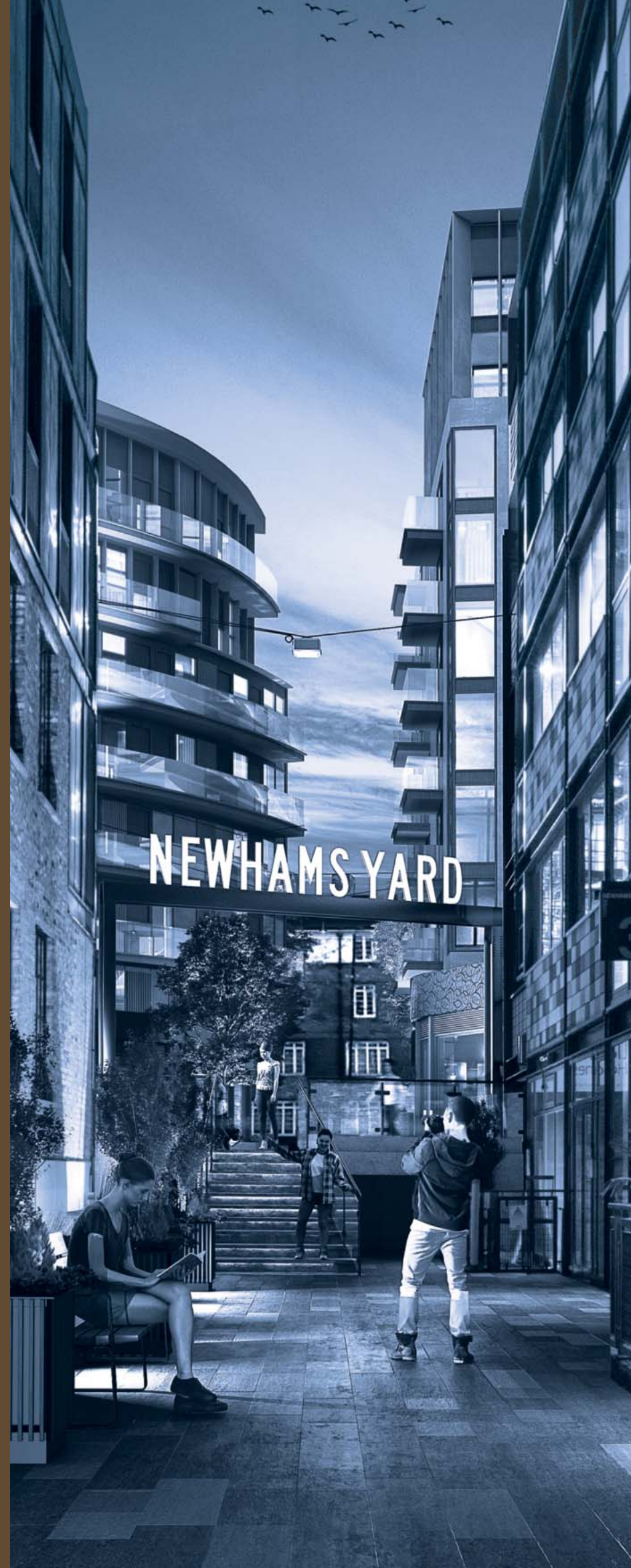


Newham's
yard | NORTH

153 TOWER BRIDGE ROAD
LONDON SE1

Newham's
yard | NORTH

153 TOWER BRIDGE ROAD



NEWHAM'S YARD

The gateway to luxurious living
&
the gateway to the City



Visionary, vibrant & cosmopolitan

NEWHAM'S YARD WILL BE A NEW DESTINATION ON LONDON'S SOUTH BANK

Location OVERVIEW



29 highly specified apartments linked via Newham's Row to Bermondsey Street and within 10 minutes walk of London Bridge transport interchange.

- ▼ Newham's Yard North is located on Tower Bridge Road and lies within 650 metres of Tower Bridge itself – the gateway to the City.
- ▼ The development will have direct pedestrianised access via Newham's Row into the artisan and atmospheric charm of Bermondsey Street.
- ▼ Residents at Newham's Yard North will be within 10 minutes walk of London Bridge Zone 1 transport interchange providing Jubilee Line, Northern Line & mainline connectivity.
- ▼ Many of London's landmark destinations will be within convenient proximity including Butlers Wharf, More London, Hay's Galleria, The Shard, Borough Market and Tate Modern.



- ▼ The financial heart of the City will be a 2 minute (one stop) hop on the tube from London Bridge, alternatively, it will also be a convenient walkable commute.
- ▼ King's College Guy's Campus – home to the faculty of life sciences and medicine will be a 16 minute walk.
- ▼ Two of the Capital's most iconic street markets – Bermondsey Market and Maltby Street Market will be within a stone's throw of the apartments.
- ▼ The entire showcase district of the South Bank – Europe's largest centre for the arts, media and entertainment will be 3 minutes by tube from London Bridge.



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The Capital
ON YOUR DOORSTEP

Newham's
yard | NORTH





Newham's Yard North will be perfectly placed to provide easy access to the City, the West End and the cultural heart of London's South Bank

The development will offer luxurious London living with fast connections to all parts of the metropolis, including its world renowned universities, West End shopping, nightlife, royal parks and financial sectors.

The location is both strategic and central while being nestled adjacent to quiet gardens adorned with mature trees and public green space.



 **Mainline Rail**

London Bridge is served by Southeastern services travelling to and from destinations in South East London, Kent and East Sussex.

The station now has a new concourse – one of the largest in the UK linking tube, rail and bus connections and enabling Thameslink trains to arrive and depart every 3 minutes.

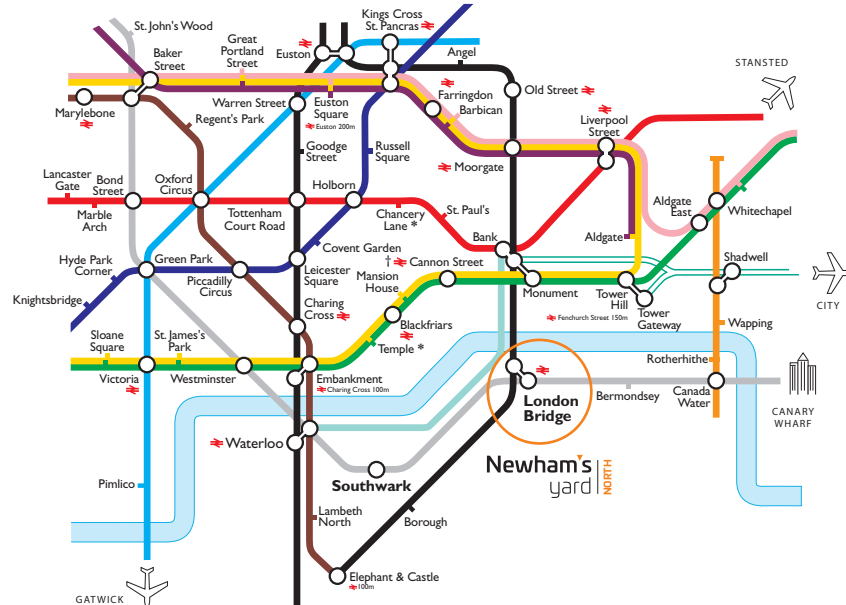
 **Crossrail Canary Wharf**

The nearest Crossrail interchange will be at Canary Wharf – 7 minutes direct from London Bridge on the Jubilee Line. When fully operational, this new super fast rail network will bring London Heathrow airport to within 40 minutes journey time – streamlining global travel for residents at Newham's Yard North.



Connect when minutes matter

LONDON BRIDGE ZONE 1 – THE CAPITALS' 4TH BUSIEST TRANSPORT HUB



Extract of Transport for London underground tube map

 **The tube network**

With both Jubilee and Northern Line services within 10 minutes walk, London Bridge provides a central hub for direct connections across Westminster, The West End and East across Canary Wharf to Stratford. The Northern Line also provides a 10 minute service to King's Cross and St Pancras – the Eurostar terminus for travel to Europe.

Average journey times from London Bridge include:

Bank (The City)	2 mins
Waterloo (South Bank)	3 mins
Westminster	5 mins
Canary Wharf	7 mins
Green Park	7 mins
Bond Street	9 mins
King's Cross (Eurostar)	10 mins
Stratford (Westfield)	19 mins





Covent Garden

Savoy Hotel

Royal Opera House

The West End

Regent's Park

Tate Modern

Bermondsey Street

Borough Market

King's College Guy's Campus

The Shard & Shangri-la Hotel

London Bridge

More London

City Hall

The City & Square Mile

Liverpool Street

Tower of London

Tower Bridge

Butlers Wharf



The South Bank
A SHOWCASE DISTRICT



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Today, the South Bank collectively commands equal status to that of London's West End for its world class entertainment, restaurants and diverse cultural pursuits.

The South Bank Centre is the largest single run arts centre in the world, while Tate Modern remains the most visited contemporary gallery in the world.

The district now stretches some 2 miles from London Bridge to Westminster Bridge – where the London Eye dominates the skyline, being Europe's tallest cantilevered observation wheel ... so many attractions, venues, galleries and theatres – and all so deceptively close to Newham's Yard North.

3 minutes by tube from
Europe's largest centre for the Arts

AND A FABULOUS ARRAY OF RESTAURANTS & CULTURAL LANDMARKS





Bermondsey Street

Newham's Row

Tanner Street Gardens

St Mary Magdalen Gardens

Newham's Yard North

Tower Bridge Road

Bermondsey Street – pop to the local

LONDON'S MOST CELEBRATED ARTISAN QUARTER



Bermondsey Street is one of the oldest streets in London, dating back over 1000 years and being home to generations of dock and industrial workers.

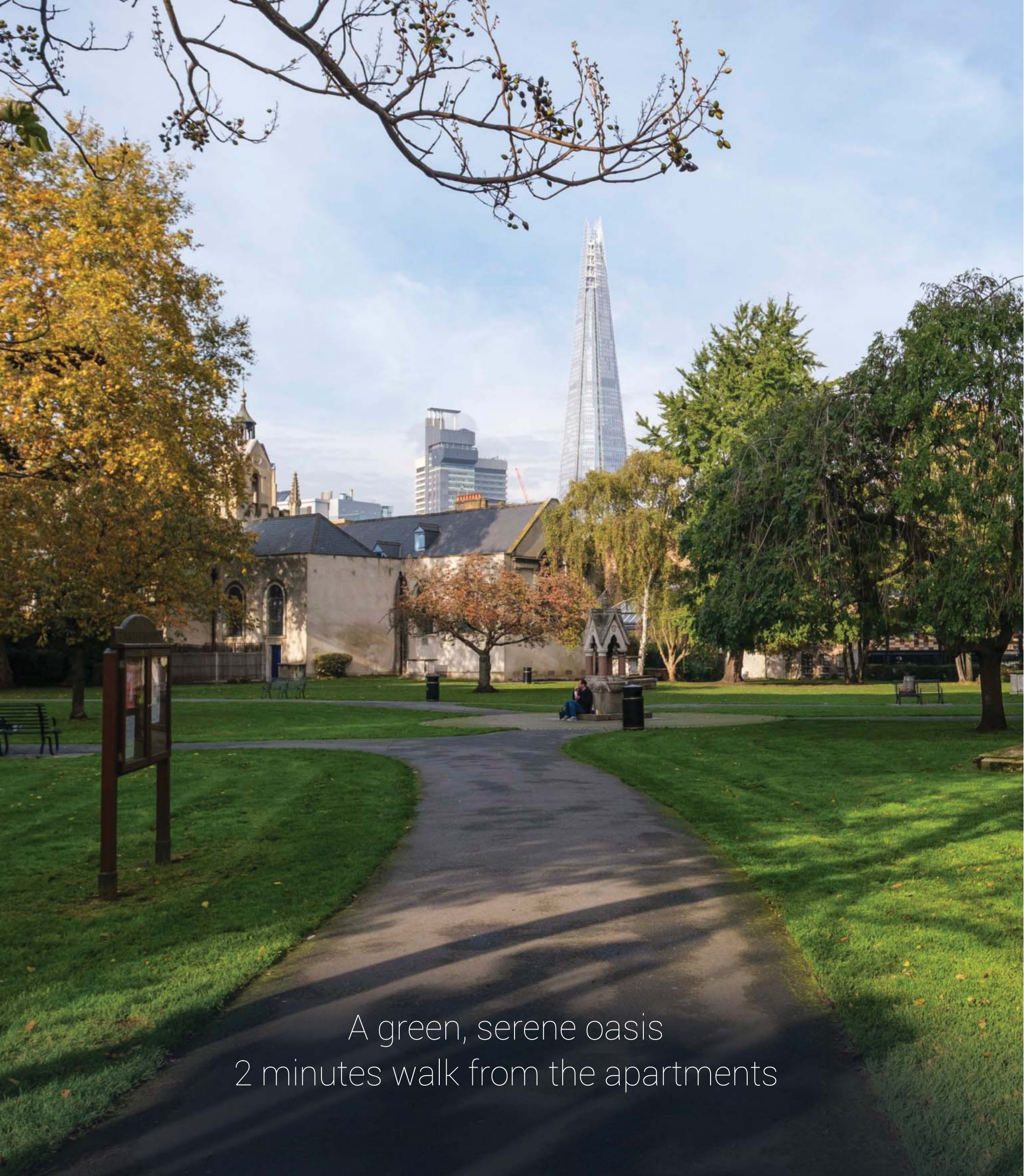
Today, it is 'industrial cool' with buzzing, bustling pavements lined with an eclectic mix of fashionable bars, kitchens, barista haunts, delis, restaurants and everything in between. While being an established hotspot for trend defying cuisine and culture, the neighbourhood is also fast becoming a new centre for performing arts.

“ The best place to live in London 2018 ”

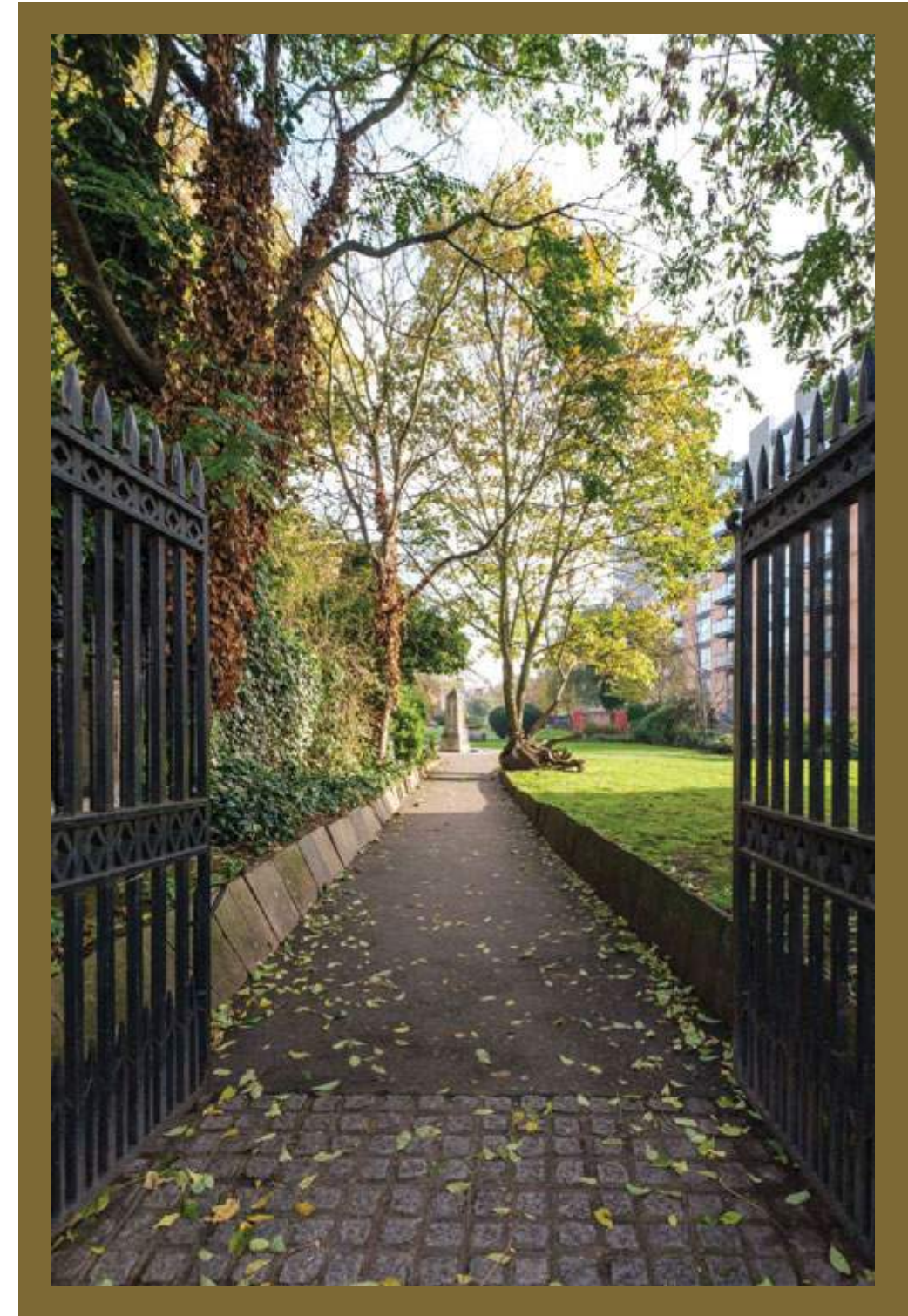
THE SUNDAY TIMES ACCOLADE FOR A NEIGHBOURHOOD THAT EPITOMISES 'THE MODERN URBAN GOOD LIFE'



Newham's yard | NORTH



A green, serene oasis
2 minutes walk from the apartments



St Mary Magdalen Gardens
BERMONDSEY STREET



A global powerhouse

With over 300,000 people commuting to, and working in the City, London remains the world's premier financial capital. Newham's Yard South will be brilliantly placed and poised to maximise on this vast corporate rental catchment. In addition, Canary Wharf's ever expanding commercial quarter will bring a further 100,000 executives and workers to within 7 minutes tube commute.



Brand name excellence

Bond Street, Oxford Street, Regent Street, Savile Row – names synonymous with quintessentially British brand name shopping and haute couture fashion all lie within minutes by tube from the development. The West End offers unrivalled retail excellence with Bond Street remaining the most expensive retail strip in the western hemisphere.



Nightlife second to none

London Bridge to Leicester Square in around 10 minutes by tube brings theatreland and many of the Capital's most celebrated 'A list' clubs and high end nightlife haunts seemingly to the doorstep of Newham's Yard North. Covent Garden, the Royal Opera House and the array of surrounding up-scale eateries also lie within 10-15 minute tube proximity of London Bridge.

Distinguished by degree

The Capital is home to one of the highest concentrations of world famous universities and has welcomed around 385,000 students in the last academic year – of these, 29% (112,000) were international students with China the predominant source country, having grown by 48% since 2013.



London.
A city of world class
culture, commerce,
heritage & academia.





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A joint development by
Galliard Homes ACORN

Dynamic by design
NEWHAM'S YARD – THE APARTMENTS



Computer generated image of development, viewed from Newham's Row.



It is believed the church and gardens of St Mary Magdalen date back to around 1290 – making it the oldest building in Bermondsey today.

The church itself is steeped in history, it is also the legal owner of a silver alms dish called the 'Bermondsey Mazer' which dates back to the 15th century, the dish is currently on display at the Victoria & Albert Museum.

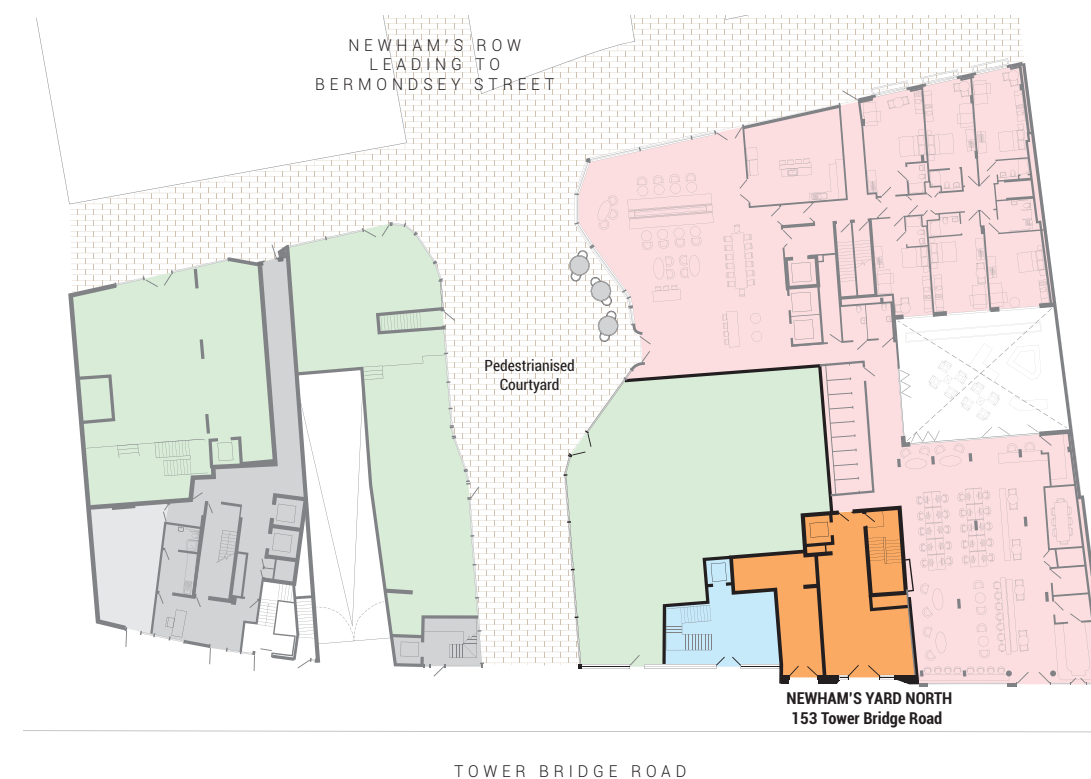
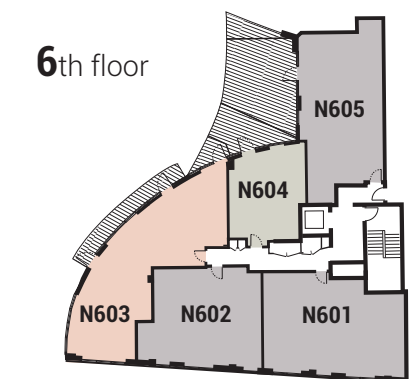
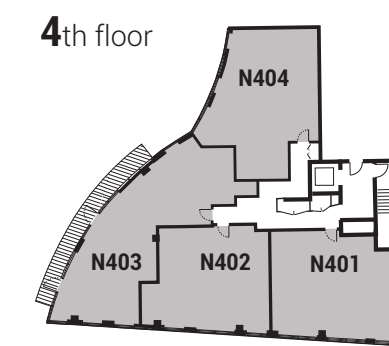
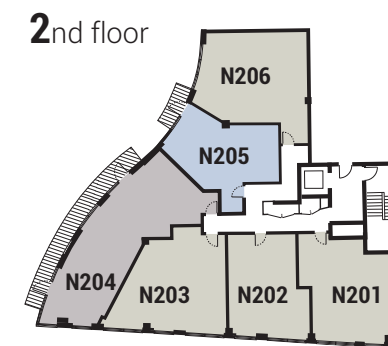
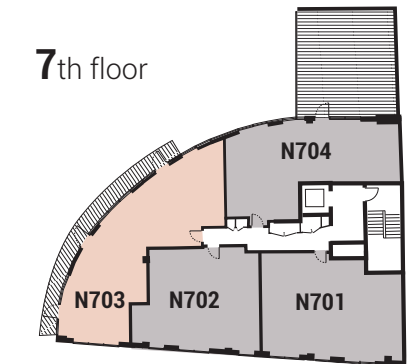
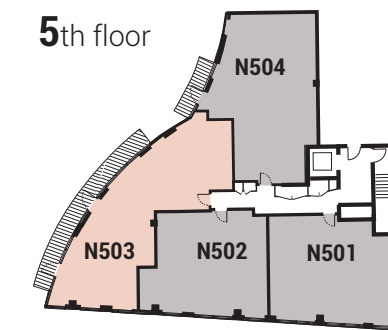
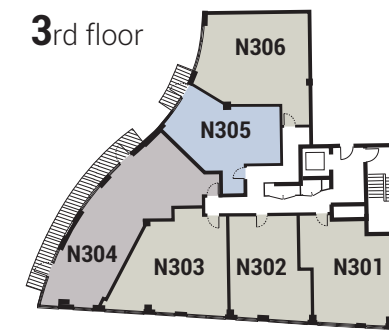


Innovation AT EVERY LEVEL

- ▼ Newham's Yard North offers a choice of highly refined studio 1, 2 & 2/3 bedroom apartments arranged from 2nd to 7th floor level.
- ▼ Selected apartments will benefit a balcony or extensive terrace.
- ▼ Day time concierge and services.
- ▼ The overall development is mixed use comprising of residential, restaurants, offices, an independently operated gymnasium, an apart hotel and new public realm courtyards.
- ▼ Each apartment will be luxuriously appointed, finished and equipped for contemporary, functional living.



- ▼ Specifications include Amtico walnut plank flooring throughout living areas and bedrooms, black track feature spot lighting, black skirting and ironmongery and Sonos Play One multi-room speaker technology.
- ▼ Bathrooms will be beautifully finished in large format Valentino Elegance wall and floor tiling.
- ▼ Designer kitchens will have sleek graphite base units and white mountain larch wall units with full height white brick tile splashbacks.



- Studio apartment
- 1 bed apartment
- 2 bed apartment
- 2/3 bed apartment
- Retail/commercial
- Gym entrance lobby
- Apart hotel
- 151 Residential entrance
- 153 Residential entrance

Your space
REFINED STYLE – INDOORS & OUT

Newham's
yard | NORTH



The following interior images are of apartment 605 and are computer generated, precise details and finishes may vary.











No.	Type	Internal Area		Balcony/Terrace	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
N201	1 Bed	48.7	518	-	-
N202	1 Bed	39.7	427	-	-
N203	1 Bed	51.3	551	-	-
N204	2 Bed	66.8	719	14.8	159
N205	Studio	38.6	415	3.8	41
N206	1 Bed	52.6	566	-	-

2nd floor level



No.	Type	Internal Area		Balcony/Terrace	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
N301	1 Bed	48.7	518	-	-
N302	1 Bed	39.7	427	-	-
N303	1 Bed	51.3	551	-	-
N304	2 Bed	66.8	719	14.8	159
N305	Studio	38.6	415	3.8	41
N306	1 Bed	52.6	566	-	-

3rd floor level



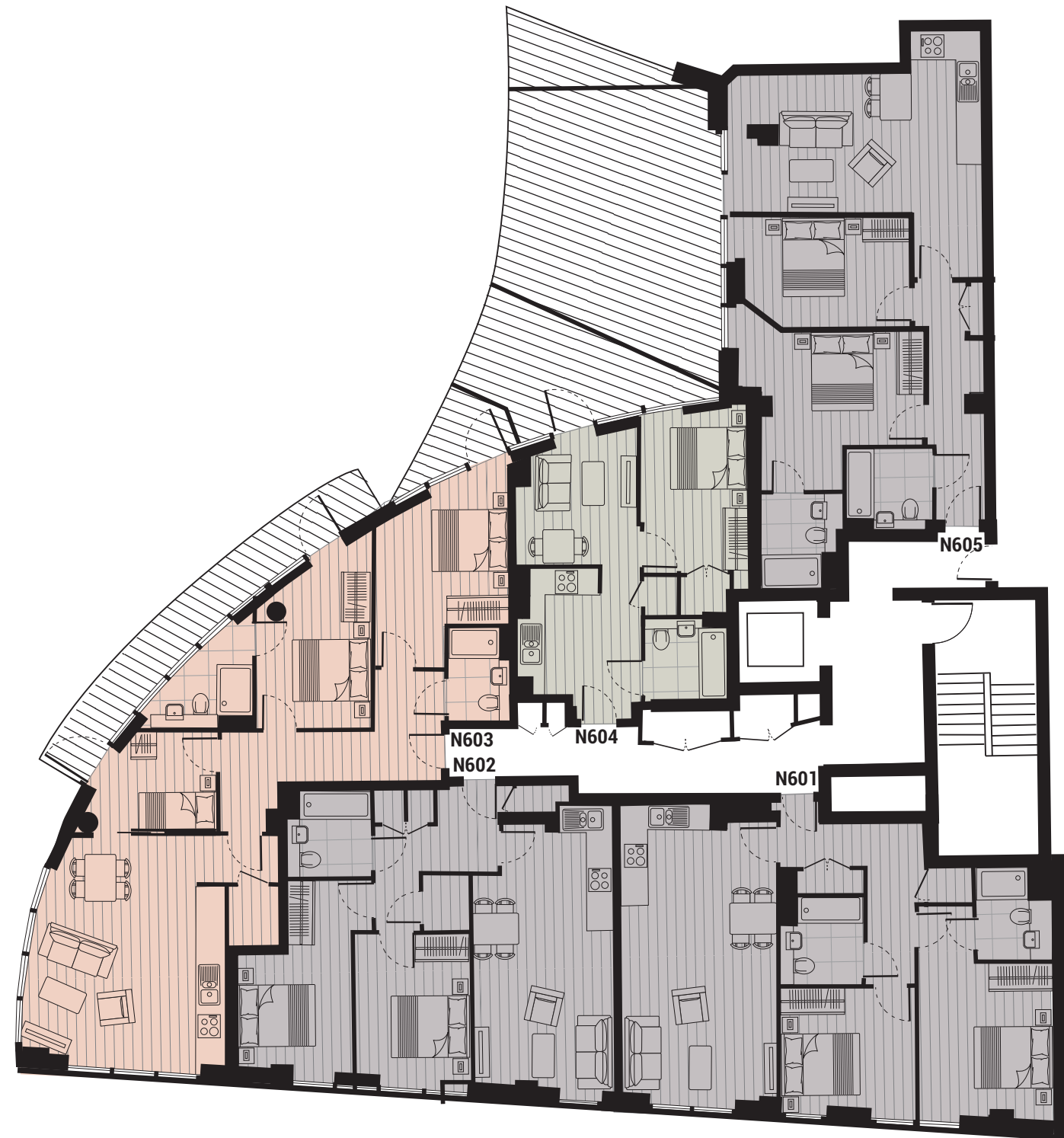
No.	Type	Internal Area		Balcony/Terrace	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
N401	2 Bed	73.2	788	-	-
N402	2 Bed	63.2	680	-	-
N403	2 Bed	85.5	920	14.8	159
N404	2 Bed	71.0	764	-	-

4th floor level



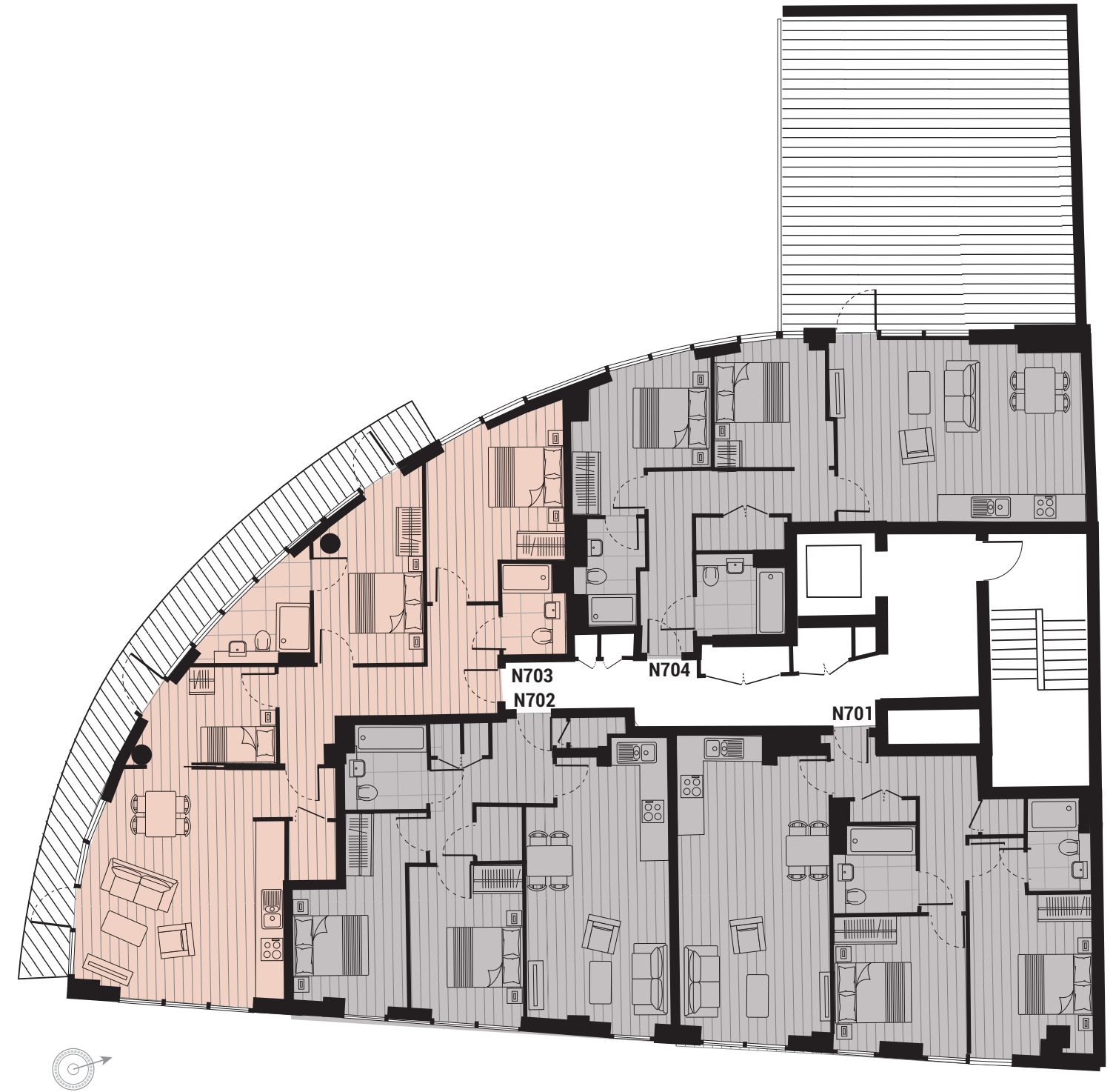
No.	Type	Internal Area		Balcony/Terrace	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
N501	2 Bed	73.2	788	-	-
N502	2 Bed	63.2	680	-	-
N503	2/3 Bed	87.0	936	14.8	159
N504	2 Bed	79.4	855	4.6	49

5th floor level



6th floor level

No.	Type	Internal Area		Balcony/Terrace	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
N601	2 Bed	73.2	788	-	-
N602	2 Bed	63.2	680	-	-
N603	2/3 Bed	83.2	896	15.5	167
N604	1 Bed	36.6	394	12.6	135
N605	2 Bed	71.8	773	32.4	349



7th floor level

No.	Type	Internal Area		Balcony/Terrace	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
N701	2 Bed	73.2	788	-	-
N702	2 Bed	63.2	680	-	-
N703	2/3 Bed	82.8	891	18.8	202
N704	2 Bed	67.0	721	54.3	584

Apartment plans are intended to be correct, precise details may vary. Total areas are accurate to within 5%.

Specification

General

- Walls in soft pebble grey emulsion finish.
- Ceilings in brilliant white matt finish.
- Satin white door linings and architraves.
- Black skirting.
- Internal doors in satin white lacquer finish with ladder detail.
- Gun metal grey or black steel door furniture.
- Amtico walnut plank flooring throughout principal living areas and bedrooms.
- Gun metal grey or black brushed switch and socket plates.
- Black track spot lighting system in principal living areas and bedrooms.
- Recessed LED downlighting with white bezels in bathrooms and cloakrooms.
- Terrestrial and satellite TV, digital radio and telephone sockets to living room and bedroom.
- Living room and all bedroom sockets Sky Q enabled (subject to subscription).
- Thermostatically controlled central heating via graphite grey flat panel radiators.
- Double glazing throughout.
- Sonos Play One multi-room speaker technology with Sonos Play Bar providing hi-fi quality sound and wireless music streaming to living/dining room (subject to subscription).
- USB sockets to living/dining room and each bedroom.

Kitchens

- Designer kitchens with graphite base units and white mountain larch wall units.
- Stone worktops with full height white brick tile splashback to underside of wall units.
- LED underlighting to all units.
- Stainless steel bowl and half undermounted sink with black monobloc mixer tap.
- Washer/dryer (free standing if within services cupboard).
- Fully integrated electric appliances to include:
 - Single low level oven
 - 4 ring ceramic hob
 - Re-circulating cooker hood
 - Fridge/freezer
 - Microwave
 - Standard dishwasher (slimline in studios and 1 bed apartments)
- Centralised appliance isolator switch panel.

Bathroom/Shower Room

- Large format Valentino Elegance wall and floor tiling to bathrooms.
- Electrical mat underfloor warming.
- Grey timber laminate and mirrored recessed bathroom cabinet with feature lighting.
- White bathroom suite with shower tray or steel bath as appropriate.
- Coloured glass bath panel.
- Square profile semi-recessed basin.
- Gun metal grey or black brassware including monobloc mixer tap, thermostatic bath filler/shower mixer.

- Gun metal grey or black shower head over bath and in shower enclosure with low level hose, hand set and concealed plumbing.
- Chrome thermostatic electric heated towel rail.
- Clear glass frameless bath screen/shower enclosure.
- Shaver socket.
- Thermostatically controlled and pressurised hot and cold water.

Bedrooms

- Fully fitted floor to ceiling wardrobe with part mirrored white matt finish doors to each bedroom.
- Telephone extension sockets to each bedroom.

Security

- Video entry system to each apartment.

Communal Areas

- Interior designed double height reception foyer.
- Private residents lifts serving each apartment level.

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A joint
development
by
**Galliard
Homes**



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