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One Tower Bridge

AN EXTRAORDINARY OPPORTUNITY

The ultimate address in the most exciting city in the world...

One of the last great riverside sites in London, One Tower Bridge offers the epitome of five-star luxury living, with breathtaking views of Tower Bridge, the River Thames and the Tower of London. This development is as extraordinary as its location.

Each apartment is finished to exacting specifications, with exclusive facilities and services on-site to meet every demand of contemporary living. Most apartments offer stunning river views: a continual reminder that you are living in the heart of one of the world's greatest cities.



It is rare that a prestigious scheme on such a grand scale is created at the heart of the capital. Rarer still for it to be adjacent to one of London's most recognisable landmarks.

A SPECTACULAR VIEW

Moments away from the City of London, directly next to Tower Bridge and the Tower of London, and within walking distance of the finest dining and cultural attractions. Designed and finished to the highest standards inside and out, this is an opportunity to come home to the ultimate address in the most exciting city in the world.



This computer generated image is indicative only.
The commercial and retail units shown on this image
are for illustrative purposes.

One Tower Bridge

A RICH HISTORY

One Tower Bridge 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 ULTIMATE ADDRESS

Set right next to the famous bridge on the historic stretch of the Thames known as the Pool of London, with the Tower of London directly opposite and the world's greatest business centre beyond, this is a place where history, commerce and culture meet.

One Tower Bridge is situated along the river from the famous Shad Thames docks, once home to great warehouses and shipyards, more recently transformed into one of the most desirable residential and cultural districts in London and one of the great visitor destinations of the world.

THE THAMES

The Thames river is the trade route that transformed London into one of the great world cities 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.

LONDON'S FINEST LANDMARKS

Tower Bridge is arguably the most instantly recognisable London landmark for millions of people around the world. The bridge was opened on 30th June 1894 after a complex construction process lasting eight years. Known as a 'basculer bridge', its central span is split into two halves, which rise to allow tall ships through. The upper level accommodates spectacular walkways and exhibition spaces. For many visitors, Tower Bridge represents one of the essential sights of London.

The Tower of London is a World Heritage Site and dates back to 1066 and the Norman Conquest of England. The famous White Tower, which gives the entire castle its name, was built by William the Conqueror in 1078. The castle has a colourful history, acting as a royal residence and a fortress. Today it is home to the Crown Jewels, including the crowns of monarchs past and present, as well as the legendary Koh-i-Nur diamond, presented to Queen Victoria in 1850.



TOWER OF LONDON (left)
The Tower of London from 'A Book of the Prospects of the Remarkable Places in and about the City of London', c.1700.

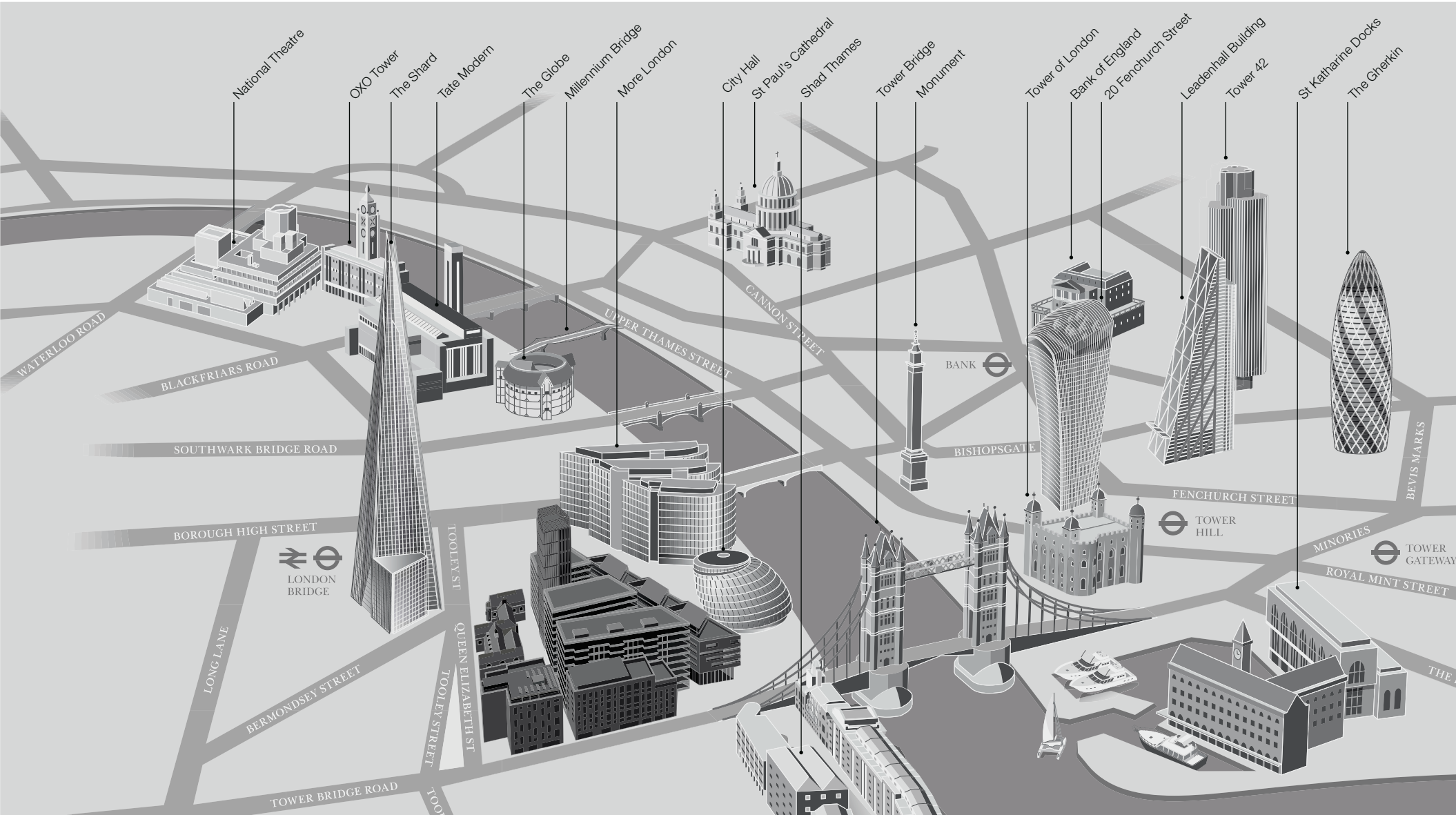
THE THAMES (top right)
Local lads used to enjoy 'Mudlarking' – hunting for treasures washed up by the tide.

TOWER BRIDGE (bottom right)
Tower Bridge during construction in 1886 to 1894, and as an Engineering wonder being seen by visitors several decades later.





CGI of One Tower Bridge



“The development is very deliberately rooted in the history of craftsmanship and materials in the area.”

Michael Squire
Squire & Partners

ICONIC LONDON

The Thames Path Walk runs for 40 miles from Hampton Court Palace through the heart of London to East India Dock in the East. The stretch that passes directly in front of One Tower Bridge takes in 2,000 years of history, from Roman architecture to the most cutting-edge contemporary buildings.

To the west lies the London Eye, the Houses of Parliament and Westminster Cathedral. To the north lies St Paul's Cathedral and the Tower of London, on the other side of one of the most famous river-crossings in the world: Tower Bridge.

Directly opposite St Paul's Cathedral on the river walk is Tate Modern, one of the world's most important modern art galleries. Nearby are Bankside, the Dalí Universe and a string of smaller private galleries.

The South Bank Centre includes the Hayward Gallery, the Royal Festival Hall and the British Film Institute – all of which makes this the undoubted cultural capital of London.

While the West End is renowned as the theatrical heartland and lies just a short walk away, Southwark can claim to be a lively theatre destination in its own right.

For Shakespeare, visit the reconstructed Globe. For world classics, visit the Old Vic. For something challenging and innovative, try the Young Vic. For an intimate setting, the Menier Chocolate Factory is hard to beat.

CULTURE

Residing in the central part of the London environment, One Tower Bridge provides access to a full range of cultural landmarks. Whatever your tastes, a rich new experience is never far away.

Situated on the South Bank, there are many options for visiting major London sites. One Tower Bridge provides an immediate view not only of Tower Bridge and the River Thames, but also the iconic London skyline, including City Hall, the Gherkin, and the Tower of London, with the Shard a few steps away. Along the river, both the London Eye and the Houses of Parliament stand out as striking features of the London landscape.

One Tower Bridge also offers an opportunity to explore a wide variety of artistic tastes. With Shakespeare's Globe, Royal Festival Hall and the Old Vic within walking distance, going to see a play or performance is always an option. Or, if you would prefer an art gallery, the spectacular Tate Modern and Tracey Emin at the White Cube are only a short walk away, whilst the Southbank Centre offers a variety of different exhibitions throughout the year. Meanwhile, the nearby Museum of London provides a history of this great city.

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. One Tower Bridge will also 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.



ON YOUR DOORSTEP

From visiting the Tower of London to seeing a play at Shakespeare's Globe, as well as the view available right from your home, the very soul of London is right outside your door.

Road Distances

Tower Hill	0.9 km (9 mins)
Tower Gateway	1.1 km (11 mins)
London Bridge	0.9 km (9 mins)
Butlers Wharf	0.2 km (2 mins)
Borough Market	1.1 km (11 mins)

Source: Google maps (walking time)

Journey Times

Bank	2 mins
Canary Wharf	7 mins
Bond Street	9 mins
Green Park	7 mins
St Pancras International	11 mins
City Airport	21 mins
Heathrow Airport	41 mins

Source: TFL from London Bridge Station

EXTRAORDINARY VIEWS (above)

Tower of London, London Eye, St Paul's Cathedral and Tate Modern are just a few impressive landmarks along The Thames.

One Tower Bridge

A UNIQUE LOCATION

Within walking distance of the City’s financial heart, close to Canary Wharf, next to a string of world-class cultural attractions and enjoying first-rate transport connections, One Tower Bridge justifies the description ‘extraordinary’.

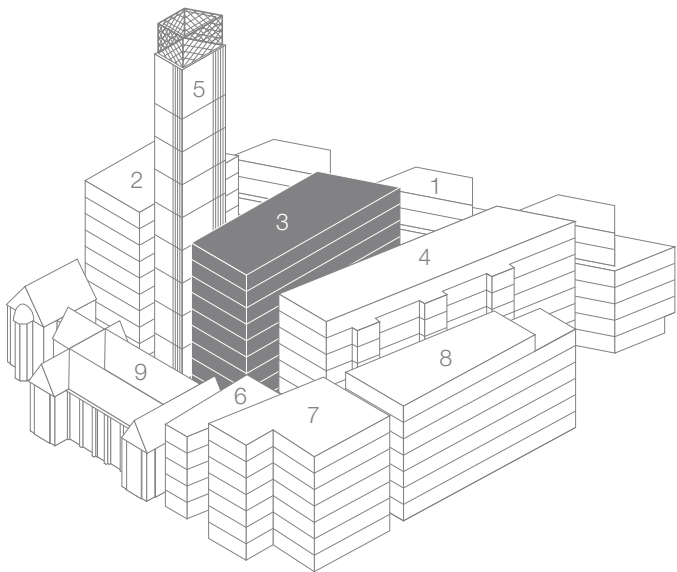
A NEW LANDMARK

A stroll along the river takes you to the lively cultural centre of the South Bank: London’s main destination for the arts, and home to many spectacular riverside bars and restaurants.

Across Tower Bridge lies the world heritage site, Tower of London, which has stood for almost a thousand years, surrounded by the contrasting dynamism of the City of London: one of the key financial centres of the world.

The rest of London is effortlessly accessible, from the private clubs and bars of Mayfair to the exclusive shopping of Bond Street and the theatre capital of the West End. The Royal Parks provide a haven of tranquility in the heart of the city, while a walk along the river is the best way to enjoy the spectacular and ever-changing London skyline.

One Tower Bridge is an elegant addition to that skyline, designed with sensitivity to its historic surroundings.



Each of the buildings is named after one of the great Houses of the Monarchy, an appropriate celebration of this quintessentially British part of London.

ONE TOWER BRIDGE

- | | |
|---|----------------------|
| 1 | Cambridge House |
| 2 | Sandringham House |
| 3 | Wessex House |
| 4 | Tudor House |
| 5 | Hanover House |
| 6 | York House |
| 7 | Windsor House |
| 8 | Lancaster House |
| 9 | Lalit Boutique Hotel |

One Tower Bridge

EXQUISITE BARS & RESTAURANTS

The luxurious French cooking at Pont de la Tour, the hearty British fare at Butlers Wharf Chop House or the simple classic presentation of the best seasonal produce at Magdalen are all within a few moments’ walk.

A VIBRANT HUB

The city offers a thriving, energetic nightlife with discreet members-only lounges such as Bungalow 8, Soho House, The Groucho Club and The Hospital Club. Cosmopolitan bars include Mahiki, Aqua Nueva or The Blue Bar at the Berkeley where perfectly executed cocktails are the epitome of sophistication.

For a particularly striking eating environment, the nearby Hays Galleria provides a number of options for cafés, bars and restaurants, including the long-standing Balls Brothers.

If you happen to be passing the Royal Festival Hall, you might prefer to visit its upper floors to stop by Skylon for a drink, to be followed by a course at the scenic OXO Tower restaurant or the modern Gaucho Tower Bridge on the way home.

If you’re feeling adventurous, the Shard houses a number of superb restaurants – TING, GONG, or LÁNG, all in the fantastic Shangri-La hotel. The Shard is also home to Oblix, for sophisticated casual urban dining, Hutong, for a Northern Chinese speciality, and the Aqua Shard for traditional British cuisine. All have breath-taking views of London. If you would prefer a meal in the most up-and-coming street for food, Bermondsey Street hosts a variety of different styles, including a two-venue experience – stopping first at José for drinks and Spanish tapas, followed by mains at its sister restaurant, Pizarro. Casse-Croute caters for those looking for an authentic French experience – offering a new menu everyday.

For a traditional London experience, there is the long-standing Borough Market with its store of fine wine shops – such as Vinopolis, not simply a shop but a venue and an experience – and long-standing fruit, vegetable, and cheese stalls, such as Neal’s Yard, which cater for those with a discerning taste.

Not simply for stocking up on supplies, the Market also offers several excellent eating establishments, including Roast, for original English recipes, Black and Blue, for a superb and unique burger, Brindisa, if you’re craving tapas, or Fish! for its eponymous and unbeatable speciality dishes.

For a chance to really see the wide variety of different cultural fares available, a stroll through Butler’s Wharf takes you past anything from the mouth-watering Chop House to the classic Pont de la Tour, and a number of fashionable Italian restaurants, while the nearby prestigious Story restaurant offers up the area’s top market dining experience, having been awarded a Michelin Star within six months of opening. Equally, Magdalen on Tooley Street offers an excellent blend of modern English and French bistro fare.

One Tower Bridge will also be home to a range of restaurants, exclusive cafes and boutiques. Our latest signing is The Ivy, which will occupy a large river fronting 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.

THE IVY
COLLECTION
SINCE 1917



FINE DINING
One Tower Bridge provides ready access to an unmatched variety of truly exquisite dining venues. With a 24-hour concierge service, it’s always easy to make a booking at a nearby establishment for you and your friends. Situated in the heart of the London restaurant area, One Tower Bridge offers a location with a chance to sample almost any cuisine, crafted by expert chefs.





One Tower Bridge PREMIER SHOPPING DESTINATION

Knightsbridge and London's West End are easily accessible, with the unrivalled combination of flagship stores and exclusive boutiques that you would expect from one of the world's great cities.



ON YOUR DOORSTEP

If you need a gift or want to treat yourself, the top end of the London shopping experience is available to you. From shirts to shoes, perfumes to purses, at One Tower Bridge you're never far from something superb to add to your wardrobe.

THE FINEST SHOPPING EXPERIENCE

London's shopping experience has been crafted not simply from its own tradition, but also from contact with every culture. Classic British brands and modern, cosmopolitan tastes are available to sample at your pleasure.

Luxury shopping in London is no longer the preserve of the West End. Every desirable label can now be found in the City too, particularly within the elegant setting of the Royal Exchange. Founded in 1566 and favoured by Queen Elizabeth I, The Royal Exchange was the City's first purpose built shopping centre and is now its foremost luxury retail and restaurant destination. It is home to some of the most exclusive retailers of clothing, perfumery, jewellery and accessories. Bulgari, Church's, Gucci, Hermes, Dolce & Gabbana, Lulu Guinness, Smythson, Theo Fennell, Louis Vuitton, and Tiffany & Co are just some of the illustrious names vying for your attention.

As well as the boutiques, the Grand Café at the Royal Exchange is a spectacular setting for a glass of champagne or a cocktail, or for enjoying first class dining in the upper galleries.

Closer by lies an intriguing range of retail options to explore – whether it's the small independent businesses at the Oxo Tower, producing exquisite jewellery, unique hand-produced textiles and stylish interior furnishings; the larger chain-stores and craft stalls to be found at Hay's Galleria, a converted wharf near London Bridge, or London's newest shopping destination, One New Change, is also just a short walk away.

One of the highlights of central London is its dedication to providing a broad selection of luxury shopping opportunities, including the world-famous Jermyn Street and Savile Row which contains the numerous tailors dedicated to their craft. Close by, Bond Street offers a plethora of luxury brands and fine jewellery including Cartier, Hermes, Chanel and Christian Dior among many more.

Accessories and jewellery can be purchased from the renowned Alex Monroe and the illustrious Bermondsey 167, opened in 2007 by talented former Burberry designer Michael McGrath.

One Tower Bridge

THE CENTRE FOR BUSINESS

London is a major business and financial centre and long admired as a cultural destination. The South Bank has undergone a remarkable transformation in recent years, becoming a dynamic centre for global business.

MORE LONDON

International firms such as Norton Rose, PwC and Ernst & Young have headquarters in More London – little wonder when you consider its attractive riverside location, minutes from the financial heart of London. With a wealth of restaurants, bars and entertainment in the area, this is a place where business and leisure happily co-exist.

LONDON BRIDGE QUARTER

The eyes of the entire city are turned here as the Shard reaches skyward. This extraordinary building, by Sellar Property Group, is Europe's tallest at over 300m. With its shops, offices, three floors of restaurants and five-star Shangri-La Hotel, it further underlines Southwark's status as the new focal point of London.



THE SHARD
One of the tallest buildings in Europe at over 300m, it further underlines Southwark's status as the place to be in London.

CANARY WHARF

London Bridge station is just 10 minutes away from Canary Wharf – London's second financial centre and home to major international organisations including Barclays, Thomson Reuters and KPMG. With over 200 shops, boutiques, bars and restaurants, many with a charming waterside setting, it is a vibrant hub for both work and pleasure.

THE CITY

The famous Square Mile lies just on the other side of Tower Bridge. For centuries it has been the historic heart of London and it remains the financial engine room of this great capital city.





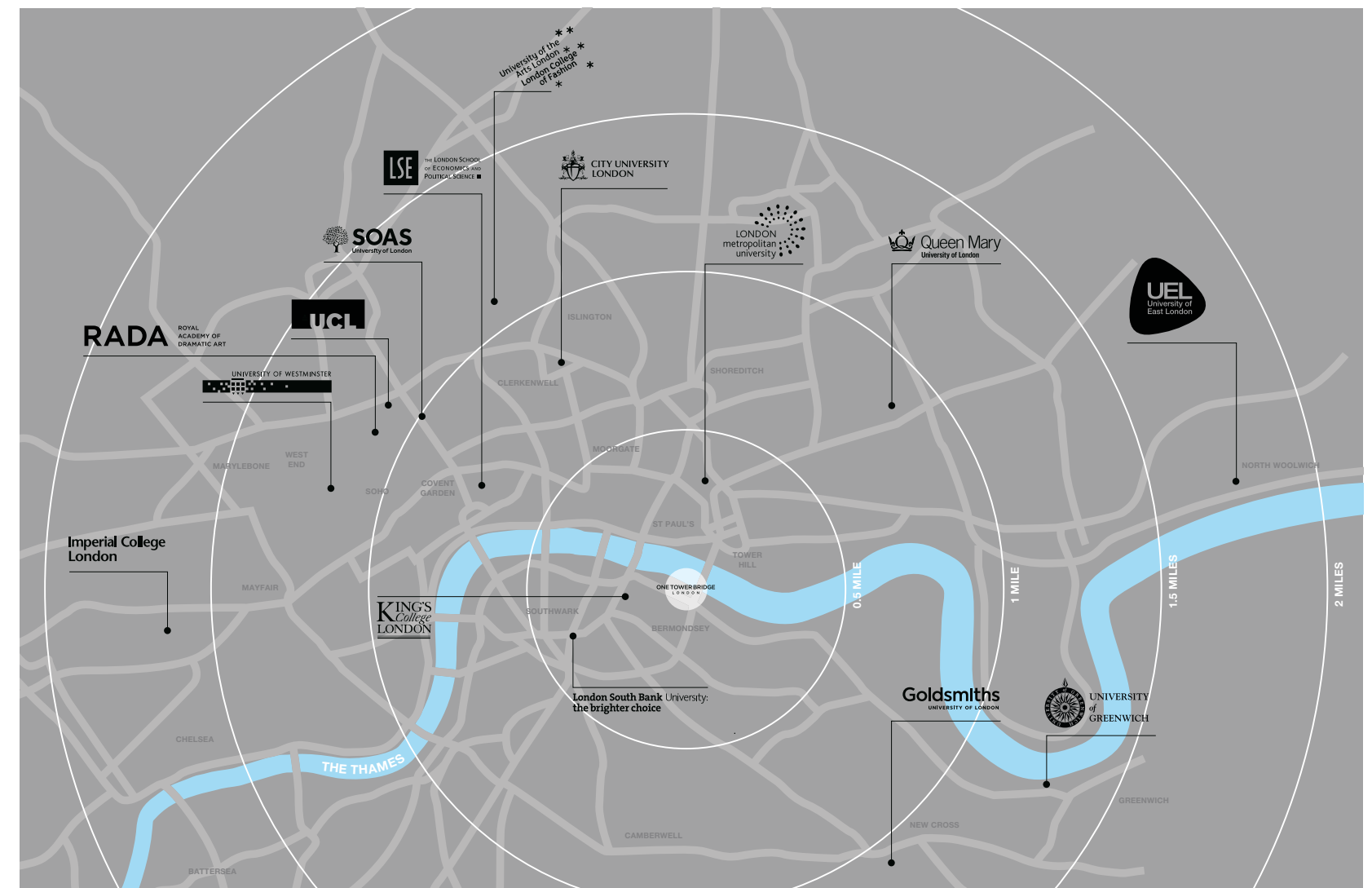
One Tower Bridge WORLD-CLASS EDUCATION

London is rightly proud to be one of the great seats of learning in the world, with many internationally renowned educational establishments. What better place to study and be inspired?

HIGHER STANDARDS

To live at One Tower Bridge is to enjoy access to the best amenities in one of the most advanced cities in the world. That includes educational services, where the options are wide-ranging and of the highest quality. There can be no better place to live, learn, and grow. London is home to some of the finest universities not only in the country, but also the world, and provides a unique city-life student experience.

King's College London, Imperial College London and University College London are all ranked incredibly highly in all courses – frequently reaching the Times Top Ten League Table. The city also provides a number of high-class specialist learning opportunities, including the Royal Veterinary College, London Business School, and London School of Economics and Political Science.



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AN INSPIRED DEVELOPMENT

The inspiration for One Tower Bridge comes from its spectacular surroundings, where some of London’s most historic buildings sit alongside dynamic new arrivals.



This computer generated image is indicative only. The commercial and retail units shown on this image are for illustrative purposes.

An Inspired Development **ONE TOWER BRIDGE**

One Tower Bridge consists of several distinct buildings, each contributing to an elegant whole. The development makes special emphasis of light and space – and most of all, the extraordinary views.

THE CROWNING MOMENT

One Tower Bridge represents the crowning moment 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.

This contrast of rich heritage and contemporary style is reflected throughout the design of One Tower Bridge. The result is a confidently understated building: a development worthy of its surroundings.

CONTEMPORARY CLASSICS

Each apartment has been designed with exquisite attention to detail, combining a respect for traditional British craftsmanship with a contemporary cosmopolitan edge. This is the ultimate in city centre living.

VIEWS, VIEWS, VIEWS

The design of the apartments is led by one overriding feature: the extraordinary views of the river, Tower Bridge and the city. From the first sketches and blueprints, this has been the defining factor in the architectural vision. Whether you are waking up, dining with friends or relaxing on the balcony, the views are the ever-present backdrop.

WIDE OPEN SPACE

One Tower Bridge looks across Potters Fields Park, the Thames walkway to the river and Tower Bridge beyond.



A PERSONAL VISION
Born in London, Michael Squire founded Squire & Partners in 1976. The firm has grown into one of the most respected names in prime residential development.

One Tower Bridge has been designed with unusual sensitivity to its surroundings and the famous monuments that help make this location so outstanding. This is an imaginative new chapter in the area’s architectural history.

CREATIVE VISION

One Tower Bridge reflects the creative vision of award-winning architectural practice Squire & Partners. The result is a design that takes inspiration in the past while looking confidently to the future.

The practice’s design approach assumes that every site has its own history, character and needs. One Tower Bridge represents an important and high-profile opportunity to put that philosophy into practice.

For founder Michael Squire, the touchstone throughout the project was the location and the view. “The vision for One Tower Bridge is to root it firmly in the heritage and character of the surrounding area: not overpowering its illustrious neighbours in Tower Bridge and the Tower of London, but confidently adding to the rich architectural variety that you find along the river.

INTERNATIONAL REPUTATION

Squire & Partners is an award-winning architectural practice with an enviable track record. Established over 35 years ago, the company made its name with a number of high-profile commissions around central London, including The Knightsbridge and Brook House on Park Lane. Recent years have seen a series of tall buildings in London, Manchester, Eastern Europe and Singapore.





CGI of One Tower Bridge



An Inspired Development
MURDOCH WICKHAM

“The design of the public realm is meticulous in its detail. We have embraced the quality of the views, not only of the Tower of London, but also of the city skyline and Shard on the South Bank.”

John Murdoch
Murdoch Wickham

UNIQUE OPPORTUNITY

The external landscaping of One Tower Bridge is the work of Murdoch Wickham, an independent landscape architect practice with an award-winning track record.

Murdoch Wickham is managed by co-founders John Murdoch and John Wickham, who founded the company in 1983 and continue to play a hands-on role in each project. One Tower Bridge represents a unique opportunity to put their skills into practice in one of the most desirable addresses in London.

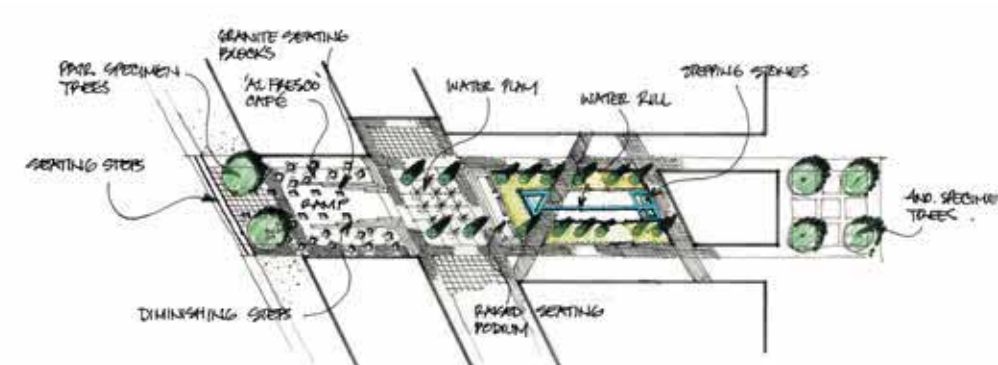
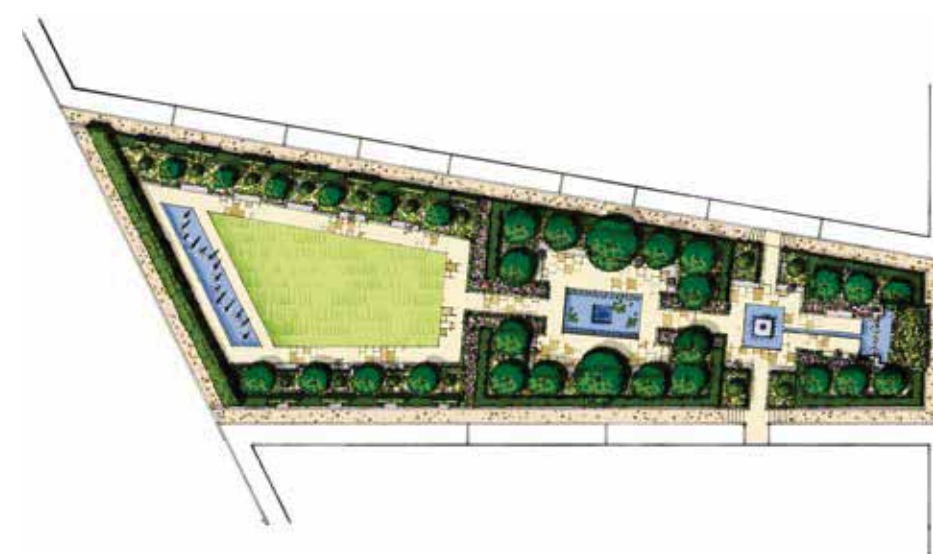
TRANQUIL SPACE

The result is a beautifully understated space that makes the most of this special location. Residents enjoy exclusive access to an appealing private courtyard garden, consisting of three individually designed areas, each characterised by its own unique water feature, including a dancing fountain, lily pond and stone bubbler fountain.

The garden is planted with a variety of shrubs and trees including hornbeam, magnolia and multi-stem pine. Granite seating looks onto a formal lawn and lavender has been planted to enhance the tranquil atmosphere.

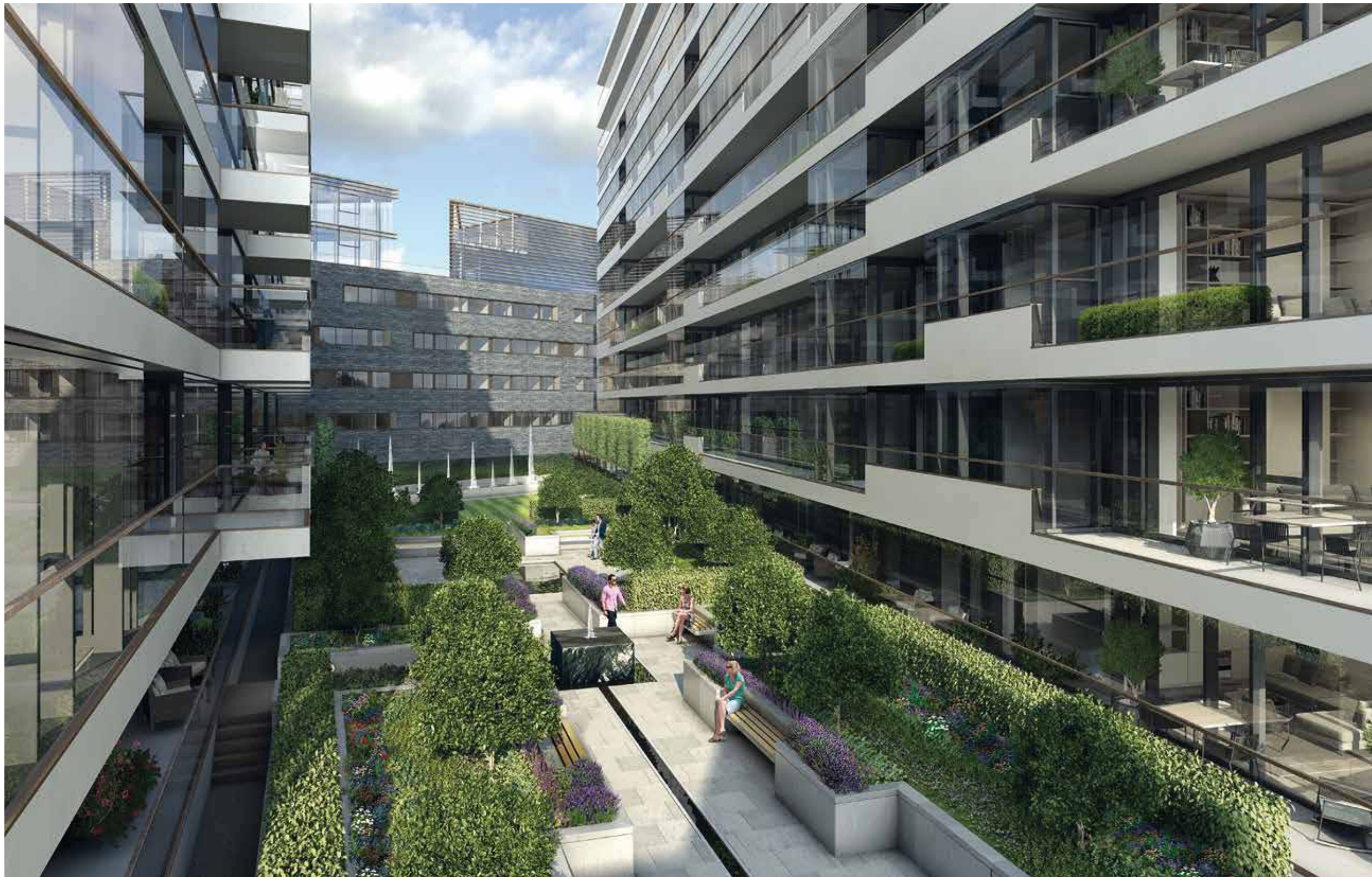
BEAUTIFUL TRANSITION

For such a central location, the grounds of One Tower Bridge exude a remarkable calm and peacefulness: a gentle and beautifully designed transition between the outside world and the privacy of your home.



LOVE OF LANDSCAPE

John Murdoch and John Wickham each have over 30 years' experience working in landscape masterplanning. Their firm combines a breadth of creative vision with a love of nature and expert attention to detail.



SOCIABLE SPACE

The gardens combine long walkways with attractive nooks and corners: spaces for relaxing and socialising.

The internal courtyards and water features provide a signature touch and attractive social space in the heart of the development.



“The gardens combine public and semi-private spaces, while the private penthouse gardens are peaceful retreats for residents.”

John Murdoch
Murdoch Wickham

Five-star experience	34
Private Health Club & Spa	40
Basement floorplan	46
Ground floorplan	47

EXCLUSIVE FACILITIES

One Tower Bridge is not only a home, but an experience. It is a place to enjoy the ultimate in five-star luxury living.



CGI of Lalit Hotel restaurant and bar
exterior is indicative only

Exclusive Facilities
FIVE-STAR EXPERIENCE

Step into One Tower Bridge and you are immediately enveloped by a sense of privacy and calm, as if entering a five-star hotel. Every element of the experience has been considered and crafted to exceed the highest expectations.

SEAMLESS SERVICE

From the moment you are greeted by the concierge, you know you have arrived at somewhere special. Every possible service will be discreetly and efficiently managed for you, from arranging theatre tickets to planning private parties, making travel arrangements to booking Michelin-starred restaurants.

PERSONAL LUXURY

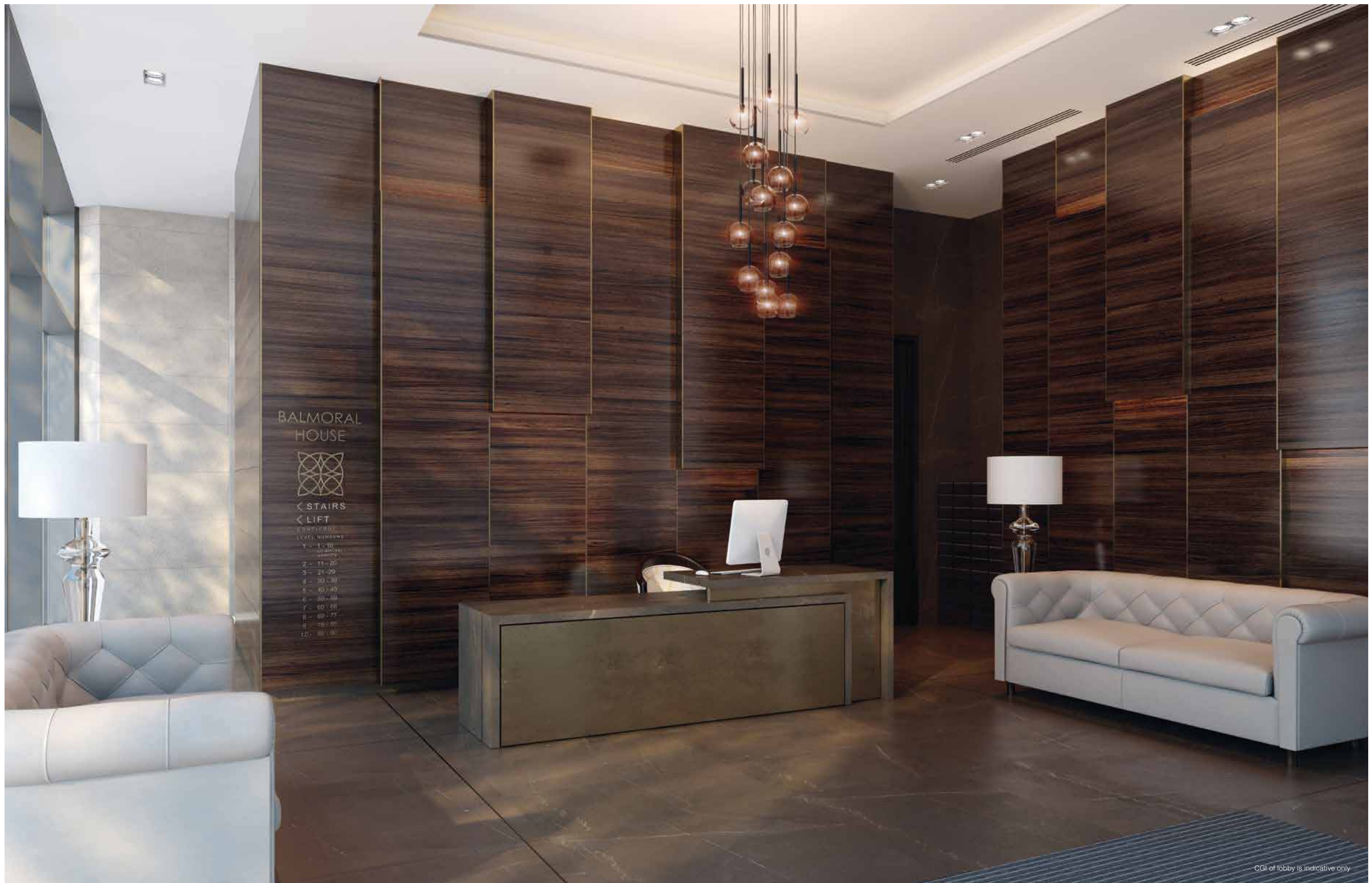
Private health club and spa facilities are available exclusively for residents, as well as a world-class business lounge. The result combines the freedom and privacy of residential living with the personal service of a luxury hotel.

BOUTIQUE HOTEL

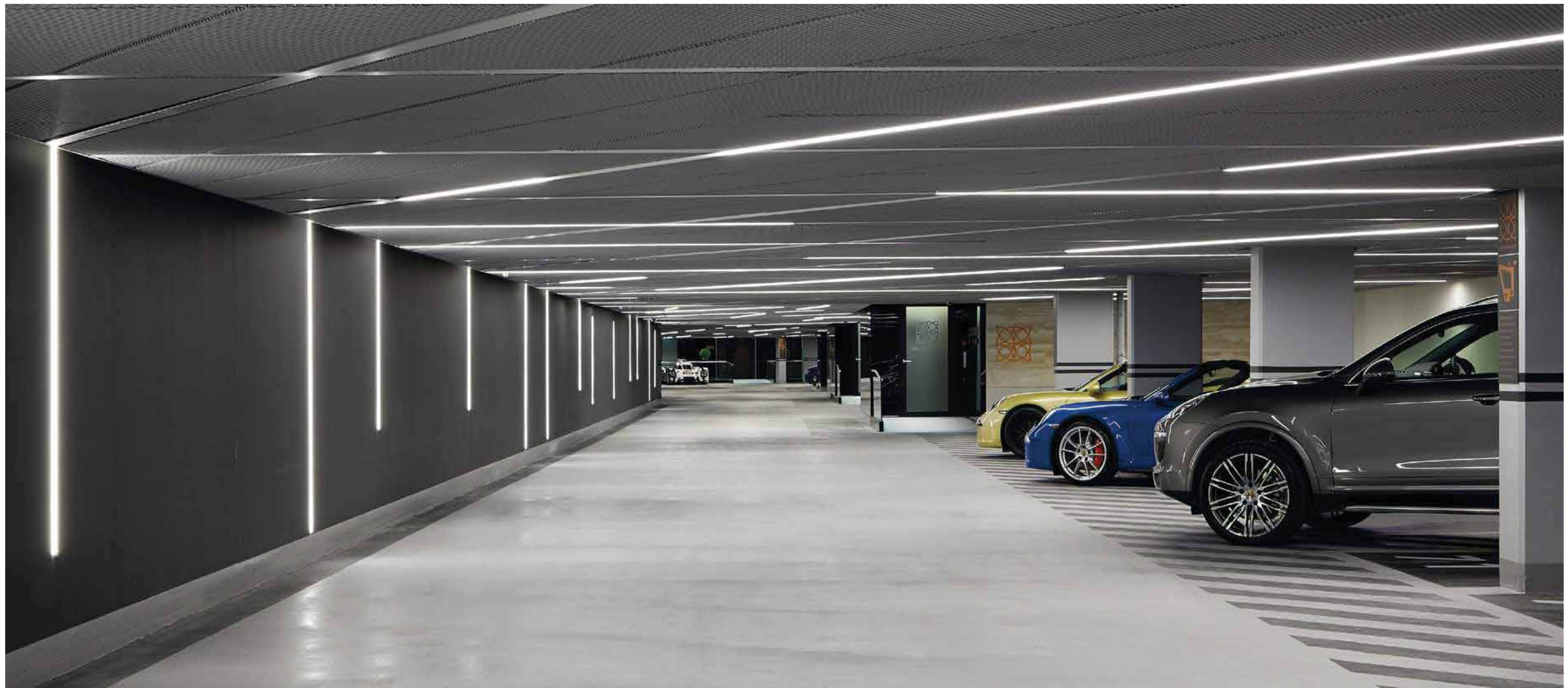
Residents will also benefit from the newly built Lalit London Hotel situated in the former St Olaves College which includes a restaurant and 70 boutique hotel rooms.

ADVANCED TECHNOLOGY

Each penthouse apartment combines modern aesthetics and cutting-edge technology to push the boundaries of residential design. Smart lift and door entry systems recognise each resident as they approach their building. Automated systems allow you to remotely control your heating, air cooling and blinds, sensitive mood lighting and home entertainment throughout the space.



CGI of lobby is indicative only



PEACE OF MIND

For added comfort and peace of mind, One Tower Bridge has dedicated 24-hour concierge and security, managed by Harrods Estates and Jones Lang LaSalle, providing an exemplary level of service.

CAR PARKING

A limited number of car parking spaces are available to purchase separately. The secure, electronic-entry gated underground facilities reflect the high-quality design featured throughout the scheme. These include specially commissioned decorative ceiling tiling and signature lighting. Residents can also dispense with the complications of owning a car altogether by joining the Car Club, a 24-hour 'pay as you drive' service.

Exclusive Facilities

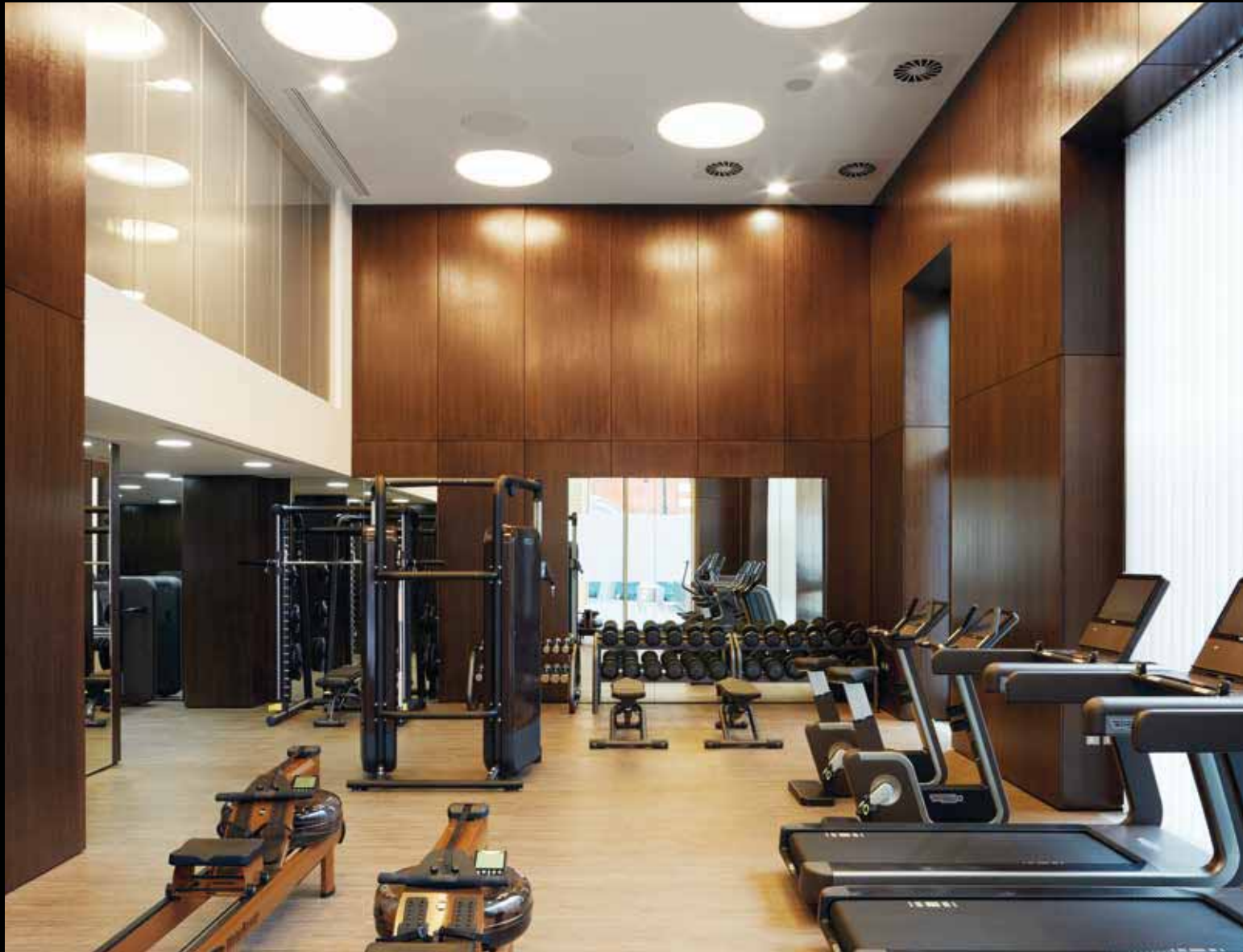
PRIVATE HEALTH
CLUB & SPA

One Tower Bridge includes a stunning private health club with a sauna, steam room and vitality pool, where the stresses and strains of everyday life melt away...



REVIVE YOURSELF
The spa is the perfect place to book a personal trainer or arrange a massage and beauty treatment. Facilities include a treatment room, sauna and steam rooms, and a vitality pool that you will never want to leave. Accessible from your home at any time, this is the perfect place to relax and restore body and soul.





GET ACTIVE

There is also an impressive, fully equipped gymnasium and fitness room for the exclusive use of apartment owners and their guests. Follow your own routine, try yoga or a session with a private trainer.



URBAN GOLF

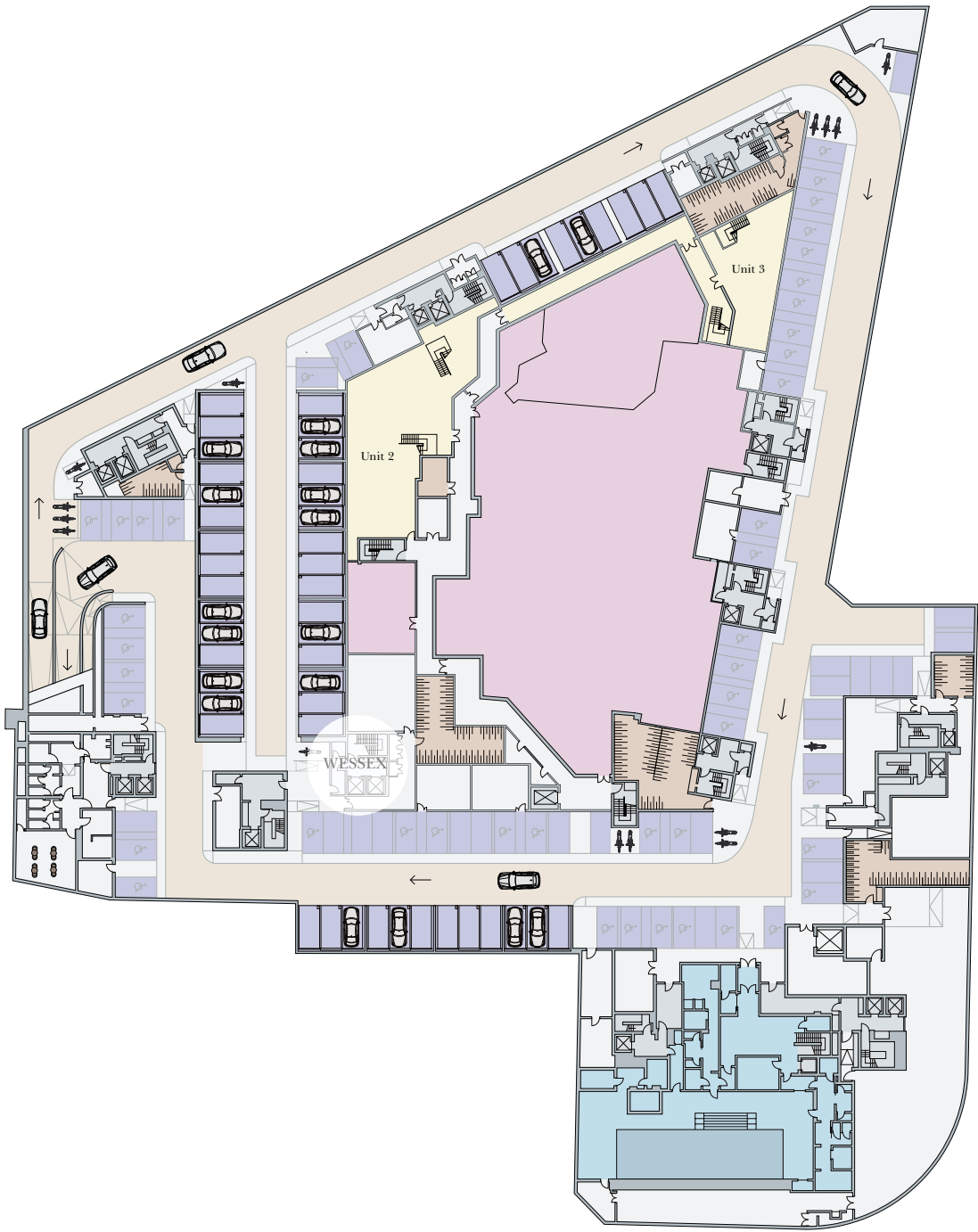
If you are feeling more energetic, try Urban Golf: an innovative and highly acclaimed virtual golfing experience. This sophisticated golf simulator is the most accurate, fun and visually stunning indoor golfing experience available – with some of the world’s best golf courses recreated in painstaking detail. Perfect practice for the keen golfer, or fun for the beginner.



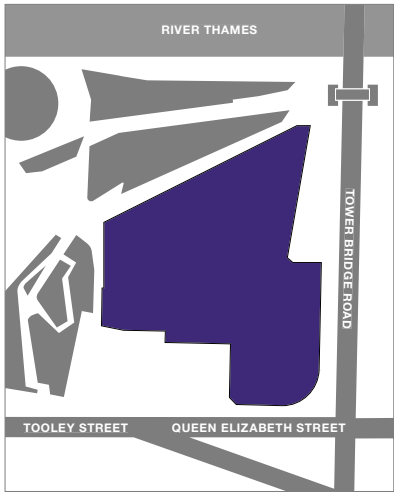
Exclusive Facilities

ONE TOWER BRIDGE

BASEMENT LEVEL



- Access road
- Car parking
 - 13 parking bays
 - 42 disabled bays
 - 85 car stackers
- Cycle storage
 - 365 bicycle racks*
- Commercial units
- Cultural space
- Health club
- Wessex House
 - Basement level entrance



DISCLAIMER:
Exact layout and sizes may vary.
*Total number includes ground floor bicycle racks

Exclusive Facilities

ONE TOWER BRIDGE

GROUND LEVEL



- Boutique hotel
- Business lounge
- Car park entrance
- Car parking
 - 2 Car Club bays
 - 2 disabled bays
- Commercial units
- Concierge desks
- Cultural space
- Cycle storage
- Facility Management Suite
- Health club
- Main concierge
- Wessex House
 - Ground level entrance



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PRESTIGIOUS APARTMENTS

The interiors have been planned by Darling Associates. Established in 2003, the firm has completed some of the most prestigious and exclusive developments in London.



CGI of Wessex House living area is indicative only

Prestigious Apartments WESSEX HOUSE

Wessex takes its name from the great Houses of the Monarchy. The naming of the houses is intended as an act of respect to the great regal history of this area, and a celebration of this quintessentially British part of London.

SENSITIVITY TO SURROUNDINGS

The architectural vision for Wessex House balances an international and cultural feel with something of the dynamic nature of the modern commercial buildings of More London to the west, ensuring a sense of progression and harmony from one site to the next.

CLEAR-MINDED VISION

The light-coloured exterior materials, with glass and metal-framed glazing, naturally draw the eye along the façade, its lightness creating a foil to the darker Cambridge and Hanover Houses nearby.

The singular design element is the continuous white 'ribbon' that wraps around each storey externally – irregular bands rising and falling in height depending on what lies behind. The band allows light into living spaces and maximises views, but is higher where more privacy and intimacy are required.

PERFECT APARTMENTS

Wessex House is a collection of 90 apartments, crowned by three penthouses and is one of four buildings in the heart of the One Tower Bridge development. Its ten generously proportioned storeys are perfectly placed between the shops and cafés of a charming pedestrian street and the central cultural space, well away from any traffic.

Prestigious Apartments

DARLING ASSOCIATES

“Both Wessex and Sandringham House draw on our experience of creating elegant spaces within some of the most prestigious and exclusive developments in London.”

Kate Moore, Director
Darling Associates

AWARD-WINNING PRACTICE

Darling Associates is an award-winning practice of architects, urban planners and interior designers with studios in London, Poland and the United Arab Emirates. Established in 2003, the firm has become known for its belief in elegance of design, accuracy of detail, and the inherent beauty of natural materials.

OUTSTANDING REPUTATION

Darling Associates has built its reputation through a series of outstanding luxury developments, including One Hyde Park in Knightsbridge, Shepherd Street in Mayfair, Cornwall Terrace in Regents Park and Abu Dhabi Villas in UAE.

PEOPLE-FIRST APPROACH

Like every Darling Associates project, this one began with a single-minded focus on the people who would live and enjoy these buildings. The apartments are designed as spectacular spaces that also work beautifully: an exemplary combination of form and function.



WORLD-CLASS TEAM
Darling Associates was founded by Chris Darling in 2003. He continues to play a key role in each project, alongside Kate Moore, director in charge of the One Tower Bridge team.





CGI of Wessex House kitchen and dining area is indicative only

Prestigious Apartments INTERIOR DESIGN

The interiors have been meticulously planned by Darling Associates based on a belief in elegance of design, accuracy of detail, and the inherent beauty of natural materials.

CONTEMPORARY OPULENCE

From the moment you enter the lobby, the keynote is one of luxurious and understated elegance. The palette of materials is sourced from around Europe, with classic Italian and French stones and timbers complemented by understated lighting and bronze detailing.

Each living space combines strong, dark tones with fresh, light classic accents. Intelligent planning opens out the views and lets the daylight flood in.

KITCHEN AND DINING AREAS

The Italian-styled minimalist kitchen features the finest selection of materials, including an opulent stone finished worktop and splashback. Neutral colour choices are enhanced by integral mood and task lighting, while the whole space sits elegantly within the open-plan living area, providing a complementary backdrop to the dining experience. Miele appliances are seamlessly included throughout.



CGI of Wessex House living area is indicative only

LIVING AREAS

These are spaces in which to live and luxuriate. Classic, herringbone timber flooring in rich dark oak or grey oak complements the bespoke, dark timber, full-height doors and joinery evident throughout the apartment. Each apartment discreetly incorporates the very latest technology, with subtle lighting to create distinctive mood sets.



BEDROOMS

Each bedroom is fitted with luxurious carpets in a choice of neutral tones. These rooms feature custom-designed wardrobes or walk-in wardrobes.

CGI of bedroom is indicative only



CGI of the Modern Heritage palette option is indicative only

BATHROOMS & EN-SUITES

The bathroom is a place to retreat, relax and rejuvenate. Calm, soothing, natural stone lines the walls and floor. Bespoke basins sit above carefully considered units to maximise storage. Elegant Dornbracht brassware completes the palette, with lighting designed to cover a multitude of functions, from fine tasks to atmospheric bathing.

Prestigious Apartments
EVERY DETAIL CONSIDERED...

Every aspect of the apartment design has been carefully considered to create effortlessly luxurious living spaces that exceed expectations.

KITCHENS

Custom-designed, ergonomically planned kitchens are beautifully finished with composite stone countertops. There are high quality stainless steel fittings and branded integrated appliances chosen for their stylish appearance and durability, plus state-of-the-art technology including built-in coffee machines and wine cooler to quickly chill down a bottle of vintage champagne to the perfect temperature.

FINISHES

Every aspect of the finish of each property has been meticulously appraised. Individually designed oak cabinets complement the handsome oak flooring throughout. Lacquered wardrobe doors reflect light. Stainless steel and stone create a contemporary feel.

**STATE-OF-THE-ART
INTEGRATED SYSTEMS**

Each apartment is provided with a fully integrated IP-based control and monitoring system which integrates with the mechanical, electrical and communication facilities. Using the very latest in Smart Home Technology, this allows for complete remote lighting, temperature, audio-visual and security control by either using the discrete wall-mounted keypad or a hand-held device such as an iPhone or iPad, granting the same level of control from anywhere in the world.

The independent thermostatically controlled comfort cooling system, the scene-setting lighting or the underfloor heating can all be remotely controlled. The system also communicates wirelessly with the lift, automatically recognising residents and delivering them to their floor.

Each apartment is wired for audio with flush ceiling speakers and comes fully equipped with cutting-edge support for the very latest in television, telephone and broadband services.



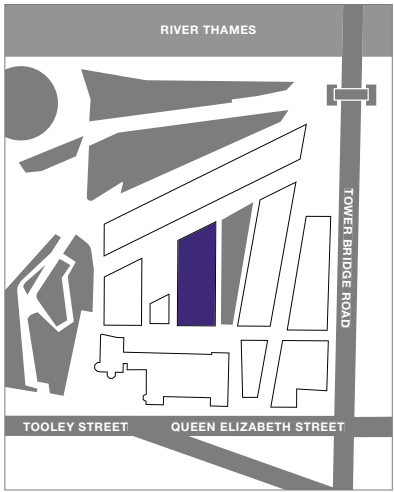
Floor 8	66
Floor 9	67
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Apartments	69
Apartment specifications	85

WESSEX HOUSE APARTMENT FLOORPLANS

*Choose your perfect home each with
its own unique views and layout.*

Wessex House Apartment Floorplans

FLOOR 8

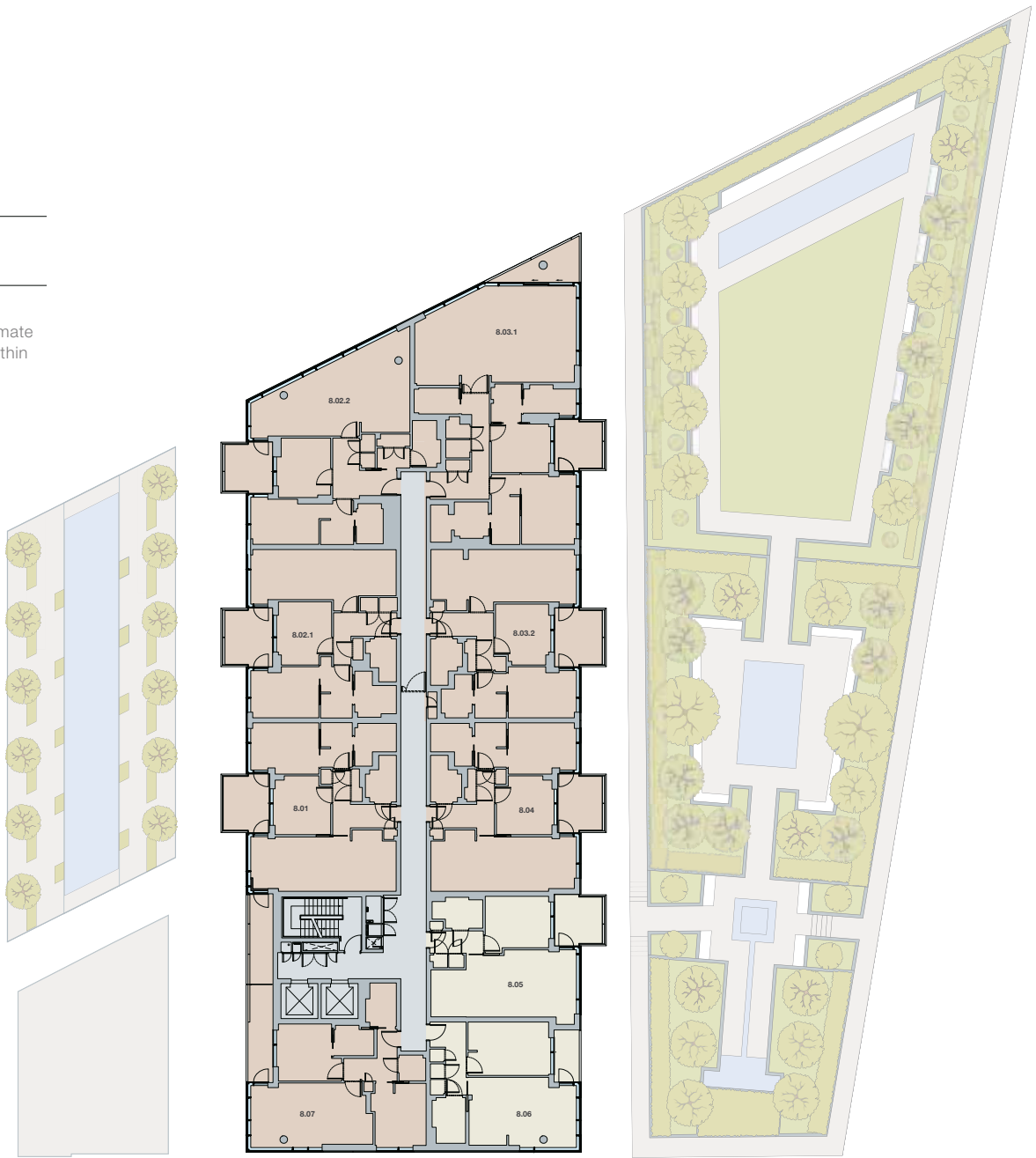


APARTMENT	BEDROOMS	TOTAL INTERNAL AREA (apartment)	TOTAL EXTERNAL AREA (balcony)	PAGE
8.01	2	879 sq ft / 81.7 sq m	174 sq ft / 16.18 sq m	76
8.02.1	2	875 sq ft / 81.3 sq m	104 sq ft / 9.70 sq m	77
8.02.2	2	1,036 sq ft / 96.3 sq m	89 sq ft / 8.29 sq m	78
8.03.1	2	1,383 sq ft / 128.5 sq m	186 sq ft / 17.28 sq m	79
8.03.2	2	861 sq ft / 80.0 sq m	104 sq ft / 9.70 sq m	80

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT

- * MAXIMUM DIMENSIONS
- ▲ MEASURING POINTS

DISCLAIMER:
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Wessex House Apartment Floorplans

FLOOR 9

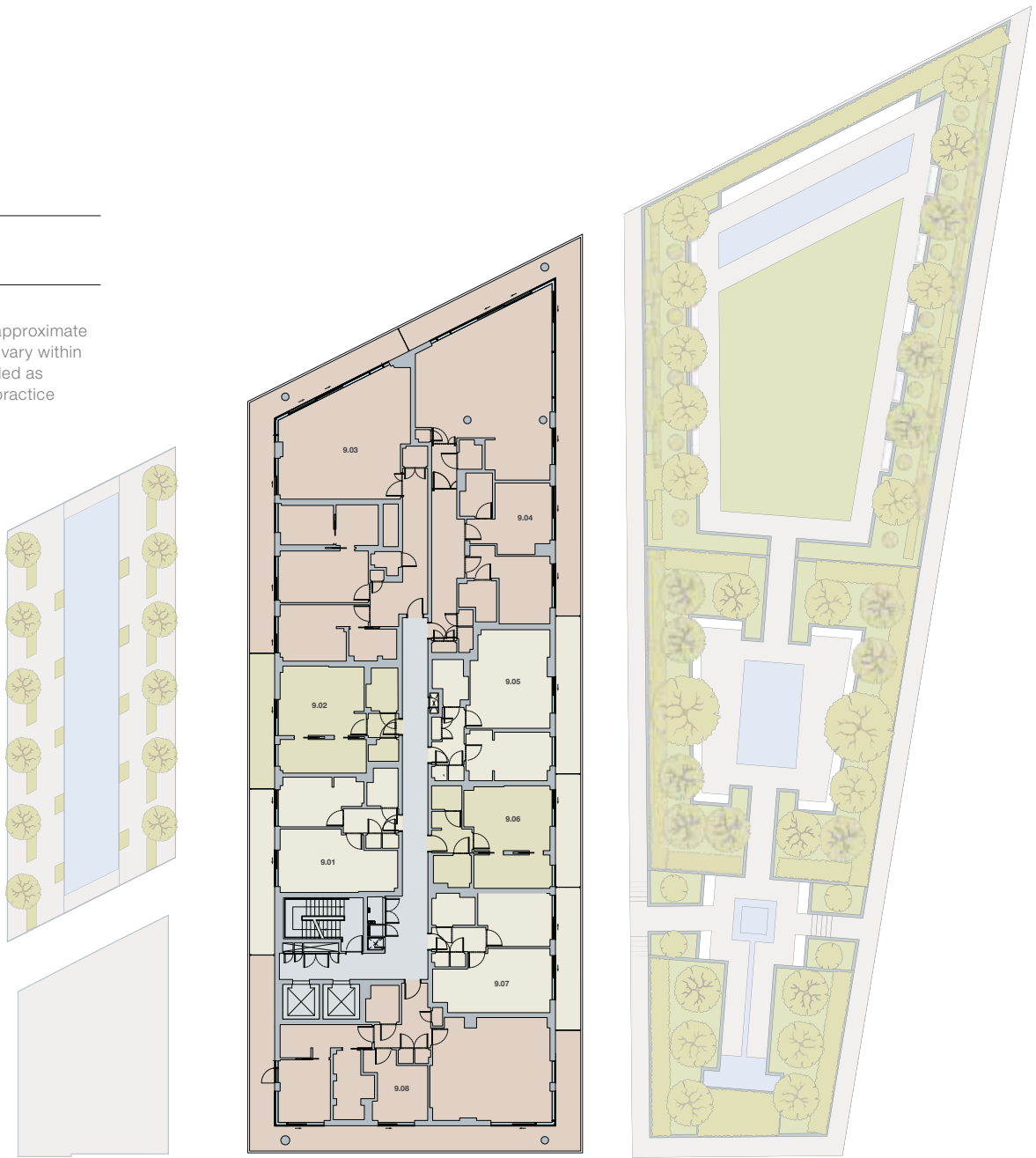


APARTMENT	BEDROOMS	TOTAL INTERNAL AREA (apartment)	TOTAL EXTERNAL AREA (balcony)	PAGE
9.01	1	540 sq ft / 50.2 sq m	157 sq ft / 14.64 sq m	72
9.02	0	477 sq ft / 44.4 sq m	128 sq ft / 11.97 sq m	70
9.03	2	1,421 sq ft / 132.1 sq m	382 sq ft / 35.54 sq m	81
9.04	2	1,536 sq ft / 142.7 sq m	517 sq ft / 48.08 sq m	82
9.05	1	629 sq ft / 58.5 sq m	150 sq ft / 13.96 sq m	73
9.06	0	473 sq ft / 44.0 sq m	107 sq ft / 9.96 sq m	71
9.07	1	542 sq ft / 50.4 sq m	135 sq ft / 12.63 sq m	74
9.08	2	1,142 sq ft / 106.1 sq m	570 sq ft / 52.98 sq m	83

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT

- * MAXIMUM DIMENSIONS
- ▲ MEASURING POINTS

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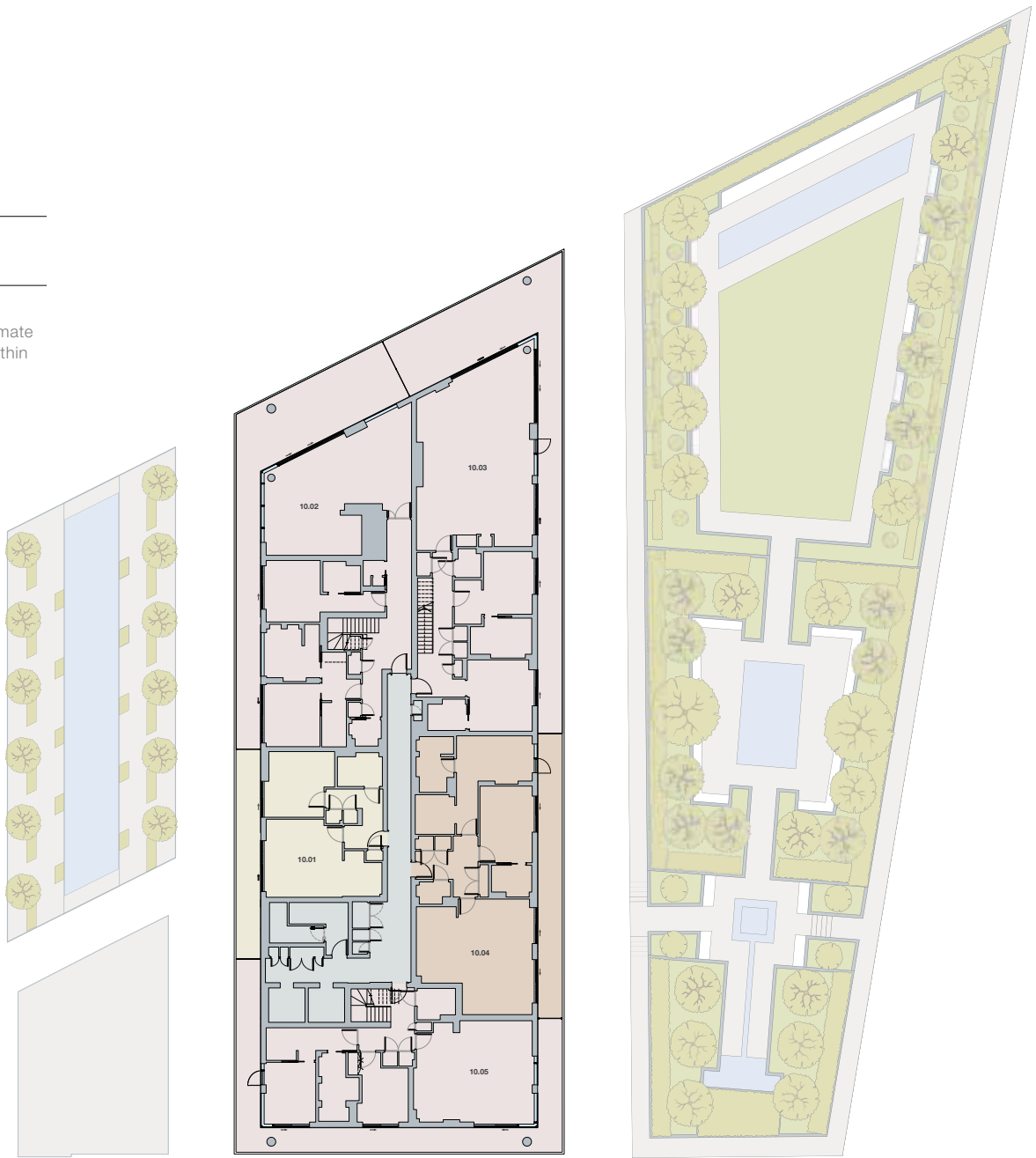


APARTMENT	BEDROOMS	TOTAL INTERNAL AREA (<i>apartment</i>)	TOTAL EXTERNAL AREA*	PAGE
10.01	1	679 sq ft / 63.1 sq m	202 sq ft / 18.8 sq m	75
10.04	2	1,241 sq ft / 115.3 sq m	274 sq ft / 25.5 sq m	84

- PENTHOUSE
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT

- * MAXIMUM DIMENSIONS
- ▲ MEASURING POINTS

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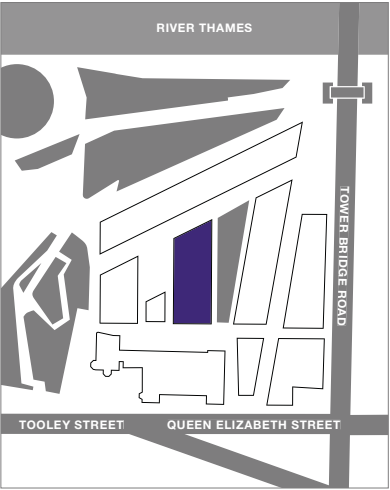


Studio Apartments	70
1 Bedroom Apartments	72
2 Bedroom Apartments	76

Wessex House Apartment Floorplans

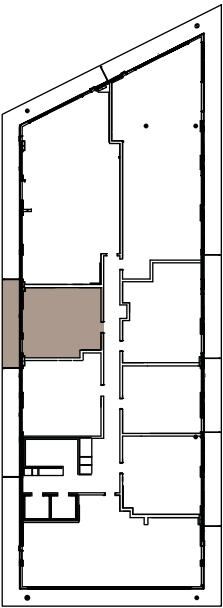
STUDIO APARTMENT

09.02



TOTAL INTERNAL AREA <i>(apartment)</i>	TOTAL EXTERNAL AREA <i>(balcony)</i>
477 sq ft / 44.4 sq m	128 sq ft / 11.97 sq m
LIVING / DINING / KITCHEN	BALCONY DIMENSIONS
13' 7" x 16' 9" / 4.15 m x 5.13 m	26' 5" x 4' 10" / 8.06 m x 1.48 m
BED AREA	CEILING HEIGHT
6' 6" x 15' 3" / 2.00 m x 4.67 m	8' 6" / 2.6 m (maximum)
	7' 10" / 2.4 m (minimum)
APARTMENT LOCATION	
Floor 9	

FLOOR 9



- * MAXIMUM DIMENSIONS
- ▲ MEASURING POINTS

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Wessex House Apartment Floorplans

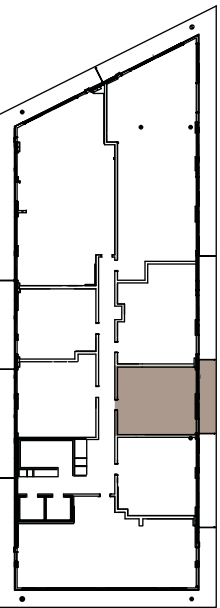
STUDIO APARTMENT

09.06



TOTAL INTERNAL AREA <i>(apartment)</i>	TOTAL EXTERNAL AREA <i>(balcony)</i>
473 sq ft / 44.0 sq m	107 sq ft / 9.96 sq m
LIVING / DINING / KITCHEN	BALCONY DIMENSIONS
12' 7" x 17' 3" / 3.86 m x 5.27 m	22' 0" x 4' 10" / 6.71 m x 1.48 m
BED AREA	CEILING HEIGHT
6' 6" x 13' 4" / 2.00 m x 4.07 m	8' 6" / 2.6 m (maximum)
	7' 10" / 2.4 m (minimum)
APARTMENT LOCATION	
Floor 9	

FLOOR 9



- * MAXIMUM DIMENSIONS
- ▲ MEASURING POINTS

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Wessex House Apartment Floorplans

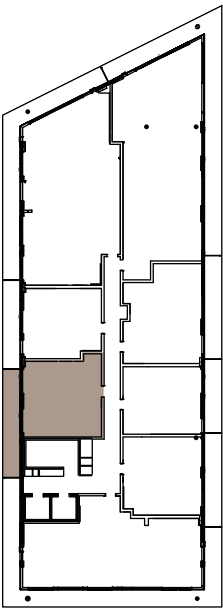
1 BEDROOM APARTMENT

9.01



TOTAL INTERNAL AREA <i>(apartment)</i>	TOTAL EXTERNAL AREA <i>(balcony)</i>
540 sq ft / 50.2 sq m	157 sq ft / 14.64 sq m
LIVING / DINING / KITCHEN 12' 5" x 23' 5" / 3.79 m x 7.14 m	BALCONY DIMENSIONS 32' 4" x 4' 10" / 9.86 m x 1.48 m
MASTER BEDROOM 9' 8" x 12' 4" / 2.97 m x 3.78 m	CEILING HEIGHT 8' 6" / 2.6 m (maximum) 7' 10" / 2.4 m (minimum)
APARTMENT LOCATION Floor 9	

FLOOR 9



* MAXIMUM DIMENSIONS
▲ MEASURING POINTS

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Wessex House Apartment Floorplans

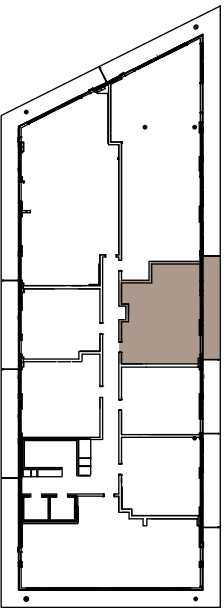
1 BEDROOM APARTMENT

9.05



TOTAL INTERNAL AREA <i>(apartment)</i>	TOTAL EXTERNAL AREA <i>(balcony)</i>
629 sq ft / 58.5 sq m	150 sq ft / 13.96 sq m
LIVING / DINING / KITCHEN 19' 3" x 16' 0" / 5.88 m x 4.89 m	BALCONY DIMENSIONS 30' 10" x 4' 10" / 9.40 m x 1.48 m
MASTER BEDROOM 9' 6" x 11' 3" / 2.90 m x 3.44 m	CEILING HEIGHT 8' 6" / 2.6 m (maximum) 7' 10" / 2.4 m (minimum)
APARTMENT LOCATION Floor 9	

FLOOR 9



* MAXIMUM DIMENSIONS
▲ MEASURING POINTS

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Wessex House Apartment Floorplans

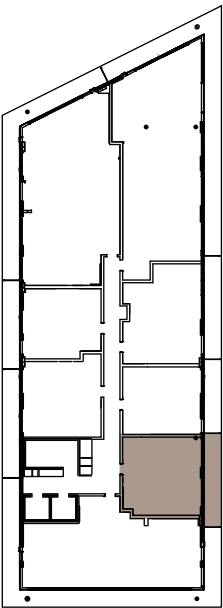
1 BEDROOM APARTMENT

9.07



TOTAL INTERNAL AREA <i>(apartment)</i>	TOTAL EXTERNAL AREA <i>(balcony)</i>
542 sq ft / 50.4 sq m	135 sq ft / 12.63 sq m
LIVING / DINING / KITCHEN	BALCONY DIMENSIONS
12' 6" x 23' 5" / 3.83 m x 7.14 m	27' 11" x 4' 10" / 8.51 m x 1.48 m
MASTER BEDROOM	CEILING HEIGHT
10' 4" x 12' 7" / 3.16 m x 3.84 m	8' 6" / 2.6 m (maximum)
	7' 10" / 2.4 m (minimum)
	APARTMENT LOCATION
	Floor 9

FLOOR 9



* MAXIMUM DIMENSIONS
▲ MEASURING POINTS

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Wessex House Apartment Floorplans

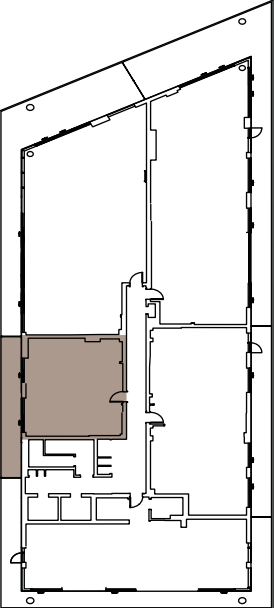
1 BEDROOM APARTMENT

10.01



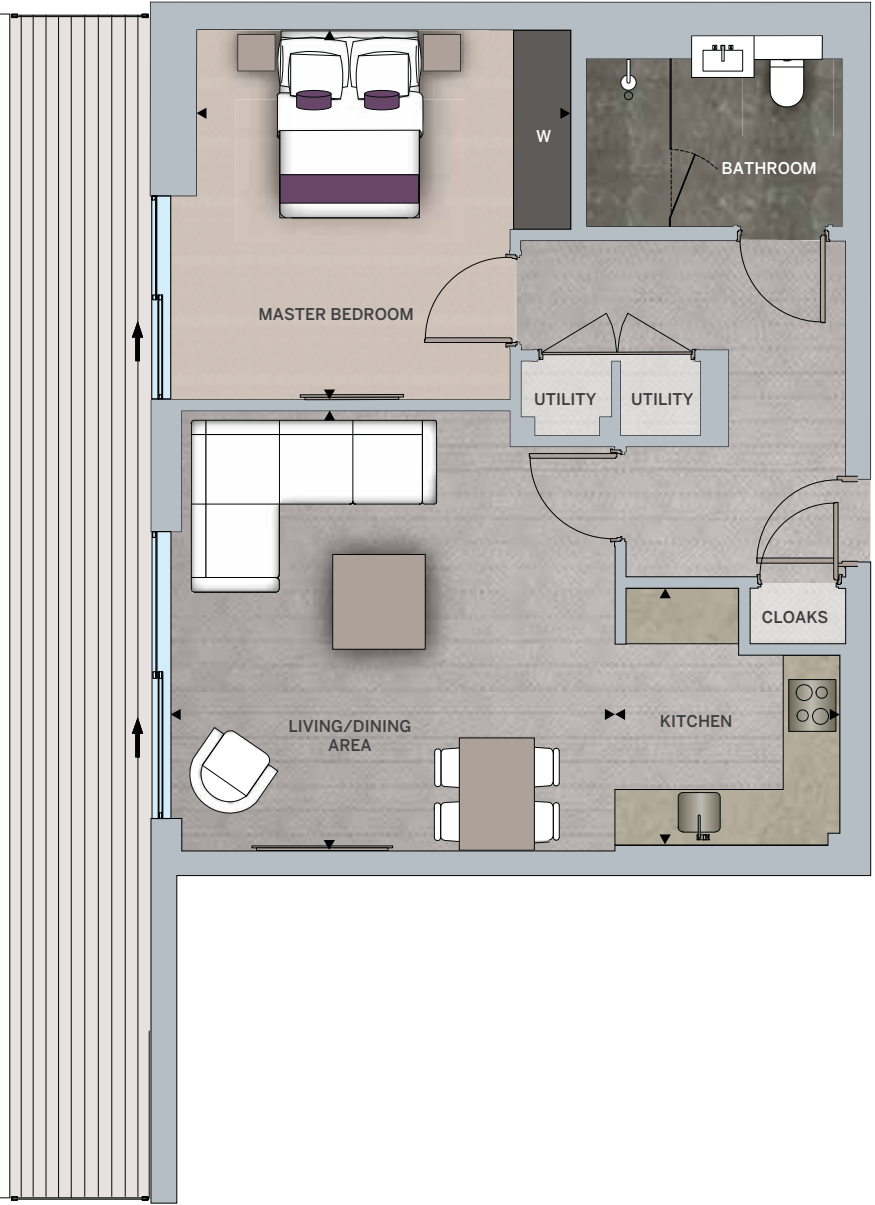
TOTAL INTERNAL AREA <i>(apartment)</i>	TOTAL EXTERNAL AREA <i>(balcony)</i>
679 sq ft / 63.1 sq m	202 sq ft / 18.8 sq m
LIVING / DINING / KITCHEN	BALCONY DIMENSIONS
15' 5" x 15' 6" / 4.72 m x 4.74 m	41' 6" x 4' 10" / 12.67 m x 1.48 m
KITCHEN	CEILING HEIGHT
9' 0" x 7' 10" / 2.76 m x 2.40 m	9' 0" / 2.75 m (maximum)
MASTER BEDROOM	8' 4" / 2.55 m (minimum)
13' 0" x 13' 1" / 3.97 m x 3.99 m	APARTMENT LOCATION
	Floor 10

FLOOR 10



* MAXIMUM DIMENSIONS
▲ MEASURING POINTS

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Wessex House Apartment Floorplans

2 BEDROOM APARTMENT

8.01



TOTAL INTERNAL AREA <i>(apartment)</i>	TOTAL EXTERNAL AREA <i>(balcony)</i>
879 sq ft / 81.7 sq m	174 sq ft / 16.18 sq m
LIVING / DINING / KITCHEN	BALCONY DIMENSIONS
28' 5" x 10' 8" / 8.67 m x 3.24 m	17' 7" x 4' 10" / 5.35 m x 1.48 m
MASTER BEDROOM	11' 6" x 9' 1" / 3.51 m x 2.77 m
13' 1" x 10' 0" / 3.98 m x 3.05 m	CEILING HEIGHT
BEDROOM 2	8' 6" / 2.6 m (maximum)
11' 3" x 9' 7" / 3.43 m x 2.91 m	7' 10" / 2.4 m (minimum)
APARTMENT LOCATION	
Floor 8	

FLOOR 8



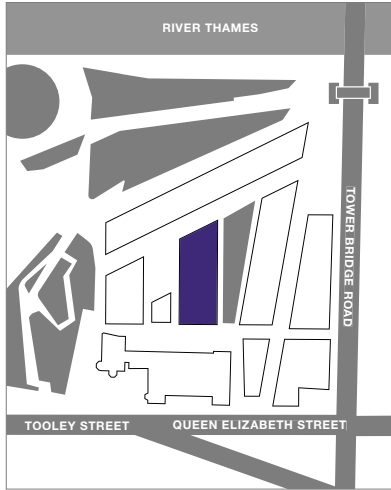
* MAXIMUM DIMENSIONS
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Wessex House Apartment Floorplans

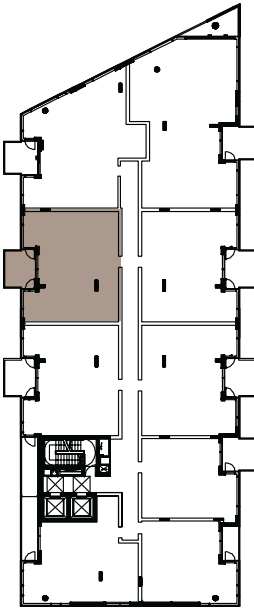
2 BEDROOM APARTMENT

8.02.1



TOTAL INTERNAL AREA <i>(apartment)</i>	TOTAL EXTERNAL AREA <i>(balcony)</i>
875 sq ft / 81.3 sq m	104 sq ft / 9.70 sq m
LIVING / DINING / KITCHEN	BALCONY DIMENSIONS
9' 10" x 28' 5" / 3.00 m x 8.68 m	11' 6"* x 9' 9" / 3.51 m* x 2.98 m
MASTER BEDROOM	CEILING HEIGHT
10' 0" x 13' 4" / 3.05 m x 4.07 m	8' 6" / 2.6 m (maximum)
BEDROOM 2	7' 10" / 2.4 m (minimum)
10' 4" x 10' 9" / 3.17 m x 3.29 m	APARTMENT LOCATION
	Floor 8

FLOOR 8



* MAXIMUM DIMENSIONS
▲ MEASURING POINTS

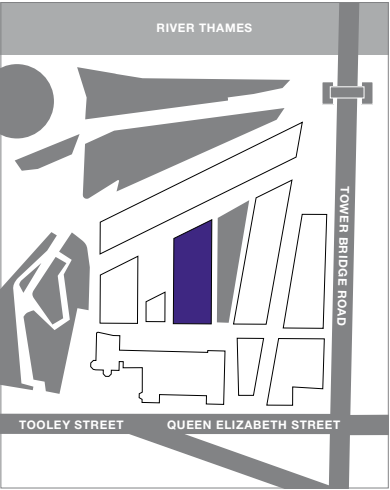
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Wessex House Apartment Floorplans

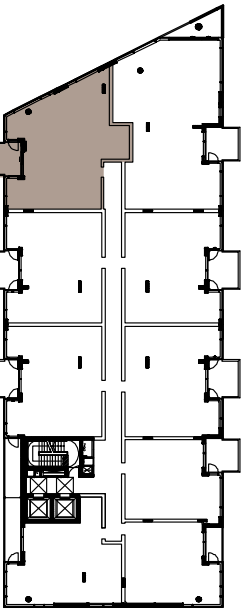
2 BEDROOM APARTMENT

8.02.2



TOTAL INTERNAL AREA <i>(apartment)</i>	TOTAL EXTERNAL AREA <i>(balcony)</i>
1036 sq ft / 96.3 sq m	89 sq ft / 8.29 sq m
LIVING / DINING / KITCHEN	BALCONY DIMENSIONS
14' 2" x 31' 1" / 4.33 m x 9.49 m	10' 1"* x 9' 9" / 3.08 m* x 2.98 m
MASTER BEDROOM	CEILING HEIGHT
8' 9" x 13' 4" / 2.69 m x 4.07 m	8' 6" / 2.6 m (maximum)
BEDROOM 2	7' 10" / 2.4 m (minimum)
9' 7" x 10' 7" / 2.93 m x 3.24 m	APARTMENT LOCATION
	Floor 8

FLOOR 8



* MAXIMUM DIMENSIONS
▲ MEASURING POINTS

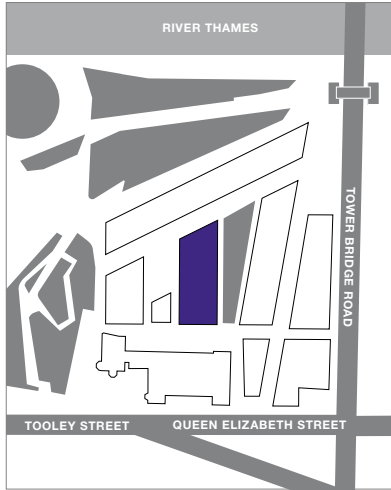
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Wessex House Apartment Floorplans

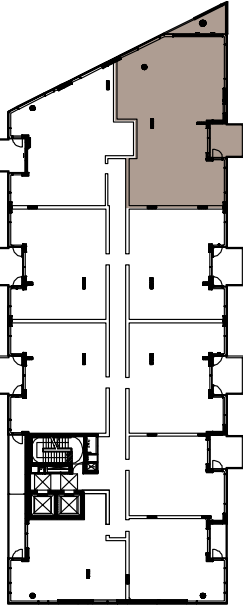
2 BEDROOM APARTMENT

8.03.1



TOTAL INTERNAL AREA <i>(apartment)</i>	TOTAL EXTERNAL AREA <i>(balcony)</i>
1383 sq ft / 128.5 sq m	173 sq ft / 16.12 sq m
LIVING / DINING / KITCHEN	BALCONY DIMENSIONS
31' 7" x 18' 10" / 9.65 m x 5.74 m	9' 1"* x 18' 2"* / 2.77 m* x 5.55 m*
MASTER BEDROOM	BEDROOM BALCONY DIMENSIONS
10' 3" x 13' 7" / 3.14 m x 4.16 m	10' x 9'3" / 3.05m x 2.84m
BEDROOM 2	CEILING HEIGHT
11' 7" x 9' 5" / 3.54 m x 2.89 m	8' 6" / 2.6 m (maximum)
	7' 10" / 2.4 m (minimum)
	APARTMENT LOCATION
	Floor 8

FLOOR 8



* MAXIMUM DIMENSIONS
▲ MEASURING POINTS

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Wessex House Apartment Floorplans

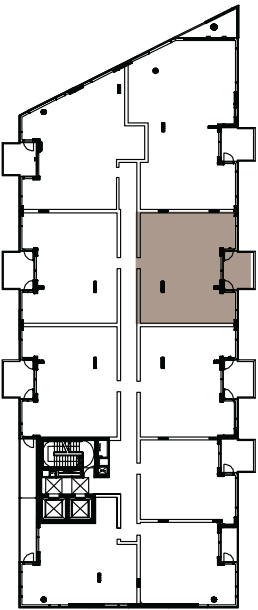
2 BEDROOM APARTMENT

8.03.2



TOTAL INTERNAL AREA <i>(apartment)</i>	TOTAL EXTERNAL AREA <i>(balcony)</i>
861 sq ft / 80.0 sq m	104 sq ft / 9.70 sq m
LIVING / DINING / KITCHEN	BALCONY DIMENSIONS
10' 3" x 28' / 3.13 m x 8.55 m	11' 6"* x 9' 9" / 3.51 m* x 2.98 m
MASTER BEDROOM	CEILING HEIGHT
10' x 13' 4" / 3.05 m x 4.07 m	8' 6" / 2.6 m (maximum)
BEDROOM 2	7' 10" / 2.4 m (minimum)
9' 11" x 10' 9" / 3.03 m x 3.28 m	APARTMENT LOCATION
	Floor 8

FLOOR 8



* MAXIMUM DIMENSIONS
▲ MEASURING POINTS

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Wessex House Apartment Floorplans

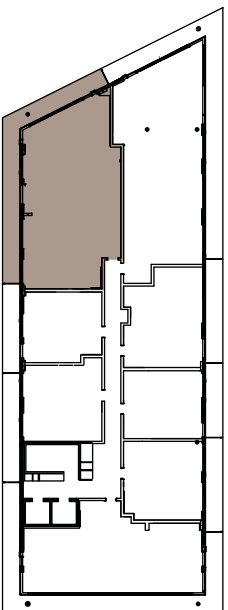
2 BEDROOM APARTMENT

9.03



TOTAL INTERNAL AREA <i>(apartment)</i>	TOTAL EXTERNAL AREA <i>(balcony)</i>
1421 sq ft / 132.1 sq m	382 sq ft / 35.54 sq m
LIVING / DINING / KITCHEN	BALCONY DIMENSIONS
21' 5" x 25' 11" / 6.53 m x 7.91 m	49' 0"* x 4' 10" / 14.96* m x 1.48 m
MASTER BEDROOM	CEILING HEIGHT
10' 1" x 17' 8" / 3.09 m x 5.39 m	8' 6" / 2.6 m (maximum)
BEDROOM 2	7' 10" / 2.4 m (minimum)
11' 0" x 11' 5" / 3.36 m x 3.48 m	APARTMENT LOCATION
	Floor 9

FLOOR 9



* MAXIMUM DIMENSIONS
▲ MEASURING POINTS

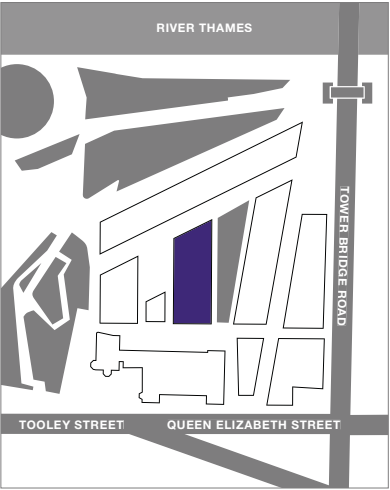
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Wessex House Apartment Floorplans

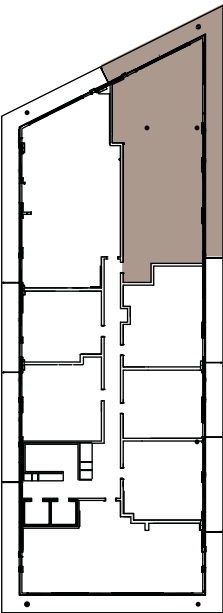
2 BEDROOM APARTMENT

9.04



TOTAL INTERNAL AREA <i>(apartment)</i>	TOTAL EXTERNAL AREA <i>(balcony)</i>
1536 sq ft / 142.7 sq m	517 sq ft / 48.08 sq m
LIVING / DINING	BALCONY DIMENSIONS
23' 6" x 26' 9" / 7.18 m x 8.16 m	74' 1"* x 4' 10" / 22.60 m* x 1.48 m
KITCHEN	CEILING HEIGHT
7' 10" x 13' 1" / 2.40 m x 4.00 m	8' 6" / 2.6 m (maximum)
MASTER BEDROOM	7' 10" / 2.4 m (minimum)
14' 0" x 11' 1" / 4.27 m x 3.40 m	APARTMENT LOCATION
BEDROOM 2	Floor 9
13' 2" x 10' 4" / 4.03 m x 3.16 m	

FLOOR 9



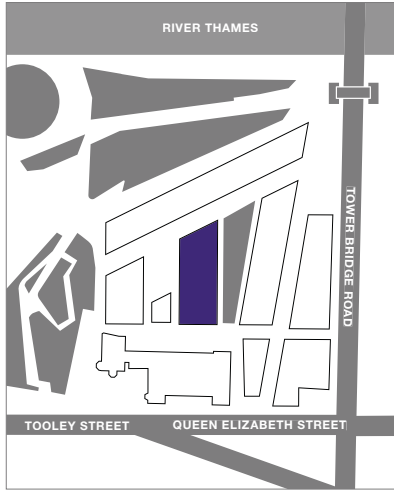
* MAXIMUM DIMENSIONS
▲ MEASURING POINTS

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Wessex House Apartment Floorplans

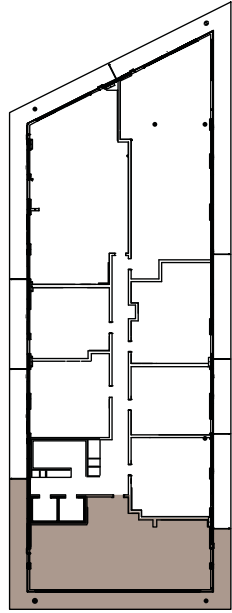
2 BEDROOM APARTMENT

9.08



TOTAL INTERNAL AREA <i>(apartment)</i>	TOTAL EXTERNAL AREA <i>(balcony)</i>
1142 sq ft / 106.1 sq m	570 sq ft / 52.98 sq m
LIVING / DINING / KITCHEN	BALCONY DIMENSIONS
23' 11" x 20' 6" / 7.31 m x 6.26 m	64' 10"* x 4' 10" / 19.78 m* x 1.48 m
MASTER BEDROOM	CEILING HEIGHT
10' 2" x 12' 3" / 3.12 m x 3.74 m	8' 6" / 2.6 m (maximum)
BEDROOM 2	7' 10" / 2.4 m (minimum)
9' 10" x 11' 1" / 3.00 m x 3.39 m	APARTMENT LOCATION
	Floor 9

FLOOR 9



* MAXIMUM DIMENSIONS
▲ MEASURING POINTS

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Wessex House Apartment Floorplans

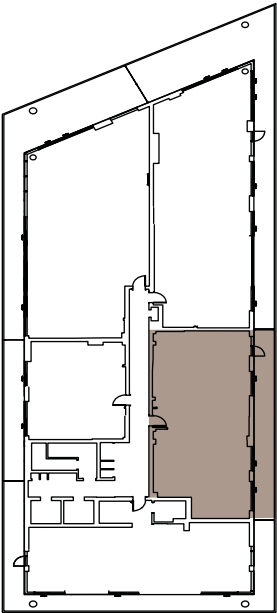
2 BEDROOM APARTMENT

10.04



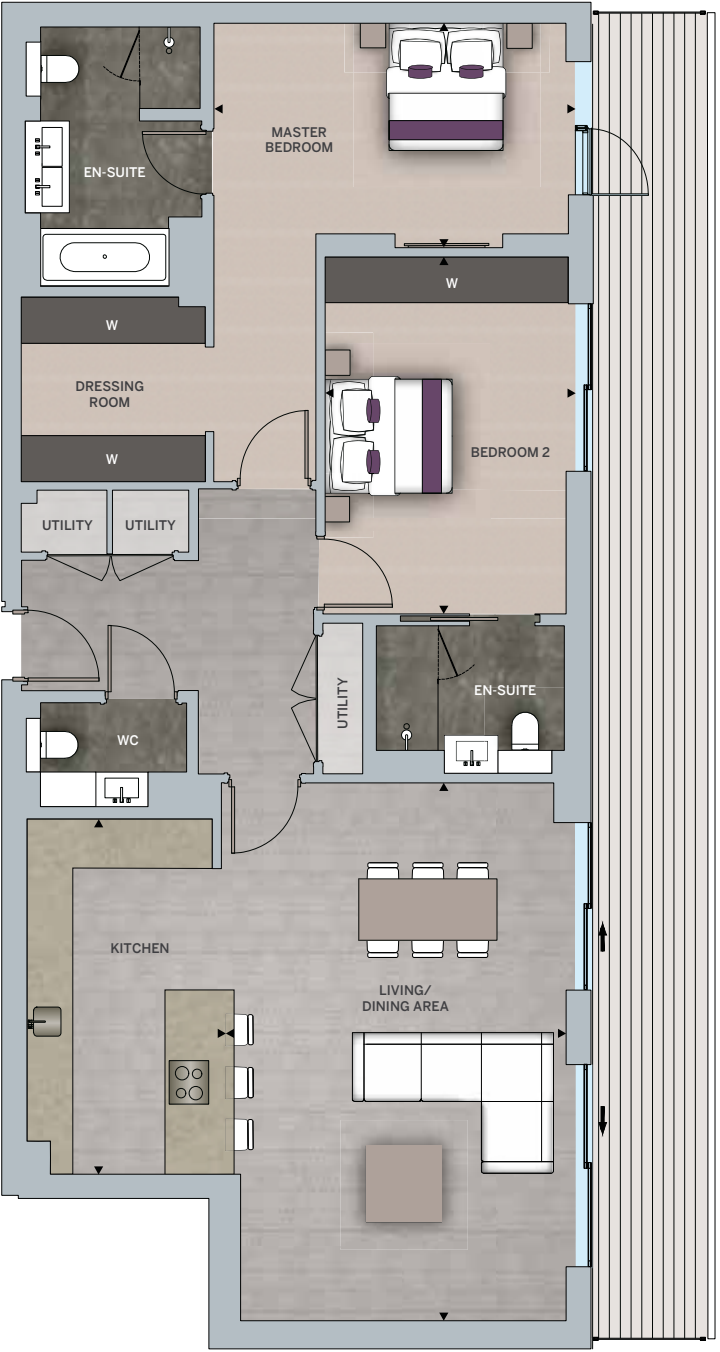
TOTAL INTERNAL AREA <i>(apartment)</i>	TOTAL EXTERNAL AREA <i>(balcony)</i>
1241 sq ft / 115.3 sq m	274 sq ft / 25.5 sq m
LIVING / DINING 22' 11" x 15' 1" / 7.00 m x 4.61 m	BALCONY DIMENSIONS 56' 5"* x 4' 10" / 17.21 m* x 1.48 m
KITCHEN 15' 1" x 7' 10" / 4.62 m x 2.40 m	CEILING HEIGHT 9' 0" / 2.75 m (maximum) 8' 4" / 2.55 m (minimum)
MASTER BEDROOM 9' 6" x 15' 5" / 2.90 m x 4.71 m	APARTMENT LOCATION Floor 10
BEDROOM 2 15' 2" x 10' 9" / 4.64 m x 3.29 m	

FLOOR 10



- * MAXIMUM DIMENSIONS
- ▲ MEASURING POINTS

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Wessex House

APARTMENT

SPECIFICATIONS

Wessex House

APARTMENT SPECIFICATIONS



KITCHEN

- Designer kitchen featuring handle free cupboards with lighting
- Custom designed internal compartmentalised cupboards including concealed refuse and recycling
- Composite stone work top with matching splashback
- Blanco stainless steel under mounted sink, or sink and a half where applicable, featuring 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)

WALK-IN UTILITY OR UTILITY CUPBOARD *(where applicable)*

- Freestanding washer/dryer
- Built in cabinets featuring handle free cupboards (where applicable)
- Composite stone work top with matching splashback (where applicable)



BATHROOMS

- Tiled floor to ceiling with stylish feature strip tile to one wall (where appropriate)
- Fitted Villeroy & Boch rectangular subway bath or freestanding Victoria and Albert Barcelona bath tub where applicable with Dornbracht polished chrome bath mixer
- Fixed glass shower screen
- Dornbracht fixed shower head
- Dornbracht hand shower set
- Dornbracht shower valves and thermostat set
- Ceramic undermount basin with stone vanity counter, featuring wall-mounted or deck-mounted Dornbracht basin mixer tap set
- Under counter bathroom cabinet in 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 opaque 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



- Carpet to all bedrooms and dressing rooms
- Motorised blinds fitted to all windows with a space provision for client fitted curtains
- Fitted wardrobes with either full height white matt lacquer or lacquered glass doors depending on location or walk in wardrobe to all bedrooms featuring custom designed interiors with lighting, refer to individual floors plans for applicable layouts
- 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 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 centralised 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
- Warranty cover under NHBC Buildmark scheme

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)

EXTERNAL TERRACES / BALCONIES

- Stone pavers to terraces
- 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
- Oak timber feature wall with champagne gold bronze trims
- Antique mirror wrapping to columns in entrance lobby and dark oak timber post boxes
- Carpet design to residential corridors with inverse colour to highlight entrances
- Lift lobby wall in polished stone with lighting behind highlighted panels
- 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 Potter's Fields 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.

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Exceptional Penthouses CONTEMPORARY ELEGANCE

The keynote for the design of the penthouses is contemporary opulence: a respect for traditional craftsmanship and high-quality materials, allied with a modern urban sensibility.

CITY LIVING REIMAGINED

The result is a series of dramatic spaces that do justice to this extraordinary riverside setting. The penthouses feature big floorplates and full-height windows to give a striking sense of space.

NATURAL CRAFTSMANSHIP

The design approach has been to make extensive use of natural and classical materials, with contemporary detailing to create a balance of old and new. The palette of materials is sourced from around Europe, with classic Italian and French stones and timbers complemented by understated lighting and bronze detailing.

LOOKING OUTWARDS

The inspiration for the interior design has been what lies beyond: the amazing light and views. In keeping with the special location, the penthouses have been designed to maximise the views whether you are waking up, enjoying breakfast or socialising with friends in the evening. Every design decision has been taken with that core principle in mind.



CGI of a view from Wessex House penthouse
roof terrace is indicative only



ABOVE & BEYOND
Penthouse residents can enjoy stunning elevated views over the City and beyond.

Set against an extraordinary backdrop, these bespoke penthouses represent the ultimate in urban living.

LIFE AND SOUL
Generous living areas and wide open terraces create a seamless dynamic between indoor and outdoor space. These penthouses represent not just a place to live, but a lifestyle.



CGI of Wessex House penthouse kitchen,
dining and living area is indicative only

ENTERTAIN IN STYLE

Spectacular dining areas and luxurious living spaces combine dark oak and setpiece lighting to create a sense of intrigue.



CGI of Wessex House penthouse dining and living area is indicative only

OPEN PLAN LIVING

Generous floorplates and floor-to-ceiling windows create a dramatic sense of light and space.

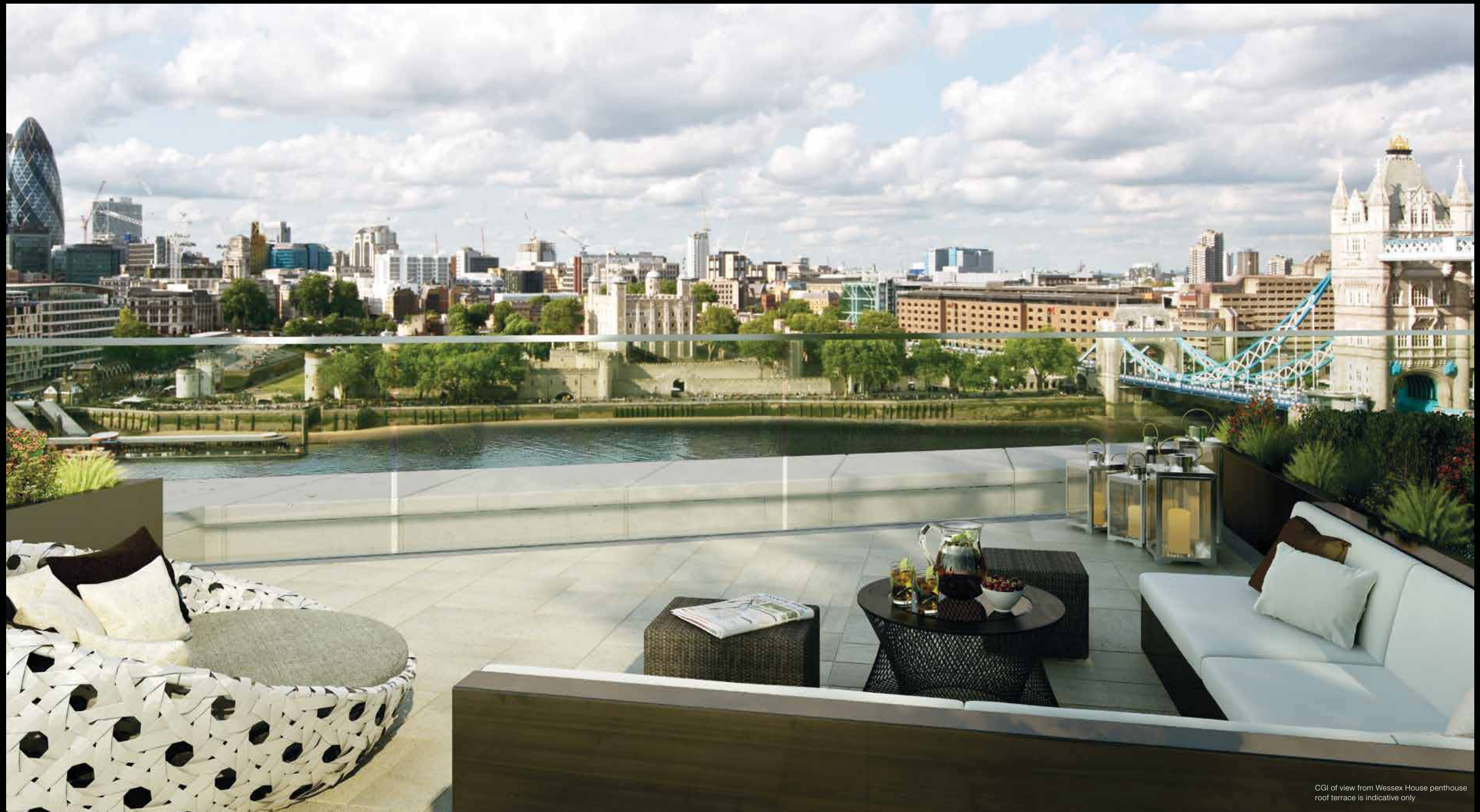
SOCIAL SPACE

From intimate dinners to grand social gatherings, your penthouse is a stage for memorable evenings and unforgettable experiences.

There is a classically understated British sensibility to the interiors but also a forward-looking confidence.

ENTERTAIN, REST AND RELAX

From the living areas to the bedrooms and bathrooms, the craftsmanship is apparent in every detail. These are spaces that look beautiful and work beautifully.



CGI of view from Wessex House penthouse
roof terrace is indicative only

A VIEW THAT SAYS LONDON

Imagine owning a view that takes in Tower Bridge, the Tower of London, the river, the skyline of the financial heart of the city, and the political capital of London at City Hall. This is a view that captures the past, present and future of London in one iconic skyline, instantly recognisable the world over.



CGI of penthouse bedroom is indicative only



CGIs of penthouse en-suite and bathrooms is indicative only



REFRESH AND REVIVE

With a choice of two finishes, bespoke composite stone basins and Dornbracht fittings throughout, the bathrooms beautifully combine form and function.

“Each apartment has been designed with a classic sophisticated palette of materials executed with the finest contemporary details to blend design and practicality.”

Kate Moore
Director, Darling Associates

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Penthouses	113
Penthouse specifications	123

PENTHOUSE FLOORPLANS

*Choose your perfect home each with
its own unique views and layout.*

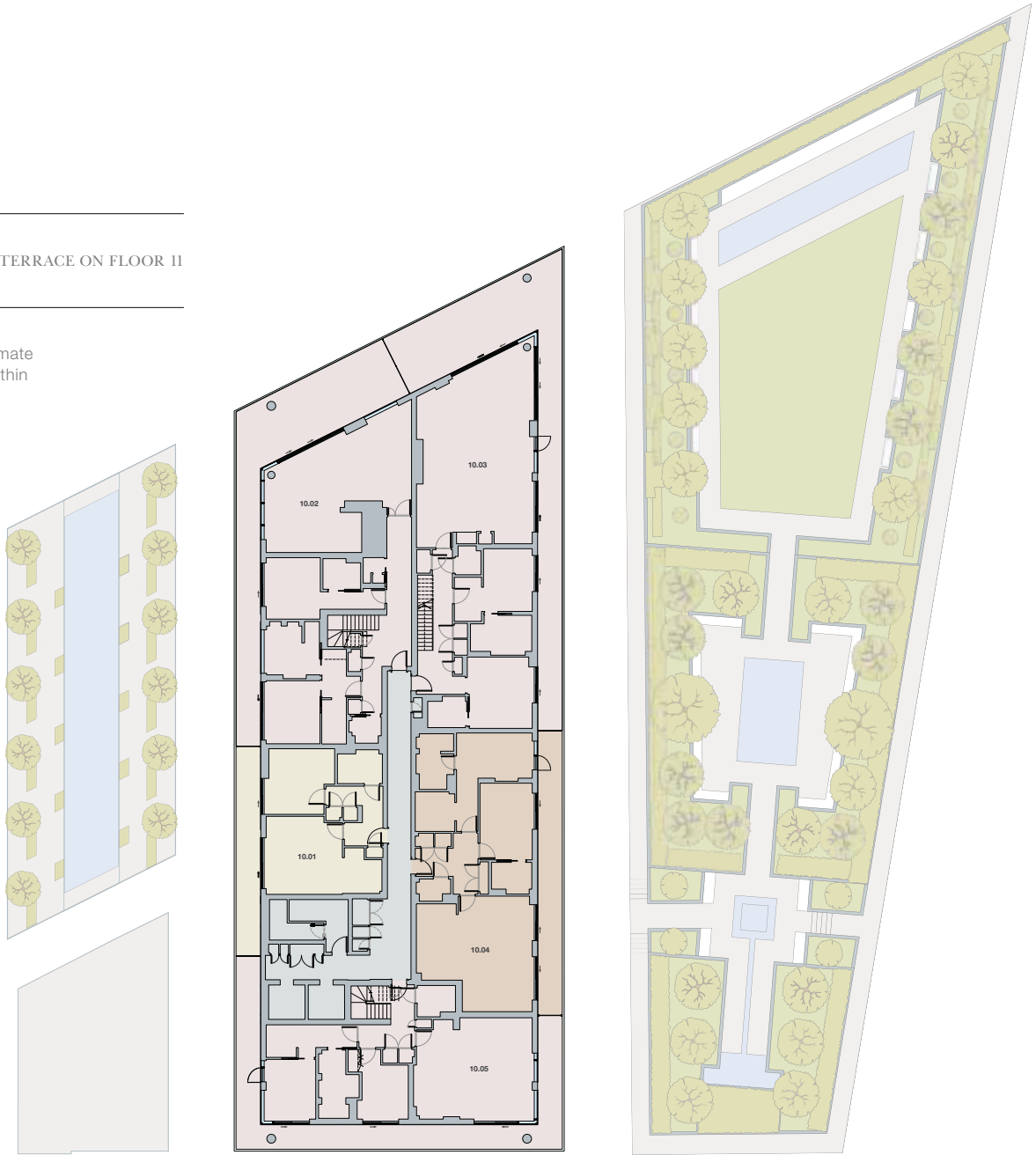


PENTHOUSES	BEDROOMS	TOTAL INTERNAL AREA (<i>apartment</i>)	TOTAL EXTERNAL AREA	PAGE
10.03	2	1,923 sq ft / 178.7 sq m	2,858 sq ft / 265.5 sq m**	114
10.05	2	1,309 sq ft / 121.7 sq m	2,589 sq ft / 240.5 sq m**	118

- PENTHOUSE
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT

- * MAXIMUM DIMENSIONS
- ** INCLUDES BALCONIES ON FLOOR 10 AND TERRACE ON FLOOR 11
- ▲ MEASURING POINTS

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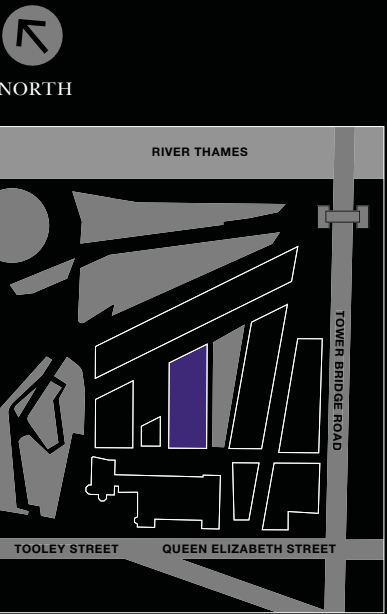


Ophelia Penthouse	114
Titus Penthouse	118

Wessex House Floorplans

OPHELIA PENTHOUSE

10.03

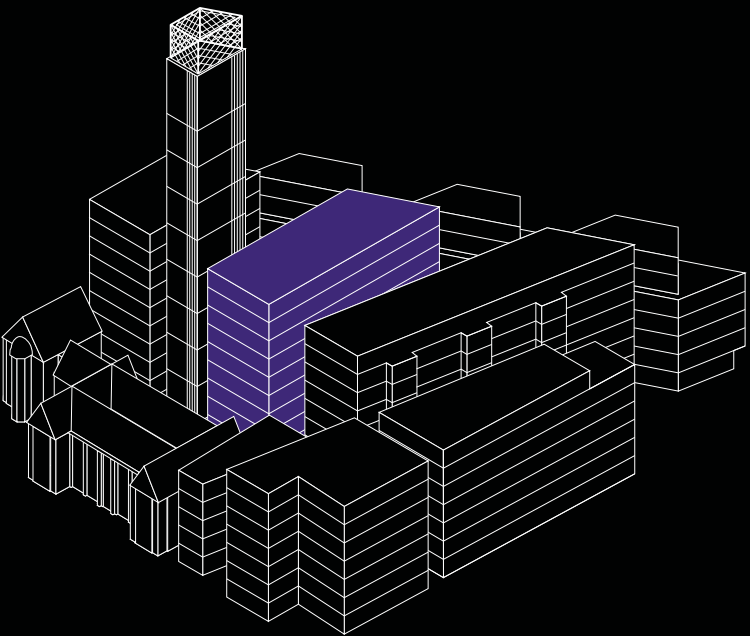


2 BEDROOM APARTMENT

At a grand total of 4,781 sq ft, the Ophelia penthouse is the largest in Wessex House. The Ophelia offers unrestricted views of Tower Bridge and Canary Wharf and will be a truly amazing apartment to own. With a bright and airy open-plan living, dining and kitchen area it will be a great space to entertain friends and family all year round. The large master bedroom also features a very spacious dressing room and en-suite. The incredible roof terrace will ensure year round enjoyment with over 2,000 sq ft of lounging, dining and kitchen areas, plus a hot tub.

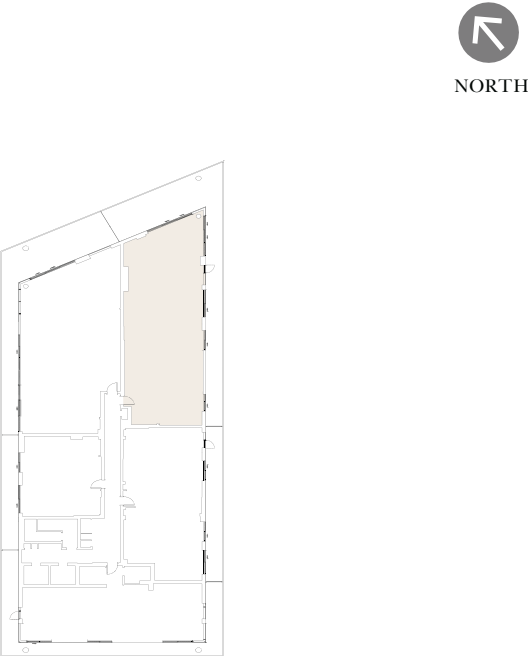
APARTMENT LOCATION

- Floor 11
- Floor 10



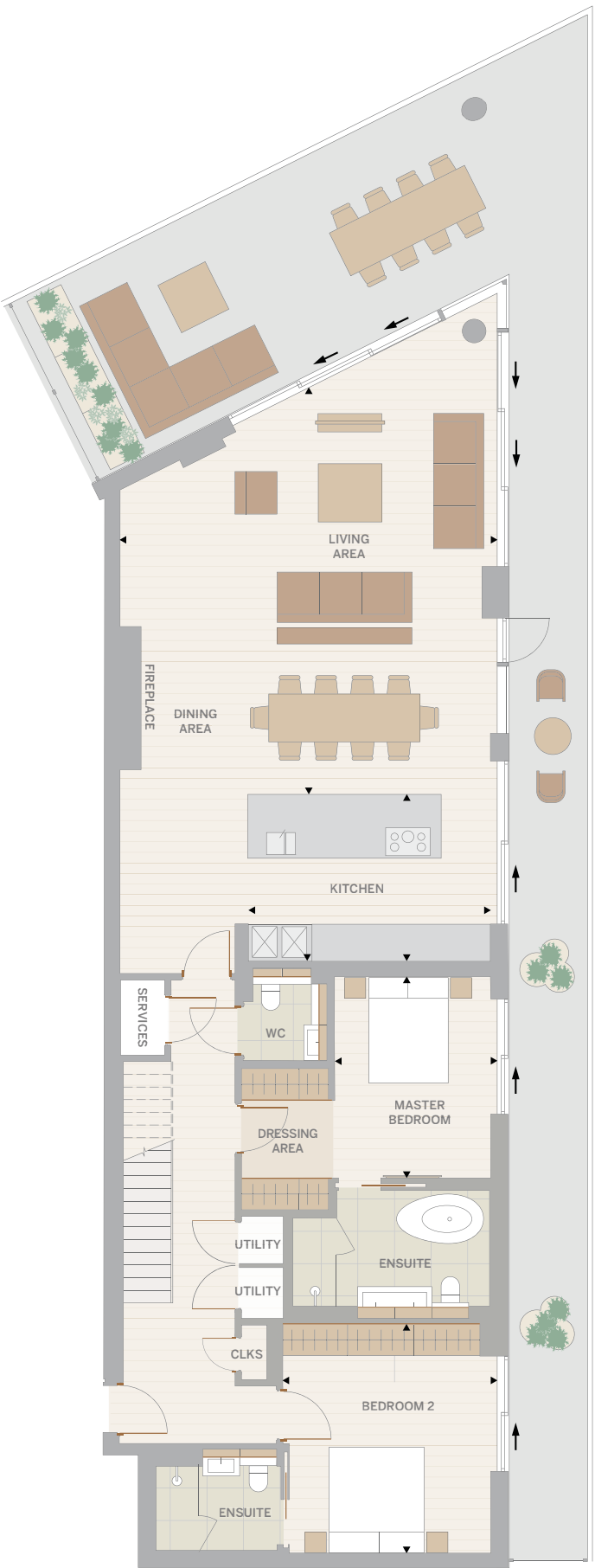
TOTAL INTERNAL AREA (apartment)
1,923 sq ft / 178.7 sq m
LIVING / DINING
25' 1" x 23' 4" / 7.67 m x 7.13 m
KITCHEN
10' 4" x 15' 0" / 3.15 m x 4.58 m
MASTER BEDROOM
12' 5" x 10' 0" / 3.80 m x 3.07 m
BEDROOM 2
14' 2" x 13' 3" / 4.32 m x 4.06 m
TOTAL EXTERNAL AREA (balcony)
846 sq ft / 78.6 sq m
BALCONY DIMENSIONS
95' 8" x 4' 1" / 29.18 m x 1.48 m
CEILING HEIGHT
9' 0" / 2.75 m (maximum)
8' 4" / 2.55 m (minimum)

FLOOR 10



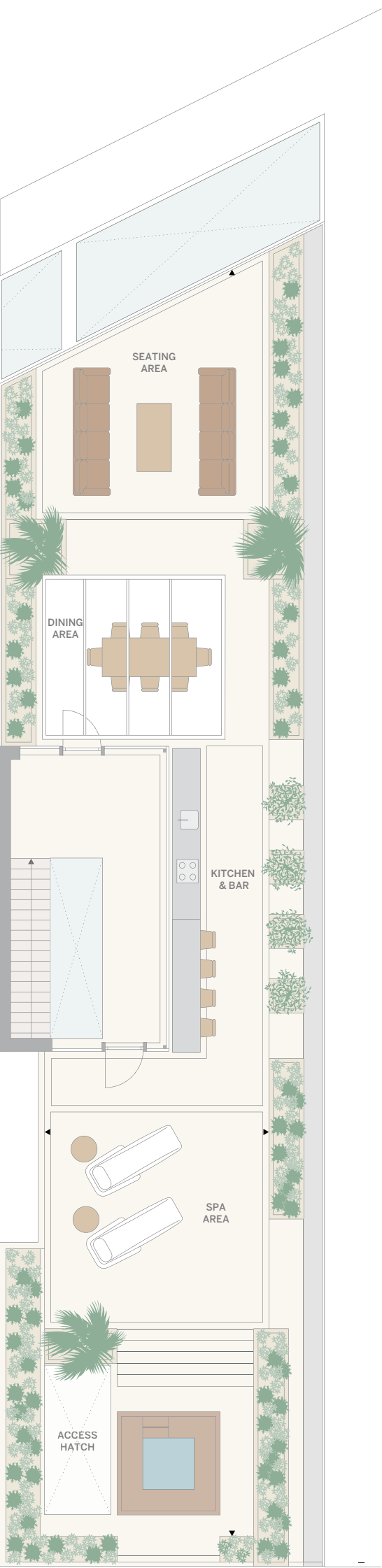
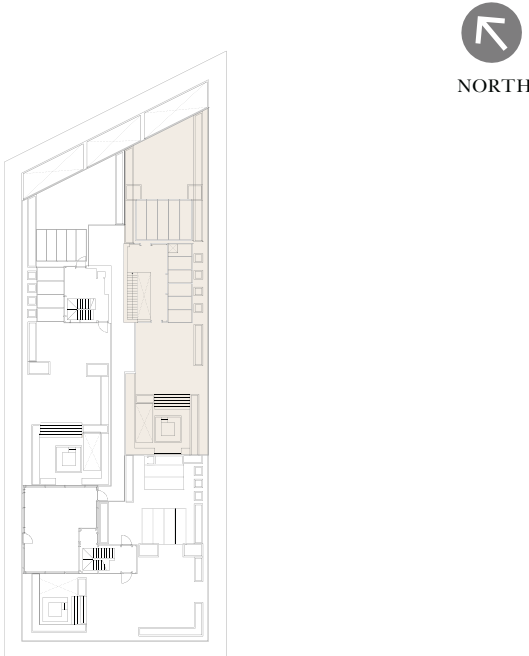
- * MAXIMUM DIMENSIONS
- ▲ MEASURING POINTS

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TOTAL EXTERNAL AREA (terrace)
2,012 sq ft / 187 sq m
TERRACE DIMENSIONS
97' 1" x 17' 2" / 29.60 m x 5.25 m

FLOOR 11 – ROOF TERRACE



Ophelia plays a young noblewoman of Denmark in the play Hamlet and is one of the few female characters. The character Ophelia has been immortalised in famous works of art by John Everett Millais and John William Waterhouse.

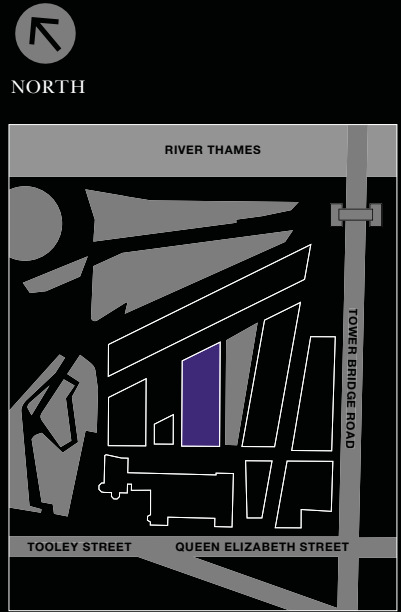


LOOKING EAST
Indicative view from the Ophelia Penthouse over the Thames, Tower Bridge and Canary Wharf.

Wessex House Floorplans

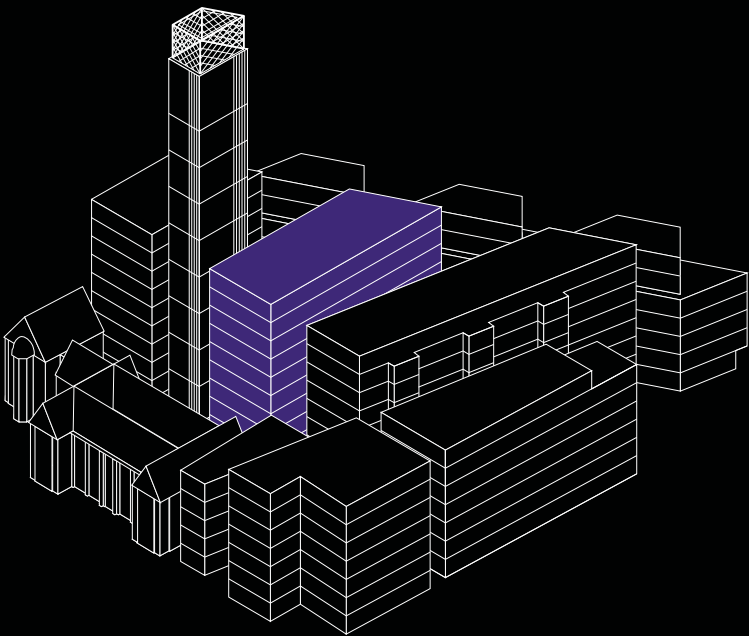
TITUS PENTHOUSE

10.05



2 BEDROOM APARTMENT
The Titus wraps around the rear of the Wessex block and gives spectacular panoramic views of South London. With a grand total floorspace of 3,898 sq ft, open-plan living, dining and kitchen area is a great space to entertain friends and family all year round. The master bedroom offers views across London and features a spacious and well designed dressing area. The extraordinary roof terrace is like a second apartment in itself and enables year round enjoyment of the outdoors in private and in luxury.

APARTMENT LOCATION
Floor 11
Floor 10

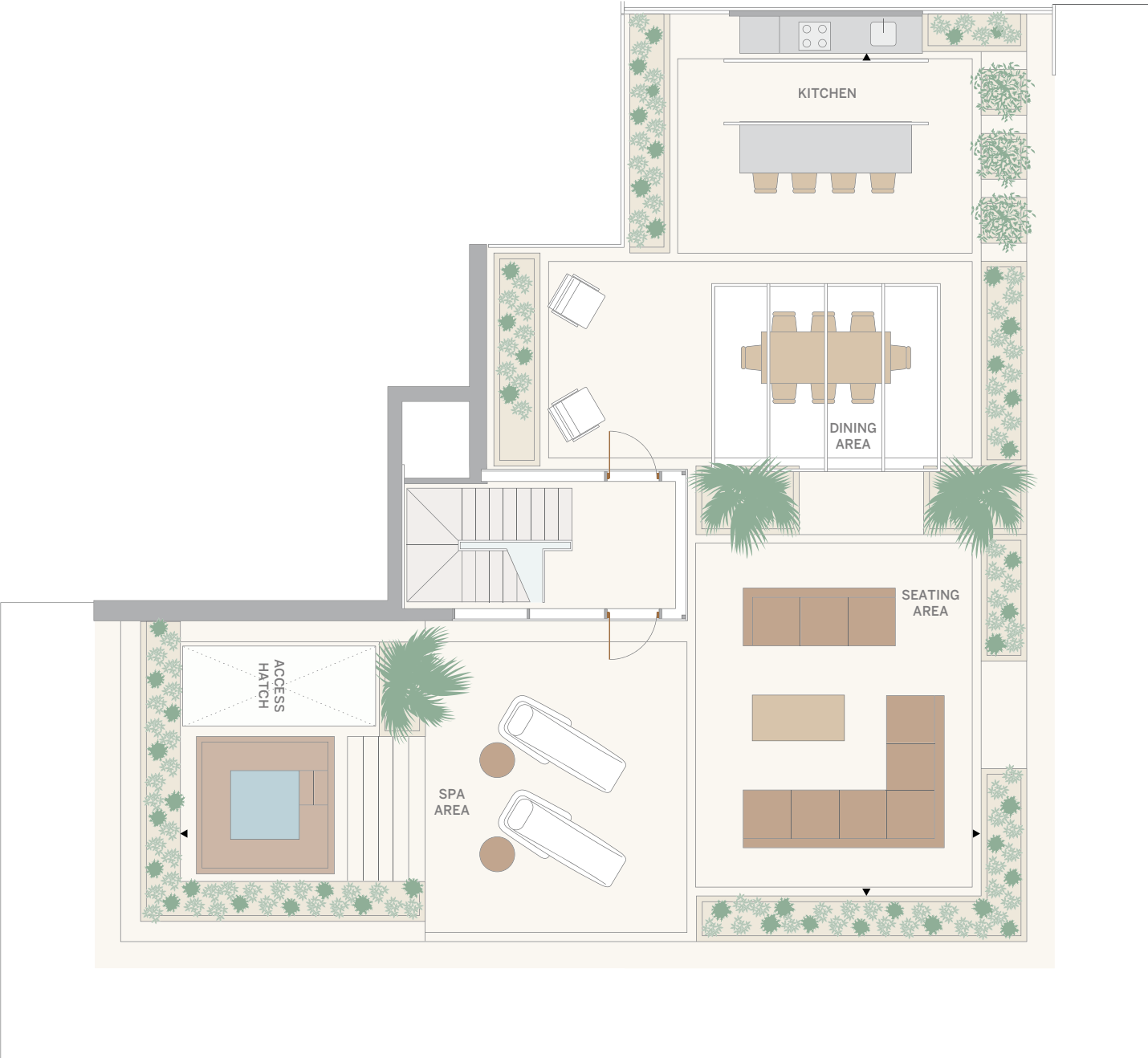


TOTAL INTERNAL AREA (apartment)
1,309 sq ft / 121.7 sq m
LIVING / DINING
14' 9" x 20' 6" / 4.51 m x 6.26 m
KITCHEN
9' 2" x 19' 9" / 2.80 m x 6.02 m
MASTER BEDROOM
10' 2" x 12' 3" / 3.12 m x 3.74 m
BEDROOM 2
9' 2" x 11' 1" / 2.80 m x 3.39 m
TOTAL EXTERNAL AREA (balcony)
584 sq ft / 54.3 sq m
BALCONY DIMENSIONS
64' 10" x 4' 0" / 19.78 m x 1.4 m
CEILING HEIGHT
9' 0" / 2.75 m (maximum)
8' 4" / 2.55 m (minimum)

FLOOR 10
* MAXIMUM DIMENSIONS ▲ MEASURING POINTS
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TOTAL EXTERNAL AREA (terrace)
2,005 sq ft / 186.3 sq m
TERRACE DIMENSIONS
48' 2" x 45' 9" / 14.70 m x 13.95 m

FLOOR 11 – ROOF TERRACE



Titus Andronicus is thought to be William Shakespeare’s first tragedy. Set during the latter days of the Roman Empire it tells the story of Titus, a general in the Roman army who is engaged in a cycle of revenge with Tamora, Queen of the Goths.



LOOKING SOUTH EAST
Indicative view from the Titus Penthouse, over
London to Canary Wharf.



Wessex House
**PENTHOUSE
SPECIFICATIONS**

Wessex House

PENTHOUSE SPECIFICATIONS



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 splash back
- Blanco stainless steel under mounted sink, or sink and a half where applicable, featuring single lever mixer tap
- Miele integrated oven
- Miele integrated combination microwave oven
- Miele integrated steam oven
- Miele warming drawer
- Miele built-in coffee machine
- Miele touch control 5 induction hob
- Ceiling mounted extractor
- Miele integrated multifunction dishwasher
- Miele integrated fridge freezer (where applicable)
- Miele integrated full height slim freezer with water and ice dispenser (where applicable)
- Wine cooler

UTILITY CUPBOARD

- Miele washing machine or freestanding washer/dryer



BATHROOMS

- Walls tiled floor to ceiling with stylish feature strip tile to one wall*
- Floor tiles with feature strip to match feature wall strip tile and underfloor heating
- Fitted Villeroy and Boch rectangular subway bath or freestanding Victoria and Albert Barcelona bath tub where applicable with Dornbracht polished chrome bath mixer (wall-mounted where possible or freestanding where required)
- Glass shower door
- Dornbracht Just Rain shower head
- Dornbracht hand shower set
- Dornbracht shower valves and thermostat set
- Bespoke stone basin and vanity counter, featuring wall-mounted or deck-mounted 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 tissue holder and toilet brush set
- Heated wall-mounted towel rail

INTERIOR FINISHES

- Bespoke full height dark oak timber veneer internal doors with opaque 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 hallways to the living areas are a dark oak, full height hinged door



- Black nickel finish lever door furniture throughout
- Skirting detail
- Parquet style flooring to all entrances, living areas, kitchen areas, dining areas and cupboards
- Carpet to all bedrooms and dressing rooms
- Gel fireplace (where applicable)
- Motorised blinds fitted to all windows with a space provision for client fitted curtains
- All walk-in dressing rooms feature full height wardrobes in dark oak with custom designed interiors and lighting. Wardrobes in bedrooms feature full-height lacquered glass door or white matt lacquered doors dependent on location
- 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
- Dimmable lighting with pre-programmed 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

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)

EXTERNAL TERRACES

- Stone pavers to terraces
- Steel and glass balustrades



ROOF TERRACES

- Floors finished in a combination of dark Sandstone, dark slate stone, light Sand Stone and white pebbles
- Feature wall in slate (where applicable)
- Boundary walls in grey timber panels
- Bronze metal and dark slate planters
- Outside kitchens with built in BBQ grills

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
- Bespoke carpet design to residential corridors with inverse colour to highlight entrances
- Ground floor lift lobby wall in polished stone with lighting behind highlighted panels
- 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
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THE DEVELOPERS

*Award-winning and Royally-recognised
Over the years Berkeley has won many
prestigious awards for the quality, design
and sustainability of its developments.*

The Developers

WHY CHOOSE BERKELEY?

“It is a great privilege to develop on a site as special as One Tower Bridge. We are very proud to be creating London’s most extraordinary new address.”

Harry Lewis
Berkeley Homes (South East London) Ltd



Berkeley was founded in 1976 and has established a reputation as one of the UK’s finest developers of prestige new homes. Consistently ground-breaking in its approach, the company creates superbly designed properties ranging from luxurious executive homes to refurbished historic buildings and urban loft spaces.



Berkeley has assembled a world-class team of architects and designers and set the very highest standards for each aspect of the development – from the exterior appearance to the finest details of the interior finishing and on-site services and facilities. The result is a building as special as the surroundings that inspired it.

One Tower Bridge represents a defining development in the story of Berkeley. From the beginning, the challenge has been to deliver a building that lives up to its spectacular location, directly next to Tower Bridge and the River Thames.

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.

ServiceMark

Accredited from April '15 - April '18

The Institute of Customer Service

THE QUEEN'S AWARD
FOR SUSTAINABLE
DEVELOPMENT
2018

The Berkeley Group Holdings plc

Proud to be a member of the
Berkeley Group of companies

Berkeley
Designed for life

128

THE DEVELOPERS | WHY CHOOSE BERKELEY?

The Developers

DESIGNED FOR LIFE

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. When you buy a home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

AWARD-WINNING AND ROYALLY RECOGNISED

In addition to receiving numerous awards for quality, design and customer service, The Berkeley Group was granted the 2008 and 2014 Queen’s Award for Enterprise in Sustainable Development. These prestigious awards recognise and reward outstanding achievements in business performance. The Berkeley Group was also honoured with the title of Britain’s Most Admired Company 2011, a highly-regarded award celebrating the very best of British business.

CUSTOMER SERVICE IS OUR PRIORITY

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a 10-year warranty, the first two years of which are covered by Berkeley.

GREEN LIVING & SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, Berkeley operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK’s leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain’s most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

Berkeley’s homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in and build communities that will thrive both today and for years to come.

Proud to be a member of the
Berkeley Group of Companies

St James

Designed for life

St Edward

Designed for life

Berkeley

Designed for life

St George

Designed for life

St William

Designed for life

THE DEVELOPERS | DESIGNED FOR LIFE

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Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus:

Customers, Homes, Places, Operations and Our People.

OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

FIVE FOCUS AREAS

AN EXCEPTIONAL CUSTOMER EXPERIENCE	HIGH QUALITY HOMES	GREAT PLACES	EFFICIENT AND CONSIDERATE OPERATIONS
We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.	When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.	We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.	We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A COMMITMENT TO PEOPLE AND SAFETY

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.



Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

www.berkeleygroup.co.uk



Proud to be a member of the Berkeley Group of Companies

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*Savings vary in every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3. For further details contact: sustainability@berkeleygroup.co.uk
Some features are only applicable to specific developments. Please ask sales negotiator for further information.



CGI of One Tower Bridge

ONE TOWER BRIDGE | A UNIQUE LOCATION

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