

ARGO HOUSE

SOUTH
BERMONDSEY

**SOUTHERN
HOUSING**
new homes

FIND YOUR SPACE
MAKE YOUR MARK
START YOUR STORY

ARGO HOUSE

**SOUTH
BERMONDSEY**

Light-filled, quality, contemporary 1, 2 & 3 bedroom apartments, designed for anyone at home in the city. Easy to Bermondsey and Borough; on the doorstep of Peckham; a hop to Canary Wharf. That's the sweet spot. That's Argo House, South Bermondsey. Brought to you by Southern Housing New Homes, with the magic of Shared Ownership.

WELCOME TO

ARGO HOUSE

For a new South Bermondsey.
A Shared Ownership community of crafted,
considered apartments. Born from its
coffee warehouse past; large,
industrial-feel windows and dark brick,
inspired by the new, new normal;
by everyday living convenience;
by you and yours.

Bright quality living space, with space for
work - and swift connections to the office
when you need them. Space to grow your
dreams, and superfast connections, just
the way the world wants them.

And beyond the balcony, the cityscape.
Take it all in from the communal roof
gardens. Explore a neighbourhood of
waiting hidden gems. Go further with a
three-year car club membership*.

Argo on, explore: you're welcome.





Girl with a Dolphin Fountain, Tower Bridge

OUT AND ABOUT



Tunnel to Canary Wharf

Argo House is a swift cycle ride or a gentle stroll to South London's cultural highlights: Tower Bridge, the River Thames and the South Bank, Peckham, Deptford, Borough and of course Bermondsey. A few minutes more finds you in London Bridge, St Katharine Docks or Canary Wharf.

ALL ABOUT LOCAL

Walk to work, or a farmers' market; to weekend brunch or after-work drinks. Run the riverside or reach for a restaurant. Arthouse Kino or cutting edge sports complex. Bike if you like, roll to a South Bank gallery or down to a Borough pie and mash-up.



Go overground or underground to every point on your London compass. Examine the Old Royal Naval College in Georgian Greenwich, refresh by the river, stroll the leafy park, gaze over London's skyline and stand on both sides of the world's Prime Meridian. Or escape to the greenery of Burgess Park and Southwark Park, all on your doorstep.

THIS IS OLD.
THIS IS NEW.
THIS IS NOW.



Cloaked in history and surrounded by London landmarks, South Bermondsey has a shiny new future ahead. A new overground station, New Bermondsey, is in the pipeline along with three new underground stations on the Old Kent Road.



A state of the art indoor sports complex is coming to the new Millwall Football Club stadium along with public spaces, bases for creative types and cafés. A revitalised high street for Old Kent Road is also in the works. This is old, new and now; the historic future of South Bermondsey.





LOCATION
LOCATION
LOCATION

ARGO HOUSE







Map is not to scale

JOURNEY JOURNEY JOURNEY JOURNEY JOURNEY








WALK WALK WALK WALK WALK WALK

Times taken from Argo House

					
South Bermondsey Station 11 mins	Southwark Park 15 mins	Queens Road Peckham 16 mins	Bermondsey Station 27 mins	Surrey Quays 29 mins	Maltby Street Market 35 mins







CYCLE CYCLE CYCLE CYCLE CYCLE CYCLE

Times taken from Argo House

					
Burgess Park 9 mins	Greenwich Market 14 mins	Peckham Rye 15 mins	Borough Market 17 mins	Brixton 24 mins	Battersea Park 32 mins







BUS BUS BUS BUS BUS BUS

Times taken from Ilderton Road

					
Elephant & Castle 5 mins	New Cross 5 mins	Lewisham 16 mins	Greenwich 20 mins	London Bridge 22 mins	Waterloo 27 mins

RAIL RAIL RAIL RAIL RAIL

Times taken from South Bermondsey

					
Peckham Rye 14 mins	Tulse Hill 15 mins	Waterloo East 16 mins	London Bridge 17 mins	Lewisham 23 mins	Clapham Junction 33 mins

Times taken from Google maps and are approximate only.



WELCOME HOME

Argo House show home photography is indicative only

A space of your own, somewhere light and bright. A place to hit refresh and relax, to think, or to meet and greet. Kitchens built with quality in mind, storage for quality of life. A hall with a welcome.

Away from your private sanctuary, a community awaits. Shared rooftop views across the Capital or shared workspace for one of the worlds' most convenient office commutes; just downstairs join like-minded souls. Open the door and explore: opportunity knocks.

DETAILS



Argo House show home photography is indicative only

DETAILS

KITCHEN

- Contemporary gloss kitchen units by Symphony in cashmere with matt nickel handles and soft close doors
- Copper Slate colour Symphony worktops with matching upstand and Dusty Grey glass splashback behind hob
- Blanco Bonus S one and a half bowl stainless steel sink and Blanco Envoy stainless steel mixer tap
- AEG integrated appliances including:
 - single multifunction oven
 - stainless steel chimney extractor hood
- Zanussi integrated appliances including:
 - induction hob with touch controls
 - fridge/freezer
 - dishwasher to 2 and 3 bed apartments
 - freestanding washer dryer (located in utility cupboard)
- LED downlights to underside of wall units

BATHROOM

- Large format porcelain tiles in Bone colour to floor and skirting
- Large format porcelain tiles in textured beige to wall & vanity worktop behind basin and WC, bath panel, and full height around bath
- Contemporary bath in white with frameless rectangular glass shower screen
- Ideal Standard Ceratherm bath-mounted chrome thermostatic bath/shower mixer with matching shower attachment, slider and rail
- Ideal Standard Concept Cube basin with chrome mixer tap
- Ideal Standard back-to-wall WC with soft-close seat, concealed cistern and polished chrome finish dual flush plate
- Chrome ladder heated towel radiator
- Mirror above basin
- Shaver socket in chrome finish

EN SUITE*

- Large format porcelain tiles in Bone colour to floor and skirting
- Large format porcelain tiles in textured beige to wall & vanity worktop behind basin and WC and full height around shower enclosure**
- Mira shower tray featuring glass door and Ceratherm T50 thermostatic wall-mounted shower attachment, slider and rail**
- Ideal Standard Concept Cube semi-pedestal basin with chrome mixer tap
- Ideal Standard back-to-wall WC with soft-close seat, concealed cistern and polished chrome finish dual flush plate
- Chrome ladder heated towel radiator
- Mirror above basin
- Shaver socket in chrome finish

BEDROOM

- Cormar Oaklands 80/20 wool mix carpet in White Pepper colour
- Built-in wardrobe to bedroom 1 with white doors, upper storage area and hanging rail

ELECTRICAL

- LED downlights in white to living/kitchen/dining, bathroom, en suite*, hallway and utility cupboard
- Pendant light to bedroom(s)
- Brushed chrome switches throughout
- White sockets throughout
- TV/Satellite (pre-wired for SkyQ[†]), phone and data points to living room and bedroom 1

INTERIOR FINISHES

- Galleria Professional engineered oak flooring in Stone Grey to living/kitchen/dining and hallway
- Satin finish stainless steel ironmongery throughout
- White matt paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

SECURITY & PEACE OF MIND

- Front door with multipoint locking system, security chain and door viewer
- Agata video/phone entry system
- Mains operated smoke and heat detectors with battery backup
- HomeProof warranty

HEATING

- Heating and hot water provided by communal combined heat and power (CHP) system, with SAV Heat Interface Unit (HIU) and programmable thermostat

ENERGY EFFICIENCY

- Predicted Energy Efficiency rating between 83 and 89 (B)
- Predicted Environmental Impact rating between 92 and 94 (A)
- Aluminium-framed double glazed windows

EXTERIOR

- Private balcony with decking to all homes
- Three year car club membership via ZipCar[†]
- Communal rooftop terraces on levels 1 and 4 for use by all residents
- Play area on level 7 for use by all residents

* En suite to selected units only, refer to floorplans for more information

** Shower to selected en suites only, refer to floorplans for more information

† Subject to a separate subscription

‡ Speak to a member of the sales team for more details

The above specification shown is for general guidance only and is subject to change. Please speak to our sales advisor for more details.

SITE MAP SITE MAP SITE MAP

PENARTH STREET

SHARED OWNERSHIP
ENTRANCE

HATCHAM ROAD

COMMUNAL
ROOF GARDEN
AND PLAY AREA

TERRACE

ILDERTON ROAD

EDEN HOUSE
RENTED
APARTMENTS

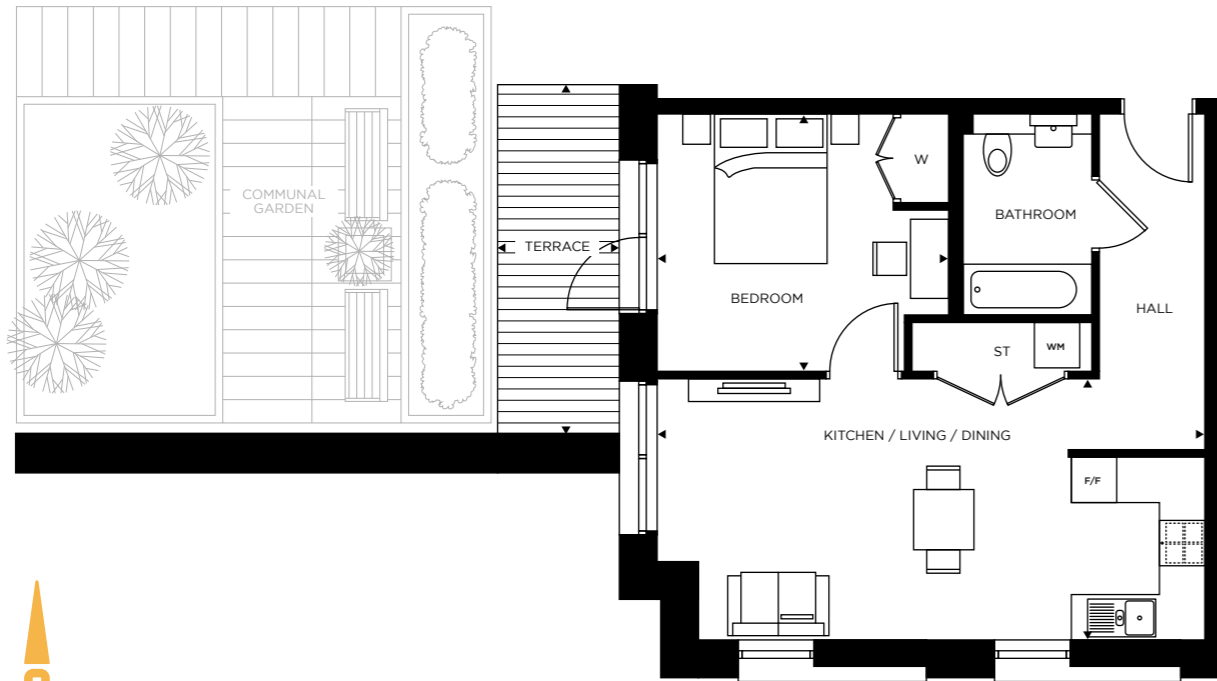
ARGO HOUSE
SHARED OWNERSHIP
APARTMENTS



Site plan is not to scale. Landscaping is indicative only.

ONE BEDROOM APARTMENT

Flat 5



Floor	Apartments
1	Flat 5

Kitchen / Living / Dining	7.25m x 3.43m	23'8" x 11'3"
Bedroom	3.85m x 3.36m	12'6" x 11'0"
GROSS EXTERNAL AREA	8m ²	86ft ²
GROSS INTERNAL AREA	50m ²	538ft ²

FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store

Floor 1



Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

ONE BEDROOM APARTMENT

Flat 12 / Flat 26 / Flat 32 / Flat 44



Floor	Apartments
7	Flat 44
5	Flat 32
4	Flat 26
2	Flat 12

Kitchen / Living / Dining	7.25m x 3.43m	23'8" x 11'3"
Bedroom	3.85m x 3.36m	12'6" x 11'0"
GROSS EXTERNAL AREA	8m ²	86ft ²
GROSS INTERNAL AREA	50m ²	538ft ²

FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store

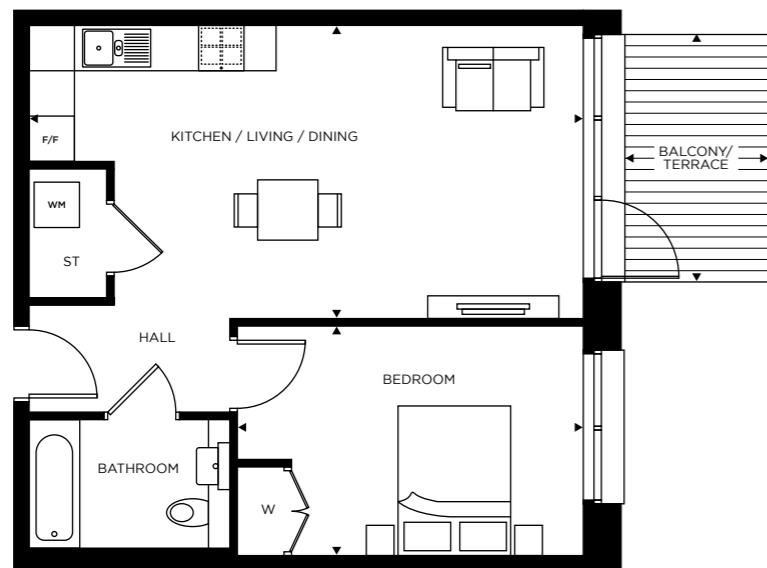
Floors 2, 4, 5 & 7



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ONE BEDROOM APARTMENT

Flat 2 / Flat 9 / Flat 16



Floor	Apartments
3	Flat 16
2	Flat 9
1	Flat 2

Kitchen / Living / Dining	7.33m x 3.88m	24'1" x 12'7"
Bedroom	2.98m x 4.57m	9'8" x 15'0"
GROSS EXTERNAL AREA	7m ²	75ft ²
GROSS INTERNAL AREA	51m ²	549ft ²

FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store

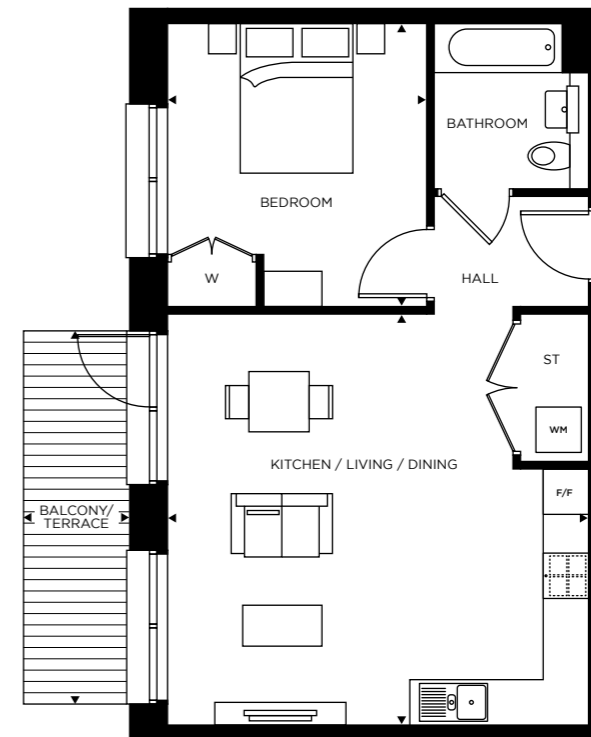
Floors 1, 2 & 3



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ONE BEDROOM APARTMENT

Flat 27 / Flat 33 / Flat 39 / Flat 45



Floor	Apartments
7	Flat 45
6	Flat 39
5	Flat 33
4	Flat 27

Kitchen / Living / Dining	5.56m x 6.97m	18'2" x 22'9"
Main Bedroom	3.41m x 3.75m	11'2" x 12'3"
GROSS EXTERNAL AREA	8m ²	86ft ²
GROSS INTERNAL AREA	52m ²	560ft ²

FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store

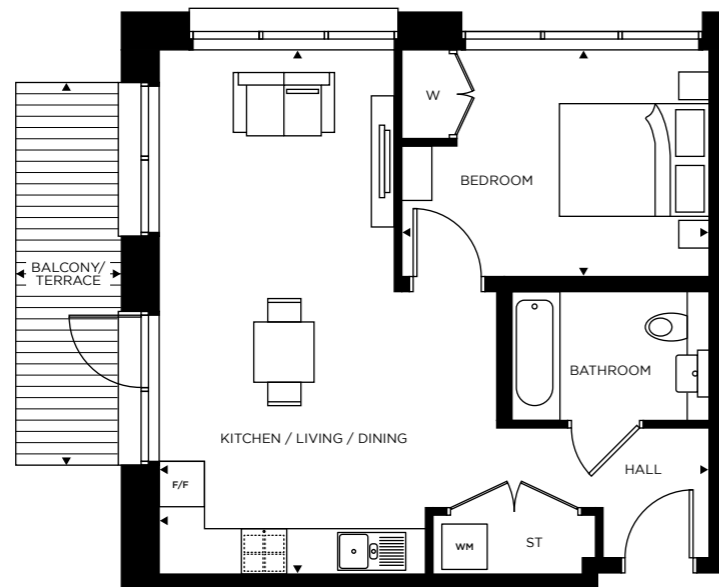
Floors 4 to 7



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ONE BEDROOM APARTMENT

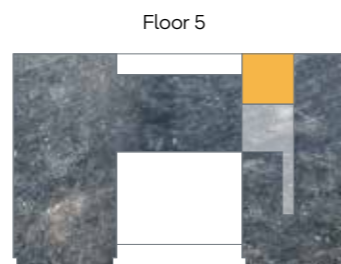
Flat 28



Floor	Apartments
5	Flat 28

Kitchen / Living / Dining	6.94m x 4.44m	22'8" x 14'6"
Bedroom	3.00m x 3.99m	9'8" x 13'1"
GROSS EXTERNAL AREA	7m ²	75ft ²
GROSS INTERNAL AREA	50m ²	538ft ²

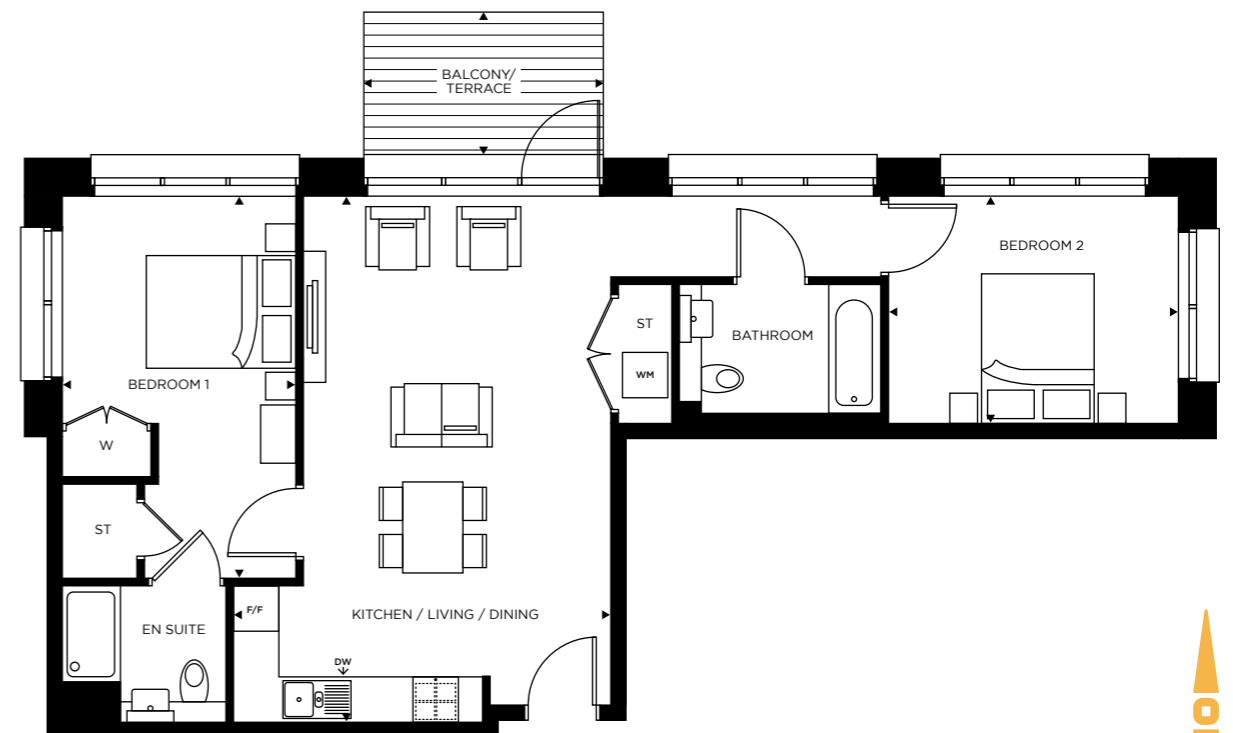
FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store



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TWO BEDROOM APARTMENT

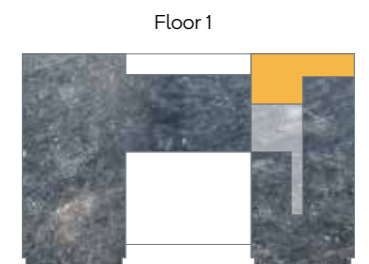
Flat 1



Floor	Apartments
1	Flat 1

Kitchen / Living / Dining	3.99m x 6.94m	13'1" x 22'8"
Bedroom 1	3.10m x 5.04m	10'2" x 16'5"
Bedroom 2	3.00m x 3.85m	9'8" x 12'6"
GROSS EXTERNAL AREA	7m ²	75ft ²
GROSS INTERNAL AREA	73m ²	786ft ²

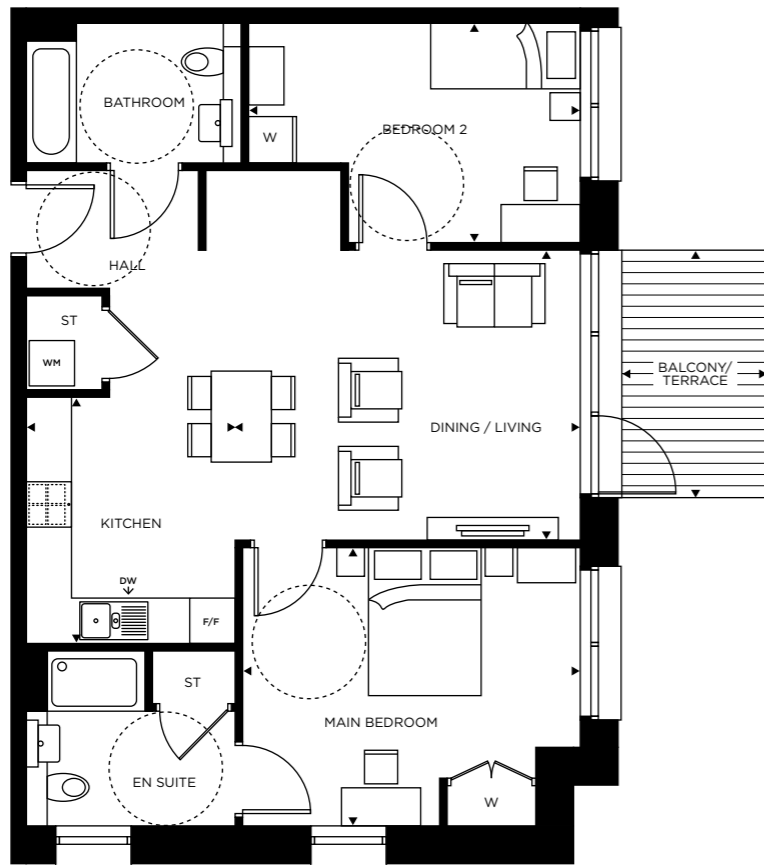
FF - Fridge Freezer / WM - Washing Machine / DW - Dishwasher
W - Wardrobe / ST - Store



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TWO BEDROOM APARTMENT

Flat 4 / Flat 11 / Flat 18 / Flat 25 / Flat 31 / Flat 37
(WHEELCHAIR ADAPTABLE APARTMENT)



Floor	Apartments
6	Flat 37
5	Flat 31
4	Flat 25
3	Flat 18
2	Flat 11
1	Flat 4

Kitchen / Living / Dining	7.33m x 6.21m	24'1" x 20'4"
Main Bedroom	4.45m x 3.65m	14'6" x 11'9"
Bedroom 2	4.37m x 2.85m	14'3" x 9'4"
GROSS EXTERNAL AREA	7m ²	75ft ²
GROSS INTERNAL AREA	77m ²	829ft ²

FF - Fridge Freezer / WM - Washing Machine / DW - Dishwasher
W - Wardrobe / ST - Store / Wheelchair turning circle -----

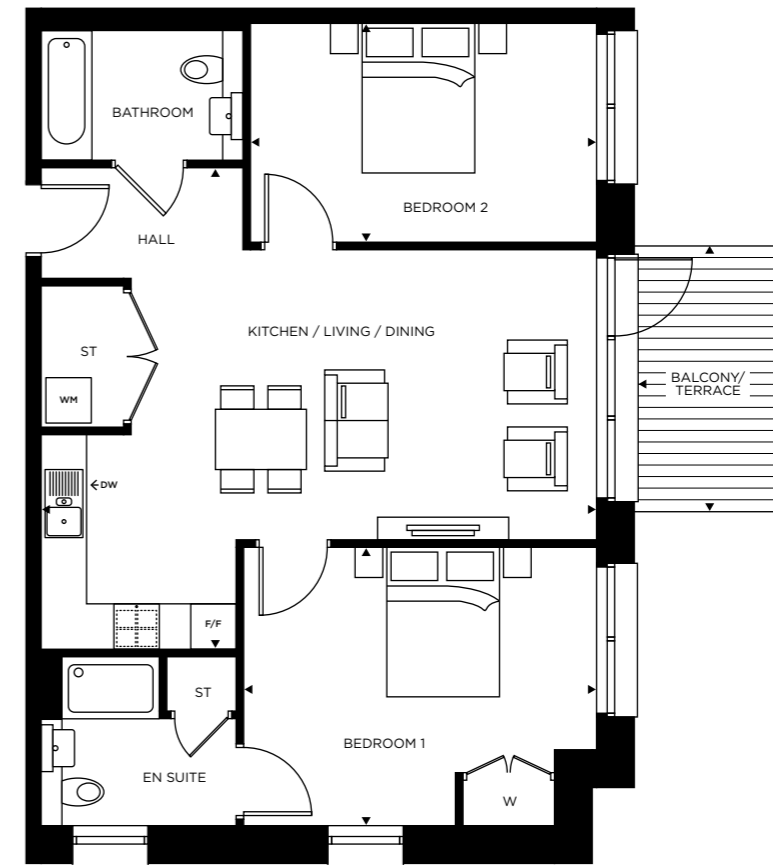
Floors 1 to 6



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TWO BEDROOM APARTMENT

Flat 43



Floor	Apartment
7	Flat 43

Kitchen / Living / Dining	7.32m x 6.36m	24'0" x 20'8"
Bedroom 1	3.65m x 4.67m	11'9" x 15'3"
Bedroom 2	4.57m x 2.85m	14'9" x 9'4"
GROSS EXTERNAL AREA	7m ²	75ft ²
GROSS INTERNAL AREA	77m ²	829ft ²

FF - Fridge Freezer / WM - Washing Machine / DW - Dishwasher
W - Wardrobe / ST - Store

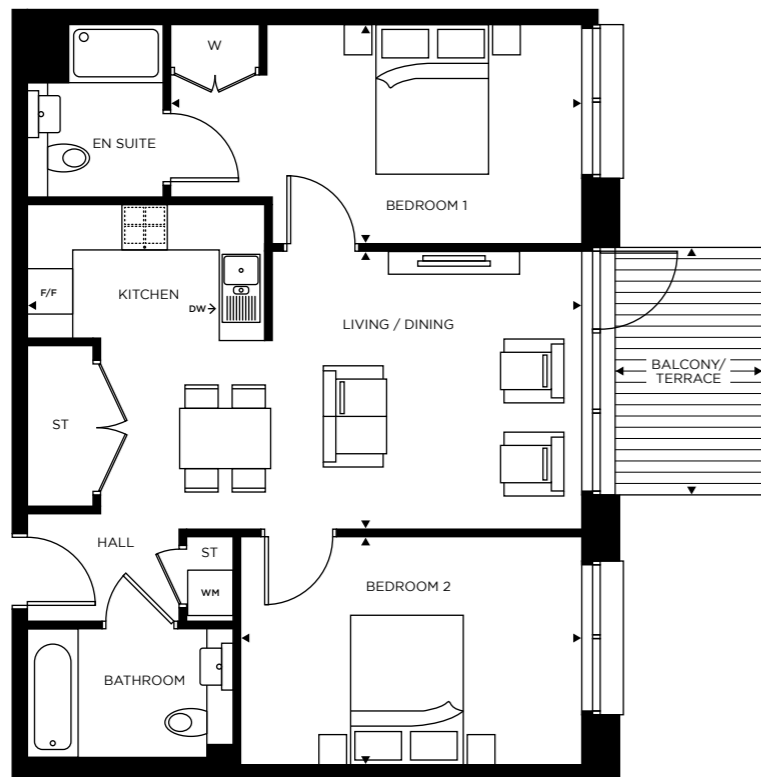
Floor 7



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TWO BEDROOM APARTMENT

Flat 10 / Flat 36 / Flat 42



Floor	Apartments
7	Flat 42
6	Flat 36
2	Flat 10

Kitchen / Living / Dining	7.33m x 3.67m	24'0" x 17'8"
Bedroom 1	2.83m x 5.42m	9'3" x 17'8"
Bedroom 2	2.98m x 4.49m	9'8" x 14'8"
GROSS EXTERNAL AREA	7m ²	75ft ²
GROSS INTERNAL AREA	72m ²	775ft ²

FF - Fridge Freezer / WM - Washing Machine / DW - Dishwasher
W - Wardrobe / ST - Store

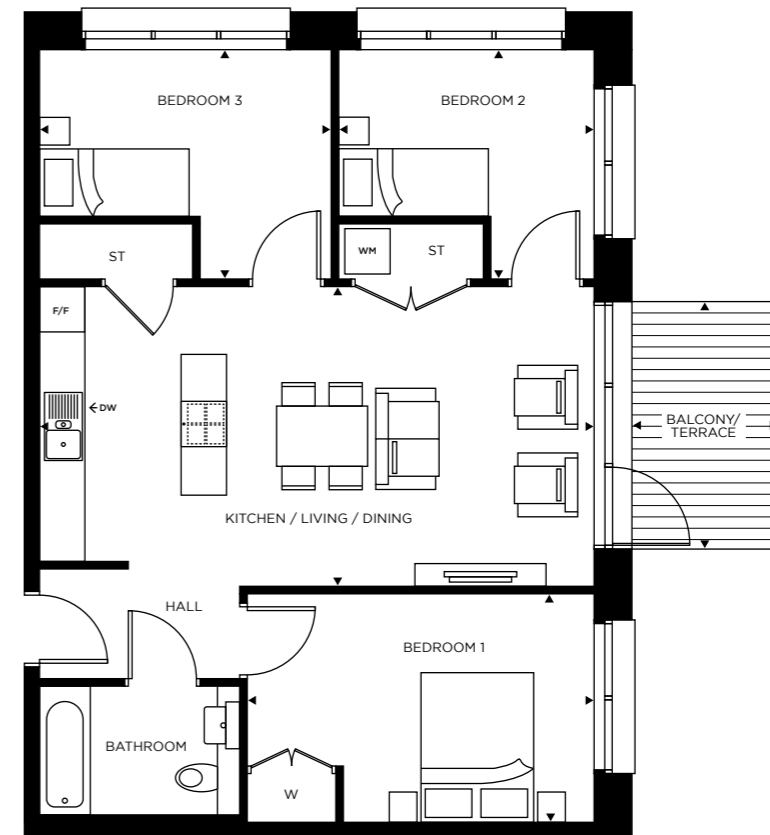
Floors 2, 6 & 7



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THREE BEDROOM APARTMENT

Flat 23 / Flat 29 / Flat 35



Floor	Apartments
6	Flat 35
5	Flat 29
4	Flat 23

Kitchen / Living / Dining	7.33m x 3.90m	24'1" x 12'8"
Bedroom 1	5.74m x 2.98m	18'8" x 9'8"
Bedroom 2	3.34m x 3.02m	10'9" x 9'9"
Bedroom 3	3.88m x 3.02m	12'7" x 9'9"
GROSS EXTERNAL AREA	7m ²	75ft ²
GROSS INTERNAL AREA	75m ²	807ft ²

FF - Fridge Freezer / WM - Washing Machine / DW - Dishwasher
W - Wardrobe / ST - Store

Floors 4, 5 & 6



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Argo House show home photography is indicative only

SHARED OWNERSHIP

Now that you have found your dream property you're probably asking, "Is Shared Ownership right for me?" At Southern Housing New Homes, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

How does it work?

You'll start by buying a share in your property that's between 25% and 75% of the full value, using a combination of a mortgage and a deposit. You will then pay a subsidised rent on the share you don't buy.

In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%.

As your share increases, the rent you pay decreases.

The details

You need to consider a few things before deciding to proceed:

- Shared Ownership homes are Leasehold, and most houses only become Freehold once you own 100%.
- There will be a service charge to pay towards the management and maintenance of the development, which is shown on our price list.
- Affordability and eligibility checks apply, so ask your Sales Advisor for more information so you can start making your dream a reality.

ABOUT SOUTHERN HOUSING NEW HOMES

At Southern Housing New Homes we know how important it is to find the perfect home. Our mission is to help you do just that by providing the best quality, affordable homes, while creating communities that people love. As an organisation we're one of the largest housing providers in the UK with over 77,000 homes across London, the South

East, the Isle of Wight and the Midlands, giving over 167,000 people somewhere to call their own. Within our Southern Housing New Homes team, we provide homes to suit families of all sizes, through Shared Ownership, London Living Rent and Open Market sale. Read more about who we are and what we do as a housing association at shnewhomes.co.uk

WANT MORE INFORMATION? YOU CAN:

EMAIL US: SALES@SOUTHERNHOUSING.ORG.UK

GIVE US A CALL: 0300 555 2171

VISIT OUR WEBSITE: SHNEWHOMES.CO.UK

Disclaimer: All floor plans in this brochure are for general guidance only. Measures are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Southern Housing New Homes has taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Southern Housing New Homes does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Southern Housing New Homes undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Southern Housing New Homes or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Southern Housing New Homes. Southern Housing New Homes supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Argo House. We may change the tenure of some homes subject to demand. Information correct at time of print: May 2024. Designed and produced by Four Agency Worldwide, Four.Agency.

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