



38 - 40

GLASSHILL STREET

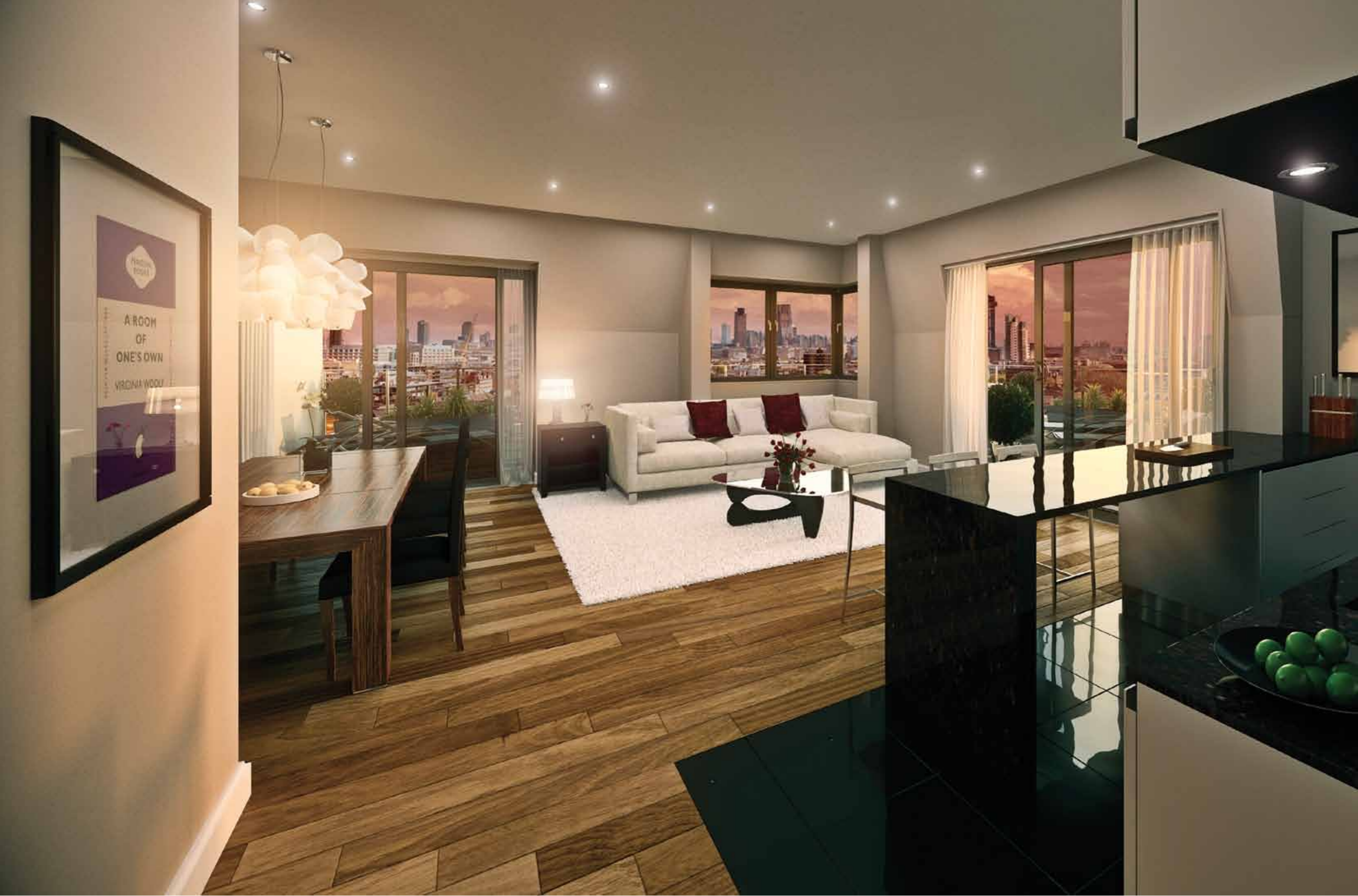
LONDON





Combining refined industrial aesthetics with contemporary architectural features, the development is as stunning outside as it is in. Along with a feature brick wall at the far end of the building, two tones of brick are used on the facade with it becoming lighter as it gently steps up.

The zinc clad top floor elegantly caps the scheme and provides a focal point that's accentuated by the extensive terraces that dominate the second and third floors. These terraces offer an unrivalled amount of space for a property that enjoys such a central location.





12 mins
walk
TO THE
SOUTHBANK

14 mins
walk
TO THE
LONDON EYE

5 mins
TO GREEN PARK
by tube from Southwark

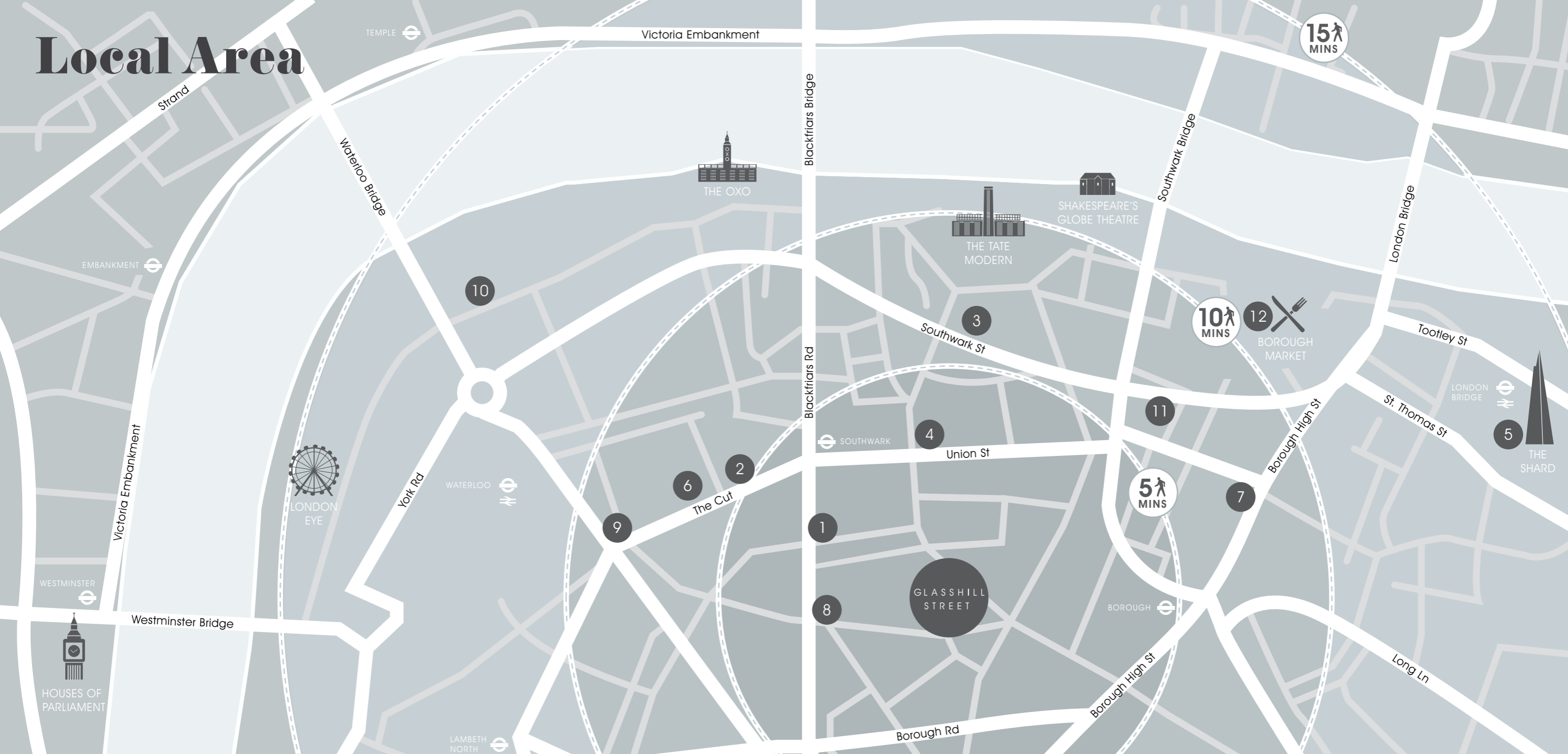
8 mins
TO BOND
STREET
by tube from Southwark

**The very best of
London's culture,
commerce and
retail is only
moments away.**

18 mins
walk
TO THE CITY

16 mins
walk
TO ST PAULS
CATHEDRAL

Local Area



- 1 Imbibe**
French chic roof terrace with amazing views.
- 2 The Anchor & Hope**
One of the most famous Gastropubs in South London.
- 3 The Refinery**
Located in the landmark blue fin building on Southwark Street, exudes an industrial sophistication and is a great spot any time of the day or night.

- 4 Union Street Cafe**
Gordon Ramsay's newest restaurant, a taste of the Mediterranean in industrial cafe style Southwark.
- 5 The Shard**
Soars to a 23-storey spire that incorporates the Shangri La luxury hotel chain as well as the stunning Oblix and Hutong and Aqua restaurants.

- 6 The Cut Bar**
One of London's most popular theatre bars and restaurants. Set within the Young Vic's award winning building.

- 7 Roxy Bar & Screen**
Cutting-edge digital screenings with high quality drinks and food.
- 8 The Laughing Gravy**
Incredible menu of fresh, seasonal dishes with a well-chosen wine list.
- 9 Old Vic Theatre**
The Old Vic is one of the best known and best loved theatres in the world, synonymous with the greatest acting talent that Britain has ever produced.

- 10 National Theatre**
The National Theatre has a reputation for producing theatre of the highest standards presenting an unrivalled range of classics and new plays.
- 11 Menier Chocolate Factory**
The Menier Chocolate Factory has been a full time producing house since 2004, and comprises a theatre, restaurant, bar and rehearsal space.
- 12 Wright Brothers Oyster & Porter House**
Award-winning Oyster & Porter House is situated at the heart of London's bustling Borough food market.



18 mins
walk
TO THE CITY



Glasshill Specification

Kitchens

- Individually designed layouts
- Stainless steel single or 1 ½ bowl sink with chrome finish mixer tap
- Recessed LED down lighters
- Multi gang appliance panel & stainless steel socket outlets above work surfaces where appropriate
- All kitchens supplied by leading manufacturer
- Quooker or similar tap to provide instant boiling water where applicable to selected apartments
- Wine cooler to selected apartments
- All worktops stone/granite
- Large format quality ceramic tiling to kitchen floors
- Leading brand appliances
- Where applicable kitchens to incorporate fridge/freezer, dishwasher, coffee machine, steam oven, hob & extractor

Bathroom

- All bathroom fittings by Porcelenosa or equivalent
- Polished chrome mixer taps
- Glass shower screen to baths where overhead shower provided
- Polished chrome concealed thermostatic mixer/diverter, with flush ceiling mounted shower head and complete hand shower head to shower areas of selected bathrooms/shower rooms
- Mirrored cabinets with integrated lighting, shaver socket and shelving above hand basin units to selected bathrooms
- Wall hung white WC pan with soft close seat/cover and concealed cistern with dual flush plate
- Wet rooms to selected bathrooms
- High quality ceramic tiling to floors
- High quality ceramic tiling to walls
- Leading brand fittings
- Chrome heated towel rail to selected bathrooms/shower rooms

Security

- Development approved by Secure by Design
- Video entry system viewed by individual apartment handset/screen
- All apartments wired for intruder alarm to be fitted if required at a later date by purchaser
- All apartments provided with main supply smoke detectors and heat detectors as required
- Multi point locking and spyhole to apartment entrance doors

Peace of mind

- 125 year lease
- All apartments benefit from a 10 year checkmate build warranty

Management Company

A management company will be appointed to administer the effective operation and maintenance of communal areas which a service charge will be levied and apportioned to the benefit offered

Electrical

- Selected apartments to incorporate sound systems to principal rooms
- Terrestrial and Sky+ television points to all principal reception rooms and bedrooms
- Telephone and data points to principal reception rooms and bedrooms
- Recessed LED ceiling down lighters throughout
- Concealed lighting to selected units
- Ambient lighting to selected units

General

- Under floor gas fired central heating throughout with individual zone control
- Oak wood flooring to all hallways and living rooms
- Quality carpet to all bedrooms
- Neutral walls throughout
- Oak veneered doors throughout with quality door furniture

Lifts

- Passenger lifts serve each core and all levels

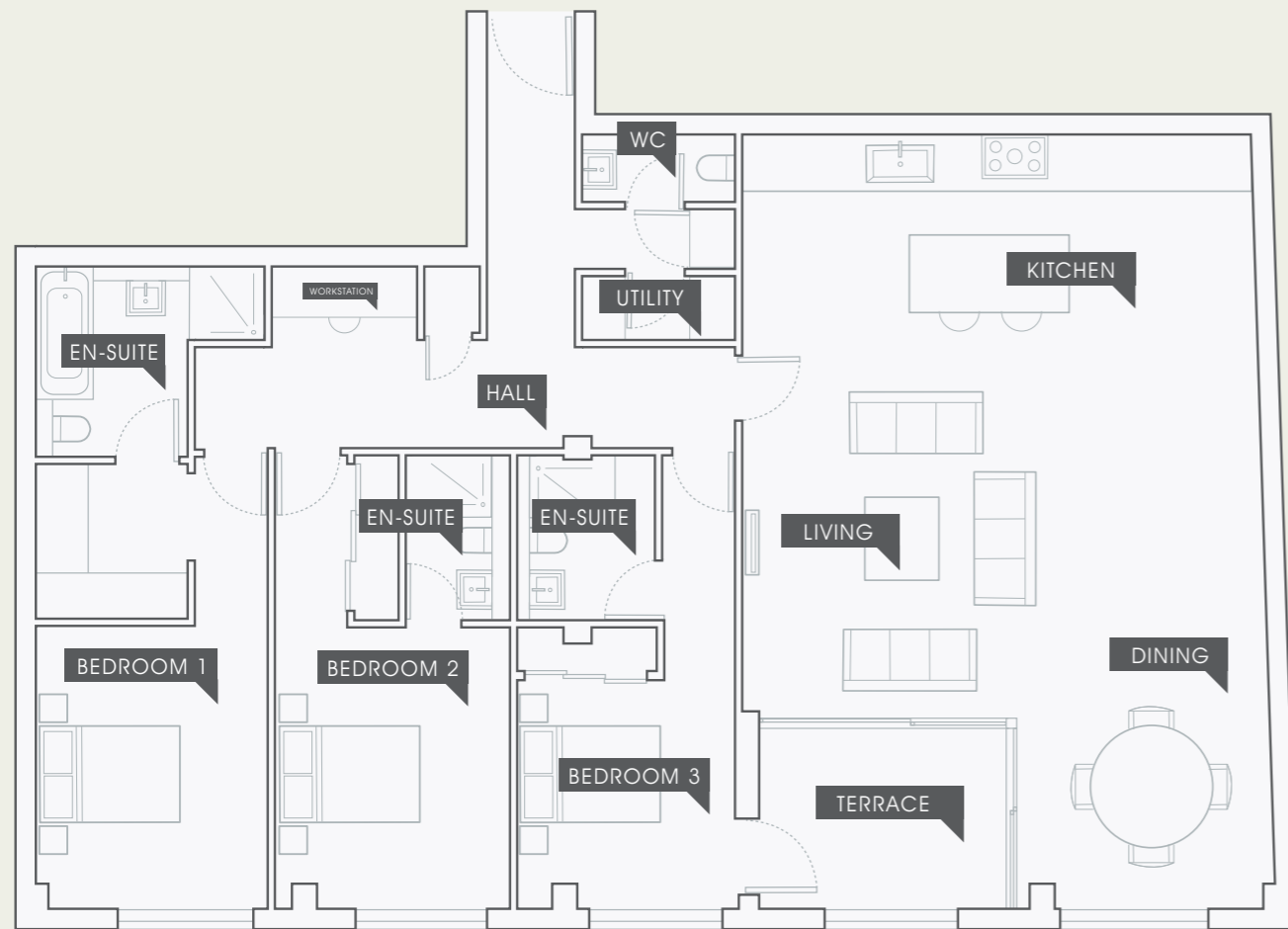
Communal Hallways/External

- Selected feature ceiling coffers with concealed lighting to selected areas
- Feature wall lights to communal areas
- Bespoke floor and wall finishes to all levels
- Bike store

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.

Flat 1

3 Bedroom apartment / Floor 1

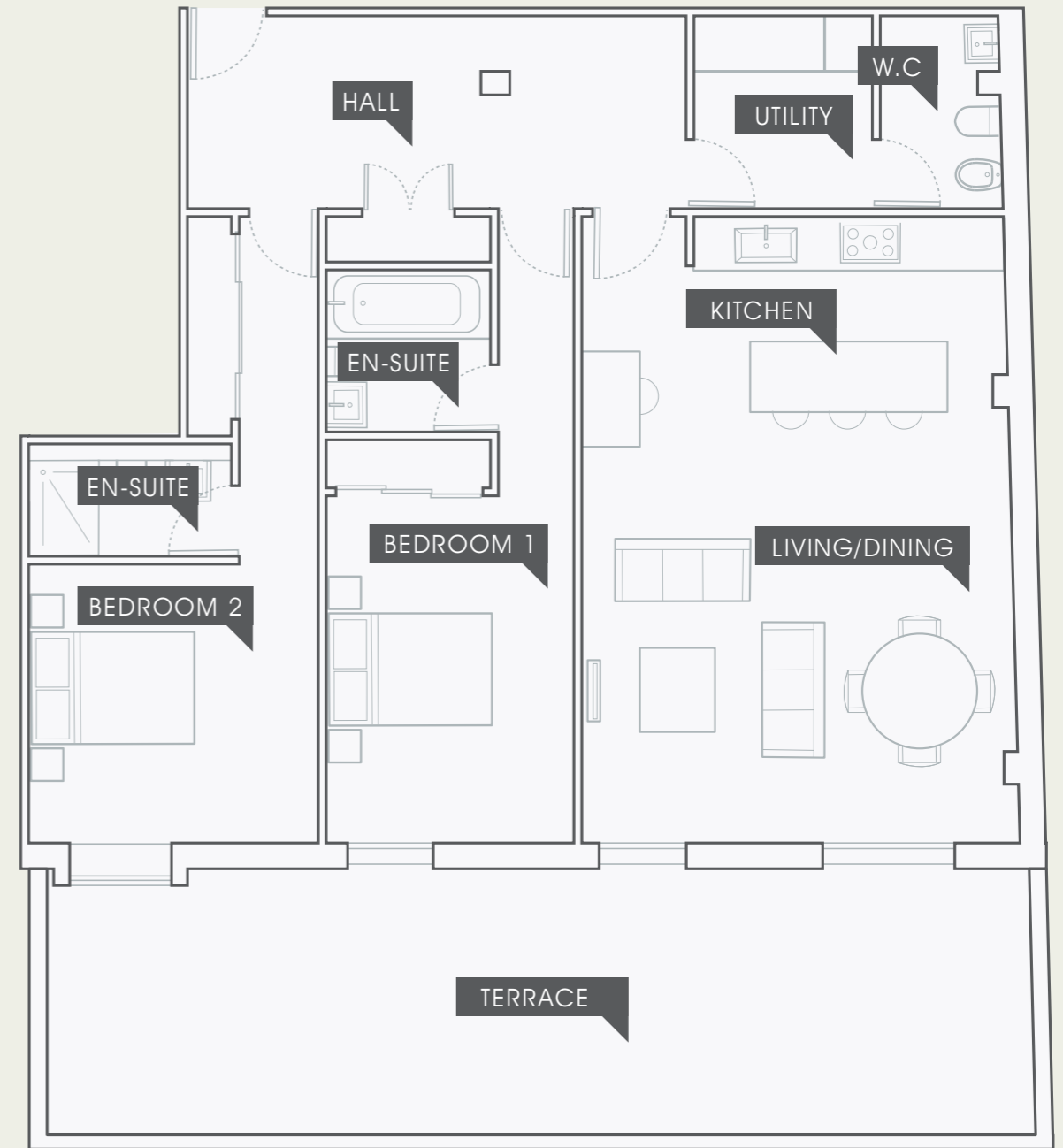


Total internal area 167m² / 1797.6ft²

Floor plans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Layouts are indicative only and are subject to change.

Flat 2

2 Bedroom apartment / Floor 2

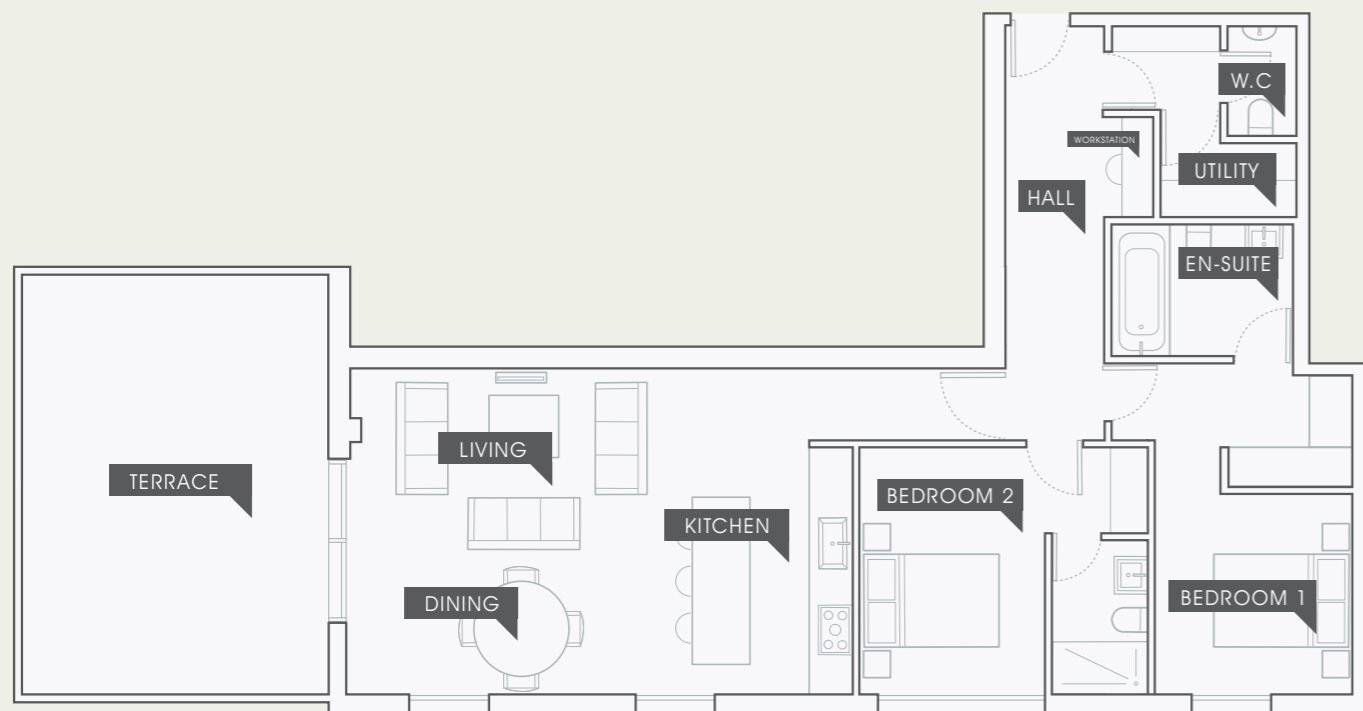


Total internal area 121m² / 1302.4ft²

Floor plans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Layouts are indicative only and are subject to change.

Flat 3

2 Bedroom apartment / Floor 2



Total internal area 101m² / 1087.2ft²

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Flat 4

3 Bedroom apartment / Floor 2

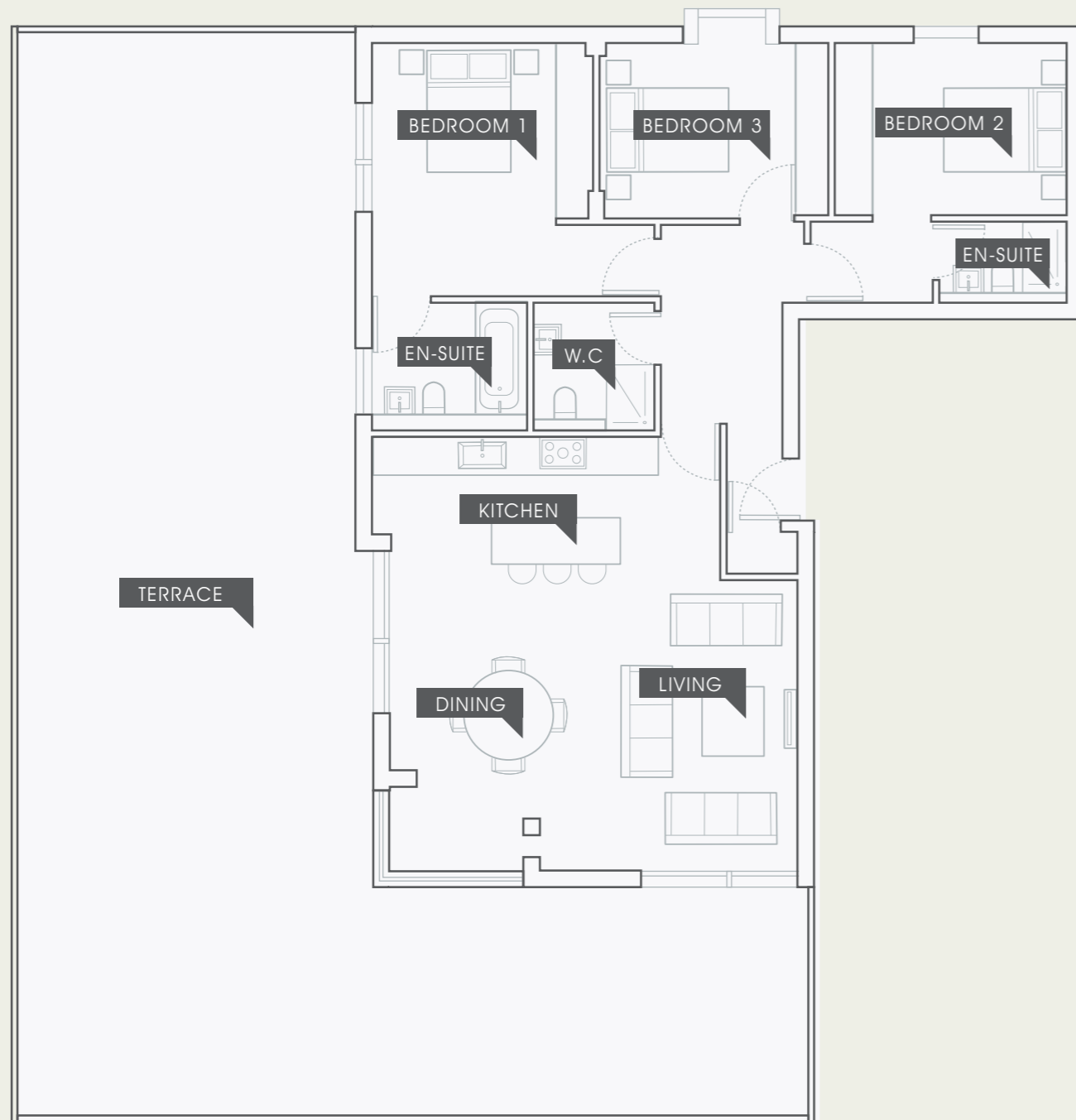


Total internal area 112m² / 1205.6ft²

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Flat 5

3 Bedroom apartment / Floor 3

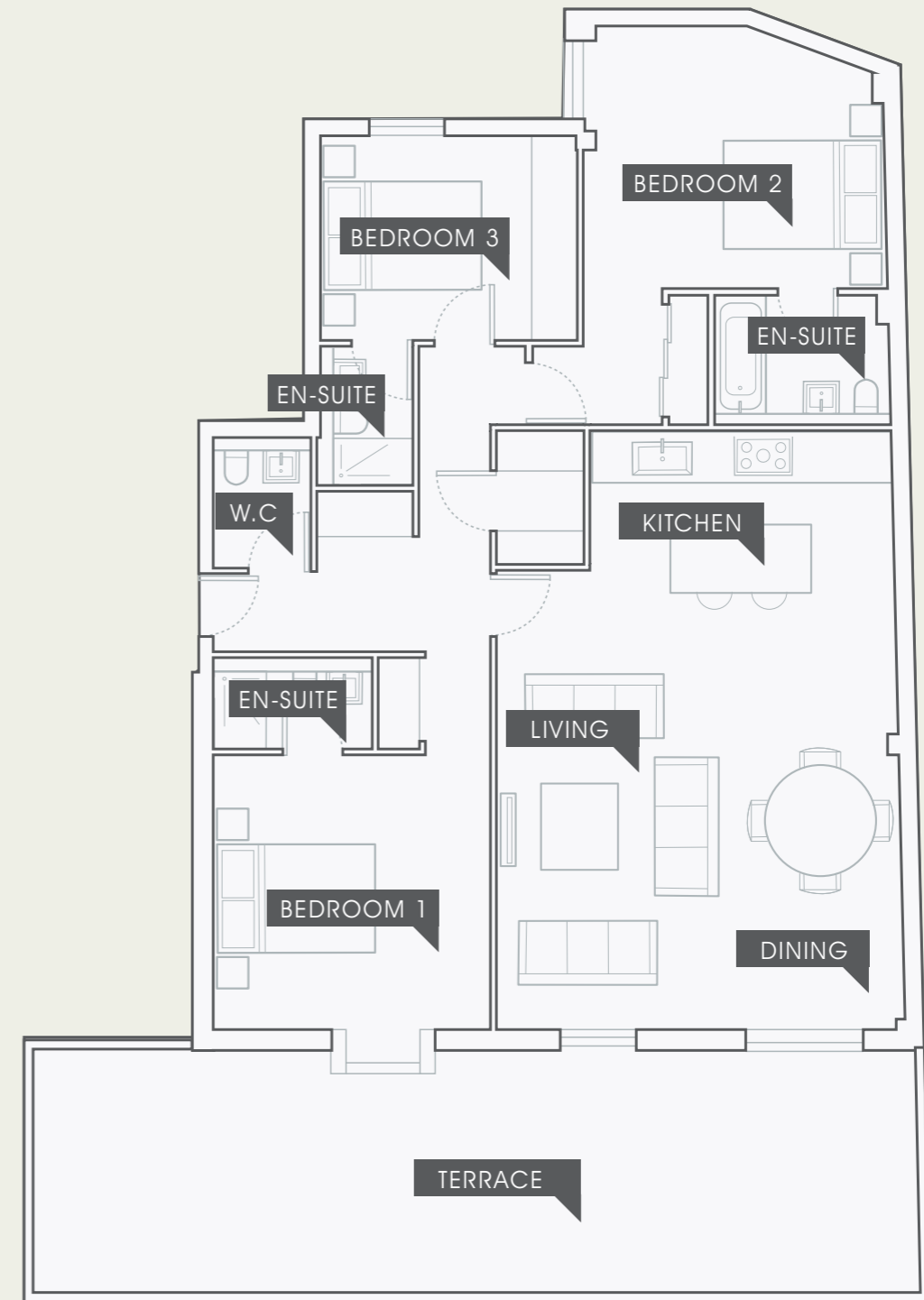


Total internal area 113m² / 1216.3ft²

Floor plans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Layouts are indicative only and are subject to change.

Flat 6

3 Bedroom apartment / Floor 3

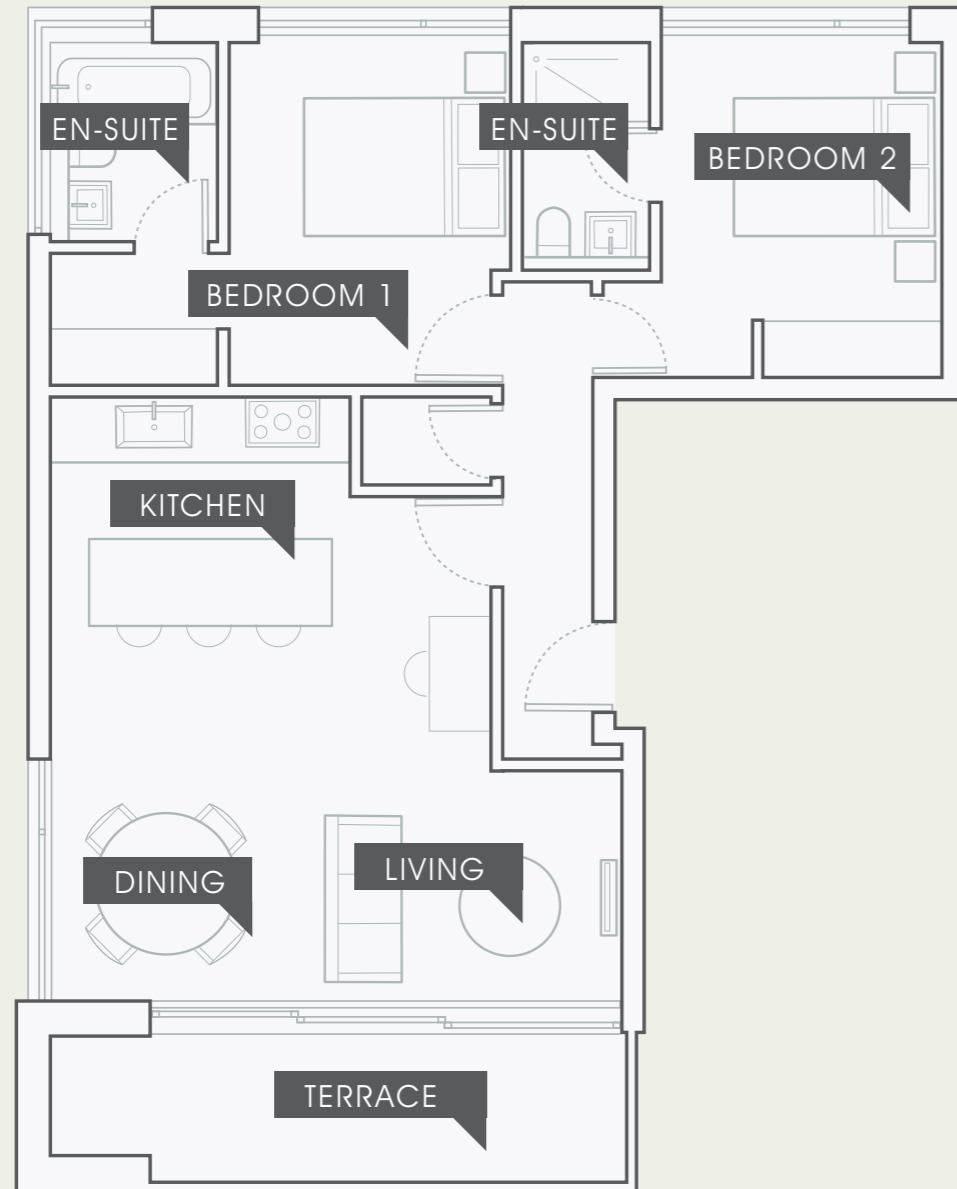


Total internal area 140m² / 1506.9ft²

Floor plans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Layouts are indicative only and are subject to change.

Flat 7

2 Bedroom apartment / Penthouse Floor

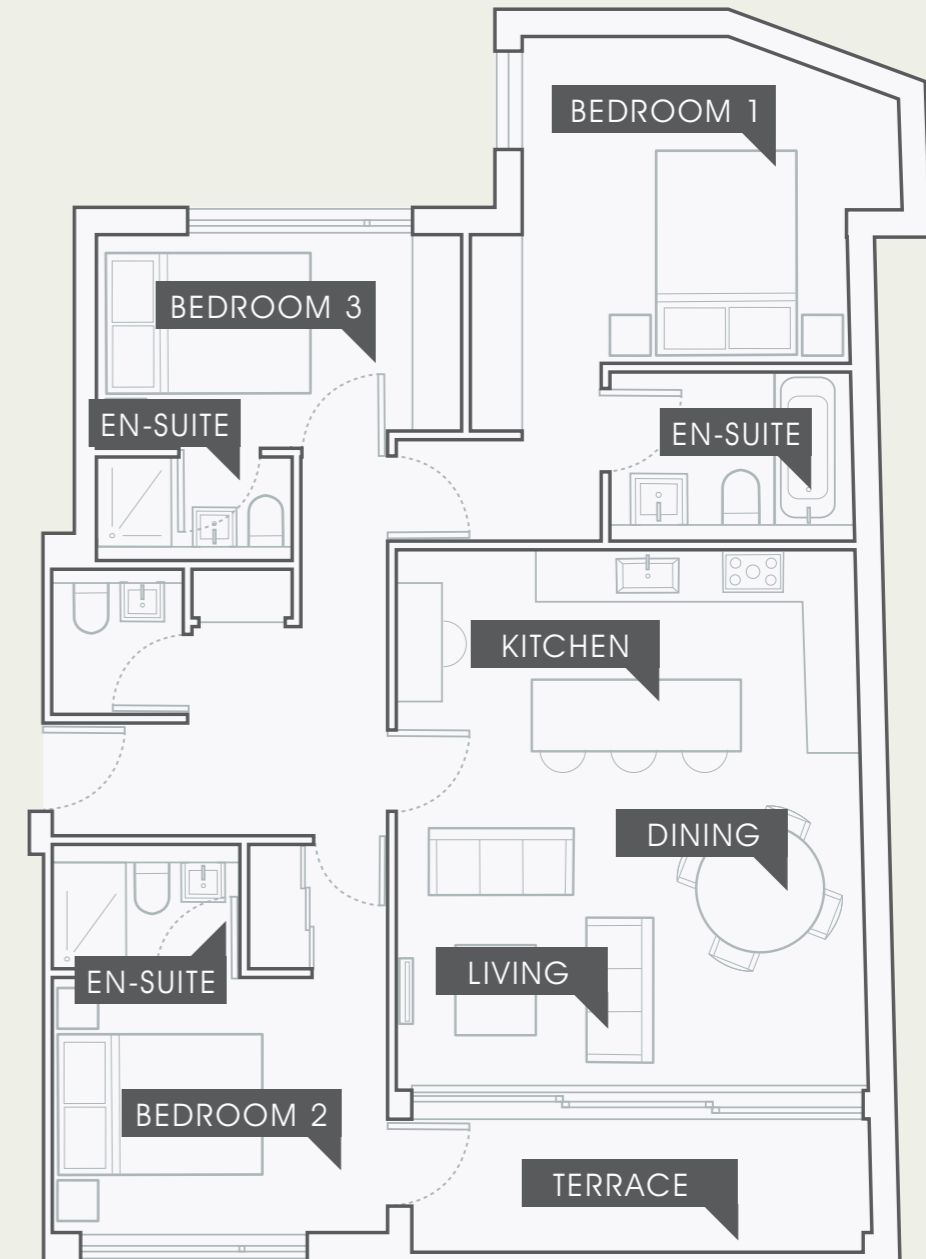


Total internal area 74m² / 796.53ft²

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Flat 8

3 Bedroom apartment / Penthouse Floor



Total internal area 113m² / 1216.3ft²

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The Developer

Broadwalk Developments and Deco Design & Build Co Ltd

Part of the North Star 2000 Group



The Northstar 2000 Group has been building quality homes and a formidable reputation for the last 25 years. We are proud of our business philosophy and we act with integrity, honesty and are transparent in all our dealings.

A reflection of our work practices can be seen in the developments completed to date. We are truly proud of the high quality of our work and the reputation we have built.

North Star 2000 Ltd

50 Ashgrove Road, Bromley, Kent, BR1 4JW

Telephone 020 8313 1411

www.northstar-2000.com

Sales Details

Daniel Cobb



Daniel Cobb is an independent, family run business specialising in property consultancy for over 20 years. We pride ourselves in offering a wide range of professional services in residential sales, letting's and property management for both investors and occupiers. At Daniel Cobb we aim to build long standing relationships with our clients giving honest advice and excellent customer service. Whether you are looking to buy, sell, let or invest our team of experts will be very happy to assist.

Daniel Cobb

82 - 84 Bermondsey Street, SE1 3UD

Telephone 020 7357 0026

londonbridge@danielcobb.co.uk

www.danielcobb.co.uk

DEVELOPER



North Star 2000 Ltd
50 Ashgrove Road, Bromley, Kent, BR1 4JW
Telephone 020 8313 1411

www.northstar-2000.com

SALES DETAILS

The logo for Daniel Cobb, consisting of the words 'DANIEL' and 'COBB' stacked vertically in white, serif, all-caps font, set against a blue rectangular background.

DANIEL
COBB

82 - 84 Bermondsey Street, SE1 3UD
Telephone 020 7357 0026
londonbridge@danielcobb.co.uk

www.danielcobb.co.uk

www.glasshill-london.co.uk