



The Boulevard

SOUTHWARK SE1



CLARION
HOUSING

Two stunning one-bedroom apartments available to buy
through Shared Ownership with Clarion Housing

Elegant and distinctive zone 1 living

**Welcome to The Boulevard, a boutique collection
of new apartments in London SE1.**

The location is a long, tree-lined boulevard in Southwark, one of the capital's most eclectic and dynamic neighbourhoods. This is zone 1, the very heart of London. From here, the river is a stroll away and the city is at your feet: north, south, east and west.

The Boulevard offers its residents all the pleasures and convenience of metropolitan living: transport on the doorstep, entertainment on demand, and the chance to experience a great world-class city from the inside out.

The Boulevard's elegant green brick façade belies a glamorous inner life inspired by Art Deco style. The spacious apartments are designed with comfort and luxury in mind. Welcome to your perfect urban escape, right in the centre of town.



A very central address

The Boulevard invites you to live in the heart of London, in Southwark. This collection of one, two and three-bedroom apartments from Latimer Homes has an enviable SE1 postcode and a leafy location on Blackfriars Road, one of London's few true boulevards.

From this very central position, the city is yours to explore: its riverside playgrounds and old and new landmarks, world-class culture and cutting-edge arts scenes, incredible dining and ever-expanding café society.

The Boulevard captures the style of grand European cities and the distinctive spirit of its neighbourhood. An intriguing exterior of green glazed bricks opens up to reveal a hotel-style lobby, part Art Deco part Classical Contemporary, replete with concierge. Take the elevator to the rooftop terraces and the capital is literally at your feet, an urban landscape as far as the eye can see.

Designed with comfort and luxury in mind, all apartments at The Boulevard are finished to the same high standards – uniting quality fittings with exacting craftsmanship, fine materials and bespoke finishes. Both modern sanctuary and great entertainment space, these are places to escape and unwind, host and socialise.

The two apartments available for Shared Ownership at The Boulevard enjoy abundant space and light, each with a private balcony.



Access all areas

The Boulevard is at the centre of it all, and all of London is within reach.

From here, you can walk to practically anywhere in zone 1. The City, Covent Garden and the West End are just over a mile away across Blackfriars Bridge. The South Bank and Bankside can be reached in 15 minutes, at an easy pace.

Blackfriars Road achieves the highest score in Transport for London's accessibility rankings for proximity to public transport, and frequency of service. What that means is that the capital's incredible infrastructure and its network of rail, underground, bus and boat services is on your doorstep, and at your disposal.

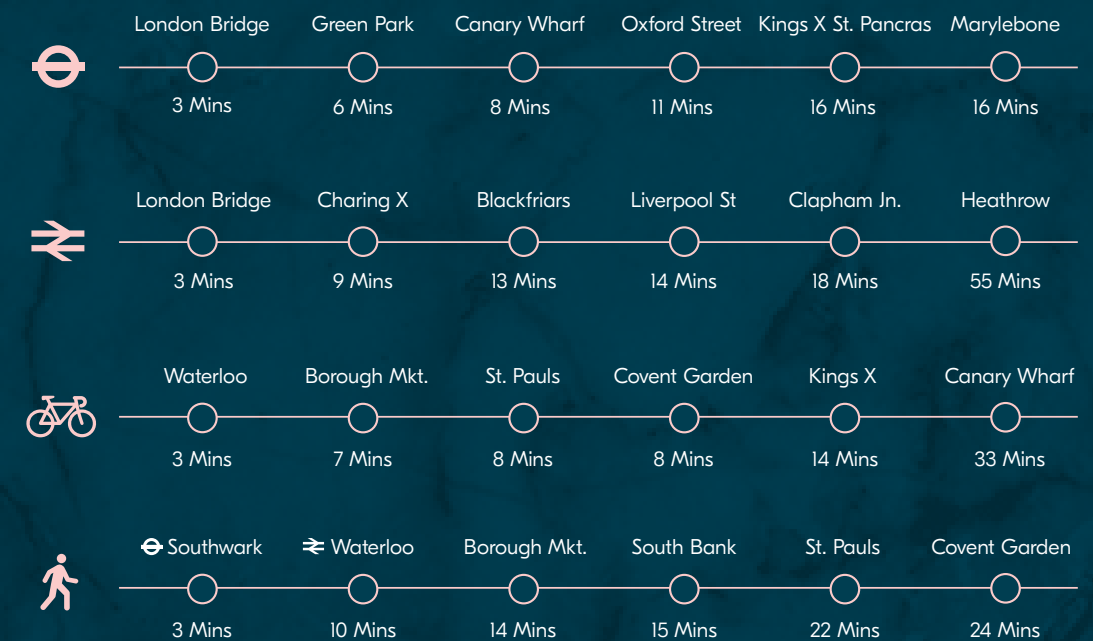
The Tube is a quick morning dash away: a mere three-minute walk to Southwark and the Jubilee line, or a 10-minute walk via The Cut to Waterloo. From here, you can jump on the Waterloo & City, Northern, Bakerloo and Jubilee lines, or board a train from the mainline station.

The area is also at the centre of a dense web of bus routes, some of which run around the clock. Cyclists can enjoy the speed and safety of the CS6, a dedicated cycle lane that runs from Farringdon to Elephant and Castle. And if you're commuting to Canary Wharf or off to see music at The O2, you can board the river bus at Waterloo Pier.

Lastly, each resident of The Boulevard has the opportunity to take advantage of a FREE three-year car club membership with £50 introductory driving credit (available on occupation, details on request).



Travel Times from The Boulevard



*Travel times taken from Google maps/tfl.gov.uk and cover the quickest single service available on any given day.

Be Central

There's something unique about living and owning in Zone 1. It allows you to experience London life to the fullest; inspiring, never dull, with heritage on tap, and new things to explore around almost every corner.



The best of London's lifestyle is on your doorstep. From world-class modern art, to groundbreaking theatre productions, through to movies of all genres. From quality grab-n-go food, to an excellent meal, through to the most memorable of dining experiences. From a quick coffee to a lazy afternoon nursing a pint. All easily accessible from The Boulevard.





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The Area



Specification

What sets The Boulevard apart is evident before you even step inside. The unique local character built upon centuries of commercial, industrial and residential heritage, iconic railway arches, and a vibrant, creative community is reflected in the considered architecture of The Boulevard, including beautiful exterior green glazed bricks. Upon entry, this is enhanced even further: a grand Art Deco style lobby with bespoke, detailed finishes, and a hotel-style concierge to greet you upon arrival.

On top of it all are two roof top terraces, which provide an oasis of calm replete with striking 360-degree views.

The apartments themselves are highly sophisticated, with clean lines, spacious rooms - benefiting from large windows and private balconies. Equally suited for entertainment and comfort, inside and out. The exquisite, bespoke details and luxury finishes display a level of style and craftsmanship befitting the location's iconic history and character.





Specifications include:

General

- Freestanding A-rated washer/dryer in hallway storage
- Cardamono Grande Oak timber flooring to living areas, kitchen and hallways
- Carpets in bedrooms
- Recessed LED lighting throughout
- Private balcony
- Boutique furnished lobby and concierge
- Landscaped residents' roof terraces with panoramic views
- Video entry phones in each apartment
- Sky Q Hyperoptic ready



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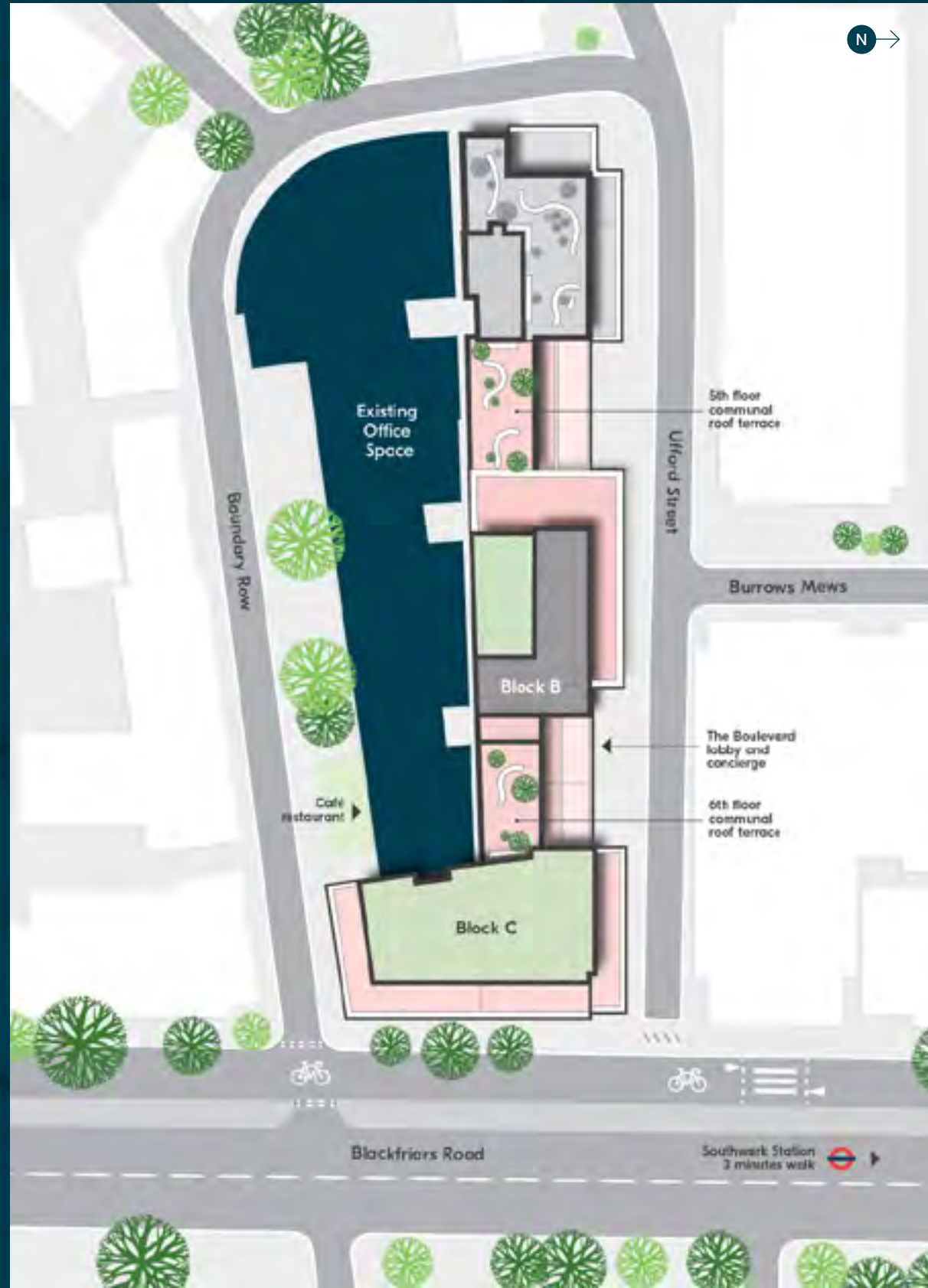
Kitchens

- Customised kitchen units in colours of Cashmere and Lava
- Bespoke work surfaces in Sanded Birch with glass splash backs
- Siemens A(+) rated integrated kitchen appliances

Bathrooms

- Fully tiled bathrooms; Asus on en-suite walls/floor and bathroom walls, Motion, Bocciardato on bathroom floor



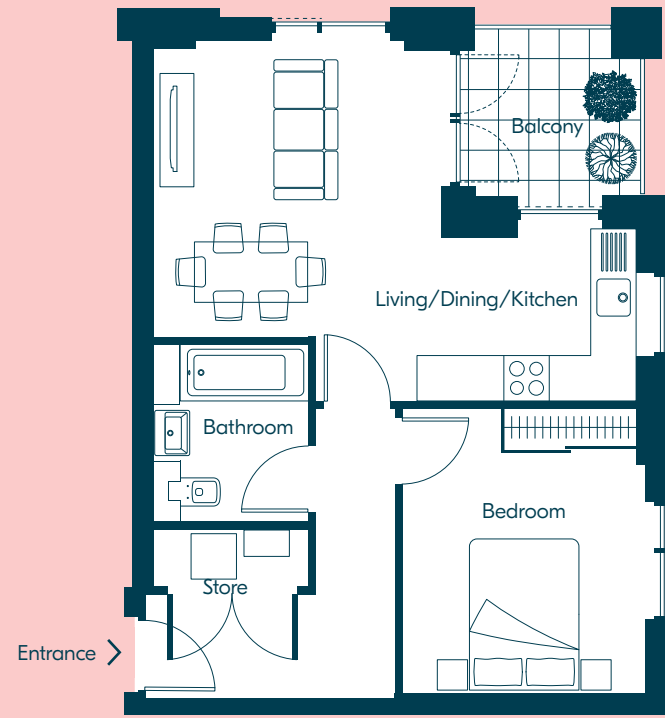


The Development

Plot Locators



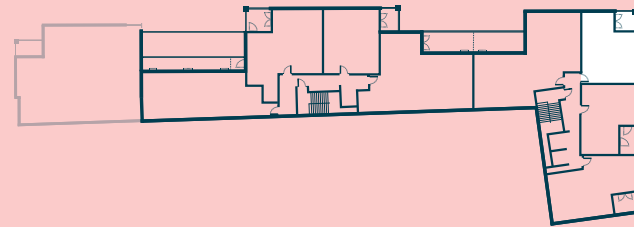
1 Bedroom Apartment Plot C-108



Internal Area
537.1 sq ft / 49.9 m²

Living / Dining / Kitchen
21'0" x 15'9" / 6.4 x 4.8 m

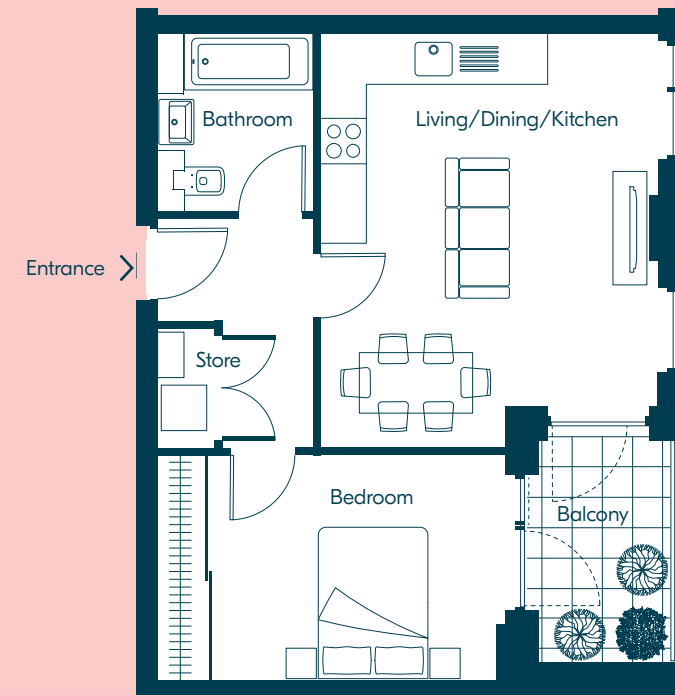
Bedroom 1
10'6" x 12'6" / 3.2 x 3.8 m



Floor 1 2 3 4 5 6 7

The kitchen, furniture layouts and dimensions on floorplans displayed are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as Gross Internal Areas (GIA) using the Royal Institution of Chartered Surveyors (RICS) Property Measurement (1st Edition). Apartment layouts shown here are indicative only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

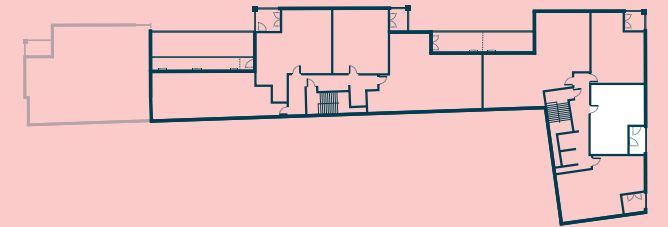
1 Bedroom Apartment Plot C-109



Internal Area
537.1 sq ft / 49.9 m²

Living / Dining / Kitchen
14'9" x 17'9" / 4.5 x 5.4 m

Bedroom 1
15'1" x 9'10" / 4.6 x 3.0 m



Floor 1 2 3 4 5 6 7

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Brought to you by Clarion Housing

About Shared Ownership

Purchasing a property through Shared Ownership is an excellent way for people to take their first step onto the property ladder. Buyers purchase a share of between 25% and 75% of the property's value, and pay a subsidised rent on the remaining share.

Am I eligible?

To be eligible for a Shared Ownership home at The Boulevard:

- Applicants are required to live and/or work in the London Borough of Southwark.
 - You must be at least 18 years old.
 - You must have sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
 - Your annual household income must be less than £90,000.
- You must be unable to afford a home suitable for your needs on the open market.
 - In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years.
- We welcome applications from everyone and will try and help if we can.

About Clarion Housing Group Building homes. Developing futures

With more than 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services.

Developing new Shared Ownership homes, we provide options for a range of customers at varying price points. Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities.

It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.



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