



+ MANOR BRAGANZA

LONDON SE17

Manor Apartments:
Being different never
looked this good.

*A collection of fabulous 1, 2 and 3
bedroom apartments, with London's
most diverse and vibrant new cultural
quarters, right on your doorstep.*

by **DURKAN**
HOMES

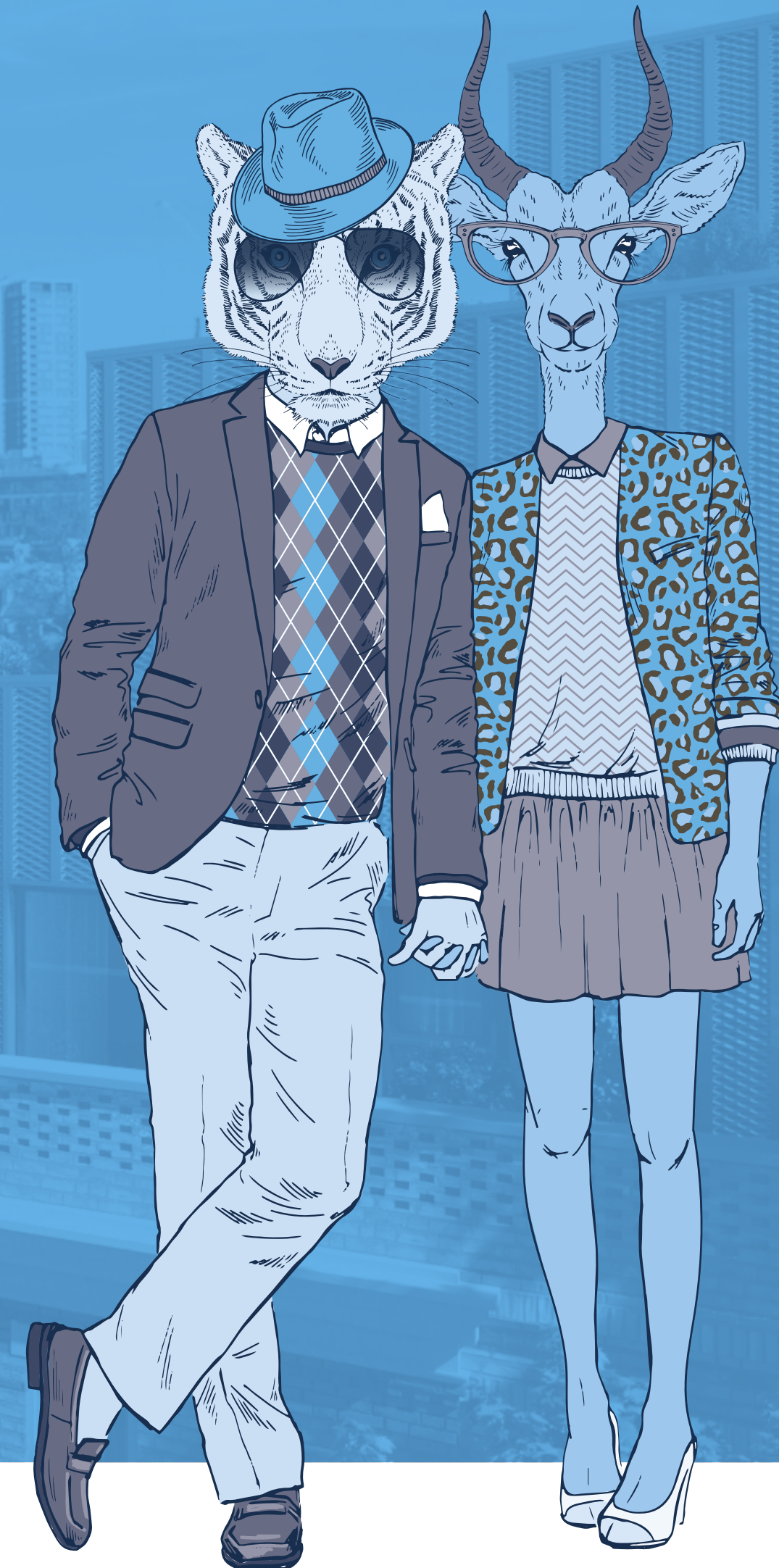


**In a quiet little corner of SE17,
where Braganza Street meets
Manor Place, is a distinctive little
community with a big personality.**

A Kennington neighbourhood with a curious
way-back-when, a happening now and
a *what's next?* That's anyone's guess.

A quiet residential corner with a jungle
out front and open grasslands all around.
Elephants on one side and the mighty
Power of London on the other, with eclectic
diversity and an eccentric sense of place.

If you've been looking for the extra –
not the ordinary – you've found it.



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The recreated facade at Manor, with ground floor retail — CGI is indicative only

A Curious History

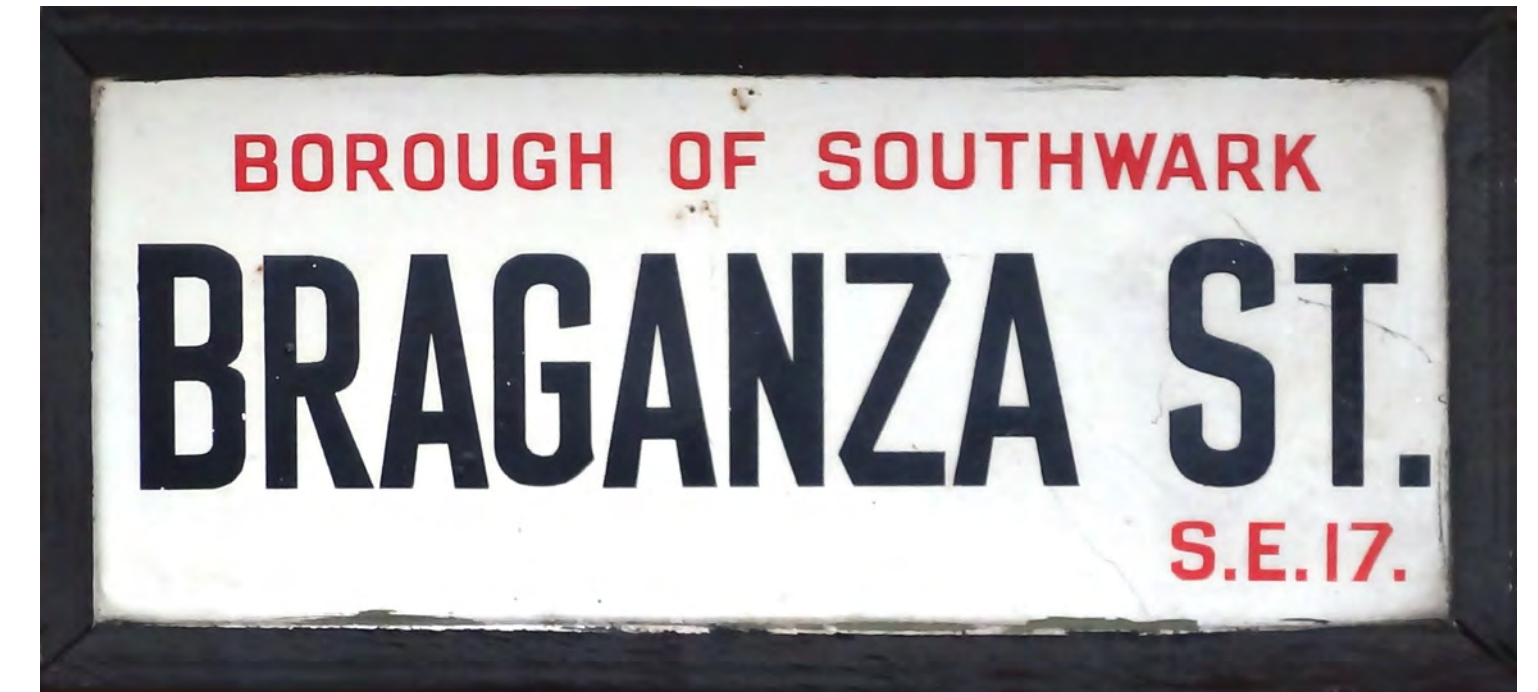
***Braganza!* It's a beautiful word, isn't it? Announcing itself like a trumpet blast that makes you wonder what's coming!**

It takes a lot to stand out in London. Constantly changing, always something new, stories being written and rewritten. It has kept it at the forefront of culture and progress for generations, with new layers continuously settling over the old.

So when something grabs your attention, scratch the surface a little and see what's beneath – there are surprises everywhere!

Our curious history begins with that trumpet blast, when a Portuguese Princess – Catherine of Braganza (*toot!*) married Charles II, King of England. Less a tale of passion and romance, and more political shrewdness; but a relationship that catapulted England into a new era.

With that *wonderful* name came an even more wonderful investment. Catherine brought with her enough money to kick start a new future, along with the gift of Bombay, Tangier and the rights to trade with all of the Portuguese colonies around the world. If you're drinking a cup of tea while you're reading this, and well – *why wouldn't you be?* – you have Catherine of Braganza to thank. Who knew that the *most* British of pastimes was actually the most Portuguese?



Charles II – a well travelled, well educated and well turned out chap – was a fan of progress, and set about making sure this new London was the greatest city on earth. Using his new found wealth, he patronised the Royal Society and championed scientific research, while expanding the trade routes with the far east that pumped phenomenal wealth into London, and with it came experimentation and exploration, literature, art, spices and flavours from far flung places, and all manner of the exotic.

For 150 years, London was the centre of the world. It was the time of the entrepreneur and the explorer. The spirit of endeavour, and derring do. In London, by the 1800s, anything was possible, and stories of the achievements and adventures of literary heroes abound. It was an eccentric, eclectic and exciting time.

In 1831, in a quiet residential street in South London, the first giraffes in England were quietly minding their own business in an amazing glass domed menagerie...

And so, thanks to those great changes, and the growth of London, we get to Manor and the giraffes.

By the early 1800s, London had become a fascinating melting pot of culture, with influences from every corner of the globe. Alongside the more traditional imports, a roaring trade in exotic animals began. The 'menagerie' became a popular attraction, creating awe and wonder among the people of London, as people came face to face with wild creatures that up to then had only been seen in illustrated books.

The Manor of Walworth, as it was known, stood on Manor Place, and in 1831 it was snapped up by Edward Cross, who already owned such a menagerie, and wanted to challenge the recently opened London Zoo. He turned the substantial grounds of the house into the Royal Surrey Zoological Gardens.

In what is now Pasley Park, right behind the Manor of Manor & Braganza, a family of giraffes lived side-by-side with lions and tigers, bears, white rhinos, elephants and baboons – *a diverse community to say the least!* – surrounded by beautiful botanical specimens, and cool ponds with exotic fish and birds.

It might be hard to imagine how curious that was, now that we have access to information at our fingertips, and travel so easy that it's hard to find someone that *hasn't* been on a plane... but to think that once, you could come here and see things that would leave you wide eyed.

There's more plenty more to be told, if you dig a little deeper to find out — from re-enactments of Mount Vesuvius and the Great Fire Of London, to the Napoleonic Wars, to theatre, music, song, and more. This has always been a curious place.

You're going to love it!



Location & lifestyle

Tired of places that promise the earth but never really deliver? Here's something to sing about!

Kennington is a well established residential area, so it's got everything you need for day to day living. There are useful amenities all around you, from local supermarkets, convenience stores, pubs and eateries, some wonderful parks, and perhaps best of all, it's so well connected to London's transport network that you can get to where you want with absolute ease.

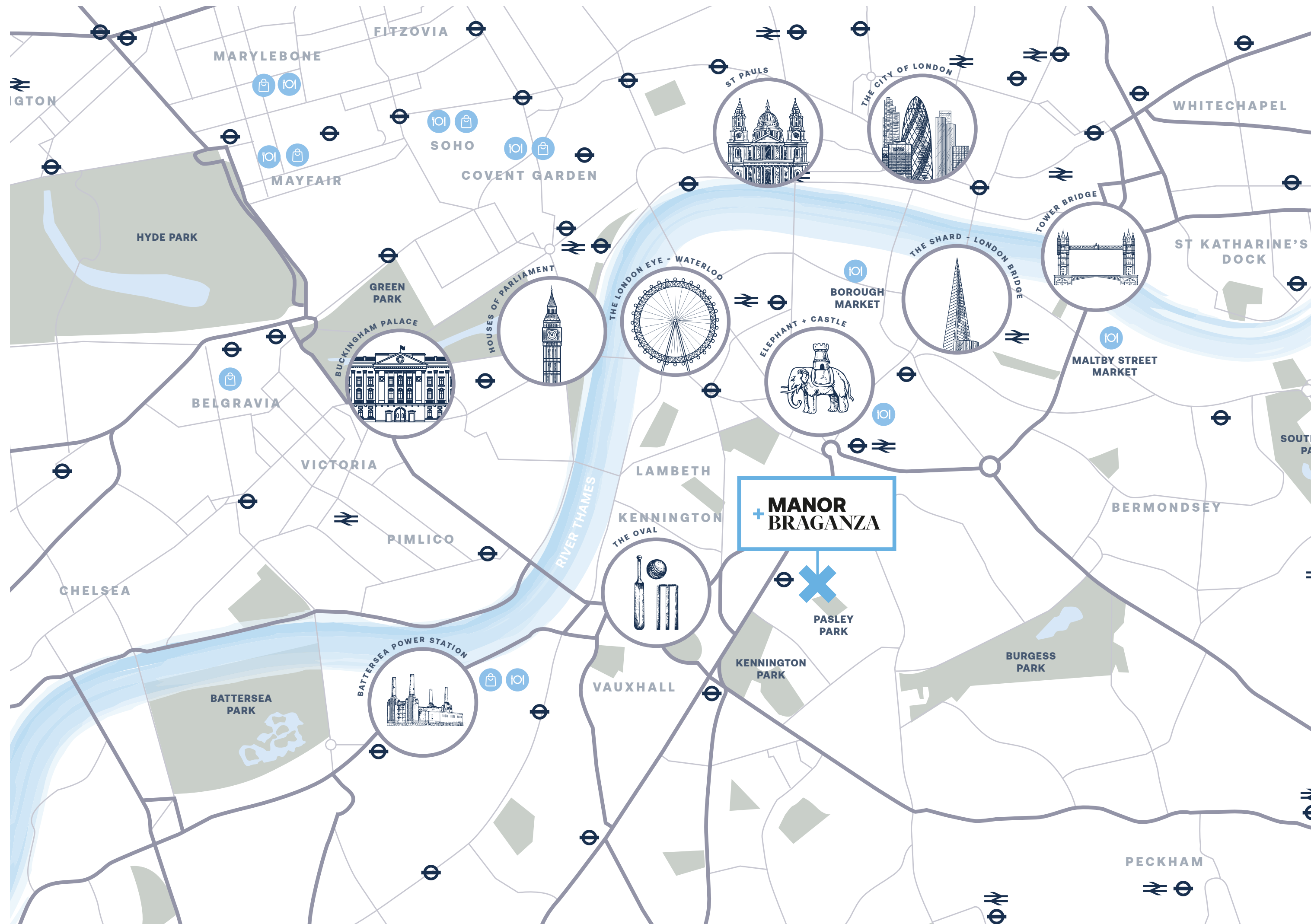
Just a few of the many reasons to love Kennington!



The view from the upper floors and shared top floor terrace at Manor takes in everything from the London Eye to St Paul's and the City...



The upper floors of Manor, with distinctive bronzed metal cladding and spectacular views over the capital — CGI is indicative only



London on your doorstep...

Kennington sits between Elephant & Castle and Vauxhall, close to the Oval cricket ground.

Just over the river is Pimlico, Chelsea and Belgravia, Westminster and Victoria to the west, while to the north is London Bridge, Borough and the City.

With Bermondsey, Peckham, Brixton and Clapham also within easy reach, Kennington is ideally located to offer you a vibrant and varied lifestyle.

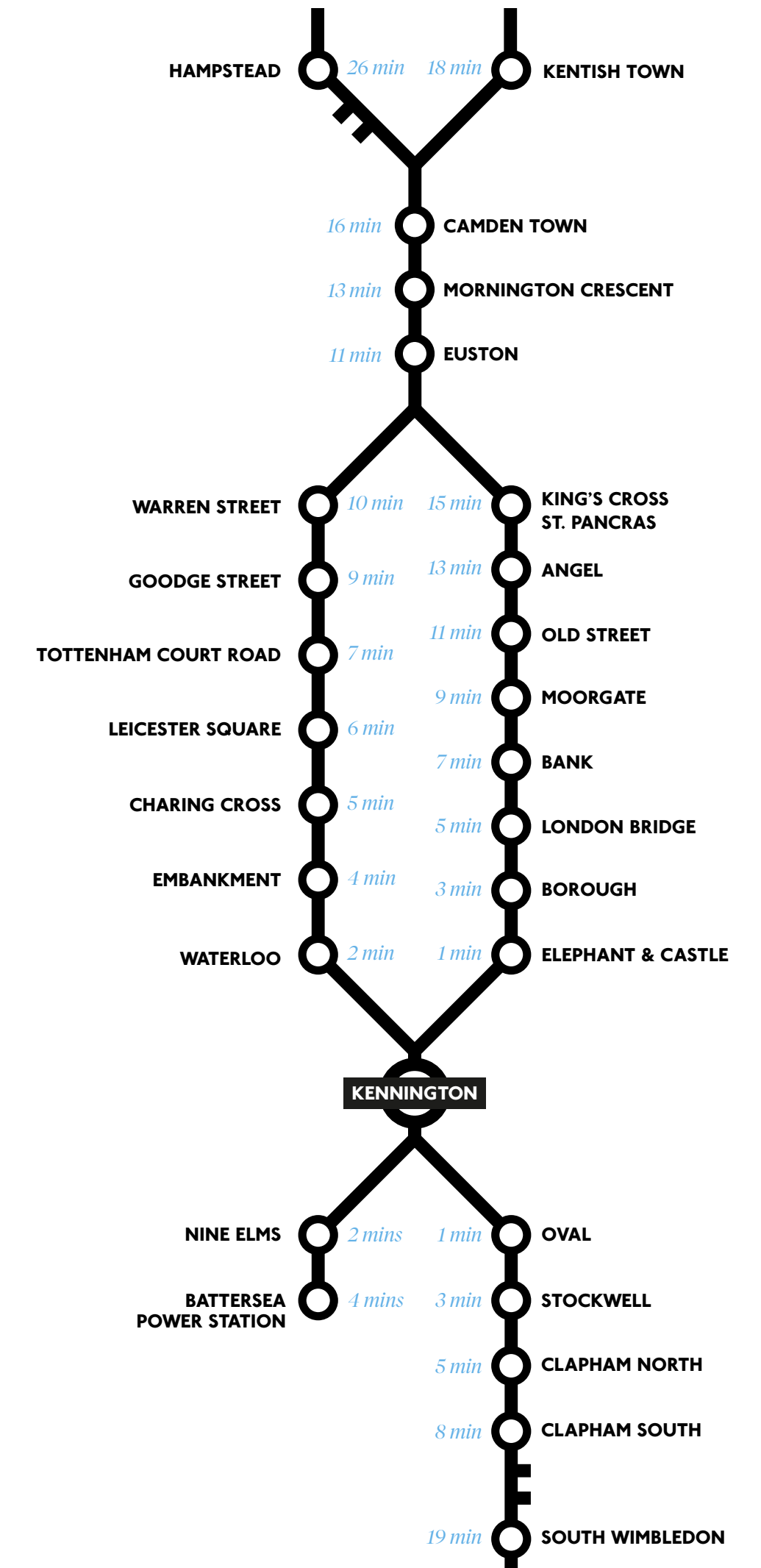
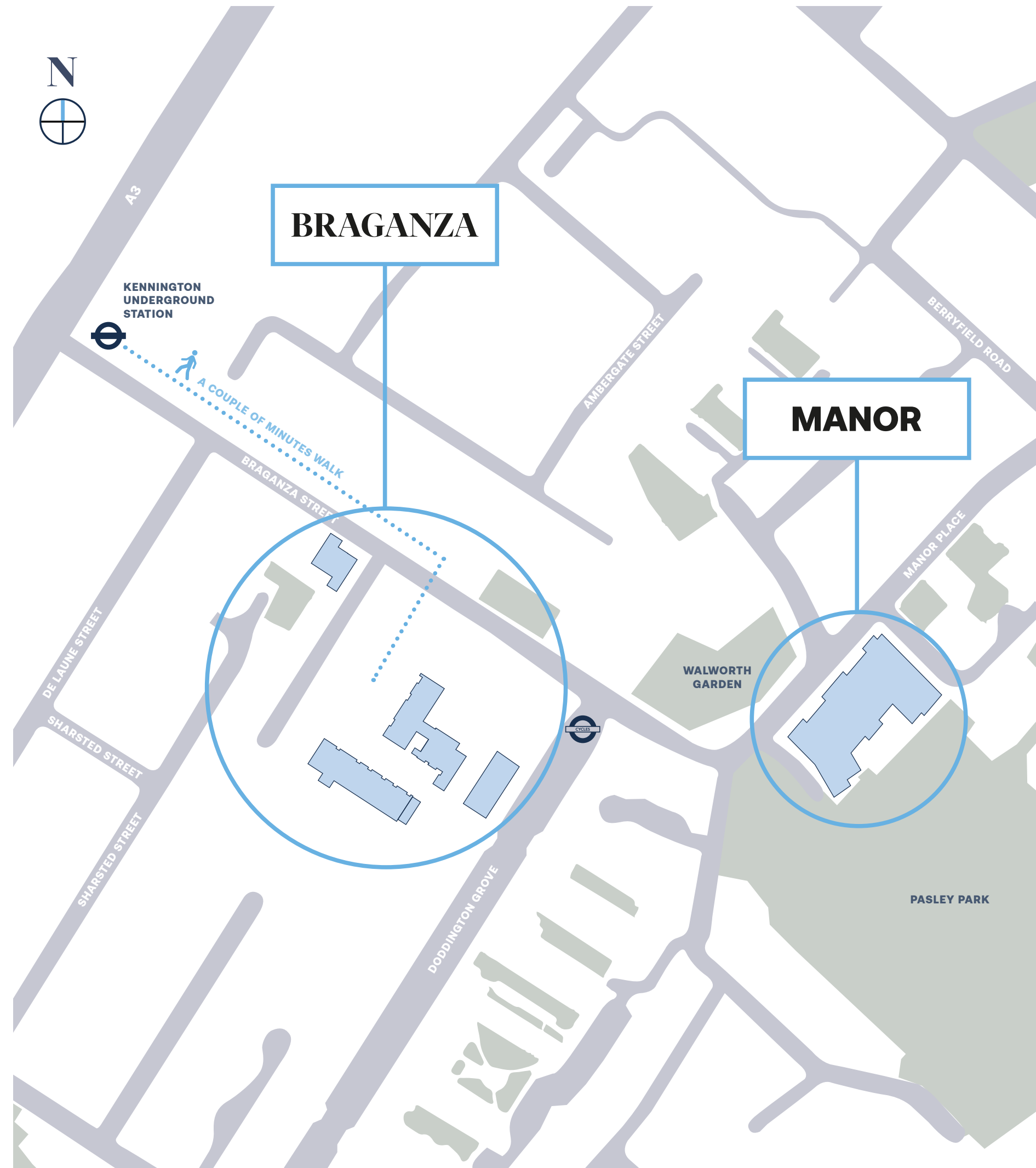
For business, leisure or purely pleasure...

...you can't ask for more than a tube station on the corner of the street — and Kennington Underground Station is just a couple of minutes walk away from your front door.

From here you can jump onto the Northern Line, and be directly connected to huge swathes of the capital and beyond.

What makes the difference is that Kennington sits at the pinch point of both branches of the Northern Line, so you can access so much more... perfect for work, perfect for play, and as it runs 24 hours on weekends, you're never far from home.

What's more, with the Northern Line extension to Battersea now complete, Kennington has been reclassified as both a zone 1 and a zone 2 station — meaning that you'll only be charged for a single zone journey whichever direction you travel in.





Love local life— there's so much just a stroll away

From the lovely community gardens on the corner of Manor Place and Braganza Street, to Pasley Park behind. The Oval cricket ground, Vauxhall City Farm and Imperial War Museum. Plenty of coffee shops, restaurants and deli's, pubs, convenience stores and more — Kennington's got it covered.

Huge regeneration in the surrounding areas has attracted new people to this already bustling neighbourhood, and it just keeps going from strength to strength, while retaining a quiet, authentic charm all of it's own!



Kennington Underground Station at the corner of Braganza Street / Pizza Express, Windmill Row, Kennington / Co-Op, Walworth Road

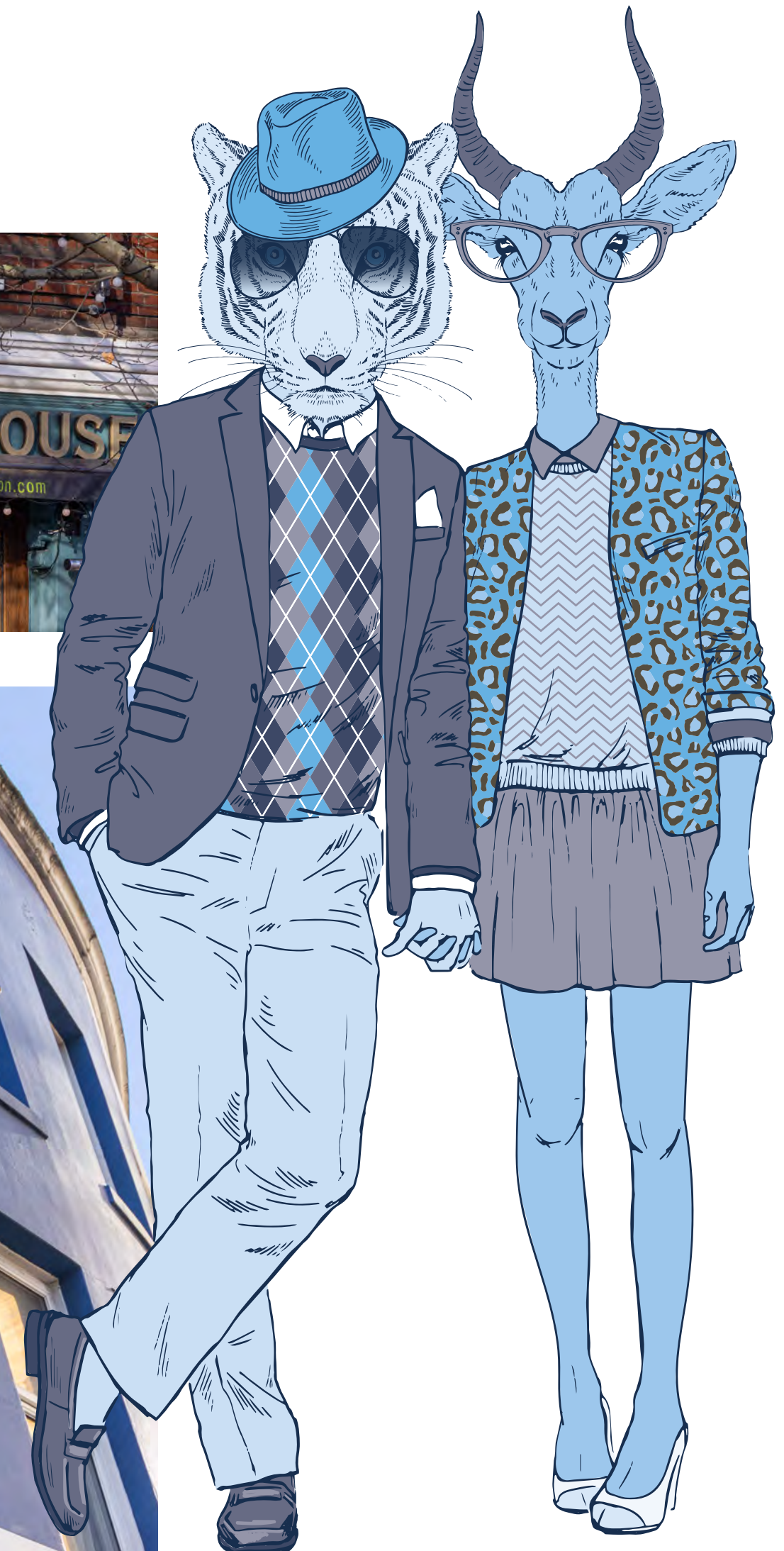


Walworth Garden Farm, at the corner of Braganza Street and Manor Place / Bee Urban, Kennington Park



To the rear of Manor is leafy Pasley Park

Pasley Park, at the corner of Braganza Street and Manor Place



*Teahouse Theatre, Vauxhall Walk / The Tommyfield, Kennington Lane /
The Mansion House and Toulouse Lautrec, Kennington Park Road*



Vanilla Black Coffee & Books, Sally White and Taro, Kennington Road



The Oval Cricket Ground, Kennington Oval



Vauxhall City Farm, Tyers Street





The Imperial War Museum, Lambeth Road

Elephant & Castle

Nearby Elephant & Castle has transitioned in recent years into a vibrant lifestyle district, the centrepiece of which is Elephant Park, with restaurants, retail and open space for everyone to experience and enjoy.



Castle Square and Elephant Springs, Elephant Park



In and around the beautifully landscaped parks are pockets of activity that will make your day engaging and energised — whether you're here for dinner, picking up a few essentials or just passing through.

Community cafés, hair and beauty, an oriental food market, watering holes, eateries, well-being, homewares, and the MM Factory by Mercato Metropolitano — home to a mix of micro-restaurants, as well as top quality delicatessen, butchers and grocers.

There are also co-working spaces and community places and opportunities to start your own thing if you're that way minded, close to home.





Rarebit Grocer and Deli & Mikos Equadorian Restaurant, Sayer Street / Change Please Coffeeshop, Walworth Road



The Living Room @ Sayer Street, a flexible outdoor community space



The Power of London

With Kennington Tube so close to home, you can be door-to-door at brand new Battersea Power Station and sample everything this brand new destination has to offer in less than 15 minutes!

There is so much happening here, with endless retail, restaurants and bars, surrounding arguably the most iconic building in London, the Power Station itself.

And when you're done, you can leave the crowds behind and get back to the quiet life, just two stops on the tube from the newly opened station.

At its heart is Circus West Village, a multi floor monument to shopping, with big brands, luxury goods, every day essentials and the treats that make life worth living!

Fashion, lifestyle, holistic health and beauty, every type of cuisine from carnivorous indulgence to plant-based perfection... if its not here, you probably don't need it.



Shops in Circus Village West, Battersea Power Station



Shops in Circus Village West, Battersea Power Station

Studying in London

London is an academic hotspot, with the most universities of any UK city. Students are attracted here from all over the world, and it's easy to see why.

With a top tier offering in medicine, politics, economics, engineering, business, arts and the humanities, those who study in London are well prepared to enter the competitive job market.

Education is supported by a wealth of culture that only comes from living in one of the greatest capital cities in the world, with universities working hand in hand with world class museums, libraries, galleries, and more — all readily accessible, and an easy commute from Manor & Braganza.

<i>University</i>	<i>Distance</i>
University College London	3.2 miles
The London School of Economics	2.3 miles
Imperial College London	4.9 miles
King's College London	2.4 miles
Queen Mary University of London	4.2 miles
City, University of London	3.2 miles
London Southbank University	0.8 miles
University of the Arts	2.0 miles
Birkbeck	3.3 miles
London School of Hygiene and Tropical Medicine	2.9 miles
School of Oriental and African Studies (SOAS)	3.2 miles
University of London	3.0 miles
London Business School	5.7 miles
University of Greenwich	5.6 miles
Royal College of Art	4.9 miles
University of Westminster	3.9 miles
Royal College of Music	4.9 miles
Guildhall School of Music and Drama	2.7 miles
Ravensbourne University London	8.2 miles
The Royal Central School of Speech and Drama	6.6 miles
The London Institute of Banking and Finance	2.0 miles

Approximate distance by road from Kennington Station to nearest campus, taken from google maps.



The spectacular Hintze Hall at the Natural History Museum, London

Manor Apartments

A quietly different place to live

Manor is an island site that looks over Pasley Park to the rear and the wonderful Walworth Community Gardens in front. Featuring convenient ground floor retail, a dedicated entrance to the 26 private sale apartments over 5 floors, and secure cycle storage for residents, it's a great place to call home.

Manor Place itself is a quiet residential street with very little traffic —amazing for a London location with so much happening right on your doorstep. Its the perfect retreat from a busy capital, while keeping you fully connected to everything that's happening!





The recreated facade at Manor, with ground floor retail — CGI is indicative only

Contemporary meets tradition

It's all in the details

The old building at Manor was a big presence on this quiet neighbourhood, with an aesthetic charm that is the signature of South London.

Under the skin, the building was unsuitable for conversion and renovation, so we have carefully reconstructed the historic facade, with an entirely new building inside, creating a collection of contemporary apartments without compromising on space and layout. To further preserve the heritage of the area, we have also reinstated the ground floor retail to benefit the whole community.



To the rear, contemporary architecture with unique detailing has been sensitively woven into the new building, creating distinctive faceted facades, and providing spacious balconies and terraces that look out over the historic and much loved Pasley Park.

This blending of the old and new allows us to preserve history and heritage, while creating homes at the leading edge of design and contemporary living.



The distinctive contemporary architectural facades at Manor, as seen from Pasley Park — CGI is indicative only



Rising above the recreated facade are three new floors, clad in stunning bronzed metalwork. These facades step back to create terraces that surround the apartments, making the most of the spectacular views over the park, the gardens, and the London skyline.

The majority of apartments at Manor have private outdoor spaces — some featuring intimate corners to enjoy a morning coffee in the sun, some with multiple and wraparound terraces that offer different aspects, and some with showstopping entertainment spaces that offer as much outdoor space as indoor!

Whichever home suits you best, all residents have access to a fantastic communal terrace right on the top floor, with panoramic views across the capital.

The upper floors of Manor, with distinctive bronzed metal cladding and spectacular views over the capital — CGI is indicative only



Living spaces

Simply beautiful

The apartments at Manor are welcoming, bright and beautifully finished, bringing a contemporary elegance to your every day.

Spacious rooms are tranquil and relaxing, underpinned with soft tones and textures, to provide a peaceful backdrop to life at Manor & Braganza.

Open plan living and dining room at Manor — CGI is indicative only

Kitchens

Form and function

Open plan living demands quality at the highest level, particularly in the kitchen, which is always on display. The heart of your home at Manor is superbly finished, the style perfectly matched with practicality.

Subtle blends of colour, lighting and hard wearing but beautiful surfaces, complemented by sleek Siemens appliances, has a contemporary classic aesthetic that will remain on trend, look fantastic and work perfectly for years to come.

The contemporary classic kitchen at Manor — CGI is indicative only





Bedrooms

The start and end of every day

Quiet, calming and filled with natural light, the spacious bedrooms have the power to set your mood for the day, and send you off to restful sleep when it's over.

With fitted wardrobes and ensembles in the masters — some of which feature access to the terraces, why not throw open the windows, snooze the alarm clock, and have another 10 minutes in bed... everything else can wait.

The master bedroom at Manor — CGI is indicative only

Bathrooms and en suites

A little luxury goes a long way

The bathrooms and en suites at Manor are designed for the ultimate experience. Sleek black hardware, inset basin and floating pan, with beautifully finished tiling to the floors and walls, this is unmistakable hotel luxury for the home.

Complete with practical storage in the mirrored cabinet and useful under sink nook, this is a space that you will love every day, whether you're soaking away the stresses of the day or invigorating yourself for the next one.

The bathrooms at Manor — CGI is indicative only





Private terraces

A breath of fresh air

The majority of apartments at Manor have private terraces (some have two or three!) that blend your indoor living spaces with a little of the outdoors.

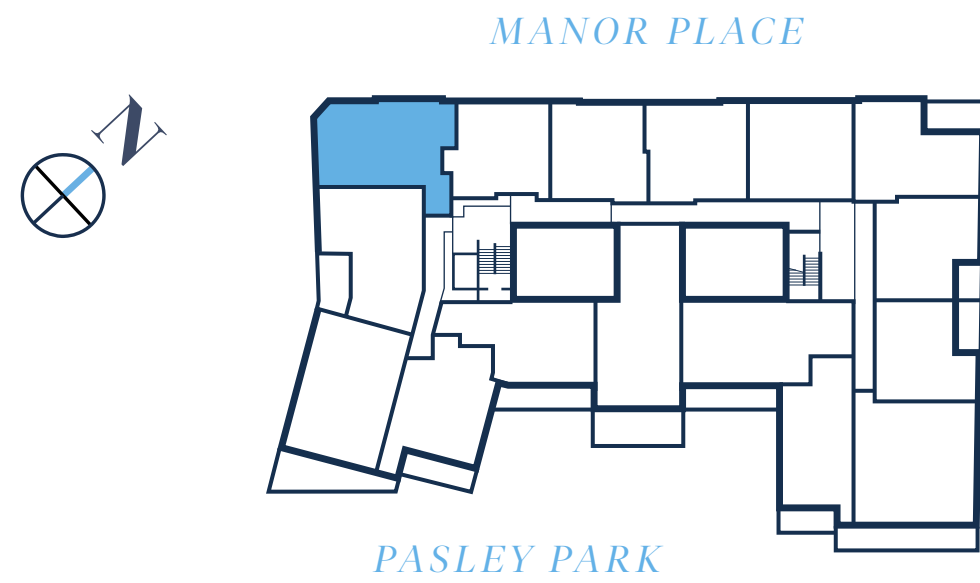
With views out over tree-lined Pasley Park, or out over the capital, the terraces are a wonderful spot to watch the sun go down at any time of year.

Private terrace at Manor — CGI is indicative only

Plot A-01-05 — First Floor

Two Bedroom Apartment

850 sq ft / 79.0 sq m



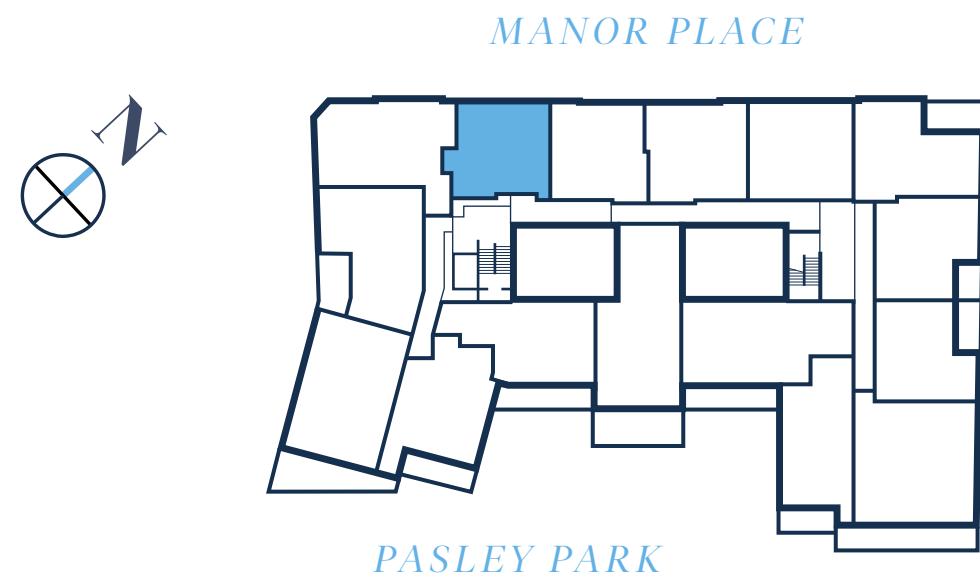
Living / Kitchen / Dining	23'2" x 15'2"	7.06m x 4.62m
Bedroom 1	15'0" x 9'10"	3.64m x 3.00m
Bedroom 2	14'3" x 10'2"	3.27m x 2.55m

Maximum dimensions are shown. They are intended as a guide only and are subject to change.
Plans are not to scale. Please speak to our team for further information.
W = Fitted wardrobe W/M = Washing Machine

Plot A-01-06 — First Floor

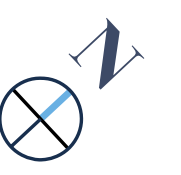
One Bedroom Apartment

646 sq ft / 60.0 sq m



Living / Kitchen / Dining	25'4" x 15'2"	7.73m x 4.61m
Bedroom	17'9" x 9'5"	4.57m x 3.64m

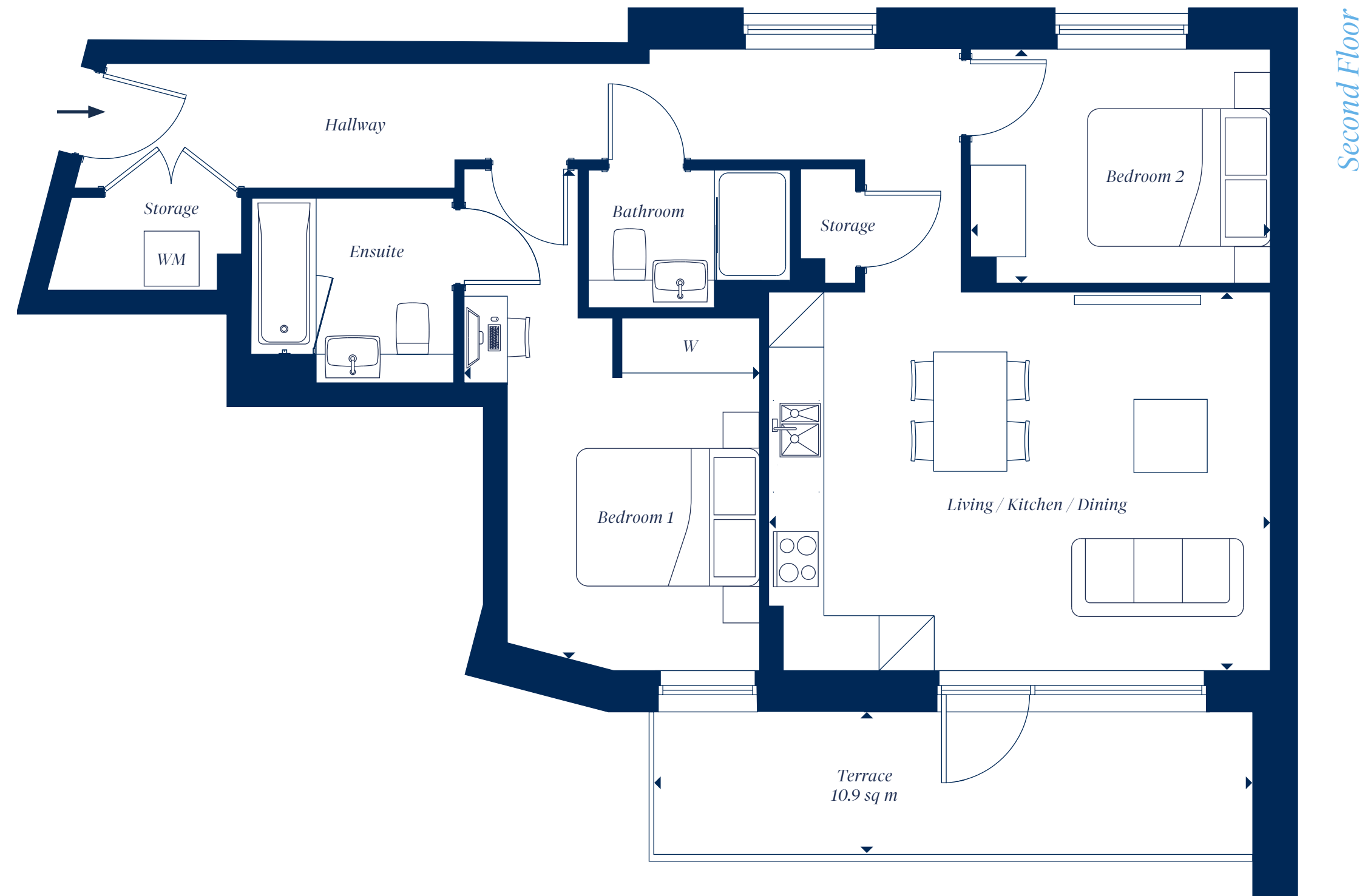
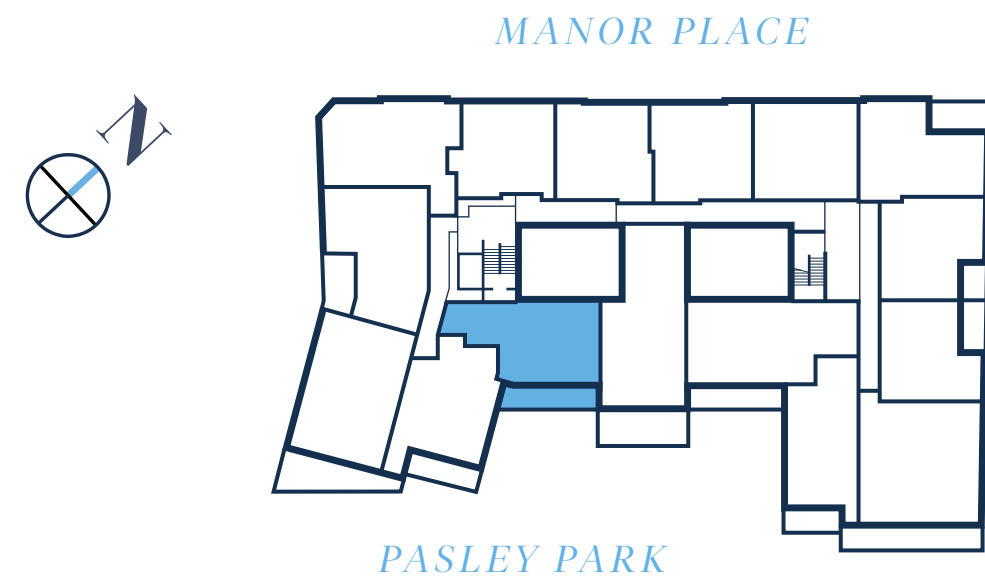
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Plot A-02-01 — Second Floor

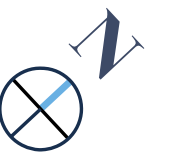
Two Bedroom Apartment

753 sq ft / 70.0 sq m



Living / Kitchen / Dining	17'11" x 13'7"	5.47m x 4.13m
Bedroom 1	17'7" x 10'7"	5.36m x 3.22m
Bedroom 2	10'9" x 8'4"	3.27m x 2.55m
Terrace	21'5" x 5'1"	6.53m x 1.55m

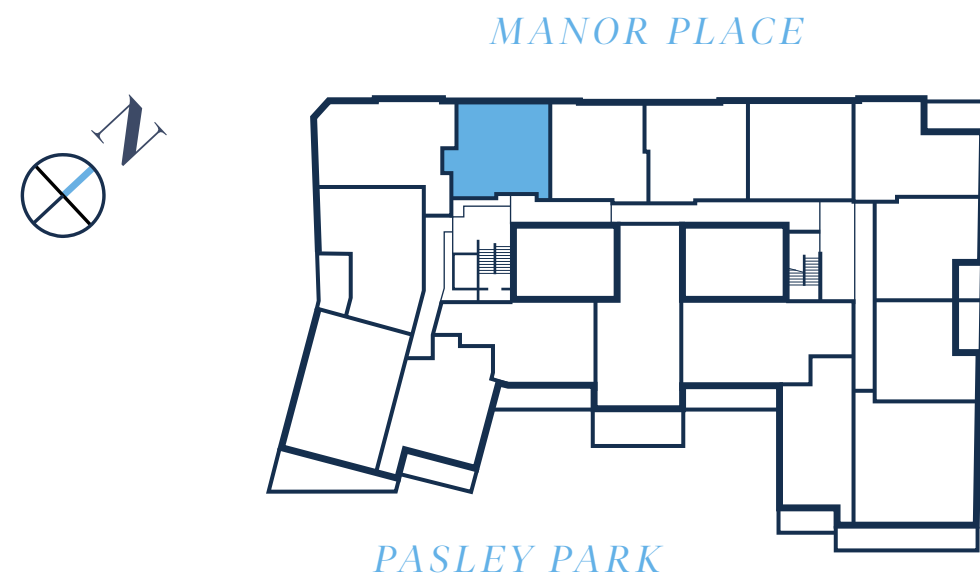
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Plot A-02-06 — Second Floor

One Bedroom Apartment

646 sq ft / 60.0 sq m



Living / Kitchen / Dining	25'4" x 15'2"	7.73m x 4.61m
Bedroom	17'9" x 9'5"	4.57m x 3.64m

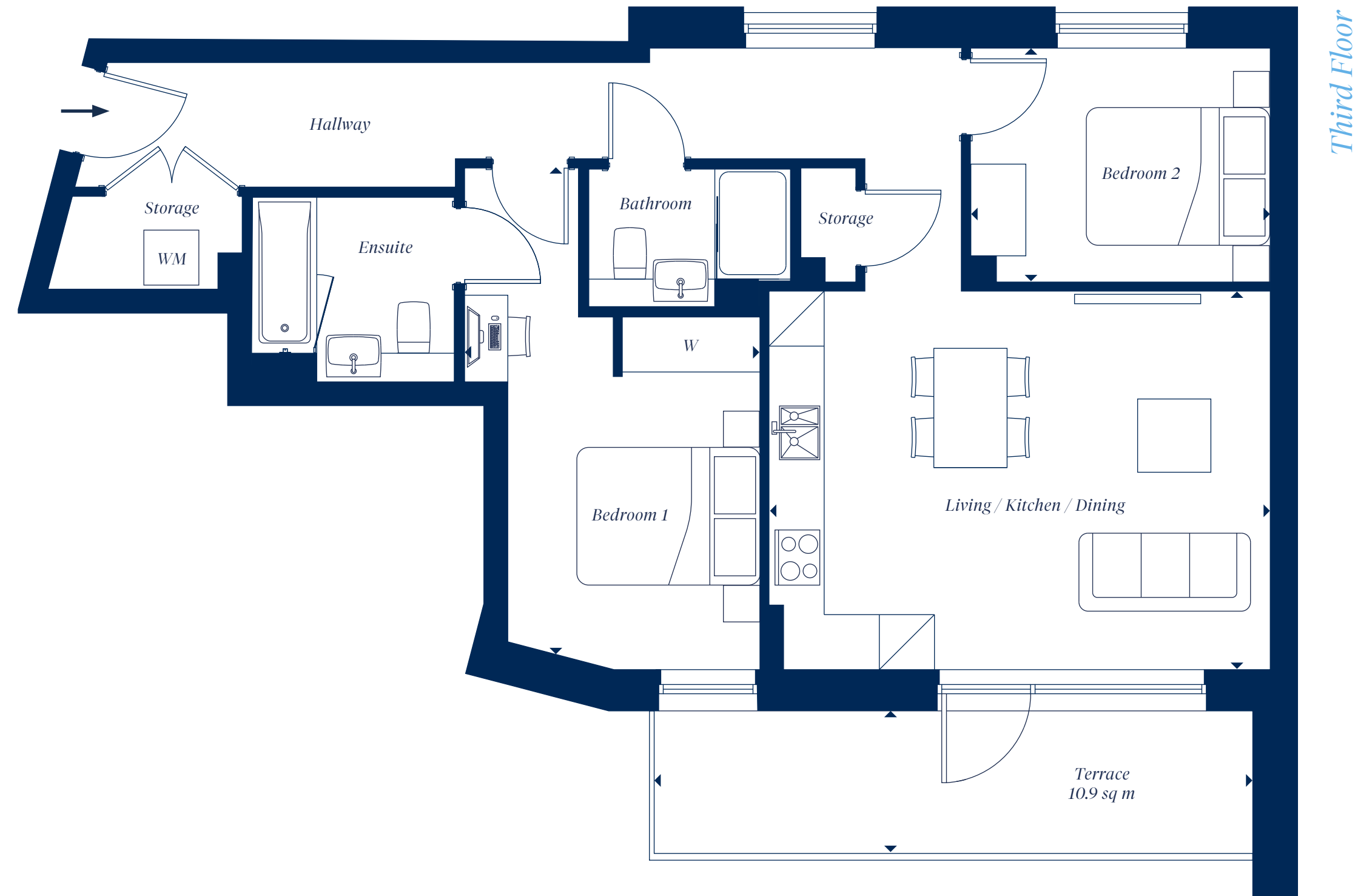
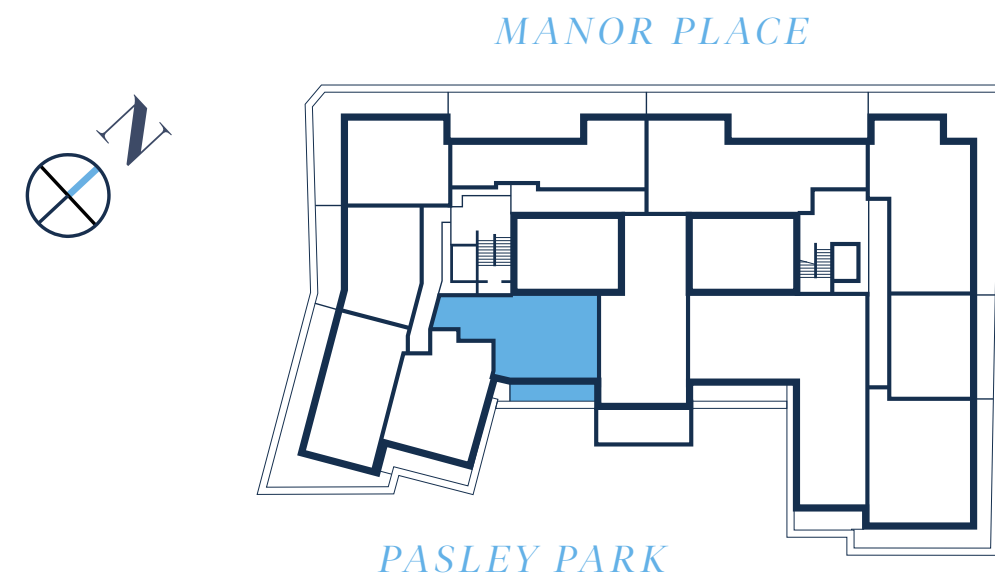


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Plot A-03-01 — Third Floor

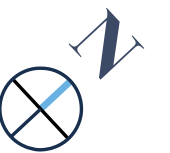
Two Bedroom Apartment

753 sq ft / 70.0 sq m



Living / Kitchen / Dining	17'11" x 13'7"	5.47m x 4.13m
Bedroom 1	17'7" x 10'7"	5.36m x 3.22m
Bedroom 2	10'9" x 8'4"	3.27m x 2.55m
Terrace	21'5" x 5'1"	6.53m x 1.55m

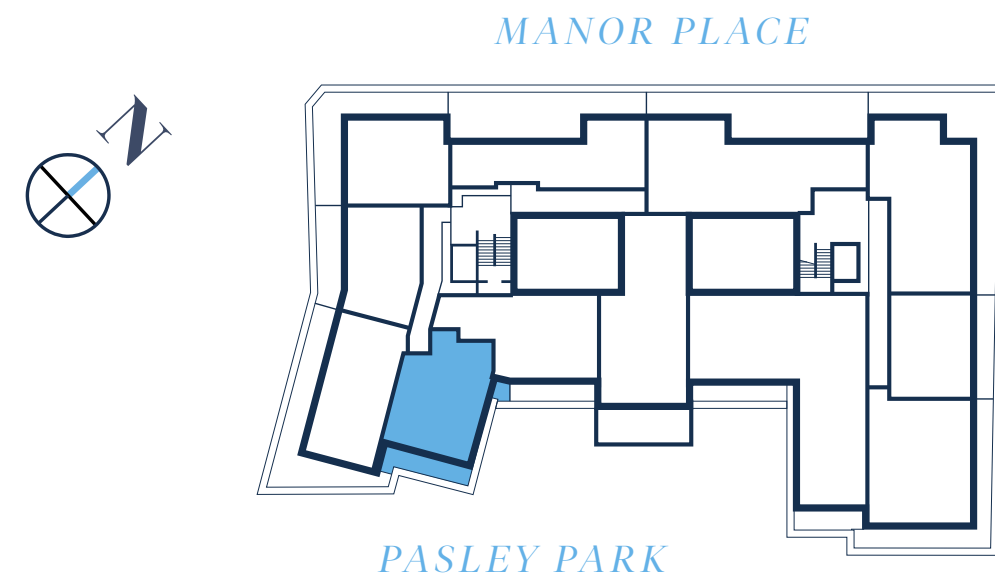
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Plot A-03-02 — Third Floor

Two Bedroom Apartment

710 sq ft / 66.0 sq m



Living / Kitchen / Dining	18'10" x 14'5"	5.73m x 4.40m
Bedroom 1	15'6" x 9'0"	4.73m x 2.75m
Bedroom 2	13'3" x 11'11"	4.04m x 3.63m
Terrace 1	5'2" x 4'5"	1.57m x 1.35m
Terrace 2	23'4" x 6'6"	7.10m x 1.99m

Maximum dimensions are shown. They are intended as a guide only and are subject to change.
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W = Fitted wardrobe W/M = Washing Machine



Specification

Cool, calm and collected.

With understated luxury and unmistakable quality, we pride ourselves on designing and delivering an experience that is a step beyond.

At Manor & Braganza, you won't find us hiding behind pointless excess. With subtle style — *sleek black hardware, clean lines, warm whites and subtle hues* — this is pared back and luxuriously essential, done with expertise, complete with delightful details that take it from mere blank canvas to a territory you'll be over the moon to call home.



Kitchen

- High quality two tone matt handleless designer kitchen with soft close doors.
- 20mm composite stone worktop and splashback above worktops to underside of wall units
- Undermount 1.5 bowl stainless steel sink and mixer tap in black
- *Siemens appliances* — single oven in stainless steel, 4 ring induction hob, fully integrated dishwasher and built-in 70/30 fridge freezer
- Freestanding Siemens washer dryer (in utility cupboards) or Integrated Siemens washer dryer in kitchen (plot specific)

Bathroom

- All brassware in black
- Vado deck mounted mixer tap to semi recessed basin
- Vado thermostatic shower over the bath with large shower head and handheld shower
- Bath shower screen with matt black frame
- Wall mounted pan with soft close seat and concealed cistern

- Steel baths with overflow bath filler in matt black
- Mirrored bathroom cabinet with demister pads, integrated light and shaver socket and open shelving
- Vanity top shelf in premium white finish
- Recessed shelf unit below basin
- Electrical heated towel rail in anthracite
- Full height tiling above bath with full height tiling to wall behind wash hand basin and pan.
- Ceramic floor tiles

En Suite

- All brassware in black
- Vado deck mounted mixer tap to semi recessed basin
- Vado thermostatic shower with large shower head and handheld shower
- Walk-in shower screen with black frame
- Wall mounted pan with soft close seat and concealed cistern
- Mirrored bathroom cabinet with demister pads, integrated light and shaver socket and open shelving



- Vanity top shelf in platinum white finish
- Recessed shelf unit below basin
- Electrical heated towel rail in anthracite
- Full height tiling to shower with full height tiling to wall behind wash hand basin and pan
- Ceramic floor tiles

Cloakroom

- All brassware in black
- Vado deck mounted mixer tap to semi recessed basin or wall hung basin
- Wall mounted pan with soft close seat and concealed cistern
- Circular mirror
- Vanity top shelf in premium white behind pan and semi-recessed basin (plot specific)
- Vanity top shelf in premium white behind pan (plot specific)
- Electrical heated towel rail in anthracite
- Full height tiling to wall behind wash hand basin
- Full or half height tiling to wall behind pan (plot specific)

Flooring

- Amtico flooring – Mulled Oak
- Amtico flooring to hall, kitchen, living and cloakroom
- Carpets to bedrooms and cupboards
- Ceramic floor tiling to bathrooms and ensuites

Joinery

- Pencil round architrave and skirting painted in white satinwood
- Flat panel fire doors painted in white satinwood with black ironmongery
- Walnut timber veneered apartment entrance doors with multi-point locking and brushed chrome ironmongery
- Wardrobes to master bedroom

Paint Finishes

- “Clay white” matt emulsion paint to walls
- Matt white emulsion paint to ceilings
- White satinwood paint to all woodwork and internal doors

Lighting

- Efficient LED downlights in white to all habitable rooms, hallways and bathrooms
- All light switches in matt black

Sprinkler System

- Sprinkler system fitted to all apartments

Electrical

- Double sockets and electrical points to kitchens in matt black
- All other electrical points in white
- USB power sockets to kitchen and bedrooms
- Media plate in white to lounge with TV point to master bedrooms
- BT Openreach fibre internet to all plots (customer to arrange connection with provider) located in hall cupboard*

Heating & Ventilation

- Communal gas central heating system providing space heating and hot water to all apartments
- Zoned heating controls
- Mechanical Ventilation Heat Recovery system to all homes

General Apartments

- Video door entry system
- External light to terraces and balconies
- Porcelain paving to terraces and balconies
- Built-in fire rated postal boxes in anthracite grey to entrance lobbies
- Communal refuse & cycle stores
- Communal satellite dish and TV digital aerial

Floor-to-Ceiling Heights

- Habitable room ceilings heights on the first and second floors are 2600mm to suit the reconstructed façade.
- Habitable room ceiling heights on the third, fourth and fifth floors are 2500mm
- Communal corridors and all non-habitable rooms (eg bathrooms, corridors, stores etc) have a ceiling height of 2400mm



Kitchen detail from Manor & Braganza is indicative

With over 50 years' experience of building quality homes and sustainable communities, we're a homebuilder of choice for London and the South East.



DURKAN
HOMES

The Durkan Way.

Building high quality homes requires excellence, expertise and innovation and we have been delivering all three for the past 50 years. Over that time, we've seen housebuilding methods and designs change to meet the ever-evolving needs of homeowners and we thrive on continually responding to those needs. As a result, we create desirable properties in outstanding locations.

Our customers are more discerning than ever so we work closely with our suppliers, consultants and contractors to deliver premium, well-designed homes which satisfy the needs and aspirations of our homeowners. We always put our customers first.

We're committed to minimising environmental impact by managing resources efficiently. We drive change through the implementation of sustainable building methods, products and materials.

It is this focus on excellence together with determination to keep building quality homes and thriving, sustainable communities which makes us a homebuilder of choice for London and the South East.



Plots E1 — E6, duplexes and apartments on Doddington Grove — CGI is indicative only

Want to find out more?

If you would like more information about purchasing at Manor & Braganza, then get in touch with the sales team who will be delighted to hear from you.

Email

manorbraganza@durkan.co.uk

Telephone

+44 (0)207 718 5202

Address

Manor Place & Braganza Street, Kennington, SE17 3BS



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