A COLLECTION OFudio, one, two and three bedroom beautifully appointed apartments in London’s vibrant Elephant & Castle.
Welcome to The Walworth Collection, a new development of beautifully appointed apartments in London’s flourishing Elephant & Castle area. With major regeneration already well underway, this is a fantastic spot to really make the most of London life. A stone’s throw to the green spaces of Burgess Park, The Walworth Collection will comprise 59 new apartments and one luxury penthouse, providing you with a great opportunity to purchase in this up-and-coming area.

At this time of change and with a major regeneration programme well underway, Elephant & Castle is making the most of its central London location. There are plans for new theatres and cinemas, places to eat and shop, and plenty of green open spaces. Elephant & Castle will become a revitalised town centre, a destination for visitors, as well as an outstanding neighbourhood in which to live, work and learn.

The Mayor of London’s London Plan recognises Elephant & Castle as an Opportunity Area where growth can happen and should be encouraged.
Over the past decade, Southwark Council, The Mayor and Greater London Authority, and Transport for London have all worked together to plan and implement improvements in Elephant & Castle. They have combined forces with others — including developers, housing associations, existing local institutions (such as the two universities) and the community, to revitalise its building stock, roads and public spaces as a part of a wider vision to create a better London and make Elephant & Castle an outstanding area in which to live and work.

"The Mayor of London’s London Plan recognises Elephant & Castle as an Opportunity Area where growth can happen and should be encouraged."
A HARMONIOUS PALETTE
OF COLOUR AND TEXTURE.

Finished to a high specification with modern fixtures and fittings, as well as engineered wood flooring. The Walworth Collection apartments will make great new homes in Central London. Kitchens are both contemporary and tactile, featuring Bosch appliances and handleless units.
FOOD AND DRINK
1 Borough Market
2 Mercato Metropolitano
3 Marcel & Sons
4 Sugar Pot Café
5 Electric Elephant
6 The Elephant & Castle

UNMISSABLE CULTURE
7 Southwark Playhouse
8 The Globe
9 Young Vic (plus The Cut Bar)
10 IMAX
11 Coronet
12 BFI
13 Menier Chocolate Factory
14 Corsica Studios
15 London Palace Superhord

SHOP, SHOP, SHOP
16 Petersham's Millinery
17 G Baldwin and Co
18 East Street Market
19 Little Waitrose
20 Morrisons

EDUCATION
21 LCC, University of the Arts London
22 Southwark University
23 St Paul's Primary School

STAY ACTIVE
24 The Gym
25 PureGym Oval
26 ParkRun Club
27 Southwark City Tennis Club

EVERYTHING ELSE
28 Imperial War Museum
29 Walworth Garden Farm
30 Burgess Park
31 Kennington Park
32 The Artworks
33 Six Yard Box
34 The Oval Cricket Ground
Over £3bn is being invested to transform Elephant & Castle into South London’s most desirable neighbourhood.

The Walworth Collection is located right in the heart of Elephant & Castle, where one of the capital’s most exciting and innovative regeneration programmes is ongoing. Over £3bn is being invested to transform the area into South London’s most desirable neighbourhood. The Walworth Collection is located right in the heart of Elephant & Castle, where one of the capital’s most exciting and innovative regeneration programmes is ongoing. Over £3bn is being invested to transform the area into South London’s most desirable neighbourhood. The environment is being dramatically revitalised with tree-lined streets, landscaped parks, a traffic-free town centre and a market square.

Already a lively London neighbourhood, Elephant & Castle offers all the convenience of a prime Zone 1 location. Just 10 minutes by tube from the West End and the City, you’ll be part of a strong local community with a vibrant and diverse culture. Known affectionately to locals as ‘The Elephant’, the area has a rich history stretching back to medieval times. There’s plenty to offer both residents and investors.

Elephant & Castle has a long and fascinating history, with a rich culture that has been strengthened by successive new arrivals to the neighbourhood. With two local universities, a flourishing arts scene and a strong Latin American influence, the area is imbued with a particularly youthful, energetic and creative spirit. It offers access to a buzzing restaurant scene that brings together diverse cuisines from the far corners of the world, where the food is as colourful and expressive as you could wish for.

The popularity of the area lies in its location at the intersection of several major routes into the historic core of London and, to this day, it remains one of the most important transport hubs. This makes Elephant & Castle not only one of the most welcoming spots in London, but also one of its most accessible places to live within.

Relax in The Walworth Garden and make the most of the green surroundings whilst enjoying some of the exquisite cakes on offer at East Street Market. Browse the well stocked record stalls on the Southbank and then head over to Borough Market for lunch. Admire street art installations such as the umbrellas in Borough Market, or become absorbed in the atmosphere of the nearby Oval Cricket Ground.
“IT’S FRIENDLY, IT’S BUSTLING, IT’S NEVER BORING AND IT’S GOT A STRONGER SENSE OF COMMUNITY THAN ANYWHERE I’VE LIVED BEFORE.”

Elephant & Castle has long been a cultural hub, and you certainly won’t be bored with the number of markets, bars and boutiques in which to while away the weekends. Check out Artworks (bottom left), a collective of local start-up businesses with their offices in repurposed shipping containers. They have an exciting programme of events open to all. Spend a relaxed Friday evening at the ever popular Mercato Metropolitano (top left and right), a vibrant space where everyone shares the same passion for Italian food and drink. Sample some tasty delights and then head over to Corsica Studios (middle left) to dance the night away to live music.
FIRST CLASS EDUCATION, ON YOUR DOORSTEP...

It would be foolish to mention Elephant & Castle without reference to London College of Communication and Southbank University. The former is one of six world renowned colleges that form Europe’s biggest arts university. The thriving college is a pioneering world leader in design and media education. In 2017 the communication sector is evolving rapidly and the LCC work at the very cutting edge of new thinking.

Southbank University recently scooped the prestigious Entrepreneurial University of the Year award, and courses cover the areas of Applied Sciences, Creative Industries, Architecture, Business, Engineering, Health, Law and Social Sciences.

...AND ALL THE CULTURE YOU COULD WISH FOR.

Close to The Walworth Collection is the world famous Southbank Centre (left), home to the Hayward Gallery and Royal Festival Hall. It still hosts more than 1,000 musicians and artists every year, making this one of the most popular cultural destinations in the country.

You can immerse yourself in Shakespeare’s London at The Globe (above), where visitors can also combine their ticket with the exhibition tour. Other destinations for keen theatre-goers include The Menier Chocolate Factory (top) or the Southwark Playhouse, all easily accessible from The Walworth Collection.
You’ll be spoilt for choice by the boutique shops South London has to offer, and what’s more you can be in the hub of the West End in less than ten minutes.

Worth noting, and exceptionally close to The Walworth Collection, is London’s oldest herbalist, Baldwin’s, established in 1844. Thankfully it doesn’t still look like the top right picture, but it’s longevity is testament to the loyal customer base and surrounding community. Snap up some baked delights from The Indulgent Sugarplum, or head straight to Borough Market for the best in street food London has to offer. Kick back and enjoy a picnic with the goodies you’ve bought in the lovely relaxed green space of nearby Burgess Park.

You can pick up your groceries from local treasure East Street Market, still as popular now as it was in the 1800s. Make sure you keep an eye out for Charlie Chaplain’s birthplace — he’s arguably Walworth’s most famous export.
GETTING AROUND

Exceptionally positioned, The Walworth Collection promises convenient commute times by tube and dozens of frequent buses into the city. The development is also just a short walk to the green spaces of Kennington and Burgess Parks, and for a speedy weekend getaway you can reach Heathrow in under an hour.

WALKING

- Elephant & Castle Station: 10 mins
- Kennington Station: 11 mins
- Southbank University: 11 mins
- University of the Arts London: 12 mins
- Kennington Park: 15 mins
- Burgess Park: 20 mins
- The Kia Oval: 25 mins

TUBE

- Elephant & Castle: 10 mins
- Waterloo: 10 mins
- Oxford Circus: 10 mins
- King’s Cross: 16 mins
- London Bridge: 16 mins
- Victoria: 20 mins
- Westminster: 21 mins
- Charing Cross: 21 mins
- Soho: 27 mins

BUS

- Elephant & Castle: 10 mins
- Waterloo: 10 mins
- Southwark: 20 mins
- Oxford Circus: 10 mins
- King’s Cross: 16 mins
- London Bridge: 16 mins
- Victoria: 20 mins
- Westminster: 21 mins
- Soho: 27 mins

AIRPORTS

- Heathrow: 54 mins
- Gatwick: 1 hour
- Stansted: 40 mins
- London City Airport: 1 hour 21 mins

The Walworth Collection comprises two high specification buildings. Alongside the collection of 59 studio, one, two and three bedroom apartments, there is also one beautifully appointed luxurious penthouse and a flying freehold apartment with private entrance.
APARTMENTS
One Studio Apartment
One 1 Bedroom Apartment
Three 2 Bedroom Apartments
Two 3 Bedroom Apartments

DUPLEXES
One 2 Bedroom Duplex
One 3 Bedroom Duplex

Dimensions shown have been rounded to one decimal place and are the room maximums. These may vary during build.
The dimensions listed here are under no circumstances to be relied upon for any purposes including furniture ordering.
GROUNDFLOOR

APARTMENTS

Two Studio Apartments
Two 1 Bedroom Apartments
Five 2 Bedroom Apartments

DUPLEXES

One 2 Bedroom Duplex
with below
One 3 Bedroom Duplex
with below

FLAT 10
2 Bed
85.0 sqm
(918 sqft)
Kitchen/Living
5.1 x 6.5m
Bedroom 1
3.4 x 7.2 m
Bedroom 2
3.6 x 3.8 m
Balcony 1
5.6 sqm
Balcony 2
4.8 sqm

FLAT 13
2 Bed
64.8 sqm
(698 sqft)
Kitchen/Living
4.0 x 6.3 m
Bedroom 1
2.8 x 4.0 m
Bedroom 2
3.4 x 4.0 m

FLAT 14
1 Bed
74.0 sqm
(807 sqft)
Kitchen/Living
4.1 x 7.1 m
Bedroom 1
2.8 x 5.3 m
Bedroom 2
3.0 x 3.8 m
Balcony
5.8 sqm

FLAT 15
1 Bed
74.0 sqm
(807 sqft)
Kitchen/Living
4.1 x 7.1 m
Bedroom 1
2.8 x 5.3 m
Bedroom 2
3.0 x 3.8 m
Balcony
5.8 sqm

FLAT 16
1 Bed
73.6 sqm
(792 sqft)
Kitchen/Living
5.7 x 4.0 m
Bedroom 1
3.5 x 4.6 m
Balcony
4.6 sqm

FLAT 17
Studio
45.2 sqm
(483 sqft)
Kitchen/Living
4.9 x 7.6 m
Bedroom 1
3.1 x 5.1 m
Bedroom 2
2.8 x 3.9 m
Balcony
6.8 sqm

FLAT 18
2 Bed
73.6 sqm
(792 sqft)
Kitchen/Living
5.7 x 4.0 m
Bedroom 1
3.1 x 5.1 m
Bedroom 2
2.8 x 3.9 m
Balcony
7.6 sqm

FLATS 4 & 7
Duplex with lower ground floor,
dimensions on previous pages.

Dimensions shown have been rounded to one decimal place and are the room minimums. These may vary during build.
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APARTMENTS

Three 1 Bedroom Apartments
Eight 2 Bedroom Apartments

Dimensions shown have been rounded to one decimal place and are the room maximums. These may vary during build.
The dimensions listed here are under no circumstances to be relied upon for any purposes including furniture ordering.
FLAT 41
2 Bed
85.0 sqm
(918 sqft)
Kitchen/Living
5.1 × 6.5 m
Bedroom 1
3.4 × 7.2 m
Bedroom 2
4.0 × 3.2 m
Balcony 1
5.6 sqm
Balcony 2
4.8 sqm
FLAT 42
2 Bed
71.0 sqm
(758 sqft)
Kitchen/Living
4.6 × 6.0 m
Bedroom 1
3.8 × 5.7 m
Bedroom 2
2.8 × 5.9 m
Balcony
5.1 sqm
FLAT 43
2 Bed
71.0 sqm
(758 sqft)
Kitchen/Living
4.6 × 6.0 m
Bedroom 1
3.8 × 5.7 m
Bedroom 2
2.8 × 5.9 m
Balcony
5.1 sqm
FLAT 44
1 Bed
52.0 sqm
(558 sqft)
Kitchen/Living
4.7 × 6.0 m
Bedroom 1
3.3 × 3.7 m
Bedroom 2
2.4 × 5.7 m
Balcony
5.0 sqm
FLAT 45
2 Bed
63.0 sqm
(678 sqft)
Kitchen/Living
4.7 × 6.0 m
Bedroom 1
3.3 × 3.7 m
Bedroom 2
2.4 × 3.7 m
Balcony
5.0 sqm
FLAT 46
2 Bed
64.8 sqm
(698 sqft)
Kitchen/Living
4.0 × 6.3 m
Bedroom 1
2.8 × 4.1 m
Bedroom 2
3.4 × 4.1 m
Balcony
5.7 sqm
FLAT 47
2 Bed
74.0 sqm
(797 sqft)
Kitchen/Living
4.0 × 7.1 m
Bedroom 1
2.8 × 6.3 m
Bedroom 2
3.0 × 5.8 m
Balcony
5.0 sqm
FLAT 48
2 Bed
65.0 sqm
(699 sqft)
Kitchen/Living
4.7 × 6.1 m
Bedroom 1
2.8 × 4.1 m
Bedroom 2
2.8 × 4.1 m
Balcony
5.4 sqm
FLAT 49
1 Bed
51.7 sqm
(556 sqft)
Kitchen/Living
4.2 × 6.0 m
Bedroom 1
2.2 × 4.6 m
Bedroom 2
3.1 × 4.6 m
Balcony
5.8 sqm
FLAT 50
1 Bed
51.4 sqm
(553 sqft)
Kitchen/Living
6.5 × 4.3 m
Bedroom 1
3.5 × 4.6 m
Bedroom 2
3.5 × 3.2 m
Balcony
5.8 sqm
FLAT 51
2 Bed
60.2 sqm
(648 sqft)
Kitchen/Living
4.1 × 6.6 m
Bedroom 1
1.9 × 5.4 m
Bedroom 2
2.3 × 5.2 m
Balcony
5.8 sqm
THE WALWORTH COLLECTION CO.UK
Third Floor
Apartments
Three 1 Bedroom Apartments
Eight 2 Bedroom Apartments
Dimensions shown have been rounded to one decimal place and are the room maximums. These may vary during build.
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THE PENTHOUSE — FIFTH FLOOR

“THE OUTSTANDING 76 SQM OF BALCONIES PROVIDE INCREDIBLE PANORAMIC VIEWS ACROSS LONDON.”

PENTHOUSE APARTMENT
One 3 bedroom penthouse apartment
Exceptional views across London
Three surrounding balconies

Positioned over the entire fifth floor, the immaculately presented Penthouse comprises three double bedrooms, three bathrooms and a generous living space. The outstanding surrounding balconies provide enviable views across London and beyond, perfect for entertaining or for taking in the serenity that being above the capital brings.

FLAT 60
3 Bed
147.0 sqm
(1582 sqft)
Kitchen/Living
8.8 x 11.3 m
Bedroom 1
6.0 x 5.2 m
Bedroom 2
3.6 x 3.9 m
Bedroom 3
3.6 x 4.1 m

Balcony 1
38.0 sqm
Balcony 2
15.0 sqm
Balcony 3
22.8 sqm

Dimensions shown have been rounded to one decimal place and are the room maximums. There may vary during build. The dimensions listed are under no circumstances to be relied upon for any purposes including furniture ordering.
**FLYING FREEHOLD APARTMENT**

One double bedroom apartment with spare room/study space

Private entrance located over The Walworth Collection’s own entrance road

Terrace to front and rear

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**FLAT 61**

- **2 Bed**
  - 49.0 sqm (527.4 sqft)

- **Kitchen/Living**
  - 7.8 × 3.2 m

- **Bedroom 1**
  - 3.2 × 2.9 m

- **Bedroom 2/Study**
  - 3.2 × 2.1 m

- **Front Terrace**
  - 2.1 sqm

- **Rear Terrace**
  - 2.2 sqm

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**SPECIFICATION**

**KITCHEN**
- Handleless kitchens, with soft close cabinets in matt white
- 20mm OPAL quartz super white worktop, shark nose edge with 100mm upstand
- Bosch appliances
- Elica extractor
- Mixer tap
- LED lights under cabinets
- Splashback in toughened glass above hob area

**BATHROOM**
- Floor and walls finished in Tower Ceramic 300 × 600 light grey tiles
- Chrome taps and mixers
- Bath with glazed screen and thermostatic mixer shower
- Mirrored cabinet unit fitted above sink
- Heated chrome towel rail
- Low voltage, two pin power outlet for shavers/toothbrush charging

**EN SUITES**
- Feature wall with tile jigsaw in dark grey
- Floor and walls finished in Tower Ceramic 500 × 600 light grey tiles
- All with separate shower enclosure
- Heated chrome steel towel rail
- Low voltage, two pin power outlet for shavers/toothbrush charging

**FLOOR FINISHES**
- Bathrooms and en suites fitted with ceramic tiles
- Living rooms, bedrooms finished with engineered wood flooring

**BEDROOM**
- Fitted wardrobes to master bedrooms only

**INTERNAL GENERAL**
- Schneider chrome sockets in kitchen area
- Schneider white switches and sockets in living and bedroom areas
- Fitted telephone outlet sockets
- USB sockets in master bedrooms
- Connection points ready for Sky +/Satellite/BT/Terrestrial TV and radio in all living rooms and bedrooms
- Gas communal heating
- Vertical radiators
- LED Spot lighting throughout
- Flying freehold apartment fitted with electric heating
- Walls and ceilings finished in Dulux matt emulsion
- Skirting and architraves finished in Dulux eggshell

**SECURITY**
- Audio-visual door entry system
- Fire doors

**BUILDING STANDARDS & WARRANTY**
- 10 year CRL

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**INTERNAL DOORS**
- Premdor doors
- ‘Secure by design’ entry doors
- Polished stainless steel handles and door furniture

**APARTMENTS EXTERNAL**
- Private balconies, patios or terraces to all apartments
- Lighting on balconies
- All balconies fitted with composite durable grey decking

**MAIN ENTRANCE AND COMMON AREAS**
- Communal lighting with movement sensors
- Stairs and communal corridors finished with Scala plain carpet in dark grey
- Secure cycle storage
- Bin storage on lower ground floor

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**NB:** Specifications may vary during build.
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ABOUT THE DEVELOPER

Since we were established, it has been our mission to develop high quality sustainable residential developments throughout London and we have built up a solid track record in this area. Our experienced team of industry experts understands the residential property market inside out, and we have the knowledge and ability to create spacious comfortable homes within highly successful developments. We pride ourselves on a meticulous attention to detail from inception to completion and beyond.

For further information on IPE Developments, please visit ipe-developments.com.

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Disclaimer
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Design: Energy Design Studio
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