

Trilogy Terrace

Triplex Garden Apartments
at Elephant Park, London



 **lendlease**
living



Living well at Trilogy Terrace

Trilogy Terrace is at the heart of London's transforming Elephant & Castle. The homes are a remarkable limited edition of energy-efficient three and four-bedroom triplex apartments, ready to move into today.

Bright and light, with terraces and gardens, they have been exquisitely designed to meet Passivhaus credentials. Trilogy Terrace provides a healthy living environment, alongside potential savings in energy and a constant supply of fresh air. Residents have access to underground car parking*, electric car charging points and cycle storage spaces, along with a dedicated 24-hour concierge and a fully-equipped gym facility. Just minutes from the station, Trilogy Terrace is conveniently located for all that London has to offer. Elephant & Castle itself is now home to a multitude of new shops and delicatessens, galleries, parks, gardens, cafés and restaurants.

*Allocated car parking space is available to purchase in South Gardens car park.



*A computer generated image
of Trilogy Terrace.*

THE LOCATION

Simply one of the best places to live

At Zone 1's Elephant & Castle, new homes, shops, libraries, workspaces, restaurants, cafés and green spaces are energising this well-known London neighbourhood. A new Town Centre, anchored by shopping and leisure, is also underway and due for completion in 2026.

Trilogy Terrace is also close to the cultural riches, attractions and connections of the South Bank, from the Tate Modern and Borough Market to the National Theatre and Hayward Gallery.



Elephant Springs at Elephant Park.



"...new shopping and leisure destination being created at the centre of this brilliantly located neighbourhood"

Elephant & Castle's new Town Centre will perfectly complement the eclectic mix of independent shops and art galleries in the area.

Impressive connections

Trilogy Terrace is located in London's Zone 1; the heart of the city. Here, transport connections will take you anywhere and everywhere in minutes. The closest stations to the apartments are Elephant & Castle Underground and Railway Stations, which provide access to both Northern and Bakerloo London Underground lines, alongside Thameslink and Southeastern train services. Thameslink trains are just 18 minutes to St Pancras International and connect to the Elizabeth Line at Farringdon in 8 minutes.

Superbly situated, many of London's top attractions are easily accessible from Trilogy Terrace, including the world class Tate Modern.

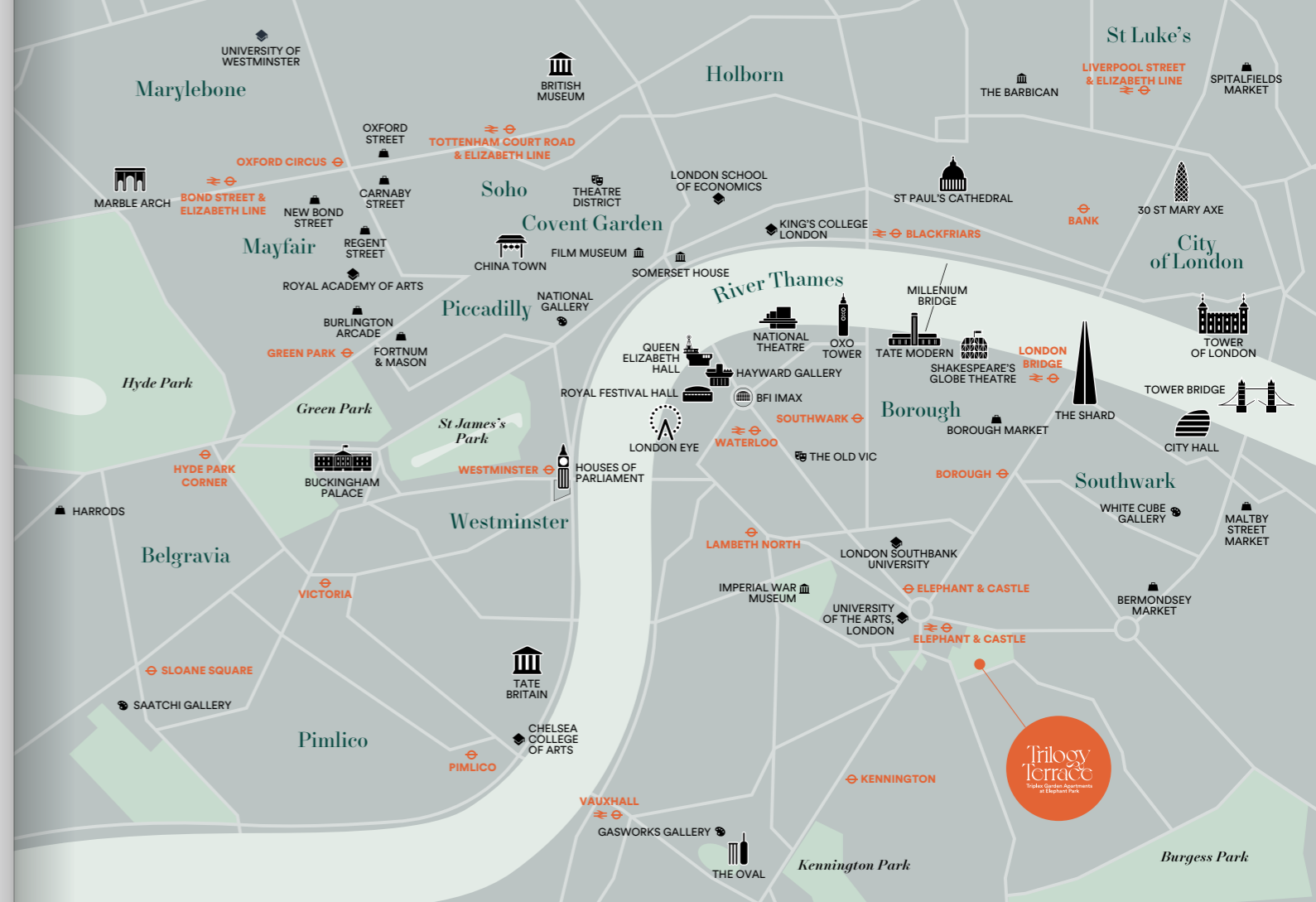


Shakespeare's Globe Theatre is another fantastic historic venue to visit, to enjoy tours, talks and performances.

KEY TRAVEL TIMES (from Elephant & Castle Underground Station)

Borough	1 min
London Bridge	5 mins
Embankment	6 mins
Waterloo	7 mins
South Bank and King's College	
Bank	7 mins
The City	
Trafalgar Square	8 mins
Piccadilly Circus	9 mins
Blackfriars	10 mins
Charing Cross	10 mins
Oxford Circus	11 mins
Westminster	13 mins
Angel	13 mins
City University	
Regent's Park	13 mins
University of Westminster	
Liverpool Street	15 mins
Warren Street	15 mins
University College London (UCL)	
Covent Garden	16 mins
King's Cross St Pancras	18 mins
Central Saint Martins (UAL)	
Victoria	17 mins
Canary Wharf	17 mins
Holborn	17 mins
London School of Economics (LSE)	
Paddington	20 mins
South Kensington	29 mins
Imperial College London	
Stratford	27 mins
Queen Elizabeth Olympic Park	
Heathrow	42 mins
Gatwick	43 mins

All travel times sourced from Google Maps 2022. Referenced journey times may contain public transport transfers. Travel timings may vary depending on time of travel.



The Thames offers a brilliant walk with views of The City, the West End and Westminster.



London's South Bank has an eclectic mix of shops to browse, and arts events to explore.



A landmark in itself, the Millennium Footbridge links Bankside to The City.



Open 5 days a week, Borough Market hosts a wide variety of specialist food traders and quality produce.



The London Borough of Southwark, in which Trilogy Terrace is located, has an extensive variety of lively spots to eat, drink, and shop.

Within walking distance or a short bike ride from the apartments at Trilogy Terrace are all the attractions of the South Bank and Bermondsey. There are the undoubted London cultural gems of the Queen Elizabeth Hall and the Hayward Gallery, the National and Globe theatres, as well as the White Cube, the Tate Modern, and the popular gastronomic sensation that is Borough Market, with a rich history going back some 1,000 years.



All of London's late night charms can be explored with the exceptional transport links from Trilogy Terrace.



The brilliant markets of Maltby Street and Lower Marsh are worth visiting for a range of freshly prepared cosmopolitan cuisines.



The OXO Tower, the Tate Modern Restaurant and Skylon are amongst the favoured eating establishments not far from Trilogy Terrace.

The local area

Elephant & Castle is evolving, with a new pedestrianised town centre underway, which includes a magnificent new shopping destination at its heart. New workspaces are also being created, and London College of Communication, part of the University of the Arts, will occupy a cutting-edge new building nearby. All of this will complement the numerous shops, restaurants, and cafes already decorating the district - including those at Elephant Park, and its surrounding streets, which are alive with places to wine, dine, and simply savour a coffee.



- | | | | | |
|---|--|--|---|--|
| <p>Walworth Road</p> <ul style="list-style-type: none"> 1 Change Please 2 Best Look 3 JN Money 4 Kiki & MiuMiu 5 Southwark Heritage Centre and Walworth Library | <p>Sayer Street (N)</p> <ul style="list-style-type: none"> 6 Bobo Social 7 Sugo82 8 Koi Ramen Bar 9 Miko's 10 Bayroot 11 Tasty Jerk 12 Pot & Rice 13 Rarebit 14 Hana Coffee 15 flat70 16 Run Dem Radio | <p>Sayer Street (S)</p> <ul style="list-style-type: none"> 18 MM Factory 19 The Nunhead Gardener 20 Beza 21 Dima Beautiful 22 The Tap In <p>New Kent Road</p> <ul style="list-style-type: none"> 23 SideQuest 24 Yi Fang 25 OiSoi 26 Fight City Gym | <p>Ash Avenue North</p> <ul style="list-style-type: none"> 27 Tempo Pilates <p>New Lion Way</p> <ul style="list-style-type: none"> 28 More Yoga <p>Rodney Road</p> <ul style="list-style-type: none"> 29 Hej Coffee | <p>Ash Avenue</p> <ul style="list-style-type: none"> 31 The Rosy Hue 32 Elephant Stores 33 Four Hundred Rabbits 34 Kokoro 35 Cheeky Chicos 36 Four Quarters 37 Kennington Osteopaths & Physiotherapy |
|---|--|--|---|--|

Retailers listed are open in September 2022. New retailers will be joining Elephant Park.



Elephant & Castle Underground Station (Bakerloo line)

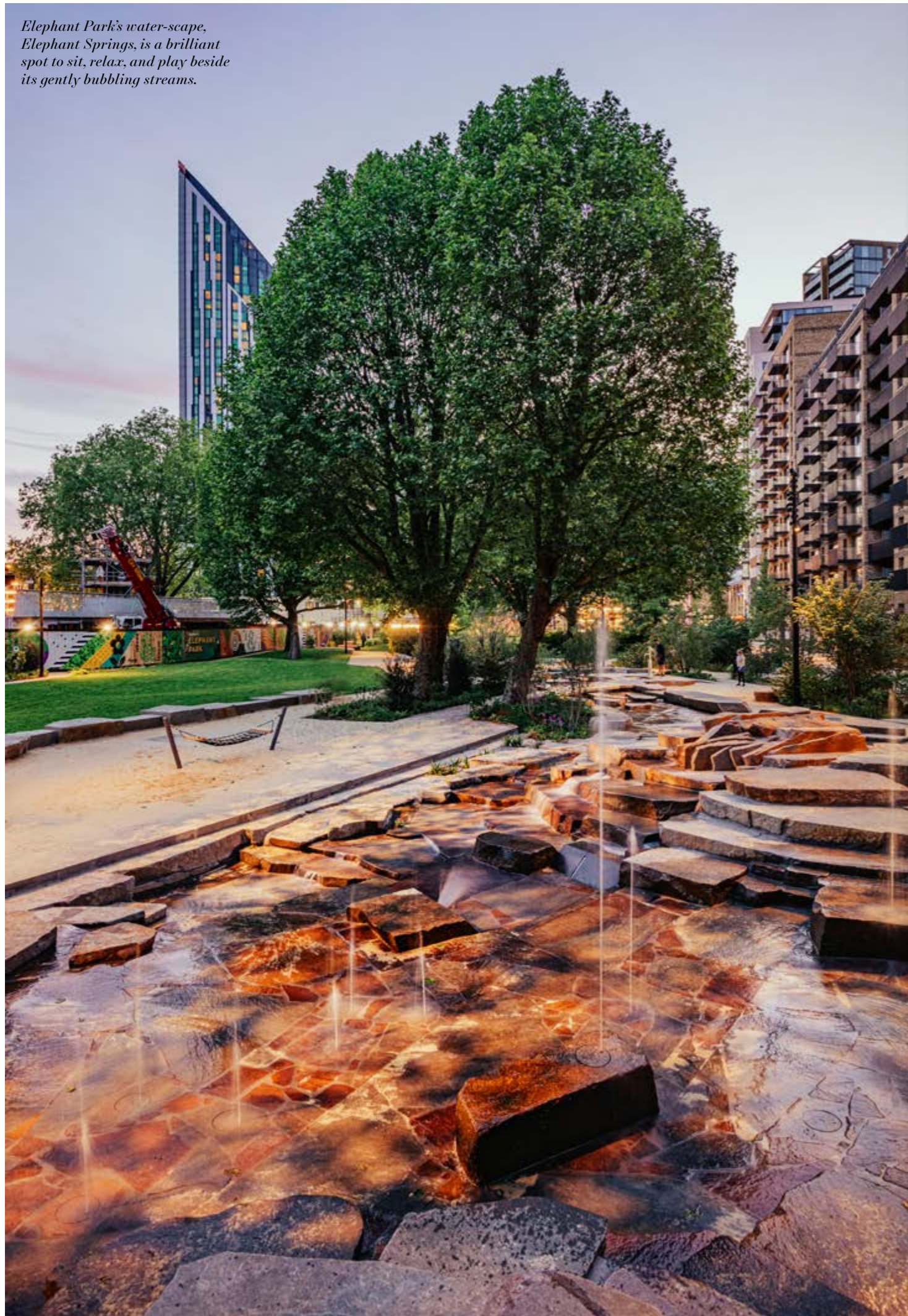
Elephant & Castle New Town Centre (Coming in 2026)

Elephant & Castle Station (Thameslink)

Elephant Park



Elephant Park's water-scape, Elephant Springs, is a brilliant spot to sit, relax, and play beside its gently bubbling streams.



Sayer Street's Bobo Social offers a selection of beers, wines and cocktails to accompany its fresh, contemporary menu.



Local independent horticultural store The Nunhead Gardener is a haven of greenery, stocking a variety of plants, pots, and tools.



Coffee initiative Change Please serves coffee and cake whilst tackling homelessness with their profits.

LIVE MEET WORK PLAY RELAX EAT

The vibrant communal spaces of Elephant Park are ideal for socialising.





MMy's food hall and grocery store offer a varied selection of fresh dishes and fine produce.

The streets, squares and parks around Trilogy Terrace offer a feast of culinary choices, whatever your tastes. A few roads away, Sayer Street has numerous options available, including Japanese, Italian, Caribbean, East African, and Latin American inspired eateries. A special gem, not far from the apartments is Mercato Metropolitano's MMy, where you can find a selection of artisanal dishes from all around the world.

A short stroll from the apartments is the green open space of Elephant Park, where the shelter of its trees and the serenity of its fountains provide a calm respite.

One of the 3 new fitness venues in Elephant Park, More Yoga offers a range of yoga classes across the week.



A wide variety of food and beverage outlets, offering an exciting selection of cuisines, are located just around the corner from Trilogy Terrace.



All day kitchen, bar and grocery store Rarebit offers a range of fresh produce, craft beers, and cocktails throughout the day.



Koi Ramen offers a menu of Japanese noodle and Gyoza dishes.



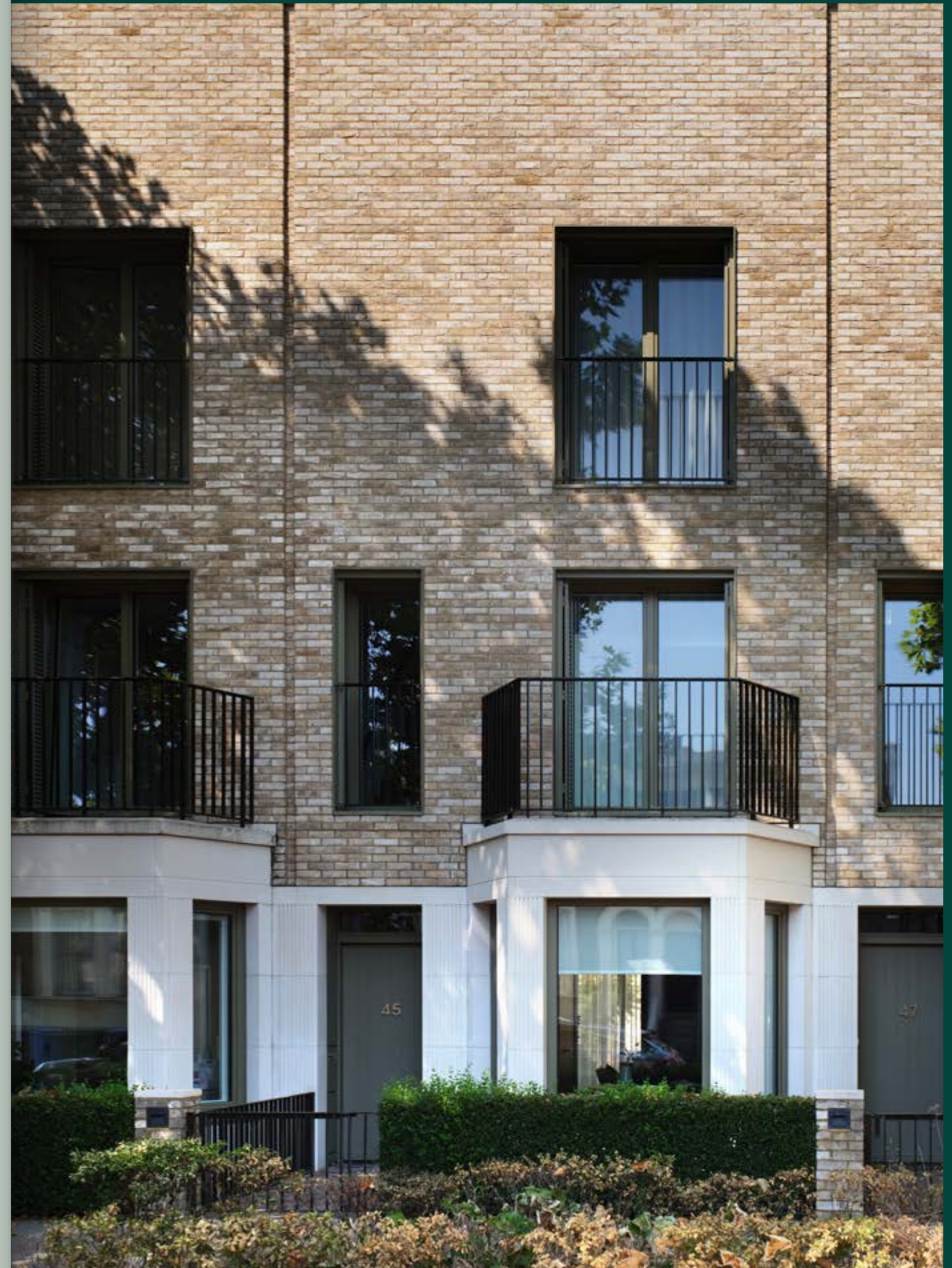
Enjoy the lawns, trees and water feature of Elephant Park with family and friends.

THE TRIPLEXES

A limited edition: your place to live well

This beautifully presented collection of apartments is one of a kind, and specifically designed to Passivhaus standards. Together with inspirational architecture and design, these magnificent homes offer gorgeous, landscaped front and rear gardens, a balcony on the first floor overlooking the tree-lined street, and an incredible outdoor terrace on the second floor.

“landscaped front and rear gardens, a balcony overlooking the pretty tree-lined street, and an outdoor terrace”

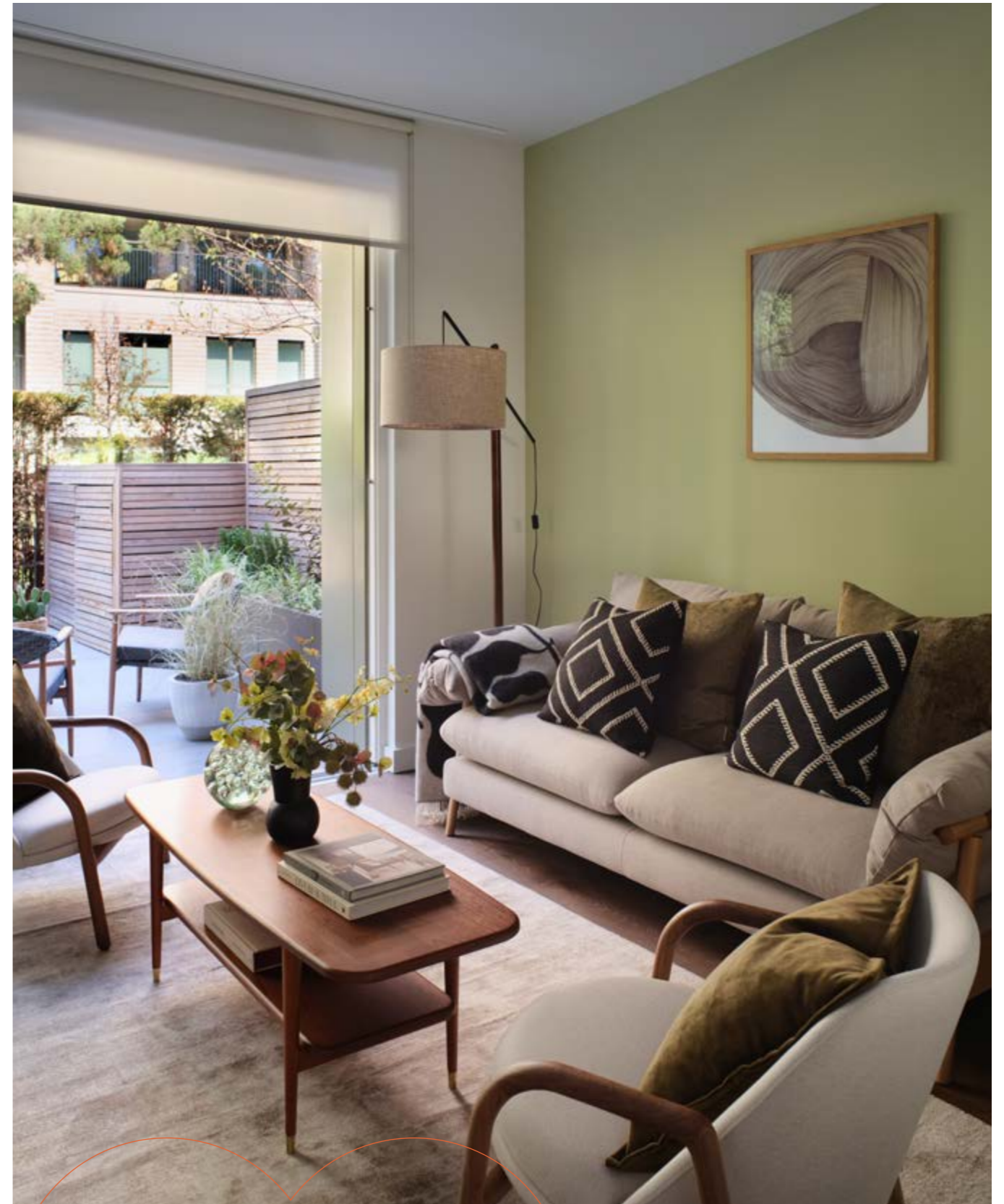




A typical Trilogy Terrace apartment kitchen.



The design philosophy of the three-storey apartments is simple; combining the high ceilings and bay windows of the Victorian aesthetic with modern home-management systems, and the renowned Passivhaus design standard, to offer all the style associated with a period property in a future-proof beautiful home. Building materials have been carefully selected and sourced to ensure low energy usage and a healthy living environment. Woods Bagot, an international studio at the forefront of interiors innovation, has selected finishes that meet high sustainability standards to create beautiful contemporary interiors finished in a sophisticated neutral palette.



“Building materials have been carefully selected and sourced to ensure low energy and a healthy living environment”

A triplex apartment living room opening onto the rear terrace.



A typical living space.



A typical Trilogy Terrace apartment bedroom.



A comfortable triplex apartment bedroom.





A typical triplex apartment bathroom.



A Trilogy Terrace apartment bathroom.





Landscaped rear apartment gardens.



A triplex apartment terrace in afternoon sunshine.



A sunlit apartment terrace leading on from the living room.

THE PASSIVHAUS
ADVANTAGE

Perfect homes for tomorrow

The independent Passivhaus accreditation ensures that you are buying a home that has been built to the highest standards, and brings two main benefits. The first is the excellent thermal insulation properties; these maintain consistent temperatures for a comfortable living environment, while also greatly reducing energy use. The second is a high level of air tightness, supported by an advanced air management system that continually draws fresh air in from outside and filters it, meaning you can enjoy cleaner air even in the heart of the city. The homes are split over three generously proportioned floors, all filled with natural light. Carefully crafted interior finishes create a home that is not only good for you and the environment, but a beautiful place to live, featuring stylish energy-efficient appliances, contemporary kitchens and bathrooms, and state-of-the-art control systems for heating and lighting.

Outside, a second-floor terrace offers pleasant views over a leafy courtyard, while exceptionally landscaped gardens at the front and rear provide ample outdoor space. Secure car parking*, electric car charging points and cycle storage spaces are available for added convenience, along with a range of resident amenities.

**Terms and conditions apply.*

Smart heating and lighting allow you to control independent zones of the home

Triple-glazed windows help to reduce noise and encourage consistent temperatures throughout

Air management system draws in fresh air to help reduce the accumulation of smoke, pollen and dust

Green roof promotes biodiversity and contributes to atmospheric carbon reduction

Constructed with a high level of air tightness to meet stringent Passivhaus standards

Sustainable materials used throughout include FSC Certified Wood specified for Trilogy Terrace, low carbon cross laminated timber, and low VOC (volatile organic compounds) materials

Enhanced insulation encourages consistent temperatures throughout the home

Shower and bath water is recycled and used to flush toilets

Integrated Siemens iQ appliances combine style with low energy requirements

Window shutters to the southern façade provide shade to help reduce summer temperatures

The joys of a Passivhaus



INTEGRATED

Siemens IQ appliances combine style with low energy requirements

The term 'Passivhaus' refers to a low-energy construction standard developed in the 1990s by Dr Wolfgang Feist of the Passivhaus Institut in Germany. It is the fastest growing energy performance standard in the world, with over 30,000 buildings already constructed in accordance with Passivhaus principles. Most of these have been built since 2000, with several projects completed in the UK. The Passivhaus design is energy efficient, comfortable and affordable, and embodies a construction concept that can be applied by anyone, anywhere. Its core focus is to dramatically reduce the



EFFICIENCY AND COMFORT

independently tested to verify conformity to the Passivhaus standard



AIR MANAGEMENT

system encourages the reduction of smoke, dust and pollen in the home

requirement for space heating and cooling, while also creating excellent indoor comfort levels. This is primarily achieved by adopting a 'fabric first' approach to the design, by specifying high levels of insulation with exceptional levels of airtightness, and the use of whole-house mechanical ventilation. Passivhaus enables space heating and cooling related energy savings of up to 90 per cent compared with typical building stock, and over 75 per cent compared with average new-builds.

Passivhaus homes make efficient use of the sun, internal heat sources and heat recovery, rendering conventional heating systems unnecessary even in the coldest of winters. During warmer months, they make use of passive cooling techniques to keep comfortably cool.

A ventilation system imperceptibly supplies constant fresh air, making for superior air quality without unpleasant draughts. A highly efficient heat recovery unit allows for the heat contained in the exhaust air to be re-used.



SMART HEATING

and lighting allows you to control areas of your home independently



ENHANCED INSULATION

helps to reduce heat loss and keep bills low



SHARED GREEN SPACES

and private gardens for a safe enclosed environment



TRIPLE-GLAZED WINDOWS

help to reduce noise and encourage consistent temperatures throughout

“Passivhaus enables space heating and cooling related energy savings of up to 90 per cent compared with typical building stock, and over 75 per cent compared with average new-builds.”



GREEN ROOF

promotes biodiversity and contributes to atmospheric carbon reduction



WINDOW SHUTTERS

help to reduce summer heat to produce a comfortable year-round temperature

THE AMENITIES

The Trilogy Terrace experience

Residents at Trilogy Terrace are looked after by a concierge, based a very short walk from the apartments. There is also access to a fully-equipped residents' gym, alongside access to the private clubroom on the 15th floor of the nearby South Gardens. There is allocated car parking* and secure cycle storage for each apartment.

“Electric vehicle charging points available in South Gardens basement car park”



- 24-hour concierge
- Parcel storage services provided by the main concierge
- Fully equipped residents' gym facility on the ground floor of South Gardens
- Access to the private residents' room on the 15th floor of South Gardens, available to book for a variety of functions and events
- Allocated car parking* space per townhouse, with an additional on-street space**
- Cycle storage space for every home in lockable communal stores
- Basement motorcycle parking spaces available for purchase in South Gardens
- Electric vehicle charging points available in South Gardens basement car park
- Grow garden on the roof of South Gardens Court for residents to grow and harvest their own produce
- Delightful private courtyard gardens for South Gardens residents to enjoy
- External communal areas
- An abundance of landscaped areas provide residents with spaces for recreation and relaxation
- Leasehold tenure

* Allocated car parking space per home (situated in South Gardens car park) available for purchase.

**One on-street residents' permit from Southwark Council for an additional on-street space. Terms and conditions apply.

Cycle storage space for every home in lockable communal stores.



Private residents' room.

Grow garden on the roof of South Gardens Court for residents to grow and harvest their own produce.



*A computer-generated image
of Trilogy Terrace.*





Trilogy Terrace
 Triplex Garden Apartments
 at Elephant Park

Trilogy Terrace



- | | |
|-----------------------------------|-----------------------------------|
| 01 Concierge | 05 0-5 year-olds play area |
| 02 Residents' room | 06 Cycle store entrance |
| 03 Residents' roof terrace | 07 Residents' courtyard |
| 04 Residents' gym | 08 0-5 year-olds play area |
| | 09 Grow gardens |

Apartments 1–15 specification

INTERIOR FINISHES

FSC Certified Wood flooring to hallway, kitchen and living room

Carpet to bedrooms

White painted plasterboard ceilings, walls, skirting and architraves

White painted solid core internal doors

FSC Certified Wood Trilogy Terrace entrance doors with contemporary high quality ironmongery

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

Built-in wardrobes to principal and second bedroom

Triple-glazed windows with sliding or casement doors to balconies, terraces and back gardens

Non-toxic materials used for interior finishes

KITCHENS

Bespoke contemporary kitchen units with handle-less doors

Composite stone worktop

Stainless steel sink with chrome mixer tap

Ceramic tiled kitchen splash-back

Energy efficient appliances (Siemens)

Integrated stainless steel electric oven and microwave

Induction hob and integrated ventilation hood

Integrated full height fridge/freezer

Integrated multi-function dishwasher

Space saving waste and recycling bins

BATHROOM/ENSUITES

Contemporary white sanitaryware to bathrooms, ensuite and WCs

White bath with shower over bath and glass shower screen

White shower tray with glass screen and drenchhead to ensuite (where indicated on plans) in main rooms

Chrome thermostatic bath/shower mixer with shower head

White semi-inset basin with chrome mono-bloc mixer tap to selected bathrooms

Composite stone vanity counter

White dual flush floor mounted WC with concealed cistern and soft close seat

Large contemporary floor tiles

Contemporary wall tiles

Fitted storage cabinetry

Feature lighting to underside of mirrored cabinets

Chrome heated towel rail

WC on ground floor

TERRACES

Well-proportioned private outdoor space

Decking finish or pavers to all private outdoor space

GARDENS

Landscaped gardens to front, and back gardens with metal railing balustrades (size of paved areas varies between house types)

FSC Certified Wood clad bin storage in rear garden

HEATING

Centralised Combined Heat and Power (CHP) system, providing heat and hot water to each house. CHP utilises biomethane to deliver net zero carbon heat and hot water to each home

Underfloor heating to all bedrooms and living areas

Individual thermostatic temperature controls

BUILDING FABRICS

Concrete frame and floors with high efficiency, sustainable cross-laminated timber structures

Structural walls with brick cladding and high performance window system

Soundproofing of walls and floors

ELECTRICAL FITTINGS

Smart energy monitoring

Home automation system

Energy efficient recessed ceiling downlights throughout

Condensing washer/dryer unit in utility cupboard

Contemporary switch plates and sockets

Filtered fresh air mechanical ventilation with heat recovery

Feature lighting to underside of kitchen wall units and bathroom cabinets

Shaver socket in bathroom cabinets

Super-fast broadband

MANAGEMENT AND SECURITY

24-hour concierge in South Gardens

Designed in unison with Secured by Design principles to ensure security

Individual front door

CCTV system in public realm

Multi-locking system to front door

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

10-year NHBC warranty, from completion of the building

COMMUNAL AREAS

Main lobby with living wall and feature finishes

Residents' function room on the 15th floor of South Garden Point

Residents' gym facility on the ground floor of South Garden Point

Carpeted floors and painted walls to upper level communal corridors

Ground floor refuse /recycling store

Parcel storage services provided by concierge

Individual letter box in front door

EXTERNAL COMMUNAL AREAS

Landscaped streets and gardens around the development

Lush communal courtyard gardens accessible by residents only

Residents' grow garden on the roof of South Garden Court

TRANSPORT

Two cycle storage spaces in lockable communal stores

Cycle maintenance areas near cycle stores

Car parking and motorcycle parking spaces available to purchase with selected homes

Electric vehicle charging points

WHO WE ARE

Lendlease and what we do

Lendlease is a globally integrated real estate and investment group with core expertise in shaping cities and creating strong and connected communities. For more than 60 years, we have created thriving places. Safety is always our first consideration, boldness and innovation characterise our approach and doing what matters defines our intent.

In partnership with stakeholders, we generate social, environmental and economic value to cities and communities. We have been entrusted to create essential civic and social infrastructure: hospitals, life sciences centres, and universities that contribute to a more liveable, resilient and sustainable future. We work with purpose to design, build and curate places where people want to be and care about.

Headquartered in Sydney, our people are located in four operating regions: Australia, Europe, the Americas and Asia. We have a proud legacy of creating award winning urban and lifestyle precincts and living options for many stages of life.

“Lendlease is committed to net zero carbon scope 1 and 2 by 2025 and absolute zero by 2040”

Lendlease, sustainability and net zero carbon



Google HQ in London, United Kingdom.

Lendlease is dedicated to leading the evolution of our industry to be truly sustainable - environmentally, socially and economically - so we create the best places for people today and for generations to come.

Our Mission Zero initiative, based on ambitious science-based emissions reductions targets, is our commitment to the planet. We intend to reach net zero carbon emissions by 2025 and absolute zero by 2040.



One Sydney Harbour, Sydney, Australia.

CONTACT

Get in touch

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