

NEW CROSS GATE

**BOND
HOUSE**

SE14



BOND HOUSE
INTRODUCTION



An enriching addition to the thriving neighbourhood of New Cross Gate, Bond House introduces a colourful collection of one, two and three bedroom apartments with views over London's iconic skyline. It will welcome nearly 10,000 sq ft of new artist studios and gallery space; becoming a creative hub in South East London's most flourishing art scene.



Photography by Jo-ël Bardeau

BOND HOUSE
THE ARTIST

We commissioned three pieces of art for Bond House from local artist Blandine Bardeau. She told us about her creative process, inspirations and why she loves living and working in the area.

BLANDINE BARDEAU

The Artist

WHAT MAKES NEW CROSS AND DEPTFORD SO SPECIAL AND UNIQUE TO YOU?

One of the main reasons is the big artistic community, in part due to Goldsmiths University being here. There are lots of art galleries, the Deptford X art festival, a brilliant market on the high street, and Deptford Yard Market has brought a new wave of cool shops, bars and cafés. I like that people make things happen here, often on a shoestring. There are events and festivals going on all year round but it's not as dauntingly hip as Hackney.

ARE THE LOCAL INDEPENDENT SHOPS AND CAFÉS IMPORTANT TO THE AREA? WHAT ARE YOUR FAVOURITES?

Yes absolutely, they're a big part of what gives the neighbourhood its distinctive identity. The Waiting Room café is one of my favourites - they serve great food and the staff are cool but unpretentious. The Greenhouse does the best matcha latte, and they've created a beautiful space for art on their walls. I am also totally in love with Forest, the new plant shop in the Market Yard. I had an exhibition there during Deptford X and I'll be running some art workshops there too.

WHAT INSPIRED YOU TO BECOME AN ARTIST AND TO CREATE YOUR UNIQUE ABSTRACT ART?

I've made art since I was a small child. The tough choice was between theatre and drama, or art. I chose to study fashion because it combines the two! Then I did an MA in fine art painting at The Glasgow School of Art. Studying abstraction was a sort of epiphany for me; I just loved being free from figuration. To me abstract art is about getting lost in something beyond thought and language, something more than the everyday life.

ARE YOU ABLE TO PROVIDE US WITH SOME INSIGHT BEHIND THE PIECES YOU HAVE CREATED FOR BOND HOUSE?

They are influenced by abstract expressionism. The piece 'Pink Things' was created through the idea of collaboration in painting. During my workshops, I employ a technique of 'blind drawing' where you focus on the object, not the drawing on the page. I worked over the drawings people created in this way and then layered tones of blue and green on top. The other two paintings on wood were very spontaneous; I was experimenting with materials and looked at the sky a lot for inspiration.



Speed of Light



Pink Things



Blue Lagoon

BOND HOUSE
A CREATIVE HUB





AN AREA RICH IN CULTURAL HERITAGE

New Cross

New Cross has a fascinating history dating back over nearly a thousand years. Its unique heritage is one of creative endeavour and individuality, exemplified by the artists, entrepreneurs and musicians associated with the area over the years.

Originally known as Hatcham, an Anglo-Saxon word meaning 'village in the clearing in the woods,' the area was first referenced in the Domesday Book in 1086. Most of it was bought in 1614 by the Haberdashers' Company, who built fine country houses on the estate and let them to City men, often haberdashers. New Cross Gate was founded in 1718, named after the New Cross Tollgate. In 1840, the Haberdashers' Company began building substantial villas here, with a surveyor's report from this period recommending 'the laying out of wide tree-lined roads for the construction of dwelling houses of a high standard.' 1891 saw the Worshipful Company of Goldsmiths acquire what was formerly the Royal Naval School and The Goldsmiths'

Company's Technical and Recreative Institute was formed. At its peak, over 7000 students were enrolled there, drawn from the industrial and working classes of the New Cross area. In 1904 the Company gifted the Institute to the University of London and Goldsmiths University went on to become the creative powerhouse that it is today.

The New Cross area played host to a ground breaking alternative entertainment scene in the 1980s, featuring cabaret nights by the likes of Julian Clary and Vic Reeves, as well as performances from bands such as the B-52's and The Pogues. A decade later, infamous clubs like Venue became central to the alternative rock and Britpop scenes, hosting gigs by Radiohead, Mudhoney, Pulp, PJ Harvey and Oasis. In more recent times, the area was branded as the birthplace of New Rave with bands such as Klaxons, Bloc Party and Athlete contributing to a thriving music scene that continues in New Cross today.



1. New Cross, originally New Cross Tollgate, founded in 1718 — 2. Goldsmith's College established in 1792 — 3. 1840, The Haberdashers Company built substantial villas in the area — 4. 1990s, central to the alternative Britpop scene — 5. 1980s, a thriving alternative entertainment and cabaret scene



A
FLOURISHING
& CREATIVE
COMMUNITY

"Pink Things"
Blandine Bardeau



ARTS, CULTURE & OPEN SPACES

New Cross's vibrant cultural and arts scene is one of its main attractions, possessing an edge that's hard to find anywhere else in the city. There are countless ways to spend downtime, from film clubs and fringe festivals to galleries and green spaces.



PARK

Telegraph Hill Park

Head up to Telegraph Hill Park for picnicking and panoramic views of London. Otherwise the recently regenerated Fordham Park offers table tennis tables and play areas for the little ones.

🚶 13 MINS WALK



ART COLLEGE

Goldsmiths University

You don't need to be a student to enjoy the public programme of exhibitions and events on offer at Goldsmiths. If film is your thing, check out the campus based Curzon cinema for indie and blockbuster screenings.

🚶 5 MINS WALK



THEATRE

The Albany

A creative centre offering an array of performing arts and learning experiences, whilst also contributing enormously to the cultural landscape of South East London.

🚶 12 MINS WALK



CREATIVE SPACES

Lewisham Arthouse

If you fancy getting creative, join one of the workshops on offer at the community-run Lewisham Arthouse, where you can study everything from pottery to printmaking.

🚶 10 MINS WALK

CAFÉS, BARS & RESTAURANTS

New Cross has a thriving café and pub culture with an eclectic mix of independent coffee shops, bars and restaurants serving up fresh organic produce and pulling in a crowd of young creatives. Many of these venues double up as gallery and performance spaces, such as locals' favourite, The Greenhouse where artist Joshua Drewe's wonderful mural, which seeks to re-imagine the history of Deptford, is a permanent feature on the wall.



COFFEE SHOP

Deli X

A multipurpose delicatessen, offering great coffee, light lunches and a wholefood health shop.

🚶 16 MINS WALK



COFFEE SHOP

MUGHEAD Coffee

Jolt the senses with delicious espresso, artisan sandwiches and perfect pastries in a café lauded for its community feel and social flare.

🚶 3 MINS WALK

BOND HOUSE CAFÉS, BARS & RESTAURANTS

INDIAN RESTAURANT

Frankie Goes to Bollywood

Serving confused classics such as 'the Bacon Naanwich' and 'Bhangras & Mash', this little eatery in Deptford Market Yard provides the perfect mix of Indian flavours and English comfort.

🚶 13 MINS WALK



BAR & PIZZERIA

The Tap Room

Newly opened and sure to become a local favourite, the guys from Hop Stuff Brewery dish up fresh sourdough pizza alongside selected craft ales and their very own Hop Stuff Beers.

🚶 13 MINS WALK



WINE & DINE

The Fat Walrus

Centred around a Robata Grill, The Fat Walrus offers delectable smoky feasts in a décor built by the very people who serve you - how's that for a grass roots business!

🚶 5 MINS WALK



COFFEE SHOP

Birdie Num Nums

Quaint little café and eatery serving fantastic breakfast and light lunches - try the Shakshuka for an unforgettable breakfast experience.

🚶 4 MINS WALK



INDEPENDENT SHOPPING

Many of London's markets have become top attractions in their own right. Brockley Market is an award winning Saturday food market that supports local producers; selling everything from artisan breads to fresh fish and seafood. Deptford Market Yard combines independent shops, world food stalls and spontaneous pop-up events, making it the perfect destination for those lazy Sundays.



RECORD SHOP

Green Onions

Stocking an unusual combination of vinyl records, health foods and deli delights.

🚶 2 MINS WALK

BOND HOUSE INDEPENDENT SHOPPING

FLORIST

The English Flower House

Create beautiful bespoke blooms at this charming florist that delivers throughout London.

🚶 10 MINS WALK



HAIRDRESSERS

The Box

Unisex styling, colouring and cutting techniques with a precedence on using only ethically tested products.

🚶 13 MINS WALK



MARKET

Greenwich Market

Daily market with stalls offering a wide selection of fashion accessories, arts, crafts and antiques.

🚲 9 MINS CYCLE



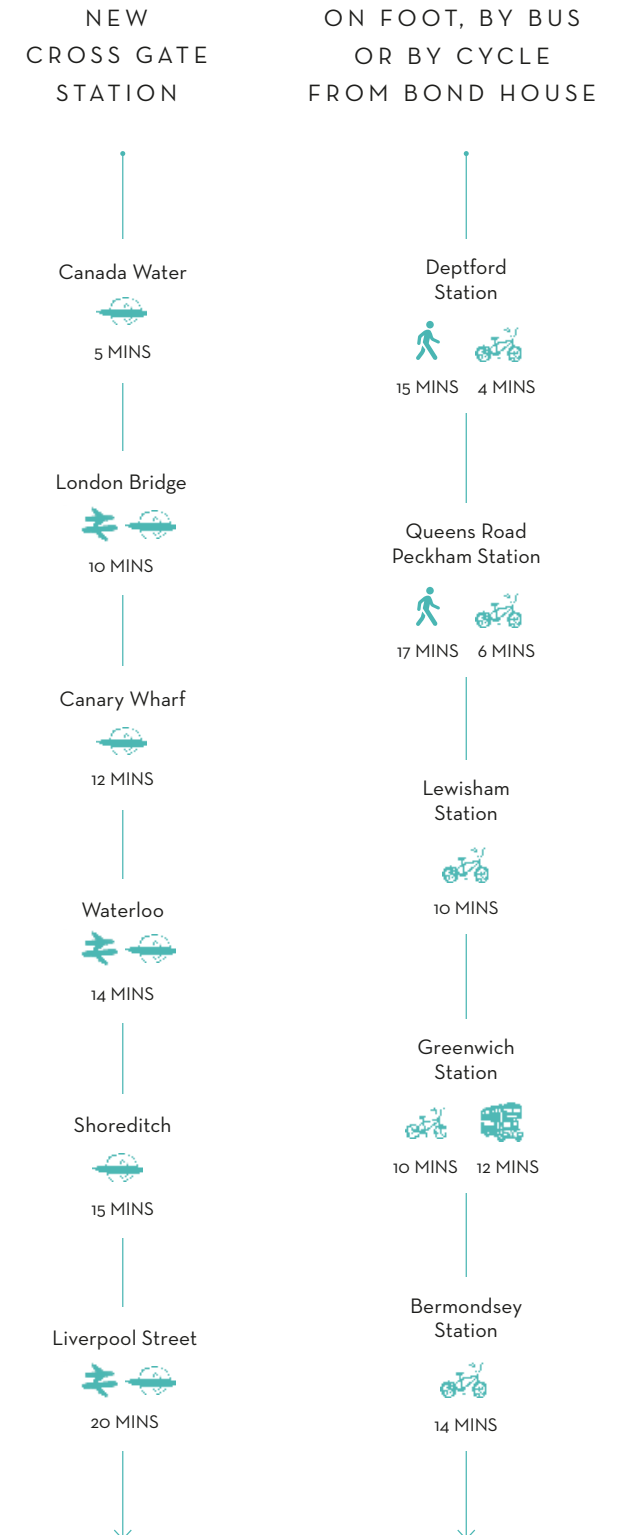
MARKET

Greenwich Vintage Market

The place to find the most diverse range of antiques and collectables, vintage clothes and up-cycled furniture.

🚲 9 MINS CYCLE

SUPERB CONNECTIONS TO CENTRAL LONDON & BEYOND



Map is for illustrative purposes and is not to scale
Travel times are approximates only, some journey times include changes
Source (www.tfl.gov.uk)

An abstract painting with a white background, featuring expressive brushstrokes in yellow, blue, pink, and black. A prominent black vertical stroke is on the left, and a large, textured pink area is in the center. The text 'DESIGNED FOR MODERN LIVING' is overlaid on the right side in a white, sans-serif font.

DESIGNED
FOR MODERN
LIVING

"Speed of Light"
Blandine Bardeau

BOND HOUSE
MODERN LIVING





BOND HOUSE
THE ARCHITECT



ANDREA HILTON

bptw partnership

Bond House is a contextual and contemporary response to a prominent corner site in a dynamic and culturally exciting area. New Cross has a strong emerging cultural identity, enriched by local creative industries. Our design aims to capture the spirit of enterprise and vitality of these flourishing artistic activities, bringing together new homes and studio workspaces to create a distinctive, mixed-use building with a striking presence on Batavia Road and Goodwood Road.

Homes wrap around a landscaped courtyard garden, conceived as a quiet oasis for the exclusive use of residents, with a taller corner element that marks the cycle route through the area. Drawing on the historical nature of the neighbourhood and with an emphasis on the durable beauty of London Stock

brickwork, the façade is a rich mix of buff and dark brick, complemented by bronze coloured metalwork.

The interiors of the apartments at Bond House are well proportioned and designed to offer light and airy living spaces. Each new home benefits from private outdoor space; either a ground level garden, a generous balcony or a roof terrace. Generously sized windows to the living spaces maximise views and natural light, while the orientation of balconies and roof terraces mean that homes on the upper levels will have particularly stunning views of London.

bptw partnership are proud to be part of the exciting team creating a distinctive building and an attractive and desirable place to live and work.

“The interiors of the apartments at Bond House are well proportioned and designed to offer light and airy living spaces.”

– Andrea Hilton, bptw architecture



Designed to maximise space and light, the interiors at Bond House have a fresh, modern and contemporary feel.



The master bedrooms are complete with full height Italian fitted wardrobes, they exude comfort with soft grey carpets under foot. Some even boast views of South East London from the private balconies.



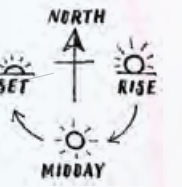
A DISTINCTIVE, MIXED-USE BUILDING WITH A STRIKING PRESENCE

Bond House wraps around a large communal landscaped garden. It will be home to apartments, a double height gallery space and artist studios.

Residents on the upper levels will benefit from spacious balconies, allowing for an abundance of natural light and stunning views over London. Bike storage facilities will provide the perfect opportunity to make use of the adjacent 'Route 1' cycle path.

For residents travelling further afield, New Cross Gate and New Cross stations are located just 3 and 8 minutes walk away respectively.

BOND HOUSE
THE SITE



GOODWOOD ROAD

THE HABERDASHERY

Communal
Landscaped
Gardens

Bike Store

Residential Entrance

THE ART HOUSE

THE
BOND HOUSE
GALLERY

Bike Store

BATAVIA ROAD



An abstract painting titled "Blue Lagoon" by Blandine Bardeau. The artwork features a palette of light blues, whites, and soft pinks, with more vibrant accents of dark blue, yellow, and red. The brushstrokes are visible and expressive, creating a sense of movement and depth. The overall composition is airy and luminous, with a focus on light and color. A white rectangular box is overlaid on the right side of the painting, containing the title and artist's name.

LIGHT AND
AIRY LIVING
SPACES

"Blue Lagoon"
Blandine Bardeau

THE ARTHOUSE

First Floor



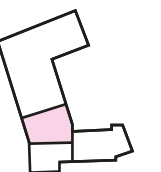
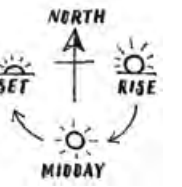
Apartment 45

Kitchen/Living Room	6.5m x 2.7m	21'4" x 8'10"
Master Bed	3.6m x 3.4m	11'10" x 11'1"
Gross internal area	53.1 sq m	572 sq ft

Apartment 46

Kitchen/Living Room	6.5m x 2.7m	21'4" x 8'10"
Master Bed	3.6m x 3.4m	11'10" x 11'1"
Gross internal area	53.1 sq m	572 sq ft

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THE ARTHOUSE

Second, Third & Fourth Floors



Apartment 47/55/63

Kitchen/Living Room	4.3m x 7.1m	14'1" x 23'4"
Master Bed	4.1m x 4.3m	13'5" x 14'1"
Gross internal area	68.3 sq m	735 sq ft

Apartment 48/56/64

Kitchen/Living Room	4.0m x 6.0m	13'1" x 19'8"
Master Bed	3.0m x 5.2m	9'10" x 17'1"
Bed 2	3.4m x 3.2m	11'1" x 10'6"
Gross internal area	69.6 sq m	749 sq ft

Apartment 49/57/65

Kitchen/Living Room	6.5m x 2.7m	21'4" x 8'10"
Master Bed	3.6m x 3.4m	11'10" x 11'1"
Gross internal area	53.1 sq m	572 sq ft

Apartment 50/58/66

Kitchen/Living Room	6.5m x 2.7m	21'4" x 8'10"
Master Bed	3.6m x 3.4m	11'10" x 11'1"
Gross internal area	53.1 sq m	572 sq ft

Apartment 51/59/67

Kitchen/Living Room	4.8m x 6.3m	15'9" x 20'8"
Master Bed	2.8m x 4.0m	9'2" x 13'1"
Gross internal area	63.5 sq m	684 sq ft

Apartment 52/60/68

Kitchen/Living Room	4.8m x 6.3m	15'9" x 20'8"
Master Bed	2.8m x 4.0m	9'2" x 13'1"
Gross internal area	63.5 sq m	684 sq ft

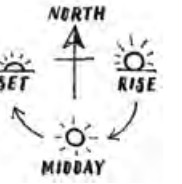
Apartment 53/61/69

Kitchen/Living Room	5.9m x 6.3m	19'3" x 20'8"
Master Bed	2.8m x 4.0m	9'2" x 13'1"
Gross internal area	65.5 sq m	705 sq ft

Apartment 54/62/70

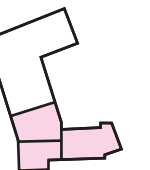
Kitchen/Living Room	4.1m x 6.8m	13'5" x 22'4"
Master Bed	2.8m x 3.5m	9'1" x 11'6"
Bed 2	3.5m x 3.8m	11'6" x 12'6"
Gross internal area	73.9 sq m	795 sq ft

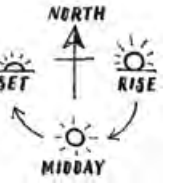
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■ 1 Bed Apartment
■ 2 Bed Apartment

*Balconies may differ on flats 48, 56, 64.





THE ARTHOUSE

Fifth Floor



Apartment 71

Kitchen/Living Room	4.3m x 7.1m	14'1" x 23'4"
Master Bed	4.1m x 4.3m	13'5" x 14'1"
Gross internal area	68.3 sq m	735 sq ft

Apartment 72

Kitchen/Living Room	4.0m x 6.0m	13'1" x 19'8"
Master Bed	3.0m x 5.2m	9'10" x 17'1"
Bed 2	3.4m x 3.2m	11'1" x 10'6"
Gross internal area	69.6 sq m	749 sq ft

Apartment 73

Kitchen/Living Room	6.5m x 2.7m	21'4" x 8'10"
Master Bed	3.6m x 3.4m	11'10" x 11'1"
Gross internal area	53.1 sq m	572 sq ft

Apartment 74

Kitchen/Living Room	6.5m x 2.7m	21'4" x 8'10"
Master Bed	3.6m x 3.4m	11'10" x 11'1"
Gross internal area	53.1 sq m	572 sq ft

Apartment 75

Kitchen/Living Room	4.1m x 8.0m	13'5" x 26'3"
Master Bed	3.2m x 6.7m	10'6" x 22'0"
Bed 2	3.2m x 3.2m	10'6" x 10'6"
Gross internal area	83.5 sq m	899 sq ft

Apartment 76

Kitchen/Living Room	4.1m x 8.0m	13'5" x 26'3"
Master Bed	3.2m x 6.7m	10'6" x 22'0"
Bed 2	3.2m x 3.2m	10'6" x 10'6"
Gross internal area	83.5 sq m	899 sq ft

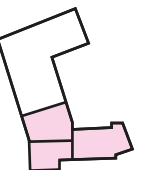
Apartment 77

Kitchen/Living Room	6.9m x 4.9m	22'8" x 16'1"
Master Bed	3.8m x 3.9m	12'6" x 13'0"
Gross internal area	67.1 sq m	722 sq ft



■ 1 Bed Apartment
■ 2 Bed Apartment

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THE ARTHOUSE

Sixth Floor



Apartment 78

Kitchen/Living Room	4.1m x 6.7m	13'5" x 21'1"
Master Bed	4.5m x 3.2m	14'9" x 10'6"
Bed 2	2.4m x 3.8m	7'10" x 12'5"
Gross internal area	69.0 sq m	743 sq ft

Apartment 79

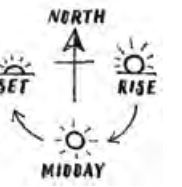
Kitchen/Living Room	4.0m x 6.0m	13'1" x 19'8"
Master Bed	3.0m x 5.2m	9'10" x 17'0"
Bed 2	3.4m x 3.2m	11'1" x 10'6"
Gross internal area	69.6 sq m	749 sq ft

Apartment 80

Kitchen/Living Room	6.5m x 4.0m	21'4" x 13'1"
Master Bed	3.6m x 3.4m	11'8" x 11'2"
Gross internal area	54.1 sq m	582 sq ft

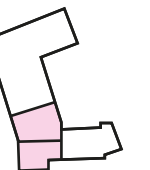
Apartment 81

Kitchen/Living Room	6.5m x 4.0m	21'4" x 13'1"
Master Bed	3.6m x 3.4m	11'8" x 11'2"
Gross internal area	54.1 sq m	582 sq ft



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■ 1 Bed Apartment
■ 2 Bed Apartment



THE ARTHOUSE.

Seventh & Eighth Floor



Apartment 82, 86

Kitchen/Living Room	4.1m x 6.7m	13'5" x 21'0"
Master Bed	4.6m x 3.2m	15'2" x 10'6"
Bed 2	2.4m x 3.8m	7'10" x 12'5"
Gross internal area	69.0 sq m	743 sq ft

Apartment 83, 87

Kitchen/Living Room	5.4m x 4.4m	17'9" x 14'5"
Master Bed	3.2m x 3.7m	10'5" x 12'0"
Bed 2	3.7m x 2.5m	12'0" x 8'2"
Gross internal area	69.8 sq m	751 sq ft

Apartment 84, 88

Kitchen/Living Room	4.1m x 5.5m	13'5" x 18'1"
Master Bed	4.1m x 4.2m	13'5" x 13'9"
Gross internal area	54.7 sq m	589 sq ft

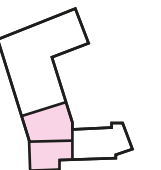
Apartment 85, 89

Kitchen/Living Room	4.1m x 5.5m	13'5" x 18'1"
Master Bed	4.1m x 4.2m	13'5" x 13'9"
Gross internal area	54.7 sq m	589 sq ft



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■ 1 Bed Apartment
■ 2 Bed Apartment



THE HABERDASHERY

First Floor



Apartment 13

Kitchen/Living Room	4.7m x 5.3m	15'5" x 17'3"
Master Bed	6.5m x 2.8m	21'2" x 9'2"
Bed 2	3.4m x 2.4m	11'2" x 7'10"
Gross internal area	81.6 sq m	878 sq ft

Apartment 14

Kitchen/Living Room	5.4m x 4.2m	17'9" x 13'9"
Master Bed	3.2m x 3.1m	10'6" x 9'10"
Bed 2	3.6m x 2.4m	11'10" x 7'10"
Gross internal area	66.6 sq m	717 sq ft

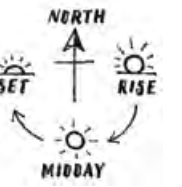
Apartment 15

Kitchen/Living Room	4.7m x 7.3m	15'5" x 24'1"
Master Bed	3.4m x 4.8m	11'1" x 15'9"
Bed 2	3.5m x 3.6m	11'6" x 11'10"
Gross internal area	77.1 sq m	830 sq ft

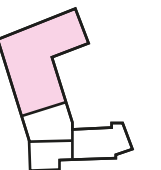
Apartment 16

Living Room	3.4m x 6.7m	11'2" x 21'11"
Kitchen	3.6m x 4.7m	11'8" x 15'6"
Master Bed	2.8m x 4.3m	8'11" x 14'0"
Bed 2	3.1m x 3.8m	10'2" x 12'6"
Bed 3	3.3m x 4.4m	10'10" x 14'5"
Gross internal area	108.1 sq m	1,164 sq ft

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■ 2 Bed Apartment
■ 3 Bed Apartment



THE HABERDASHERY

Second, Third & Fourth Floors



Apartment 17, 24, 31

Kitchen/Living Room	8.0m x 3.4m	25'9" x 11'1"
Master Bed	3.4m x 5.1m	11'1" x 16'9"
Bed 2	3.0m x 3.9m	9'10" x 12'9"
Gross internal area	82.0 sq m	883 sq ft

Apartment 18, 25, 32

Kitchen/Living Room	5.4m x 4.2m	17'8" x 13'9"
Master Bed	3.2m x 3.1m	10'6" x 9'10"
Bed 2	3.6m x 2.4m	11'10" x 7'10"
Gross internal area	66.6 sq m	717 sq ft

Apartment 19, 26, 33

Kitchen/Living Room	5.4m x 4.2m	17'8" x 13'9"
Master Bed	3.2m x 3.1m	10'6" x 9'10"
Bed 2	3.6m x 2.4m	11'10" x 7'10"
Gross internal area	66.6 sq m	717 sq ft

Apartment 20, 27, 34

Kitchen/Living Room	4.7m x 5.3m	15'6" x 17'3"
Master Bed	6.5m x 2.8m	21'2" x 9'1"
Bed 2	3.4m x 2.4m	11'2" x 7'10"
Gross internal area	81.6 sq m	878 sq ft

Apartment 21, 28, 35

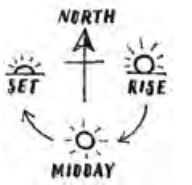
Kitchen/Living Room	5.4m x 4.2m	17'8" x 13'9"
Master Bed	3.2m x 3.1m	10'6" x 9'10"
Bed 2	3.6m x 2.4m	11'10" x 7'10"
Gross internal area	66.6 sq m	717 sq ft

Apartment 22, 29, 36

Kitchen/Living Room	4.7m x 7.3m	15'5" x 24'1"
Master Bed	3.4m x 4.8m	11'1" x 15'9"
Bed 2	3.5m x 3.6m	11'6" x 11'10"
Gross internal area	77.1 sq m	830 sq ft

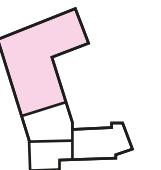
Apartment 23, 30, 37

Living Room	3.4m x 6.7m	11'2" x 21'11"
Kitchen	3.6m x 4.7m	11'8" x 15'6"
Master Bed	2.8m x 4.3m	8'11" x 14'0"
Bed 2	3.1m x 3.8m	10'2" x 12'6"
Bed 3	3.3m x 4.4m	10'10" x 14'5"
Gross internal area	108.1 sq m	1,164 sq ft



■ 2 Bed Apartment
■ 3 Bed Apartment

Disclaimer: All stated dimensions are subject to tolerances of +/- 50mm. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are again indicative only and are subject to change before completion. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and Crest Nicholson reserves the right to amend the specification as necessary and without notice at its absolute discretion. This does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and referred to in the contract. Please ask a Sales Advisor for further details.



THE HABERDASHERY

Fifth Floor



Apartment 38

Kitchen/Living Room	5.1m x 4.1m	16'9" x 13'3"
Master Bed	3.4m x 3.9m	11'0" x 12'10"
Bed 2	3.0m x 2.8m	9'10" x 9'2"
Gross internal area	66.0 sq m	710 sq ft

Apartment 39

Kitchen/Living Room	5.1m x 4.7m	16'9" x 15'5"
Master Bed	3.1m x 4.1m	10'2" x 13'5"
Gross internal area	53.5 sq m	576 sq ft

Apartment 40

Kitchen/Living Room	4.7m x 5.3m	15'6" x 17'3"
Master Bed	6.5m x 2.8m	21'2" x 9'1"
Bed 2	3.4m x 2.4m	11'2" x 7'10"
Gross internal area	81.6 sq m	878 sq ft

Apartment 41

Kitchen/Living Room	5.4m x 4.2m	17'8" x 13'7"
Master Bed	3.2m x 3.1m	10'6" x 9'10"
Bed 2	3.6m x 2.4m	11'10" x 7'10"
Gross internal area	66.6 sq m	717 sq ft

Apartment 42

Kitchen/Living Room	3.6m x 6.3m	11'10" x 20'8"
Master Bed	3.9m x 3.1m	12'10" x 10'2"
Bed 2	2.7m x 3.1m	8'10" x 10'2"
Gross internal area	70.0 sq m	753 sq ft

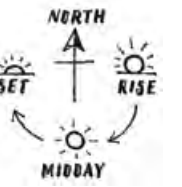
Apartment 43

Kitchen/Living Room	4.9m x 4.9m	16'1" x 16'1"
Master Bed	3.9m x 2.9m	12'10" x 9'6"
Gross internal area	52.0 sq m	560 sq ft

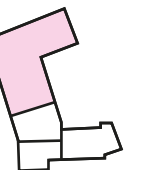
Apartment 44

Kitchen/Living Room	4.6m x 6.0m	15'1" x 18'8"
Master Bed	4.5m x 2.9m	14'9" x 9'6"
Gross internal area	59.1 sq m	636 sq ft

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■ 1 Bed Apartment
■ 2 Bed Apartment



SPECIFICATION

Designed to the highest of standards

Kitchen

- Contemporary bespoke kitchens
- Composite Silestone worktop and splashback
- Contrasting grey upper and white lower cabinets with handleless soft touch doors and drawers
- Concealed LED lighting to underside of wall units
- Square stainless steel sink, Hansgrohe tap with flow restrictor
- Bosch electric oven, ceramic hob
- Integrated extractor
- Integrated full width dishwasher and fridge-freezer
- Pull-out recycling bins

Bathroom

- Full height grey metro tiles (white in en-suites) to bath, shower and WC appliance surrounds
- Floor mounted Roca pan with soft close seat
- Kaldewei Bath with hinged bath glass screen
- Hansgrohe thermostatic bath/shower mixer in chrome finish
- Roca wash hand basin with drawers in base unit and Hansgrohe taps
- Shower with silver framed glass door

Electrical

- BT TV/SKY Q outlets in living room and bedroom 1
- TV media plate and reinforced wall in living room
- Incoming Fibre optic provision
- USB sockets to bedroom 1 and 2
- Video-entry system via mobile app
- Pendants to living room and bedrooms
- Low energy downlighters to kitchen, hall and bathroom

Bathrooms and en-suites

- Shaver sockets to bathrooms and en-suites
- Mains operated smoke/heat detectors
- Electrics and plumbing for provision of washer/dryer, space usually in hallway cupboard
- Radiators to living room, hallway and bedrooms

Central heating

- Radiators to living room, hallway and bedrooms
- Chrome heated towel rails to bathrooms and en-suites

Decoration and joinery

- Amtico Spacia Sun Bleached Oak Flooring to all areas other than bedrooms
- Light grey carpet to bedrooms
- Internal Vicaima white doors
- Full height Italian grey wardrobes to bedroom 1
- Soft white dulux painted walls
- Skirting and architraves in white satin finish
- Aluminium exterior windows with internal timber frame
- Balconies finished in timber composite decking

Building amenities

- Cycle storage
- Communal landscaped garden

Warranty and aftercare

- NHBC 10 year warranty
- Crest Nicholson 2 year warranty

Sustainability: the hidden details

- Combined heat and power (CHP) integrates the production of usable heat and power (electricity), in one single, highly efficient process. CHP generates electricity whilst also capturing usable heat that is produced in this process
- Highly efficient mechanical ventilation and heat recovery systems (MVHR) can ensure that your house benefits from a continuous supply of fresh, filtered air. The system automatically takes out old stale air and lets in fresh clean air
- Energy efficient, low energy LED down pendant lights
- Water efficient taps and accessories. Stylish chrome Hansgrohe mixer taps to baths and basins provide innovative Air Power Technology. APT mixes air with water to create a softer, more voluminous and more luxurious water flow while thermostatic bath and shower mixers give you precision temperature control for your comfort and safety. These features are energy efficient and cost saving
- The composite windows are low maintenance and maximise natural daylight in your home. The glass is highly thermally efficient which helps keep the house warmer in winter and cooler in summer. When closed, they are an airtight fit, eliminating drafts - perfect for the winter months

CREST NICHOLSON

Seal of excellence



THE BROADWAY, SW17



THE BEVEDEN, N1

Based on over 50 years' experience of creating award winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers' expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors

with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABA Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers. Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.



Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a broad indicative guide only and Crest Nicholson reserves the right to amend the specification at its absolute discretion as necessary and without any formal notice of any changes made. This brochure does not in any way constitute or form any part of a contract of sale transfer or lease. Photography taken at similar Crest Nicholson developments and computer generated images are indicative only. All stated dimensions are subject to tolerances of +/- 50mm. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are again indicative only and are subject to change before completion. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and Crest Nicholson reserves the right to amend the specification as necessary and without notice at its absolute discretion. This does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and referred to in the contract. Please ask a Sales Advisor for further details. Crest Nicholson London, 7th Floor, New Fetter Place, 8-10 New Fetter Lane EC4A 1AZ. April 2018.





Crest
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