BERMONDSEY PLACE

LONDON SE1

AGENT BRIEFING PACK

Berkeley
Designed for life



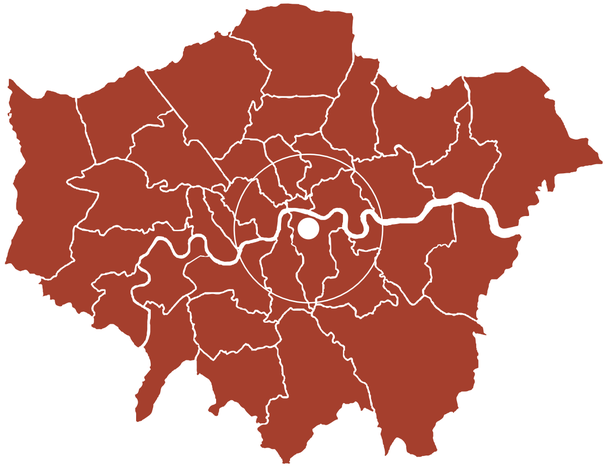
WELCOME TO
BERMONDSEY PLACE
SE1, ZONE 2

CGI is indicative only and subject to change

WHERE IS BERMONDSEY PLACE?



UK



London



London SE1

Southwark Council


KING'S CROSS ST. PANCRAS
EUSTON
BAKER STREET
GREAT PORTLAND STREET
GOODGE STREET
EDGWARE ROAD
BOND STREET
TOTTENHAM COURT ROAD
OXFORD CIRCUS
BOND STREET
LEICESTER SQUARE
PICCADILLY CIRCUS
CHARING CROSS
GREEN PARK
EMBANKMENT
HYDE PARK
GREEN PARK
ST JAMES PARK
WESTMINSTER
KNIGHTSBRIDGE
WESTMINSTER
BARBICAN
FARRINGDON
CITY THAMESLINK
BLACKFRIARS
MOORGATE
THE CITY
LIVERPOOL STREET
BANK
MONUMENT
FENCHURCH STREET
TOWER HILL
SOUTH BANK
WATERLOO
LONDON BRIDGE
TOWER BRIDGE
BOROUGH MARKET
LAMBETH NORTH
ELEPHANT & CASTLE
BERMONDSEY
BERMONDSEY
SE1
BERMONDSEY PLACE
LONDON SE1
BURGESS PARK
BURGESS PARK
SOUTH BERMONDSEY
OLD KENT ROAD
ZONE 1
ZONE 2
OVAL
BATTERSEA PARK
SOUTHWARK PARK
CANADA WATER
CANADA WATER
CANARY WHARF
CANARY WHARF
NORTH GREENWICH
GREENWICH
GREENWICH PARK
NEW CROSS GATE
BLACKHEATH
BLACKHEA
NORTHERN LINE
JUBILEE LINE
THAMESLINK
BAKERLOO LINE
SOUTHERN RAILWAY
PROPOSED BAKERLOO LINE EXTENSION
*Map not to scale.

Located in the dynamic heart of the Old Kent Road regeneration area

Two new proposed Bakerloo line stations

Located adjacent to Burgess Park, SE1's largest park at 140 acres

1.5miles away from London Bridge

1,300 Homes, 12 Buildings, 3 Phases

67,000 sqft of retail and commercial space

5.5 acre development with over 50% public realm

Berkeley Group's lowest starting-priced development in Zone 2



THE **GREENER BELT** WILL LINK OPEN SPACES FROM BURGESS PARK TO CANADA WATER PROVIDING SPACE FOR NATURE, LEISURE AND RELAXATION.

Source: oldkentroad.org.uk/plans-for-the-future/our-vision



THE REGENERATION OF OLD KENT ROAD



£10bn

Proposed investment in the Old Kent Road



£4bn

Invested in Elephant & Castle



£3bn

Invested in Kings Cross



£13bn

Invested in Nine Elms

AREA OF REGENERATION AND OPPORTUNITY



AN AREA OF REGENERATION AND OPPORTUNITY

900,000

SQ FT OF OFFICE AND COMMERCIAL SPACE**

20,000

NEW HOMES

10,000

NEW JOBS

PROPOSED BAKERLOO LINE EXTENSION*

A NEW TOWN CENTER

NEW PARKS & GREEN SPACES

3

NEW SCHOOLS

A NEW CULTURAL ATTRACTION

NEW COLLEGE OR UNIVERSITY

Source: oldkentroad.org.uk

**Potential extension of the Bakerloo line, from Elephant & Castle to Lewisham, which will see two new stations open along Old Kent Road.*

***standard.co.uk/homesandproperty/property-news/old-kent-roads-ps10bn-regeneration-the-monopoly-boards-cheapest-square-set-to-be-transformed-with-more-than-40-new-developments-a132661*



Old Kent Road

PROPOSED BAKERLOO LINE EXTENSION

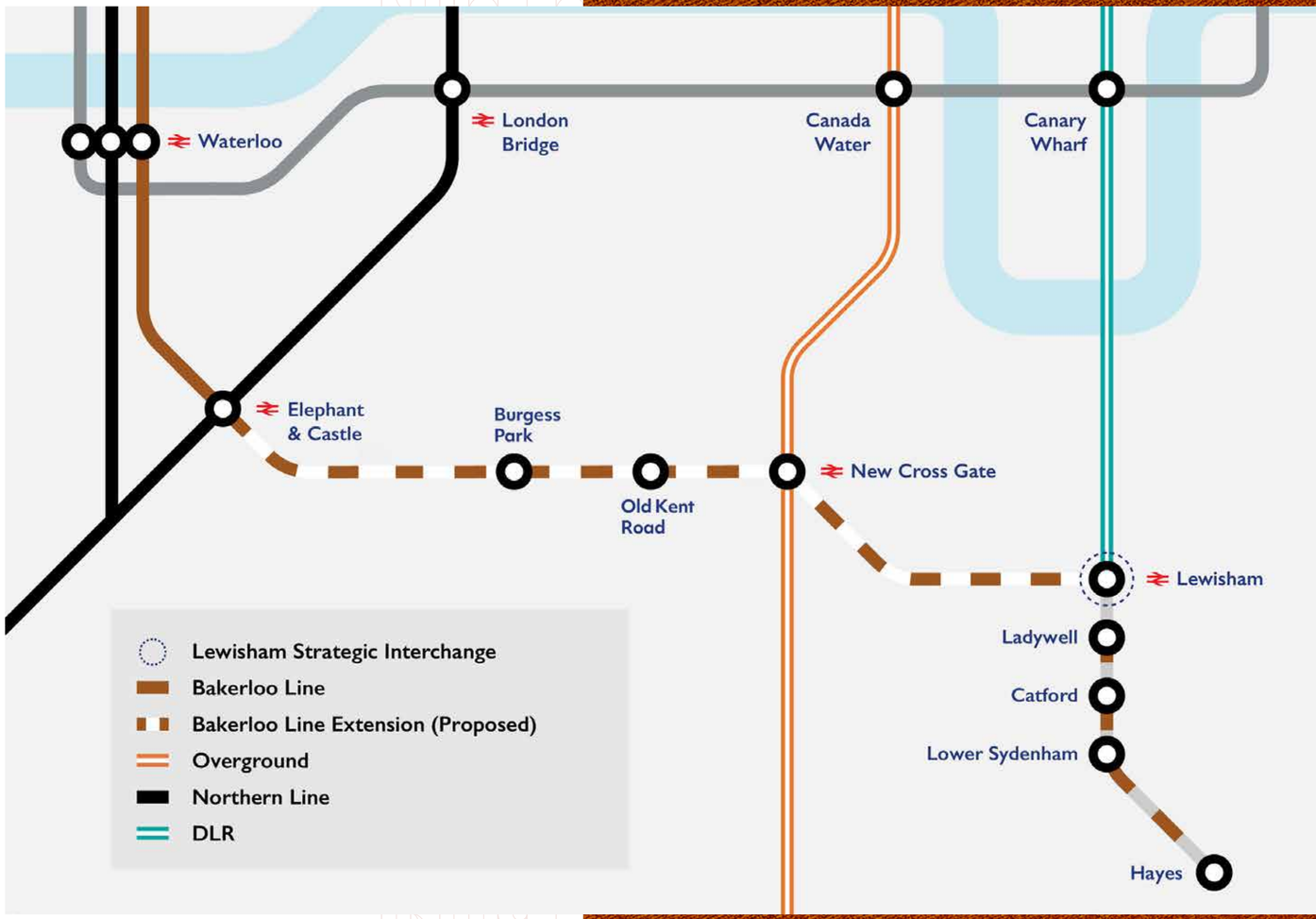
Central to the regeneration of Old Kent Road is the proposed extension of the Bakerloo line, from Elephant & Castle to Lewisham, which would see two new stations being built adjacent to Bermondsey Place, Burgess Park, and Old Kent Road.



BAKERLOO

PROPOSED EXTENSION

- Lewisham
- New Cross Gate
- Old Kent Road
- Burgess Park
- Elephant & Castle
- Lambeth North
  1 STOP | 2 MINS
- Waterloo
  2 STOPS | 4 MINS
- Embankment
  3 STOPS | 5 MINS
- Charing Cross
  4 STOPS | 6 MINS
- Piccadilly Circus
  5 STOPS | 8 MINS
- Oxford Circus
  6 STOPS | 10 MINS
- Regent's Park
  7 STOPS | 20 MINS
- Baker Street
  8 STOPS | 14MINS
- Marylebone
  9 STOPS | 15 MINS
- Edgeware Road
  10 STOPS | 16 MINS
- Paddington
  11 STOPS | 18 MINS



*Timings on tube are from elephant and castle and are approximate only.
Source: Google Maps

BAKERLOOP
EXPRESS BUS

Dubbed the ‘Bakerloop’, this bus service will simply be a limited-stopping route running from Oxford Circus to New Cross Gate, stopping at the likes of Burgess Park, Old Kent Road and Lewisham.

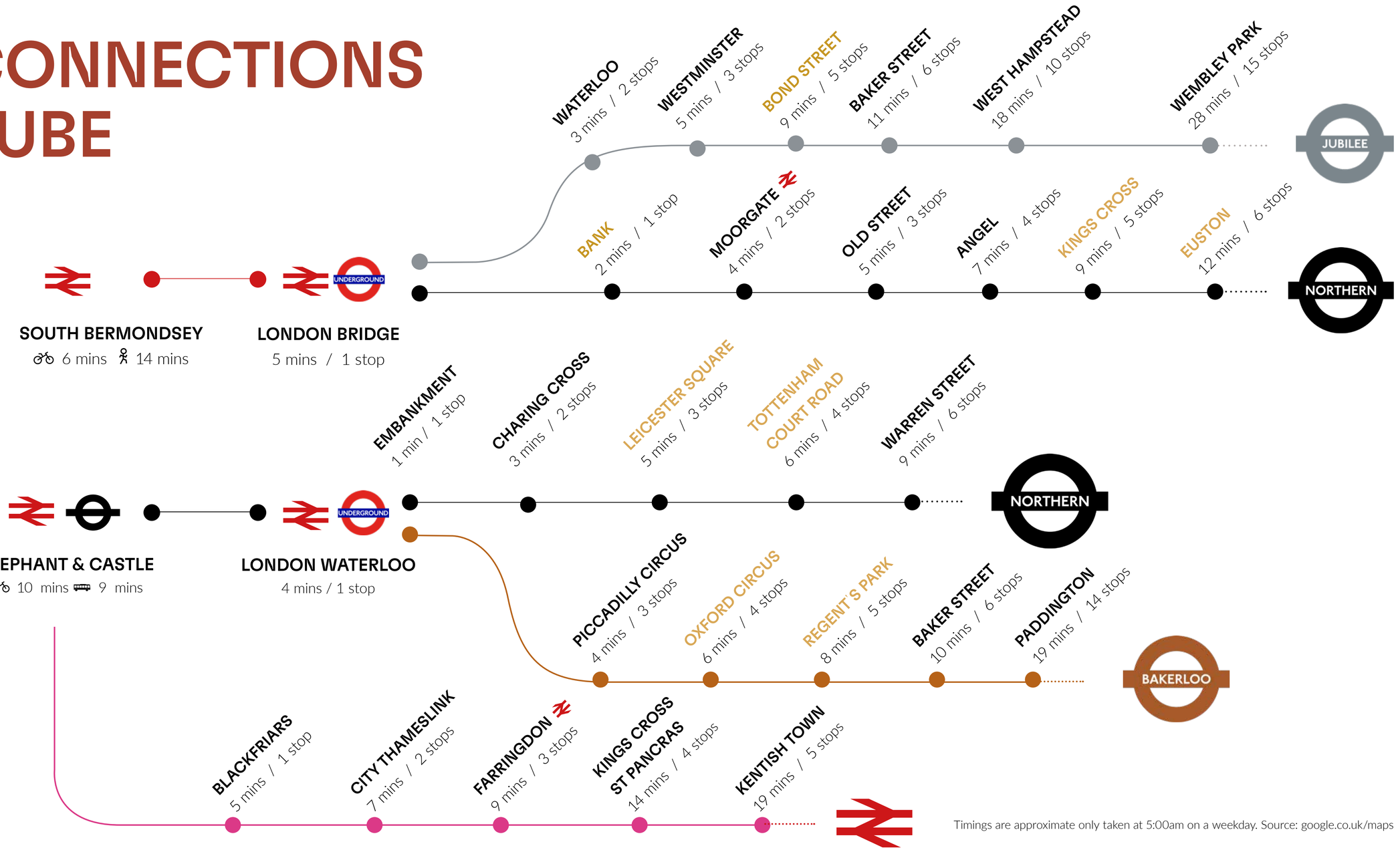
The Bakerloop serves as an interim transportation solution until the Bakerloo Extension is completed.

BAKERLOOP





CONNECTIONS TUBE



Timings are approximate only taken at 5:00am on a weekday. Source: google.co.uk/maps

CONNECTIONS
BUS



BUS 21

- **MALT STREET**
- **BOROUGH STATION**
  6 mins / 7 stops
- **LONDON BRIDGE**
  9 mins / 9 stops
- **BANK STATION**
  13 mins / 11 stops
- **MOORGATE STATION**
  17 mins / 14 stops
- **OLD STREET STATION**
  22 mins / 16 stops
- **HIGHBURY & ISLINGTON**
  33 mins / 27 stops

BUS 53

- **MALT STREET**
- **ELEPHANT & CASTLE**
  9 mins / 7 stops
- **LAMBETH NORTH STATION**
  11 mins / 10 stops

BUS 78

- **MALT STREET**
- **TOWER BRIDGE**
  12 mins / 10 stops
- **TOWER GATEWAY**
  14 mins / 11 stops
- **LIVERPOOL STREET**
  21 mins / 14 stops
- **SHOREDITCH HIGH STREET**
  30 mins / 16 stops

BUS 172

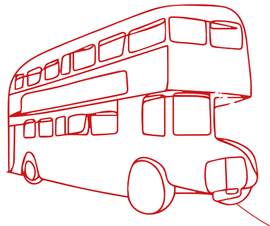
- **MALT STREET**
- **ELEPHANT & CASTLE**
  9 mins / 7 stops
- **WATERLOO STATION**
  15 mins / 10 stops

BUS 453

- **MALT STREET**
- **ELEPHANT & CASTLE**
  9 mins / 7 stops
- **WESTMINSTER STATION**
  17 mins / 13 stops
- **TRAFALGAR SQUARE**
  21 mins / 15 stops
- **REGENT STREET**
  22 mins / 16 stops
- **PICCADILLY CIRCUS**
  24 mins / 17 stops
- **BAKER STREET STATION**
  35 mins / 23 stops

Timings are approximate only taken at 5:00am on a weekday. Source: google.co.uk/maps

OVER 50 BUSES **PER HOUR**



ELEPHANT AND CASTLE
9 MINS | 7 STOPS

LONDON BRIDGE
9 MINS | 9 STOPS

BOROUGH MARKET
10 MINS | 9 STOPS

TOWER BRIDGE
12 MINS | 10 STOPS

BANK
13 MINS | 11 STOPS

WATERLOO
15 MINS | 10 STOPS

CANADA WATER
22 MINS | 10 STOPS

TRAFALGAR SQUARE
25 MINS | 14 STOPS

SHOREDITCH
30 MINS | 16 STOPS

AND CENTRALLY LOCATED FOR **CYCLING**

ELEPHANT AND CASTLE
10 MINS | 1.8 MILES

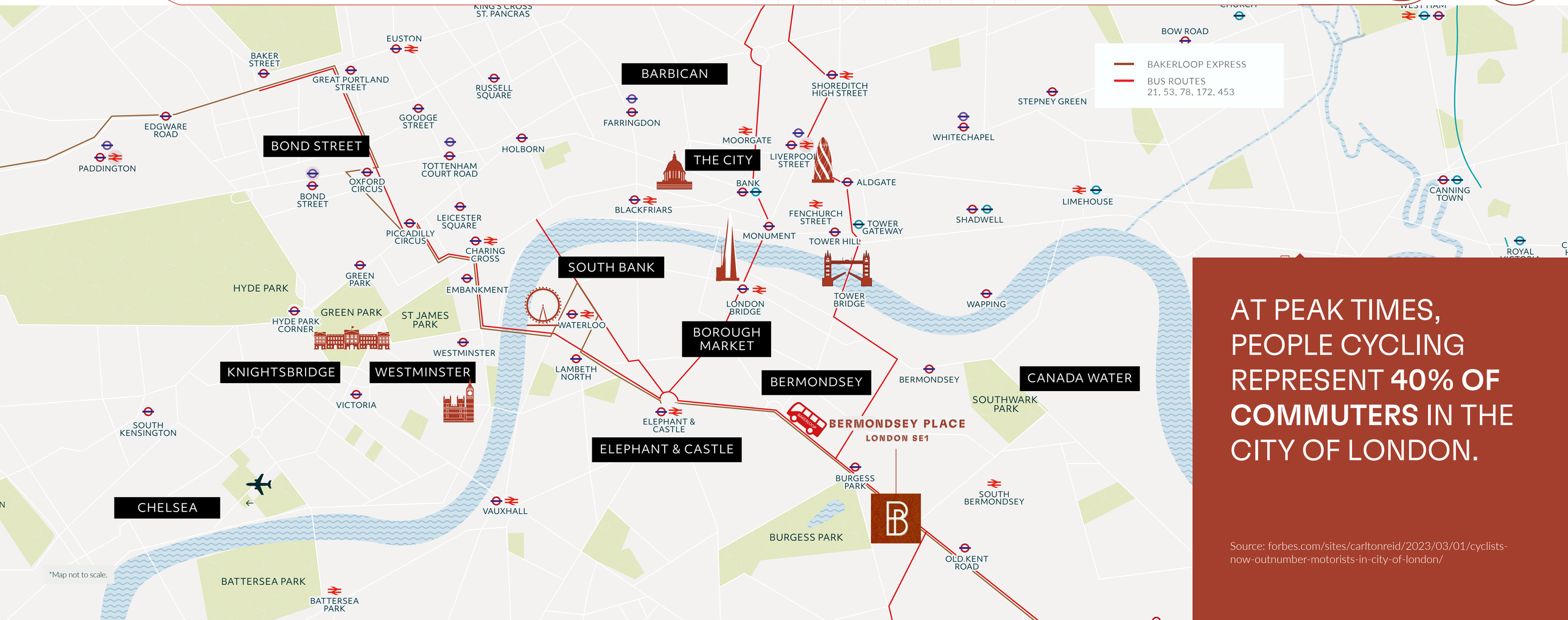
TOWER BRIDGE
12 MINS | 1.8 MILES

BANK
16 MINS | 2.6 MILES

WESTMINSTER
19 MINS | 3.4 MILES

CANARY WHARF
23 MINS | 3.4 MILES





*Map not to scale.

AT PEAK TIMES, PEOPLE CYCLING REPRESENT **40% OF COMMUTERS** IN THE CITY OF LONDON.

Source: forbes.com/sites/carltonreid/2023/03/01/cyclists-now-outnumber-motorists-in-city-of-london/



BERMONDSEY; WHERE ART, HISTORY AND CULTURE COLLIDE

BERMONDSEY ANTIQUE MARKET



A vibrant, historic market brimming with unique antiques, vintage finds, and collectibles. Open every Friday.

FASHION & TEXTILES MUSEUM



A vibrant venue dedicated to showcasing the history and innovation of fashion and textile design.

MALTBY STREET MARKET



It's a place where passionate foodie traders begin their start-up street food dream... with some going on to open up their own establishments, whilst others remain, as the charm of The Ropewalk hooks them in to the cobbles of SE1.

BERMONDSEY BEER MILE



A renowned stretch in South London famous for its vibrant craft beer scene. Along this mile-long route, you'll find a variety of breweries and taprooms like The Kernel Brewery, Brew By Numbers, and Fourpure Brewing Co.

WHITE CUBE GALLERY



Known for showcasing cutting-edge exhibitions, White Cube Gallery has featured renowned artists such as Damien Hirst, who has presented several significant works there.

BOROUGH MARKET



Borough Market, located near London Bridge, is one of London's oldest and most popular food markets, operating for over 1,000 years. It offers a vibrant mix of British produce, international street foods, and gourmet treats, drawing food enthusiasts and tourists alike to its lively stalls and renowned restaurants

DESTINATIONS WITHIN **15 MINUTES** OF BERMONDSEY PLACE



WALK



SUPERMARKET
ON SITE



BURGESS PARK
2 MINS

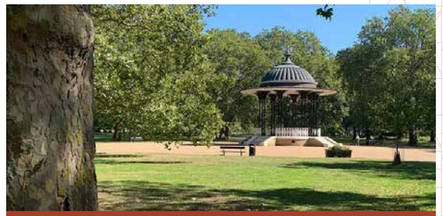


BURGESS PARK FOOTBALL PITCH
7 MINS



BMX TRACK LONDON
15 MINS

CYCLE



SOUTHWARK PARK
8 MINUTES



BERMONDSEY STREET
9 MINS



WHITE CUBE GALLERY
10 MINS



BANK
15 MINS

BUS



ELEPHANT & CASTLE
9 MINS



BOROUGH MARKET
10 MINS



TOWER BRIDGE
12 MINS



MALTBY STREET MARKET
13 MINUTES

LITTLE BREAD PEDLAR

8 minute cycle

@lbpedlar





IGLOO FLOWERS

9 minute cycle

@iglooflowers



KIN + DEUM

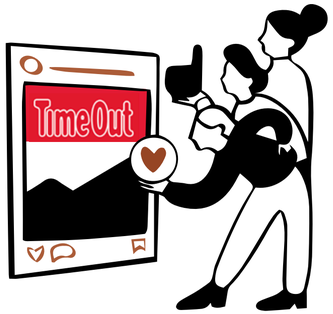
11 minute cycle

@kindeum





THE LOCALS GUIDE



LOLO RESTAURANT

11 minute cycle

@lolo_bermondseystreet

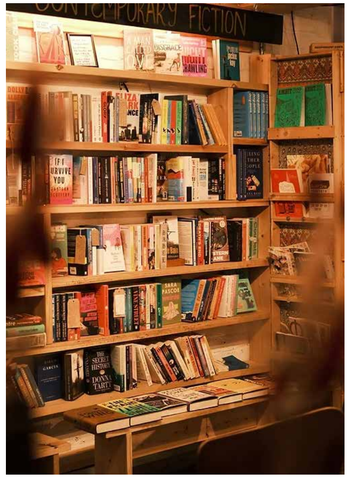


MOROCCO BOUND BOOKSHOP

11 minute cycle

@Morocco_bound_bookshop





FEL FEL CAFE

11 minute cycle

@felfelcafe

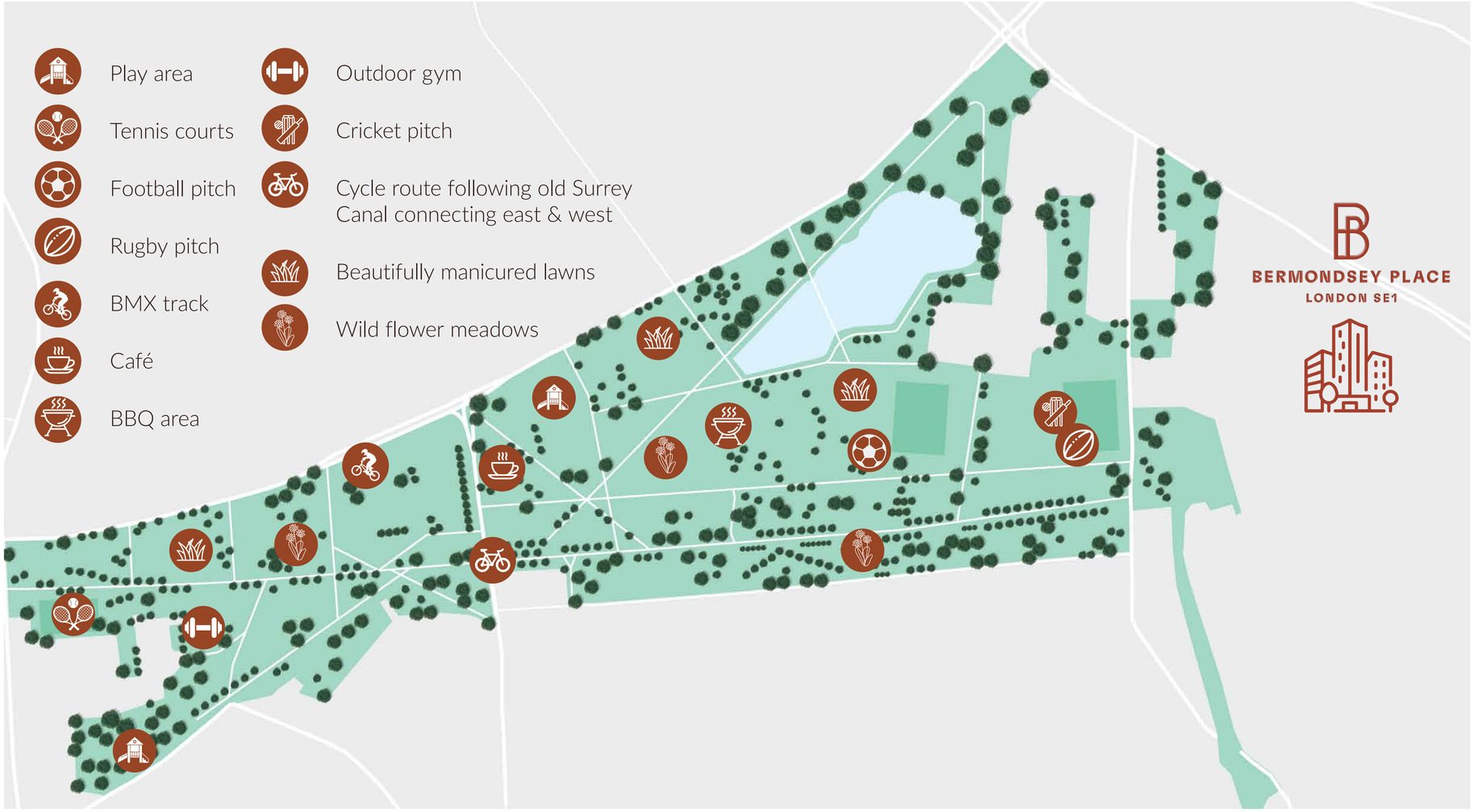


VISIT **TIMEOUT** FOR MORE INFORMATION

BURGESS PARK

Located just a **2 minute walk** from Bermondsey Place, Burgess Park is one of London's largest parks with over **140 acres** of open, green space. This is equivalent to approximately 453 Olympic-sized swimming pools!







LONDON BRIDGE
5 MINS / 1 STOP

From South Bermondsey Station to London Bridge

London Bridge, an iconic landmark over the River Thames, connects to the vibrant district of Bermondsey, known for its eclectic mix of culture, cuisine, and creativity.

ART & CULTURE

The Tate Modern a short walk along the Thames, and the Fashion and Textile Museum—just a few to add to your to-do list.

SHOPPING

Bermondsey Street offers unique shops selling fashion, jewellery, and art, while the nearby Hay's Galleria features a variety of stores in a picturesque riverside setting.

BOROUGH MARKET

Borough Market is a bustling foodie haven in the heart of London, renowned for its gourmet delights and vibrant atmosphere.

OVER 200

Shops, cafés, bars and restaurants offering a diverse range of experiences and cuisines to explore and enjoy.

BUSINESS HUB

There are more than 50,000 works accessing the 450+ businesses located in the area







ESTABLISHED 1756 BOROUGH MARKET

THE SHARD

MALTBY STREET MARKET

EY

pwc

THE IVY

NORTON ROSE FULBRIGHT

TOWER OF LONDON

CITY OF LONDON

7 MINS / 2 STOPS

From South Bermondsey Station

Bank & Monument stations serve 5 lines as well as the DLR, being the best connected station for the City of London, a historic and financial district within Greater London.

FINANCIAL HUB

The City of London is a global financial centre and houses the Bank of England and home to numerous financial institutions, including London Stock Exchange.

EMPLOYMENT

Working population of 615,000 with an average salary of approximately £112,000 pa.

ICONIC SKYLINE

The City boasts a distinctive skyline with a mix of modern skyscrapers and historic buildings such as The Gherkin, the Walkie-Talkie and the Shard.

CULTURAL CENTRES

The City is home to cultural venues such as the Museum of London and the Barbican Centre, which hosts a range of events and performances.

HISTORY

The City of London has a history dating back over 2,000 years and has been a hub for trade and commerce for centuries.







THE NED LONDON

BANK OF CHINA

Bank of England

/ONE NEW/ CHANGE/ Play in the City

SEARCYS AT THE GHERKIN

Goldman Sachs

barbican

LLOYD'S LLOYD'S OF LONDON

BOND STREET
14 MINS / 6 STOPS

From South Bermondsey Station

JUBILEE

Bond Street in London is synonymous with luxury shopping, renowned for its prestigious designer boutiques, flagship stores, and exclusive brands. With its historic architecture and upscale ambiance, Bond Street offers a sophisticated shopping experience that attracts fashion enthusiasts and connoisseurs of elegance and style from around the world.

LUXURY SHOPPING

Home to prestigious designer boutiques and flagship stores, offering high-end fashion and luxury goods such as Cartier, Fendi, Burberry and more

HISTORIC ARCHITECTURE

Featuring elegant Georgian and Victorian buildings that add to its charm and allure.

FINE DINING

Offering a range of upscale restaurants, cafés, and hotels, providing a refined experience for visitors.

OVER 150

Shops, cafés, bars and restaurants. offering a blend of luxury shopping and fine dining experiences in a historic and upscale setting.







PRORSUM

BURBERRY

Cartier

CHANEL

DOLCE & GABBANA

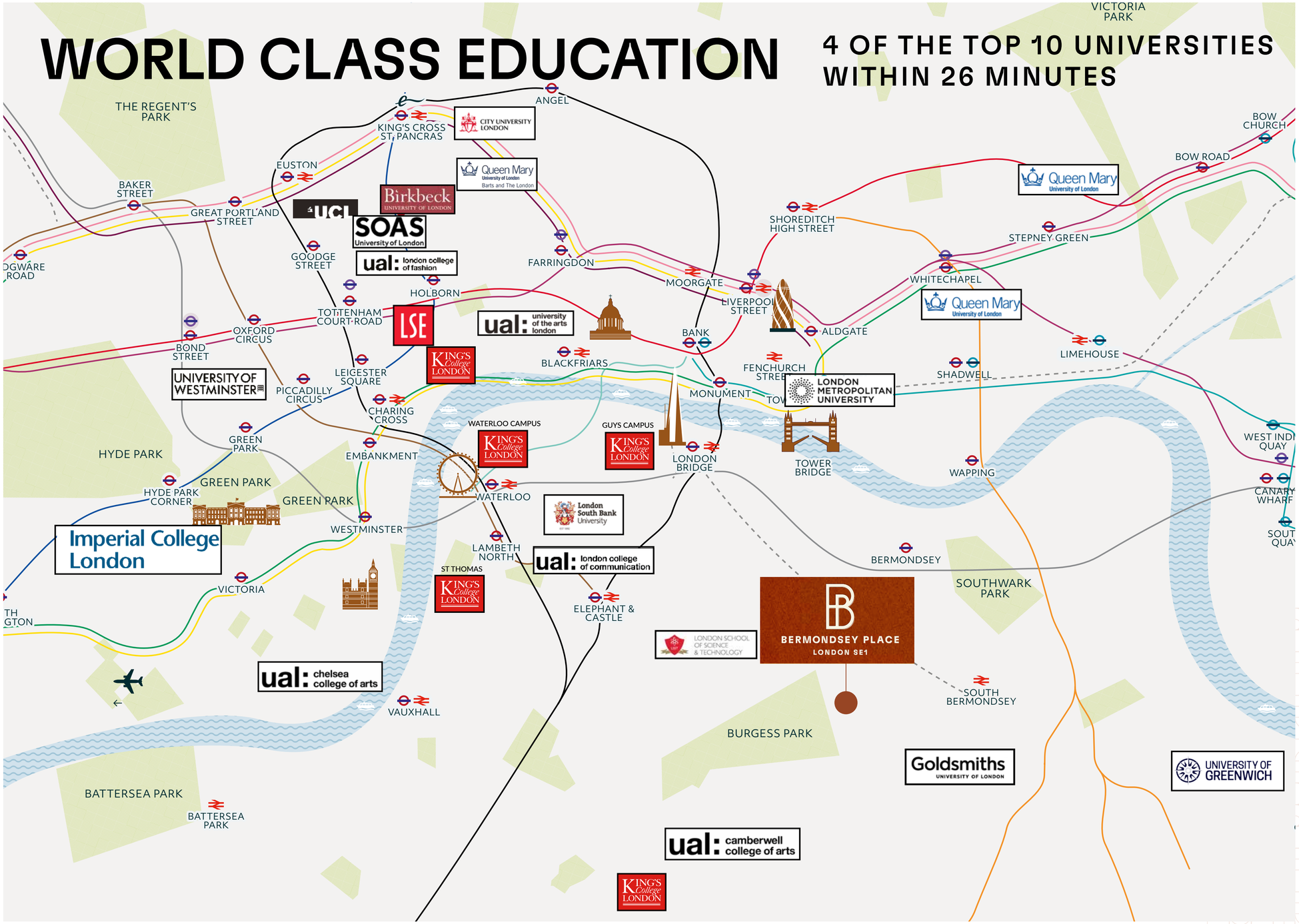
FENDI

CECCONI'S
Mayfair London

sketch

WORLD CLASS EDUCATION

4 OF THE TOP 10 UNIVERSITIES WITHIN 26 MINUTES



UNIVERSITIES

Goldsmith, University of London
8 mins – 1.8 miles

London South Bank University
13 mins – 1.8 miles

King's College London
21 mins – 3.2 miles

London School of Economics LSE
21 mins – 2.1 miles

Bayes Business School
22 mins – 3.3 miles

Imperial College London
24 mins – 5.5 miles

University College London UCL
26 mins – 4.3 miles

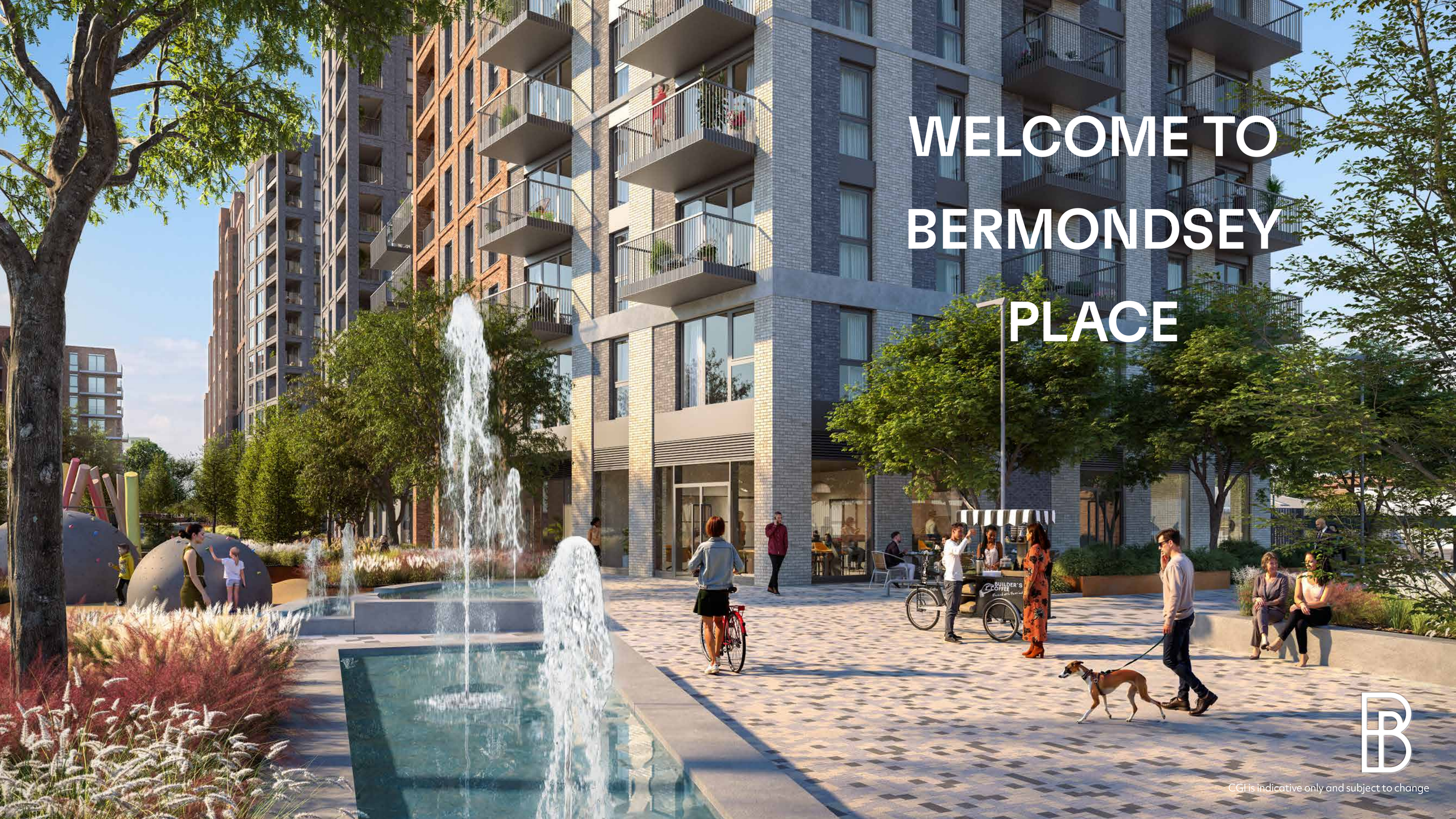
Queen Mary University of London
27 mins – 3.7 miles

SOAS University of London
30 mins – 4.2 miles

City, University of London
30 mins – 3.8 miles

Birkbeck, University of London
33 mins – 4.1 miles





WELCOME TO BERMONDSEY PLACE

CGI is indicative only and subject to change

BERMONDSEY PLACE
BEFORE AND AFTER





BUILD PROGRAMME

THE ART MILL (B2)

Completions

Q4 2027-Q1 2028

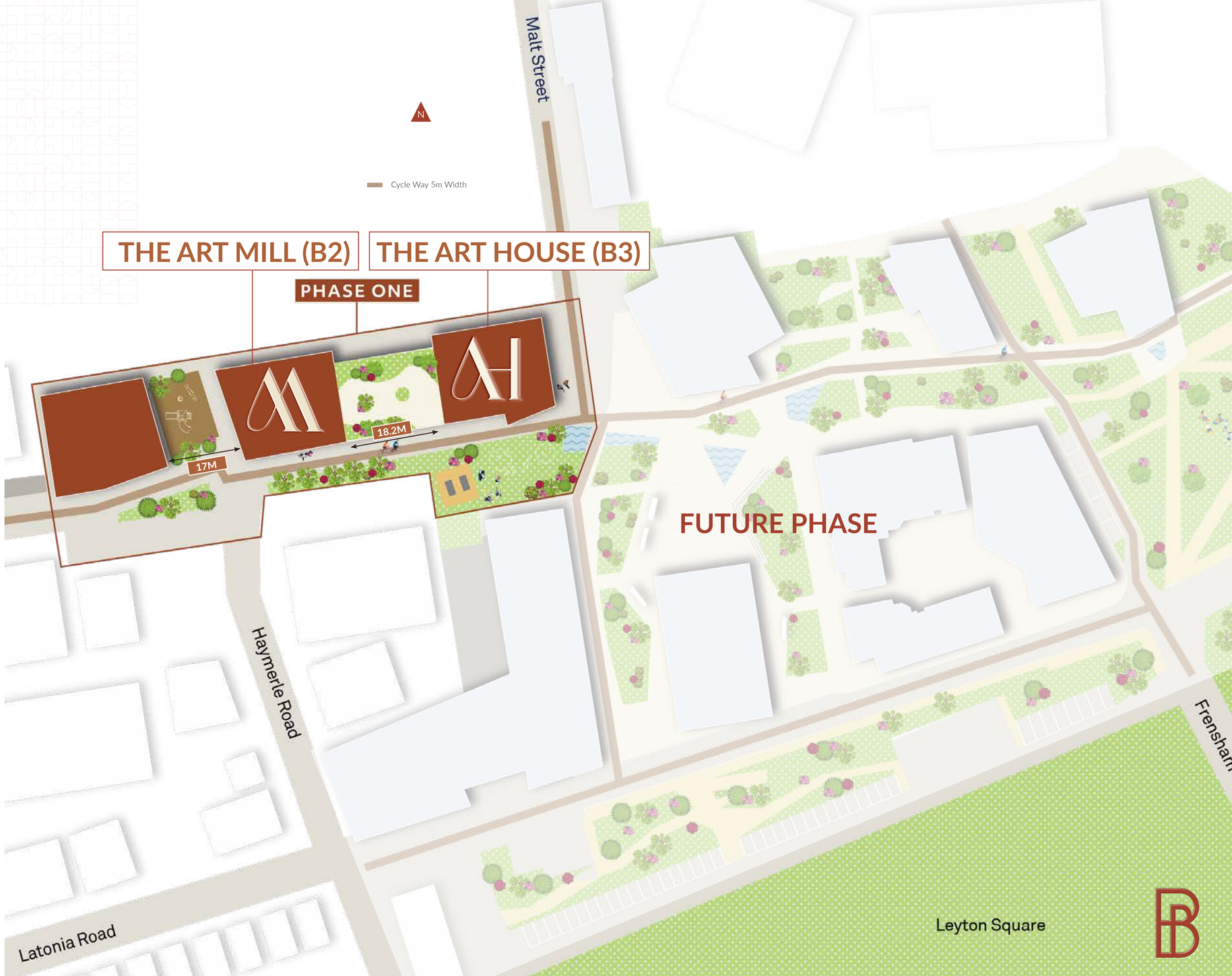
40 Units | 14 Storeys

THE ART HOUSE (B3)

Completions

1-13th floor: Q3/Q4 2028
14th floor: Q4 2028 /Q1 2029

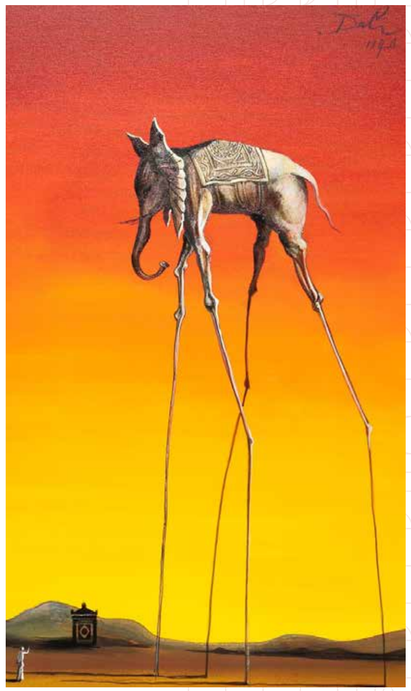
159 Units | 23 Storeys



INTRODUCING
THE ART MILL & THE ART HOUSE

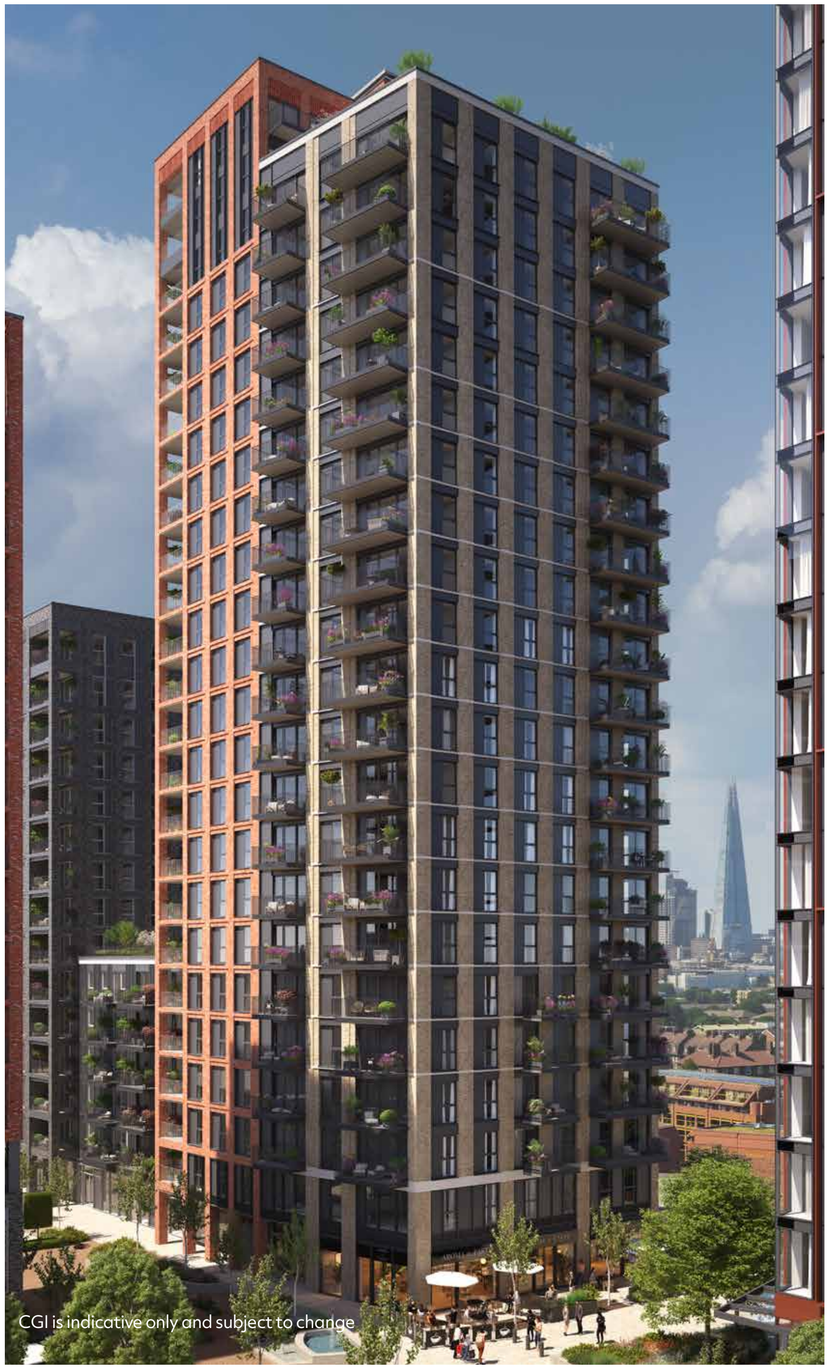
Inspired by the creative energy of Bermondsey, phase 1 consists of "The Art Mill" and "The Art House" to reflect the area's rich artistic history. Bermondsey has attracted renowned artists like Damien Hirst and Antony Gormley, and houses iconic galleries such as White Cube and Bermondsey Project Space.










CGI is indicative only and subject to change

GROSS RENTAL YIELDS

THE ART MILL (B2)

	Ave size	Asking prices From	Rental Yields	% yields
One Bed Suite	464	£499,950	£2,513	6.0%
1 bed	578	£540,420	£2,340	5.3%
2 bed	831	£680,190	£3,376	5.5%
3 bed	973	£799,950	£3,522	5.0%

THE ART HOUSE (B3)

	Ave size	Asking prices From	Rental Yields	% yields
One Bed Suite	469	£450,000	£2,367	6.2%
1 Bed	561	£489,910	£2,595	5.7%
2 bed	787	£612,770	£3,293	5.6%
3 bed	969	£780,000	£4,039	5.1%

SERVICE CHARGE = £5.10 psf

EXAMPLE FLOORPLATE

THE ART HOUSE (B3)

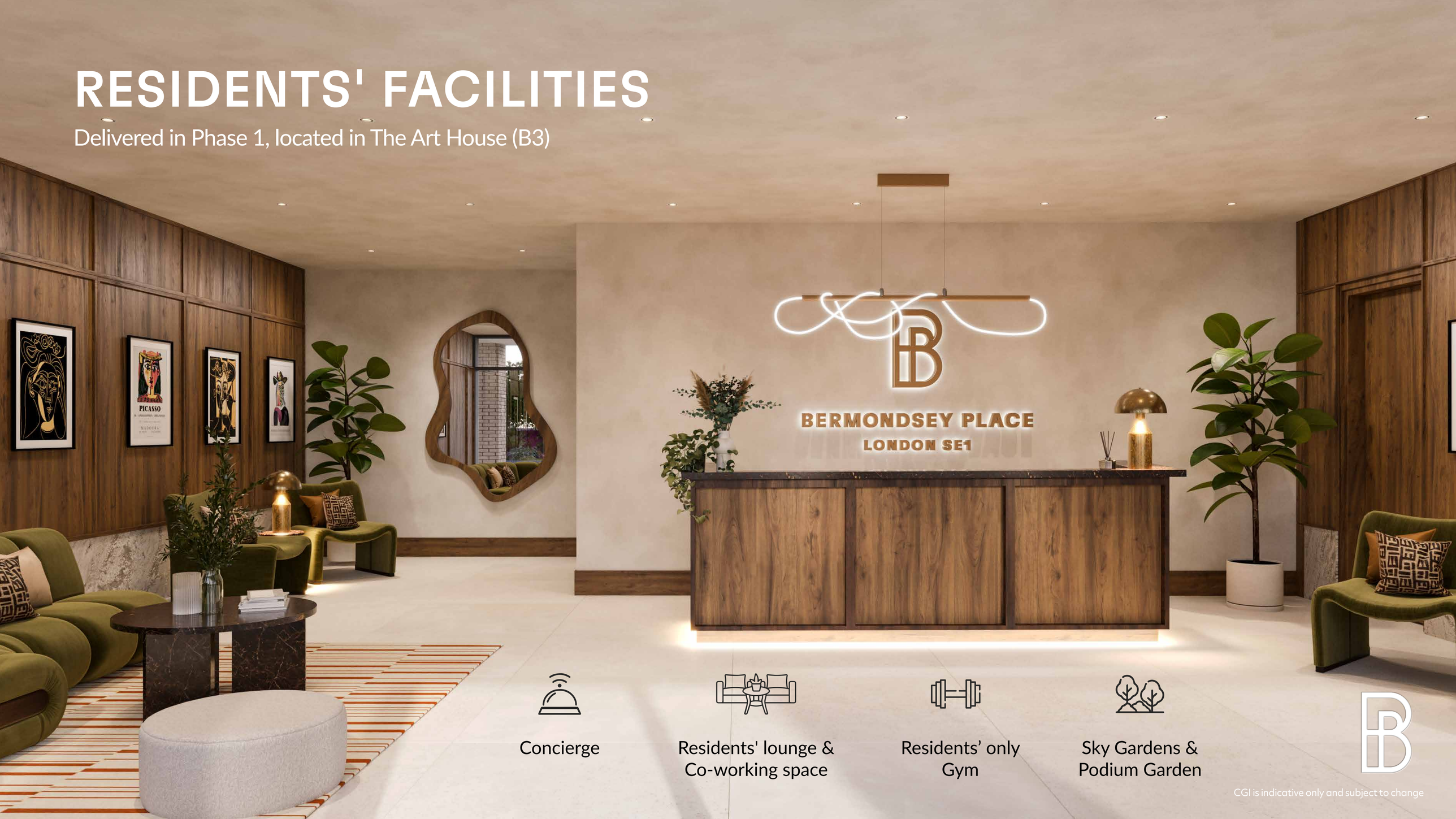
- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Apartments



N

RESIDENTS' FACILITIES

Delivered in Phase 1, located in The Art House (B3)



Concierge

Residents' lounge & Co-working space

Residents’ only Gym

Sky Gardens & Podium Garden

CGI is indicative only and subject to change

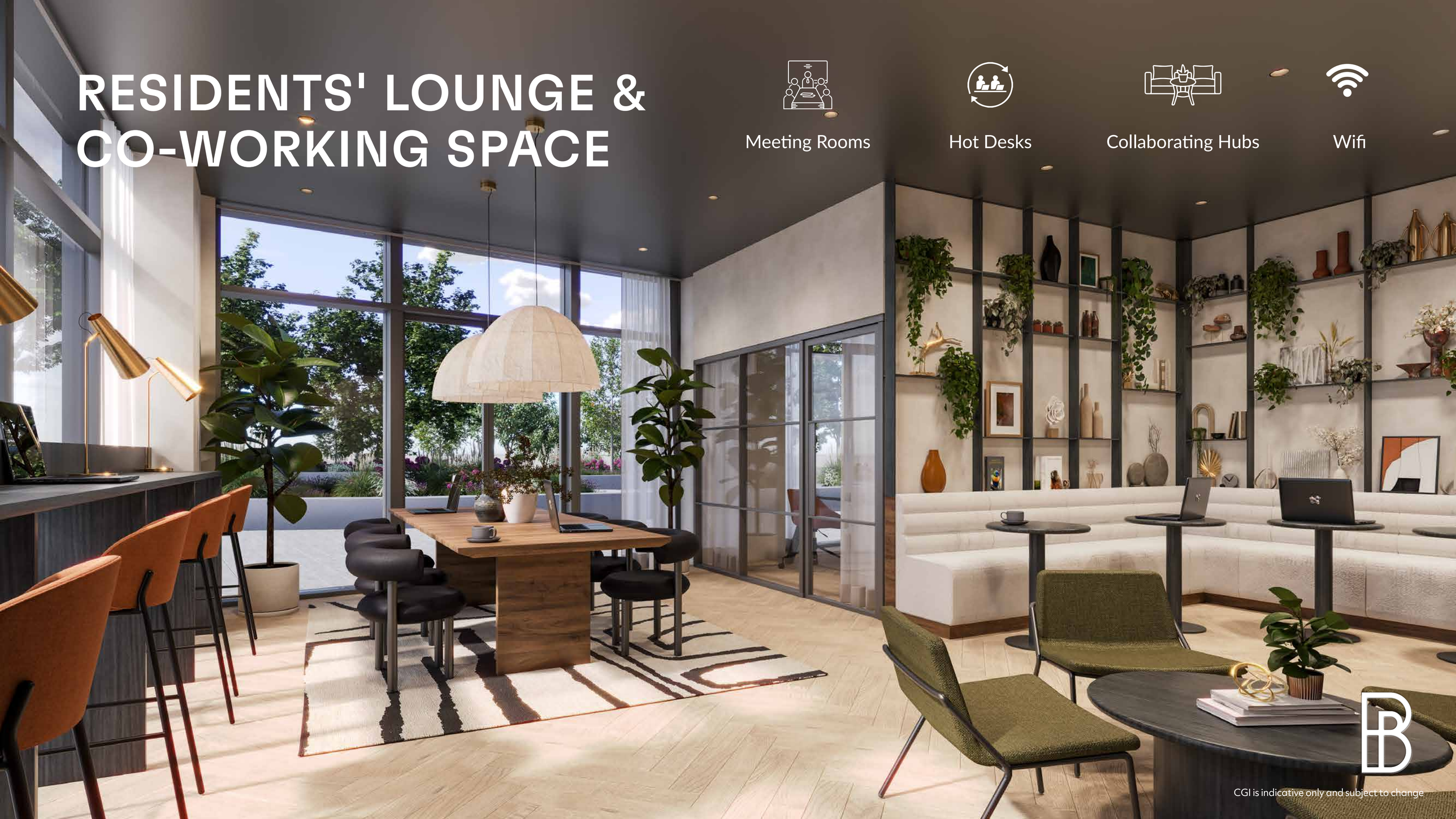
RESIDENTS' LOUNGE & CO-WORKING SPACE

Meeting Rooms

Hot Desks

Collaborating Hubs

Wifi



CGI is indicative only and subject to change

RESIDENTS' GYM



CGI is indicative only and subject to change

SKY GARDENS & PODIUM GARDEN

The outdoor spaces at Bermondsey Place have been beautifully designed to create areas where residents can relax, feel inspired and connect with the landscape

Located on the **13th and 22nd floors,** the magnificent residents' only Sky Gardens provide ample rooftop space to unwind with friends or connect with new neighbours, whilst enjoying breath-taking panoramic views of the London skyline.

The **6th floor residents' only Podium Garden** is located between The Art Mill and The Art House and offers relaxing seating areas, a herb garden and seasonal planting, as well as stunning views towards The Shard and The City of London.



CGI is indicative only and subject to change

CITY VIEWS

UNPARALLELED LONDON SKYLINE VIEWS



CGI is indicative only and subject to change

PARK VIEWS



CGI is indicative only and subject to change

LIVING ROOM



CGI is indicative only and subject to change

BEDROOM



CGI is indicative only and subject to change

CHALK

Chalk is the epitome of understated luxury, offering a serene and refined aesthetic for those who value simplicity. This lighter specification radiates calmness and sophistication, blending soft hues and natural textures to create an tranquil environment. Chalk transforms any space into a peaceful retreat, where elegance and comfort coexist effortlessly.

- Bosch appliances
- Wine cooler
- Backlit niches
- Fully tiled spashback
- Fully tiled bathroom
- Black or brass ironmongery



Computer generated image is indicative only and subject to change.



Computer generated image is indicative only and subject to change. Pendant light not included in specification.

CLAY

This darker specification introduces depth and drama, offering a sophisticated, yet inviting atmosphere. With its artful blend of textures and dynamic contrasts, Clay brings a unique flair to any interior, making it the perfect choice for those who appreciate daring design with a sense of warmth and refinement. Each element is crafted to elevate the space, creating a striking and memorable environment

- Bosch appliances
- Wine cooler
- Backlit niches
- Fully tiled spashback
- Fully tiled bathroom
- Black or brass ironmongery



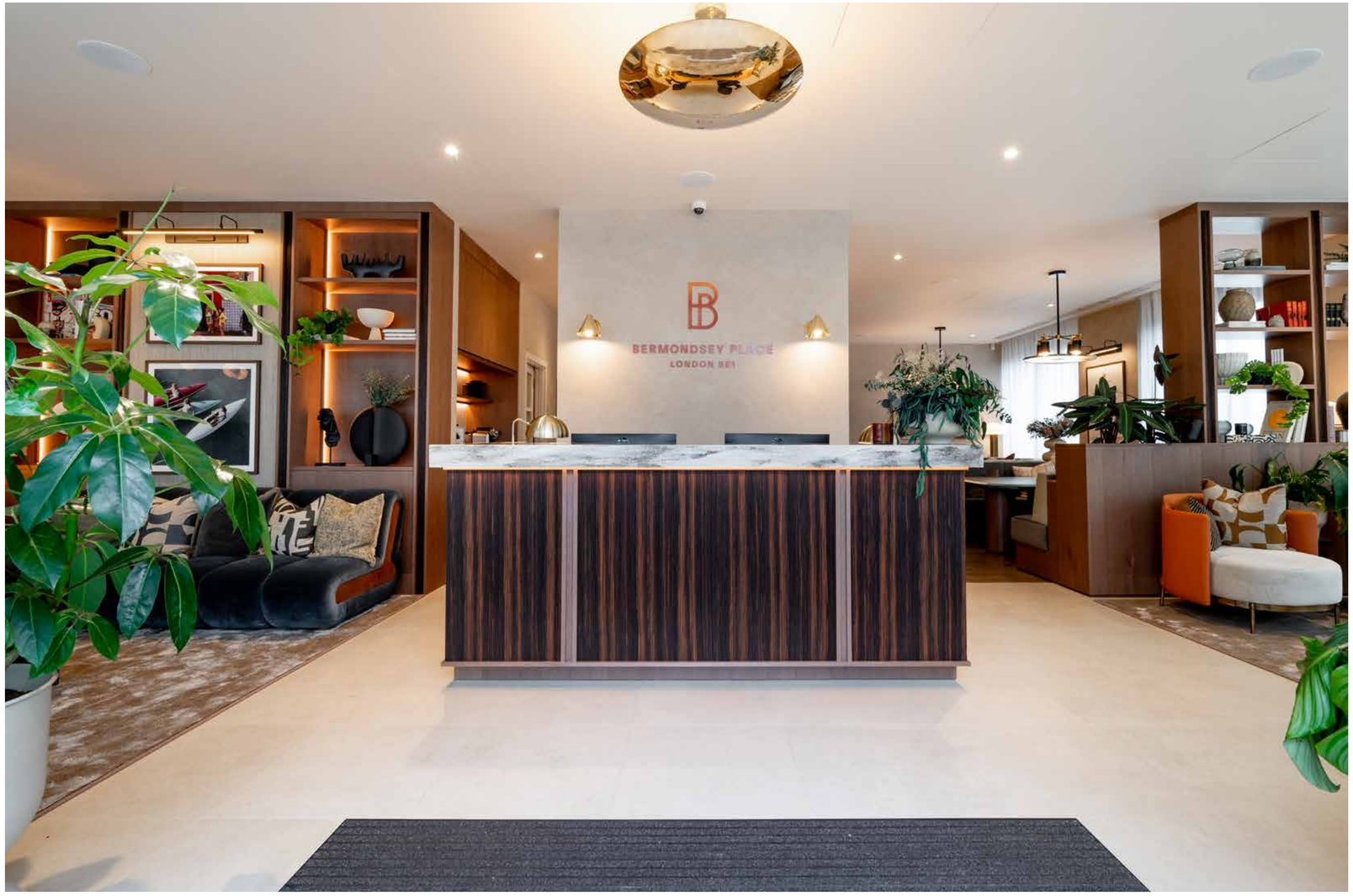
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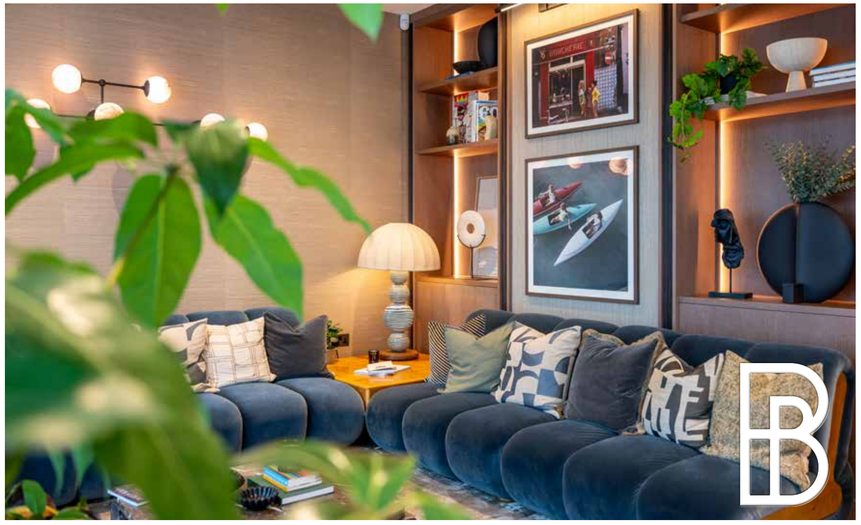
Computer generated image is indicative only and subject to change. Pendant light not included in specification.



MARKETING SUITE







SHOWHOME







WHY BUY AT BERMONDSEY PLACE

SE1

SE1 POSTCODE

The vibrant heart of London, home to The Shard, Borough Market, London Bridge, Shakespeare Globe, Tate Modern and an abundance of bars and restaurants.

£

£10 BILLION INVESTMENT

Bermondsey Place marks the start of the exciting journey of change to the Old Kent Road, SE1



ZONE 2

The lowest starting-priced Berkeley scheme in Zone 2 with convenient access to the Capital's business, education and creative hubs



GREEN SPACE

Bermondsey Place benefits from 2.9 acres of landscaped green space and sits adjacent to the 140 acre Burgess Park, Southwarks largest park.



BAKERLOO LINE EXTENSION

Londons next largest infrastructure project will include a proposed Bakerloo line station on the doorstep of Bermondsey Place



STRONG RENTAL YIELDS

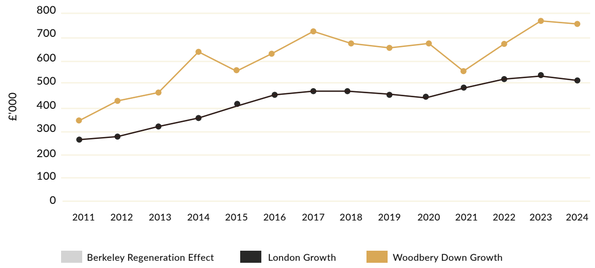
With established business hubs, famed universities' campus around, and established students' rental environment.

THE BERKELEY EFFECT

Berkeley developments outperform the capital growth of London

Woodberry Down

London N4 | 5,500 New Homes



* Taken from Land Registry London Average Price for November of Each Year

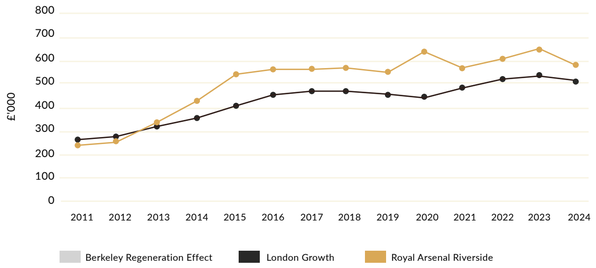






Royal Arsenal Riverside

London SE18 | 5,163 New Homes



* Taken from Land Registry London Average Price for November of Each Year

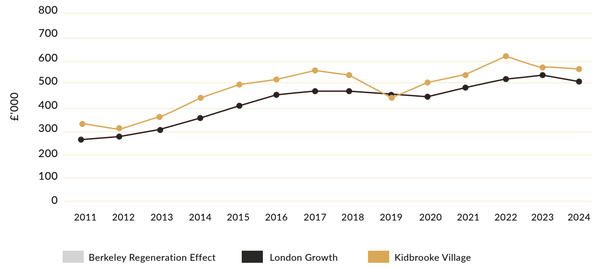






Kidbrooke Village

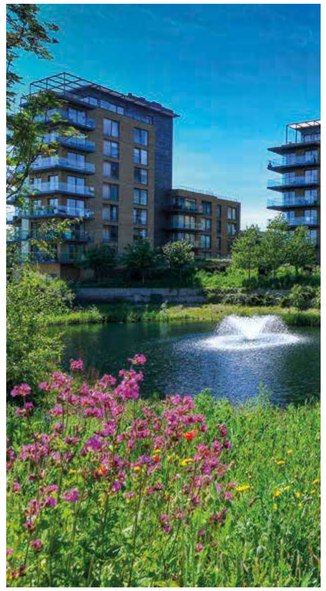
London SE3 | 5,268 New Homes



* Taken from Land Registry London Average Price for November of Each Year







WHY BUY BERKELEY

40+

Years of experience and relentless passion for quality

60+

live developments across the UK

£2BN

contribution to community facilities in the last 5 years

We have built more than

18,400

homes in the last 5 years

We have a strong balance sheet with over

£1BN

of net assets, giving you peace of mind that your purchase is secure

We have made a

£13.8BN

contribution to the UK economy in the last 5 years

Investor in Customers

GOLD AWARD

maintained for customer service

We became the UK's

1ST

carbon positive homebuilder in 2018

We have

ZERO

developments that we have promised but failed to deliver



CGI is indicative only and subject to change

PRESS RELEASES

Bakerloo line extension plans examined further

https://www.bbc.co.uk/news/articles/c9qvrjn-pvr0o

Consultants named for London Tube Bakerloo Line extension

https://www.constructionenquirer.com/2024/10/11/consultants-named-for-london-tube-bakerloo-line-extension/

Where to buy in London: the hottest regeneration zones on the up

https://www.standard.co.uk/homesandproperty/where-to-live/from-holloway-to-plumstead-london-regeneration-zones-b1188658.html

VISIT US

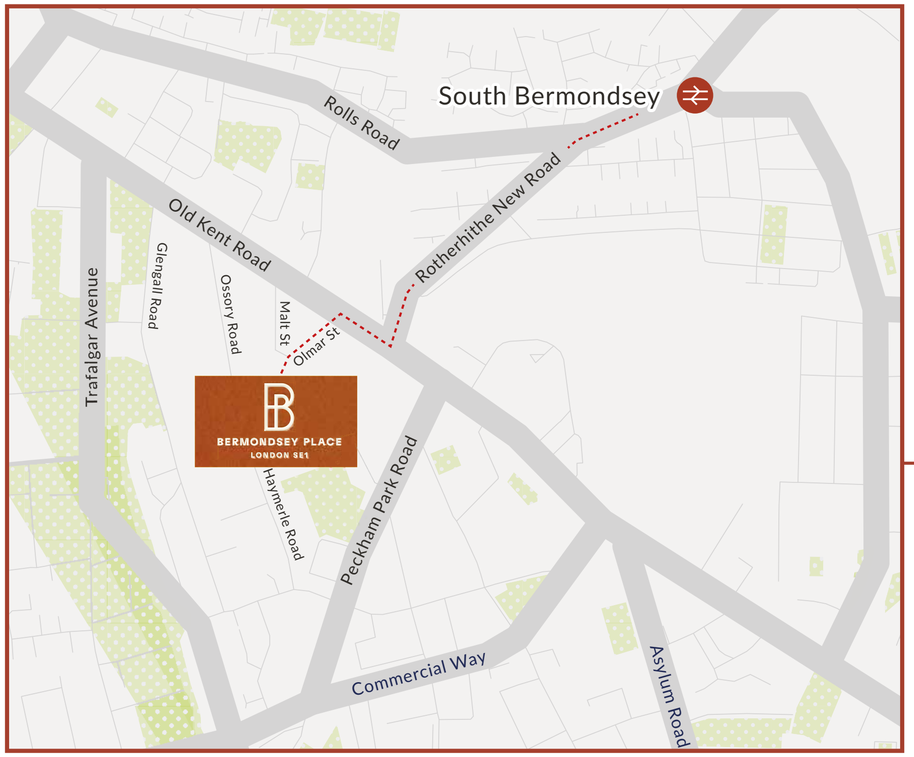
Bermondsey Place is located just off the Old Kent Road.

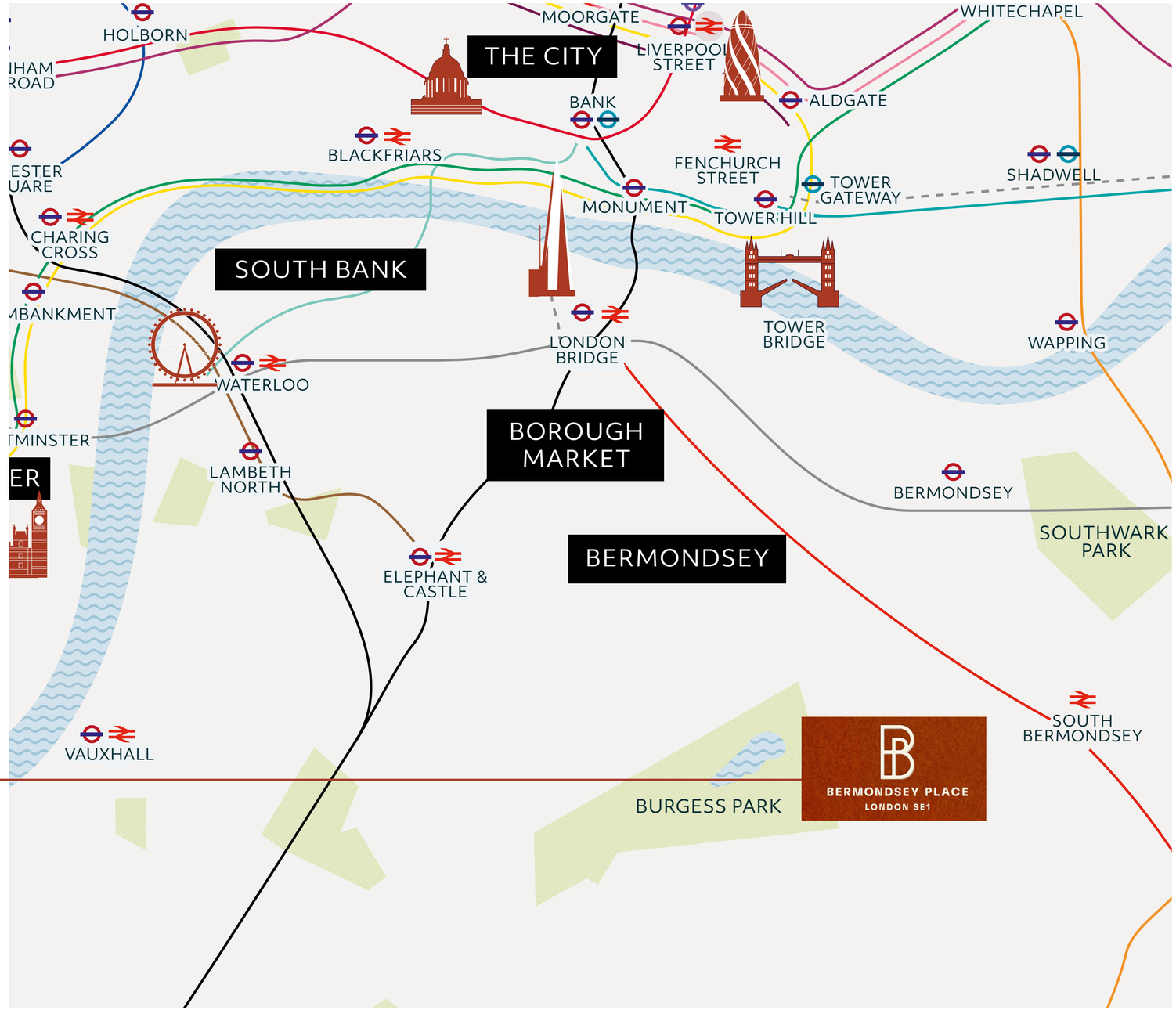
If you are driving we have two parking spaces available at the marketing suite.

Bermondsey Place

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