

# City Reach

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LONDON SE1

**A BOUTIQUE DEVELOPMENT  
OF 1 AND 2 BEDROOM  
LUXURY APARTMENTS**

City Reach is situated in one of Central London's most prominent locations, Tower Bridge Road SE1. A boutique development of one and two bedroom luxury apartments, arranged over three levels, each apartment has been finished to a high standard and enjoys an abundance of natural light.





**Bermondsey Street**  
/2 mins walk/



**Borough Market**  
/18 mins walk/



**More London Riverside**  
/16 mins walk/



**Shad Thames**  
/15 mins walk/



**Maltby Street Market**  
/10 mins walk/

## ON YOUR DOORSTEP

City Reach couldn't be in a better location, with notorious landmarks on your doorstep including The Shard, Tower Bridge and Borough Market, as well as an eclectic mix of boutique, independently run coffee shops and eateries on offer at Bermondsey Street.

Bermondsey Square is a stone's throw away and has a lively mix of bars, restaurants and even a small art house cinema. On Fridays it is home to one of the oldest and most famous antique markets in the country and on Saturdays the square hosts a farmers market, which complements the more established Borough and Maltby Street markets nearby.

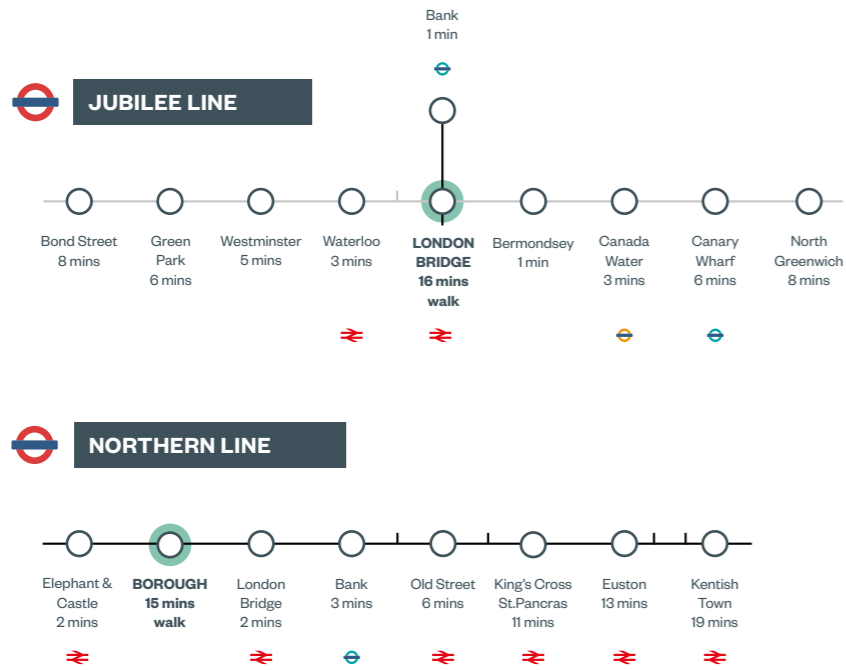


# City Reach

LONDON SE1

## WITHIN EASY REACH

City Reach is surrounded by a vast array of transport links connecting you to almost anywhere in London. The nearest underground and rail stations are London Bridge, Borough and Elephant & Castle where you can catch the Jubilee, Northern and Bakerloo lines.



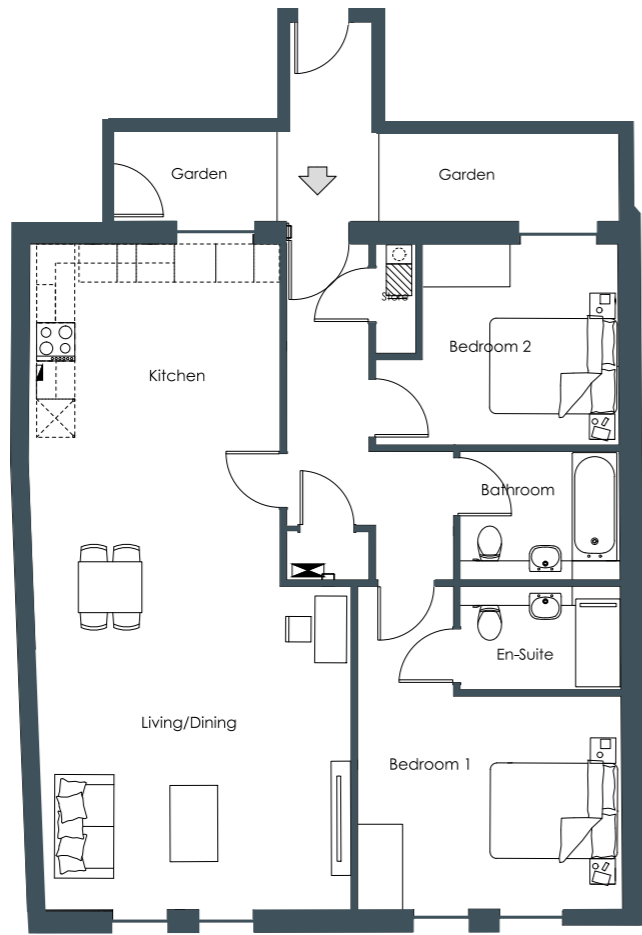
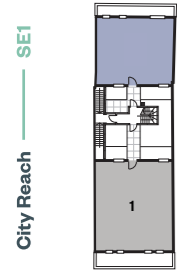
## SHEER INNOVATION

Residents will have a private entrance foyer, leading to a three-storey glass stairwell with a bridge link to the apartments, which is located in the centre of a landscaped courtyard. A secondary entrance and secure cycle store is also located to the rear of the development.



**FLOORPLAN - APARTMENT 1**

First floor



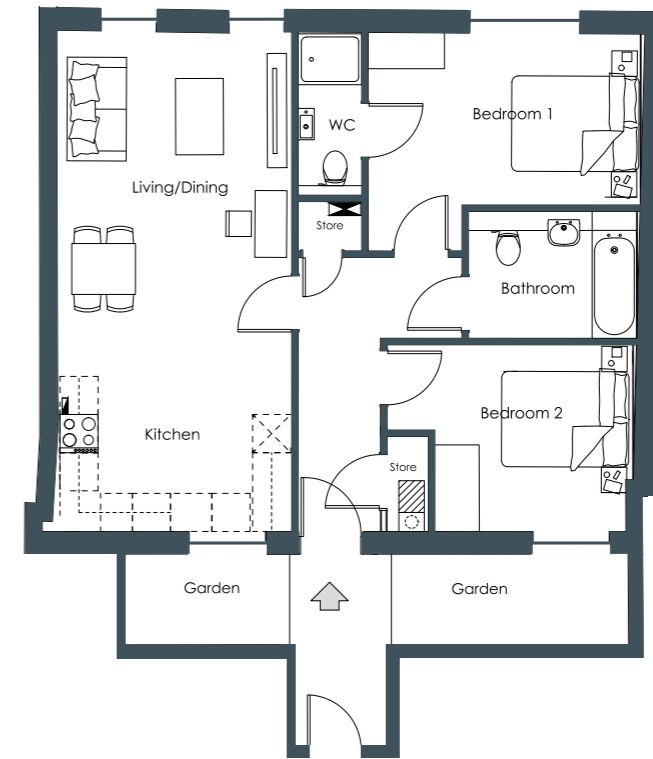
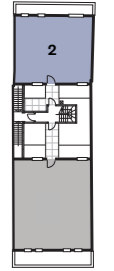
**TWO BEDROOM**

|               |             |               |
|---------------|-------------|---------------|
| Living/Dining | 7.5m x 5m   | 24'6" x 16'4" |
| Kitchen       | 4m x 3m     | 13' x 9'9"    |
| Bedroom 1     | 5.1m x 4.1m | 16'8" x 13'4" |
| Bedroom 2     | 3.8m x 3.2m | 12'5" x 10'5" |
| Overall       | 97 sq m     | 1033 sq ft    |



**FLOORPLAN - APARTMENT 2**

First floor



**TWO BEDROOM**

|               |             |               |
|---------------|-------------|---------------|
| Living/Dining | 3.7m x 5.4m | 12'2" x 17'7" |
| Kitchen       | 3.7m x 2.4m | 12'2" x 7'10" |
| Bedroom 1     | 4.3m x 3.4m | 14' x 11'2"   |
| Bedroom 2     | 3.9m x 2.9m | 12'9" x 9'6"  |
| Overall       | 71.5 sq m   | 770 sq ft     |

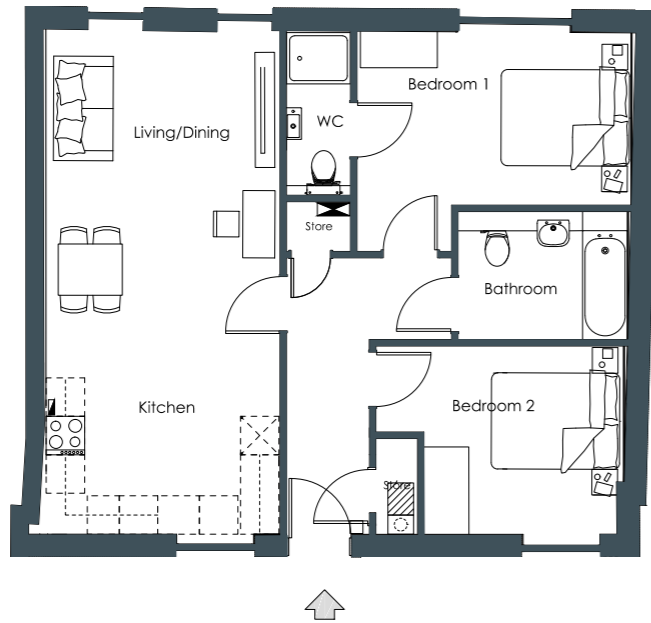
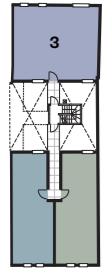




**FLOORPLAN - APARTMENT 3**

Second floor

City Reach — SE1



**TWO BEDROOM**

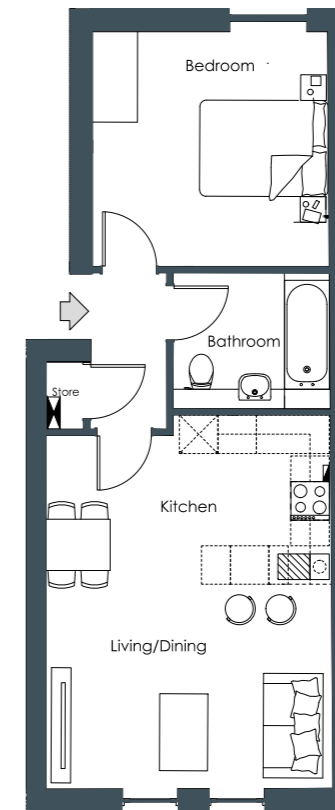
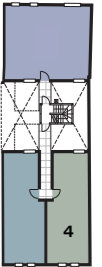
|               |             |               |
|---------------|-------------|---------------|
| Living/Dining | 3.7m x 5.4m | 12'2" x 17'7" |
| Kitchen       | 3.7m x 2.4m | 12'2" x 7'10" |
| Bedroom 1     | 4.3m x 3.4m | 14' x 11'2"   |
| Bedroom 2     | 3.9m x 2.9m | 12'9" x 9'6"  |
| Overall       | 71.5 sq m   | 770 sq ft     |



**FLOORPLAN - APARTMENT 4**

Second floor

London



**ONE BEDROOM**

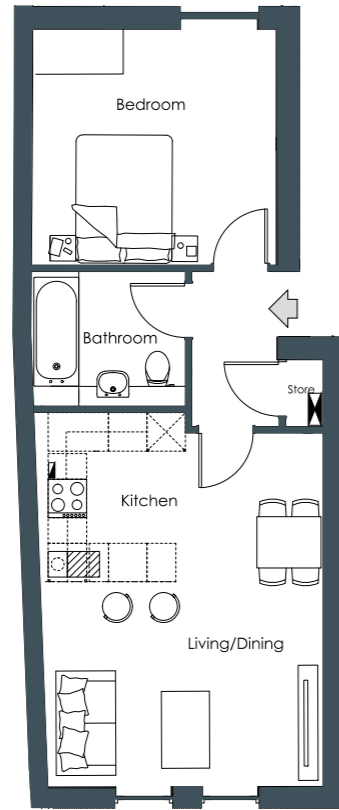
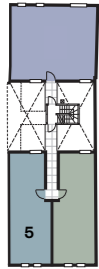
|                |             |               |
|----------------|-------------|---------------|
| Living/Dining/ |             |               |
| Kitchen        | 5.8m x 4.4m | 19' x 14'4"   |
| Bedroom        | 3.8m x 3.7m | 12'6" x 12'2" |
| Overall        | 49 sq m     | 527 sq ft     |



**FLOORPLAN - APARTMENT 5**

Second floor

City Reach — SE1



**ONE BEDROOM**

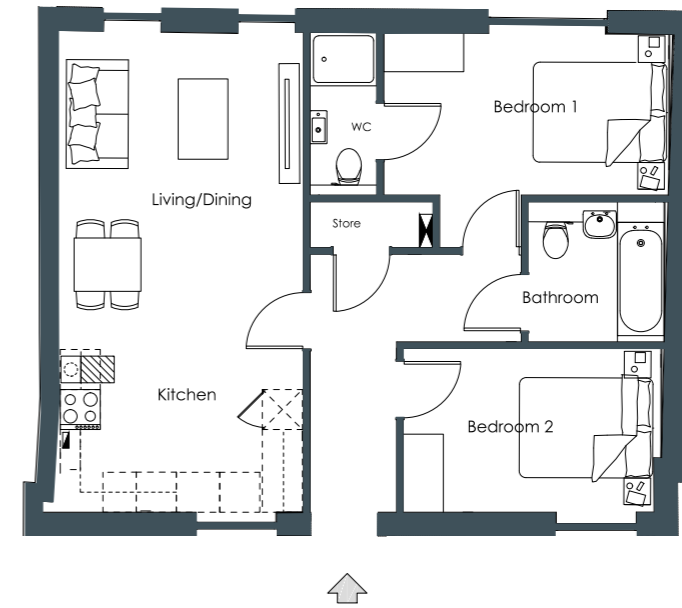
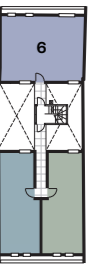
|                |             |               |
|----------------|-------------|---------------|
| Living/Dining/ |             |               |
| Kitchen        | 5.8m x 4.4m | 19' x 14'4"   |
| Bedroom        | 3.8m x 3.7m | 12'6" x 12'2" |
| Overall        | 49 sq m     | 527 sq ft     |



**FLOORPLAN - APARTMENT 6**

Third floor

London



**TWO BEDROOM**

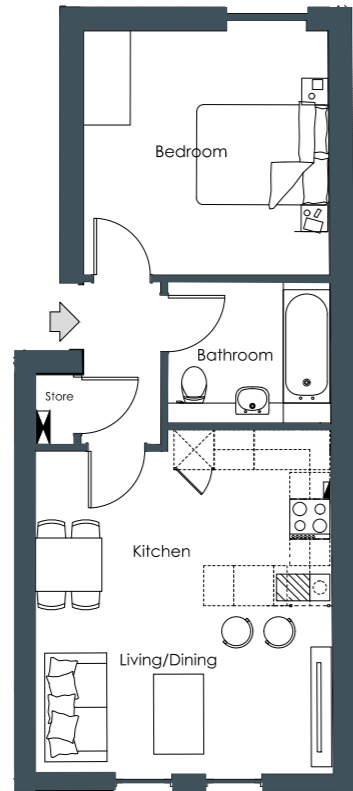
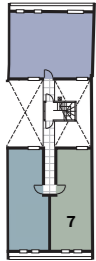
|               |             |                |
|---------------|-------------|----------------|
| Living/Dining | 4.7m x 3.7m | 15'4" x 12'2"  |
| Kitchen       | 3.7m x 2.4m | 12'2" x 7'10"  |
| Bedroom 1     | 4.3m x 3.2m | 14' x 10'6"    |
| Bedroom 2     | 3.9m x 2.4m | 12'10" x 7'10" |
| Overall       | 65.5 sq m   | 705 sq ft      |



**FLOORPLAN - APARTMENT 7**

Third floor

City Reach — SE1



**ONE BEDROOM**

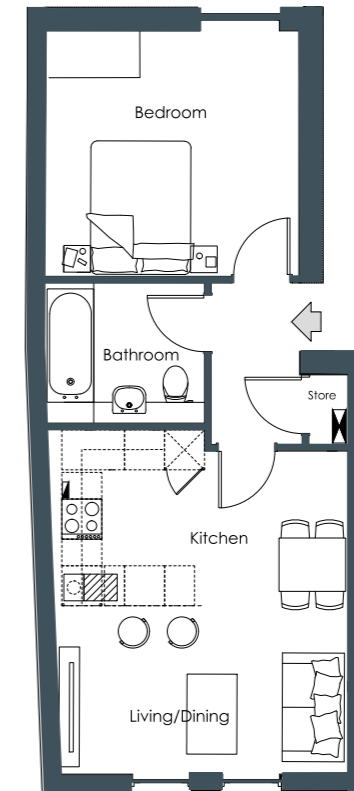
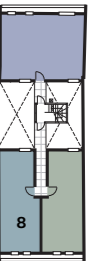
|                |             |               |
|----------------|-------------|---------------|
| Living/Dining/ |             |               |
| Kitchen        | 5.2m x 4.4m | 17' x 14'4"   |
| Bedroom        | 3.8m x 3.7m | 12'6" x 12'2" |
| Overall        | 49 sq m     | 485 sq ft     |



**FLOORPLAN - APARTMENT 8**

Third floor

London



**ONE BEDROOM**

|                |             |               |
|----------------|-------------|---------------|
| Living/Dining/ |             |               |
| Kitchen        | 5.2m x 4.4m | 17' x 14'4"   |
| Bedroom        | 3.8m x 3.7m | 12'6" x 12'2" |
| Overall        | 49 sq m     | 485 sq ft     |



## SLEEK LINES AND SOPHISTICATED FINISHES THROUGHOUT



Each apartment boasts modern open-plan kitchen/living rooms and kitchens are fully fitted with integrated appliances and composite stone worktops.

Bedrooms have been fitted with luxury carpets, built-in wardrobes and selected apartments boast en-suites to the master bedrooms. All en-suites and bathrooms are fitted with contemporary white suites.





## SPECIFICATION



### GENERAL

- Flooring finishes including engineered wood, porcelain tiles and carpets
- Flat plate brushed stainless steel electrical fittings
- Solid core engineered wood doors with brushed chrome ironmongery

### COMMUNAL AREAS

- Ground floor pedestrian entrance hall floor – coir mat at entrance door; ceramic non-slip floor tiling with skirting along hallway and stairs; cleaners' power points
- Ground floor to 1<sup>st</sup> floor stair – heavy duty carpet; painted timber handrail
- 1<sup>st</sup> to 3<sup>rd</sup> floor stair – galvanised steel railing; glass balustrade; galvanised steel treads
- Internal and external lighting – sensor activated LED lighting
- 1<sup>st</sup> floor communal external amenity space – external paving; artificial grass



### BATHROOMS & EN-SUITES

- Fully tiled
- Modern white suites
- Chrome plated shower & bath fittings
- Matching tiled bath panels
- Mirrored storage cabinet
- Thermostatically controlled shower

### KITCHEN

- Bespoke German engineered wall and floor units
- Contrasting composite stone worktops and upstands
- Fully integrated appliances
- Washer/dryer
- Stainless steel under-mounted sink and chrome fittings

### SECURITY & PEACE OF MIND

- Sensor activated lights in common areas
- Video entry system
- 10 year Checkmate Castle 10 building warranty



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