



THE
HIGHWOOD

ELEPHANT PARK

WELCOME TO ELEPHANT PARK



Lendlease welcomes you to Elephant Park and a bold new vision for living in the heart of London. Elephant Park is a new residential development designed around a leafy landscape that boasts a brand new park. This is a great opportunity to enjoy the convenience of Zone 1 London as well as a lifestyle that brings you closer to nature and your community in a vibrant city neighbourhood.


West Grove is the exciting second chapter of Elephant Park – at its point stands The Highwood – the tallest building currently planned for the neighbourhood. The new homes and facilities are designed from the inside out to enable you to access everything you need to live, work, rest and play in comfort and in style. Tranquil courtyards, vibrant shopping streets and a flexible, dynamic club space create a place with the community at its heart, where there are ample opportunities for social interaction and relaxation.

Elephant Park is a world-leading development and one of only 17 projects worldwide that are part of the Climate Positive Development Programme, a ground-breaking global initiative to shape the future of sustainable urban development. Through our involvement with the scheme, we are tackling the most challenging issues London is facing with clever green design, cutting-edge technology and unusual partnerships with like-minded organisations and experts.

Elephant & Castle is an area rich in history with an established local community and a unique character. We aim to build on these strengths to create a place that not only enhances the local area but will also set the standard for future developments around the world.

Follow us on Twitter and our blog on Tumblr to get the latest on all of Elephant Park's sustainable innovations, building progress and advice from our expert partners on green living.

 @ElephantParkLDN

 elephantparkldn.tumblr.com



Rob Heasman
Project Director
Lendlease



- 01 Trafalgar Place,
Elephant & Castle,
London
- 02 Glasshouse
Gardens, Stratford,
London
- 03 2012 Olympics
Athletes' Village,
Stratford, London
- 04 One The Elephant,
Elephant & Castle,
London



CREATING THE BEST PLACES



At Lendlease, we believe that how and why we do things are just as important as what we do. For us, the why is about a more enjoyable world to live in, where our homes and communities can really benefit the people that live, work and socialise within them.

For over 50 years, we have created sustainable new communities, productive workplaces and successful retail destinations, all underpinned by our determination to find the best way to minimise our impact on the environment and design places where people can live well – now and in the future.

Our broad global experience, creative approach and collaborations with expert partners enable us to turn imaginative visions into reality. Some of our proudest UK achievements include the London 2012 Olympics Athletes' Village, which was the fastest delivery of sustainable homes ever achieved on this scale, and Bluewater Shopping Centre which redefined the UK retail and leisure experience.

As specialists in urban regeneration, we are working with communities across the world to transform areas in need of investment and revitalisation into thriving and sustainable neighbourhoods. Alongside the Elephant & Castle regeneration, we're delivering The International Quarter in Stratford which is the UK's largest new commercial development and set to be a world-class business location. We're also the biggest city regeneration partner of Australia's New South Wales Government, on track to build Australia's first carbon-positive community in Sydney.

Whether it's BBC media studios, Manhattan skyscrapers, or large-scale health and lifestyle facilities, our communities, clients and partners trust us with their most important and iconic developments. They trust that we will create positive legacies through healthier environments, exceptional design, stronger communities, a sense of belonging and an improved way of life.

All images are for illustrative purposes only

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THE LENDLEASE VISION BECOMES A REALITY



01



02

- 01 One The Elephant in construction
- 02 Trafalgar Place
- 03 Elephant Park, South Gardens in construction – view from Heygate Street



03

“Our vision is to create a place full of life in Central London’s new green heart. A vibrant, established neighbourhood, where everybody loves to belong.”

Rob Heasman
Project Director, Elephant & Castle

We are making extraordinary progress in our redevelopment of over nine hectares in the heart of Elephant & Castle, in partnership with Southwark Council.

Trafalgar Place, a 235-home development, was our first phase to complete in June 2015 and provides the first new homes of the scheme; whilst construction on One The Elephant, the landmark 37-storey tower which comprises 284 new homes, is well underway to complete in 2016. With the demolition of the former Heygate Estate now complete and the construction of the homes in Elephant Park’s South Gardens phase underway, our vision for creating Central London’s greenest new place to live is set to become a reality in the very near future. We are very proud of the quality of homes we have built to date – the homes will be resource efficient, providing first-class interior finishes and resident facilities.

The regeneration is also drawing forward the economic development of Elephant & Castle, creating more than 4,000 jobs, many of which will be going to local people. We have awarded more than £4 million in regeneration contracts to local businesses and we are delighted that the momentum delivered by our activity in the area over the past two years has encouraged further investment into the area, such as the planned redevelopment of the Elephant & Castle shopping centre.

Elephant Park is enriched with sustainable features, from our commitment to use Forest Stewardship Council (FSC) timber, LED lighting, to green roofs and Smart energy meters, which will all help us achieve a ‘Climate Positive’ status by 2025 as part of the Climate Positive Development Programme. The Elephant & Castle regeneration is one of only 17 projects worldwide in this programme.

With this exciting new chapter of Elephant Park, we’re continuing our commitment to build one of the UK’s most sustainable urban developments. We’ve designed a range of spaces that enables residents to explore new ways to work, live and socialise within calming green spaces, versatile facilities and healthy homes.

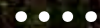
Rob is the Project Director on the Elephant & Castle project and has been with Lendlease for five years.

THE HEIGHT OF SMART INVESTMENT

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The Highwood affords Elephant Park's highest living experience – a 31-storey tower combining spectacular skyline views and the luxury of the integrated West Grove Club – making it a smart investment in a home for the future and the future of London.

WELCOME TO THE CLUB



With flexible spaces, slick design and imaginative touches, Lendlease is set to transform the way residents work, socialise and relax through the West Grove Club. When living at The Highwood, going out may mean leaving your apartment, but it might not mean leaving the building.



Club Lobby

All residents of The Highwood will benefit from a 24-hour concierge service, located in the ground floor of the Club Lobby in Highwood Gardens.* Here, the use of authentic materials will give the feeling of being inside a light and spacious loft, welcoming visitors into a thriving social hub, where there are ample opportunities to meet

people. Two lounge areas overlook the landscaped courtyard, providing a relaxing space for meeting friends and neighbours, while a more intimate space, tucked away in an alcove, offers a flexible working area.

*The two West Grove neighbourhoods complete at different times, Orchard Gardens will host the West Grove concierge service temporarily until the Highwood Gardens Club Lobby is complete.

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CAPITAL GROWTH

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Already recognised globally as a great city, London has recently announced an ambitious plan to become the world's best place to work, live, play, study and invest. In short, to become 'the greatest city on earth'.

The plan, however, has identified the short supply of housing as one of the major challenges the city faces as population continues to grow rapidly. In recent years, this shortage has created investment opportunities across London's residential market.

Today, the biggest challenge facing London's city planners is to encourage high housing construction levels in order to support population growth. This trend is reflected in Southwark with a construction target of +27,360 new homes over the next 10 years.

The Greater London Authority has reported that London's employment growth is on a positive trajectory, with projections for Southwark to increase by 25.4% by 2036.

Southwark has already proven its focus on increasing the borough's economic

and social value and Elephant & Castle was identified as one of London's most popular areas for development. The area is offering the best chance for creating new sustainable neighbourhoods, increasing beneficial density and providing access to jobs and facilities.

As a strong area for investment, London has provided the highest rental growth of UK over the past 12 months, with the average property price in Southwark increasing by 10%. These strong figures, along with projections of improved education facilities, employment boost and multi-billion pound regeneration indicate that Elephant & Castle is well-positioned for economic growth over the coming years.

This information is intended to be a guide only. Please refer to the full legal disclaimer on the back page of this brochure. January 2016

PERFECTLY LOCATED



Travel by tube and train from Elephant & Castle

The Highwood is a 5-minute walk from Elephant & Castle station

- Borough** 1 min
- London Bridge** 2 mins
- Blackfriars** 3 mins
- Waterloo** 4 mins
- South Bank & King's College
- Bank** 4 mins
- The City
- Embankment** 5 mins
- Charing Cross** 6 mins
- Piccadilly Circus** 8 mins
- Oxford Circus** 10 mins
- Westminster** 11 mins
- Angel** 11 mins
- City University
- Regent's Park** 12 mins
- University of Westminster
- Liverpool Street** 12 mins
- Covent Garden** 13 mins
- King's Cross St Pancras** 13 mins
- Central Saint Martins (UAL)
- Trafalgar Square** 14 mins
- Victoria** 14 mins
- Warren Street** 14 mins
- University College London (UCL)
- Canary Wharf** 15 mins
- Holborn** 16 mins
- London School of Economics (LSE)
- Paddington** 18 mins
- South Kensington** 19 mins
- Imperial College London
- Stratford** 21 mins
- Queen Elizabeth Olympic Park
- Heathrow** 42 mins
- Gatwick** 44 mins

All travel times based on Transport for London website January 2016

Located in a prime position in the heart of Central London, Elephant & Castle is an excellent transport hub, with one mainline train station, a Zone 1 tube station and links to 28 different bus routes. Fast and frequent London

Underground services connect you to the whole of London via the Northern and Bakerloo lines. From the tube station, you can reach the popular attractions of the South Bank in just four minutes and the West End in 10 minutes –

perfect for entertainment seekers and commuters alike. The area also benefits from a network of good schools (six classed as outstanding), two London universities (London South Bank University and London College of

Communication) and some of the best views of London from an elevated position. Among its many hidden gems are leafy Victorian streets, authentic restaurants and interwoven layers of green spaces.



AN EXTRAORDINARY STORY OF TRANSFORMATION



Over the next 10 years, the Elephant will become London's most exciting new neighbourhood in a £2bn transformation that will evolve and enhance its identity. Lendlease is proud to work with Southwark Council to restore the area to its rightful place as one of the most dynamic and well-connected places to live in London. By 2025, the area will have welcomed 5,000 new homes, over 50 shops and a large new park that will restore nature in the heart of the city. Also, Southwark Council's new state-of-the-art community leisure centre will open in 2016.



This image is for illustrative purposes only

NEIGHBOURHOOD PLAN



Every aspect of Elephant Park is designed with your well-being in mind. The rich and varied parkland, which will include two pocket parks and new urban squares, delightful play areas and lush foliage, will enable you to experience Central London living at its greenest. A central shopping street, and a new outdoor market planned next door to Elephant Park are just some of the places you will be able to enjoy an afternoon of shopping and leisure.

West Grove

The Highwood is the landmark tower of West Grove, an area made up of two neighbourhoods – Highwood Gardens and Orchard Gardens. Fronting onto the new central shopping street, West Grove is made up of 593 homes in a range of different sizes, set within two tall buildings and a series of mansion blocks. The shops, community services and cafés are designed to suit all tastes and needs, providing convenient facilities on your doorstep. This phase forms an attractive edge to the new Walworth Square and Southwark Council’s heritage-listed Walworth Town Hall, which will offer a variety of civic uses such as potentially hosting weddings and community gatherings, as well as a library or museum.

West Grove Square

With approximately 290 new homes located near Elephant & Castle railway station and with a planned new outdoor market next door, West Grove Square will have a strong community feel and easy access to Elephant Park’s leisure facilities and restaurants.

Park Central

Park Central is ideally located for the artisan shops and cafés planned for the central shopping street, as well as the al fresco park-side dining offered by the restaurants along the park promenade and leisure facilities. There will be approximately 520 homes – a combination of family-sized duplexes and apartments, set within tall buildings and mansion buildings.

South Gardens

South Gardens is the first and most family-oriented part of the scheme, with 360 homes including the only townhouses and the largest proportion of three and four-bedroom houses. The buildings range from low-rise townhouses to mid-rise mansion blocks and a 16-storey tower, all set around generous internal courtyards and amenities, including up to five new shops.

East Grove

Designed as a haven for small businesses, East Grove is poised to become a hub for innovation, creativity and talent. East Grove will provide approximately 710 homes and flexible working spaces. Alongside this, expect to find a health club and a landmark tower that completes the distinctive skyline.

- 01 Residents’ grow garden
- 02 Residents’ room and roof terrace
- 03 Central shopping street
- 04 Cycle-hire docking station
- 05 Market Square (adjacent site)
- 06 The park
- 07 Walworth Square
- 08 Pocket parks
- 09 Park Pavilion café and facilities
- 10 Al fresco restaurants
- 11 Private courtyards
- 12 Walworth Road high street
- 13 Balancing pond with aquatic planting

WELCOME TO HIGHWOOD GARDENS



THE HIGHWOOD



Located close to the new park and a short walking distance to Elephant & Castle's transport hub, the neighbourhood enjoys easy access to a diverse range of independent and high-street shops, as well as to the Club Lobby – the social hub of the West Grove neighbourhood.

Highwood Gardens comprises a mansion style building and a landmark tower, The Highwood, which are connected by private gardens offering a distinctive woodland landscape with richly varied planting, as well as ample play areas and relaxed seating. The green landscape stretches from the generous garden, where new trees, living walls and green roofs will help filter the air.

At Highwood Gardens there is no shortage of green transport options. Within the neighbourhood there are 644 residents' bicycle spaces in total, meaning each home will have at least one space, as well as access to dedicated bike maintenance and cleaning areas. A fifth of the 96 basement parking spaces will include charging ports for electric cars and another fifth will have the potential to be fitted with electric points in the future. However, there is no need to own a car, as

the first residents to move in will also receive the benefit of a three-year car club membership.

All residents will enjoy the convenience of a 24-hour concierge service and generous lobbies, including the 'Club Lobby' area which provides a welcoming 'third space' to work, socialise and relax. Even those living in smaller households can enjoy larger gatherings with friends and family, with access to two residents' function rooms, complete with generous garden terraces and gym facilities. Residents' grow gardens in the courtyard offer the chance to plant and nurture vegetables and herbs. The neighbourhood will also include a vibrant new shopping street that runs throughout Elephant Park, where residents will have the chance to discover independent, artisan shops, alongside cafés and bars.

GARDEN RETREAT

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The private landscaped courtyard of Highwood Gardens is filled with rich, woodland planting and spaces that offer many different activities for residents, including a series of grow gardens and a south-facing amphitheatre that can host everything from performances to picnics.

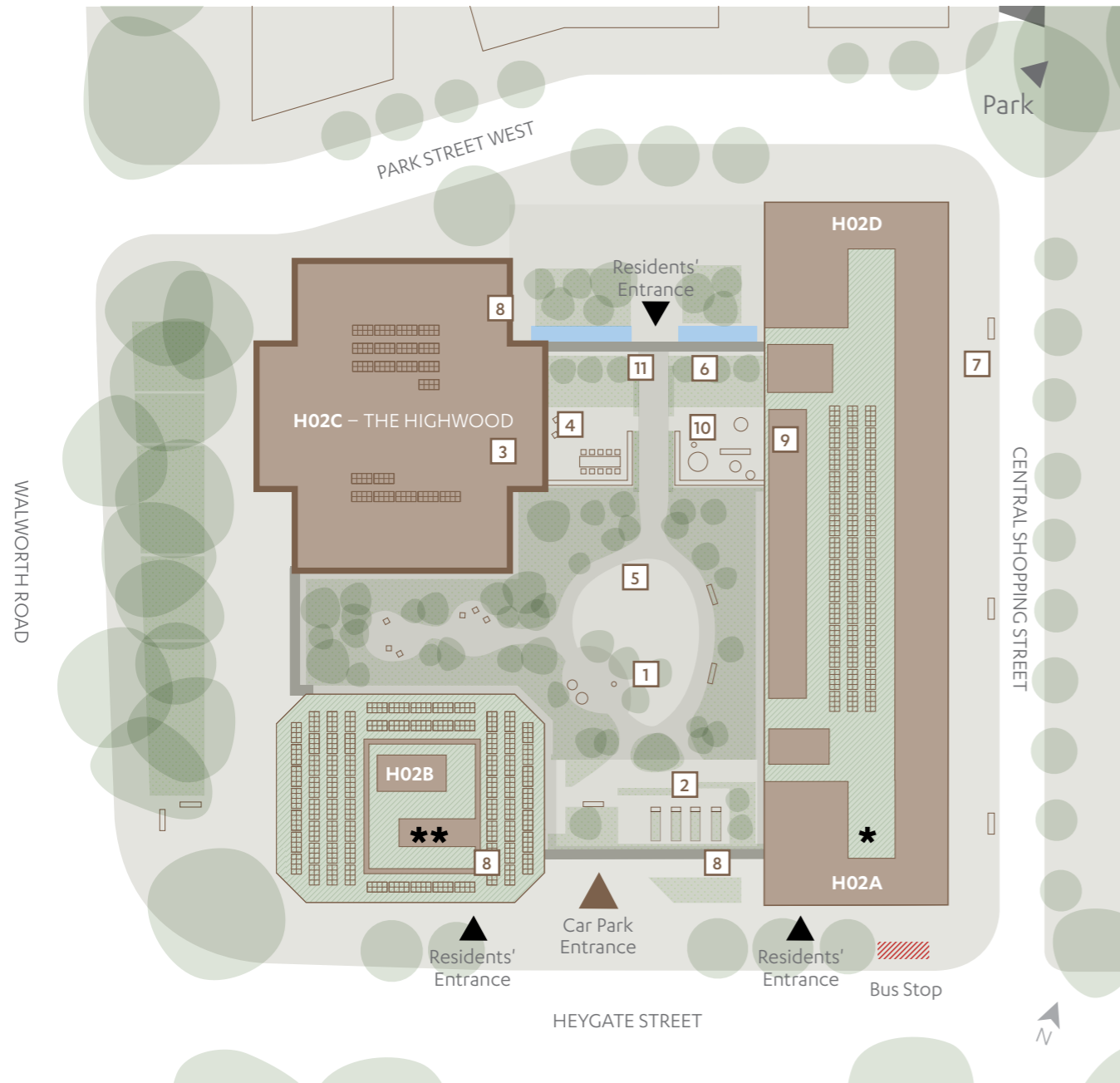


An illustrative view of Highwood Gardens
This image is for illustrative purposes only

HIGHWOOD GARDENS SITE PLAN



HIGHWOOD GARDENS

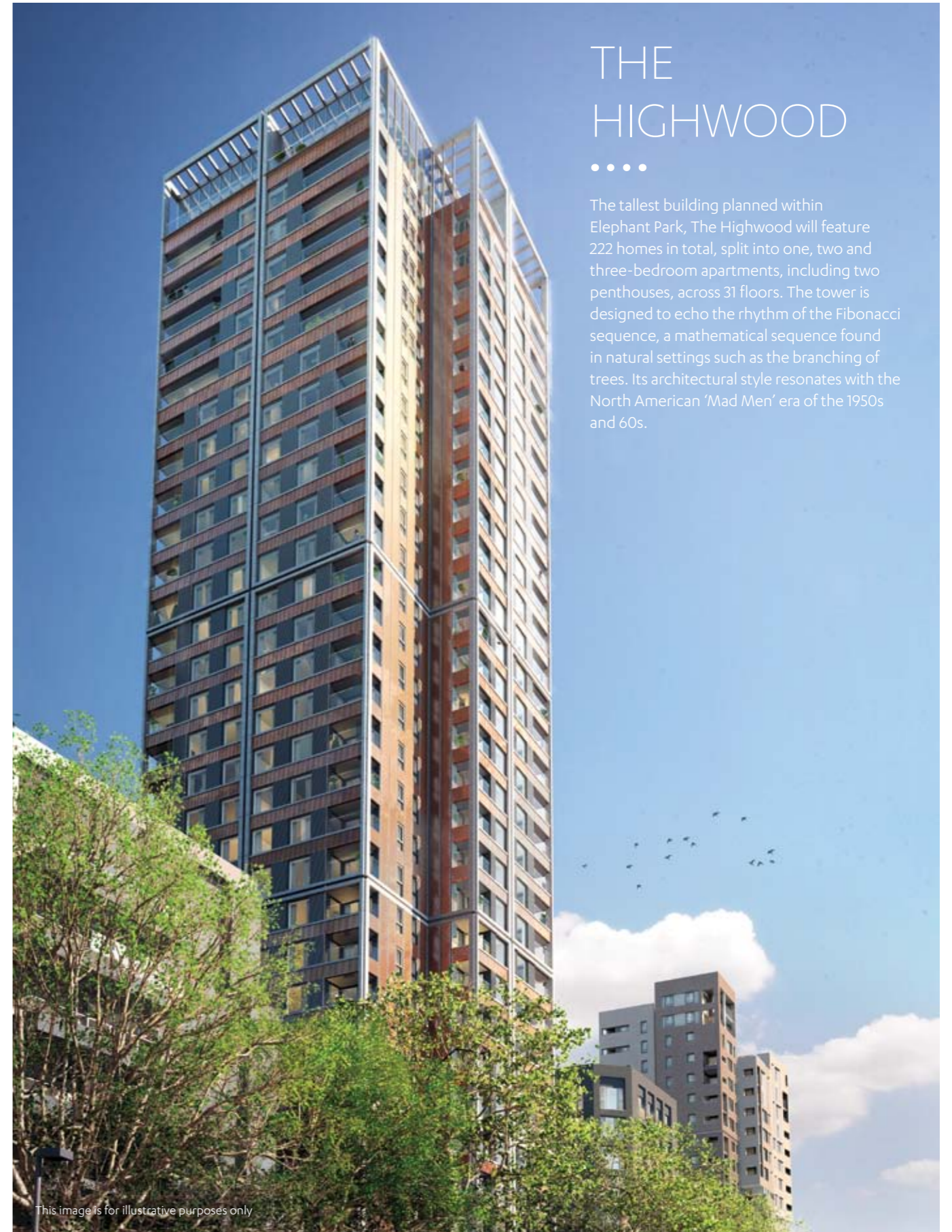


BUILDINGS

- H02C** – The Highwood
- H02D** – Highwood Garden Terrace (North)
- H02B** – Highwood Court
- H02A** – Highwood Garden Terrace (South)

KEY

- | | |
|----------------------------------|----------------------------------|
| 1 Play Area | 8 Cycle Store Entrance |
| 2 Residents' Grow Garden | 9 Residents' Gym |
| 3 Residents' Room | 10 Residents' Gym Terrace |
| 4 Residents' Room Terrace | 11 West Grove Club |
| 5 Residents' Courtyard | * Part-Affordable Housing |
| 6 Concierge | ** Affordable Housing |
| 7 Car Club Space | |



THE HIGHWOOD



The tallest building planned within Elephant Park, The Highwood will feature 222 homes in total, split into one, two and three-bedroom apartments, including two penthouses, across 31 floors. The tower is designed to echo the rhythm of the Fibonacci sequence, a mathematical sequence found in natural settings such as the branching of trees. Its architectural style resonates with the North American 'Mad Men' era of the 1950s and 60s.

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CLUB LIFE



Social Space

The two residents' rooms available to residents of The Highwood, which come equipped with garden terraces, kitchenettes and toilets, provide the perfect place to celebrate special occasions or meet through a residents' club. Thanks to their versatility and generous size, you'll be able to host groups of friends for film nights and parties.



Fit Space

A residents' gymnasium in the courtyard of Highwood Gardens will offer a range of exercise equipment, such as treadmills, bikes and rowing machines, as well as a terrace that can be used for yoga classes or stretching exercises.



All images are for illustrative purposes only



Residents' grow garden
This image is for illustrative purposes only

HOME GROWN



Highwood Gardens offers a communal grow garden where residents can set up and work with gardening clubs to plant and nurture vegetables and herbs. The attractive growing spaces will help residents get to know their neighbours and work with them to cultivate fresh and healthy food.

The gardens will enhance the Highwood Garden community, giving people the chance to enjoy the natural environment and all that it has to offer.



A HIGH STREET FOR THE 21ST CENTURY



Up to 13 independent shops in West Grove's neighbourhood will form part of a vibrant shopping street that runs through Elephant Park.

Here, a quirky coffee shop or florist and places to buy locally baked breads might sit alongside a specialist cycle shop and a perfumery – capturing the very essence of English style. These shops come in addition to a new foodstore, up to nine high-street shops along the Walworth Road and a restaurant on Walworth Square – a brand new civic square that will be at the heart of the local community. The wider development will be served by more than 50 shops, restaurants, cafés and bars, as well as the nearby Elephant & Castle shopping centre, which is set to transform in the coming years.



The beginning of the shopping street

This image is for illustrative purposes only



Lounge / kitchen view and bathroom (inset) of a typical two-bedroom apartment in The Highwood



Lounge / kitchen view and bathroom (inset) of a typical two-bedroom apartment in The Highwood



Lounge / kitchen view and bathroom (inset) of a typical two-bedroom apartment in The Highwood
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SPACE TO UNWIND



Modern and stylish, the homes in The Highwood show a keen appreciation for space, attention to detail, texture and high-quality finishing – as you'd expect from a Lendlease home.



VICTORIAN COLOUR PALETTE

A sensitive re-interpretation of the dark wood panelling, ornate joinery and intricate patterns that characterised Victorian interior design, this beautifully sophisticated colour palette features rich, dark tones of clay and amber across timber floors and kitchen cabinets, alongside bathroom and hallway tile patterns inspired by the geometric arrangements found in authentic interiors of this period.



CONTEMPORARY COLOUR PALETTE

With its clean lines and harmonious tones of white, nougat and dove grey, the Contemporary colour palette creates a calming, airy living environment, where undercurrents of minimalist design are softened by the warmth of natural materials. Expansive white walls and light, reflective surfaces enhance the natural daylight that streams into the rooms, bathing each one in a soft glow.



ART DECO COLOUR PALETTE

Taking its cues from the distinctive lines and geometric patterns of the Art Deco era, this striking colour palette is marked by strong contrasts, expressed in angular forms, zigzagged patterns and black-and-white tiling, kitchen cabinets and worktops. Subtle touches – such as varying reflectivity on the slim bathroom tiles – evoke a sense of place and heritage, as well as refinement and elegance.

THE HIGHWOOD SPECIFICATIONS



INTERIOR FINISHES

Three interior palette options each influenced by a distinct architectural style

Engineered timber flooring to hallway, kitchen and living room (tiled entrance threshold detail available as a customer upgrade*)

Carpet to bedrooms (timber flooring available as a customer upgrade*)

White painted plasterboard ceilings, walls, skirtings and architraves

White painted internal apartment doors

Contemporary high quality ironmongery

Utility cupboards housing washer/dryer, MVHR, data, and heat exchange system

Coat cupboard

Built-in wardrobe to master bedrooms (and second bedroom in three-bed homes)

Double glazed windows with sliding or casement doors to balconies and terraces

100% FSC Certified Timber used throughout

Non-toxic materials used for interior finishes

**Note: customers wishing to upgrade will be contacted at the appropriate time subsequent to the launch events.*

KITCHENS

Bespoke contemporary kitchen with soft close doors

Composite stone worktop

Under-counter stainless steel sink with chrome mixer tap

Bespoke kitchen splash back to suit each palette's style

Energy-efficient ceiling down lighters and under-cabinet lights

All appliances energy efficient (A or B rated) Bosch (or similar)

Integrated stainless steel fronted electric oven

Integrated stainless steel microwave oven

Integrated induction hob and ventilation hood

Integrated full-height fridge/freezer

Integrated multi-function dishwasher

Space saving recycling bin

BATHROOMS / EN-SUITES

White contemporary sanitaryware as indicated on plan

White bath with shower over bath and glass shower screen

White shower tray with glass screen to en-suite (where indicated on plans)

Chrome thermostatic bath/shower mixer with shower head

White semi-inset basin with chrome monoblock mixer tap

Composite stone vanity top

White dual flush WC with concealed cistern and soft close seat

Floor and wall tiling designed to each palette's style

Panelised vanity unit

Storage cabinet with mirrored door, integrated shaver socket and under-cabinet lighting

Heated chrome towel rail

Entry level cloakroom/WC to duplex apartments only

BALCONIES / TERRACES

Well-proportioned balconies and terraces with glass or metal railing balustrades

Timber effect decking, tiled or paved finish to terrace or balconies

HEATING

Centralised Combined Heat and Power (CHP) system providing individually metered heat and hot water to each home

Underfloor heating to living room and bedroom(s)

Individual thermostatic temperature controls to living room and bedroom(s)

BUILDING FABRIC

Reinforced concrete frame and slabs on pile and raft foundations

The Highwood utilises a panelised façade composed of high performance window systems and anodised aluminium

Soundproofing of walls and floors separating homes to outperform current building regulations

ELECTRICAL FITTINGS

Energy-efficient (LED) recessed ceiling downlighters throughout

Television points and data sockets to living room and master bedroom (Sky+ to living room)

Condensing washer/dryer unit in utility cupboard

Contemporary white switch plates and sockets

Filtered fresh air mechanical ventilation with heat recovery to each home

Task lighting to underside of kitchen wall units and bathroom cabinets

Shaver socket integrated in bathroom cabinets

Socket provision for home office location in one room

Super-fast broadband

MANAGEMENT AND SECURITY

Development designed in liaison with police to ensure security (achieving Secure by Design accreditation)

24-hour concierge service based in the West Grove Club

Secure electronic access control to buildings

CCTV system in public realm and building entrances

Multi-locking system to front door

Video door entry system

Interconnected mains supply smoke/heat detection system with battery back-up

Sprinkler system to each home

10-year NHBC warranty

COMMUNAL AREAS

The West Grove Club main lobby with feature finishes located in Highwood Gardens*

Multi-functional bookable residents' rooms at courtyard level in both Highwood Gardens and Orchard Gardens

Residents' gym facility at courtyard level located in Highwood Gardens*

Passenger lift and stairs serving all floors within each building

Carpeted floors and painted walls to upper level communal corridors

Communal ground floor refuse / recycling store

Parcel storage room in the main concierge*

Postboxes will be located within the West Grove Club lobby, located at the main entrance to The Highwood

EXTERNAL COMMUNAL AREAS

Landscaped public areas around the development

Communal courtyard gardens for all residents

Garden terraces to both residents' rooms located in Highwood Gardens and Orchard Gardens

External exercise terrace to the gym located in Highwood Gardens*

Grow gardens located in courtyards in both Highwood Gardens and Orchard Gardens

TRANSPORT

One unallocated cycle storage space available for every home in lockable communal stores (two cycle spaces for three-bed homes)

Limited number of car parking and motorcycle parking spaces available to purchase with selected homes

Electric vehicle charging points to some car parking spaces

3 years' free car club membership to first occupant of every home

3 years' free bike health checks at monthly 'bike doctor' sessions (by appointment)

**Note: all facilities located in Highwood Gardens will only be available from the completion of construction of that phase, which may be approximately 12 months (subject to construction programme) from the completion of Orchard Gardens.*

Specification details are correct at time of production but are for guidance only and remain subject to change. Exact fittings and finishes are subject to availability at the time of installation. Images of the interior styles of The Highwood are computer generated.

THE HIGHWOOD

PREMIUM SPECIFICATIONS



INTERIOR FINISHES

Three interior palette options each influenced by a distinct architectural style

Engineered timber flooring throughout (tiled entrance threshold detail available as a customer upgrade*)

White painted plasterboard ceilings, walls, skirtings and architraves

White painted internal apartment doors

Contemporary high quality ironmongery

Utility cupboards housing washer/dryer, MVHR, data, and heat exchange system

Coat cupboard

Walk-in wardrobe to master bedrooms

Double glazed windows with sliding or casement doors to balconies and terraces

100% FSC Certified Timber used throughout

Non-toxic materials used for interior finishes

**Note: customers wishing to upgrade will be contacted at the appropriate time subsequent to the launch events.*

KITCHENS

Island unit (refer to floor plan)

Wine cooler

Bespoke contemporary kitchen with soft close doors

Composite stone worktop

Under-counter stainless steel sink with chrome mixer tap

Bespoke kitchen splash back to suit each palette's style

Energy-efficient ceiling down lighters and under-cabinet lights

All appliances energy efficient (A or B rated) Siemens (or similar)

Integrated stainless steel fronted electric oven

Integrated stainless steel microwave oven

Integrated induction hob and ventilation hood

Integrated full-height fridge/freezer

Integrated multi-function dishwasher

Space saving recycling bin

BATHROOMS / EN-SUITES

White contemporary sanitaryware as indicated on plan

White bath with shower over bath and glass shower screen

White shower tray with glass screen to en-suite (where indicated on plans)

Chrome thermostatic bath/shower mixer with shower head

White semi-inset basin with chrome monoblock mixer tap

Composite stone vanity top

White dual flush WC with concealed cistern and soft close seat

Floor and full-height wall tiling designed to each palette's style

Panelised vanity unit

Storage cabinet with mirrored door, integrated shaver socket and under-cabinet lighting

Bathroom / En-suite mirror demisters

Heated chrome towel rail

Entry level cloakroom/WC to duplex apartments only

BALCONIES / TERRACES

Well-proportioned balconies and terraces with glass or metal railing balustrades

Timber effect decking, tiled or paved finish to terrace or balconies

HEATING

Centralised Combined Heat and Power (CHP) system providing individually metered heat and hot water to each home

Underfloor heating to living room and bedroom(s)

Individual thermostatic temperature controls to living room and bedroom(s)

BUILDING FABRIC

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The Highwood utilises a panelised façade composed of high performance window systems and anodised aluminium

Soundproofing of walls and floors separating homes to outperform current building regulations

ELECTRICAL FITTINGS

Energy-efficient (LED) recessed ceiling downlighters throughout

Television points and data sockets to living room and master bedroom (Sky+ to living room)

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Socket provision for home office location in one room

Super-fast broadband

MANAGEMENT AND SECURITY

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Secure electronic access control to buildings

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Residents' gym facility at courtyard level located in Highwood Gardens*

Passenger lift and stairs serving all floors within each building

Carpeted floors and painted walls to upper level communal corridors

Communal ground floor refuse / recycling store

Parcel storage room in the main concierge*

Postboxes will be located within the West Grove Club lobby, located at the main entrance to The Highwood

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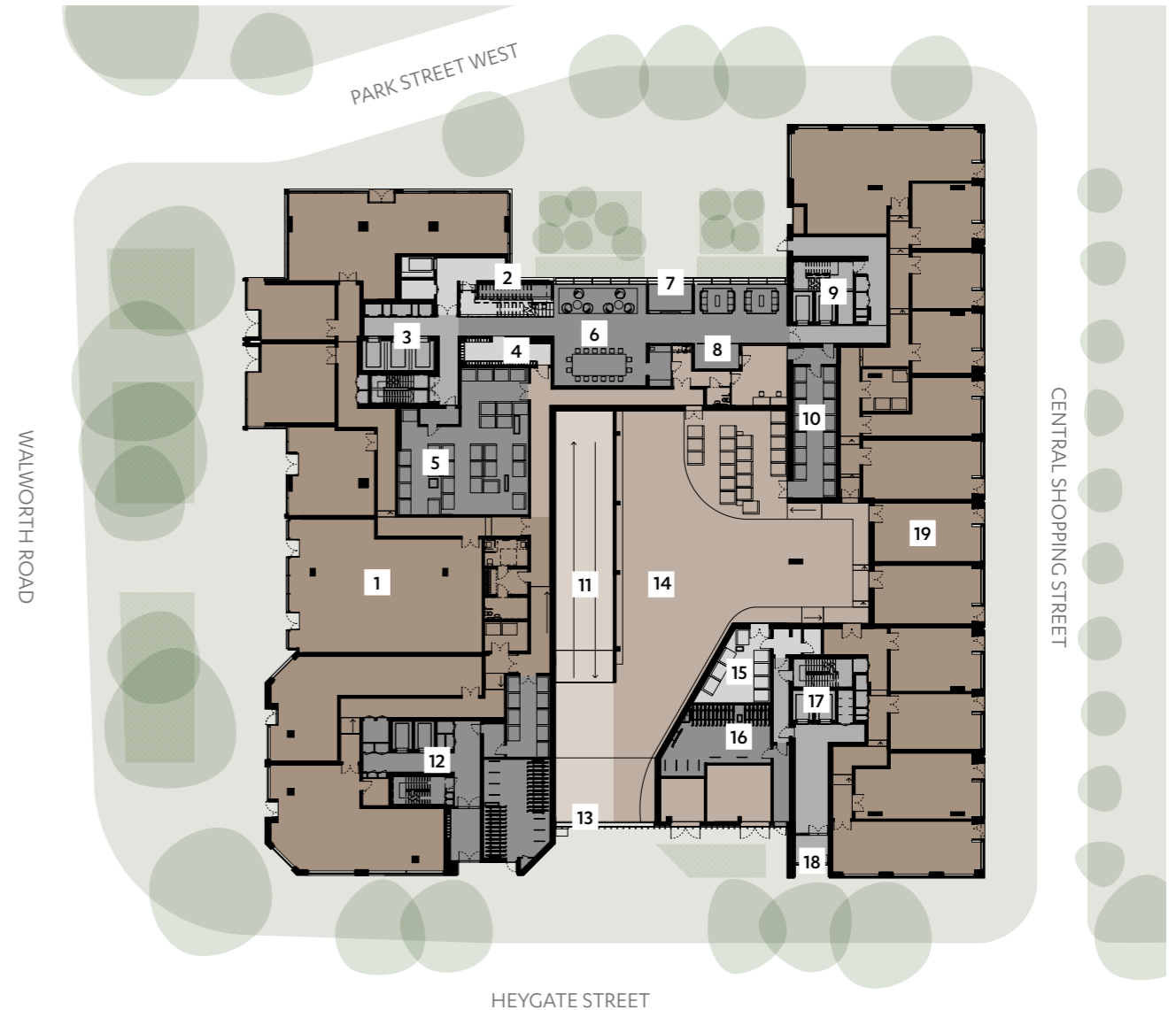
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HIGHWOOD GARDENS – GROUND FLOOR

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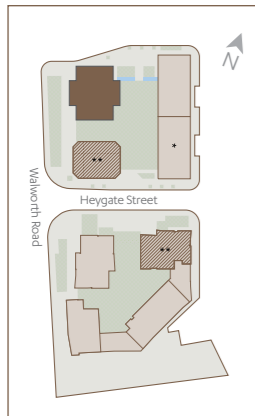
KEY

- | | |
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| <ul style="list-style-type: none"> 1 Walworth Road Retail 2 The Highwood and Highwood Garden Terrace North Cycle Storage Entry 3 The Highwood Lift lobby 4 The Highwood and Highwood Garden Terrace North Post Room 5 The Highwood Refuse & Recycling Area 6 West Grove Club Lobby 7 Entrance to The Highwood and Highwood Garden Terrace North 8 Concierge 9 Highwood Garden Terrace North Lift Lobby | <ul style="list-style-type: none"> 10 Highwood Garden Terrace North Refuse & Recycling Area 11 Residential Basement Car Park Ramp 12 Highwood Court Entrance, Cycles and Lift 13 Car Park and Service Entry 14 Vehicle Service Area 15 Highwood Garden Terrace South Refuse & Recycling Area 16 Highwood Garden Terrace South Cycle Storage 17 Highwood Garden Terrace South Entrance Lift Lobby and Post Room 18 Highwood Garden Terrace South Entrance 19 Central Shopping Street Retail |
|---|--|

RESIDENTS' ROOM



Located on the first floor of The Highwood



KEY

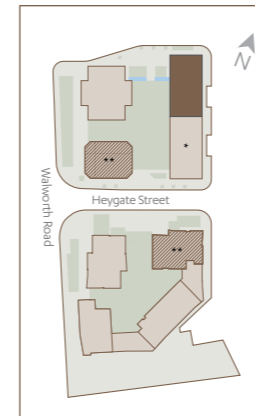
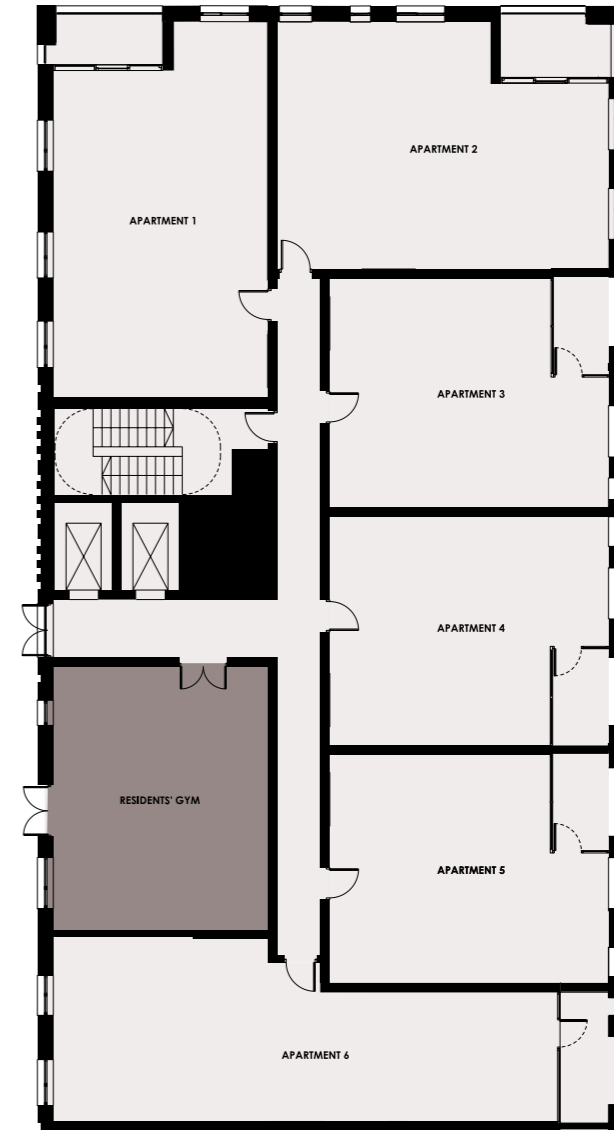
- | | | | |
|--|---------------------|--|-------------------------------|
| | The Highwood | | Fitted Wardrobe |
| | Suite | | Washer Dryer |
| | One Bedroom | | Heating & Electrical Controls |
| | Two Bedroom | | Coat Cupboard |
| | Three Bedroom | | Part-Affordable Housing |
| | Residents' Room | | Affordable Housing |
| | Dimension Indicator | | |

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RESIDENTS' GYM



Located on the first floor of Highwood Garden Terrace

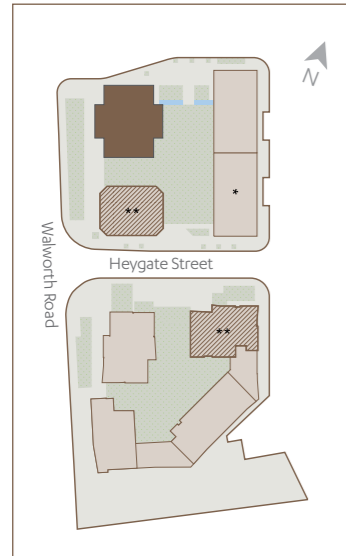


KEY

- | | | | |
|--|---------------------------------|--|-------------------------------|
| | Highwood Garden Terrace (North) | | Dimension Indicator |
| | Suite | | Fitted Wardrobe |
| | One Bedroom | | Washer Dryer |
| | Two Bedroom | | Heating & Electrical Controls |
| | Three Bedroom | | Coat Cupboard |
| | Residents' Gym | | Part-Affordable Housing |
| | | | Affordable Housing |

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H02C | FLOOR 01



KEY

- The Highwood
- Suite
- One Bedroom
- Two Bedroom
- Three Bedroom
- Residents' Room
- Dimension Indicator
- Fitted Wardrobe
- Washer Dryer
- Heating & Electrical Controls
- Coat Cupboard
- Part-Affordable Housing
- Affordable Housing

| APARTMENT 1 | | |
|---------------------------|--------------------|--------------------|
| INTERNAL AREA | 78.7m ² | 847ft ² |
| EXTERNAL AREA | 5.8m ² | 62ft ² |
| Living / Kitchen / Dining | 4.5m x 6.5m | 14.9' x 21.4' |
| Master Bedroom | 3.0m x 5.7m | 9.10' x 18.8' |
| Bedroom 2 | 2.7m x 4.4m | 8.10' x 14.5' |
| Balcony | 3.6m x 1.6m | 11.10' x 5.3' |

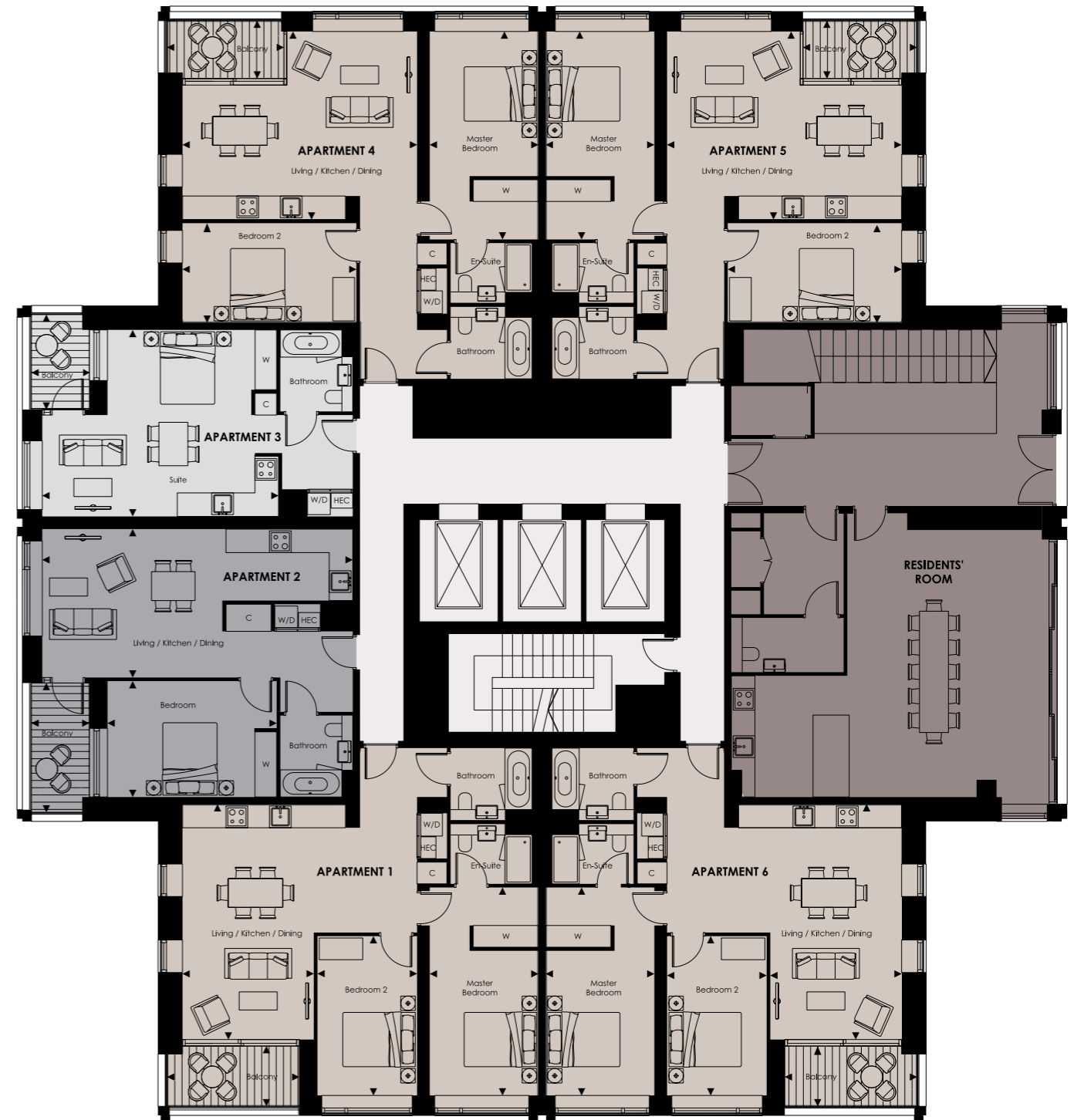
| APARTMENT 2 | | |
|---------------------------|--------------------|--------------------|
| INTERNAL AREA | 57.5m ² | 619ft ² |
| EXTERNAL AREA | 5.6m ² | 60ft ² |
| Living / Kitchen / Dining | 4.1m x 8.5m | 13.5' x 27.11' |
| Bedroom | 3.2m x 4.6m | 10.6' x 15.1' |
| Balcony | 3.5m x 1.6m | 11.6' x 5.3' |

| APARTMENT 3 | | |
|---------------|--------------------|--------------------|
| INTERNAL AREA | 39.9m ² | 429ft ² |
| EXTERNAL AREA | 4.1m ² | 44ft ² |
| Suite | 5.1m x 6.5m | 16.9' x 21.4' |
| Balcony | 2.6m x 1.6m | 8.6' x 5.3' |

| APARTMENT 4 | | |
|---------------------------|--------------------|--------------------|
| INTERNAL AREA | 80.1m ² | 862ft ² |
| EXTERNAL AREA | 5.1m ² | 55ft ² |
| Living / Kitchen / Dining | 6.4m x 5.2m | 20.12' x 17.1' |
| Master Bedroom | 3.0m x 5.7m | 9.10' x 18.8' |
| Bedroom 2 | 2.7m x 4.8m | 8.10' x 15.9' |
| Balcony | 3.1m x 1.6m | 10.2' x 5.3' |

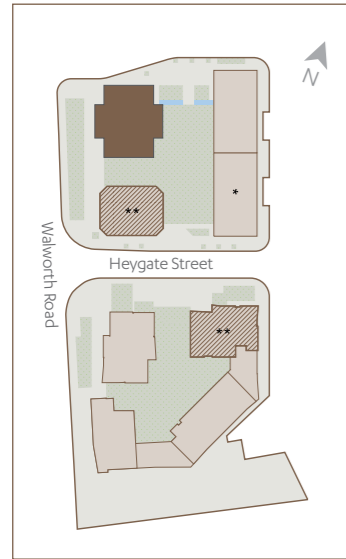
| APARTMENT 5 | | |
|---------------------------|--------------------|--------------------|
| INTERNAL AREA | 80.1m ² | 862ft ² |
| EXTERNAL AREA | 5.1m ² | 55ft ² |
| Living / Kitchen / Dining | 6.4m x 5.2m | 20.12' x 17.1' |
| Master Bedroom | 3.0m x 5.7m | 9.10' x 18.8' |
| Bedroom 2 | 2.7m x 4.8m | 8.10' x 15.9' |
| Balcony | 3.1m x 1.6m | 10.2' x 5.3' |

| APARTMENT 6 | | |
|---------------------------|--------------------|--------------------|
| INTERNAL AREA | 78.7m ² | 847ft ² |
| EXTERNAL AREA | 5.8m ² | 62ft ² |
| Living / Kitchen / Dining | 4.5m x 6.5m | 14.9' x 21.4' |
| Master Bedroom | 3.0m x 5.7m | 9.10' x 18.8' |
| Bedroom 2 | 2.7m x 4.4m | 8.10' x 14.5' |
| Balcony | 3.6m x 1.6m | 11.10' x 5.3' |



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H02C | FLOOR 02-24



KEY

- The Highwood
- Suite
- One Bedroom
- Two Bedroom
- Three Bedroom
- Dimension Indicator
- Fitted Wardrobe
- Washer Dryer
- Heating & Electrical Controls
- Coat Cupboard
- Part-Affordable Housing
- Affordable Housing

| APARTMENT 2 | | |
|---------------------------|--------------------|--------------------|
| INTERNAL AREA | 57.5m ² | 619ft ² |
| EXTERNAL AREA | 5.6m ² | 60ft ² |
| Living / Kitchen / Dining | 4.1m x 8.5m | 13.5' x 27.11' |
| Bedroom | 3.2m x 4.6m | 10.6' x 15.1' |
| Balcony | 3.5m x 1.6m | 11.6' x 5.3' |

| APARTMENT 3 | | |
|---------------|--------------------|--------------------|
| INTERNAL AREA | 39.9m ² | 429ft ² |
| EXTERNAL AREA | 4.1m ² | 44ft ² |
| Suite | 5.1m x 6.5m | 16.9' x 21.4' |
| Balcony | 2.6m x 1.6m | 8.6' x 5.3' |

| APARTMENT 4 | | |
|---------------------------|--------------------|--------------------|
| INTERNAL AREA | 80.1m ² | 862ft ² |
| EXTERNAL AREA | 5.1m ² | 55ft ² |
| Living / Kitchen / Dining | 6.4m x 5.2m | 20.12' x 17.1' |
| Master Bedroom | 3.0m x 5.7m | 9.10' x 18.8' |
| Bedroom 2 | 2.7m x 4.8m | 8.10' x 15.9' |
| Balcony | 3.1m x 1.6m | 10.2' x 5.3' |

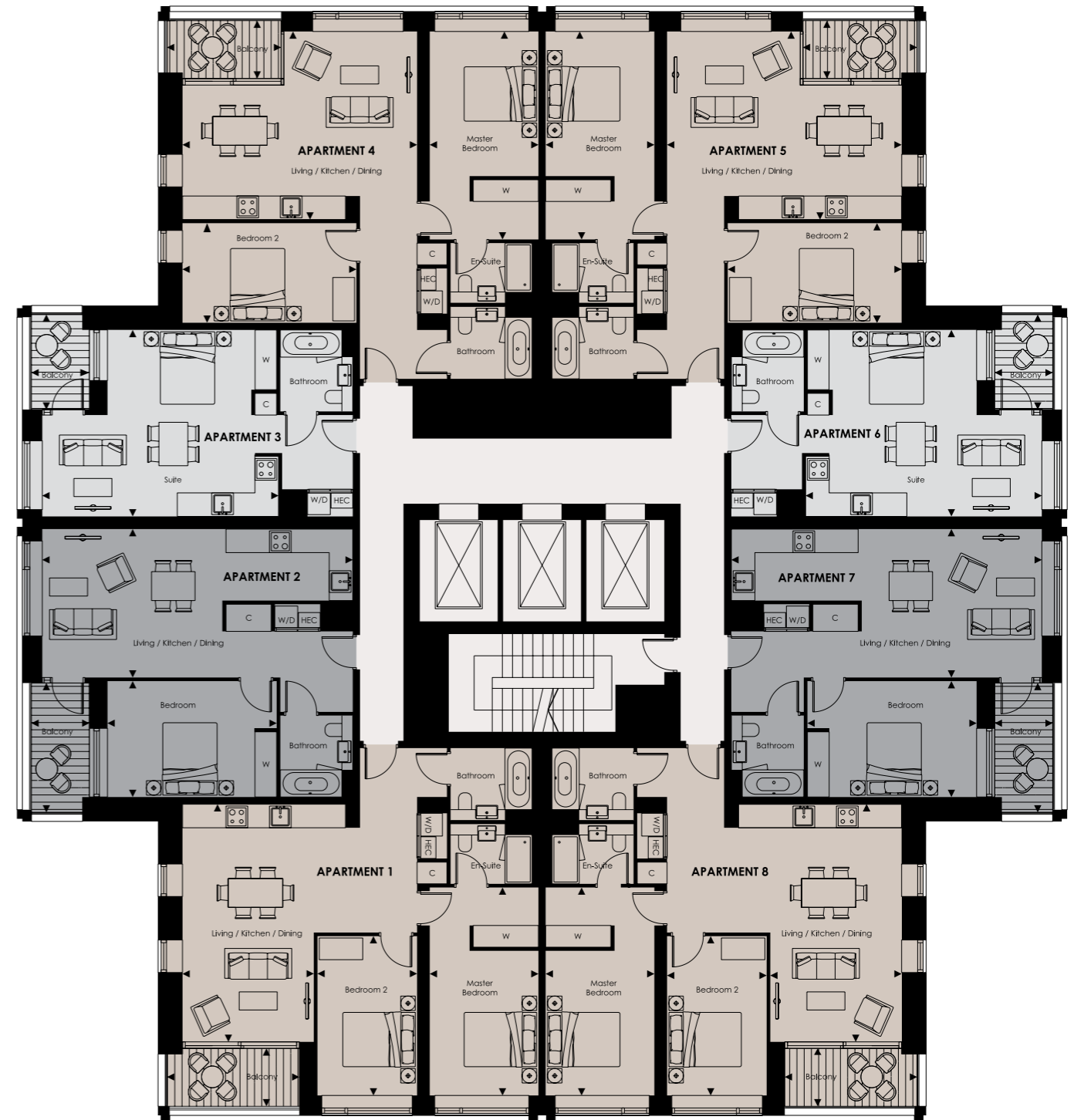
| APARTMENT 5 | | |
|---------------------------|--------------------|--------------------|
| INTERNAL AREA | 80.1m ² | 862ft ² |
| EXTERNAL AREA | 5.1m ² | 55ft ² |
| Living / Kitchen / Dining | 6.4m x 5.2m | 20.12' x 17.1' |
| Master Bedroom | 3.0m x 5.7m | 9.10' x 18.8' |
| Bedroom 2 | 2.7m x 4.8m | 8.10' x 15.9' |
| Balcony | 3.1m x 1.6m | 10.2' x 5.3' |

| APARTMENT 6 | | |
|---------------|--------------------|--------------------|
| INTERNAL AREA | 39.9m ² | 429ft ² |
| EXTERNAL AREA | 4.1m ² | 44ft ² |
| Suite | 5.1m x 6.5m | 16.9' x 21.4' |
| Balcony | 2.6m x 1.6m | 8.6' x 5.3' |

| APARTMENT 7 | | |
|---------------------------|--------------------|--------------------|
| INTERNAL AREA | 57.5m ² | 619ft ² |
| EXTERNAL AREA | 5.6m ² | 60ft ² |
| Living / Kitchen / Dining | 4.1m x 8.5m | 13.5' x 27.11' |
| Bedroom | 3.2m x 4.6m | 10.6' x 15.1' |
| Balcony | 3.5m x 1.6m | 11.6' x 5.3' |

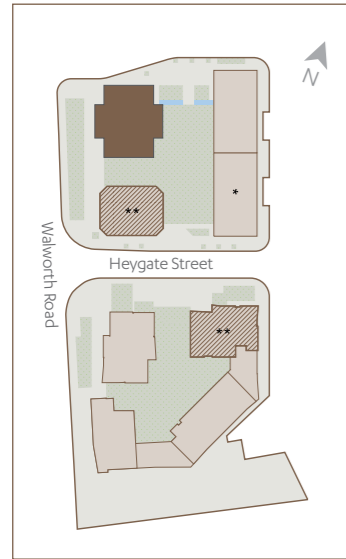
| APARTMENT 8 | | |
|---------------------------|--------------------|--------------------|
| INTERNAL AREA | 78.7m ² | 847ft ² |
| EXTERNAL AREA | 5.8m ² | 62ft ² |
| Living / Kitchen / Dining | 4.5m x 6.5m | 14.9' x 21.4' |
| Master Bedroom | 3.0m x 5.7m | 9.10' x 18.8' |
| Bedroom 2 | 2.7m x 4.4m | 8.10' x 14.5' |
| Balcony | 3.6m x 1.6m | 11.10' x 5.3' |

| APARTMENT 1 | | |
|---------------------------|--------------------|--------------------|
| INTERNAL AREA | 78.7m ² | 847ft ² |
| EXTERNAL AREA | 5.8m ² | 62ft ² |
| Living / Kitchen / Dining | 4.5m x 6.5m | 14.9' x 21.4' |
| Master Bedroom | 3.0m x 5.7m | 9.10' x 18.8' |
| Bedroom 2 | 2.7m x 4.4m | 8.10' x 14.5' |
| Balcony | 3.6m x 1.6m | 11.10' x 5.3' |



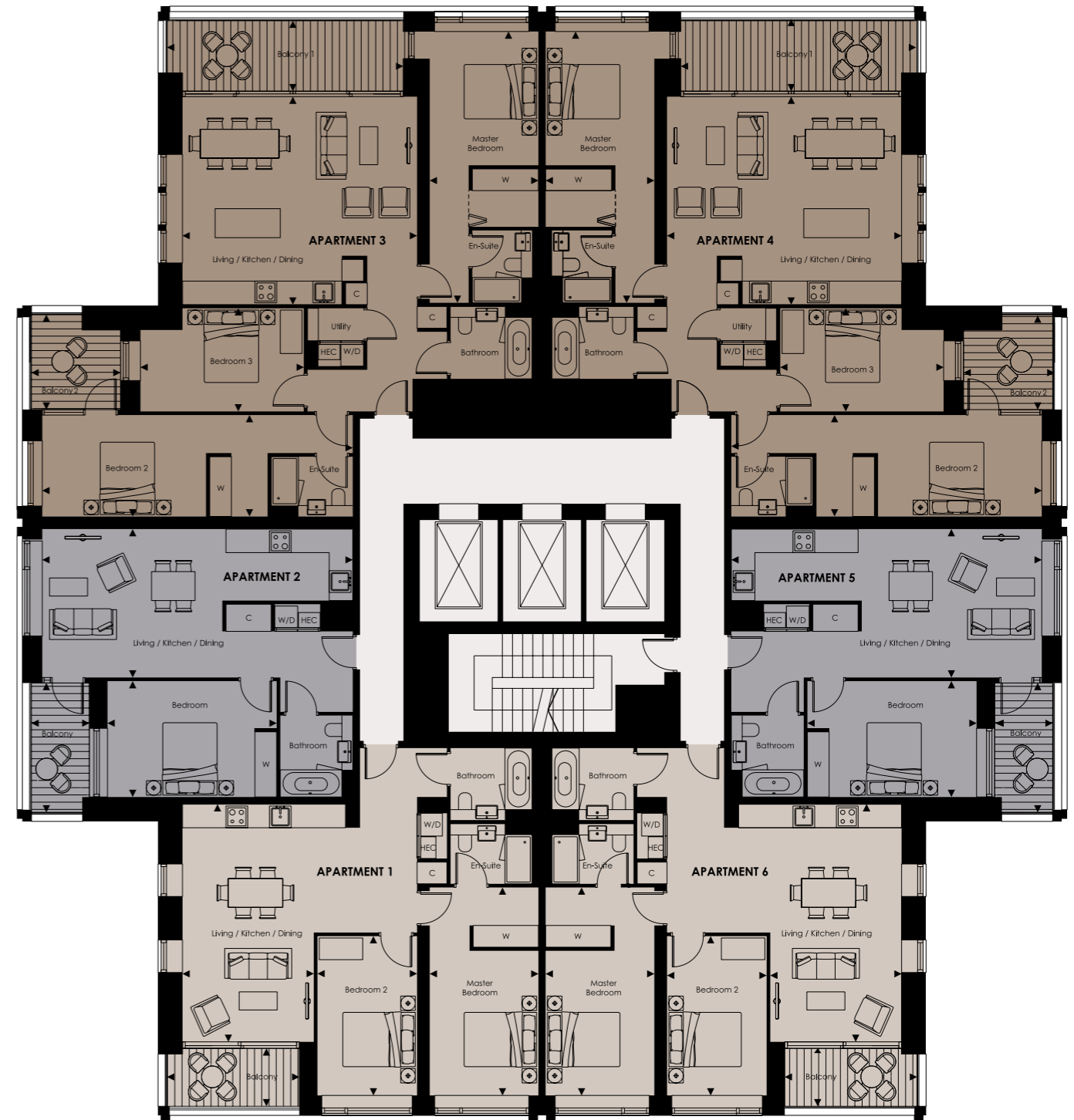
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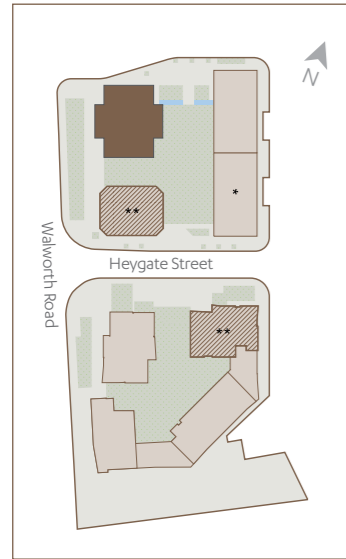
- KEY**
- The Highwood
 - Suite
 - One Bedroom
 - Two Bedroom
 - Three Bedroom
 - Dimension Indicator
 - Fitted Wardrobe
 - Washer Dryer
 - Heating & Electrical Controls
 - Coat Cupboard
 - Part-Affordable Housing
 - Affordable Housing

| APARTMENT 1 | | |
|---------------------------|---------------------|---------------------|
| INTERNAL AREA | 78.7m ² | 847ft ² |
| EXTERNAL AREA | 5.8m ² | 62ft ² |
| Living / Kitchen / Dining | 4.5m x 6.5m | 14.9' x 21.4' |
| Master Bedroom | 3.0m x 5.7m | 9.10' x 18.8' |
| Bedroom 2 | 2.7m x 4.4m | 8.10' x 14.5' |
| Balcony | 3.6m x 1.6m | 11.10' x 5.3' |
| APARTMENT 2 | | |
| INTERNAL AREA | 57.5m ² | 619ft ² |
| EXTERNAL AREA | 5.6m ² | 60ft ² |
| Living / Kitchen / Dining | 4.1m x 8.5m | 13.5' x 27.11' |
| Bedroom | 3.2m x 4.6m | 10.6' x 15.1' |
| Balcony | 3.5m x 1.6m | 11.6' x 5.3' |
| APARTMENT 3 | | |
| INTERNAL AREA | 112.5m ² | 1211ft ² |
| EXTERNAL AREA | 18.8m ² | 202ft ² |
| Living / Kitchen / Dining | 6.4m x 5.7m | 20.12' x 18.8' |
| Master Bedroom | 3.0m x 7.5m | 9.10' x 24.7' |
| Bedroom 2 | 2.8m x 8.5m | 9.2' x 27.11' |
| Bedroom 3 | 2.8m x 4.5m | 9.2' x 14.9' |
| Balcony 1 | 6.5m x 1.9m | 21.4' x 6.3' |
| Balcony 2 | 2.4m x 2.6m | 7.10' x 8.6' |
| APARTMENT 4 | | |
| INTERNAL AREA | 112.5m ² | 1211ft ² |
| EXTERNAL AREA | 18.8m ² | 202ft ² |
| Living / Kitchen / Dining | 6.4m x 5.7m | 20.12' x 18.8' |
| Master Bedroom | 3.0m x 7.5m | 9.10' x 24.7' |
| Bedroom 2 | 2.8m x 8.5m | 9.2' x 27.11' |
| Bedroom 3 | 2.8m x 4.5m | 9.2' x 14.9' |
| Balcony 1 | 6.5m x 1.9m | 21.4' x 6.3' |
| Balcony 2 | 2.4m x 2.6m | 7.10' x 8.6' |
| APARTMENT 5 | | |
| INTERNAL AREA | 57.5m ² | 619ft ² |
| EXTERNAL AREA | 5.6m ² | 60ft ² |
| Living / Kitchen / Dining | 4.1m x 8.5m | 13.5' x 27.11' |
| Bedroom | 3.2m x 4.6m | 10.6' x 15.1' |
| Balcony | 3.5m x 1.6m | 11.6' x 5.3' |
| APARTMENT 6 | | |
| INTERNAL AREA | 78.7m ² | 847ft ² |
| EXTERNAL AREA | 5.8m ² | 62ft ² |
| Living / Kitchen / Dining | 4.5m x 6.5m | 14.9' x 21.4' |
| Master Bedroom | 3.0m x 5.7m | 9.10' x 18.8' |
| Bedroom 2 | 2.7m x 4.4m | 8.10' x 14.5' |
| Balcony | 3.6m x 1.6m | 11.10' x 5.3' |



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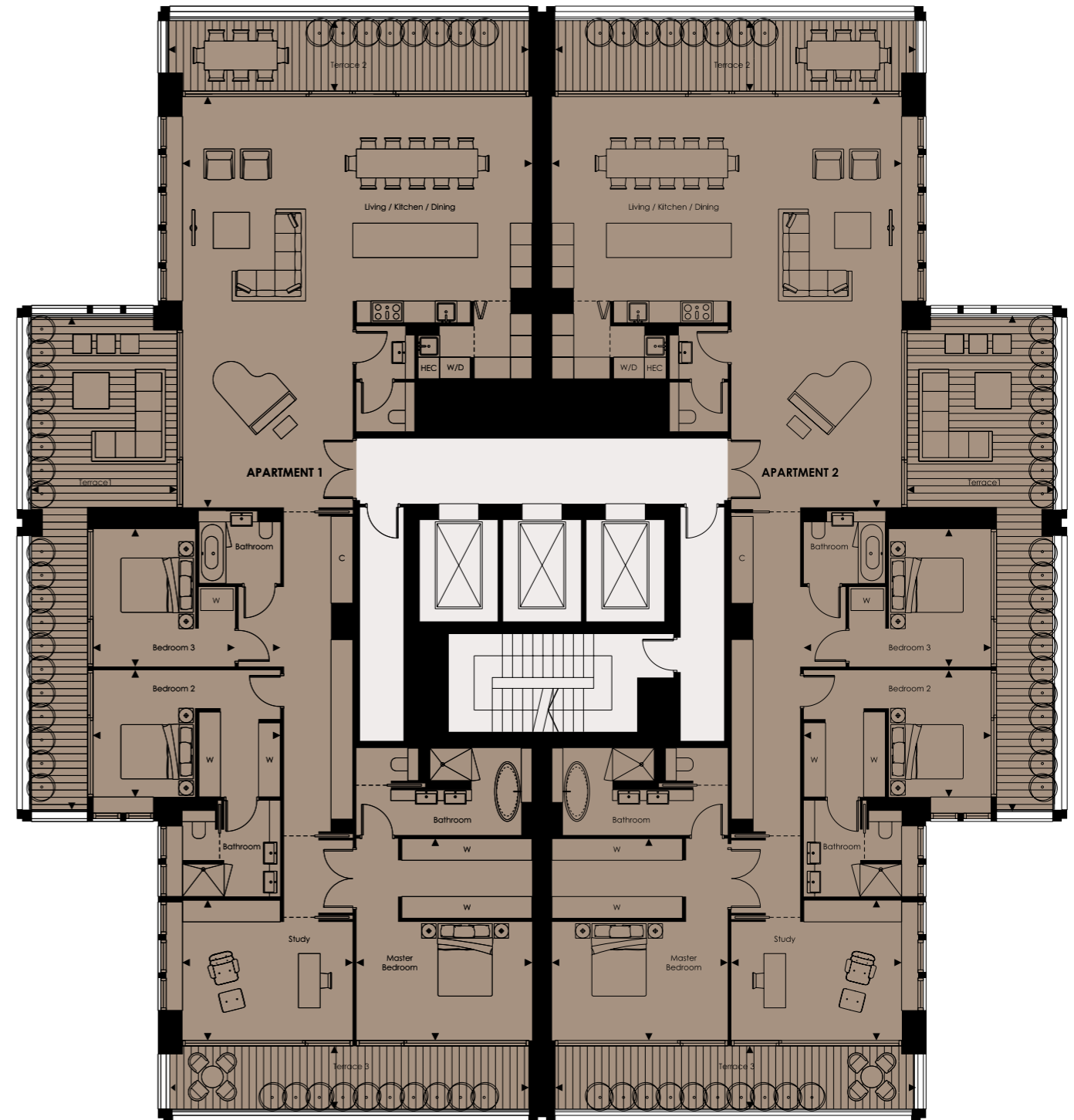


KEY

- The Highwood
- Suite
- One Bedroom
- Two Bedroom
- Three Bedroom
- Dimension Indicator
- W Fitted Wardrobe
- W/D Washer Dryer
- HEC Heating & Electrical Controls
- C Coat Cupboard
- * Part-Affordable Housing
- ** Affordable Housing

| APARTMENT 1 | | |
|---------------------------|--------------------|----------------------|
| INTERNAL AREA | 222m ² | 2,390ft ² |
| EXTERNAL AREA | 63.9m ² | 688ft ² |
| Living / Kitchen / Dining | 9.6m x 11.3m | 31.6' x 37.1' |
| Studio | 4.7m x 3.8m | 15.5' x 12.6' |
| Master Bedroom | 4.8m x 5.5m | 15.9' x 18.1' |
| Bedroom 2 | 3.5m x 5.1m | 11.6' x 16.9' |
| Bedroom 3 | 3.8m x 3.9m | 12.6' x 12.10' |
| Terrace 1 | 4.0m x 13.6m | 13.1' x 44.7' |
| Terrace 2 | 9.9m x 1.9m | 32.6' x 6.3' |
| Terrace 3 | 9.9m x 1.7m | 32.6' x 5.7' |

| APARTMENT 2 | | |
|---------------------------|--------------------|----------------------|
| INTERNAL AREA | 222m ² | 2,390ft ² |
| EXTERNAL AREA | 63.9m ² | 688ft ² |
| Living / Kitchen / Dining | 9.6m x 11.3m | 31.6' x 37.1' |
| Studio | 4.7m x 3.8m | 15.5' x 12.6' |
| Master Bedroom | 4.8m x 5.5m | 15.9' x 18.1' |
| Bedroom 2 | 3.5m x 5.1m | 11.6' x 16.9' |
| Bedroom 3 | 3.8m x 3.9m | 12.6' x 12.10' |
| Terrace 1 | 4.0m x 13.6m | 13.1' x 44.7' |
| Terrace 2 | 9.9m x 1.9m | 32.6' x 6.3' |
| Terrace 3 | 9.9m x 1.7m | 32.6' x 5.7' |



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FIND OUT MORE

Whether you're looking for a new home to live in, invest in, or both and for more information about **Elephant Park**, please contact **Lendlease**:

P 020 3675 9955

E welcomehome@lendlease.com

W www.elephantpark.co.uk

T [@ElephantParkLDN](https://twitter.com/ElephantParkLDN)



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