A collection of one, two and three bedroom apartments, penthouses, duplexes and mews houses nestled around a central courtyard garden.
Chapter One

*The cultural epicentre of London right at your doorstep*
Local Charm

Chapter One

The cultural epicentre of London right at your doorstep.
Life on the Thames

The South Bank

South Bank book market

South Bank promenades

South Bank Centre public art

Pop-up café on the South Bank
The South Bank

The South Bank not only boasts some of the city’s most iconic landmarks, but is also a vibrant cultural hub. The riverbank is scattered with an abundance of pop-up cafés and restaurants and plays host to the Southbank Centre’s colourful festivals, making it the most dynamic stretch of the River Thames.
Cultural Inspiration

A truly vibrant & artistic
London quarter

Shakespeare's Globe

200 South Bank

The Old Vic

National Theatre

Tate Modern
Cultural Inspiration

A wealth of cultural heritage and innovation, sparking an energy that will draw you in. Among this district’s long list of attractions are The Old and the New Vic theatres, the BFI Imax, Royal Festival Hall, Shakespeare’s Globe, Tate Modern and the National Theatre.
Gastronomic Delights

A feast to entice all tastes
Gastronomic Delights

From fine dining at ‘Sea Containers’ within the Mondrian hotel, to the street food and pop up markets along the South Bank, this is London at its gastronomic finest. With dazzling views across the Thames and the culinary delights of the world famous Borough Market on its doorstep, there is no questioning the spirit and personality of the local area.
Superbly Connected

The perfect London location

Building positions are approximate only and are correct at the time of going to print.
Travel times are approximate only and sourced from tfl.com. Walking times have been sourced from walkit.com.

- BFI Imax
- National Theatre
- Shakespeare's Globe
- Tate Modern
- Southbank Centre
- The Old Vic
- Young Vic
- The London Eye
- Royal Festival Hall
- Hayward Gallery
- Sea Containers
- OXO Tower Restaurant
- Skylon
- Union Street Café
- Anchor & Hope
- Baltic
- Gillray’s
- The Refinery
- Meson Don Felipe
- The Swan at the Globe

- Founders Arms
- The Cut Bar
- Duggetts Coat and Badge
- The Mulberry Bush
- Wine Whale
- Boot & Flogger
- Gladstone Arms
- Market Porter
- Cabana

- Euston
  - 15 minutes*
- Covent Garden
  - 41 minute
- Covent Garden
  - 25 minute
- Victoria
  - 13 minutes*
- Bermondsey
  - 38 minutes
- St Paul’s
  - 22 minute
- Leicester Square
  - 10 minutes*
- Tower of London
  - 32 minute
- The Shard
  - 20 minute
- Bank
  - 10 minutes*
- Somerset House
  - 31 minute
- Borough Market
  - 17 minute
- Canary Wharf
  - 8 minutes*
- King’s Cross
  - 28 minute
- Tate Modern
  - 11 minute
- Charing Cross
  - 8 minutes*
- Waterloo
  - 22 minute
- Waterloo Station
  - 10 minute
- Bond Street
  - 7 minutes*
- Farringdon
  - 15 minute
- The Old Vic Theatre
  - 4 minute
- London Bridge
  - 6 minutes*
- Blackfriars
  - 13 minute
- The Cut
  - 4 minute

*Times from Southwark Station
Chapter Two

Impressive architecture & inspired interiors
Chapter Two

impressive architecture & inspired interiors
Beautifully Considered

The architectural mix blends a contemporary style reminiscent of the warehouses in the local area, with the retained façade of the former bakery.
Exceptional Living

A haven you'll want
to come home to

Photography is indicative only and taken from a previous Crest Nicholson development.
Photography is indicative only and taken from a previous Crest Nicholson development.
An architectural vision brought to life. A place to call home in the centre of this iconic and vibrant capital.
Chapter Three

A collection of one, two & three bedroom apartments, duplexes and penthouses
The Apartments

Chapter Three

a collection of one, two & three bedroom apartments, duplexes and penthouses
## The Apartments

### Building A: Ground Floor

<table>
<thead>
<tr>
<th>Apartment</th>
<th>Kitchen/Living Room</th>
<th>Bed 1</th>
<th>Bed 2</th>
<th>Total approximate area</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>6156mm x 5752mm</td>
<td>3586mm x 3656mm</td>
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<td>22'2'' x 15'2''</td>
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<td>04</td>
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<td>19'0'' x 21'11''</td>
<td>15'4'' x 9'11''</td>
<td>1311 sq ft</td>
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</tbody>
</table>

**Disclaimer:**

Stated dimensions are subject to tolerance of plus/minus 50mm and are taken at floor level. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change. Please ask the Sales Advisor for details. Whilst every effort has been made to ensure that the information is correct, it is designed specifically as a guide and Crest Nicholson reserves the right to amend the specification as necessary. The floor plans are not to scale.
The Apartments

**Building A: First Floor**

**Apartment 08**
- **Kitchen/Living Room**: 5604mm x 4083mm (18'5" x 13'5")
- **Master Bed**: 5313mm x 2943mm (17'5" x 9'8")
- **Bed 2**: 3288mm x 3177mm (10'9" x 10'4")
- **Total approximate area**: 82.5 sq m (888 sq ft)

**Apartment 09**
- **Bed 1**: 3562mm x 3012mm (11'8" x 9'11")
- **Total approximate area**: 62.3 sq m (671 sq ft)

**Apartment 10**
- **Kitchen/Living Room**: 5439mm x 4903mm (17'10" x 16'1")
- **Master Bed**: 4906mm x 2711mm (16'1" x 9'0")
- **Bed 2**: 3085mm x 2728mm (10'9" x 8'11")
- **Total approximate area**: 84.7 sq m (912 sq ft)

**Apartment 11**
- **Bed 1**: 3562mm x 3012mm (11'8" x 9'11")
- **Total approximate area**: 70.9 sq m (765 sq ft)

**Apartment 12**
- **Kitchen/Living Room**: 5442mm x 7704mm (17'10" x 25'3")
- **Master Bed**: 4685mm x 3111mm (15'4" x 10'2")
- **Bed 2**: 3592mm x 2838mm (11'9" x 9'4")
- **Total approximate area**: 80.9 sq m (871 sq ft)

**Apartment 13**
- **Bed 1**: 3594mm x 3189mm (11'9" x 10'6")
- **Total approximate area**: 72.7 sq m (782 sq ft)

**Apartment 14**
- **Kitchen/Living Room**: 3886mm x 6424mm (12'9" x 21'1")
- **Master Bed**: 3293mm x 3345mm (10'10" x 11'0")
- **Bed 2**: 2833mm x 2905mm (9'4" x 9'6")
- **Total approximate area**: 75.7 sq m (815 sq ft)

**Apartment 15**
- **Kitchen/Living Room**: 7779mm x 4733mm (25'6" x 15'6")
- **Master Bed**: 6374mm x 3485mm (20'11" x 11'5")
- **Bed 2**: 3614mm x 3952mm (11'10" x 13'0")
- **Total approximate area**: 95.4 sq m (1027 sq ft)

Disclaimer:
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## Building A: Second Floor

### Penthouse Apartment 17
- Kitchen/Living Room: 5563mm x 7610mm (18’3” x 25’0”)
- Master Bed: 3039mm x 4916mm (10’0” x 16’2”)
- Bed 2: 4224mm x 3073mm (13’10” x 10’1”)
- Bed 3: 2457mm x 2829mm (8’1” x 9’3”)
- Total approximate area: 131.0 sq m (1410 sq ft)

### Apartment 18
- Kitchen/Living Room: 7268mm x 4778mm (23’10” x 15’8”)
- Bed 1: 3212mm x 3453mm (10’6” x 11’4”)
- Total approximate area: 76 sq m (817 sq ft)

### Penthouse Apartment 19
- Kitchen/Living Room: 11856mm x 4809mm (38’11” x 15’9”)
- Master Bed: 6158mm x 3400mm (20’2” x 11’2”)
- Bed 2: 4225mm x 2353mm (13’10” x 7’9”)
- Bed 3: 2794mm x 3188mm (9’2” x 10’6”)
- Total approximate area: 125.0 sq m (1345 sq ft)

### Penthouse Duplex Apartment 20
- Master Bed: 5359mm x 4466mm (17’6” x 14’8”)
- Bed 2: 3579mm x 3444mm (11’9” x 11’0”)
- Total approximate area: 119.7 sq m (1288 sq ft)

### Penthouse Duplex Apartment 21
- Master Bed: 5373mm x 3700mm (17’8” x 12’2”)
- Bed 3: 3652mm x 2244mm (12’0” x 7’4”)
- Total approximate area: 116.5 sq m (1254 sq ft)

### Penthouse Apartment 22
- Kitchen/Living Room: 4386mm x 5504mm (14’5” x 18’1”)
- Master Bed: 4610mm x 3056mm (15’1” x 10’0”)
- Bed 2: 4045mm x 2781mm (13’3” x 9’1”)
- Total approximate area: 78.0 sq m (840 sq ft)

### Apartment 23
- Kitchen/Living Room: 7443mm x 4713mm (24’5” x 15’6”)
- Master Bed: 6374mm x 3453mm (20’11” x 11’5”)
- Bed 2: 3657mm x 1912mm (11’11” x 6’3”)
- Total approximate area: 94.4 sq m (1016 sq ft)

**Disclaimer:**
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The Apartments

Building A: Third Floor

Penthouse Duplex Apartment 20
- Kitchen/Living Room: 7108mm x 4873mm (23'4" x 16'0"
- Bed 3: 3952mm x 3044mm (13'0" x 10'0"
- Total approximate area: 119.7 sq m (1288 sq ft)

Penthouse Duplex Apartment 21
- Kitchen/Living Room: 7114mm x 5308mm (23'5" x 17'4"
- Bed 2: 3708mm x 2760mm (12'2" x 9'1"
- Total approximate area: 116.5 sq m (1254 sq ft)

Penthouse Apartment 24
- Kitchen/Living Room: 7113mm x 4467mm (23'5" x 14'8"
- Master Bed: 5097mm x 3360mm (16'9" x 11'0"
- Bed 2: 5097mm x 4174mm (16'9" x 13'8"
- Total approximate area: 91.7 sq m (987 sq ft)

Penthouse Apartment 25
- Kitchen/Living Room: 12798mm x 6020mm (42'0" x 19'9"
- Master Bed: 4650mm x 3868mm (15'3" x 12'8"
- Bed 2: 3461mm x 3457mm (11'4" x 11'4"
- Bed 3: 3738mm x 2964mm (12'3" x 9'9"
- Total approximate area: 123.2 sq m (1326 sq ft)

Disclaimer:
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The Apartments

Building E: Ground Floor

### Apartment 47

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
</tr>
</thead>
</table>
| Kitchen/Living Room | 5240mm x 6025mm | 17'2" x 19'9"
| Master Bed      | 4282mm x 3831mm | 14'1" x 12'7"
| Bed 2           | 5305mm x 3360mm | 17'5" x 11'0"
| Bed 3           | 3079mm x 2715mm | 10'1" x 9'0"
| Total approximate area | 94.2 sq m | 1014 sq ft

Disclaimer
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The Apartments

Building E: First, Second & Third Floors

Apartments 48, 52 & 56
Kitchen/Living Room 5240mm x 6025mm 17’2” x 19’9”
Master Bed 4282mm x 3835mm 14’1” x 12’7”
Bed 2 5305mm x 3160mm 17’5” x 10’0”
Bed 3 3079mm x 2715mm 10’1” x 9’0”
Total approximate area 94.2 sq m 1014 sq ft

Apartments 49, 53 & 57
Kitchen/Living Room 7071mm x 5047mm 23’2” x 16’7”
Master Bed 4066mm x 4423mm 13’4” x 14’6”
Bed 2 3361mm x 3167mm 11’0” x 10’5”
Bed 3 3361mm x 2540mm 11’0” x 8’4”
Total approximate area 99.4 sq m 1070 sq ft

Apartments 50, 54 & 58
Kitchen/Living Room 5422mm x 5239mm 17’9” x 17’2”
Master Bed 4203mm x 3077mm 13’4” x 10’1”
Bed 2 3477mm x 3378mm 11’5” x 11’1”
Total approximate area 75.6 sq m 814 sq ft

Apartments 51, 55 & 59
Kitchen/Living Room 5079mm x 4242mm 16’8” x 13’11”
Master Bed 3200mm x 3961mm 10’6” x 13’0”
Bed 2 3276mm x 4219mm 10’9” x 13’10”
Total approximate area 74.7 sq m 804 sq ft

Disclaimer
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The Apartments

Building E: Fourth Floor

Penthouse Apartment 60
Kitchen/Living Room 6295mm x 5584mm  20'8" x 18'4"
Master Bed 4937mm x 3042mm  16'2" x 10'0"
Bed 2 3392mm x 3485mm  11'2" x 11'3"
Bed 3 3203mm x 3919mm  10'6" x 12'10"
Total approximate area  89.8 sq m  967 sq ft

Penthouse Apartment 61
Kitchen/Living Room 4764mm x 7008mm  15'8" x 23'0"
Master Bed 4740mm x 3595mm  15'7" x 11'10"
Bed 2 3643mm x 3394mm  11'11" x 11'2"
Bed 3 3645mm x 2665mm  12'0" x 8'9"
Total approximate area  87.8 sq m  945 sq ft

Penthouse Apartment 62
Kitchen/Living Room 4086mm x 6874mm  13'5" x 22'7"
Master Bed 4895mm x 4239mm  16'1" x 13'11"
Bed 2 3388mm x 3529mm  11'1" x 11'7"
Bed 3 3388mm x 3174mm  11'1" x 10'5"
Total approximate area  90.3 sq m  972 sq ft

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The Apartments

Specification

Kitchen

- Contemporary kitchen with handleless soft close doors and drawers
- Techstone worktop and full height splashback
- Real marble worktop and full height splashback
- LED lighting to underside of wall units
- Under mounted stainless steel sink with Hansgrohe chrome tap with flow restrictor
- Siemens electric oven and 600mm induction hob, integrated extractor, microwave, dishwasher and fridge/freezer
- An additional Siemens combi oven, steam oven, warming drawers and hot tap (where space allows)
- Plumbed for washer / dryer
- Wine cooler
- Pull out recycling bins

Bathroom & En Suites

- Full height ceramic wall tiling
- Villeroy & Boch wall hung pan with soft close seat
- Villeroy & Boch wash hand basin with Hansgrohe taps on techstone base unit
- Roca double ended bath with frameless bath screen
- Showers with frameless glass door
- Hansgrohe concealed thermostatic bath / shower mixer in chrome finish
- Real marble to master and WC

Electrical

- Spur for future provision of alarm
- Mains operated smoke / heat / CO detector with battery back up
- Video door entry system to communal entrance
- Recorded CCTV to entrance lobby and lift area
- Low energy LED down lighters with dimming function to living room, dining / kitchen and bedrooms
- Low energy LED down lighters to hall, bathroom and en suites
- TV/FM Sky+ multi room, Arab Satellite (Hot Bird) points to living room, master bedroom and bedroom 2
- TV/FM Sky+ multi room to living room, breakfast / dining areas, all bedrooms and studies (where applicable)
- Reinforced noggins to support flat screen TV installation to living room, master bedroom and bedroom 2
- Reinforced noggins to support flat screen TV installation to living room, breakfast / dining areas, all bedrooms and studies
- Master telecom socket to hall area / cupboard with additional sockets in living room and bedrooms
- Sound system to kitchen, living room, dining areas, bedrooms, en suites and studies

* 900mm hob for penthouses
** Space usually in hallway cupboard
The Apartments

Specification

Decoration & Joinery

Central Heating

Warranty & Aftercare

Sustainability – The Hidden Detail

Decoration & Joinery

Grey full height internal doors
Engineered hardwood flooring in Bardol Oak Classic throughout
Herringbone engineered timber flooring throughout
Italian full height wardrobes to master bedroom and bedroom 2*
Aluminium/timber composite windows
Walls painted in white emulsion
White painted internal door frames
Skirting and architraves in satin finish

Central Heating

Gas fired centralised heating plant
Dual fuel underfloor heating throughout
Heated chrome towel rails to bathrooms, en suites and cloakrooms / WC
Warm wall to family bathrooms, shower rooms and en suites
Demister cabinet doors to baths, shower rooms and en suites

Warranty & Aftercare

NHBC 10 year warranty
Crest Nicholson 2 year warranty

Sustainability – The Hidden Detail

Highly efficient mechanical ventilation and heat recovery systems (MVHR) can ensure that your house benefits from a continuous supply of fresh, filtered air. The system automatically takes out old stale air and lets in fresh air.

Energy efficient, low energy LED down lighters throughout.

Water efficient taps and accessories. Stylish chrome hansgrohe mixer taps to baths and basins provide innovative.

Air Power Technology. APT mixes air with water to create a softer, more voluminous and more luxurious water flow while thermostatic bath and shower mixers give you precision temperature control for your comfort and safety.

Better features that are energy and cost saving.

The windows are low maintenance and maximise natural daylight in your home. The glass is highly thermally efficient which helps keep the house warmer in winter and cooler in summer.

* Some may accommodate space for TV
Chapter Four

Beautifully designed, three bedroom, three storey mews houses
Chapter Four

Beautifully designed, three bedroom, three storey mews houses
The Mews Houses

House 42 43 44 45 & 46

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
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<tbody>
<tr>
<td>Living Room</td>
<td>4689mm x 6504mm</td>
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<tr>
<td>Kitchen/Dining</td>
<td>4700mm x 5819mm</td>
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<tr>
<td>Study</td>
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<tr>
<td>Master Bed</td>
<td>4725mm x 5894mm</td>
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<tr>
<td>Bed 2</td>
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<td>Bed 3</td>
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<td>Total approximate area</td>
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* Indicates House 26 garden boundary
** Front garden varies between houses

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The Mews Houses

### Specification

#### Kitchen
- Contemporary kitchen with handleless soft close doors and drawers
- Techstone worktop and full height splashback to underside of wall units
- LED lighting to underside of wall units
- Under mounted stainless steel sink with Hansgrohe chrome tap with flow restrictor
- Siemens electric oven, combi oven, steam oven, microwave, wine cooler, 900mm induction hob, integrated extractor, dishwasher, fridge/freezer, warming drawers and hot tap
- Plumbed for washer / dryer
- Pull out recycling bins

#### Bathroom & En Suites
- Full height ceramic wall tiling, marble counter top to master en suite
- Villeroy & Boch wall hung pan with soft close seat
- Villeroy & Boch wash hand basin with Hansgrohe taps on techstone base unit
- Roca double ended bath with frameless bath screen
- Showers with frameless glass door
- Hansgrohe concealed thermostatic bath / shower mixer in chrome finish
- Warm walls to bathrooms, en suites and cloakrooms / WC

#### Electrical
- Spur for future provision of alarm
- Mains operated smoke / heat / CO detector with battery back up
- Video door entry system to communal entrance handset on each floor
- Low energy LED down lighters with dimming function to living room, dining / kitchen and bedrooms
- Low energy LED down lighters to hall, bathroom and en suites
- 5 amp lighting to living area
- TV/FM Sky+ multi room to living room, breakfast / dining areas, all bedrooms and studies
- Reinforced noggin to support flat screen TV installation to living room, breakfast / dining areas, all bedrooms and studies
- Sound system to kitchen, living room, dining areas, bedrooms and en suites

#### Central Heating
- Gas fired boilers
- Underfloor heating throughout

#### Decoration & Joinery
- Full height internal doors
- Large format ceramic tiling to ground floor
- Engineered hardwood timber flooring to remainder floor
- Full height wardrobes to master bedroom and bedroom 2
- Aluminium / timber composite windows
- Walls painted in white emulsion
- White painted internal door frames
- Skirting and architraves in satin finish

#### Warranty & Aftercare
- NHBC 10 year warranty
- Crest Nicholson 2 year warranty

#### Sustainability – The Hidden Detail
- Highly efficient mechanical ventilation and heat recovery systems (MVHR) can ensure that your house benefits from a continuous supply of fresh, filtered air. The system automatically takes out old stale air and lets in fresh air.
- Energy efficient, low energy LED down lighters throughout.
- Water efficient taps and accessories. Stylish chrome Hansgrohe mixer taps to baths and basins provide innovative Air Power Technology. APT mixes air with water to create a softer, more voluminous and more luxurious water flow while thermostatic bath and shower mixers give you precision temperature control for your comfort and safety.
- Better features that are energy and cost saving.
- The windows are low maintenance and maximise natural daylight in your home. The glass is highly thermally efficient which helps keep the house warmer in winter and cooler in summer.

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* Space usually in hallway cupboard
* Some wardrobes may accommodate lighting and space for TV
Based on over 50 years’ experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area’s most sought after address. New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers’ expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABE Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK’s leading developers. Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

About us

Crest Nicholson
– Seal of Excellence

St Peters Place, W1h
Bloomsbury Gardens, WC1H