



IMPERIAL
GARDENS



*“You’ll never find a rainbow if
you’re looking down”*

Charlie Chaplin

Welcome

Imperial Gardens is the result of a remarkable collaboration between two leading developers, John Barnes, Artizan and John Smedley, Just Simple Homes Ltd, who have combined their 15 year working relationship expertise to create a truly exceptional residential offering in the heart of Lambeth. John Barnes of Artizan brings a wealth of experience and a refined design eye to the project. His meticulous attention to detail ensures that every element, from architectural features to interior finishes, reflects the timeless elegance of Georgian design while meeting the highest standards of craftsmanship.

John Smedley of Just Simple Homes Ltd contributes his deep understanding of the technical complexities of development, coupled with a strategic focus on sales and project delivery. His expertise ensures that the project not only meets but exceeds modern building standards, while also offering a seamless and efficient purchasing experience for future residents.

By joining forces, Barnes and Smedley have combined their strengths to create Imperial Gardens — a thoughtfully designed and expertly constructed development that honours the rich architectural heritage of the area while offering contemporary comfort and sophistication. This

partnership has resulted in a harmonious blend of tradition and modernity, ensuring that Imperial Gardens stands out as a distinguished addition to Lambeth's historic landscape.



Overview

Destroyed during WWII, the site of Imperial Gardens has remained undeveloped for almost 100 years. Barnes-Smedley identified the vision to develop 4 stunning homes started in 2022 with a vision to sympathetically rebuild the original properties and restoring them to their former glory.

This prestigious development comprising of 4 exquisite homes has been thoughtfully and sensitively designed to seamlessly blend the traditional and modern interpretation of its neighbours. Combining the historical significance of the buildings with the convenience of contemporary living into truly exceptional and desirable residences

Imperial Gardens presents a rare opportunity to own the perfect combination of comfort, style, and elegance situated within one of London's most desirable neighbourhoods.

Two 5 bed townhouses and two 1 bed apartments with home working space are due for completion late 2025.



About the Development



Imperial Gardens is a modern interpretation of the Georgian era, blending timeless architectural elegance with contemporary living. This exclusive development offers two exquisite five-bedroom townhouses, each thoughtfully designed to reflect the grandeur of Georgian architecture while incorporating modern comforts. The interiors are sophisticated yet inviting, with a nod to period detailing balanced by contemporary finishes. Each townhouse features a private garden, providing an idyllic setting for summer entertaining and alfresco dining.

The development also includes two spacious one-bedroom apartments on the lower ground floor. Flooded in natural light, these apartments have been designed to maximise space and comfort. Each apartment features a private patio — a perfect retreat for unwinding after a long day.

Situated in the heart of Lambeth, Imperial Gardens benefits from an exceptional location. It is within easy reach of central London and superb transport links, including Waterloo Station, which provides direct connections across the city and beyond. The development is also close to a selection of outstanding schools and conveniently located near major routes like the A3 and A23, making travel in and out of the city effortless.

Steeped in history, the site of Imperial Gardens carries a rich heritage, and new owners will have the unique opportunity to become part of this storied past. With its seamless blend of historical inspiration, modern refinement, and an enviable location, Imperial Gardens stands as a testament to thoughtful design and expert craftsmanship in one of London's most historic neighbourhoods.



The Interior

Nestled in the heart of Lambeth North, London, **Imperial Gardens** is a distinguished development that pays homage to the area's rich architectural heritage. Comprising two elegant townhouses and two thoughtfully designed lower-ground-floor apartments, this exclusive collection embraces the grandeur of Georgian design while incorporating contemporary comforts.

The townhouses have been meticulously crafted to reflect the timeless sophistication of Georgian interiors, with classical proportions, panelled walls, and refined detailing that echo the period's enduring elegance. Meanwhile, the lower-ground-

floor apartments introduce a more modern approach, carefully woven into the design to remain sympathetic to the building's historical roots. This delicate balance ensures that Imperial Gardens remains true to its past while accommodating the needs of modern living.

At the forefront of this exceptional project is **Rudolph Diesel Interiors**, an acclaimed interior design studio operating in both the UK and Cape Town. Renowned for its ability to blend tradition with contemporary sensibilities, the studio has been featured in Forbes, The Times, Homes & Gardens, and other prestigious publications. With a keen eye

for detail and a passion for storytelling through design, Rudolph Diesel Interiors has created interiors that feel authentic, inviting, and timelessly elegant.

Lambeth itself is steeped in history, with its Georgian townhouses standing as a testament to the area's architectural legacy. Imperial Gardens is a rare opportunity to own a home that honours this heritage while offering a refined and sophisticated living experience in one of London's most historically rich neighbourhoods.



The Exterior

The exterior of this building strikes a thoughtful balance between heritage and modernity, seamlessly integrating contemporary design with the historic Georgian character of the street. While the neighbouring properties showcase classic Georgian architecture, this façade pays homage to tradition through its proportions, brickwork, and symmetry, ensuring it remains in harmony with its surroundings.

The dark bronze metal window frames introduce a refined, modern touch, subtly contrasting with the textured brickwork. The roof features

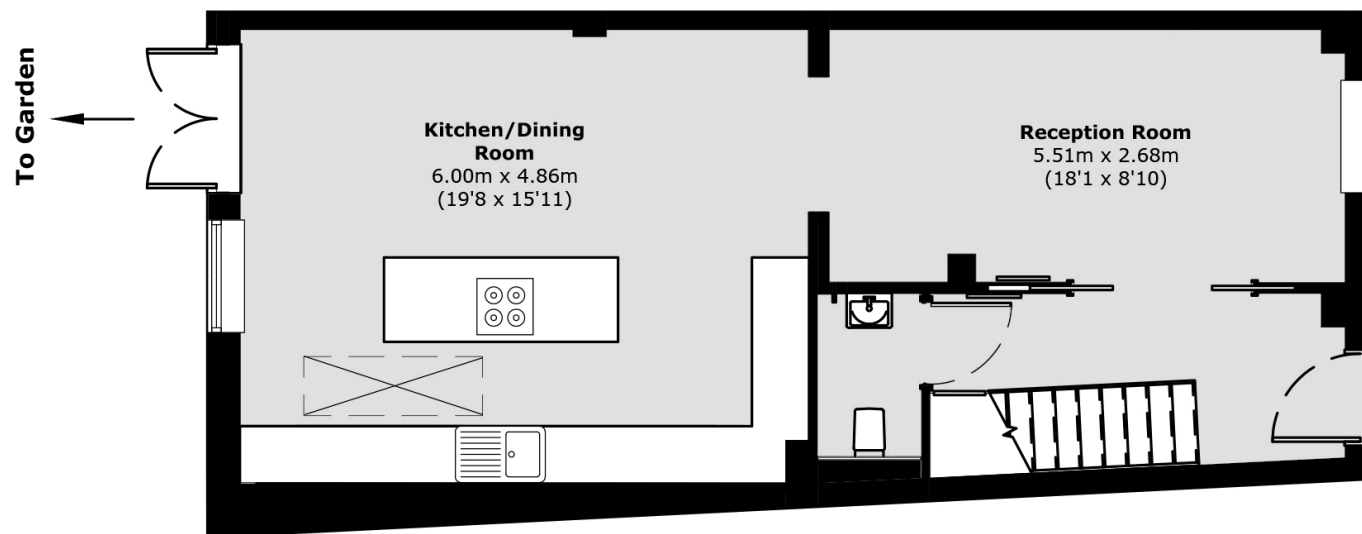
slate tiles, reminiscent of traditional Georgian homes, reinforcing the timeless aesthetic while accommodating modern performance standards. At street level, the front doors retain their traditional elegance, grounding the design in heritage. This considered approach ensures that the building respects the past while embracing the needs of modern living. The result is a sympathetic evolution—one that honours the architectural language of the area while introducing contemporary materials and details that enhance both function and form.



104 Lambeth Road, Imperial Gardens

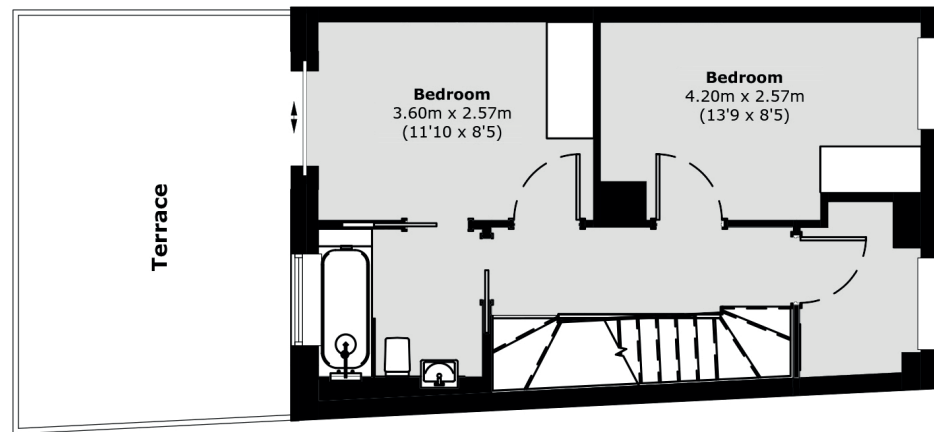
GROUND FLOOR

Internal Area:	163.47m ²	1,759sq ft ²
Ground Floor	57.5m ²	619sq ft ²
First Floor	37.39m ²	402sq ft ²
Second floor	37.39m ²	402sq ft ²
Third Floor	31.19m ²	336sq ft ²
Garden	37.5m ²	404sq ft ²

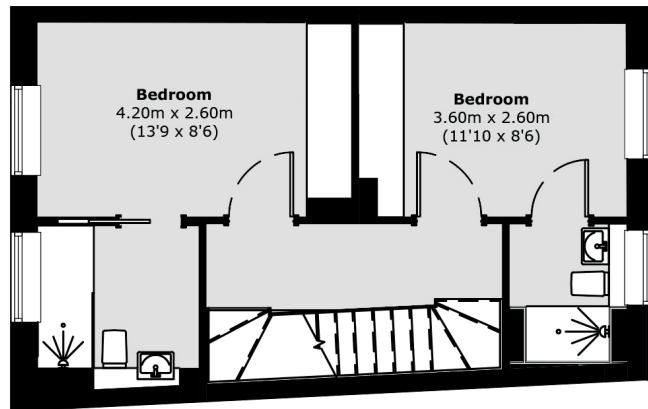


104 Lambeth Road, Imperial Gardens

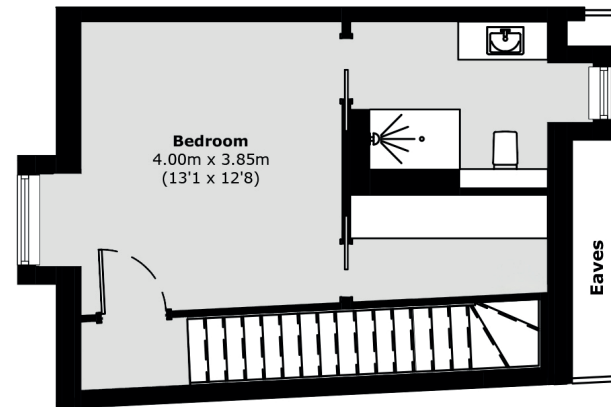
FIRST FLOOR



SECOND FLOOR

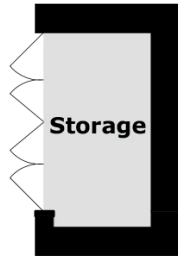


THIRD FLOOR

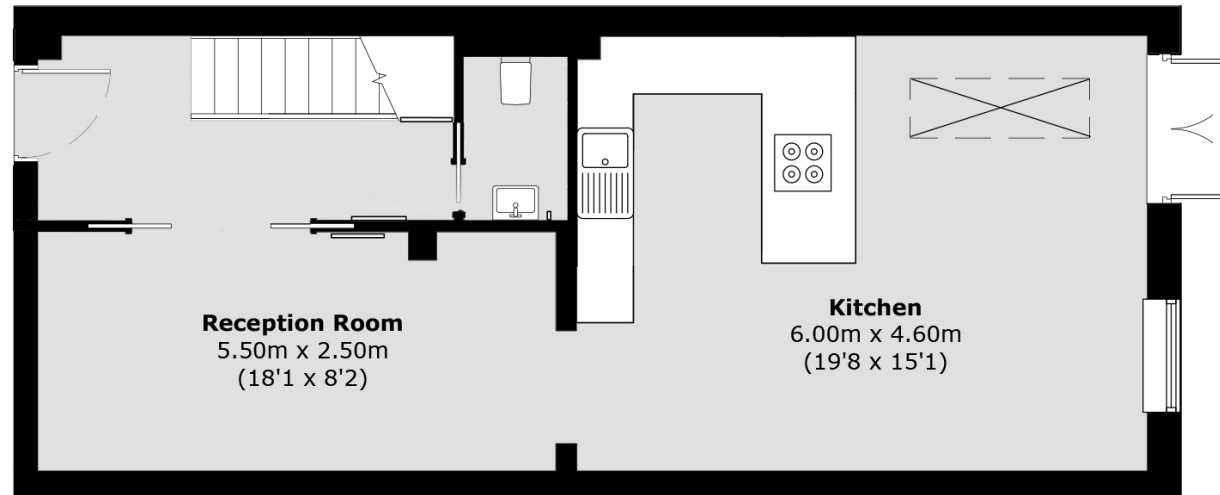


106 Lambeth Road, Imperial Gardens

GROUND FLOOR

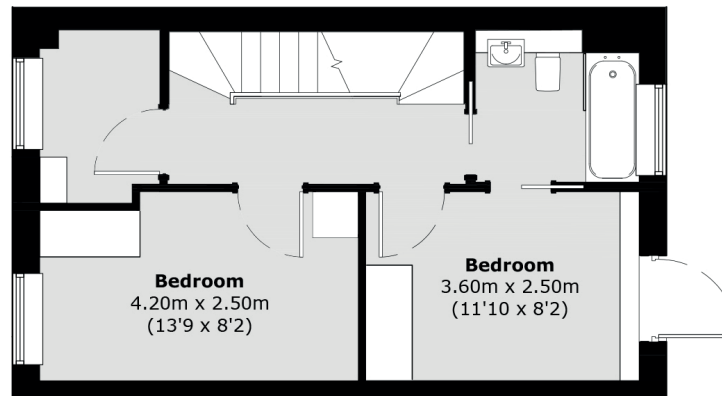


Internal Area:	157m ²	1,690sq ft ²
Ground Floor	54.24m ²	584sq ft ²
First Floor	36.24m ²	390sq ft ²
Second floor	36.24m ²	390sq ft ²
Third Floor	30.28m ²	326sq ft ²
Garden	61.2m ²	659sq ft ²

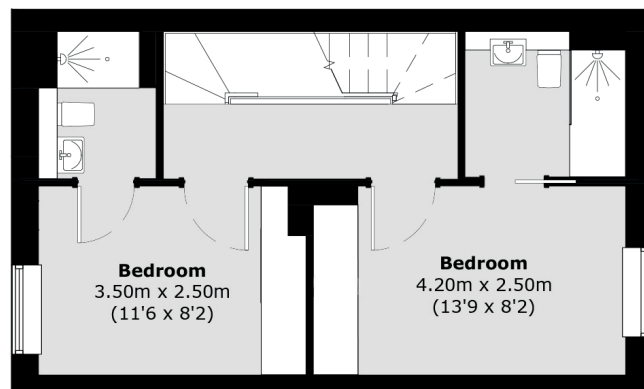


106 Lambeth Road, Imperial Gardens

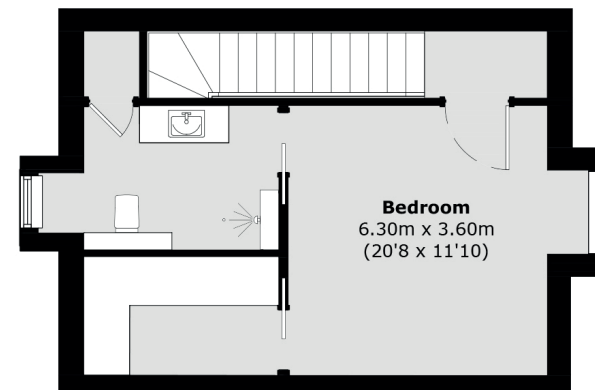
FIRST FLOOR



SECOND FLOOR



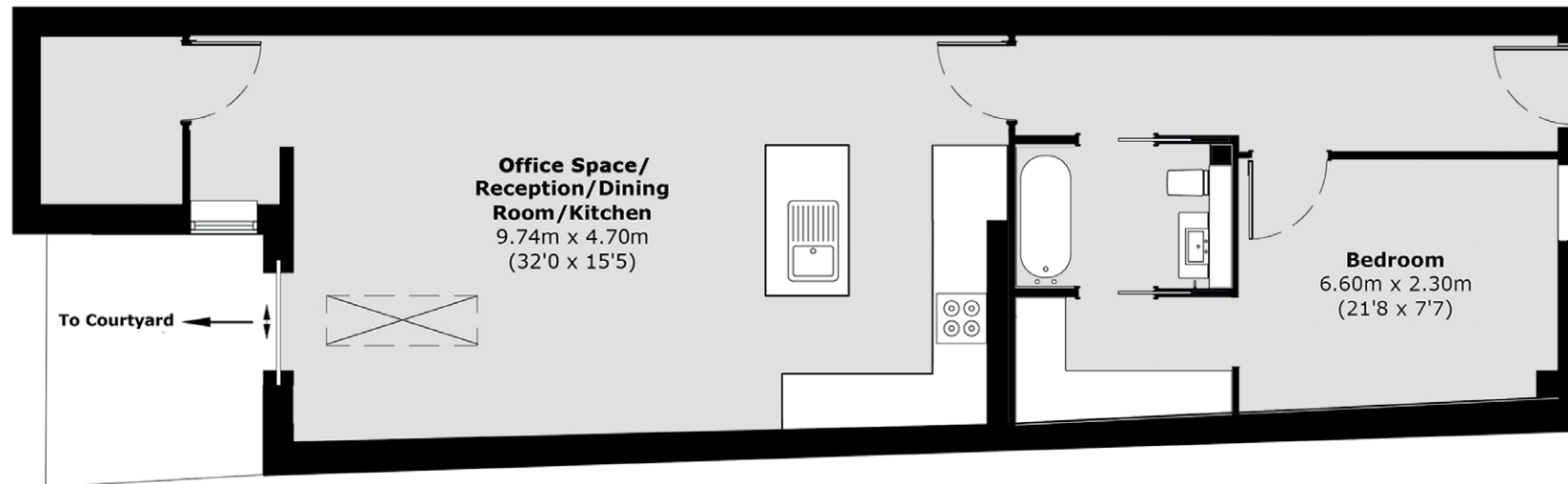
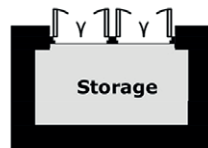
THIRD FLOOR



104a Lambeth Road, Imperial Gardens

LOWER GROUND FLOOR

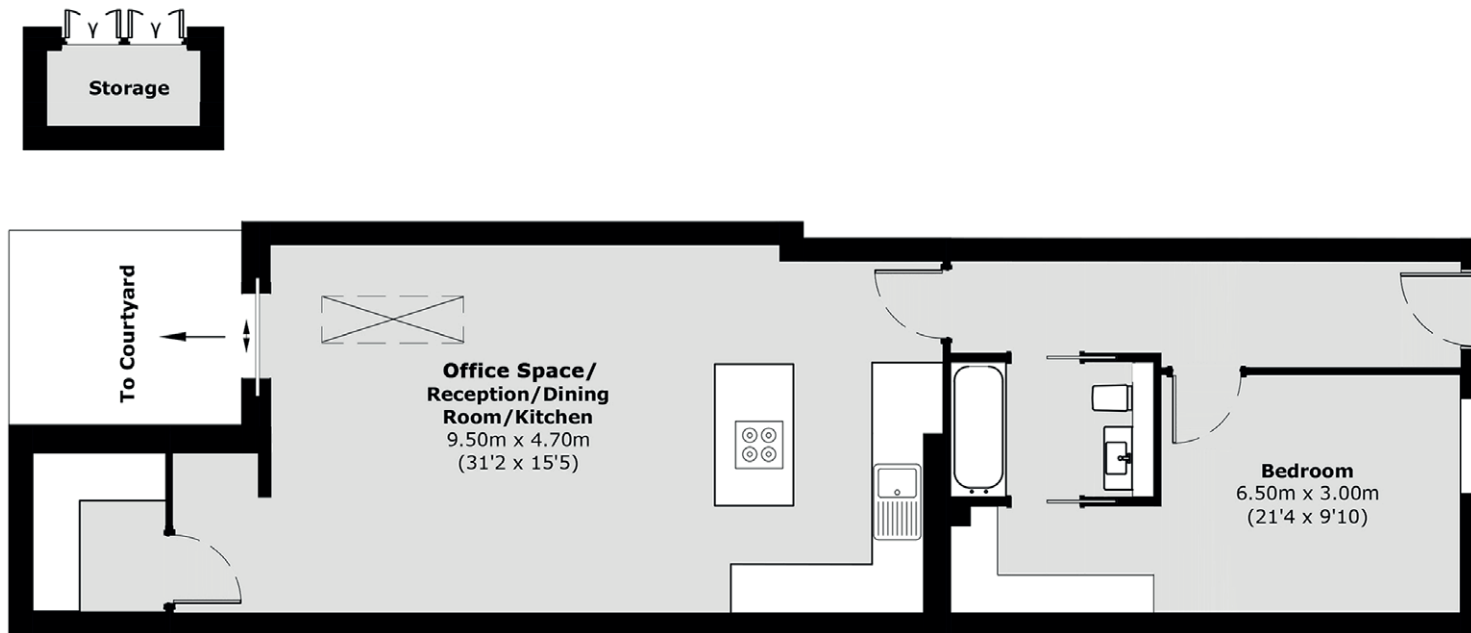
Internal Area:	76.8m ²	827sq ft ²
Garden	5.8m ²	62sq ft ²



106a Lambeth Road, Imperial Gardens

LOWER GROUND FLOOR

Internal Area:	74.66m ²	804sq ft ²
Garden	5m ²	54sq ft ²



Spec Sheet

The homes at Imperial Gardens have been crafted to the highest standards, combining elegant design with exceptional materials and state-of-the-art technology. Below is a detailed specification list, providing an overview of the high-quality finishes and features available:

Kitchen

- Fully integrated appliances – including oven, hob, fridge/freezer and dishwasher
- Bespoke hand-crafted kitchen cabinetry with soft-close mechanisms
- Stone or quartz worktops with matching splashbacks
- Butler sinks with brushed brass mixer tap
- LED under-cabinet lighting

Bathrooms

- Luxury marble or porcelain tiling on floors and walls
- Vanity units with integrated storage
- High-quality sanitaryware from Butler & Rose or similar
- Thermostatically controlled rain showers and handheld showerheads
- Heated towel rails and underfloor heating

Flooring

- Luxurious Herringbone engineered hardwood flooring in all living areas
- Carpets in bedrooms
- Porcelain or natural stone flooring in bathrooms and utility rooms

Lighting and Electrical

- LED downlights throughout
- Statement pendant lighting in key areas
- Antiqued brass sockets and switches

Doors and Windows

- Bespoke panelled internal doors with dark bronze ironmongery
- Triple-glazed windows for enhanced thermal and acoustic performance

Heating and Cooling

- Underfloor heating
- Zoned climate control with smart thermostat

Storage and Wardrobes

- Fitted wardrobes with soft-close doors and integrated lighting

Security

- Video doorbell system
- High-security front door with multi-point locking system
- Mains-wired smoke detectors

Outdoor Spaces

- Landscaped private gardens or terraces
- Outdoor lighting and power points
- Secure cycle storage

Connectivity

- Pre-wired for Sky Q and Virgin Media
- USB charging points integrated into power sockets

This specification reflects the high standards and attention to detail that define Imperial Gardens, ensuring a luxurious and comfortable living experience.



Price Guide

LAMBETH ROAD

104 Lambeth Road (House)
£1,950,000 - £2,050,000

106 Lambeth Road (House)
£1,925,000 - £2,025,000

104a Lambeth Road (Apartment)
£675,000 - £700,000

106a Lambeth Road (Apartment)
£675,000 - £700,000

HOUSE RENTALS COMPARISONS

Gladstone Street, SE1	4 Bed House, 2 Bath	Furnished	TBC	£5,500.00 - £6,000.00
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APARTMENT RENTALS COMPARISONS

Gabriel Walk, SE1	1B Apartment, 1 Bath, 7th Floor	Part Furnished	539	£2,400.00 - £2,600.00
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Source: Average rental provided by several local agents.

Additional Services Post Completion

To make your new home at Imperial Gardens truly your own, we are pleased to offer a range of optional extras designed to enhance your living experience and make the transition seamless:

Interior Design Services – Work directly with our appointed interior designer to personalise your home, from furniture selection to soft furnishings and artwork.

Furniture Packs – Choose from bespoke furniture packages curated by our appointed interior designer to suit your style and needs.

Property Management Services – For buyers residing overseas or seeking a hands-off investment, we offer professional property management, including maintenance, tenant management, and lettings.

Turnkey Setup – Enjoy a fully furnished and move-in-ready home, including kitchenware, linens, and decorative accents for a complete, hassle-free experience.

Art Curation and Installation – Professional selection and installation of artwork to complement your interiors.

Outdoor Styling & Furniture Curation – Thoughtfully designed outdoor spaces with curated furniture, lighting, and accessories to create a seamless extension of your home. Enjoy a perfectly styled garden, ready for relaxation and entertaining.

Custom Window Treatment – Elevate your new home with stylish, high-quality shutters, blinds and curtains, expertly fitted for a polished, move-in-ready finish. Enjoy enhanced privacy, light control, and a seamless aesthetic without the hassle of sourcing and installation.

Location

LAMBETH NORTH

The application site is close to the intersection between Lambeth Road and Kennington Road and opposite the Imperial War Museum.

ATTRACTIONS

- ① **Imperial War Museum**
3 min walk - 1 min cycle
- ② **Big Ben**
5 min drive - 18 min walk - 6 min cycle
- ③ **Churchill War Rooms**
9 min drive - 26 min walk - 9 min cycle
- ④ **10 Downing Street**
11 min drive - 25 min walk - 8 min cycle
- ⑤ **Buckingham Palace**
14 min drive - 36 min walk - 13 min cycle
- ⑥ **St Paul's Cathedral**
16 min drive - 35 min walk - 11 min cycle
- ⑦ **London Eye**
5 min drive - 16 min walk - 8 min cycle
- ⑧ **Garden Museum**
2 min drive - 9 min walk - 2 min cycle
- ⑨ **Borough Market**
10 min drive - 28 min walk - 8 min cycle
- ⑩ **Soho House, Dean Street**
20 min drive - 24 min train - 15 min cycle
- ⑪ **Southbank**
7 min drive - 20 min walk - 6 min cycle
- ⑫ **Royal Festival Hall**
7 min drive - 18 min walk - 6 min cycle



Transport & Airports

Convenient transport links provide easy access to central London and beyond, ensuring effortless connectivity for residents. Whether you're commuting or exploring, the development is perfectly positioned to connect you to where you need to be.

STATIONS

Lambeth North (Bakerloo Line)

2 min cycle - 5 min walk

Waterloo station

6 min cycle - 6 min drive - 31 min walk

London Bridge station

9 min cycle - 16 min drive - 14 min walk

Elephant and Castle (Bakerloo, Northern & Thameslink Overground)

3 min drive - 7 train - 12 walk - 4 min cycle

RIVERBOAT

9 min cycle - 13 min drive - 19 min walk

AIRPORTS

London City Airport

36 min drive - 51 train

Stansted Airport

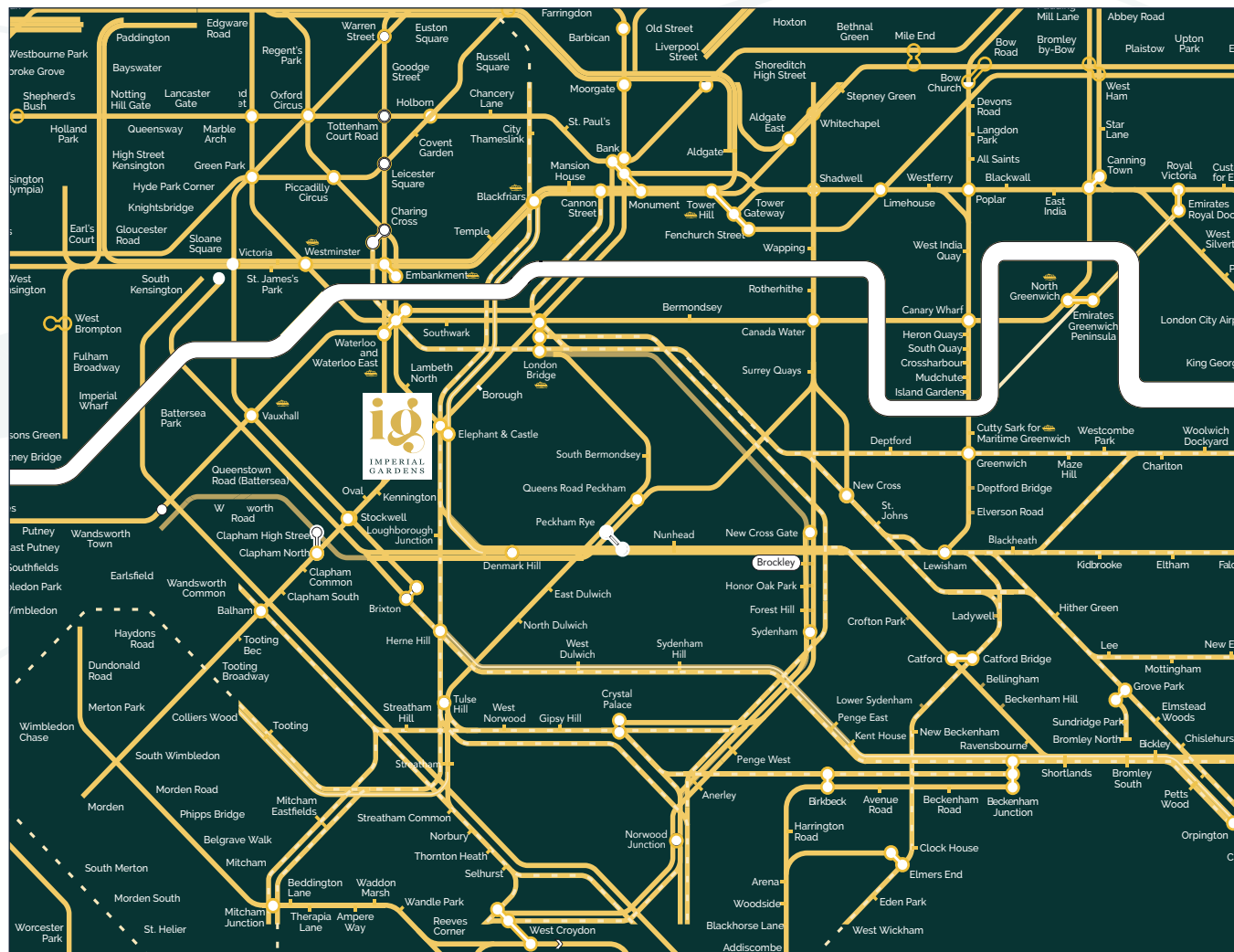
1 hour drive - 1.5 hour train

Heathrow

1 hour drive - 57 min train

Gatwick

1 hour and 16 min drive - 54 min train



Area Guide

Lambeth, London

Nestled along the River Thames, Lambeth offers a vibrant mix of history, culture, and modern city living. Just a short walk from our project at 104 Lambeth Road, the area is steeped in character, with landmarks such as the Imperial War Museum and Lambeth Palace adding to its historic charm.

For food lovers, the area boasts a diverse culinary scene. The Three Stags is a cosy pub known for its organic ingredients and sustainable ethos. La Barca Ristorante offers authentic Italian cuisine in a welcoming setting, while the Garden Museum Café serves fresh, seasonal fare in a tranquil, green space. Just a short walk away, Borough Market provides an unrivalled selection of artisan produce, gourmet street food, and independent traders, making it a must-visit for food enthusiasts. For fine dining, Trinity (Michelin-starred) in nearby Clapham showcases exquisite modern British cuisine, while Restaurant Story in Southwark delivers an innovative two-Michelin-star experience.

Lambeth's central location and excellent transport links make it a prime spot for investment. Its proximity to Westminster, the South Bank, and key transport hubs like Waterloo Station enhances its appeal for professionals and families alike. The area has seen consistent property value growth, fuelled by regeneration projects and a thriving cultural scene. Investing in Lambeth offers strong rental yields and long-term capital appreciation, making it an attractive choice for buyers seeking a blend of urban convenience and historic charm.





Schools and Nurseries

Lambeth, London

The White House Preparatory School & Woodentops Kindergarten

Ofsted: Excellent

London, SW12 0LF

An independent coeducational preparatory school and kindergarten offering a nurturing environment for children aged 0 to 11.

Oakfield Preparatory School

London, SE21 8HP

A coeducational preparatory school providing a broad curriculum for children aged 2 to 11.

Montessori by Busy Bees South Lambeth

Ofsted: Outstanding Provider

Wandsworth

London, SW8 1XE

An outstanding nursery providing Montessori-based early education, focusing on individual development in a supportive setting.

Stepping Stones Community Nursery

Ofsted: Good

London, SE11 6HU

A highly-rated nursery offering a safe and stimulating environment for early years education.

Octavia House Schools, London

Ofsted: Outstanding

London, SE11 6AU

An independent coeducational school catering to students with special educational needs, focusing on personalised learning approaches.

DLD College London

London, SE1 7FX

A leading independent coeducational day and boarding school offering a range of GCSE, A-Level, and BTEC courses.

Streatham & Clapham High School GDST

London, SW16 1AW

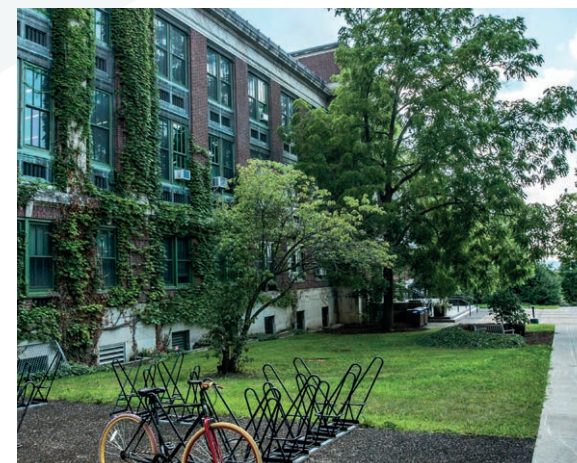
An independent day school for girls aged 3 to 18, known for its strong academic performance and supportive environment.

King's College London Mathematics School

Ofsted: Outstanding

London, SE11 SE11 6NJ

This is a Math's school running programmes for students aged 13-16 supporting their interest in mathematics and physics.



History of Lambeth

Lambeth's rich history dates back to the 11th century, when it was recorded in the Domesday Book as "Lambehitha," meaning "landing place for lambs." The area developed rapidly in the 18th and 19th centuries, becoming a centre for industry and trade due to its location along the River Thames. Lambeth Palace, the official residence of the Archbishop of Canterbury since the 13th century, remains one of the area's most significant landmarks.

Close to 104 Lambeth Road stands the Imperial War Museum, originally established in 1917 to document the sacrifices made during the First World War. Housed in the former Bethlem Royal Hospital, the museum offers a powerful insight into the impact of conflict on British and global history.



During World War II, Lambeth and the site at 104 Lambeth Road were extensively bombed during the Blitz, leaving much of the area in ruins. The devastation shaped the modern landscape, leading to significant post-war regeneration that transformed Lambeth into the vibrant district it is today.

Now, Lambeth seamlessly combines historical charm with contemporary vibrancy. Its proximity to key landmarks such as the Houses of Parliament, Westminster Abbey, and the South Bank makes it a culturally and historically significant part of London. Lambeth's blend of history and modernity creates a dynamic and engaging environment for residents and visitors alike.



Notable historic neighbour:

Captain William Bligh, he was a distinguished British naval officer best known for his role in the infamous mutiny on the HMS Bounty in 1789. Bligh and his loyal crew were set adrift by mutineers but remarkably survived a 4,000-mile voyage to safety. From 1794, Bligh resided at 100 Lambeth Road, just a few doors down from 104 Lambeth Road. His tenure there is commemorated with a blue plaque, marking his contribution to naval history.



Situated directly opposite the Imperial War Museum, is the Three Stags pub which was well known to Charlie Chaplin and his family.



“

*Life can be wonderful
if you're not afraid of it*”

Charlie Chaplin



The Dexters logo consists of the word "Dexters" in a white, sans-serif font, centered within a dark blue rectangular background.

Darren Baker

Director

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The images in this brochure are for illustrative purposes only and may not represent the final design or specifications of the properties at Imperial Gardens. Interior finishes, fixtures, and layouts are subject to change without notice at the developer's discretion.





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