



# L S A Q Z U E A N R B E Y

BERMONDSEY • SE1

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Luxury 1, 2 & 3 bedroom, shared ownership apartments  
in “One of the best places to live in London” \*

\* The Times ‘Best Places to Live List’ 2015 to 2020

Computer generated image is indicative only

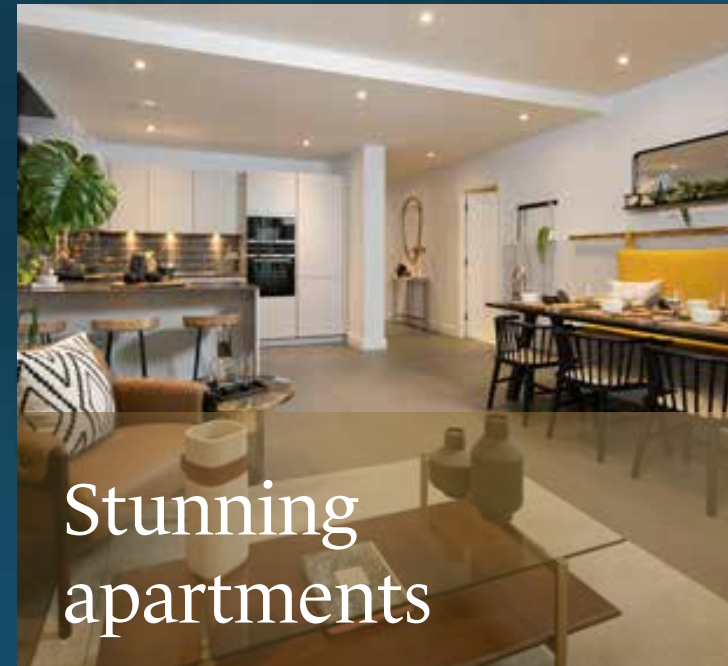
# Find out more about...



Authentic  
Bermondsey



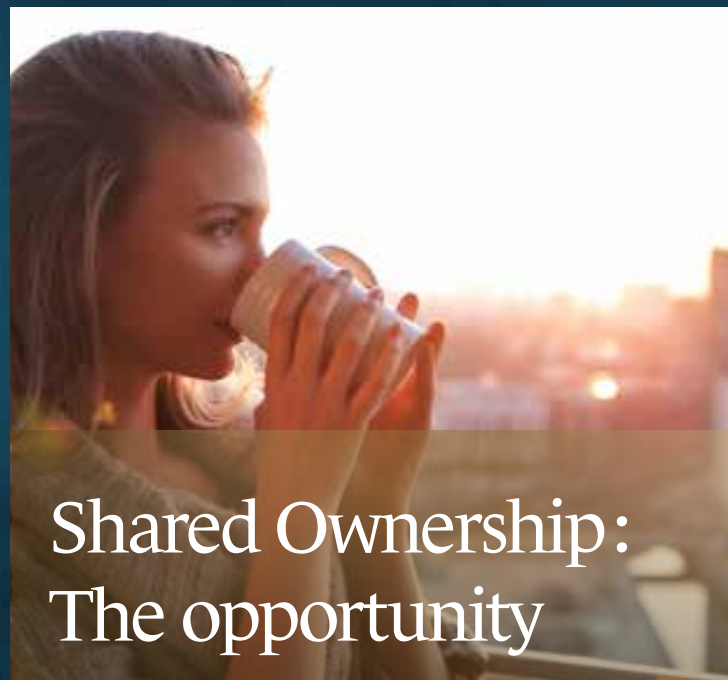
Life at  
Lazenby Square



Stunning  
apartments



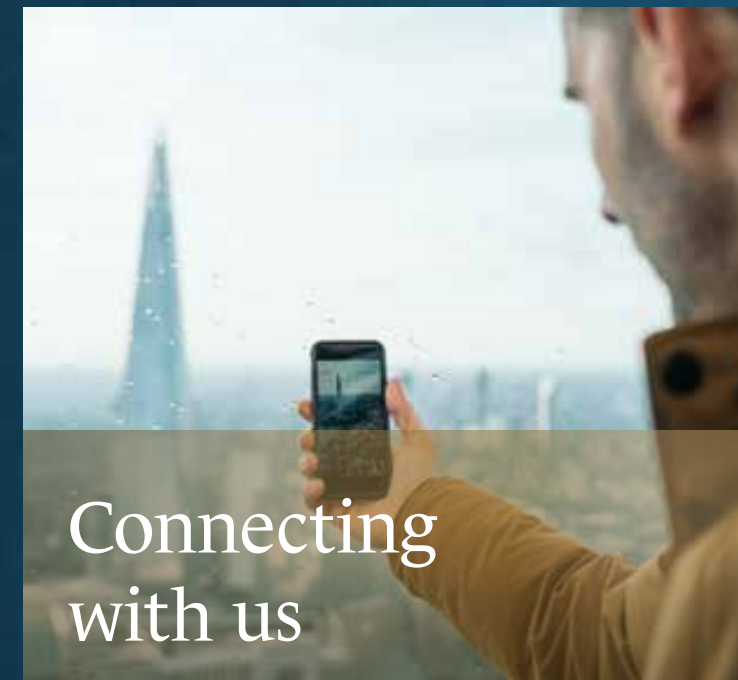
High  
Specifications



Shared Ownership:  
The opportunity



The  
Peabody Story



Connecting  
with us

# Authentic Bermondsey



Bermondsey is modern, urban living alongside genuine London character...

Just south of the river and a few minutes walk from London Bridge lies Bermondsey, one of London's most engaging quarters. A unique mix of old London, green spaces and modern comfort.

The residents here are typically creative, independent and vibrant, while over the years the railway arches

have evolved into insta-friendly cafes, galleries, bars and restaurants. City workers can enjoy being able to walk or cycle to work with Canary Wharf just two stops away on the Jubilee line.

This hipster haunt is one of London's leading foodie destinations. Saturdays are when the arches and the spaces around them come alive. Food companies open their doors and street

food stalls are set up; Maltby Street Market, known for its artisanal coffee, Taiwanese waffles, and homemade pesto, is also only minutes away.

The area's main artery, Bermondsey Street borders with Tanner Street park, whilst Lazenby Square is itself opposite Bermondsey Spa Gardens. The nearby riverside walks boast views

of London's iconic landmarks, Tate Modern, Southwark Cathedral, the Globe Theatre and the Oxo Tower. A hub of culture and creativity, the area is also home to the White Cube Gallery and the Fashion and Textile Museum, as well as countless other galleries and art spaces whilst just off Bermondsey Street is Kino, an independent arthouse cinema.



St Paul's

The Shard

The City

St Katherine's Docks

Tate Modern

Borough Market

London Bridge

Tower Bridge

Butler's Wharf

Borough Station  
←

Tanner Street Park

Maltby Street Market

Bermondsey Station  
→

Bermondsey Street

Bermondsey Spa Gardens



Authentic Bermondsey.  
*A powerful industrial heritage  
with an energetic and exciting  
vision for the future.*



An unexpected place.  
*More Green space than you would think. From the neighbouring Spa Gardens to the discreet Tanner Street Park and the grand Victorian Southwark Park.*



Tanner Street Park

Be part of a community.  
*Definitely not a curated 'place',  
Bermondsey is brimming with life,  
independence and creativity just  
like its residents.*



Igloo Flower pop-up



An extremely social life.  
*An established and popular foodie hotspot of ever-growing and evolving restaurants, bars, pubs and cafes.*



Everything you could need.  
*Bermondsey offers a vast and varied range of opportunities from Art to Apples and Halloumi to Haute Couture.*



Bermondsey is...



**Cafe culture.**  
*A renowned location for many of the best coffee spots in London, from your morning flat white to your afternoon soy latte.*



**Open air.**  
*As well as access to private landscaped spaces at Lazenby Square you will benefit from the regenerated Bermondsey Spa Gardens, a short walk to the Tanner Street Park and only a mile from the glorious 61-acre Southwark Park.*



**Historic and modern.**  
*There is an unmistakable sense of history around Bermondsey, merged with a thoroughly modern and forward thinking way of life.*

# Bermondsey is...



Bermondsey is...



**Sociable.**  
*So much choice. Home to the Bermondsey Mile, a celebration of independent breweries, renowned Gastro Pubs, cocktail bars and good, old fashioned London public houses.*



**Connected.**  
*Buses, bikes, trains and the underground are all easily accessible in Bermondsey. Being so central means walking is a great option too.*



**Good food.**  
*As you would imagine in such a diverse and vibrant area, Bermondsey offers a mind-boggling array of constantly evolving and inspirational food.*

One of the country's Best Places to live\*. Already central to a thriving city but undergoing major regeneration and an exciting renaissance.

\*The Sunday Times Best Places list - 2015-2020

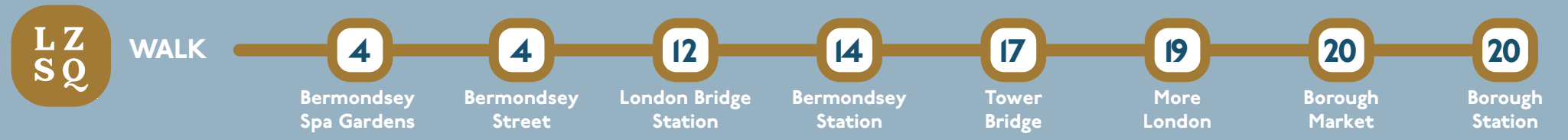


Map not to scale

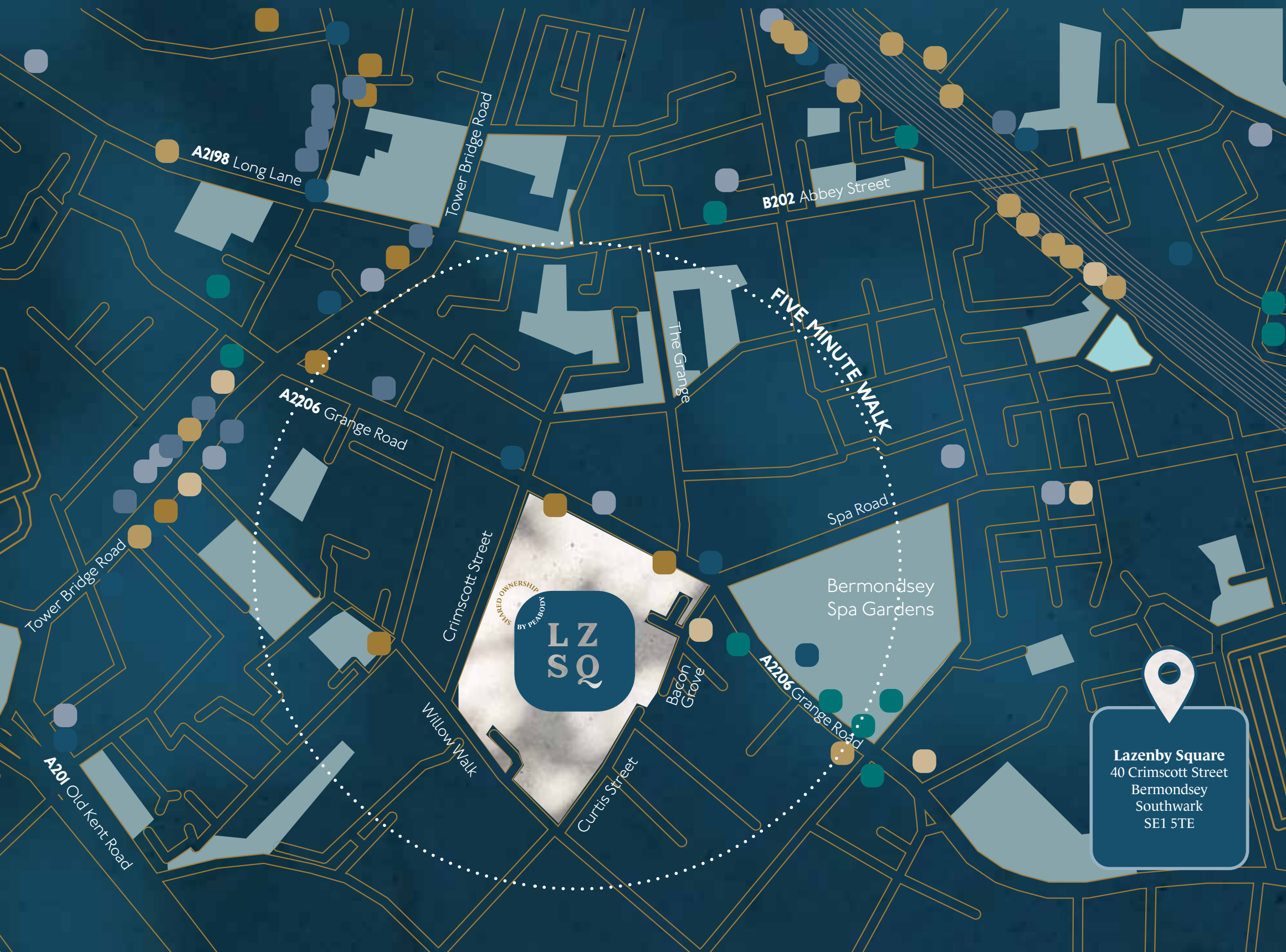
Two new Bakerloo underground stations (in development) add to the existing Jubilee Line connection at nearby Bermondsey station. London Bridge and the City are within walking distance, plus excellent cycling routes exist to the West End and beyond. Bermondsey is rapidly becoming an even stronger and more popular place to live and work.



Closer than you think whether walking, cycling or using public transport. Travel times from Lazenby Square in minutes...



Distances and travel times are taken from the development sourced from maps.google.co.uk



### The Bermondsey Life

- Cafe / Coffee Shops  
Comptoir Gourmand / Hej Coffee / Fuckoffee / Cafe Amisha / Roca Cafe / WatchHouse Bermondsey / Spa Park Cafe / Secret Goldmine / Bar Tozino / Cafe Murano
- Restaurants  
Tower Mangal / Iro Sushi / Pizaro / Flour & Grape / Bermondsey Larder / M. Manze (Pie and Mash) / Lokma / Baccala / Hakata Ramen Bar / Bone Daddies / F.A.T
- Convenience Stores  
Tesco Metro / Sainsbury's Local / Co-op Food / Grange Road Convenience Store / Pricewise
- Art / Culture  
White Cube Gallery / William Bennington Gallery / Cecilia Brunson Projects / Arthouse I / Tannery Arts / Vitrine London / Eames Fine Art Print Rooms / Poussin Gallery
- Bars / Pubs  
Hand & Marigold / The George / The Victoria / Moor Beer Vaults / Brew by Numbers / Marquis of Wellington / Anspach & Hobday / Hawkes Cidery / The Barrel Project / Little Bird Gin Bar / Gastros Barbershop / Hiverquarters
- Takeaways  
Smoke Shack / St. John Bakery / Basilico Pizza / Golden Delight / Shahi Tandoori / The Golden Grill / Crystal China / Tower Tandoori / Duomo Japanese
- Health / Fitness  
MuscleBull Gym / Artesian Health Centre / Cambelle Pharmacy / Amadi Pharmacy / The Grange Road Practice / Bermondsey Spa Medical Practice / Grange Dental Surgery / Tower Bridge Dental Surgery / Advanced Dental Practice

**Lazenby Square**  
40 Crimscott Street  
Bermondsey  
Southwark  
SE1 5TE





# Life at Lazenby Square

Nestled away from the hustle  
of Bermondsey lies a place  
created with wellbeing, luxury  
and happiness in mind

# Lazenby Square

The perfect opportunity to make your home in the heart of SE1.



Residents' gym



A landscaped garden



Landmark views



The Tannery foyer and concierge

Set within the London Square development, Lazenby Square offers a true community feel with special spaces to live, work and enjoy.

A home to make your own in amongst creative workspaces, art studios and irresistible amenities just outside your front door. The area's industrial past inspires the design of new buildings and redevelopment of the old.

Set around a green courtyard, the Lazenby Square apartments in The Tannery and The Crosse buildings are modern, stylish and high specification homes.

With 1, 2 and 3 bedroom Shared Ownership apartments available.



*A light filled, relaxing landscaped courtyard garden at its heart.*



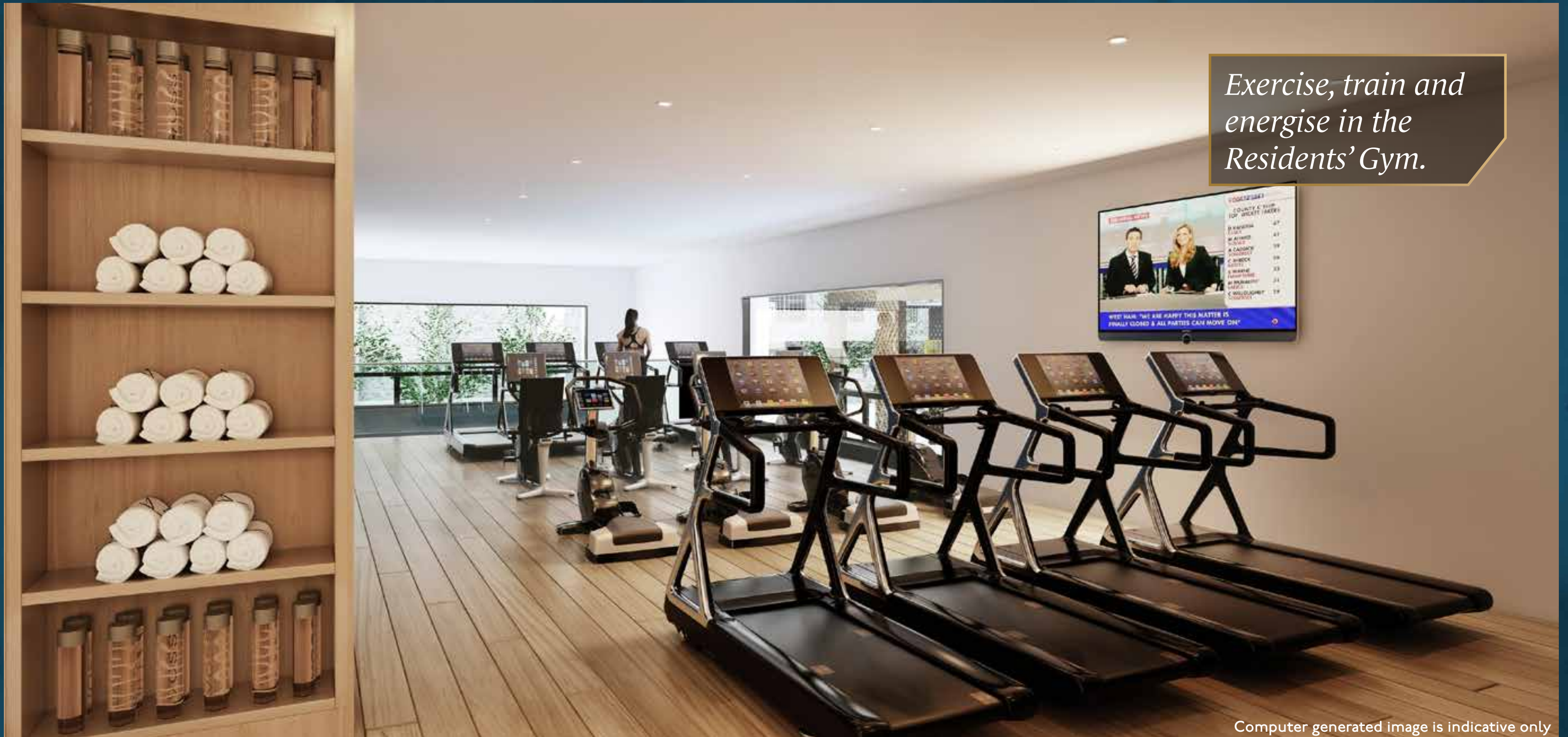
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*Perfectly located in SE1 for trips to the river, The City and central London.*

*The Tannery's statement lobby and concierge welcomes you home in style.*





*Exercise, train and energise in the Residents' Gym.*



# Lazenby Square Site plan

Borough Station - 18 Minute walk  
Elephant & Castle Station - 20 minute walk

London Bridge Station  
16 minute walk

Bermondsey Station  
12 minute walk



Site plan not to scale. Landscaping is indicative only.

# Stunning Apartments

Clean, contemporary styling, open, flexible layouts and a high level of design detail make for exceptional modern living at Lazenby Square



A high level of design detail and thoughtful, generous layouts provide truly high-quality living.



Private balconies



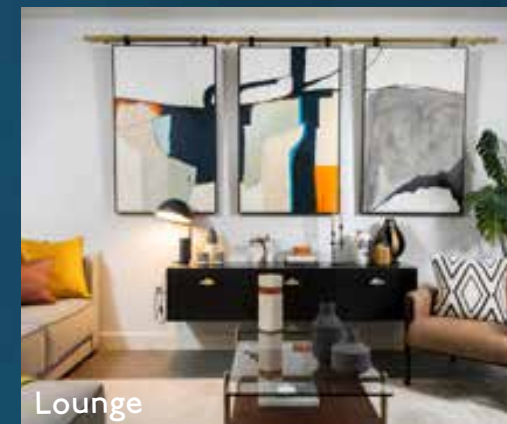
Open plan living spaces



Bedroom



High specification bathrooms



Lounge



Built in wardrobes

All apartments at Lazenby Square are modern, light and spacious.

The lounge, kitchen and dining areas become one open and flexible living space. Perfect for hosting, working and relaxing.

Each apartment comes with its own private balcony, acting as an extension of your living space through generous sliding doors. Floor to ceiling glazing allows maximum, natural light into your new home.

Bedrooms are spacious and have mirrored wardrobes built in with en-suites to 2 and 3 bed homes. Large windows look out and some, through to your private balcony space, offering a pleasant flow to your luxury apartment.

Bathrooms are a contemporary, fresh and sleek design with floating sinks and bowls. Modern tiling, flooring and chrome heating towel rails complete en-suite and family bathrooms.





*Functional, flexible spaces to live, work and enjoy.*

*Thoughtfully  
designed spaces to  
make your own.*



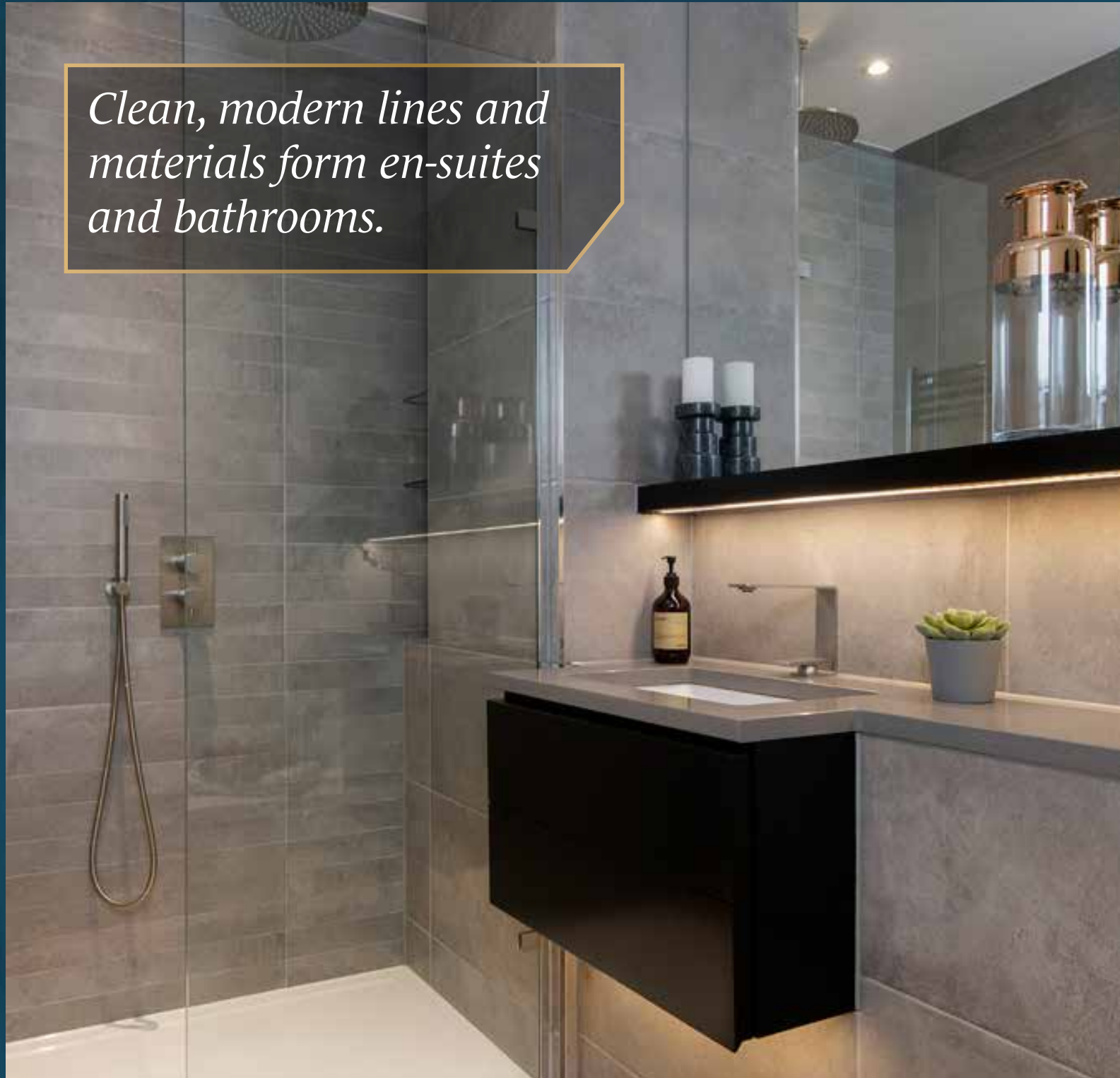


*Private terrace balconies become an extension of your living space.*



*Rest and unwind after a long day in your light and relaxing bedroom.*

*Clean, modern lines and materials form en-suites and bathrooms.*

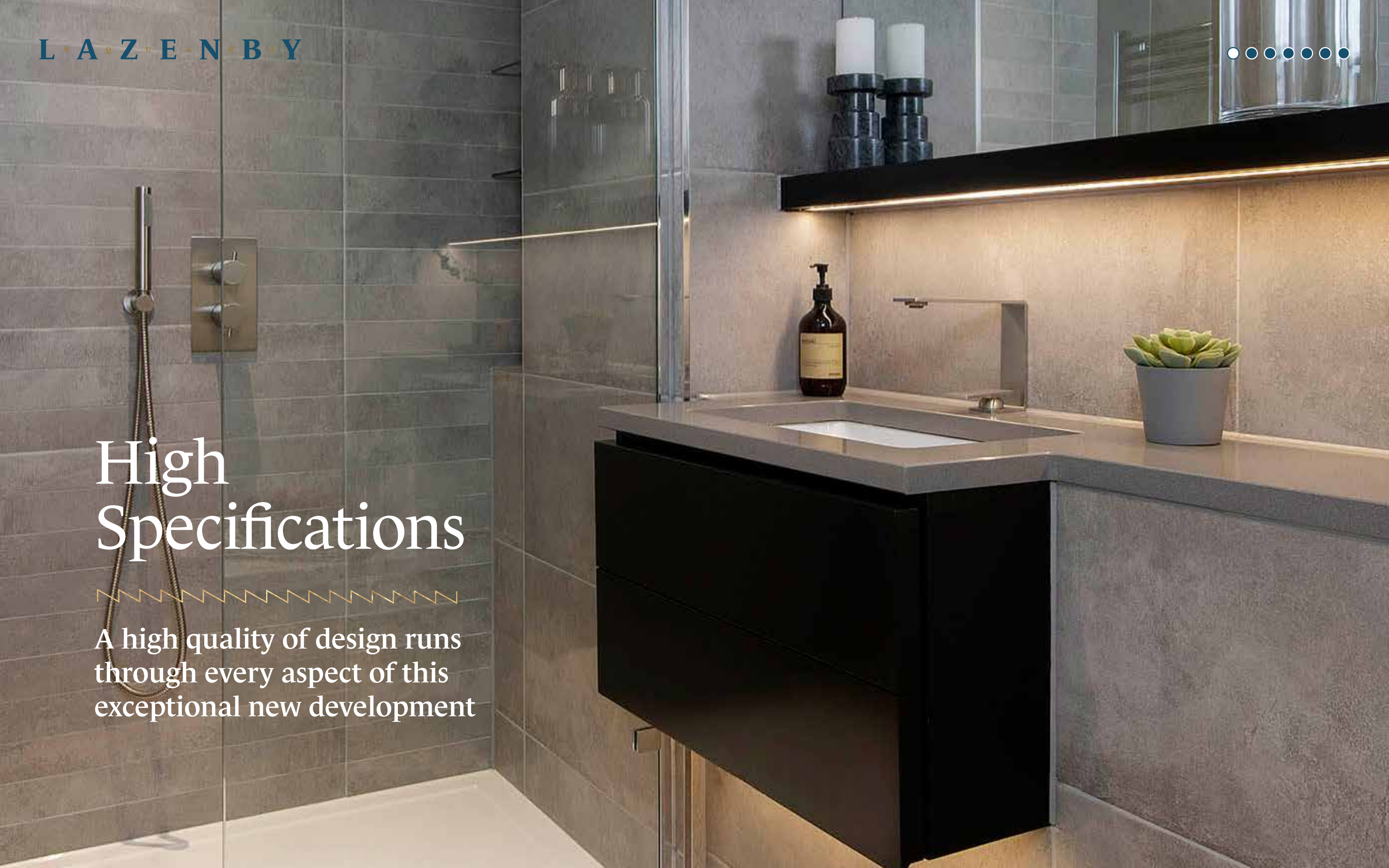


*Seamlessly built-in wardrobes to the master bedroom.*



# High Specifications

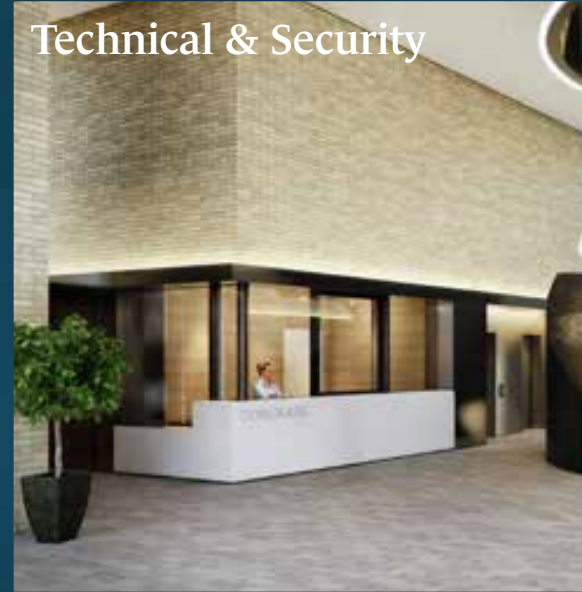
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A high quality of design runs through every aspect of this exceptional new development



Interior Finishes



Technical & Security



Utilities & Electricals



**The high level of design detail and thought delivers a place of beautiful materials, and an exceptional specification all round.**

From the moment you enter Lazenby Square the quality is obvious. From the beautifully designed gardens and shared outside spaces through stunning communal internal areas and all the way into the smallest detail of the apartments.

Starting as we mean to go on, the scheme benefits from a 24-hour concierge for peace-of-mind, security and help when you need it. There's access to an on-site gym and a secure cycle store. Also, membership of a car-club is included.

Look further into the specific details opposite to see how we keep Lazenby Square a cut above.

Wheelchair friendly homes available. Please refer to floorplans and speak to the Sales Team for further details.

Bathrooms



Kitchens



Whilst every effort has been taken to ensure the accuracy of the information provided it has been supplied as a guide and Peabody reserves the right to amend the specification as necessary.



## High Specifications

### Interior Finishes

- » Timber veneer entrance door and white architrave and skirting
- » White flush internal doors and contemporary satin ironmongery
- » Whole house ventilation system
- » Underfloor heating throughout
- » Havwoods timber flooring to the hallway, living areas and kitchen in Lucan Light Oak

### Bedrooms

- » Mayfair carpet in Pepper
- » Fitted mirrored wardrobes to master bedroom



1. Lucan Light Oak flooring
2. Mayfair carpet in Pepper



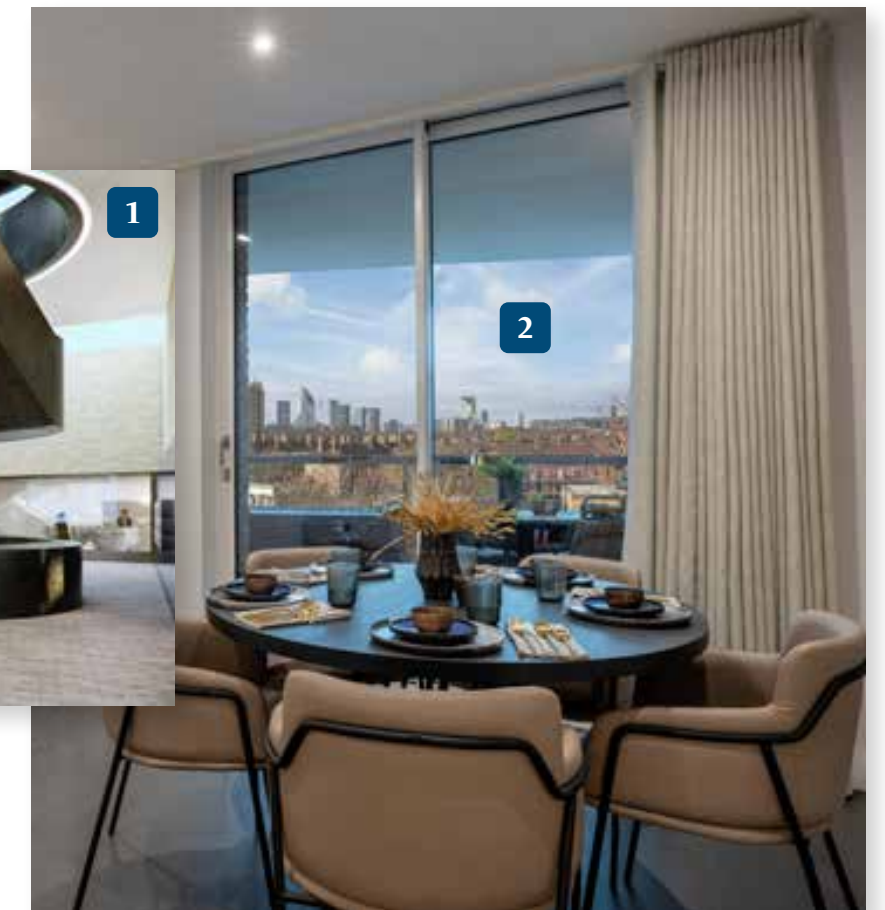
## High Specifications

### Security & Peace Of Mind

- » Video entry system to apartments
- » Security locks to windows and private outdoor space
- » Full LDI smoke detection
- » Hardwired smoke alarm and heat detection to the kitchen
- » CCTV surveillance system to communal external areas
- » Ten year NHBC warranty
- » 250-year lease
- » The development adopts the Secure by Design initiative

### Energy Efficiency

- » Predicted Energy Assessment (PEA) rating between 79 (C) and 83 (B)
- » Double glazed windows to their highest decibel (dB) rating



1. CCTV surveillance system to communal external areas
2. Double glazed windows to their highest decibel (dB) rating

## High Specifications

### Utility & Electricals

- » Recessed white downlights throughout
- » White switches and sockets throughout
- » Communal aerial and satellite system wired for Sky+ and TV points to living room and bedrooms
- » Landline telephone and BT fibre optic data points to living room
- » Audio sound system with speaker to living room and master bedroom
- » Bosch washer dryer housed in a separate cupboard
- » Electricity usage smart meter to hallway cupboard



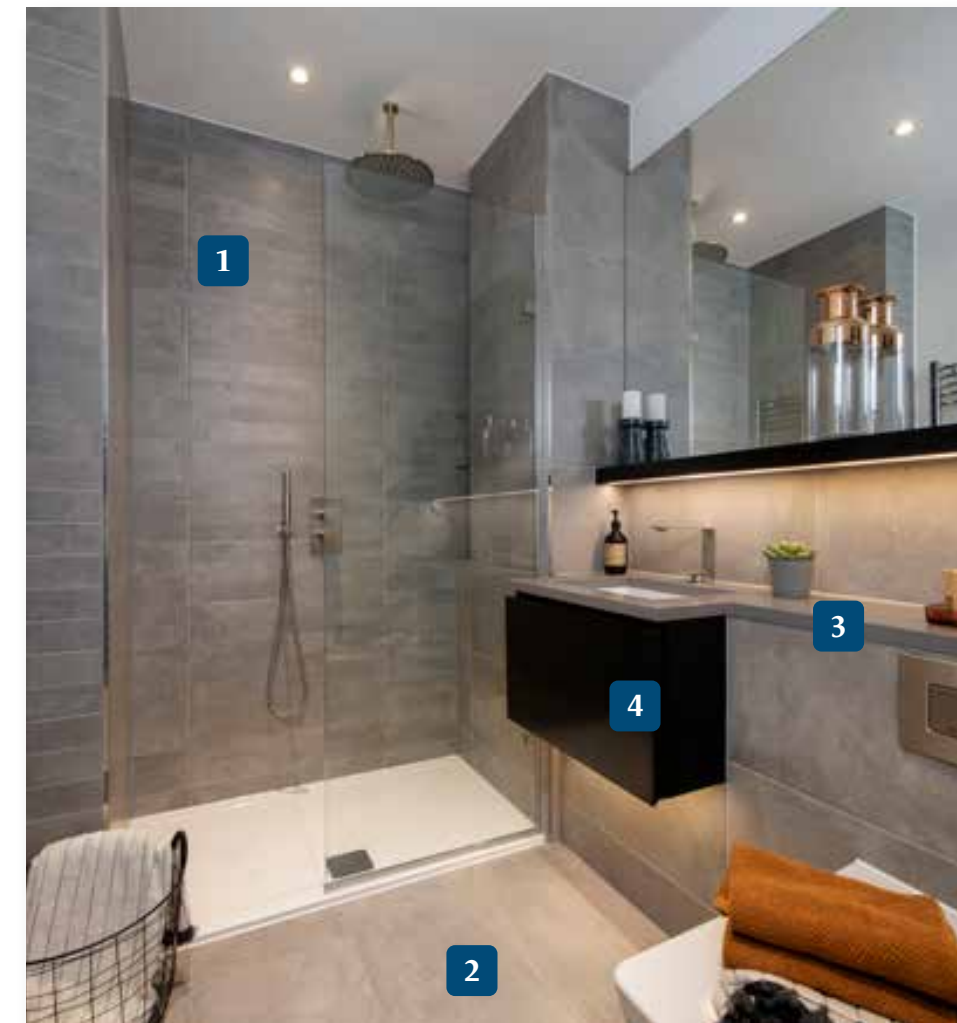
## High Specifications

### Bathrooms

- » Feature wall and floor tiling in Iron
- » Bespoke vanity unit with undermounted cube design sink with matt drawer and silestone countertop
- » Bespoke mirror with demister pads above the sink and matt lacquered wall shelf
- » Wall hung WC with rimless set and dual flush
- » Renaissance bath with deck mounted hand shower, fixed shower head and frameless bath screen
- » Feature full tiled recess within bath enclosure with glass shelving
- » Chrome heated towel rail

### Ensuite Bathrooms

- » Feature wall and floor tiling\* to ensuite
- » Bespoke vanity unit with undermounted cube design sink with matt drawer and a choice of silestone countertop\*
- » Bespoke mirror cabinet with soft close function with integrated demister pads and LED lighting
- » Feature matt lacquered wall shelf with LED lighting underneath
- » Shaver socket housed within wall cabinet
- » Wall hung WC with rimless set and dual flush Shower enclosure with hand shower, fixed shower head and shower screen
- » Feature full tiled recess within bath enclosure with glass shelving
- » Chrome heated towel rail



1. Feature wall tile
2. Floor tile
3. Silestone countertop
4. Matt laquered drawer and shelf

## High Specifications

### Kitchens

- » Matt laminate kitchen units with soft close hinge in Lotus White
- » Silestone worktops and full height splashback in Moka
- » Recessed LED lighting to underside of wall units
- » Single bowl undermounted stainless steel sink with single lever mixer tap
- » Siemens stainless steel single oven
- » Siemens stainless steel microwave
- » Siemens black glass induction hob
- » Siemens fully integrated fridge /freezer
- » Siemens fully integrated dishwasher

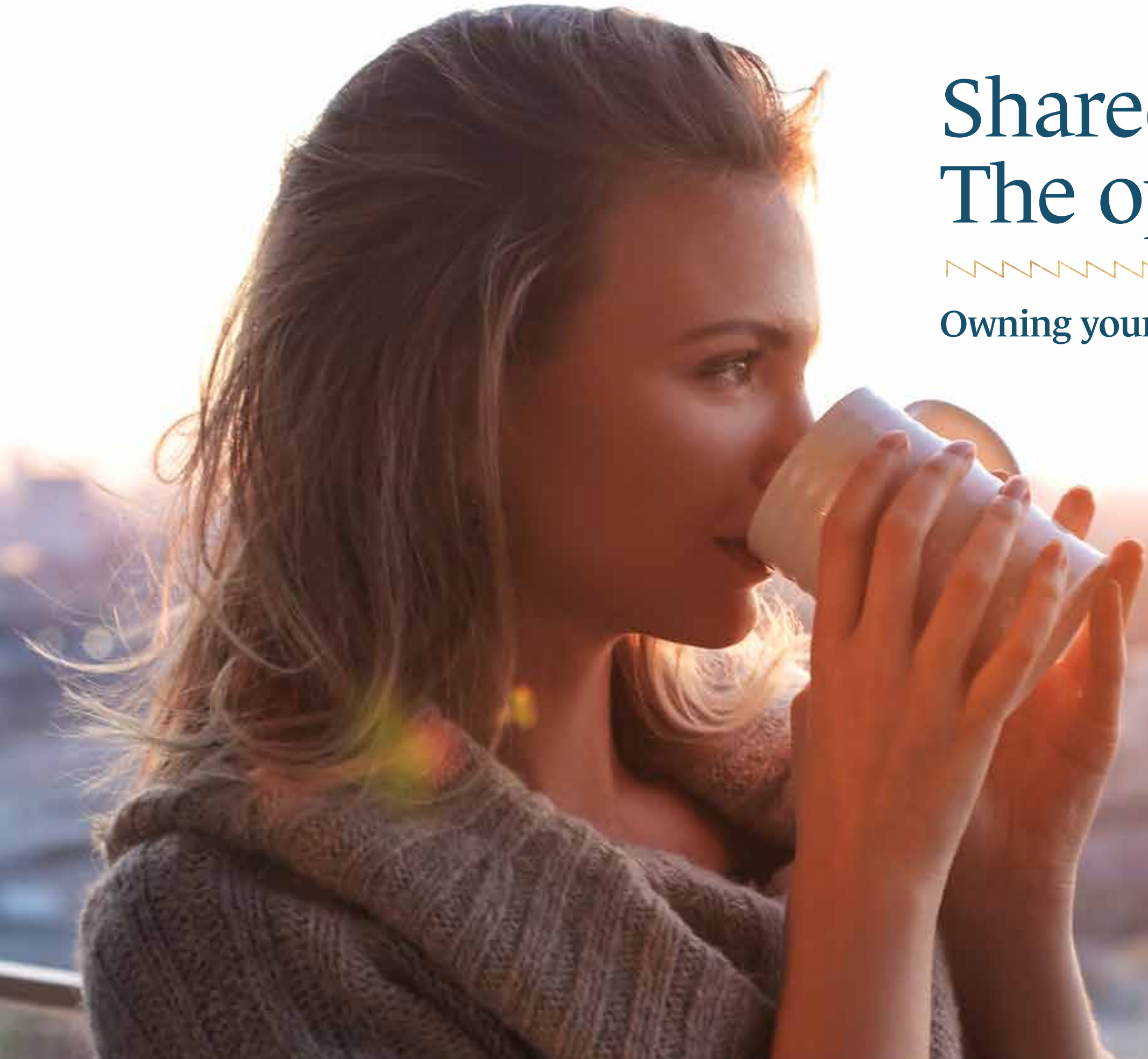


1. Silestone worktops
2. Lotus White kitchen units
3. Moka tiled splashback

# Shared Ownership: The opportunity



Owning your own home, finally made possible



# Your path to Shared Ownership

We understand how difficult it can be to get a foot on the property ladder these days. Shared Ownership is designed as a stepping stone for first time buyers to completely own their home.

You can buy an initial share of 25% to 75% of the value of a property and take out a mortgage to pay for your share of the home's purchase price. You will then pay a subsidised rent on the share you don't buy, and there will also be a monthly service charge payable.



**Congrats!**  
 You have just bought a home!

# The Peabody Story



Creating more than just a place to live







Peabody creates great places where people want to live, adding value through long-term, patient investment. This historic organisation is known for upholding high design standards to create homes in great locations which are safe, easy to maintain and long-lasting.

#### BUILDING HISTORY

Peabody has over 159 years of experience and expertise in managing property in London. Founded by the American financier and philanthropist George Peabody in 1862, the organisation now manages over 66,000 homes. Peabody is well-placed to build thousands more top quality, well-maintained homes each year.



#### CUSTOMER FOCUS

Peabody creates and invests in great places where people want to live. Placing customers at the forefront, Peabody recently achieved 'Gold' in the latest, wholly independent, customer satisfaction awards. Over 90% of customers said they would recommend Peabody. Its ambition is to create communities that are healthier, wealthier and happier.



#### SOCIAL HEART

In line with the social purpose of its founder, the organisation re-invests its surpluses to provide more homes and services. Last year it generated a surplus of 197m, investing 313m in building new homes, and 113m in maintaining existing homes. It also runs a community foundation, helping to create prosperity and success for people in London and the south-east of the UK.



#### QUALITY, SUSTAINABILITY & INNOVATIVE DESIGN

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality and innovative design. This has been achieved by working with the best designers and robust procedures to monitor quality throughout the design, development and procurement process. Peabody has a long and proud history of providing well-designed, sustainable homes.



#### FINANCIAL STRENGTHS

Peabody delivers long-term returns on investment. It has a strong balance sheet with low gearing and a modest debt burden. Astute business planning, together with robust governance, and an asset base of 8bn, means that Peabody is well placed to build thousands more top quality, well-maintained homes each year.



#### AWARD WINNING

Since 2017 Peabody has been recognised and awarded more than 55 prestigious awards, including the Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the 2020 Evening Standard New Homes Awards. We also work with award winning architects and partners to deliver our high-quality design standards, creating homes in great locations which are safe, easy to maintain and long-lasting.



Stonelea Gardens - Winner of Best Shared Ownership Home and Best Family Home at the Evening Standard New Homes Awards 2020

# Connecting with us



Telephone:  
020 7021 4842

Email:  
Enquiries@peabodysales.co.uk

Web:  
peabodysales.co.uk/lazenbysquare



**Lazenby Square**  
40 Crimscott  
Street,  
Bermondsey,  
Southwark,  
SE1 5TE



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