



BERMONDSEY

SE1

The
TANNERY

The
TANNERY

NEW BUILD AND WAREHOUSE STYLE APARTMENTS, DUPLEXES AND TOWNHOUSES
IN BERMONDSEY'S MOST VIBRANT DESTINATION

OLD
AND
new
side by side

Family homes | DUPLEXES
1, 2 & 3 BEDROOM
APARTMENTS

 Coffees
COCKTAILS 
CAFES

RESTAURANTS
Pubs TANNERY
ARTS 

BOROUGH
Market

live / work / enjoy

 GYM | TOWNHOUSES
CONCIERGE

 OFFICES  GREEN
SPACES
Heritage Buildings

Art
& SOUL

 Bermondsey Street

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 

CONNECTED 
bus / tube / train / cycle / walk

CENTRAL
LONDON



Shortwave
CINEMA

GALLERIES
ANTIQUES

19TH, 20TH, 21ST
CENTURY

 Coffees
COCKTAILS 
CAFES

RESTAURANTS
Pubs TANNERY
ARTS  BOROUGH
Market

OLD
AND
new
side by side

Family homes | DUPLEXES
1, 2 & 3 BEDROOM
APARTMENTS

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 

CONNECTED 
bus / tube / train / cycle / walk

CENTRAL
LONDON



Shortwave
CINEMA

GALLERIES
ANTIQUES

19TH, 20TH, 21ST
CENTURY

live / work / enjoy

 GYM | TOWNHOUSES
CONCIERGE

 OFFICES  GREEN
SPACES
Heritage Buildings

Art
& SOUL

 Bermondsey Street

The
TANNERY





The
TANNERY

A striking new building and a period building created by Coffey Architects. It features 1, 2 and 3 bedroom apartments, duplexes and townhouses and new premises for Tannery Arts.

71

Apartments, duplexes & townhouses

BERMONDSEY

the next chapter

The
CROSSE

A stunning new building created by architects AHMM. Robust yet elegant, it features 1, 2 and 3 bedroom apartments, townhouses and flexible workspace.

87

Apartments & townhouses

The unique Bermondsey blend of old and new, art and commerce, street smart and exclusive has made it one of the most fascinating London neighbourhoods. It's also the perfect setting for London Square Bermondsey: 1, 2 and 3 bedroom apartments, duplexes, townhouses, flexible workspace 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



 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

 Bermondsey Station →

Tannery Arts

The
TANNERY

Bermondsey Spa Gardens

All of
LONDON
ON
YOUR horizon

12
MINUTE
walk
— TO —
LONDON
BRIDGE

14
MINUTE
cycle
— TO —
THE
CITY

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.

ACTUAL VIEW FROM THE CROSSE BUILDING AT LONDON SQUARE BERMONDSEY. PHOTOGRAPHY TAKEN IN DECEMBER 2016

HERITAGE

COMES TO life

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, who made their famous Branston Pickle there.



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

London Square has harnessed the talents of masterplan architects Allford Hall Monaghan Morris, along with Coffey Architects and Studio Egret West, to create a vibrant destination that opens up a site long hidden from view.

creating a COMMUNITY



8
COURTYARDS
AND GARDEN
SQUARES

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.

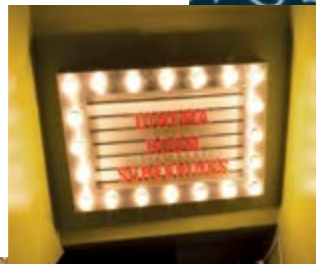
The whole site is opening up. It is bringing a new lease of life to the unused and unloved industrial buildings which have played such an important part in Bermondsey's story. Between them are new squares and walkways that connect the development to its surrounding streets. The prospects are exciting.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

THE REAL BERMONDSEY
ACTUAL LOCAL AREA PHOTOGRAPHY



SEE

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.

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, while the Jubilee Line links from Bermondsey station easily connect you with the rest of London.



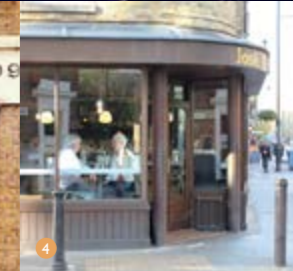
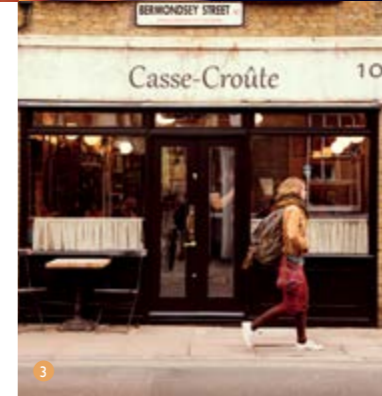
For every TASTE



21
MINUTE
walk
TO
BOROUGH
MARKET



- 1 Tanner & Co
- 2 The Garrison pub
- 3 Casse-Croûte
- 4 José



Food lovers flock to Bermondsey for an exceptionally good choice of restaurants, cafés and bars, many of which are located in Bermondsey Street. To name just a few: there's all day contemporary cuisine at **Bermondsey Bar & Kitchen**, outstanding tapas at **José**, and French bistro classics at **Casse-Croûte**, complete with authentic checked tablecloths.

Those in search of a drink in convivial surroundings could try the **Hide Bar**, or **The Garrison pub**, with its eye-catching green

tilled exterior. **Tanner & Co** also functions as an events space, and has a pretty terrace for warm evenings. Or for something truly original, and typical of the funky SE1 vibe, there's 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.

BUYING Bermondsey style

As you might expect, Bermondsey is a treasure trove of the quirky and individual. Need a handmade, designer dog-collar? **Holly & Lil** will supply it. Or a stunning piece of decorative glass? **London Glassblowing** has a mind-blowing choice. Exquisite couture clothing can be found at **Amanda Thompson's Bermondsey Street atelier**. **Fully Charged** has London's best choice of electric bikes, while **B Street Deli** is stocked with some of the most mouth-watering food you've ever seen.

Markets are another Bermondsey speciality, and a magnet for food enthusiasts. **The Rope Walk** at Maltby Street and Druid Street Market are relative newcomers to the artisan produce and street food scene. **Borough Market** is of course, now a London tourist attraction, but remains one of the most exciting places in the city to buy fine food from all over the world. No description of this area would be complete without mentioning **Bermondsey Antiques Market**, established in the 1950s and trading an astonishing mix of genuine antiques and bric-à-brac.



4
MINUTE
walk
TO
BERMONDSEY
STREET

- 1 Holly & Lil
- 2 Borough Market
- 3 Tin Lid
- 4 Fully Charged
- 5 Bermondsey 167
- 6 Aloha
- 7 Amanda Thompson Couture
- 8 Eames Fine Art

THE REAL BERMONDSEY
ACTUAL LOCAL AREA
PHOTOGRAPHY

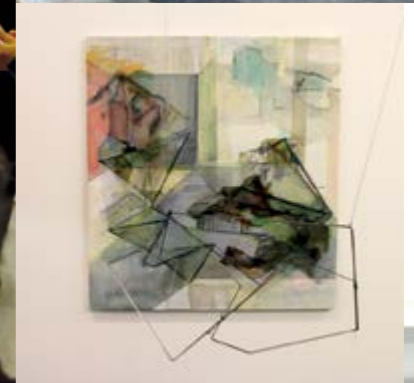
BERMONDSEY Art & SOUL

Independent charity **Tannery Arts** has been in Bermondsey since it was founded in 1993 by artists **David Austen, David Foster, Chris Pauling and Alison Wilding.** **Tannery Arts** makes contemporary art accessible to the public through exhibitions and educational projects, delivered by the not-for-profit gallery Drawing Room.

Tannery Arts also supports and nurtures the careers of artists with its affordable studios. The regeneration of its home by London Square provides exciting new premises which will become an integral element in The Tannery

phase. Proposals include a double height exhibition space, new studios and display cases along Tannery Way featuring works by the Tannery Arts artists.

There is plenty more art and design to be found just a short distance from the development: iconic gallery **White Cube** is on **Bermondsey Street**, as is **The Fashion and Textile Museum**. Other art spaces include **Underdog Gallery, Eames Fine Art and Bermondsey Project Space**, while the **Shortwave Cinema** is Bermondsey's own independent movie-house.



“Bermondsey has been our home for over 20 years. With the new premises we’ll have the space to promote even more emerging artists and make their work accessible to a wider audience.”

Tannery Arts



A REPUTATION FOR excellence

London South Bank University

10
MINS BY BIKE

King's College London

18
MINS BY BIKE

SOAS University of London

25
MINS BY UNDERGROUND*

UCL

26
MINS BY UNDERGROUND*

University of Westminster

26
MINS BY UNDERGROUND*

LSE

28
MINS BY UNDERGROUND*

City University

28
MINS BY UNDERGROUND*

London Metropolitan University

29
MINS BY UNDERGROUND*

University of East London

29
MINS BY UNDERGROUND*

Central St Martin's

35
MINS BY UNDERGROUND*

Imperial College London

41
MINS BY UNDERGROUND*

* Times from Bermondsey Station

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.

9
MINUTE
cycle
— TO —
SOUTHWARK
PARK

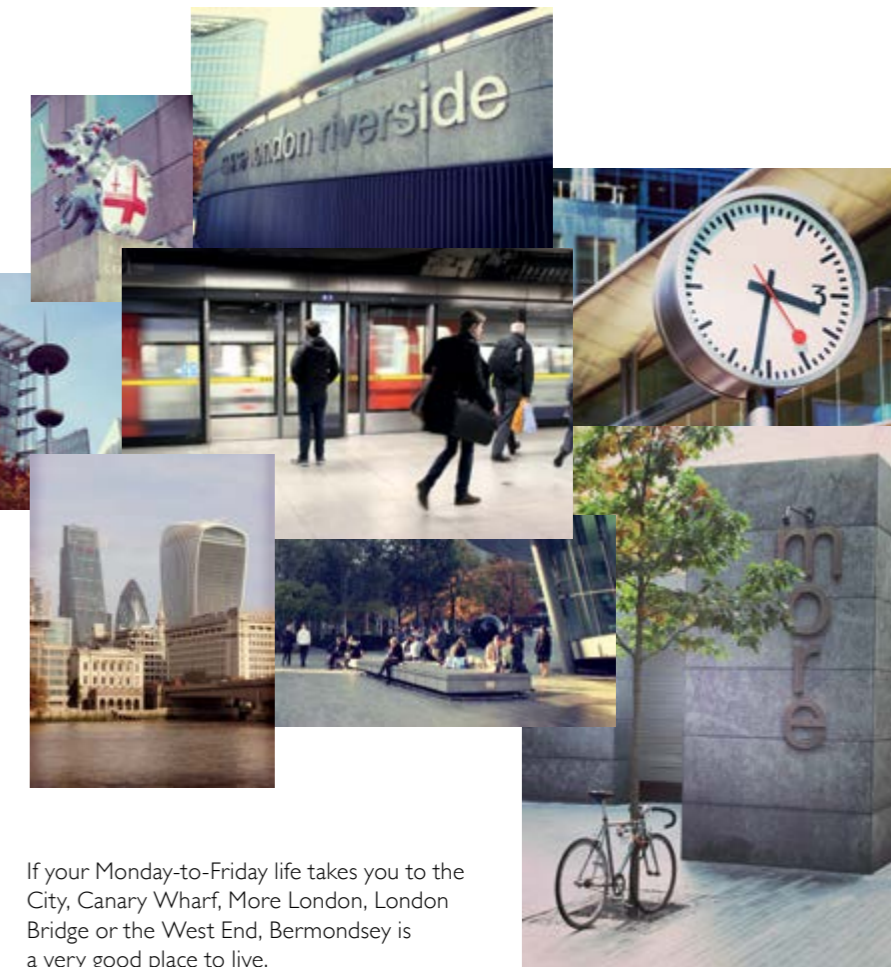
London is well-known for its beautiful parks and Bermondsey has its fair share of open space. Just around the corner from London Square Bermondsey is the newly regenerated **Bermondsey Spa Gardens**, where the attractions include a playground, games area and picnic grounds. Other green pockets in the area are **Tabard Gardens and Leathermarket Gardens**. 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.

open
air
LIFE





MORE convenient FOR *work*



If your Monday-to-Friday life takes you to the City, Canary Wharf, More London, London Bridge or the West End, Bermondsey is a very good place to live.

Both **More London** and **London Bridge** are within cycling distance, or a short walk if you're feeling energetic. You can also catch the bus from Grange Road and be there in under 15 minutes.

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

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.**

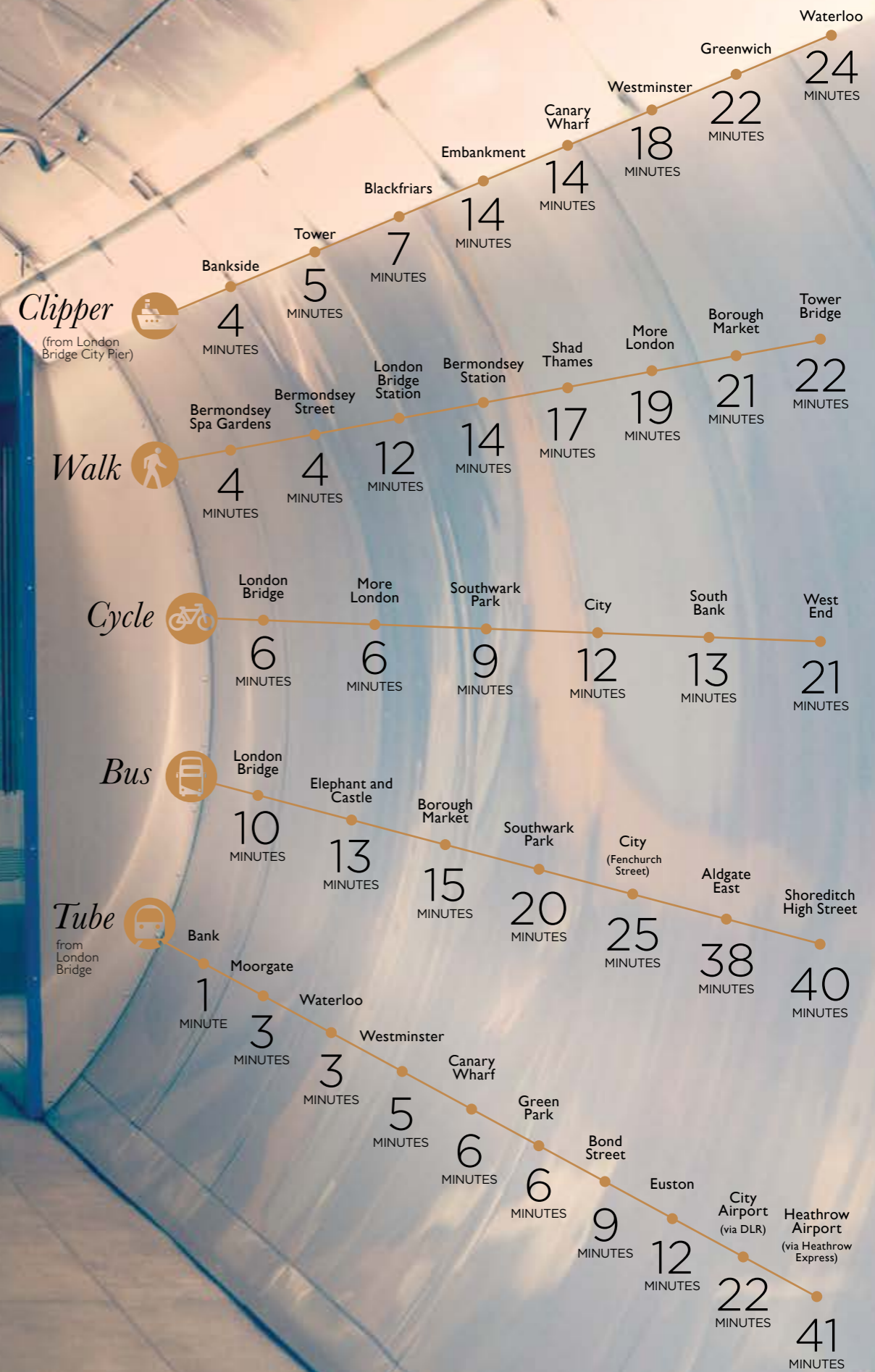
- **More London**
- 6 mins by bike
- 14 mins by bus
- 19 mins on foot

6
MINUTE
cycle
TO
MORE
LONDON

From door TO DOOR

Bermondsey Jubilee Line station is approximately 14 minutes' walk from London Square Bermondsey, while **London Bridge station**, for the Northern Line, Jubilee Line and National Rail, can be reached in about 12 minutes. 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

EDUCATION

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

6
MINUTES
by tube
— FROM —
LONDON
BRIDGE



Bond Street

SPENDING

TIME IN
London

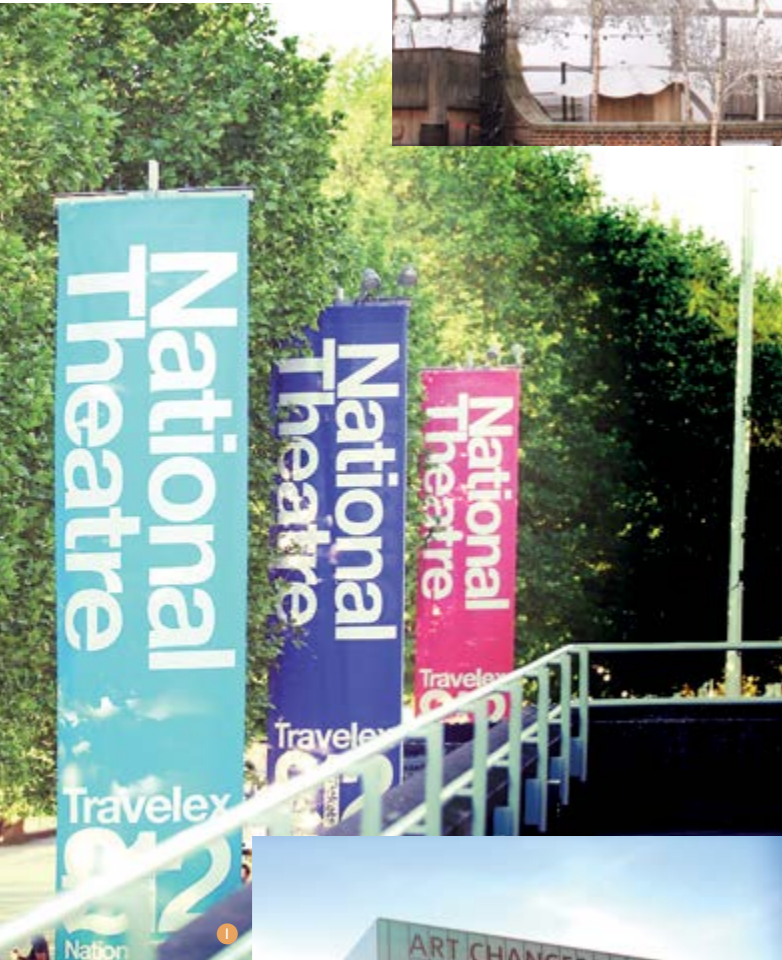


London is one of the world's prime investment opportunities, with its commercial, creative and financial hubs; world-class shopping, dining, arts, culture and education; and extensive transport network and international connections. With so many attractions, demand to live in the capital is always strong.

The City and Canary Wharf, both easily accessible from London Square Bermondsey, are world-renowned centres of commerce. Bond Street, on the Jubilee Line, is famous for its designer boutiques, with the big stores and brands of Oxford Street and Regent Street just a short walk away.

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.

Even the City has become a place to shop as well as do business, with fashion boutiques at **One New Change**, next to St Paul's, and luxury labels in the elegant **Royal Exchange**.



LONDON *watch* list

To live in London means being able to enjoy almost every form of culture, art and performance.

The city is home to the some of the world's most famous arts attractions: **the British Museum, Tate Modern and the National Gallery are in the top 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 provide the most dynamic drama, comedy and music scene in the world. Entertaining, inspiring, exciting: London never disappoints.

*The Art Newspaper, 2018



22
MINUTE
walk
— TO —
NATIONAL
THEATRE

- 1 National Theatre
- 2 Shakespeare's Globe
- 3 Tate Modern
- 4 Royal Albert Hall
- 5 Hayward Gallery
- 6 South Bank



A VIEW
to marvel at



COMPUTER ENHANCED ACTUAL VIEW FROM LONDON SQUARE BERMONDSEY IS INDICATIVE ONLY

MAKING

AN entrance

The spacious and light filled foyer, situated off Grange Road, forms the centrepiece of The Tannery and is dominated by the dramatic staircase, a striking focal point that encapsulates the creative and unconventional spirit of Bermondsey. The entrance foyer is also home to the concierge service, providing a warm welcome to both residents and visitors.

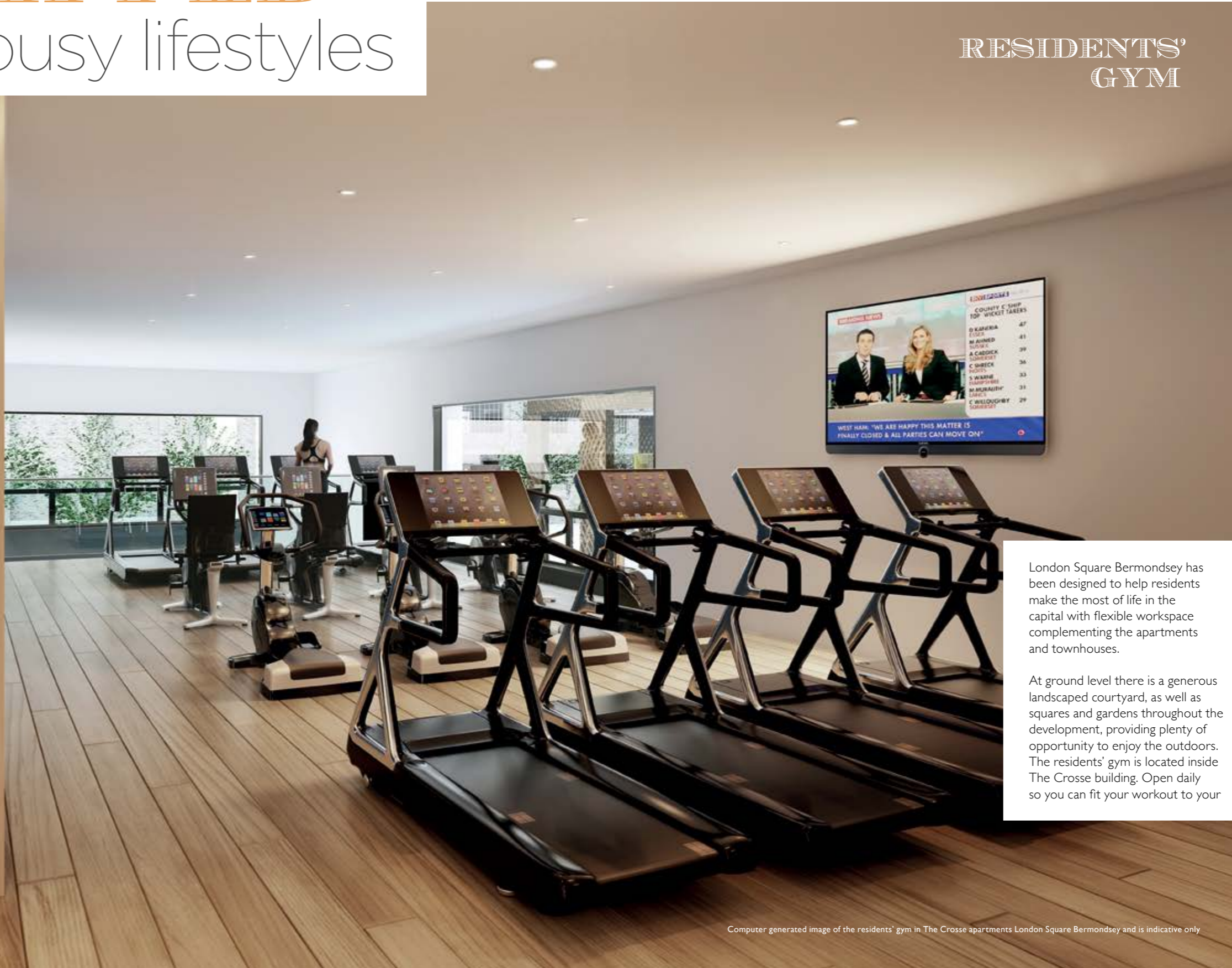


Computer generated image of the concierge in The Tannery apartments London Square Bermondsey is indicative only

EQUIPPED

for busy lifestyles

RESIDENTS' GYM



COUNTY C-SHIP TOP WICKET TAKERS	
D KARIEM	47
E EISA	41
M AHMED	39
A CAROICK	36
C SHRECK	33
S WARRIE	31
M MURRAY	29
C WILLOUGHBY	29

London Square Bermondsey has been designed to help residents make the most of life in the capital with flexible workspace complementing the apartments and townhouses.

At ground level there is a generous landscaped courtyard, as well as squares and gardens throughout the development, providing plenty of opportunity to enjoy the outdoors. The residents' gym is located inside The Crosse building. Open daily so you can fit your workout to your

schedule, it is equipped with all the latest in strength, cardio and conditioning machines.

Cycling is the transport mode of choice for many Londoners. With 'Cycle Quietway 1' passing very close to London Square Bermondsey along Willow Walk, we have included extensive bicycle storage. There's also underground parking for selected plots.*

*Please speak to your Sales Executive for further details

Computer generated image of the residents' gym in The Crosse apartments London Square Bermondsey and is indicative only

cool contemporary HOMES

The Tannery includes a striking new building, designed to fit with the aesthetic of the overall development, yet also making its own style statement. Within it is an outstanding range of homes, encompassing 2 and 3 bedroom townhouses, and 1, 2 and 3 bedroom apartments. All of the apartments benefit from a private balcony, reached via sliding doors from the living room for the ideal indoor/outdoor lifestyle.

Many of the new build townhouses and apartments at The Tannery are dual aspect; and in some cases triple aspect, ensuring maximum natural light and optimum views, and augmenting the feeling of generous space. Open plan living rooms, where the functions of kitchen, lounge and dining room merge seamlessly, are perfect for relaxed contemporary living. The 2 and 3 bedroom apartments and all of the townhouses have luxurious ensuite facilities as well as a family bathroom.



Computer generated image depicts plot 53, The Tannery apartments at London Square Bermondsey and is indicative only



Computer generated image depicts plot 53, The Tannery apartments at London Square Bermondsey and is indicative only

NEW BUILD SPECIFICATION

GENERAL SPECIFICATION

- Powder-coated entrance doors to apartments accessed from the courtyard and frosted glass entrance door to upper floor apartments
- White flush internal doors and contemporary bronze ironmongery
- Whole house ventilation system
- 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 master bedroom*
- Bosch washer dryer housed in a separate cupboard
- Ten year NHBC warranty

ELECTRICAL

- Recessed white downlights throughout
- Communal aerial and satellite system wired for Sky Q and TV points to living room and bedrooms
- Audio sound system with speaker 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
- CCTV surveillance system to external areas
- The development adopts the Secured by Design initiative

*Please ask your Sales Executive for further details, choices and upgrades

KITCHEN

- Siematic handleless design matt laminate kitchen units in a choice of colours with soft close hinge*
- Silestone worktops and full height splashback with a tiled design offered in a choice of colours*
- Fixed island to selected apartments
- 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
- Siemens telescopic extractor
- Grohe boiling tap

BATHROOMS

- A choice of feature wall, field wall and floor tiling* to bathroom
- Bespoke vanity unit with undermounted cube design sink with matt drawer and a choice of 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 wall 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

- A choice of feature wall, field 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 shower enclosure with glass shelving
- Chrome heated towel rail

*Please ask your Sales Executive for further details, choices and upgrades



Computer generated image depicts the bathroom at The Tannery apartments at London Square Bermondsey and is indicative only



Computer generated image depicts plot 64, The Tannery apartments at London Square Bermondsey and is indicative only

PERIOD *architecture* modern details

The original Tannery building dates from the 1920s and is a fine example of industrial architecture from this period. It now takes on splendid new life as a collection of unique 1 and 2 bedroom apartments and townhouses and a 2 bedroom duplex which retain the essential character of the old tannery, while offering all the comforts of contemporary living. In keeping with today's tastes, we have re-planned the interior space to create homes with open plan living/kitchen/dining rooms, spacious bedrooms and bespoke bathrooms.

Certain details are unique to The Tannery, reflecting its special qualities. The kitchens have a traditional butler-style sink in Corian; and black window frames and sliding lighting tracks, also in black, create a dramatic contrast with the white, bright interiors.

All have the immeasurable benefit of outdoor space, in the form of a private terrace or balcony. A specification of superb quality includes a choice of timber flooring to the hallway, kitchen and living areas, Siematic fitted kitchen with Siemens appliances, underfloor heating and audio system with speakers in the living room and master bedroom.

WAREHOUSE STYLE SPECIFICATION

GENERAL SPECIFICATION

- Powder-coated entrance doors to apartments accessed from the courtyard and timber veneer entrance door to internally accessed apartments
- White flush internal doors and contemporary 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 master bedroom*
- Siemens washer dryer housed in a separate cupboard
- Ten year NHBC warranty

ELECTRICAL

- Surface mounted lights to the living room and recessed white downlights to the remainder of the apartment
- Communal aerial and satellite system wired for Sky Q and TV points to living room and bedrooms
- Audio sound system with speaker to living room and master bedroom

SECURITY

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

*Please ask your Sales Executive for further details, choices and upgrades



Computer generated image depicts plot 64, The Tannery apartments at London Square Bermondsey and is indicative only



KITCHEN

- Siematic handleless design matt laminate kitchen units in a choice of colours with soft close hinge*
- Corian worktops and full height splashback with a tiled design offered in a choice of colours*
- Recessed LED lighting to underside of wall units
- Corian integrated butler style sink with Grohe single lever boiling tap
- Siemens stainless steel single oven
- Siemens stainless steel microwave oven
- Siemens black glass induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens built in telescopic extractor

BATHROOMS

- A choice of feature wall, and floor tiling* to bathroom
- Bespoke vanity unit with undermounted sink with feature storage with a matt finish, metal finish legs and a choice of silestone countertop*
- Bespoke mirror with demister pads above the sink
- Wall hung WC with rimless set dual flush
- Renaissance bath with hand shower, fixed shower head and bath screen (design dependent upon apartment layout)*
- Feature full tiled recess within bath enclosure with glass shelving
- Black finish taps and brassware
- Black heated towel rail

ENSUITE BATHROOMS

- A choice of feature wall, field wall and floor tiling* to ensuite
- Bespoke vanity unit with undermounted sink with feature storage with a matt finish, metal finish legs and a choice of silestone countertop*
- Bespoke mirror cabinet with soft close function with integrated demister pads and LED lighting to the underside and internally
- Shaver socket housed within wall cabinet
- Wall hung WC with dual flush
- Shower enclosure with hand shower, fixed shower head and shower screen (design dependent upon apartment layout)*
- Feature full tiled recess within shower enclosure with glass shelving
- Black heated towel rail

*Please ask your Sales Executive for further details, choices and upgrades





LONDON SQUARE

Making London greater

Since London Square was established in 2010, we have focused on our ambition to become the capital's most dynamic developer in a highly competitive residential property market.

With a £2 billion development pipeline, growth is well under way, with the company on target to build 1,000 homes a year at all levels of the London market to establish the company as one of the larger London developers in the capital.

Our sites are in prime locations with good transport links across the capital, providing new homes in places where people want to live. Each scheme is bespoke, combining inspiring architecture, clever design and specification, and the highest standards of energy efficiency.

Our award-winning developments range from homes for first-time buyers in key locations, to cool city apartments, from smart family homes to grand restoration and conversions.

Creating a sense of place for our buyers is embedded in every London Square development, transforming former forgotten corners, derelict buildings and brownfield sites into smart destinations, breathing new life into each local area.

We work with existing residents, schools and businesses to make our developments part of the local fabric and take great pride in fostering the community spirit of the great squares of the capital and the legacy they have created.

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 regenerate such a prestigious site with its 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.

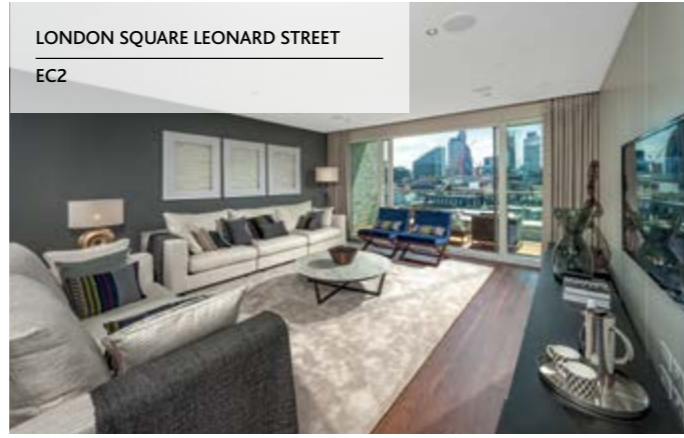
At London Square our customers are the key to our success. Their endorsement is what this company stands for and believes in.

LONDON SQUARE DEVELOPMENTS

LONDON SQUARE PUTNEY
SW15



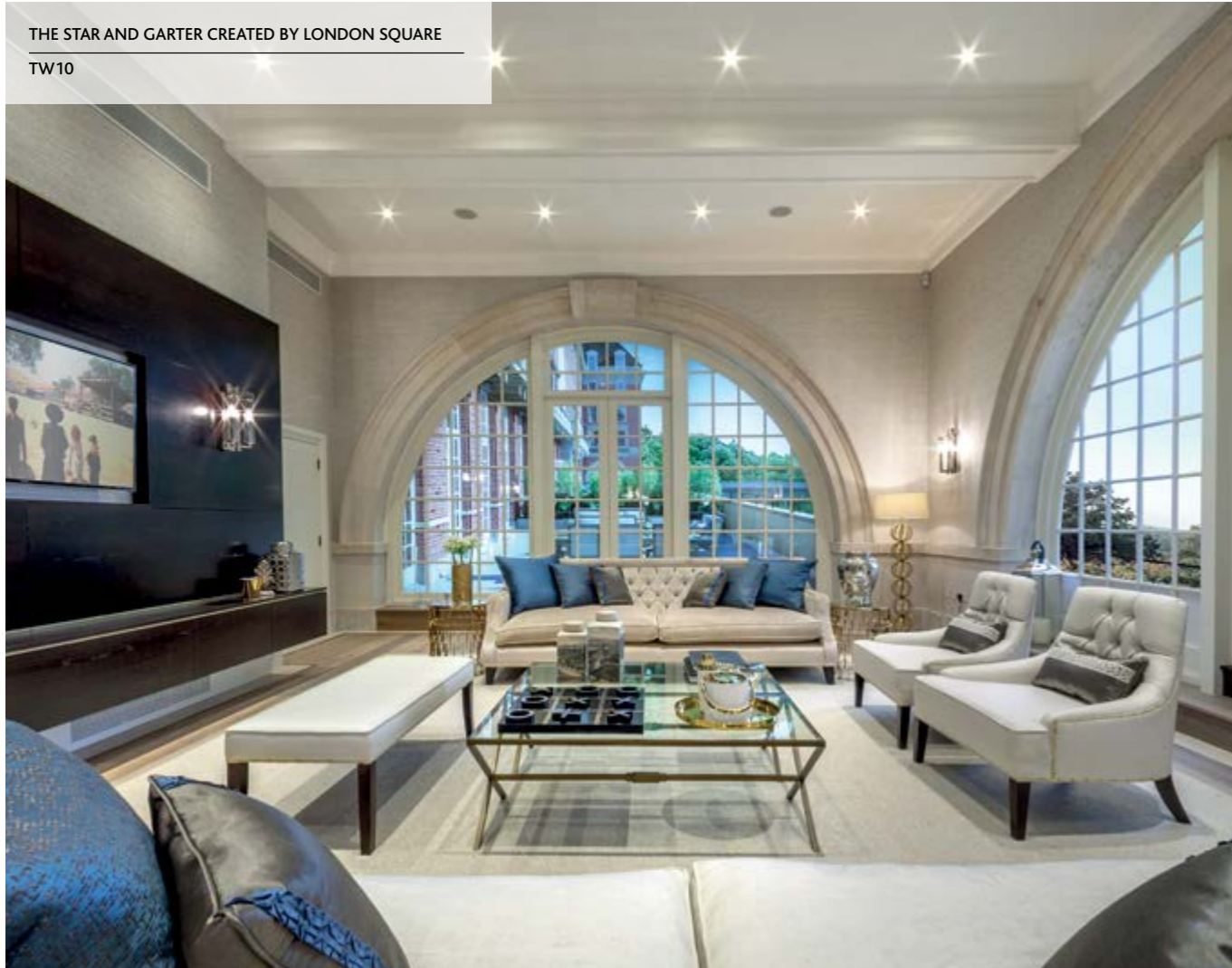
LONDON SQUARE LEONARD STREET
EC2



LONDON SQUARE CALEDONIAN ROAD
N7



THE STAR AND GARTER CREATED BY LONDON SQUARE
TW10



LONDON SQUARE FULHAM
SW6



LONDON SQUARE CANADA WATER
SE16



 *Coffees*
COCKTAILS 
CAFES

RESTAURANTS

Pubs TANNERY
ARTS 

BOROUGH
Market

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 
------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------

CONNECTED

bus / tube / train / cycle / walk 

CENTRAL
LONDON



Shortwave
CINEMA

GALLERIES
ANTIQUES

19TH, 20TH, 21ST
CENTURY

OLD
AND
new
side by side

Family homes | DUPLEXES
1, 2 & 3 BEDROOM
APARTMENTS

live / work / enjoy



TOWNHOUSES
CONCIERGE



OFFICES



Art
& SOUL

Heritage Buildings

Bermondsey Street

** Selected internal layouts are subject to planning, please consult your Sales Executive for further details.

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, August 2018.

OLD
AND
new
side by side

Family homes | DUPLEXES
1, 2 & 3 BEDROOM
APARTMENTS

 Coffees
COCKTAILS 
CAFES

RESTAURANTS
Pubs TANNERY
ARTS 

BOROUGH
Market

live / work / enjoy

 GYM | TOWNHOUSES
CONCIERGE

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


Shortwave
CINEMA
GALLERIES
ANTIQUES
19TH, 20TH, 21ST
CENTURY

 OFFICES |  GREEN
SPACES
Heritage Buildings

Art
& SOUL

 Bermondsey Street

CONNECTED 
bus / tube / train / cycle / walk

 Coffees
COCKTAILS 
CAFES

RESTAURANTS
Pubs TANNERY
ARTS  BOROUGH
Market

OLD
AND
new
side by side Family homes | DUPLEXES
1, 2 & 3 BEDROOM
APARTMENTS

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 

CONNECTED 
bus / tube / train / cycle / walk

CENTRAL
LONDON


Shortwave
CINEMA
GALLERIES
ANTIQUES
19TH, 20TH, 21ST
CENTURY

live / work / enjoy  GYM | TOWNHOUSES
CONCIERGE

 OFFICES |  GREEN
SPACES
Heritage Buildings Art
& SOUL

 Bermondsey Street

LONDON SQUARE BERMONDSEY
SALES SUITE
58 GRANGE ROAD
BERMONDSEY
LONDON SE1 3BH
+44 (0)333 666 4343

LONDON SQUARE HEAD OFFICE
ONE YORK ROAD
UXBRIDGE
UB8 1RN
+44 (0)1895 627 333
www.londonsquare.co.uk