

PERFECTLY LOCATED

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 (four 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.

TRAVEL BY TUBE AND TRAIN FROM ELEPHANT & CASTLE

South Gardens is a 5 minute walk from Elephant & Castle station

Borough 1 min

Blackfriars 3 mins

London Bridge 3 mins

◆ Kings College

Waterloo 4 mins

◆ South Bank & Kings College

Bank 5 mins

(The City)

Charing Cross 6 mins

Piccadilly Circus 8 mins

Oxford Circus 10 mins

◆ University of Westminster

Westminster 11 mins

Angel 13 mins

◆ City University

Embankment 13 mins

Liverpool Street 13 mins

Covent Garden 14 mins

Trafalgar Square 14 mins

Warren Street 14 mins

◆ UCL

Canary Wharf 15 mins

King's Cross 15 mins

Holborn 16 mins

◆ LSE

St Pancras 16 mins

Victoria 17 mins

Paddington 18 mins

South Kensington 19 mins

◆ Imperial College London

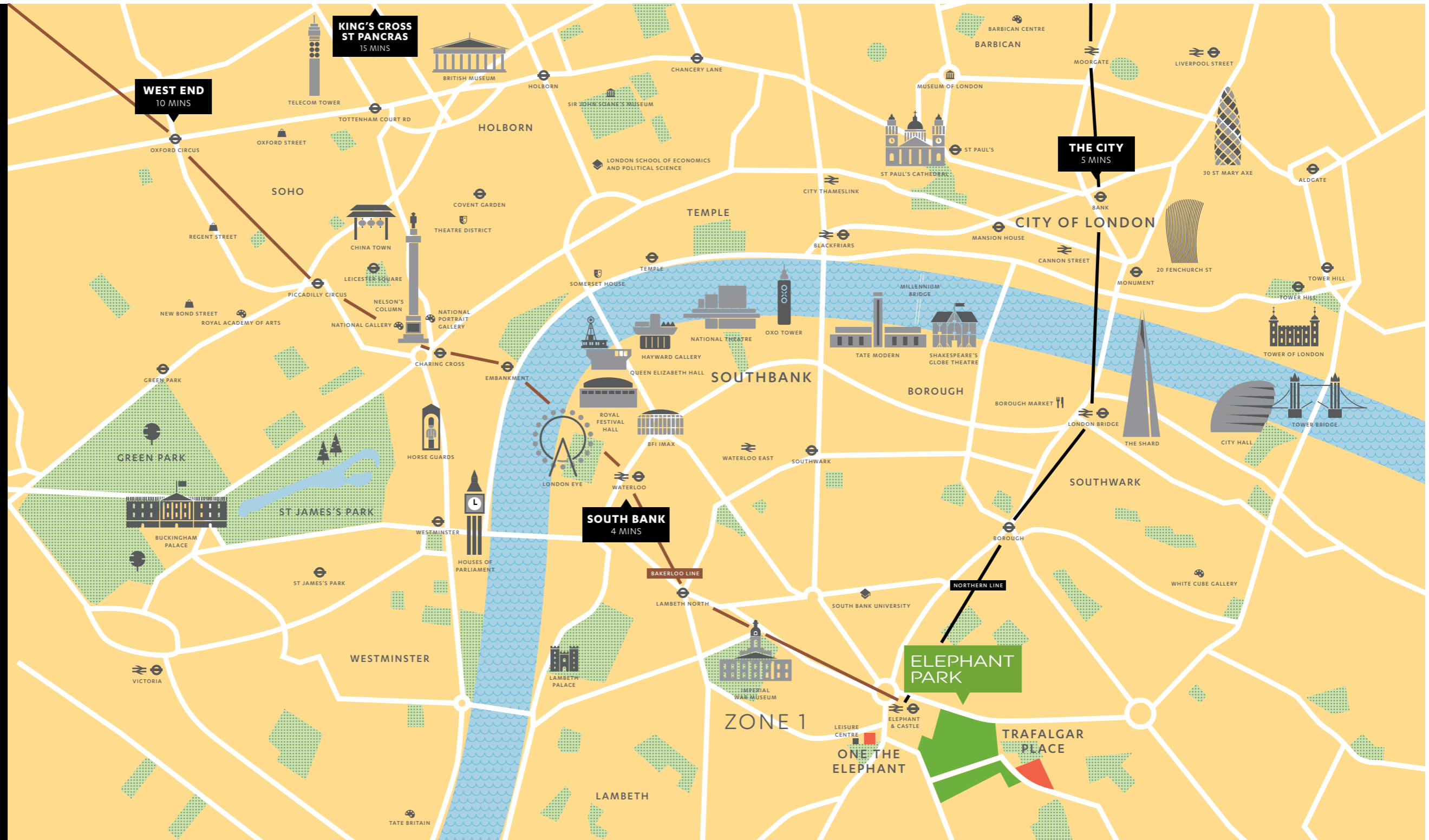
Stratford 22 mins

Queen Elizabeth Olympic Park

Heathrow 42 mins

Gatwick 60 mins

All travel times based on Transport for London website February 2014



NEIGHBOURHOOD PLAN

Every aspect of Elephant Park is designed with your wellbeing in mind. The rich and varied parkland, which will include two pocket parks, delightful play areas and lush foliage, will enable you to experience Central London living at its greenest. A central shopping street, dotted with cafés and places to buy specialties from independent artisans, and a new outdoor market planned for next door to Elephant Park are just some of the places you will be able to enjoy an afternoon of shopping and leisure. Meanwhile, signposted cycle routes and paths will transport you across the parkland at a leisurely pace.

- 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 along the promenade
- 11** Private courtyards
- 12** Walworth Road High Street
- 13** Balancing pond with aquatic planting



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-bed 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. This phase will form an attractive edge to the new Walworth Square, an area that houses the heritage-listed Walworth Town Hall, which will offer a variety of civic uses.

WEST GROVE

West Grove will front onto the new central shopping street, as well as Walworth Square and the listed Town Hall. It will offer approximately 580 homes in a range of different sizes, set within two tall buildings and a series of mansion blocks. The shops, community services and cafés will suit all tastes and needs, providing convenience on your doorstep.

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 as well as leisure facilities. There will be approximately 620 homes – a combination of family-sized duplexes and apartments, set within tall buildings and mansion blocks.

WEST GROVE SQUARE

With approximately 250 new homes located near Elephant & Castle railway station and alongside 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.

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 665 homes and flexible working spaces. Alongside this, expect to find a health club and landmark tower that completes the distinctive skyline.