A NEW URBAN ADVENTURE

A stylish collection of one and two bedroom apartments available through Shared Ownership
BEGIN YOUR ADVENTURE
COME HOME TO CASTILLA

The South London skyline is changing. With it comes Castilla, a brand new Shared Ownership development of 1 and 2 bedroom apartments within a 46 storey skyscraper.

Castilla’s distinct architecture combines slick, polished features with bold balustrades, reaching up to its iconic pointed corners. The building’s design makes for light, bright homes, with select apartments benefiting from panoramic views of the city and landmarks such as the London Eye and The Shard.
ENCOUNTER
THE ELEPHANT

Do you know why it’s called Elephant & Castle? Folklore tells us the iconic name is a derivative of La Infanta de Castilla, a Spanish Royal who graced South London long ago. The area has always been home to people from far and wide; it is revered for its mix of cultures and creative spirit.

The area that surrounds Castilla holds some of the best-kept secrets in London’s Zone 1. Are you ready to explore?
To truly understand a culture, you have to taste it. Elephant & Castle’s diverse bars, restaurants, and cafés all bring their unique flavour to the mixing pot.

At pop-up complex The Artworks, you can take your pick from Mauritian bao, Caribbean jerk chicken, or Greek souvlaki, or try traditional South American cuisine under the arches opposite.

The Elephant and Castle Pub, a self-proclaimed “proper pub”, serves an array of beers, ales, and pub food, with roots dating back to 1765.

Explore contemporary exotic cuisine at Tel Aviv-style eatery Bala Baya, with its morning bakery, lunchtime pittas, and sit-down restaurant style evening meals.

And for a dose of café culture, try chic café bar Louie Louie, serving coffee and cakes during the day, and cocktails and charcoal-fired food at night.
There’s so much to explore in the creative heart of South London. Renowned local theatre Southwark Playhouse will be moving into the purpose-built venue adjoining Castilla in 2019, bringing some of the best live entertainment right to your doorstep.

Capture untold stories alongside playful food and drink at The Young Vic Theatre. Or if cinema is more your thing, visit independent Shortwave Cinema; showing arthouse, classic and indie films, or Backyard Cinema for themed film nights.

Live it up on a night out at the pop-up bars at Mercato Metropolitano, or head to Bermondsey to enjoy specialist gins at 214 Bermondsey, or try Bermondsey Arts Club, a speakeasy cocktail bar.
CREATE YOUR OWN ADVENTURE

Discover these hidden gems and create your own adventure at Castilla…

- Mercato Metropolitano, a socially-focused food market with over 30 independent food vendors, an Italian deli, boxing gym, and cinema.

- Pump up your workout at The Castle Leisure Centre, a brand new state of the art gym with exercise studios, swimming pools and a sports hall.

- Become your own boss at Hotel Elephant, a creative co-working space for entrepreneurs, start-ups, and small businesses.

- Go bouldering at VauxWall East climbing centre, an indoor climbing experience suitable for beginners to seasoned pros. Their brand new branch will be opening soon on Kennington Road.

- Enjoy some of London’s best markets with the freshest foods at Borough Market, exotic street food vendors at Lower Marsh, or even independent London gin distilleries at Maltby Street Market.
London is yours to explore. From Castilla’s sweeping views to the superb nearby transport links, it’s time to venture across Central London and further afield.

The Shard is a skyline icon that makes for an exquisite evening, with its three-storey atrium bar, sophisticated dining and viewing platform. Just a few moments away is Bermondsey Street with a fantastic selection of boutique cafés, bars and restaurants, including popular French bistro Casse-Croute.

The best in modern art can be found at the Tate Modern, an 11 minute bike ride away, and leading art and design exhibits at the V&A Museum.

Retail therapy can be found at Covent Garden, from haute couture boutiques to high street favourites.
TRAVEL WITH EASE

Being in Zone 1 has its serious advantages. Castilla is less than a five minute walk away from Elephant & Castle Underground, served by Bakerloo and Northern Lines, giving you access to all corners of Central London.

Elephant & Castle Train Station is also nearby, with Thameslink and Southeastern trains taking you in and out of London with ease.

Heading further afield is simple too: Blackfriars Train Station, London Bridge Train Station, and Waterloo Train Station are all quick to get to.

Elephant & Castle is the starting point of London’s North-South Cycle Superhighway (CS6), connecting cyclists on a direct route to King’s Cross in under 20 minutes.

Travel times taken from Transport for London and are from Elephant and Castle Underground Station.
DISCOVER YOUR LONDON

From creative spaces to cuisine fusions, renowned landmarks to underground bars, create your own adventure in London.

BY FOOT
- The Castle Leisure Centre: 1 minute by foot
- Hotel Elephant Workspace: 4 minutes by foot
- The ArtsHouse: 5 minutes by foot
- Elephant & Castle Pub: 6 minutes by foot
- Southwark Playhouse: 10 minutes by foot
- Ministry of Sound & Ministry Does Fitness: 11 minutes by foot
- Mercato Metropolitano: 12 minutes by foot
- Louie Louie Café Bar: 14 minutes by foot

BY BIKE
- Bala Baya Restaurant: 6 minutes by bike
- Young Vic Theatre: 7 minutes by bike
- Tate Britain: 10 minutes by bike
- Tate Modern: 12 minutes by bike

BY BUS
- Bermondsey Arts Club: 14 minutes by bus
- Speakeasy Bar: 14 minutes by bus
- 214 Bermondsey Gin Bar: 18 minutes by bus
- The White Cube Art Gallery: 18 minutes by bus
- Somerset House: 19 minutes by bus

BY UNDERGROUND
- The Shard: 12 minutes by Underground
- Southbank Centre: 16 minutes by Underground
- One New Change Shopping Centre: 18 minutes by Underground
- National Theatre: 19 minutes by Underground

Travel times taken from Google Maps and are from Castilla.
Castilla is set to be the newest premier address in the future of Elephant & Castle.

Southwark Council, supported by various private and public enterprises, will be creating a new pedestrianized town centre, market square, introducing 450,000 square feet of new retail space across the next few years. The regeneration comes with a better-integrated public transport hub and the creation of new high-quality green spaces to provide an improved physical environment for all.

CGI indicative only and is subject to planning consent. Image courtesy of Delancey and Get Living London.
MAKE IT YOURS

From the moment you step foot into Castilla, you will find an excellent standard of fixtures, fittings and services. From the 24-hour concierge to state-of-the-art underfloor heating, apartments have been carefully constructed to create a truly iconic place to call home.

Interiors act as a blank canvas to paint your style onto, using a colour palette of minimalist white, soft greys and contemporary chrome accents. Light will pour in from the sweeping windows, and your own private balcony space makes the most of the London skyline views.
THE FINER DETAILS

KITCHEN
- Paula Rosa fitted kitchen with matt cashmere handleless cupboards
- Ipanema white laminate worktops with matching upstand
- Hotpoint electric ceramic hob and oven, with stainless steel splashback and pull out hood extractor to match kitchen cupboards
- Integrated Hotpoint fridge freezer
- Integrated Hotpoint dishwasher
- Hotpoint washer dryer in service cupboard
- Hansgrohe mixer tap

BATHROOM
- Kaldewai Cayono contemporary white steel bath
- Hansgrohe bath and shower mixer tap with chroma shower mixer on arm
- Clear glass shower screen with silver frame
- Ideal Standard white wall mounted WC with concealed cistern and chrome push plate
- Ideal Standard white tempo basin with Hansgrohe mixer tap
- Biasi chrome ladder type heated towel rail
- High quality wall-mounted mirror
- Two shaver point sockets adjacent to mirror and wash basin
- Full height large format Johnson Nevada Smoke grey wall tiling
- Large format Johnson Nevada Trinity grey floor tiling
- Aurora recessed spot lighting with chrome finish

ELECTRICAL
- Hyperoptic internet connection*
- TV point to living room and bedrooms with satellite TV provision*
- Dimmable downlighters to living room
- Downlighters to kitchen and bathroom
- Pendant lighting to bedrooms
- White sockets throughout

INTERIOR FINISHES
- Satin finish ironmongery throughout
- White Dulux satin painted internal doors
- White Dulux vinyl matt emulsion painted walls and ceilings
- Classic oak beige laminate flooring to hall, kitchen and living area

SAFETY AND PEACE OF MIND
- 24-hour concierge
- Video entry system
- Smoke and heat detectors with sprinklers
- 10 Year NHBC Buildmark Warranty

HEATING
- Water based underfloor heating excluding bathroom which has heated towel rail

EXTERIOR
- Private balconies to all apartments
- Communal bin store in basement
- Communal cycle store

* Subject to separate subscription.

Whilst every effort has been taken to ensure the accuracy of the information provided it has been supplied as a guide and Peabody reserve the right to amend the specification as necessary and without notice.
ONE BEDROOM APARTMENT

**DIMENSIONS**

- **Kitchen**: 2.46 x 2.24m - 8’0” x 7’4”
- **Living/Dining**: 5.36 x 5.35m - 17’7” x 17’6”
- **Bathroom**: 2.00 x 2.10m - 6’6” x 6’10”
- **Bedroom**: 3.26 x 3.37m - 10’8” x 11’0”
- **TOTAL INTERNAL AREA**: 50.02m² / 538.41ft²

Apartment layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

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DIMENSIONS

<table>
<thead>
<tr>
<th>Room</th>
<th>Width (m)</th>
<th>Length (m)</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen</td>
<td>2.46</td>
<td>2.24</td>
<td>8’0” x 7’4”</td>
</tr>
<tr>
<td>Living/Dining</td>
<td>5.85</td>
<td>5.35</td>
<td>19’2” x 17’6”</td>
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<tr>
<td>Bathroom</td>
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<td>2.10</td>
<td>6’6” x 6’10”</td>
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<tr>
<td>Bedroom</td>
<td>3.44</td>
<td>3.37</td>
<td>11’3” x 11’0”</td>
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<tr>
<td>TOTAL INTERNAL AREA</td>
<td>50.59m²</td>
<td></td>
<td>544.54ft²</td>
</tr>
</tbody>
</table>

ONE BEDROOM APARTMENT

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TWO BEDROOM APARTMENT

DIMENSIONS

Kitchen 3.01 x 1.92m 9’11” x 6’3”
Living/Dining 5.36 x 4.87m 17’7” x 15’11”
Bathroom 2.10 x 2.00m 6’10” x 6’6”
Bedroom 1 7.98 x 2.67m 26’2” x 8’9”
Bedroom 2 2.66 x 3.39m 8’8” x 11’1”
TOTAL INTERNAL AREA 68.36m² 735.8ft²

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ABOUT PEABODY

With over 55,000 homes, Peabody is one of the largest housing providers in London and the south-east.

We deliver services to 111,000 residents, 8,000 care and support customers, and the wider communities in which we work.

We focus on those who need our help the most, working with people and communities to build resilience and promote wellbeing. We create and invest in great places where people want to live. Our ambitious housebuilding programme will deliver thousands of new homes by 2020.

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