BERMONDSEY PLACE

LONDON SE1

FACTSHEET



Berkeley

Designed for life

8 REASONS TO BUY AT BERMONDSEY PLACE

01 SE1

SE1 POSTCODE

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

02 £

£10BN INVESTMENT

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

03

ZONE 2

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

04

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.

05

BAKERLOO LINE EXTENSION

London's next largest infrastructure project will include a proposed Bakerloo line station on the doorstep of Bermondsey Place.

06

STRONG RENTAL YIELDS

With established business hubs, renowned university campuses nearby, and a well-developed student rental environment.

07

BERKELEY REGENERATION

We specialise in large-scale brownfield regeneration projects, focusing on challenging and complex sites with great potential for positive change.

08

LOCAL CONNECTION

Feel connected with quick and regular transport links to some of London's most popular locations.





BERMONDSEY OUTPERFORMS

OPPORTUNITY AREA

3.1%
OUTPERFORMANCE

of London Opportunity Areas v average London house price growth

*Land Registry, Dataloft *Based on 22 Opportunity Areas across London using the best 7-year period of sale price growth since regeneration started (time period of 2009 to present).*

LEADING THE WAY IN URBAN GREENING

AS THE FIRST INNER LONDON BOROUGH TO HAVE OVER

100,000
TREES

SOUTHWARK IS SETTING A BENCHMARK FOR URBAN GREENING.

Source: Southwark Council 2024

OVER
660K
financial, professional and tech jobs are within a 45-minute commute.

BRES 2022, public transport commute.

BERMONDSEY'S APPEAL WIDELY RECOGNISED

Awarded "**Capital's gourmet hub**" by Country Life 2021.
In the top 10 "**Best places to live in London**" by Sunday Times.

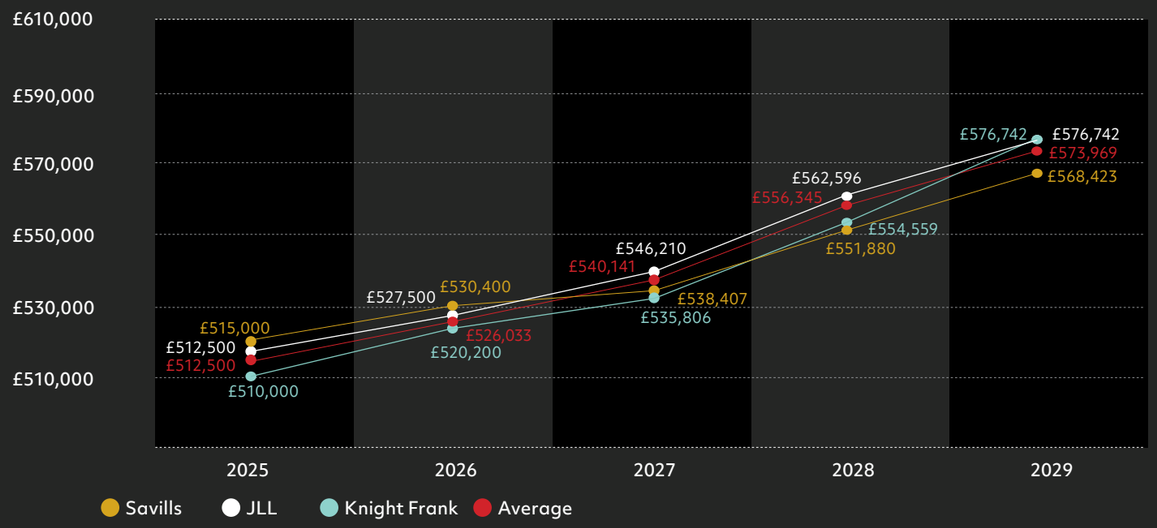
PRICE GROWTH

PROPERTY PRICE FORECASTS

Price Increase Forecast (%pa)	2025	2026	2027	2028	2029	2025-2029
JLL	2.50%	3.50%	5.00%	5.00%	4.00%	21.64%
Savills	3.00%	4.00%	3.50%	3.00%	2.50%	17.05%
Knight Frank	2.00%	2.00%	3.00%	3.50%	4.00%	15.35%
Average	**2.50%**	**3.17%**	**3.83%**	**3.83%**	**3.50%**	**18.01%**

Information has been taken from various sources and indicative only. The forecasts are not specific to new build homes.

HOUSE PRICE FORECASTS (2025 - 2029) - EXAMPLE IF PURCHASING AT £500,000



These forecasts have been sought from independent sources to provide insight into property prices and the rental market. The information should be used for guidance only and it is recommended that personal research should be carried out prior to investing.

IT ALL STARTS HERE: EARLY ADVANTAGE

Today, prices are up to

35%
BELOW

other regeneration areas.

Bermondsey Place forms the start of the £10 BN regeneration of the Old Kent Road. At present prices here are up to 35% below other regeneration hubs that are further through their regeneration story.

Opportunity at Bermondsey Place

	1-bed apartment	2-bed apartment
Nine Elms	-29%	-35%
King's Cross	-33%	-20%
Elephant and Castle	-22%	-20%

Dataloft by PriceHubble, Berkeley, Land Registry, saving to upper quartile sale prices equivalent to new build 2024. Based on minimum asking prices at Bermondsey Place.

RENTAL GROWTH

RENTAL PRICE FORECASTS

Rental Growth (%pa)	2025	2026	2027	2028	2029	2025-2029
JLL	2.50%	3.00%	3.50%	4.00%	4.00%	18%
Savills	3.50%	3.00%	3.00%	2.50%	2.50%	11.50%
Knight Frank	3.50%	3.00%	2.50%	3.00%	3.00%	11.50%
Average	**3.17%**	**3.00%**	**3.00%**	**3.17%**	**3.17%**	**13.67%**

Information has been taken from various sources and indicative only. The forecasts are not specific to new build homes.

RENTS CLIMBING UP THE RANKS

Over the past 3 years, rents for new-build apartments in the local area around Bermondsey Place have grown 41%, outperforming surrounding boroughs and Greater London.

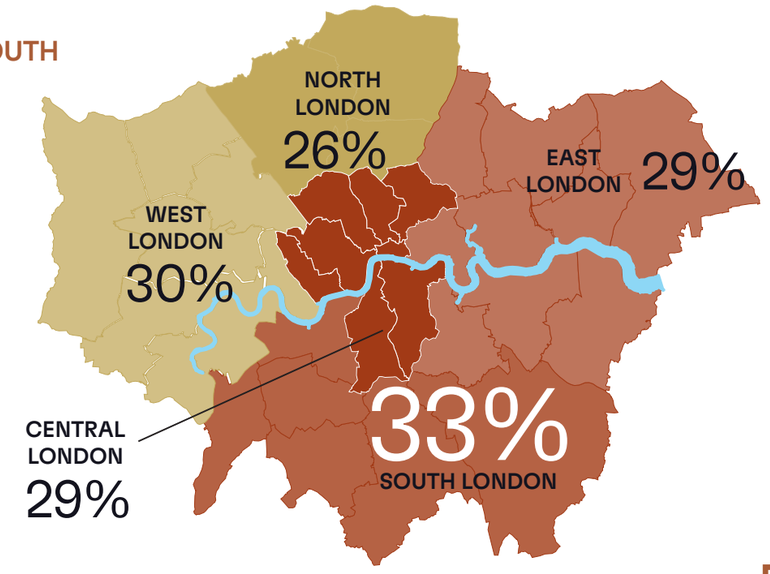


Dataloft Rental Market Analytics (PriceHubble), £sqft rental growth in new build (EPC A+B) apartments in Q3. Local area is SE1 5

RENTAL GROWTH SHIFTS SOUTH

2025 - 2029 rental growth in new-builds

- NORTH LONDON
- SOUTH LONDON
- EAST LONDON
- WEST LONDON
- CENTRAL LONDON



Dataloft Rental Market Analytics (PriceHubble), £sqft rental growth in new build (EPC A+B) apartments in Q3.

LOCATION
Malt Street, SE1 5AY

LOCAL AUTHORITY
London Borough of Southwark

TENURE
999-year lease

ARCHITECTS
Rolfe Judd is a renowned, London based practice, with a rich history of over five decades in delivering innovative and sustainable projects. Their focus is on creating homes that reflect the lifestyle and aspirations of the communities that will live in them. Past projects include Woodberry Down, Deptford Foundry, Willow Walk, Twickenham Gateway and Nine Elms Point.

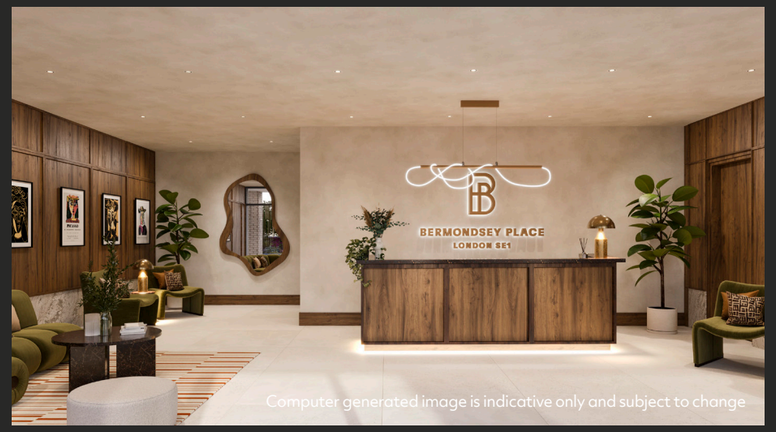
LANDSCAPE DESIGN
LDA Design are leading landscape architects, urban designers and planners. For more than 40 years, LDA Design has held true to a single purpose: to make great places and shape the world for the better. They follow the principles of 'first life, then spaces, then buildings' and focus on the needs of people affected, and on creating a balance with nature.

INTERIOR DESIGN
Berkeley East London's exceptional in-house interiors team has crafted the stunning designs for Bermondsey Place. With a keen eye for detail and a commitment to sophisticated, modern living, their work reflects the vibrant spirit of Bermondsey while creating timeless, inviting spaces.

BUILDING INSURANCE
10-year warranty

ESTIMATED COMPLETION
The Art Mill (B2) - Q4 27 / Q1 28

The Art House (B3) - Q3 / Q4 28



Computer generated image is indicative only and subject to change

GROUND RENT**
For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

SERVICE CHARGES**
- £4.99 - £5.20 PSF^

RESIDENT FACILITIES
- 12-Hour Concierge
- Residents' Business Lounge, Co Working Space & Meeting Room
- Gym
- Access to podium gardens
- Sky Gardens on the roof of both The Art Mill & The Art House

TERMS OF PAYMENT
1. Exchange of contracts to take place within 28 days of reservation.
2. 10% of the purchase price payable on exchange of contracts (minus the reservation fee.)
3. An advanced instalment of 10% of the purchase price is payable 12 months after exchange.
4. A further advanced instalment of 5% of the purchase price is payable 18 months after exchange.

Two forms of identification are requested for each purchaser – a proof of address and proof of identity.

These must be originals and must be valid and dated within the last three months.

If the purchase is being made in a company name then the following must be provided:

- A copy of the Certificate of Incorporation and Memorandum of Articles and Association
- Evidence of the company's registered address
- A list of directors and shareholders
- Individual photo identification for at least two directors and shareholders


Computer generated image is indicative only and subject to change

*** Please be advised this is subject to change prior to completion taking into consideration inflation and market changes between now and completion date.*

**** Wellness suite delivered in future phases.*

^ *This cost is an estimate and excludes a sinking fund charge which may increase the total amount payable.*


Computer generated image is indicative only and subject to change

	Studio	1 Bed	2 Bed	3 Bed	Total Apts
The Art Mill	1	7	25	7	40
The Art House	10	65	62	22	159


Computer generated image of **future phase** is indicative only and subject to change

THE DEVELOPER
Berkeley builds beautiful, successful places, blending homes, parks and public realm with great facilities to create fantastic communities where people love to live. We have built more than 19,500 houses in the last 5 years, across London, Birmingham and the South of England. We work with key stakeholders to tackle the shortage of good quality homes and make a lasting contribution to the landscape and communities that we create.

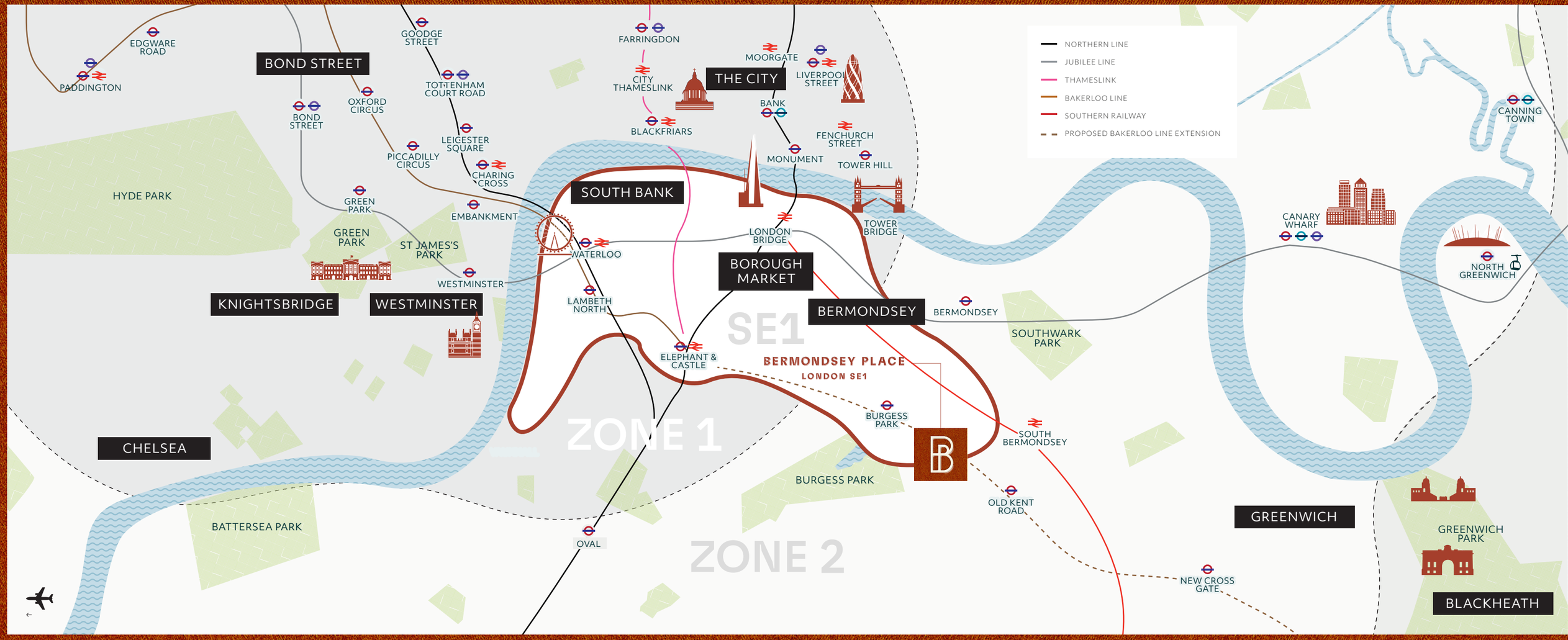
We have a wealth of experience in delivering complex developments like Bermondsey Place that include homes, community facilities and large areas of public realm. Experts in placemaking, we believe the spaces between the buildings are just as important as the buildings themselves.

Our places are characterised by exemplary and sustainable design that take into account future climate change, facilitate the creation of strong, inclusive communities and promote a net biodiversity gain. Examples of such developments include Woodberry Down in Hackney, Goodman's Fields in Aldgate, South Quay Plaza in Tower Hamlets, Kidbrooke Village and Royal Arsenal Riverside in Greenwich.

97.5%

of our customers would recommend us to a friend †.

† Homebuilders Federation, March 2023



LOCAL AREA

Bermondsey Place at Malt Street offers residents a prime location within South-East London's dynamic community, combining quick connections to central London with vibrant local amenities. The area is known for its eclectic mix of dining spots, artistic venues, and green spaces, all easily accessible by bus or bike.

Transportation Connections: South Bermondsey Station is just a 15-minute walk, providing direct rail access into central London. Several bus routes along Old Kent Road offer convenient access to the City

Local Culinary and Cultural Hubs: A short 10 minute bus ride takes you to Bermondsey Street, known for its stylish cafés, independent restaurants, and art galleries, making it a local favourite for dining and socializing

Cycling-Friendly Access: Malt Street is highly accessible for cyclists, with flat, well-maintained routes to major locations like London Bridge and Borough Market, which are 10 minutes away by bike

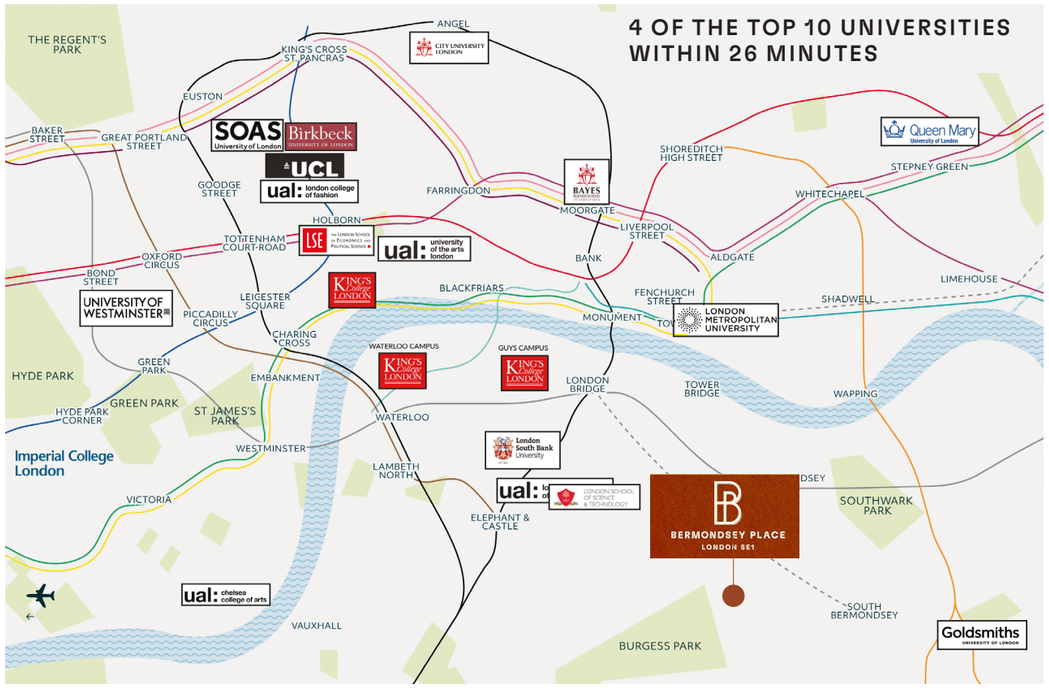
JOURNEY TIMES

From South Bermondsey Station	
London Bridge	5 mins | 1 Stop
Bank	7 mins | 2 Stops
Old Street	10 mins | 4 Stops
King's Cross	14 mins | 6 Stops
Bond Street	14 mins | 6 Stops

From Elephant & Castle	
London Waterloo	4 mins | 1 Stop
Charing Cross	7 mins | 3 Stops
Farringdon	9 mins | 3 stops
Oxford Circus	10 mins | 5 stops

From Malt Street Bus Stop	
Elephant & Castle	10 mins | 8 Stops
Tower Bridge	12 mins | 10 Stops
Waterloo	15 mins | 11 Stops
Borough Market	16 mins | 9 Stops

Journey times taken from 6.00am and are approximate only. Source: www.tfl.gov.uk



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





A SENSE OF QUALITY

Every home at Bermondsey Place will be delivered to the highest quality standards, with a fresh and modern specification and high end finishes. Clients get a choice of colour palettes to make their home their own and suit their own style.

For more details on the palettes please refer to the specification brochure.

Bermondsey Place will be designed to create a place that enables people to enjoy a more fulfilling life.





OUR VISION 2030 TRANSFORMING TOMORROW

Berkeley Group
Proud to be a member of the Berkeley Group of companies

Investor in Customers® Gold 2022

In-house OUTSTANDING ACHIEVEMENT for CUSTOMER SATISFACTION

In-house GOLD AWARD 2023 CUSTOMER SATISFACTION

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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Bermondsey Place, The Art Mill and The Art House are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. Sold subject to planning permission E487/51CA/0325