

THE
**BATH
HOUSE**



BERMONDSEY SE1

Higgins



THE BATH HOUSE IS A STRIKING NEW DEVELOPMENT ON LONDON'S ICONIC OLD KENT ROAD. IT COMPRISES 27 LUXURY APARTMENTS IN THE FASHIONABLE AREA OF BERMONDSEY.

THE SITE WAS FORMERLY HOME TO THE WELLINGTON BATHS, A GRAND OLD BUILDING ACCOMMODATING RUSSIAN VAPOUR ROOMS AND TURKISH BATHS. TODAY'S BATH HOUSE IS EQUALLY IMPRESSIVE AND PROVIDES THE PERFECT BASE TO ENJOY A DYNAMIC, MODERN LIFESTYLE.



THE
BATH
HOUSE

INTRODUCING THE BATH HOUSE

A STRIKING NEW ADDITION TO
THE FAMOUS OLD KENT ROAD

The Bath House is an all new six storey development of one, two and three bedroom apartments. Its stunning modern exterior combines bricks reminiscent of the local building vernacular with glass and metal feature balustrades. This is enhanced by wraparound winter gardens on the corners of the building, whilst apartments facing Old Kent Road have enclosed winter gardens with all-weather sliding screens.

The interiors boast Higgins Homes' signature specifications including high quality finishes and appliances from upscale suppliers and designers. A communal ground floor terrace provides a green area for relaxing and socialising. On the fifth floor is a contemporary communal terrace with views across London.



This computer generated image is drawn from plan and is indicative only of how the completed development will appear.

THE AREA

THIS IS BERMONDSEY

FOR SO MANY REASONS,
ONE OF SOUTH LONDON'S MOST
DESIRABLE POSTCODES

An area renowned for its food and antiques markets, Bermondsey has established a reputation as one of the most vibrant areas in south-east London. Nearby Bermondsey Street is a mile long stretch of exceptional restaurants, coffee houses and bars.

The wide open spaces of Burgess Park provide convenient sports facilities, heritage, wildlife and much more. And to travel further afield, Bermondsey has excellent road and rail connections.



SHORTWAVE CINEMA

A 52 seat independent cinema and cafe bar in Bermondsey screening arthouse cinema and recent releases. Shortwave also hosts festivals and previews for emerging filmmakers.



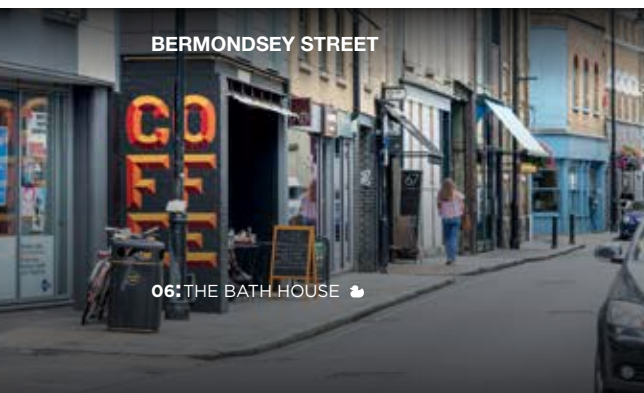
WHITE CUBE

This contemporary art gallery on Bermondsey Street is one of two 'White Cubes' in London. They are also in Hong Kong and Sao Paulo and are among the world's most influential exhibition spaces for contemporary art.



MALTYBY & GREEK

Foodies love this Greek food and wine wholesaler – one of many food producers under Bermondsey's railway arches. Behind their stand at The Ropewalk is a popular bohemian wine bar where customers can enjoy Greek wine and mezes.



MARKETS

LIVELY AND COLOURFUL MARKETS

BERMONDSEY IS RENOWNED FOR ITS BUSTLING FOOD AND ANTIQUES MARKETS

Bermondsey is a thriving hub for food and antiques markets. Alongside the legendary Borough Market is the lively street market at The Ropewalk on Maltby Street, which combines market stalls with under arch shops, pop-up bars and eateries.

For lovers of antiques and bric-a-brac, the famous antiques market in Bermondsey Square is always a major draw on Fridays. Also worth checking out are Bermondsey's other antique shops and warehouses.



BERMONDSEY SQUARE ANTIQUES MARKET

Mingle with antiques traders, bargain hunters and tourists alike at the famous Bermondsey Antiques Market (Fridays 6am – 2pm). Traders sell everything from cutlery and furniture to china and jewellery.



JENSEN'S MALTBY STREET MARKET

One of the few small batch London Dry Gins to actually be distilled in London, Jensen's has revived old London Gin recipes to create quality vintage gins using only traditional botanicals. Open at The Ropewalk every weekend.



BOROUGH MARKET

One of London's oldest, largest and best known markets, Borough Market has become a fashionable place to buy food (Wednesday – Saturday), selling everything from rare breed meat to artisan bread and cakes.



THE ROPEWALK, MALTBY STREET

GOING OUT - EATING IN
GOURMET EXPERIENCES AND
GOOD TIMES. THERE'S LIFE
ROUND EVERY CORNER

01

LITTLE BIRD GIN

This pop-up cocktail bar is a daytime only venue under the arches of The Ropewalk. Run by small batch gin distillers, Little Bird Gin, you can enjoy decadent gin-based cocktails in candlelit surroundings – or grab an outside table if you're quick!

02

THE HIDE

This plush cocktail bar on Bermondsey Street offers a choice of 16 cocktails which are refreshed seasonally. In addition, there's a well chosen selection of wines, beers and spirits. All this is complemented by an informal menu of single dish culinary treats.

03

HEJ COFFEE

For great coffee and great service in a fresh Scandinavian interior – this friendly Swedish coffee shop off Bermondsey Square is unbeatable. A popular choice on their Scandinavian menu is freshly baked Swedish-style cinnamon rolls.

04

VILLAGE EAST

Choose your own ambience within this stylish and spacious cocktail bar and restaurant. Located at the heart of Bermondsey's creative community, Village East has created its unique character from a listed warehouse alongside a contrasting glass apartment block.

05

JOSE TAPAS BAR

Jose's is inspired by the tapas and sherry bars of Barcelona and Andalusia. The menu includes fresh ingredients to create new dishes alongside old favourites. Experience too the wines and sherries of Spain you won't see anywhere else.

06

B STREET DELI

This bijou venue on Bermondsey Street is a deli, sandwich bar and cafe by day where the focus is on carefully selected British, French, Spanish and Italian produce. In the evenings, it transforms into an attractive wine bar.

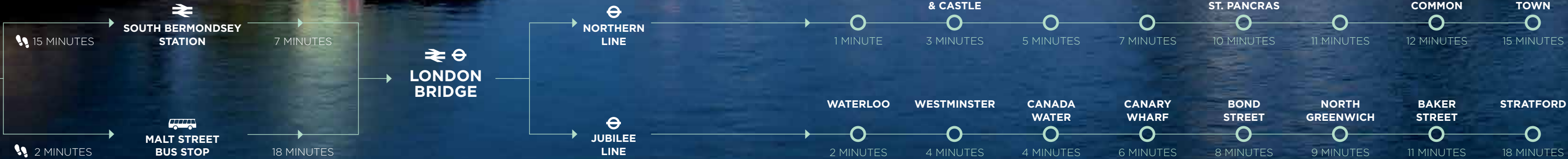


TRAVEL
&
TRANSPORT

MAKING THE CONNECTION

LINKED UP LONDON - FOR WORK OR LEISURE - BY ROAD, RAIL AND TUBE

THE
BATH
HOUSE



Source: tfl.gov.uk & Google

Minutes from London Bridge station. Source: tfl.gov.uk

LOCAL
AREA

BERMONDSEY IS CLEARLY ON THE MAP

LIVE LIFE TO THE MAX IN ONE OF LONDON'S LIVELIEST LOCATIONS

With so much going on, Bermondsey is a great place to live. The Bath House is within easy reach of some amazing bars, restaurants, cafes and clubs. And the area's bustling markets are always a treat. Relax in the nearby parks and gardens – or take a trip to the heart of the capital... just minutes away by road, rail or tube.

CULTURE & LEISURE

- 01 Design Museum
- 02 Fashion & Textile Museum
- 03 The Shard
- 04 Shortwave Cinema
- 05 White Cube
- 06 Muscle Factory Gym
- 07 Pure Gym Bermondsey
- 08 Miami Health Club Gym

MARKETS & SHOPPING

- 26 Antiques Market
- 27 Borough Market
- 28 The Ropewalk, Maltby Street
- 29 Surrey Quays Retail Park
- 30 Asda
- 31 Tesco
- 32 Aldi
- 33 Southernwood Retail Park
- 34 Spa Terminus Farmers Market
- 35 Old Kent Road Retail Park
- 36 Cantium Retail Park

BARS, PUBS & CLUBS

- 09 214 Bermondsey
- 10 Bermondsey Arts Club
- 11 The Garrison
- 12 The Hide
- 13 Little Bird Gin
- 14 Thomas A Becket
- 15 Village East
- 16 Lord Nelson
- 17 Fourpure Brewing Co.

GREEN SPACES

- 37 Bermondsey Spa Gardens
- 38 Burgess Park
- 39 Paterson Park
- 40 Potters Fields Park
- 41 Southwark Park

RESTAURANTS & CAFES

- 18 Antico
- 19 B Street Deli
- 20 Hej
- 21 Jose Tapas Bar
- 22 Pizarro
- 23 The Watch House
- 24 M.Manze
- 25 Gringa Dairy

SCHOOLS

- 42 Walworth Academy
- 43 City of London Academy
- 44 Cobourgh Primary School
- 45 Haymerle School
- 46 Phoenix Primary School
- 47 St Francis RC Primary School
- 48 Surrey Square Junior School



THE WATCH HOUSE



FASHION & TEXTILE MUSEUM



SITE PLAN



BLOCK ONE

GROUND FLOOR

PLOT 0-2 ONE BEDROOM ONE BATH 717 SQ FT

SECOND FLOOR

PLOT 2-2 TWO BEDROOM TWO BATH 695 SQ FT

PLOT 2-3 TWO BEDROOM ONE BATH 657 SQ FT

PLOT 2-4 TWO BEDROOM TWO BATH 774 SQ FT

THIRD FLOOR

PLOT 3-1 TWO BEDROOM TWO BATH 692 SQ FT

PLOT 3-2 TWO BEDROOM TWO BATH 695 SQ FT

PLOT 3-3 TWO BEDROOM ONE BATH 657 SQ FT

PLOT 3-4 TWO BEDROOM TWO BATH 774 SQ FT

FOURTH FLOOR

PLOT 4-1 TWO BEDROOM TWO BATH 692 SQ FT

PLOT 4-2 TWO BEDROOM TWO BATH 695 SQ FT

PLOT 4-3 TWO BEDROOM ONE BATH 657 SQ FT

PLOT 4-4 TWO BEDROOM TWO BATH 774 SQ FT

FIFTH FLOOR

PLOT 5-1 TWO BEDROOM TWO BATH 671 SQ FT

PLOT 5-2 TWO BEDROOM TWO BATH 695 SQ FT

PLOT 5-3 ONE BEDROOM ONE BATH 553 SQ FT

PLOT 5-4 ONE BEDROOM ONE BATH 538 SQ FT

BLOCK TWO

FIRST FLOOR

PLOT 1-5 THREE BEDROOM ONE BATH 813 SQ FT

PLOT 1-6 THREE BEDROOM TWO BATH 844 SQ FT

SECOND FLOOR

PLOT 2-5 THREE BEDROOM TWO BATH 813 SQ FT

PLOT 2-6 THREE BEDROOM TWO BATH 844 SQ FT

PLOT 2-7 TWO BEDROOM TWO BATH 728 SQ FT

THIRD FLOOR

PLOT 3-5 THREE BEDROOM TWO BATH 813 SQ FT

PLOT 3-6 THREE BEDROOM TWO BATH 844 SQ FT

PLOT 3-7 TWO BEDROOM TWO BATH 728 SQ FT

FOURTH FLOOR

PLOT 4-5 THREE BEDROOM TWO BATH 797 SQ FT

PLOT 4-6 THREE BEDROOM TWO BATH 830 SQ FT

PLOT 4-7 TWO BEDROOM TWO BATH 728 SQ FT

NB. Apartment sizes exclude balconies and winter gardens

PLEASE NOTE:

This site plan has been prepared with all due care for the convenience of the intending purchaser. However, the information contained herein is a preliminary guide only. Ground levels and other variances have not been shown.

BLOCK ONE

GROUND FLOOR

PLOT 0-2

ONE BEDROOM

TOTAL AREA: 717 SQ FT (66.6M²)

Excluding winter garden

LIVING / DINING / KITCHEN

24'4" x 17'7"

7417mm x 5359mm

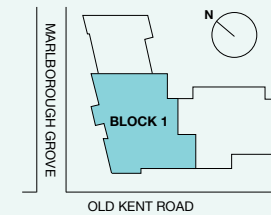
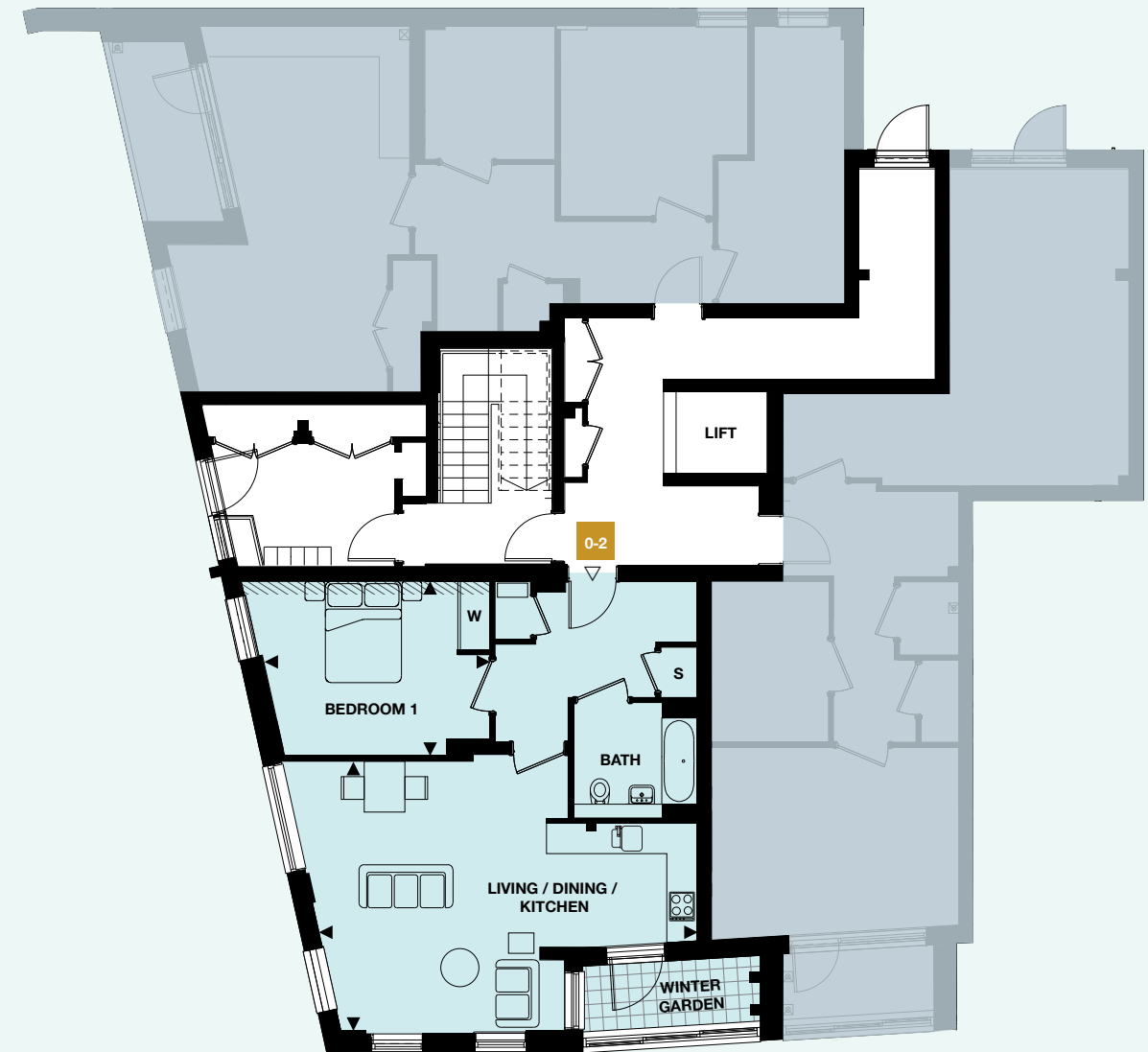
BEDROOM 1

15' x 11'4"

4578mm x 3450mm

BATH

WINTER GARDEN



- ▶ DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN
- ▷ PLOT ENTRANCE
- W WARDROBE
- S STORE
- ▨ AREA OF REDUCED CEILING HEIGHT
- AFFORDABLE HOUSING - SHARED OWNERSHIP

First Floor - Affordable Housing - Shared ownership apartments floor plan not shown.
 Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

BLOCK ONE

SECOND FLOOR

PLOT 2-2

TWO BEDROOM

TOTAL AREA: 695 SQ FT (64.6M²)
Excluding balcony

LIVING / DINING / KITCHEN

28'6" x 12'2"
8692mm x 3701mm

BEDROOM 1

11'9" x 9'8"
3575mm x 2939mm

EN SUITE

BEDROOM 2
12'11" x 6'11"
3943mm x 2100mm

BATH

BALCONY

PLOT 2-3

TWO BEDROOM

TOTAL AREA: 657 SQ FT (61M²)
Excluding winter gardens

LIVING / DINING / KITCHEN

22'7" x 17'1"
6882mm x 5208mm

BEDROOM 1

12'7" x 9'8"
3848mm x 2954mm

BEDROOM 2

12'5" x 7'3"
3774mm x 2200mm

BATH

WINTER GARDEN 1

WINTER GARDEN 2

PLOT 2-4

TWO BEDROOM

TOTAL AREA: 774 SQ FT (71.9M²)
Excluding winter garden

LIVING / DINING / KITCHEN

21'8" x 13'7"
6594mm x 4130mm

BEDROOM 1

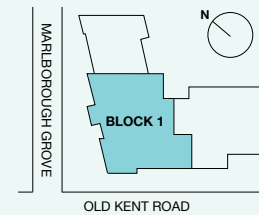
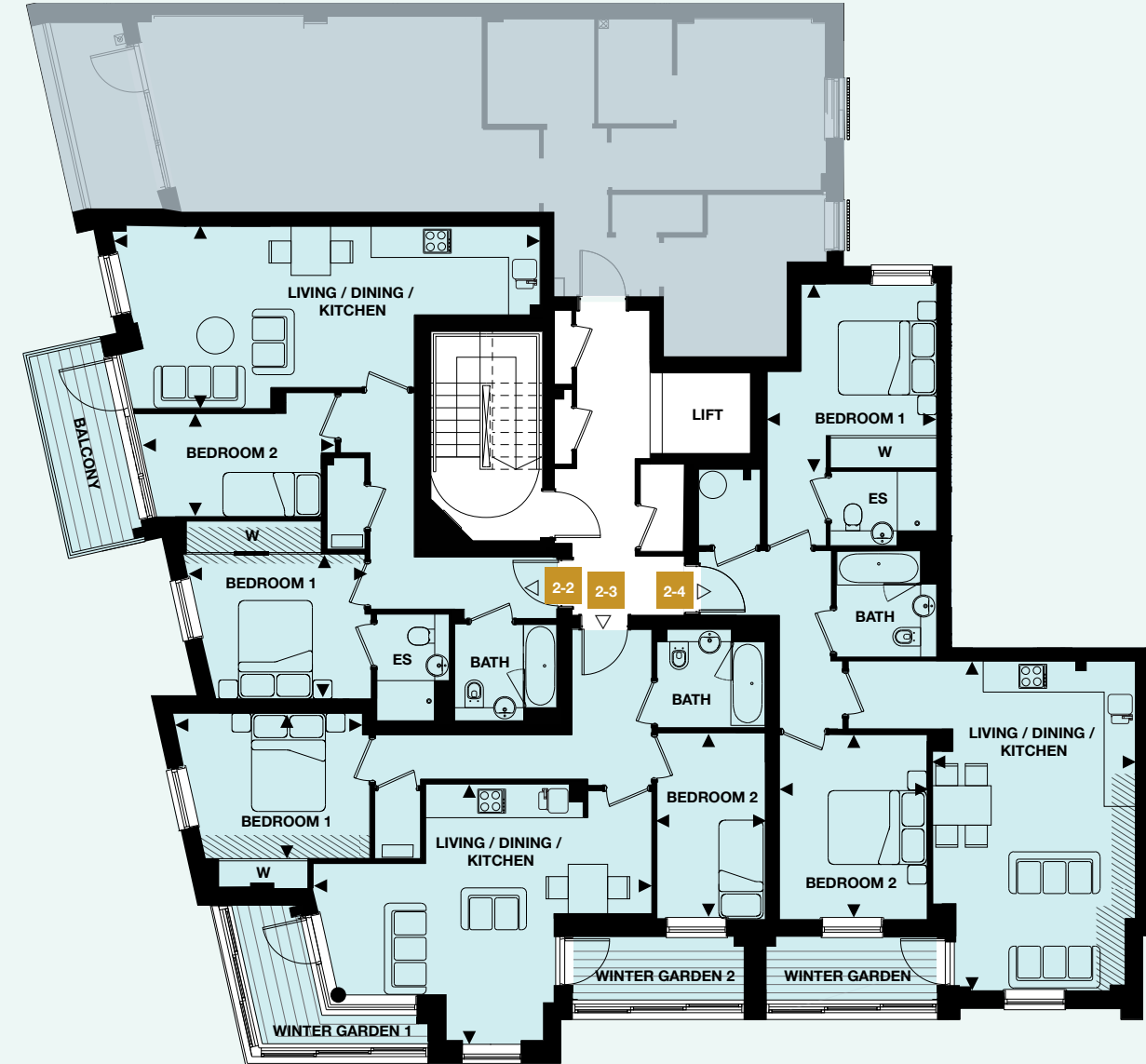
12'3" x 11'4"
3723mm x 3460mm

EN SUITE

BEDROOM 2
12'4" x 9'10"
3747mm x 3000mm

BATH

WINTER GARDEN



- ▶ DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN
- ▷ PLOT ENTRANCE
- W WARDROBE
- S STORE
- ES EN SUITE
- ▨ AREA OF REDUCED CEILING HEIGHT
- ▭ AFFORDABLE HOUSING - SHARED OWNERSHIP

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

BLOCK ONE

THIRD FLOOR

PLOT 3-1

TWO BEDROOM

TOTAL AREA: 692 SQ FT (64.3M²)
Excluding balcony

LIVING / DINING / KITCHEN

22'10" x 13'1"
6960mm x 3977mm

BEDROOM 1

11'5" x 9'11"
3482mm x 3011mm

EN SUITE

BEDROOM 2

10'10" x 10'9"
3313mm x 3287mm

BATH

BALCONY

PLOT 3-2

TWO BEDROOM

TOTAL AREA: 695 SQ FT (64.6M²)
Excluding balcony

LIVING / DINING / KITCHEN

28'6" x 12'2"
8692mm x 3701mm

BEDROOM 1

11'9" x 9'8"
3575mm x 2939mm

EN SUITE

BEDROOM 2

12'11" x 6'11"
3943mm x 2100mm

BATH

BALCONY

PLOT 3-3

TWO BEDROOM

TOTAL AREA: 657 SQ FT (61M²)
Excluding winter gardens

LIVING / DINING / KITCHEN

22'7" x 17'1"
6882mm x 5208mm

BEDROOM 1

12'7" x 9'8"
3848mm x 2954mm

BEDROOM 2

12'5" x 7'3"
3774mm x 2200mm

BATH

WINTER GARDEN 1

WINTER GARDEN 2

PLOT 3-4

TWO BEDROOM

TOTAL AREA: 774 SQ FT (71.9M²)
Excluding winter garden

LIVING / DINING / KITCHEN

21'8" x 13'7"
6594mm x 4130mm

BEDROOM 1

12'3" x 11'4"
3723mm x 3460mm

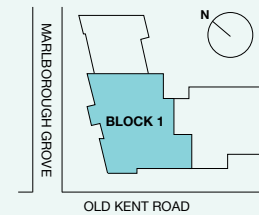
EN SUITE

BEDROOM 2

12'4" x 9'10"
3747mm x 3000mm

BATH

WINTER GARDEN



- ▶ DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN
- ▷ PLOT ENTRANCE
- W WARDROBE
- S STORE
- ES EN SUITE
- ▨ AREA OF REDUCED CEILING HEIGHT

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

BLOCK ONE

FOURTH FLOOR

PLOT 4-1

TWO BEDROOM

TOTAL AREA: 692 SQ FT (64.3M²)
Excluding balcony

LIVING / DINING / KITCHEN

22'10" x 12'11"
6960mm x 3927mm

BEDROOM 1

11'2" x 9'11"
3393mm x 3011mm

EN SUITE

BEDROOM 2

10'9" x 10'9"
3281mm x 3281mm

BATH

BALCONY

PLOT 4-2

TWO BEDROOM

TOTAL AREA: 695 SQ FT (64.6M²)
Excluding balcony

LIVING / DINING / KITCHEN

28'6" x 12'2"
8692mm x 3701mm

BEDROOM 1

11'9" x 9'8"
3575mm x 2939mm

EN SUITE

BEDROOM 2

12'11" x 6'11"
3943mm x 2100mm

BATH

BALCONY

PLOT 4-3

TWO BEDROOM

TOTAL AREA: 657 SQ FT (61M²)
Excluding winter gardens

LIVING / DINING / KITCHEN

22'7" x 17'1"
6882mm x 5208mm

BEDROOM 1

12'7" x 9'8"
3848mm x 2954mm

BEDROOM 2

12'5" x 7'3"
3774mm x 2200mm

BATH

WINTER GARDEN 1

WINTER GARDEN 2

PLOT 4-4

TWO BEDROOM

TOTAL AREA: 774 SQ FT (71.9M²)
Excluding winter garden

LIVING / DINING / KITCHEN

21'8" x 13'7"
6594mm x 4130mm

BEDROOM 1

12'3" x 11'4"
3723mm x 3460mm

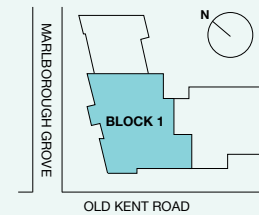
EN SUITE

BEDROOM 2

12'4" x 9'10"
3747mm x 3000mm

BATH

WINTER GARDEN



- ▶ DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN
- ▷ PLOT ENTRANCE
- W WARDROBE
- S STORE
- ES EN SUITE
- ▨ AREA OF REDUCED CEILING HEIGHT

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

BLOCK ONE

FIFTH FLOOR

PLOT 5-1

TWO BEDROOM

TOTAL AREA: 671 SQ FT (62.3M²)
Excluding balcony

LIVING / DINING / KITCHEN

21'7" x 12'11"
6587mm x 3927mm

BEDROOM 1

12'3" x 11'2"
3725mm x 3400mm

EN SUITE

BEDROOM 2

11'4" x 6'11"
3458mm x 2117mm

BATH

BALCONY

PLOT 5-2

TWO BEDROOM

TOTAL AREA: 695 SQ FT (64.6M²)
Excluding balcony

LIVING / DINING / KITCHEN

28'6" x 12'2"
8692mm x 3701mm

BEDROOM 1

11'9" x 9'8"
3575mm x 2939mm

EN SUITE

BEDROOM 2

12'11" x 6'11"
3943mm x 2100mm

BATH

BALCONY

PLOT 5-3

ONE BEDROOM

TOTAL AREA: 553 SQ FT (51.4M²)
Excluding winter garden

LIVING / DINING / KITCHEN

22'1" x 14'2"
6732mm x 4319mm

BEDROOM 1

12'7" x 9'6"
3848mm x 2904mm

BATH

WINTER GARDEN

PLOT 5-4

ONE BEDROOM

TOTAL AREA: 538 SQ FT (50M²)
Excluding winter gardens

LIVING / DINING / KITCHEN

18'7" x 15'2"
5663mm x 4634mm

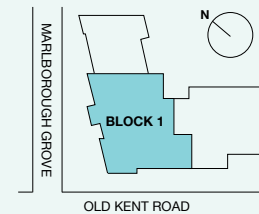
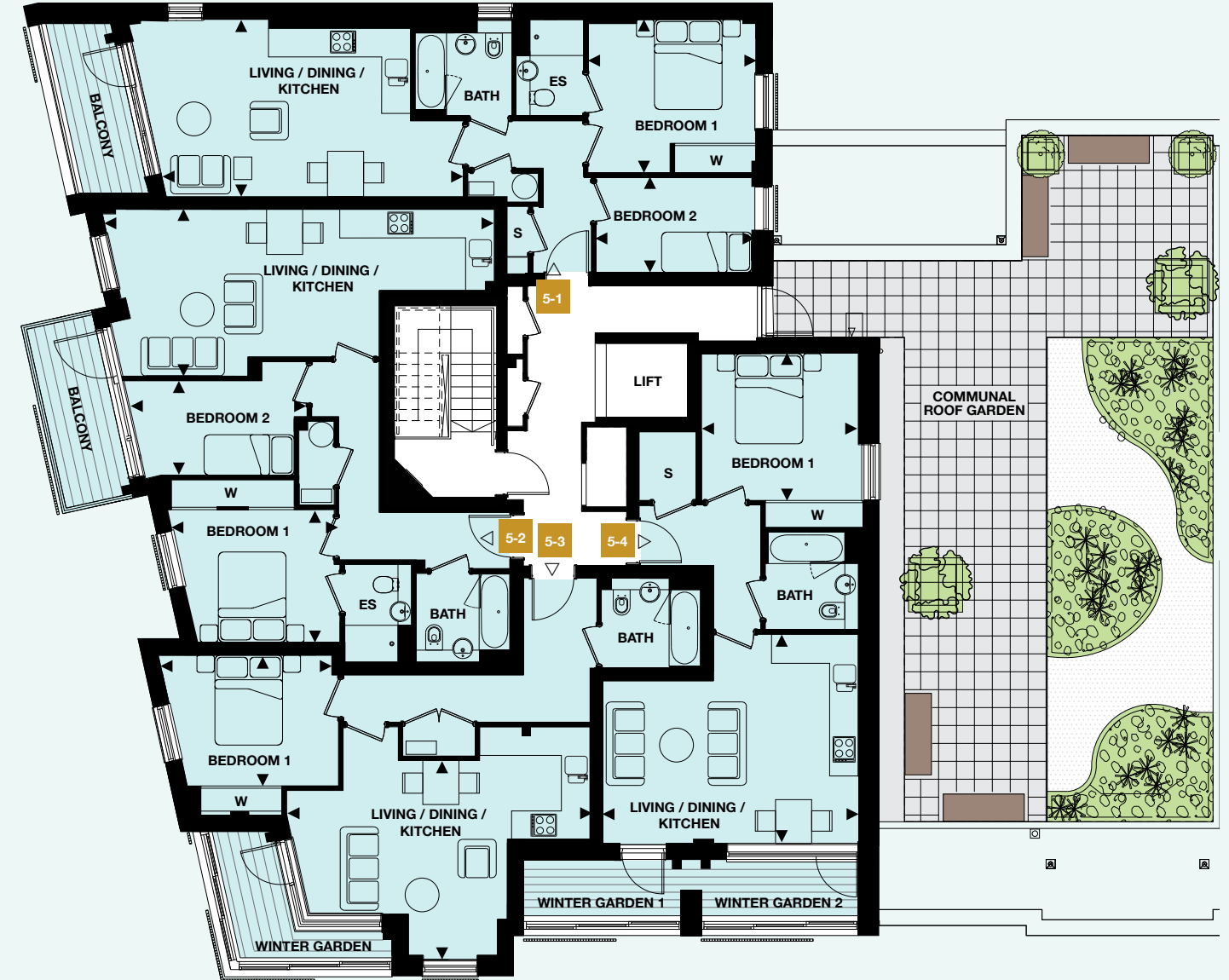
BEDROOM 1

11'5" x 10'8"
3478mm x 3254mm

BATH

WINTER GARDEN 1

WINTER GARDEN 2



- ▶ DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN
- ▷ PLOT ENTRANCE
- W WARDROBE
- S STORE
- ES EN SUITE

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

BLOCK TWO

FIRST FLOOR

PLOT 1-5

THREE BEDROOM

TOTAL AREA: 813 SQ FT (75.5M²)
Excluding winter garden / balcony

LIVING / DINING / KITCHEN

26'10" x 13'7"
8183mm x 4148mm

BEDROOM 1

15'2" x 9'
4614mm x 2750mm

BEDROOM 2

11'4" x 8'7"
3450mm x 2616mm

BEDROOM 3

11'4" x 6'7"
3450mm x 2017mm

BATH

WINTER GARDEN

BALCONY

PLOT 1-6

THREE BEDROOM

TOTAL AREA: 844 SQ FT (78.4M²)
Excluding winter garden / balcony

LIVING / DINING / KITCHEN

25' x 16'6"
7615mm x 5025mm

BEDROOM 1

12' x 11'1"
3650mm x 3378mm

EN SUITE

BEDROOM 2

11'3" x 8'7"
3435mm x 2620mm

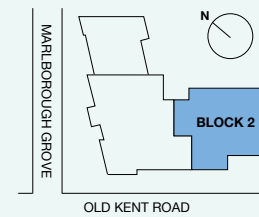
BEDROOM 3

10'11" x 8'5"
3315mm x 2554mm

BATH

WINTER GARDEN

BALCONY



- ▶ DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN
- ▷ PLOT ENTRANCE
- W WARDROBE
- S STORE
- ES EN SUITE
- ▨ AREA OF REDUCED CEILING HEIGHT
- AFFORDABLE HOUSING - SHARED OWNERSHIP

Ground floor affordable housing independently accessed apartments floor plan not shown.

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

BLOCK TWO

SECOND FLOOR

PLOT 2-5

THREE BEDROOM

TOTAL AREA: 813 SQ FT (75.5M²)
Excluding winter garden / balcony

LIVING / DINING / KITCHEN

25'2" x 13'7"
7669mm x 4148mm

BEDROOM 1

13'6" x 9'
4114mm x 2750mm

EN SUITE

BEDROOM 2

13' x 8'7"
3964mm x 2616mm

BEDROOM 3

13' x 6'7"
3964mm x 2016mm

BATH

WINTER GARDEN

BALCONY

PLOT 2-6

THREE BEDROOM

TOTAL AREA: 844 SQ FT (78.4M²)
Excluding winter garden / balcony

LIVING / DINING / KITCHEN

25' x 16'6"
7615mm x 5025mm

BEDROOM 1

12' x 11'1"
3650mm x 3378mm

EN SUITE

BEDROOM 2

11'3" x 8'7"
3435mm x 2620mm

BEDROOM 3

10'11" x 8'5"
3315mm x 2554mm

BATH

WINTER GARDEN

BALCONY

PLOT 2-7

TWO BEDROOM

TOTAL AREA: 728 SQ FT (67.6M²)
Excluding balcony

LIVING / DINING / KITCHEN

25' x 15'11"
7624mm x 4857mm

BEDROOM 1

13'4" x 10'6"
4068mm x 3200mm

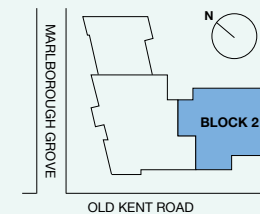
EN SUITE

BEDROOM 2

13'4" x 7'1"
4068mm x 2150mm

BATH

BALCONY



- ▶ DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN
- ▷ PLOT ENTRANCE
- W WARDROBE
- S STORE
- ES EN SUITE
- ▨ AREA OF REDUCED CEILING HEIGHT

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

BLOCK TWO

THIRD FLOOR

PLOT 3-5

THREE BEDROOM

TOTAL AREA: 813 SQ FT (75.5M²)
Excluding winter garden / balcony

LIVING / DINING / KITCHEN

25'2" x 13'7"
7669mm x 4148mm

BEDROOM 1

13'6" x 9'
4114mm x 2750mm

EN SUITE

BEDROOM 2

13' x 8'7"
3964mm x 2616mm

BEDROOM 3

13' x 6'7"
3964mm x 2016mm

BATH

WINTER GARDEN

BALCONY

PLOT 3-6

THREE BEDROOM

TOTAL AREA: 844 SQ FT (78.4M²)
Excluding winter garden / balcony

LIVING / DINING / KITCHEN

25' x 16'6"
7615mm x 5025mm

BEDROOM 1

12' x 11'11"
3650mm x 3378mm

EN SUITE

BEDROOM 2

11'3" x 8'7"
3435mm x 2620mm

BEDROOM 3

10'11" x 8'5"
3315mm x 2554mm

BATH

WINTER GARDEN

BALCONY

PLOT 3-7

TWO BEDROOM

TOTAL AREA: 728 SQ FT (67.6M²)
Excluding balcony

LIVING / DINING / KITCHEN

25' x 15'11"
7624mm x 4857mm

BEDROOM 1

13'4" x 10'6"
4068mm x 3200mm

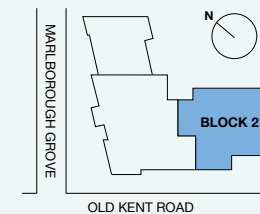
EN SUITE

BEDROOM 2

13'4" x 7'1"
4068mm x 2150mm

BATH

BALCONY



- ▶ DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN
- ▷ PLOT ENTRANCE
- W WARDROBE
- S STORE
- ES EN SUITE
- ▨ AREA OF REDUCED CEILING HEIGHT

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

BLOCK TWO

FOURTH FLOOR

PLOT 4-5

THREE BEDROOM

TOTAL AREA: 797 SQ FT (74M²)
Excluding winter garden / balcony

LIVING / DINING / KITCHEN

25'2" x 11'8"
7669mm x 3548mm

BEDROOM 1

13'6" x 9'
4114mm x 2750mm

EN SUITE

BEDROOM 2

13' x 8'7"
3964mm x 2616mm

BEDROOM 3

13' x 6'7"
3964mm x 2016mm

BATH

WINTER GARDEN

BALCONY

PLOT 4-6

THREE BEDROOM

TOTAL AREA: 830 SQ FT (77.1M²)
Excluding balcony

LIVING / DINING / KITCHEN

26'6" x 16'6"
8065mm x 5025mm

BEDROOM 1

12'1" x 10'11"
3689mm x 3315mm

EN SUITE

BEDROOM 2

10'7" x 9'3"
3231mm x 2812mm

BEDROOM 3

9'3" x 7'11"
2813mm x 2419mm

BATH

BALCONY

PLOT 4-7

TWO BEDROOM

TOTAL AREA: 728 SQ FT (67.6M²)
Excluding balcony

LIVING / DINING / KITCHEN

25' x 15'11"
7624mm x 4857mm

BEDROOM 1

13'4" x 10'6"
4068mm x 3200mm

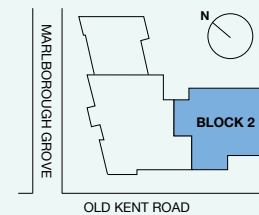
EN SUITE

BEDROOM 2

13'4" x 7'1"
4068mm x 2150mm

BATH

BALCONY



- ▶ DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN
- ▷ PLOT ENTRANCE
- W WARDROBE
- S STORE
- ES EN SUITE
- ▨ AREA OF REDUCED CEILING HEIGHT

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GREAT SPECIFICATIONS

LUXURY & LIFESTYLE WORKING TOGETHER

KITCHEN

- High gloss fitted kitchens by Commodore
- Smeg stainless steel electric oven and ceramic hob with extractor hood
- Range of Smeg integrated appliances including a fridge/freezer, washer/dryer and dishwasher
- Stone composite work surfaces with under mounted stainless steel sink and glass splashback
- Under unit LED lighting

BATHROOM AND EN SUITE

- Contemporary sanitary ware by Ideal Standard in white with chrome fittings
- Screen and shower over bath
- European wall tiling to selected areas
- Bespoke Armarii walnut finish counter top and matching towel box under sink with fitted mirror above
- Silavent System 4 MVHR ventilation system
- Shaver point in satin chrome finish

HEATING

- Gas fired central heating via hot water radiators

WINDOWS

- Aluminium framed, double-glazed sealed units

FLOORING

- Wood laminate flooring to entrance hall, reception room and kitchen
- Carpet to bedrooms
- Ceramic tiling to bathroom and en suite

FINISHES

- Painted walls and ceilings with white emulsion finish
- Grooved 58mm architrave and 120mm skirting boards
- Flush white painted internal doors with latch ironmongery in satin chrome finish

SECURITY

- Video security entry phone system
- Mains operated smoke alarm
- Wiring for intruder alarm system

HOME ENTERTAINMENT/ COMMUNICATIONS

- Television/FM radio outlet points to reception room and bedrooms
- Telephone outlet points to reception room and bedrooms
- Provision for Satellite television (Sky+) - purchasers own decoder required
- Communal terrestrial television aerial

GENERAL

- Fitted wardrobe with sliding doors to bedroom 1
- Satin chrome finish power outlet sockets and switch plates
- Five amp ambient lighting circuit to reception room and bedroom 1
- LED down lighters to reception room, kitchen, entrance hall, bathroom and en suite
- LED external chrome light fitting to balcony and winter garden

COMMUNAL FACILITIES

- Passenger lift with brushed stainless steel lift car
- Smooth plastered walls and ceramic tiled flooring to communal entrance foyer
- Fitted carpet to communal hallway and staircase
- Balustrade with walnut veneer cap and strings to communal staircase
- Secure communal cycle store
- Communal Ground Floor amenity / garden area
- Fifth Floor Communal Roof Garden - Block One residents only

WARRANTY

- Ten-year National House Building Council warranty

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.

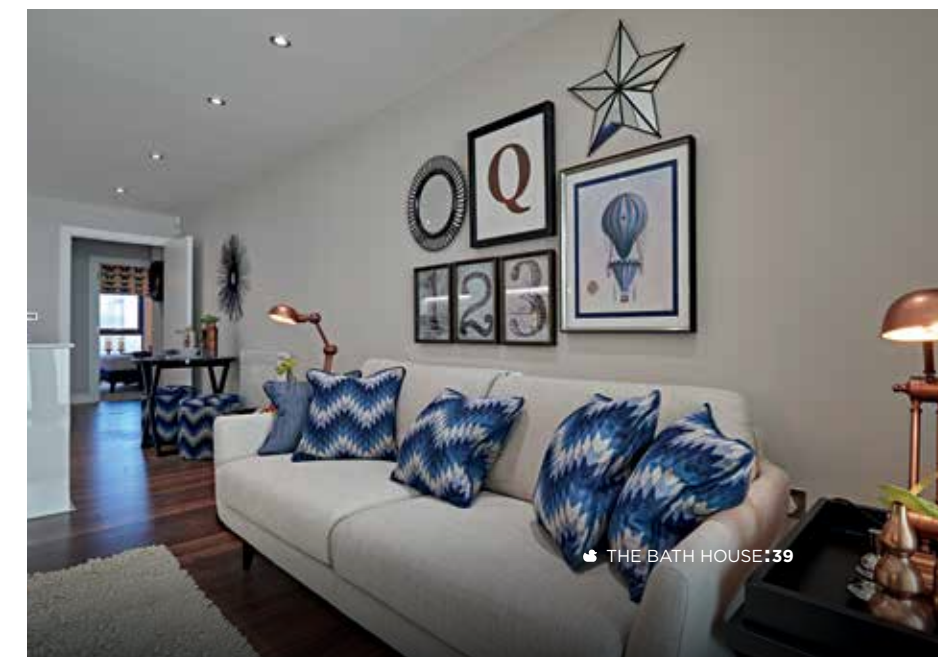


THE
INTERIOR

INTERIORS IMPRESS WITH FLOW AND FLAIR
INTEGRATED DESIGN CREATES A UNIFIED SENSE
OF SPACE, LIGHT AND MODERNITY

Each living area in a Bath House apartment flows smoothly into the other – and a high specification comes as standard. The stylish, high gloss kitchens, for example, include upmarket SMEG appliances and stone work surfaces.

Bathrooms and en suites are equally impressive with their contemporary sanitary ware, fixtures and fittings. Subtle lighting design enhances the internal ambience, whilst essential amenities such as security, heating and home entertainment are integrated into the grand design.



OUR
LEGACY

**VISION, SENSITIVITY AND
METICULOUS ATTENTION TO DETAIL**
ARE THE CORNERSTONES OF THE
HIGGINS HOMES CORPORATE ETHOS

The Company boasts an impressive track record dating back to 1965. Part of Higgins Group Plc, one of the South East's largest privately owned construction companies, Higgins Homes is a multi award-winning developer active throughout Essex, London, Hertfordshire, Kent and Sussex.

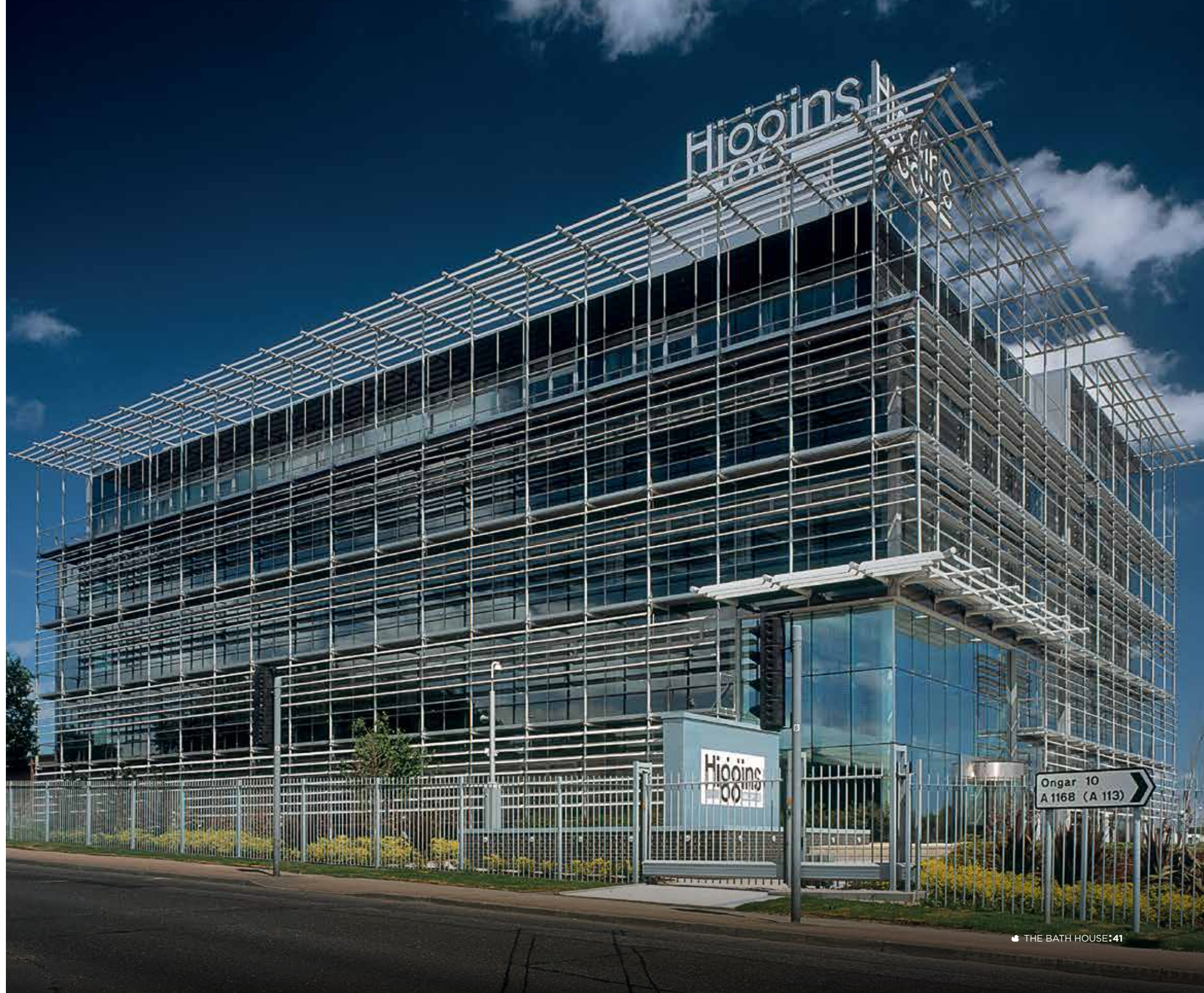
The Company design and construct a wide range of residential and commercial properties, both new build and sensitive conversions.

Whatever the development, the location sets the agenda. Architectural design and finishing, density and configuration, interior specification – all are designed specifically for their setting.

The approach may result in a strikingly bold, contemporary style apartment building set within a busy, urban streetscape. Alternatively a development may reflect its village setting, being resolutely low in density and traditional in flavour.

The Company is committed to adhere to the requirements of the Consumer Code for Home Builders and every property by Higgins Homes is guaranteed with a ten-year National House Building Council warranty.

Higgins





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Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Neither the vendors, nor their agents or any person in their employ has any authority to make or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to the development or any part thereof. The computer generated illustration is drawn from plan and is indicative only of how the complete building will appear. Any literature provided does not form any part of a sale contract. 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. The Bath House is a marketing name and may or may not be adopted as the postal address. Prices, ground rents and estimated service charges are subject to contract.





Higgins