

# ARGO HOUSE

SOUTH  
BERMONDSEY



NEW HOMES  
BUILDING HOMES  
MAKING PLACES  
ENHANCING LIVES



# ARGO HOUSE

**SOUTH  
BERMONDSEY**

Light-filled, quality, contemporary apartments from studio to three bedrooms, designed for anyone at home in the city. Easy to Bermondsey and Borough; on the doorstep of Peckham; a hop to Canary Wharf. That's the sweet spot.

That's Argo House, South Bermondsey. Brought to you by Optivo, through the magic of Shared Ownership.

Find your space.  
Make your mark.  
Start your story.

WELCOME TO

# ARGO HOUSE

For a new South Bermondsey.  
A Shared Ownership community of crafted,  
considered apartments. Born from its  
coffee warehouse past; large,  
industrial-feel windows and dark brick,  
inspired by the new, new normal;  
by everyday living convenience;  
by you and yours.

Bright quality living space, with space for  
work - and swift connections to the office  
when you need them. Space to grow your  
dreams, and superfast connections, just  
the way the world wants them.

And beyond the balcony, the cityscape.  
Take it all in from the communal roof  
gardens. Explore a neighbourhood of  
waiting hidden gems with a three-year  
cycle hire membership\*. Go further with a  
three-year car club membership\*.

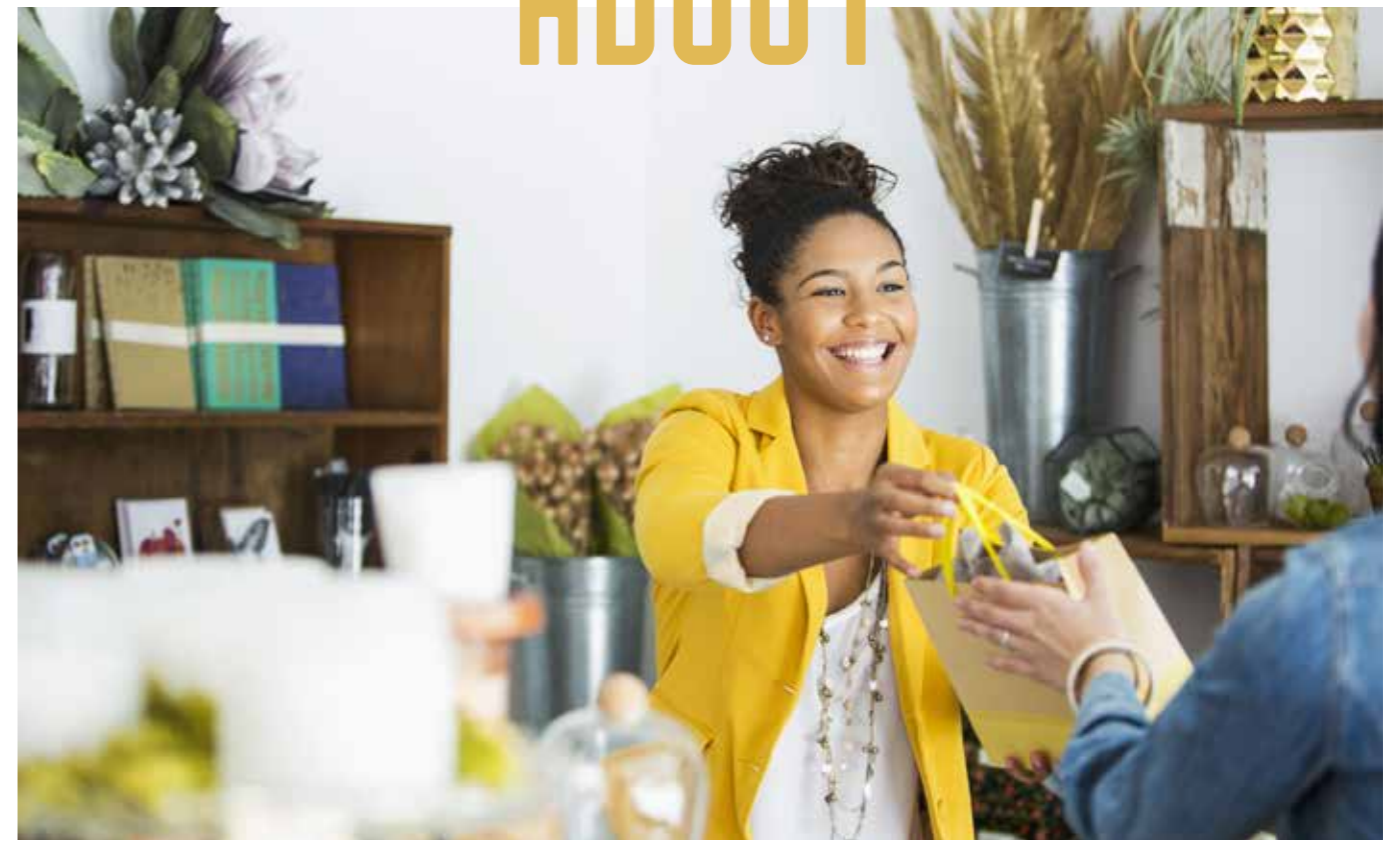
Argo on, explore: you're welcome.





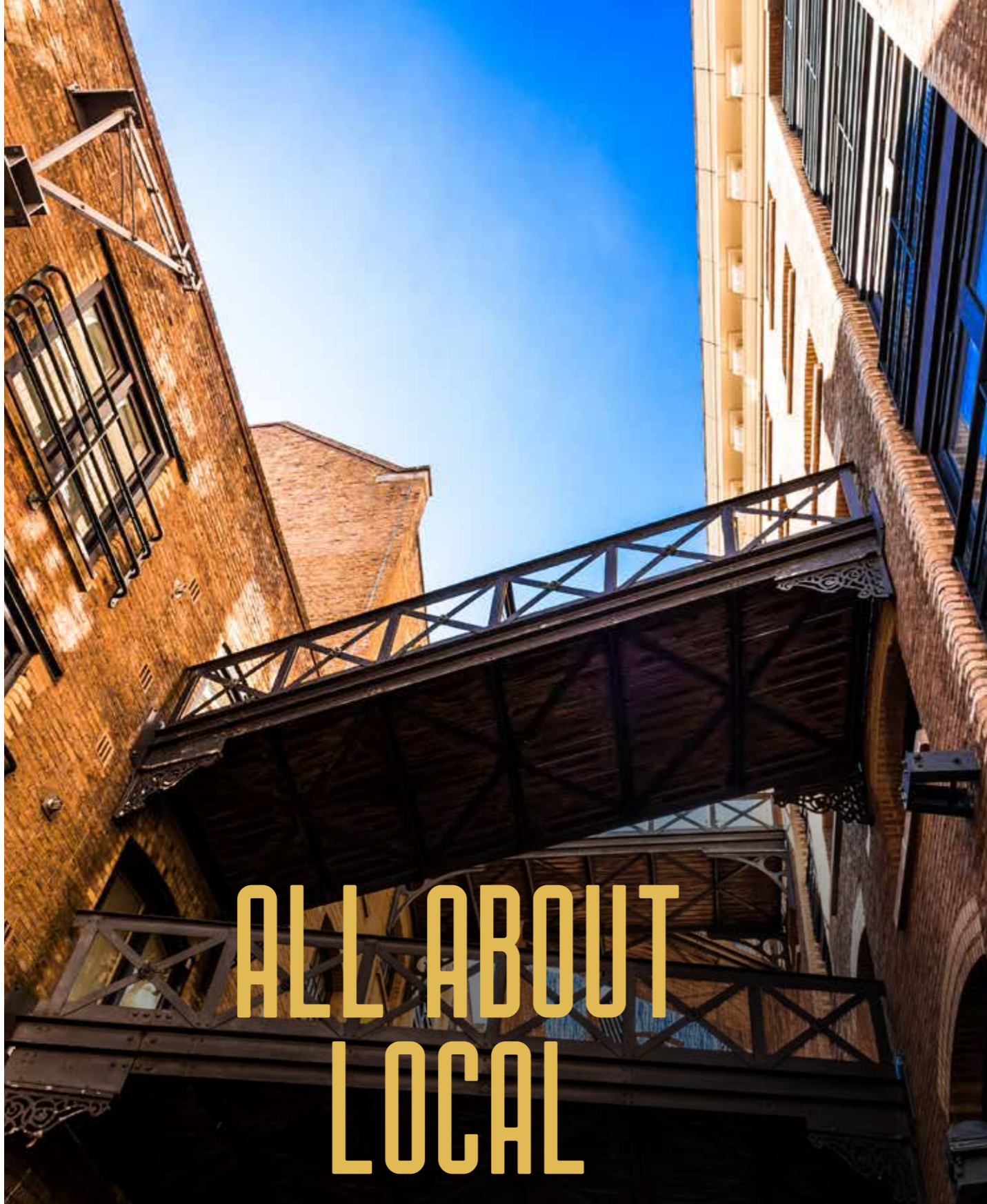
Girl with a Dolphin Fountain, Tower Bridge

# OUT AND ABOUT



Tunnel to Canary Wharf

Argo House is a swift cycle ride or a gentle stroll to South London's cultural highlights: Tower Bridge, the River Thames and the South Bank, Peckham, Deptford, Borough and of course Bermondsey. A few minutes more finds you in London Bridge, St Katharine Docks or Canary Wharf.



# ALL ABOUT LOCAL

Walk to work, or a farmers' market; to weekend brunch or after-work drinks. Run the riverside or reach for a restaurant. Arthouse Kino or cutting edge sports complex. Bike if you like, roll to a South Bank gallery or down to a Borough pie and mash-up.



Go overground or underground to every point on your London compass. Examine the Old Royal Naval College in Georgian Greenwich, refresh by the river, stroll the leafy park, gaze over London's skyline and stand on both sides of the world's Prime Meridian. Or escape to the greenery of Burgess Park and Southwark Park, all on your doorstep.

THIS IS OLD.  
THIS IS NEW.  
THIS IS NOW.



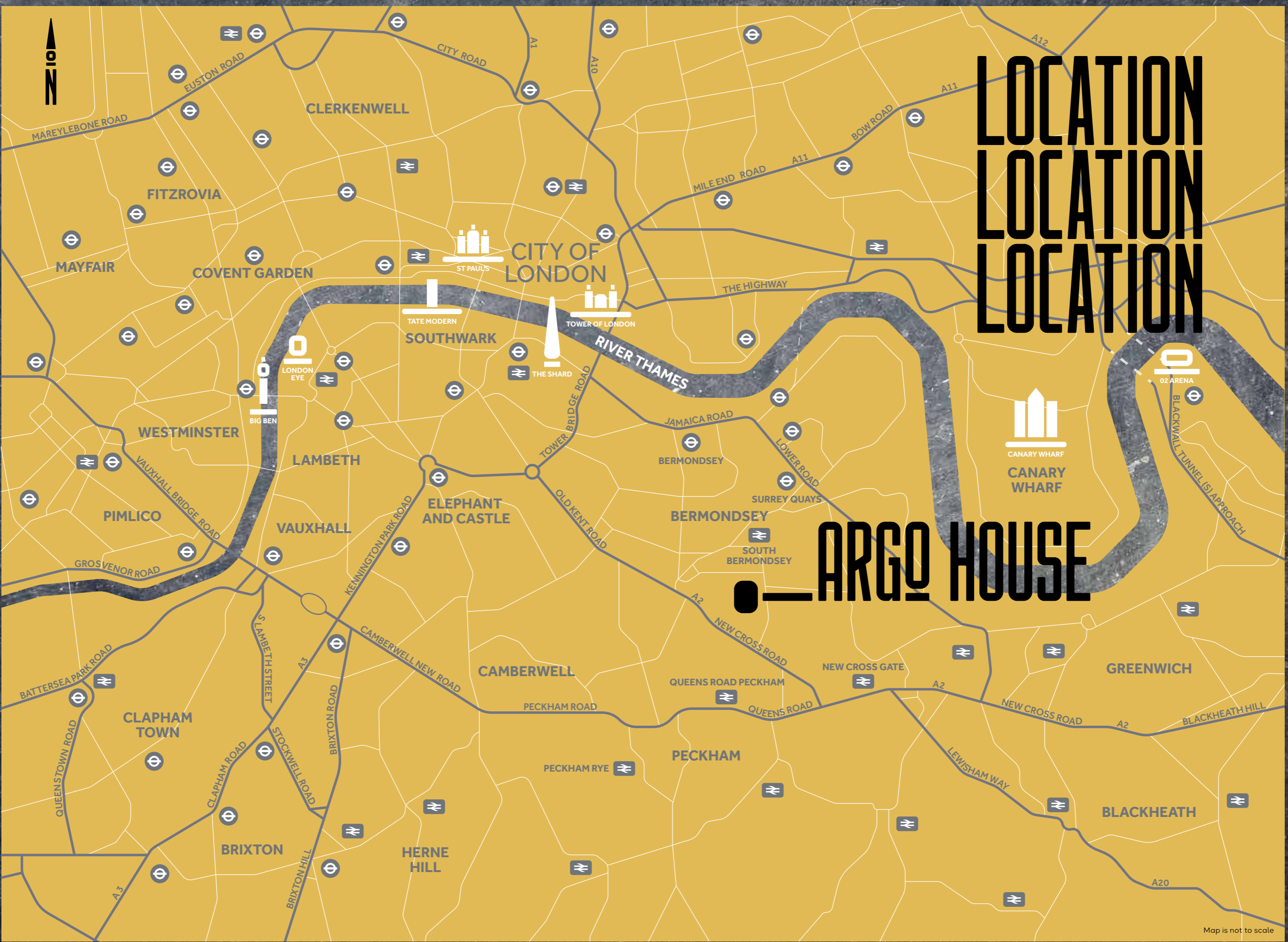
Cloaked in history and surrounded by London landmarks, South Bermondsey has a shiny new future ahead. A new overground station, New Bermondsey, is in the pipeline along with three new underground stations on the Old Kent Road.



A state of the art indoor sports complex is coming to the new Millwall Football Club stadium along with public spaces, bases for creative types and cafés. A revitalised high street for Old Kent Road is also in the works. This is old, new and now; the historic future of South Bermondsey.

SOON  
SOON  
SOON  
SOON





**LOCATION  
LOCATION  
LOCATION**

**ARGO HOUSE**







Map is not to scale

# JOURNEY JOURNEY JOURNEY JOURNEY JOURNEY









## WALK WALK WALK WALK WALK WALK

Times taken from Argo House

|   |   |   |   |   |   |
|---|---|---|---|---|---|
|  |  |  |  |  |  |
| <b>South Bermondsey Station</b><br>11 mins  | <b>Southwark Park</b><br>15 mins  | <b>Queens Road Peckham</b><br>16 mins   | <b>Bermondsey Station</b><br>27 mins  | <b>Surrey Quays</b><br>29 mins  | <b>Maltby Street Market</b><br>35 mins  |







## CYCLE CYCLE CYCLE CYCLE CYCLE CYCLE

Times taken from Argo House

|   |   |   |   |   |   |
|---|---|---|---|---|---|
|  |  |  |  |  |  |
| <b>Burgess Park</b><br>9 mins   | <b>Greenwich Market</b><br>14 mins  | <b>Peckham Rye</b><br>15 mins   | <b>Borough Market</b><br>17 mins  | <b>Brixton</b><br>24 mins   | <b>Battersea Park</b><br>32 mins  |







## BUS BUS BUS BUS BUS BUS

Times taken from Ilderton Road

|   |   |   |   |   |   |
|---|---|---|---|---|---|
|  |  |  |  |  |  |
| <b>Elephant &amp; Castle</b><br>5 mins  | <b>New Cross</b><br>5 mins  | <b>Lewisham</b><br>16 mins  | <b>Greenwich</b><br>20 mins   | <b>London Bridge</b><br>22 mins   | <b>Waterloo</b><br>27 mins  |

## RAIL RAIL RAIL RAIL RAIL

Times taken from South Bermondsey

|   |   |   |   |   |   |
|---|---|---|---|---|---|
|  |  |  |  |  |  |
| <b>Peckham Rye</b><br>14 mins   | <b>Tulse Hill</b><br>15 mins  | <b>Waterloo East</b><br>16 mins   | <b>London Bridge</b><br>17 mins   | <b>Lewisham</b><br>23 mins  | <b>Clapham Junction</b><br>33 mins  |

Times taken from Google maps and are approximate only.





# WELCOME HOME

Computer generated images of Argo House are indicative only

A space of your own, somewhere light and bright. A place to hit refresh and relax, to think, or to meet and greet. Kitchens built with quality in mind, storage for quality of life. A hall with a welcome.

Away from your private sanctuary, a community awaits. Shared rooftop views across the Capital or shared workspace for one of the worlds' most convenient office commutes; just downstairs join like-minded souls. Open the door and explore: opportunity knocks.

# DETAILS



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# DETAILS

## KITCHEN

- Contemporary gloss kitchen units by Symphony in cashmere with matt nickel handles and soft close doors
- Copper Slate colour Symphony worktops with matching upstand and Dusty Grey glass splashback behind hob
- Blanco Bonus S one and a half bowl stainless steel sink and Blanco Envoy stainless steel mixer tap
- AEG integrated appliances including:
  - single multifunction oven
  - stainless steel chimney extractor hood
- Zanussi integrated appliances including:
  - induction hob with touch controls
  - fridge/freezer
  - dishwasher to 2 and 3 bed apartments
  - freestanding washer dryer (located in utility cupboard)
- LED downlights to underside of wall units

## BATHROOM

- Large format porcelain tiles in Bone colour to floor and skirting
- Large format porcelain tiles in textured beige to wall & vanity worktop behind basin and WC, bath panel, and full height around bath
- Contemporary bath in white with frameless rectangular glass shower screen
- Ideal Standard Ceratherm bath-mounted chrome thermostatic bath/shower mixer with matching shower attachment, slider and rail
- Ideal Standard Concept Cube basin with chrome mixer tap
- Ideal Standard back-to-wall WC with soft-close seat, concealed cistern and polished chrome finish dual flush plate
- Chrome ladder heated towel radiator
- Mirror above basin
- Shaver socket in chrome finish

## EN SUITE\*

- Large format porcelain tiles in Bone colour to floor and skirting
- Large format porcelain tiles in textured beige to wall & vanity worktop behind basin and WC and full height around shower enclosure\*\*
- Mira shower tray featuring glass door and Ceratherm T50 thermostatic wall-mounted shower attachment, slider and rail\*\*
- Ideal Standard Concept Cube semi-pedestal basin with chrome mixer tap
- Ideal Standard back-to-wall WC with soft-close seat, concealed cistern and polished chrome finish dual flush plate
- Chrome ladder heated towel radiator
- Mirror above basin
- Shaver socket in chrome finish

## BEDROOM

- Cormar Oaklands 80/20 wool mix carpet in White Pepper colour
- Built-in wardrobe to main bedroom with white doors, upper storage area and hanging rail

## ELECTRICAL

- LED downlights in white to living/kitchen/dining, bathroom, en suite†, hallway and utility cupboard
- Pendant light to bedroom(s)
- Brushed chrome switches throughout
- White sockets throughout
- TV/Satellite (pre-wired for SkyQ†), phone and data points to living room and main bedroom

## INTERIOR FINISHES

- Galleria Professional engineered oak flooring in Stone Grey to living/kitchen/dining and hallway
- Satin finish stainless steel ironmongery throughout
- White matt paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

## SECURITY & PEACE OF MIND

- Front door with multipoint locking system, security chain and door viewer
- Agata video/phone entry system
- Mains operated smoke and heat detectors with battery backup
- 12-year Premier warranty

## HEATING

- Heating and hot water provided by communal combined heat and power (CHP) system, with SAV Heat Interface Unit (HIU) and programmable thermostat

## ENERGY EFFICIENCY

- Predicted Energy Efficiency rating between 83 and 89 (B)
- Predicted Environmental Impact rating between 92 and 94 (A)
- Built to latest Building Regulation standards
- Aluminium-framed double glazed windows

## EXTERIOR

- Private balcony with decking to all homes
- Free standard dockless cycle hire membership for 3-years for all eligible residents
- Communal rooftop terraces on levels 1 and 4 for use by all residents
- Play area on level 7 for use by all residents

\* En suite to selected units only, refer to floorplans from page 25 for more information

\*\* Shower to selected en suites only, refer to floorplans from page 25 for more information

† Subject to a separate subscription

The above specification shown is for general guidance only and is subject to change. Please speak to our sales advisor for more details.

# SITE MAP SITE MAP SITE MAP

PENARTH STREET

SHARED OWNERSHIP  
ENTRANCE

HATCHAM ROAD

COMMUNAL  
ROOF GARDEN  
AND PLAY AREA

TERRACE

ILDERTON ROAD

EDEN HOUSE  
RENTED  
APARTMENTS

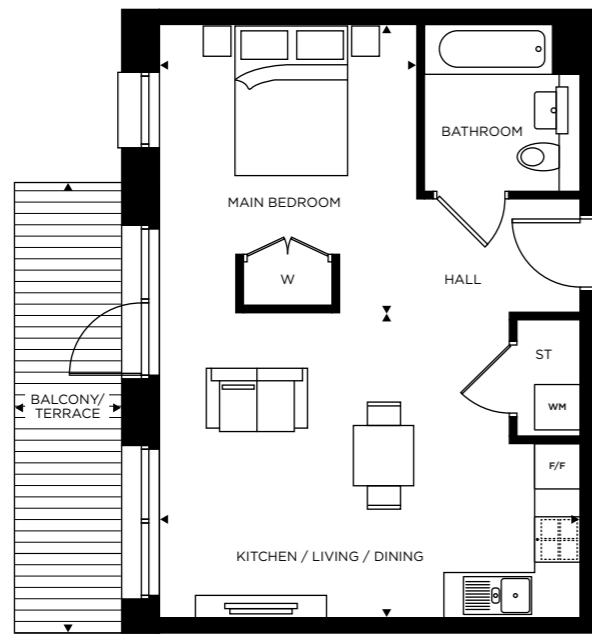
ARGO HOUSE  
SHARED OWNERSHIP  
APARTMENTS



Site plan is not to scale. Landscaping is indicative only.

# STUDIO APARTMENT

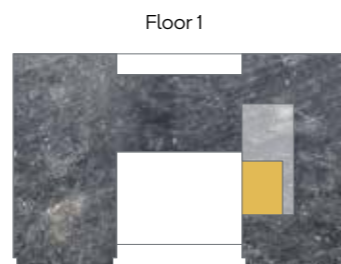
01.09



| Floor | Apartment |
|-------|-----------|
| 1     | 01.09     |

|                           |                  |                    |
|---------------------------|------------------|--------------------|
| Kitchen / Living / Dining | 4.03m x 4.63m    | 13'2" x 15'2"      |
| Main Bedroom              | 3.81m x 3.41m    | 12'5" x 11'1"      |
| GROSS EXTERNAL AREA       | 10m <sup>2</sup> | 108ft <sup>2</sup> |
| GROSS INTERNAL AREA       | 44m <sup>2</sup> | 469ft <sup>2</sup> |

FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store



Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

# ONE BEDROOM APARTMENT

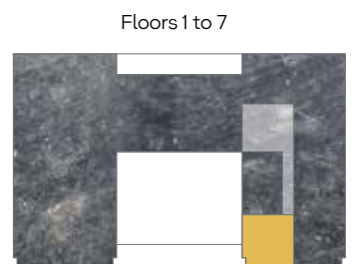
01.10 / 02.10 / 03.10 / 04.10 / 05.10 / 06.10 / 07.03



| Floor | Apartments |
|-------|------------|
| 7     | 07.03      |
| 6     | 06.10      |
| 5     | 05.10      |
| 4     | 04.10      |
| 3     | 03.10      |
| 2     | 02.10      |
| 1     | 01.10      |

|                           |                  |                    |
|---------------------------|------------------|--------------------|
| Kitchen / Living / Dining | 7.25m x 3.43m    | 23'8" x 11'3"      |
| Main Bedroom              | 3.85m x 3.36m    | 12'6" x 11'0"      |
| GROSS EXTERNAL AREA       | 8m <sup>2</sup>  | 86ft <sup>2</sup>  |
| GROSS INTERNAL AREA       | 50m <sup>2</sup> | 538ft <sup>2</sup> |

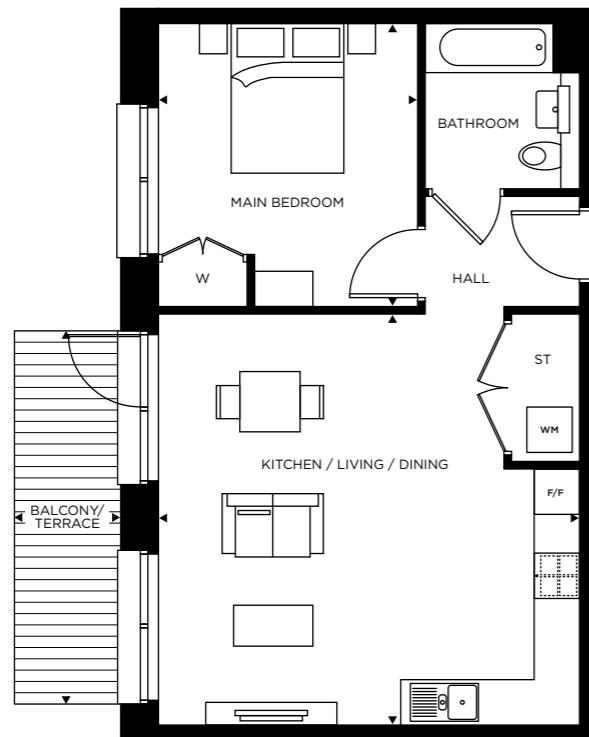
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# ONE BEDROOM APARTMENT

02.09 / 03.09 / 04.09 / 05.09 / 06.09 / 07.02



| Floor | Apartments |
|-------|------------|
| 7     | 07.02      |
| 6     | 06.09      |
| 5     | 05.09      |
| 4     | 04.09      |
| 3     | 03.02      |
| 2     | 02.09      |

|                           |                  |                    |
|---------------------------|------------------|--------------------|
| Kitchen / Living / Dining | 5.56m x 6.97m    | 18'2" x 22'9"      |
| Main Bedroom              | 3.41m x 3.75m    | 11'2" x 12'3"      |
| GROSS EXTERNAL AREA       | 8m <sup>2</sup>  | 86ft <sup>2</sup>  |
| GROSS INTERNAL AREA       | 52m <sup>2</sup> | 560ft <sup>2</sup> |

FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store

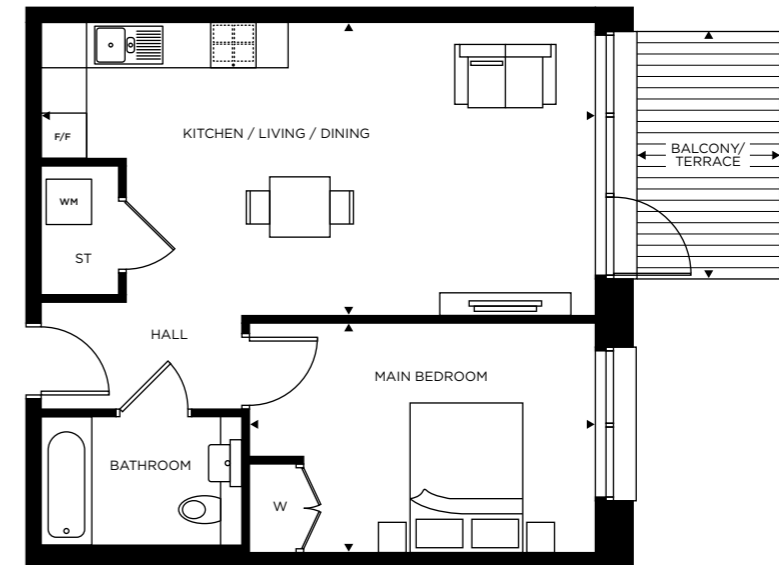
Floors 2 to 7



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# ONE BEDROOM APARTMENT

01.13 / 02.13 / 03.13

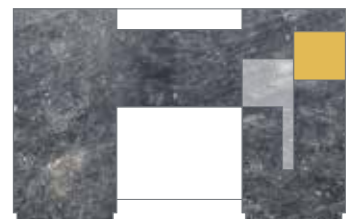


| Floor | Apartments |
|-------|------------|
| 3     | 03.13      |
| 2     | 02.13      |
| 1     | 01.13      |

|                           |                  |                    |
|---------------------------|------------------|--------------------|
| Kitchen / Living / Dining | 7.33m x 3.88m    | 24'1" x 12'7"      |
| Main Bedroom              | 2.98m x 4.57m    | 9'8" x 15'0"       |
| GROSS EXTERNAL AREA       | 7m <sup>2</sup>  | 75ft <sup>2</sup>  |
| GROSS INTERNAL AREA       | 51m <sup>2</sup> | 549ft <sup>2</sup> |

FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store

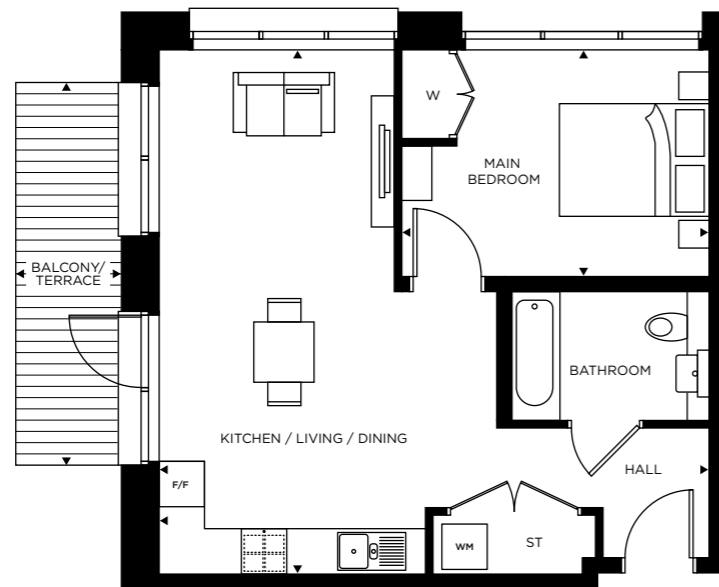
Floors 1 to 3



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# ONE BEDROOM APARTMENT

04.14 / 05.14 / 06.14 / 07.07



| Floor | Apartments |
|-------|------------|
| 7     | 07.07      |
| 6     | 06.14      |
| 5     | 05.14      |
| 4     | 04.14      |

|                           |                  |                    |
|---------------------------|------------------|--------------------|
| Kitchen / Living / Dining | 6.94m x 4.44m    | 22'8" x 14'6"      |
| Main Bedroom              | 3.00m x 3.99m    | 9'8" x 13'1"       |
| GROSS EXTERNAL AREA       | 7m <sup>2</sup>  | 75ft <sup>2</sup>  |
| GROSS INTERNAL AREA       | 50m <sup>2</sup> | 538ft <sup>2</sup> |

FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store

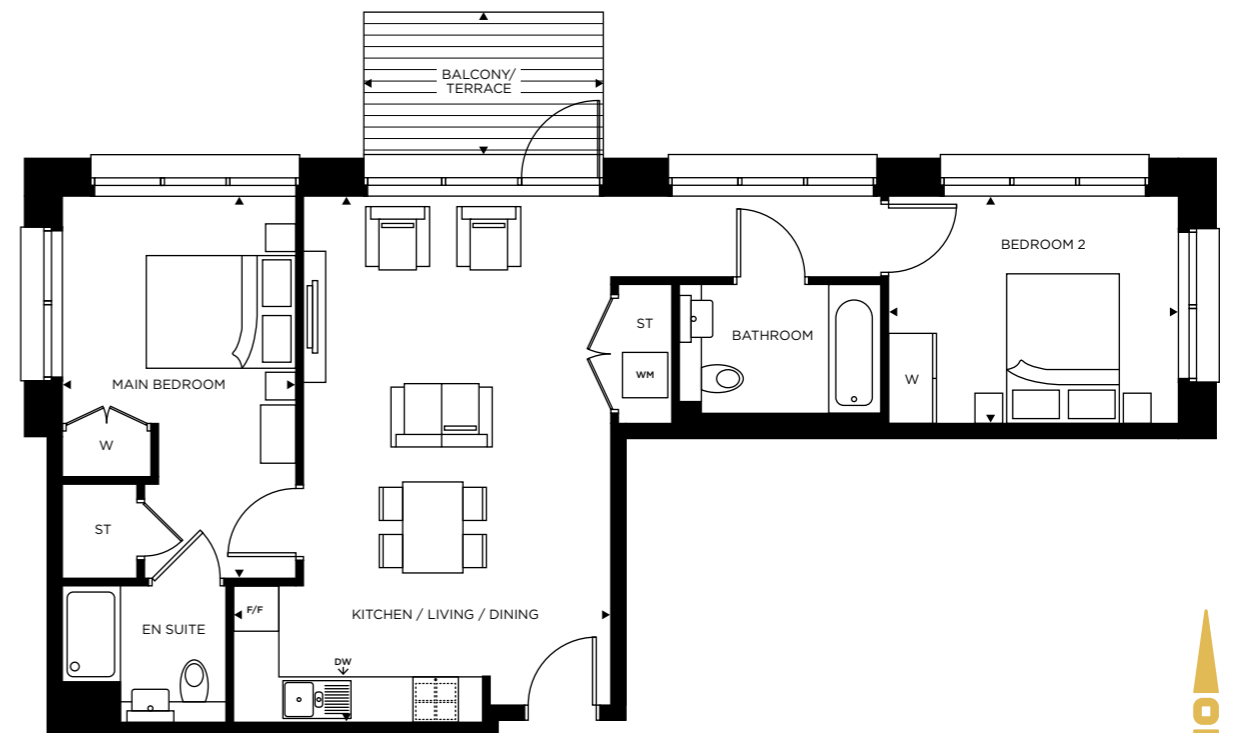
Floors 4 to 7



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# TWO BEDROOM APARTMENT

01.14 / 02.14 / 03.14



| Floor | Apartments |
|-------|------------|
| 3     | 03.14      |
| 2     | 02.14      |
| 1     | 01.14      |

|                           |                  |                    |
|---------------------------|------------------|--------------------|
| Kitchen / Living / Dining | 3.99m x 6.94m    | 13'1" x 22'8"      |
| Main Bedroom              | 3.10m x 5.04m    | 10'2" x 16'5"      |
| Bedroom 2                 | 3.00m x 3.85m    | 9'8" x 12'6"       |
| GROSS EXTERNAL AREA       | 7m <sup>2</sup>  | 75ft <sup>2</sup>  |
| GROSS INTERNAL AREA       | 73m <sup>2</sup> | 786ft <sup>2</sup> |

FF - Fridge Freezer / WM - Washing Machine / DW - Dishwasher  
W - Wardrobe / ST - Store

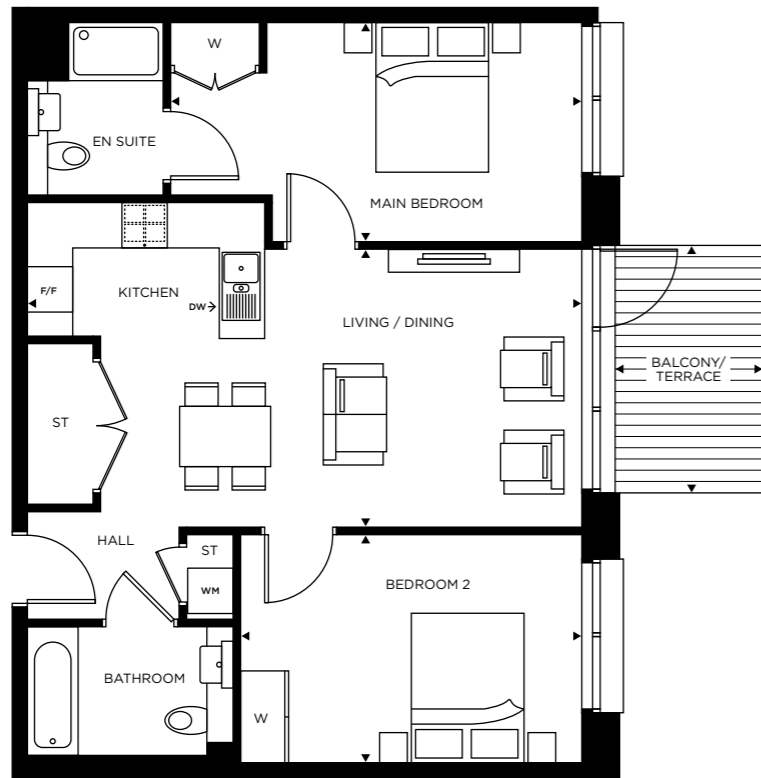
Floors 1 to 3



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# TWO BEDROOM APARTMENT

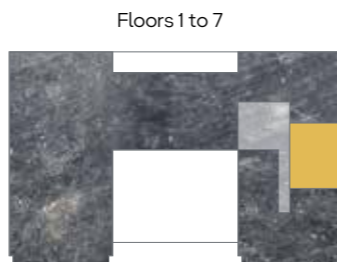
01.12 / 02.12 / 03.12 / 04.12 / 05.12 / 06.12 / 07.05



| Floor | Apartments |
|-------|------------|
| 7     | 07.05      |
| 6     | 06.12      |
| 5     | 05.12      |
| 4     | 04.12      |
| 3     | 03.12      |
| 2     | 02.12      |
| 1     | 01.12      |

|                           |                  |                    |
|---------------------------|------------------|--------------------|
| Kitchen / Living / Dining | 7.33m x 3.67m    | 24'0" x 17'8"      |
| Main Bedroom              | 2.83m x 5.42m    | 9'3" x 17'8"       |
| Bedroom 2                 | 2.98m x 4.49m    | 9'8" x 14'8"       |
| GROSS EXTERNAL AREA       | 7m <sup>2</sup>  | 75ft <sup>2</sup>  |
| GROSS INTERNAL AREA       | 72m <sup>2</sup> | 775ft <sup>2</sup> |

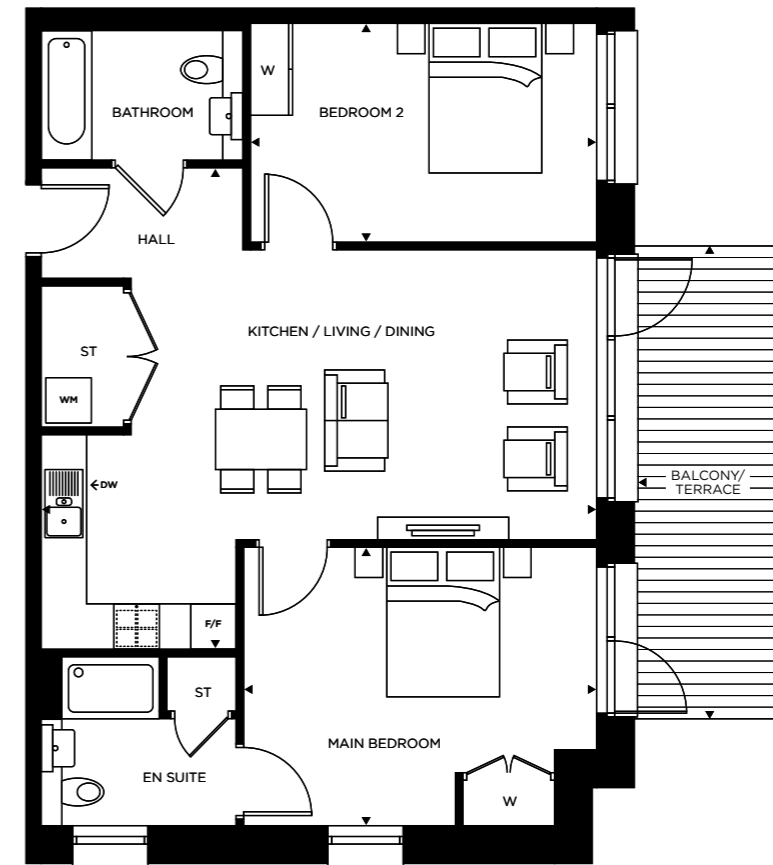
FF - Fridge Freezer / WM - Washing Machine / DW - Dishwasher  
W - Wardrobe / ST - Store



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# TWO BEDROOM APARTMENT

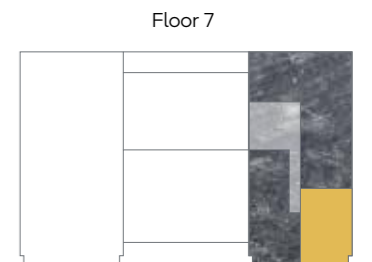
07.04



| Floor | Apartment |
|-------|-----------|
| 7     | 07.04     |

|                           |                  |                    |
|---------------------------|------------------|--------------------|
| Kitchen / Living / Dining | 7.32m x 6.36m    | 24'0" x 20'8"      |
| Main Bedroom              | 3.65m x 4.67m    | 11'9" x 15'3"      |
| Bedroom 2                 | 4.57m x 2.85m    | 14'9" x 9'4"       |
| GROSS EXTERNAL AREA       | 7m <sup>2</sup>  | 75ft <sup>2</sup>  |
| GROSS INTERNAL AREA       | 77m <sup>2</sup> | 829ft <sup>2</sup> |

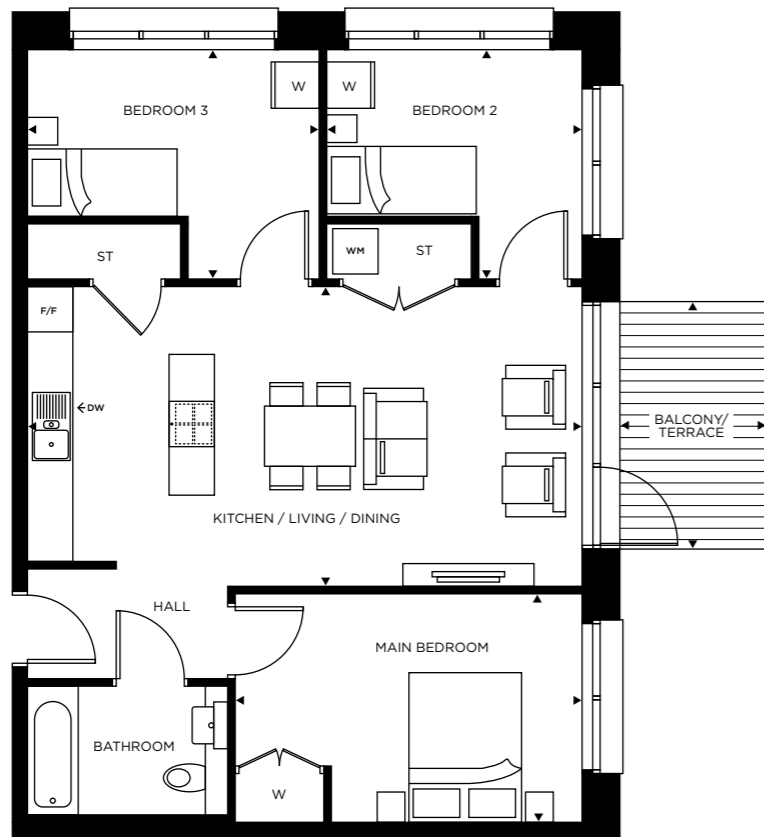
FF - Fridge Freezer / WM - Washing Machine / DW - Dishwasher  
W - Wardrobe / ST - Store



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# THREE BEDROOM APARTMENT

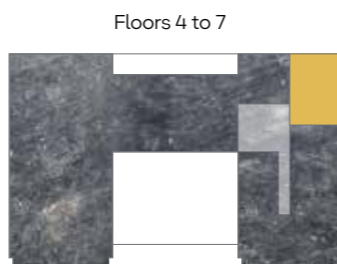
04.13 / 05.13 / 06.13 / 07.06



| Floor | Apartments |
|-------|------------|
| 7     | 07.06      |
| 6     | 06.13      |
| 5     | 05.13      |
| 4     | 04.13      |

|                           |                  |                    |
|---------------------------|------------------|--------------------|
| Kitchen / Living / Dining | 7.33m x 3.90m    | 24'1" x 12'8"      |
| Main Bedroom              | 5.74m x 2.98m    | 18'8" x 9'8"       |
| Bedroom 2                 | 3.34m x 3.02m    | 10'9" x 9'9"       |
| Bedroom 3                 | 3.88m x 3.02m    | 12'7" x 9'9"       |
| GROSS EXTERNAL AREA       | 7m <sup>2</sup>  | 75ft <sup>2</sup>  |
| GROSS INTERNAL AREA       | 75m <sup>2</sup> | 807ft <sup>2</sup> |

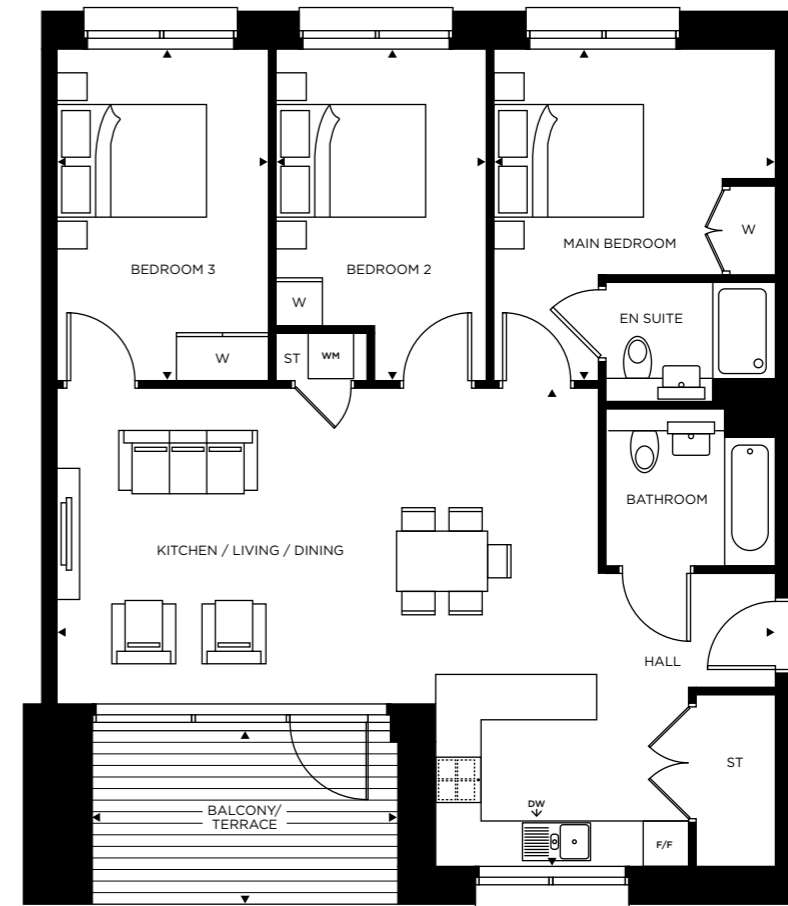
FF - Fridge Freezer / WM - Washing Machine / DW - Dishwasher  
W - Wardrobe / ST - Store



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# THREE BEDROOM APARTMENT

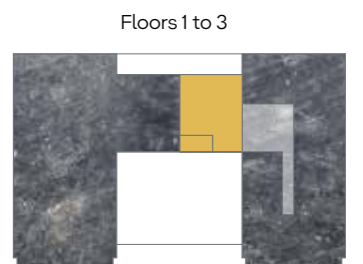
01.15 / 02.15 / 03.15



| Floor | Apartments |
|-------|------------|
| 3     | 03.15      |
| 2     | 02.15      |
| 1     | 01.15      |

|                           |                  |                    |
|---------------------------|------------------|--------------------|
| Kitchen / Living / Dining | 9.51m x 6.30m    | 31'2" x 20'7"      |
| Main Bedroom              | 3.75m x 4.37m    | 12'3" x 14'3"      |
| Bedroom 2                 | 2.75m x 4.37m    | 9'0" x 14'3"       |
| Bedroom 3                 | 2.80m x 4.37m    | 9'2" x 14'3"       |
| GROSS EXTERNAL AREA       | 10m <sup>2</sup> | 108ft <sup>2</sup> |
| GROSS INTERNAL AREA       | 91m <sup>2</sup> | 980ft <sup>2</sup> |

FF - Fridge Freezer / WM - Washing Machine / DW - Dishwasher  
W - Wardrobe / ST - Store



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## SHARED OWNERSHIP

Now that you have found your dream property you're probably asking, "Is Shared Ownership right for me?" At Optivo, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

### How does it work?

You'll start by buying a share in your property that's between 25% and 75% of the full value, using a combination of a mortgage and a deposit. You will then pay a subsidised rent on the share you don't buy.

In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%.

As your share increases, the rent you pay decreases.

### The Details

You need to consider a few things before deciding to proceed:

- Shared Ownership homes are Leasehold, and most houses only become Freehold once you own 100%.
- There will be a service charge to pay towards the management and maintenance of the development, which is shown on our price list.
- Affordability and eligibility checks apply, so ask your Sales Advisor for more information so you can start making your dream a reality.

## ABOUT OPTIVO

At Optivo, we know how important it is to find the perfect home. That's why we offer high-quality homes to suit families of all sizes, fitting to most budgets. Operating across London, the South East and the Midlands, the Sales and Marketing team manage all of our new home developments for both Shared Ownership and Open Market sale.

Our customers are at the centre of everything we do - which keeps us building homes, making places and enhancing lives. Our aim is to grow even further in 2020/2021 than the already impressive 300+ homes we built for sale in 2019/2020!

## WANT MORE INFORMATION? YOU CAN:

**EMAIL US: SALES@OPTIVO.ORG.UK**

**GIVE US A CALL: 0800 012 1442**

**VISIT OUR WEBSITE: OPTIVOSALES.CO.UK**





**NEW HOMES**  
**BUILDING HOMES**  
**MAKING PLACES**  
**ENHANCING LIVES**