



20-24 Kings Bench Street, London SE1





The Developer

Deco Design & Build Co is part of the North Star Group. Over the years, The Group has established an unrivalled reputation for small-scale specialist developments in Central London and the South East, with the emphasis very firmly on producing living and working solutions of the very highest quality and individuality. Our developments are characterised by superlative workmanship, high specification and distinctive design, which together create homes that are on the cutting edge.



The Building

The Bench is at the forefront of strategic planning visions in Southwark. The brick cladding to the principal street facades reflects the local construction language, as expressed in the adjoining almshouses and Guinness Trust Housing. The zinc-clad top floors form a transitional roofscape that acts as an abstraction of a traditional grey slate roof, and is set back to provide private terraces to the top floor residential units. Last but not least the highly glazed rear elevation maximises the light gained on the railway side of the development.





Introduction



Full on contemporary city living.

A stunningly designed and uniquely styled development of 12 apartments, located above a high quality office scheme, and situated in a vibrant part of the city.



The Bench is situated in the heart of Waterloo, and, as such, is ideally located for easy access to the City right through to the West End. The Central Urban location offers the discerning purchaser a wealth of options, whether to live, work or relax.

Location

What are you looking for?

A convenient central location with a mixed urban feel? A uniquely designed home? An eye-catching different place to live? Or perhaps its close proximity to a vibrant and exciting environment, with easy access to a host of restaurants, theatres, bars, shops, markets and museums?

Your seal of approval

Whatever you're looking for,
The Bench has it.
In abundance.



The Bench comprises 1, 2 and 3 bedroom flats, with a number of the apartments benefiting from either a balcony or a balcony and terrace, the top floors of which offer excellent views over the city skyline.

Specifications

The general specification for the apartments offers gas central heating with stylish contemporary modern tubular radiators, wiring for plasma screens/surround sound, communal Sky TV connection, chrome down lights and electrical fittings, burglar alarms, veneered oak floorings to living rooms and limestone flooring to hallways, NEFF kitchen appliances, tiled kitchen floor, CP Hart Philippe Starck bathroom suites, limestone tiles and floors to the bathroom, a choice of fitted

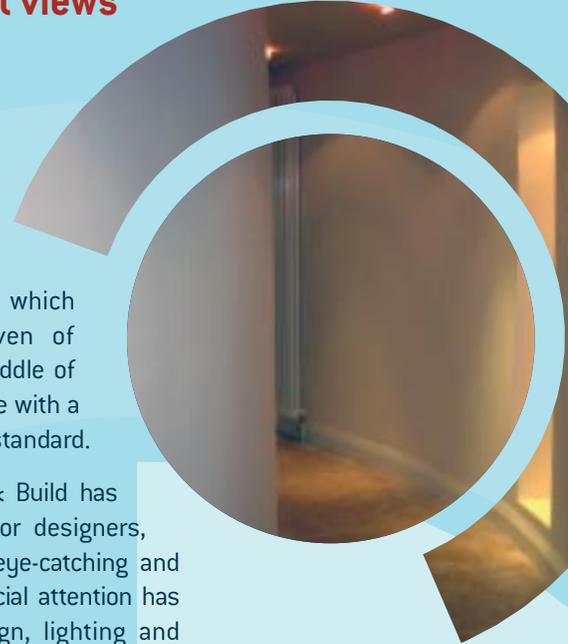
bedroom carpets and fitted bedroom wardrobes. All of which combine to create a haven of sumptuous luxury in the middle of the city. All apartments come with a 10-year NHBC guarantee as standard.

Furthermore, Deco Design & Build has commissioned expert interior designers, Fereday Pollard, to create eye-catching and interesting living spaces. Special attention has been given to spatial design, lighting and materials, to effectively create an outstanding living environment.

Tenure, charges and rates

The apartments will be sold on a 999-year lease, with each subject to a ground rent of £300 per annum. There is the opportunity to purchase 1 car parking space per unit, with prices ranging from £17,500 to £20,000, depending on location.

Council tax information can be obtained from: Valuation Office, Lambeth and Southwark, Lincoln House, 75 Westminster Bridge Road, London SE1 7HZ. Tel: 020 7441 0200. Fax: 020 7441 0289.



Waterloo is central to London's Arts Quarter. So, you won't be too surprised to hear that you're within easy striking distance of a host of superb attractions, including Tate Modern, The Globe Theatre, Millennium Bridge, Vineopolis, IMAX Cinema, London Eye and the Young Vic.

Amenities

Other more established places of interest include the Royal Festival Hall, National Film Theatre, Hayward Gallery, Borough and Lower Marsh markets, Old Vic, St Gabriel's Wharf and, of course, the Thames.

Intermingled with the many world-renowned arts venues, you'll find a wide and eclectic range of bars and restaurants, including

Oxo Tower, St Gabriel's Wharf, Livebait, La Barca, Thai Silk, The Baltic, Tas and The Fire Station. So, whether you're a culture vulture drinking in the latest production by the bard, or simply looking for a hip, happening bar in which to drink your favourite red, The Bench fits the bill perfectly.



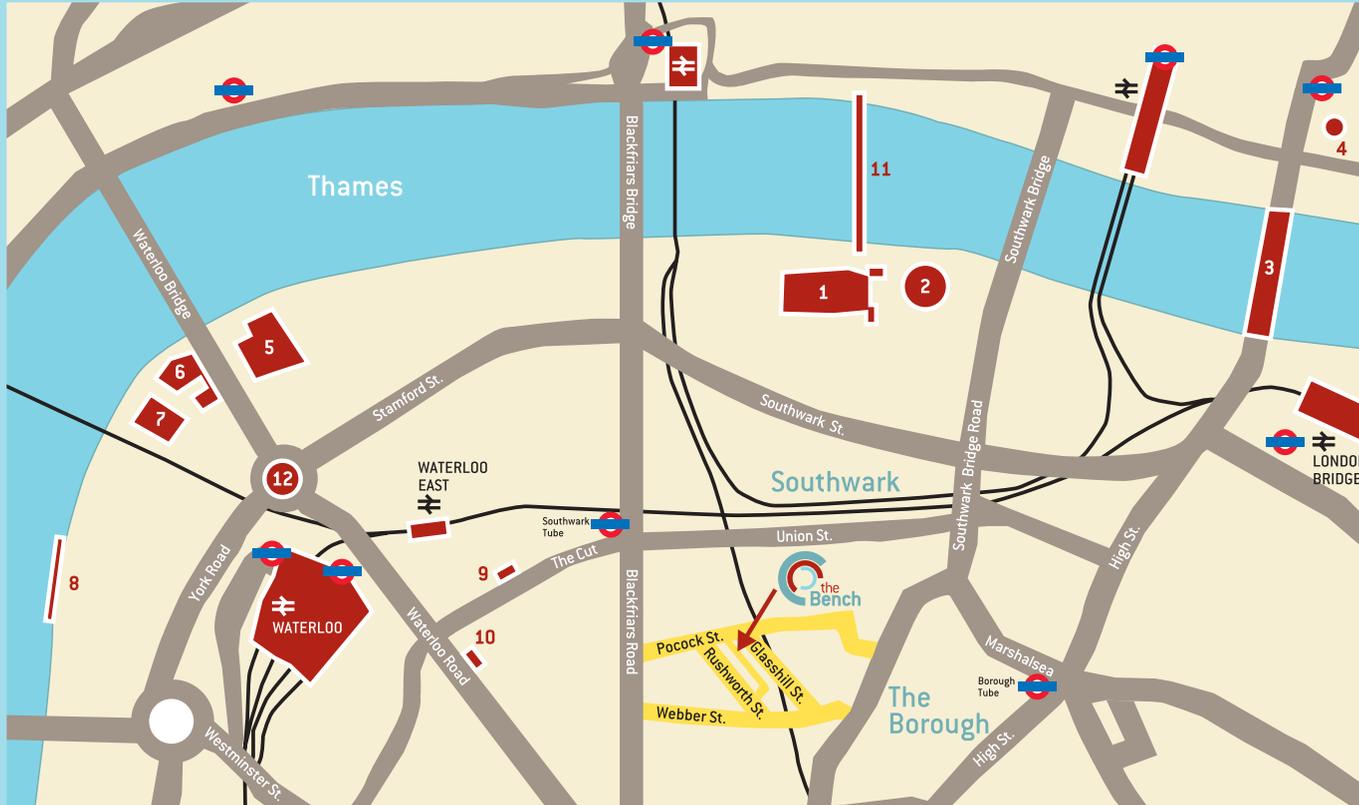
Transport

The Bench has everything you could possibly need right on your doorstep.

But, should you wish to travel further afield and explore the city further, you'll find that the recently completed Jubilee Line Extension has completely transformed local transport and opened up a new world of opportunity. The new 'Southwark' station will whisk you away to the West End, Canary Wharf and City Airport, while the central location of Waterloo Rail Station facilitates

journeys to any part of Central London or the south-east - or indeed to international destinations and different continents via Eurostar. With excellent rail, underground and bus links readily available, it's easy to come and go - there's even access to commuter and pleasure locations by water, with boats from Waterloo Millennium and Festival piers.





1. Tate Modern
2. The Globe Theatre
3. Tower Bridge
4. The Monument
5. Royal National Theatre
6. Queen Elizabeth Hall
7. Royal Festival Hall
8. London Eye
9. Old Vic Theatre
10. Young Vic
11. Millennium Bridge
12. IMAX Cinema

For further information, please contact:

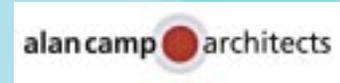


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Appointed Architects



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The information contained in this promotional material is correct at time of going to print – July 2005.

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