

LONDON  
SQUARE

**BERMONDSEY**

SE1

PICKLE  
*The*  
FACTORY

*The*  
**PICKLE FACTORY**

WAREHOUSE STYLE APARTMENTS AND DUPLEXES  
IN BERMONDSEY'S MOST VIBRANT DESTINATION

**OLD**  
AND  
**new**  
*side by side*

1, 2 & 3 BEDROOM  
**APARTMENTS**

Family homes  
**DUPLEXES**

*Crosse & Blackwell*

 *Coffees*  
COCKTAILS   
**CAFES**

**RESTAURANTS**

*Pubs*



**TANNERY  
ARTS**



live / work / enjoy



**ART & SOUL  
CONCIERGE**



*Heritage  
Buildings*



**BRANSTON  
PICKLE**



**THE WATCH  
HOUSE**

**6**  
minutes  
to More London



**12**  
minutes  
to London Bridge



**18**  
minutes  
to Canary Wharf



**18**  
minutes  
to Bank



**CENTRAL  
LONDON**



**KINO  
CINEMA**

GALLERIES

ANTIQUES

19TH, 20TH, 21ST  
CENTURY

Bermondsey Street

**CONNECTED**

bus / tube / train / cycle / walk



 *Coffees*  
COCKTAILS   
**CAFES**

**RESTAURANTS**

*Pubs*



**TANNERY  
ARTS**

**BOROUGH  
Market**

**OLD**  
AND  
**new**  
*side by side*

1, 2 & 3 BEDROOM  
**APARTMENTS**

Family homes  
**DUPLEXES**

*Crosse & Blackwell*

**THE WATCH HOUSE**

*Tanner & Co*

**PIZARRO**

**6**  
minutes  
to More London



**12**  
minutes  
to London Bridge



**18**  
minutes  
to Canary Wharf



**18**  
minutes  
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**CONNECTED**

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**CENTRAL  
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**KINO  
CINEMA**

GALLERIES

ANTIQUES

19TH, 20TH, 21ST  
CENTURY

live / work / enjoy



**ART & SOUL  
CONCIERGE**



**OFFICES**



**GREEN  
SPACES**

*Heritage Buildings*

**BRANSTON  
PICKLE**

Bermondsey Street

*The*  
**PICKLE  
FACTORY**



# BERMONDSEY

the evolution



## *The* **PICKLE FACTORY**

A distinctive collection of 1, 2 and 3 bedroom warehouse style apartments in the thoughtfully refurbished Pickle Factory. The building features a cool and contemporary style with an impressive entrance, reflecting the iconic industrial heritage with a number of original features.

**76**  
Apartments  
& Duplexes

Future Phase

The unique Bermondsey blend of old and new, art and commerce, urban spirit and on-trend style has made it one of the best places to live in London. It's a fascinating neighbourhood, which is becoming even more exciting with the arrival of London Square Bermondsey and its new and refurbished homes, flexible workspaces and art studios in a collection of heritage and contemporary buildings. It's the new heart and soul of SE1.

Computer generated image depicts London Square Bermondsey and is indicative only and subject to change



 Borough Station

St Paul's Cathedral

The Shard

The City of London

Tower Bridge



Southbank

Tate Modern

The Tower of London

King's College

Borough Market

  London Bridge Station

City Hall


Canary Wharf →

St Katherine Docks

Bermondsey Street

White Cube Gallery

Tannery Arts

 Bermondsey Station →



*The*  
**PICKLE FACTORY**

Bermondsey Spa Gardens

*All of*  
**LONDON**  
ON  
YOUR horizon

This spectacular view can be seen from London Square Bermondsey, demonstrating in dramatic fashion that you are in the heart of London.

Nearly all the symbolic sights of the city's skyline, from the London Eye to Canary Wharf, are within view, and many of them are within a very short distance too.

Neighbouring area London Bridge has undergone a substantial transformation over the past few years, with the building of the Shard and redevelopment of the station.



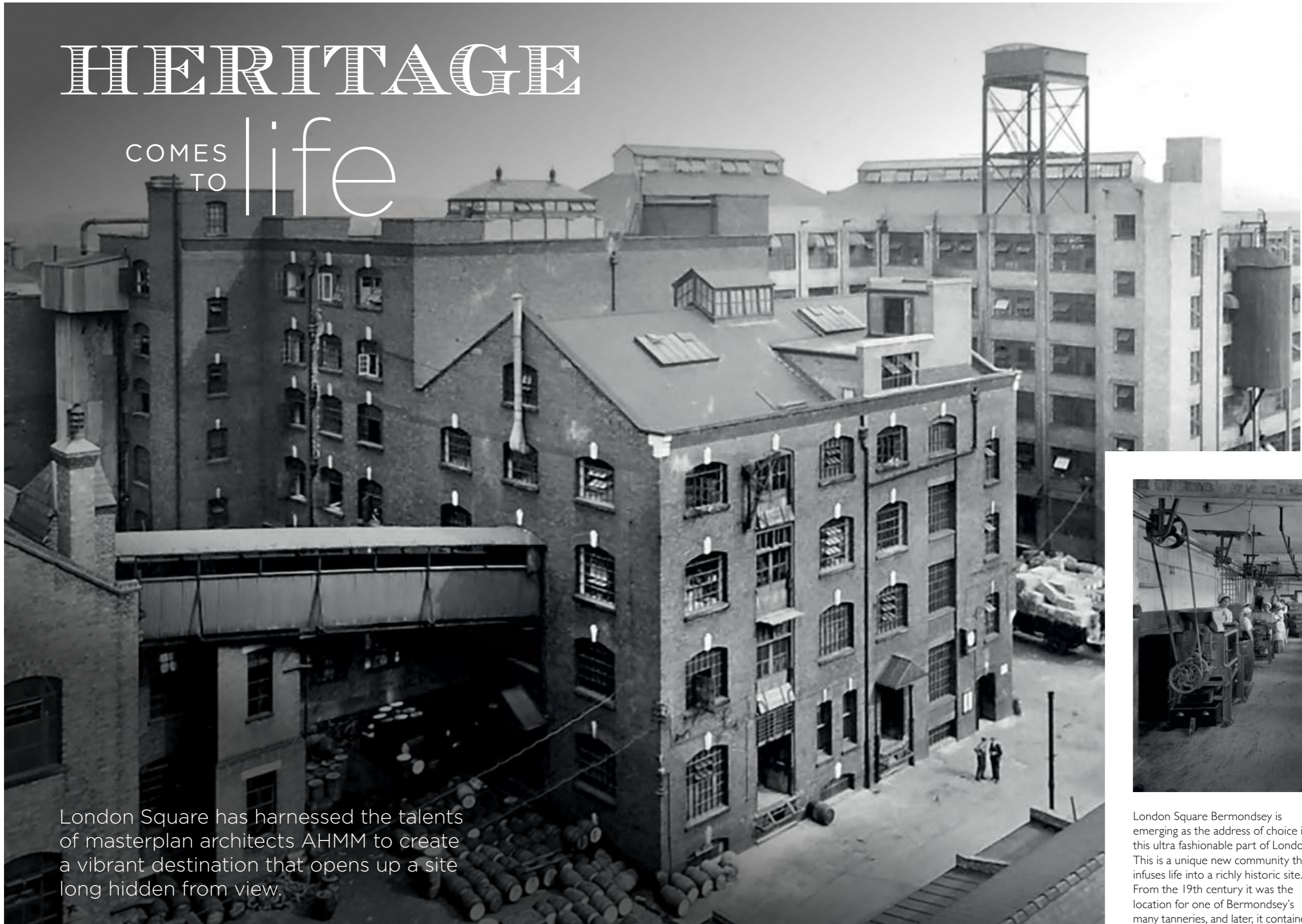
12  
MINUTE  
*walk*  
— TO —  
LONDON  
BRIDGE

12  
MINUTE  
*cycle*  
— TO —  
THE  
CITY



# HERITAGE

COMES TO life



London Square has harnessed the talents of masterplan architects AHMM to create a vibrant destination that opens up a site long hidden from view.

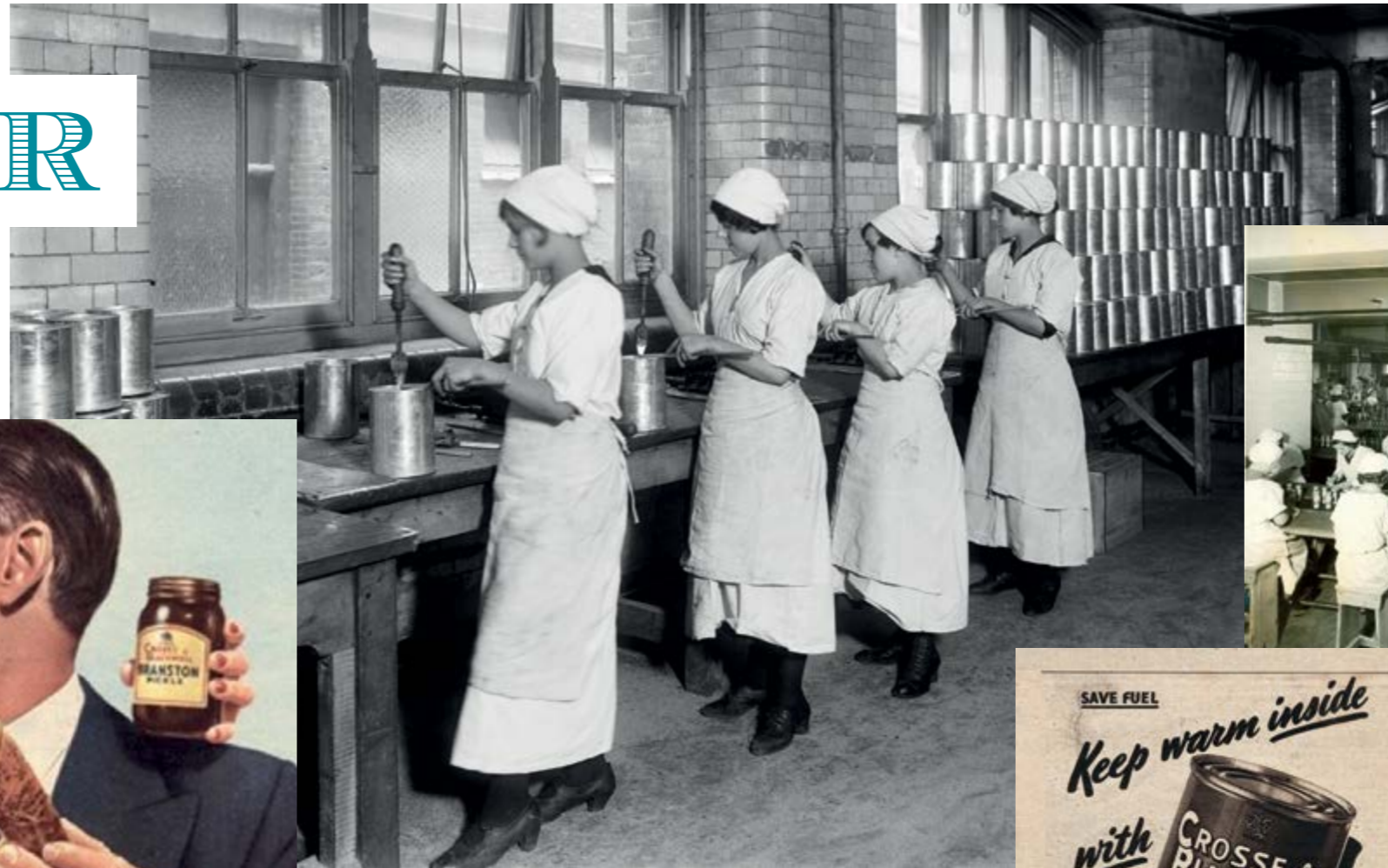


London Square Bermondsey is emerging as the address of choice in this ultra fashionable part of London. This is a unique new community that infuses life into a richly historic site. From the 19th century it was the location for one of Bermondsey's many tanneries, and later, it contained premises owned by Crosse and Blackwell where they made their famous Branston Pickle.

London Square Bermondsey is also a piece in a far bigger jigsaw. It's the showcase scheme in the Old Kent Road Area Action Plan, setting a high bar for future development. This ambitious project is going to bring thousands of new homes, as well as schools, jobs, parks, public areas, and even two new tube stations for the Bakerloo Line extension that will arrive around 2030.\*

\* In planning stages at time of going to press

# A FLAVOUR of the past



**The Ten-o'clock Test**  
makes **BRANSTON** the  
most popular **sweet pickle**  
in the world

You'll probably be the most popular girl in the world when you serve Crosse & Blackwell Branston Pickle. So start spoiling the man in your life by giving him Branston . . . with cheese, cold meat, salads, and savouries. Look for the jar on your grocer's shelf.

**CROSSE & BLACKWELL**



SAVE FUEL  
*Keep warm inside*  
with  
**CROSSE & BLACKWELL'S**  
SOUPS  
*Soups that nourish*

Unexcelled since 1706 for Quality

**CROSSE & BLACKWELL'S**

MOCK TURTLE · VEGETABLE · MEAT · MULLIGATAWNY · CONSOMME

GROW YOUR VEGETABLES—  
—and enjoy them with

**CROSSE & BLACKWELL'S**  
SALAD CREAM

**CROSSE & BLACKWELL LTD**  
LONDON · ENGLAND

Many of Britain's favourite foods have been manufactured in Bermondsey. One of them is Branston Pickle. The pickle was originally made in the village of Branston near Burton on Trent, but Crosse & Blackwell moved production to its Bermondsey factory on Crimscott Street in 1924. So popular was this pickle that a new building was added to the complex in 1926. Tomato ketchup, salad cream, soup and Christmas puddings were also made by Crosse and Blackwell in Bermondsey, up until 1969. Since this time, various parts of the scheme have been utilised by local artists but much has been left unused for the past 50 years.





COURTYARDS  
AND GARDEN  
SQUARES

creating a  
**COMMUNITY**

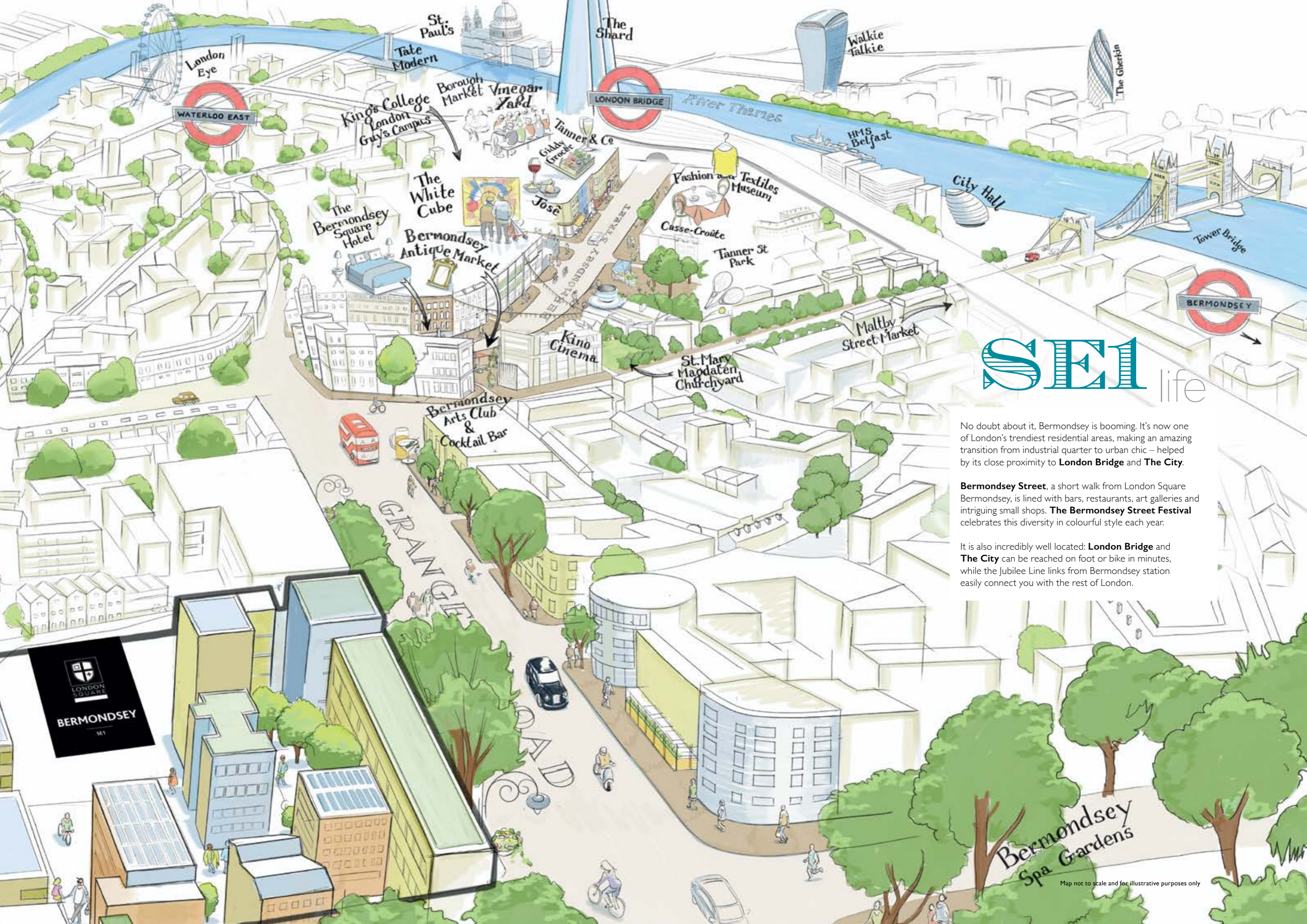


London Square Bermondsey is designed to be a thriving community in its own right. It's a place of work as well as a residential location, with small business space a key part of the plan. Tannery Arts, in new premises, will add a creative vibe, produced by the artists working there and the exhibition space.

The whole site is opening up. It is bringing a new lease of life to the unused and unloved industrial buildings which have played such an important part in Bermondsey's story. Between them are new squares and walkways that connect the development to its surrounding streets. The prospects are exciting. From a forgotten corner to a vibrant new neighbourhood, London Square Bermondsey is a welcome addition to SE1.

Computer generated image depicts The Pickle Factory apartments and Tannery Square at London Square Bermondsey and is indicative only





# SE1 life

No doubt about it, Bermondsey is booming. It's now one of London's trendiest residential areas, making an amazing transition from industrial quarter to urban chic – helped by its close proximity to **London Bridge** and **The City**.

**Bermondsey Street**, a short walk from London Square Bermondsey, is lined with bars, restaurants, art galleries and intriguing small shops. **The Bermondsey Street Festival** celebrates this diversity in colourful style each year.

It is also incredibly well located: **London Bridge** and **The City** can be reached on foot or bike in minutes, while the Jubilee Line links from Bermondsey station easily connect you with the rest of London.



Bermondsey Spa Gardens

Map not to scale and for illustrative purposes only

For every

TASTE



Bermondsey's exceptional choice of restaurants, bars, and cafés makes it a paradise for London foodies. An afternoon spent on Bermondsey Street is your ticket to a far-flung world of flavours and smells: moreish squid croquettes at tapas joint **José**, succulent magnet du canard at **Casse-Crouté**, or delicate plates of steak tartare and whipped smoked salmon at the achingly cool **Tanner & Co**.

Those in search of a drink should try the **Hide Bar**, or **The Garrison** pub, with its eye-catching green tiled exterior. Or for something truly original, and typical of the hip SE1 vibe, get your orders to the mixologists at the **Bermondsey Arts Club and Cocktail Bar**.

There are plenty of places to buy a well-crafted cup of coffee. For example, there's the **Watch House**, with tiny premises in a former churchyard guard house, and the **Fashion and Textile Museum's café**, which has won awards for its coffee. And if you're looking for a spot of shopping and dining in the fresh air, head to **The Vinegar Yard** in London Bridge, an exciting new street market and cultural hub with a tasty range of food traders. Your weekly shop is also catered for by the **Giddy Grocer**, a local artisan grocery store, servicing the community with delicious bread, wines, traditional deli items and seasonal fruit and vegetables.



- 1 Giddy Grocer
- 2 The Garrison pub
- 3 Casse-Crouté
- 4 José
- 5 Vinegar Yard
- 6 Bermondsey Arts Club and Cocktail Bar
- 7 Tanner & Co

THE REAL BERMONDSEY  
ACTUAL LOCAL AREA  
PHOTOGRAPHY



4  
MINUTE  
walk  
TO  
BERMONDSEY  
STREET

# STYLE

in the city



Bermondsey has a thriving artistic scene, centred on **Tannery Arts**. The independent charity has been here since 1993, when it was founded by artists David Austen, David Foster, Chris Pauling and Alison Wilding. Today, it runs exhibitions and educational projects bringing contemporary art to the public, while supporting local artists with affordable studio space.

Find more art at iconic gallery **White Cube** on Bermondsey Street, where you'll also see **The Fashion and Textile Museum**. Other spaces include **Underdog Gallery**, **Eames Fine Art** and **Bermondsey Project Space**, while the **Kino Cinema** is Bermondsey's own independent movie-house.

No visit to the area would be complete without dropping into to **Bermondsey Antiques Market**, established in the 1950s and still trading an astonishing mix of genuine antiques and bric-à-brac.

This area is also a magnet for food lovers. **Borough Market** is of course, now a London tourist attraction, but remains one of the most exciting places in the city to buy food from all over the world. **The Rope Walk** at Maltby Street and **Druid Street Market**, meanwhile, are relative newcomers to the artisan produce and street food scene.




  
 21
   
 MINUTE
   
*walk*
  
 TO
   
 BOROUGH
   
 MARKET

# open air LIFE

London is known for its beautiful parks and Bermondsey has its fair share of open space. Just around the corner from London Square Bermondsey is the newly regenerated **Bermondsey Spa Gardens**, where attractions include a playground, games area, picnic grounds and a 333m running track.

Other green pockets are **St. Mary Magdalen Churchyard**, **Tabard Gardens**, **Leathermarket Gardens** and **Tanner Street Park**, where you can play for free on the tennis courts that Roger Federer and Serena Williams have been spotted on in the past. Just over a mile away, **Southwark Park** has 61 acres of green space. With its bandstand, boating lake, rose gardens and tennis courts, there is lots for all ages and interests to enjoy. The park also hosts a 5km run every Saturday morning from 9am.



9  
MINUTE  
cycle  
TO  
SOUTHWARK  
PARK

An illustration of a person in a top hat riding a bicycle. The person is wearing a dark suit and a top hat. The bicycle is a classic style with a large front wheel and a smaller rear wheel.



From  
**WORK**  
TO home  
in minutes



With **London Bridge** and **More London** both within easy cycling or walking distance, Bermondsey's exceptional connections make it a good place to live – even more so when you realise **The City**, **Canary Wharf** and the **West End** are all just a short tube away.

**Canary Wharf** is two stops to the east on the Jubilee Line from Bermondsey station, just six minutes' travel time. **Bank**, the traditional centre of the Square Mile, is easily reached by tube from London Bridge station or, even easier still, **by number 17 bus from London Square Bermondsey**.

- London Bridge**
  - 6 mins by bike
  - 10 mins by bus
  - 12 mins on foot

- More London**
  - 6 mins by bike
  - 14 mins by bus
  - 19 mins on foot



A **REPUTATION** FOR  
excellence

London is world renowned for the quality of its universities. It consistently features in university league tables, with **King's College London**, **University College London** and **Imperial College London** always scoring highly for academic excellence.

London Square Bermondsey is well placed to take advantage of London's higher education opportunities. **London South Bank University** and **King's College London** are a 10-minute and 18-minute bike ride away respectively, while many other institutions are easily reached by tube.

King's College, The Maughan Library, The Round Reading Room

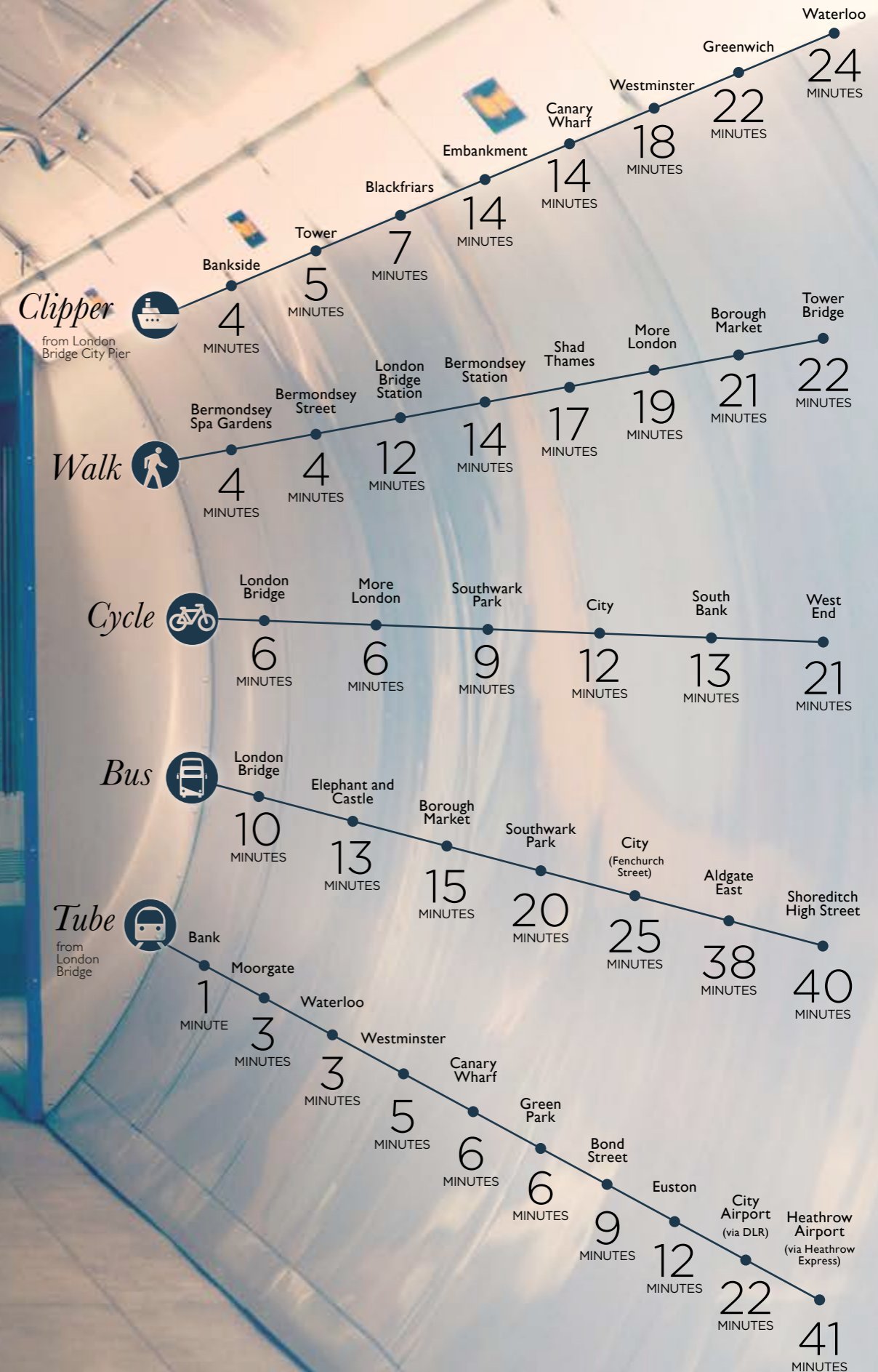
TIMES FROM LONDON BRIDGE STATION



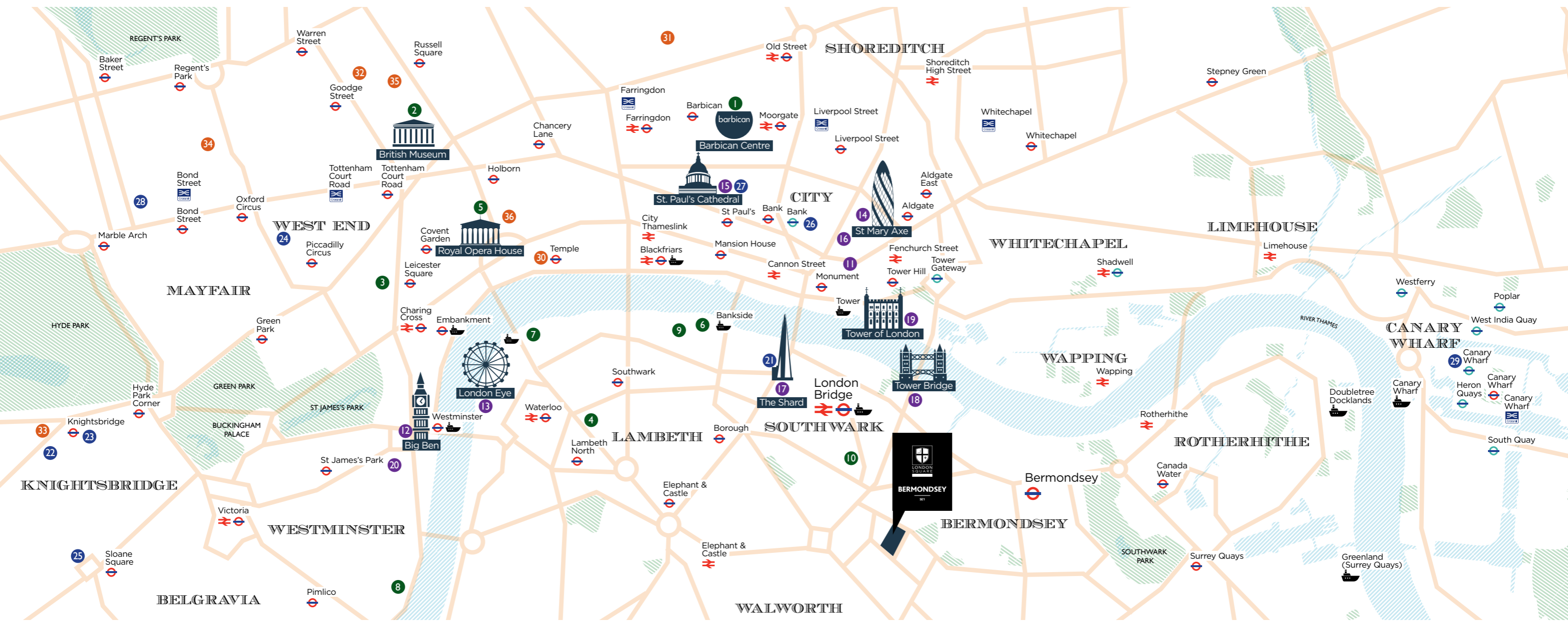
# From door TO DOOR

**London Bridge station**, for the Northern Line, Jubilee Line and National Rail, can be reached in about 12 minutes, while **Bermondsey Jubilee Line station** is approximately 14 minutes' walk from London Square Bermondsey. Both underground lines are also part of Night Tube, great news for workers and party nights out.

Being so central means that cycling is always an option, and ample bike storage is provided at London Square Bermondsey. In addition, many local leisure destinations, including the restaurants and bars of Bermondsey Street, are easily walkable. And don't forget the bus: 12 different routes are within easy distance of the development.







# All MAPPED out

## CULTURE

- 1 Barbican Centre
- 2 British Museum
- 3 National Gallery
- 4 Old Vic
- 5 Royal Opera House
- 6 Shakespeare's Globe
- 7 Southbank Centre
- 8 Tate Britain
- 9 Tate Modern
- 10 White Cube

## LANDMARKS

- 11 20 Fenchurch Street ('The Walkie Talkie')
- 12 Houses of Parliament
- 13 London Eye
- 14 St Mary Axe ('The Gherkin')
- 15 St Paul's Cathedral
- 16 The Leadenhall Building ('The Cheesegrater')
- 17 The Shard
- 18 Tower Bridge
- 19 Tower of London
- 20 Westminster Abbey

## SHOPPING

- 21 Borough Market
- 22 Harrods
- 23 Harvey Nichols
- 24 Liberty
- 25 Peter Jones
- 26 Royal Exchange
- 27 One New Change
- 28 Selfridges
- 29 Canary Wharf Shopping Centre

## EDUCATION

- 30 King's College
- 31 City University London
- 32 University College London
- 33 Imperial College London
- 34 University of Westminster
- 35 School of Oriental and African Studies
- 36 London School of Economics and Political Science



# Living LONDON

London is home to the many of the world's most famous arts attractions: the **British Museum**, **Tate Modern** and the **National Gallery** are in the 10 most visited art museums in the world\*. The historic **West End theatres** and the **South Bank** are joined by countless independent theatres, concert halls and performance venues to create the most dynamic drama, comedy and music scene in the world.

The capital is also one of the world's prime investment opportunities, with commercial, creative and financial hubs, world-class shopping, dining, arts, culture and education and excellent local and international connections.

**The City** and **Canary Wharf**, both easily accessible from London Square Bermondsey, are world-renowned centres of commerce.

**Bond Street**, just 9 minutes from London Bridge on the Jubilee Line, is famous for its designer boutiques and a further short walk will take you to the big stores and brands of **Oxford Street** and **Regent Street**.

At **Knightsbridge**, browse in Harrods, Harvey Nichols and the exclusive brands of **Sloane Street**. Alternatively, visit **Covent Garden** for its international retail names and cool boutiques.

\* The Art Newspaper, 2018

9  
MINUTE  
tube  
TO  
BOND  
STREET



# Welcome HOME



Computer generated image depicts the concierge at The Pickle Factory apartments, London Square Bermondsey and is indicative only

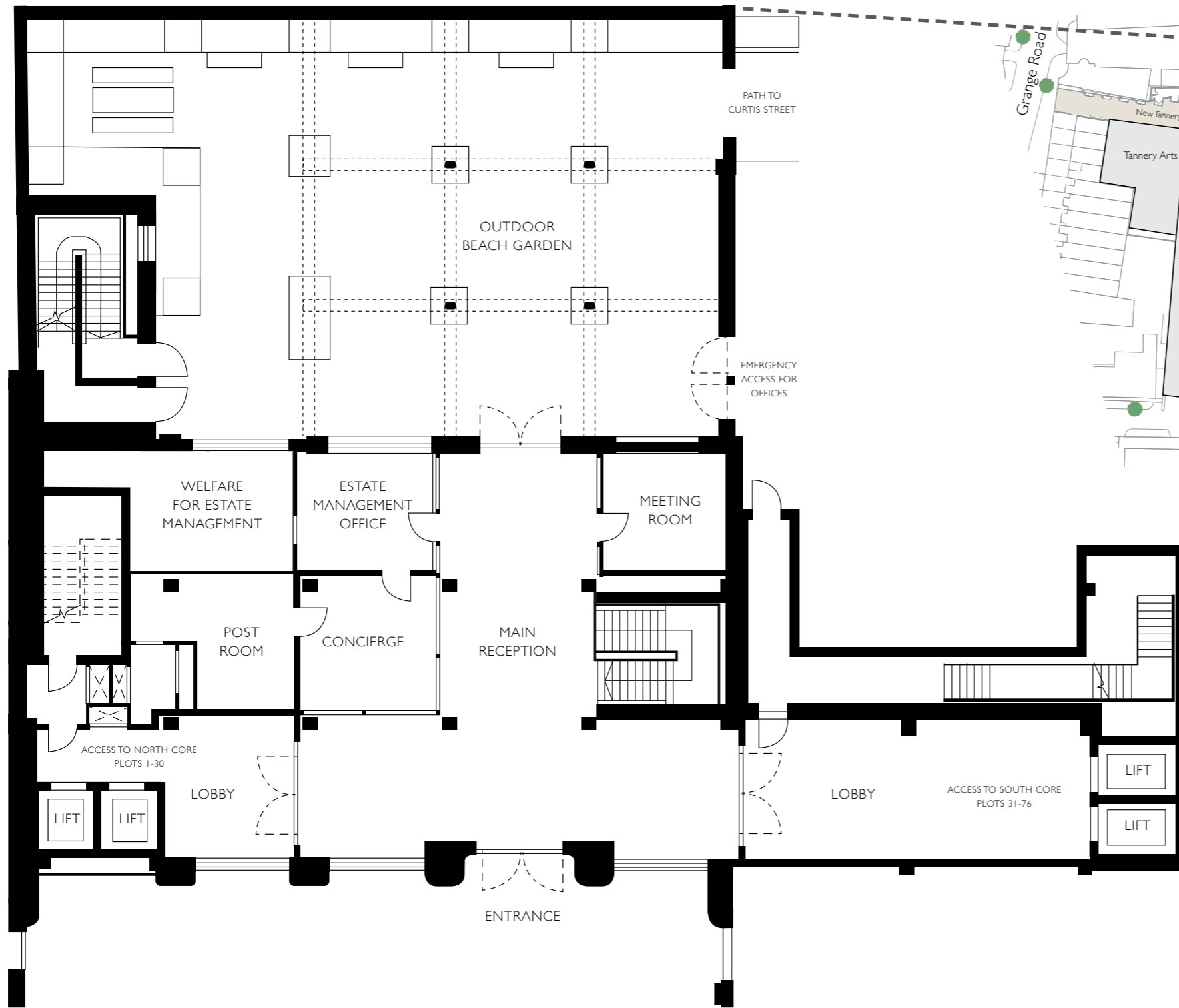
Walk into the entrance and you are greeted by a vast space with nods to the building's industrial heritage, such as the salvaged steel doors by the concierge desk. Here you'll find the concierge, an essential service for contemporary London living.

The Meeting Room is also accessed from this space, and is available for residents to hold business appointments. Double doors lead out into the Beach Garden, a tranquil respite from big city life just for Pickle Factory residents, with benches and bistro-style seating. Residents can also go to the on-site gym in The Crosse Building, equipped with all the latest strength, cardio and conditioning machines. It is open daily so you can time your workout to suit your schedule.

These carefully considered facilities and services are all designed for the London lifestyle, and help make The Pickle Factory an exceptional place to live.

# Ground floor

## ENTRANCE



Site  
PLAN



# *Beach* GARDEN

# INDUSTRIAL CHARACTER

## *meets contemporary lifestyles*



Relaxed living is the order of the day in these spacious apartments, designed to complement and reflect the building's heritage and original use. Generous open plan living spaces create a stylish warehouse feel, enhanced with details such as Crittall-style windows. These make the most of the natural light and frame spectacular views over nearby landmarks, including Canary Wharf, the Walkie Talkie building and the Shard from select apartments.

Expect stylish contemporary touches from black and bronze ironwork complementing the striking windows, to bespoke vanity units made to order for every en suite bathroom. The latest Siemens kitchen appliances in black glass and stainless steel bring state-of-the-art technology to the mix, adding to the perfect combination of industrial character and luxury modern living.

Every detail has been considered from the high-end ceiling speakers to the cosy underfloor heating that welcomes you home, while private balconies extend the living space outdoors and give each property an exclusive feel.

Once you've selected your new apartment, you can choose from our carefully curated colour palettes to personalise the kitchen, bathroom and flooring, making your new home your own\*.

\*Please ask your Sales Executive for further details. Choices and upgrades are subject to timeframes and build cut-off dates.

Photography depicts The Pickle Factory apartments at London Square Bermondsey and is indicative only



## SPECIFICATION

### GENERAL SPECIFICATION

- Painted timber entrance door with security chain and spy hole
- White flush internal doors and contemporary black/bronze ironmongery
- Underfloor heating throughout
- A choice of timber flooring to the hallway, living areas and kitchen\*
- A choice of carpet to the bedrooms\*
- A choice of fitted mirrored wardrobes to the master bedroom\*
- Washer/dryer housed in a separate cupboard
- Ten year Premier Guarantee

### ELECTRICAL

- Ceiling track mounted lights to the living room and recessed downlights elsewhere
- Communal aerial and satellite system wired for Sky Q, Virgin Media, BT and Hyperoptic with TV points to living room and bedrooms
- Ceiling mounted audio speakers to living room and master bedroom

### SECURITY

- Video entry system
- Security locks to windows, balcony and terrace
- Full LD1 smoke detection
- Hardwired smoke alarm
- Heat detection to the kitchen
- Sprinkler system installed to each apartment
- CCTV surveillance system to external areas
- The development adopts the Secured by Design initiative

## SPECIFICATION

### KITCHENS

- Handleless design matt laminate kitchen units in a choice of colours\* with soft close hinges
- White Corian worktops
- Full height brick tiled splashback in a choice of colours\*
- LED strip lighting fitted to the underside of wall units
- Corian integrated butler style sink with single lever boiling water tap
- Siemens stainless steel single oven
- Siemens stainless steel integrated microwave
- Siemens black glass induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens built in concealed extractor

### MASTER EN SUITES

- A choice of feature wall tiling\* behind vanity
- Large format floor and wall tiling
- Bespoke vanity unit with undermounted sink and feature storage space. A dark matt finish complemented with metal legs and a choice of silestone countertop\*
- Bespoke mirror wall cabinet with soft close doors, glass shelves and LED lighting
- Shaver socket housed within wall cabinet
- Wall hung square design WC with soft close lid and dual flush
- Shower enclosure with hand shower, fixed shower head and shower screen (design dependent upon apartment layout)
- Feature tiled recess with glass shelving within the shower enclosure where appropriate
- Black ladder heated towel rail
- Black finish taps and brassware

### BATHROOMS

- A choice of feature wall tiling\* behind vanity
- Large format floor and wall tiling
- Bespoke vanity unit with undermounted sink and feature storage space. A dark matt finish complemented with metal legs and a choice of silestone countertop\*
- Bespoke panelled mirror with demister pads above the sink
- Wall hung square design WC with soft close lid and dual flush
- Bath with hand held shower, fixed shower head and bath screen (design dependent upon apartment layout)
- Feature tiled recess with glass shelves within bath enclosure where appropriate
- Black finish taps and brassware
- Black ladder heated towel rail



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\*Please ask your Sales Executive for further details, choices and upgrades are subject to timeframes and cut off dates.



# Third Floor

## NORTH CORE

### PLOT 1

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
8.49m x 3.34m 27'10" x 11'0"

BEDROOM 1  
4.00m x 3.32m 13'2" x 10'11"

BEDROOM 2  
3.58m x 2.80m 11'9" x 9'2"

### PLOT 2

1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
11.13m x 3.84m 36'6" x 12'7"

BEDROOM  
4.31m x 3.06m 14'2" x 10'1"

### PLOT 3

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
6.86m x 3.77m 22'6" x 12'5"

BEDROOM 1  
6.13m x 3.49m 20'1" x 11'5"

BEDROOM 2  
4.47m x 4.41m 14'8" x 14'6"

### PLOT 4

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
8.24m x 5.40m 27'1" x 17'9"

BEDROOM 1  
4.72m x 2.80m 15'4" x 9'1"

BEDROOM 2  
4.12m x 3.00m 13'6" x 9'10"

### PLOT 5

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
8.77m x 7.45m 28'9" x 24'5"

BEDROOM 1  
4.01m x 3.49m 13'2" x 11'5"

BEDROOM 2  
4.14m x 3.24m 13'7" x 10'8"

### PLOT 6

3 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
10.23m x 4.01m 33'7" x 13'2"

BEDROOM 1  
3.86m x 2.85m 12'8" x 9'4"

BEDROOM 2  
3.64m x 3.31m 11'11" x 10'10"

BEDROOM 3  
3.63m x 2.32m 11'11" x 7'7"

### PLOT 7

1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
6.38m x 5.85m 20'11" x 19'2"

BEDROOM  
4.03m x 4.02m 13'3" x 13'2"

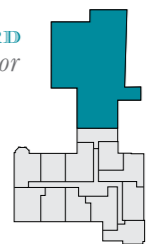
### PLOT 8

1 BEDROOM APARTMENT

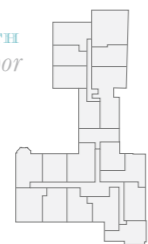
KITCHEN/LIVING/DINING  
5.19m x 5.18m 17'0" x 17'0"

BEDROOM  
4.79m x 2.84m 15'8" x 9'4"

3RD Floor



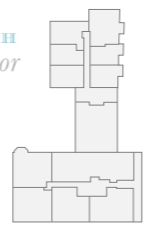
4TH Floor



5TH Floor



6TH Floor



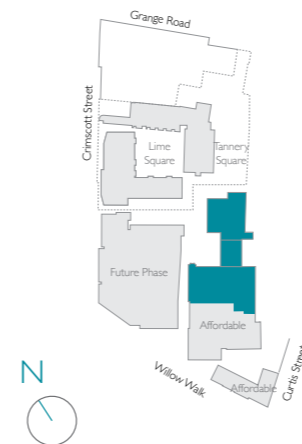
7TH Floor



KEY

SC = Service Cupboard S = Storage ES = En Suite W = Master Wardrobe included WD = Washer/Dryer B = Balcony R = Riser  
 [S] = Optional Storage location [W] = Optional Wardrobe location [ ] = Double Height Ceiling [ ] = Exposed Steel Column

Please speak to your Sales Executive regarding ceiling heights, finishes, optional wardrobes and storage.



# Third Floor SOUTH CORE

## PLOT 31 1 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	5.96m x 4.64m	19'7" x 15'3"
<b>BEDROOM</b>	4.27m x 3.17m	14'0" x 10'5"

## PLOT 32 1 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	7.85m x 5.49m	25'9" x 18'0"
<b>BEDROOM</b>	5.07m x 2.76m	16'8" x 9'1"

## PLOT 33 2 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	8.66m x 3.90m	28'5" x 12'10"
<b>BEDROOM 1</b>	5.17m x 3.52m	17'0" x 11'7"
<b>BEDROOM 2</b>	5.17m x 2.76m	17'0" x 9'1"

## PLOT 34 2 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	5.46m x 4.82m	17'11" x 15'10"
<b>BEDROOM 1</b>	4.60m x 4.00m	15'1" x 13'2"
<b>BEDROOM 2</b>	4.00m x 2.96m	13'2" x 9'9"

## PLOT 35 2 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	6.52m x 5.67m	21'5" x 18'7"
<b>BEDROOM 1</b>	4.45m x 4.21m	14'7" x 13'10"
<b>BEDROOM 2</b>	3.35m x 3.01m	11'0" x 9'11"

## PLOT 36 2 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	9.89m x 4.64m	32'5" x 15'3"
<b>BEDROOM 1</b>	6.06m x 2.80m	19'11" x 9'2"
<b>BEDROOM 2</b>	4.43m x 2.85m	14'6" x 9'4"

## PLOT 37 1 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	9.25m x 4.48m	30'4" x 14'4"
<b>BEDROOM</b>	3.96m x 3.76m	12'4" x 13'0"

## PLOT 38 1 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	9.16m x 5.95m	30'1" x 19'6"
<b>STUDY</b>	2.17m x 2.15m	7'1" x 7'0"
<b>BEDROOM</b>	3.85m x 3.72m	12'8" x 12'2"

## PLOT 39 2 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	6.00m x 4.47m	19'8" x 14'8"
<b>BEDROOM 1</b>	4.31m x 3.69m	14'2" x 12'1"
<b>BEDROOM 2</b>	4.47m x 3.04m	14'8" x 10'0"

## PLOT 40 2 BEDROOM APARTMENT

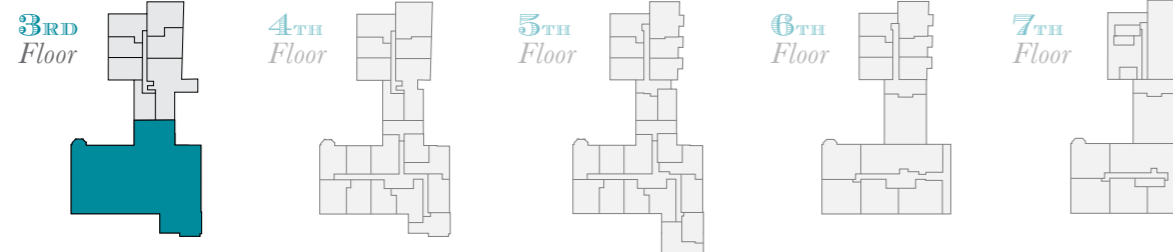
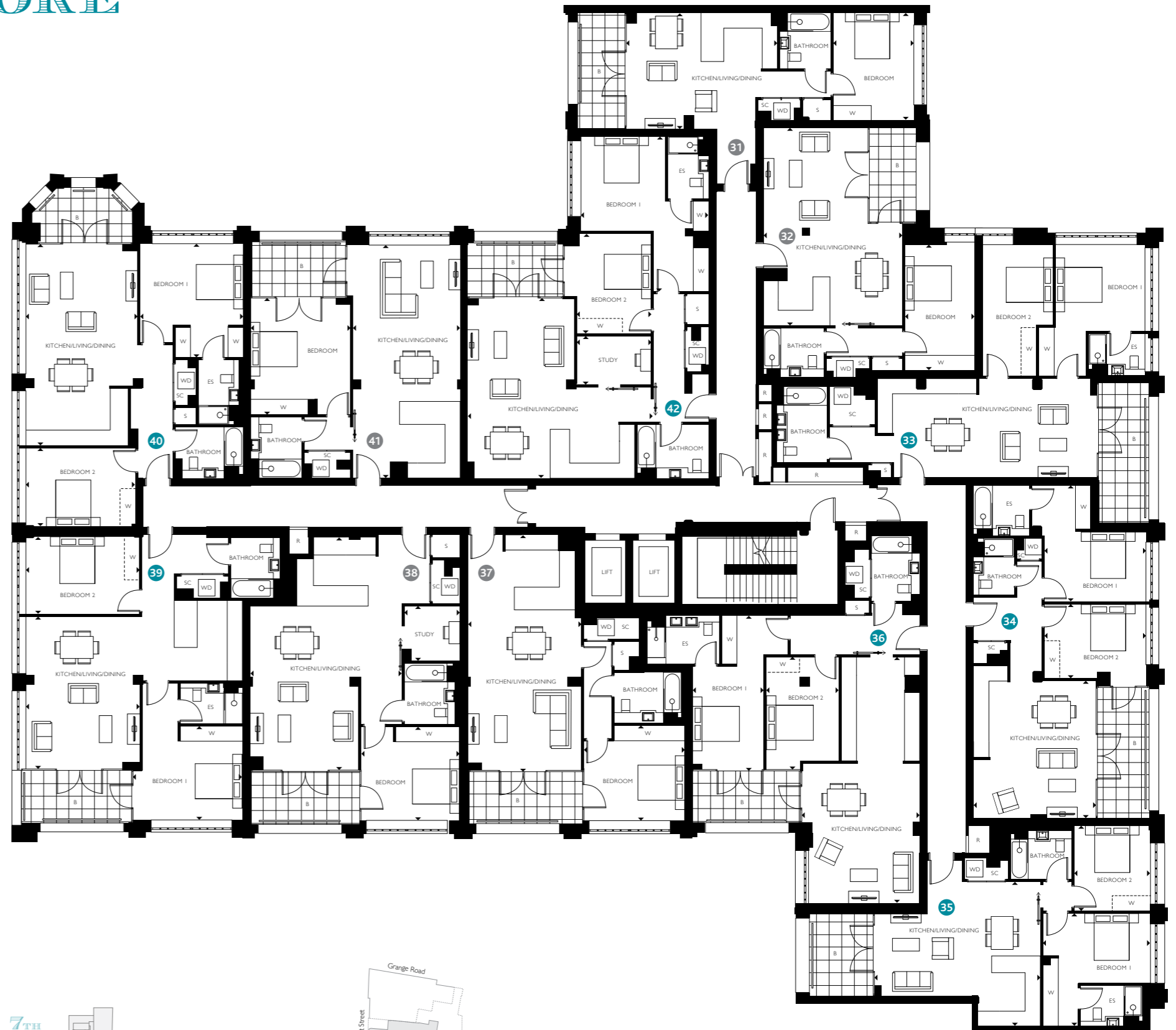
<b>KITCHEN/LIVING/DINING</b>	7.92m x 4.40m	26'0" x 14'5"
<b>BEDROOM 1</b>	4.50m x 4.05m	14'9" x 13'4"
<b>BEDROOM 2</b>	4.30m x 3.10m	14'1" x 10'2"

## PLOT 41 1 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	9.18m x 4.22m	30'1" x 13'10"
<b>BEDROOM</b>	4.59m x 3.90m	15'1" x 12'10"

## PLOT 42 2 BEDROOM APARTMENT

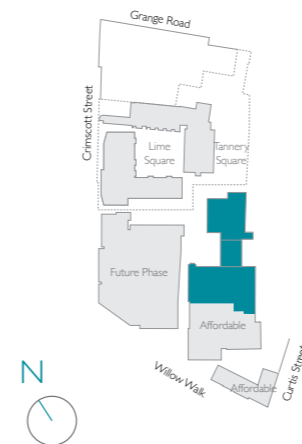
<b>KITCHEN/LIVING/DINING</b>	7.25m x 7.09m	23'9" x 23'3"
<b>STUDY</b>	2.15m x 1.90m	7'0" x 6'3"
<b>BEDROOM 1</b>	6.09m x 5.07m	20'0" x 16'8"
<b>BEDROOM 2</b>	3.93m x 2.93m	12'11" x 9'7"



### KEY

SC = Service Cupboard S = Storage ES = En Suite = Master Wardrobe included WD = Washer/Dryer B = Balcony R = Riser  
 = Optional Storage location = Optional Wardrobe location = Double Height Ceiling = Exposed Steel Column

Please speak to your Sales Executive regarding ceiling heights, finishes, optional wardrobes and storage.



# Fourth Floor

## NORTH CORE

### PLOT 9

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
8.49m x 3.34m 27'10" x 11'0"

BEDROOM 1  
4.00m x 3.32m 13'2" x 10'11"

BEDROOM 2  
3.58m x 2.80m 11'9" x 9'2"

### PLOT 10

1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
11.13m x 3.84m 36'6" x 12'7"

BEDROOM  
4.31m x 3.06m 14'2" x 10'1"

### PLOT 11

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
6.86m x 3.77m 22'6" x 12'5"

BEDROOM 1  
6.13m x 3.49m 20'1" x 11'5"

BEDROOM 2  
4.47m x 4.41m 14'8" x 14'6"

### PLOT 12

3 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
7.76m x 5.72m 25'6" x 18'9"

BEDROOM 1  
3.84m x 3.19m 12'7" x 10'6"

BEDROOM 2  
4.27m x 3.08m 14'0" x 10'1"

BEDROOM 3  
3.40m x 2.50m 11'2" x 8'3"

### PLOT 13

1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
9.46m x 3.72m 31'0" x 12'3"

BEDROOM  
4.17m x 3.22m 13'8" x 10'7"

### PLOT 14

1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
9.10m x 3.71m 29'10" x 12'2"

BEDROOM  
4.45m x 3.27m 14'7" x 10'9"

### PLOT 15

1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
6.38m x 5.85m 20'11" x 19'2"

BEDROOM  
4.03m x 4.02m 13'3" x 13'2"

### PLOT 16

1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
5.19m x 5.18m 17'0" x 17'0"

BEDROOM  
4.79m x 2.84m 15'8" x 9'4"



KEY

SC = Service Cupboard S = Storage ES = En Suite [W] = Master Wardrobe included WD = Washer/Dryer B = Balcony R = Riser  
 [S] = Optional Storage location [W] = Optional Wardrobe location [ ] = Double Height Ceiling [ ] = Exposed Steel Column

Please speak to your Sales Executive regarding ceiling heights, finishes, optional wardrobes and storage.



# Fourth Floor SOUTH CORE

## PLOT 43 1 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	5.96m x 4.64m	19'7" x 15'3"
<b>BEDROOM</b>	4.27m x 3.17m	14'0" x 10'5"

## PLOT 44 1 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	7.85m x 5.49m	25'9" x 18'0"
<b>BEDROOM</b>	5.07m x 2.76m	16'8" x 9'1"

## PLOT 45 2 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	8.66m x 3.90m	28'5" x 12'10"
<b>BEDROOM 1</b>	5.17m x 3.52m	17'0" x 11'7"
<b>BEDROOM 2</b>	5.17m x 2.76m	17'0" x 9'1"

## PLOT 46 2 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	5.46m x 4.82m	17'11" x 15'10"
<b>BEDROOM 1</b>	4.60m x 4.00m	15'1" x 13'2"
<b>BEDROOM 2</b>	4.00m x 2.96m	13'2" x 9'9"

## PLOT 47 2 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	6.52m x 5.67m	21'5" x 18'7"
<b>BEDROOM 1</b>	4.45m x 4.21m	14'7" x 13'10"
<b>BEDROOM 2</b>	3.35m x 3.01m	11'0" x 9'11"

## PLOT 48 2 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	9.89m x 4.64m	32'5" x 15'3"
<b>BEDROOM 1</b>	6.06m x 2.80m	19'11" x 9'2"
<b>BEDROOM 2</b>	4.43m x 2.85m	14'6" x 9'4"

## PLOT 49 1 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	9.25m x 4.48m	30'4" x 14'4"
<b>BEDROOM</b>	3.96m x 3.76m	12'4" x 13'0"

## PLOT 50 1 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	9.16m x 5.95m	30'1" x 19'6"
<b>STUDY</b>	2.17m x 2.15m	7'1" x 7'0"
<b>BEDROOM</b>	3.85m x 3.72m	12'8" x 12'2"

## PLOT 51 2 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	6.00m x 4.47m	19'8" x 14'8"
<b>BEDROOM 1</b>	4.31m x 3.69m	14'2" x 12'1"
<b>BEDROOM 2</b>	4.47m x 3.04m	14'8" x 10'0"

## PLOT 52 2 BEDROOM APARTMENT

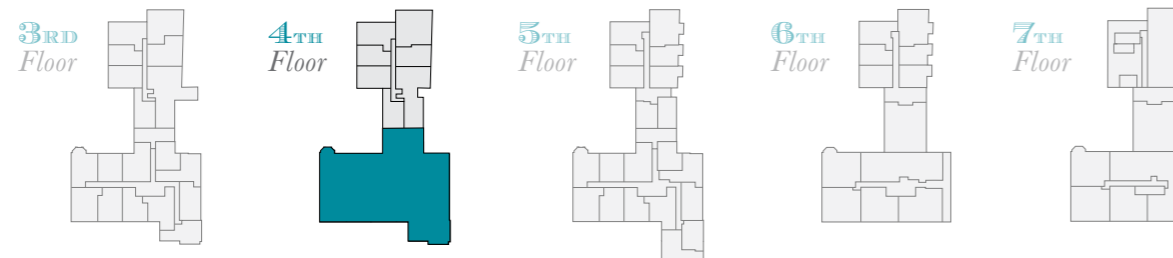
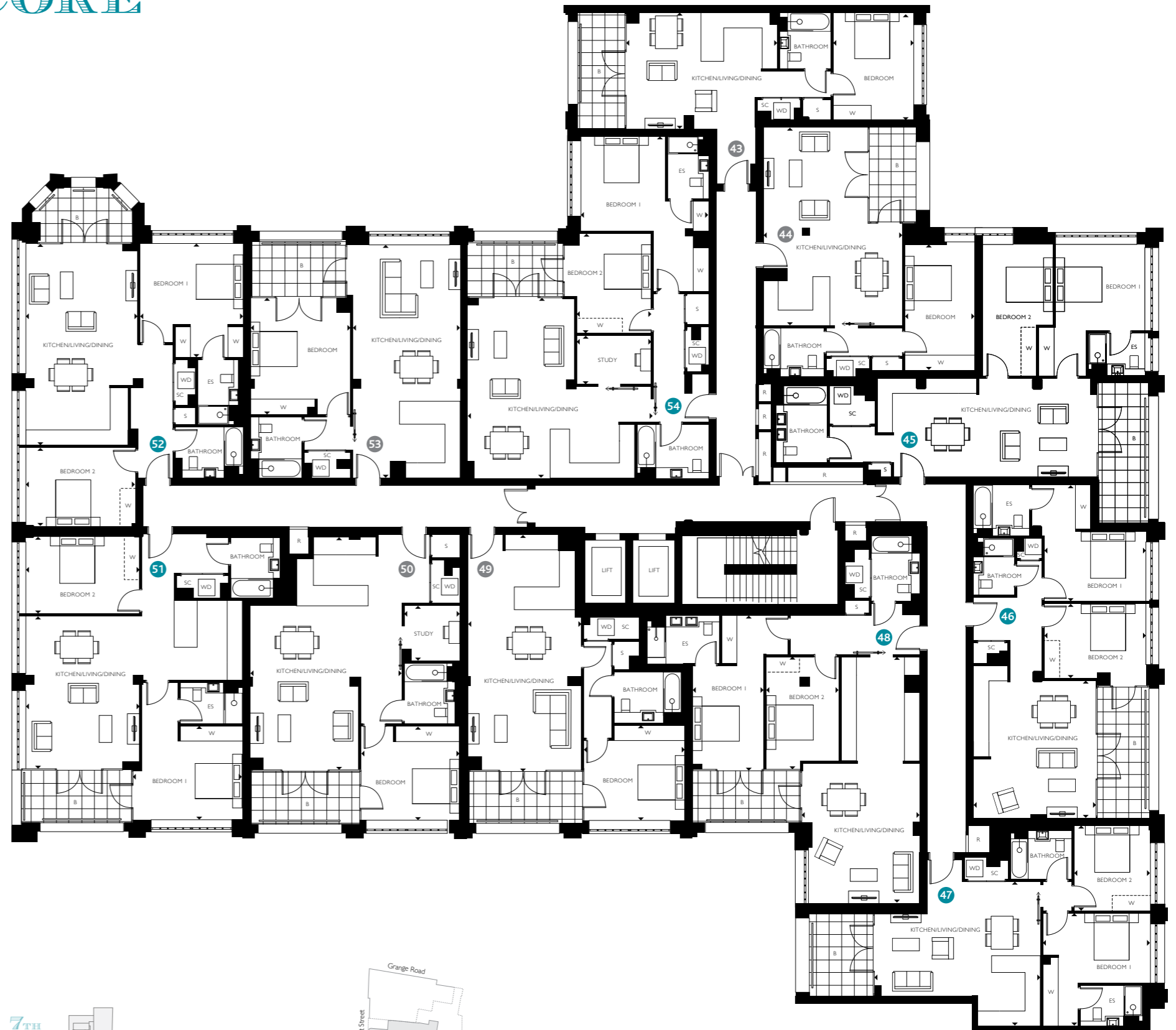
<b>KITCHEN/LIVING/DINING</b>	7.92m x 4.40m	26'0" x 14'5"
<b>BEDROOM 1</b>	4.50m x 4.05m	14'9" x 13'4"
<b>BEDROOM 2</b>	4.30m x 3.10m	14'1" x 10'2"

## PLOT 53 1 BEDROOM APARTMENT

<b>KITCHEN/LIVING/DINING</b>	9.18m x 4.22m	30'1" x 13'10"
<b>BEDROOM</b>	4.59m x 3.90m	15'1" x 12'10"

## PLOT 54 2 BEDROOM APARTMENT

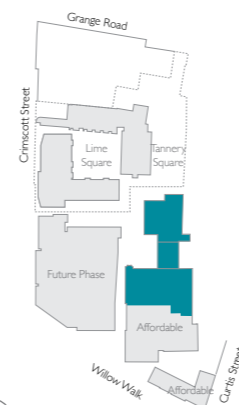
<b>KITCHEN/LIVING/DINING</b>	7.25m x 7.09m	23'9" x 23'3"
<b>STUDY</b>	2.15m x 1.90m	7'0" x 6'3"
<b>BEDROOM 1</b>	6.09m x 5.07m	20'0" x 16'8"
<b>BEDROOM 2</b>	3.93m x 2.93m	12'11" x 9'7"



### KEY

SC = Service Cupboard S = Storage ES = En Suite = Master Wardrobe included WD = Washer/Dryer B = Balcony R = Riser  
 = Optional Storage location = Optional Wardrobe location = Double Height Ceiling = Exposed Steel Column

Please speak to your Sales Executive regarding ceiling heights, finishes, optional wardrobes and storage.



# Fifth Floor

## NORTH CORE

### PLOT 17

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
8.49m x 3.34m 27'10" x 11'0"

BEDROOM 1  
4.00m x 3.32m 13'2" x 10'11"

BEDROOM 2  
3.58m x 2.80m 11'9" x 9'2"

### PLOT 18

1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
11.13m x 3.84m 36'6" x 12'7"

BEDROOM  
4.31m x 3.06m 14'2" x 10'1"

### PLOT 19

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
6.86m x 3.77m 22'6" x 12'5"

BEDROOM 1  
6.13m x 3.49m 20'1" x 11'5"

BEDROOM 2  
4.47m x 4.41m 14'8" x 14'6"

### PLOT 20

3 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
7.76m x 5.67m 25'6" x 18'7"

BEDROOM 1  
3.74m x 3.32m 12'3" x 10'11"

BEDROOM 2  
4.28m x 3.11m 14'0" x 10'2"

BEDROOM 3  
3.37m x 2.36m 11'1" x 7'9"

### PLOT 21

1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
9.44m x 3.72m 30'11" x 12'3"

BEDROOM  
4.17m x 3.22m 13'8" x 10'7"

### PLOT 22

1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
9.21m x 3.71m 30'3" x 12'2"

BEDROOM  
4.49m x 3.27m 14'9" x 10'9"

### PLOT 23

1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
6.38m x 5.85m 20'11" x 19'2"

BEDROOM  
4.03m x 4.02m 13'3" x 13'2"

### PLOT 24

1 BEDROOM APARTMENT

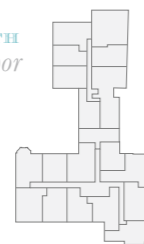
KITCHEN/LIVING/DINING  
5.19m x 5.18m 17'0" x 17'0"

BEDROOM  
4.79m x 2.84m 15'8" x 9'4"

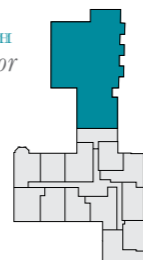
3RD Floor



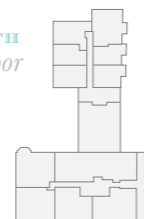
4TH Floor



5TH Floor



6TH Floor



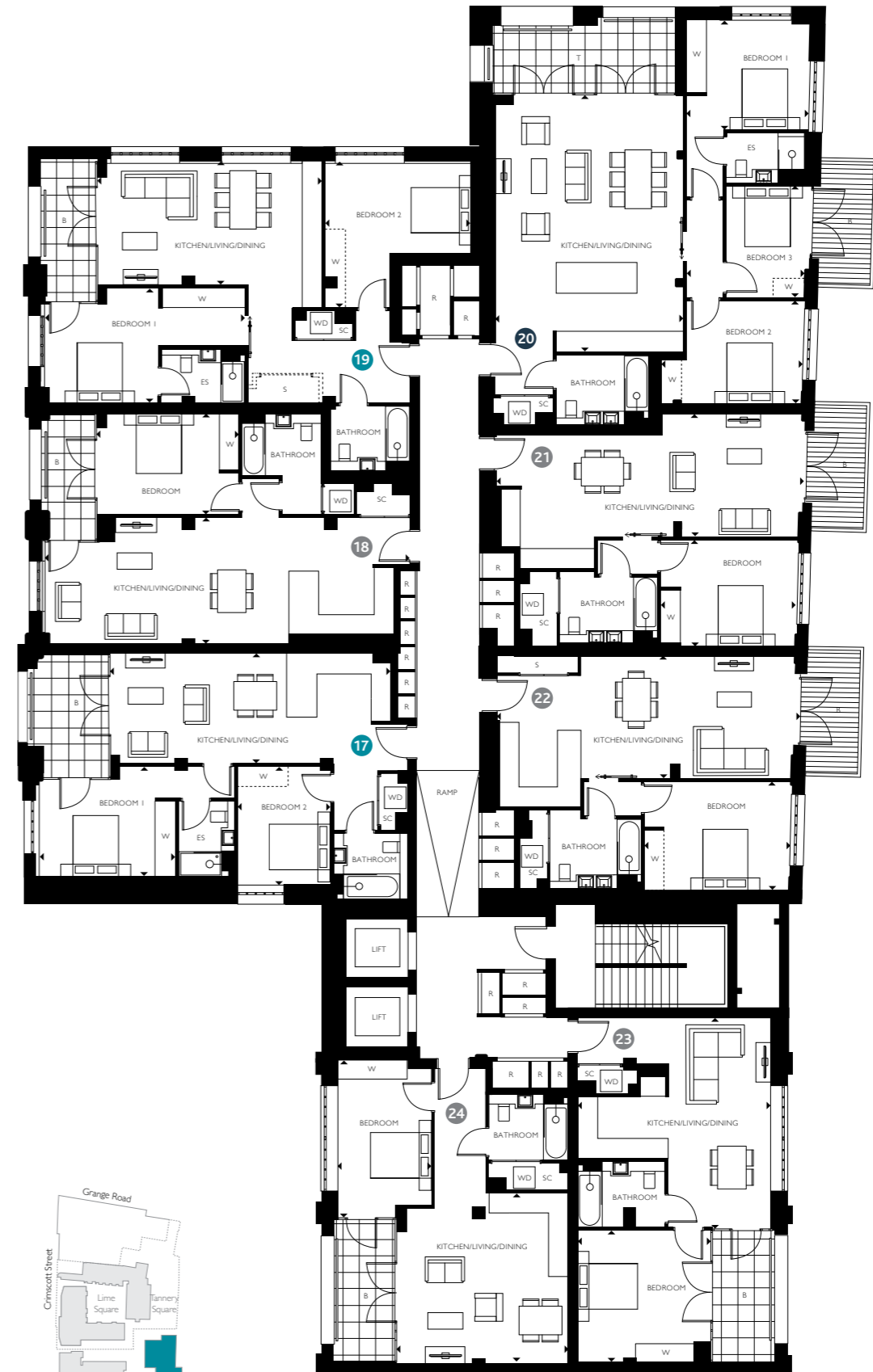
7TH Floor



KEY

SC = Service Cupboard S = Storage ES = En Suite W = Master Wardrobe included WD = Washer/Dryer B = Balcony R = Riser  
 [S] = Optional Storage location [W] = Optional Wardrobe location [ ] = Double Height Ceiling [ ] = Exposed Steel Column

Please speak to your Sales Executive regarding ceiling heights, finishes, optional wardrobes and storage.



# Fifth Floor SOUTH CORE

## PLOT 55

1 BEDROOM APARTMENT

**KITCHEN/LIVING/DINING**  
5.96m x 4.64m 19'7" x 15'3"

**BEDROOM**  
4.27m x 3.17m 14'0" x 10'5"

## PLOT 56

1 BEDROOM APARTMENT

**KITCHEN/LIVING/DINING**  
7.85m x 5.49m 25'9" x 18'0"

**BEDROOM**  
5.07m x 2.76m 16'8" x 9'1"

## PLOT 57

2 BEDROOM APARTMENT

**KITCHEN/LIVING/DINING**  
8.66m x 3.90m 28'5" x 12'10"

**BEDROOM 1**  
5.17m x 3.52m 17'0" x 11'7"

**BEDROOM 2**  
5.17m x 2.76m 17'0" x 9'1"

## PLOT 58

2 BEDROOM APARTMENT

**KITCHEN/LIVING/DINING**  
5.46m x 4.82m 17'11" x 15'10"

**BEDROOM 1**  
4.60m x 4.00m 15'1" x 13'2"

**BEDROOM 2**  
4.00m x 2.96m 13'2" x 9'9"

## PLOT 59

1 BEDROOM APARTMENT

**KITCHEN/LIVING/DINING**  
6.72m x 6.50m 22'1" x 21'4"

**BEDROOM**  
3.68m x 3.27m 12'1" x 10'9"

## PLOT 60

2 BEDROOM APARTMENT

**KITCHEN/LIVING/DINING**  
6.77m x 6.42m 22'3" x 21'1"

**BEDROOM 1**  
4.41m x 3.46m 14'6" x 11'4"

**BEDROOM 2**  
3.97m x 3.63m 13'0" x 11'11"

## PLOT 61

2 BEDROOM APARTMENT

**KITCHEN/LIVING/DINING**  
9.89m x 4.64m 32'5" x 15'3"

**BEDROOM 1**  
6.06m x 2.80m 19'11" x 9'2"

**BEDROOM 2**  
4.43m x 2.85m 14'6" x 9'4"

## PLOT 62

1 BEDROOM APARTMENT

**KITCHEN/LIVING/DINING**  
9.25m x 4.48m 30'4" x 14'4"

**BEDROOM**  
3.96m x 3.76m 12'4" x 13'0"

## PLOT 63

1 BEDROOM APARTMENT

**KITCHEN/LIVING/DINING**  
9.16m x 5.95m 30'1" x 19'6"

**STUDY**  
2.17m x 2.15m 7'1" x 7'0"

**BEDROOM**  
3.85m x 3.72m 12'8" x 12'2"

## PLOT 64

2 BEDROOM APARTMENT

**KITCHEN/LIVING/DINING**  
6.00m x 4.47m 19'8" x 14'8"

**BEDROOM 1**  
4.31m x 3.69m 14'2" x 12'1"

**BEDROOM 2**  
4.47m x 3.04m 14'8" x 10'0"

## PLOT 65

2 BEDROOM APARTMENT

**KITCHEN/LIVING/DINING**  
7.92m x 4.40m 26'0" x 14'5"

**BEDROOM 1**  
4.50m x 4.05m 14'9" x 13'4"

**BEDROOM 2**  
4.30m x 3.10m 14'1" x 10'2"

## PLOT 66

1 BEDROOM APARTMENT

**KITCHEN/LIVING/DINING**  
9.18m x 4.22m 30'1" x 13'10"

**BEDROOM**  
4.59m x 3.90m 15'1" x 12'10"

## PLOT 67

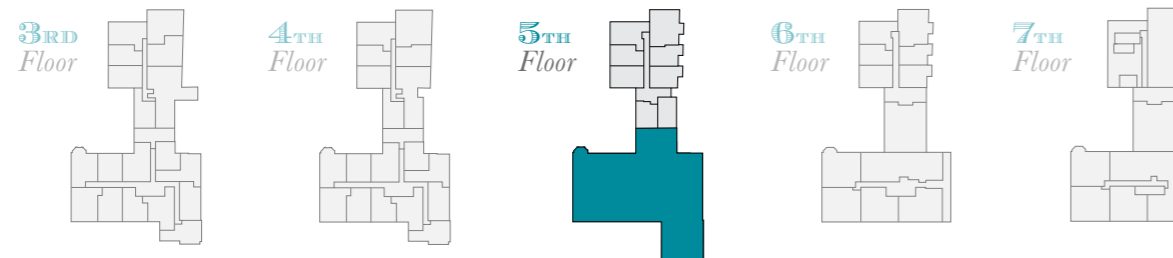
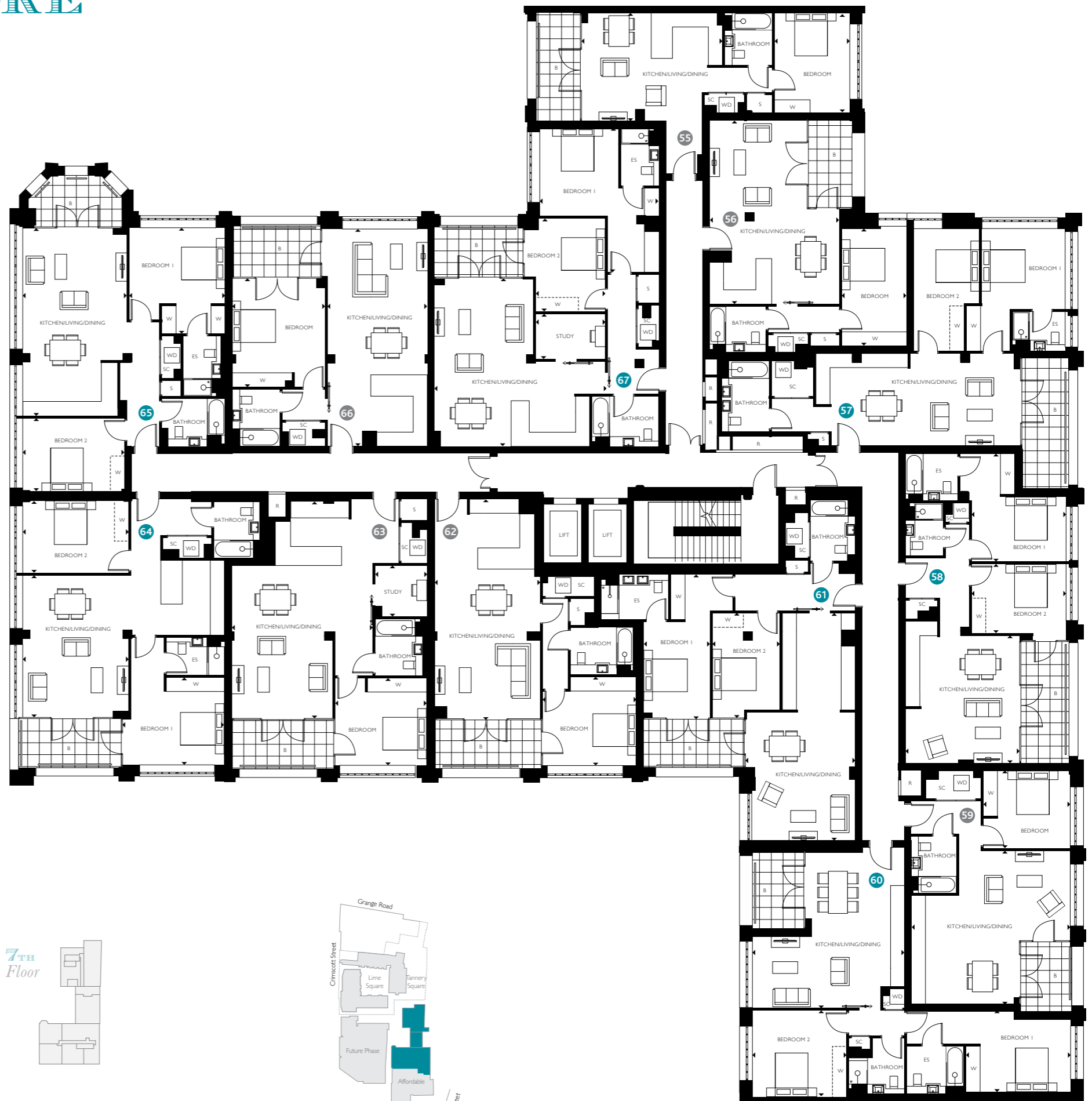
2 BEDROOM APARTMENT

**KITCHEN/LIVING/DINING**  
7.25m x 7.09m 23'9" x 23'3"

**STUDY**  
2.15m x 1.90m 7'0" x 6'3"

**BEDROOM 1**  
6.09m x 5.07m 20'0" x 16'8"

**BEDROOM 2**  
3.93m x 2.93m 12'11" x 9'7"



KEY

SC = Service Cupboard S = Storage ES = En Suite W = Master Wardrobe included WD = Washer/Dryer B = Balcony R = Riser  
 [S] = Optional Storage location [W] = Optional Wardrobe location [ ] = Double Height Ceiling [ ] = Exposed Steel Column

Please speak to your Sales Executive regarding ceiling heights, finishes, optional wardrobes and storage.

# Sixth & Seventh Floors

## NORTH CORE

### PLOT 25

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
8.49m x 3.27m 27'10" x 10'9"

BEDROOM 1  
4.10m x 3.69m 13'6" x 12'1"

BEDROOM 2  
3.71m x 2.76m 12'2" x 9'0"

### PLOT 26

1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
11.15m x 3.92m 36'7" x 12'10"

BEDROOM  
4.31m x 3.02m 14'2" x 9'11"

### PLOT 29

1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
9.59m x 3.67m 31'4" x 12'0"

BEDROOM  
4.19m x 3.25m 13'7" x 10'6"

### PLOT 30

1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
9.35m x 3.70m 30'6" x 12'1"

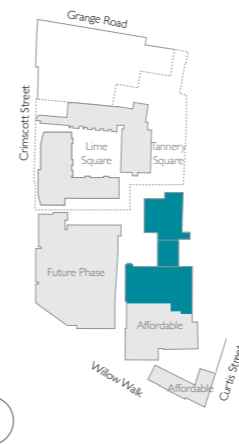
BEDROOM  
4.55m x 3.43m 14'9" x 11'2"



### KEY

SC = Service Cupboard S = Storage ES = En Suite W = Master Wardrobe included WD = Washer/Dryer B = Balcony R = Riser  
 [S] = Optional Storage location [W] = Optional Wardrobe location [X] = Double Height Ceiling [I] = Exposed Steel Column

Please speak to your Sales Executive regarding ceiling heights, finishes, optional wardrobes and storage.





*The*  
**BLACKWELL**  
Collection

Wide open space, exclusive design features and spectacular London vistas – this collection of apartments and duplexes offers the ultimate in SE1 style. Views from some of these apartments take in The Shard, while other selected plots look out towards Canary Wharf and Tower Bridge.

The imaginative refurbishment of the building combines industrial heritage elements with modern comfort and a luxurious finish. At the centre of each apartment is a generous, warehouse-style open plan living area, with large windows to maximise the natural light and let you take in the Bermondsey street scene below.

Double height ceilings in some of the apartments add to this sense of space and the loft-style feel. While the larger terraces offer extended outside space and the perfect spot to enjoy the views.

Considerate extras like a built-in wine fridge and stylish Bora induction hob ensure every second is spent in elegant comfort. You'll find more luxurious touches throughout, from the freestanding bathtubs\* in master en suites to the enhanced built-in wardrobes and dressing areas in the bedroom. There is also a choice of colour palettes exclusive to these apartments\*\*, giving them a further level of distinction.





## THE BLACKWELL SPECIFICATION

### GENERAL SPECIFICATION

- Painted timber entrance door with security chain and spy hole
- White flush internal doors and contemporary black/bronze ironmongery
- Underfloor heating throughout
- A choice of timber flooring to the hallway, living areas and kitchen\*
- A choice of carpet to the bedrooms\*
- Fitted wardrobes or dressing areas to all bedrooms
- Washer/dryer housed in a separate cupboard
- Ten year Premier Guarantee

### ELECTRICAL

- Ceiling track mounted lights to the living room and recessed downlights elsewhere
- Communal aerial and satellite system wired for Sky Q, Virgin Media, BT and Hyperoptic with TV points to living room and bedrooms
- Ceiling mounted audio speakers to living room and master bedroom

### SECURITY

- Video entry system
- Security locks to windows, balcony and terrace
- Full LD1 smoke detection
- Hardwired smoke alarm
- Heat detection to the kitchen
- Sprinkler system installed to all apartments
- CCTV surveillance system to external areas
- The development adopts the Secured by Design initiative

# THE BLACKWELL SPECIFICATION

## KITCHENS

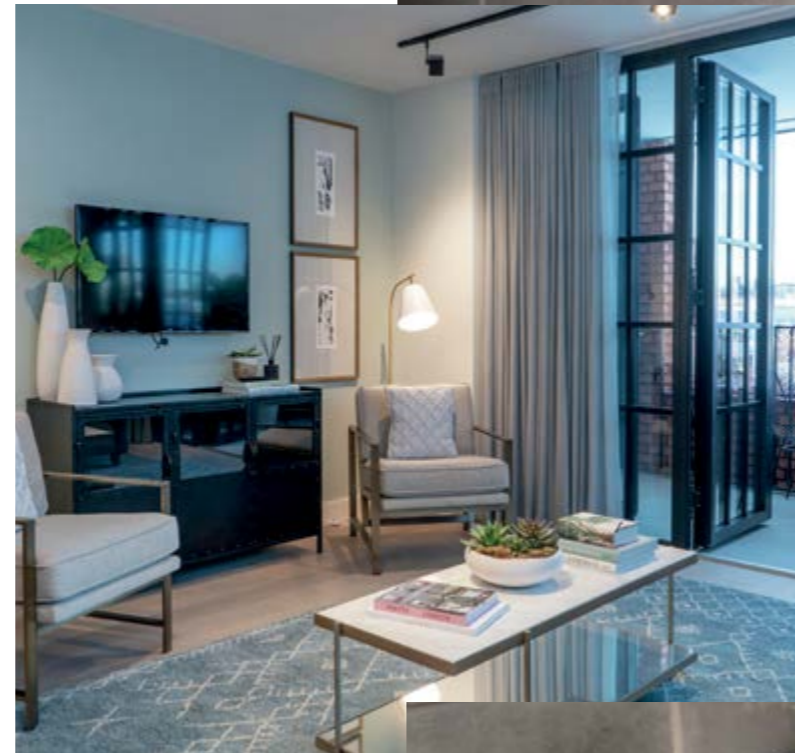
- Handleless design matt laminate kitchen units in a choice of colours\* with soft close hinges
- White Corian worktops
- Full height stacked tiled splashback in a choice of colours\*
- LED strip lighting fitted to the underside of wall units
- Corian integrated butler style sink with single lever matt black boiling water tap
- Siemens stainless steel single oven
- Siemens stainless steel combination microwave oven
- Siemens 5 ring induction hob with built in Siemens concealed extractor
- Bora induction hob and downdraft extractor where hob located on an island
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens integrated warming drawer
- Wine fridge

## MASTER EN SUITES

- Bespoke vanity unit with undermounted sink and feature storage space. A dark matt finish complemented with metal legs and a silestone countertop in cemento spa
- Bespoke mirror wall cabinet with soft close doors, glass shelving and LED lighting
- Shaver socket housed within wall cabinet
- Wall hung square design WC with soft close lid and dual flush
- Shower enclosure with hand shower, fixed shower head and shower screen (design dependent upon apartment layout)
- Freestanding bath where appropriate
- Feature tiled recess within the shower enclosure where appropriate
- Black finish taps and brassware
- Black ladder heated towel rail
- Light and Dark option\* floor and wall field tile with a feature tile above the WC and basin in coordinating colour options\*
- Feature paint colour to non tiled walls

## BATHROOMS & SECONDARY EN SUITES

- Bespoke vanity unit with undermounted sink and feature storage space. A dark matt finish complemented with metal legs and a silestone countertop in cemento spa
- Bespoke panelled mirror with demister pads above the sink
- Shaver socket housed within wall cabinet
- Wall hung square design WC with soft close lid and dual flush
- Bath with hand held shower, fixed shower head and bath screen (where appropriate)
- Shower enclosure with hand shower, fixed shower head and shower screen (where appropriate)
- Feature tiled recess with glass shelves within bath enclosure where appropriate
- Black finish taps and brassware
- Black ladder heated towel rail
- Light and Dark option\* floor and wall field tile with a feature tile above the WC and basin in coordinating colour options\*
- Feature paint colour to non tiled walls



Photography depicts The Pickle Factory apartments at London Square Bermondsey and is indicative only



# Sixth & Seventh Floors

## NORTH CORE

### The Blackwell Collection

#### PLOT 27

2 BEDROOM DUPLEX APARTMENT

**KITCHEN/LIVING/DINING**  
6.86m x 3.78m 22'6" x 12'5"

**DAY ROOM**  
8.62m x 3.49m 28'3" x 11'5"

**BEDROOM 1**  
6.20m x 3.49m 20'4" x 11'5"

**BEDROOM 2**  
4.46m x 4.43m 14'8" x 14'6"

#### PLOT 28

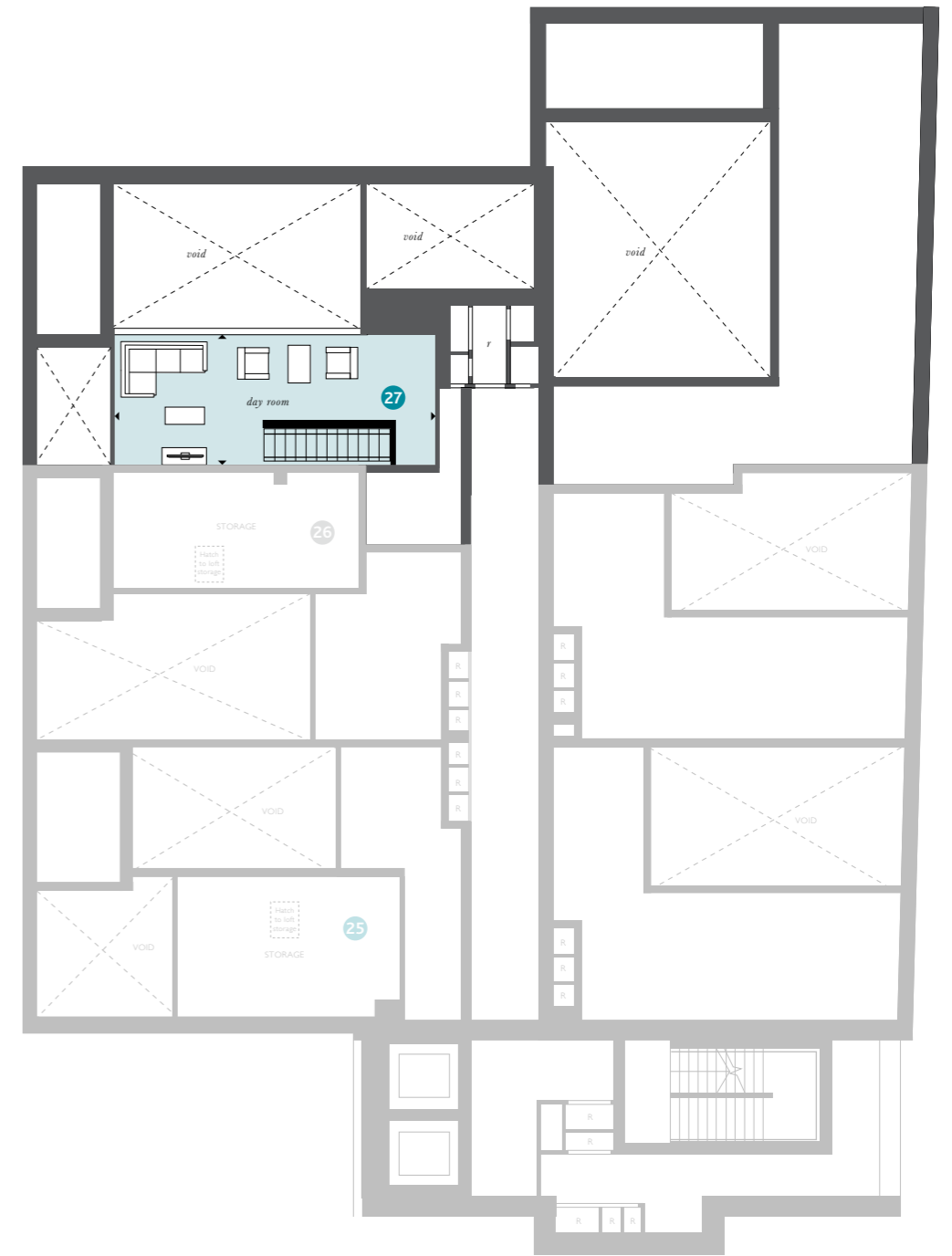
3 BEDROOM APARTMENT

**KITCHEN/LIVING/DINING**  
7.69m x 5.79m 25'2" x 18'9"

**BEDROOM 1**  
3.70m x 3.31m 12'1" x 10'8"

**BEDROOM 2**  
4.30m x 3.19m 14'1" x 10'4"

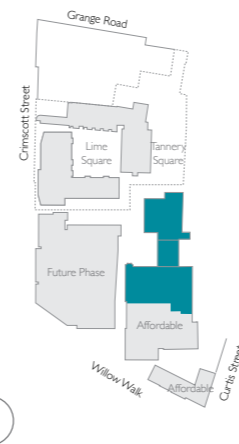
**BEDROOM 3**  
3.37m x 2.39m 11'0" x 7'8"



KEY

SC = Service Cupboard S = Storage ES = En Suite W = Master Wardrobe included WD = Washer/Dryer B = Balcony R = Riser  
 [S] = Optional Storage location [W] = Optional Wardrobe location [X] = Double Height Ceiling [I] = Exposed Steel Column

Please speak to your Sales Executive regarding ceiling heights, finishes, optional wardrobes and storage.



# Sixth Floor

## SOUTH CORE

### The Blackwell Collection

#### PLOT 68 (LOWER FLOOR)

3 BEDROOM DUPLEX APARTMENT

KITCHEN/LIVING/DINING  
9.11m x 8.36m 29'11" x 27'5"

#### PLOT 69

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
7.98m x 7.68m 26'2" x 25'2"

BEDROOM 1  
6.26m x 3.00m 20'7" x 9'10"

BEDROOM 2  
3.93m x 3.38m 12'11" x 11'1"

#### PLOT 70

3 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
10.06m x 6.06m 33'0" x 19'11"

BEDROOM 1  
3.71m x 3.00m 12'2" x 9'10"

BEDROOM 2  
4.55m x 3.42m 14'11" x 11'3"

BEDROOM 3  
4.22m x 3.88m 13'10" x 12'9"

#### PLOT 71

3 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
10.06m x 6.00m 33'0" x 19'6"

BEDROOM 1  
3.71m x 3.00m 12'1" x 9'8"

BEDROOM 2  
4.55m x 3.37m 14'9" x 11'0"

BEDROOM 3  
4.16m x 3.88m 13'6" x 12'7"

#### PLOT 72

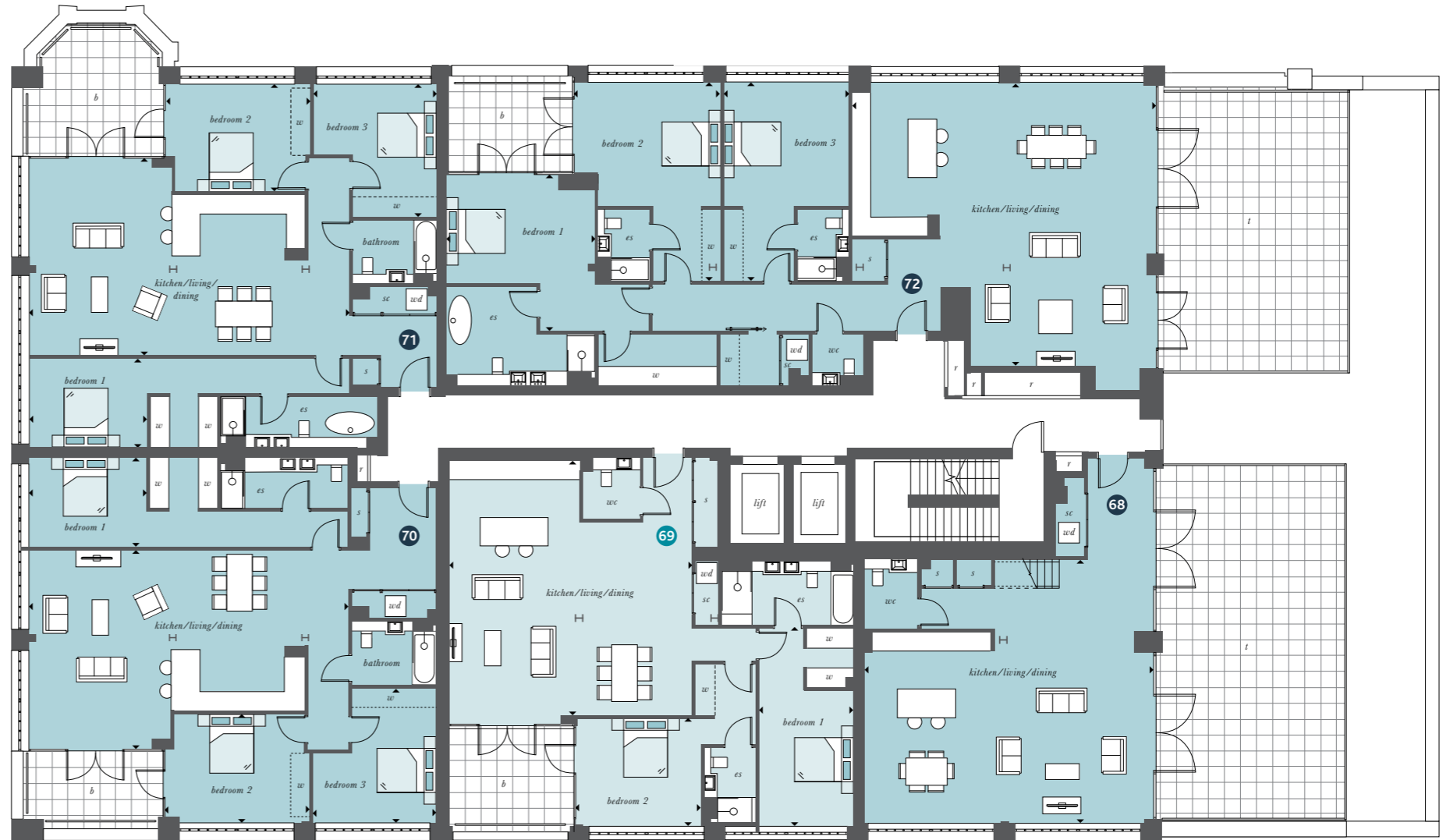
3 BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
9.54m x 8.90m 31'3" x 29'2"

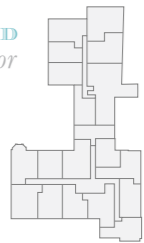
BEDROOM 1  
4.90m x 4.63m 16'1" x 15'2"

BEDROOM 2  
6.21m x 4.57m 20'5" x 15'0"

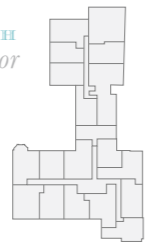
BEDROOM 3  
6.24m x 3.90m 20'6" x 12'10"



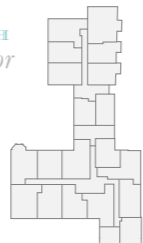
3RD Floor



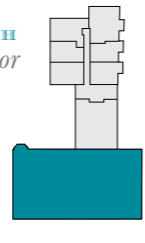
4TH Floor



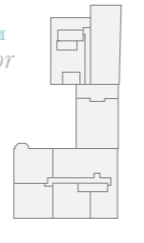
5TH Floor



6TH Floor



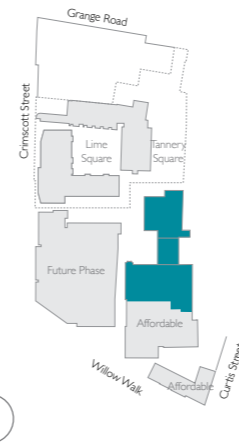
7TH Floor



KEY

SC = Service Cupboard S = Storage ES = En Suite W = Master Wardrobe included WD = Washer/Dryer B = Balcony R = Riser  
 [S] = Optional Storage location [W] = Optional Wardrobe location [H] = Double Height Ceiling [I] = Exposed Steel Column

Please speak to your Sales Executive regarding ceiling heights, finishes, optional wardrobes and storage.



# Seventh Floor

## SOUTH CORE

### The Blackwell Collection

#### PLOT 68 (UPPER FLOOR)

3 BEDROOM DUPLEX APARTMENT		
BEDROOM 1	5.50m x 3.54m	18'1" x 11'7"
BEDROOM 2	5.51m x 3.21m	18'1" x 10'6"
BEDROOM 3	4.65m x 2.80m	15'3" x 9'2"

#### PLOT 73

2 BEDROOM APARTMENT		
KITCHEN/LIVING/DINING		
7.98m x 7.68m 26'2" x 25'2"		
BEDROOM 1	6.26m x 3.00m	20'7" x 9'10"
BEDROOM 2	3.93m x 3.38m	12'11" x 11'1"

#### PLOT 74

3 BEDROOM APARTMENT		
KITCHEN/LIVING/DINING		
10.06m x 6.06m 33'0" x 19'11"		
BEDROOM 1	3.71m x 3.00m	12'2" x 9'10"
BEDROOM 2	4.55m x 3.42m	14'11" x 11'3"
BEDROOM 3	4.22m x 3.88m	13'10" x 12'9"

#### PLOT 75

3 BEDROOM APARTMENT		
KITCHEN/LIVING/DINING		
10.06m x 6.00m 33'0" x 19'6"		
BEDROOM 1	3.71m x 3.00m	12'1" x 9'8"
BEDROOM 2	4.55m x 3.37m	14'9" x 11'0"
BEDROOM 3	4.16m x 3.88m	13'6" x 12'7"

#### PLOT 76

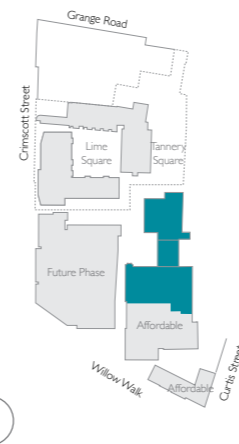
3 BEDROOM APARTMENT		
KITCHEN/LIVING/DINING		
11.47m x 9.70m 37'8" x 31'10"		
BEDROOM 1	4.00m x 3.95m	13'1" x 12'11"
BEDROOM 2	5.07m x 3.44m	16'8" x 11'4"
BEDROOM 3	4.44m x 3.56m	14'7" x 11'8"



#### KEY

SC = Service Cupboard S = Storage ES = En Suite = Master Wardrobe included WD = Washer/Dryer B = Balcony R = Riser  
 = Optional Storage location = Optional Wardrobe location = Double Height Ceiling = Exposed Steel Column

Please speak to your Sales Executive regarding ceiling heights, finishes, optional wardrobes and storage.





# WE ARE LONDON SQUARE

*Making London greater*

We are dedicated to making London even greater. Founded in 2010, our name was inspired by the ethos of London's famous squares – landmarks renowned for their legacy and community.

Respecting the past and inspired by the future, we are committed to providing exceptional properties with our innovative approach to design, build and customer service, winning awards across the industry and making places where people really want to live.

We are proud to be at the heart of delivering much-needed new homes and communities – revitalising forgotten, neglected corners of Greater London and beyond in key commuter locations. Our sites are in well-connected districts, close to good transport links and local amenities. They range from apartments for first-time buyers to smart family homes, from grand restorations and conversions to contemporary, destination developments.

Our customers inspire every part of our process, they determine where we build, how we build and, above all, why we build. Every home encompasses inspiring architecture, clever design and specification and the highest standards of energy efficiency.

Creating a sense of place is embedded in every London Square development, with attractive landscaped gardens and open spaces, often with new shops and offices, redefining and helping to transform neighbourhoods and contributing to the local economy.

We work with existing residents, schools and businesses to make our developments part of the local fabric, encouraging thriving communities to flourish to make a positive difference to people's lives – embodying the spirit of London Square.

## ADAM LAWRENCE CHIEF EXECUTIVE



It has always been my ambition to create a company with strong values, exemplifying what I like to call 'Old School Principles'. A company with exciting disciplines and the highest of standards.

The company is London Square, and I am proud to be a part of what I consider to be the most exciting and dynamic property developer in the Capital.

When I launched London Square, the company name was created for a simple reason. Across the world, London is famous for its residential squares, and our aim is to reflect that same sense of place and community in our developments.

Our shield represents strength and our simple black and white identity shows clarity and focus, which we apply to building our homes throughout London.

We are delighted to present London Square Bermondsey and to be able to give The Pickle Factory its next lease of life, a prestigious site with a long and rich heritage.

London Square Bermondsey will combine refurbished industrial buildings with new buildings, offering a superb choice of over 400 apartments, duplexes and townhouses, office space and a new home for Tannery Arts in a new vibrant destination reflecting our ethos to create homes where people want to live and to make a positive difference to the locations we build in.

At London Square our customers are the key to our success. Their endorsement is what this company stands for and believes in.



THE STAR AND GARTER CREATED BY LONDON SQUARE – REFURBISHMENT  
TW10



ANCASTER GATE CREATED BY LONDON SQUARE – REFURBISHMENT  
TW10



*Respectful of the* **PAST**  
Inspired by the  
**FUTURE**

LONDON SQUARE STAINES UPON THAMES – NEW BUILD  
TW18



The London Square name was inspired by the ethos of London's famous public squares, and the sense of community they've created over the centuries. As you might expect, we're constantly mindful of that legacy and look to honour it with sensitive, careful new build and regeneration projects like London Square Bermondsey.

We understand the responsibility that comes with taking care of these historic sites. With every development, we respect local heritage while looking to the future, creating exceptional properties that reflect the aspirations of our residents and which build thriving communities around them. We have been recognised for what we've achieved with refurbishment and new build projects through multiple awards.

LONDON SQUARE CANADA WATER – NEW BUILD  
SE16



 *Coffees*  
COCKTAILS   
CAFES

RESTAURANTS

*Pubs* TANNERY  
ARTS



THE WATCH  
HOUSE

6  
minutes  
to More London



12  
minutes  
to London Bridge



18  
minutes  
to Canary Wharf



18  
minutes  
to Bank



CONNECTED

bus / tube / train / cycle / walk



CENTRAL  
LONDON



KINO  
CINEMA

GALLERIES  
ANTIQUES

19TH, 20TH, 21ST  
CENTURY

OLD  
AND

new  
*side by side*

1, 2 & 3 BEDROOM  
APARTMENTS

Family homes  
DUPLEXES

*Crosse & Blackwell*

live / work / enjoy



GYM

ART & SOUL  
CONCIERGE



OFFICES



*Heritage Buildings*

BRANSTON  
PICKLE



Bermondsey Street

DISCLAIMER: This document is intended to provide an indication of the general style of our development and apartment types. Computer generated images are indicative only and do not accurately depict individual plots. London Square operates a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. To this end, any drawings, photographs or illustrations shown are noncontractual. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Wardrobes are included in the master bedroom only, all other furniture is indicative and not supplied. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only. Nor do they constitute a contract, part of a contract or a warranty. Travel times and distances are approximate and are sourced from www.tfl.gov.uk from London Square Bermondsey and London Bridge station. All details are correct at the time of going to press, January 2020.



**OLD**  
AND  
**new**  
*side by side*

1, 2 & 3 BEDROOM  
**APARTMENTS**

Family homes  
**DUPLEXES**

*Crosse & Blackwell*

 *Coffees*  
COCKTAILS   
**CAFES**

**RESTAURANTS**

*Pubs*



**TANNERY  
ARTS**



live / work / enjoy



**ART & SOUL  
CONCIERGE**



**THE WATCH  
HOUSE**

**6**  
minutes  
to More London



**12**  
minutes  
to London Bridge



**18**  
minutes  
to Canary Wharf



**18**  
minutes  
to Bank



**CENTRAL  
LONDON**



**KINO  
CINEMA**

GALLERIES

ANTIQUES

19TH, 20TH, 21ST  
CENTURY



*Heritage  
Buildings*



**BRANSTON  
PICKLE**

Bermondsey Street

**CONNECTED**

bus / tube / train / cycle / walk



 *Coffees*  
COCKTAILS   
**CAFES**

**RESTAURANTS**

*Pubs*



**TANNERY  
ARTS**

**BOROUGH  
Market**

**OLD**  
AND  
**new**  
*side by side*

1, 2 & 3 BEDROOM  
**APARTMENTS**

Family homes  
**DUPLEXES**

*Crosse & Blackwell*

**THE WATCH HOUSE**

*Tanner & Co*

**PIZARRO**

**6**  
minutes  
to More London



**12**  
minutes  
to London Bridge



**18**  
minutes  
to Canary Wharf



**18**  
minutes  
to Bank



**CENTRAL  
LONDON**



**KINO  
CINEMA**

GALLERIES

ANTIQUES

19TH, 20TH, 21ST  
CENTURY

live / work / enjoy



**ART & SOUL  
CONCIERGE**



**OFFICES**



**GREEN  
SPACES**

*Heritage Buildings*

**BRANSTON  
PICKLE**

**CONNECTED**

bus / tube / train / cycle / walk



Bermondsey Street

**LONDON SQUARE BERMONDSEY**  
58 GRANGE ROAD  
BERMONDSEY  
LONDON SE1 3BH

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