



LYNTON
RESIDENCE

SE 1

Lynton Residence

304, Lynton Road, Bermondsey,
London, England, SE1 5DD

A collection of one, two and three bedroom apartments
located in South Bermondsey

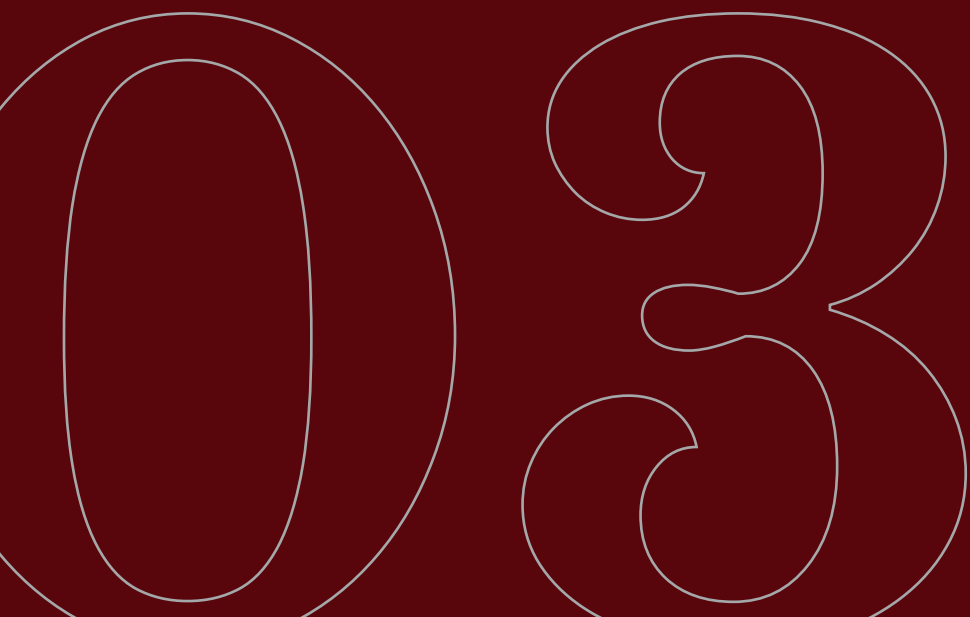


Backed by
HM Government

Help to Buy is a government scheme allowing first time buyers of a new flat or house to borrow up to 40% of the property's value (20% outside London). These schemes are available to first-time buyers or homeowners who want to buy a brand-new home with a purchase price of up to £600,000.

01002

These new builds radiate Featherstone's impeccable design which has become a signature in their developments.



THE DEVELOPMENT

A collection of one, two and three bedroom apartments located in South Bermondsey.

These new builds radiate Featherstone's impeccable design which has become a signature in their developments.

The new apartments will grant owners open-space living, a rooftop terrace and a downstairs garden.



Lynton Residence

South Bermondsey

THE DEVELOPMENT



The only thing more beautiful than the property's space and location is their faultless design.

You'll experience opulent living with LED and Halo lighting, filling the home with life in those cold winter months.

These apartments also offer stylish and practical hard flooring downstairs and comfy carpets to finish off the upper floors.



It's perfect city living.

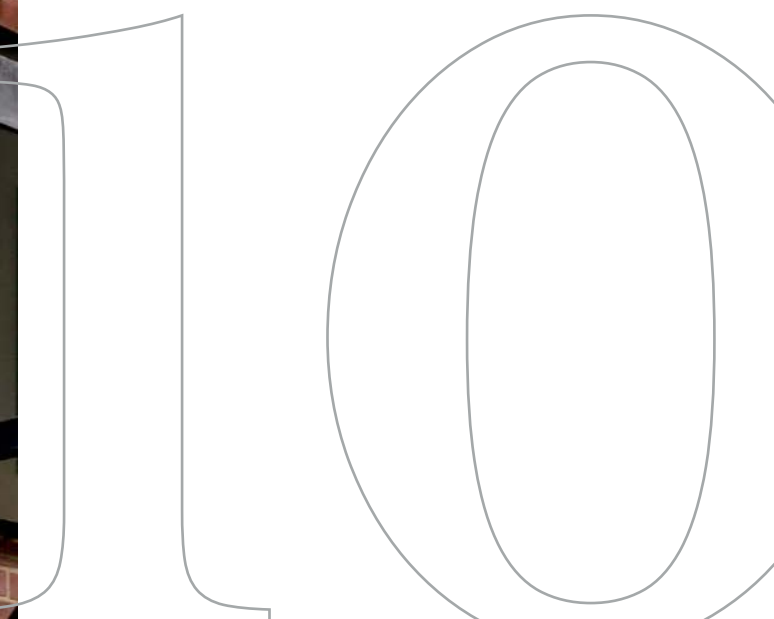
THE AREA

Imagine living in the capital of England

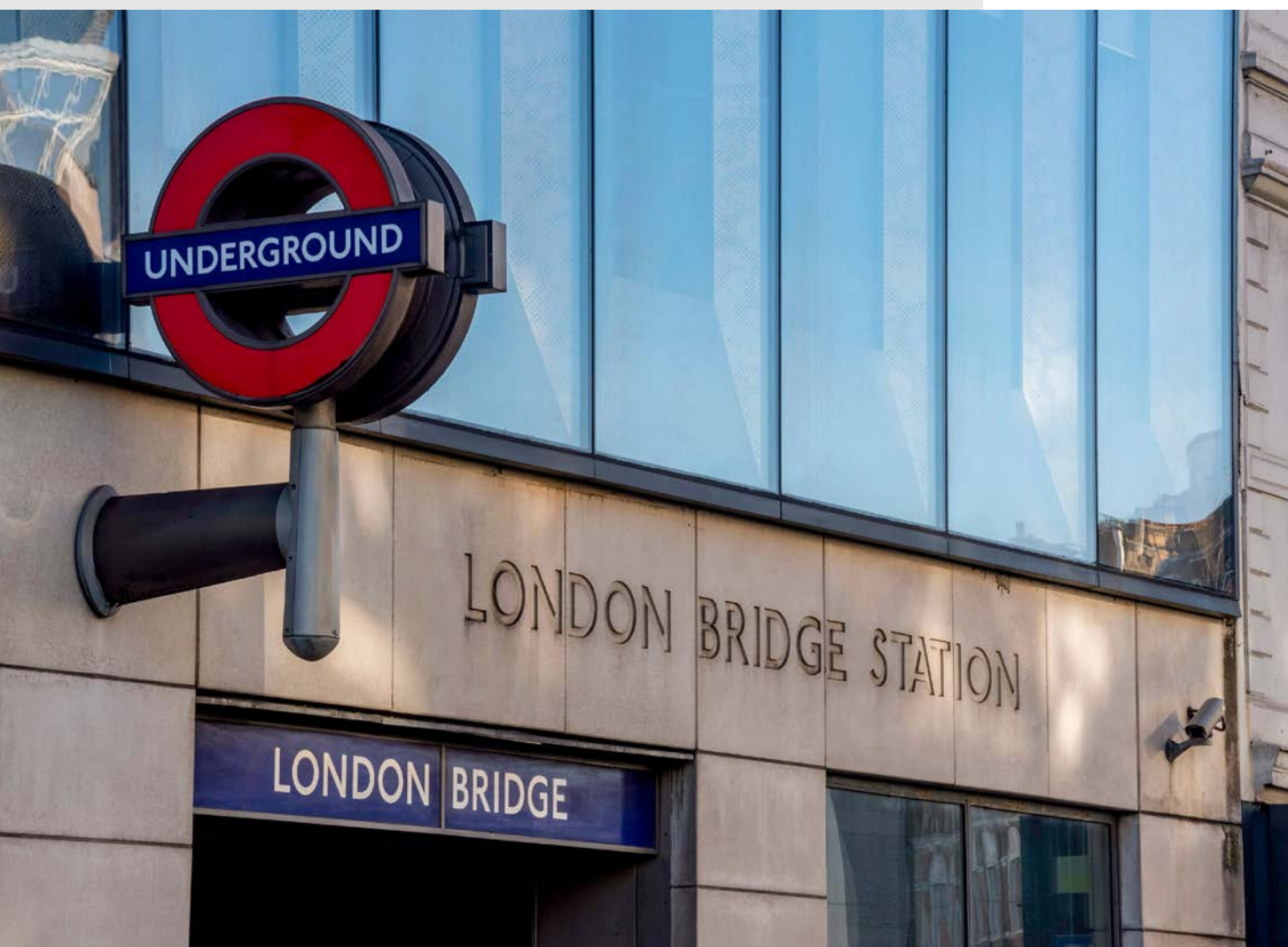
one of the most beautiful cities in the world.

As you step out of your front door, you're only a stone's throw away from every amenity imaginable. Whether it's a quick tube to Piccadilly for some shopping, or a bus away from London's West End for some evening entertainment with the family; your new home will offer it all.

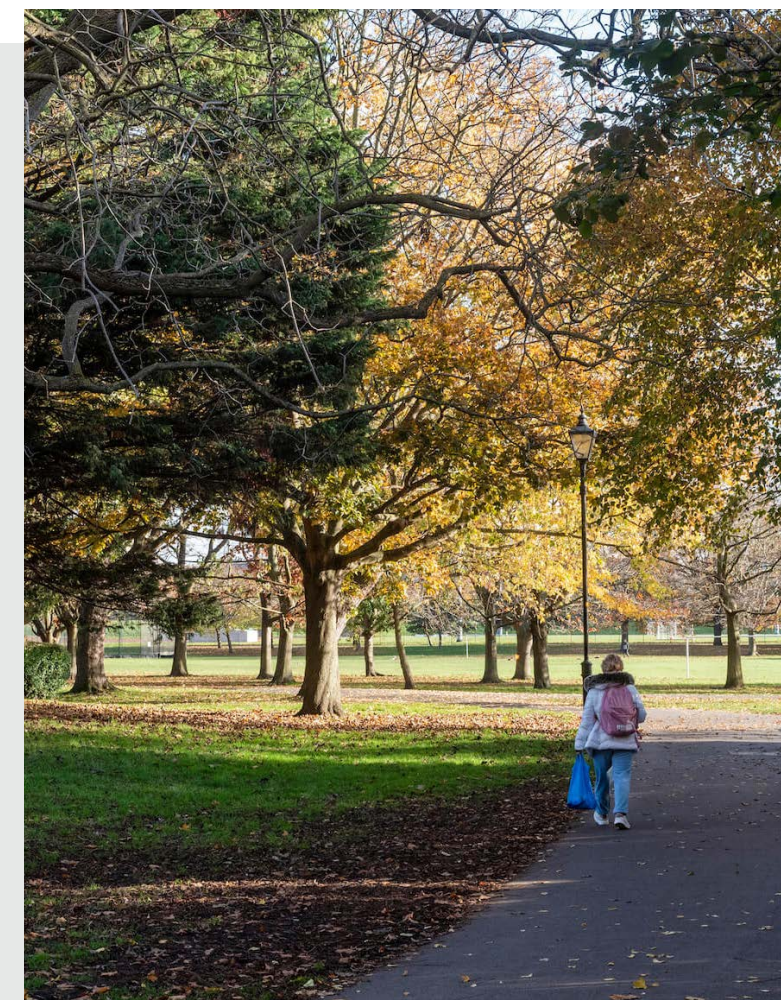
If you feel like adventuring a little closer to home, then Bermondsey is teeming with shops, pubs, and restaurants. If you go to the north, then you can walk along the River Thames and venture into the range of bars and coffee shops that sit alongside it. Why not stroll through Southwark Park on your way there and enjoy some of the natural scenery while you're out and about.



THE AREA



Why not stroll through Southwark Park and enjoy some of the natural scenery whilst you're out and about.



If you decide to take a short walk south, then you'll be options aplenty for food, drink and more. Whether you want great food from an array of well-known and independent suppliers or supermarkets to get the weekly shop in, you won't be short of options in this borough.

One of the best parts of Bermondsey is that it doesn't just give you access to amenities and entertainment. It gives you daily access to sights, attractions, and historic monuments that people travel across the globe to witness. All of which are just a short tube journey or bus ride away.



THE SCHOOLS

LYNTON RESIDENCE

SE1

Lynton Residence is within walking distance to at least 10 places of education. These range from schools such as Galleywall Primary, which was rated Outstanding by Ofsted, to secondary schools and academies like The City of London Academy (Southwark), another well-rated institution.



THE SCHOOLS

Whilst there are great schools within walking distance, London is home to a large range of educational establishments. From primary and secondary schools to colleges and university campuses - all needs are met.

Even if your little ones aren't so little, there will still be a well-rated place of education that is easily accessible via the nearby transport links.

**A place to live
and to learn**

City of London Academy



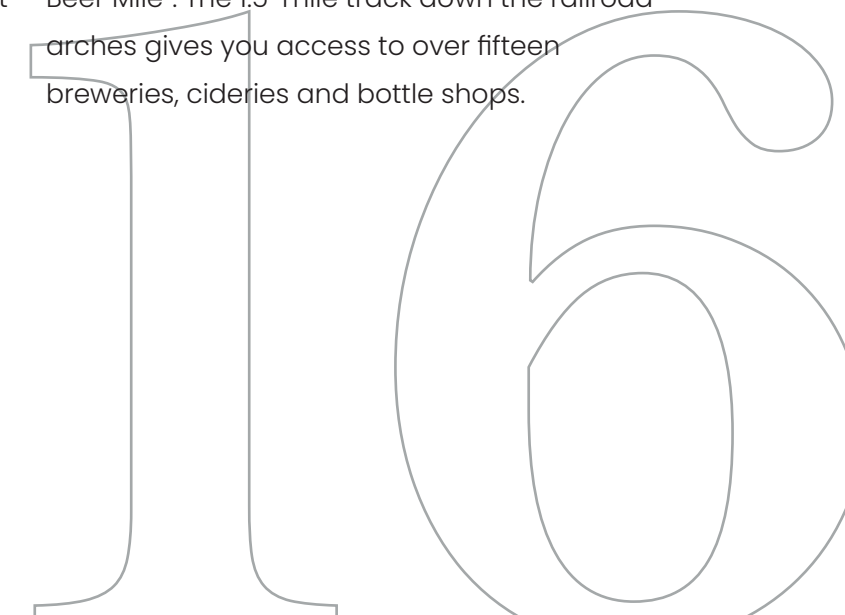
THINGS TO DO



City Living

Bermondsey benefits from an eclectic range of restaurants, tourist attractions and hidden gems. The area offers entertainment essentials such as a boutique cinema and a variety of art galleries and museums. If rest and relaxation are what you're after, then you also have a smattering of spas and meditation centres that you can visit.

If you prefer entertainment in the shape of a pint glass, then you'll be pleased to know that the area is home to the famous "Bermondsey Beer Mile". The 1.5-mile track down the railroad arches gives you access to over fifteen breweries, cideries and bottle shops.

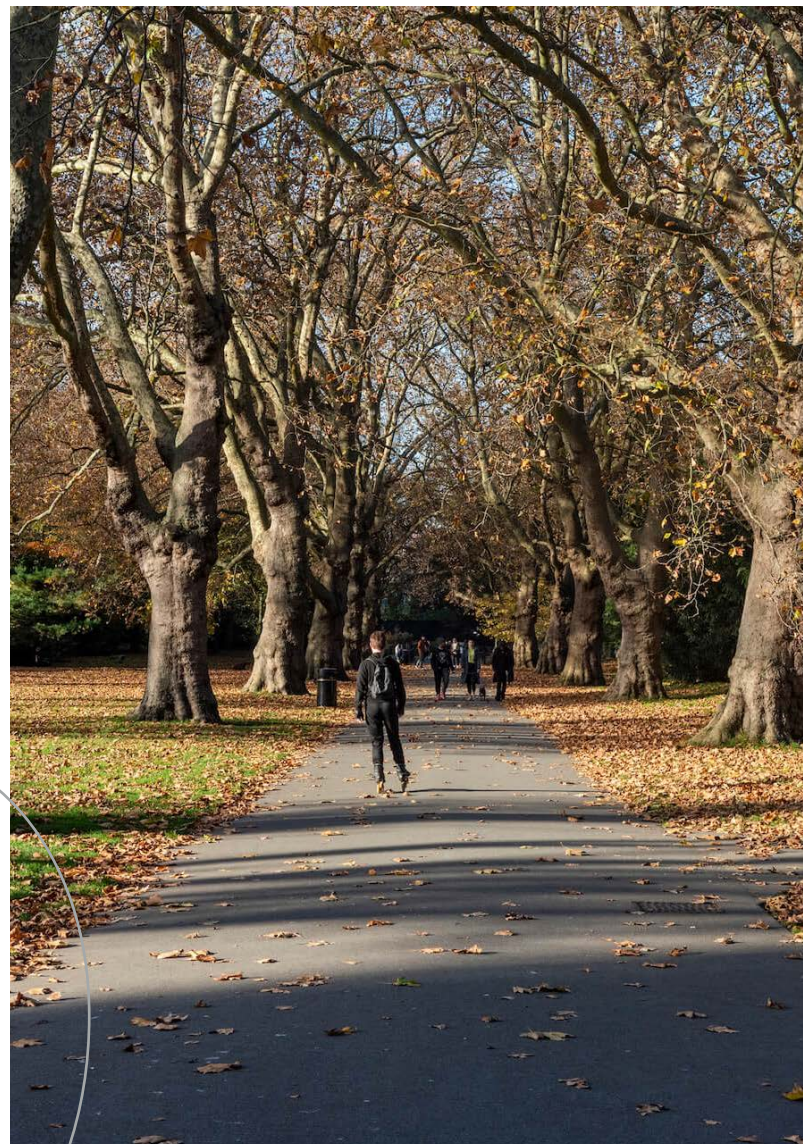




Green space and goodness

City life is exciting. You're always surrounded by vibrant shops, restaurants and people. However, as exciting as all this can be, we're all in need of a bit of peace and quiet every now and again. It's rare that city living offers such easy access to serene, natural, open spaces like life on Lynton Road does.

Living on Lynton Road means that you're only a 15-minute stroll away from Southwark Park with its luscious trees, cafe, and lake. If you fancy taking a walk a little further afield, then you're only 28-minutes away from the large Burgess Park - the perfect location to take the kids on a sunny day. It has its own playground, BBQ area and football pitch; perfect for a relaxing day out or somewhere where the little ones can let off some steam.



Foodie heaven

No matter what your appetite, Bermondsey has something for you. You can't go wrong with the tapas on offer at Jose's. If you're preferring a traditional Sunday roast, then you can get a gargantuan plate-full with all the trimmings at The Garrison. If you're a passionate foodie, you'll feel right at home in Bermondsey with dishes on offer inspired by cuisine from across the world.

If you're not feeling up to a fancy Italian restaurant or suave brunch spot, then why not try one of Bermondsey's cosy cafés instead? These spots are perfect if you're looking for a quiet snack away from the family or a romantic evening over coffee or wine.

For local produce, cheeses, meat and more, we recommend checking out Spa Terminus. It's a well-kept secret, quirky and full of responsibly-sourced delights. Spa Terminus is the perfect hot spot for local produce. It's the go-to place in the area for fresh meats and cheeses.

To find this spot you'll need to look for an unassuming blue door in Maltby Street Market. Behind it is a world of its own. It's a sprawling market that has everything from smoothie bowls to hand-made jams. It's only open on a weekend, so don't be surprised if you try again mid-week and find the same blue door locked with no signs of life.

LANDMARKS



BRIXTON

BATTERSEA POWER STATION

VAUXHALL

LONDON EYE

BROCKWELL PARK

THE OVAL

THE SHARD

DULWICH COLLEGE

PECKHAM RYE

CANARY WHARF

CRYSTAL PALACE

THE O2



TRAVEL TIMES

Lynton Residence is surrounded by transport links. Whether you want to catch a bus into central London or a tube into one of its boroughs, you're never more than a 10-minute walk away.

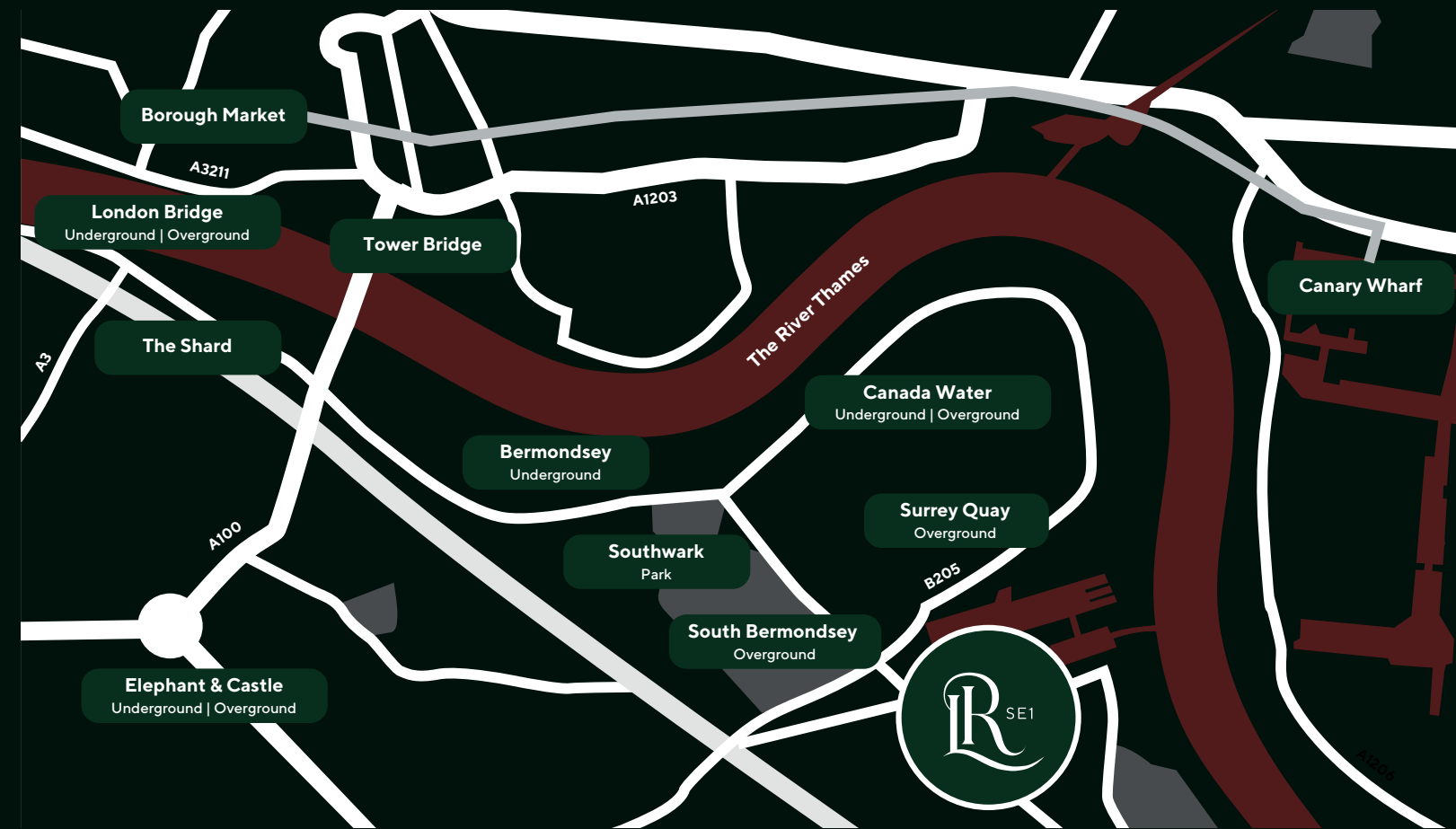
South Bermondsey Station is within 10 minutes of your front door on foot. The station offers transport to London Bridge every 30-minutes, a journey which takes just a few minutes once you're on-board. With a regular service connecting you with most of the city, you're well-served no matter the destination.

The closest bus stop (Lynton Road) offers easy access to both Tottenham Court Road and Peckham. Alternately, you can walk to Southwark Park Road and get the 381 to Waterloo or P12 to Surrey Quays.

If you're feeling a little more active, then why not cycle instead. Many of London's biggest destinations, such as Canary Wharf, are within a half-hour cycle.

MAP

Disclaimer *location map not to scale



Overground

South Bermondsey overground station: 12 min walk

Bermondsey underground station: 15 min walk

Local Tourist attractions

Tower bridge : 25 mins walk , 10 min cycle

London borough market : 35 min walk, 13 min cycle

London Bridge : 35 min walk, 13 min cycle

Additional attractions

Oxford street: 18 mins.

Piccadilly Circus: 30 mins

London eye : 28 mins

*All times have been calculated to include traveling times and, where appropriate, transfer times.



FLOOR PLANS – FLAT 1



Ground Floor

First Floor

Duplex Type A

Total Net Internal Area 101 sq.m

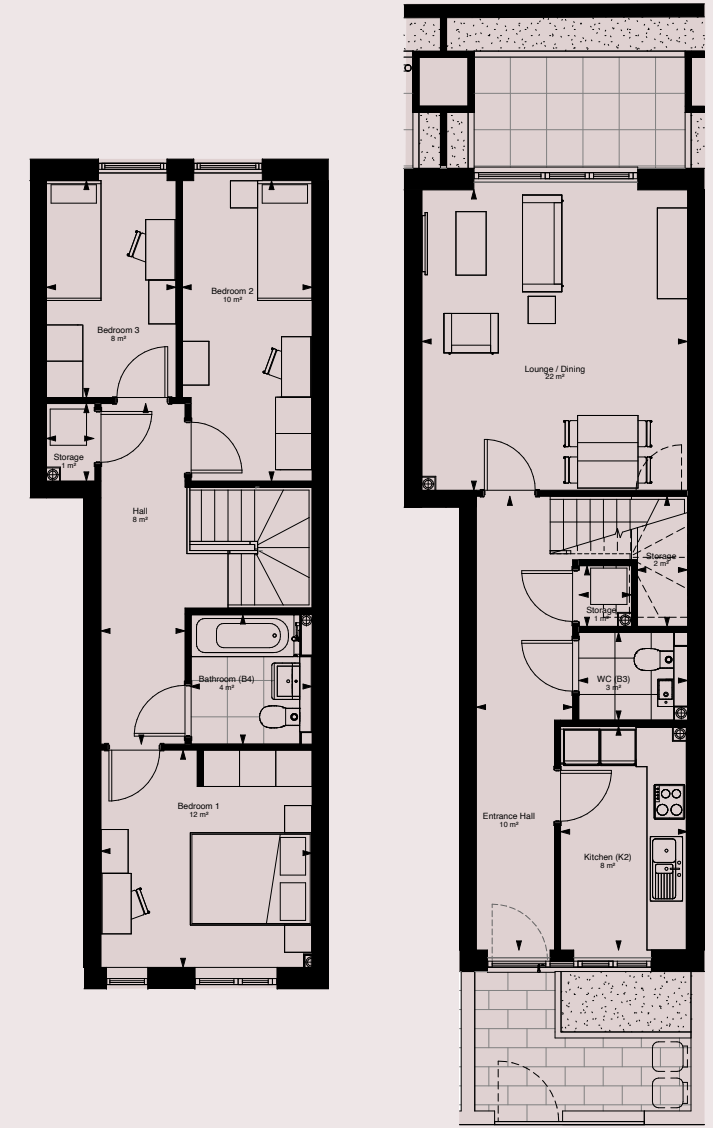
	Room	Dimensions
GROUND FLOOR	Entrance Hall	6.80m x 2m
	Storage Under Stairs	0.80m x 2.80m
	WC	1.45m x 1.80m
	Kitchen	5.30m x 2.20m
FIRST FLOOR	Lounge / Dining	3.35m x 5.63m
	1st Floor Landing	0.90m x 1m
	Hall	1.3m x 5.6m
	Bedroom 3	3.4m x 3.7m
	Bathroom	2.15m x 2m
	Bedroom 2	2.30m x 3.40m
	Bedroom 1	3.48m x 4.67m

Duplex Type B

Total Net Internal Area 95 sq.m

	Room	Dimensions
GROUND FLOOR	Entrance Hall	7.50m x 1.6m
	Kitchen	3.70m x 2.10m
	WC	1.45m x 1.80m
	Storage	1m x 0.89m
	Storage Under Stairs	2.15m x 0.83m
	Lounge / Dining	5m x 4.39m
FIRST FLOOR	Hall	1.4m x 5.5m
	Bedroom 2	5m x 2.2m
	Bedroom 3	3.6m x 2.14m
	Storage	1.30m x 0.80m
	Bedroom 1	3.50m x 3.60m
	Bathroom	2.15m x 2m

FLOOR PLANS – FLAT 2



First Floor

Ground Floor



FLOOR PLANS – FLAT 3



Ground Floor

First Floor

Duplex Type C

Total Net Internal Area (NIA)	96.5 sq.m
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	Room	Dimensions
GROUND FLOOR	Entrance Hall	7.80m x 1.30m
	Kitchen	3.90m x 2.10m
	WC	1.45m x 1.80m
	Storage	1m x 0.89m
	Storage Under Stairs	2.15m x 0.83m
	Lounge / Dining	4.72m x 4.72m
FIRST FLOOR	Hall	1.4m x 5.5m
	Bedroom 2	4.30m x 2.30m
	Bedroom 3	3.40m x 2.40m
	Bedroom 1	3.50m x 3.80m
	Bathroom	2.15m x 2m

Duplex Type D

Total Net Internal Area (NIA)	86 sq.m
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	Room	Dimensions
GROUND FLOOR	Entrance Hall	7.80m x 1.30m
	Kitchen	3.90m x 2.10m
	WC	1.45m x 1.80m
	Storage Under Stairs	1.80m x 1m
	Lounge / Dining	4.70m x 3.50m
FIRST FLOOR	Hall	1.40m x 4.20m
	Bathroom	2.15m x 2m
	Bedroom 2	4.11m x 3.52m
	Bedroom 1	3.50m x 4.30m

FLOOR PLANS – FLAT 4



First Floor

Ground Floor

FLOOR PLANS – FLAT 5



Ground Floor

First Floor

Duplex Type E

Total Net Internal Area (NIA) 109 sq.m

	Room	Dimensions
GROUND FLOOR	Entrance Hall	8.50m x 1.50m
	Kitchen	4.30m x 2.50m
	WC	1.65m x 2.30m
	Storage Under Stairs	1.55m x 2m
	Lounge / Dining	4m x 5m
	Hall 1	1.50m x 3.60m
	FIRST FLOOR	Bedroom 2
Storage		2m x 1.30m
Hall 2		1.40 m x 4m
Bathroom		2.20m x 2.60m
Bedroom 1		4m x 4m

Duplex Type F

Total Net Internal Area (NIA) 117 sq.m

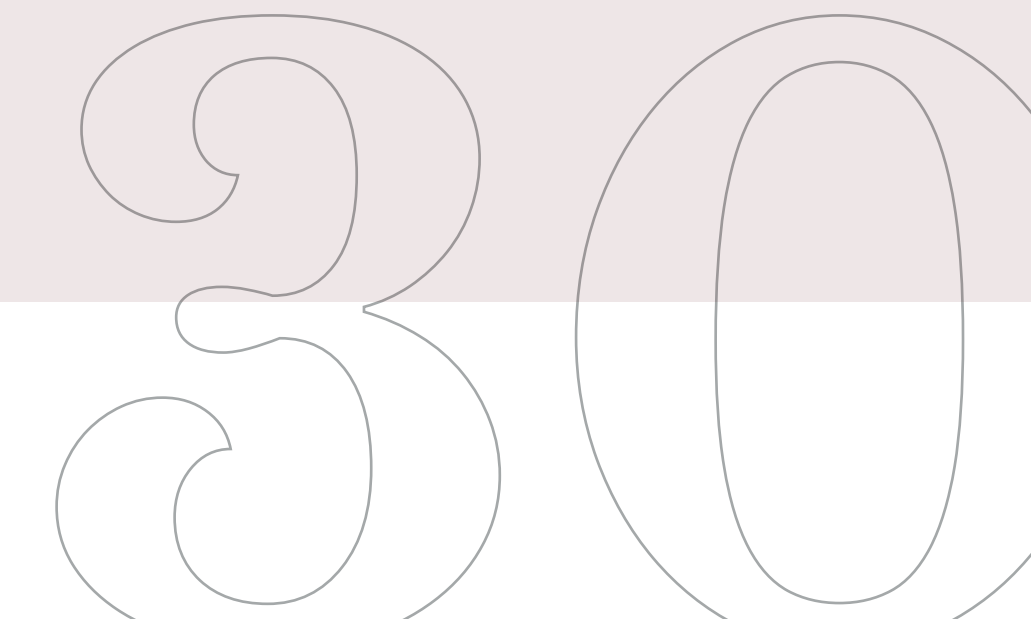
	Room	Dimensions
GROUND FLOOR	Entrance Hall	7.30m x 2.60m
	WC	1.65m x 2.30m
	Lounge	3.20m x 5.20m
	Dining	2.10m x 2.80m
	Kitchen	2.20m x 6.30m
	FIRST FLOOR	1st Floor Landing
Hall		5.2m x 1.50m
Storage		2.4m x 1.10m
Bathroom		2.60m x 2.20m
Bedroom 2		3.80m x 4.30m
Bedroom 1		4.90m x 3.80m

FLOOR PLANS – FLAT 6

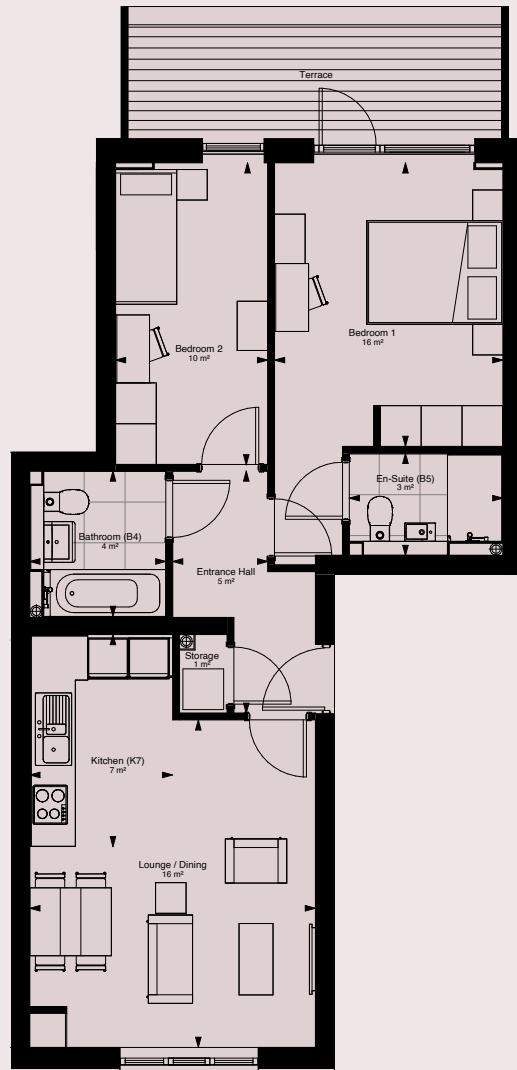


First Floor

Ground Floor



FLOOR PLANS – FLAT 7



First Floor

Flat Type A

Total Net Internal Area (NIA)	65 sq.m
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Room	Dimensions
Entrance Hall	1.40m x 3.50m
Bedroom 1	3.40m x 4.20m
En-Suite	1.50m x 2.30m
Bedroom 2	2.30m x 4.40m
Bathroom	2.15m x 2m
Storage	1.20m x 0.70m
Lounge / Dining	4.80m x 4.20m
Kitchen	2.10m x 3.10m

FLAT DIMENSIONS

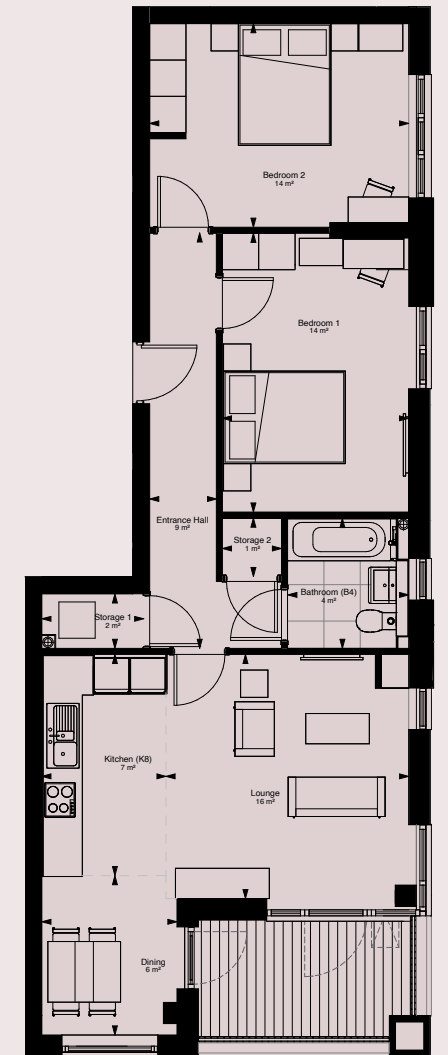
Flat Type B

Total Net Internal Area (NIA)	75 sq.m
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Room	Dimensions
Entrance Hall	1.10m x 6.90m
Bedroom 2	3.40m x 4.30m
Bedroom 1	4.60m x 3m
Storage 2	0.95m x 0.98m
Bathroom	2.15m x 2m
Kitchen	3.65m x 2m
Dining	2.60m x 2.20m
Lounge	4m x 4m
Storage 1	1.70m x 0.90m

FLAT DIMENSIONS

FLOOR PLANS – FLAT 8



Second Floor

FLOOR PLANS – FLAT 9



Second Floor

Flat Type C

Total Net Internal Area (NIA)	71 sq.m
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Room Dimensions

Room	Dimensions
Entrance Hall	1.20m x 3.90m
Storage	0.65m x 3.80m
Hall	1.10 m x 4.20m
Bedroom 1	2.80m x 4.90m
Bedroom 2	2.70m x 4.90m
Kitchen	4.70m x 2m
Lounge / Dining	3.20m x 4.60m
Bathroom	2.15m x 2m

FLAT DIMENSIONS

Flat Type D

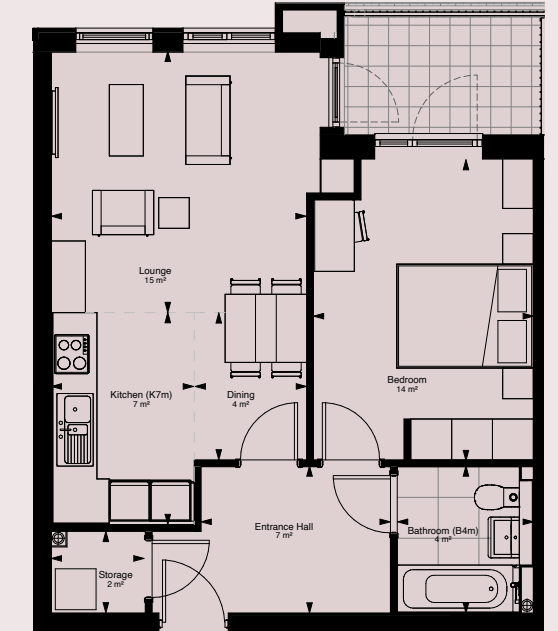
Total Net Internal Area (NIA)	54 sq.m
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Room Dimensions

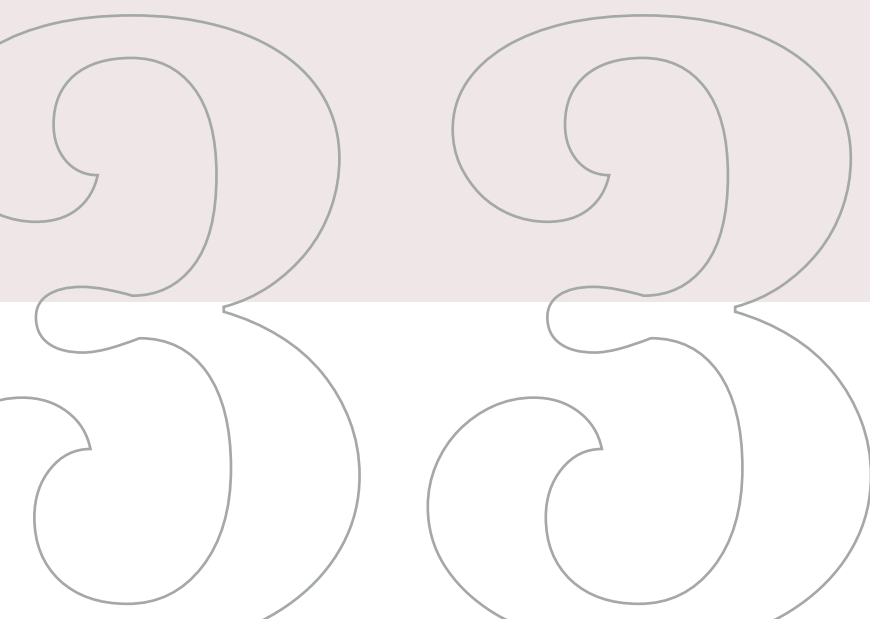
Room	Dimensions
Entrance Hall	2.80m x 2.20m
Bathroom	2.15m x 2m
Bedroom	4.40m x 3.20m
Dining	2.20m x 1.65m
Kitchen	3.20m x 2.10m
Lounge	3.90m x 3.80m
Storage	1.20m x 1.40m

FLAT DIMENSIONS

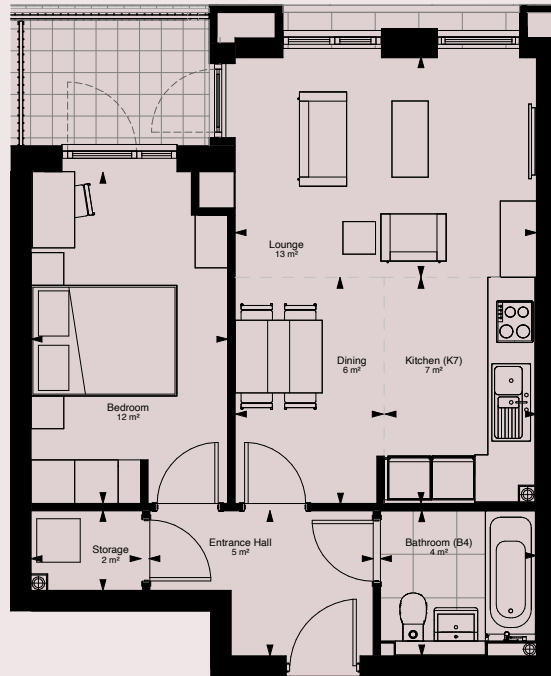
FLOOR PLANS – FLAT 10



Second Floor



FLOOR PLANS – FLAT 11



Second Floor

Flat Type E

Total Net Internal Area (NIA)	51 sq.m
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	Room	Dimensions
FLAT DIMENSIONS	Entrance Hall	3.10m x 2m
	Bathroom	2.15m x 2m
	Dining	3.20m x 2.10m
	Kitchen	3.20m x 2.10m
	Lounge	4.20m x 3.10m
	Bedroom	4.60m x 2.70m
	Storage	1.10m x 1.50m

Flat Type F

Total Net Internal Area (NIA)	66 sq.m
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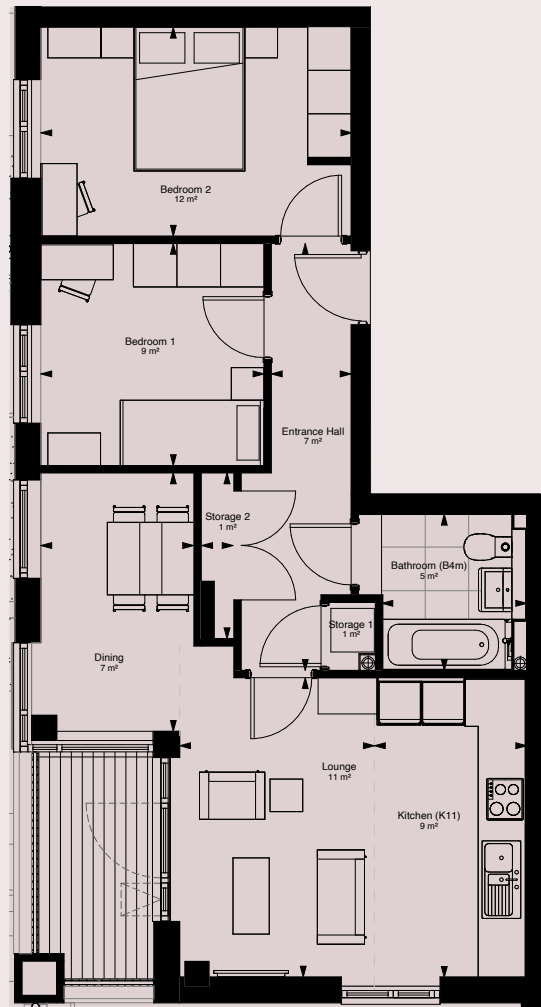
	Room	Dimensions
FLAT DIMENSIONS	Entrance Hall	1.20m x 4.52m
	Storage	0.65m x 2.32m
	Hall	1.10m x 3.45m
	Bathroom	2.15m x 2m
	Lounge / Dining	3.84m x 3.97m
	Kitchen	5.30m x 2.10m
	Bedroom 2	2.70m x 4.30m
	Bedroom 1	2.20m x 4.30m

FLOOR PLANS – FLAT 12



Second Floor

FLOOR PLANS – FLAT 13



Second Floor

Flat Type G

Total Net Internal Area (NIA)	65 sq.m
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Room	Dimensions
Entrance Hall	1.10m x 5.90m
Bathroom	2.15m x 2m
Storage 1	0.65m x 0.95m
Lounge	2.70m x 4.10m
Dining	3.60m x 2.10m
Kitchen	2.10m x 4.10m
Storage 2	0.45m x 2.30m
Bedroom 2	2.10m x 4.10m
Bedroom 1	3m x 3m

FLAT DIMENSIONS

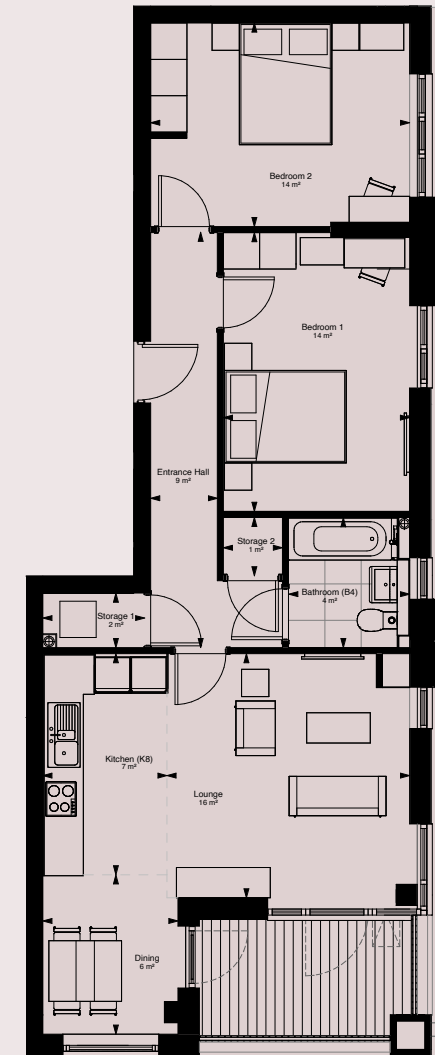
Flat Type B

Total Net Internal Area (NIA)	75 sq.m
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Room	Dimensions
Entrance Hall	1.10m x 6.90m
Bathroom 2	3.40m x 4.30m
Bedroom 1	4.60m x 3m
Storage 2	0.95m x 0.98m
Bathroom	2.15m x 2m
Kitchen	3.65m x 2m
Dining	2.60m x 2.20m
Lounge	4m x 4m
Storage 1	1.70m x 0.90m

FLAT DIMENSIONS

FLOOR PLANS – FLAT 14



Second Floor

FLOOR PLANS - FLAT 15



Third Floor

Flat Type C

Total Net Internal Area (NIA)	71 sq.m
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Room	Dimensions
Entrance Hall	1.20m x 3.90m
Storage	0.65m x 3.80m
Hall	1.10m x 4.20m
Bedroom 1	2.80m x 4.90m
Bedroom 2	2.70m x 4.90m
Kitchen	4.70m x 2m
Lounge / Dining	3.20m x 4.60m
Bathroom	2.15m x 2m

FLAT DIMENSIONS

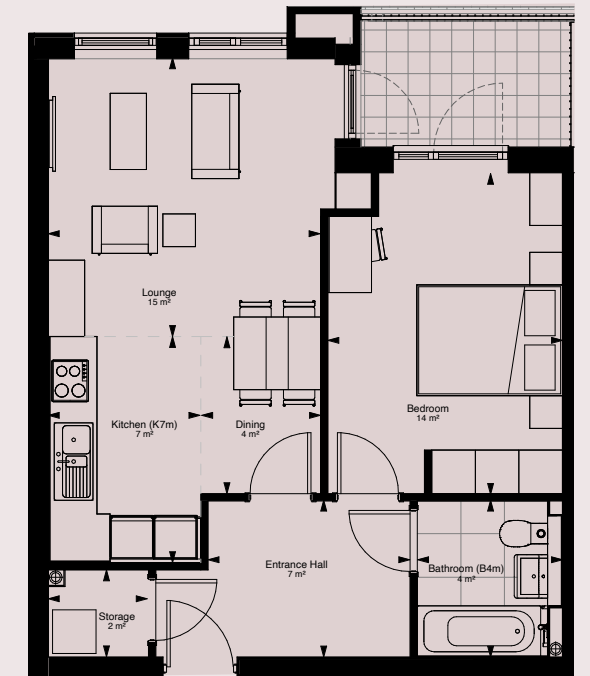
Flat Type D

Total Net Internal Area (NIA)	54 sq.m
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Room	Dimensions
Entrance Hall	2.80m x 2.20m
Bathroom	2.15m x 2m
Bedroom	4.40m x 3.20m
Dining	2.20m x 1.65m
Kitchen	3.20m x 2.10m
Lounge	3.90m x 3.80m
Storage	1.20m x 1.40m

FLAT DIMENSIONS

FLOOR PLANS - FLAT 16

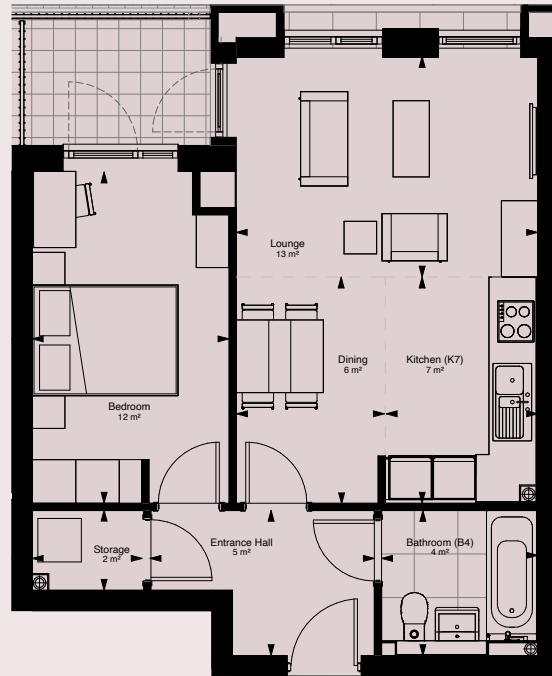


Third Floor

39

410

FLOOR PLANS – FLAT 17



Third Floor

Flat Type E

Total Net Internal Area (NIA)	51 sq.m
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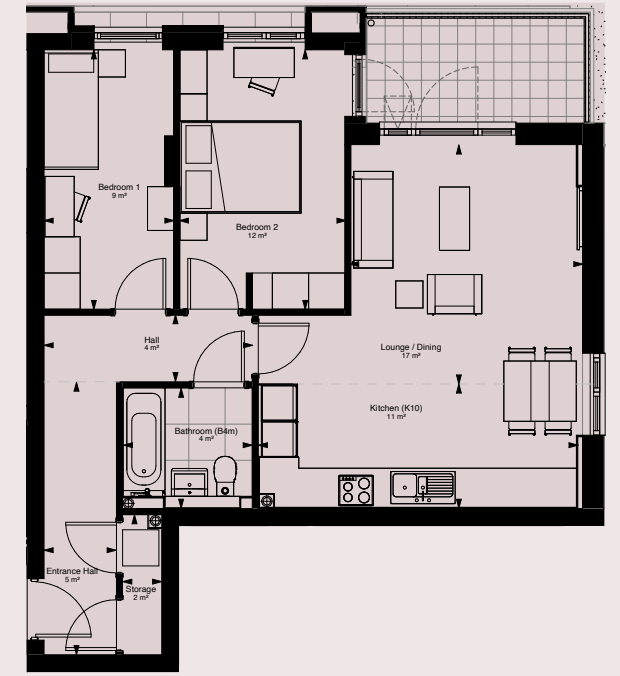
	Room	Dimensions
FLAT DIMENSIONS	Entrance Hall	3.10m x 2m
	Bathroom	2.15m x 2m
	Dining	3.20m x 2.10m
	Kitchen	3.20m x 2.10m
	Lounge	4.20m x 3.10m
	Bedroom	4.60m x 2.70m
	Storage	1.10m x 1.50m

Flat Type F

Total Net Internal Area (NIA)	66 sq.m
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	Room	Dimensions
FLAT DIMENSIONS	Entrance Hall	1.20m x 4.52m
	Storage	0.65m x 2.32m
	Hall	1.10m x 3.45m
	Bathroom	2.15m x 2m
	Lounge / Dining	3.84m x 3.97m
	Kitchen	5.30m x 2.10m
	Bedroom 2	2.70m x 4.30m
	Bedroom 1	2.20m x 4.30m

FLOOR PLANS – FLAT 18

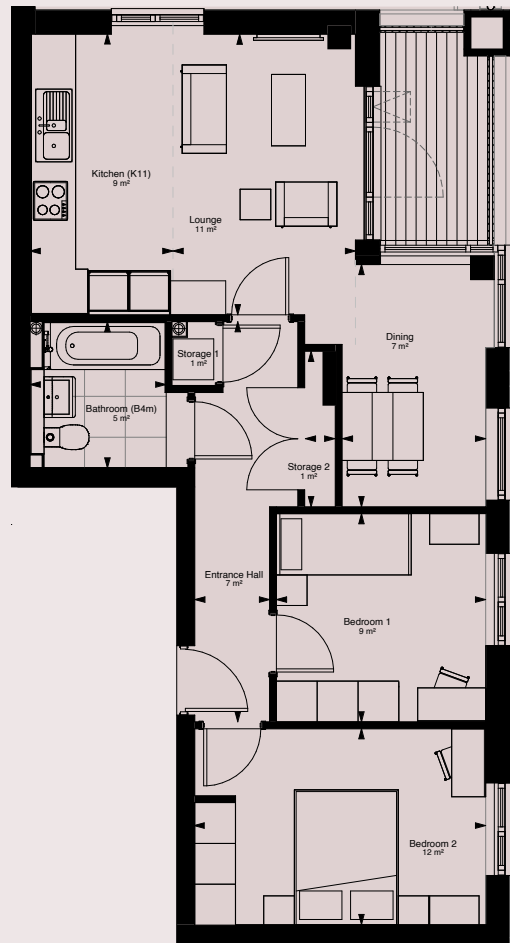


Third Floor

41

42

FLOOR PLANS – FLAT 19



Third Floor

Flat Type G

Total Net Internal Area (NIA)	65 sq.m
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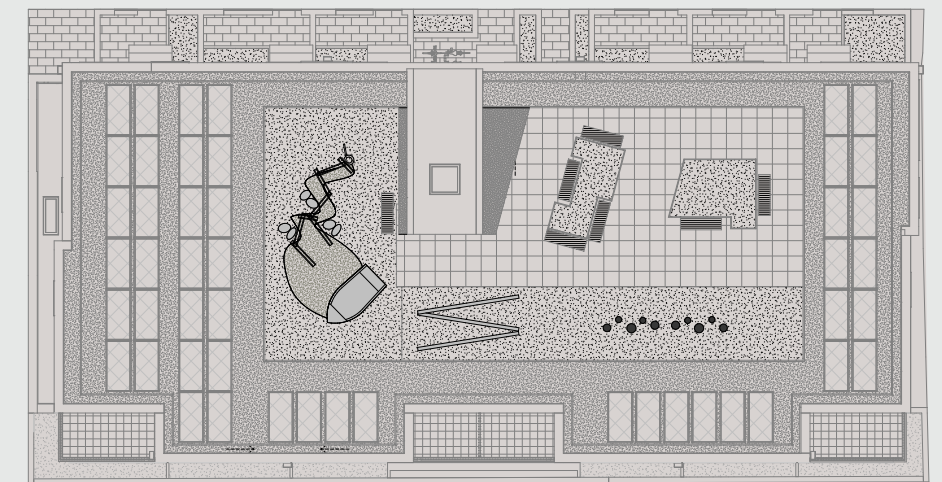
Room	Dimensions
Entrance Hall	1.10m x 5.90m
Bathroom	2.15m x 2m
Storage 1	0.65m x 0.95m
Lounge	2.70m x 4.10m
Dining	3.60m x 2.10m
Kitchen	2.10m x 4.10m
Storage 2	0.45m x 2.30m
Bedroom 2	2.10m x 4.10m
Bedroom 1	3m x 3m

FLAT DIMENSIONS

SPECIFICATION

General

1. RAL 7015 grey windows
2. Karndean flooring throughout
3. LED downlights with dimmers
4. Balcony to selective apartments.
5. CCTV security on-site.



Communal Rooftop





Kitchen

1. Two tone matt finished contemporary handleless kitchen units
2. 20mm stone worktops and upstand
3. Integrated Siemens appliances (microwave, oven and hob)
4. Integrated fridge / freezer, washer- dryer, dishwasher appliances
5. Built-in wine cooler



Bedrooms

1. Bespoke fitted wardrobes (to master bedroom only)

Bathroom

1. Textured stone effect tiling to walls
2. Porcelanosa floor tiles / wall tiles
3. Stainless steel electric towel rails
4. Rainfall shower heads
5. Underfloor heating to bathroom





Exterior, AV Door Entry, Fire & Security

1. Roof top communal garden available to residents
2. Video door entry system with colour monitors
3. Dual TV/FM including SkyQ points to all living rooms and bedrooms
4. Nest third generation learning thermostat, enabling remote access to heating and hot water through your mobile phone
5. Secure cycle storage
6. Private bin storage

Warranty

1. All apartments come with an IWC ten year warranty
2. Valiant Boiler – 2 Years warranty

Specification subject to change and availability

Also from Featherstone Homes...

PREVIOUS DEVELOPMENTS

Featherstone Homes develops striking homes that combine exceptionally high specifications, stunning finishes and uncompromising attention to detail. With over 100 years of experience between us, we're acutely aware of what our customers expect and we keep that firmly at the forefront of everything we do.

Beaumont Road, Southfields



Streatham Road, Streatham





Avignon Road, Brockley



Zion Road, Croydon



Featherstone Mews, Dulwich



Mountsfield Mews, Catford



Parker Road, South Croydon



50

PREVIOUS DEVELOPMENTS



Blackheath Road, Greenwich



Leytonstone Road, Stratford



Queens Road, Peckham

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featherstonehomes.co.uk

info@featherstonehomes.co.uk

Contact us





LYNTON
RESIDENCE
SE1

304, Lynton Road, Bermondsey, London, England, SE1 5DD