

BERMONDSEY  
HEIGHTS SE15

THE SKYLINE  
COLLECTION

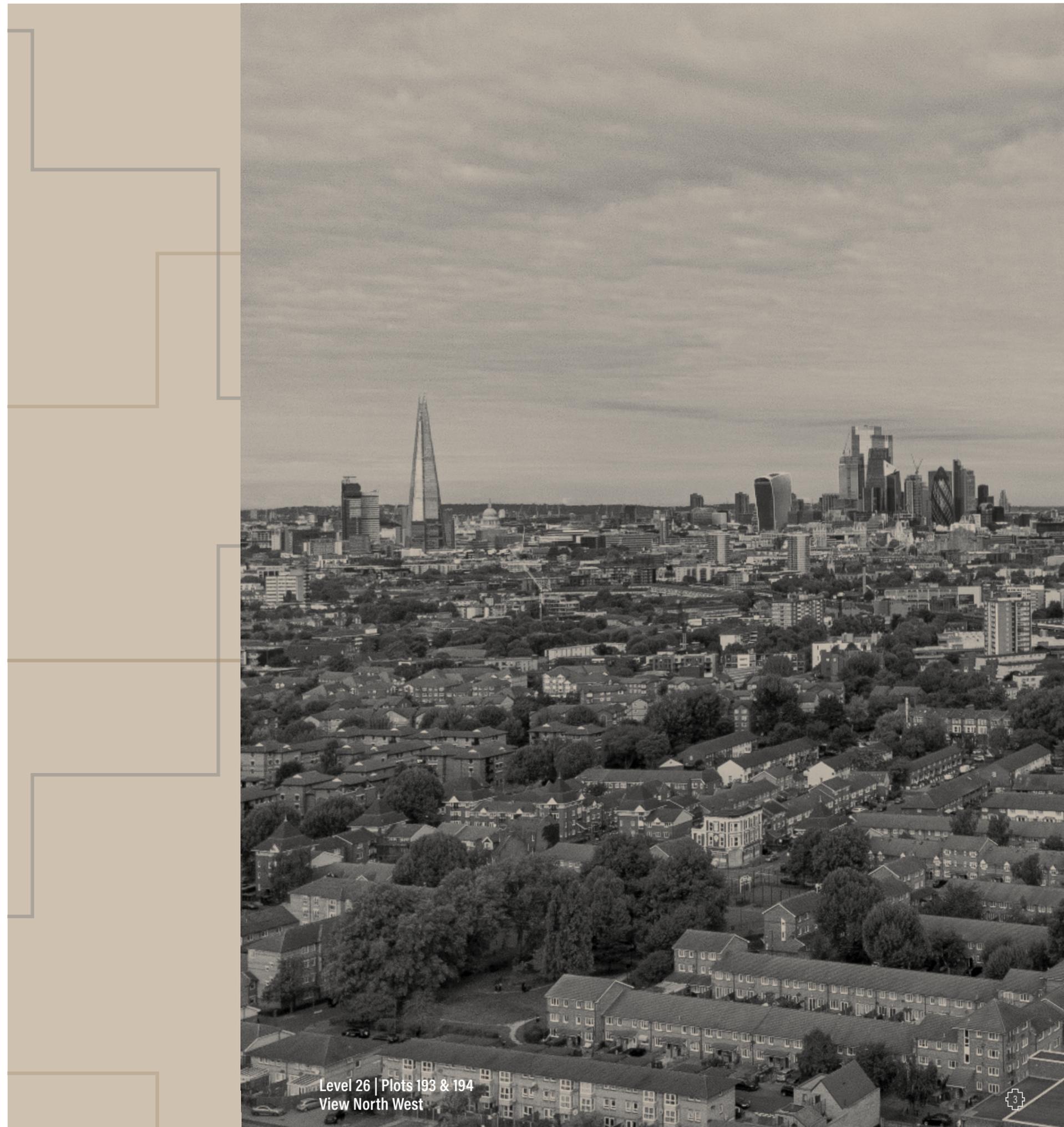
BARRATT  
— LONDON —



# INTRODUCING CONTEMPORARY CITY *LIVING*

If you're looking for a **modern city lifestyle** in an area of London that represents an **excellent investment opportunity**, set your sights on Bermondsey Heights – an exciting **new development** just moments away from **London Bridge**.

Welcome to **The Skyline Collection** at Bermondsey Heights.



# WHERE THE SKY MEETS THE CITY

SOUTHWARK  
PARK

QUEEN ELIZABETH  
OLYMPIC PARK

SURREY  
QUAYS

CANARY  
WHARF

RIVER  
THAMES

O2 ARENA

DEPTFORD  
PARK

CANADA  
WATER

TRAIN LINE TOWARDS  
LONDON BRIDGE



BERMONDSEY  
HEIGHTS SE15



# WELCOME TO THE HEIGHT OF LUXURY *ZONE 2 LIVING*



Rising to an impressive 26 storeys, Bermondsey Heights is set to be an iconic new development just moments from the heart of London.

The Skyline Collection comprises a range of high-quality, one, two and three-bedroom residences located within the top four levels of Bermondsey Heights. These beautiful apartments all come with private outdoor space offering stunning panoramic views of the capital's landmarks.



Level 26 | Plots 193 & 194  
View North West

The Collection has been thoughtfully designed, featuring an enhanced internal specification, flowing open-plan layouts, spacious bedrooms and bathrooms, and an abundance of natural light throughout courtesy of the full height windows.

Discover the **ultimate** city lifestyle with the **Skyline Collection**.



# TAKING CITY LIVING TO NEW *HEIGHTS*

With the **City** and **Canary Wharf** within easy reach, **Bermondsey Heights** has access to great **transport connections**, is surrounded by plenty of leafy **green spaces** and the **River Thames** is close by for all to enjoy.

The area's distinctive character and ambitious regeneration plans make it the ideal location for young professionals looking to set down roots in a thriving new destination on the fringes of the City, and for investors seeking to make the most of the area's capital growth potential. A recent forecast suggests that London could deliver up to 19.3% growth over the next 5 years\*.

**Bermondsey Heights** in up-and-coming south-east London is as an area well **worth exploring**.

✚ There are an estimated **100,000 employees** working for businesses at **Canary Wharf**.





WHAT GOES BEST WITH  
A CUP OF COFFEE?  
ANOTHER *CUP*

HENRY ROLLINS, *WRITER & MUSICIAN*



# CAPTURE A MOMENT IN *TIME*

Start your **next chapter** in a part of London with a fascinating back story.

While Bermondsey is mentioned in the Domesday Book of 1086, the area really made its name in Victorian times, when it became a pulsating hub of commercial activity. With the development of the Surrey Canal, countless trades such as leather works and London's first train line (the London to Greenwich Railway), Bermondsey helped to power a city built on international trade.

The old Victorian businesses may have long gone, but the area still retains architectural echoes of this industrial heritage. More importantly, it's experiencing a revival, with an ambitious regeneration plan that will make it an even livelier and more attractive place to live.

Live at **Bermondsey Heights** and be part of an **exciting future**.

✦ Bermondsey's **3.5 miles of riverside** were lined with warehouses and wharves, including **Butler's Wharf**, now a popular destination.





# BERMONDSEY HEIGHTS SE15



3,500 new homes



Surrounded by  
excellent  
transport links



Rents achieved  
in Bermondsey 8.8%  
higher in Q2 2023  
vs Q2 2022



19% saving on price  
per square foot at  
Bermondsey Heights



Price growth  
5% over 5 years



16%  
Rental value  
growth



Creating 1,250  
new jobs

# INVESTING IN THE *FUTURE*

Bermondsey Heights lies at the heart of the regeneration of South Bermondsey. A proposed new London Overground station is being built just 400 metres from the development at Surrey Canal Road, providing fast rail connections to Canada Water, Clapham Junction, Canary Wharf, Peckham Rye and Shoreditch High Street by early 2025.

In addition, improved pedestrian and cycle infrastructure, along with three new bus routes will also help connect people and places in this exciting south-east London hotspot.

Ambitious plans for the wider area include a 30-acre mixed-use project seeking to create new homes, new public spaces, a thriving business district with office space, workshops, cafés and restaurants, a creative and digital hub and local retail, as well as a state-of-the-art sports complex and arena.

## CAPITALISE ON THE FUTURE

Analysis by JLL of regeneration schemes in London over the past decade shows they outstripped the baseline local house price growth by an average of 5% a year. With JLL forecasting that the area of Bermondsey will see significant price growth over the next five years, with rental value growth of 16%, Bermondsey Heights is ideally placed to capitalise on this 'regeneration effect'.

Source: JLL 'Bermondsey Heights - Market Insight' Report 2023.



# THE CENTRE OF *ATTENTION*

90

BUS STOPS

3

NEW TUBE STATIONS

1

NEW RAIL STATION

Under  
**25 mins**

to BANK  
CANARY WHARF  
THE WEST END  
LONDON  
CITY AIRPORT

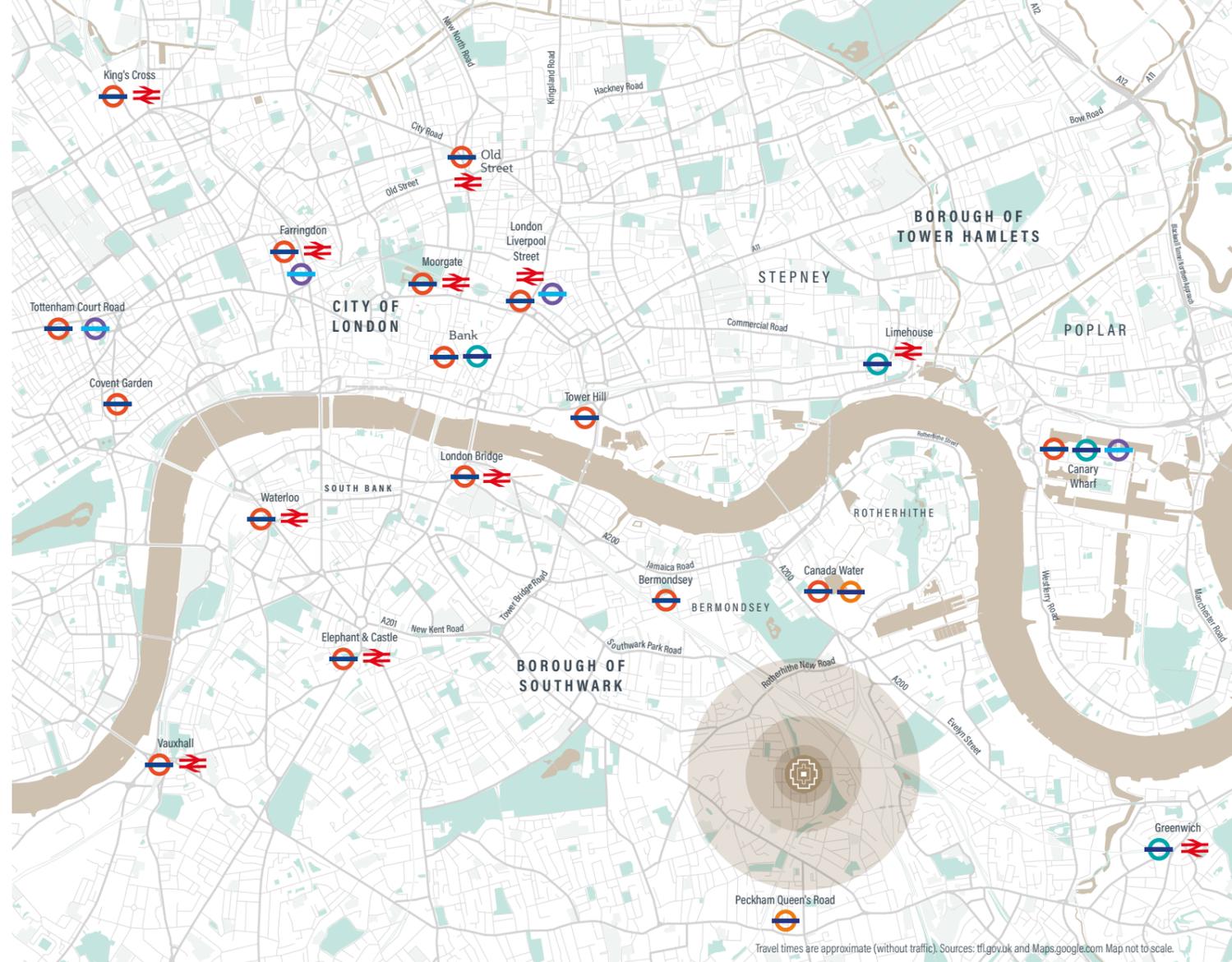
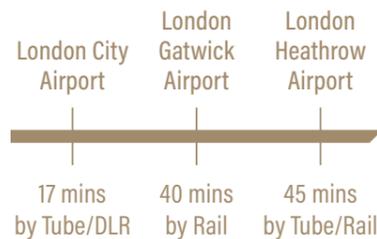
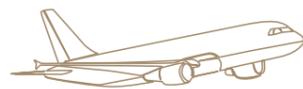
\*Planned - Source: TfL  
Source: JLL 'Bermondsey Heights  
Market Insight' Report 2023.

Whether you're lured by the bright lights of the city or want to venture further afield, **Bermondsey Heights** is brilliantly situated. Some of the city's most attractive landmarks are close by. **The Thames** (and hidden gem of Bermondsey Beach) is just a stroll away. A **10-minute cycle** will take you to **London Bridge** – home of the unmistakable **Shard**, vibrant **Borough Market** and some of the capital's best restaurants.

South Bermondsey train station is only a 10-minute walk away and just one stop from London Bridge, offering connections across the capital and beyond, whilst the proposed new Surrey Canal London Overground station will be just 5 minutes from the development.

**Bermondsey Heights, the destination for all destinations.**

  
By Rail & Tube  
(from South Bermondsey National Rail Station)



Travel times are approximate (without traffic). Sources: tfl.gov.uk and Maps.google.com Map not to scale.





## BE TAKEN BY *SURPRISE*

Close to the centre of town, **Bermondsey Heights** is at the heart of the action. Over the last few years, the area around **London Bridge** has seen an explosion of eateries centred on **Borough Market** (a true food lovers' paradise) and all overlooked by the spectacular **Shard**.

There's also **Hay's Galleria**. Originally a 17th century wharf, it's now a stunning architectural space that attracts lovers of culture and cuisine with its world-class food, superb shopping and great entertainment.

Stroll downstream and you'll find **More London**, with its enticing array of restaurants, cocktail bars and cafés, plus incomparable views of **City Hall**, **Tower Bridge** and the **Tower of London**.

Within half an hour or so, you can also be in the heart of London's legendary **West End**, with its world-famous theatres, restaurants, shopping, clubs, pubs and bars.

✦ Popular with locals and renowned chefs **Borough Market** claims to be over *1,000 years old*.



A man in a dark suit and white shirt is shown in profile, holding a smartphone up to take a photo of a city skyline at sunset. The scene is silhouetted against a bright, hazy sky. The man's face and suit are dark, while the background is a mix of light and dark tones from the city and sky.

THE HIGHER YOU CLIMB,  
THE BETTER THE *VIEW*



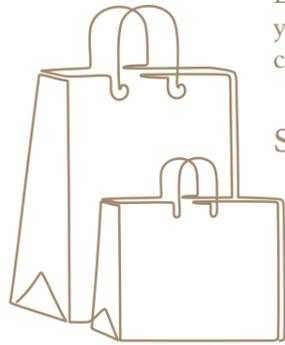
# MOUTHWATERINGLY GOOD



With a fantastic collection of **restaurants and cafés** serving cuisine from around the world, independent **coffee shops**, and an array of **bars** offering craft ales and delicious cocktails, you'll be **spoilt for choice** when it comes to shopping and socialising in the area around **Bermondsey Heights**.

Explore the world-class retail and leisure destination of central London, just a short train journey from London Bridge, where you can find everything from boutique shopping to amazing cultural experiences at famous theatres.

Shop, dine out, **socialise, relax and unwind.**



## CAFÉS AND BAKERIES

Like the rest of London, the area has embraced coffee culture with enthusiasm. Enjoy a range of tasty pastries and savouries at French patisserie and café Comptoir Gourmand on Bermondsey Street. If you're looking for bread, pastries and cakes, using top quality British products, visit Bread and Macaroon in the pedestrianised Market Place square.



## BARS AND PUBS

When it's cocktail o'clock you won't have to go far to enjoy a drink with friends. Two One Four is a relaxed, underground bar with over 100 gins, a delicious array of cocktails and Bermondsey tonic. The Hide Bar is a great place that's championing the city's home-grown talent, with almost all of its drinks distilled, brewed, fermented or crafted in London.



## RESTAURANTS

From chic, fine dining to traditional trattorias, there's a world of flavours to be discovered. Discover contemporary Asian cuisine and totally jaw-dropping views at Ting within the iconic Shard skyscraper, or elegant French dining in a beautiful riverside setting at Le Pont de la Tour. Looking for the best tapas in town, visit José or for fresh, handmade pasta and choice Italian wines, the Flour & Grape is the go-to place.



## SHOPPING

Whether you're looking for fashionable footwear or hi-tech gadgets, central London has it all. Take the Jubilee Line from London Bridge and in just over 10 minutes you'll reach legendary Bond Street – home of world-famous designer brands. There's also a great selection of top brand shops, restaurants and cafés in an ultra-modern docklands setting at nearby Surrey Quays Shopping Centre.



### *SOUTHWARK PARK*

First opened in 1869 and covering 63 acres, it was refurbished in 1998 and features a café, wildlife garden, boating lake and art galleries with exhibitions all year round. There's also an athletics track, bowling green, football and cricket pitches, tennis courts and an ever-popular children's playground.



# A BREATH OF FRESH AIR

### *BURGESS PARK*

The largest of Southwark's parks is a haven for lovers of nature and sport. After an £8m transformation, it's now a much-loved community space with great sports facilities, attractive lake and rich wildlife.



Living in the city means you can still stay in touch with nature. At **Bermondsey Heights**, four parks are within easy reach, providing a fantastic choice when seeking to embrace the **great outdoors**.

Travel a bit further east and you'll discover world-famous Greenwich – a Royal Park steeped in history, with incomparable views of the river, city, Canary Wharf, Old Royal Observatory and Greenwich Palace.

And it doesn't end there. Both Brockwell Park & Lido and Dulwich Park are worth seeking out too, and easily reached by train.

### *DEPTFORD PARK*

This leafy park to the east was originally a private market garden. Becoming a public park in 1884, it now features a new children's playground and a striking steel artwork called 'Blue Iridescence'.



### *PECKHAM RYE PARK AND COMMON*

Lying to the south of Bermondsey Heights, this award-winning features ornamental gardens, flowing streams, woodland and a lake. The addition of a café, picnic area and sports pitches make it an ideal location to escape from the hustle and bustle of city living.



View over Greenwich Park towards Canary Wharf

CHRISTIAN DIOR  
PARIS

THERE IS  
A LITTLE BIT OF MAGIC  
FOUND IN BUYING  
SOMETHING *NEW*



## REFINED *LIVING*

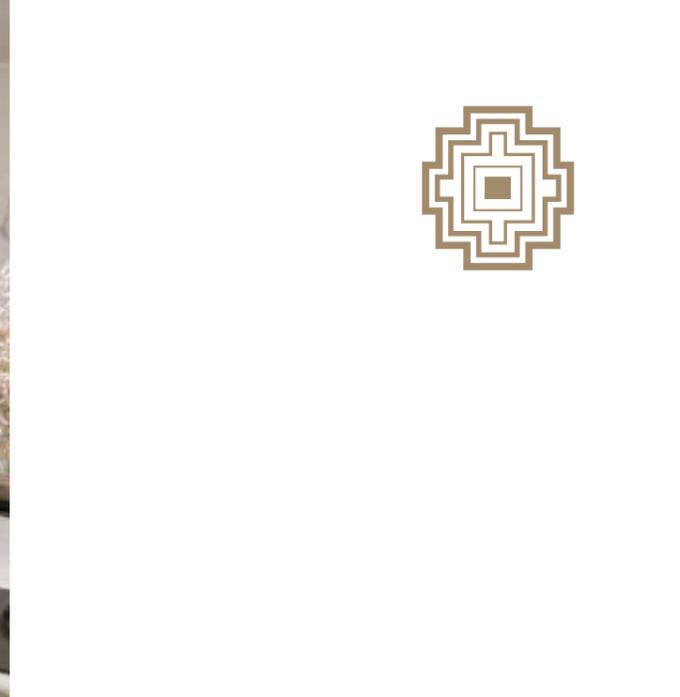
The Skyline Collection at **Bermondsey Heights** offers 26 one, two and three-bedroom residences that are **spacious**, filled with **natural light** and feature thoughtful **open-plan** designs that help life flow effortlessly. As its name suggests, the top four floors of this 26-storey development offer **amazing views** across Central London and will quickly become a new **prestigious landmark** for the area.

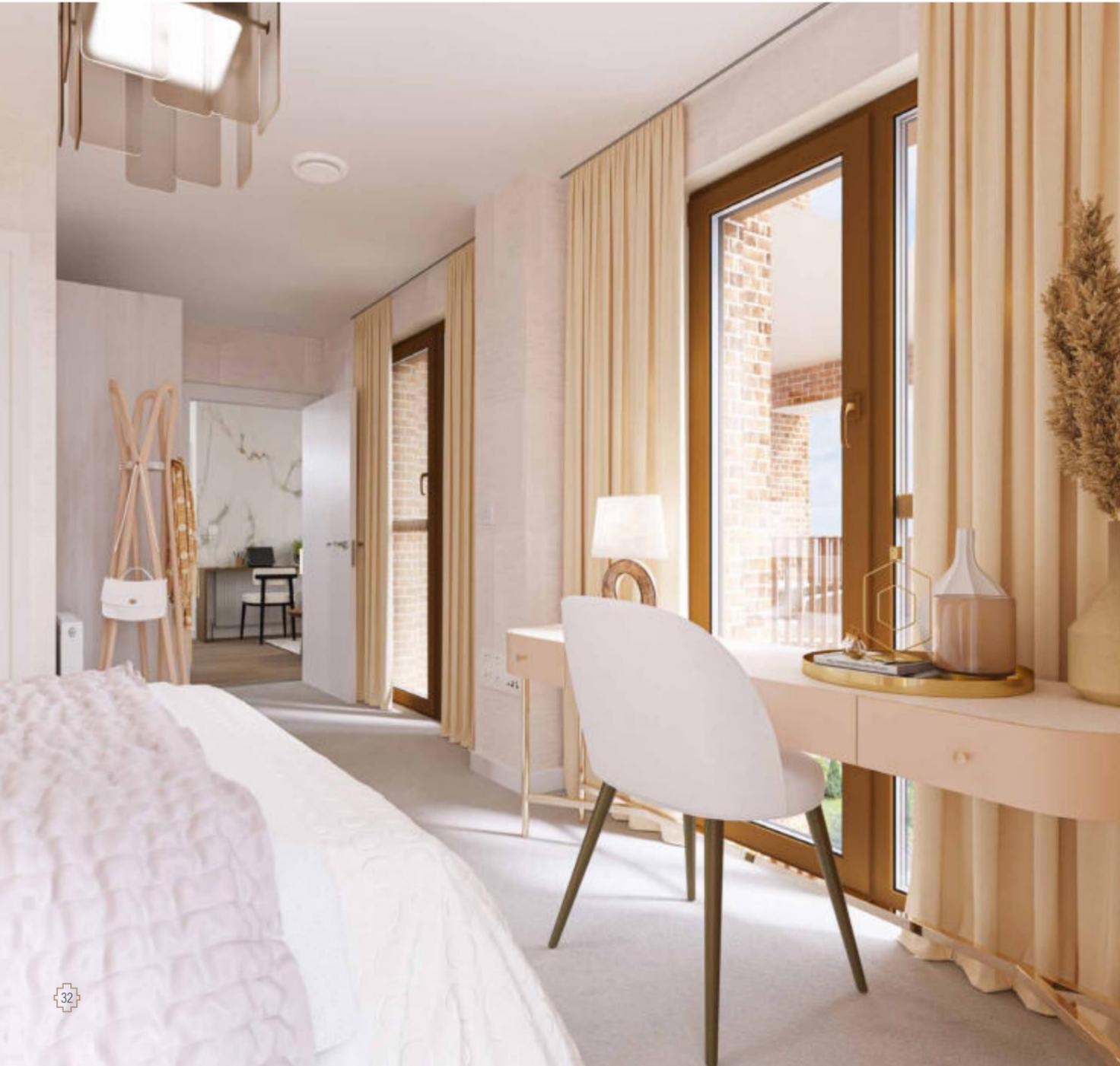
All homes come with a generous private balcony from which to enjoy the breathtaking vistas, plus access to a residents' roof terrace and communal, landscaped podium gardens.

For added convenience, a residents' concierge service will help relieve the stresses of a fast-paced city lifestyle.

✦ Beautiful interior design and fresh ideas are important components of *modern living*.









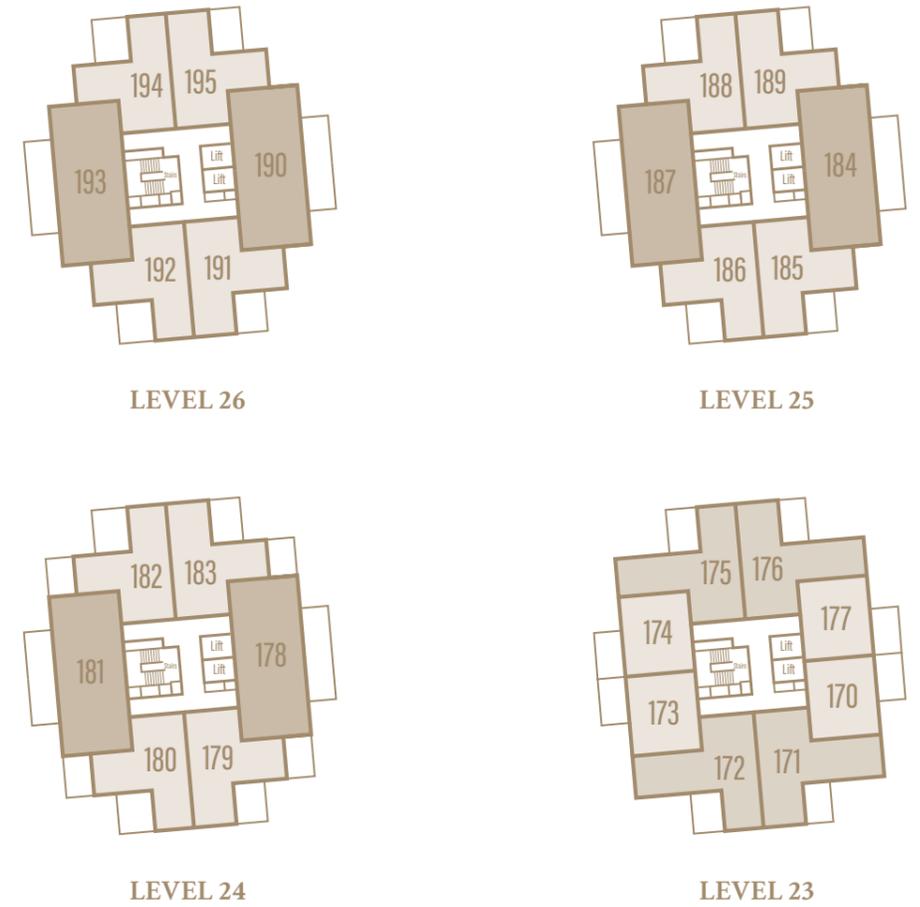
Level 26 | Plots 190 & 195  
View North East

# SITE PLAN



- AVAILABLE
- AFFORDABLE HOUSING
- 1 7TH FLOOR RESIDENTS' ROOF TERRACE
- 2 COMMUNAL RESIDENTS' PODIUM GARDENS

# GREAT HEIGHTS



- ONE-BEDROOM APARTMENT
- TWO-BEDROOM APARTMENT
- THREE-BEDROOM APARTMENT



THE HOME SHOULD BE  
THE TREASURE CHEST  
OF *LIVING*

LE CORBUSIER, *ARCHITECT & DESIGNER*



# THE SKYLINE *COLLECTION*

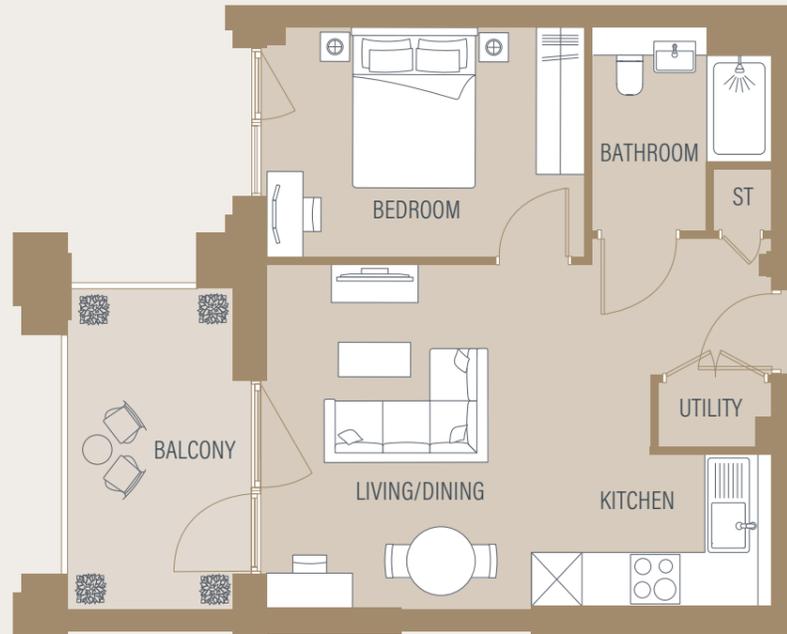
*INTRODUCING THE 1 BEDROOM APARTMENTS*



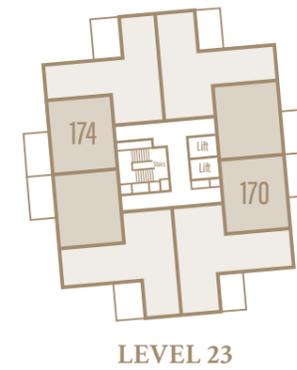
Level 26 | Plots 194 & 195  
View North

# 1 BEDROOM

# APARTMENT



PLOTS 170 & 174



SCAN TO SEE THE VIEWS



**Bathroom**  
8'2" x 7'3" (2490 x 2200mm)

**Bedroom**  
12'9" x 9'3" (3892 x 2812mm)

**Kitchen**  
9'1" x 6'1" (2750 x 1850mm)

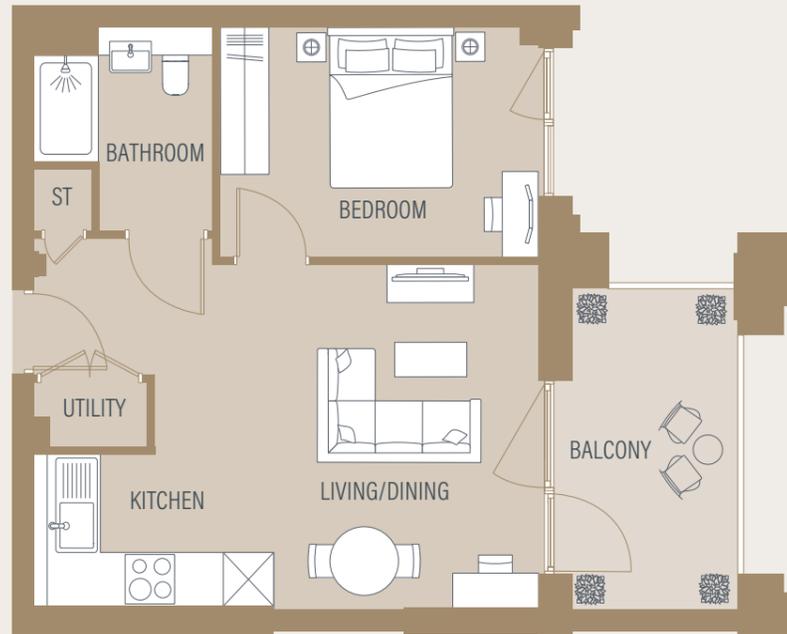
**Living/Dining**  
13'10" x 13'5" (2400 x 4078mm)

**TOTAL AREA**  
462 sq ft (42.9 sq m)

**Balcony**  
7'11" x 13'5" (2400 x 4078mm)

# 1 BEDROOM

# APARTMENT



PLOTS 173 & 177



SCAN TO SEE THE VIEWS



**Bathroom**  
8'2" x 7'3" (2490 x 2200mm)

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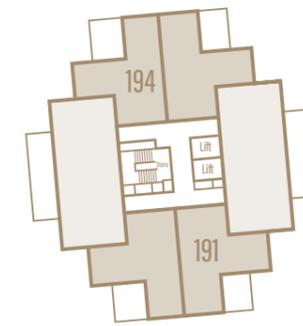
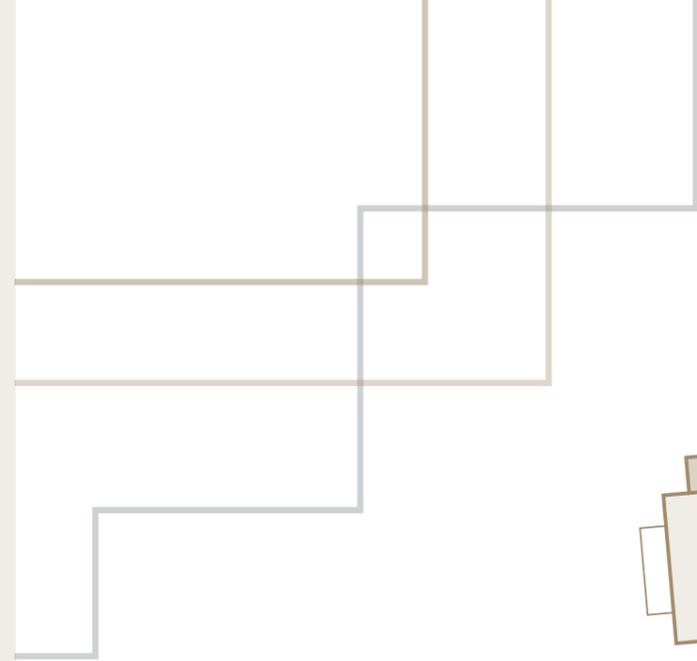
**Balcony**  
7'11" x 13'5" (2400 x 4078mm)

# 1 BEDROOM

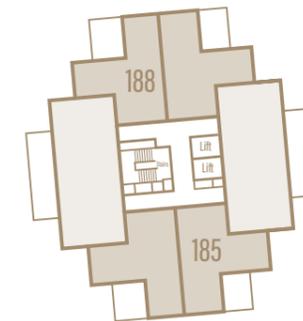
# APARTMENT



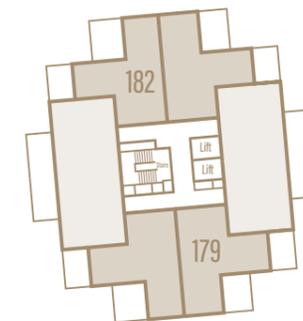
PLOTS 179, 182, 185, 188, 191 & 194



LEVEL 26



LEVEL 25



LEVEL 24



SCAN TO SEE THE VIEWS



**Bathroom**  
6'9" x 7'3" (2050 x 2200mm)

**Bedroom**  
11'7" x 15'9" (3522 x 4796mm)

**Kitchen**  
7'5" x 10'11" (2250 x 3317mm)

**Living/Dining**  
11'5" x 21'0" (3463 x 6395mm)

**TOTAL AREA**  
623 sq ft (57.9 sq m)

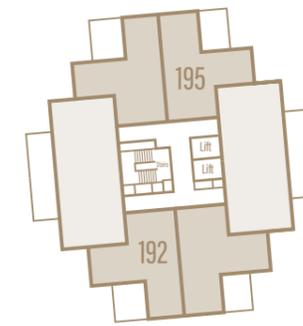
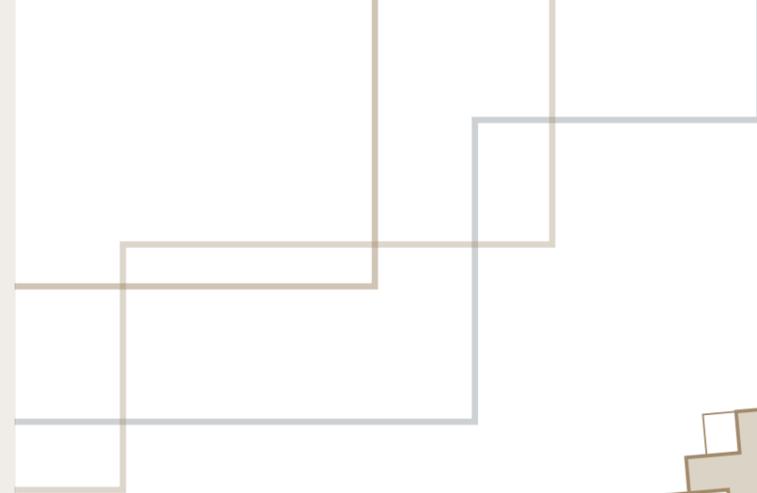
**Balcony**  
8'8" x 12'4" (2625 x 3750mm)

# 1 BEDROOM

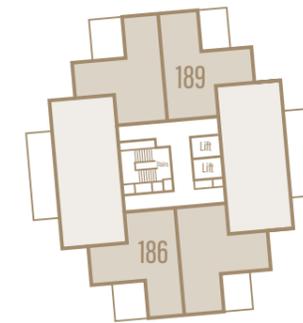
# APARTMENT



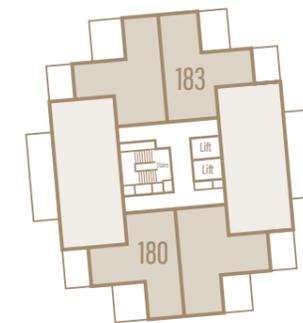
*PLOTS* 180, 183, 186, 189, 192 & 195



LEVEL 26



LEVEL 25



LEVEL 24



SCAN TO SEE  
THE VIEWS



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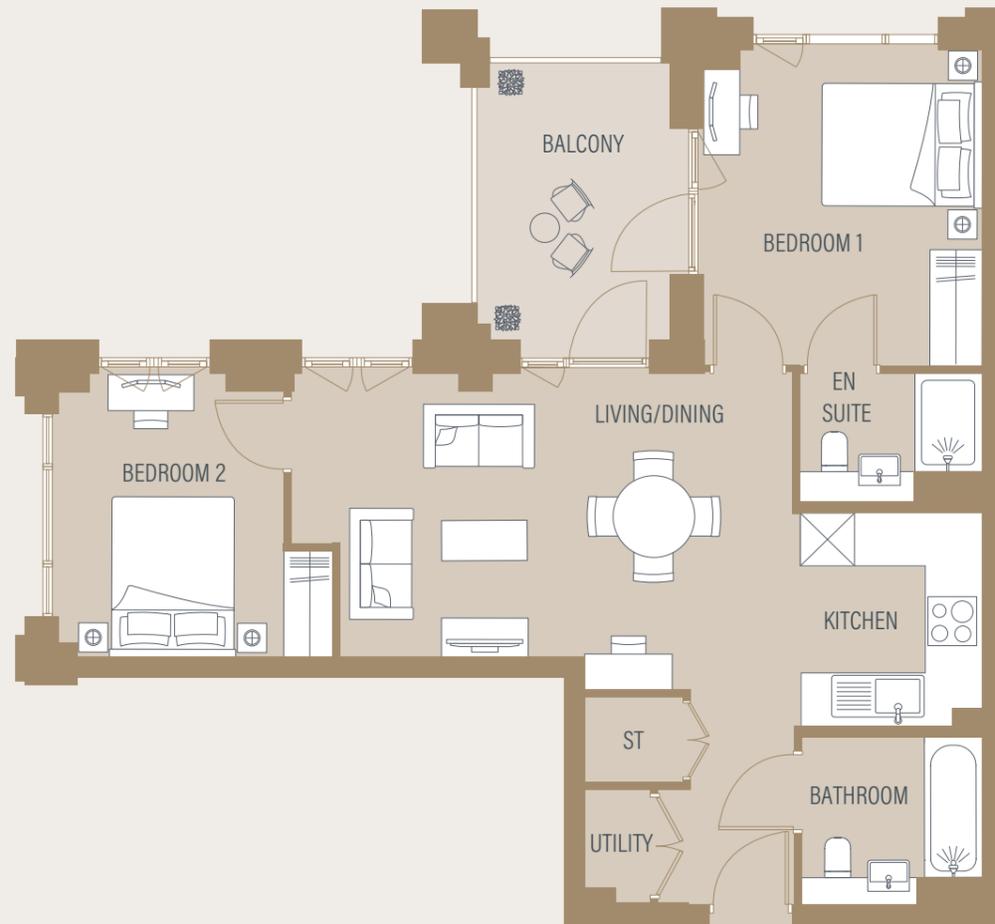


*INTRODUCING THE 2 BEDROOM APARTMENTS*

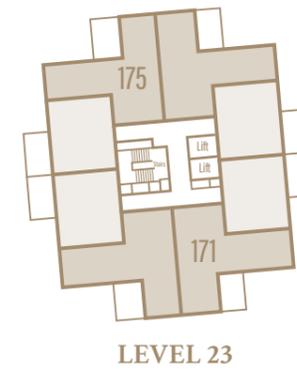


Level 26 | Plot 191  
View South East

# 2 BEDROOM APARTMENT



PLOTS 171 & 175



SCAN TO SEE  
THE VIEWS



**Bathroom**  
6'9" x 7'3" (2050 x 2200mm)

**Bedroom 1**  
11'2" x 12'8" (3409 x 3848mm)

**Bedroom 2**  
11'5" x 11'0" (3462 x 3354mm)

**En Suite**  
5'2" x 7'3" (1565 x 2200mm)

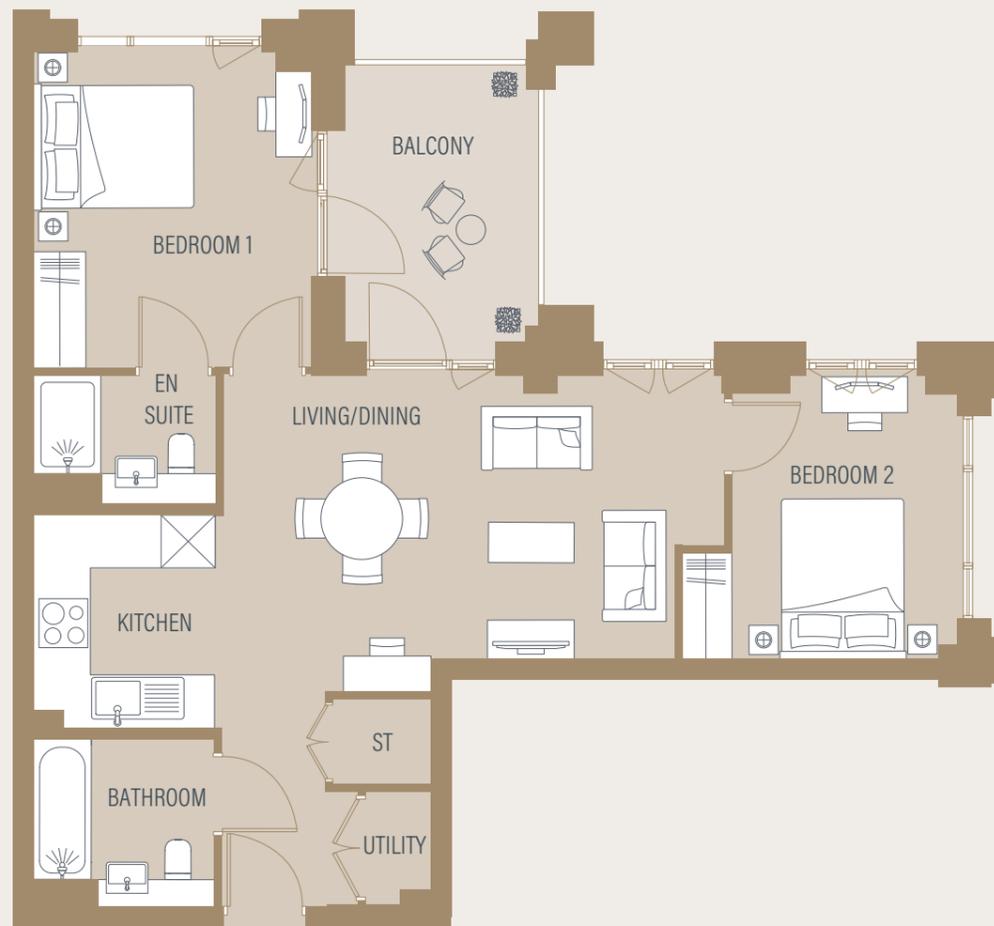
**Kitchen**  
8'7" x 7'6" (2602 x 2268mm)

**Living/Dining**  
20'2" x 11'5" (6130 x 3462mm)

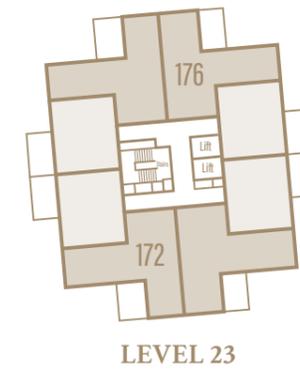
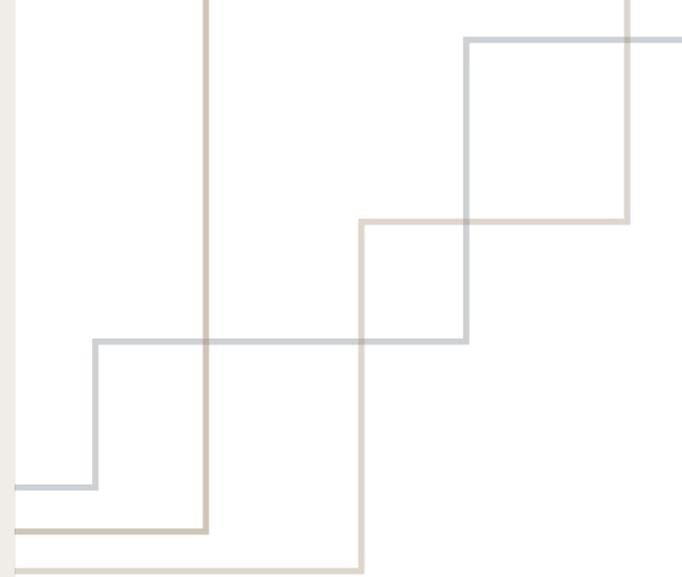
**TOTAL AREA**  
708 sq ft (65.8 sq m)

**Balcony**  
9'0" x 12'4" (2737 x 3750mm)

# 2 BEDROOM APARTMENT



PLOTS 172 & 176



SCAN TO SEE  
THE VIEWS



**Bathroom**  
6'9" x 7'3" (2050 x 2200mm)

**Bedroom 1**  
11'2" x 12'8" (3409 x 3848mm)

**Bedroom 2**  
11'5" x 11'0" (3462 x 3354mm)

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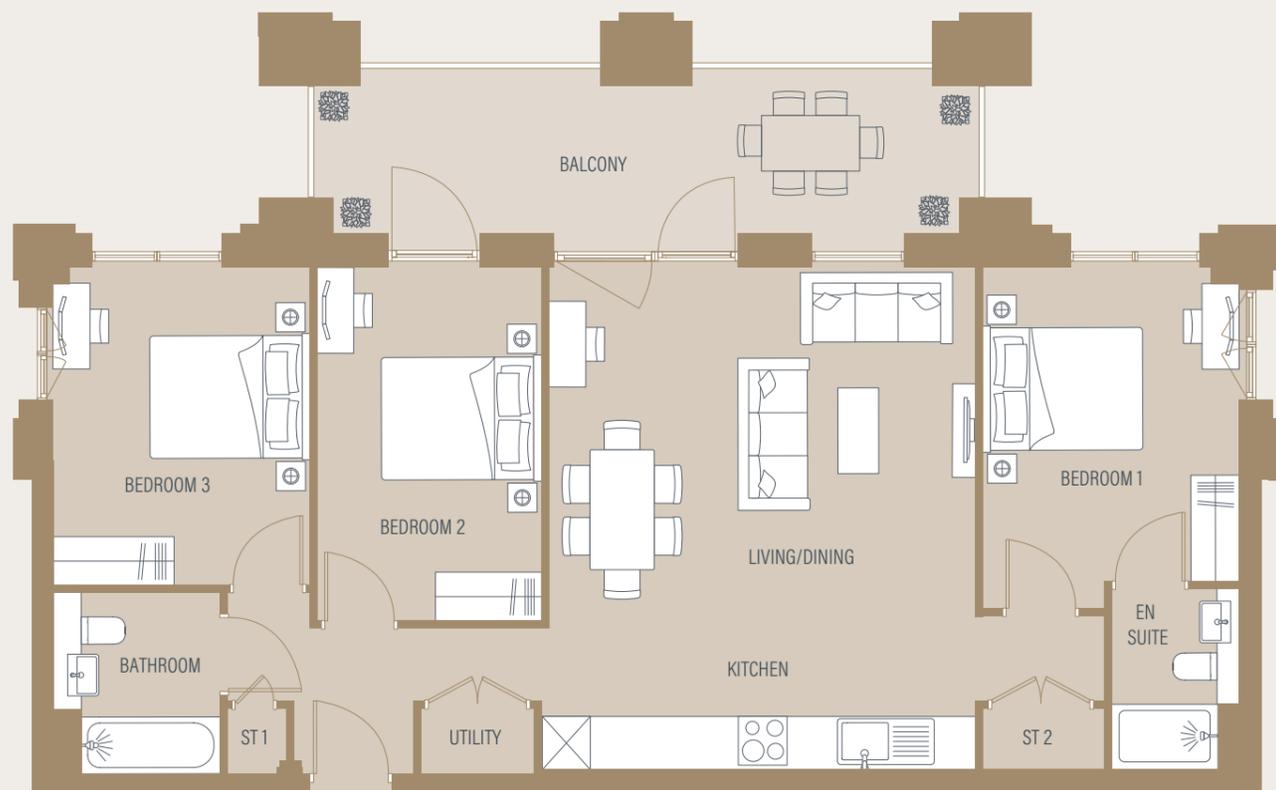


*INTRODUCING THE 3 BEDROOM APARTMENTS*

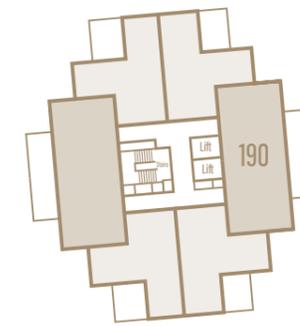


Level 26 | Plot 190  
View East

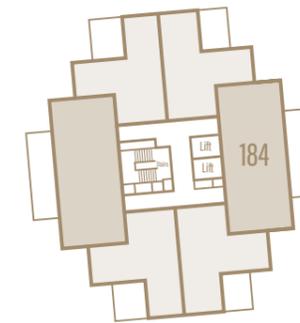
# 3 BEDROOM APARTMENT



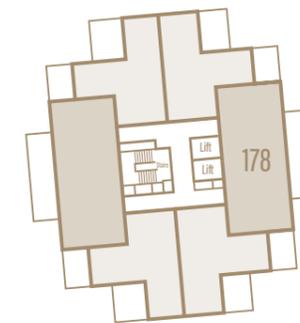
PLOTS 178, 184 & 190



LEVEL 26



LEVEL 25



LEVEL 24



SCAN TO SEE  
THE VIEWS



**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**Bedroom 1**  
13'9" x 10'4" (4173 x 3140mm)

**Bedroom 2**  
9'1" x 14'2" (2750 x 4323mm)

**Bedroom 3**  
10'4" x 12'9" (3149 x 3893mm)

**En Suite**  
7'3" x 5'2" (2200 x 1565mm)

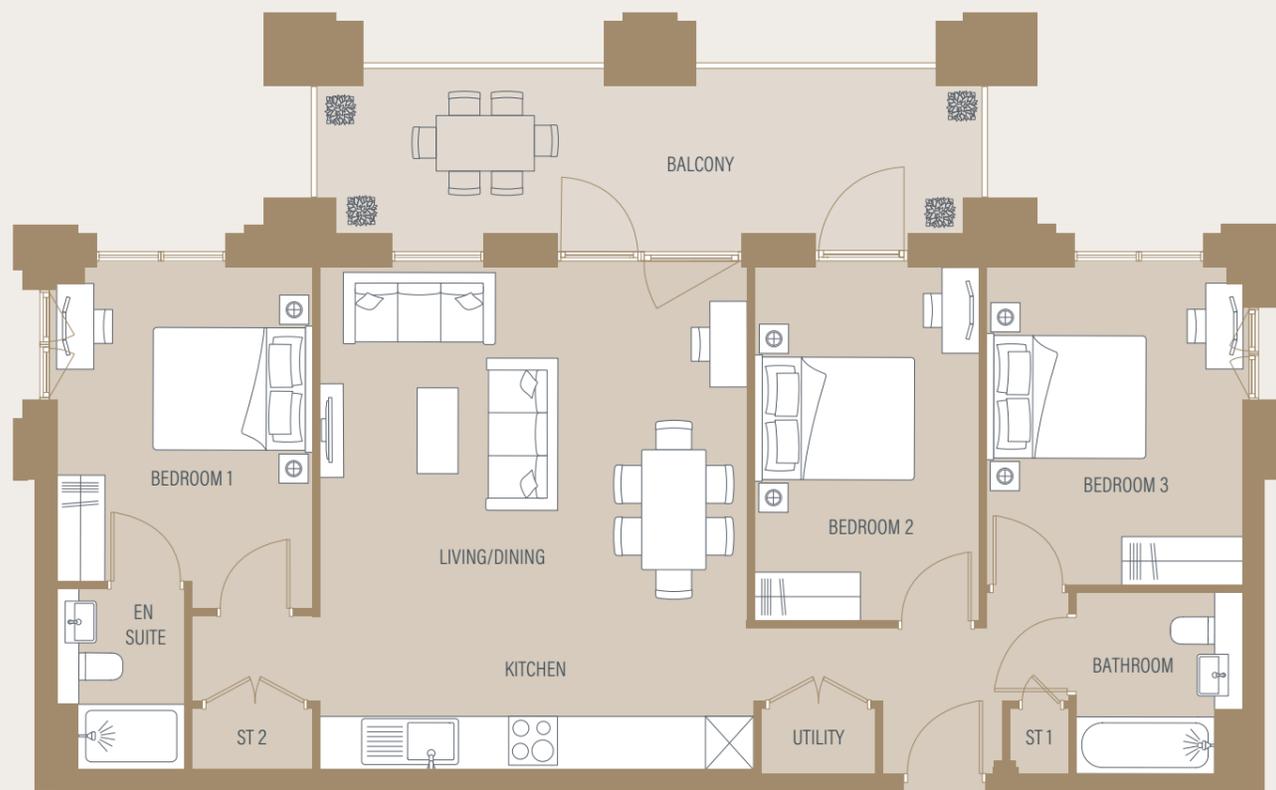
**Kitchen**  
17'2" x 6'2" (5214 x 1878mm)

**Living/Dining**  
17'2" x 13'12" (5214 x 4253mm)

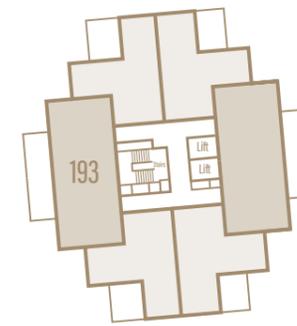
**TOTAL AREA**  
942 sq ft (87.5 sq m)

**Balcony**  
7'11" x 27'7" (2400 x 8410mm)

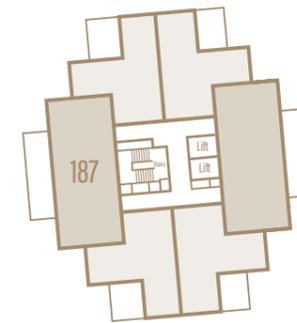
# 3 BEDROOM APARTMENT



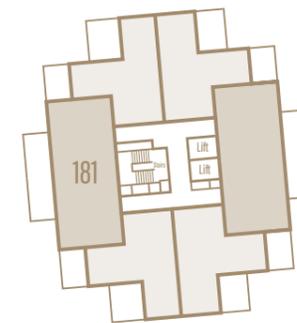
PLOTS 181, 187 & 193



LEVEL 26



LEVEL 25



LEVEL 24



SCAN TO SEE  
THE VIEWS



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**TOTAL AREA**  
942 sq ft (87.5 sq m)

**Balcony**  
7'11" x 27'7" (2400 x 8410mm)



# A FINE BALANCE



 An exceptional specification to complement these outstanding homes.



## KITCHEN

- Individually designed contemporary Platinum kitchens with soft-close doors and drawers
- Colour choice of wall and base units\*
- Matching Silestone worktops and room upstands with full-height glass splashback behind hob
- Downlighters and under-cabinet lighting
- Stainless steel single bowl sink and chrome tap
- Fully-integrated appliances including single oven, ceramic hob, dishwasher, fridge freezer and extractor



## BATHROOM

- Cupboard with vanity mirror
- White semi-recessed hand basin
- Back-to-wall WC pan with soft-close WC seat
- Concealed cistern and dual flushplate
- White acrylic bath
- Bath screen and shower above bath
- Drencher shower head
- Heated towel rail
- Shaver socket
- Ceramic floor and full-height wall tiles
- Downlighters



## EN SUITE

- Cupboard with vanity mirror
- White semi-recessed hand basin
- Back-to-wall WC pan with soft-close WC seat
- Concealed cistern and dual flushplate
- Drencher shower head
- White shower tray
- Chrome shower doors
- Heated towel rail
- Shaver socket
- Ceramic floor and full-height wall tiles



## GENERAL

- Washer/dryer
- BT TV/FM connectivity to Bedroom 1
- Flooring included throughout
- Fitted wardrobe to Bedroom 1
- Video door entry
- BT TV/Sky Q/Virgin Media/FM connectivity to living area
- CAT5e wiring from utility cupboard to living room media plate and bedroom 1 TV point
- Superfast broadband (subject to subscription)
- 12-hour residents' concierge service
- Enhanced specification and finishes to communal areas

# ADDITIONAL INFORMATION

## ADDRESS

Ilderton Road, London SE15 1NS

## LOCAL AUTHORITY

London Borough of Southwark

## CHARGES

One-bedroom from  
£1,270 to £2,055

Two-bedroom from  
£2,250 to £3,415

Three-bedroom from  
£2,585 to £4,111

Ground rents per annum £0

Additional annual fixed charges  
for communal heating system  
maintenance and consumption  
**1, 2 and 3-bedroom: £350**

## MISCELLANEOUS

Building Warranty  
2 years fixtures and fittings  
10 year NHBC\*\*

Length of lease  
999 years

Estimated completion date  
2025

Reservation deposit  
£1,000

## TERMS OF PAYMENT

10% of purchase price  
payable on exchange,  
balance of purchase price  
to be paid on completion.

## VENDOR'S SOLICITOR

Winckworth Sherwood  
5 Montague Close,  
London SE1 9BB

Telephone  
020 7593 5054

Email  
bdwteam@wslaw.co.uk



## NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

## WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



# WHY BARRATT LONDON

## *BARRATT LONDON'S VISION*

Since the construction of our first London development in 1982, our goal has been to provide high quality homes for all Londoners by focusing on excellence in design, construction and customer service. The supply of new housing is essential to the continued growth of London as a major global city and Barratt London is proud to be contributing to this with the delivery of 1,500 new homes each year.

## *FIVE STAR CUSTOMER SERVICE*

As part of Barratt Developments PLC, the UK's most recommended housebuilder, we are fully committed to delivering a superior service for our customers and have been awarded the maximum five star rating for customer satisfaction by the Home Builders Federation every year since 2010\*. For our customers, this means that when you buy a Barratt London home, you can be confident you are buying a home of quality and receiving the very best in customer service.

## *REAL PEACE OF MIND*

Not only does every Barratt London home come with a ten year structural guarantee from the NHBC, it also comes with a two year fixtures and fittings warranty,\*\* giving you added peace of mind from the moment you move in.

*\*We are the only major national housebuilder to be awarded this award 13 years running. "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.*

*\*\*First two years covered by Builder Warranty and NHBC Guarantee or similar. Years three ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website.*



Please note that all images are for illustrative purposes only. Final elevations of the property purchased may differ from those shown. Images include optional upgrades at additional cost. Please see our Image Disclaimer for further details. The features, designs, materials and visual depictions of and in our Show Apartments and in our Show Apartment photography must be treated as general illustration and guidance. Images may also include upgrades which are available at extra cost. Furniture and furnishings are not included. Fixtures, fittings and specification may be subject to change as necessary and without notice and their accuracy or completeness is not guaranteed. Nor are they intended to form part of any contract or a warranty unless specifically incorporated into the contract. Please ask your Sales Adviser for the current specification. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Specification may be subject to change as necessary and without notice. Development layouts and landscaping, specification, dimensions and computer generated images are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. The development name, Bermondsey Heights and building names are for marketing purposes only and may not be the designated postal address, which may be determined by The Post Office. All information in this document is correct to the best of our knowledge at the time of issue September 2023. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

