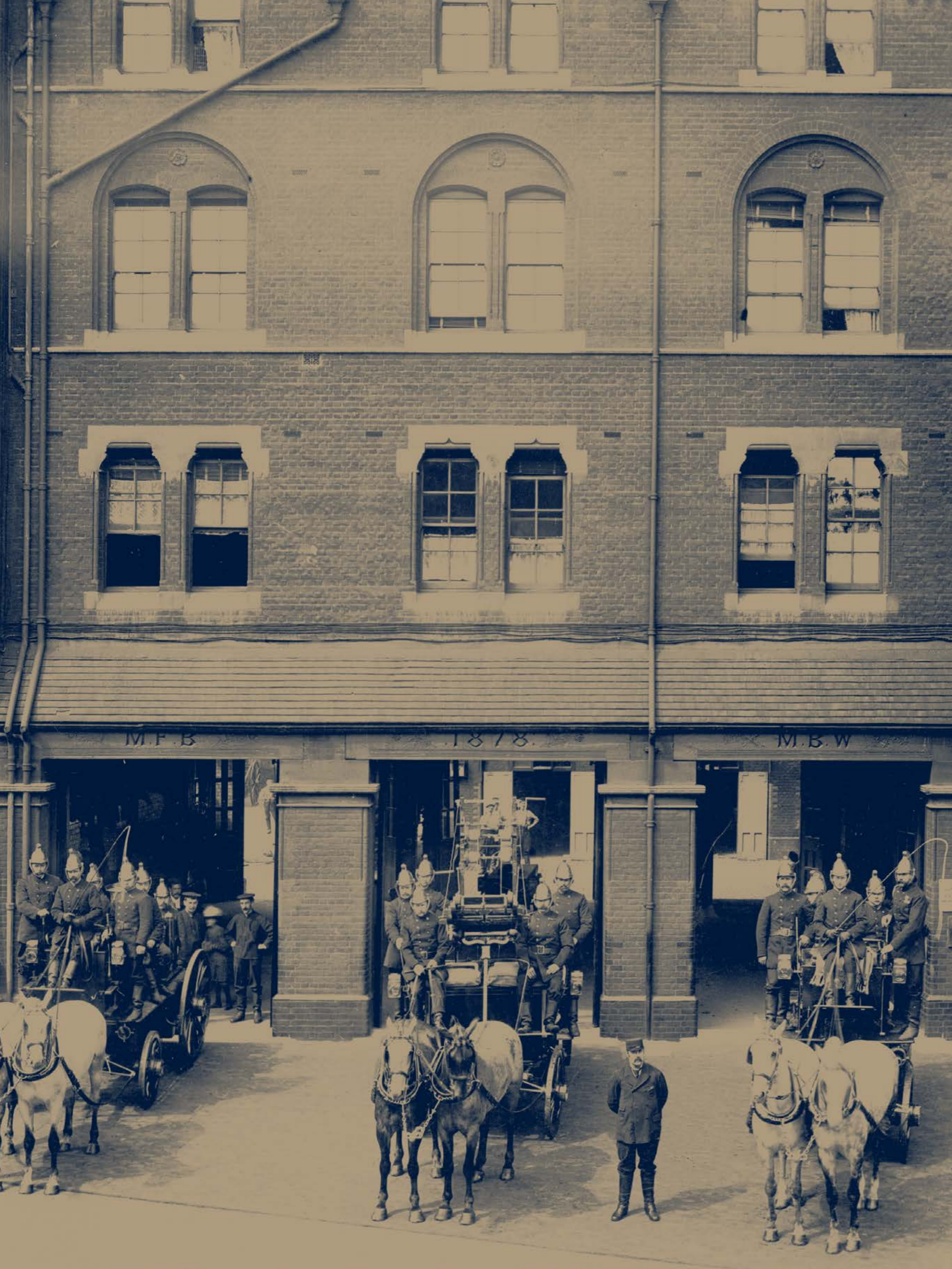




HOME OF THE
RE BRIGADE
MODERN LIVING
LY DIFFERENT
T RELATIONSHIP
ST AND PRESENT







**A COLLECTION OF NEW BUILD
AND PERIOD CONVERSION
STUDIO, 1, 2 & 3 BEDROOM
APARTMENTS AND DUPLEXES AT
THE FORMER HEADQUARTERS
OF THE LONDON FIRE BRIGADE**



**AN INSPIRED DEVELOPMENT,
BRIGADE COURT CELEBRATES
ARCHITECTURAL CONTRASTS,
FORGING A DISTINCT RELATIONSHIP
BETWEEN PAST AND PRESENT**

THE BELL

The Watling Street Bell, featured on the cover of this brochure and represented in the logo of Brigade Court, is believed to be the oldest fire bell in the world. It was rung by members of the public to alert the station to a nearby fire. Although advances in technology made the bell's primary use obsolete, it remained on site for over 100 years as a symbol of the Metropolitan Fire Brigade's traditions and dedication to service.

CONTENTS

CHAPTER ONE

THE DEVELOPMENT

5

CHAPTER TWO

THE LOCATION

23

CHAPTER THREE

THE LIFESTYLE

29

CONTENTS

CHAPTER FOUR

THE AMENITIES

49

CHAPTER FIVE

THE APARTMENTS

65

CHAPTER SIX

THE HERITAGE

81

TRADITIONALLY

CHAPTER ONE

THE DEVELOPMENT

DIFFERENT

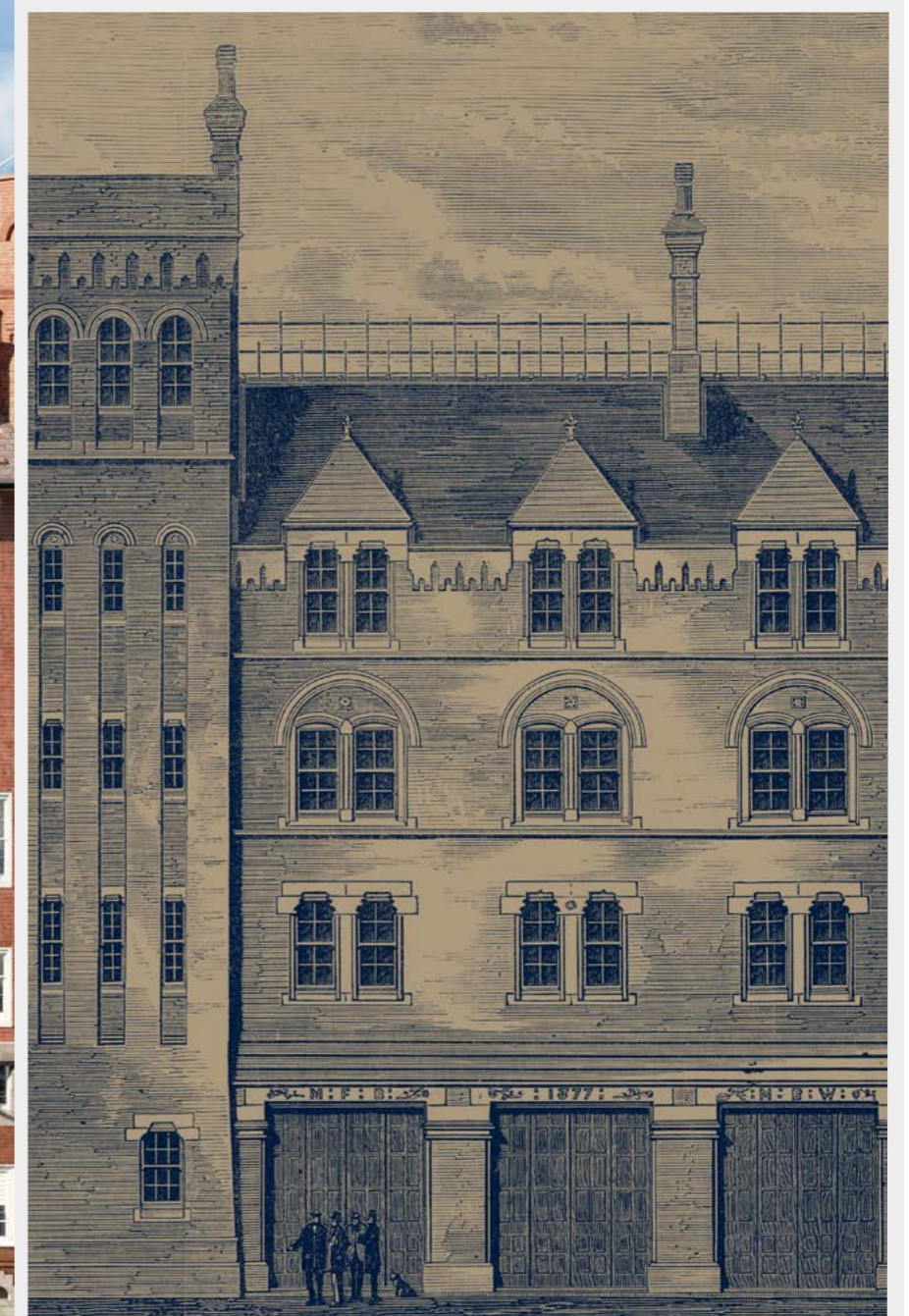


LONDON FIRE BRIGADE GREET THE PRINCE OF WALES 1891



Brigade Court is the new residential community in the heart of Borough, SE1. Set in the former home of the London Fire Brigade, it connects past, present and future through a mix of Grade II listed buildings and the finest contemporary architecture, set around a central courtyard for a traditionally different take on modern living.

THE REVIVAL
BUILT IN 1878, THE ICONIC
FIRE STATION BUILDINGS
HAVE BEEN PASSIONATELY
RESTORED TO THEIR
ORIGINAL GLORY, CREATING
A BOLD YET CLASSIC FACE
OF THE DEVELOPMENT



ETCHING OF THE FIRE STATION COMMISSIONED BY
ITS ARCHITECT, GEORGE VULLIAMY

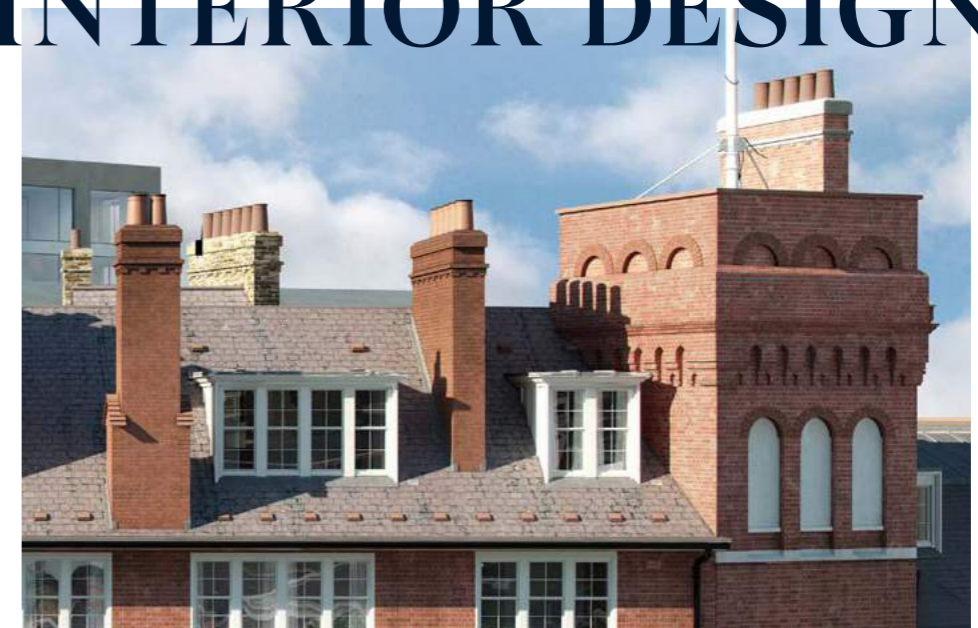
1878

NEW BUILD APARTMENTS

PERIOD CONVERSIONS

SET IN THE ORIGINAL FIRE STATION GROUNDS WITH SENSITIVELY PROPORTIONED MODERN DESIGN AND ARCHITECTURE COMPLIMENTING THE HISTORIC BUILDINGS

THE FORMER FIRE STATION'S GRADE II LISTED BUILDINGS ARE WHERE HERITAGE FEATURES MEET THE LATEST IN CONTEMPORARY MATERIALS AND INTERIOR DESIGN





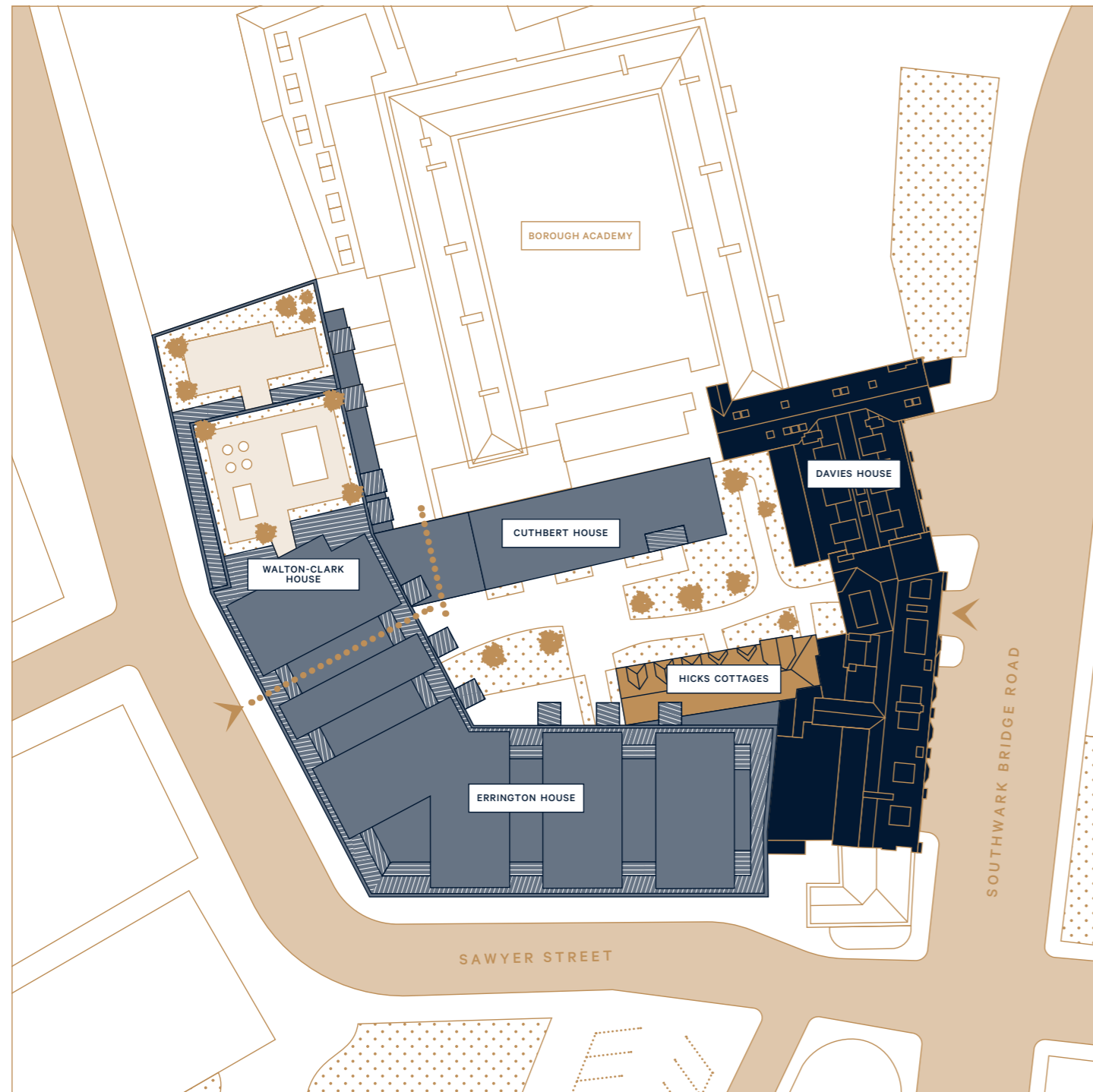
Brigade Court offers a choice of new build and period conversions ranging from studio apartments to 3-bedroom duplexes, with a total of 199 homes. It's a unique development carefully complimented by a beautifully designed range of relaxed yet luxurious amenities, enabling you to enjoy the ultimate in modern city living.

**ESTABLISHED
1878
RE-ESTABLISHED
2021**

More than simply a luxury home in central London, Brigade Court is the heart of an exclusive new community on the south side of the Thames. The iconic fire station doors will open up to a new destination restaurant. A new school will be built adjoining Brigade Court, while across the road, a suite of new sports facilities and new landscaped gardens will be created for the community.



VIEW OF ERRINGTON HOUSE FROM SAWYER STREET



This map is for illustrative purposes only

WALTON-CLARK HOUSE

Gillian Walton-Clark is the only London female firefighter to receive the George Medal for bravery in the Second World War, awarded in 1941 for delivering petrol to fire pumps amidst the London Blitz.

HICKS COTTAGES

Joyce Hicks was the head of LFB's women's fitness regimes in the Second World War, introducing compulsory medical and fitness tests for all new recruits, something that had not been previously in place.

ERRINGTON HOUSE

Harry Errington was the only firefighter in the Second World War to be awarded the George Cross for bravery, saving several people in 1940 from a building that had been destroyed by The Blitz.

DAVIES HOUSE

Frederick Davies was a member of the British National Fire Service who was awarded a George Cross for bravery in 1946 for attempting to rescue two girls from a blaze in Harlesden, west London.

CUTHBERT HOUSE

Lady Betty Cuthbert led the women's fire brigade during the Second World War. She was in charge of recruitment, training and structure of duties. She was awarded an OBE in 1943 and a CBE in 1946.

THE RESIDENCES

From glorious period conversions to sensitive new builds and boutique cottages, Brigade Court offers a range of residences. With all materials carefully chosen to integrate with the surrounding environment and original buildings, Brigade Court is a perfectly coherent fusion of past and present.

NEW BUILD

WALTON-CLARK HOUSE ERRINGTON HOUSE CUTHBERT HOUSE

Featuring state-of-the-art modern design inspired by London's classic architecture, these new build apartments offer floor-to-ceiling windows, many with a dual aspect. A number of apartments feature inset or cantilevered balconies, with apartments on higher floors providing inspiring views across the City of London.

PERIOD CONVERSION

HICKS COTTAGES

Set in architecturally fascinating buildings that open directly onto the leafy central courtyard, these boutique homes are steeped in history and original features, yet offer the best of contemporary living. With only two cottages available, they inhabit a unique position within the Brigade Court community.

DAVIES HOUSE

Originally Built in 1878 for the newly formed Metropolitan Fire Brigade, this Grade II listed building now contains luxurious new homes. Retaining a wealth of original features and heritage details such as the fire station doors and red brick facade, it's a setting of distinctive character.



VIEW OF THE COURTYARD FROM ERRINGTON HOUSE

THE COURTYARD

THE BUILDINGS ARE CENTRED
AROUND THE ORIGINAL FIRE
STATION COURTYARD.
NOW BEAUTIFULLY LANDSCAPED,
THE PRIVATE GATED COURTYARD
WILL BE THE FOCAL POINT OF
A FLOURISHING COMMUNITY



VIEW INTO 'THE SOCIAL' FROM THE COURTYARD



THE SOCIAL SPACES OPEN DIRECTLY ONTO THE COURTYARD AREA

STATIONED IN THE HEART OF BOROUGH, SE1

CHAPTER TWO

THE LOCATION

CONNECTED ACROSS THE CAPITAL



‘THE FIRE KING’, BY MERRYWEATHER AND SONS – A SELF PROPELLED PUMP ENGINE, FIRST INTRODUCED IN 1899

1907



Brigade Court is perfectly positioned to bring the whole of London within easy reach. Borough tube station is just five minutes away on foot, whilst the newly renovated London Bridge station is a 13 minute walk. Nearby, the Thames Clipper ferry provides swift and inspiring connections up and down the river. And with Brigade Court’s secure cycle storage and location on the CS7 cycle route, you’re ideally located for a life on two wheels.

WELCOME TO LONDON

STRATFORD

ISLINGTON

King's Cross
St. Pancras
International

Regent's
Park

Euston

Old Street

Bethnal Green

Mile End

Stratford
International

Stratford

Queen Elizabeth
Olympic Park

Victoria
Park

LONDON CITY
AIRPORT
3 KM

BLOOMSBURY



BRITISH MUSEUM



Tottenham Court Road



Liverpool
Street



ST. PAUL'S



THE
GHERKIN



TOWER OF
LONDON

Limehouse

SOHO



TRAFALGAR
SQUARE

CITY OF LONDON

Blackfriars

MAYFAIR

Hyde
Park



LONDON
EYE

SOUTH BANK



TATE
MODERN



SHAKESPEARE'S
GLOBE



London
Bridge



THE
SHARD



TOWER
BRIDGE



CANADA
SQUARE



Canary Wharf

Green
Park

St James's
Park



BUCKINGHAM
PALACE



HOUSES OF
PARLIAMENT

Victoria



BRIGADE
COURT



Borough

BOROUGH



IMPERIAL
WAR MUSEUM

Elephant &
Castle

Southwark
Park

BERMONDSEY

2 KM

Burgess
Park

4 KM



BRASS FIRE HOSE NOZZLE

c. 1907

NORTH GREENWICH

WESTMINSTER

LAMBETH

THE DOCKLANDS

Battersea
Park

Kennington
Park

Burgess
Park

CUTTY SARK

Greenwich
Park

HEATHROW
AIRPORT
22 KM

GATWICK
AIRPORT
36 KM

GREENWICH

6 KM






8 KM



THE NEWLY RENOVATED LONDON BRIDGE STATION

PERFECTLY CONNECTED

With an abundance of stations and cycle paths and the Thames River nearby, Borough is one of London's best connected districts. And with some of the city's most iconic landmarks just a short walk away, it's the ideal place from which to enjoy the capital.

<p> TUBE & TRAIN From London Bridge Station</p> <ul style="list-style-type: none"> 1 MIN BANK 6 MINS CANARY WHARF 9 MINS BOND STREET 9 MINS LIVERPOOL STREET 10 MINS KING'S CROSS ST. PANCRAS 15 MINS VICTORIA 17 MINS PADDINGTON 18 MINS LONDON CITY AIRPORT 41 MINS GATWICK AIRPORT 41 MINS HEATHROW AIRPORT 	<p> WALK</p> <ul style="list-style-type: none"> 4 MINS BOROUGH STATION 7 MINS SOUTHWARK STATION 8 MINS BOROUGH MARKET 10 MINS SHAKESPEARE'S GLOBE 13 MINS LONDON BRIDGE STATION 13 MINS THE SHARD 15 MINS WATERLOO STATION 16 MINS BLACKFRIARS STATION 18 MINS THE CITY OF LONDON 	<p> BOAT From Bankside Pier</p> <ul style="list-style-type: none"> 6 MINS EMBANKMENT PIER 9 MINS TOWER PIER 11 MINS WESTMINSTER PIER 19 MINS CANARY WHARF PIER 29 MINS GREENWICH PIER
<p> CAR</p> <ul style="list-style-type: none"> 28 MINS LONDON CITY AIRPORT 50 MINS HEATHROW AIRPORT 1 HOUR STANSTED AIRPORT 1 HOUR 15 MINS GATWICK AIRPORT 1 HOUR 15 MINS LUTON AIRPORT 	<p> CYCLE</p> <ul style="list-style-type: none"> 8 MINS THE CITY OF LONDON 10 MINS PALACE OF WESTMINSTER 11 MINS COVENT GARDEN 15 MINS TRAFALGAR SQUARE 19 MINS HYDE PARK 	

All travel times are approximate
All travel times are sourced from Transport for London and Google Maps



A MEMBER OF THE FIRE CREW TRAINING IN PHOTOGRAPHY

1966

BE PART OF A UNIQUE NEIGHBOURHOOD

CHAPTER THREE

THE LIFESTYLE

WHERE THE PAST MEETS THE PRESENT

There's nowhere quite like Borough. Cherished by Londoners and tourists alike for its authenticity and character, it's packed with all the attractions you need for a vibrant city lifestyle. From the legendary Borough Market to its iconic modern architecture and trailblazing artistic institutions, Borough is where London's fearless creativity finds expression alongside historic theatres, traditional markets and ancient ruins. It's where a stroll down cobbled streets suddenly reveals breathtaking views of towering glass skyscrapers. Or where a journey into the heart of a former power station brings you face-to-face with the world's most thought-provoking modern art.



ROLLED LEATHER HOSE WITH SCREW COUPLINGS

c. 1935



MOBILE KITCHEN SERVING MEALS TO AUXILIARY FIREFIGHTERS DURING THE BLITZ OF LONDON

1941

**FORMERLY A FEAST OF
UNRULY ACTIVITY
NOW A THRIVING MELTING
POT OF CULINARY AND
ARTISTIC SOPHISTICATION**

THE ORIGINAL 'BOROUGH'

Borough gained its name from being the first district or 'borough' to be acknowledged as a part of London, despite being located outside the old city walls. Falling outside the jurisdiction of the City of London, the area became notorious for its alternative creativity, entertainment and behaviour. Today, Borough's artistic scene is still flourishing alongside many reminders of its infamous early years, but the area is now renowned as a destination of sophistication and culture.

HISTORIC BOROUGH

BOROUGH MARKET
LONDON BRIDGE
THE OLD VIC
CLINK STREET



WINCHESTER PALACE

SOUTHWARK CATHEDRAL

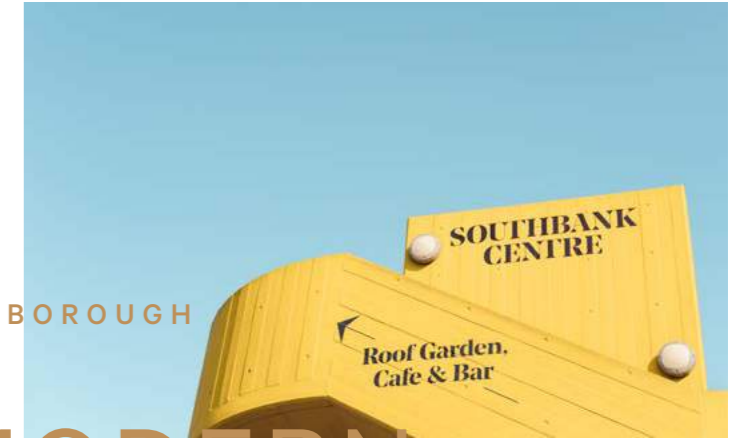
SHAKESPEARE'S GLOBE

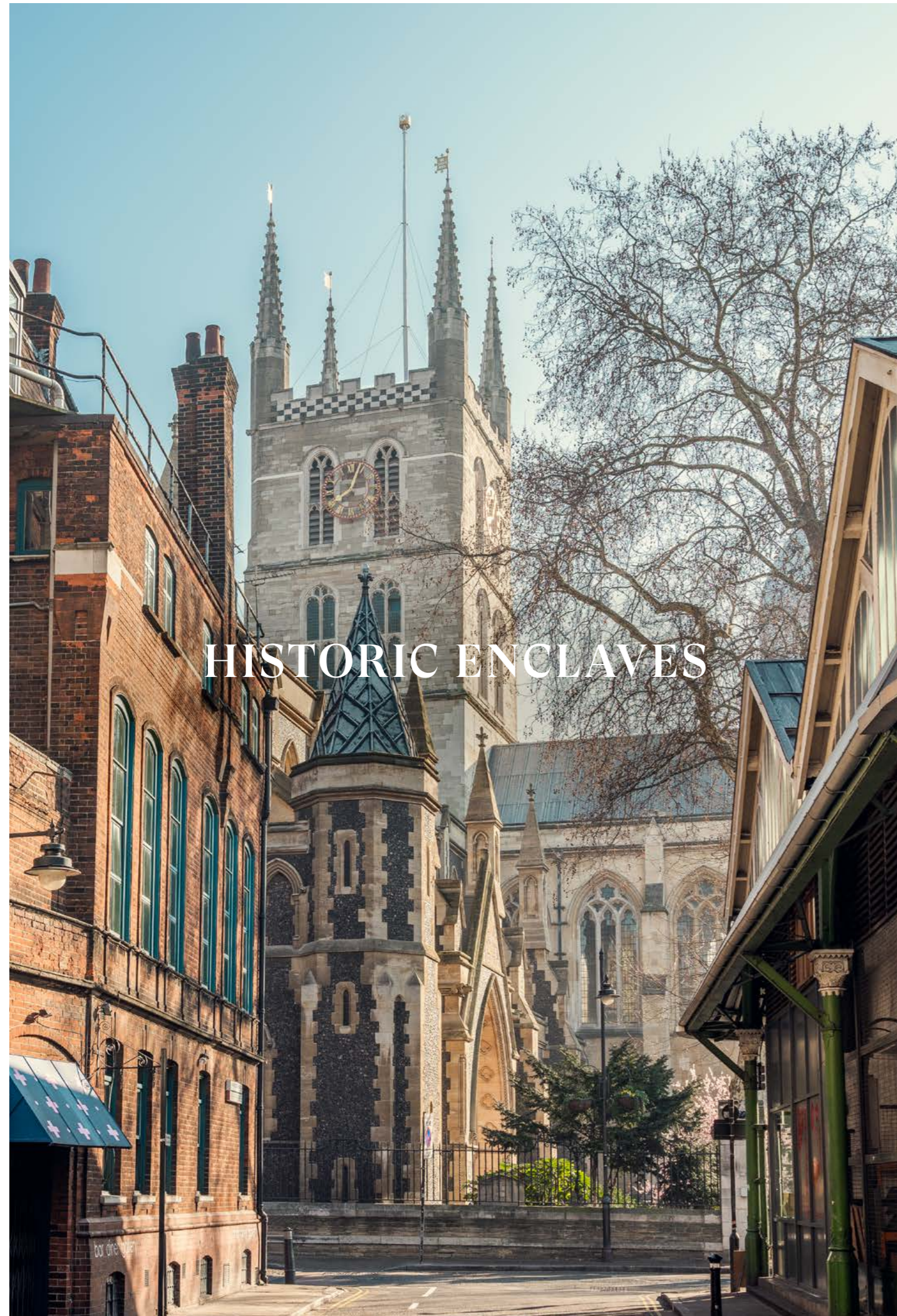
THE GOLDEN HINDE



MODERN BOROUGH

TATE MODERN
SEA CONTAINERS
SOUTHBANK CENTRE
NATIONAL THEATRE
WHITE CUBE GALLERY
THE LONDON EYE
BFI IMAX
THE SHARD





SOUTHWARK CATHEDRAL - 11 MINUTE WALK

HISTORIC ENCLAVES



THE SHARD - 13 MINUTE WALK

FUTURIST LANDMARKS



GLORIOUS
GASTRONOMY

BAR DOURO - 4 MINUTE WALK



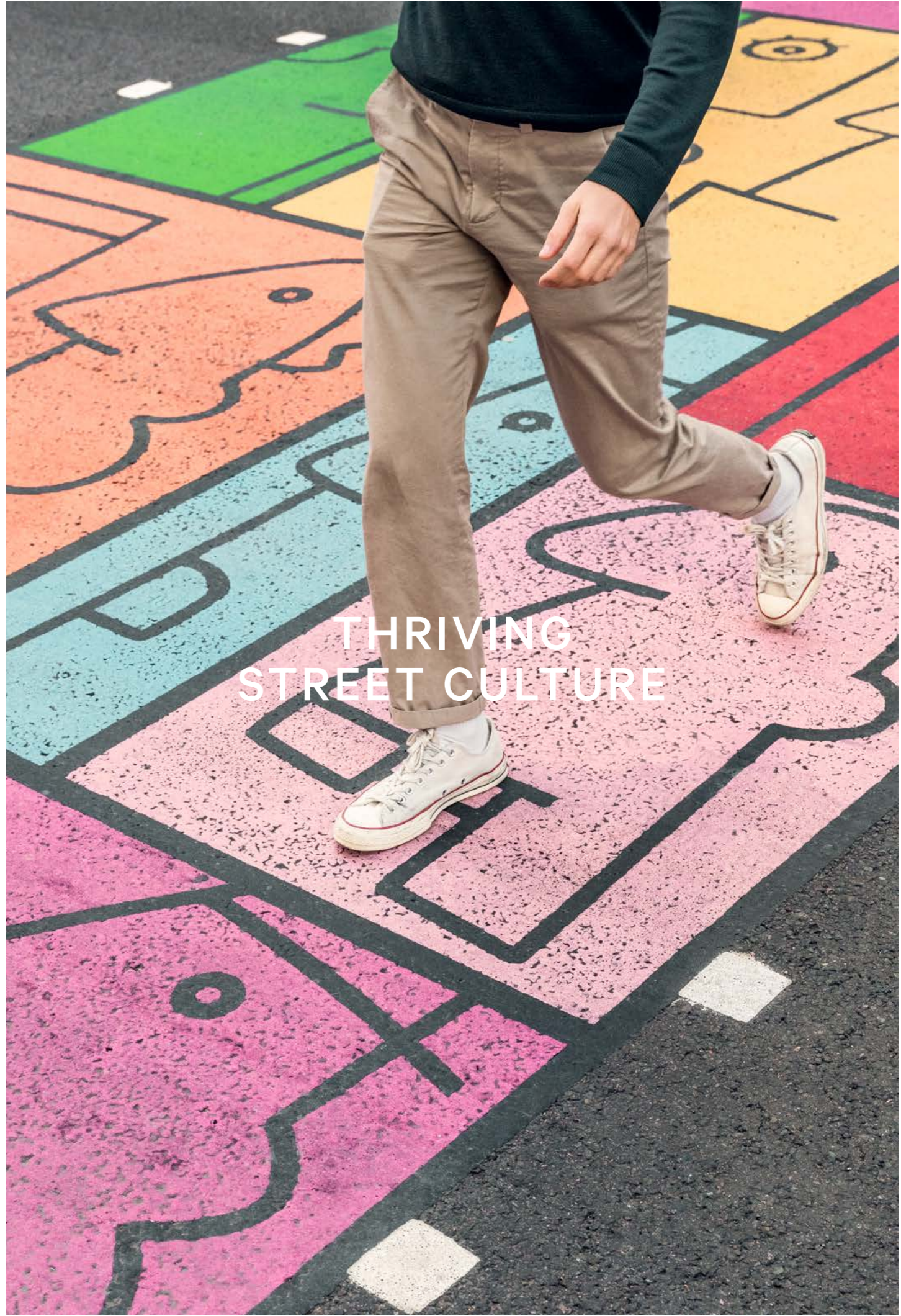
LEGENDARY
MARKETS

HERITAGE CHEESE - BOROUGH MARKET - 8 MINUTE WALK



WORLD CLASS
ART

TATE MODERN - 10 MINUTE WALK



THRIVING
STREET CULTURE

THIERRY NOIR CROSSING, SOUTHWARK STREET - 7 MINUTE WALK



INSPIRING
LOCATIONS

CYCLE PATHS ALONG THE THAMES - 3 MINUTE CYCLE



THRILLING
CONNECTIONS

CRUISE ALONG THE RIVER THAMES FROM BANKSIDE PIER - 12 MINUTE WALK



CULTURAL
HIGH SPOTS

SHAKESPEARE'S GLOBE - 10 MINUTE WALK



ARCHITECTURAL
ICONS

THE NATIONAL THEATRE - 20 MINUTE WALK



BOUTIQUE DISCOVERIES

PARK STREET - 9 MINUTE WALK

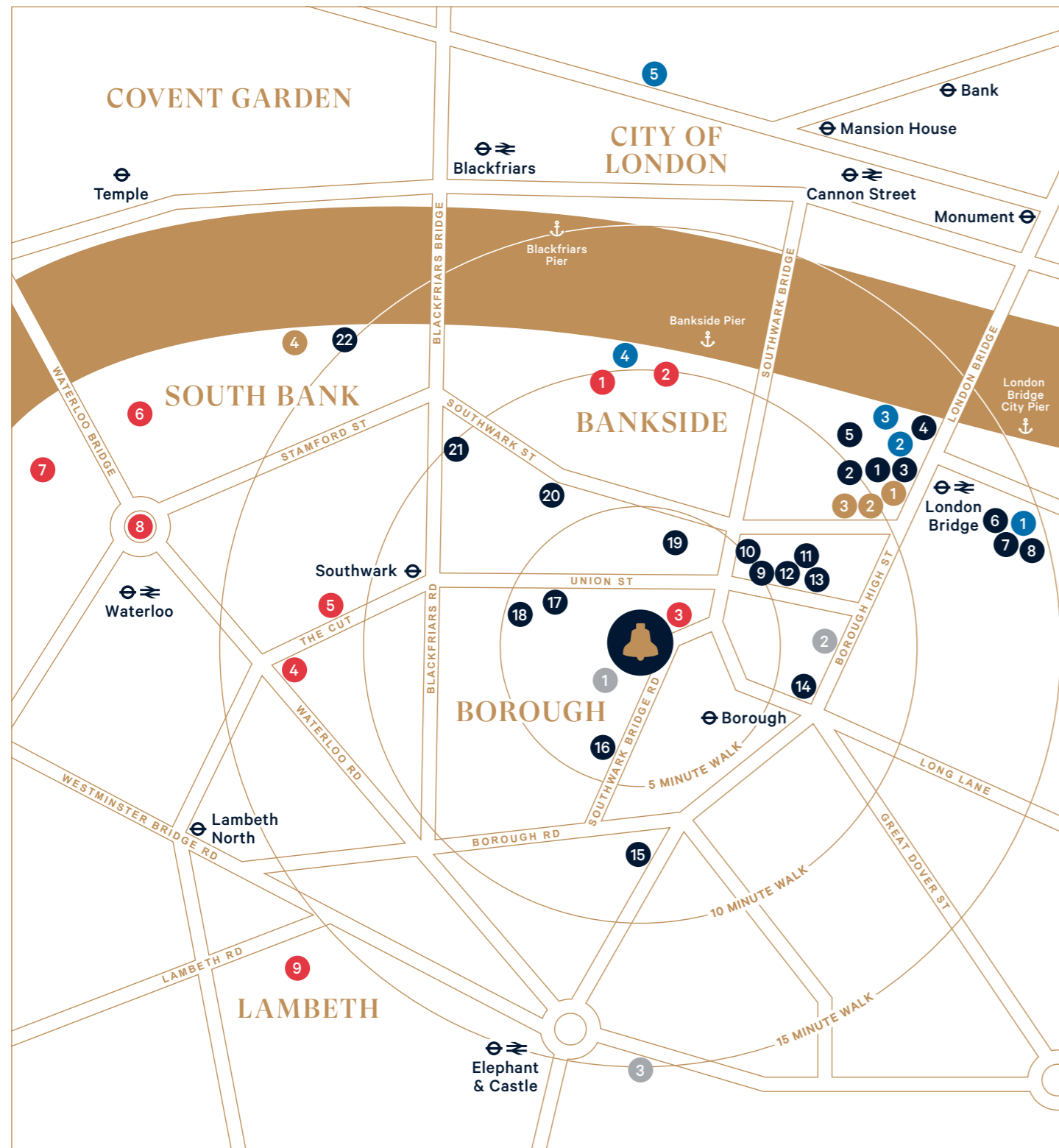


BOND STREET TREASURES

BOND STREET - 9 MINUTE TUBE JOURNEY

YOUR NEIGHBOURHOOD

Here at Brigade Court you'll discover an ever-evolving world of experiences right on your doorstep. From world-class gastronomy to vibrant culture, fascinating landmarks and retail therapy, this is a neighbourhood at the heart of what's happening in the capital.



This map is for illustrative purposes only and not to scale. Walking distances sourced from tfl.gov.uk

EATING AND DRINKING

- 1 **BOROUGH MARKET**
London's oldest food market, a legendary foodie destination
- 2 **MONMOUTH COFFEE**
Famous and rightly so, café and single farm coffee roasters
- 3 **PADELLA**
Intimate fresh pasta bistro adored by Londoners
- 4 **LONDON GRIND**
A buzzing artisan riverside espresso and cocktail bar
- 5 **HAWKSMOOR BOROUGH**
Voted the UK's best steak restaurant by critics
- 6 **DUDELL'S**
Acclaimed Cantonese cuisine in a converted church
- 7 **OBLIX**
Fine dining from Oblix. Fine panoramic views from The Shard
- 8 **SHANGRI-LA**
Contemporary cuisine in London's highest hotel
- 9 **FLAT IRON SQUARE**
The arches hide a hub of excitement, live music and food stalls
- 10 **BAR DOURO**
Sell out supper clubs make this Portuguese restaurant a must
- 11 **OMEARA CANTINA**
Vibrant Central American inspired bar and venue
- 12 **LUPINS**
Seasonal British tasting plates in an intimate local bistro
- 13 **THE GENTLEMEN BARISTAS**
Well-mannered coffee by The Gentlemen Baristas
- 14 **BOREALIS**
Seasonal Scandinavian delicacies
- 15 **MERCATO METROPOLITANO**
Celebrating culinary craftsmanship in this disused paper factory

- 16 **CHIMICHURRI'S**
Must-visit Argentinian parilla spot
- 17 **UNION STREET CAFÉ**
Gordon Ramsay's Italian restaurant
- 18 **BALA BAYA**
The essence of Tel Aviv with vibrantly progressive cuisine
- 19 **CARAVAN BANKSIDE**
Signature 'well-travelled' food and drink
- 20 **THE TABLE CAFÉ**
A simply British menu crafted to complex masterpieces
- 21 **THE COFFEEWORKS PROJECT**
Award winning coffee institution
- 22 **SEA CONTAINERS RESTAURANT**
Stunning Thameside views from this Mediterranean inspired brasserie

ARTS AND CULTURE

- 1 **TATE MODERN**
World famous modern art destination
- 2 **SHAKESPEARE'S GLOBE**
Iconic theatre and home to the Royal Shakespeare Company
- 3 **COPPERFIELD GALLERY**
Independent art gallery supporting international artists
- 4 **THE OLD VIC THEATRE**
Highly acclaimed historic theatre
- 5 **THE YOUNG VIC**
The country's leading home for young theatre artists
- 6 **THE NATIONAL THEATRE**
Internationally-renowned arts centre
- 7 **SOUTHBANK CENTRE**
Five unique venues makes this the UK's biggest arts complex
- 8 **BFI IMAX**
An immersive viewing experience in the UK's biggest cinema
- 9 **IMPERIAL WAR MUSEUM**
Fascinating national museum of warfare

FITNESS

- 1 **GROTTO PLACE SPORTS CENTRE**
Available for public use outside of school hours
- 2 **UNIT FITNESS**
Innovative fitness and training studio
- 3 **GYMBOX**
Stimulating gym in a club-inspired environment

SHOPPING

- 1 **AESOP**
An international beauty expert
- 2 **CUBITTS**
Bespoke, handmade spectacles and sunglasses
- 3 **PAUL SMITH BOUTIQUE**
Renowned British fashion designer
- 4 **OXO TOWER WHARF**
Thameside independent fashion, interiors and jewellery

LANDMARKS

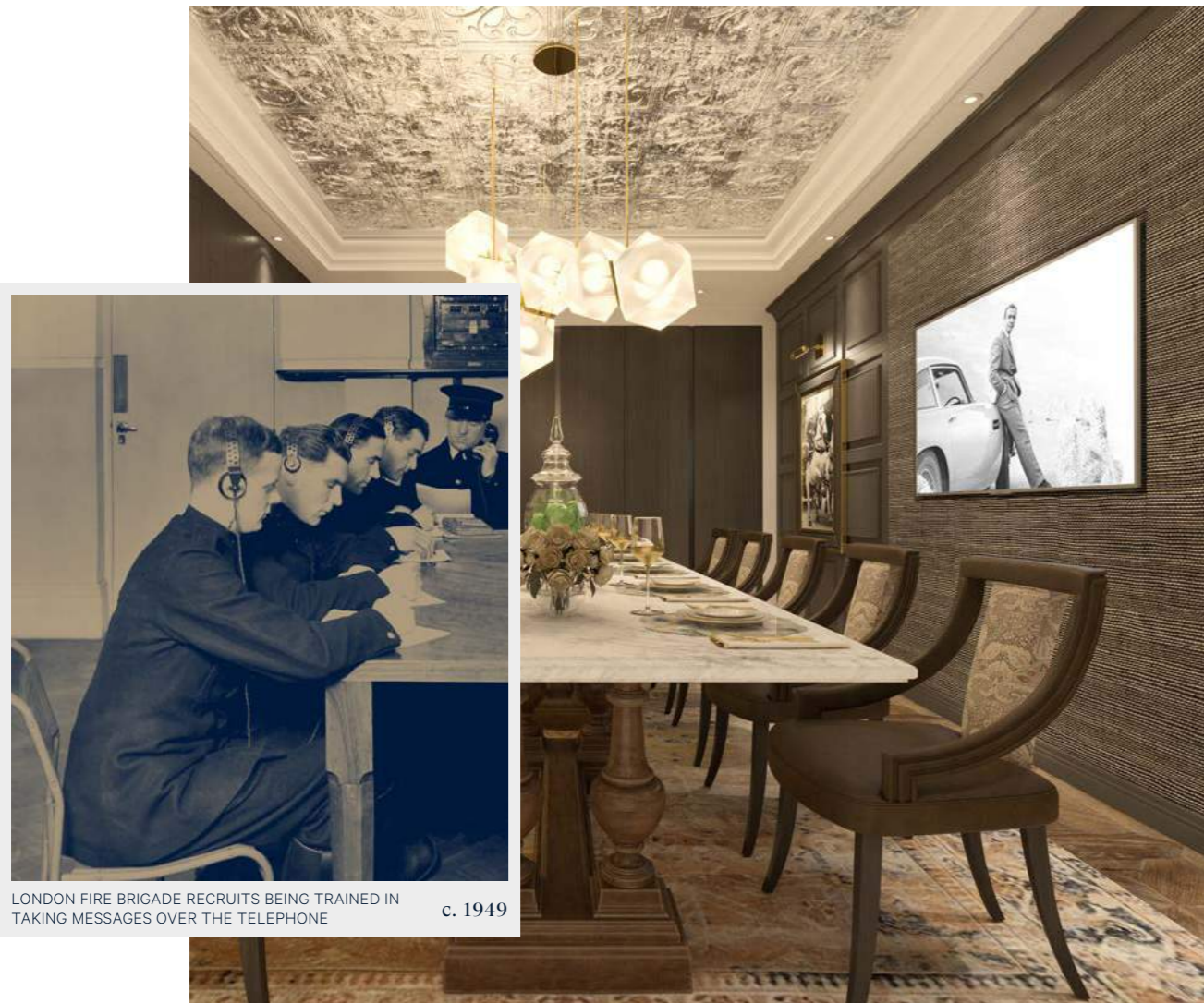
- 1 **THE SHARD**
Western Europe's tallest building, with stunning panoramas
- 2 **SOUTHWARK CATHEDRAL**
Heritage site at the heart of Bankside chronicling 2000 years of history
- 3 **THE GOLDEN HINDE**
Full-size reconstruction of the famous Elizabethan galleon
- 4 **THE MILLENNIUM BRIDGE**
Soak up spectacular views from one of London's most iconic bridges
- 5 **ST PAUL'S CATHEDRAL**
A true icon of London's skyline

A LOCAL ICON

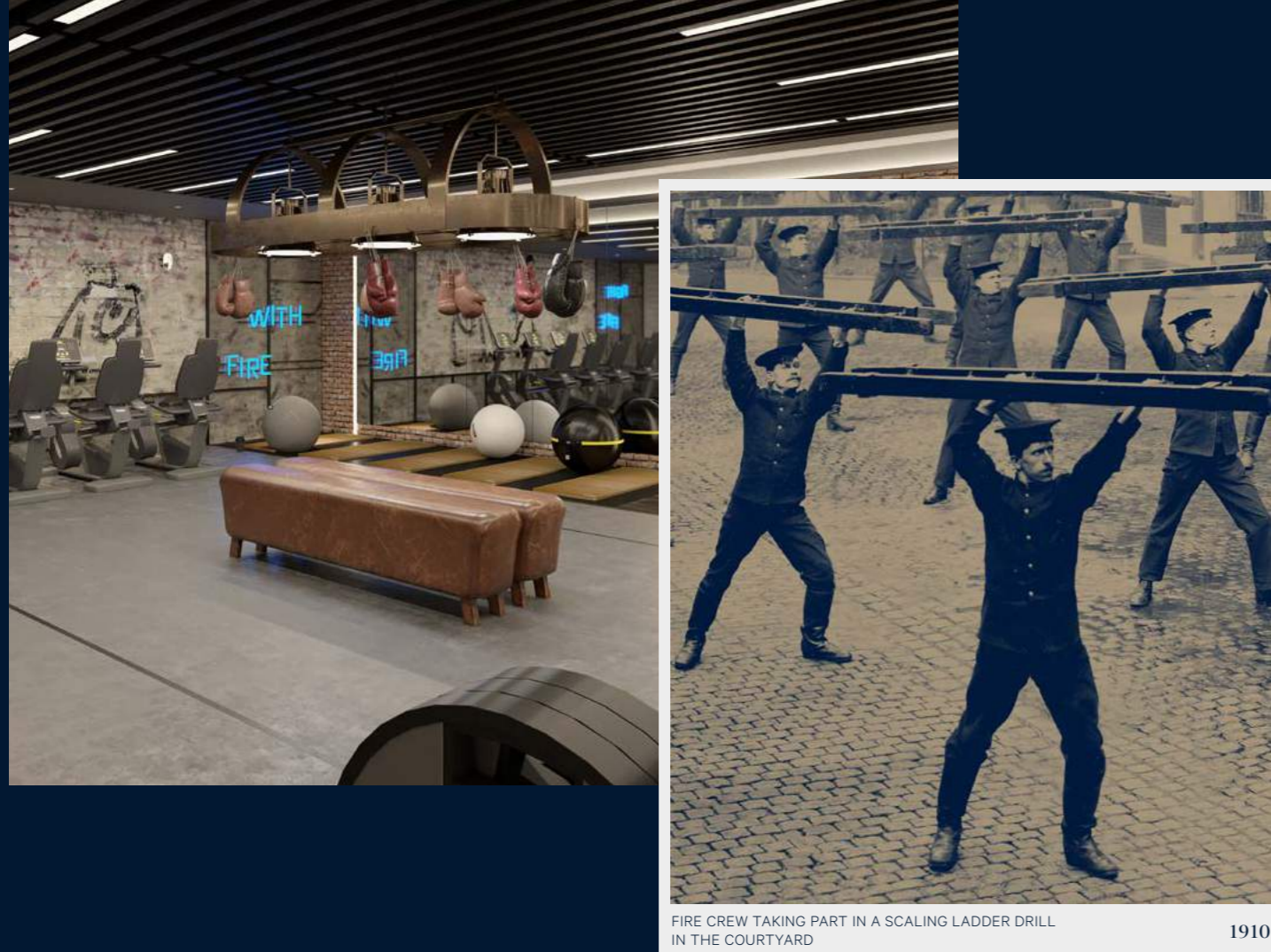
CHAPTER FOUR

THE AMENITIES

REIMAGINED FOR MODERN LIVING



From the warm and inviting ‘Social’ to the stunning ‘Lookouts’, Brigade Court’s seamlessly elegant range of in-house amenities act as an extension of your apartment. Each one reinterprets the building’s rich heritage through a 21st Century aesthetic, combining traditional features with the latest modern comforts. Traditionally different and brilliantly brought to life, they help deliver an unrivalled lifestyle amid a flourishing community.



FIRE CREW TAKING PART IN A SCALING LADDER DRILL
IN THE COURTYARD

1910

THE COMMUNITY

Brigade Court is more than simply a place to live, it's a neighbourhood and a community. Created by award-winning interior designers, the in-house amenities can be enjoyed every day or booked exclusively for special occasions. Bringing the community together and forging new interactions, these shared spaces help ensure that Brigade Court delivers all the richness of modern city living, along with a true sense of belonging.

THE SOCIAL

CONCIERGE, RESIDENTS' LOUNGES
& WORKSPACE

THE WATCH HOUSE

SCREENING ROOM

THE MESS ROOM

PRIVATE DINING ROOM

THE TRAINING YARD

GYM

THE LOOKOUTS

ROOF TERRACES

THE SOCIAL



CONCIERGE, RESIDENTS' LOUNGES
& WORKSPACE

Step into The Social and enter a world where traditional comforts meet the buzz of a thriving community, featuring a 24-hour concierge who is always on hand for anything you might need. The furnishing and layout of this space encourages interactions between residents while also offering quiet enclaves in which to read or work, or simply await a taxi to whisk you off to your next capital adventure.





BREAKOUT SPACE AND LIFT ACCESS VIA 'THE SOCIAL'



VIEW OF 'THE SOCIAL' FROM THE COURTYARD

OPEN AIR

THE SOCIAL OPENS OUT ONTO
 A BEAUTIFULLY LANDSCAPED
 COURTYARD, PROVIDING
 THE PERFECT PLACE IN WHICH
 TO UNWIND AND ENJOY LONG
 SUMMER EVENINGS



THE WATCH HOUSE



SCREENING ROOM

Experience the thrill of the big screen from the comfort of your own home. Designed with a contemporary twist on the old-style cinema, 'The Watch House' screening room can be booked exclusively by residents, or used any time of day for casual viewing. Whether you're gathering friends for the biggest sporting events, or holding a private viewing of your latest project, this is the place to sit back and enjoy the entertainment.



THE MESS ROOM



PRIVATE DINING ROOM

The ideal setting for special occasions, 'The Mess Room', which includes a discreet, fully-equipped kitchen, is available for exclusive use by residents and their guests. Host an exquisite dinner party, stage an impressive business meeting, or simply invite your nearest and dearest for a memorable get-together.

THE TRAINING YARD



GYM



Work hard and play hard at Brigade Court's on-site gym. Combining a raw aesthetic with state-of-the-art fitness equipment, it comes fitted with everything you need to help you reach your goals. The healthy antidote to your busy lifestyle, it's perfectly situated for the ultimate convenience.

LOOKOUT 7 LOOKOUT 8



ROOF TERRACES

Step outside and enjoy a breathtaking view of the London skyline. The shared roof terraces on the 7th and 8th floors offer stunning views of The City, St Paul's and The Shard in all their glory. Invite friends for evening drinks or a summer barbecue. Rise early for morning yoga in the great outdoors. Or simply gaze out over the rooftops and find inspiration from the buzzing city beneath you.



TWO PERIODS OF HISTORY

CHAPTER FIVE

THE APARTMENTS

ONE HOME



CREW DISPLAYING THEIR LATEST FIREFIGHTING EQUIPMENT –
A MORRIS MAGIRUS VEHICLE WITH TURNTABLE LADDER c. 1938



Brigade Court is a visionary reimagining of iconic buildings, with the sensitive architectural transformation matched by the finest interior design. The period conversions and new build apartments all share a modern interior specification, with every detail reflecting a seamless dedication to high quality materials and luxurious necessities.



LIVING ROOM

A FULLY OPEN PLAN LIVING SPACE
TO RELAX, ENTERTAIN AND ENJOY
BRIGADE COURT LIVING,
COMPLIMENTED BY HERRINGBONE
FLOORING, THOUGHTFULLY DESIGNED
LIGHTING AND LUXURY DETAILS
TO FINISH



THE KITCHEN, DINING AND LIVING SPACE

KITCHEN

THE HEART OF YOUR HOME IS BOTH CLASSIC KITCHEN AND PERFECT MODERN ENTERTAINMENT SPACE. WITH HIGH QUALITY MATERIALS, INTEGRATED APPLIANCES AND A CHOICE OF FINISHES TO MAKE IT YOUR OWN



BEDROOM

FROM THICK CARPETS TO TAILORED,
FULL HEIGHT WARDROBES AND
FEATURE LIGHTING, EVERY DETAIL
OF THE BEDROOM IS DESIGNED TO
CREATE A LUXURIOUS ENVIRONMENT
IN WHICH YOU CAN TRULY UNWIND





SHOWER ROOM

EACH SHOWER ROOM FEATURES THE FINEST DETAILS. WALK-IN SHOWERS AND HIGH QUALITY FITTINGS CREATE SEAMLESS LUXURY, WHILE A CHEVRON TILED WALL ADDS A TOUCH OF TRADITION



BALCONIES & TERRACES

STEP OUTSIDE AND ENJOY
THE STUNNING VIEWS FROM YOUR
OWN BALCONY OR TERRACE
OVERLOOKING THE CENTRAL
COURTYARD OR ACROSS
THE CAPITAL

THE SPECIFICATIONS

Beautifully designed in the latest styles, Brigade Court's interiors are defined by their clean lines, durable surfaces, cutting-edge appliances and sleek finishes. Your apartment is an environment you can simply move into and enjoy immediately, or take time to make your own.



GENERAL

- Grey oak designer feature solid core entrance & internal doors
- Solid ironmongery in black**
- Karndean Art Select Mountain Oak flooring to all living rooms & kitchens**
- ITC Natural Luxury Light Grey Carpet to all bedrooms**
- Bespoke full height fitted wardrobes in grey oak & white to all main & second bedrooms
- Bespoke walk-in wardrobes and dressing units in grey oak where design permits & layouts indicate
- Studio apartments feature bespoke joinery feature room dividers in grey oak & white where design permits & layouts indicate
- Living rooms feature a central raised ceiling coffer individually designed to the room layout with LED perimeter lighting
- Bosch freestanding washer dryer located within the utility cupboard
- 10-year insurance backed major defects warranty
- 999-year lease

KITCHENS

- Individually designed layouts tailored to each apartment
- Bespoke cabinetry in grey oak & matt white**
- Silestone quartz worktops in white
- Statuarietto natural quartz stone feature splashback to worktop and hob
- Reginox Quadra 105 undermount kitchen sink in black**
- Hansgrohe Focus single lever kitchen mixer tap in black**
- Individually designed kitchen island & dining table in Silestone and grey oak where design permits and layouts indicate**
- Provision for installation of feature pendant lighting over kitchen islands & dining tables, where provided**
- Bosch Oven, Microwave, Frameless glass induction hob, Fridge freezer & Dishwasher
- mQuvée fully integrated dual zone wine cooler

SHOWER ROOMS

- Fully tiled with luxurious large format grey porcelain floor & wall tiles
- Feature wall comprising Mutina Mews soot coloured chevron tiling
- Villeroy & Boch Momento 2.0 surface mounted washbasin in white
- Hansgrohe Talis E single lever basin mixer in black**
- Bespoke grey vanity unit with drawers & black legs
- Matching wall cabinet with mirrored doors & concealed shaver socket
- Villeroy & Boch Finion wall mounted WC pan in white
- Villeroy & Boch dual flush plate with concealed cistern in black**
- Hansgrohe ShowerSelect thermostat in black**
- Hansgrohe Raindance E square overhead shower & hand shower in black**
- Fixed full height glass shower screen with black trim
- Feature niches with glass shelves and downlights
- Electrically heated warm wall with Hansgrohe towel rails in black**
- Hansgrohe accessories in black**
- Three bedroom apartments have bath in lieu of overhead shower in the master bathroom

HEATING, COOLING & VENTILATION

- Wet underfloor heating to all habitable rooms
- Electric underfloor heating to all shower rooms
- Digital thermostat to every room with smart control
- Comfort cooling to all habitable rooms
- Sustainable and efficient communal Combined Heat & Power system

ELECTRICAL

- LED downlights throughout
- Black electrical sockets & light switches**
- Wired for terrestrial & satellite TV
- Multimedia outlet plates to living rooms & master bedrooms in black**
- Wired for telephone & Broadband installation
- Provision for installation of feature pendant lighting point in living rooms & master bedrooms - concealed
- LED external lighting to all balconies and terraces where applicable

SECURITY

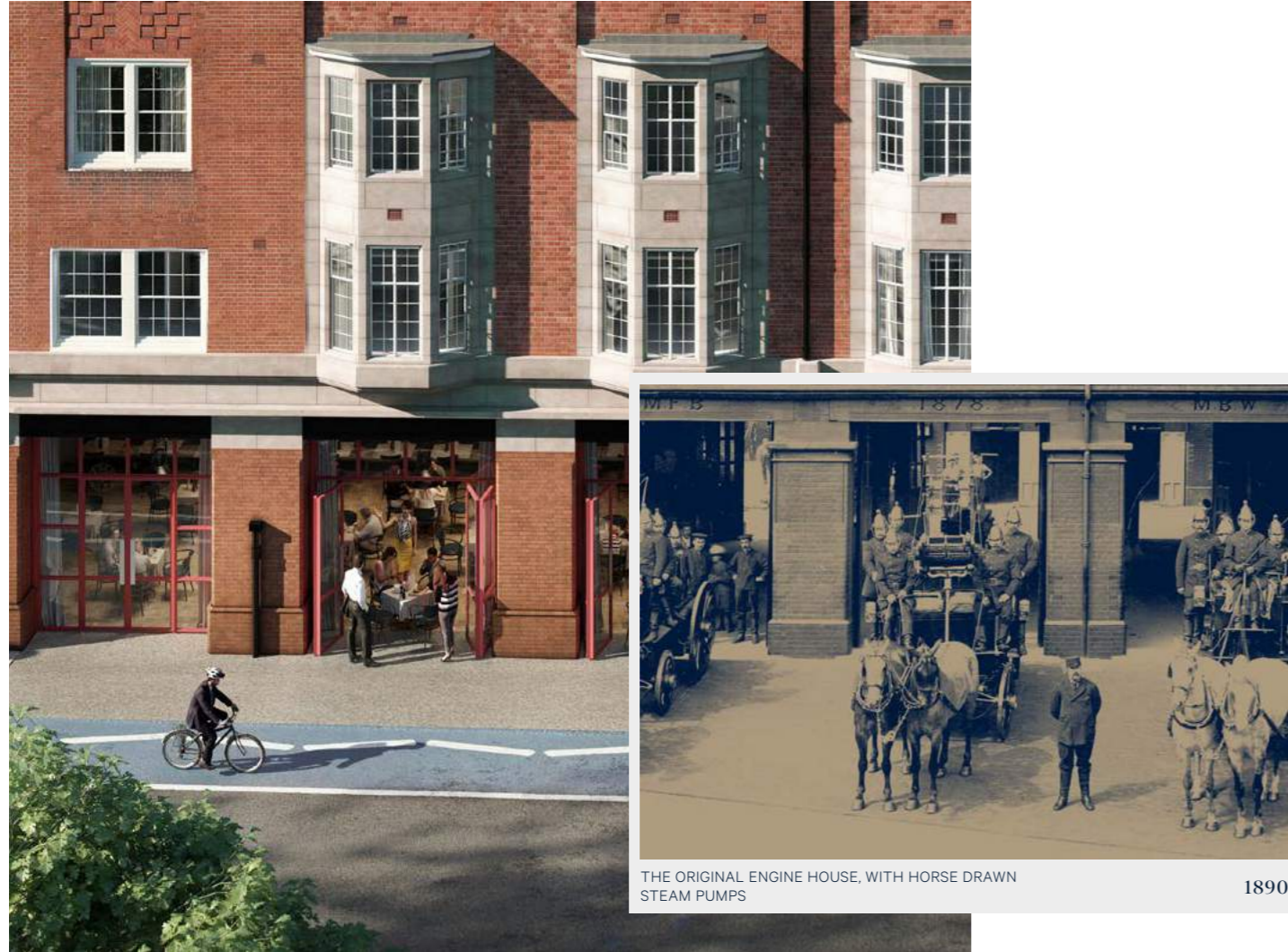
- Audio-visual colour door entry system
- Sprinkler system to all apartments & common areas
- Mains operated smoke & heat detectors
- Pre-wiring for future installation of a wireless security system
- High security locking system to entrance door with spy hole
- Development wide 24 hour CCTV monitoring
- Secure access controlled gates & entrance doors

COMMUNAL AREAS

- Reception & residents area featuring lounge, breakout & work spaces
- 24 hour concierge services
- Parcel receipt and storage service with cold store facility
- Private residents gym, cinema & dining room
- Landscaped terraces with 270 degree views
- Secure cycle storage
- Car Club provided on site

OPTIONS AVAILABLE FOR EARLY PURCHASERS – AT NO ADDITIONAL COST

- *1 'Silver Pack' in lieu of 'Black Pack' comprising silver and white fittings in lieu of black
- *2 Karndean flooring in plank format in lieu of herringbone format
- *3 Karndean flooring in lieu of Carpet to all bedrooms
- *4 Selection of alternative kitchen cabinetry colours
- *5 LED downlights in lieu of provision for installation of feature pendant lighting over kitchen islands & dining tables



THE ORIGINAL ENGINE HOUSE, WITH HORSE DRAWN STEAM PUMPS 1890

A HOME TO HEROES

CHAPTER SIX

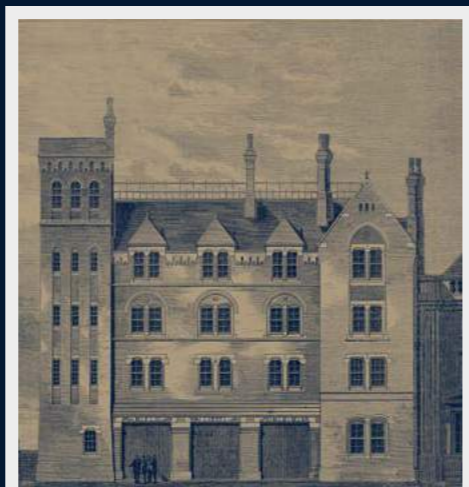
THE HERITAGE

FOR OVER 100 YEARS

Brigade Court's proud history is still defining its place in the future. The buildings themselves were the first headquarters and training facility of the London Fire Brigade and played a crucial role in developing modern standards of firefighting. Now this iconic building has been reimagined as the stunning location for a residential community that is setting new standards for the capital. It's your chance to own a distinctive piece of London's history, and shape your own place in the capital's future.

THE HISTORY OF BRIGADE COURT

1866



ETCHING OF THE FIRE STATION COMMISSIONED BY ITS ARCHITECT, GEORGE VULLIAMY 1878

FOUNDING THE BRIGADE

The first publicly funded authority in charge of saving lives and protecting buildings from fire was founded as the 'Metropolitan Fire Brigade'.

The first headquarters for the MFB were at Southwark Fire Station, the site of Brigade Court.

1870s

SETTING THE STANDARD

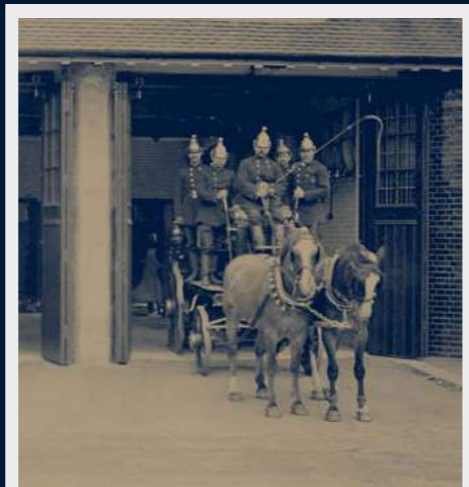
In the 1870s and 1880s the number of fire stations that opened across London significantly increased, with Southwark Fire Station's architecture serving as the prototype for which new stations were based. Very few examples of this architecture remain today; meaning Brigade Court is a site of special interest for its rarity.

1880s

INNOVATIONS

Innovations that were pioneered at Southwark Fire Station influenced fire brigades across the world. These included new uniforms, new ranking systems, brass helmets and advanced technology to improve the service.

The firefighters of Southwark Fire Station helped develop an engine which could be pulled by two horses and produce several jets of water at high pressure – a huge innovation in fighting fires in London.



HORSE DRAWN FIRE ENGINES LEAVING THE STATION c. 1890

1937

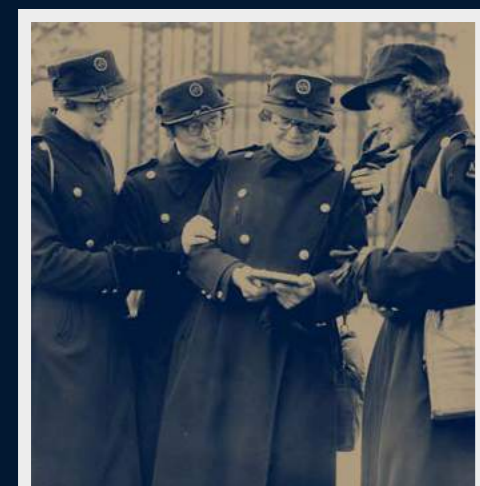
TRAINING HUB

The Fire Brigade's headquarters moved from Southwark Fire Station, to a building on Albert Embankment in 1937.

Southwark Fire Station was then appointed as the training hub for firefighters in south London, while also operating as a fully working fire station. Its large size made it a perfect dispatch point to much of central London.



THE COURTYARD AREA BECAME THE TRAINING HUB FOR THE FIRE BRIGADE 1910



SECTION OFFICER M. PENNINGTON RECEIVED AN OBE MEDAL IN WWII 1941

1940s

AUXILIARY FIRE SERVICE

In the years before the Second World War the Auxiliary Fire Service (AFS) was formed in January, 1938.

A recruitment drive was launched, with over 28,000 firefighters needed to support the Fire Brigade's 2,500 officers and firefighters, many of whom began working and operating at Southwark Fire Station.

However, as most young men had joined the army, the AFS welcomed those too old or too young to go to war. It also marked the first time women joined the Brigade.



METROPOLITAN FIRE BRIGADE BRASS HELMET c. 1920

1960s

MUSEUM

After closing service as an operating fire station, the site became home to the London Fire Brigade Museum for a number of decades, due to the historical significance of the site and its importance in the role of fire fighting in London and protection of the community.

CONTACT



MEMBERS OF THE FIRE BRIGADE BEING TRAINED
IN TAKING TELEPHONE MESSAGES

1930

FOR MORE INFORMATION PLEASE CONTACT

enquiries@brigadecourt.london
www.brigadecourt.london

VISIT OUR SALES AND MARKETING SUITE

Brigade Court
94 Southwark Bridge Road
London, SE1 0EG

SALES AGENT:

CBRE

A DEVELOPMENT BY HADSTON SOUTHWARK LTD. A JOINT VENTURE BETWEEN
GOLDMAN SACHS INTERNATIONAL AND URBANWISE DEVELOPMENTS

WITH THANKS TO THE LONDON FIRE BRIGADE AND LOCAL COMMUNITY OF
BOROUGH FOR THEIR SUPPORT AND ASSISTANCE

BRANDING AND DESIGN BY JACK RENWICK STUDIO

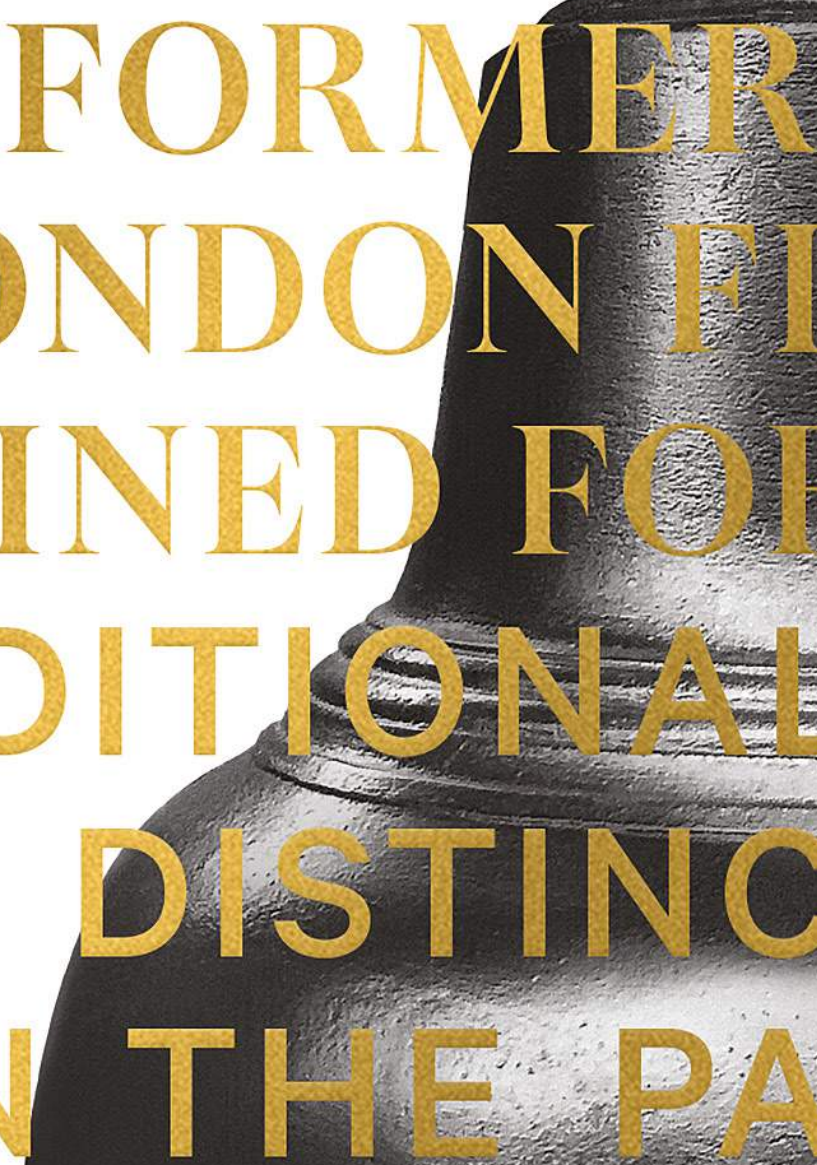
INTERIOR DESIGN BY 1.61 LONDON

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THE FORMER
LONDON FINANCIAL DISTRICT
REIMAGINED FOR THE FUTURE
TRADITIONAL ARCHITECTURE
WITH A DISTINCTIVE CHARACTER
BETWEEN THE PAST AND THE PRESENT