

— CHARLES HENRY —

PEPPIATT

— Est. 1903 —

QUARTERMAN
APARTMENTS

A boutique development of 7 one and two-bedroom apartments and 2 three-bedroom duplex penthouses, Quarterman Apartments combines the best in contemporary design with a complete lifestyle right on your doorstep.



As well as all the comfort and convenience you could ask for, you're superbly connected to rest of the capital, with Bermondsey station and the Jubilee line just a short walk. So for work or pleasure, locally or further afield you couldn't better located.

3 Bombay St, London SE16 3UX



TRANSPORT

- 01 _____ Bermondsey Underground
- 02 _____ Canada Water Underground
- 03 _____ Surrey Quays Underground
- 04 _____ South Bermondsey

FOOD & DRINK

- 05 _____ Maltby St Market
- 06 _____ St James Of Bermondsey
- 07 _____ The Grange Pub
- 08 _____ Bermondsey Social Club
- 09 _____ Partizan Brewing
- 10 _____ The Gregorian

ENTERTAINMENT

- 11 _____ Southwark Park Galleries
- 12 _____ Arch Climbing Wall

GREEN SPACES

- 13 _____ Southwark Park
- 14 _____ Stave Hill Ecological Park
- 15 _____ Bermondsey Beach





Enjoy space to breathe

While all the apartments enjoy their own private outdoor space, you're also just an 8 minute walk to Southwark Park's 25 hectares of greenery, sports facilities and boating lake.

A village feel in the heart of the capital



Independent shops. Cosy pubs. Renowned restaurants. Band stands surrounded by greenery. Bermondsey is a rarity in London. A centrally located district that has retained its free spirit and character in the face of London's advancement. The result being a village-like enclave that offers a quality of life that's second-to-none.



Maltby Street Market

1.



2.



3.



4.



A real destination come the weekends, thanks to the world tour of culinary delights it has to offer, Maltby Street Market's limited size means it only offers the best of the best. It's this unwavering focus on quality that has seen it grow to attract visitors from right across the capital.

1. Taylor's of Maltby Street
2. Bon Vino Enoteca
3. Maltby Street
4. St John's Bakery

Explore the capital.

Bermondsey station puts all of London at your beck and call. High fashion and high finance. Fine art and fine dining. The best of the capital is only ever minutes away from you.

QUATERMAN APARTMENTS

2

MINS

London Bridge

Change for The City, explore the South Bank or grab a train to Gatwick for warmer climes.

3

MINS

Canary Wharf

Rivalling The City for its who's who of business and acclaimed restaurants

5

MINS

Waterloo

A cultural hotspot boasting the Royal Festival Hall, Old and New Vics and National Theatre.

10

MINS

Bond Street

Explore designer boutiques and everything else The West End has to offer..



ST JAMES
OF
BERMONDSEY
EST 1952

No. 72

┌

Food and drink for thought

Bermondsey's always been a hotspot for bars and restaurants. With tap rooms lining the railway arches and renowned eateries inhabiting its streets, whatever you're in the mood for, you'll find it here.



01_____ **ST PAUL’S CATHEDRAL**
Built in 1675, St Paul’s Cathedral is one of London’s most iconic landmarks and the seat of the Bishop of London

02_____ **THE SHARD**
Standing at 72 storeys, this Renzo Piano designed masterpiece is the tallest building in the United Kingdom.

03_____ **THE CITY**
Home to the London Stock Exchange and the Bank of England, The City is capital’s financial heart.

04_____ **LONDON BRIDGE STATION**
A major transport interchange, London Bridge can whisk you any corner of London and beyond.

05_____ **BERMONDSEY STREET**
The trendy heart of the area, lined with upmarket boutiques, vibrant bars, mouthwatering restaurants and thought-provoking galleries.

06_____ **TOWER BRIDGE**
Operational for over 125 years, Tower Bridge’s Neo-Gothic architecture have made it one of the most famous bridges in the world.

07_____ **WAPPING**
This former industrial area is filled with history, along with a host of fashionable restaurants and bars, and historic pubs.

08_____ **CANARY WHARF**
As well as being a world renowned business centre, Canary Wharf is home to over 300 shops, cafes, bars and restaurants.

09_____ **MALTBY STREET MARKET**
Since opening in 2010., this food lovers’ heaven has grown to be a local and London-wide institution.

From first days at school to first class degrees, there are educational options for all ages.

Primary

Galleywall Primary School

6 MINS WALK | 0.3 MILES

A two form entry, academy run, co-educational state primary school for 4-11 year olds.
Ofsted rating: Outstanding

Southwark Park Primary School

7 MINS WALK | 0.3 MILES

A community focused co-educational state primary school and nursery school for 3-11 year olds.
Ofsted rating: Good

St James' CE Primary School

9 MINS WALK | 0.4 MILES

A co-educational state primary school and Reggio Emilia inspired nursery school for 2-11 year olds.
Ofsted rating: Good

Secondary

Compass School Southwark

8 MINS WALK | 0.4 MILES

A small, co-educational secondary school, with a strong sense of community and belief in lifelong learning.
Ofsted rating: Good

Harris Academy Bermondsey

9 MINS WALK | 0.4 MILES

Passionate about making a difference to their students' lives, HAB is state secondary for girls.
Ofsted rating: Outstanding

St Michael's Catholic College

12 MINS WALK | 0.6 MILES

A mixed secondary school, specialising in Business and Enterprise and Modern Foreign Languages.
Ofsted rating: Outstanding

University

King's College London

16 MINS

One of the UK's oldest universities, with a distinguished reputation in the humanities, law, the sciences, medicine and social sciences.

London School of Economics

16 MINS

The London School of Economics is a social science specialist university. With a commitment to the betterment of society, its alumni have shaped policy the world over.

University College London

16 MINS

London's leading multidisciplinary university, UCL is currently ranked the 8th best university in the world.* It's also the UK's 2nd best university for research power.^

*2023 QS World University Ranking
^ Research Excellence Framework

Specification

KITCHEN

- Designer fitted kitchen featuring handleless soft-close wall and base units
- Composite stone worktops with drainer grooves and breakfast bars *
- Composite stone100mm upstand and splashback behind hob
- Undermounted stainless steel sink
- Integrated refuse containers
- Bosch freestanding washer dryer (in storage cupboard)
- Bosch A-rated integrated appliances including
 - Full height fridge/freezer
 - Ceramic hob with extractor
 - Oven
 - Microwave
 - Dishwasher
 - Extractor

BATHROOM/ENSUITE

- Contemporary style bath with tiled bath panel and toughened glass screen
- Wash hand basin and WC with soft close seat by Vitra
- Contemporary sanitaryware and chrome mixer taps by Vado
- Thermostatically controlled shower
- Slide rail kits to bathrooms*
- Rain showers with separate handheld showers to en-suites*
- Porcelain wall tiling
- Bespoke integrated underlit mirrored vanity cabinet
- Composite stone vanity shelf
- Mirrors to bathrooms and en suites*

FLOORING AND FINISHING TOUCHES

- Karndean herringbone pattern to hall, living, dining and kitchen areas
- Carpet to bedrooms
- Porcelain floor tiling to bathroom and ensuite
- Matt emulsion painted walls and ceilings
- Contemporary stainless-steel ironmongery
- One panelled grooved internal doors
- Triple glazing throughout

MECHANICAL AND ELECTRICAL FITTINGS

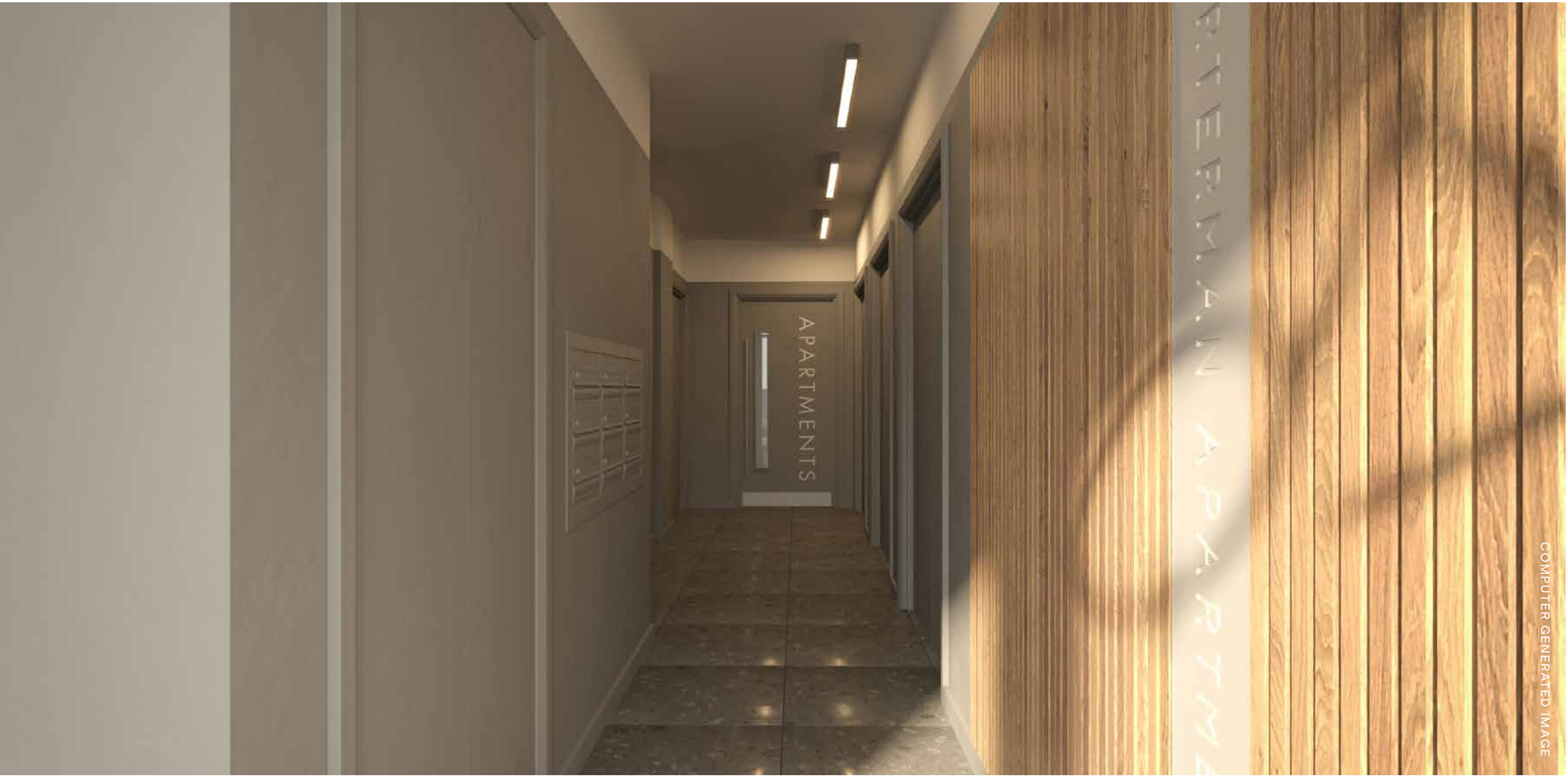
- Underfloor heating throughout
- Electronically programmed heating and hot water system
- Ladder style chrome heated towel rail to all bathrooms and ensuites
- Audio/Visual entry phone system
- TV/fm/am outlets and Sky Q (by subscription)
- Telephone point to living area
- Under cupboard LED lighting in kitchen
- Recessed LED downlights to hall, kitchen, living areas and bedrooms
- Shaver sockets in bathroom and ensuites
- Brushed stainless steel sockets to kitchen
- White sockets to hall, living areas and bedrooms
- Integral USB charging port to living, kitchen,dining area and all bedrooms

EXTERNAL

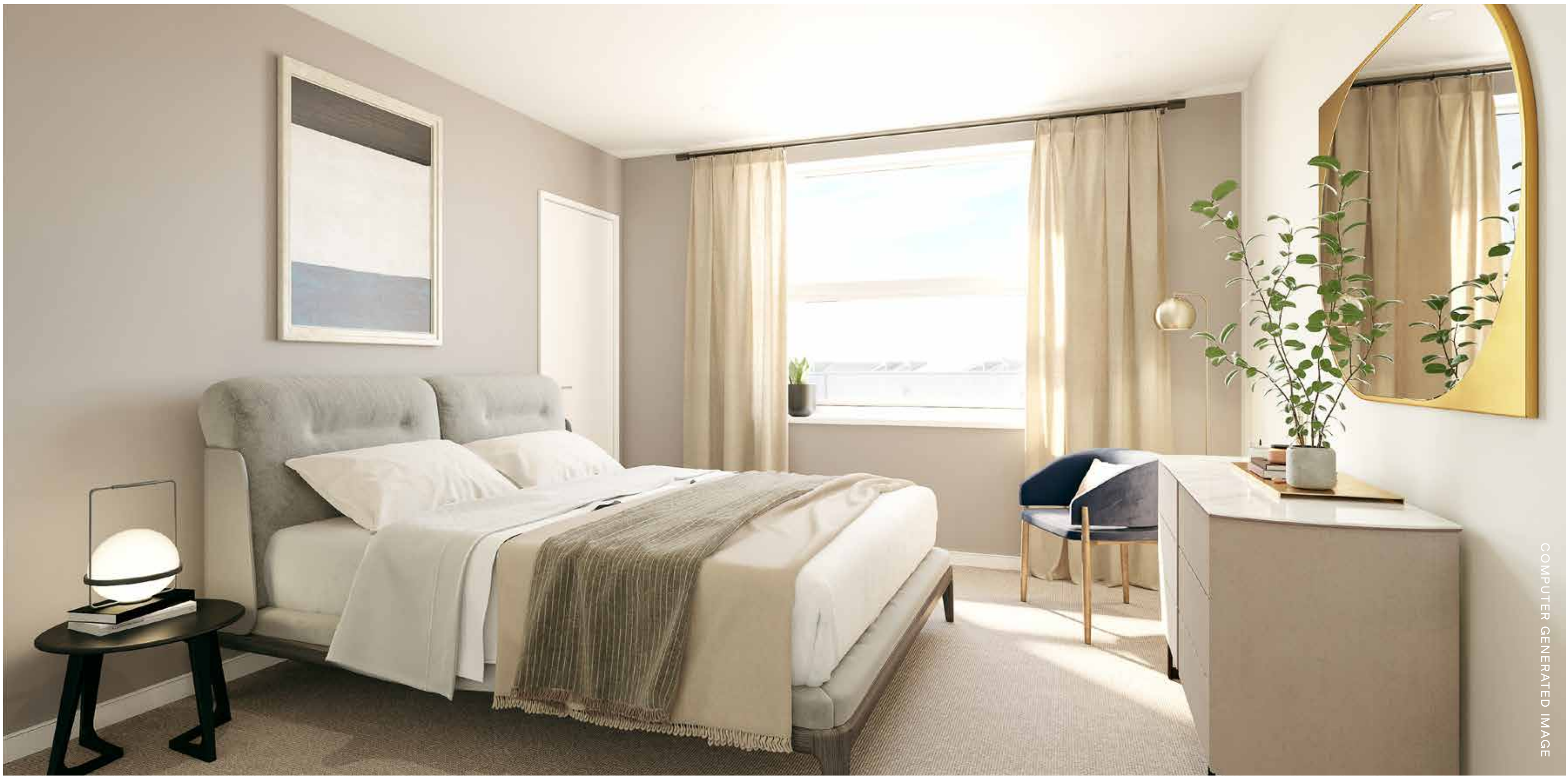
- Decking to terraces and balconies
- Lighting to terraces and balconies
- Secure undercover bike and bin storage *

* Where applicable

These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developers accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. September 2022.





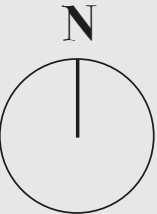
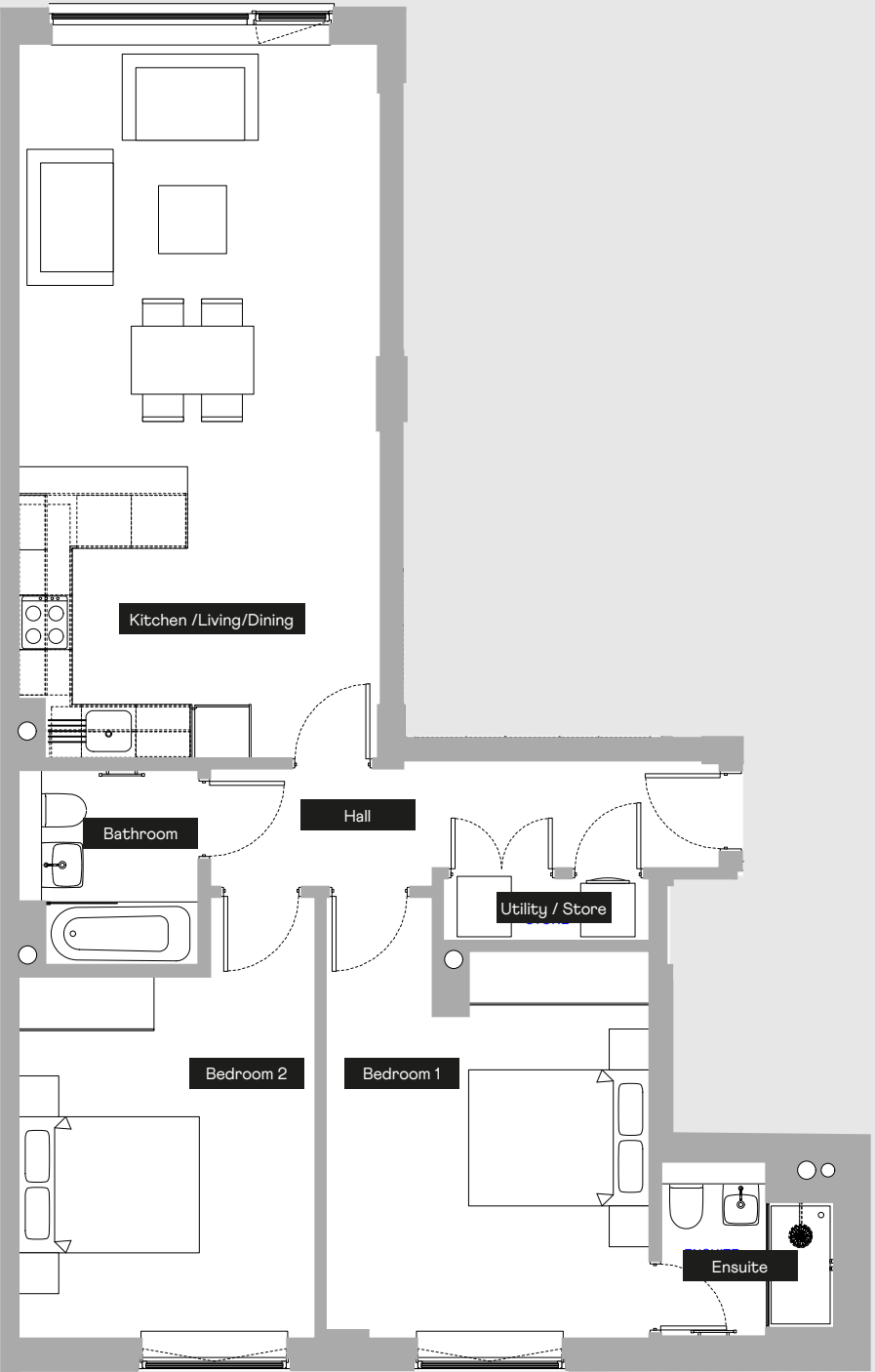


Apartment One

Two Bedrooms | First Floor

KITCHEN/LIVING/DINING
BEDROOM 1
BEDROOM 2
TOTAL INTERNAL AREA

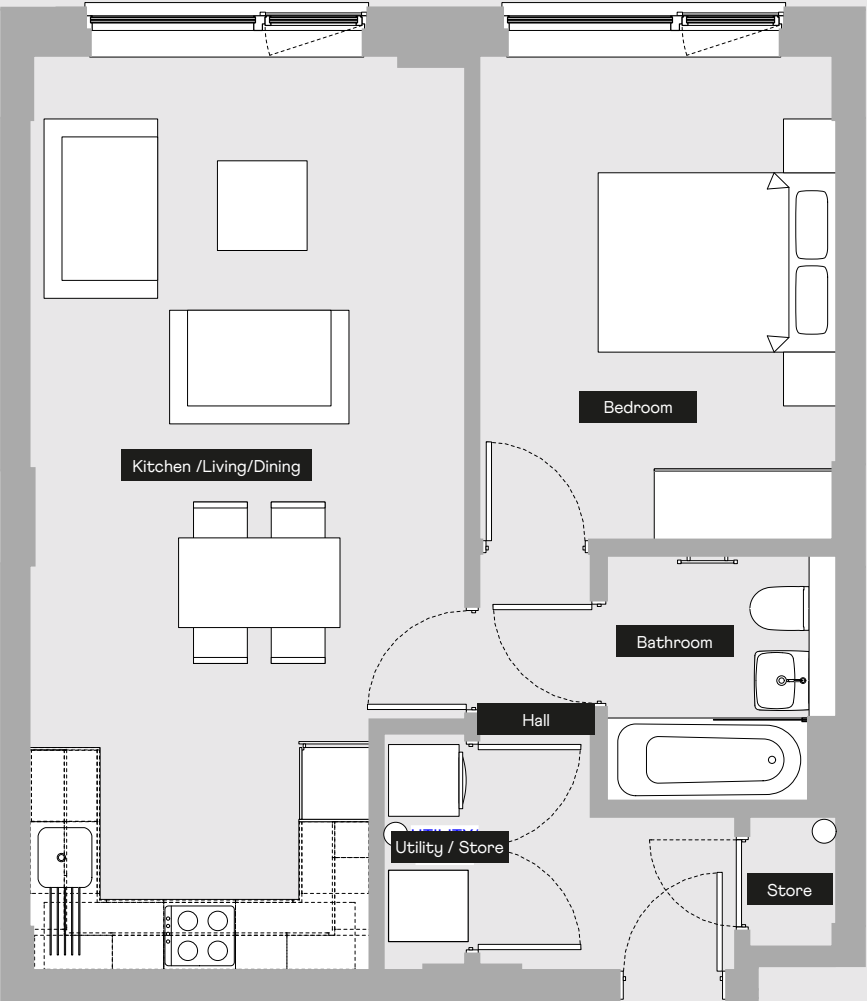
3.98m x 7.89m
3.59m x 4.28m
3.29m x 4.00m
81.4sqm



All dimensions taken from the widest point
The floor area dimensions quoted are given in good faith before detailed design and construction has commenced. All dimensions are to studwork and blockwork. They are not intended to be used for carpet sizes, appliance spaces or furniture layouts. Purchasers are strongly recommended to confirm all measurements for themselves. Furniture is for illustrative purposes only and fitted wardrobes are not included.

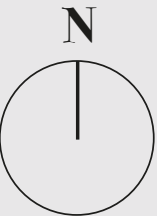
Apartment Two

One Bedroom | First Floor



KITCHEN/LIVING/DINING
BEDROOM
TOTAL INTERNAL AREA

3.66m x 7.66m
2.97m x 4.06m
52.4sqm



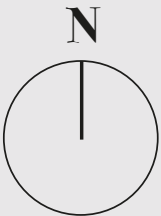
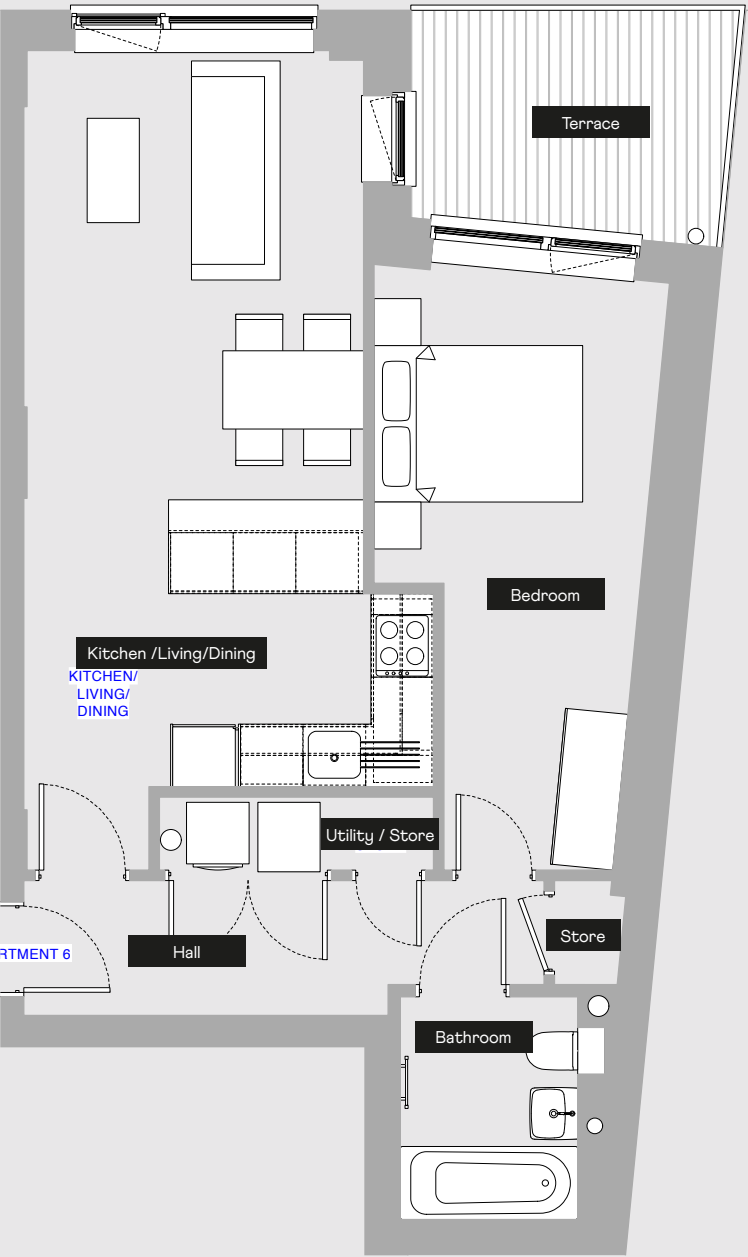
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Apartment Three

One Bedroom | First Floor

KITCHEN/LIVING/DINING
BEDROOM 1
TERRACE
TOTAL INTERNAL AREA

3.23m x 7.06m
2.70m x 5.65m
3.09m x 2.10m
53.5sqm



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Apartment Four

Two Bedrooms | Second Floor

- KITCHEN/LIVING/DINING
- BEDROOM 1
- BEDROOM 2
- BATHROOM
- BALCONY
- TOTAL INTERNAL AREA

3.98m x 7.89m
3.59m x 4.28m
3.29m x 4.00m
4.43m x 1.22m
81.4sqm



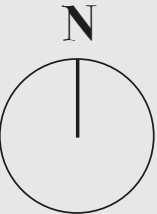
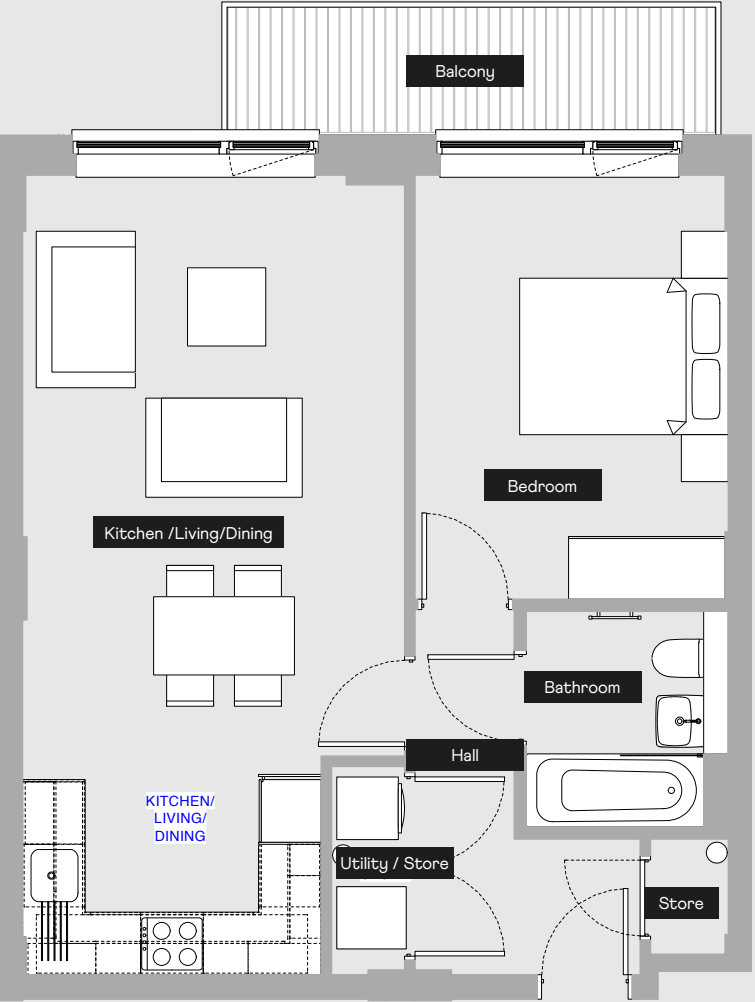
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Apartment Five

One Bedroom | Second Floor

KITCHEN/LIVING/DINING
BEDROOM
BALCONY
TOTAL INTERNAL AREA

3.66m x 7.66m
2.97m x 4.06m
4.69m x 1.22m
52.4 sqm



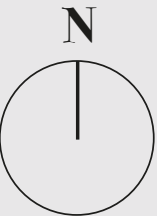
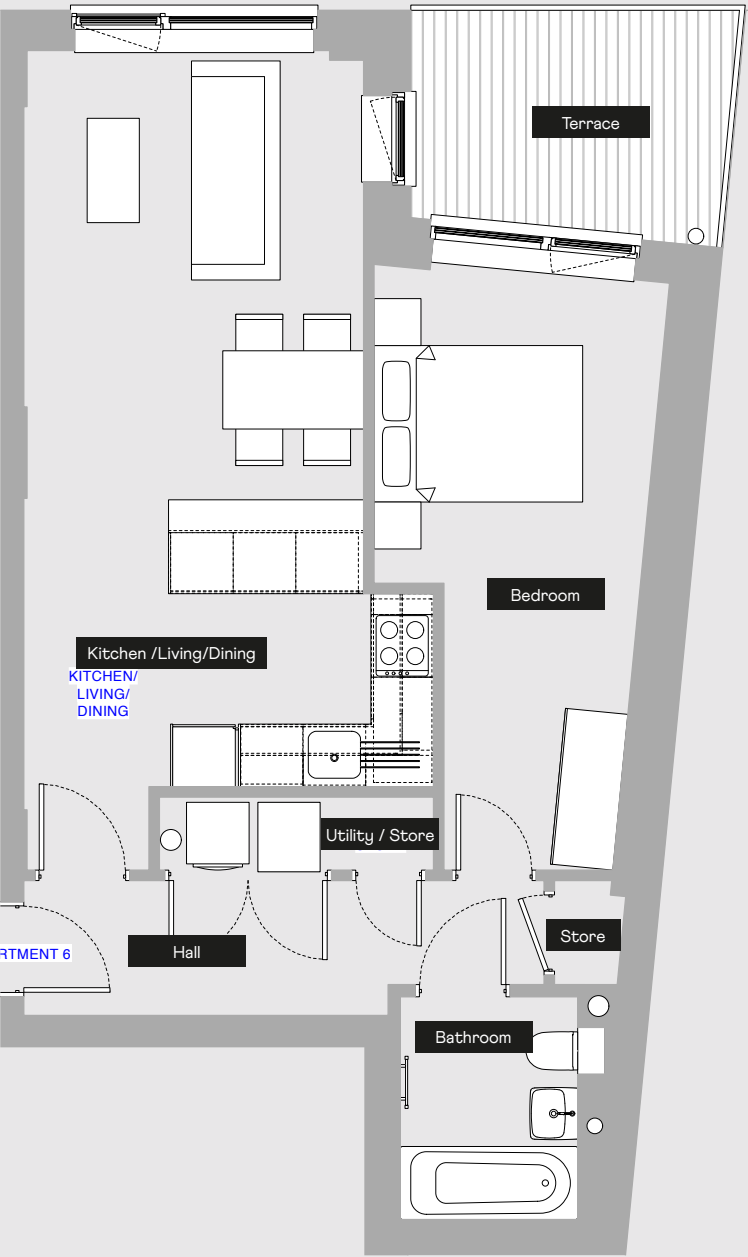
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Apartment Six

One Bedroom | Second Floor

KITCHEN/LIVING/DINING
BEDROOM
TERRACE
TOTAL INTERNAL AREA

3.23m x 7.06m
2.70m x 5.65m
3.09m x 2.10m
53.5 sqm



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Apartment Seven

Two Bedrooms | Third Floor

KITCHEN/LIVING/DINING
BEDROOM 1
BATHROOM 2
BALCONY
TOTAL INTERNAL AREA

3.98m x 7.89m
3.59m x 4.28m
3.29m x 4.00m
4.43m x 1.22m
81.4 sqm



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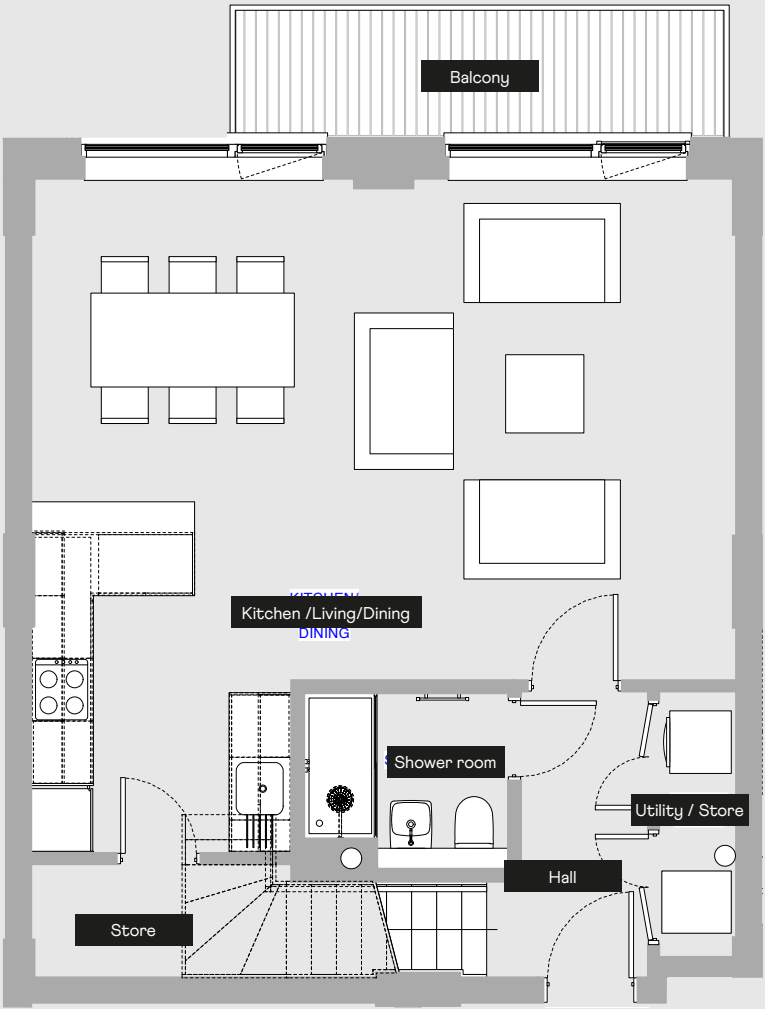
Apartment Eight

Three Bedrooms | Eighth and Ninth Floor

LOWER FLOOR

KITCHEN/LIVING/DINING
BALCONY
TOTAL INTERNAL AREA

6.76m x 4.81m
4.69m x 1.22m
52.4 sqm

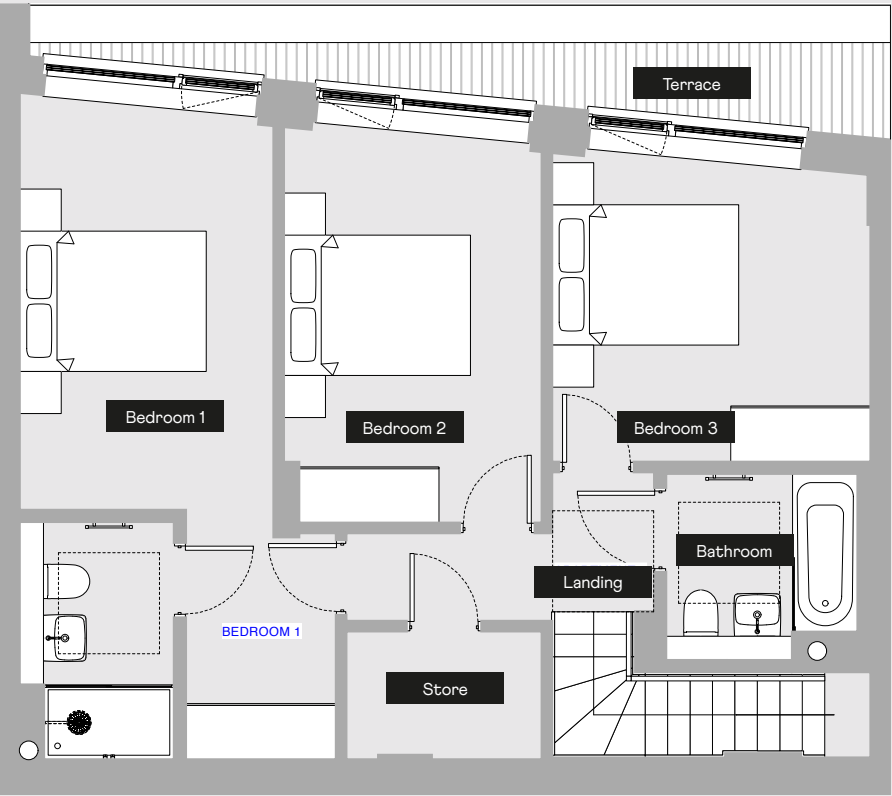


LOWER FLOOR

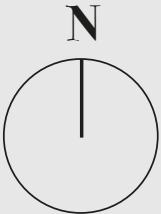
UPPER FLOOR

BEDROOM 1
BATHROOM 2
BATHROOM 3
TERRACE
TOTAL INTERNAL AREA

2.72m x 4.47m
2.77m x 4.23m
3.42m x 3.39m
9.21m x 1.00m
58.4 sqm



UPPER FLOOR



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Apartment Nine

Three Bedrooms | Eighth and Ninth Floor

LOWER FLOOR

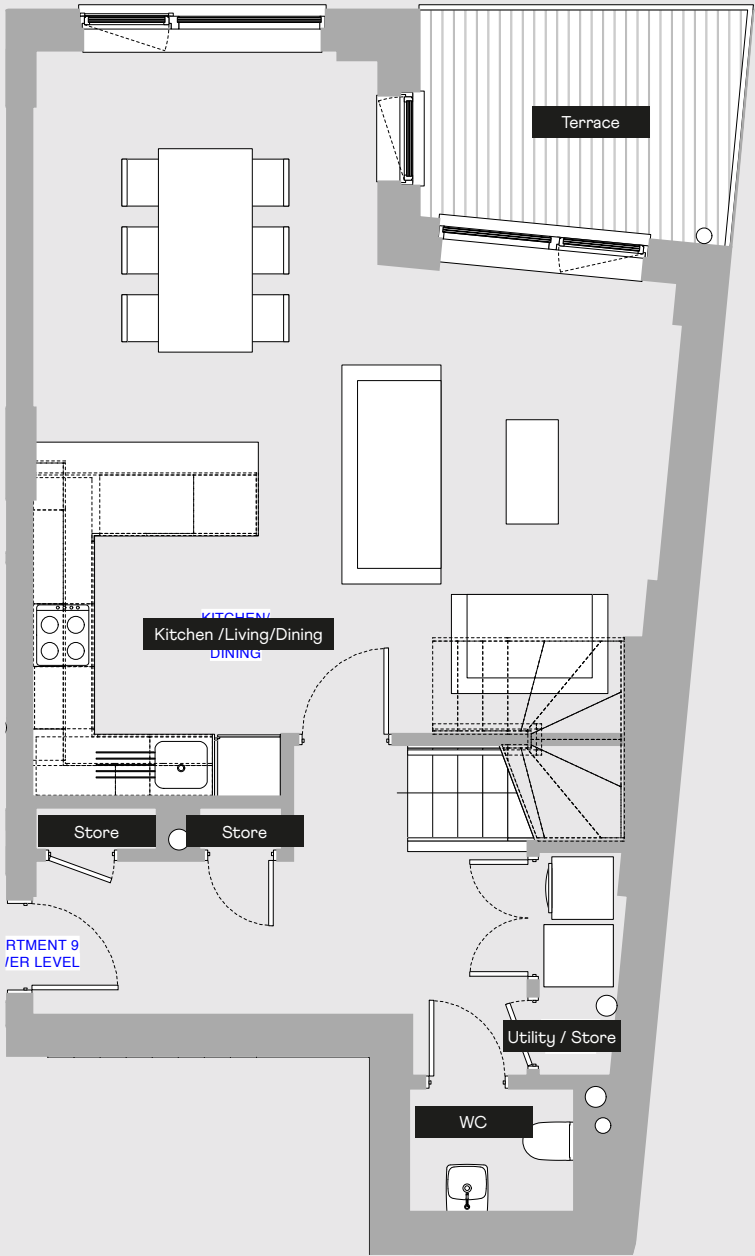
KITCHEN/LIVING/DINING
TOTAL INTERNAL AREA

7.14m x 6.18m
53.5 sqm

UPPER FLOOR

BEDROOM 1
BATHROOM 2
BATHROOM 3
FRONT TERRACE
REAR TERRACE

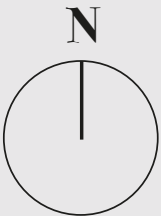
3.69m x 2.83m
4.38m x 3.90m
3.61m x 3.30m
8.80m x 1.87m
5.03m x 2.03m



LOWER FLOOR



UPPER FLOOR



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— CHARLES HENRY —

PEPPIATT

— Est. 1903 —

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Key office | 22 Fortess Road, Kentish
Town, NW5 2HB
Head Office | Block H Southgate Office
Village, 286c Chase Road, N14, 6HF

Quartermen - Individual rents below

Apt	Per week	Per annum
1	£700	£36,400
2	£550	£28,600
3	£575	£29,900
4	£750	£39,000
5	£575	£29,900
6	£575	£29,900
7	£750	£39,000
8	£950	£49,400
9	£975	£50,700
Total	£6,400	£332,800