

**ONE TOWER BRIDGE**  
L O N D O N

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C A M B R I D G E H O U S E  
A P A R T M E N T 3 . 0 8



## 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.*



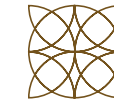
## A LIVING HISTORY

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

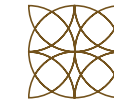
THEATRE, SHOPPING AND FINE DINING ARE JUST SOME OF THE THINGS A WORLD-CLASS CITY LIKE LONDON IS KNOWN FOR.

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 October 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*

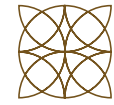
*140-space Conran designed car park*

*Luxurious piazza with shops, bars and restaurants*

*Landscaped podium garden with water features*

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



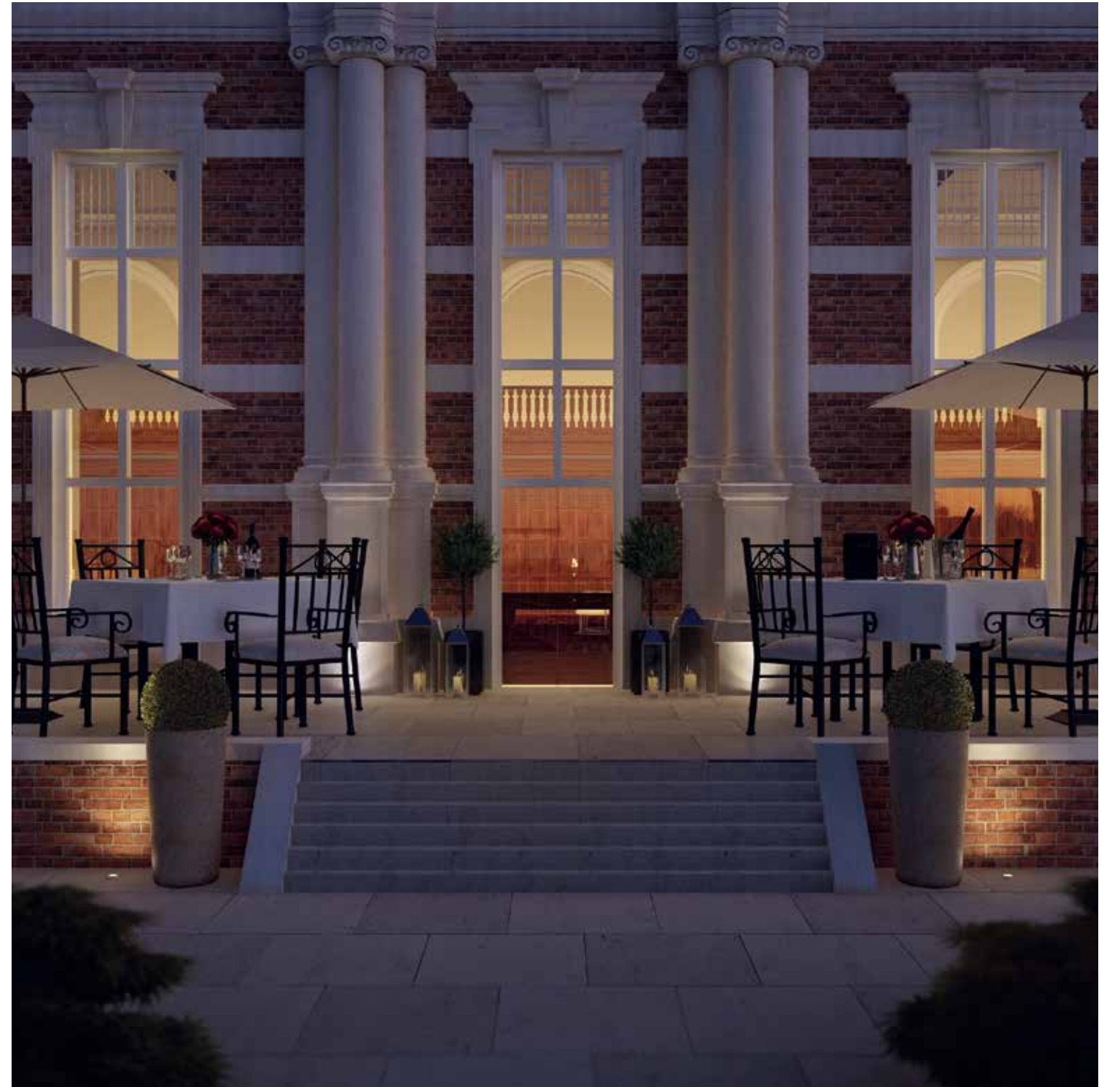


A LUXURY HOTEL  
AT YOUR SERVICE

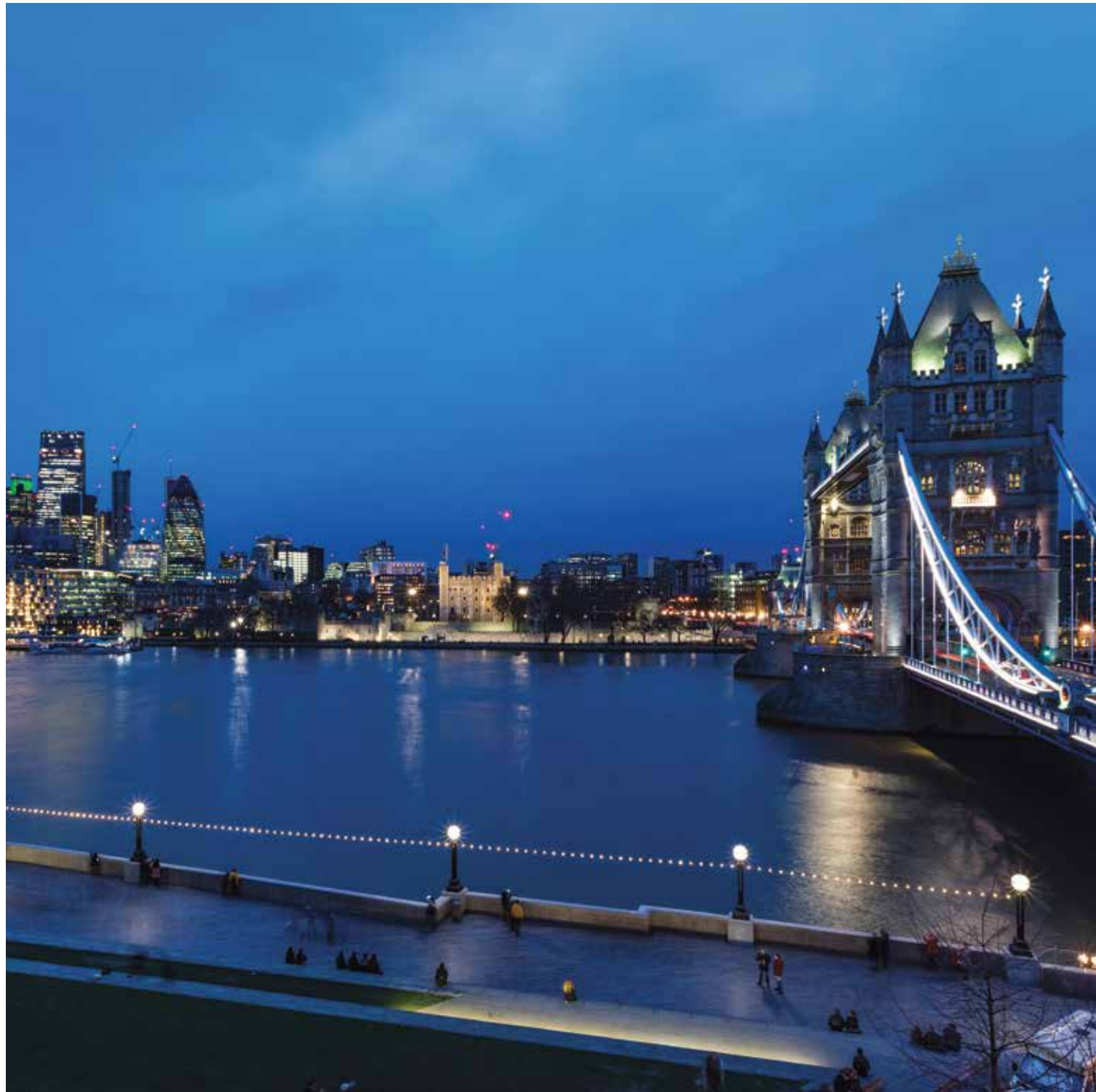


THE EXPERIENCE OF  
A HOTEL FROM THE COMFORT  
OF YOUR OWN HOME.

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 of view from Cambridge 3.08.*

BERKELEY HOMES  
PRESENTS APARTMENT 3.08  
CAMBRIDGE HOUSE AT  
ONE TOWER BRIDGE.

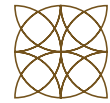
Designed and finished to the highest standards  
inside and out, this is an opportunity to come home  
to the ultimate city address.



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



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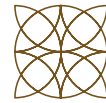


## ONE TOWER BRIDGE

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.





## 3.08 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 living and dining area leads onto a separate fully equipped kitchen. The master bedroom benefits from a large dressing area and en-suite bathroom. The apartment also benefits from separate guest bathrooms.

**TOTAL INTERNAL AREA (APARTMENT)**  
2,073 sq ft / 192.6 sq m

**LIVING / DINING / KITCHEN**  
38' 5" x 32' 11" / 11.70 m x 10.03 m

**MASTER BEDROOM**  
14' 0" x 11' 10" / 4.28 m x 3.62 m

**BEDROOM 2**  
13' 7" x 10' 0" / 4.15 m x 3.06 m

**BEDROOM 3**  
10' 3" x 9' 10" / 3.13 m x 3.0 m

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

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

**TOTAL EXTERNAL AREA (BALCONY)**  
328 sq ft / 30.56 sq m

**BALCONY DIMENSIONS (LIVING)**  
49' 3"\* x 7' 7"\* / 15.00 m\* x 2.32 m\*

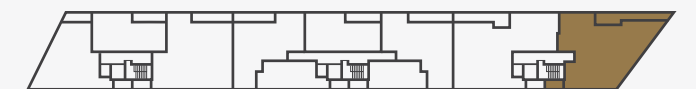
**BALCONY DIMENSIONS (BEDROOM)**  
11' 3" x 4' 11" / 3.42 m x 1.50 m

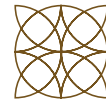


### KEY

- ◆ Depicts measurement points
- W Wardrobe
- U Utility

### APARTMENT LOCATOR - THIRD FLOOR





## 3.08 SPECIFICATION

### APARTMENT KITCHENS

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- Designer kitchens featuring timber veneer unit doors
- Kitchen island facias in burnished bronze effect timber side panels
- Custom designed internal compartmentalised cupboards including concealed refuse and recycling
- Polished white marble with gold veining worktop with matching splashback
- Stainless steel bowl and a half sink featuring single lever mixer tap with rinsing spray set in chrome
- Hot and cold drinking water tap in chrome
- 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 ROOM

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- Built-in cabinets in a white lacquer finish
- Polished white marble with gold veining worktop with matching splashback
- Under-mounted matt steel sink with Hansgrohe chrome mixer tap
- Miele integrated washing machine
- Miele integrated tumble dryer
- Composite stone floor tile

### MASTER SUITE BATHROOM

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- White deck mounted basin on polished white marble vanity bench with wall mounted sink spout and rosettes
- Vanity stand finished in polished stainless steel
- Silver mirror with bronze / silver bevelled mirror frame
- Laguna timber bath in walnut with wall mounted controls and deck mounted hand shower in selected units
- Recessed big rain shower head with separate hand shower and controls
- Body jets
- Bronze glass shower screen
- Wall hung WC with flush button
- Wall mounted tissue holder, toilet brush, robe hook and towel bar with heated wall behind
- Mid-oak veneer lacquered walls
- White marble with grey / green veined marble walls
- Diamond feature mosaic wall, polished white marble flooring

### GUEST SUITES SHOWER ROOMS

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- White deck mounted basin on polished white marble vanity bench with wall mounted sink spout and rosettes
- Silver mirror with bronze / silver bevelled mirror frame
- Recessed big rain shower head with separate hand shower and controls
- Body jets
- Bronze glass shower screen
- White china wall-hung WC with soft close lid and dual flush plate
- Wall mounted 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 white
- Composite stone floor tile

### GUEST WC

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- White deck mounted basin on polished white marble vanity bench with 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
- Wall mounted tissue holder, toilet brush, robe hook and towel bar with heated wall behind
- Back painted glass in white as feature wall (behind vanity)
- Composite stone floor tile



## 3.08 SPECIFICATION

### INTERIOR FINISHES

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- Timber veneer doors and joinery
- Polished white marble with gold veining floor to entrance lobby
- Bespoke parquet timber flooring to living area and master bedroom in fired oak. 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, guest suites and cinema room (where applicable)
- Remote controlled roller blinds fitted to all windows with the addition of an electrical curtain track
- Stainless steel finish lever door furniture throughout
- Walls, ceilings and coving to be finished in white satin paint (where other finishes are not applied)
- Timber veneer 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

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- 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

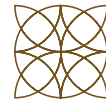
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- Underfloor heating throughout apartments
- Comfort cooling to principal rooms

### SECURITY AND PEACE OF MIND

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- 24-hour concierge
- CCTV to ground floor entrances only
- Access to apartments via video door entry system and electronic access to common areas
- Mains supply heat / smoke detector with battery back up to apartments linked to concierge
- Aspirated smoke detectors to common areas linked to estate management
- Multi-point locking oak veneer entrance door with spy hole viewer
- Warranty cover under NHBC Buildmark Scheme



## 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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Designed for life

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