tara Ultra tap and breakfast bar area.

**SECURITY & PEACE OF MIND**

- 24-hour concierge
- CCTV to ground floor entrances only
- Access to apartments via video door entry system and electronic access to common areas
- All apartments pre-wired for future security alarm to be fitted by purchaser if required
- Mains supply heat/smoke detector with battery back up to apartments linked to concierge. Aspirated smoke detectors to common areas linked to estate management
- Multi-point locking oak veneer entrance door with spy hole viewer
- Warranty cover under NHBC Buildmark scheme

**TELECOMMUNICATION**

- Wiring for satellite/cable and terrestrial television
- TV outlet to living area, all bedrooms and office/cinema (where applicable)
- Telephone outlet with broadband capability to living area, all bedrooms and office/cinema (where applicable)
- Fibre optic supply to all apartments

**COMMON AREAS**

- Stone tiles to entrance lobby and lift lobbies
- Feature chandeliers entrance lobby
- Full height panelling with LED light strip



detail, feature wall lighting design and downlighters to corridor walls and ceiling

- Timber and mirror clad lifts with lighting feature provide access to all units including basement car park

**CAR PARKING**

- Access to gated underground car park via electronic entry system
- Limited car parking spaces available by separate negotiation
- Electric car charging points are available
- Bicycle storage available for residents
- A Car Club facility will be provided outside the development on Pottersfield Lane. Residents can join for an annual or monthly premium, subject to complying with the terms and conditions. Members will have access to a 24-hour 'pay as you drive' facility that provides a car without the normal ties of insurance, maintenance and other associated costs. Booking can be arranged via phone or online

## WHY CHOOSE BERKELEY

Berkeley was founded in 1976 and has established a reputation as one of the UK's finest developers of prestige new homes. Consistently ground-breaking in its approach, the company creates superbly designed properties ranging from luxurious executive homes to refurbished historic buildings and urban loft spaces.

One Tower Bridge represents a defining development in the story of Berkeley. From the beginning, the challenge has been to deliver a building that lives up to its spectacular location, directly next to Tower Bridge and the River Thames.

Berkeley has assembled a world-class team of architects and designers and set the very highest standards for each aspect of the development – from the exterior appearance to the finest details of the interior finishing and on-site services and facilities.

The result is a building as special as the surroundings that inspired it.

"It is a privilege to develop on a site as special as One Tower Bridge. We are very proud and excited to have this opportunity and are committed to delivering an exemplary scheme."

Harry Lewis  
*Berkeley Homes (South East London) Ltd*



## DESIGNED FOR LIFE



Buying a home from us is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence.

### CUSTOMER SERVICE IS OUR PRIORITY

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

### GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats.

Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

### A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability.

We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in and build communities that will thrive both today and for years to come.

### QUALITY IS AT THE HEART OF EVERYTHING WE DO

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

### UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements.

Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast - we build in the locations you want to live.

### AN EXCEPTIONAL CUSTOMER EXPERIENCE

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability.

We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in and build communities that will thrive both today and for years to come.

## SUSTAINABLE HOMES



### SIMPLY A MORE NATURAL WAY TO LIVE

Berkeley already leads the field in sustainable development and we are now raising standards higher still with our vision 2020 initiative. Vision2020 means that when you buy a new home from Berkeley, you can be safe in the knowledge that it is built to a very high standard of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience. Vision2020 also means that you are buying a home from a sustainable business that takes its responsibilities towards the environment, its workforce and the communities in which it works, very seriously.

### AN EXCEPTIONAL CUSTOMER EXPERIENCE

- Every customer benefits from our Berkeley Customer Satisfaction Commitment
- Dedicated sales teams provide exceptional service throughout the buying process
- Our customer service teams look after your needs after you have moved in

### GREENER, MORE ECONOMICAL HOMES

- Our new homes are designed to use 26% less water and their CO<sub>2</sub> emissions are 76% lower than an average home
- This energy and water efficiency can save you around £380 per year on energy bills, and £83 per year on water bills
- We provide recycling bins in every home, space to set up a home office and a safe place to store bicycles

### CREATING SUSTAINABLE COMMUNITIES

- We consult with experts to make sure the homes and places we create are safe and secure
- Our homes are designed to be adaptable to meet the changing needs of individuals and families at different stages of life
- We reduce the impact of the construction process on the local community by ensuring all of our sites are registered with the Considerate Constructors Scheme

### A COMMITMENT TO THE FUTURE

- Berkeley sets targets to reduce water use and CO<sub>2</sub> emissions associated with our construction activities and business operations. We aim to reuse or recycle a high proportion of our construction, demolition and excavation waste
- The Berkeley Foundation is our way of giving something back to the communities in which we operate. It aims to improve the lives of young people and their communities in London and the South East of England

Some features are only applicable to selected developments. Please check with a Sales Negotiator.\* Savings vary between every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3.

FOR MORE  
INFORMATION

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The Tower/E485/Rev 2/0515

