

# 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 studio, 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.

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.

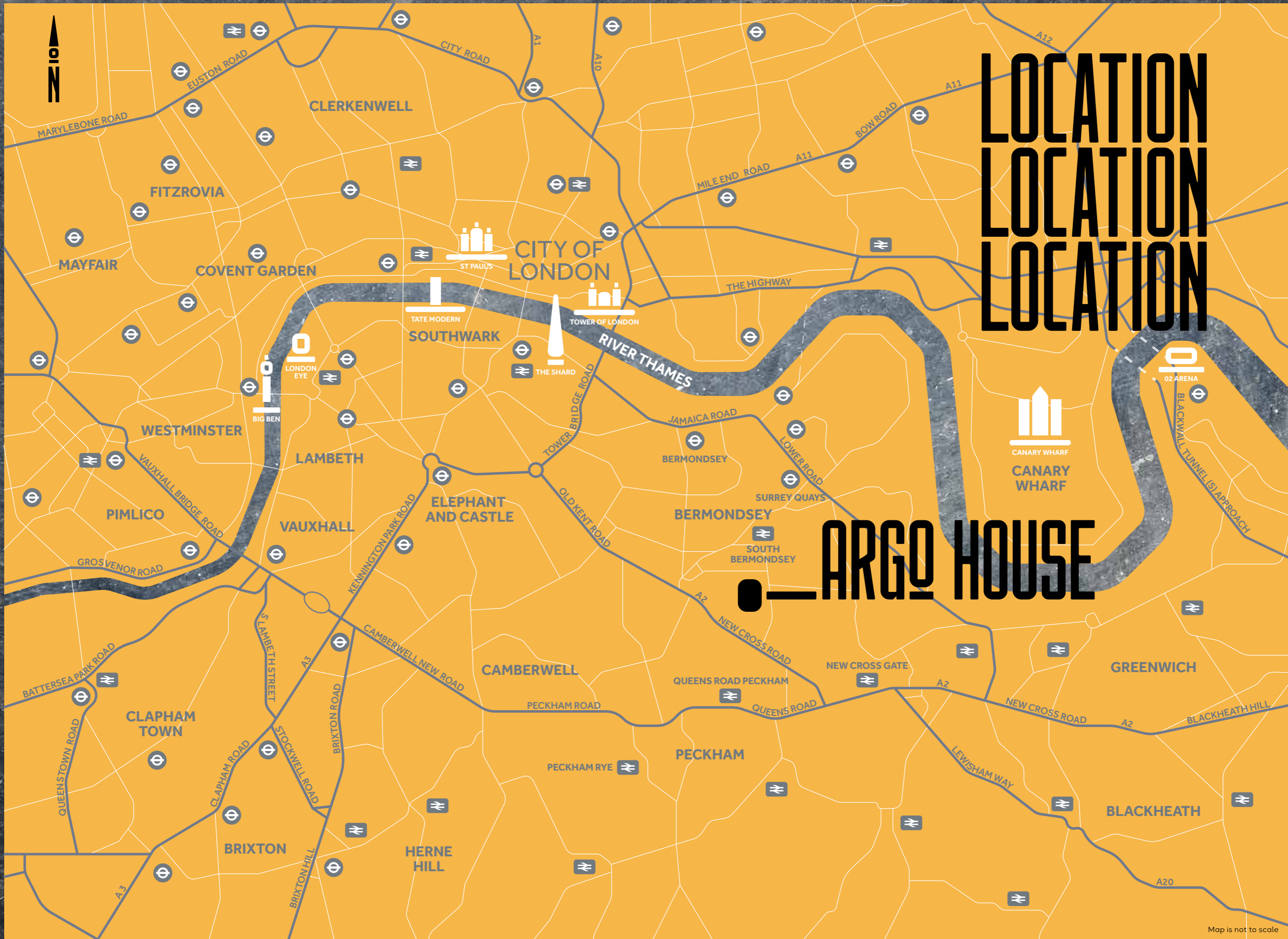


Cloaked in history and surrounded by London landmarks, South Bermondsey has a shiny new future ahead. A new overground station, New Bermondsey, is in the pipeline along with consultations being underway for two new underground stations on the Old Kent Road.

A state-of-the-art indoor sports complex is in the works at 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.

You can read the latest updates here: <https://www.newbermondsey.com/the-scheme>





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

<b>South Bermondsey Station</b> 11 mins	<b>Southwark Park</b> 17 mins	<b>Queens Road Peckham</b> 17 mins	<b>Bermondsey Station</b> 29 mins	<b>Surrey Quays</b> 29 mins	<b>Maltby Street Market</b> 40 mins

## CYCLE CYCLE CYCLE CYCLE CYCLE CYCLE

Times taken from Argo House

<b>Burgess Park</b> 8 mins	<b>Greenwich Market</b> 12 mins	<b>Peckham Rye</b> 13 mins	<b>Borough Market</b> 17 mins	<b>Brixton</b> 22 mins	<b>Battersea Park</b> 31 mins

## BUS BUS BUS BUS BUS BUS

Times taken from Ilderton Road

<b>Elephant &amp; Castle</b> 5 mins	<b>New Cross</b> 5 mins	<b>Lewisham</b> 16 mins	<b>Greenwich</b> 20 mins	<b>London Bridge</b> 22 mins	<b>Waterloo</b> 27 mins

## RAIL RAIL RAIL RAIL RAIL

Times taken from South Bermondsey

<b>London Bridge</b> 5 mins	<b>Peckham Rye</b> 7 mins	<b>Tulse Hill</b> 14 mins	<b>Waterloo East</b> 15 mins	<b>Lewisham</b> 22 mins	<b>Clapham Junction</b> 28 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 SkyQt), 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 plots only, refer to floorplans for more information.

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

† Subject to a separate subscription.

‡ Buyers are unable to obtain/apply for parking permits from the council. Please 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. The specification is shown for general guidance only and is subject to change. Please speak to our Sales Executive 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

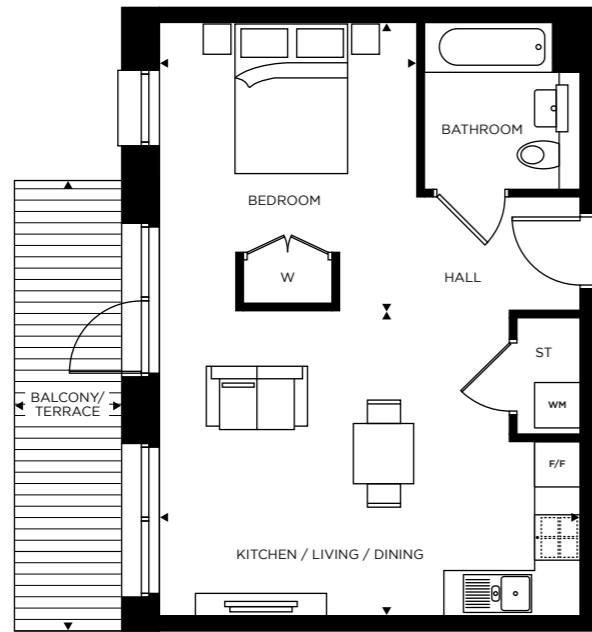
ARGO HOUSE  
SHARED OWNERSHIP  
APARTMENTS



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

# STUDIO APARTMENT

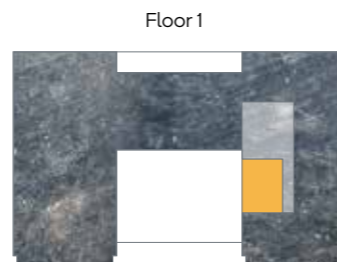
Flat 6



Floor	Apartment
1	Flat 6

Kitchen / Living / Dining	4.03m x 4.63m	13'2" x 15'2"
Bedroom	3.81m x 3.41m	12'5" x 11'1"
GROSS EXTERNAL AREA	10m <sup>2</sup>	108ft <sup>2</sup>
GROSS INTERNAL AREA	44m <sup>2</sup>	469ft <sup>2</sup>

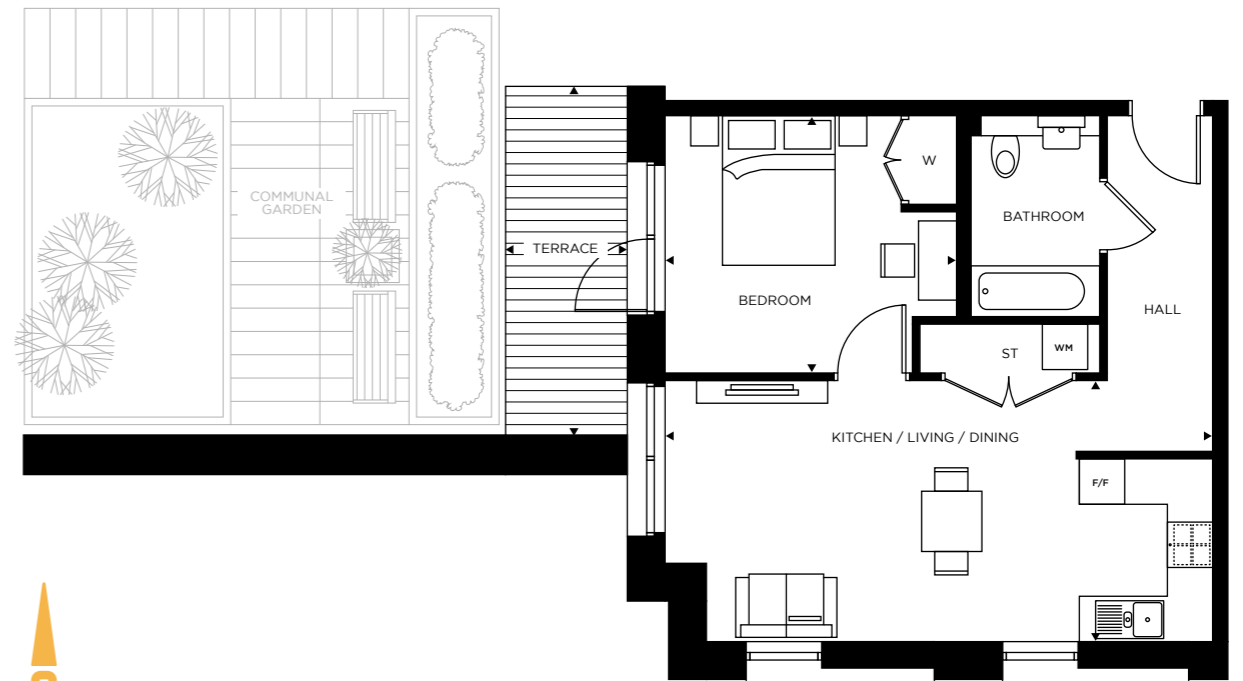
FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store



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

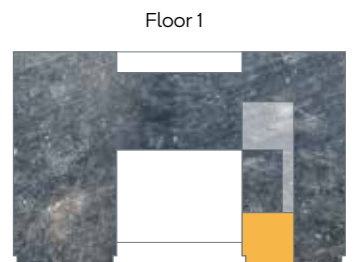
Flat 5



Floor	Apartment
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 <sup>2</sup>	86ft <sup>2</sup>
GROSS INTERNAL AREA	50m <sup>2</sup>	538ft <sup>2</sup>

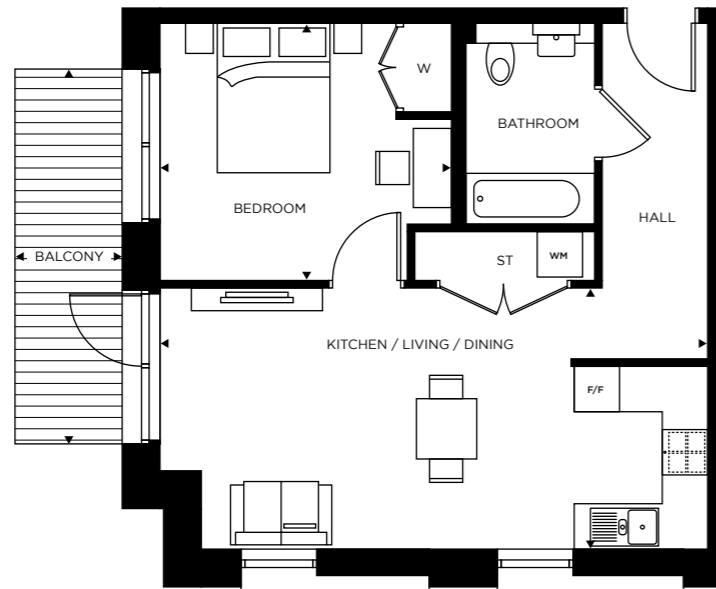
FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store



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# ONE BEDROOM APARTMENT

Flat 12 / Flat 19 / Flat 26 / Flat 32 / Flat 38 / Flat 44



Floor	Apartments
7	Flat 44
6	Flat 38
5	Flat 32
4	Flat 26
3	Flat 19
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 <sup>2</sup>	86ft <sup>2</sup>
GROSS INTERNAL AREA	50m <sup>2</sup>	538ft <sup>2</sup>

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

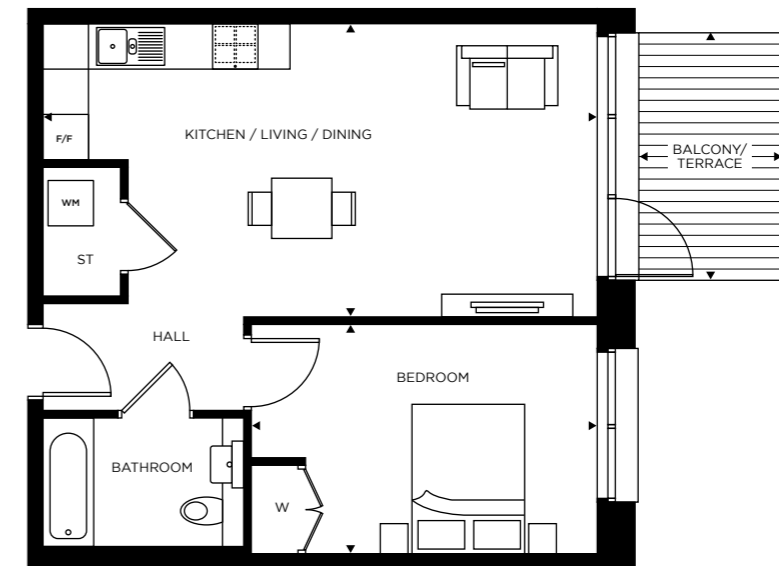
Floors 2 to 7



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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 <sup>2</sup>	75ft <sup>2</sup>
GROSS INTERNAL AREA	51m <sup>2</sup>	549ft <sup>2</sup>

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

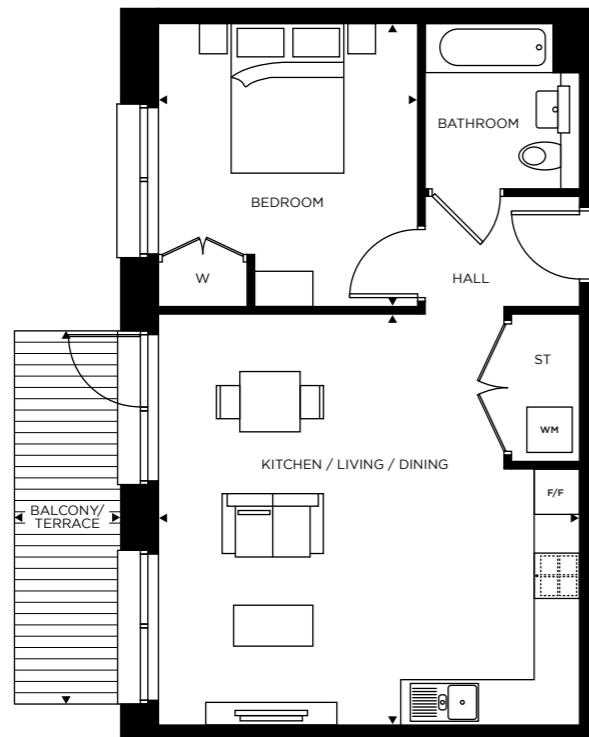
Floors 1 to 3



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# ONE BEDROOM APARTMENT

Flat 13 / Flat 20 / Flat 27 / Flat 33 / Flat 39 / Flat 45



Floors 2 to 7



Floor	Apartments
7	Flat 45
6	Flat 39
5	Flat 33
4	Flat 27
3	Flat 20
2	Flat 13

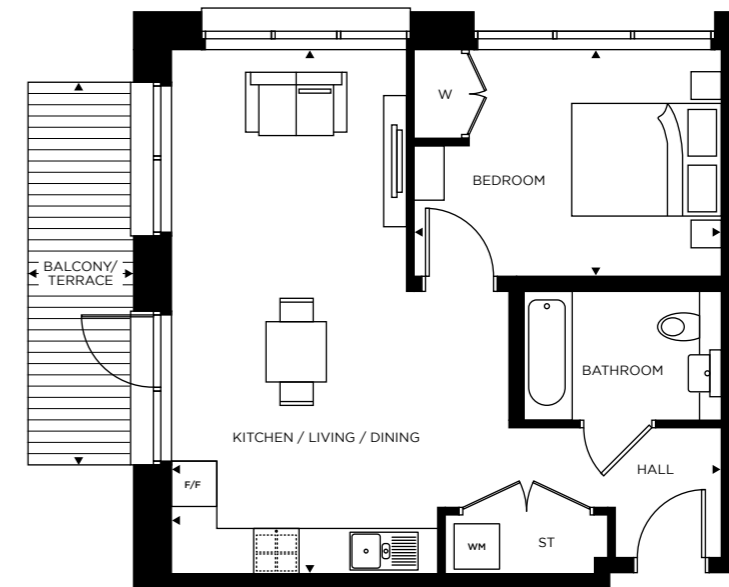
Kitchen / Living / Dining	5.56m x 6.97m	18'2" x 22'9"
Main Bedroom	3.41m x 3.75m	11'2" x 12'3"
GROSS EXTERNAL AREA	8m <sup>2</sup>	86ft <sup>2</sup>
GROSS INTERNAL AREA	52m <sup>2</sup>	560ft <sup>2</sup>

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

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# ONE BEDROOM APARTMENT

Flat 22 / Flat 28 / Flat 34 / Flat 40



Floors 4 to 7



Floor	Apartments
7	Flat 40
6	Flat 34
5	Flat 28
4	Flat 22

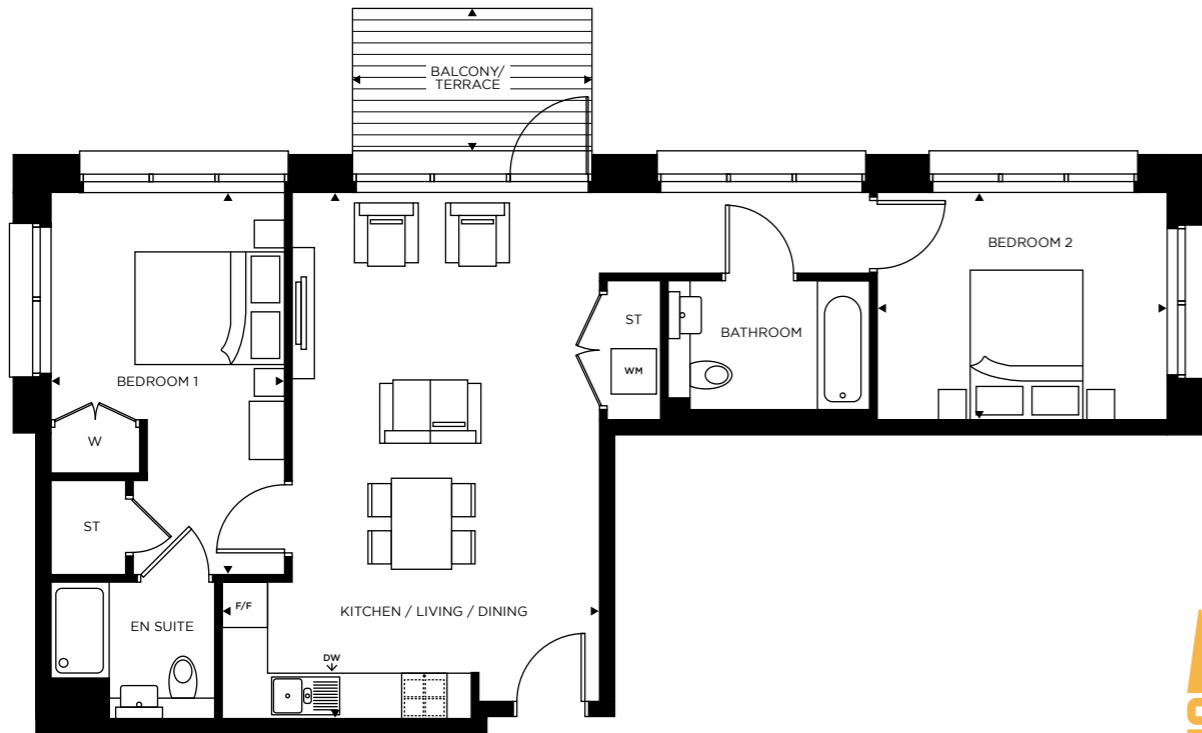
Kitchen / Living / Dining	6.94m x 4.44m	22'8" x 14'6"
Bedroom	3.00m x 3.99m	9'8" x 13'1"
GROSS EXTERNAL AREA	7m <sup>2</sup>	75ft <sup>2</sup>
GROSS INTERNAL AREA	50m <sup>2</sup>	538ft <sup>2</sup>

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

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# TWO BEDROOM APARTMENT

Flat 1 / Flat 8 / Flat 15



Floor	Apartments
3	Flat 15
2	Flat 8
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 <sup>2</sup>	75ft <sup>2</sup>
GROSS INTERNAL AREA	73m <sup>2</sup>	786ft <sup>2</sup>

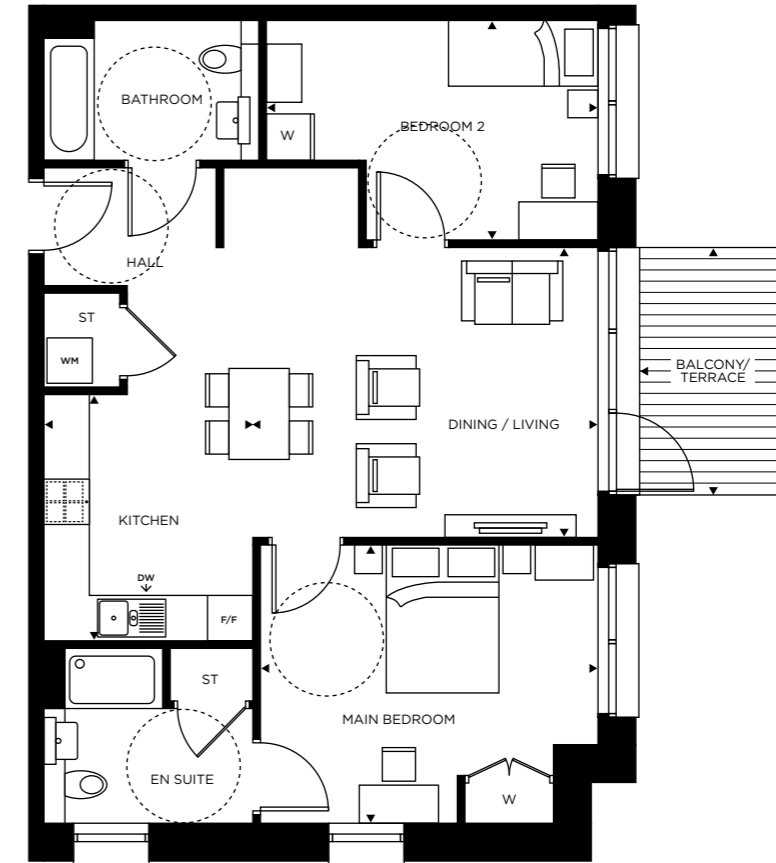
FF - Fridge Freezer / WM - Washing Machine / DW - Dishwasher  
W - Wardrobe / ST - Store



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# TWO BEDROOM APARTMENT

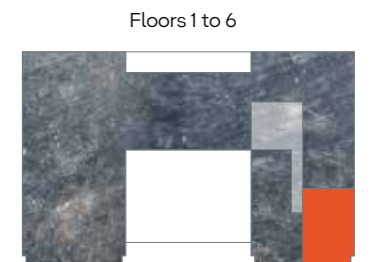
Flat 4 / Flat 11 / Flat 18 / Flat 25 / Flat 31 / Flat 37  
(WHEELCHAIR ADAPTABLE APARTMENT)



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 <sup>2</sup>	75ft <sup>2</sup>
GROSS INTERNAL AREA	77m <sup>2</sup>	829ft <sup>2</sup>

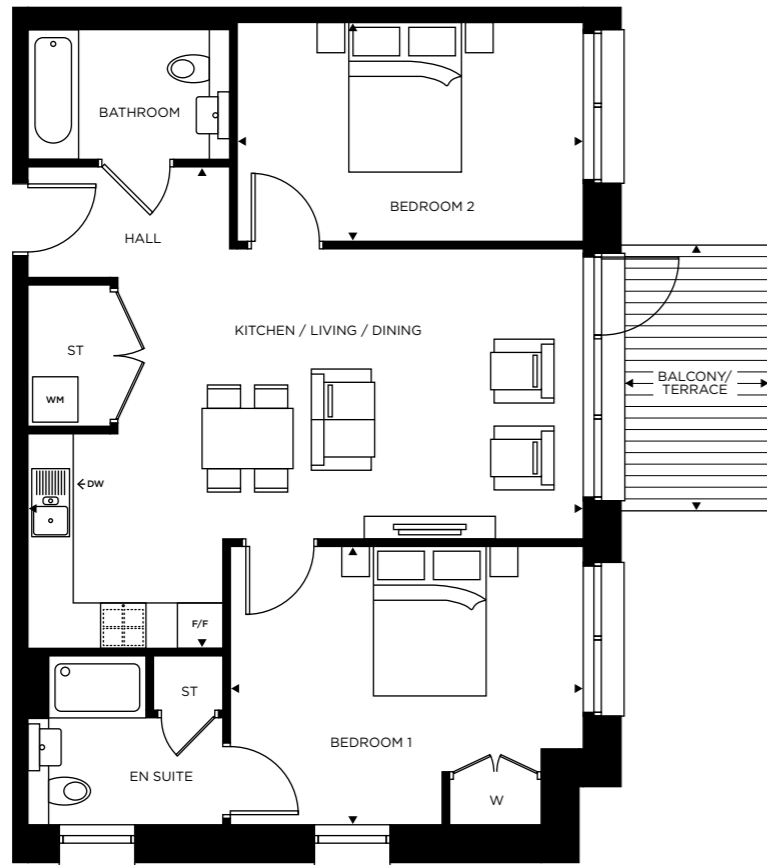
FF - Fridge Freezer / WM - Washing Machine / DW - Dishwasher  
W - Wardrobe / ST - Store / Wheelchair turning circle -----



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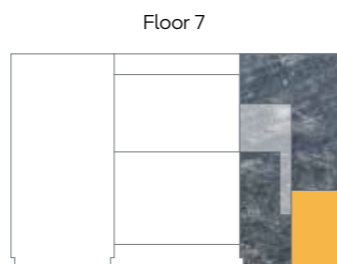
# TWO BEDROOM APARTMENT

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 <sup>2</sup>	75ft <sup>2</sup>
GROSS INTERNAL AREA	77m <sup>2</sup>	829ft <sup>2</sup>

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

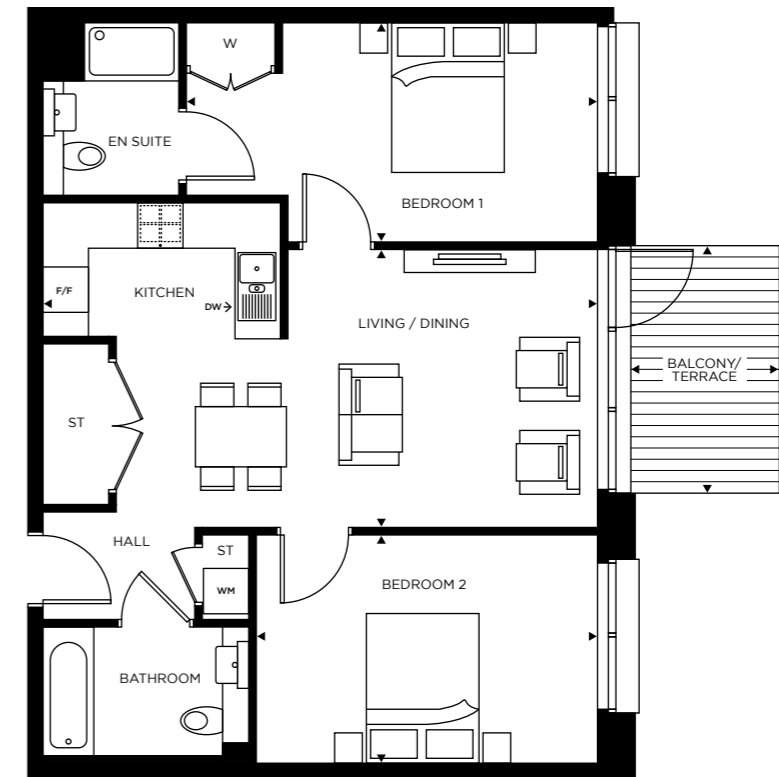


Floor	Apartment
7	Flat 43

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# TWO BEDROOM APARTMENT

Flat 3 / Flat 10 / Flat 17 / Flat 24 / Flat 30 / Flat 36 / Flat 42



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 <sup>2</sup>	75ft <sup>2</sup>
GROSS INTERNAL AREA	72m <sup>2</sup>	775ft <sup>2</sup>

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



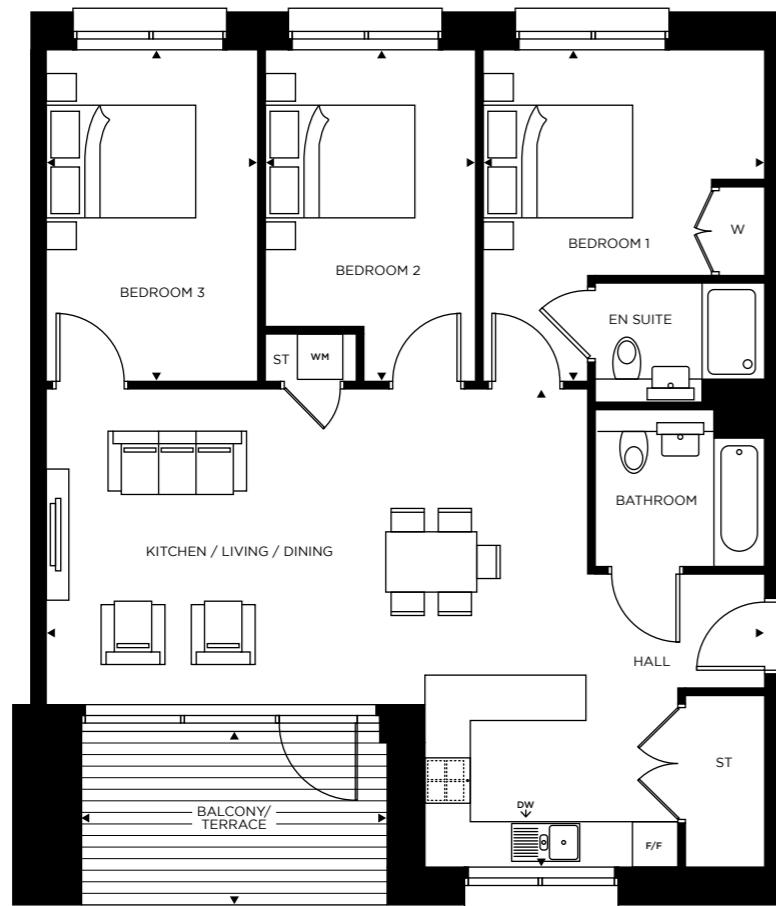
Floor	Apartments
7	Flat 42
6	Flat 36
5	Flat 30
4	Flat 24
3	Flat 17
2	Flat 10
1	Flat 3

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# THREE BEDROOM APARTMENT

Flat 7 / Flat 14 / Flat 21



Kitchen / Living / Dining	9.51m x 6.30m	31'2" x 20'7"
Bedroom 1	3.75m x 4.37m	12'3" x 14'3"
Bedroom 2	2.75m x 4.37m	9'0" x 14'3"
Bedroom 3	2.80m x 4.37m	9'2" x 14'3"
GROSS EXTERNAL AREA	10m <sup>2</sup>	108ft <sup>2</sup>
GROSS INTERNAL AREA	91m <sup>2</sup>	980ft <sup>2</sup>

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

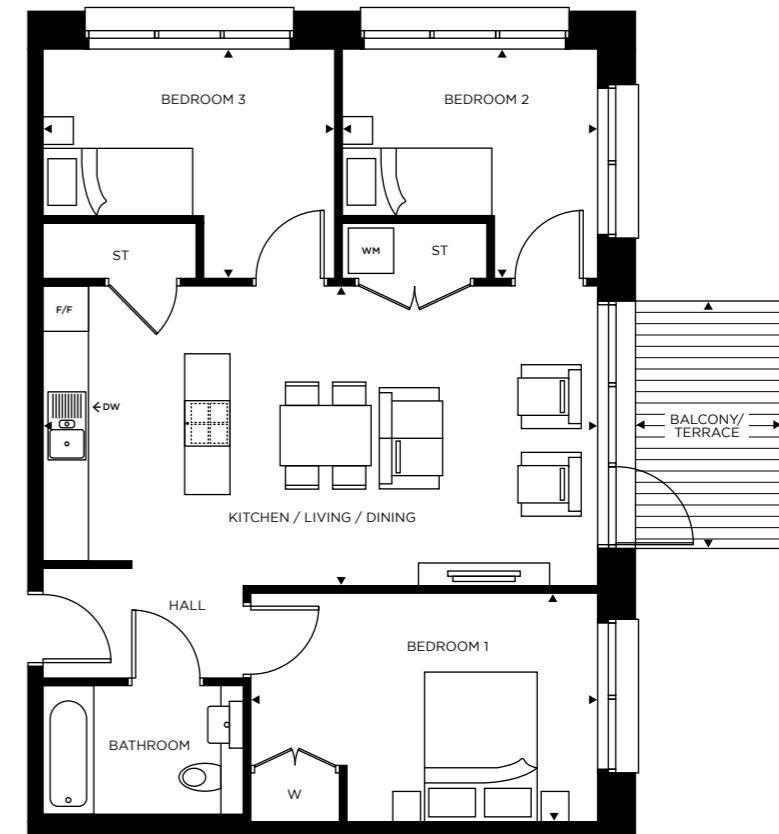
Floor	Apartments
3	Flat 21
2	Flat 14
1	Flat 7



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# THREE BEDROOM APARTMENT

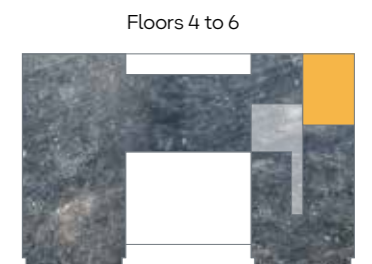
Flat 23 / Flat 29 / Flat 35



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 <sup>2</sup>	75ft <sup>2</sup>
GROSS INTERNAL AREA	75m <sup>2</sup>	807ft <sup>2</sup>

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

Floor	Apartments
6	Flat 35
5	Flat 29
4	Flat 23



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## SHARED OWNERSHIP

Now that you have found your dream home 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 of your home 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 details before deciding to proceed:

- Your total household income must be £90,000 a year or less.
- The apartments at Argo House are Leasehold with Shared Ownership.
- There will be a service charge to pay towards the management and maintenance of the development, which increases each year. See price list for more details.
- Affordability and eligibility checks apply. Ask your Sales Executive for more information to start making your dream a reality.

## ABOUT

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](http://shnewhomes.co.uk)

**GIVE US A CALL: 0300 555 2171**

**VISIT OUR WEBSITE: [SHNEWHOMES.CO.UK](http://SHNEWHOMES.CO.UK)**

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