

ARGO HOUSE

SOUTH
BERMONDSEY



NEW HOMES
BUILDING HOMES
MAKING PLACES
ENHANCING LIVES



ARGO HOUSE

**SOUTH
BERMONDSEY**

Two bedroom wheelchair adaptable apartments.
Built with flexibility in mind, ready for you to tailor
to your specific needs.

Located perfectly for those 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 Optivo, through
the magic of Shared Ownership.

Find your space.
Make your mark.
Start your story.

WELCOME TO

ARGO HOUSE

For a new South Bermondsey.
A Shared Ownership community of crafted,
considered apartments, ready and waiting
for to shape to your needs. Born from it's
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 net connections,
just the way the world wants them.

And beyond the balcony, the cityscape.
Take it all in from communal roof gardens.
Explore a neighbourhood of waiting,
hidden gems.

Argo on, explore: you're welcome.





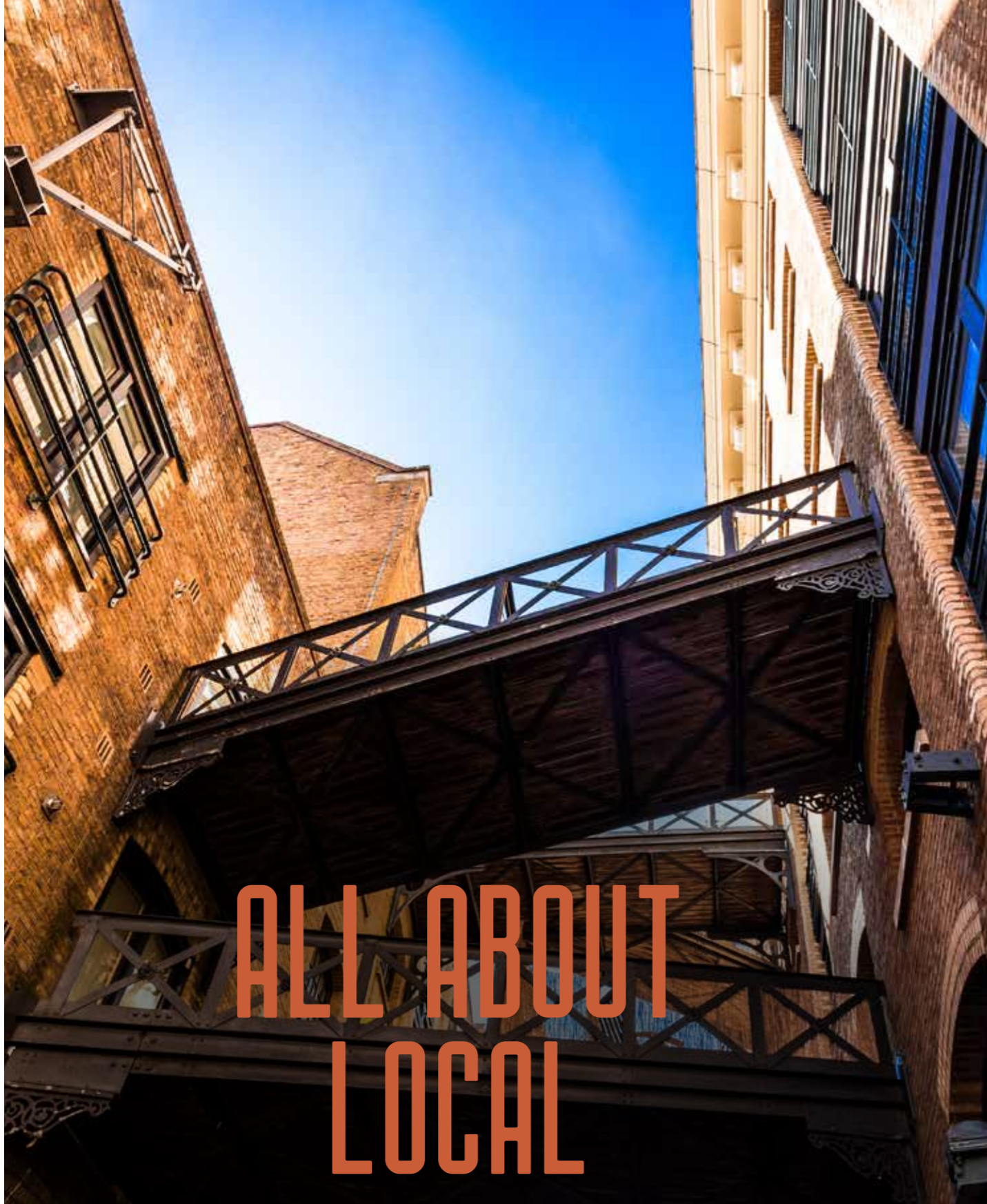
Girl with a Dolphin Fountain, Tower Bridge

OUT AND ABOUT



St Katharine Docks

Argo House is a perfectly, centrally, located to enjoy and explore 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

Stay local for work, or a farmers' market; a weekend brunch or after-work drinks. Arthouse Kino or Southbank gallery. Riverside restaurant 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, explore the leafy park, gaze over London's skyline and observe from 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.

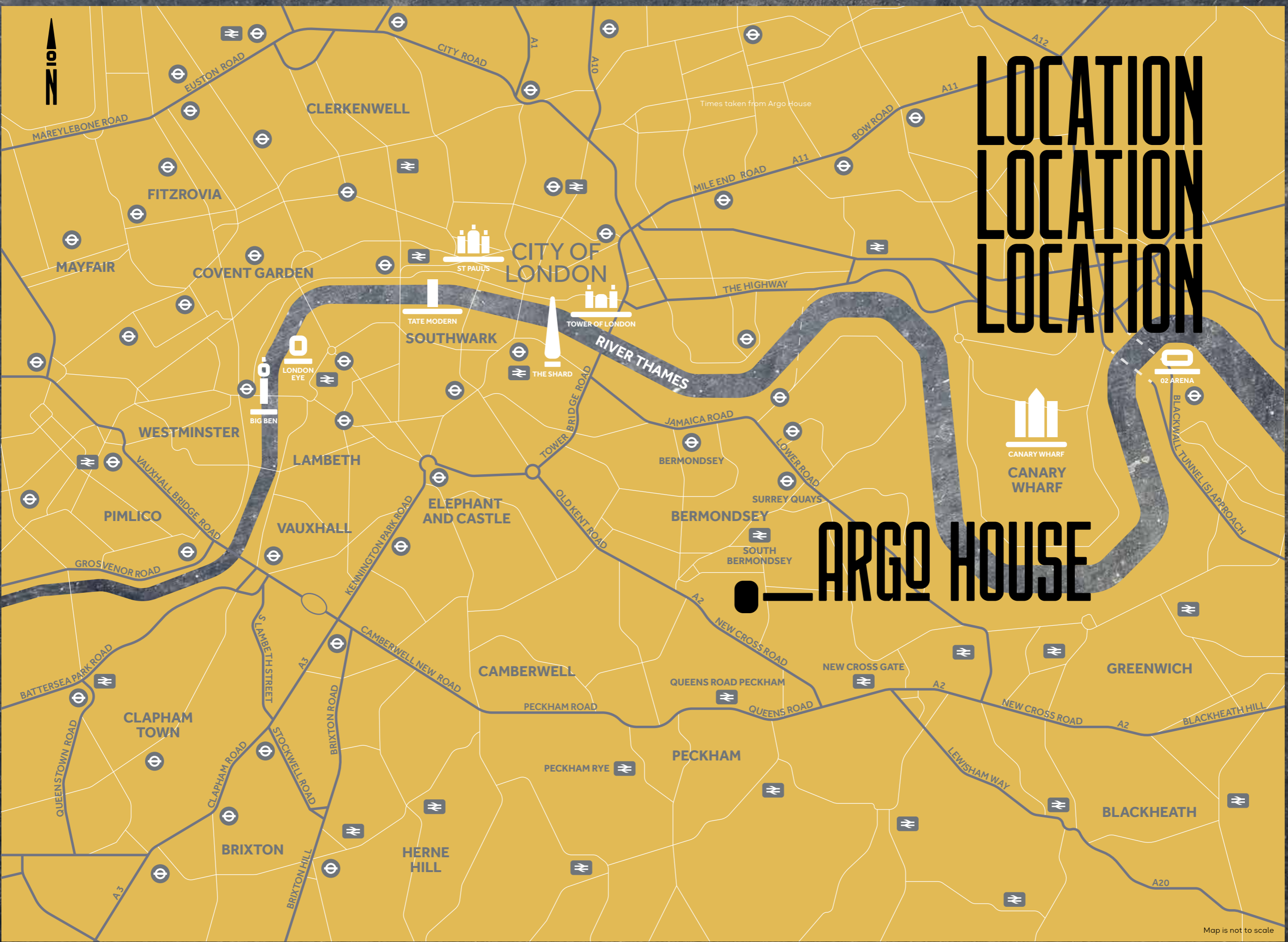


Cloaked in history and surrounded by London landmarks, South Bermondsey has a shiny new future ahead. A new overground station, New Bermondsey, is in the pipeline along with three new Underground stations on the Old Kent Road.

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.

SOON
SOON
SOON
SOON





LOCATION
LOCATION
LOCATION

ARGO HOUSE

Map is not to scale

JOURNEY JOURNEY JOURNEY JOURNEY JOURNEY



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

IN THE AREA IN THE AREA IN THE AREA IN THE AREA IN THE AREA

Time taken from Argo House



South Bermondsey Station
0.5 miles



Southwark Park
0.8 miles



Queens Road Peckham
0.9 miles



Surrey Quays
1.0 miles



Bermondsey Station
1.3 miles



Maltby Street Market
1.8 miles



WELCOME HOME

Computer generated images of Argo House are 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. All built to adapt and to personalise; wider than standard doorways, rooms designed for full turning circles and considered switch and socket locations; all following best practice guidance.

Away from your private sanctuary a community awaits. Accessible 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



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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
 - 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 main bedroom 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 SkyQ¹), phone and data points to living room and main bedroom

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
- 12-year Premier 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)
- Built to latest Building Regulation standards
- Aluminium-framed double glazed windows

EXTERIOR

- Private balcony with decking to all homes
- Free standard dockless cycle hire membership for 3-years for all eligible residents
- Communal rooftop terraces on levels 1 and 4 for use by all residents
- Play area on level 7 for use by all residents

¹ Subject to a separate subscription

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

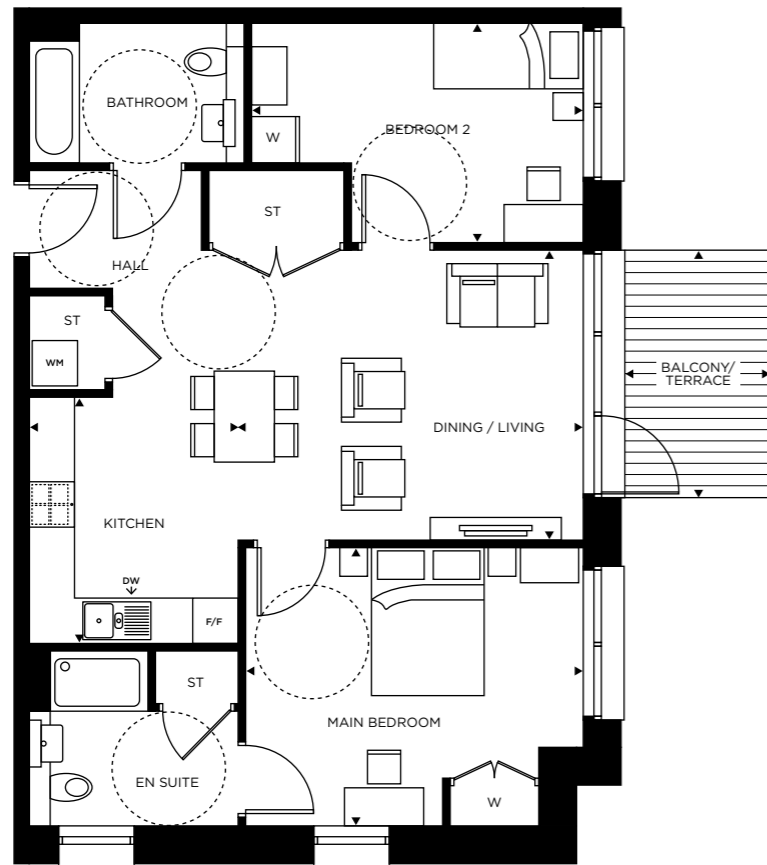
ARGO HOUSE
SHARED OWNERSHIP
APARTMENTS



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

TWO BEDROOM APARTMENT

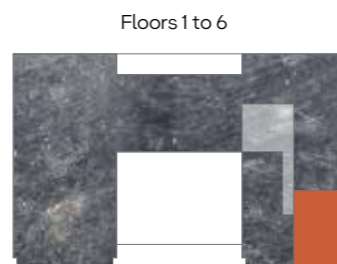
01.11 / 02.11 / 03.11 / 04.11 / 05.11 / 06.11
(WHEELCHAIR ADAPTABLE APARTMENT)



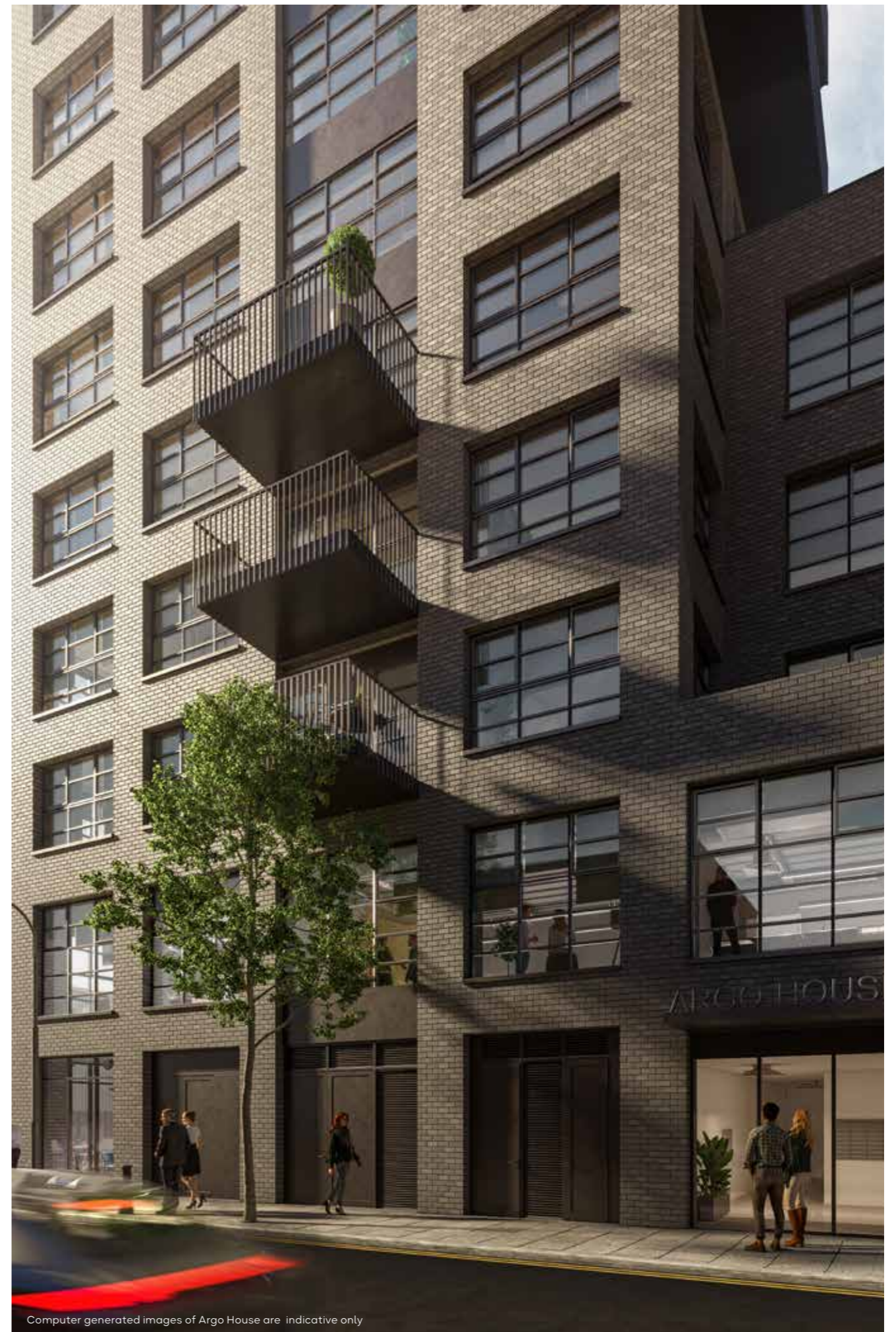
Floor	Apartments
1	01.11
2	02.11
3	03.11
4	04.11
5	05.11
6	06.11

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 -----



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.



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SHARED OWNERSHIP

Now that you have found your dream property you're probably asking, "Is Shared Ownership right for me?" At Optivo, 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 OPTIVO

At Optivo, we know how important it is to find the perfect home. That's why we offer high-quality homes to suit families of all sizes, fitting to most budgets. Operating across London, the South East and the Midlands, the Sales and Marketing team manage all of our new home developments for both Shared Ownership and Open Market sale.

Our customers are at the centre of everything we do - which keeps us building homes, making places and enhancing lives. Our aim is to grow even further in 2020/2021 than the already impressive 300+ homes we built for sale in 2019/2020!

WANT MORE INFORMATION? YOU CAN:

EMAIL US: SALES@OPTIVO.ORG.UK

GIVE US A CALL: 0800 012 1442

VISIT OUR WEBSITE: OPTIVOSALES.CO.UK





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