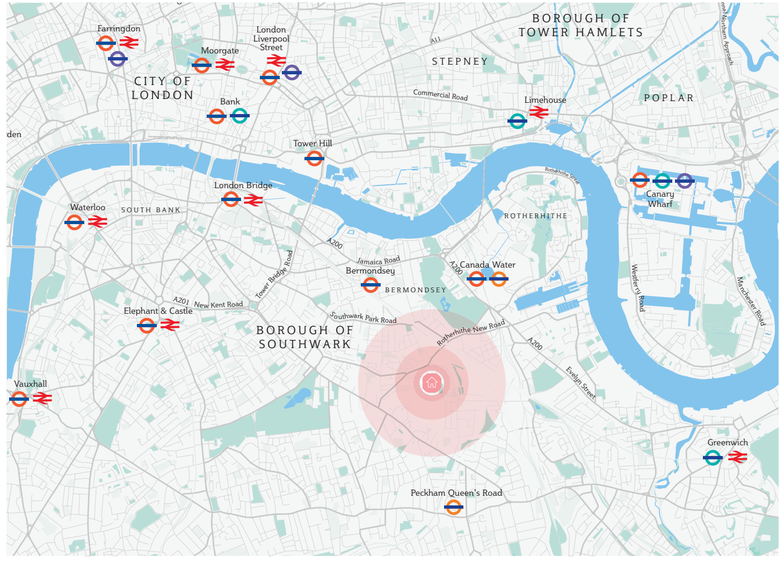

The Location

Located in Zone 2, South Bermondsey station is only a 10-minute walk away and just one stop from London Bridge station, offering fast tube and rail connections across London and beyond. Looking ahead, the new Surrey Canal London Overground station will be just 3 minutes away when it opens in 2025.

Places to explore

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.

If you want to see a totally different side of the city, the soaring skyscrapers of Canary Wharf are just across the river, while to the south there's Peckham. With Rye Lane at its heart, it's one of the trendiest parts of London, and the perfect place for anyone into great food and drink, quirky street art, brilliant record stores and amazing farmers' markets.

When you want to ease back a bit, Dulwich Village with its leafy streets, elegant art gallery, world-famous college and lovely old pubs feels like another time and place.

Education

The surrounding area is well served for schools and colleges rated either Good or Outstanding by Ofsted. And with its central location, many of the city's renowned independent schools are well within reach.

World-leading universities such as King's and Goldsmiths Colleges are nearby, with other renowned institutions including the London School of Economics, University College London and Imperial College all easily accessible thanks to the fantastic transport links.

By rail and Tube
(from South Bermondsey National Rail station)

London Bridge	Westminster	Canary Wharf	Bond Street	King's Cross & St Pancras	Liverpool Street
5 mins	9 mins	11 mins	13 mins	14 mins	16 mins

To London airports

London City Airport	London Gatwick Airport	London Heathrow Airport
17 mins by Tube/DLR	40 mins by rail	45 mins by Tube/rail

Travel times are approximate (without traffic).
Sources: tfl.gov.uk and Maps.google.com

Additional information

Address

Ilderton Road,
London SE15 1NS

Estimated Charges

Estimated service charge
TBC

Miscellaneous

Local Authority
London Borough of Southwark

Architects
de Metz Forbes Knight

Building warranty
10 year NHBC**

Length of lease
999 years

Estimated completion date
2025

Reservation Deposits
£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
Vendor Contact
Louise Abrahams

Telephone
0207 593 5054

Email
labrahams@wslaw.co.uk

Address
5 Montague Close
London SE1 9BB

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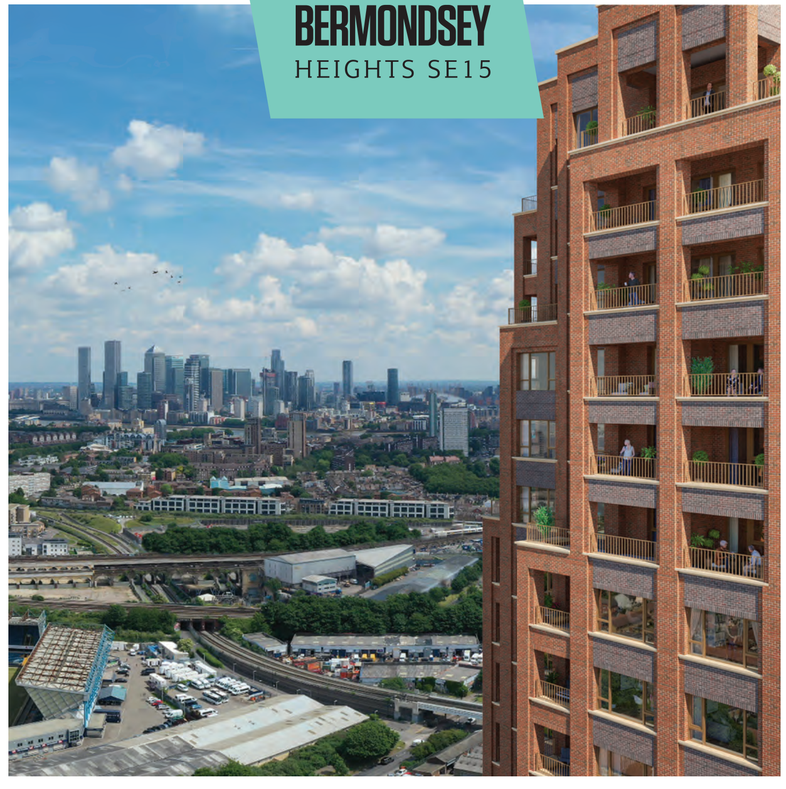

Put the City in your sights

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OR CALL 0330 057 6666

BARRATT LONDON

Welcome to Bermondsey Heights

If you're looking for modern city living 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.

This landmark new development offers 163 one, two and three-bedroom apartments that are spacious, filled with natural light and feature thoughtful open-plan designs that help life flow effortlessly. To add to the sense of space, all homes come with a balcony or wintergarden, plus access to a residents' roof terrace. As its name suggests, this 26-storey development offers amazing views across Central London and will quickly become a new prestigious landmark for the area.

With the attractions of the city within easy reach, great transport connections, the River Thames close by and plenty of leafy green spaces, Bermondsey's distinctive character and ambitious regeneration plans make it the ideal location for young families looking to set down roots in a community, and for investors seeking to make the most of the city's capital growth potential. London house prices are rising at their fastest rate since 2016* and a recent forecast suggests that Central London could deliver up to 22.2% growth over the next five years†.

*Source: London Property Market Update, Benham & Reeves, May 2022.
†Source: The five-year forecast for residential sales and rentals, Property Industry Eye, April 13, 2022.

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, we are one of the UK's largest housebuilders, 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.

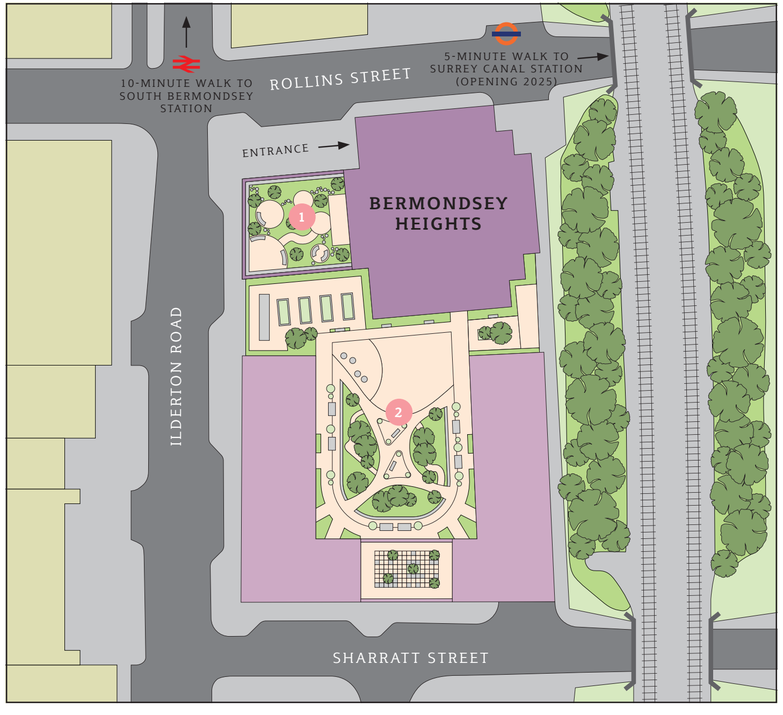
*We are the only major national housebuilder to be awarded this award 13 years running. "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

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.

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

The site



Available
Affordable homes

1 7th floor residents' roof terrace
2 Communal residents' podium gardens

N