

BROOK HS

BRIXTON CENTRIC





BROOK H^S

B R I X T O N C E N T R I C

Welcome to the beating heart of SW2.

One of London's most eclectic,
creative and happening postcodes.

Far more than London's new Shoreditch.
Brixton's artistic heritage, outstanding
architecture and world-renowned nightlife
has long made it a destination locale.

Now, with its redevelopment well under way,
Brixton is set to become an even more attractive
postcode. The luxurious Brook House will
help to define its character – bookending the
High Street with its scale, and giving you
easy access to a uniquely exciting lifestyle.

Computer generated images and artists' impressions are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. They are not intended to be an accurate description of any specific property, its location or the surrounding area. We do sometimes need to make changes to designs, finishes and features during the development and appearance may vary on completion. Images showing views are based on the site at the time the image is produced. Please note that landscapes change and a view which is unrestricted now may be restricted in the future. We do not control adjoining or surrounding land. Internal images are for illustrative purposes and may include equipment, items or features which do not reflect the interior or specification. Furniture, soft furnishings, wall coverings etc. are not part of standard specification. Please contact our Marketing Suite for the latest information on specification.



BRIXTON BUZZ

Eat hipster-style in Brixton Village. Shop with ease in H&M, M&S and the giant Tesco and Sainsbury's.

See iconic gigs at Brixton Academy (O2), and downstairs in Brixton Electric. Go out big at the POW, JAMM and Hootananny. Meet friends at the Effra Social and Duke of Edinburgh's gorgeous garden. And spend your days surrounded by the expansive views and greenery of Brockwell Park. Everything's accessible by foot, and just like Brixton's most famous avenue — Electric.

"PEOPLE COME FROM THE MARKETS THAT ARE ALWAYS BUSTLING AND WE MAKE SURE WE TAKE GOOD CARE OF OUR REGULARS. THEY'VE MADE OUR RESTAURANT WHAT IT IS TODAY."

TIM ANDERSON
NANBAN RESTAURANT, BRIXTON



1 Brixton's fashionable community and start-up space 2 Pop Brixton also serves up social and music events

3 Homegrown and locally sourced ingredients to enjoy at Pop Brixton 4 Brixton Market, the first market street to be electrically lit

5 Just one of the many popular local breweries 6 Brixton Village, the capital's must-taste food destination



1 Brixton's arches, a much-loved treasure 2 South London's biggest music venue

3 David Bowie was born in SW2 4 There's a strong sense of community

5 The market's full of interesting nooks and crannies

"A VIBRANT MODERN LIFESTYLE BLENDS WITH BRIXTON'S RICH CULTURE AND ICONIC VENUES."

LOLA ROSE
RITZY REGULAR, BRIXTON

“BRIXTON – KNOWN FOR ITS VIBRANT BUZZ, BUT ALSO RICH OPEN SPACES AND TRANQUIL SETTINGS.”

BETH KAY
BRIXTON RESIDENT



1 Brockwell Park, for sport, BMXing and relaxing 2 Brixton Windmill, b.1816 and open to explore
3 Brockwell Lido, an art-deco gem 4 The Ritzy, flagship Picturehouse with celebrity screenings
5 Brixton's residents, proud of the area's wonderful mix of cultures



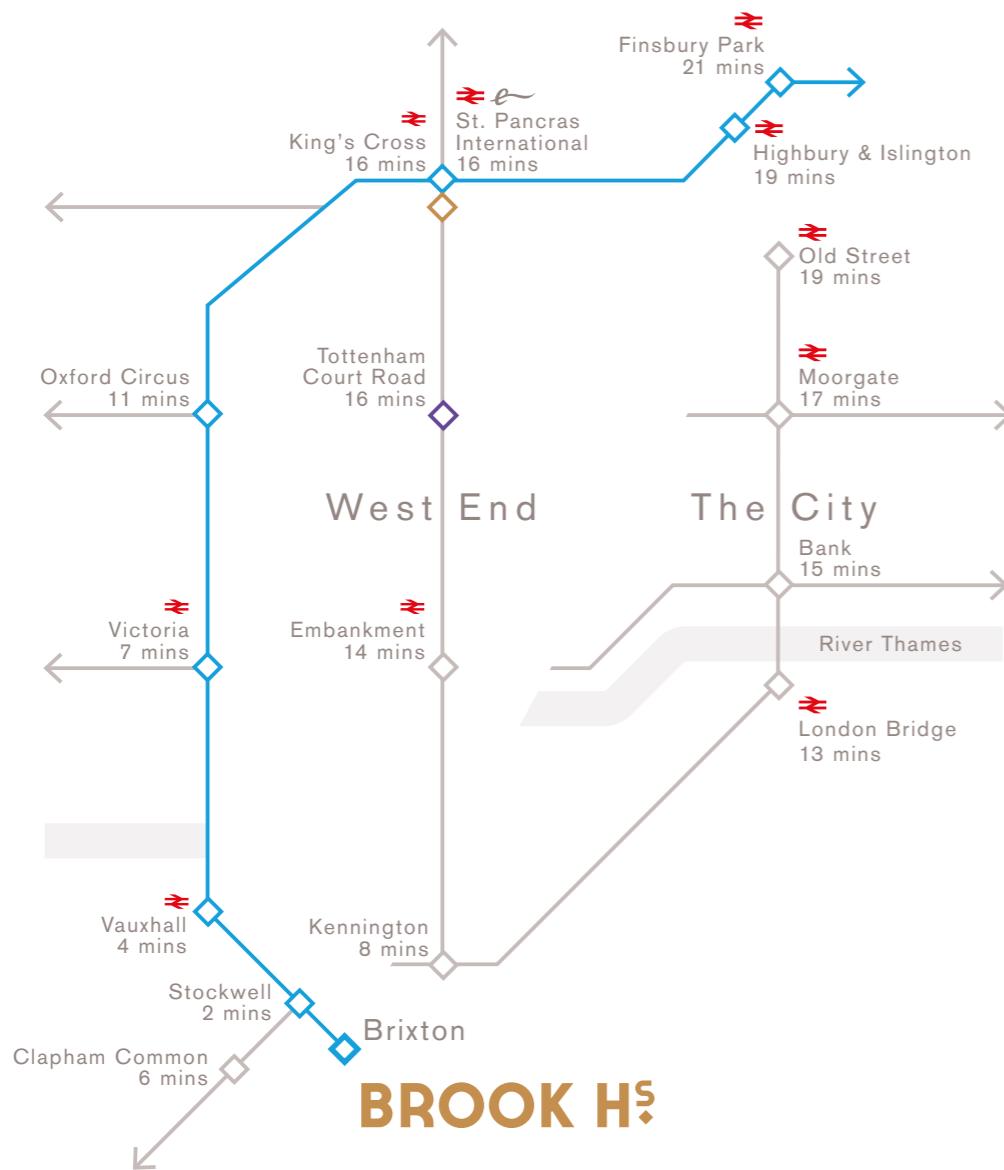
BRIXTON BOUND

Popping into town? End-of-the-line Brixton Underground offers seats and Oxford Street in 11 minutes (change at Stockwell to reach the City in just 23 minutes). Your homeward journey is covered too, with the Victoria line offering a night service with trains every 10 minutes on Friday and Saturday evenings. Alternatively, a taxi can get you home from Islington, the other side of Central London, in under 40 minutes. And bus stops mere yards from the door connect you to virtually the entire capital. Want something different? Take a 5-minute train ride South for the village vibe of leafy Dulwich.

"CENTRAL LONDON AND THE CITY IS A SHORT TUBE JOURNEY AWAY – EFFORTLESS COMMUTING."

SAM NELSON,
BRIXTON RESIDENT

Journey times to and from the property are taken from publicly available sources, are approximate and are subject to change from time to time. (for example if timetables or available transport options change). Information is for guidance only and you should make your own independent enquiries as appropriate. Sources: tfl.gov.uk October 2017.

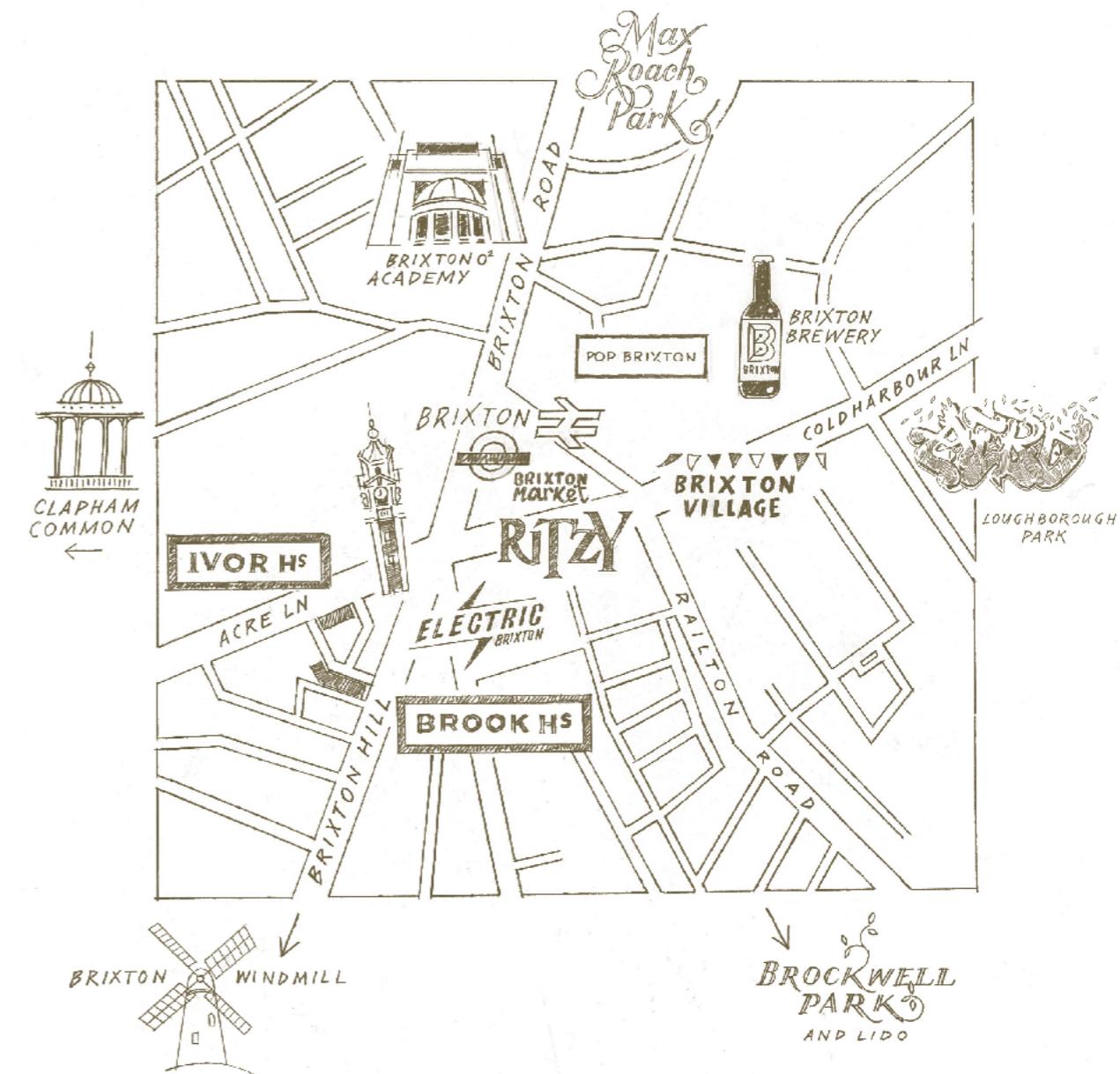


Victoria Line Underground Connections

Elizabeth Line Connections

Other Underground Connections

All journey times and distances are approximate and subject to change from time to time. Sources: tfl.gov.uk October 2017.



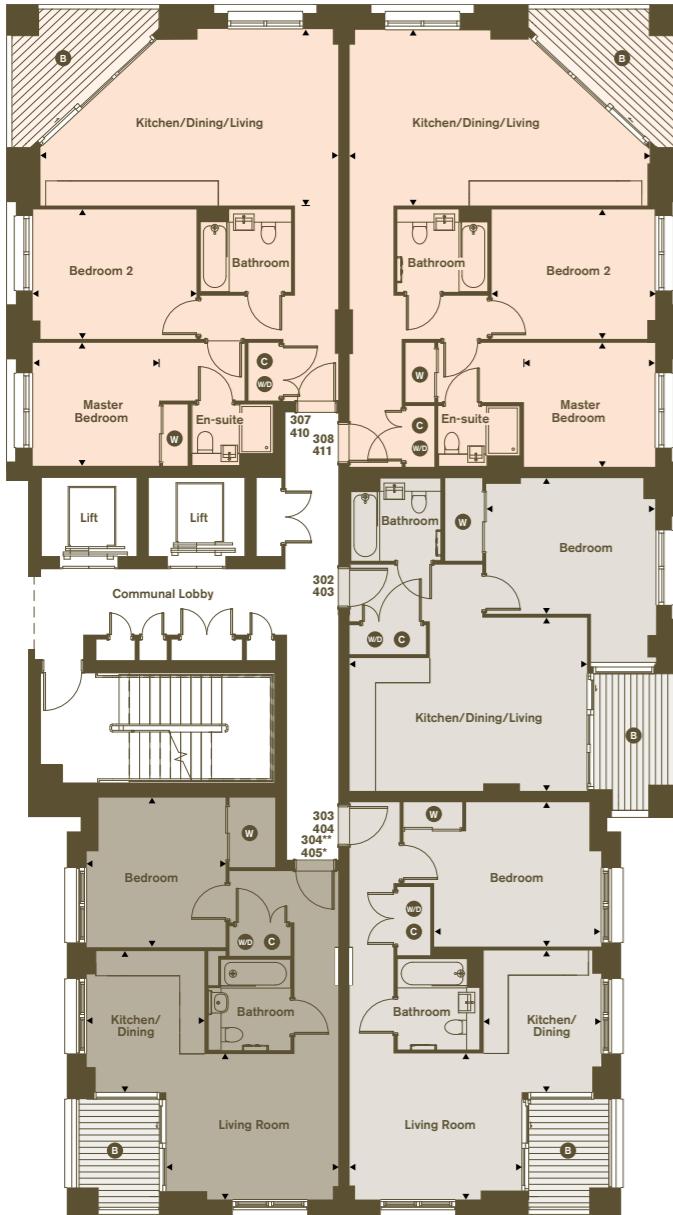
Map is an artist's impression and is not to scale.



Brook House's elevation showcases The Shard, the City and Canary Wharf to the North, and the rolling green Kent countryside to the South.



LEVELS 03, 04



APARTMENTS 302/403

Kitchen/Dining/Living	5,745mm x 4,215mm	18'10" x 13'10"
Bedroom	4,113mm x 3,300mm	13'06" x 10'10"
Total area	50.75 sqm	546.29 sqft

APARTMENTS 303/404

Living Room	4,160mm x 3,553mm	13'08" x 11'08"
Kitchen/Dining	3,453mm x 2,860mm	11'04" x 9'05"
Bedroom	4,065mm x 3,513mm	13'04" x 11'06"
Total area	52.91 sqm	569.53 sqft

APARTMENTS 307/410

Kitchen/Dining/Living	7,247mm x 4,275mm	23'09" x 14'00"
Master Bedroom	3,075mm x 2,993mm	10'01" x 9'09"
Bedroom 2	3,985mm x 3,150mm	13'01" x 10'04"
Total area	70.19 sqm	755.50 sqft

APARTMENTS 308/411

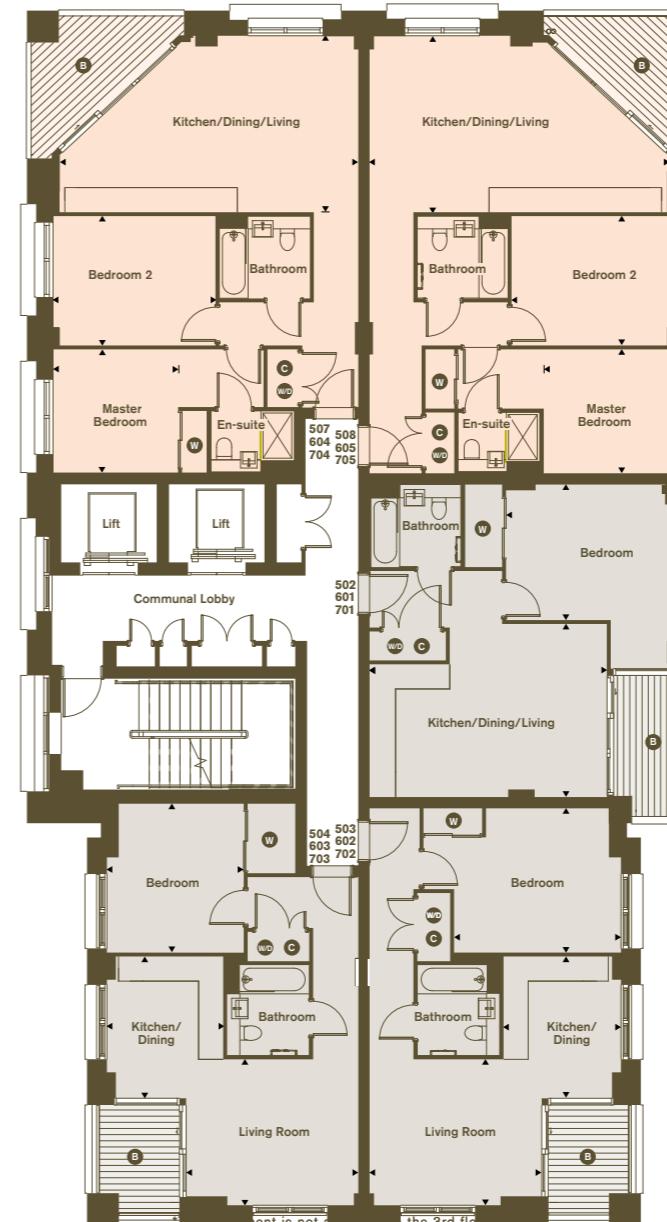
Kitchen/Dining/Living	7,247mm x 4,297mm	23'09" x 14'01"
Master Bedroom	3,193mm x 3,108mm	10'06" x 10'02"
Bedroom 2	3,978mm x 3,150mm	13'01" x 10'04"
Total area	72.50 sqm	780.36 sqft

APARTMENT 304**/405*

Living Room	4,160mm x 3,553mm	13'08" x 11'08"
Kitchen/Dining	3,453mm x 2,832mm	11'04" x 9'04"
Bedroom	3,625mm x 3,332mm	11'11" x 10'11"
Total area	50.97 sqm	548.59 sqft

*This apartment is not available on the 3rd floor.
**Please Note: Levels 1 to 2 and plot 304 are not private sale units. The corridor extension in the Communal Lobby is represented on the 3rd floor only.

LEVELS 05, 06, 07



APARTMENTS 502/601/701

Kitchen/Dining/Living	5,745mm x 4,215mm	18'10" x 13'10"
Bedroom	4,121mm x 3,300mm	13'06" x 10'10"
Total area	50.68 sqm	545.50 sqft

APARTMENTS 503/602/702

Living Room	4,160mm x 3,553mm	13'08" x 11'08"
Kitchen/Dining	3,453mm x 2,860mm	11'04" x 9'05"
Bedroom	4,065mm x 3,513mm	13'04" x 11'06"
Total area	52.91 sqm	569.53 sqft

APARTMENTS 504/603/703

Living Room	4,160mm x 3,553mm	13'08" x 11'08"
Kitchen/Dining	3,453mm x 2,832mm	11'04" x 9'04"
Bedroom	3,625mm x 3,332mm	11'11" x 10'11"
Total area	50.97 sqm	548.59 sqft

APARTMENTS 507/604/704

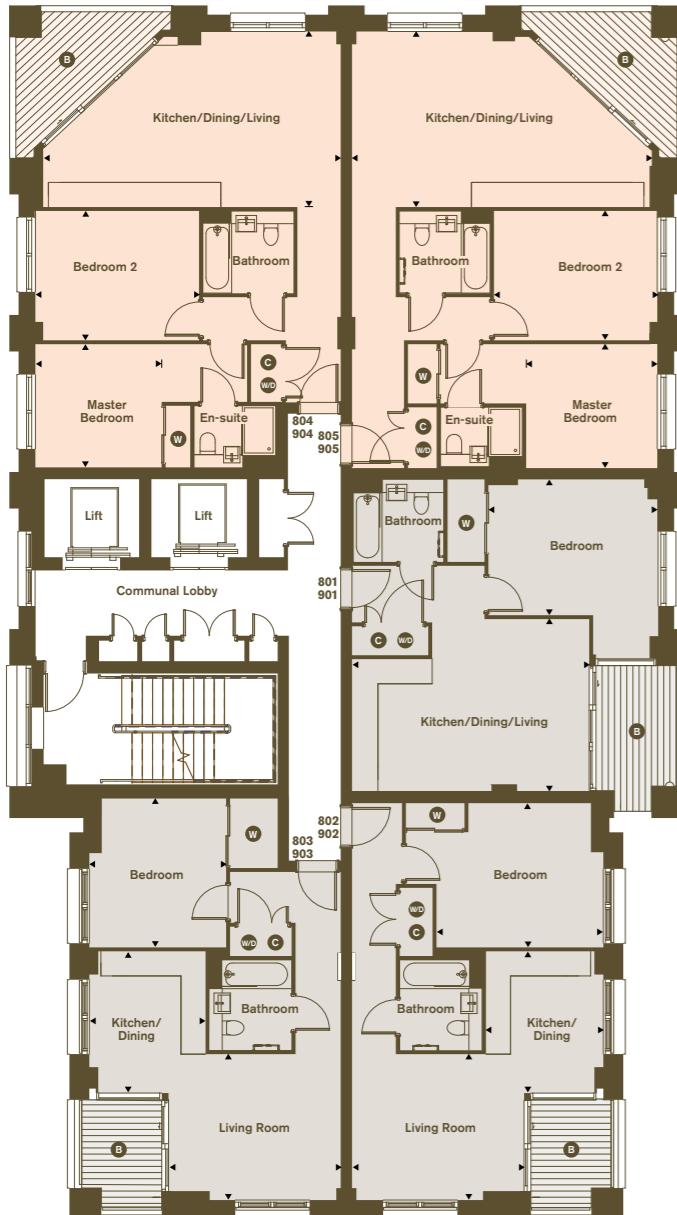
Kitchen/Dining/Living	7,247mm x 4,275mm	23'09" x 14'00"
Master Bedroom	3,075mm x 2,993mm	10'01" x 9'09"
Bedroom 2	3,985mm x 3,150mm	13'01" x 10'04"
Total area	70.19 sqm	755.50 sqft

APARTMENT 508/605/705

Kitchen/Dining/Living	7,247mm x 4,297mm	23'09" x 14'01"
Master Bedroom	3,193mm x 3,108mm	10'06" x 10'02"
Bedroom 2	3,978mm x 3,150mm	13'01" x 10'04"
Total area	72.50 sqm	780.36 sqft

Key
 B Balcony
 W Wardrobe
 C Cupboard
 WD Washer/Dryer

LEVELS 08, 09



APARTMENTS 801/901

Kitchen/Dining/Living	5,745mm x 4,222mm	18'10" x 13'10"
Bedroom	4,113mm x 3,300mm	13'06" x 10'11"
Total area	50.49 sqm	543.48 sqft

APARTMENTS 802/902

Living Room	4,160mm x 3,553mm	13'08" x 11'08"
Kitchen/Dining	3,453mm x 2,860mm	11'04" x 9'06"
Bedroom	4,065mm x 3,513mm	13'04" x 11'06"
Total area	52.91 sqm	569.53 sqft

APARTMENTS 803/903

Living Room	4,160mm x 3,553mm	13'08" x 11'08"
Kitchen/Dining	3,453mm x 2,832mm	11'04" x 9'04"
Bedroom	3,625mm x 3,332mm	11'11" x 10'11"
Total area	50.97 sqm	548.59 sqft

APARTMENTS 804/904

Kitchen/Dining/Living	7,247mm x 4,275mm	23'09" x 14'00"
Master Bedroom	3,075mm x 2,993mm	10'01" x 9'09"
Bedroom 2	3,985mm x 3,150mm	13'01" x 10'04"
Total area	70.19 sqm	755.50 sqft

APARTMENT 805/905

Kitchen/Dining/Living	7,247mm x 4,297mm	23'09" x 14'01"
Master Bedroom	3,193mm x 3,108mm	10'06" x 10'02"
Bedroom 2	3,978mm x 3,150mm	13'01" x 10'04"
Total area	72.50 sqm	780.36 sqft

LEVEL 10



APARTMENTS 1001

Kitchen/Dining/Living	5,745mm x 4,222mm	18'10" x 13'10"
Bedroom	4,113mm x 3,300mm	13'06" x 10'11"
Total area	50.49 sqm	543.48 sqft

APARTMENTS 1002

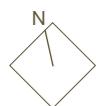
Kitchen/Dining/Living	7,247mm x 4,275mm	23'09" x 14'00"
Master Bedroom	3,075mm x 2,993mm	10'01" x 9'09"
Bedroom 2	3,985mm x 3,150mm	13'01" x 10'04"
Total area	70.19 sqm	755.50 sqft

APARTMENTS 1003

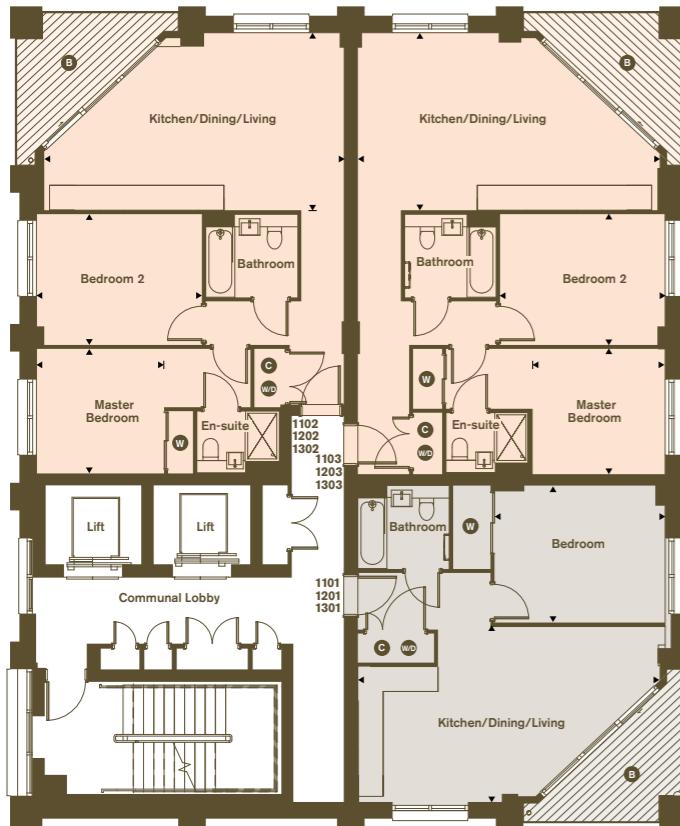
Kitchen/Dining/Living	7,247mm x 4,297mm	23'09" x 14'01"
Master Bedroom	3,193mm x 3,108mm	10'06" x 10'02"
Bedroom 2	3,978mm x 3,150mm	13'01" x 10'04"
Total area	72.50 sqm	780.36 sqft

Key

- B Balcony
- W Wardrobe
- C Cupboard
- WD Washer/Dryer



LEVELS 11,12,13



APARTMENTS 1101/1201/1301

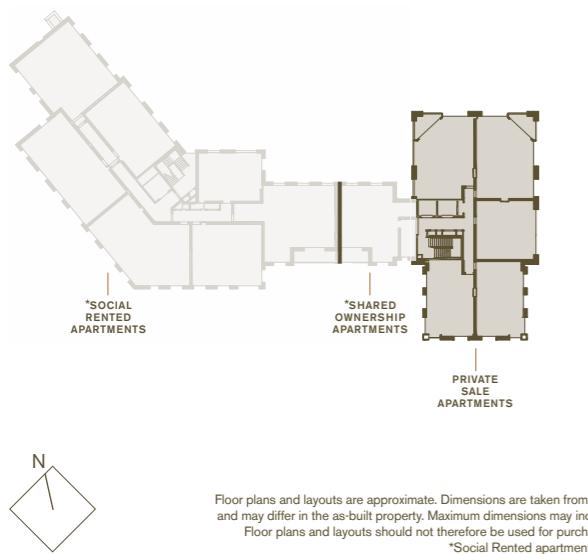
Kitchen/Dining/Living	7,270mm x 4,227mm	23'10" x 13'10"
Bedroom	4,121mm x 3,299mm	13'06" x 10'10"
Total area	50.87 sqm	547.56 sqft

APARTMENTS 1102/1202/1302

Kitchen/Dining/Living	7,247mm x 4,275mm	23'09" x 14'00"
Master Bedroom	3,075mm x 2,993mm	10'01" x 9'09"
Bedroom 2	3,985mm x 3,150mm	13'01" x 10'04"
Total area	70.19 sqm	755.50 sqft

APARTMENTS 1103/1203/1303

Kitchen/Dining/Living	7,247mm x 4,297mm	23'09" x 14'01"
Master Bedroom	3,193mm x 3,108mm	10'06" x 10'02"
Bedroom 2	3,978mm x 3,150mm	13'01" x 10'04"
Total area	72.50 sqm	780.36 sqft



Floor plans and layouts are approximate. Dimensions are taken from the architects' drawings, are given to the nearest 15cm (or equivalent in inches) and may differ in the as-built property. Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Floor plans and layouts should not therefore be used for purchasing items such as furniture or carpets. Kitchen layouts are indicative only. *Social Rented apartments and Shared Ownership apartments

SPECIFICATION

KITCHEN

- Interior designed, fitted matt kitchen cabinets designed by Commodore Kitchens, with contrasting Quartz composite work surfaces and glass splashback
- Stainless steel single bowl under mount sink with contemporary Hansgrohe chrome mixer tap
- Built in Bosch appliances to include single oven, induction hob, and microwave, integrated under the worktop fridge, freezer, dishwasher and fully integrated Electrolux extractor hood
- Kitchen will benefit from recessed LED spotlights under wall cabinets

BATHROOM

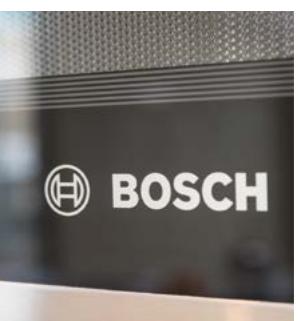
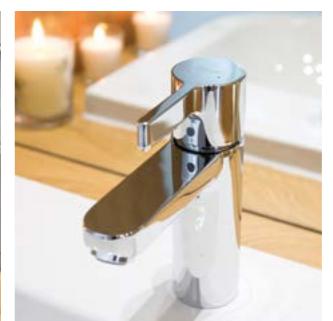
- Contemporary Duravit floor mounted WC with chrome finish dual flush plate, semi recessed wash hand basin with Hansgrohe single lever mixer tap
- Bathrooms will feature a white enamel finish bath, with high gloss vinyl wrapped bath panel
- Hansgrohe thermostatic shower mixer over bath with a clear glass hinged bath screen
- Corian counter top with etched glass splashback, mirrored glass vanity unity with recessed under mounted light fittings to bathrooms
- Full height porcelain tiles around bath and from floor to underside of vanity counter top, fully tiled floor with a chrome finish toilet roll holder
- Stainless steel finish shaver socket and chrome style towel rail within each bathroom

EN-SUITES

- En-suites to include Corian countertop custom formed around wash hand basin, with full width mirror
- Hansgrohe thermostatic shower mixer, rail and shower head with low profile shower tray and frameless hinged shower screen
- Contemporary Duravit floor mounted WC with chrome finish dual flush plate, semi recessed wash hand basin with Hansgrohe single lever mixer tap
- Full height porcelain tiles to shower enclosure and from floor to underside of vanity counter top, fully tiled floor with a chrome finish toilet roll holder
- Stainless steel finish shaver sockets and chrome finish ladder style towel rails within each en-suite

DECORATIONS AND INTERNAL FINISHES

- Engineered oiled timber oak floor finishes to hallway, kitchen and living room with loop pile fitted carpet to bedrooms
- Walls and ceilings painted with a smooth matt white finish
- Internal doors finished in a timber veneer fitted with satin stainless steel handles
- Master bedroom to include wardrobe with high gloss sliding doors, shelving and hanging rail
- Washer/dryer supplied, located in utility cupboard
- Aluminium/timber composite double glazed windows



Specifications: We reserve the right to change specifications from time to time. We may need to substitute appliances and equipment mentioned in this brochure but we will seek to ensure that the replacement brand is of similar quality. Please contact our Marketing Suite for the latest information on specification. Internal images are from a typical Muse Developments home and not representative of Brook House.

Key

- B** Balcony
- W** Wardrobe
- C** Cupboard
- WD** Washer/Dryer



SPECIFICATION

LIGHTING AND ELECTRICAL

- White slimline sockets and switch plates with the exception of the kitchen which will benefit from a stainless steel finish above work surface
- Recessed LED downlighters to hall, kitchen, living room and bathroom/en-suites
- Pendant lighting to all bedrooms
- Telephone points will be fitted to living room and master bedroom, will be subject to occupier's own subscription to the service provider
- Terrestrial television points to the lounge and master bedroom providing basic Freeview System through occupier's own Freeview TV or Freeview box. The building will also support Sky+ HD subject to the occupier subscribing to the service

SECURITY

- Video entry system to all apartments
- Timber veneer apartment entrance door finished with a stainless steel handle and spyhole, compliant with security design standards

GENERAL

- Apartments will feature under floor heating to all areas
- Whole house ventilation system to each apartment (Please note: Whole house ventilation is not air conditioning or comfort cooling)
- Your home also has the benefit from a NHBC warranty



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Canning Town,
Phase 1 (Vermillion)

Brentford Lock West,
Phase 1

Wapping Wharf,
Phase 1

AWARDS



Brentford Lock West, London
The Arbor, RIBA London Regional
Award 2017



Brentford Lock West, London
The Halyards, RIBA National
Award 2015



One New Bailey, Salford
Best deal outside London
Freshfields
OAS Development Awards



Wapping Wharf Ph1, Bristol
Residential Project of the Year
41 Units and Over
Michelmores Property Awards



Canning Town, phase 3, London
Best Housing Project, Highly recommended
The Sunday Times British Homes
Awards 2014



Vimto Gardens, Salford
Urban Residential Development of the year
Insider North West Residential Property
Awards 2016

THE ARCHITECTS

CARTWRIGHT PICKARD



Cartwright Pickard has a simple philosophy: to produce beautiful buildings that use resources responsibly.

Their integrated approach to architecture, technology and construction focuses on the way buildings' construction impact their performance in use. It leads them to constantly ask questions and use the answers to inspire ideas that drive progress and value, minimise risk, resources and delays – and improve the quality of life of their occupants.

Although Brook House is prominent in its scale, its materials integrate well into the locality and in particular with the civic office campus. Just as importantly, it doesn't compete with the Town Hall or St Mathew's Church, it will add a positive contribution to Brixton's skyline.



Muted colours and exposed chrome give Brook House a subtle contemporary character, in keeping with much of the area's architecture.



Computer generated image

Brochure Disclaimer: This brochure is intended to give general information about properties which we have built or are building to assist potential customers who may be interested in acquiring one of those properties (subject to contract and availability). We take reasonable steps to ensure that information is correct at the time of going to print but you should not rely on it. Certain information is approximate and designs, features and facilities planned to be provided can often change during the development (for example, in response to market conditions or ground conditions). The latest information and plans are available from our Marketing Suite during normal working hours and you can check the specification of each type of apartment prior to entering into a reservation. However, nothing in this brochure or any of our materials should be taken as a substitute for your own further enquiries, inspections or independent legal advice. All images, copy and design layout are the property of Muse Developments or their licensors. Any unauthorised copying by third parties is strictly not permissible without prior consent. © Muse Developments. [4th October 2017]

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A DEVELOPMENT BY:

