



## TWO FIFTY ONE

SOUTHWARK BRIDGE ROAD  
LONDON SE1



CGI - INDICATIVE VIEW OF TWO FIFTY ONE FACING TOWARDS THE CITY OF LONDON

TWO FIFTY ONE Southwark Bridge Road is an elegant 41-storey residential tower in a Zone One Southwark location, between Vauxhall Bridge and Tower Bridge, within the Elephant & Castle regeneration area.

Designed by award-winning Southwark architects Allies and Morrison. TWO FIFTY ONE is closer to central London than both Vauxhall and Nine Elms. The stunning tower offers apartments at exceptional value for both owner-occupiers and investors. Within minutes of Westminster, the West End and the City, TWO FIFTY ONE is near to the South Bank and benefits from superb transport connections to central London and major national/international transport hubs.

#### **Developer**

Oakmayne Properties in conjunction with Lone Star Real Estate Fund III

#### **Location**

251 Southwark Bridge Road London SE1

#### **Local Authority**

London Borough of Southwark

#### **Tenure**

999 year leasehold

#### **Anticipated Completion**

Quarter 4 2017

#### **Architect**

Allies and Morrison.

#### **Building Insurance**

10-year new home warranty

#### **Bicycle Parking**

Bicycle bay within a secure basement for every apartment



TWO FIFTY ONE

SOUTHWARK BRIDGE ROAD  
LONDON SE1

CONNECTED LIKE NO OTHER

In a well-connected location close to Elephant & Castle, Southwark, Waterloo and the South Bank, TWO FIFTY ONE will be one of the most architecturally advanced, unique and striking developments in Southwark.

With its bold parallelogram form, its crisp and white reconstituted stone cladding, and a distinctive veiled triangular apex, TWO FIFTY ONE will be a striking new addition to the central London skyline.

RESIDENTIAL TOWER

- 335 apartments over 41 storeys all designed to maximise space, light and views
- Accommodation includes studios, 1, 2 and 3 bedroom apartments and penthouses, all with London skyline views
- Apartments range from 400 sq. ft. to 2,700 sq. ft.
- Over 50% of apartments have glazed wintergardens, with floor-to-ceiling glazing and ceiling heights up to 2450 mm
- Apartments feature open-plan German engineered kitchens, stone work surfaces, high-gloss wall units, grey base units and fully integrated Siemens appliances
- Engineered oak flooring laid in herringbone pattern, and wool mixed carpets in bedrooms
- Fully fitted bathroom – Duravit semi-recessed wash basin with chrome finish mixer and spout
- Bedrooms with fitted wardrobes - many have en suite bathrooms, and some have separate dressing rooms
- Oversized solid core entrance doors
- Sustainable design for effective living
- Striking double-height full-length gallery-style foyer – with views across residents’ garden
- Inner lift lobby with four lifts
- 24-hour concierge
- ‘Get Connected’ residents’ lounge with Wi-Fi
- Residents’ club room for business or entertainment
- Residents’ only gymnasium/thermal suite
- Residents’ only screening room
- Landscaped residents’ garden
- Contemporary restaurant The Table
- Coffee bar in adjacent 8-storey commercial building – accessed via landscaped garden area



TWO FIFTY ONE

SOUTHWARK BRIDGE ROAD  
LONDON SE1

Close to TWO FIFTY ONE is the South Bank, featuring the National Theatre, Tate Modern, White Cube Gallery and Shad Thames. Borough Market, a centre for gourmet food and fine restaurants, is also within walking distance. In addition, Southwark features the renowned Ministry of Sound\* night club on Gaunt Street, the long-established Coronet Theatre – and ‘The Castle’, which is the new Elephant and Castle leisure centre.

TRANSPORT CONNECTIONS

TWO FIFTY ONE is approximately 10 minutes from Westminster, Charing Cross, Oxford Circus, Old Street, Liverpool Street and Tottenham Court Road. Approximately 15 minutes from Victoria, Bond Street, Clapham High Street, Kings Cross St Pancras, Farringdon and Canada Water. Approximately 49 minutes from Gatwick Airport, Heathrow Airport and Luton Airport, and 27 minutes from City Airport.

LOCAL AREA

- Elephant & Castle is one of the last remaining major regeneration opportunities in Zone 1
- Elephant & Castle has many hidden gems, such as leafy Victorian streets, beautiful listed buildings, great restaurants, cafés, parks and green spaces.
- There are also good schools (six classed as ‘Outstanding’), two London universities (London South Bank University and London College of Communications), and some of the best elevated views of the capital.
- Getting to and from many of London’s key attractions is easy. By Tube, the South Bank is 4 minutes and the West End is 11 minutes.

TRANSPORT LINKS

- Elephant & Castle is an excellent public transport hub, with one mainline station (First Capital Connect trains) and two Underground stations (Northern line and Bakerloo line), as well as 29 bus routes.
- |  |         |
|--|---------|
| London Bridge                              | 3 mins  |
| Waterloo                                   | 4 mins  |
| Blackfriars (mainline train)               | 6 mins  |
| The City (Bank)                            | 4 mins  |
| Piccadilly Circus                          | 8 mins  |
| Oxford Circus                              | 10 mins |
| Covent Garden                              | 19 mins |
| Eurostar Terminal (Kings Cross St Pancras) | 13 mins |
| Victoria                                   | 14 mins |
| Canary Wharf                               | 15 mins |
| Heathrow Express (Paddington)              | 18 mins |
| Stratford                                  | 21 mins |

\* Ministry of Sound 103 Gaunt Street London SE1 6DP

Journey Times from Elephant & Castle.  
Source: [www.londontransport.co.uk/plan-a-journey/](http://www.londontransport.co.uk/plan-a-journey/)



Indicative view from floor 28





TWO FIFTY ONE

SOUTHWARK BRIDGE ROAD  
LONDON SE1



TWO FIFTY ONE

SOUTHWARK BRIDGE ROAD  
LONDON SE1



Housed in a disused paper factory, Mercato Metropolitano spans over 45,000 ft and brings together some of the best small producers, farmers and artisans London and Italy has to offer. With a bakery, fishmongers, butchers, coffee roasters, artisan beer makers, cheesemongers, specialist charcuterie, pasta maker and pizza. Not only all of that, Mecato Metroplitano goes far beyond the food, it also has a cookery school, vegetable garden, street food market, family owned Palermo supermarket Prezzemolo & Vitale, co-working space, gym and even a pop-up cinema.

LONDON UNIVERSITIES AND COLLEGES

	WALKING TIME / TUBE JOURNEY TIME		WALKING TIME / TUBE JOURNEY TIME
<b>THE UNIVERSITY OF THE ARTS</b>		<b>UNIVERSITY OF WESTMINSTER</b>	
<b>London College of Communication,</b>		<b>Regent Campus,</b>	
Elephant & Castle, SE1	1 mins walk	Regents Street, W1	10 mins / Oxford Circus
<b>London College of Fashion,</b>		<b>LONDON SCHOOL OF BUSINESS &amp; FINANCE</b>	
John Prince's Street, W1G	10 mins / Oxford Circus	Great Chapel Street, W1	10 mins / Oxford Circus
<b>Central St Martins,</b>		Holborn, EC1N	13 mins / Chancery Lane
Kings Cross, N1	15 mins / King's Cross		
<b>LONDON SOUTH BANK UNIVERSITY</b>		<b>LONDON SCHOOL OF ECONOMICS</b>	
<b>Keyworth Centre,</b> Keyworth Street, SE1	4 mins walk	<b>Old Building,</b> Houghton Street, EC2	14 mins / Temple
Borough Road, SE1	8 mins walk		
<b>KING'S COLLEGE</b>		<b>UNIVERSITY COLLEGE LONDON</b>	
<b>Waterloo Campus,</b> Stamford Street, SE1	4 mins / Waterloo	<b>Bloomsbury Campus,</b>	
<b>Guy's Campus,</b> New Hunts House, SE1	16 mins walk	Gower Street, WC1	14 mins / Warren Street
<b>Strand Campus,</b> Strand, WC2	15 mins / Temple	<b>LONDON BUSINESS SCHOOL</b>	
<b>St. Thomas Campus,</b>		<b>London Campus,</b>	
Westminster Bridge, SE1	20 mins walk	Sussex Place, NW1	14 mins / Baker Street
<b>MORLEY COLLEGE</b>		<b>IMPERIAL COLLEGE</b>	
Westminster Bridge Road, SE1	2 mins / Lambeth North	<b>South Kensington Campus,</b>	
<b>The Lewington College,</b>		Exhibition Road, SW7	18 mins / South Kensington
9 Eugenia Road, SE16	19 mins / Surrey Quays	<b>Chelsea &amp; Westminster Campus,</b>	
		Fulham Road, SW10	18 mins / South Kensington

Travel times and distances are approximate only (times start from Elephant & Castle Underground Station)  
Source: [www.tfl.gov.uk](http://www.tfl.gov.uk) & [www.maps.google.com](http://www.maps.google.com)

#### ESTIMATED SERVICE CHARGE

Approximately at £4.00 per sq ft

1 Bed – approx £2,500 p.a

2 Bed – approx £3,500 p.a

3 Bed – approx £4,200 p.a

(The above applies to average size units, larger units have higher charges)

#### MANAGING AGENTS

Kinleigh Folkard & Hayward



#### GROUND RENT

1 Bedroom – £450 p.a.

2 Bedroom – £600 p.a.

3 Bedroom – £750 p.a.

#### EXAMPLE OF COUNCIL TAX RATES 2015/2016

Band	Value of property on April 1 1991 (£)	Southwark element (£)	Greater London Authority (GLA) element (£)	Overall council tax per annum (£)
A	Under £40,000	£620.5	£184.00	£804.25
B	£40,001 - £52,000	£723.63	£214.67	£938.30
C	£52,001 - £68,000	£827.00	£245.33	£1,072.33
D	£68,001 - £88,000	£930.88	£276.00	£1,206.38
E	£88,001 - £120,000	£1,137.13	£337.33	£1,474.46
F	£120,001 - £160,000	£1,343.88	£398.67	£1,742.55
G	£160,001 - £320,000	£1,550.63	£460.00	£2,010.63
H	Over £320,000	£1,860.76	£552.00	£2,412.76

Source: [www.southwark.gov.uk](http://www.southwark.gov.uk)

#### STAMP DUTY

Purchase of property (£)	Rate of Stamp Duty	Buy to Let/ Additional Home Rate (from April 2016)
£0 - £125,00	0%	3%
£125,001 - £250,000	2%	5%
£250,001 - £925,000	5%	8%
£925,001 - £1.5million	10%	13%
Over £1.5million	12%	15%

These rates apply on the part of the property price within each band

Source: [www.hmrc.gov.uk/sdlit](http://www.hmrc.gov.uk/sdlit) as of May 2016

#### TERMS: RESERVATION

1. £2,000 Reservation Fee payable immediately (without which the reservation will be null and void).
2. Contracts to be exchanged within 21 days of signing a Reservation Agreement ('Period').
3. 5% Deposit (less the £2,000 reservation fee) payable on exchange of contracts to the Seller's solicitors.
4. Second 5% Deposit due six months after exchange.
5. Balance of 90% payable on completion, together with additional payments provided under the terms of the contract.

#### VENDOR'S SOLICITOR

**Howard Kennedy Fsi LLP**  
**179 Great Portland Street**  
**London W1W 5LS**

**David Philips**, Partner  
T: +44 (0)20 7546 8917  
F: +44 (0)20 3350 3351  
E: [David.Philips@hkfsi.com](mailto:David.Philips@hkfsi.com)

#### RECOMMENDED PURCHASER'S SOLICITOR

**Cripps LLP**  
**53 Chandos Place**  
**London WC2N 4HS**

**Mike Vos**, Partner  
T: +44 (0)1892 506 107  
M: +44 (0)7971 149 309  
E: [mike.vos@cripps.co.uk](mailto:mike.vos@cripps.co.uk)

**Charles Russell Speechlys LLP**  
**5 Fleet Place,**  
**London EC4M 7RD**

**Ian Cooke**, Partner  
T: +44 (0)20 7203 5261  
F: +44 (0)20 3023 8024  
E: [ian.cooke@crsblaw.com](mailto:ian.cooke@crsblaw.com)

**Zhong Lun Law Firm**  
**10-11 Austin Friars**  
**London EC2N 2HG DX 98930**  
**Cheapside 2**

**Paige Xia**, Partner  
T: +44 (0)20 7382 1567  
F: +44 (0)20 7382 1568  
E: [paigexia@zhonglun.com](mailto:paigexia@zhonglun.com)

#### DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACT

- Original current passport or driving licence or
- Original identity card (overseas buyers only) and
- Two current utility bills or utility bill and bank statement (not more than 3 months old) showing the buyers name and home address.

Please be advised that the solicitors must see the originals of the above. Copies will not be accepted.

#### ASSIGNMENT

Buyer may assign contract twice.





## TWO FIFTY ONE

SOUTHWARK BRIDGE ROAD  
LONDON SE1



CGI – Indicative view of TWO FIFTY ONE facing towards the west.

Sales Number

**0203 4689 251**

Website

**TWO FIFTY ONE LONDON . COM**

A DEVELOPMENT BY



IN CONJUNCTION WITH



DEVELOPMENT MANAGER



JOINT SELLING AGENTS



PLANNING NUMBER 09/AP/0343 ECA Development Ltd, and their agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the properties either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. The text, images and plans are for guidance only and are not necessarily comprehensive. In particular images prepared before completion of the properties are artists impressions. 3. It should not be assumed that the property has all necessary planning, building regulation or other consents and ECA Development Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide and as such any areas, measurements or distances are approximate. They may have been changed during construction and final finishes could vary. 5. Prospective purchasers should not rely on the information on this website but must obtain independent legal advice from a properly qualified solicitor and surveyor regarding the plans and specifications for the property. 6. The reference to any mechanical or electrical equipment or other facilities to be installed at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it will be capable of fulfilling its intended function and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements. 7. Any references to travel times and distances are for guidance only. 8. Nothing in this publication should be deemed to imply any affiliation with or endorsement, sponsorship or support of Two Fifty One by any person or company, including those mentioned or shown within this publication. October 2016. Designed & produced by Lawrie Cornish lawriecornish.com

UNIT NO	ASPECT	BEDS	BATHS	WINTER	SIZE SQ M	SIZE SQ FT	PRICE
10.02	North/West	2 Bed	2	Yes	79.7	858	RESERVED
15.07	South	1 Bed	1	Yes	56.9	613	£675,000
17.07	South	1 Bed	1	Yes	56.9	613	£685,000
19.06	South/East	3 Bed	2	Yes	97.9	1,053	RESERVED
20.05	South	1 Bed	1	Yes	58.9	634	£705,000
21.06	South/East	3 Bed	2	Yes	97.5	1,050	£1,165,000
22.02	North/West	3 Bed	2	Yes	97.6	1,051	SOLD
23.02	North/West	3 Bed	2	Yes	98.0	1,055	£1,215,000
25.01	North	1 Bed	1	Yes	58.9	634	£730,000
24.07	South/East	3 Bed	2	Yes	98.0	1,054	RESERVED
25.06	South	1 Bed	1	w	58.9	634	£730,000
26.05	South/West	3 Bed	2	Yes	96.6	1,040	£1,255,000
26.10	North/East	3 Bed	2	Yes	96.9	1,040	£1,255,000
27.01	North	1 Bed	1	Yes	57.0	614	SOLD
28.01	North	1 Bed	1	Yes	58.9	634	£750,000
28.06	South	1 Bed	1	Yes	58.9	634	£750,000
28.10	North/East	3 Bed	2	Yes	96.6	1,039	£1,300,000
31.01	North	1 Bed	1	Yes	57.8	622	£775,000
31.04	South/West	3 Bed	2	Yes	124.2	1,337	£1,520,000
31.06	South/East	2 Bed	2	YES	88.4	951	RESERVED
31.08	North/East	3 Bed	2	Yes	124.2	1,337	£1,520,000
32.06	South/East	2 Bed	2	YES	88.3	951	£1,110,000
32.07	East	2 Bed	2		76.9	828	RESERVED
33.02	North/West	1 Bed	1	Yes	70.1	754	£910,000
33.05	South	1 Bed	1	YES	57.8	622	£790,000
33.07	East	1 Bed	1		57.5	618	£745,000
34.04	South/West	2 Bed	2	YES	134.0	1,442*	£1,865,000
35.02	North/West	2 Bed	2	Yes	97.5	1,050	RESERVED
35.05	South/East	2 Bed	2	YES	58.9	1,050	£1,270,000
36.01	North/West	2 Bed	2	YES	139.8	1,505*	£2,050,000

\* apts marked in grey are part of Triple One Collection

\* apts marked in orange are part of Select Ten Collection

**Prices correct at time of print and are subject to change without prior notification**

**Subject to contract**

For further information please contact:

Two Fifty One Marketing Suite

Arch 88, 91a Newington Causeway, London, SE1 6BN

020 7403 6460

**Estimated Completion**

From Q1 2018

**Estimated Service Charge**

£4.00 psf pa

**Payment Schedule**

£2,000 Reservation fee

5% First deposit due on Exchange within 21 days

5% due 6 months after Exchange

90% Balance due on Completion

**Ground Rent**

1 Bed £450 pa

2 Bed £600 pa

3 Bed £750 pa