

ONE TOWER BRIDGE
L O N D O N

W E S S E X H O U S E
A P A R T M E N T 8 . 0 3 . 0 1



WELCOME TO ONE TOWER BRIDGE

ONE TOWER BRIDGE OCCUPIES
A PRIME POSITION ON LONDON'S
SOUTH BANK, BETWEEN THREE OF
THE CITY'S MOST IMPORTANT ICONS:
TOWER BRIDGE, THE RIVER THAMES
AND THE TOWER OF LONDON.

It is an exceptional new development of contemporary residences,
thoughtfully designed and luxuriously appointed throughout.
It marks the next stage in the development of one of London's
most exciting and desirable districts, between the signature brickwork
and distinctive heritage of Shad Thames, and the sharp, clean,
ultra-modern lines of More London.



Circa 1893: Tower Bridge and the Thames. Photo by London Stereoscopic Company / Getty Images.



A LIVING HISTORY

LOOK OUT FROM YOUR APARTMENT IN
WESSEX HOUSE AND TAKE IN ONE OF
THE GREATEST VIEWS IMAGINABLE.

Wessex House stands on the south side of Tower Bridge,
opposite the Tower of London, surrounded by the rich maritime
history that plays such a central role in the story of London.

The Thames is a symbol of continual change and continuity.
It is the great river that brought world trade into London and
exported English language and culture out into the world.
A river that has inspired poets and painters for centuries.

One Tower Bridge looks directly out towards Tower Bridge,
arguably the most instantly recognisable London landmark
for millions of people around the world. The bridge was
opened on 30 June 1894 after a complex construction
process lasting eight years. For many visitors, Tower Bridge
represents one of the essential sights of London.



A REMARKABLE CORNER OF LONDON

THIS IS AN INCREDIBLY EXCITING
TIME OF CHANGE FOR AN ALREADY
REMARKABLE CORNER OF LONDON.

London Bridge, one of the oldest parts of London, rich in history and charming character, is going through a period of change with a £3bn investment to transform the area into one of the world's most important tourist, business and residential destinations.

Many of these changes have already taken place. The Shard is welcoming visitors from across the globe to the Shangri-La hotel.





Computer generated image of the 900 seat modern auditorium, indicative only.



THE ULTIMATE LIFESTYLE

THEATRE, SHOPPING AND FINE DINING ARE JUST SOME OF THE THINGS A WORLD-CLASS CITY LIKE LONDON IS KNOWN FOR.

One Tower Bridge is located just a stone's throw from all of what this great city has to offer, including a Michelin starred restaurant on the doorstep and several nearby. For an evening of culture, a 20-minute taxi ride takes you to London's famous West End. If you'd rather stay closer to home, One Tower Bridge will be home to London's largest new theatre for 40 years. This perfect location will house a 900 seat modern auditorium that will showcase the very best of London's new theatre. Run by Sir Nicholas Hytner and Nick Starr CBE, former Directors of the National Theatre, the London Theatre Company will present four new works a year. The theatre will open in September 2017.



THE IVY COLLECTION

SINCE 1917



THE ULTIMATE LIFESTYLE

ONE TOWER BRIDGE WILL ALSO BE
HOME TO A RANGE OF RESTAURANTS,
EXCLUSIVE CAFÉS AND BOUTIQUES.

Our latest signing is The Ivy, which will occupy a large river facing retail unit and provide exclusive riverside dining. The Ivy will perfectly complement London's newest theatre allowing you to enjoy the ultimate 'dinner and show' experience right on your doorstep.



EXCLUSIVE RESIDENTS' FACILITIES

IN WESSEX HOUSE, EVERY ELEMENT
OF THE EXPERIENCE HAS BEEN THOUGHT
THROUGH IN DETAIL.

From keeping your food deliveries cool until you get home, to hanging your dry cleaning without a crease, the aim is to anticipate and answer to every requirement before you need to ask.

Residents benefit from a range of exclusive facilities including:

Harrods 24-hour concierge

20m Barr and Wray indoor pool with private health club

Fully equipped gymnasium and dance studio

Indoor golf simulator room

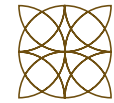
10-seat complimentary boardroom with video conferencing and secretarial service

140-space Conran designed car park

Luxurious piazza with shops, bars and restaurants

Landscaped podium garden with water features

Clockwise from top left: Spa, Health Club, Harrods concierge, Business Lounge.



A LUXURY HOTEL
AT YOUR SERVICE



THE EXPERIENCE OF
A HOTEL FROM THE COMFORT
OF YOUR OWN HOME.

Residents will also benefit from a new luxury Lalit London Hotel,
located in the beautiful refurbished Grade II listed
St Olave's Grammar School which includes a destination
restaurant and 70 boutique hotel rooms.



Computer generated images of the Lalit London Hotel, indicative only.



Computer generated image of lobby area.

BERKELEY HOMES
PRESENTS APARTMENT 8.03.01
WESSEX HOUSE AT
ONE TOWER BRIDGE.

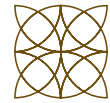
Designed and finished to the highest standards
inside and out, this is an opportunity to come home
to the ultimate city address.



Computer generated image of living area.



Computer generated image of bedroom.



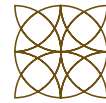
ONE TOWER BRIDGE

WESSEX HOUSE BALANCES AN ELEGANT AND UNDERSTATED FEEL WITH THE SAME DYNAMIC SPIRIT THAT CHARACTERISES RECENT ARRIVALS TO THE SOUTH BANK SUCH AS MORE LONDON.

Wessex House takes the historic landmarks as its reference and makes special emphasis of the views from each apartment. Those on the higher floors of the building can enjoy breathtaking views of Tower Bridge and the Tower of London.

Each apartment is luxuriously proportioned to maximise its views. A spirit of traditional craftsmanship is evident in every detail.





8.03.01 YOUR TWO BEDROOM APARTMENT

THIS WONDERFUL EIGHTH FLOOR
TWO BEDROOM APARTMENT IS PERFECTLY
LOCATED WITHIN THE HEART OF
THE ONE TOWER BRIDGE DEVELOPMENT.

The cleverly designed living and dining area leads onto a
fully equipped open plan kitchen. Both bedrooms benefit
from separate dressing areas and en-suite bathrooms.

**TOTAL INTERNAL AREA
(APARTMENT)**
1383 sq ft / 128.5 sq m

LIVING / DINING / KITCHEN
31' 7" x 18' 10" / 9.65 m x 5.74 m

MASTER BEDROOM
10' 3" x 13' 7" / 3.14 m x 4.16 m

BEDROOM 2
11' 7" x 9' 5" / 3.54 m x 2.89 m

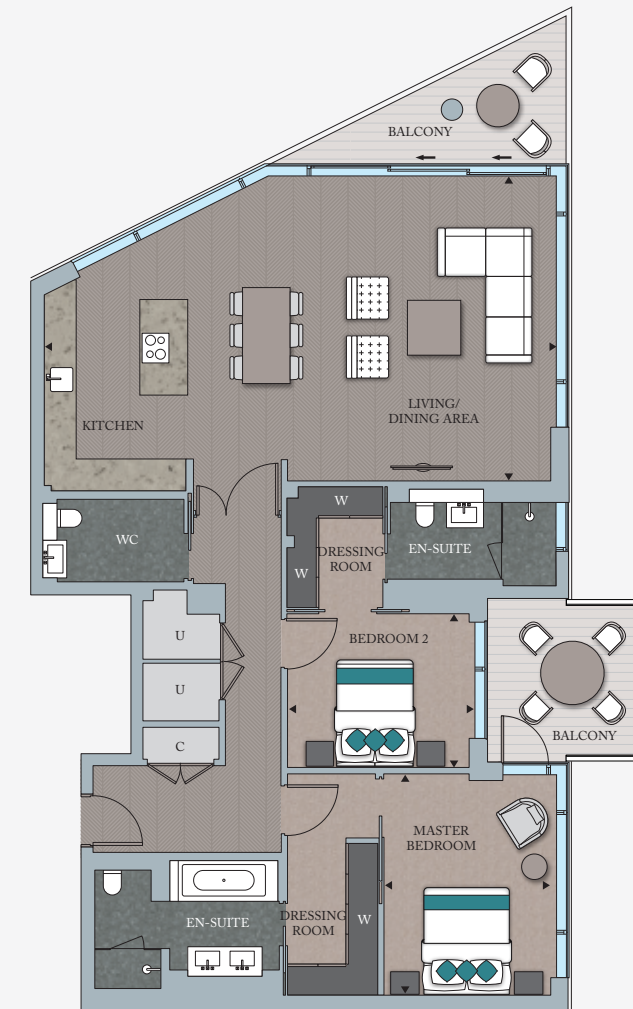
**TOTAL EXTERNAL AREA
(BALCONY)**
172 sq ft / 16.00 sq m

BALCONY DIMENSIONS
9' 1" x 18' 2" / 2.77 m x 5.55 m*

**BEDROOM BALCONY
DIMENSIONS**
10' 0" x 9' 3" / 3.05 m x 2.84 m*

CEILING HEIGHT
8' 6" / 2.6 m (maximum)
7' 10" / 2.4 m (minimum)

Floorplans shown for One Tower Bridge are for approximate measurements only. Exact layout and sizes may vary within tolerance of 5%.
The property areas are provided as gross internal areas under the RICS measuring practice 6th edition recommendation. *Maximum dimension.

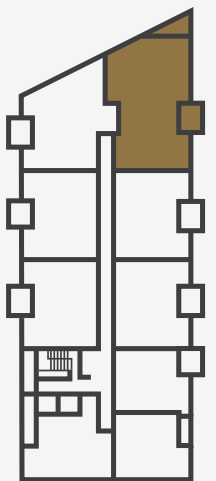


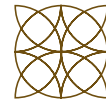
NORTH

KEY

- ◆ Depicts measurement points
- W Wardrobe
- C Cupboard
- U Utility

APARTMENT LOCATOR
- EIGHTH FLOOR





8.03.01 SPECIFICATION

KITCHEN

- Designer kitchen featuring handle free cupboards with integrated cabinet lighting (where applicable)
- Custom designed internal compartmentalised cupboards including concealed refuse and recycling
- Composite stone work top with matching splashback
- Blanco stainless steel under mounted sink, featuring Dornbracht single lever mixer tap
- Miele integrated oven
- Miele integrated combination microwave oven
- Miele built-in coffee machine
- Miele touch control induction hob
- Ceiling mounted extractor
- Miele integrated multifunction dishwasher
- Miele integrated fridge freezer
- Built-in glass front wine cooler (size dependant on kitchen layout)

UTILITY CUPBOARD

- Freestanding washer / dryer

BATHROOMS

- Walls tiled floor to ceiling with stylish feature strip tile to one wall
- Floor tiles with feature strip (where appropriate) and underfloor heating
- Fitted Villeroy & Boch rectangular subway bath with Dornbracht polished chrome bath mixer
- Fixed glass shower screen
- Dornbracht fixed shower head
- Dornbracht hand shower set

- Dornbracht shower valves and thermostat set
- Stone vanity top with under slung ceramic basin, featuring wall-mounted or deckmounted Dornbracht basin mixer tap set
- Under counter bathroom cabinet in dark oak timber (where applicable)
- Mirrored cabinets with lighting feature
- Villeroy & Boch white china wall-hung WC with soft close lid and dual flush plate
- Dornbracht polished chrome toilet paper holder and toilet brush set
- Heated wall-mounted towel rail

INTERIOR FINISHES

- Bespoke full height dark oak timber veneer internal doors with glass doors to en-suites (unless adjacent to dressing rooms) and mirrored doors to dressing rooms (where adjacent to en-suite)
- Doors from the internal apartment hallway to the living area are full height dark oak hinged doors
- Black nickel finish lever door furniture throughout
- Parquet style flooring to all entrances, living areas, kitchen areas, dining areas and cupboards
- Luxury carpet to all bedrooms and dressing rooms
- Electronic blinds fitted to all windows with a space provision for client fitted curtains
- Walk in wardrobe to all bedrooms featuring custom designed interiors with lighting
- Apartment walls to be painted in matt emulsion
- Double glazed opening window units

ELECTRICAL FITTINGS

- Home automation system to include lighting, and heating control as well as audio visual control and video entry
- Dimmable lighting with scene setting to living room and all bedrooms
- A combination of LED downlighting and cove lighting throughout, with facility for pendants to specific location if required for future installation by purchaser
- Pre-wiring for wall-hung TV to living room and bedrooms with data network enabling interface with other home entertainment devices

HEATING / COOLING

- Thermostatically controlled zoned underfloor heating and hot water provided by a gas fired combined heat and power (CHP) engine
- Comfort cooling to living room and bedrooms

SECURITY & PEACE OF MIND

- 24-hour concierge
- Monitored and recorded CCTV coverage to common areas
- Access to apartments via video door entry system and electronic or radio-frequency identification access to common areas
- Mains supply smoke / heat detectors (with battery back-up) to apartments and common areas linked to concierge
- Multi-point locking dark oak veneer entrance door
- Pre-wired for installation of security alarm, if purchaser wishes to fit in the future.
- Warranty cover under NHBC Buildmark scheme



8.03.01 SPECIFICATION

TELECOMMUNICATION

- Wiring for satellite / cable and terrestrial television from central receiver
- TV outlet to living area and all bedrooms
- Telephone outlet with broadband capability
- Fibre optic supply (subject to network connection)

BALCONIES

- Stone pavers to balconies
- Steel and glass balustrades

COMMON AREAS

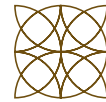
- Entrance lobby and lift flooring in polished stone
- Concierge desk to entrance lobby with desk top to match flooring
- Dark oak timber feature wall with champagne gold bronze trims
- Antique mirror wrapping to columns in entrance lobby and dark oak timber post boxes
- Carpet to residential corridors with inverse colour to highlight entrances
- Lift lobby wall in polished stone
- Dark oak timber wall finish in lifts with full length mirror
- Lifts provide access to all units including basement car park

CAR PARKING

- Access to gated underground car park via electronic entry system
- Limited car parking spaces available by separate negotiation
- Electric car charging points to some car park spaces, please enquire
- Bicycle storage available for residents
- A Car Club facility will be provided outside the development on Pottersfield Lane
- Residents can join the Car Club for an annual or monthly premium, subject to complying with the terms and conditions. Members will have access to a 24-hour 'pay as you drive' facility that provides a car without the normal ties of insurance, maintenance and other associated costs. Booking can be arranged via phone or online

NOTE

There are 35 apartments within the One Tower Bridge development which are suitable for occupation by wheelchair users, 16 of these are within Wessex House. They have been designed to meet the Greater London Authority's residential space standards and will comply with the South-East London Wheelchair Guidelines. If required these apartments can be fitted out, free of charge, with accessibility equipment in order to meet the needs of a disabled purchaser prior to occupation. Please ask a member of our sales team for further details. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required.



THE BERKELEY GROUP

BUYING A HOME IS ONE OF THE MOST IMPORTANT DECISIONS YOU WILL EVER MAKE. THE QUALITIES THAT MAKE BERKELEY DIFFERENT MEAN THAT YOU CAN CHOOSE A NEW HOME FROM US WITH COMPLETE CONFIDENCE.

Over the years Berkeley has won many prestigious awards for the quality, design and sustainability of its homes and building practices.

These include most recently The Sunday Times Award for 'Best Development' and 'Best Interior Design'.

The Berkeley Group has also been honoured with the accolade of Britain's Most Admired Company in 2011, and again as a runner up in 2015.

All photographs and CGIs are indicative only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. One Tower Bridge is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property.



Proud to be a member of the Berkeley Group of companies



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