



BERMONDSEY PLACE
LONDON SE1

FACTSHEET



Berkeley
Designed for life



8 REASONS TO BUY AT BERMONDSEY PLACE

01
SE1

SE1 POSTCODE

02
£10 BN INVESTMENT

Bermondsey Place marks the start of the exciting journey of change to the Old Kent Road, SE1

03
ZONE 2

The lowest starting-priced Berkeley scheme in Zone 2 with convenient access to the Capital's business, education and creative hubs

04
GREEN SPACE

Bermondsey Place benefits from 2.9 acres of landscaped green space and sits adjacent to the 140 acre Burgess Park, Southwark's largest park.

05
BAKERLOO LINE EXTENSION

London's next largest infrastructure project will include a proposed Bakerloo line station on the doorstep of Bermondsey Place

06
STRONG RENTAL YIELDS

With established business hubs, famed universities' campus around, and established students' rental environment.

07
BERKELEY REGENERATION

We specialise in large-scale brownfield regeneration projects, focusing on challenging and complex sites with great potential for positive change.

08
LOCAL CONNECTION

Feel connected with quick and regular transport links to some of London's most popular locations.

Computer Generated Image, indicative only



BERMONDSEY OUTPERFORMS

OPPORTUNITY AREA

3.1%
OUTPERFORMANCE

of London Opportunity Areas v average London house price growth

Land Registry, Dataloft *Based on 22 Opportunity Areas across London using the best 7-year period of sale price growth since regeneration started (time period of 2009 to present).

LEADING THE WAY IN URBAN GREENING

AS THE FIRST INNER LONDON BOROUGH TO HAVE OVER

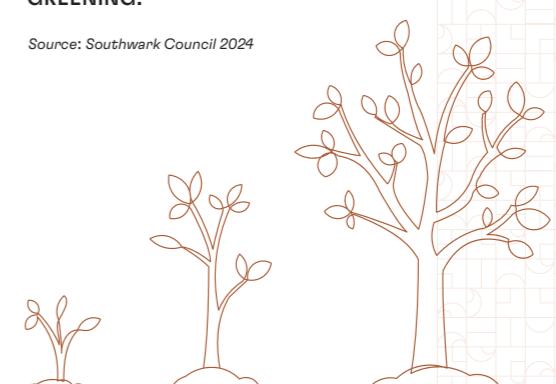
**100,000
TREES**

SOUTHWARK IS SETTING A BENCHMARK FOR URBAN GREENING.

Source: Southwark Council 2024

**OVER
660K**
financial, professional and tech jobs are within a 45-minute commute.

BRES 2022, public transport commute.



BERMONDSEY'S APPEAL WIDELY RECOGNISED

Awarded "Capital's gourmet hub" by Country Life 2021 In the top 10 "Best places to live in London" by Sunday Times.



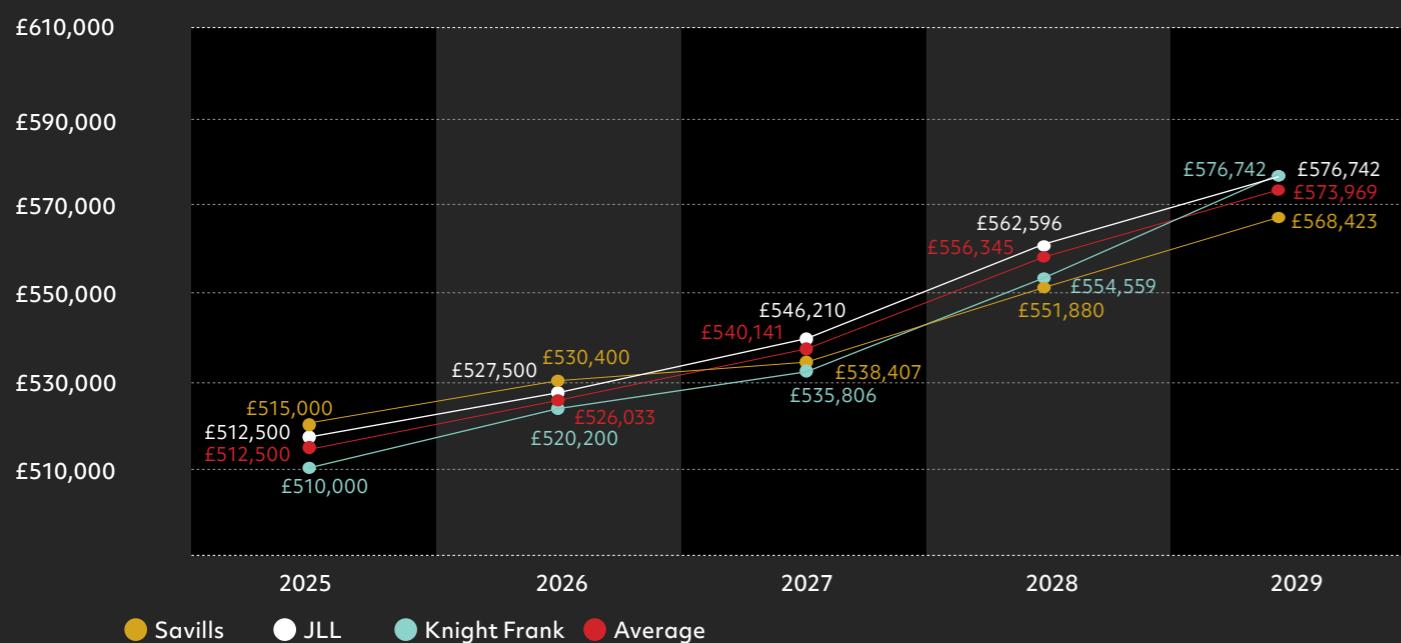
PRICE GROWTH

PROPERTY PRICE FORECASTS

| Price Increase Forecast (%pa) | 2025 | 2026 | 2027 | 2028 | 2029 | 2025-2029 |
|-------------------------------|-------|-------|-------|-------|-------|-----------|
| JLL | 2.50% | 3.50% | 5.00% | 5.00% | 4.00% | 21.64% |
| Savills | 3.00% | 4.00% | 3.50% | 3.00% | 2.50% | 17.05% |
| Knight Frank | 2.00% | 2.00% | 3.00% | 3.50% | 4.00% | 15.35% |
| Average | 2.50% | 3.17% | 3.83% | 3.83% | 3.50% | 18.01% |

Information has been taken from various sources and indicative only. The forecasts are not specific to new build homes.

HOUSE PRICE FORECASTS (2025 - 2029) - EXAMPLE IF PURCHASING AT £500,000



These forecasts have been sought from independent sources to provide insight into property prices and the rental market. The information should be used for guidance only and it is recommended that personal research should be carried out prior to investing.

IT ALL STARTS HERE: EARLY ADVANTAGE

Today, prices are up to **35% BELOW** other regeneration areas.

Bermondsey Place forms the start of the £10 BN regeneration of the Old Kent Road. At present prices here are up to 35% below other regeneration hubs that are further through their regeneration story.

Opportunity at Bermondsey Place

| | 1-bed apartment | 2-bed apartment |
|---------------------|-----------------|-----------------|
| Nine Elms | -29% | -35% |
| King's Cross | -33% | -20% |
| Elephant and Castle | -22% | -20% |

DataLoft by PriceHubble, Berkeley, Land Registry, saving to upper quartile sale prices equivalent to new build 2024. Based on minimum asking prices at Bermondsey Place.

RENTAL GROWTH

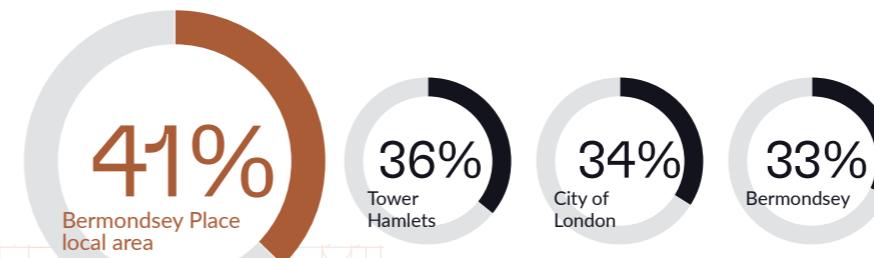
RENTAL PRICE FORECASTS

| Rental Growth (%pa) | 2025 | 2026 | 2027 | 2028 | 2029 | 2025-2029 |
|---------------------|-------|-------|-------|-------|-------|-----------|
| JLL | 2.50% | 3.00% | 3.50% | 4.00% | 4.00% | 18% |
| Savills | 3.50% | 3.00% | 3.00% | 2.50% | 2.50% | 11.50% |
| Knight Frank | 3.50% | 3.00% | 2.50% | 3.00% | 3.00% | 11.50% |
| Average | 3.17% | 3.00% | 3.00% | 3.17% | 3.17% | 13.67% |

Information has been taken from various sources and indicative only. The forecasts are not specific to new build homes.

RENTS CLIMBING UP THE RANKS

Over the past 3 years, rents for new-build apartments in the local area around Bermondsey Place have grown 41%, outperforming surrounding boroughs and Greater London.



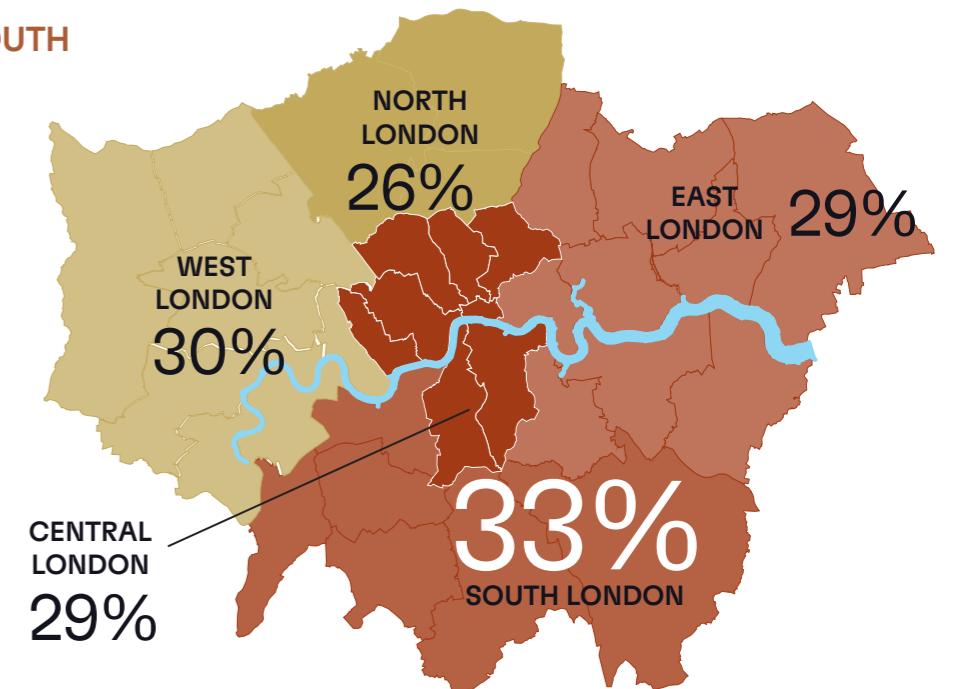
DataLoft Rental Market Analytics (PriceHubble), £sqft rental growth in new build (EPC A+B) apartments in Q3. Local area is SE15



RENTAL GROWTH SHIFTS SOUTH

2025 - 2029 rental growth in new-builds

- NORTH LONDON
- SOUTH LONDON
- EAST LONDON
- WEST LONDON
- CENTRAL LONDON



DataLoft Rental Market Analytics (PriceHubble), £sqft rental growth in new build (EPC A+B) apartments in Q3.



LOCATION

Malt Street, SE1 5AY

LOCAL AUTHORITY

London Borough of Southwark

TENURE

999-year lease

ARCHITECTS

Rolfe Judd is a renowned, London based practice, with a rich history of over five decades in delivering innovative and sustainable projects. Their focus is on creating homes that reflect the lifestyle and aspirations of the communities that will live in them. Past projects include Woodberry Down Deptford Foundry, Willow Walk, Twickenham Gateway and Nine Elms Point.

LANDSCAPE DESIGN

LDA Design are leading landscape architects, urban designers and planners. For more than 40 years, LDA Design has held true to a single purpose: to make great places and shape the world for the better. They follow the principles of 'first life, then spaces, then buildings' and focus on the needs of people affected, and on creating a balance with nature

INTERIOR DESIGN

Berkeley East London's exceptional in-house interiors team has crafted the stunning designs for Bermondsey Place. With a keen eye for detail and a commitment to sophisticated, modern living, their work reflects the vibrant spirit of Bermondsey while creating timeless, inviting spaces.

BUILDING INSURANCE

10-year warranty

ESTIMATED COMPLETION

The Art Mill (B2) - Q4 27 / Q1 28

The Art House (B3) - Q3 / Q4 28



GROUND RENT**

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

SERVICE CHARGES**

- £4.99 - £5.20 PSF^

RESIDENT FACILITIES

- 12-Hour Concierge
- Residents' Business Lounge, Co Working Space & Meeting Room
- Gym
- Access to podium gardens
- Sky Gardens on the roof of both The Art Mill & The Art House

TERMS OF PAYMENT

1. Exchange of contracts to take place within 28 days of reservation.
2. 10% of the purchase price payable on exchange of contracts (minus the reservation fee.)
3. An advanced instalment of 10% of the purchase price is payable 12 months after exchange.
4. A further advanced instalment of 5% of the purchase price is payable 18 months after exchange.

Two forms of identification are requested for each purchaser – a proof of address and proof of identity.

These must be originals and must be valid and dated within the last three months.

If the purchase is being made in a company name then the following must be provided:

- A copy of the Certificate of Incorporation and Memorandum of Articles and Association
- Evidence of the company's registered address
- A list of directors and shareholders
- Individual photo identification for at least two directors and shareholders



THE DEVELOPER

Berkeley builds beautiful, successful places, blending homes, parks and public realm with great facilities to create fantastic communities where people love to live. We have built more than 19,500 houses in the last 5 years, across London, Birmingham and the South of England. We work with key stakeholders to tackle the shortage of good quality homes and make a lasting contribution to the landscape and communities that we create.

We have a wealth of experience in delivering complex developments like Bermondsey Place that include homes, community facilities and large areas of public realm. Experts in placemaking, we believe the spaces between the buildings are just as important as the buildings themselves.

Our places are characterised by exemplary and sustainable design that take into account future climate change, facilitate the creation of strong, inclusive communities and promote a net biodiversity gain. Examples of such developments include Woodberry Down in Hackney, Goodman's Fields in Aldgate, South Quay Plaza in Tower Hamlets, Kidbrooke Village and Royal Arsenal Riverside in Greenwich.



** Please be advised this is subject to change prior to completion taking into consideration inflation and market changes between now and completion date.

*** Wellness suite delivered in future phases

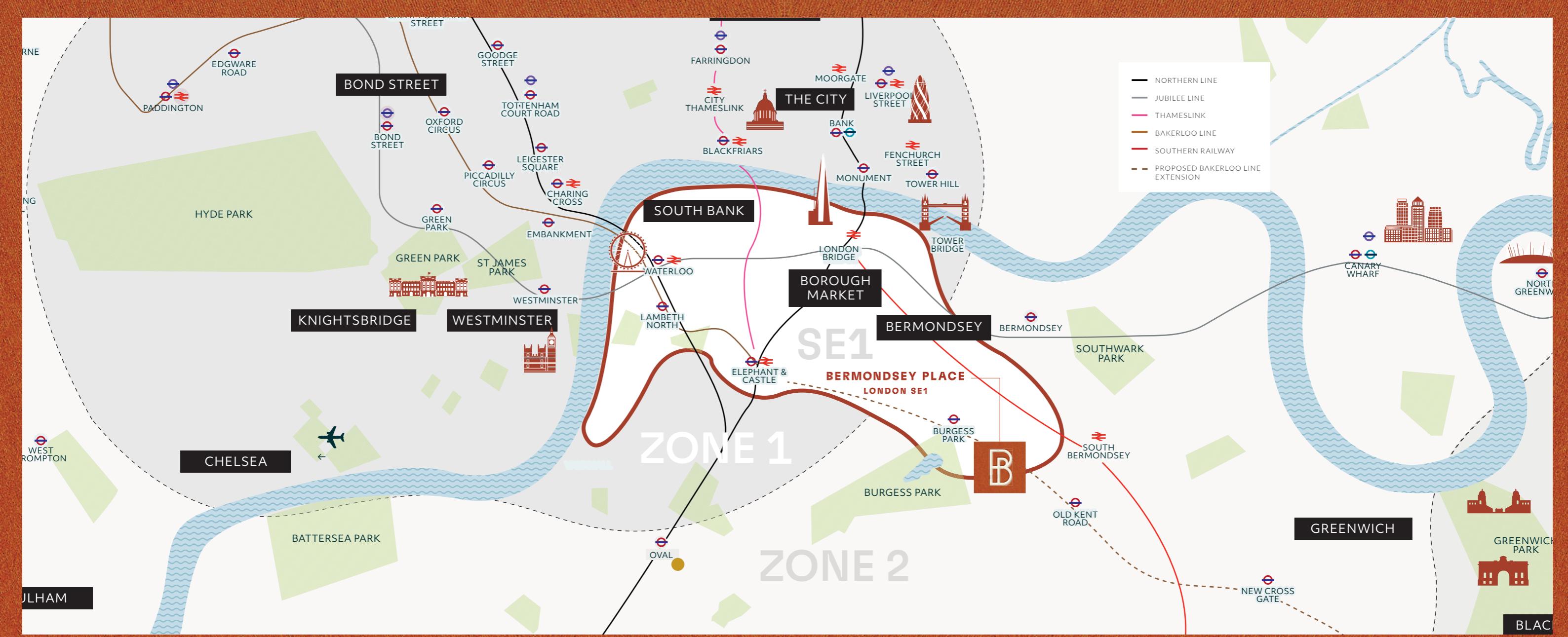
^ This cost is an estimate and excludes a sinking fund charge which may increase the total amount payable.

97.5%

of our customers would recommend us to a friend †.

† Homebuilders Federation, March 2023





LOCAL AREA

Bermondsey Place at Malt Street offers residents a prime location within South-East London's dynamic community, combining quick connections to central London with vibrant local amenities. The area is known for its eclectic mix of dining spots, artistic venues, and green spaces, all easily accessible by bus or bike.

Transportation Connections: South Bermondsey Station is just a 15-minute walk, providing direct rail access into central London. Several bus routes along Old Kent Road offer convenient access to the City.

Local Culinary and Cultural Hubs: A short 10 minute bus ride takes you to Bermondsey Street, known for its stylish cafes, independent restaurants, and art galleries, making it a local favorite for dining and socializing.

Cycling-Friendly Access: Malt Street is highly accessible for cyclists, with flat, well-maintained routes to major locations like London Bridge and Borough Market, which are 10 minutes away by bike.

JOURNEY TIMES

From South Bermondsey Station ➔

| | |
|---------------|-------------------|
| London Bridge | 5 mins 1 stop |
| Bank | 7 mins 2 Stops |
| Old Street | 10 mins 4 Stops |
| Kings Cross | 14 mins 6 Stops |
| Bond Street | 14 mins 6 Stops |

From Elephant & Castle ➔

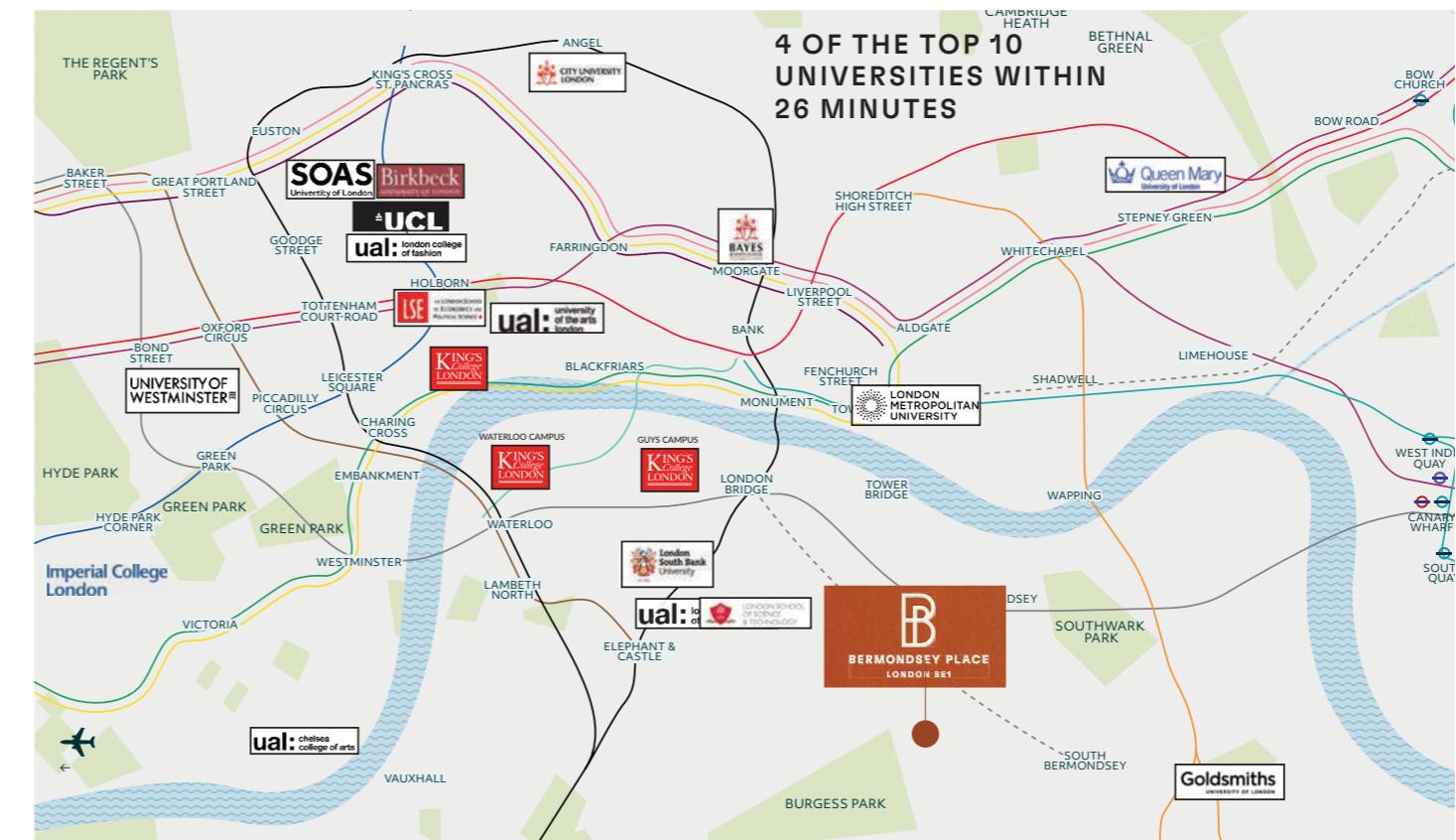
| | |
|-----------------|-------------------|
| London Waterloo | 4 mins 1 stops |
| Charing Cross | 7 mins 3 Stops |
| Farringdon | 9 mins 3 stops |
| Oxford Circus | 10 mins 5 stops |

From Malt Street Bus Stop

| | |
|-------------------|--------------------|
| Elephant & Castle | 10 mins 8 stops |
| Waterloo | 15 mins 11 stops |
| Borough Market | 16 mins 9 stops |
| Tower Bridge | 12 mins 10 stops |

Journey times taken from 6.00am and are approximate only. Source: www.tfl.gov.uk

4 OF THE TOP 10 UNIVERSITIES WITHIN 26 MINUTES



UNIVERSITIES

| | |
|---------------------------------|---------------------|
| Goldsmith, University of London | 8 mins - 1.8 miles |
| London South Bank University | 13 mins - 1.8 miles |
| King's College London | 21 mins - 3.2 miles |
| London School of Economics LSE | 21 mins - 2.1 miles |
| Bayes Business School | 22 mins - 3.3 miles |
| Imperial College London | 24 mins - 5.5 miles |
| University College London UCL | 26 mins - 4.3 miles |
| Queen Mary University of London | 27 mins - 3.7 miles |
| SOAS University of London | 30 mins - 4.2 miles |
| City, University of London | 30 mins - 3.8 miles |
| Birkbeck, University of London | 33 mins - 4.1 miles |







Photography of showhome is indicative only

A SENSE OF QUALITY

Every home at Bermondsey Place will be delivered to the highest quality standards, with a fresh and modern specification and high end finishes. Clients get a choice of colour palettes to make their home their own and suit their own style.

For more details on the palettes please refer to the specification brochure.

Bermondsey Place will be designed to create a place that enables people to enjoy a more fulfilling life.



Computer Generated Image, indicative only



Photography of showhome is indicative only

OUR VISION
2030
TRANSFORMING TOMORROW

 **Berkeley**
Group

Proud to be a member of the
Berkeley Group of companies

 **Investor in
Customers®**
Gold 2022



Berkeley
Designed for life

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's 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. Bermondsey Place, The Art Mill and The Art House are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. Sold subject to planning permission (Reference 17/01847/OUT, E491/51CA/0624)