



HAMBRIDGE

HOUSE

8 LUXURY APARTMENTS
IN THE HEART OF SE1



H A M B R I D G E

H O U S E

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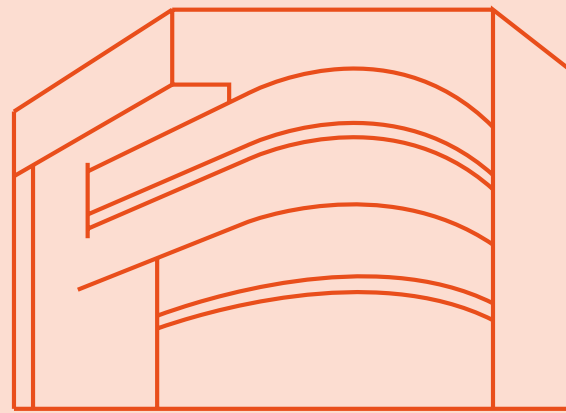
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ABOUT HAMBRIDGE HOUSE

Hambridge House is a striking, modern development set centrally within the thriving area of Southwark in South-East London. Eight luxury apartments look out across the borough which features some of London's most recognisable landmarks. Served by excellent transport links in and out of the city, this location is boosted by some of London's best restaurants and night spots whilst sitting just a stone's throw from the River Thames.

**HAMBRIDGE HOUSE IS
A STRIKING, MODERN
DEVELOPMENT, SET
CENTRALLY WITHIN
THE THRIVING AREA OF
SOUTHWARK**



MODERN

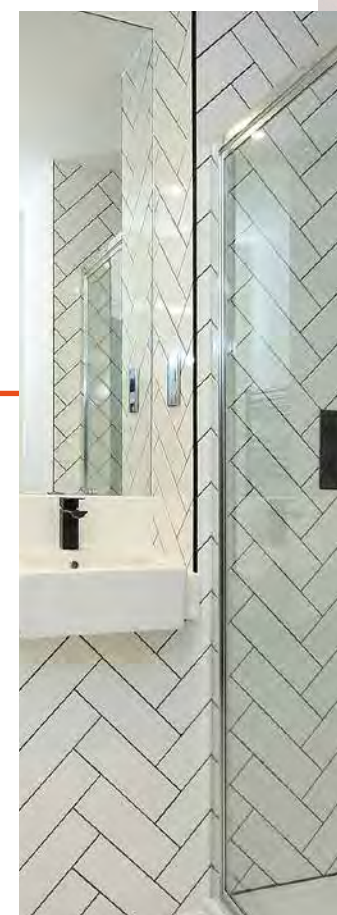


LIVING

THE DEVELOPMENT MODERN LIVING

This development offers modern living, excellent views, natural light, space and comfort within one of the city's most sought-after locations. The apartments are beautifully laid-out with high-end specifications throughout, providing the best in modern-living.

London Bridge, Waterloo, Borough and the burgeoning area of Elephant & Castle are all within walking distance of the development. The immediate and the surrounding areas play host to a huge range of dining options, cultural activities and landmarks. This all comes together to create the quintessential London experience amongst some of its most famous architecture.



**THE IMMEDIATE AND
THE SURROUNDING
AREAS PLAY HOST TO A
HUGE RANGE OF DINING
OPTIONS, CULTURAL
ACTIVITIES AND
LANDMARKS.**

THE AREA

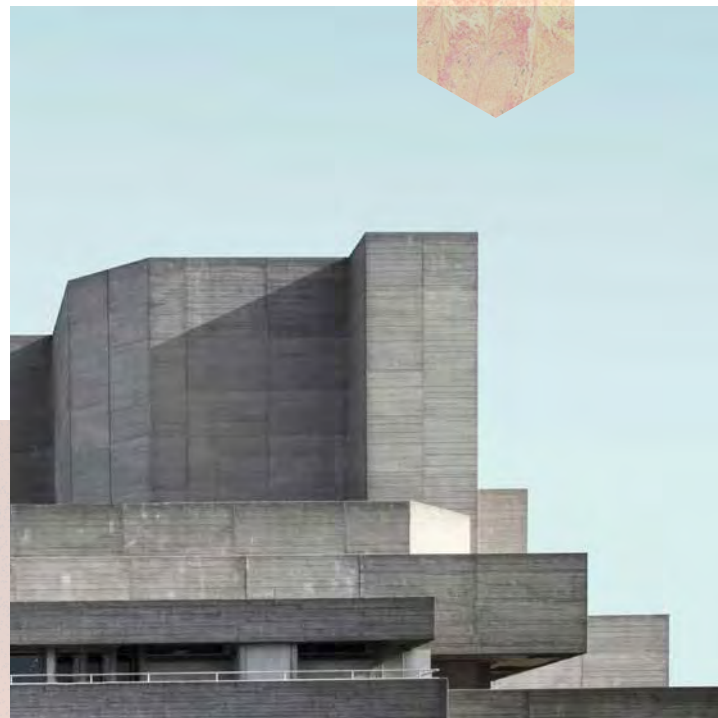
SE1

The development couldn't be in a better setting with some of the finest options in dining, pubs, culture and sight-seeing that the city has to offer all within walking distance. The area is well-known for its historic industrial architecture, tourist attractions, food markets, theatres and more. The surrounding areas house thriving communities made-up of a diverse mixture of London professionals.

Southwark is the oldest part of London and the range of architecture in the area reflects this. Buildings from Georgian and Regency periods appear alongside some of the city's finest examples of Industrial and even modern-day building – a strong, identifiably 'London' theme pulsates through aesthetics of the borough.

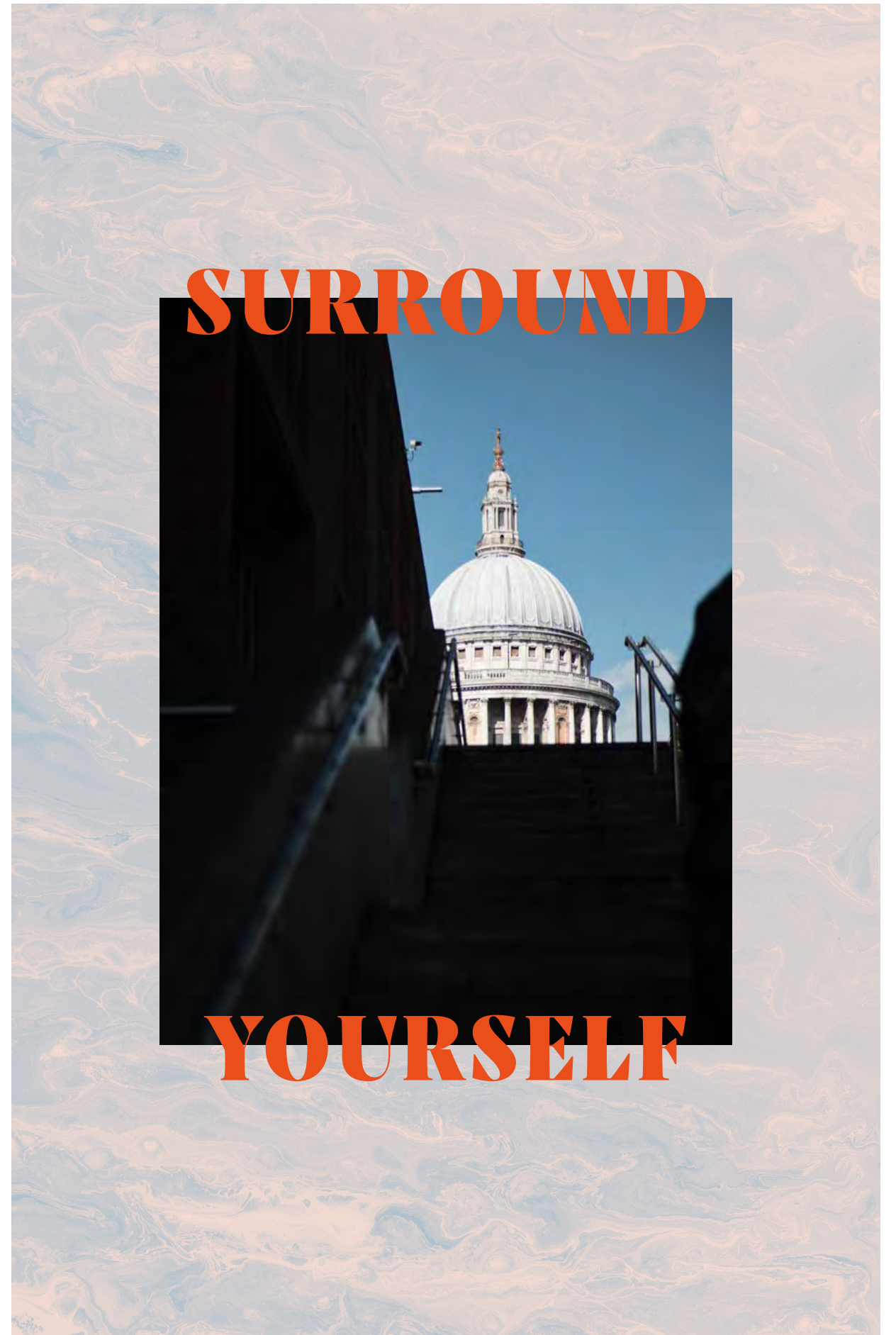
Today, culture and community combine to make Southwark one of the most thriving, entertaining places to live, work and play in London. The trendy, urban environment is packed with places to go and things to see. From the many theatres to the varied restaurants and food markets, the borough of Southwark has it all.

THE SURROUNDING AREAS HOUSE THRIVING COMMUNITIES MADE- UP OF A DIVERSE MIXTURE OF LONDON PROFESSIONALS.



SURROUND

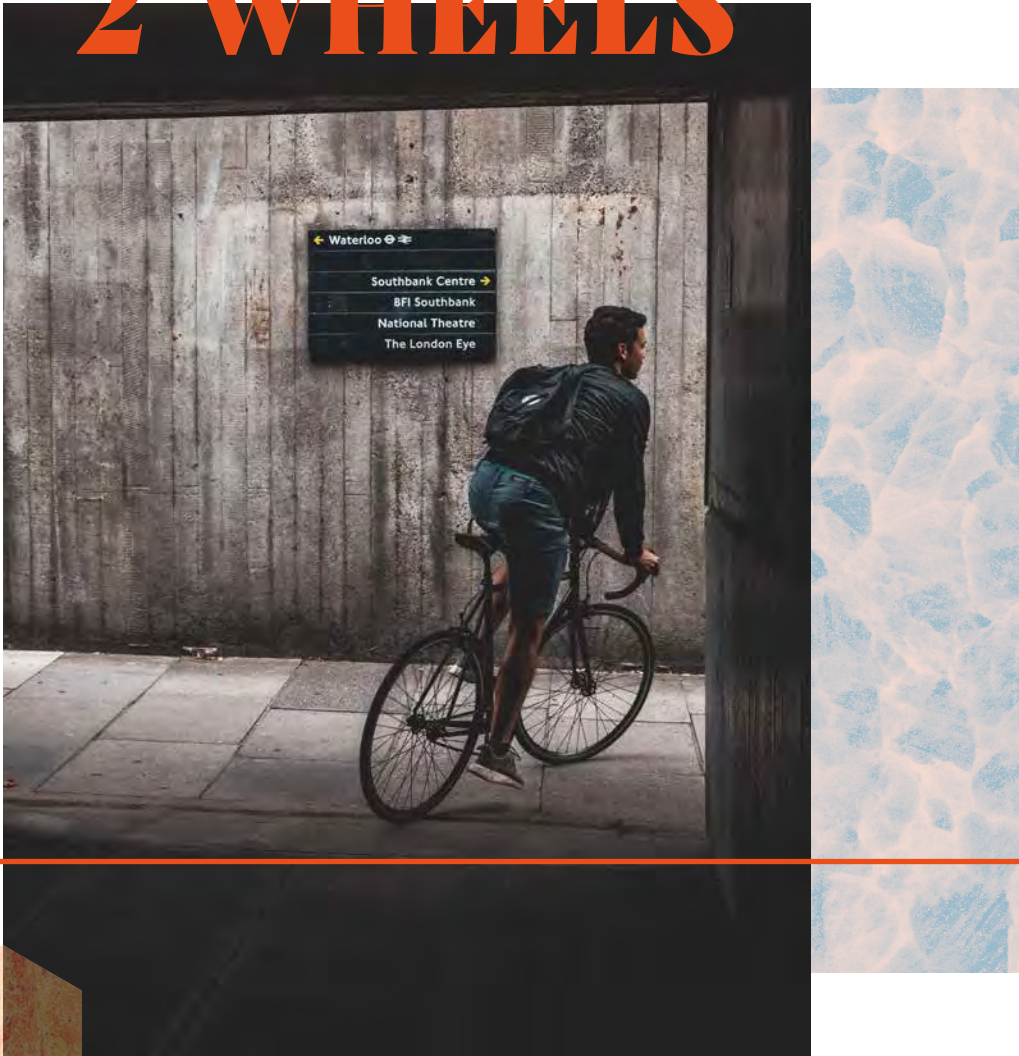
YOURSELF



TRANSPORT
CYCLE LINKS

London Bridge (6 mins)
Liverpool Street (12 mins)
London Victoria (21 mins)
Kings Cross St Pancras (21 mins)

2 WHEELS



TRANSPORT
IN WALKING DISTANCE

Southwark Station (7 minute walk)
Borough Station (10 minute walk)
Waterloo Station (10 minute walk)
Elephant & Castle Station (11 minute walk)
Lambeth North Station (12 minute walk)
London Bridge Station (19 minute walk)

TRANSPORT
UNDERGROUND

THE DEVELOPMENT COULDN'T
BE IN A BETTER SETTING WITH
SOME OF THE FINEST OPTIONS
IN DINING, PUBS, CULTURE AND
SIGHT-SEEING THAT THE CITY
HAS TO OFFER ALL WITHIN
WALKING DISTANCE.



THINGS TO DO IN THE AREA

FLAT IRON SQUARE

Set in the heart of the London Bridge area, Flat Iron Square proclaims to be 'London's liveliest cultural hub'. A haven for foodies, gig-goers and post-work-drinkers alike, the vibrant atmosphere brings people from across the whole city together.

GET THE TASTE BUDS TINGLING.



BOROUGH MARKET

A real gem in London's crown, Borough Market is seen by many as Britain's most renowned food market. Fresh produce, quick snacks, craft drinks, restaurants and events are all on offer as are many more options to get the taste buds tingling.



THINGS TO DO IN THE AREA

A RANGE OF THE NATION'S BEST-KNOWN MUSEUMS ARE ALSO SCATTERED ACROSS THE LOCAL AREA

THEATRE & CULTURE

Waterloo plays host to The Old Vic, The New Vic and The Vaults theatres whilst the iconic Shakespeare's Globe Theatre sits to the north near Southwark Bridge. A range of the nation's best-known museums are also scattered across the local area, including the Tate Modern & the Imperial War Museum. Of course, there are a number of more quirky pursuits available nearby too, not least the disturbing experience on offer at the London Tombs, based underneath London Bridge.





FREEDOM OF THE CITY

THINGS TO DO
IN THE AREA

**SOME OF LONDON'S
BEST PUBS CAN BE
FOUND SPREAD ACROSS
THE BOROUGH**

PUBS & BARS

Some of London's best pubs can be found spread across the borough with the likes of the Duke of Sussex, The Ship, the Duke of York and The Gladstone Arms all offering the modern, welcoming take on the London pub. Elsewhere, there are options aplenty with wine bars (like Tap & Bottle near Flat Iron Square), modern takes on traditional drinking holes (such a Mc & Sons on Union St) and even more vibrant drinks and food markets (such as Mercato Metropolitano near Elephant & Castle).



THINGS TO DO
IN THE AREA

**SOME OF THE
BEST ON OFFER
IN THE WHOLE
CITY...**



RESTAURANTS

Naturally, with the culture and vibrancy of the area attracting so many, there are a number of excellent restaurants to choose from, many considered some of the best on offer in the whole city. The likes of Padella (Italian bistro famous for its pasta dishes), Macellaio RC (grill & bakery) and Hixter (modern British cuisine from Mark Hix) all attract rave reviews.

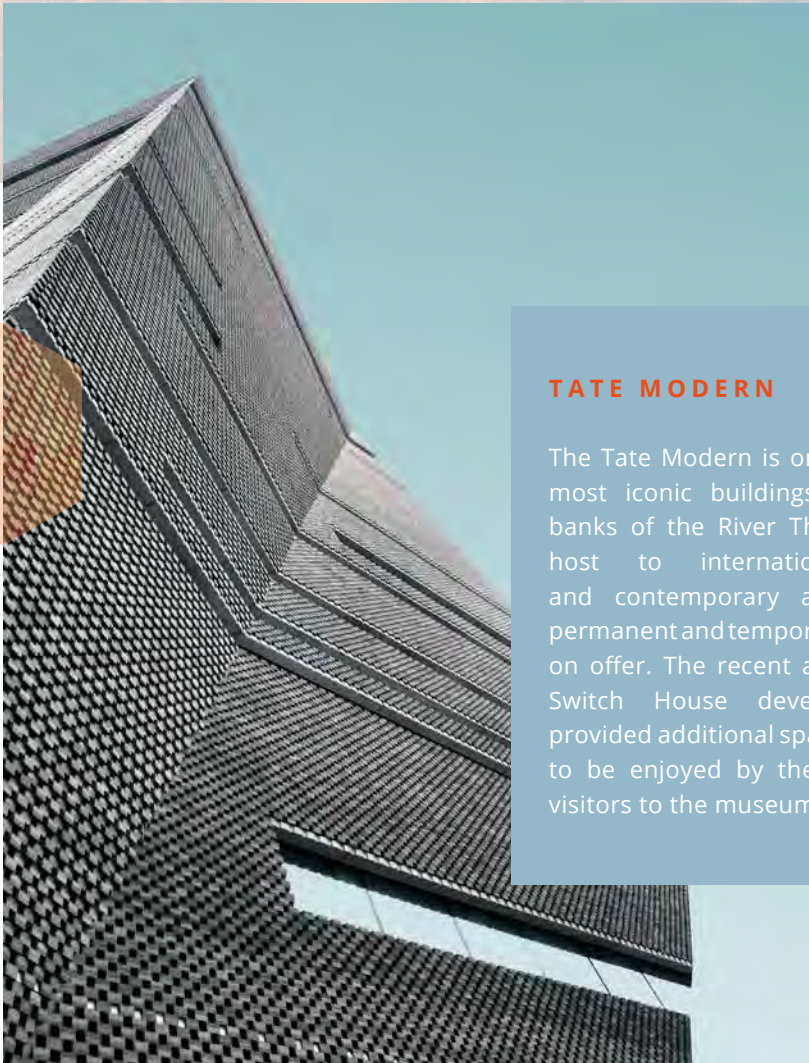
THINGS TO DO

IN THE AREA

THE SOUTHBANK

Perhaps one of London's most iconic spots. The Southbank plays host to a huge convergence of experiences and activities. From the famous skate park to the annual Underbelly Festival of comedy, music and more, the riverside walk always has a surprise in store. Food, drink, entertainment and much, much more are in abundance here which is perhaps why the area attracts so many come rain or shine.

THE SOUTHBANK PLAYS HOST TO A HUGE CONVERGENCE OF EXPERIENCES



TATE MODERN

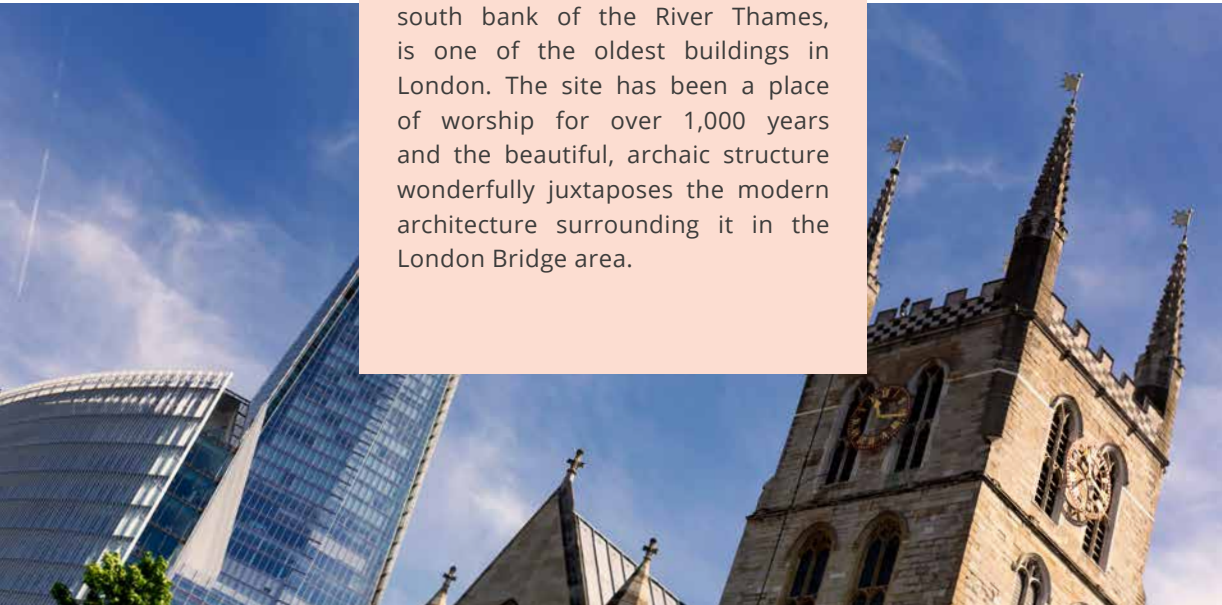
The Tate Modern is one of London's most iconic buildings. Sat on the banks of the River Thames it plays host to international modern and contemporary art with both permanent and temporary exhibitions on offer. The recent addition of the Switch House development has provided additional space for exhibits to be enjoyed by the 5.8m annual visitors to the museum.

THINGS TO DO

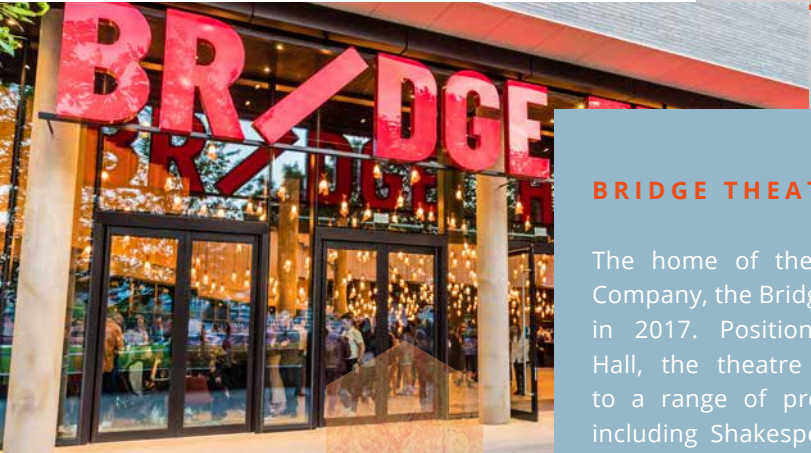
IN THE AREA

SOUTHWARK CATHEDRAL

The cathedral, positioned on the south bank of the River Thames, is one of the oldest buildings in London. The site has been a place of worship for over 1,000 years and the beautiful, archaic structure wonderfully juxtaposes the modern architecture surrounding it in the London Bridge area.



THE SITE HAS BEEN A PLACE OF WORSHIP FOR OVER 1,000 YEARS



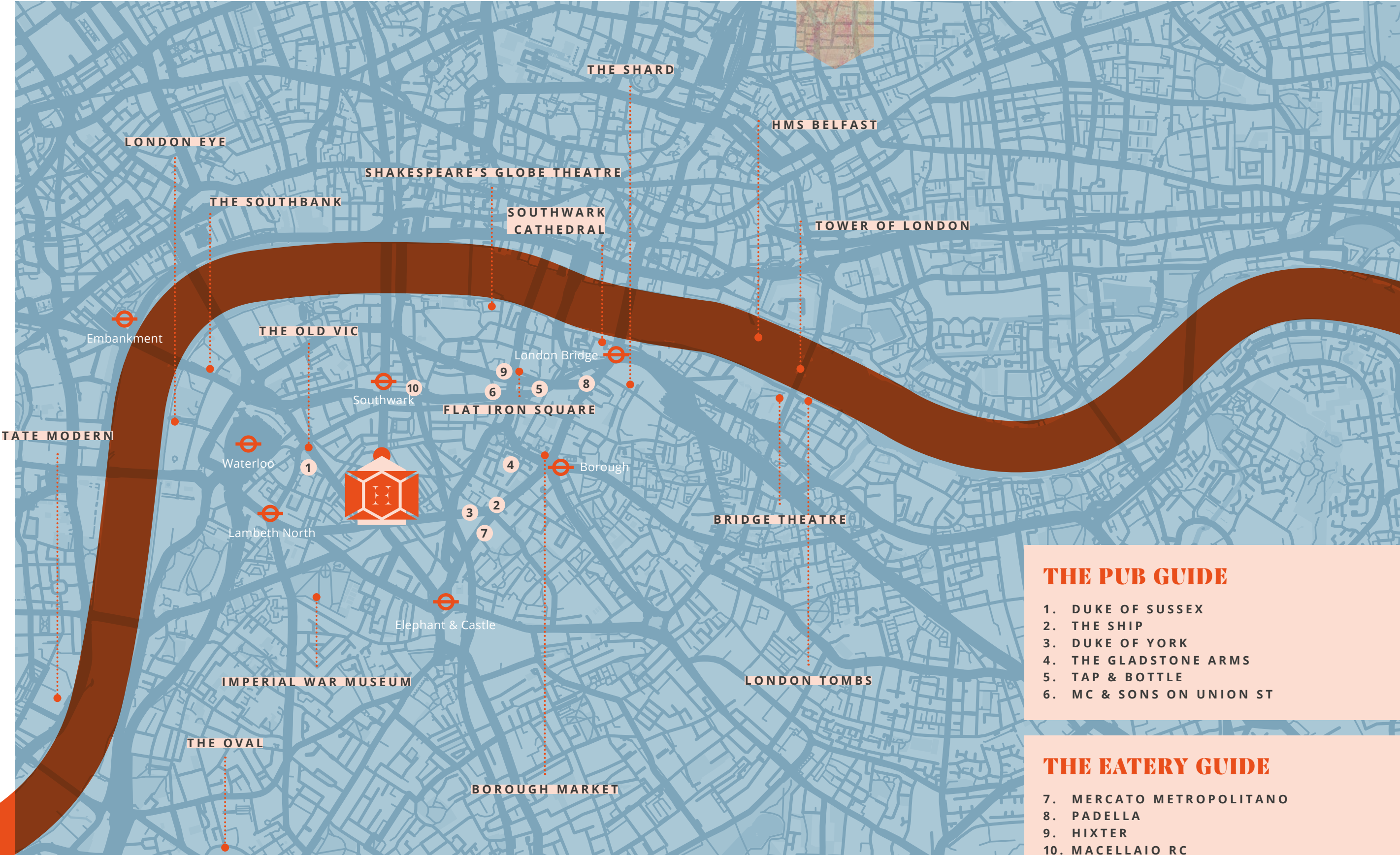
BRIDGE THEATRE

The home of the London Theatre Company, the Bridge Theatre opened in 2017. Positioned next to City Hall, the theatre has played host to a range of productions already including Shakespeare classics such as Julius Caesar and A Midsummer Night's Dream.

LONDON LANDMARKS IN THE AREA

KEY

- UNDERGROUND
- PLACE OF INTEREST



THE PUB GUIDE

1. DUKE OF SUSSEX
2. THE SHIP
3. DUKE OF YORK
4. THE GLADSTONE ARMS
5. TAP & BOTTLE
6. MC & SONS ON UNION ST

THE EATERY GUIDE

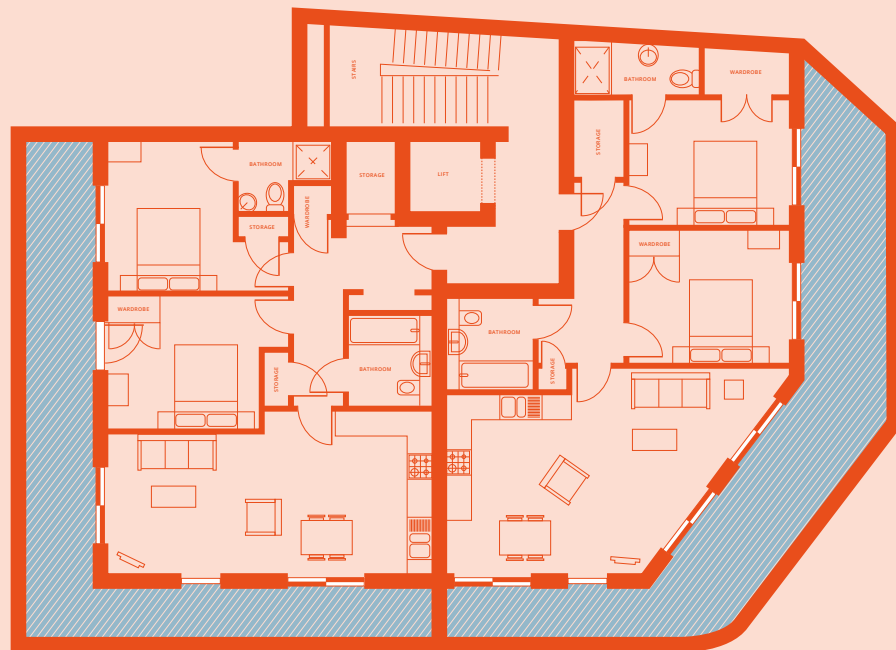
7. MERCATO METROPOLITANO
8. PADELLA
9. HIXTER
10. MACELLAIO RC

BLOCK PLANS

4 FLOORS



SECOND & THIRD FLOOR
(REPEATED)



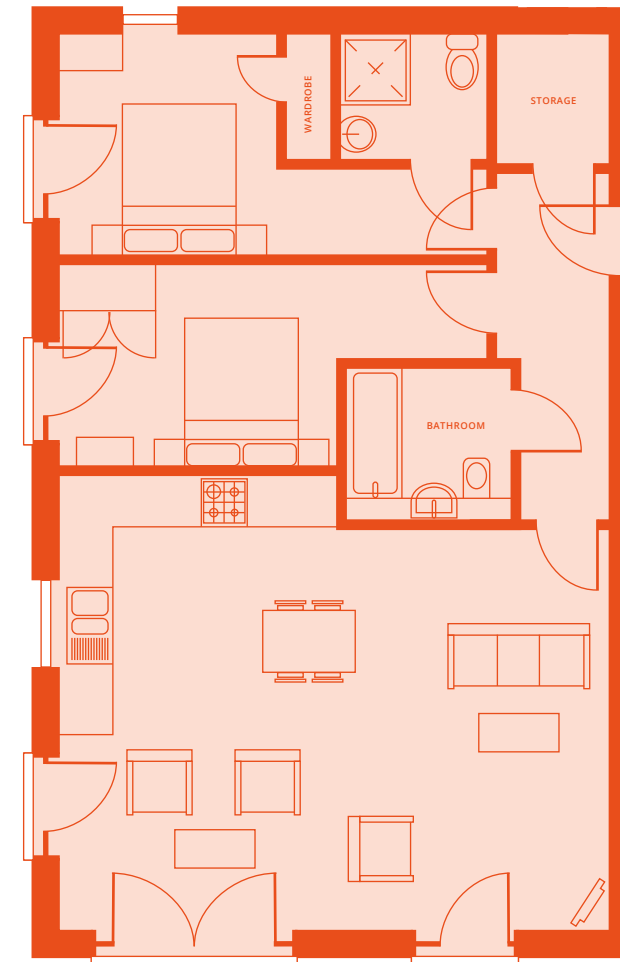
FOURTH FLOOR
(PENTHOUSE)

APARTMENT #1

SECOND FLOOR
2 BEDROOM
900 SQFT

APARTMENT #4

THIRD FLOOR
2 BEDROOM
900 SQFT



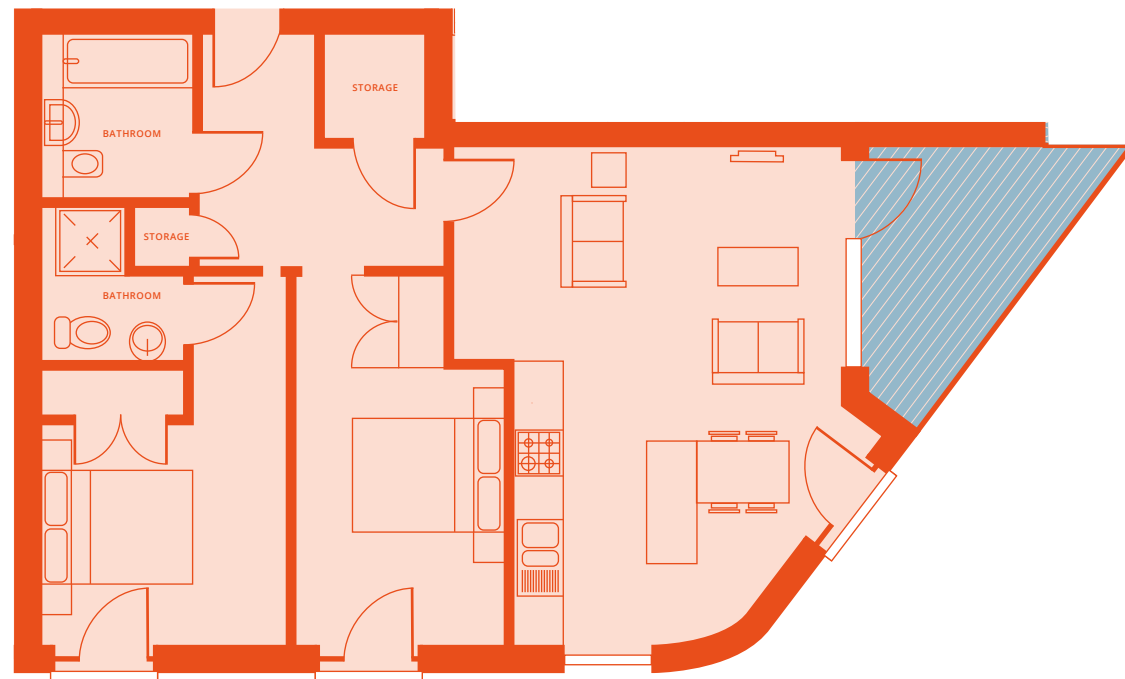
*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.

APARTMENT #2

SECOND FLOOR
2 BEDROOM
798 SQFT

APARTMENT #5

THIRD FLOOR
2 BEDROOM
798 SQFT

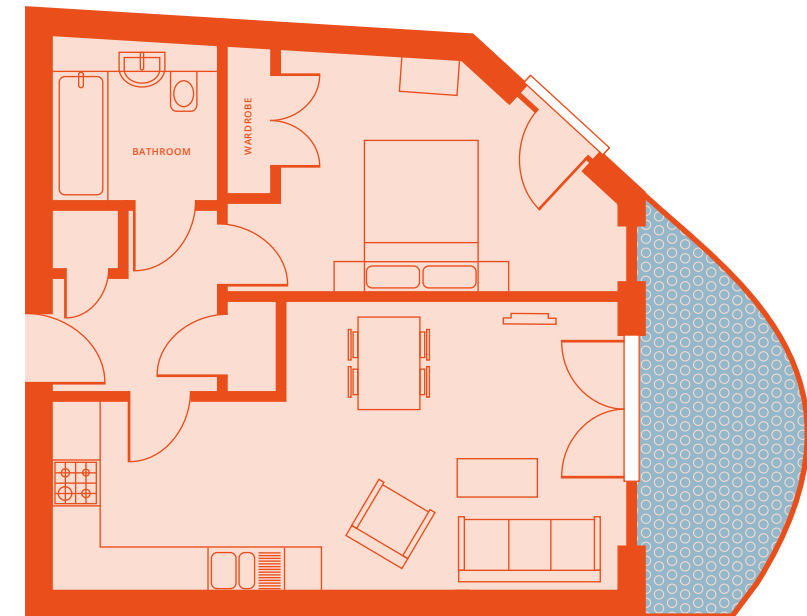


APARTMENT #3

SECOND FLOOR
1 BEDROOM
539 SQFT

APARTMENT #6

THIRD FLOOR
1 BEDROOM
539 SQFT

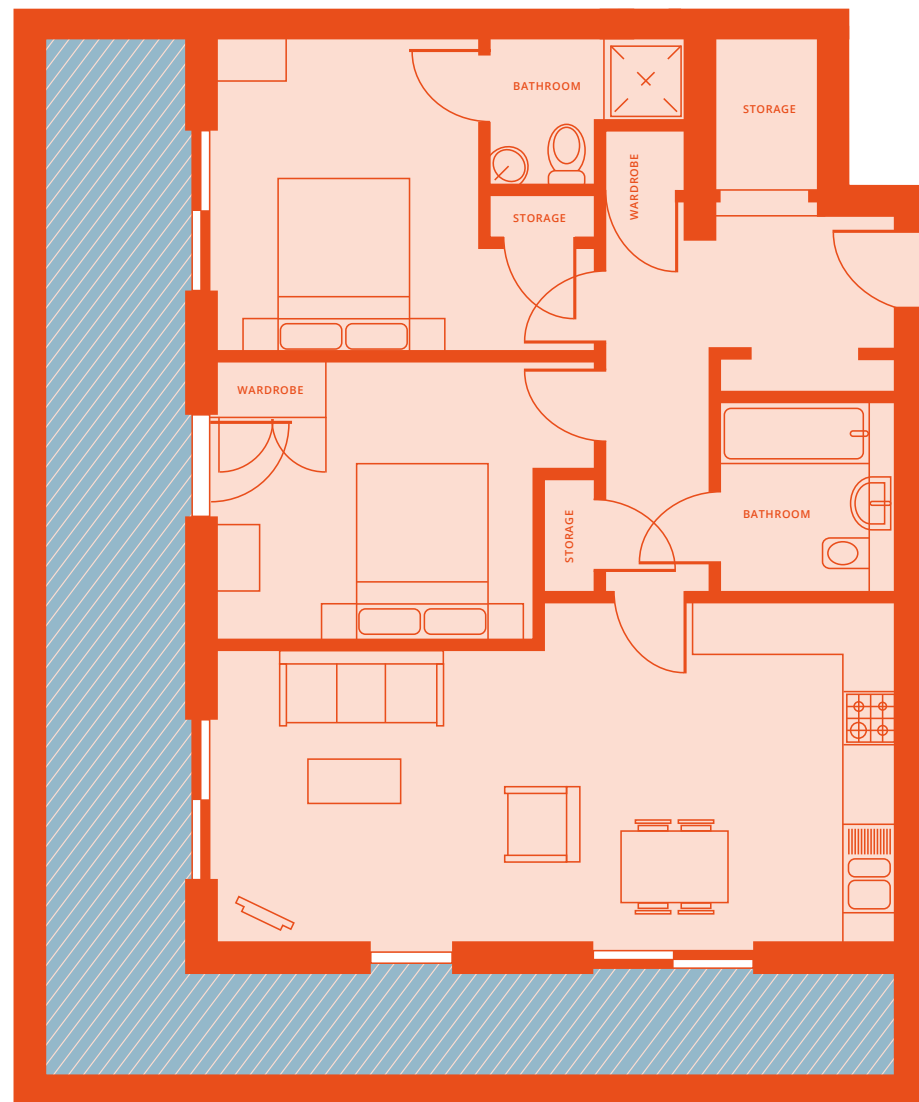


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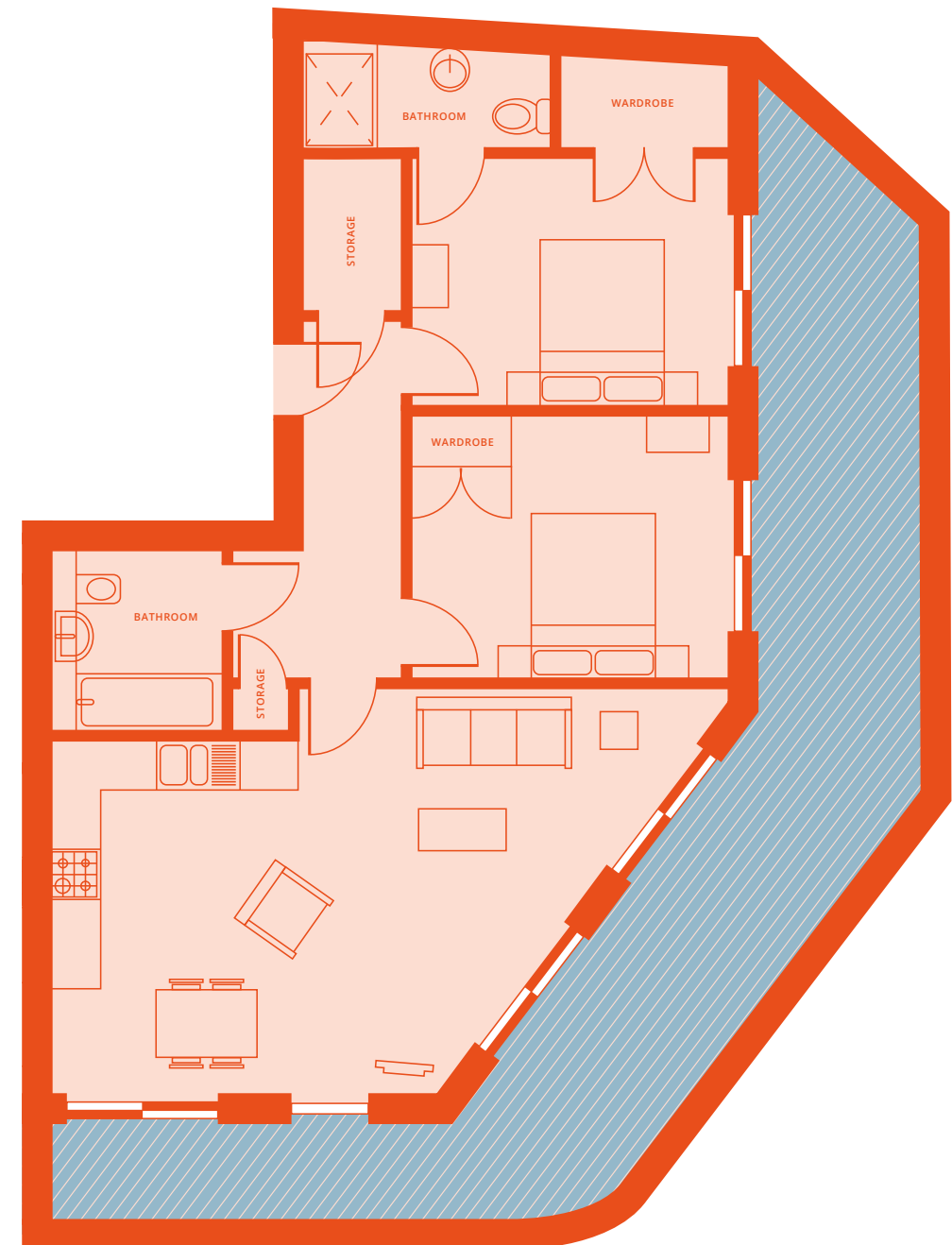
PENTHOUSE #7

FOURTH FLOOR
2 BEDROOM
788 SQFT



PENTHOUSE #8

SECOND FLOOR
2 BEDROOM
802 SQFT



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SPECIFICATION

THE DETAILS*

KITCHEN

- Contemporary German Pronorm kitchens, with handleless soft close doors and drawers
- Corian worktop and upstand
- Fridge freezer, washer/dryer, dishwasher, hob, microwave, oven by SMEG
- Matt black mixer tap by BAGNODESIGN
- Undermounted stainless steel sink by SMEG
- Corian splash back behind hob
- Under-cupboard pelmet lighting to wall units

DECORATION, JOINERY & IRONMONGERY

- Light grey engineered wood flooring: living rooms, hallways, kitchen
- Fitted carpets to all bedrooms
- Black ironmongery
- Wood Veneer white doors

BATHROOMS

- White contemporary sanitary ware by BAGNODESIGN
- Marble effect tiles to floors 600x600mm
- White tiles to walls 300x100mm brick tiles (with grey grout)
- Black Heated stainless steel towel rail
- Built-in mirror cabinet
- Black Thermostatic shower mixer by BAGNODESIGN
- Black Taps and fittings by BAGNODESIGN
- Low voltage, two pin power outlet (shaver/toothbrush charging)

EN-SUITES

- Black Heated stainless steel towel rail
- White contemporary sanitary ware by BAGNODESIGN with black fittings

INTERNAL & GENERAL

- Fitted Wardrobes to Master Bedrooms
- Low energy LED down lighters and pendants
- Telephone outlet socket in hallway
- Connection points ready for Sky Q in all living rooms

HEATING

- Combination boiler with manufacturers (5 year warranty)
- Under floor heating throughout each apartment
- MVHR – Mechanical Ventilation with Heat Recovery in all apartments

PAINT FINISHES

- White Walls, ceiling and skirting

MAIN ENTRANCE, COMMUNAL AREAS & SECURITY

- Secure cycle storage, bin storage, on ground floor
- Video entry phone system
- Integrated smoke and heat detectors and CO2 alarms to all apartments
- Double glazed aluminium windows and doors – with 12 year guarantee
- Multi-point locks to doors and windows
- 6 Person Passenger Lift

AMENITY SPACE

- Second and third floor apartments: private and juliet balconies
- Penthouse- private terraces
- Building Warranty
- 10 Year warranty provider by LABC New Homes Warranty



Backed by
HM Government

Help to Buy (HTB) is a government scheme allowing first time buyers of a new flat or house to borrow up to 40% of the property's value (20% outside London). These schemes are available to first-time buyers or homeowners who want to buy a brand-new home with a purchase price of up to £600,000.

*subject to change and availability



THE DEVELOPERS

HAMBRIDGE HOMES



MIKE OVERTON
Chairman

Operating since 1977, Mike's years in construction have given him a comprehensive understanding of the development process. He takes an active role in every aspect in the business, from site acquisition through to sales and marketing, and believes in an open and honest approach, while maintaining a quality product.

JAMES OVERTON
Managing Director

James has been involved in the practical trades of construction for over 15 years, and has an enviable track record in delivering high quality development projects. His focus is in overseeing the design and construction process; managing the personnel involved, safeguarding timings and budgets, upholding quality control, ensuring minimal impact to the immediate and greater environment, while maintaining the company's zero accident policy.



Hambridge was established in 2000, originally undertaking both refurbishment and new build projects. With our in-house construction team and interior design capability, we now concentrate solely on new build projects. We have completed hundreds of units, within developments of various sizes, and have received three coveted design awards to date. Throughout our history, our ethos has been to provide well designed developments tailored to individuals that complement the local area.



Woodhams,
29 Apt- Bromley



Elm Park Gardens,
6 Houses - Brixton



The Triangle,
7 Apt - C. Palace



Downsview,
9 apt - C. Palace



Hearn Place, 4 houses
- Streatham



Hayward Mews, 8
Houses - Crofton Park



Pakfield Mews, 6
Apt & 5 Houses -
Streatham



Bon Marche Mews,
7 Houses - C. Palace



Glenton Mews, 12
Houses - Nunhead

CONSIDERATE CONTRACTORS

We register every site with this scheme: a voluntary code that promotes best practice and ensures that builders maintain standards in environmental protection; respect for the local community; appearance; valuing their workforce and safety.

LOCAL CONTRIBUTIONS

We have contributed over £1,000,000 to local boroughs of Lambeth, Lewisham, Southwark and Bromley in the form of CIL (Community Infrastructure Levy) and S106 payments. These help fund a range of local services, such as public spaces and parks, schools, public buildings and environmental services.

premier
guarantee®



GET IN TOUCH WITH PEDDER

HAMBRIDGE-HOUSE.COM

peddernewhomes.com
newhomes@pedderproperty.com
0208 702 9999

Pedder New Homes:
167 Herne Hill, London SE24 9LR

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