



Protection for new-build  
home buyers

# école

## SE16

A collection of modern studio,  
one and two bedroom apartments and  
two and three bedroom duplexes



école



# HOMES THAT INSPIRE

We invite you to view école, a collection of new homes where the accent is on inspiration. These 56 apartments, duplexes, maisonettes and houses reimagine the site of a relocated school, in one of the city's most youthful neighbourhoods, fast becoming South London's best kept secret.

LONDON EYE

WATERLOO STATION

BT TOWER

TATE MODERN

BLACKFRIARS

THE SHARD

LONDON BRIDGE STATION

ST PAUL'S CATHEDRAL

LONDON BRIDGE

HMS BELFAST

20 FENCHURCH STREET

TOWER BRIDGE

LIVERPOOL STREET

THE GHERKIN

RIVER THAMES

BERMONDSEY SPA GARDENS

BERMONDSEY STREET

BERMONDSEY STATION

école  
SE16

# THE BUZZ OF BERMONDSEY



Southwark has seen many changes in recent years, and Bermondsey has emerged as one of the UK's best places to call home. The district beat neighbourhoods from across the country, topping a 2018 Sunday Times survey, and it's still on the up, as a place where residents from all walks of life can thrive.



Southwark Park Galleries - 16 mins 🚶

Few postcodes are as quiet and yet as central as SE16. The next wave of independent shops and cafés is moving South, from Borough and London Bridge. Weekends can provide trips to Kino Cinema, the White Cube gallery, plus a host of creative studios, artisans' shops and vibrant project spaces.



The Ham & Cheese Co. - 7 mins 🚶



St James Of Bermondsey - 4 mins 🚶



Café Amisha - 10 mins 🚶



José Tapas Bar - 21 mins 🚶



Bermondsey Street - 21 mins 🚶

Food and drink really come first here. Try Crol and Co, an independent coffee shop by day and hip bar by night; also nearby is The Little Bread Pedlar, who offer quality loaves and pastries baked the sustainable way. Café Amisha offers designer dining just a short stroll away; and as you get closer to Borough Market the food offerings proliferate – Pique-Nique is fabulous for both food and a French vibe. Bermondsey also has a wealth of breweries and tap rooms, plus a celebrated ‘Beer Mile’ which nearly extends to your doorstep.

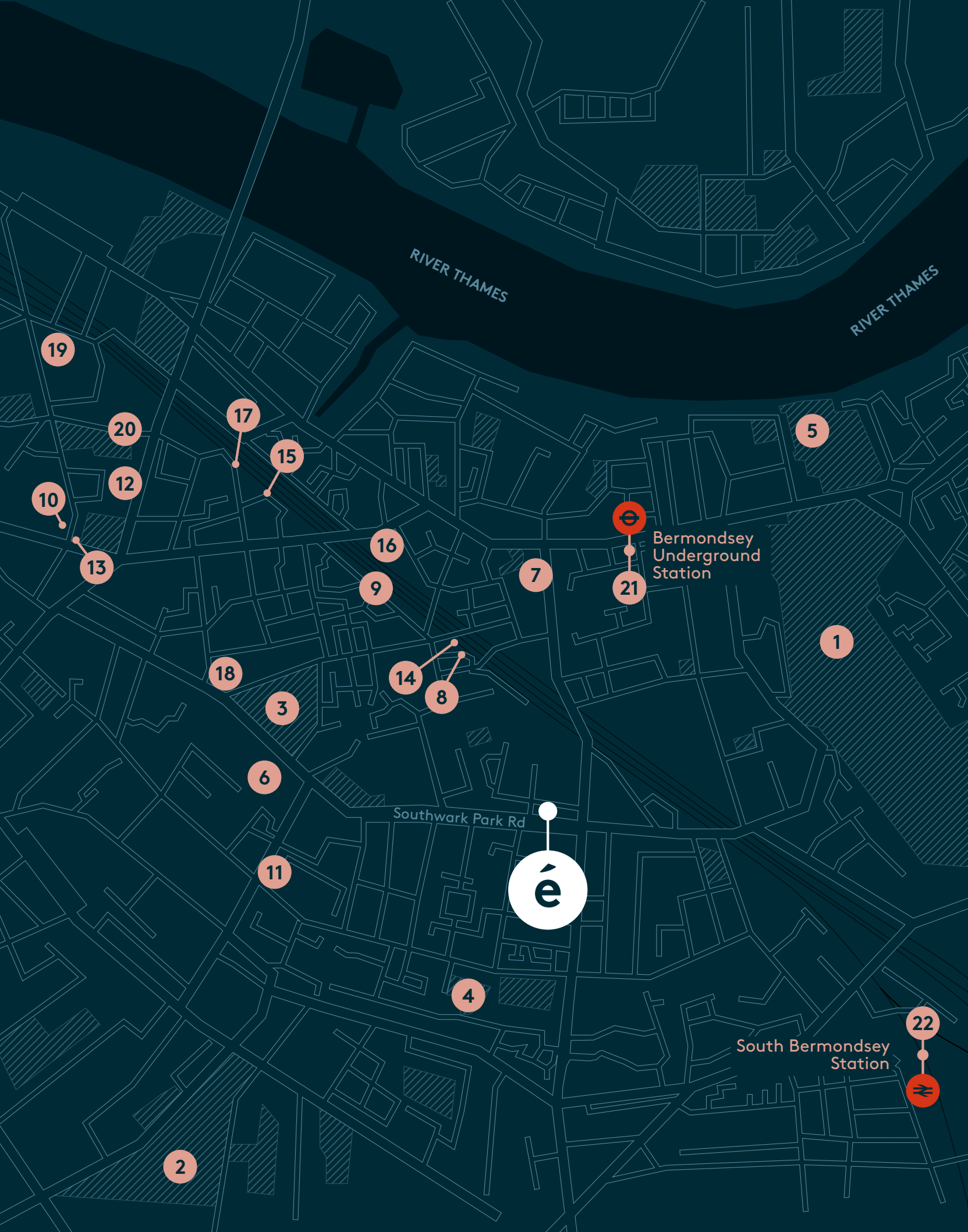


Cloudwater - 9 mins 🚶



# YOUTHFUL, VIBRANT NEIGHBOURHOOD





école

 LOCAL AREA

école is a ten minute walk from Bermondsey Station and just three stops from Waterloo. But why even catch a train, when there are so many places in this neighbourhood to explore on foot?

 GREEN SPACES

- 1 Southwark Park
- 2 Burgess Park
- 3 Bermondsey Spa Gardens
- 4 Paterson Park
- 5 King's Stairs Gardens

 BARS & PUBS

- 6 The Grange Pub
- 7 The Gregorian
- 8 The Kernel Brewery Taproom
- 9 Craft Beer Junction
- 10 Flour & Grape

 CAFÉS & BAKERIES

- 11 Crol and Co
- 12 Shaman
- 13 WatchHouse
- 14 Little Bread Pedlar
- 15 Comptoir Gourmand Maltby

 RESTAURANTS

- 16 Bone Daddies
- 17 Bar Tozino
- 18 Café Amisha
- 19 Donnelly's
- 20 Pique-Nique

 TRANSPORT

- 21 Bermondsey Station - Zone 2
- 22 South Bermondsey Station - Zone 2

TRAVEL TIMES



Walk



Cycle



Train  
from Bermondsey Underground Station

**Bermondsey Station**  
(London Underground)  
10 Minutes

**Burgess Park**  
9 Minutes

**Waterloo**  
14 Minutes

**South Bermondsey Station**  
(South Western Railway)  
16 Minutes

**London Bridge**  
9 Minutes

**Bond Street**  
21 Minutes

**Canada Water Station**  
(London Underground)  
22 Minutes

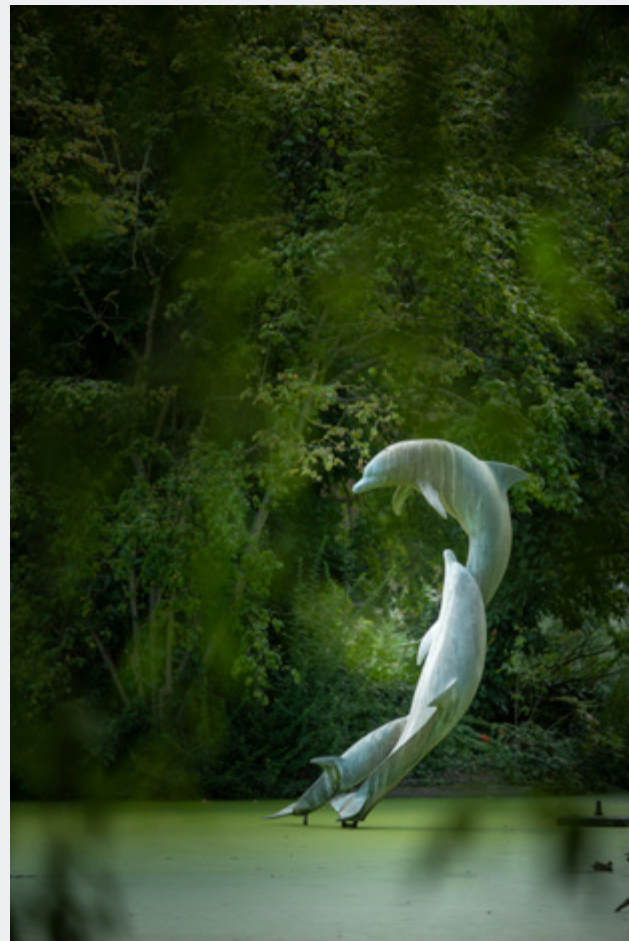
**Elephant & Castle**  
12 Minutes

**Stratford**  
24 Minutes

\*Journey times taken from Google maps and TFL



Southwark Boating Lake - 16 mins 🚶



Family of Dolphins Sculpture - 13 mins 🚶

## GREEN SPACES

In a fast moving city, Bermondsey is a great place to settle, a place with industrial heritage and unique charm. This pastoral atmosphere is generated by a fine array of civic parks, hidden green spaces and those grand public gardens which act as the lungs for London.

Southwark Park is your nearest picnic destination, a charming London green space complete with boating lake, bandstand, tennis courts and football pitches. Nature lovers will appreciate the meadows, streams and wetlands of Stave Hill Ecological Park; it's a conservation area run by volunteers home to butterflies, dragonflies and bats. A lesser-known side of London can be found at the Downings Roads Floating Gardens, a mooring of Thameside barges where the greenery has taken over. Open for the general public to explore on open garden days.



Southwark Park Bandstand - 15 mins 🚶



Southwark Park Pavilion Cafe - 17 mins 🚶



## THE ARCHITECTURE

école has been designed to harmonise with the neighbourhood, the foot print follows the pattern of historic terrace housing on the site. Light was a top priority when designing the apartments, meaning many of the apartments have dual aspect. Breaks and colour variations in the brick elevations add both textural interest whilst referencing the local vernacular, especially the weathered yellow stock of the nearby Thorburn Square conservation area.

The attractive buildings surround a well-planted, communal courtyard. The detailed landscape design creates a series of green spaces from the ground floor courtyard, to the roof terrace and green roofs. Apartments and duplexes offer gardens or balconies, most benefit from inspiring views over the green spaces which abuts école.







# Site Plan

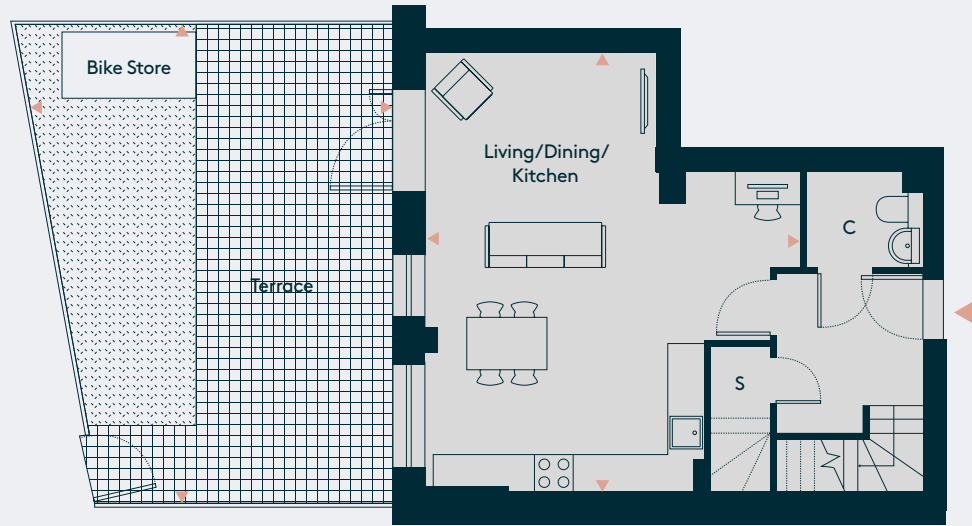


Whilst this site plan has been prepared with all due care for the convenience of intending purchaser, the information contained herein is a preliminary guide only. All details are correct at the time of going to print April 2023.

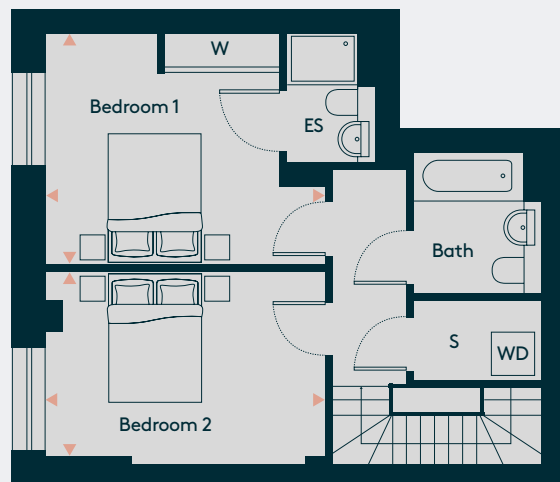
The computer generated images are drawn from plan and is indicative only of how the finished buildings will appear.

### Apartment 14 (Duplex Apartment)

Ground Floor



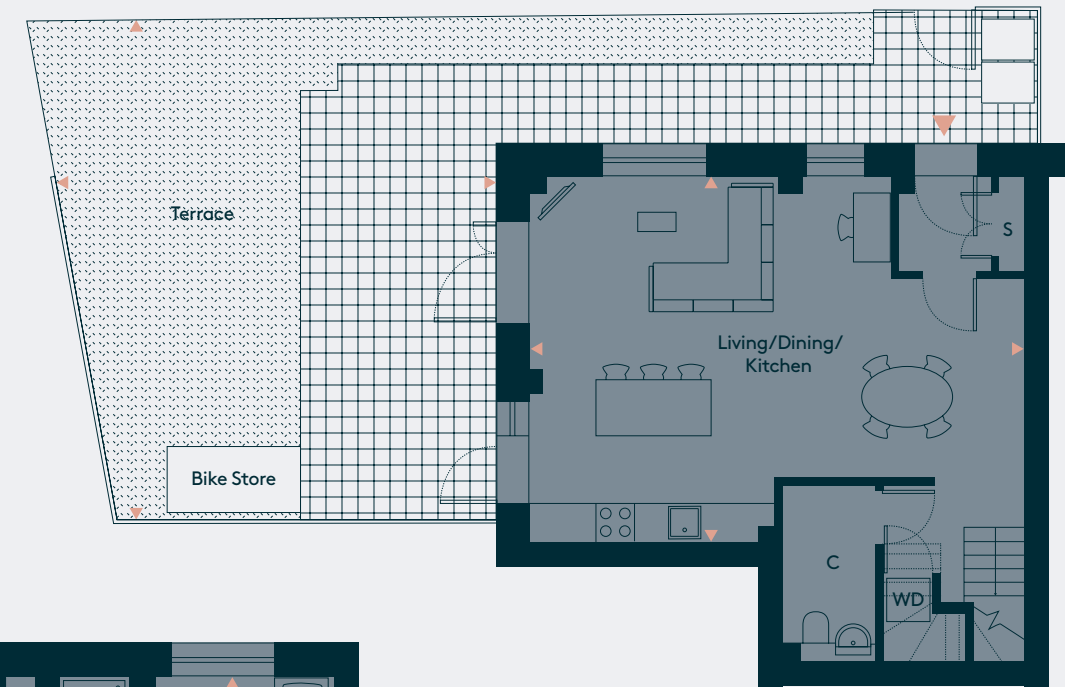
First Floor



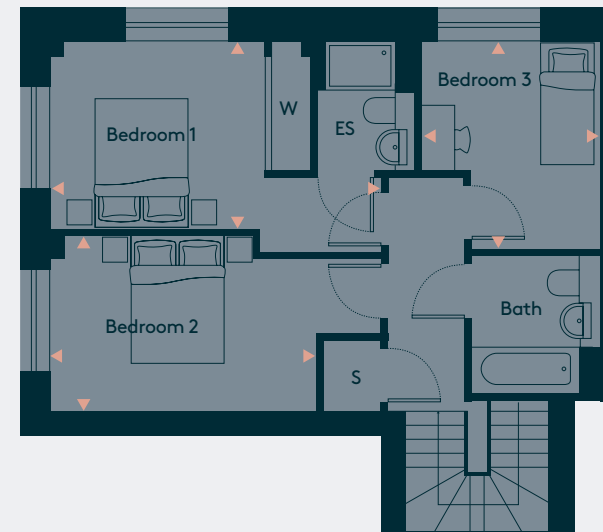
Apartment 14	91.9 m <sup>2</sup> (989 ft <sup>2</sup> )
Living/Dining/Kitchen	6692mm x 5806mm 22' x 19'1"
Cloakroom	
Bedroom 1	4336mm x 3591mm 14'3" x 11'10"
En-Suite	
Bedroom 2	4336mm x 2996mm 14'3" x 9'10"
Bathroom	
Terrace	7628mm x 5605mm 25'1" x 18'5"

### Apartment 15 (Duplex Apartment)

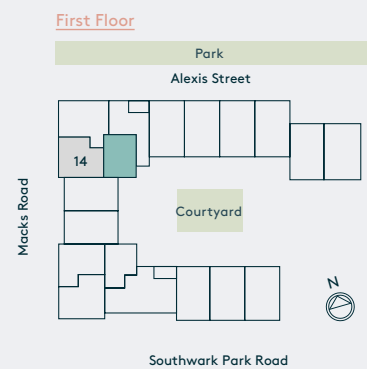
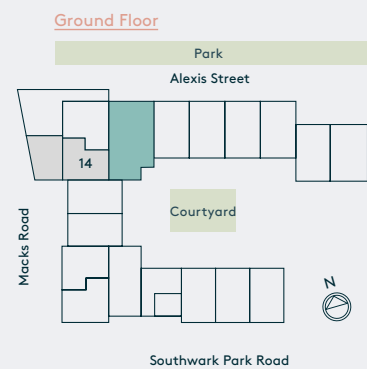
Ground Floor



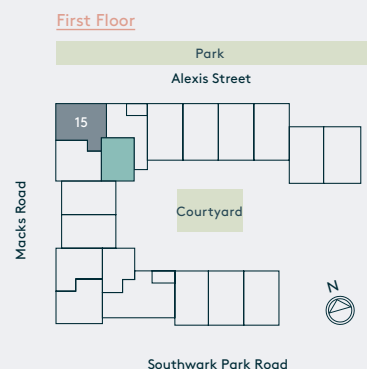
First Floor



Apartment 15	103.5 m <sup>2</sup> (1114 ft <sup>2</sup> )
Living/Dining/Kitchen	7706mm x 5719mm 25'4" x 18'9"
Cloakroom	
Bedroom 1	5114mm x 2909mm 16'10" x 9'7"
En-Suite	
Bedroom 2	4114mm x 2710mm 13'6" x 8'11"
Bedroom 3	3204mm x 2784mm 10'6" x 9'2"
Bathroom	
Terrace	7837mm x 6802mm 25'9" x 22'4"



- Communal
  - Studio
  - One Bedroom
  - Two Bedroom
  - Three Bedroom
- ES - En-Suite
  - C - Cloakroom
  - S - Storage
  - W - Wardrobe
  - WD - Washer Dryer

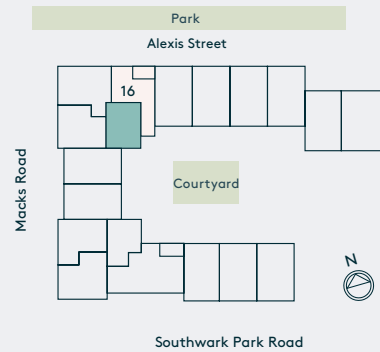


- Communal
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# Apartment 16



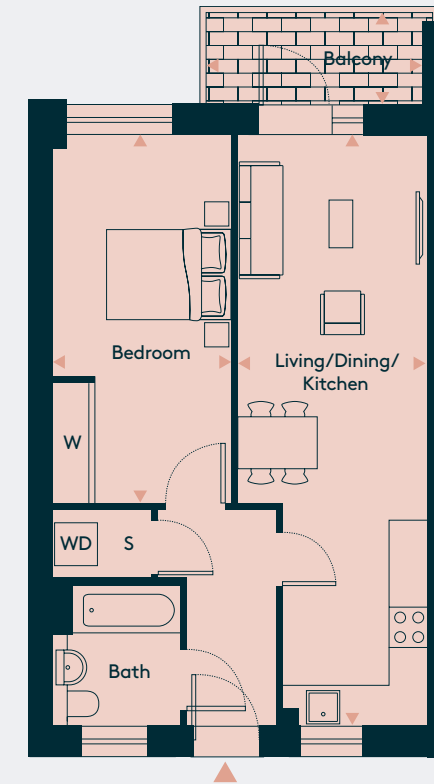
First Floor



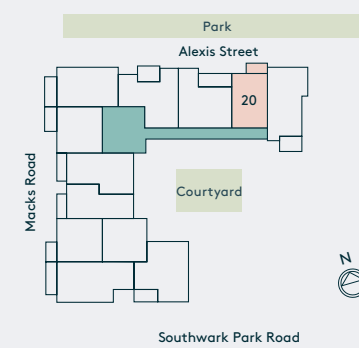
Apartment 16	41m <sup>2</sup> (441ft <sup>2</sup> )
Living/Dining/Kitchen	8964mm x 3390mm 29'5" x 11'2"
Bedroom	3350mm x 3154mm 11' x 10'4"
Shower	
Balcony	2935mm x 1223mm 9'8" x 4'

- Communal
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  - WD - Washer Dryer

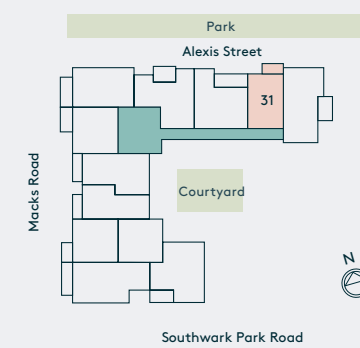
# Apartment 20, 31, 42



Second Floor



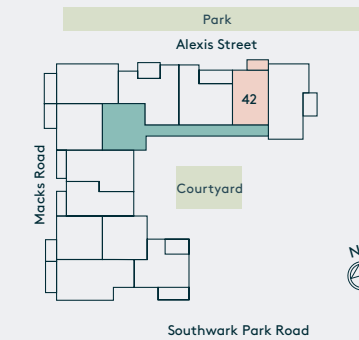
Third Floor



Apartment 20,31,42	51.3m <sup>2</sup> (552ft <sup>2</sup> )
Living/Dining/Kitchen	9001mm x 2865mm 29'7" x 9'5"
Bedroom	5706mm x 2750mm 18'9" x 9'1"
Bathroom	
Balcony	3310mm x 1425mm 10'11" x 4'8"

- Communal
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  - S - Storage
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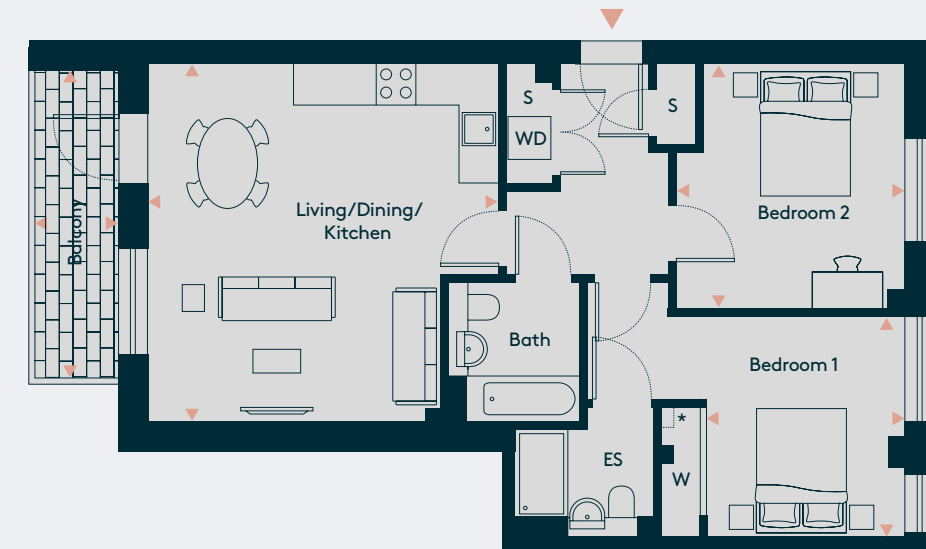
Fourth Floor



Apartment 27, 38, 49, 55

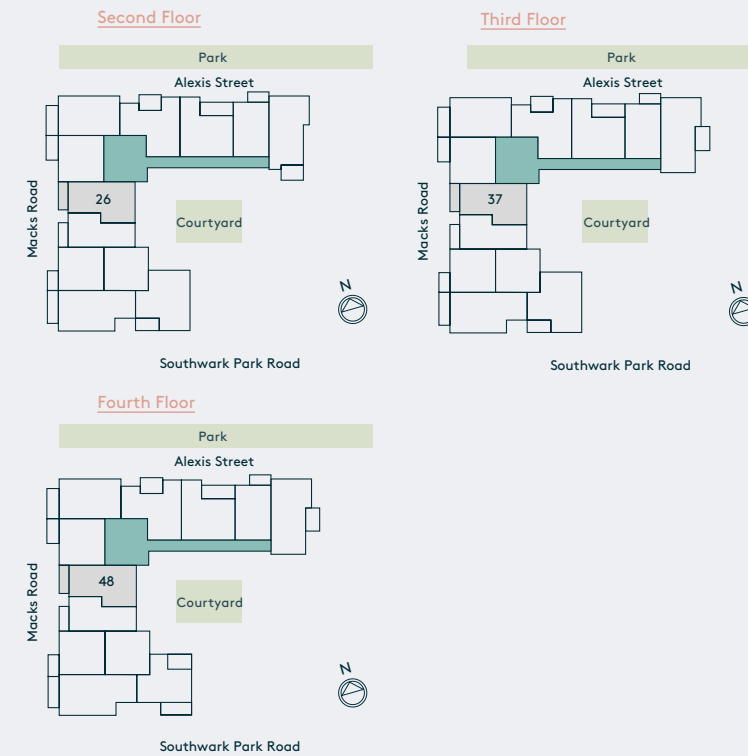


Apartment 26, 37, 48



Apartment 27,38,49,55			
Living/Dining/Kitchen	7516mm x 3978mm	24'8" x 13'1"	
Bedroom	5266mm x 2683mm	17'4" x 8'10"	
Bathroom			
Balcony	3513mm x 1500mm	11'7" x 4'11"	

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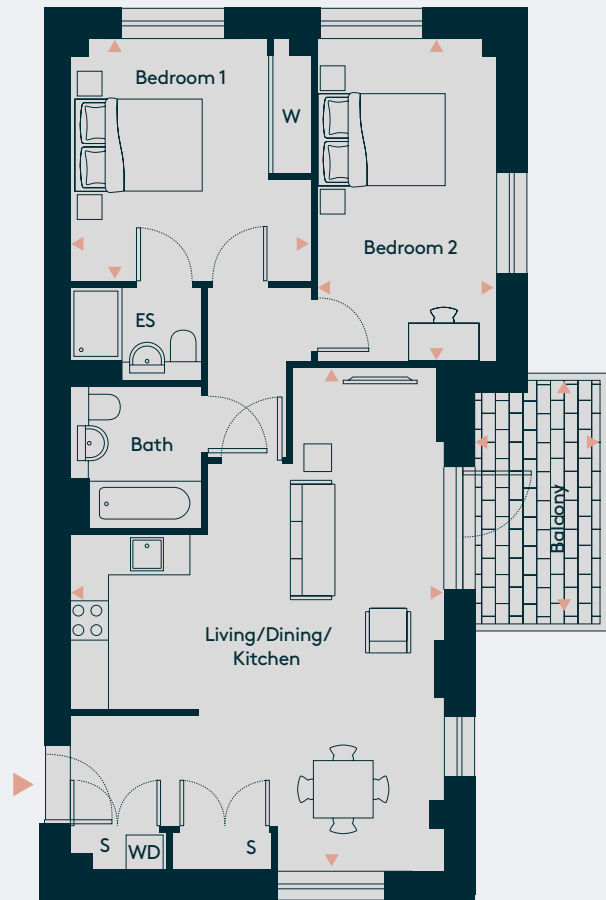
Apartment 26,37,48			
Living/Dining/Kitchen	5430mm x 5316mm	17'10" x 17'6"	
Bedroom 1	3350mm x 3000mm	11' x 9'10"	
En-Suite			
Bedroom 2	3822mm x 3474mm	12'7" x 11'5"	
Bathroom			
Balcony	4660mm x 1275mm	15'4" x 4'2"	

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  - WD - Washer Dryer

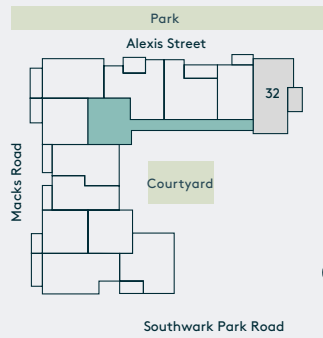
\*SVP location differs in plot 37

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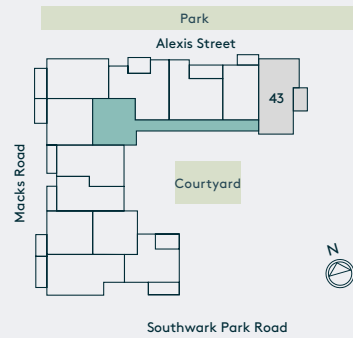
Apartment 32, 43



Third Floor



Fourth Floor



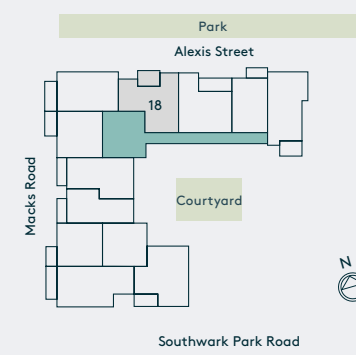
Apartment 32,43		75.4m <sup>2</sup> (811ft <sup>2</sup> )	
Living/Dining/Kitchen	7550mm x 5739mm	24'9" x 18'10"	
Bedroom 1	3725mm x 3670mm	12'3" x 12'1"	
En-Suite			
Bedroom 2	4951mm x 2756mm	16'3" x 9'1"	
Bathroom			
Balcony	3691mm x 1925mm	12'2" x 6'4"	

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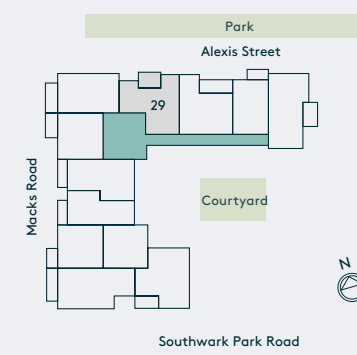
Apartment 18, 29, 40, 51



Second Floor

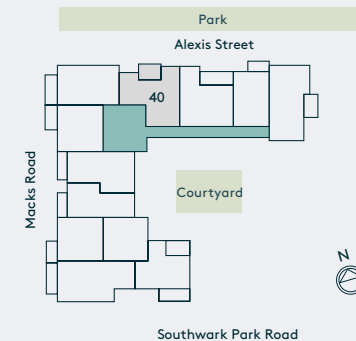


Third Floor

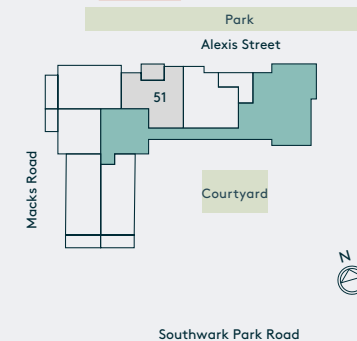


Apartment 18,29,40,51		69.9m <sup>2</sup> (752ft <sup>2</sup> )	
Living/Dining/Kitchen	10238mm x 3370mm	33'7" x 11'1"	
Bedroom 1	3349mm x 3136mm	11' x 10'4"	
En-Suite			
Bedroom 2	3277mm x 3000mm	10'9" x 9'10"	
Bathroom			
Balcony	2935mm x 2085mm	9'8" x 6'10"	

Fourth Floor



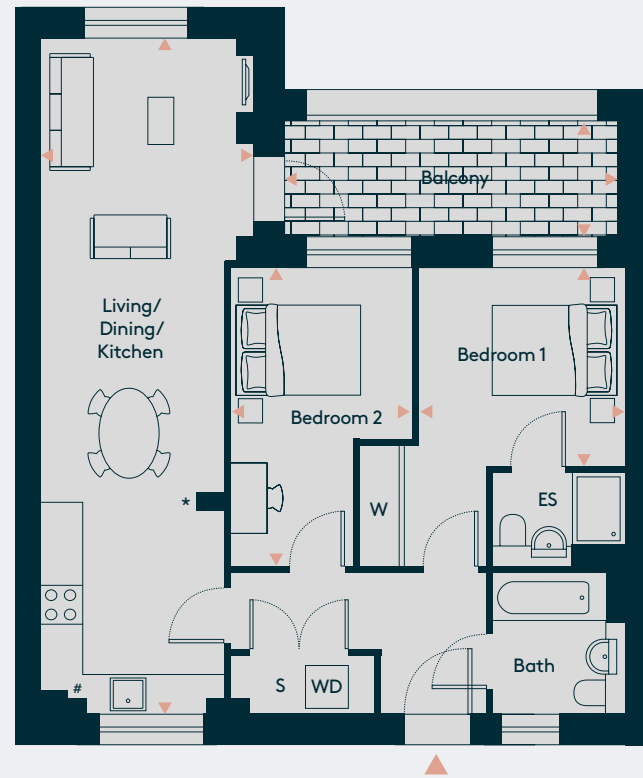
Fifth Floor



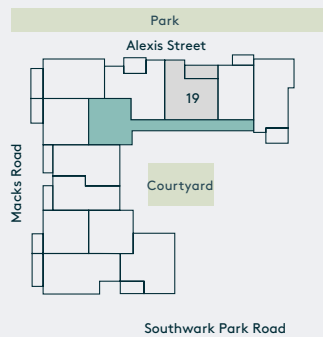
- Communal
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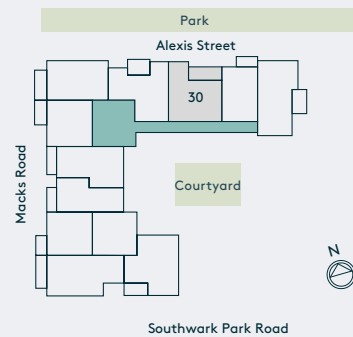
# Apartment 19, 30, 41



Second Floor

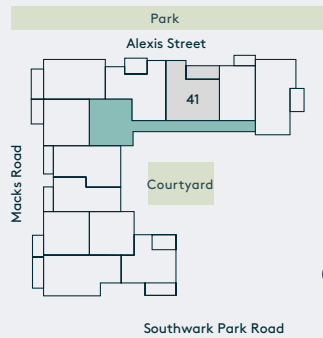


Third Floor



Apartment 19,30,41	70.5m <sup>2</sup> (759ft <sup>2</sup> )
Living/Dining/Kitchen	10238mm x 3253mm 33'7" x 10'8"
Bedroom 1	3035mm x 3001mm 10' x 9'10"
En-Suite	
Bedroom 2	4501mm x 2821mm 14'9" x 9'3"
Bathroom	
Balcony	5072mm x 1860mm 16'8" x 6'1"

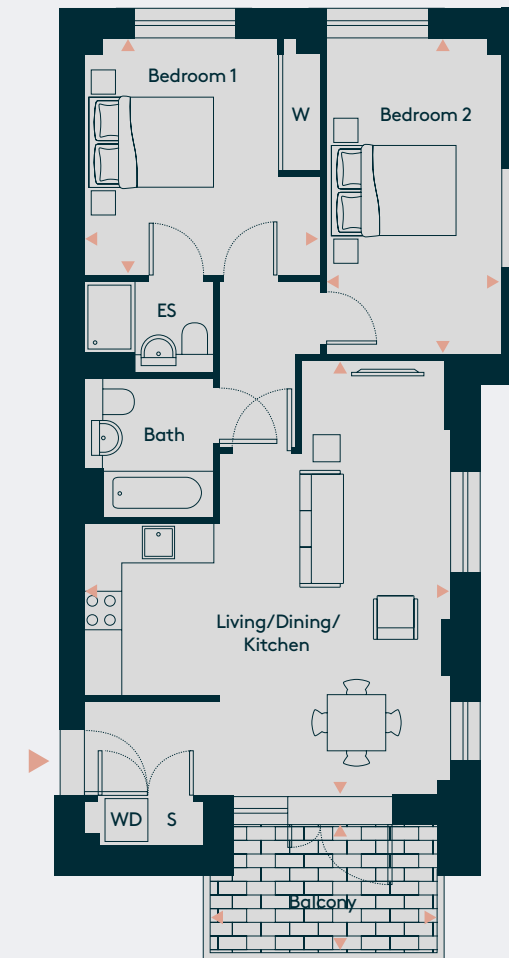
Fourth Floor



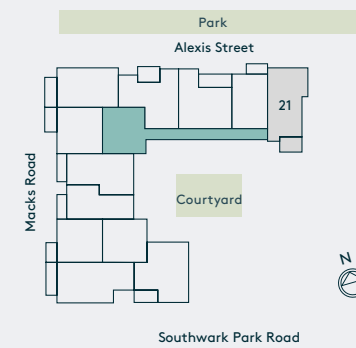
- Communal
  - Studio
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  - Two Bedroom
  - Three Bedroom
- ES - En-Suite
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  - S - Storage
  - W - Wardrobe
  - WD - Washer Dryer

\*Pillar is different in apartments 30 and 41

# Apartment 21



Second Floor

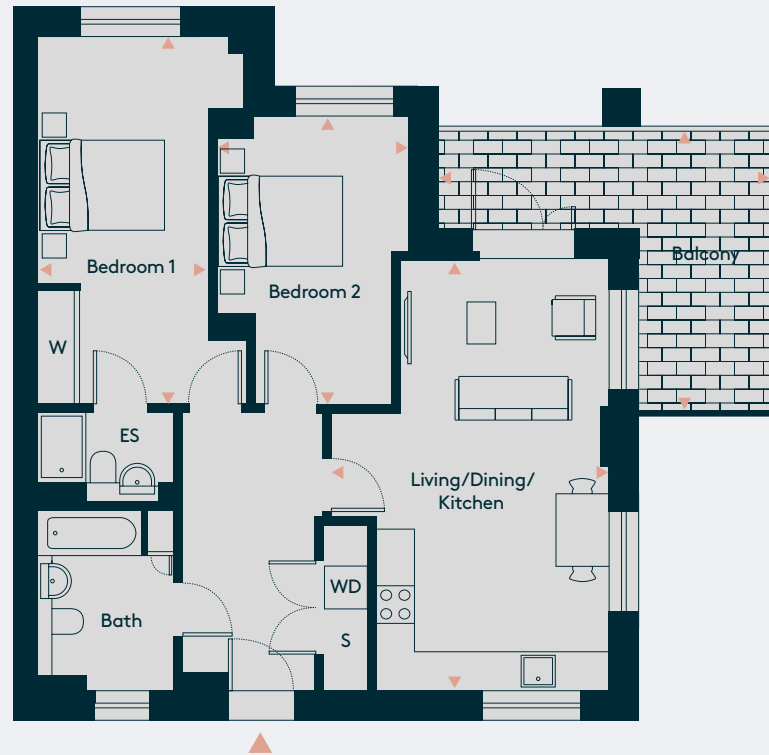


Apartment 21	72.5m <sup>2</sup> (780ft <sup>2</sup> )
Living/Dining/Kitchen	6762mm x 5738mm 22'2" x 18'10"
Bedroom 1	3715mm x 3676mm 12'3" x 12'1"
En-Suite	
Bedroom 2	4951mm x 2750mm 16'3" x 9'1"
Bathroom	
Balcony	3475mm x 2011mm 11'5" x 6'7"

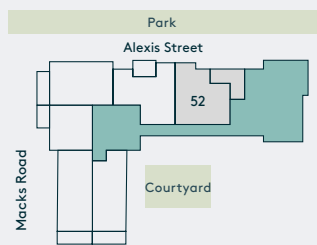
- Communal
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# Apartment 52



Fifth Floor

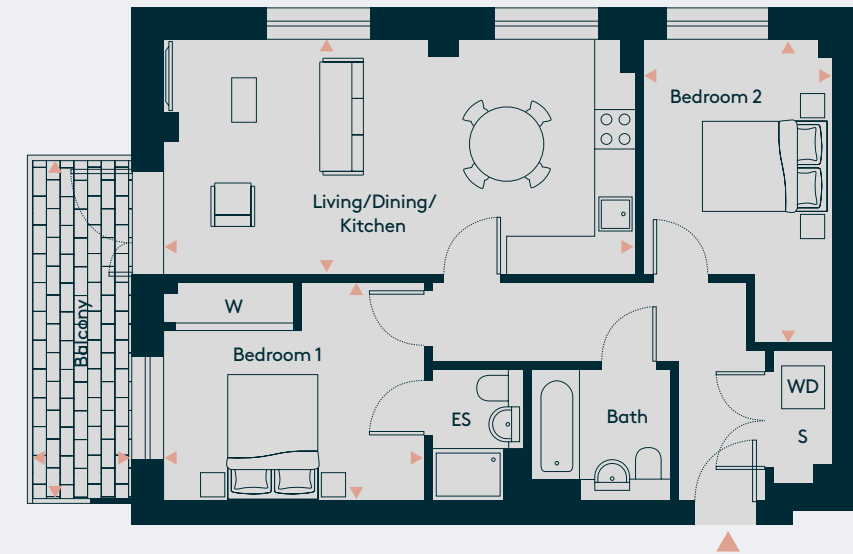


Southwark Park Road

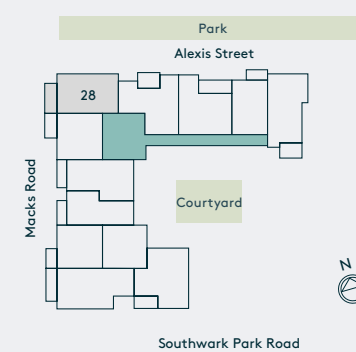
Apartment 52	77.4m <sup>2</sup> (833ft <sup>2</sup> )		
Living/Dining/Kitchen	6751mm x 4376mm	22'2" x 14'5"	
Bedroom 1	5786mm x 2750mm	19' x 9'1"	
En-Suite			
Bedroom 2	4549mm x 2991mm	14'11" x 9'10"	
Bathroom			
Balcony	5250mm x 4325mm	17'3" x 14'3"	

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# Apartment 28, 39, 50, 56

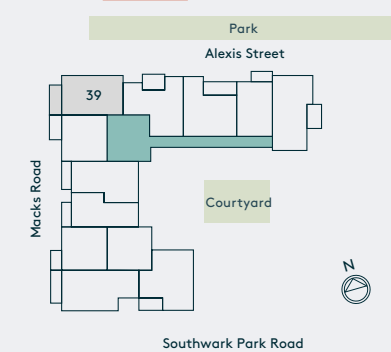


Second Floor



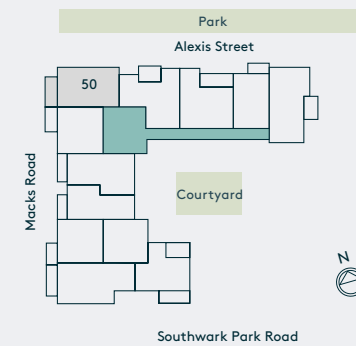
Southwark Park Road

Third Floor



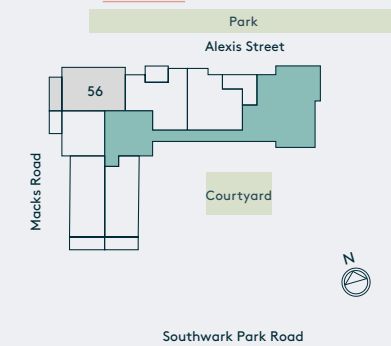
Southwark Park Road

Fourth Floor



Southwark Park Road

Fifth Floor



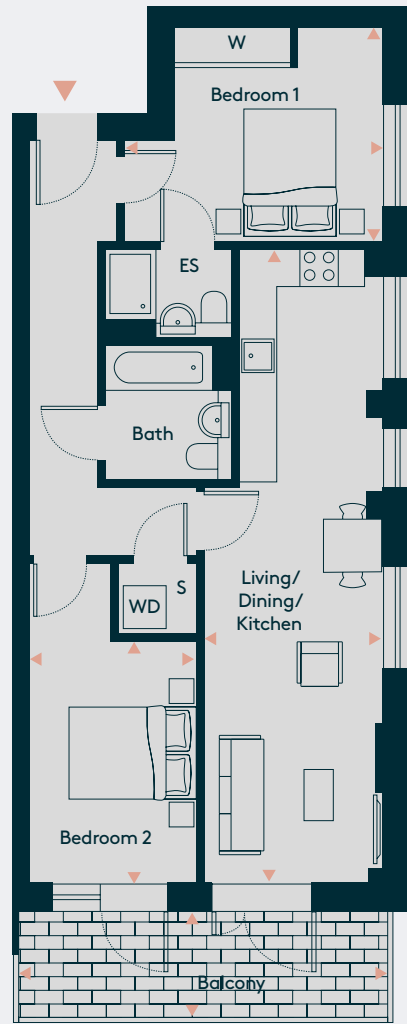
Southwark Park Road

Apartment 28,39,50,56	71.4m <sup>2</sup> (768ft <sup>2</sup> )		
Living/Dining/Kitchen	7243mm x 3631mm	23'9" x 11'11"	
Bedroom 1	4006mm x 3300mm	13'2" x 10'10"	
En-Suite			
Bedroom 2	4650mm x 2895mm	15'3" x 9'6"	
Bathroom			
Balcony	5161mm x 1500mm	16'11" x 4'11"	

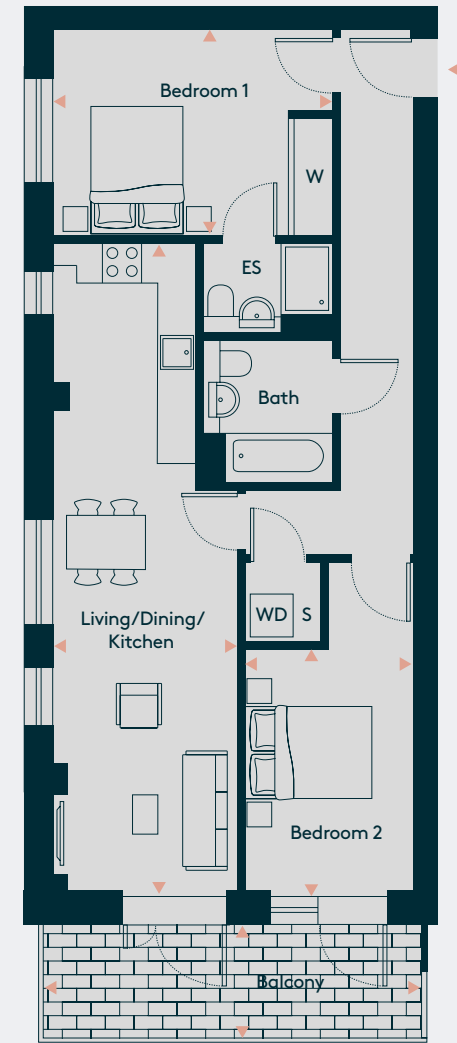
- Communal
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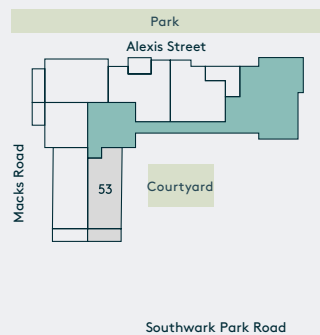
### Apartment 53



### Apartment 54

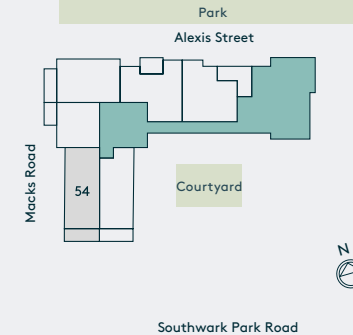


Fifth Floor



Apartment 53	69.9m <sup>2</sup> (752ft <sup>2</sup> )
Living/Dining/Kitchen	9908mm x 2858mm 32'6" x 9'5"
Bedroom 1	4058mm x 3370mm 13'4" x 11'1"
En-Suite	
Bedroom 2	3784mm x 2600mm 12'5" x 8'7"
Bathroom	
Balcony	5756mm x 1725mm 18'11" x 5'8"

Fifth Floor



Apartment 54	73.6m <sup>2</sup> (792ft <sup>2</sup> )
Living/Dining/Kitchen	9988mm x 2858mm 32'9" x 9'5"
Bedroom 1	4358mm x 3165mm 14'4" x 10'5"
En-Suite	
Bedroom 2	3767mm x 2608mm 12'5" x 8'7"
Bathroom	
Balcony	5756mm x 1725mm 18'11" x 5'8"

- Communal
  - Studio
  - One Bedroom
  - Two Bedroom
  - Three Bedroom
- ES - En-Suite
  - C - Cloakroom
  - S - Storage
  - W - Wardrobe
  - WD - Washer Dryer

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## Specification

### KITCHEN

Handleless fitted kitchens by ROK European with dual colour finish in Pearl Indigo Blue matt lacquer base units and White matt lacquered wall units

Quality appliances by Bosch to include multi-function electric oven, integrated microwave, and induction hob in black finish. Integrated Bosch dishwasher and fridge / freezer

Freestanding washer / dryer within utility cupboard

White composite worktops with 100mm upstand

Under mounted stainless-steel sink with chrome mixer tap and independent, detachable stainless-steel drainer

Recessed under unit LED lighting

Hafele pull out wastebin



### SANEUX BATHROOMS & EN SUITE

Contemporary sanitaryware by Saneux in white with chrome fittings

Semi countertop basin with pop up waste and wall hung W/C with concealed system and soft close seat and cover

White composite stone vanity worktops with 100mm upstand and full height fitted mirror above (bathroom) and feature mirror fronted storage cabinet (en-suite)

Recessed towel box

Steel bath with tiled bath panel

Hinged shower screen with chrome frame with 20cm circular shower head over bath and secondary wand handset (bathroom)

20cm circular chrome shower head and secondary handset to shower enclosure (en-suite)

European wall tiling to selected areas

Heated towel rail – Dual fuel – chrome finish

Mechanical ventilation system (MHVR)

Shaver point – chrome finish

### WARDROBE

Fitted wardrobes by Portico to bedroom one

### HEATING

Heating via communal system (air source heat pumps with boiler back-up). Fitted radiators with zoned thermostats, heat interface unit and pre-payment Guru metering unit to each apartment

### WINDOWS

Composite (powder coated externally, wood internally) double glazed sealed units

### FINISHES

Painted walls and ceilings finished with a white emulsion by Dulux.

White satinwood paint to internal joinery

Contemporary square edged architrave and skirting boards with square routed shadow

White painted internal doors with four feature horizontal grooves

Lever door handles – Polished chrome finish

### SECURITY/ SAFETY

Video entryphone system

Mains operated smoke detector

Heat detector within the kitchen

Fire sprinkler system

### HOME ENTERTAINMENT/ COMMUNICATIONS

TV / FM outlet points to living room and bedroom one

Communal satellite aerial (Sky Q) – purchasers own decoder required

Communal terrestrial digital television aerial

Telephone outlet points to living room and bedroom one

Wired for fibre broadband from Hyperoptic and BT – purchaser subscription required

USB charging points to bedroom one and kitchen

### LIGHTING

Recessed ceiling down lighters to living room / kitchen, bedroom one, bathroom, en-suite and entrance hall

Pendant lighting to all other bedrooms

Wall light fitting to balcony / terrace

### FLOORING

Karndean flooring to hall, living/ dining/kitchen. (Plot 16 has Kardean to bedroom area)

Coir mat to entrance to selected plots - colour Grey

Fitted Cormar carpet to all bedrooms\* (Primo Plus range)

Ceramic tiled flooring to bathroom and en-suite



### COMMUNAL FACILITIES

Communal passenger lift with brushed stainless-steel lift car

Smooth finished walls and ceramic tiled flooring to communal entrance foyer, fitted carpet to communal hallways and staircase

Lockable post box to communal foyer (excluding Plots 14 & 15 with letterbox to own entrance door)

### WARRANTY

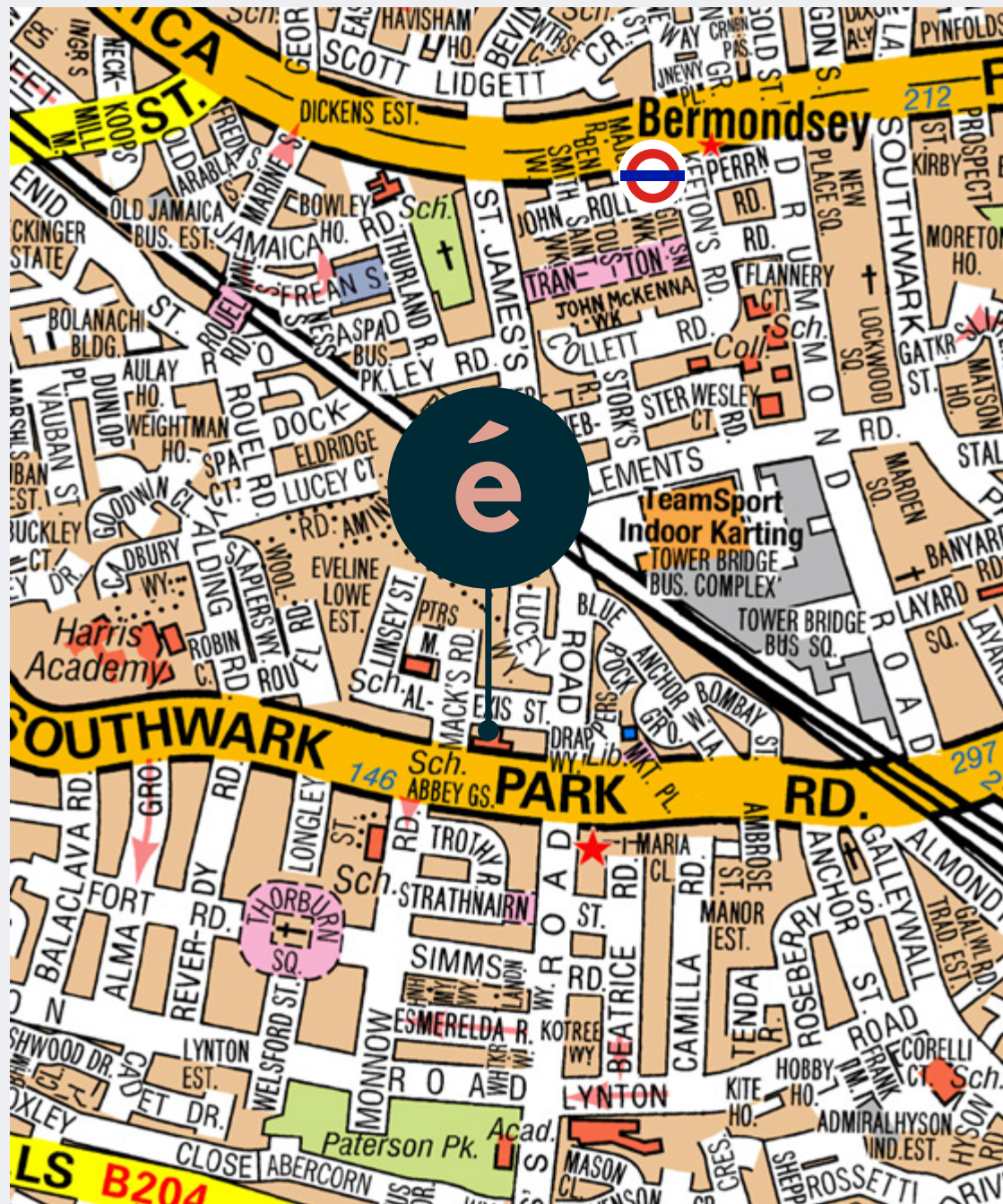
Ten-year LABC warranty

\*Choice subject to build stage

The Company employs a policy of continuous improvement, and it reserves the right to alter or amend the specification as necessary and without prior notice.

Images shown are of previous Higgins Homes developments.





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