

# In just 4 minutes you could be home at London's newest hotspot



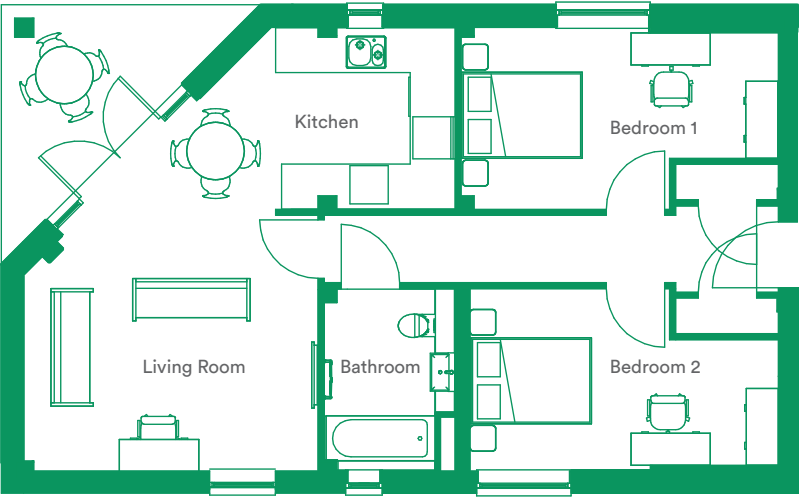
Maple Court is a private collection of two bedroom apartments, located in one of South East London's most exciting regeneration projects.



The development offers all the convenience of modern living, with two generous sized bedrooms, open-plan kitchen/living, a lift servicing all floors, and private balconies or gardens.

Built to Code 4 Sustainable Homes standard, providing environmentally friendly and efficient homes.

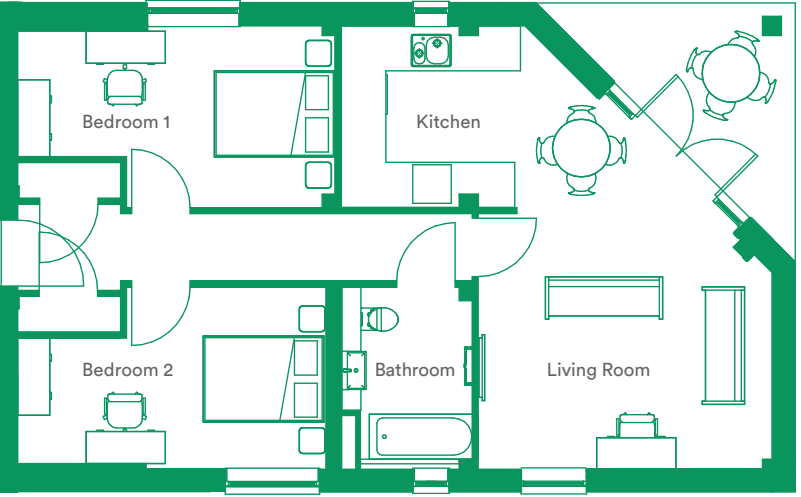
## Floor Plans



Apartment 1, 3, 5, 7, 9  
(3 + 7 are mirrored versions)

Total Area:	790ft <sup>2</sup>	73.4m <sup>2</sup>
Kitchen	9ft 3 x 8ft 7	2.8m x 2.6m
Living Room	18ft 2 x 15ft 1	5.5m x 4.6m
Bedroom 1	15ft 6 x 9ft 5	4.7m x 2.9m
Bedroom 2	16ft 2 x 9ft 3	4.9m x 2.8m
Bathroom	9ft 2 x 6ft 7	2.8m x 2.0m

## Floor Plans



Apartment 2, 4, 6, 8  
(4 + 8 are mirrored versions)

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## Specification

### Kitchen

- Contemporary white gloss units with soft close mechanism
- Composite stone work surface with matching upstand
- White glass splashback behind hob
- Undermounted 1 ½ bowl sink with chrome mixer tap
- Recessed ceiling downlighters
- Integrated oven, extractor hood, fridge/freezer, dishwasher, washer/dryer
- Gas hob
- Porcelain floor tiles



### Heating

- Double glazed windows
- Radiator to all rooms

### Flooring

- Tiled bathroom and kitchen
- Quality neutral carpets to bedrooms
- Quality timber flooring to living area and hallway



## Management and security

- 10 year CRL warranty
- Secure by Design and spyhole to apartment entrance doors
- Smoke alarm
- 3 years Enterprise Car Club membership for residents



### Bathroom

- Porcelain wall tiling and co-ordinating floor tiling
- Contemporary sanitaryware with vanity unit
- Bath with thermostatic shower control and glass shower screen
- Heated chrome towel rail
- Vanity shelf and mirror
- Shaver socket

### Electrical & Lighting

- Recessed downlighters to lounge/dining, hallway, kitchen and bathroom
- Low energy pendants to bedrooms
- Zoned wall plug/switch sockets where appropriate
- TV/satellite and telephone points in all bedrooms and living areas
- Home office electrical points in lounge

### Doors

- Flush oak internal doors
- Polished chrome ironmongery

### Communal Areas

- Cycle and bin storage provided
- Letterboxes in communal entrance
- Video phone entry system with fob access to communal entrance door
- Carpets to stairs and corridors
- Lift to all floors



London's newest hotspot  
Elephant & Castle SE17

Selling Agent



For more information contact:  
020 7820 6090  
[acornnewhomes.co.uk](http://acornnewhomes.co.uk)

Developed By



**GUILDMORE**  
guildmore.com

Guildmore Ltd working in partnership with Rushby Ltd

These particulars are provided as a guide to what is being offered and are subject to contract and availability. Whilst showing the general specification and design of the properties we reserve the right and liberty at our discretion to amend or vary. All measurements are approximate and taken at the maximum points and should not be relied upon. Layouts, sizes and specification are not final and may change at the developer's discretion. We advise that any prospective tenants employ their own independent experts to verify the statements herein. Map for reference purposes only. Not to scale. All information and images provided are the property of Acorn and may not be used or replicated in part or full without prior permission from Acorn. Regeneration stats taken from southwark.gov.uk.



# Elephant & Castle, know your neighbours

White Cube Gallery



£3bn

The £3bn regeneration at Elephant & Castle is one of the most creative in London - be a part of London's next hotspot.



Southwark Playhouse

50+

The construction of a brand new town centre including over 50 new shops and restaurants is under way, so whether it's some retail therapy or a bite to eat you're after - it's all on your doorstep!



Borough Market

Imperial War Museum



Burgess Park



The Artworks Elephant

The Shard



Tate Modern



A short stroll

Submerge yourself within Bermondsey and the array of bars and restaurants that surround it. Visit the exhibitions, concerts and events available at the Southbank Centre, or immerse yourself in the culture and art of the Tate Modern - all just moments away.



Bermondsey Square Market

East Street Market



Elephant & Castle mainline (Zone 1)

Blackfriars - 6 mins      St Pancras - 14 mins  
City Thameslink - 9 mins      Kentish Town - 17 mins

Maltby Street Market



Elephant & Castle tube (Zone 1)

London Bridge - 2 mins  
Waterloo - 4 mins  
Bank - 4 mins  
Old Street - 8 mins  
Oxford Circus - 10 mins  
Kings Cross - 13 mins

More London



The Old Vic



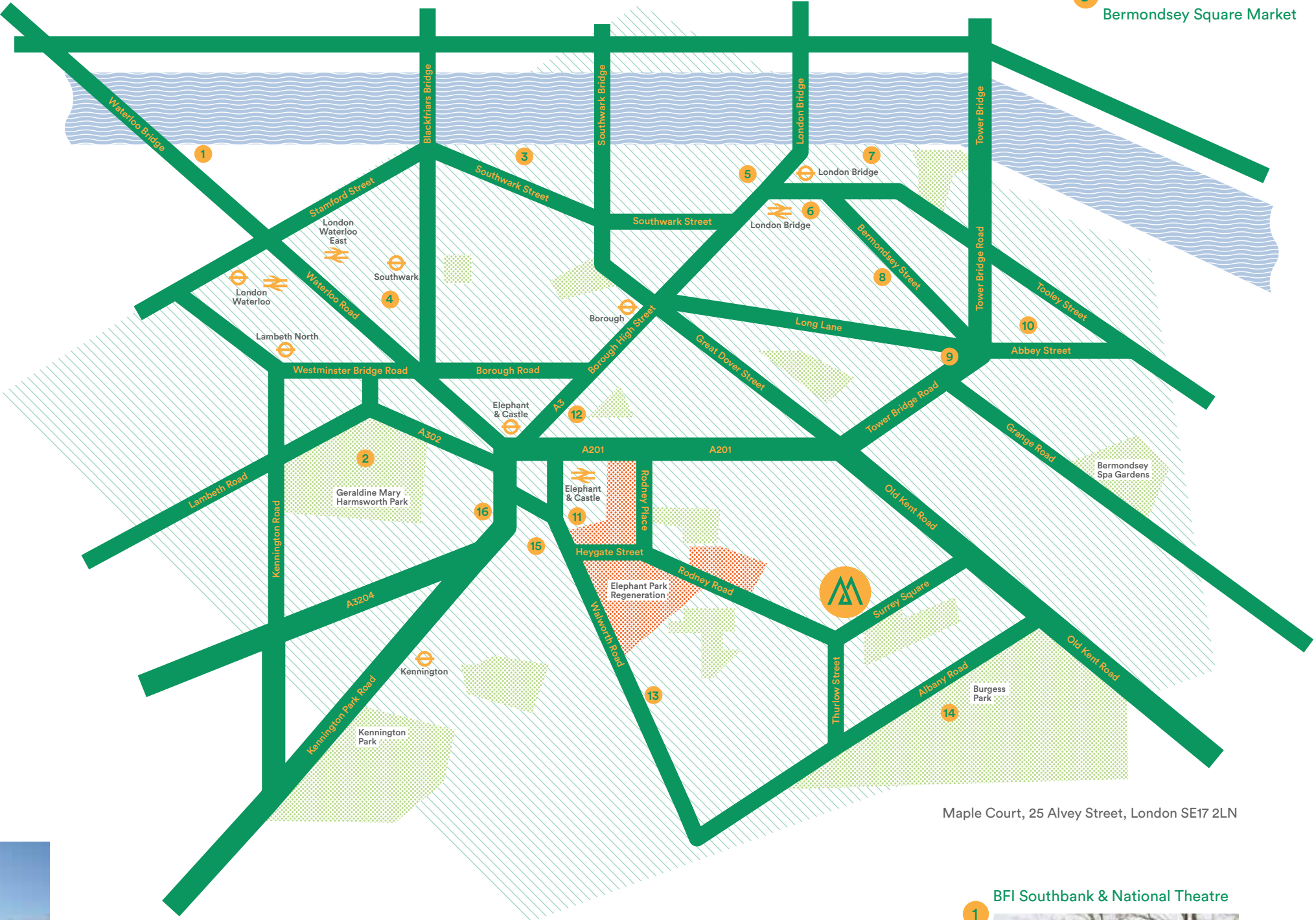
£150m

Over £150m invested in transport improvements will make getting around Elephant & Castle effortless. Roads will be better connected and safer, with larger footpaths and landscaping.

5,000

The regeneration will create many new opportunities for local people. 5,000 new jobs will be created through a combination of site construction openings, and positions in the many new commercial spaces across the area.

The Castle Leisure Centre



Maple Court, 25 Alvey Street, London SE17 2LN

BFI Southbank & National Theatre



Over 3,000

Over 3,000 new homes will create a dynamic and creative new district - be among the first to call this neighbourhood home.



Electric Elephant