

ONE TOWER BRIDGE
LONDON

CAMBRIDGE HOUSE
APARTMENT 3.07



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
CAMBRIDGE HOUSE AND TAKE IN ONE
OF THE GREATEST VIEWS IMAGINABLE.

Cambridge 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.

Cambridge House 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 CAMBRIDGE 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.



Photograph depicts interiors and specification of show home. Refer to the specification for individual apartments' particulars.

BERKELEY HOMES
PRESENTS APARTMENT 3.07
CAMBRIDGE 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.



Photograph depicts interiors and specification of show home. Refer to the specification for individual apartments' particulars.



Photograph depicts interiors and specification of show home. Refer to the specification for individual apartments' particulars.



ONE TOWER BRIDGE

CAMBRIDGE HOUSE ADDS A NEW DIMENSION TO THE ARCHITECTURAL STORY OF THIS AREA. IT IS A FITTING PLACE FROM WHICH TO LOOK OUT AND ADMIRE THE SKYLINE OF THIS GREAT WORLD CITY.

Cambridge House takes the historic landmarks as its reference and makes special emphasis of the views from each apartment, many of which feature the River Thames, Tower Bridge and nearby Potters Fields Park. A spirit of traditional craftsmanship is evident in every detail.





3.07 YOUR THREE BEDROOM APARTMENT

THIS WONDERFUL THIRD FLOOR THREE BEDROOM APARTMENT IS PERFECTLY LOCATED TO ADMIRE THE VIEWS ON TO TOWER BRIDGE AND THE RIVER THAMES.

The cleverly designed layout separates the kitchen from the main living area providing space for casual dining whilst still remaining open plan. The kitchen leads through to a large living/dining area with a large river facing balcony overlooking Tower Bridge. The three double bedrooms all benefit from en-suite bathroom, and separate guest toilet. There is a fourth room that can be used for a study, cinema room or smaller fourth bedroom.

**TOTAL INTERNAL AREA
(APARTMENT)**
2,219 sq ft / 206.2 sq m

LIVING / DINING
24' 11" x 16' 8" / 7.58 m x 5.08 m

KITCHEN
23' 9" x 18' 6" / 7.23 m x 5.63 m

MASTER BEDROOM
17' 3" x 11' 11" / 5.26 m x 3.62 m

BEDROOM 2
12' 5" x 11' 8" / 3.77 m x 3.55 m

BEDROOM 3
20' 7" x 10' 3" / 6.28 m x 3.12 m

CINEMA ROOM
13' 5" x 12' 0" / 4.10 m x 3.66 m

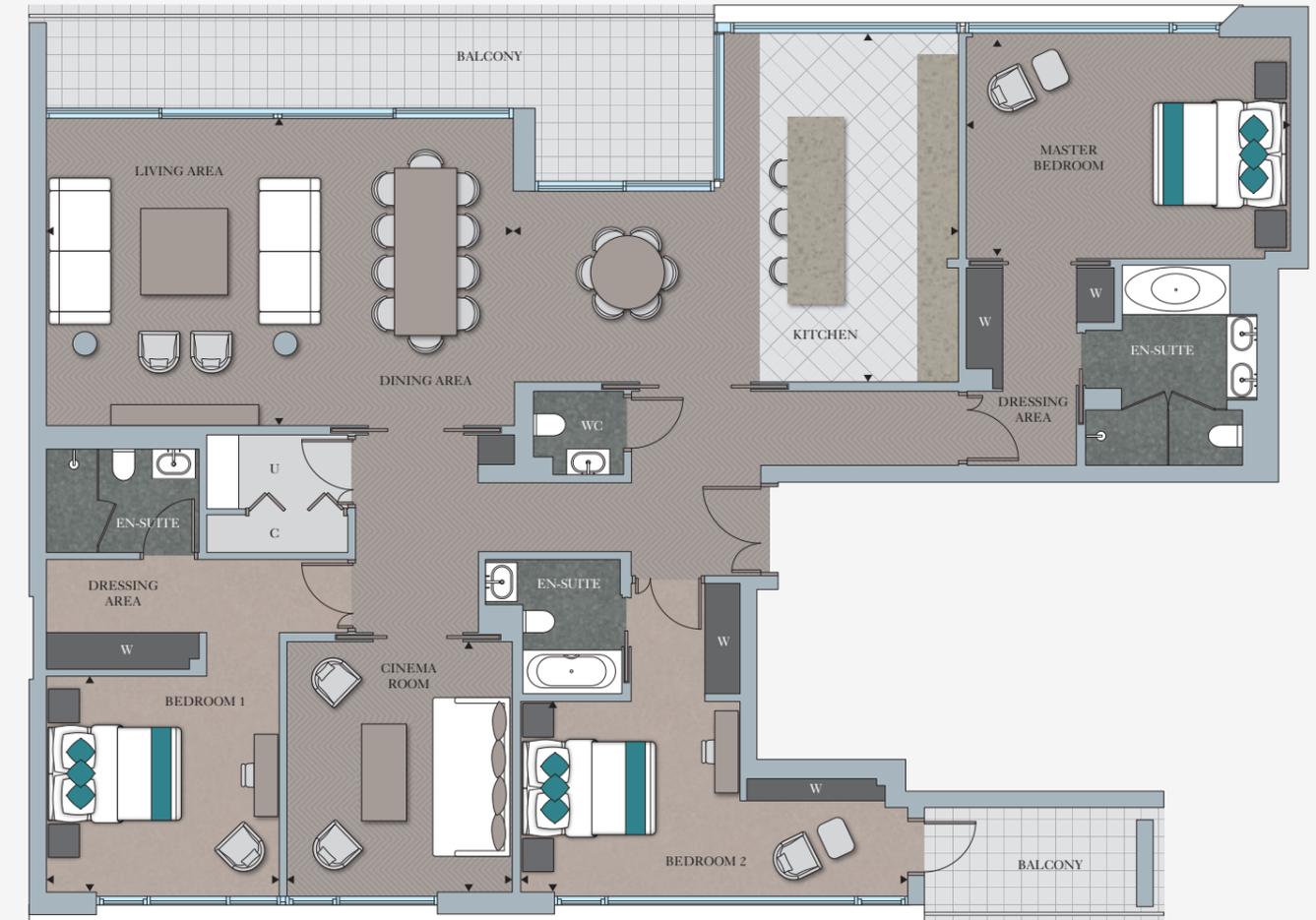
CEILING HEIGHT (MINIMUM)
8' 2" / 2.50 m

CEILING HEIGHT (MAXIMUM)
8' 10" / 2.70 m

**TOTAL EXTERNAL AREA
(BALCONY)**
267 sq ft / 24.87 sq m

**BALCONY DIMENSIONS
(LIVING)**
35' 6"* x 8' 10"* / 10.83 m* x 2.69 m*

**BALCONY DIMENSIONS
(BEDROOM)**
11' 3" x 4' 11" / 3.42 m x 1.50 m

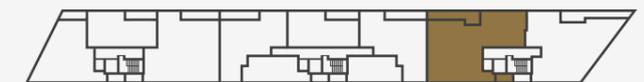


NORTH

KEY

- ◆ Depicts measurement points
- W Wardrobe
- U Utility

APARTMENT LOCATOR - THIRD FLOOR





3.07 SPECIFICATION EBONY

APARTMENT KITCHENS

- Designer kitchens featuring timber veneer unit doors
- Kitchen island facias in burnished bronze effect and timber side panels
- Custom designed internal compartmentalised cupboards including concealed refuse and recycling
- Polished dark brown veined marble worktop with matching splashback and antique bronze mirror
- Franke Stainless steel bowl and a half sink featuring Dornbracht single lever mixer tap with rinsing spray set in champagne
- Dornbracht hot and cold drinking water tap in champagne
- Miele integrated stainless steel oven
- Miele integrated stainless steel steam oven
- Miele integrated combination microwave oven
- Miele warming draw
- Miele built-in coffee machine
- Miele touch control induction hob
- Brushed steel extractor hood
- Miele integrated multifunction dishwasher
- Miele integrated refrigerator and Miele integrated freezer
- Built-in wine cooler
- Composite stone floor tile

UTILITY CUPBOARD

- Miele freestanding washer dryer

MASTER SUITE BATHROOM

- Black deck mounted basin on a polished black granite vanity bench with Dornbracht wall mounted sink spout and rosettes
- Vanity stand finished in antique bronze and vanity storage unit in a timber finish
- Silver mirror with bronze bevelled mirror frame
- Laguna timber bath in dark oak with Dornbracht wall mounted controls
- Shower head with separate hand shower and controls
- Dornbracht body jets
- Bronze glass shower screen
- White China Wall-hung WC with soft close lid and dual flush plate
- Dornbracht wall mounted tissue holder, toilet brush, robe hook and towel bar with heated wall behind
- Dark oak veneer lacquered walls
- Light grey veined marble walls
- Diamond feature mosaic wall in gold, polished black granite flooring

GUEST SUITES SHOWER ROOMS

- Black deck mounted basin on polished black granite
- Vanity bench with Dornbracht wall mounted sink spout and rosettes
- Silver mirror with bronze bevelled mirror frame
- Shower head with separate hand shower and controls
- Dornbracht body jets
- Bronze glass shower screen
- White china wall-hung WC with soft close lid and dual flush plate
- Tissue holder, toilet brush, robe hook and towel bar with heated wall behind
- Grey and white marble with veining to shower feature wall
- Back painted glass walls in black brown
- Composite stone floor tile

GUEST BATHROOM

- Black deck mounted basin on polished black granite vanity bench with Dornbracht wall mounted sink spout and rosettes
- Silver mirror with bronze bevelled mirror frame
- White china wall-hung WC with soft close lid and dual flush plate
- Tissue holder, toilet brush, robe hook and towel bar with heated wall behind
- Back painted glass in black brown as feature wall (behind vanity)
- Composite stone floor tile



3.07 SPECIFICATION EBONY

INTERIOR FINISHES

- Timber veneer doors and joinery
- Polished dark brown travertine floor to entrance lobby
- Bespoke parquet timber flooring to living area and master bedroom in thermo oak with ebony and lacquer finish. Combination of stone and timber flooring to hallway
- Solid timber skirting and door frames to match timber flooring
- Wool carpet to floor in master suite dressing rooms and guest suites
- Remote controlled roller blinds fitted to all windows with the addition of a curtain track
- Antique bronze finish lever door furniture throughout
- Walls, ceilings and coving to be finished in white satin paint (where other finishes are not applied)
- Timber veneer or lacquered ceiling to lobby / corridor
- Timber veneer dressing room joinery to master suites
- Timber veneer and wardrobe interiors to guest suites
- Double glazed internally opening window units

ELECTRICAL FITTINGS

- Home automation system, the latest in Smart Home Technology to include, lighting, heating, blind control and curtain track as well as audio visual control and separate video entry system
- 22” Aquavision TV to master suite bathroom
- Dimmable lighting with scene setting to living room and all bedrooms
- Satin stainless steel socket outlets and isolator switch plates throughout
- A combination of LED strip lights and recessed downlighting throughout
- Pre-constructed wire ways for wall-hung TV to living room and bedrooms with data network enabling interface with other home entertainment devices

HEATING / COOLING

- Underfloor heating throughout apartments
- Comfort cooling to principal rooms

SECURITY AND PEACE OF MIND

- 24-hour concierge
- CCTV to ground floor entrances only
- Access to apartments via video door entry system and electronic access to common areas
- All apartments pre-wired for future security alarm to be fitted by purchaser if required
- Mains supply heat / smoke detector with battery back up to apartments linked to concierge.
- Multi-point locking oak veneer entrance door with spy hole viewer
- Warranty cover under NHBC Buildmark Scheme

TELECOMMUNICATION

- Wiring for satellite / cable and terrestrial television
- TV outlet to living area and all bedrooms
- Telephone outlet with broadband capability to living area and all bedrooms
- Fibre optic supply to all apartments

EXTERNAL FINISHES

- Inset balconies with glass balustrade
- Pavers to balconies and terraces

COMMON AREAS

- Concierge desk to entrance lobby
- Stone tiles to entrance lobby
- Carpeting to residential corridors with stone edge and timber skirting
- Full height panelling with LED light strip detail and downlighters to corridor walls and ceiling (only in entrance lobby, wallpaper finish to corridors)
- Feature leaf and half-timber front door with bronze detailing and apartment number
- Timber and mirror clad lifts with lighting feature 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 are available
- Bicycle storage available for residents
- A Car Club facility will be provided outside the development on Pottersfield Lane



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.

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