



MANOR BRAGANZA

LONDON SE17

**Being different never
looked this good.**

*Fabulous apartments, duplexes
and townhouses, 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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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!

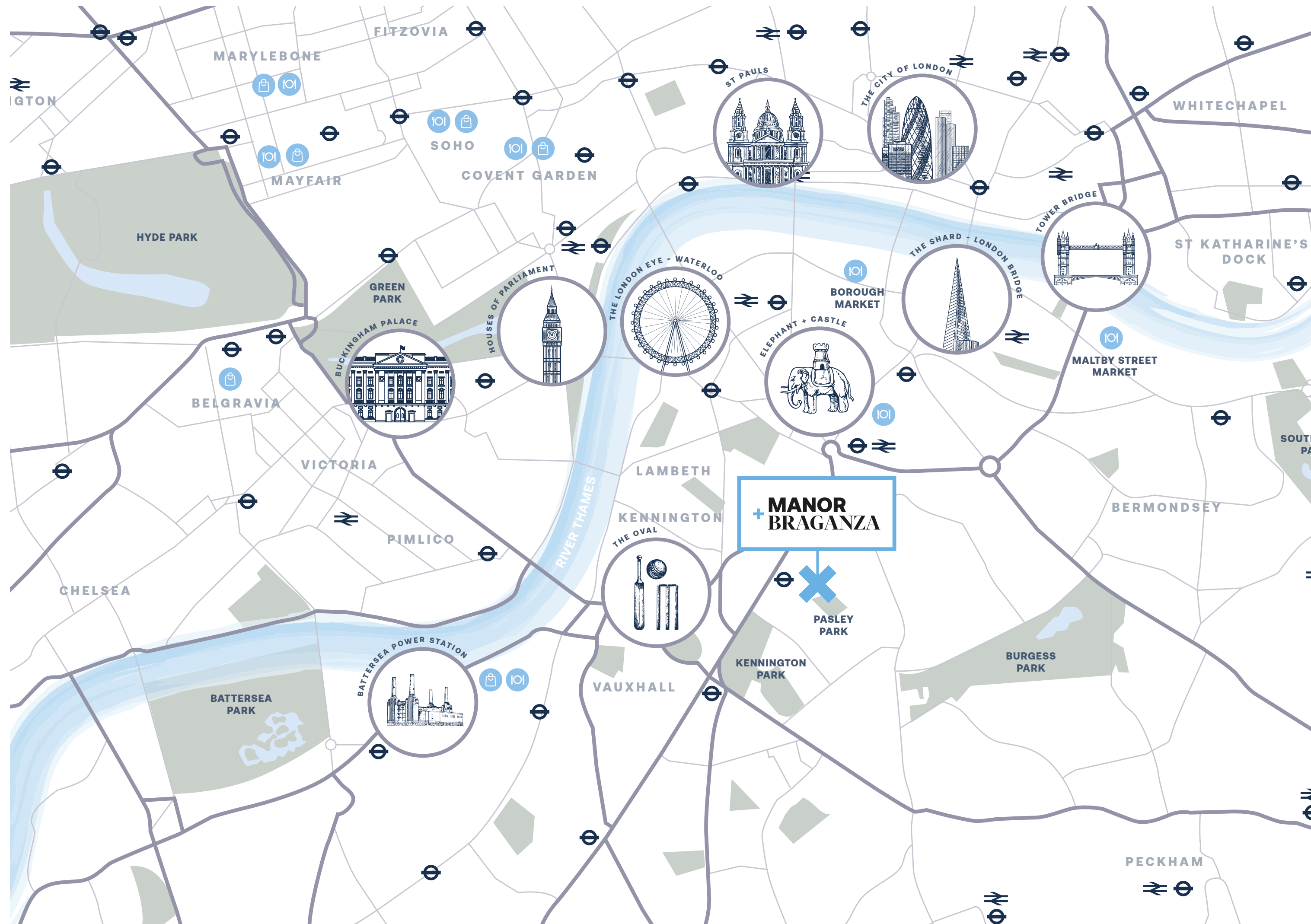
Kennington is a well established residential area, so it's got everything you need for day to day living. There are useful amenities all around you, from local supermarkets, convenience stores, pubs and eateries, some wonderful parks, and perhaps best of all, it's so well connected to London's transport 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 residents top floor terrace at Manor takes in everything from the London Eye to the City...





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.

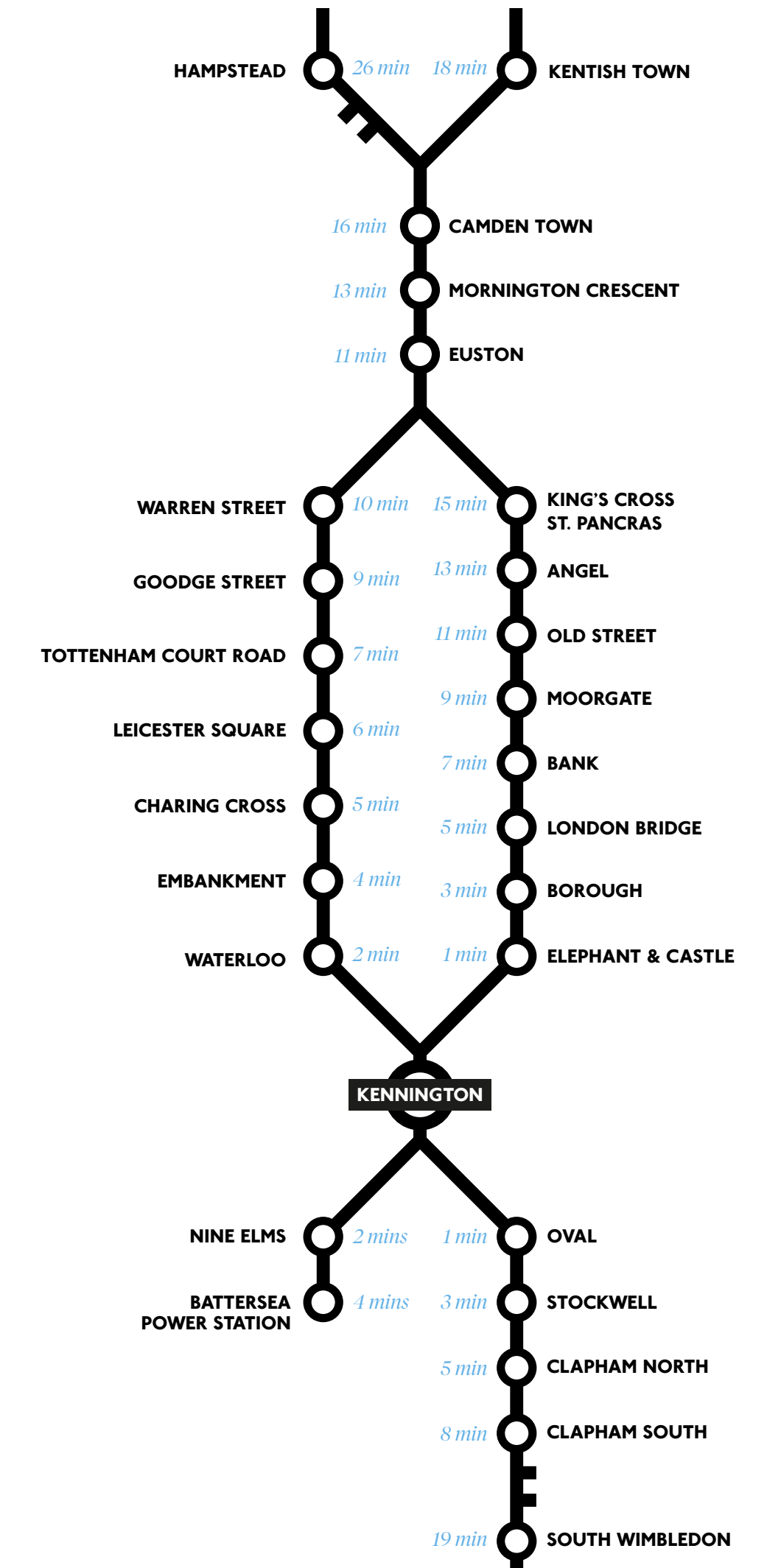
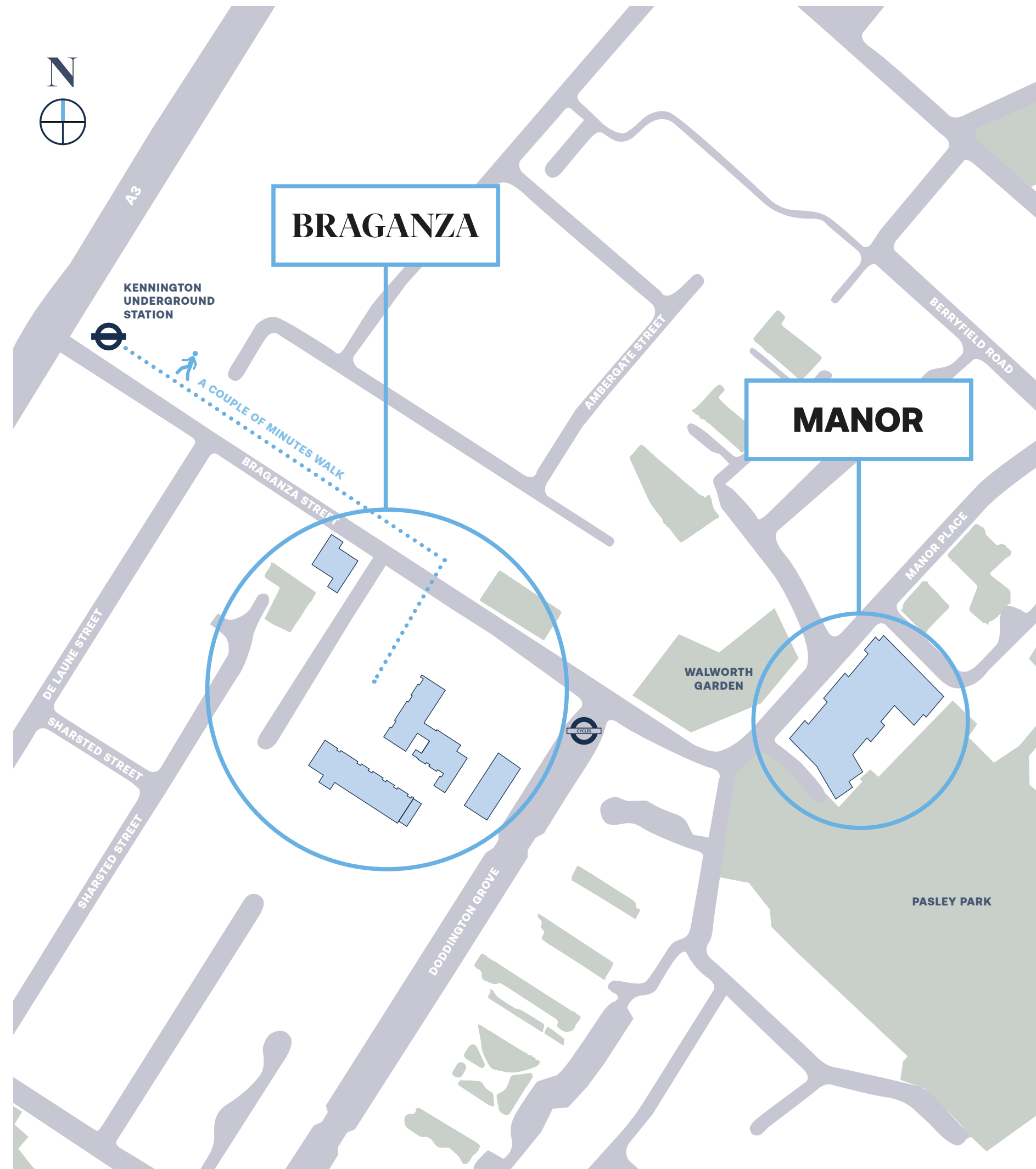
For business, leisure or purely pleasure...

...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.



Fastest journey times from Kennington Station taken from tfl.gov.uk



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.

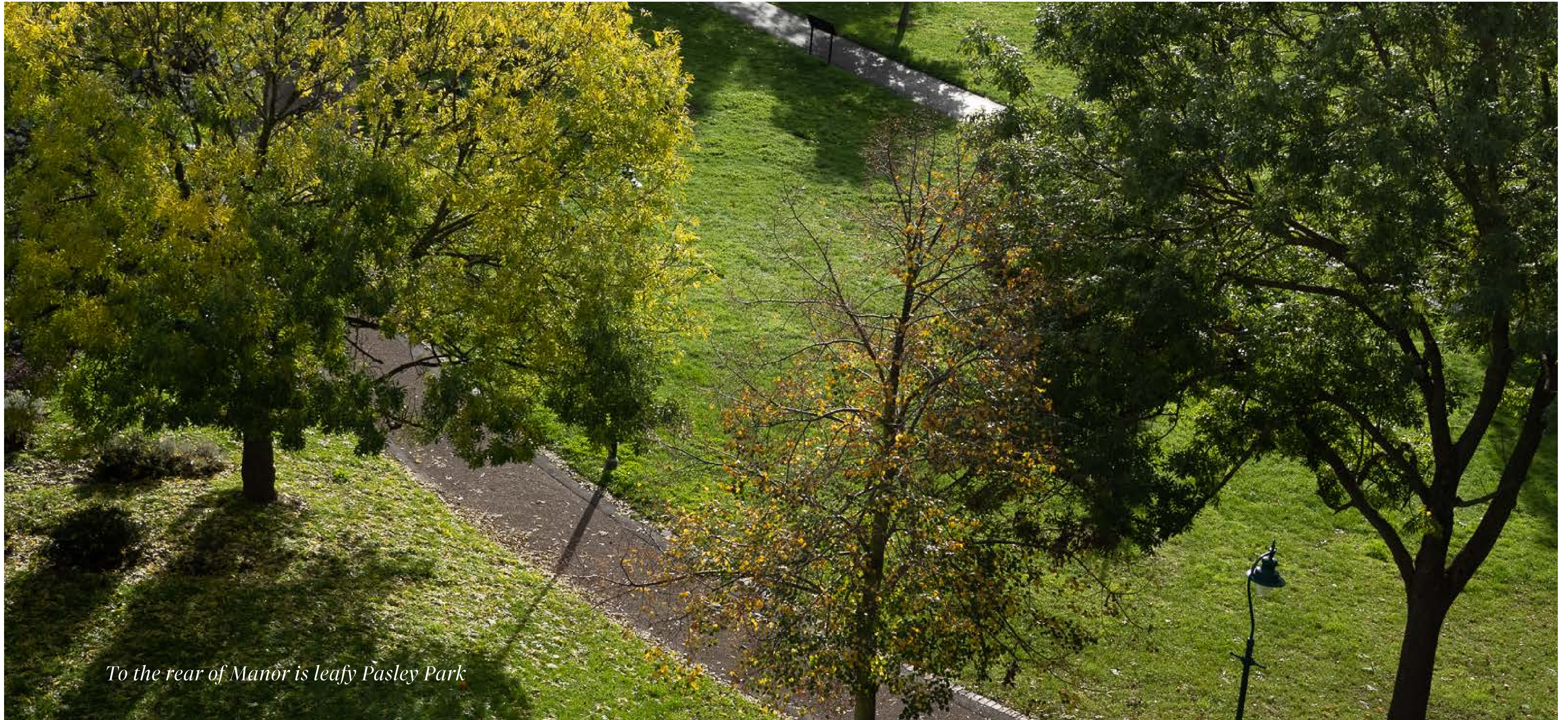
Huge regeneration in the surrounding areas has attracted new people to this already bustling neighbourhood, and it just keeps going from strength to strength, while retaining a quiet, authentic charm all of it's own!



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

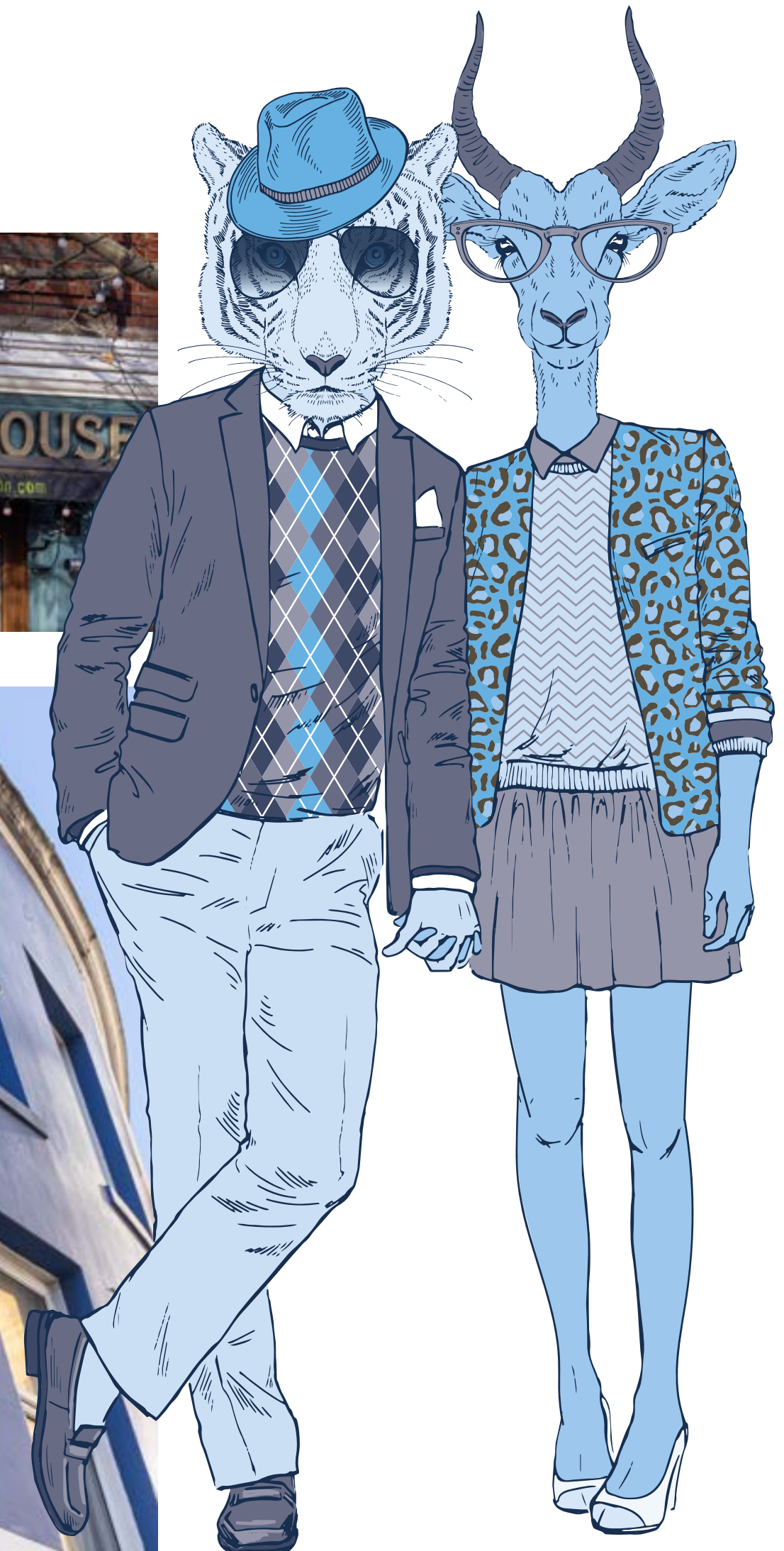


Walworth Garden Farm, at the corner of Braganza Street and Manor Place / Bee Urban, Kennington Park



To the rear of Manor is leafy Pasley Park

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



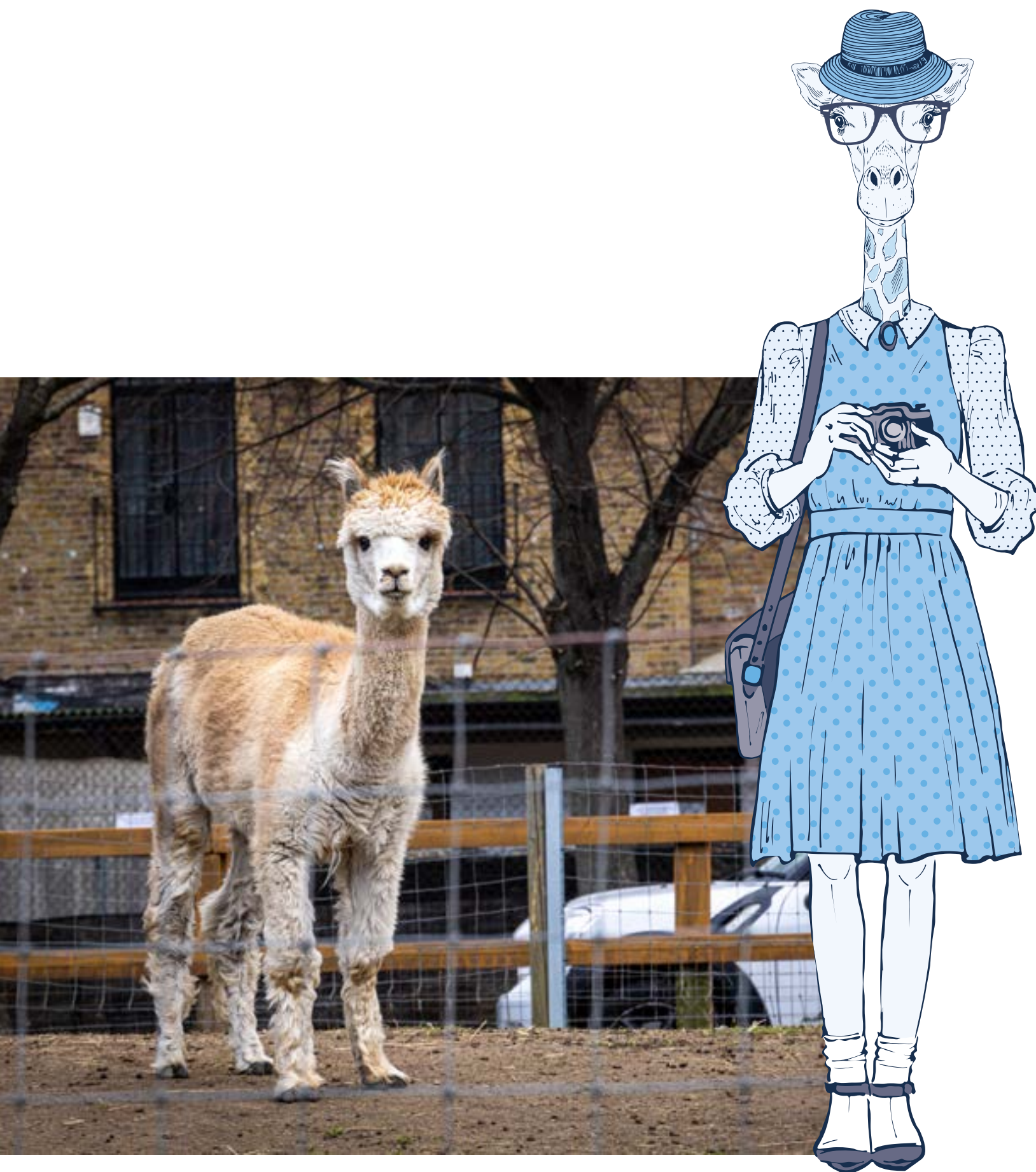
*Teahouse Theatre, Vauxhall Walk / The Tommyfield, Kennington Lane /
The Mansion House and Toulouse Lautrec, Kennington Park Road*



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



The Oval Cricket Ground, Kennington Oval



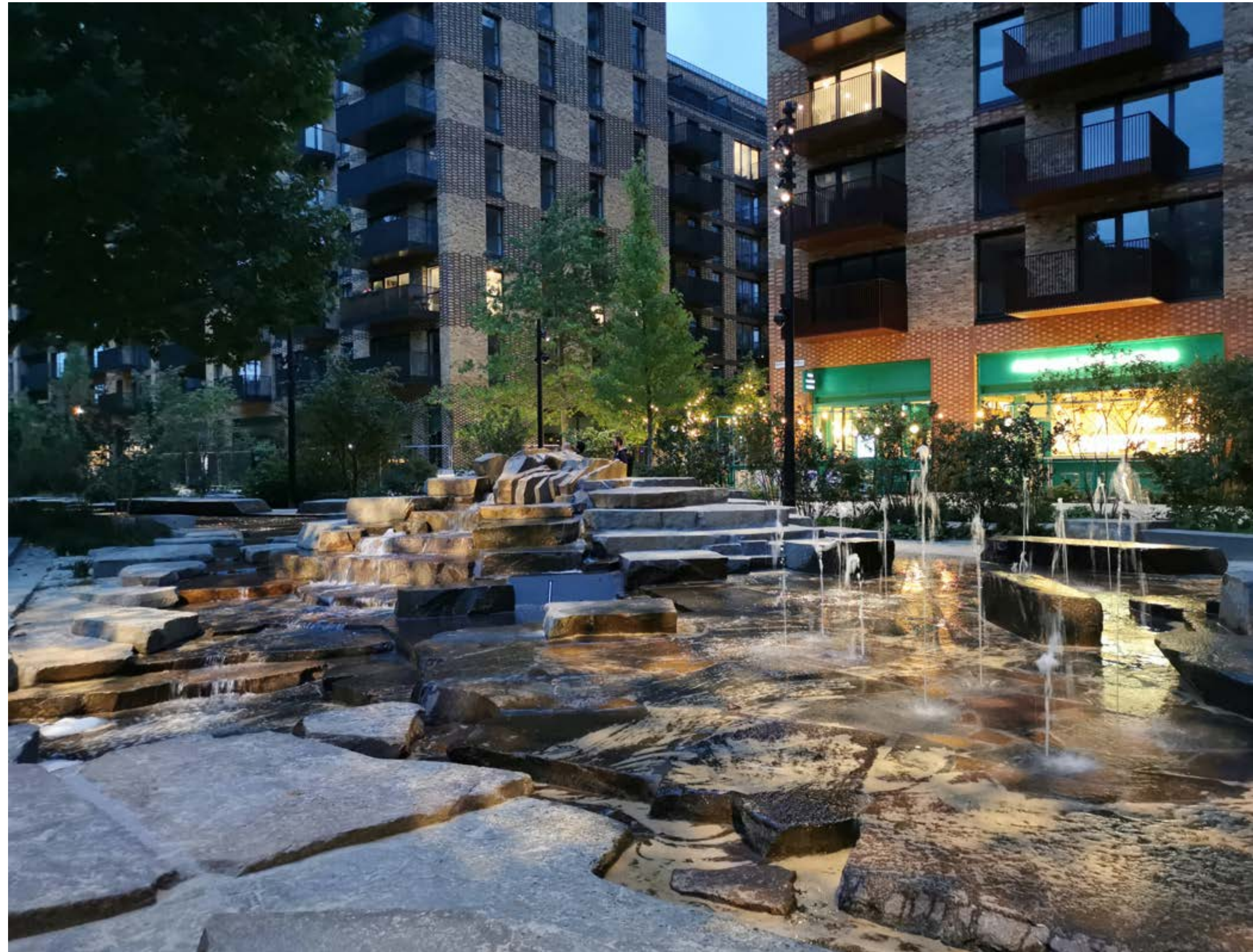
Vauxhall City Farm, Tyers Street





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.







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.

Circus Village West, inside Battersea Power 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 univerties working hand in hand with world class museums, libraries, galleries, and more — all readily accessible, and an easy commute from Manor & Braganza.

University	Distance
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

Coming Soon!

Manor Place
Apartments
[Spring 2023](#)

Braganza

A quietly different place to live

Set back from the surrounding residential streets, encircling central courtyard gardens that are the delightfully tranquil centrepiece, Braganza is a quietly different place to live.

With a selection of three storey townhouses, duplexes and apartments, they're the perfect home for families, couples, co-habitors and those comfortable with their own company. If you've got an appreciation for style, and you're looking for convenience, space and a fabulous lifestyle, there's no better place to be yourself.



A1 — A3

Two & Three Bedroom, Three Storey Townhouses

B1 — B12

Duplexes and Apartments

C4 — C9

Apartments

D1 — D3

Four Bedroom, Three Storey Townhouses

E1 — E6

Two Bedroom Duplexes & Two Bedroom Apartments



Homes with a difference

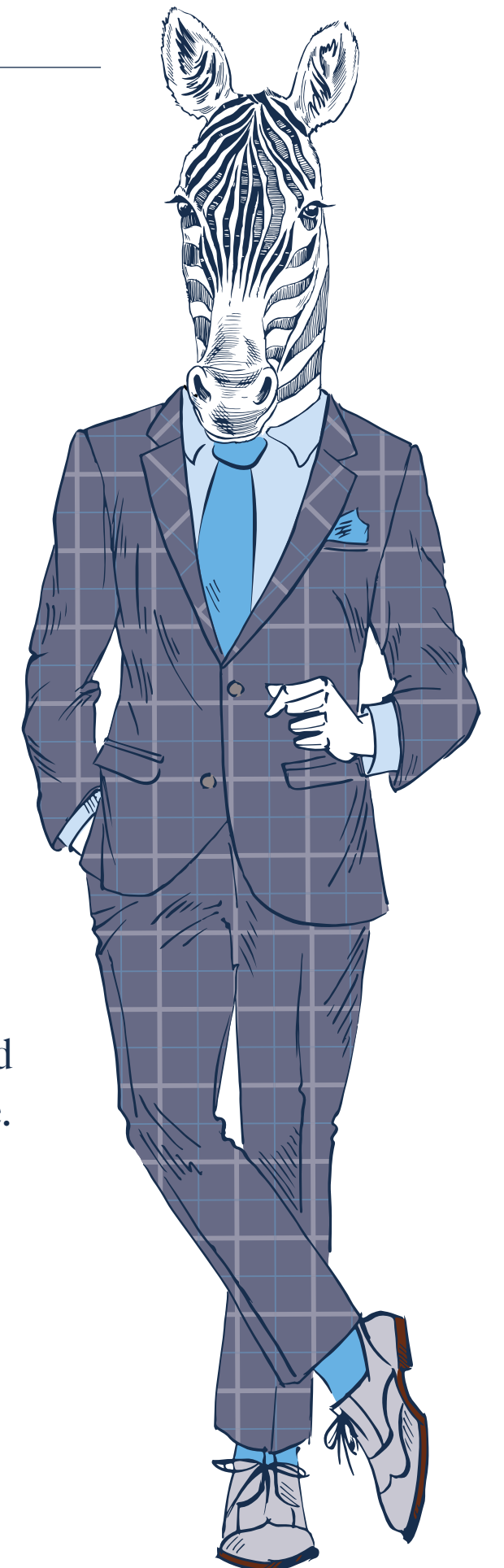
Curiously distinctive

The exteriors of the homes are beautifully finished, with distinctive patterns in the façades that subtly mix colour and texture, creating something grand in scale, that blends in with the dappled light of the leafy streetscape.

Complemented by a modernist architectural style, the clean lines and crisp edges — with flat roofs and bronzed glazing details — project a simple elegance.

A1, A2 & A3 also have private cycle storage in the front garden, for maximum convenience.

*Plots A1 — A3, three storey townhouses on Braganza Street
CGI is indicative only*





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

The primary entrance on Braganza Street leads into the heart of Braganza. Textured with both retained and new bricks and beautiful trees and plants, the subtly lit cobbled street takes you through to the landscaped courtyard gardens.



The entrance on Braganza Street, and duplexes and apartments of Blocks B and C — CGI is indicative only



In the middle of Braganza, houses and apartments are arranged around sensitively landscaped central courtyard gardens.

With places to sit in dappled shade, raised steel planters and sculptures, this unique shared space will be a tranquil setting for community life.

Courtyard Gardens, looking towards D1, 2 & 3 — CGI is indicative only



Courtyard Gardens, looking towards Block B — CGI is indicative only

As well as enjoying the beautifully landscaped courtyard gardens at the centre of Braganza, many of the homes have their own private outdoor spaces.

Some feature terraces, some have fantastic gardens (an unusual bonus for a London home) and some have both! Its the ideal place to spend long summer evenings, sitting out and enjoying a cool drink as you wind down from a long day.

Garden to the rear of D1 — CGI is indicative only





Living spaces

Simply beautiful

Inside the homes, elegant light filled spaces bring warm energy to your every day.

Large living spaces 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 D1 — CGI is indicative only

Kitchens

Form and function

Open plan living demands quality at the highest level, particularly in kitchens which are always on display. The heart of your home at Braganza 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 D1 — 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 private terraces for the ultimate escape, why not throw open the doors, let fresh air in, and have another 10 minutes in bed... everything else can wait.

The master bedroom, with private terrace at D1 — CGI is indicative only

Private terraces

A space to call your own

The private terraces are worthy of special mention, as it's not every day you get the luxury of a space to call your own in a family home.

With exposed brickwork, frosted glass privacy screens and ceramic flooring, these are a wonderful extension to the master bedrooms, to plant with your favourite colours, open a book and enjoy some you time.

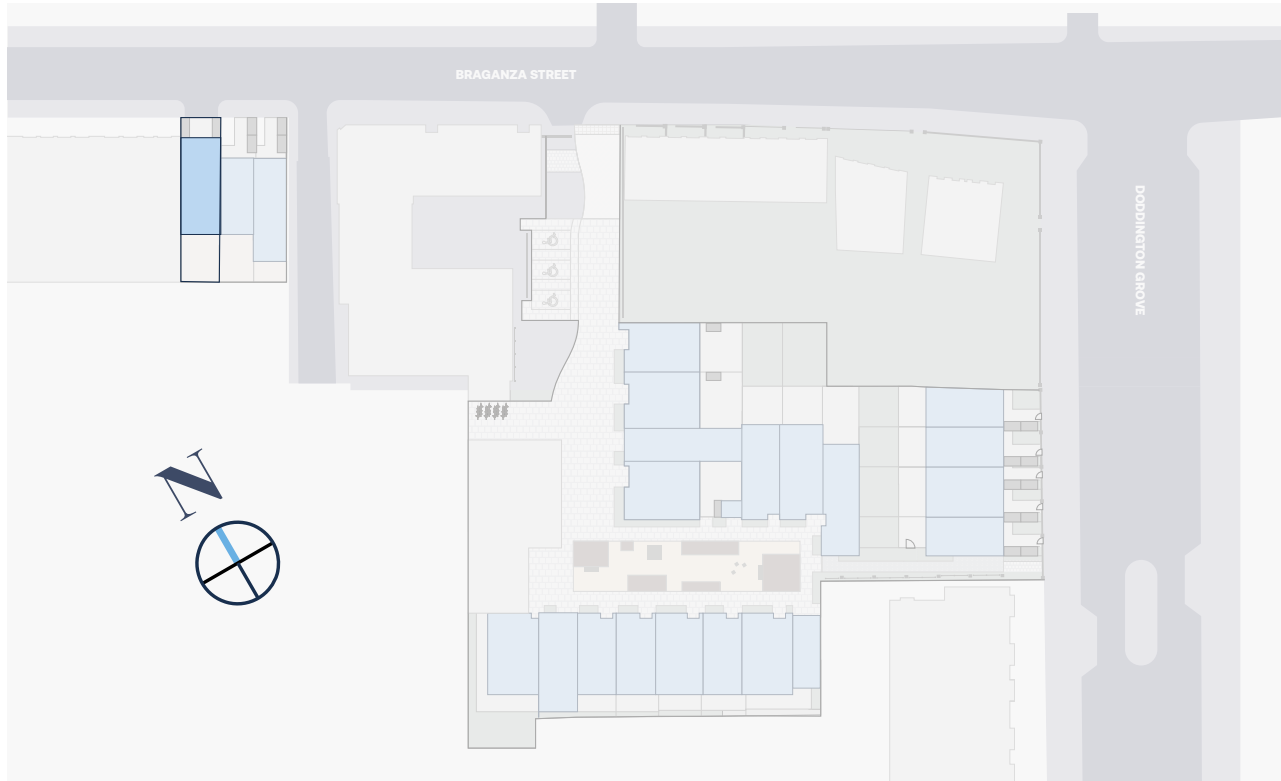
The master bedroom, with private terrace at D1 — CGI is indicative only



Plot A1 — Ground, First and Second Floors

Three Bedroom Townhouse

1,141 sq ft / 106 sq m



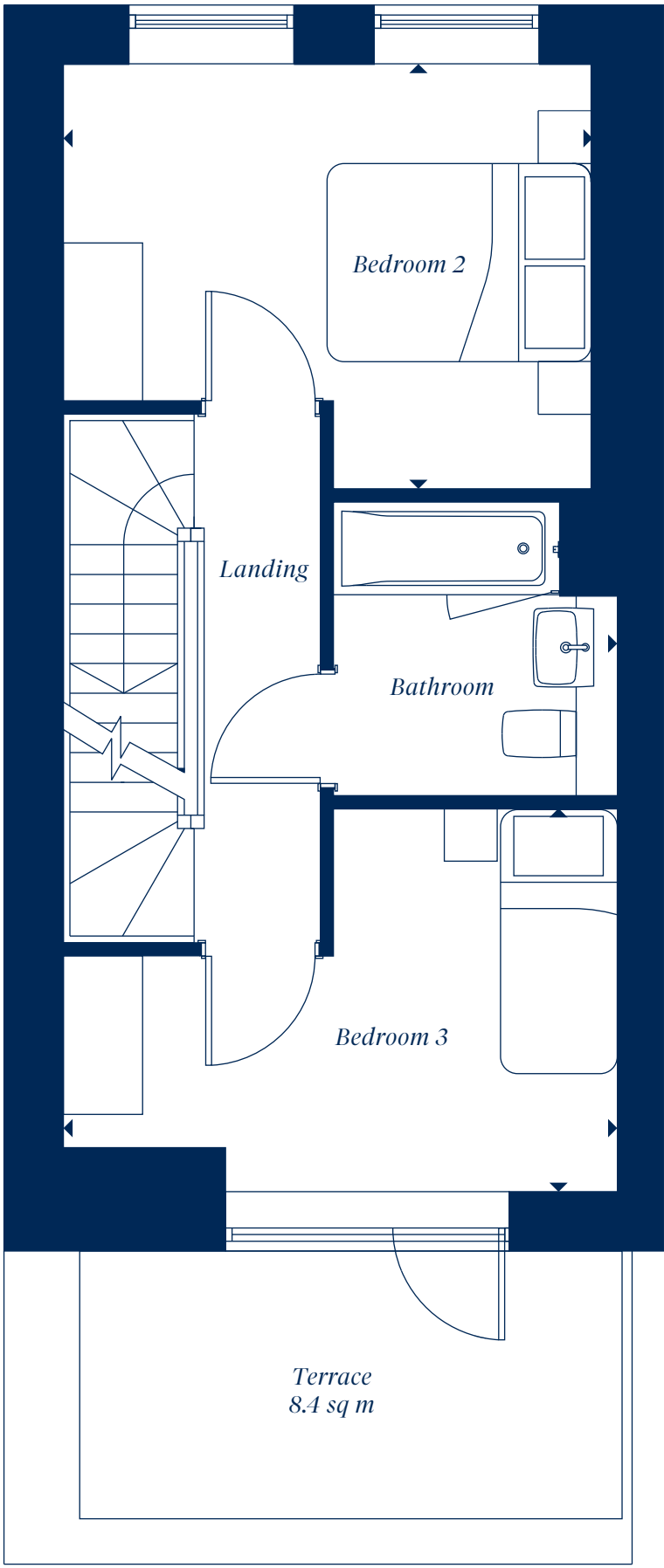
Living / Kitchen / Dining	27'8" x 13'7"	8.44m x 4.14m
Bedroom 1	19'6" x 10'5"	5.95m x 3.18m
Bedroom 2	13'1" x 10'7"	4.00m x 3.22m
Bedroom 3	13'9" x 9'6"	4.12m x 2.90m

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

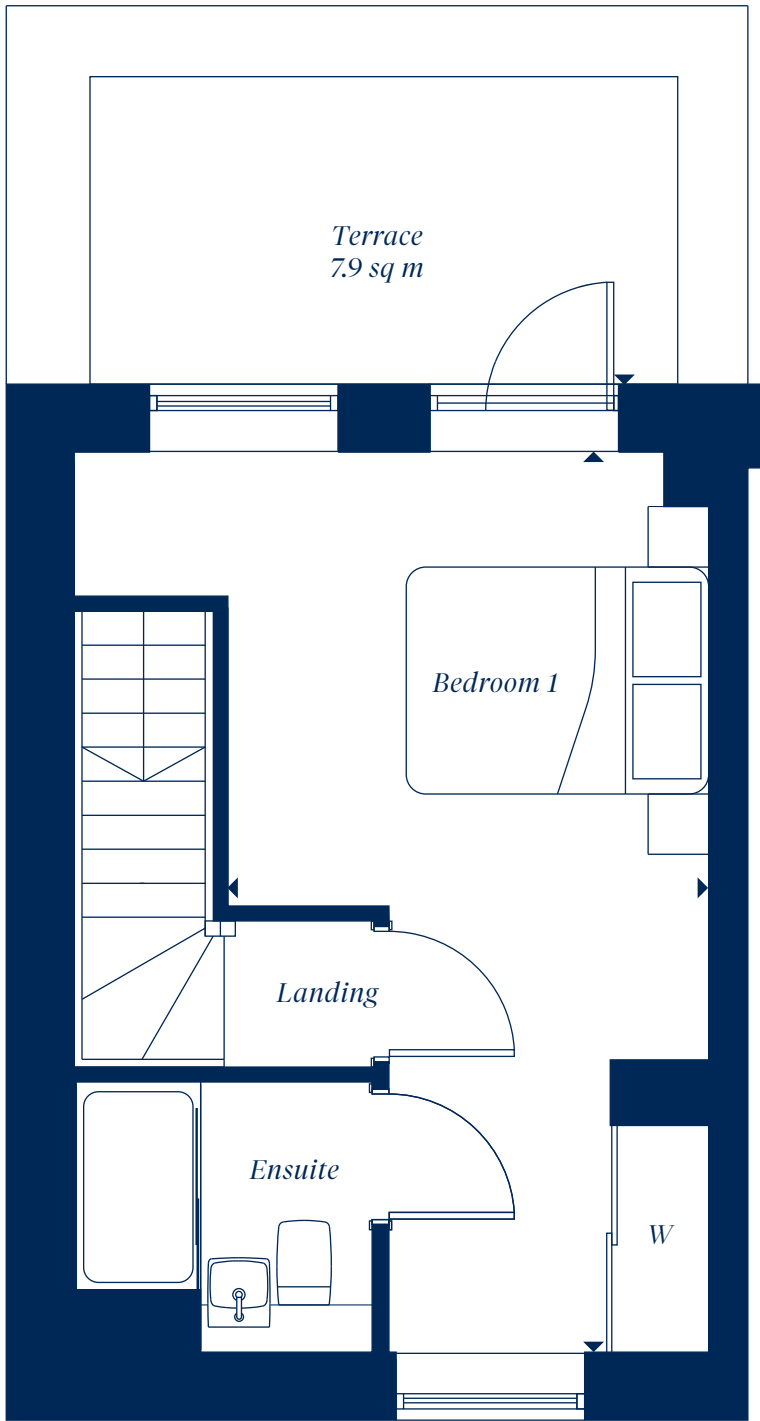


Ground Floor

Garden to rear extends 17'10" / 5.44m



First Floor

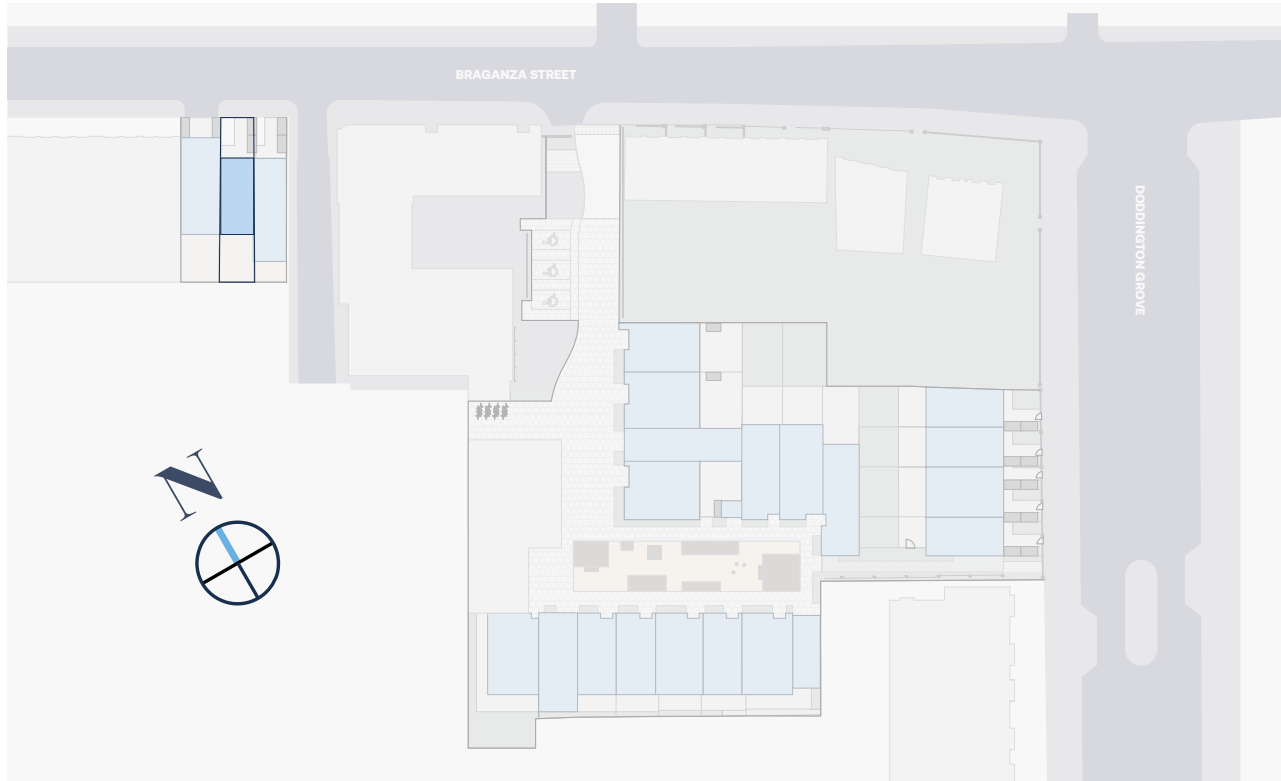


Second Floor

Plot A2 — Ground, First and Second Floors

Two Bedroom Townhouse

872 sq ft / 81 sq m



Kitchen / Dining	13'8" x 10'1"	4.17m x 3.32m
Living	12'3" x 10'2"	3.73m x 3.10m
Bedroom 1	12'3" x 10'8"	3.73m x 3.24m
Bedroom 2	12'5" x 10'4"	3.80m x 3.14m
Home Office	8'7" x 7'2"	2.61m x 2.17m

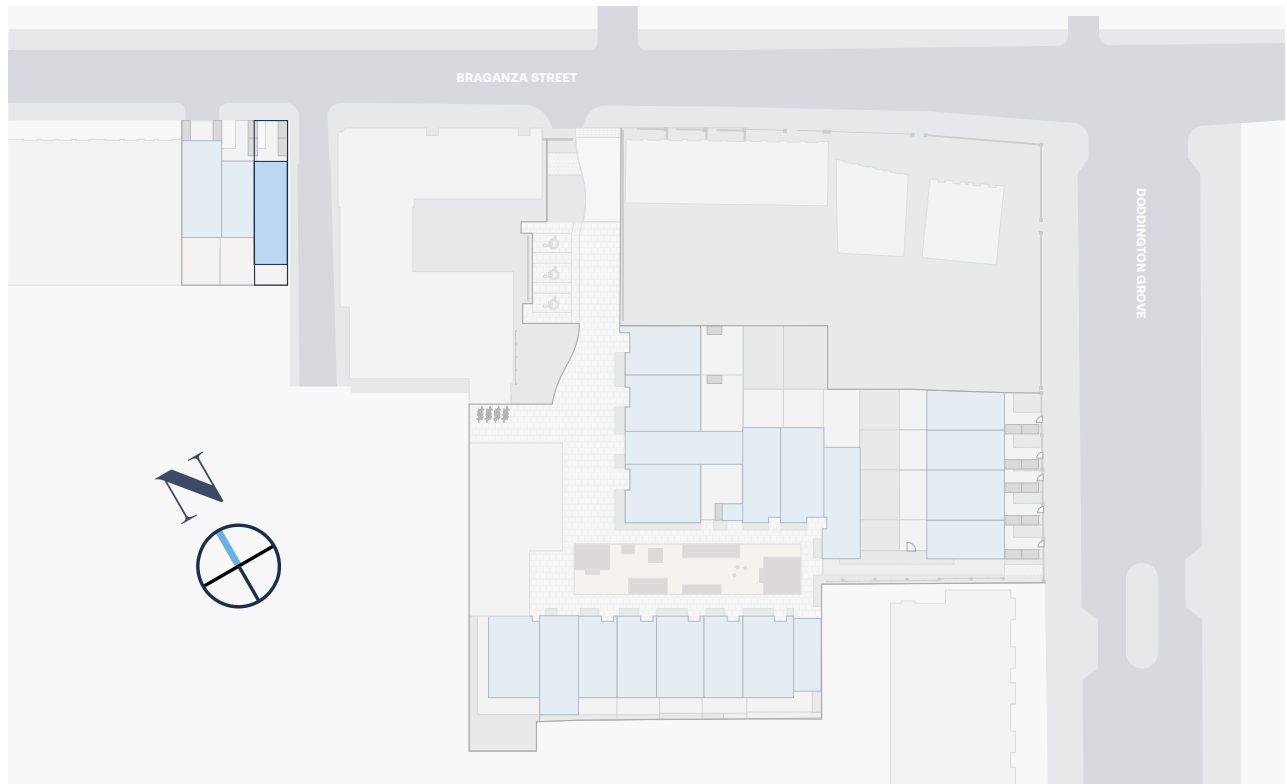
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Plot A3 — Ground, First and Second Floors

Three Bedroom Townhouse

1,141 sq ft / 106 sq m



Living / Kitchen / Dining	25'7" x 11'1"	7.80m x 3.40m
Bedroom 1	15'3" x 11'0"	4.60m x 3.40m
Bedroom 2	13'0" x 9'9"	4.00m x 3.80m
Bedroom 3	12'6" x 9'8"	3.80m x 2.90m

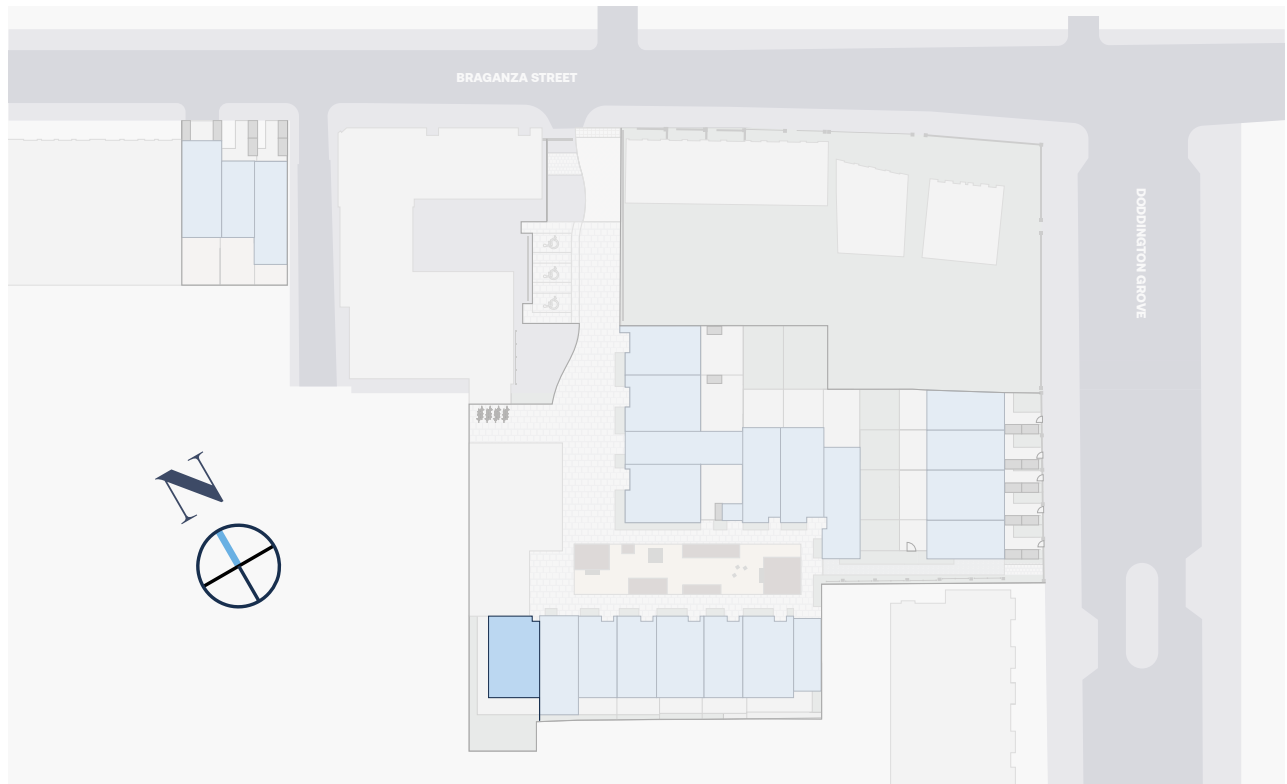
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Plot B1 — Ground and First Floors

Three Bedroom Duplex

1,292 sq ft / 120 sq m



Living / Kitchen / Dining	21'6" x 21'0"	6.57m x 6.40m
Bedroom 1	15'8" x 14'0"	4.77m x 4.28m
Bedroom 2	17'3" x 9'6"	5.27m x 2.89m
Bedroom 3	10'2" x 9'6"	3.11m x 2.89m

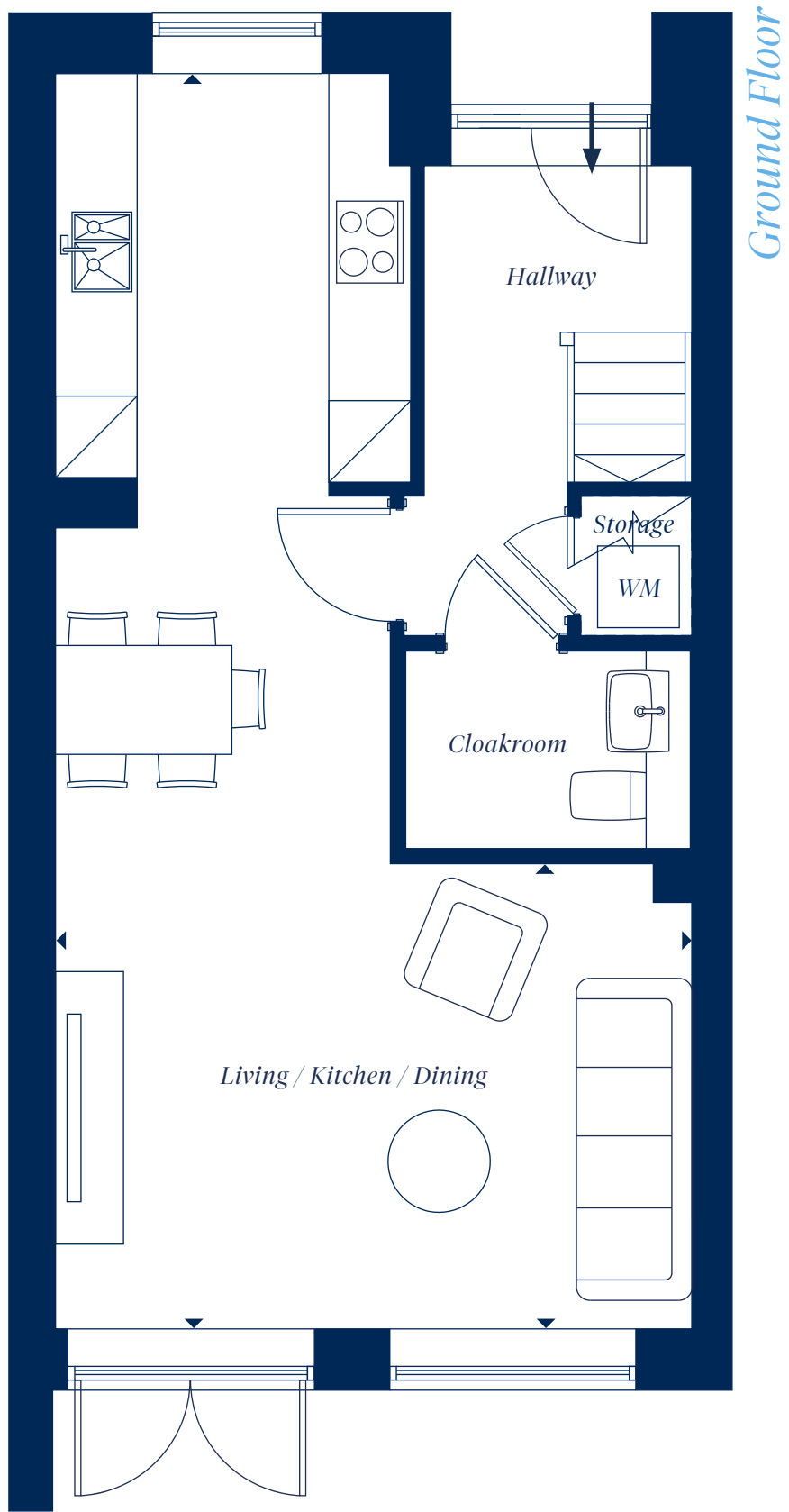
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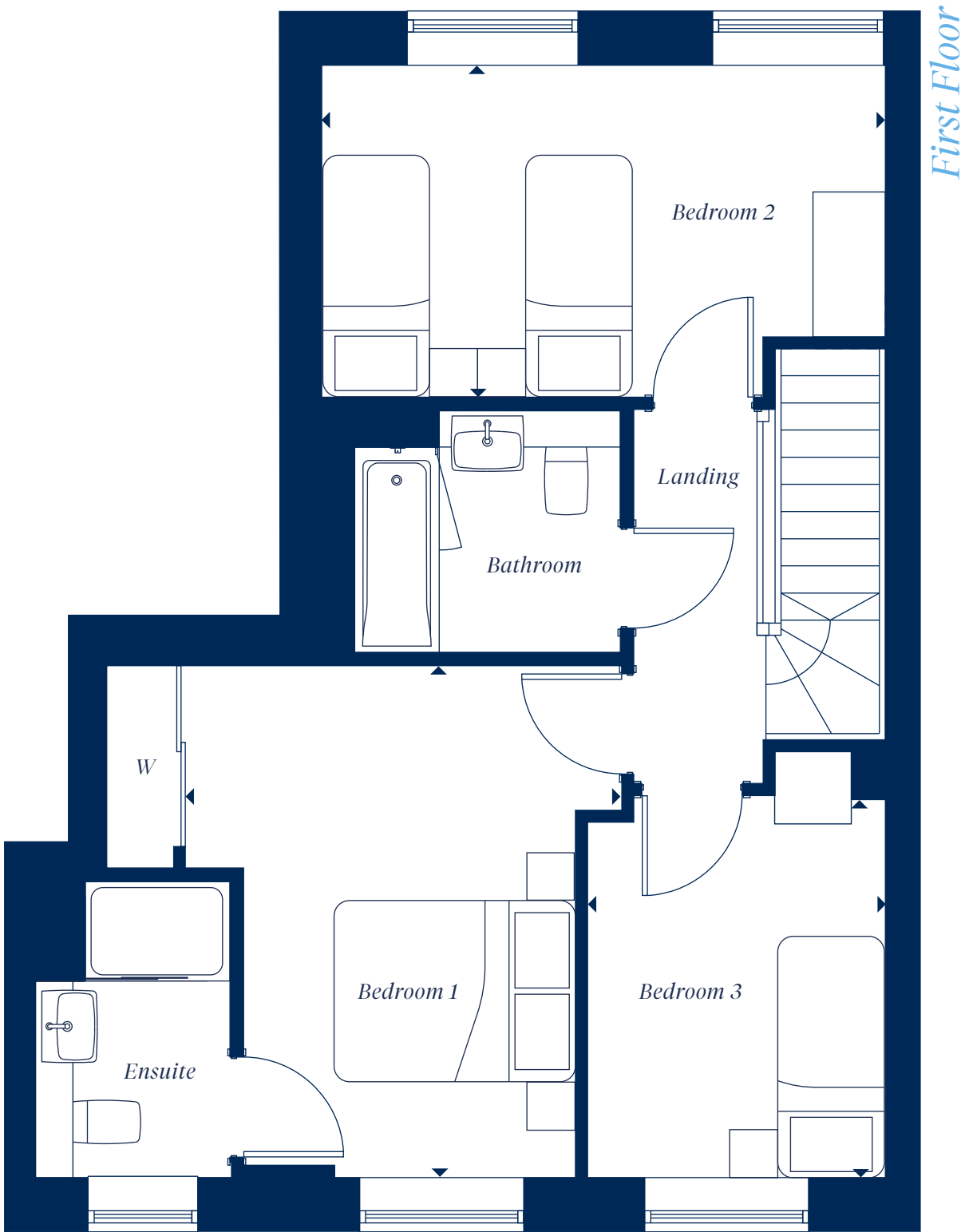
Three Bedroom Duplex

1,006 sq ft / 93.5 sq m

Living / Kitchen / Dining	30'3" x 15'4"	9.22m x 4.67m
Bedroom 1	13'11" x 11'10"	4.24m x 3.62m
Bedroom 2	15'4" x 9'0"	4.67m x 2.75m
Bedroom 3	10'3" x 8'1"	3.13m x 2.47m



Garden to rear extends 10'2" / 3.11m



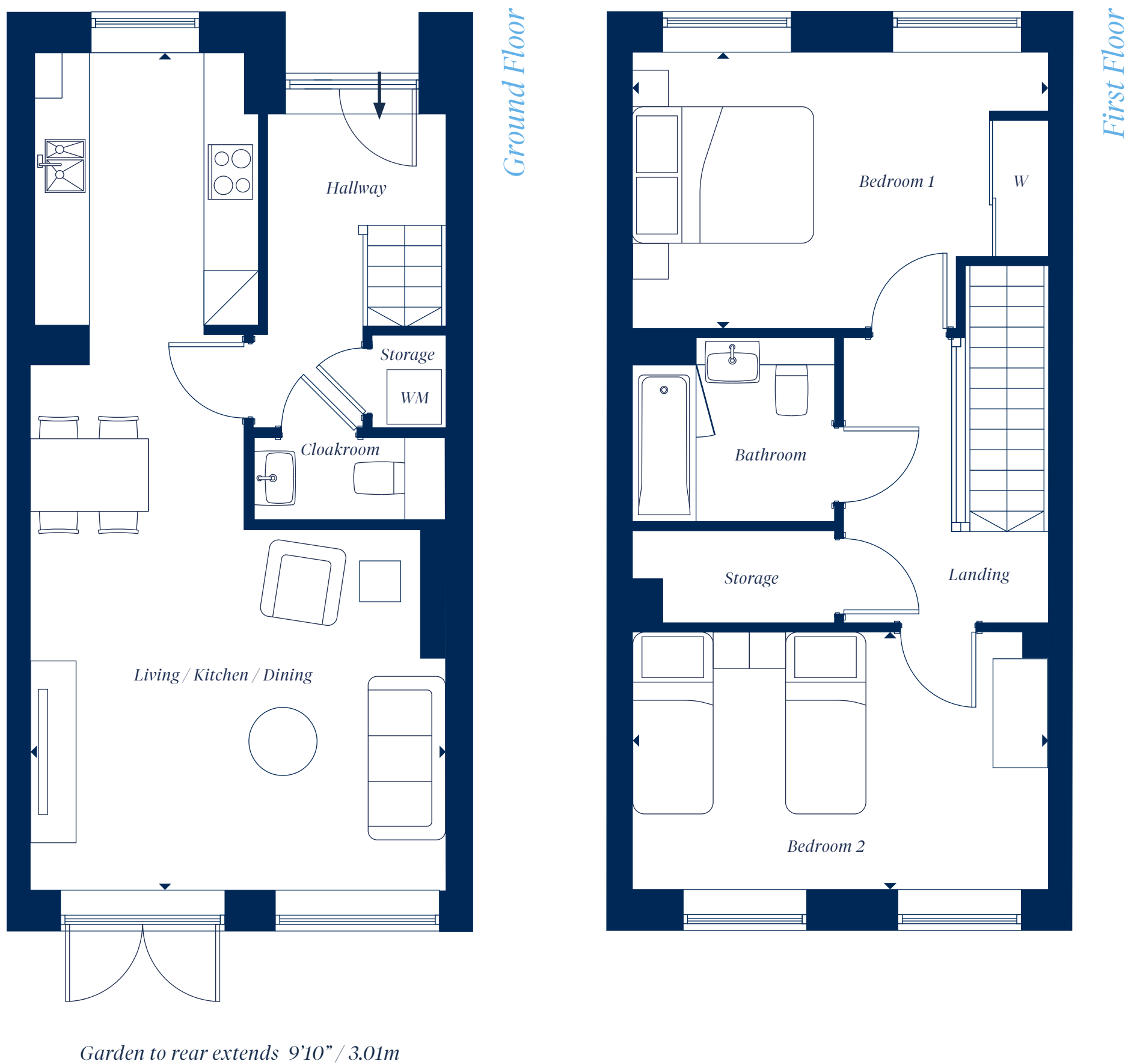
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Two Bedroom Duplex

888 sq ft / 83 sq m

Living / Kitchen / Dining	30'3" x 15'0"	9.22m x 4.57m
Bedroom 1	15'0" x 10'0"	4.58m x 3.04m
Bedroom 2	15'0" x 9'4"	4.58m x 2.84m

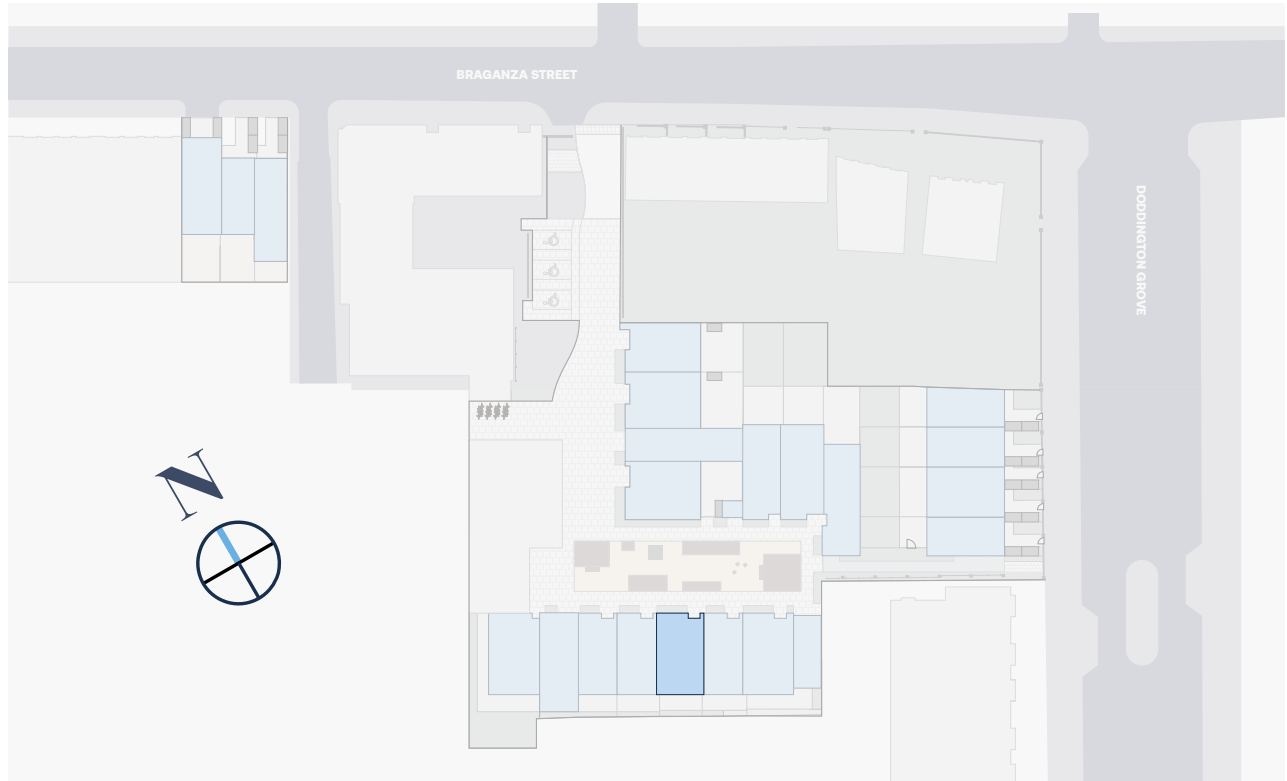


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Plot B4 — Ground and First Floors

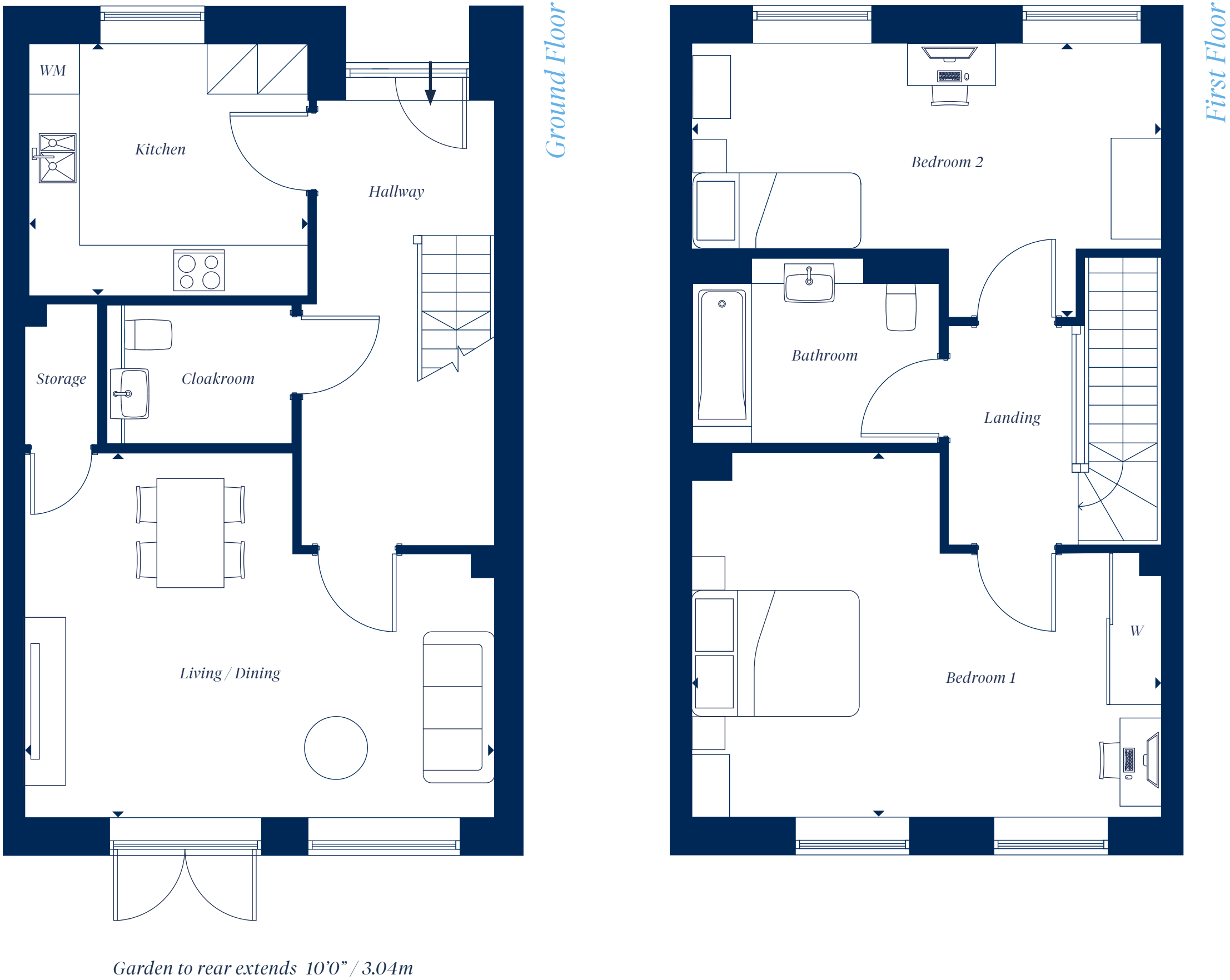
Two Bedroom Duplex

1,087 sq ft / 101 sq m



Kitchen	10'11" x 9'10"	3.32m x 3.00m
Living / Dining	18'4" x 14'3"	5.59m x 4.34m
Bedroom 1	18'4" x 14'3"	5.59m x 4.43m
Bedroom 2	18'4" x 10'9"	5.59m x 3.26m

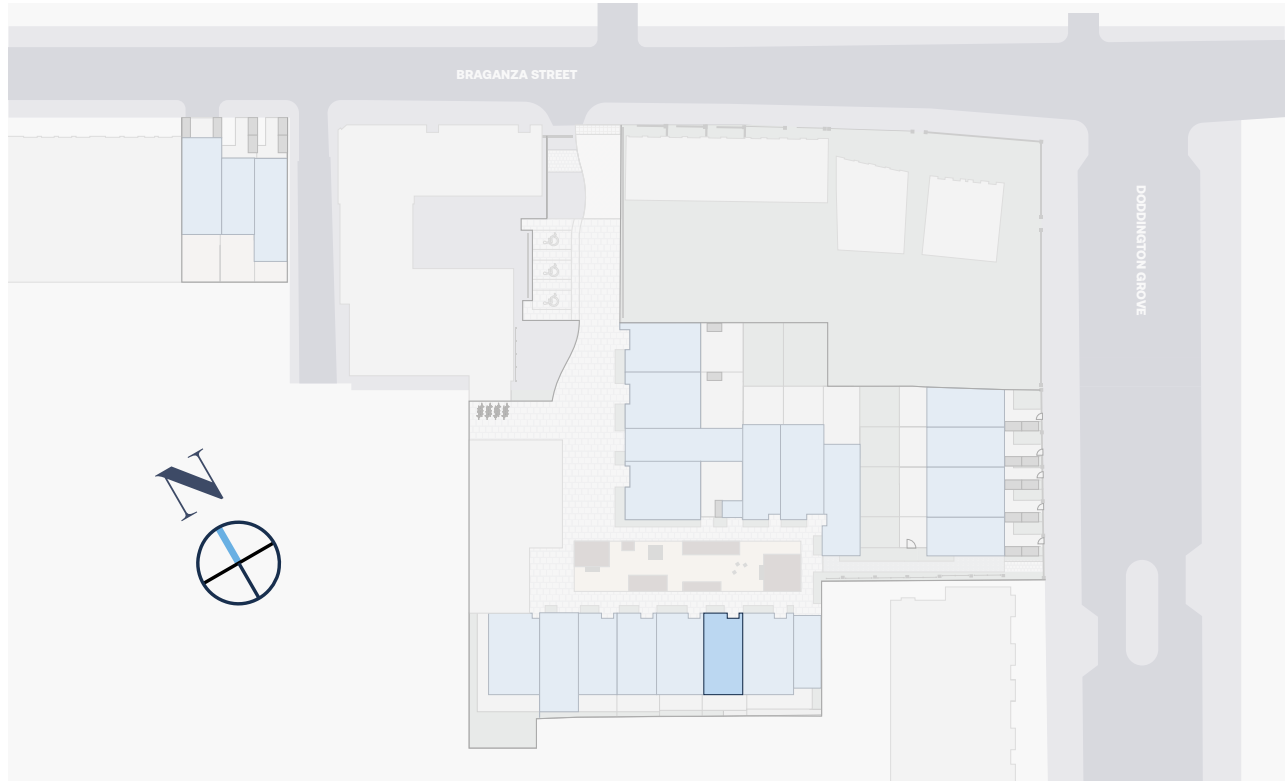
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Plot B5 — Ground and First Floors

Two Bedroom Duplex

888 sq ft / 83 sq m



Living / Kitchen / Dining	30'3" x 15'0"	9.22m x 4.57m
Bedroom 1	15'0" x 10'0"	4.58m x 3.04m
Bedroom 2	15'0" x 9'4"	4.58m x 2.84m

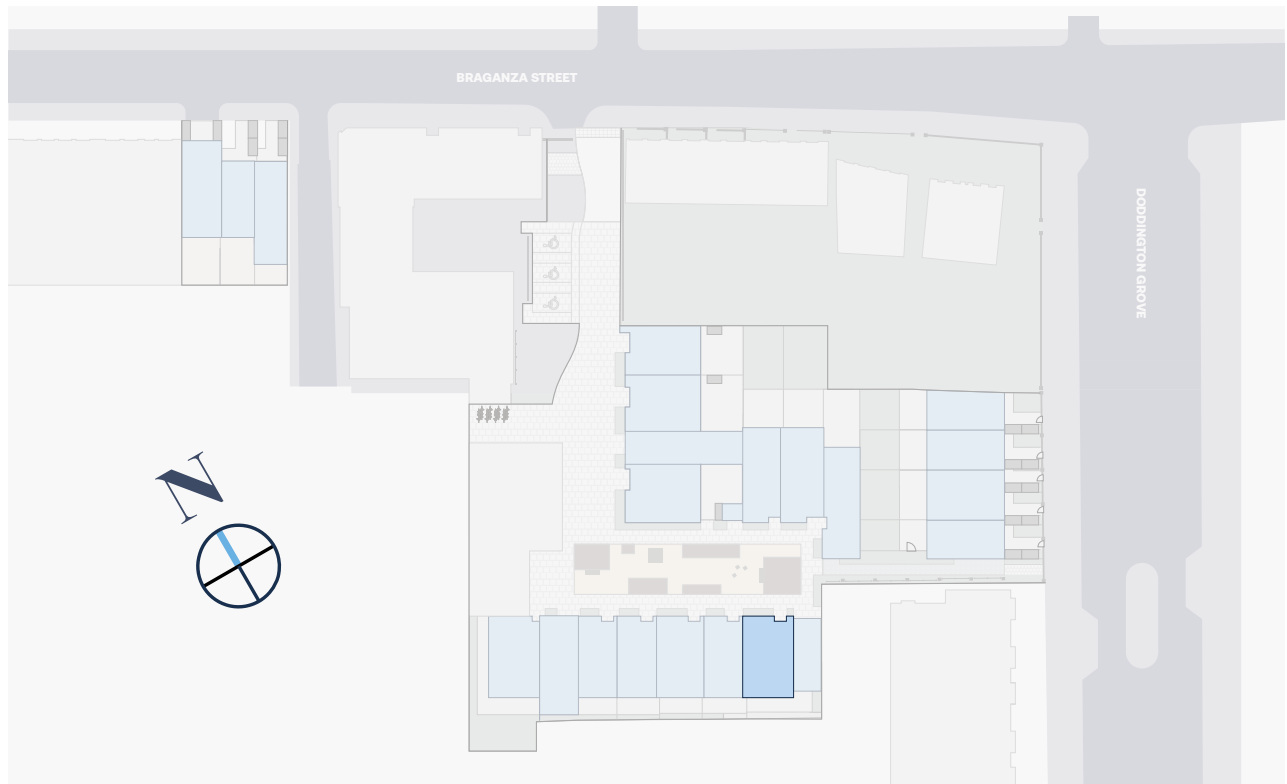


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Plot B6 — Ground and First Floors

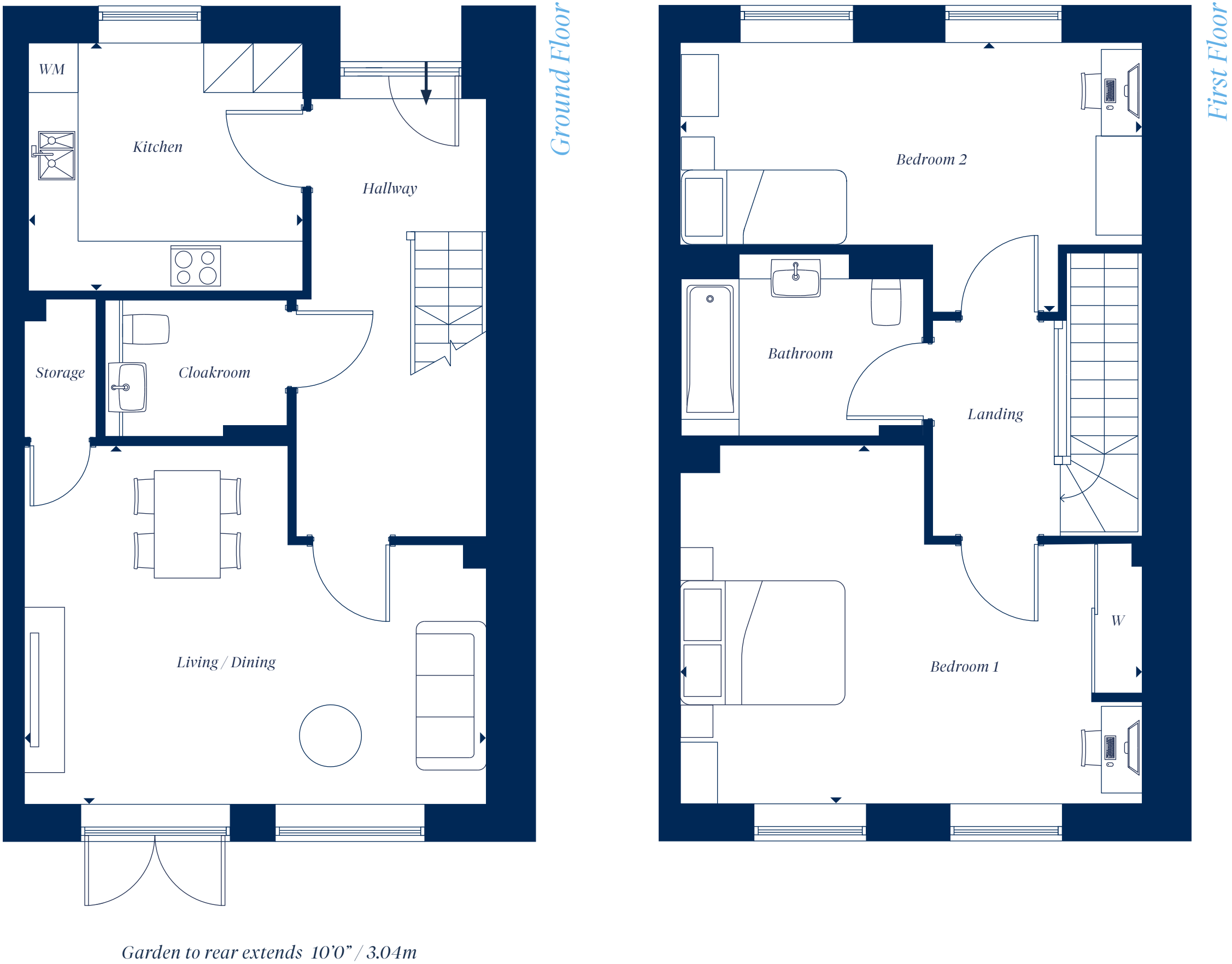
Two Bedroom Duplex

1,098 sq ft / 102 sq m



Kitchen	10'11" x 9'10"	3.32m x 3.00m
Living / Dining	18'4" x 14'3"	5.59m x 4.34m
Bedroom 1	18'6" x 14'3"	5.63m x 4.34m
Bedroom 2	18'6" x 10'9"	5.63m x 3.26m

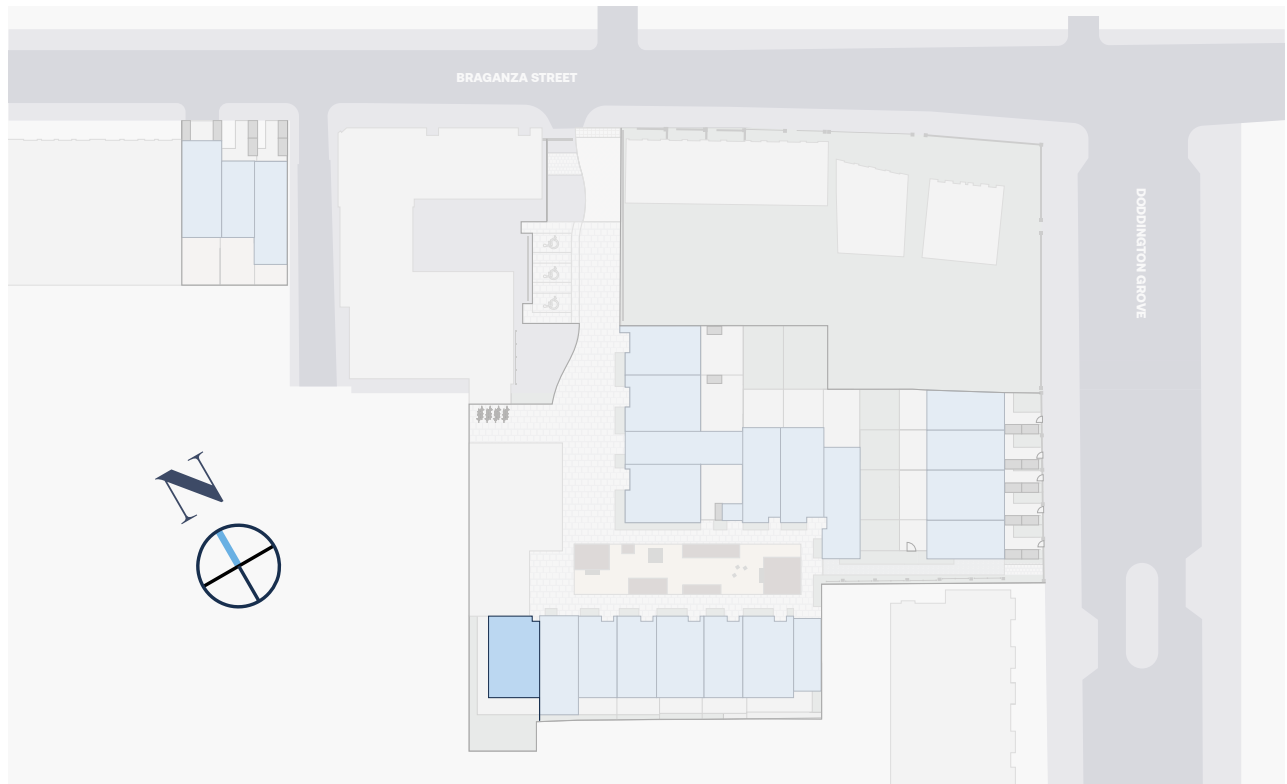
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Plot B7 — Second Floor

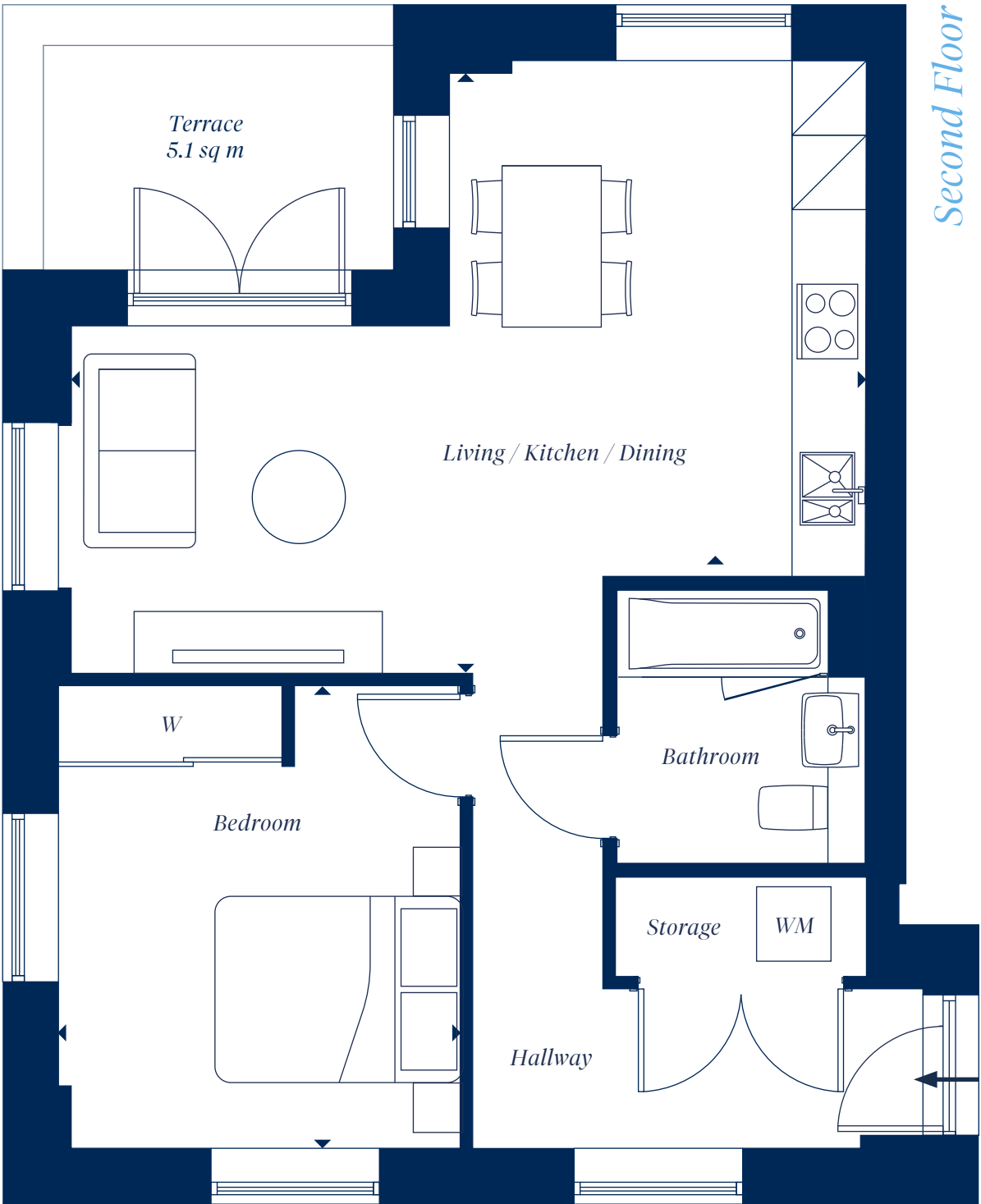
One Bedroom Apartment

544 sq ft / 51 sq m



Living / Kitchen / Dining	21'0" x 15'10"	6.51m x 4.16m
Bedroom	12'3" x 10'7"	3.73m x 3.24m

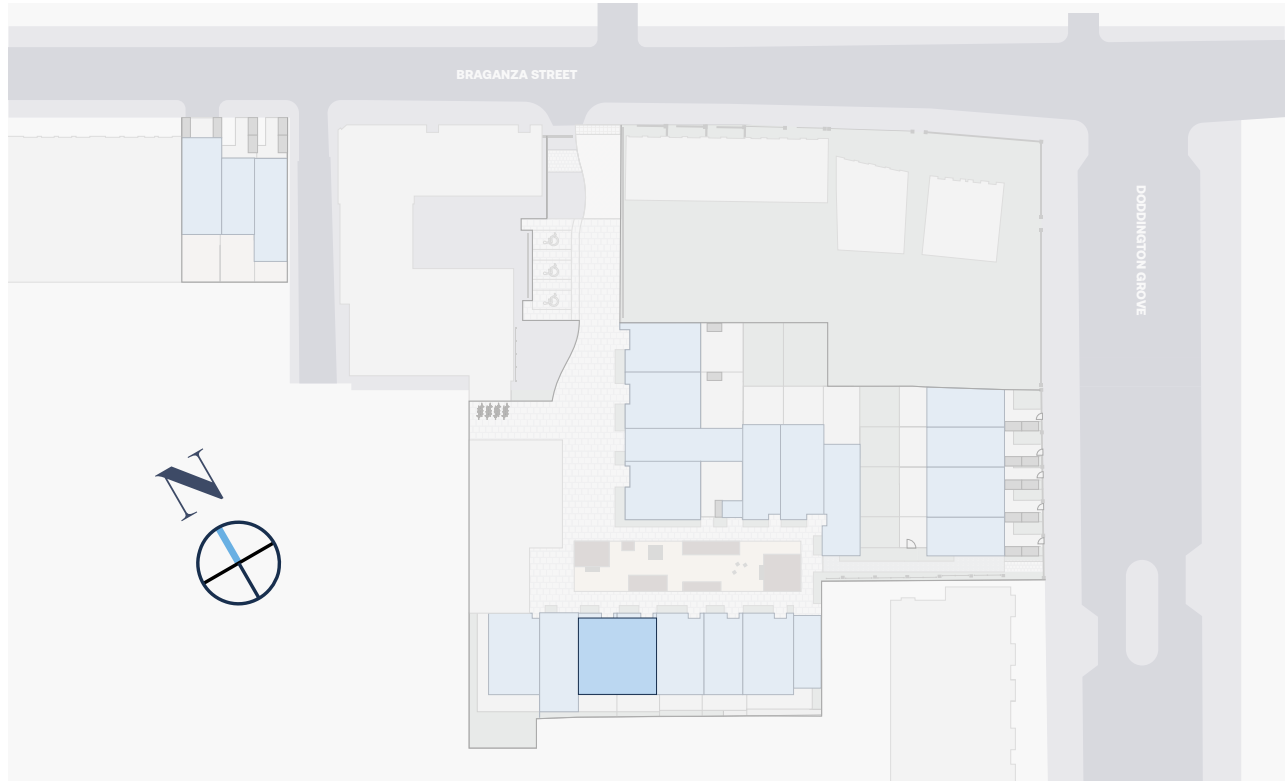
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Plot B8 — Second Floor

One Bedroom Apartment

544 sq ft / 50.5 sq m



Living / Kitchen / Dining	21'9" x 18'1"	6.64m x 5.50m
Bedroom 1	12'4" x 10'3"	3.76m x 3.13m

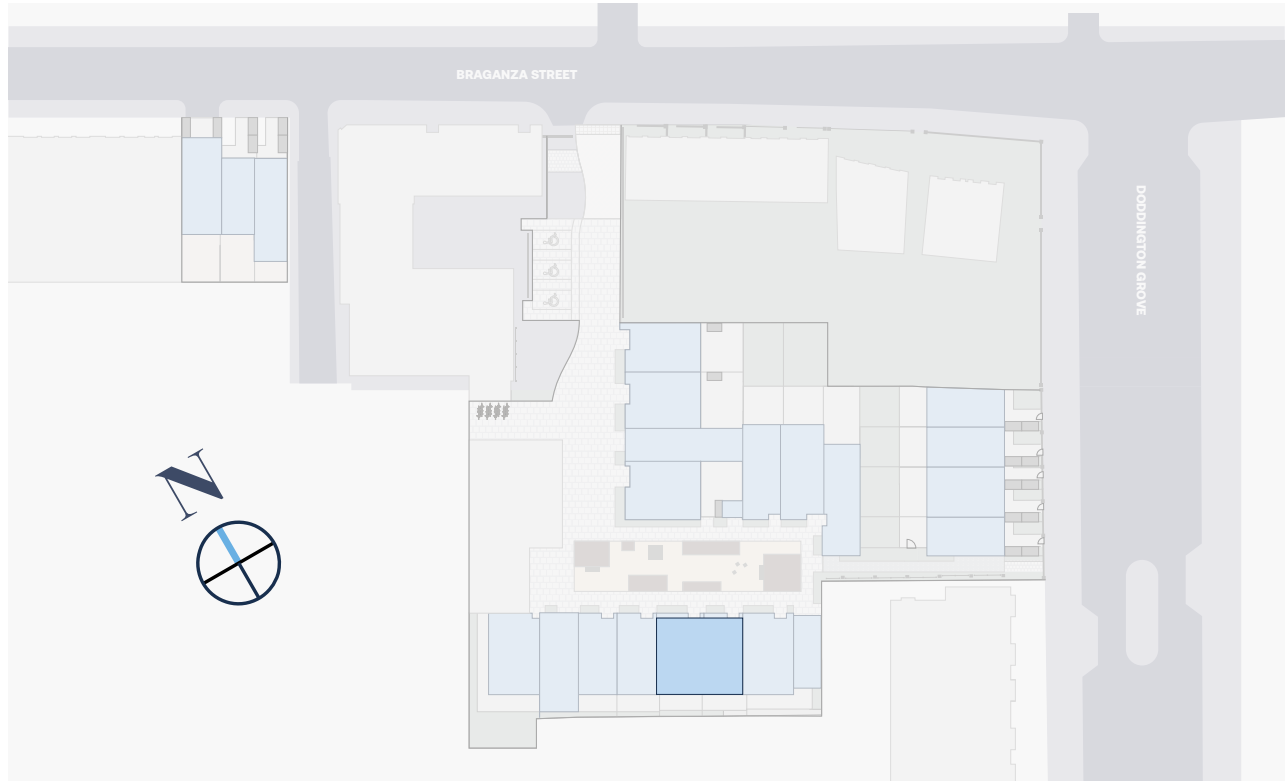


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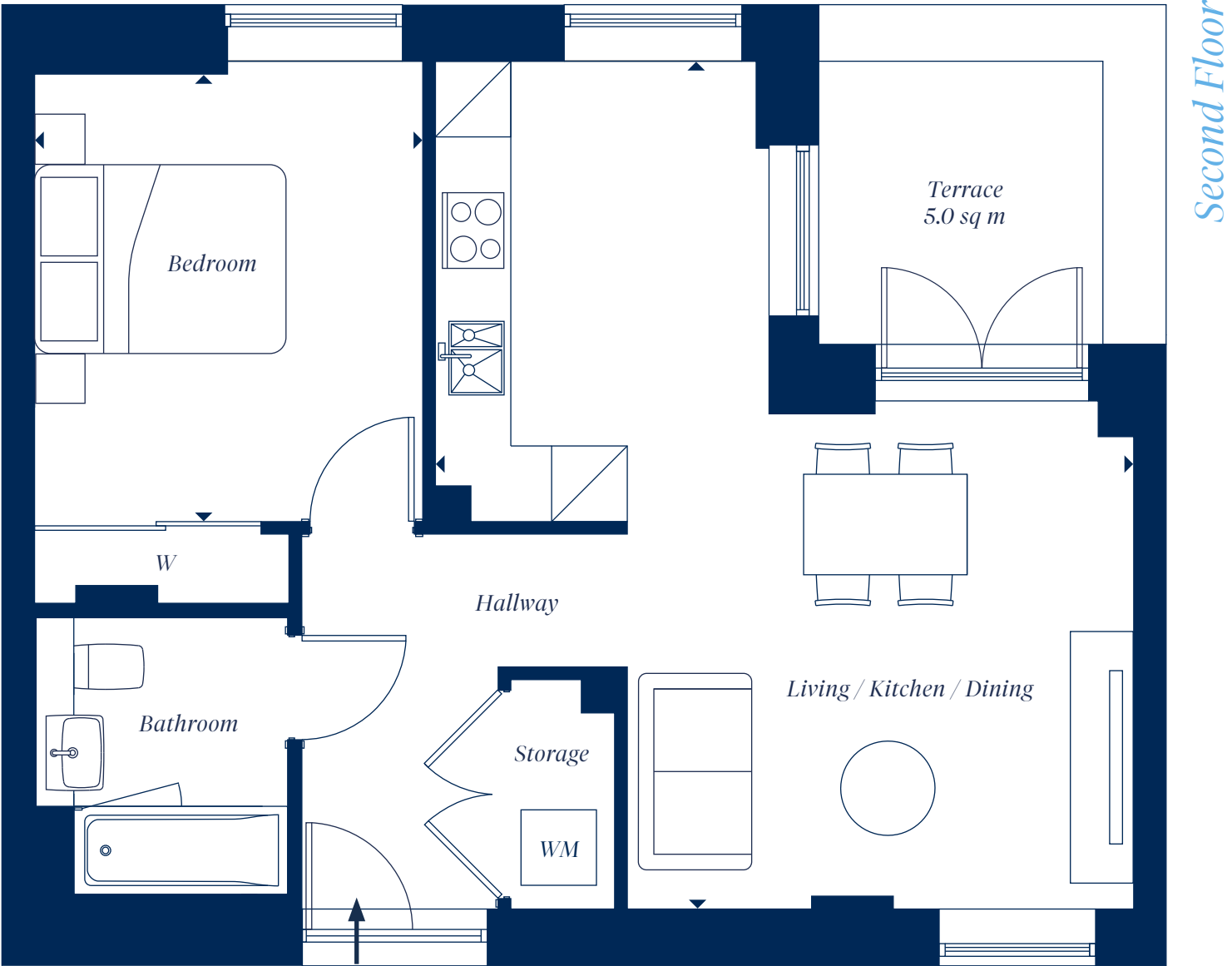
Plot B9 — Second Floor

One Bedroom Apartment

538 sq ft / 50 sq m



Living / Kitchen / Dining	22'1" x 18'3"	6.74m x 5.55m
Bedroom 1	11'8" x 10'2"	3.56m x 3.09m



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One Bedroom Apartment

587 sq ft / 54.5 sq m

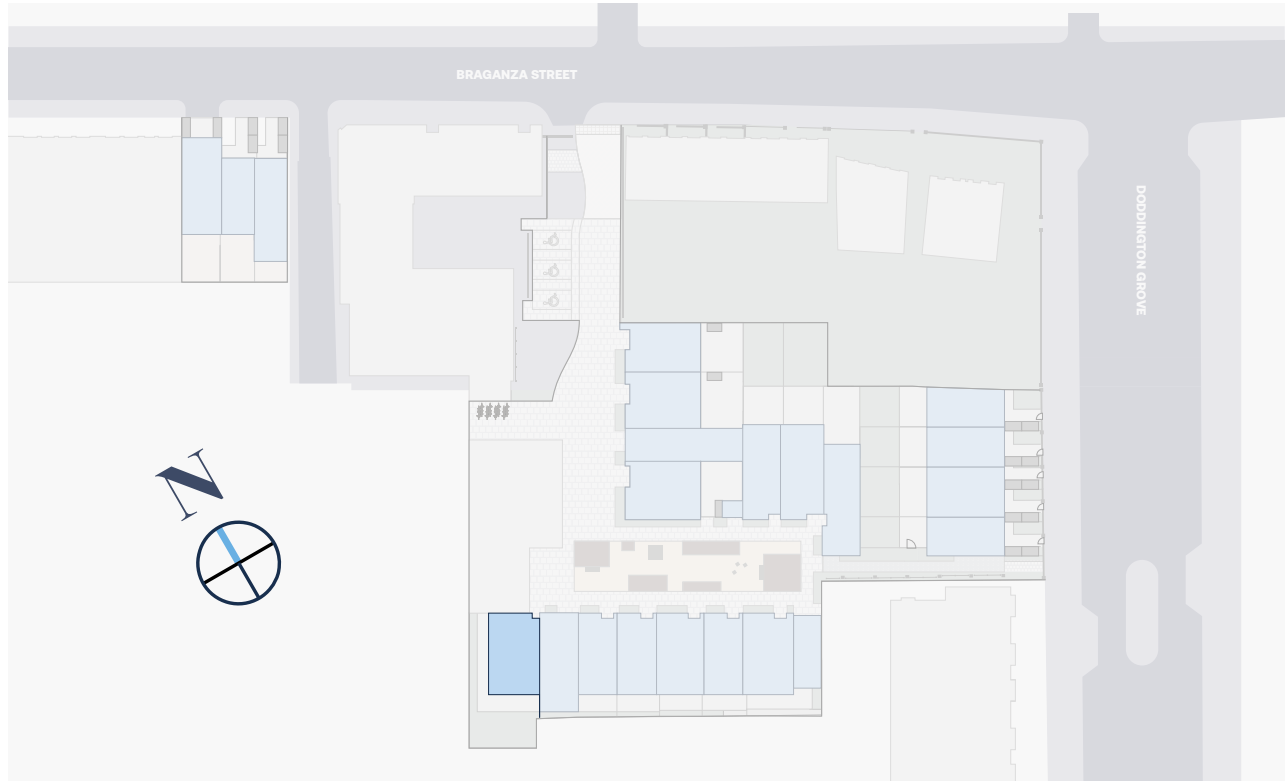


Maximum dimensions are shown. They are intended as a guide only and are subject to change.
Plans are not to scale. Please speak to our team for further information.
W = Fitted wardrobe W/M = Washing Machine

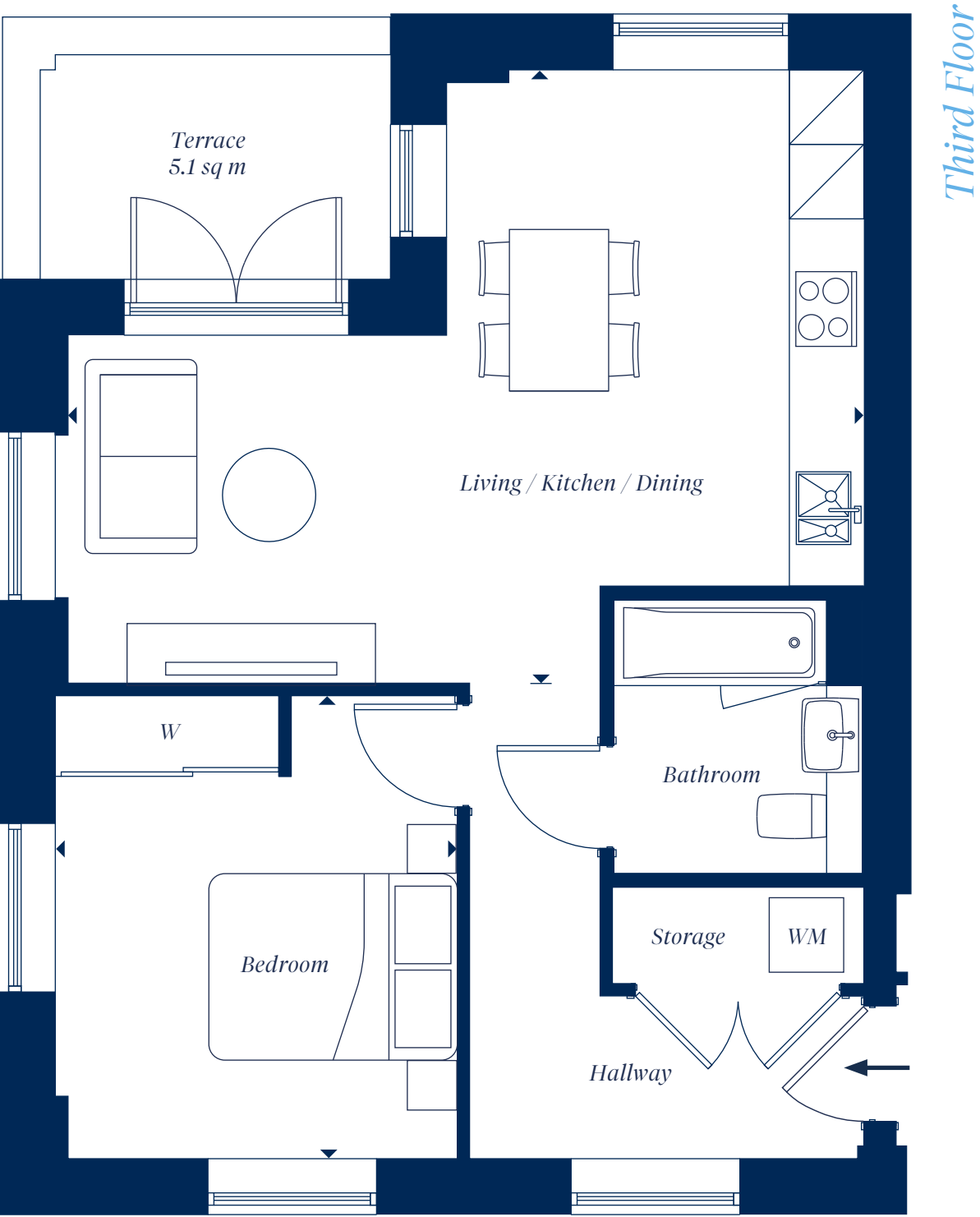
Plot B11 — Third Floor

One Bedroom Apartment

538 sq ft / 50 sq m



Living / Kitchen / Dining	21'0" x 16'2"	6.41m x 4.94m
Bedroom 1	10'7" x 10'1"	3.24m x 3.08m

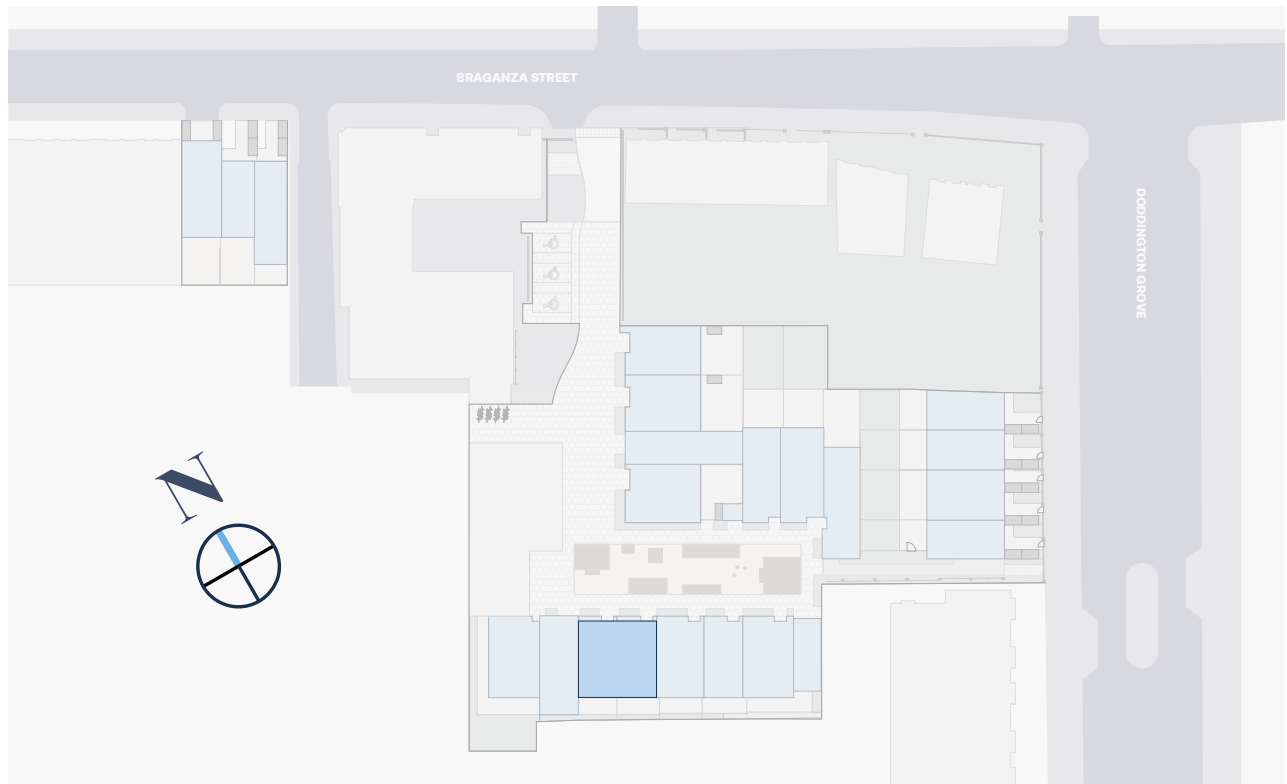


Maximum dimensions are shown. They are intended as a guide only and are subject to change.
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W = Fitted wardrobe W/M = Washing Machine

Plot B12 — Third Floor

One Bedroom Apartment

544 sq ft / 50.5 sq m



Living / Kitchen / Dining	19'1" x 16'5"	5.83m x 5.00m
Bedroom 1	17'0" x 11'11"	5.18m x 3.64m



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

One Bedroom Apartment

458 sq ft / 43 sq m



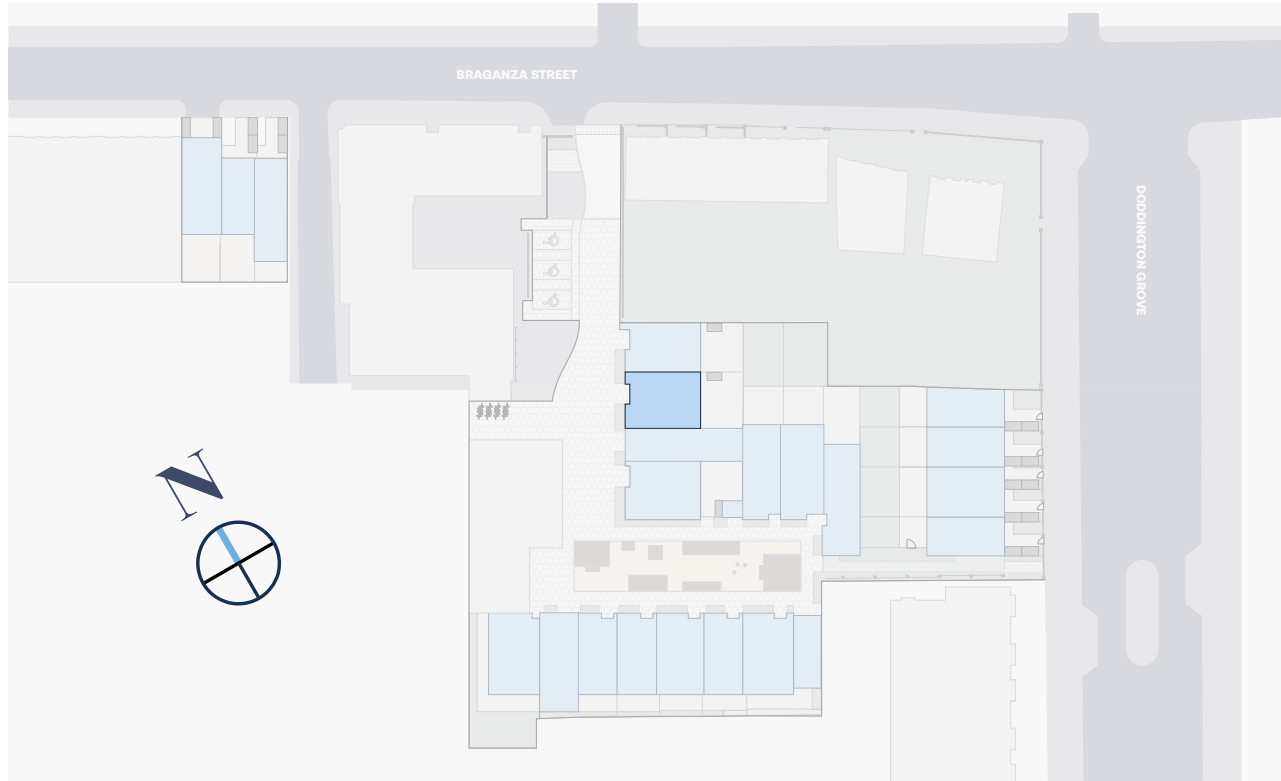
Plans are not to scale. Please speak to our team for further information.

W = Fitted wardrobe W/M = Washing Machine

Plot C5 — Second and Third Floor

Three Bedroom Duplex

1,028 sq ft / 95.5 sq m



Living / Dining	18'10" x 10'8"	5.73m x 3.25m
Kitchen	14'0" x 8'4"	4.27m x 2.54m
Bedroom 1	13'8" x 9'5"	4.17m x 2.88m
Bedroom 2	14'11" x 7'4"	4.54m x 2.22m
Bedroom 3	11'4" x 8'2"	3.18m x 3.46m

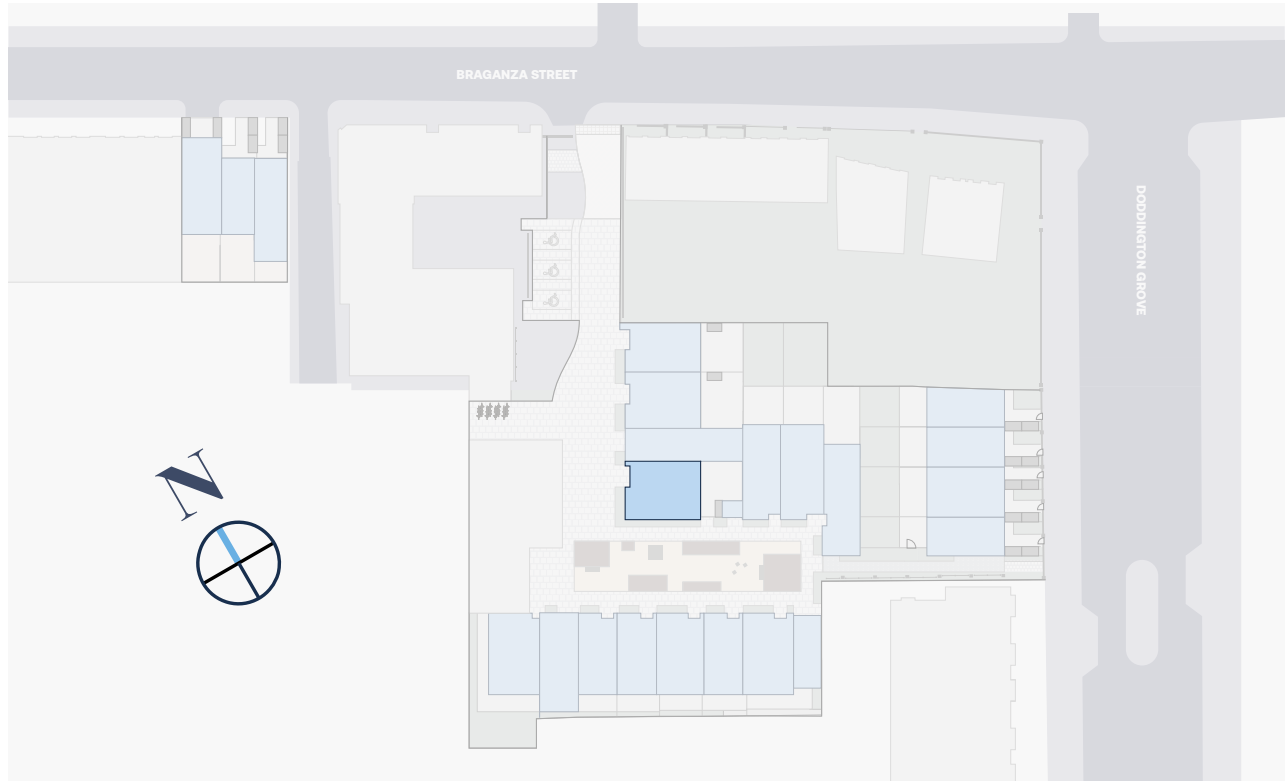
Maximum dimensions are shown. They are intended as a guide only and are subject to change.
Plans are not to scale. Please speak to our team for further information.
W = Fitted wardrobe W/M = Washing Machine



Plot C6 — Second Floor

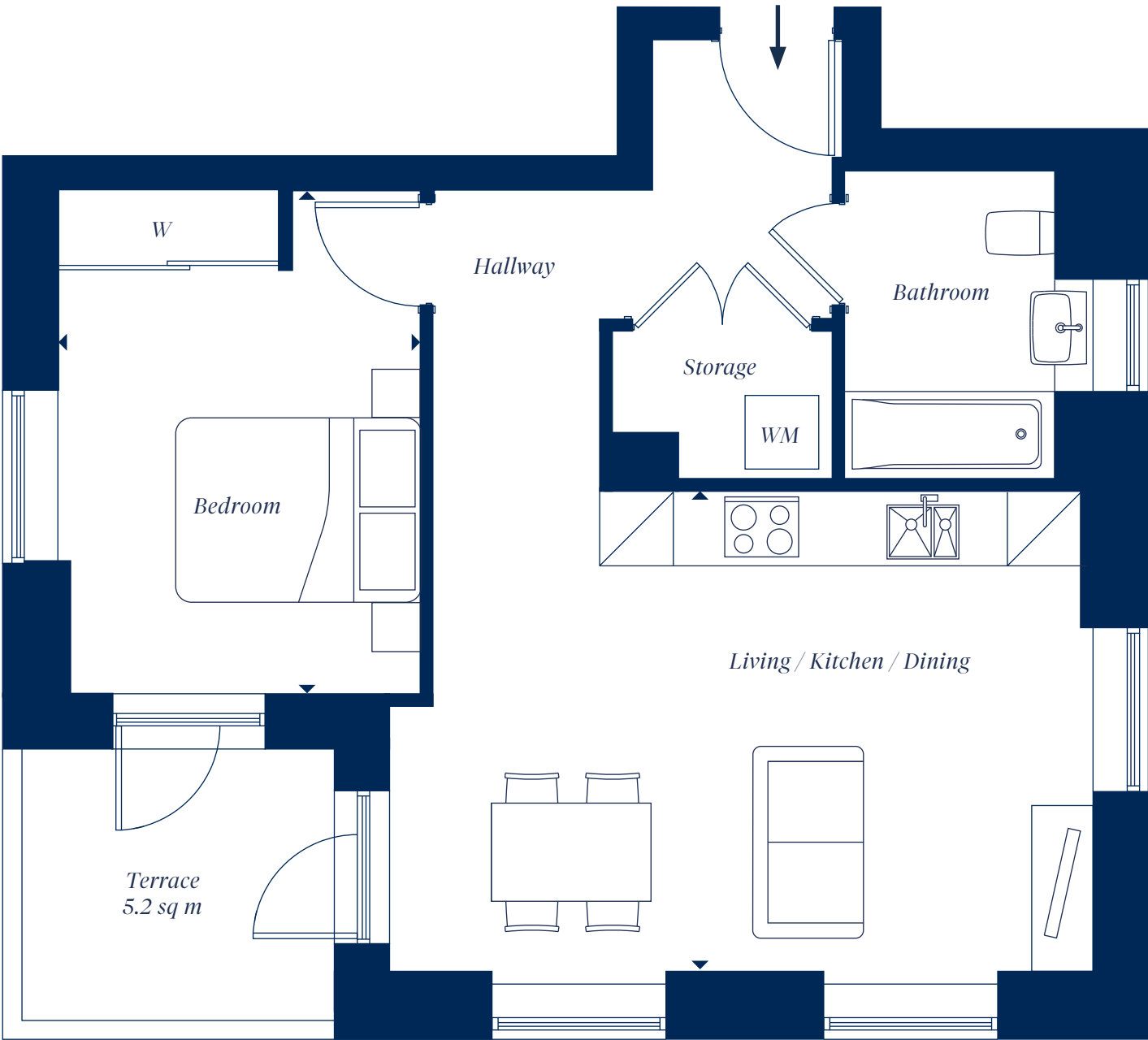
One Bedroom Apartment

538 sq ft / 50 sq m



Living / Kitchen / Dining	18'9" x 12'10"	5.73m x 3.91m
Bedroom	13'6" x 9'4"	4.10m x 2.85m

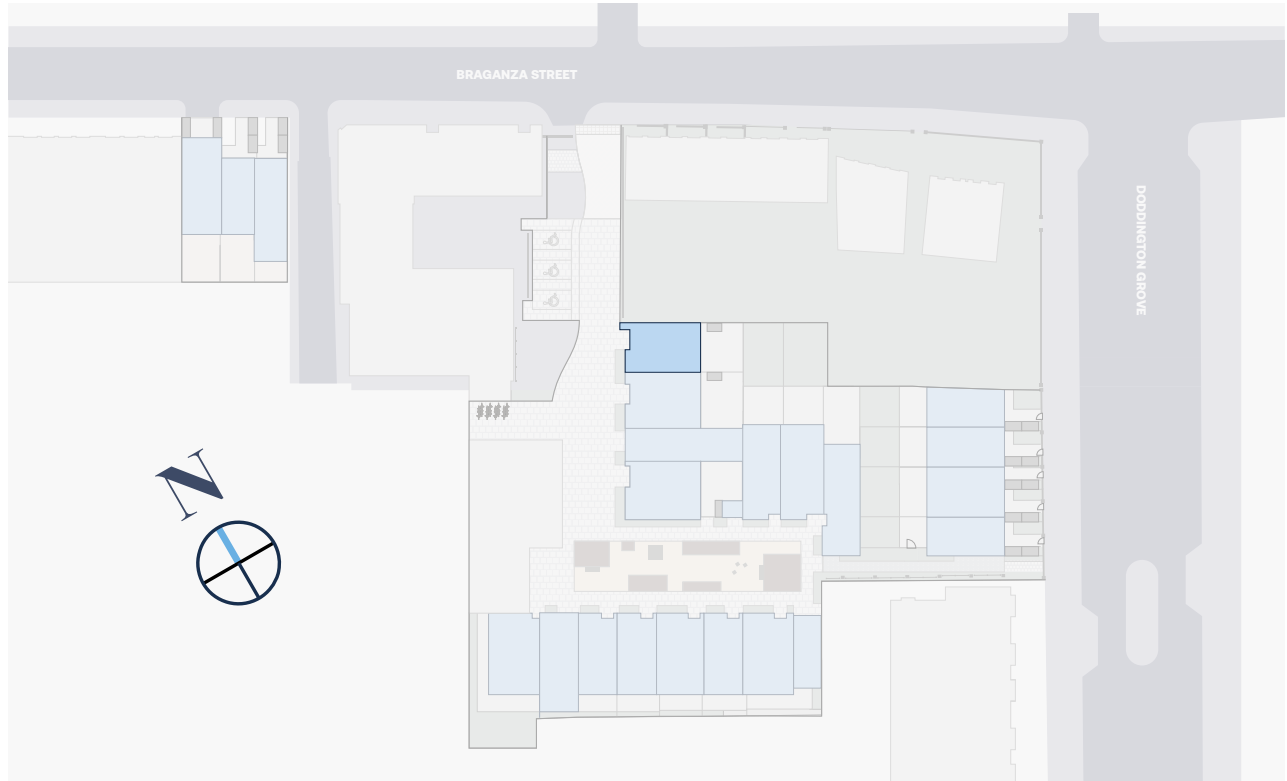
Maximum dimensions are shown. They are intended as a guide only and are subject to change.
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W = Fitted wardrobe W/M = Washing Machine



Plot C7 — Third Floor

One Bedroom Apartment

538 sq ft / 50 sq m



Living / Kitchen / Dining	18'9" x 12'10"	5.73m x 3.91m
Bedroom	13'6" x 9'4"	4.10m x 2.85m

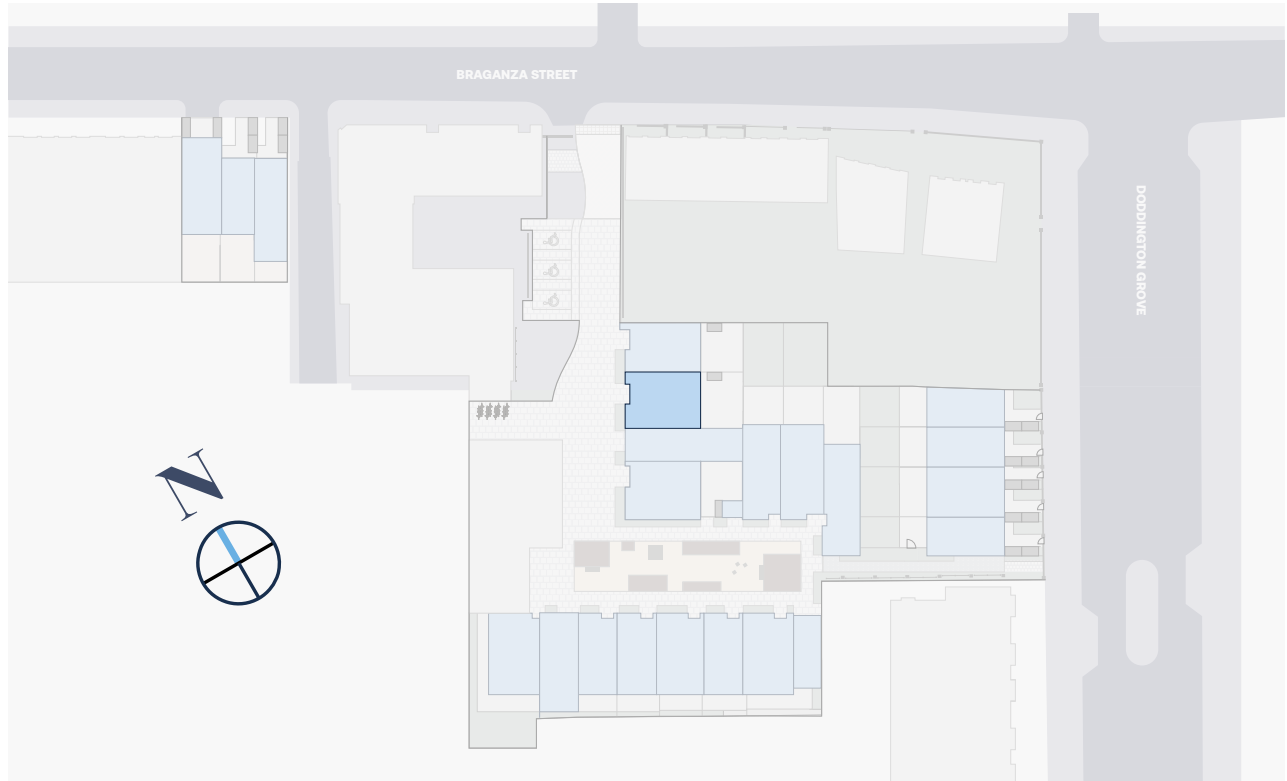


Maximum dimensions are shown. They are intended as a guide only and are subject to change.
Plans are not to scale. Please speak to our team for further information.
W = Fitted wardrobe W/M = Washing Machine

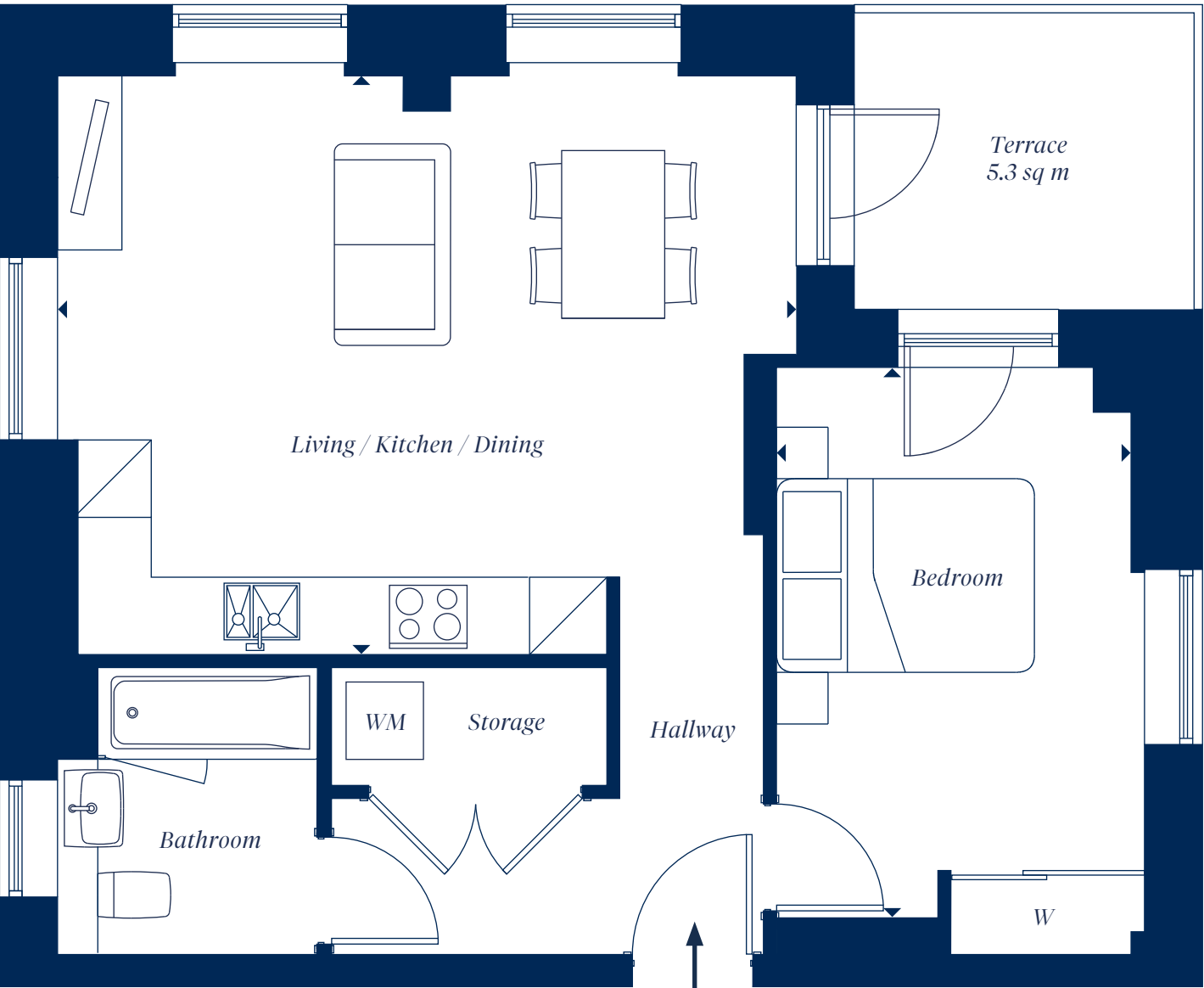
Plot C8 — Fourth Floor

One Bedroom Apartment

544 sq ft / 51 sq m



Living / Kitchen / Dining	18'9" x 14'9"	5.73m x 4.49m
Bedroom	14'0" x 9'0"	4.27m x 2.75m



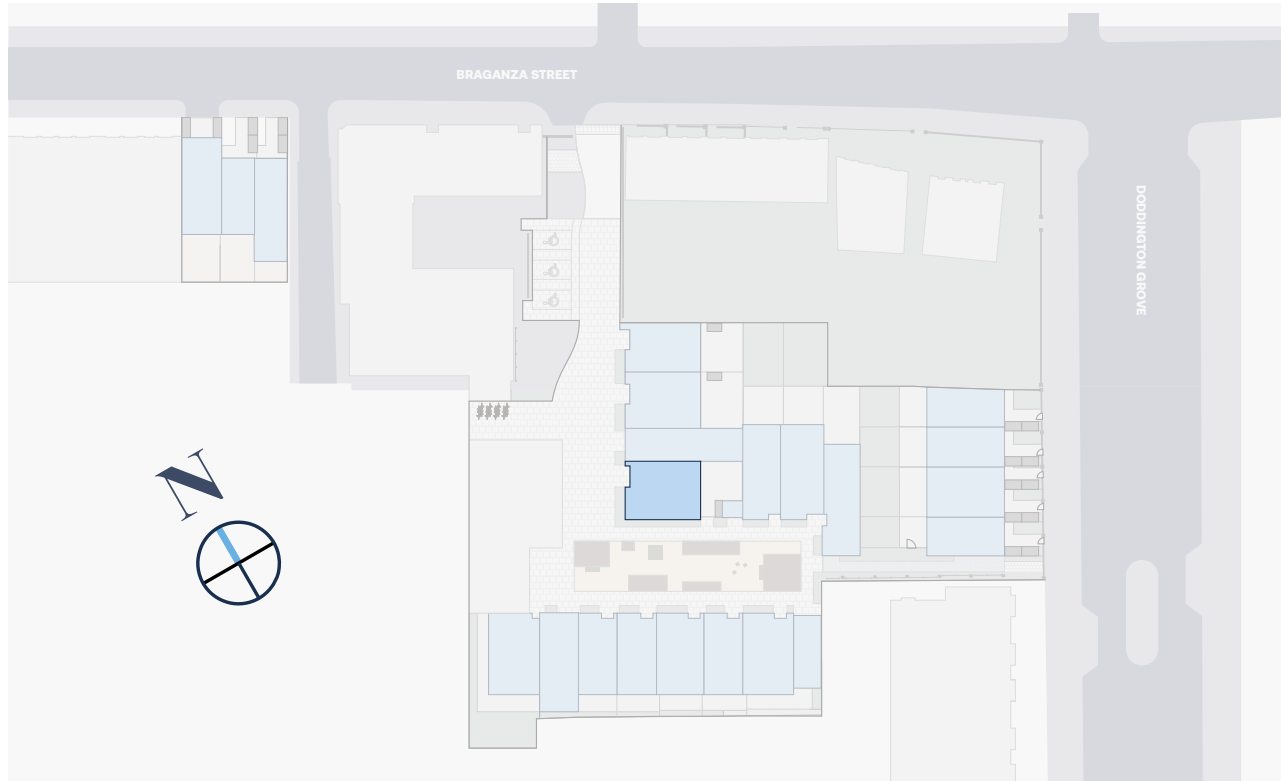
Fourth Floor

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.
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Plot C9 — Fourth Floor

One Bedroom Apartment

538 sq ft / 50 sq m

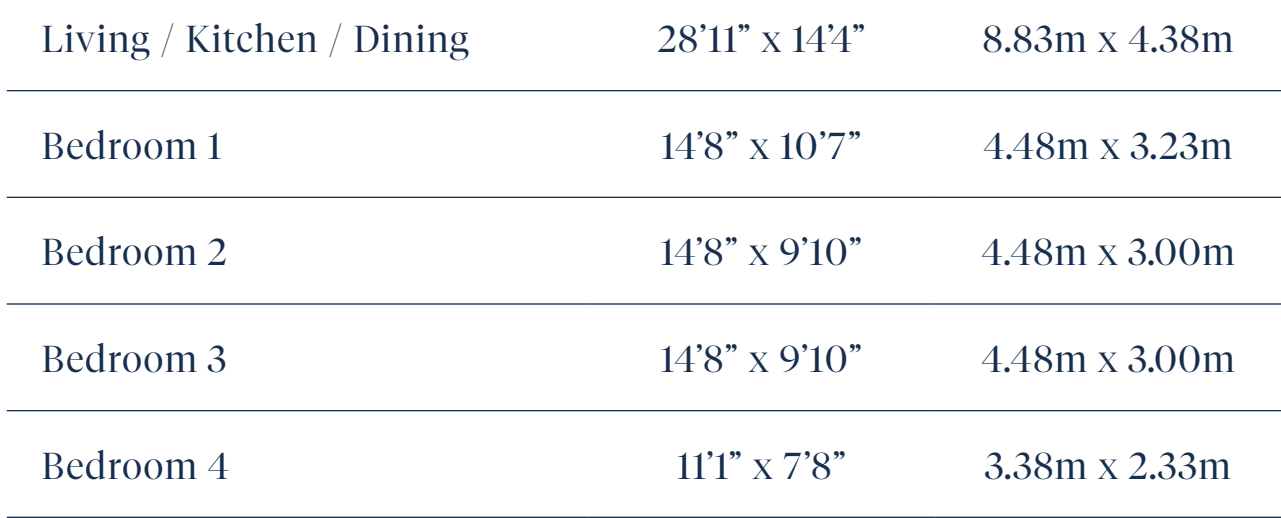


Living / Kitchen / Dining	18'9" x 12'10"	5.73m x 3.91m
Bedroom	13'6" x 9'4"	4.10m x 2.85m



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

1,308 sq ft / 121.5 sq m



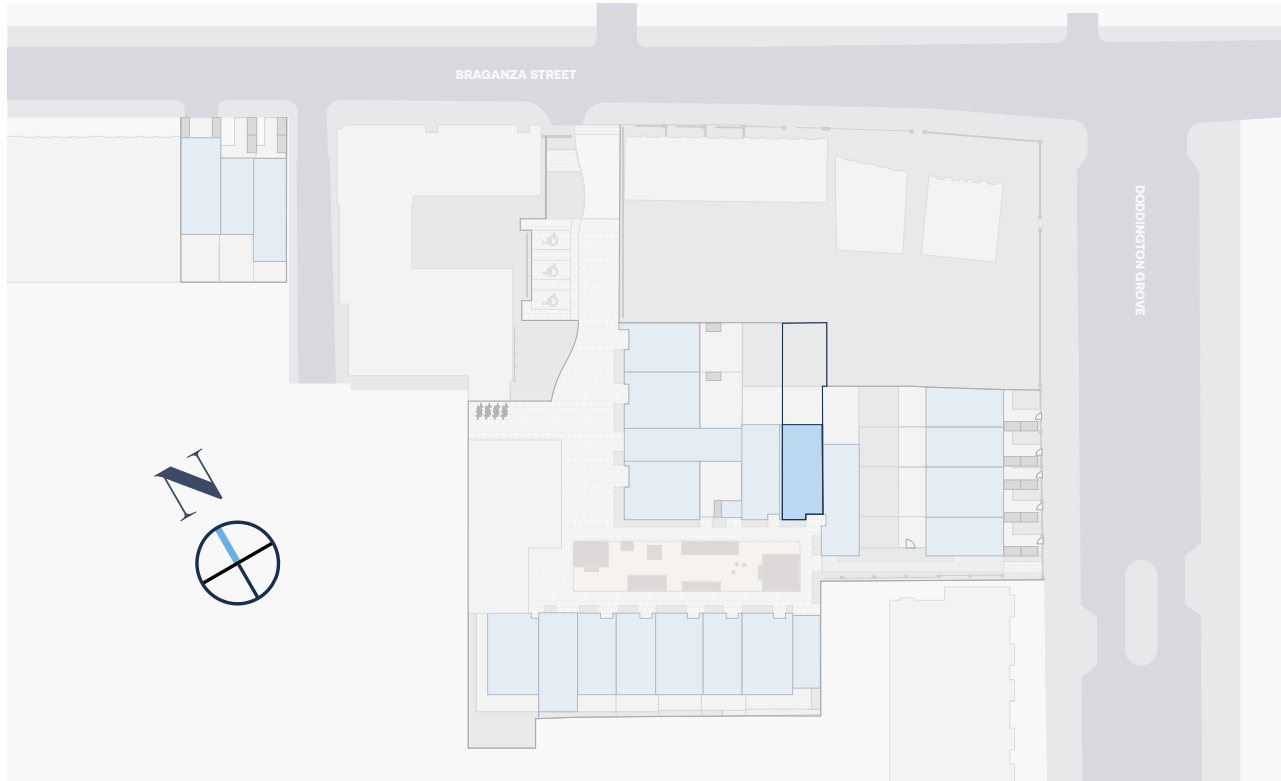
Maximum dimensions are shown. They are intended as a guide only and are subject to change.
Plans are not to scale. Please speak to our team for further information.
W = Fitted wardrobe W/M = Washing Machine



Plot D2 — Ground, First and Second Floors

Four Bedroom Townhouse

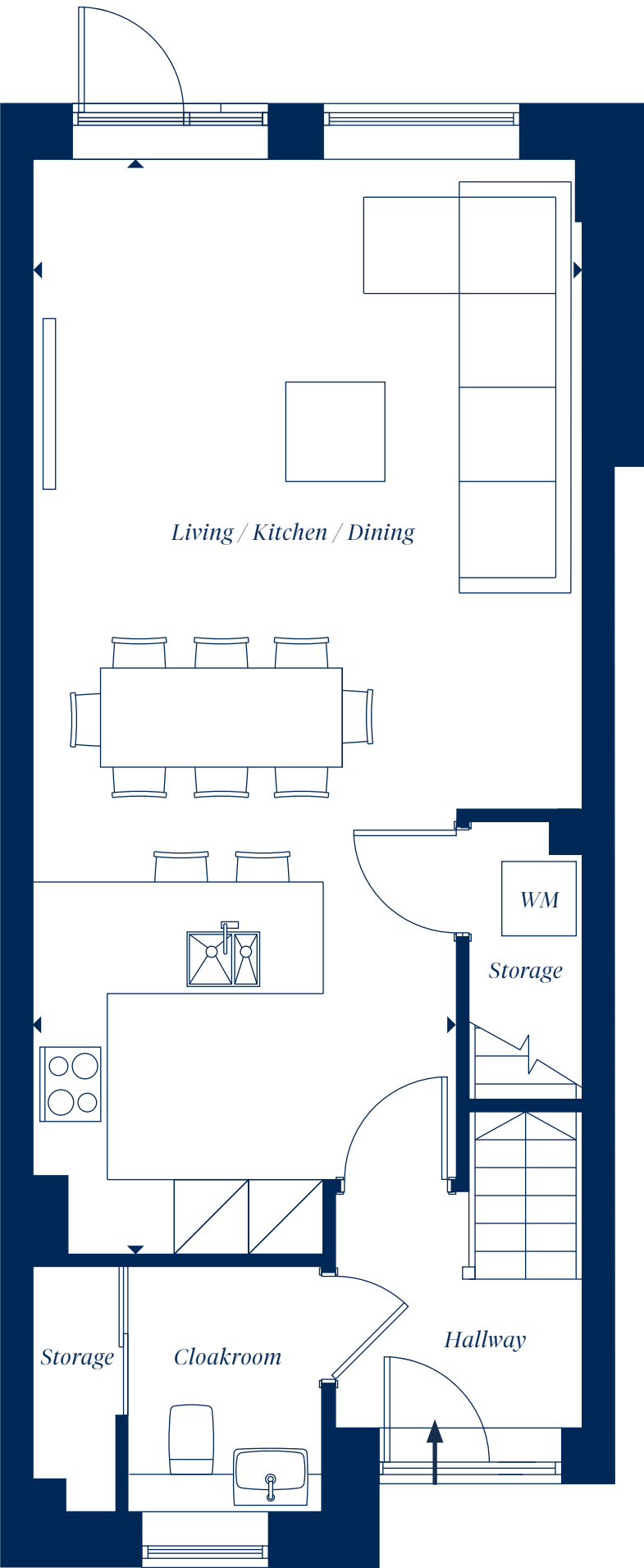
1,302 sq ft / 121 sq m



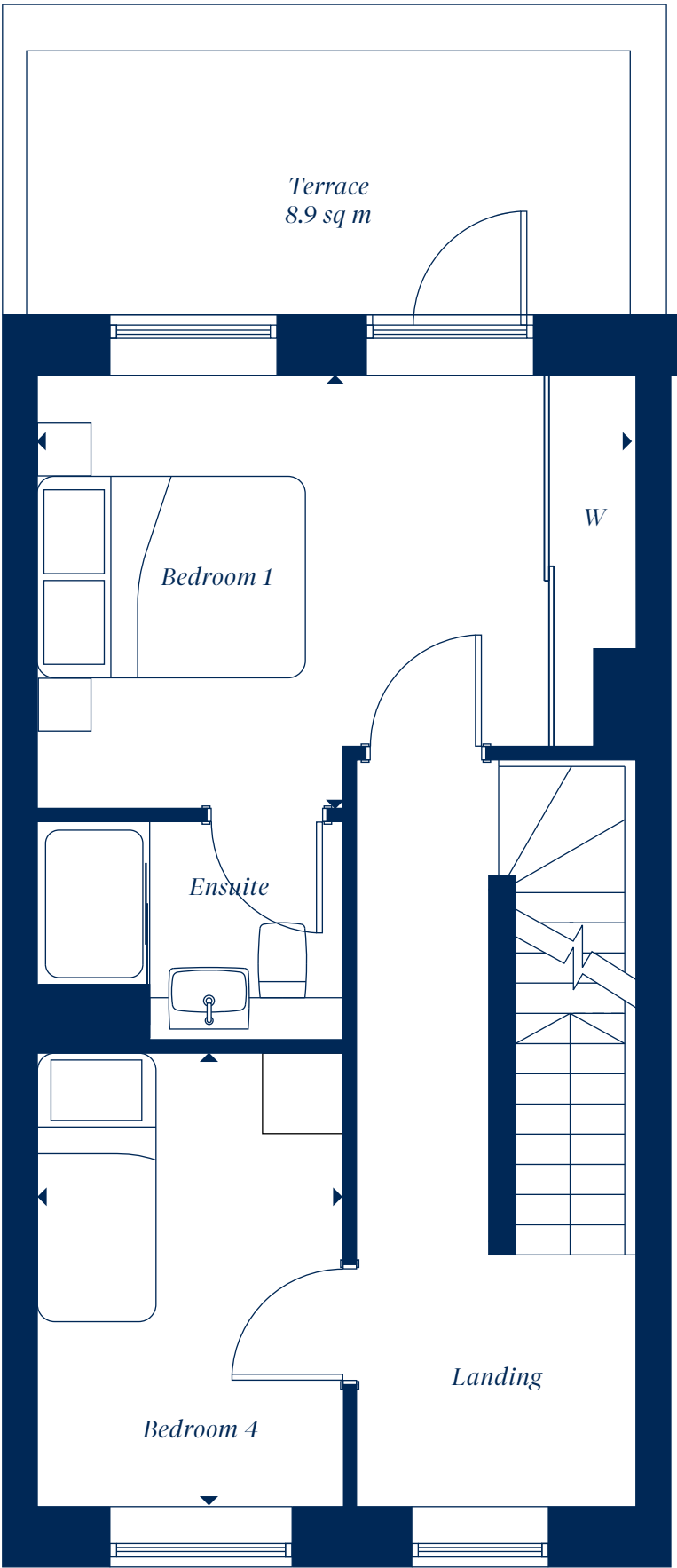
Living / Kitchen / Dining	28'11" x 14'6"	8.83m x 4.43m
Bedroom 1	10'7" x 14'6"	4.43m x 3.23m
Bedroom 2	14'6" x 9'10"	4.43m x 3.00m
Bedroom 3	14'6" x 9'10"	4.43m x 3.00m
Bedroom 4	11'1" x 7'6"	3.38m x 2.28m

Maximum dimensions are shown. They are intended as a guide only and are subject to change.
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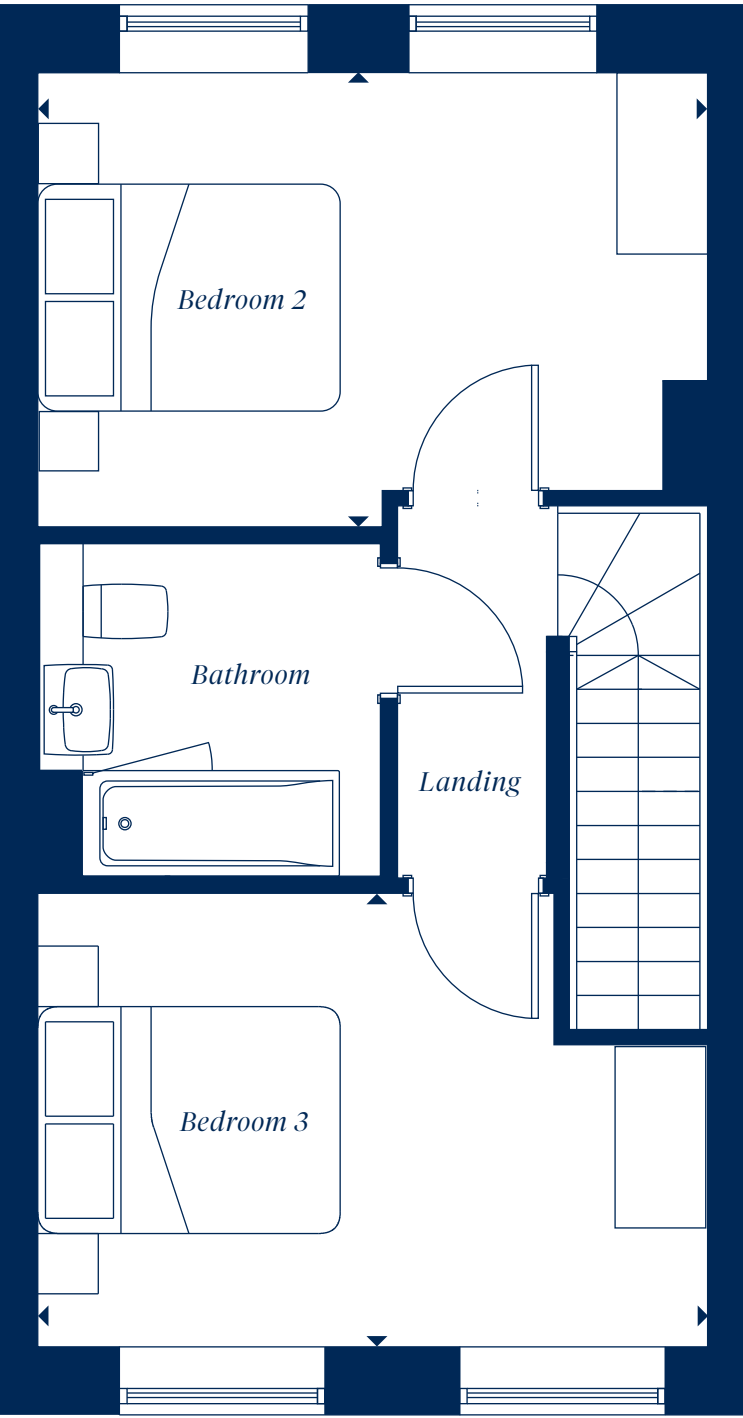
Garden to rear extends 40' 7" / 12.36m



Ground Floor



First Floor

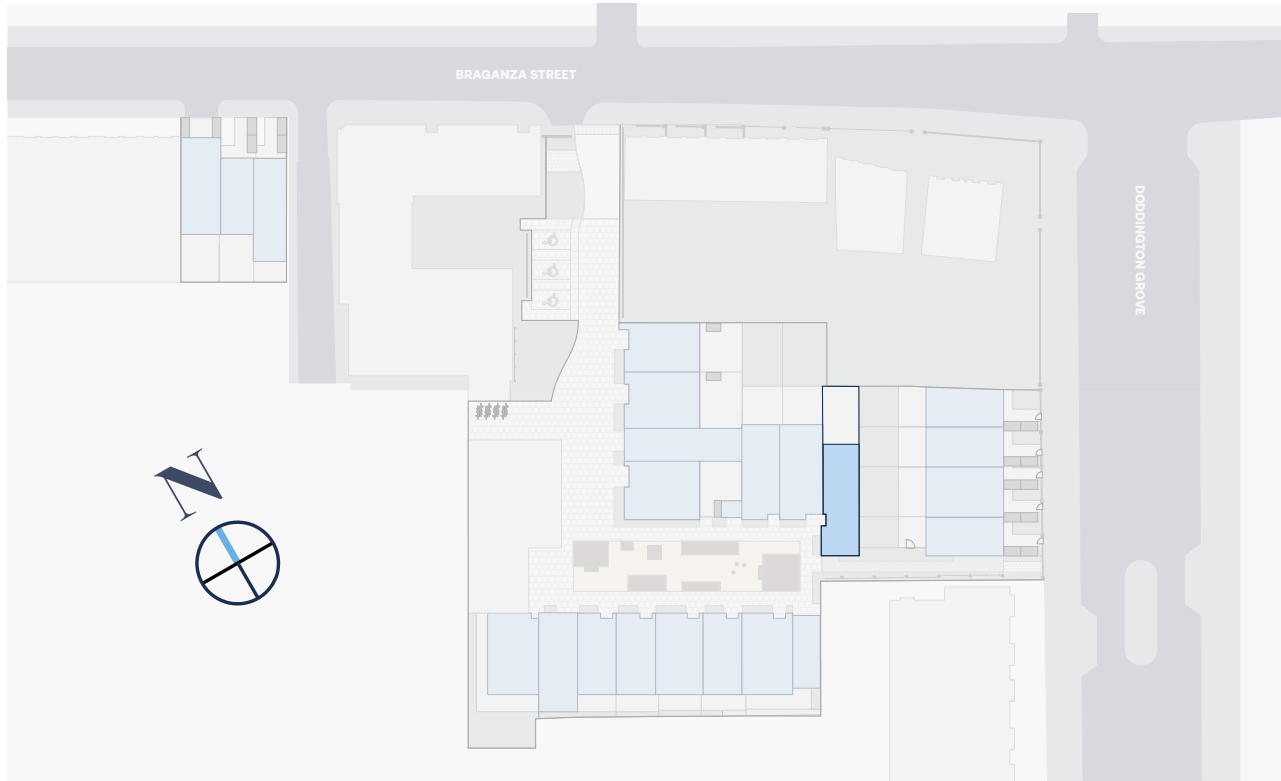


Second Floor

Plot D3 — Ground, First and Second Floors

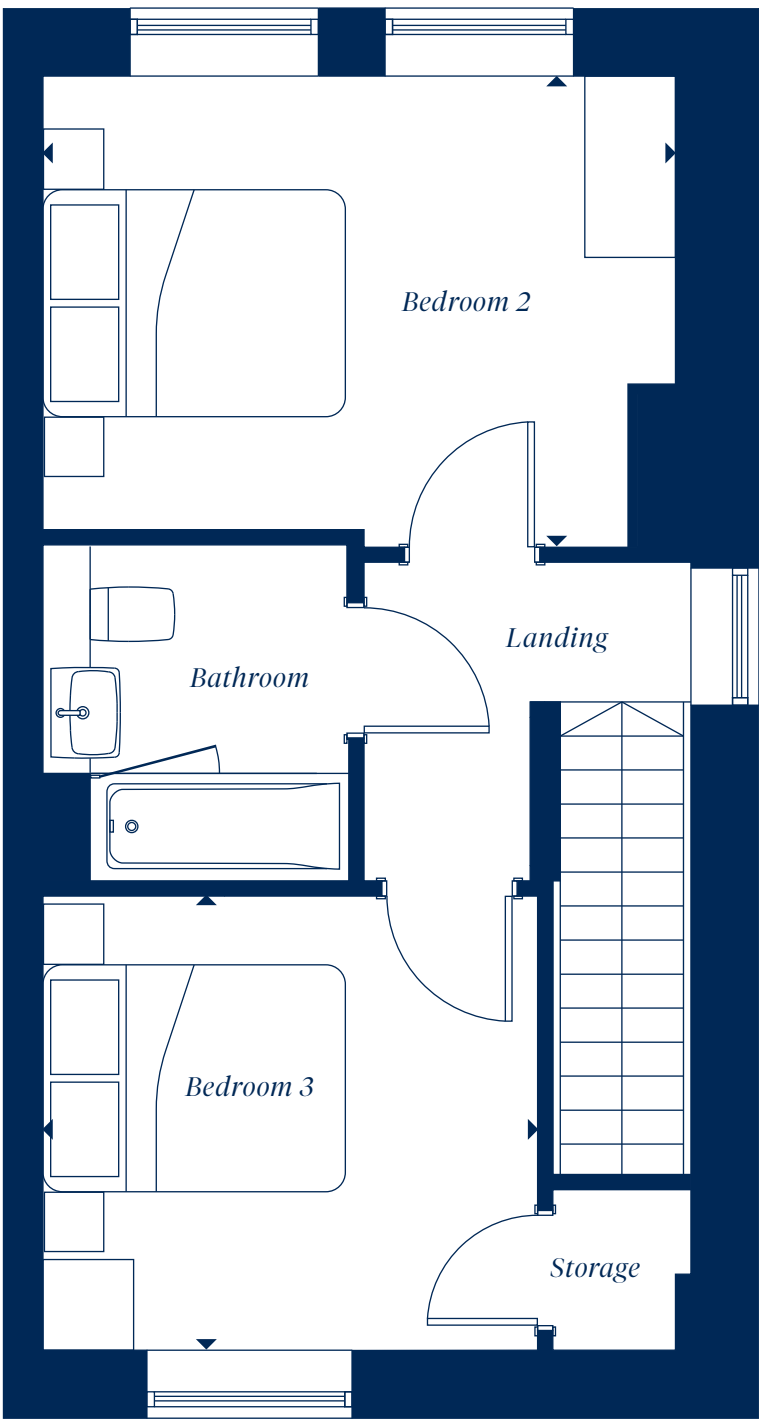
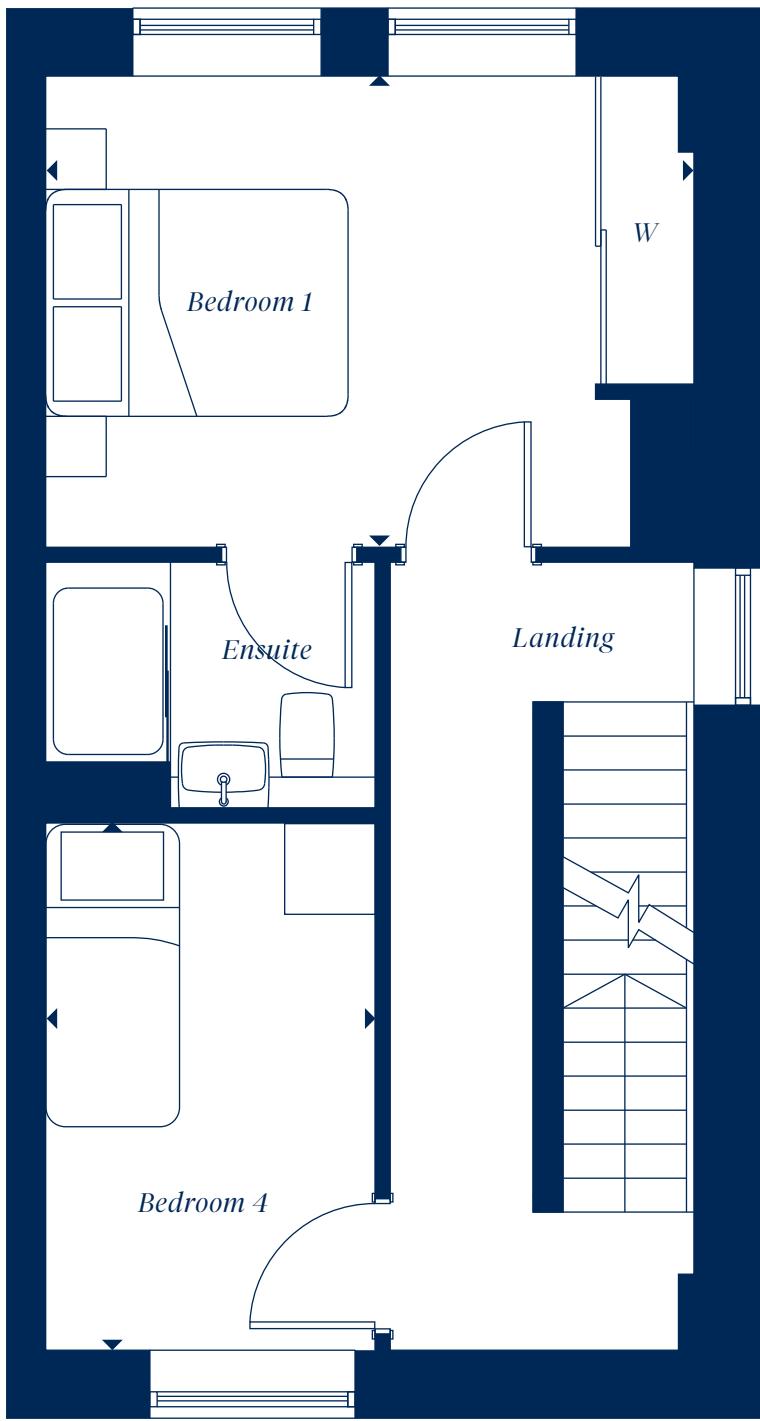
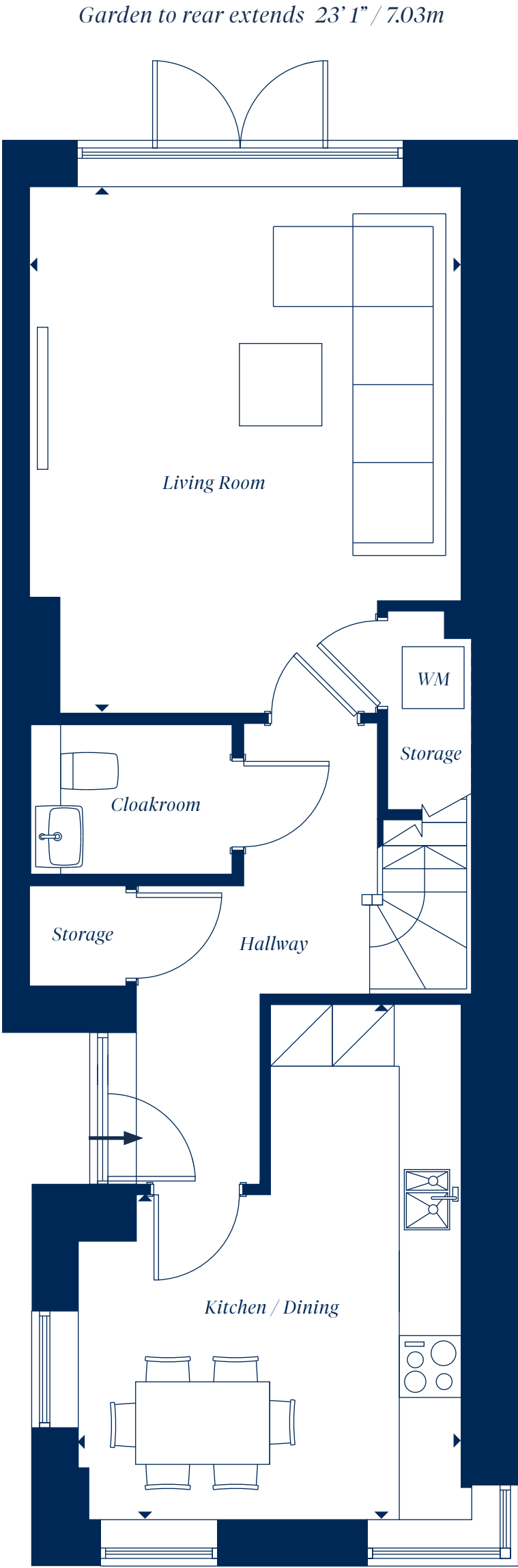
Four Bedroom Townhouse

1313 sq ft / 122 sq m



Living	16'9" x 13'9"	5.11m x 4.19m
Kitchen / Dining	16'5" x 12'2"	5.00m x 3.71m
Bedroom 1	14'1" x 10'3"	4.29m x 3.12m
Bedroom 2	13'9" x 10'4"	4.19m x 3.15m
Bedroom 3	10'9" x 9'10"	3.23m x 3.00m
Bedroom 4	11'5" x 7'2"	3.49m x 2.18m

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W = Fitted wardrobe W/M = Washing Machine



Plot E1 — Ground and First Floors

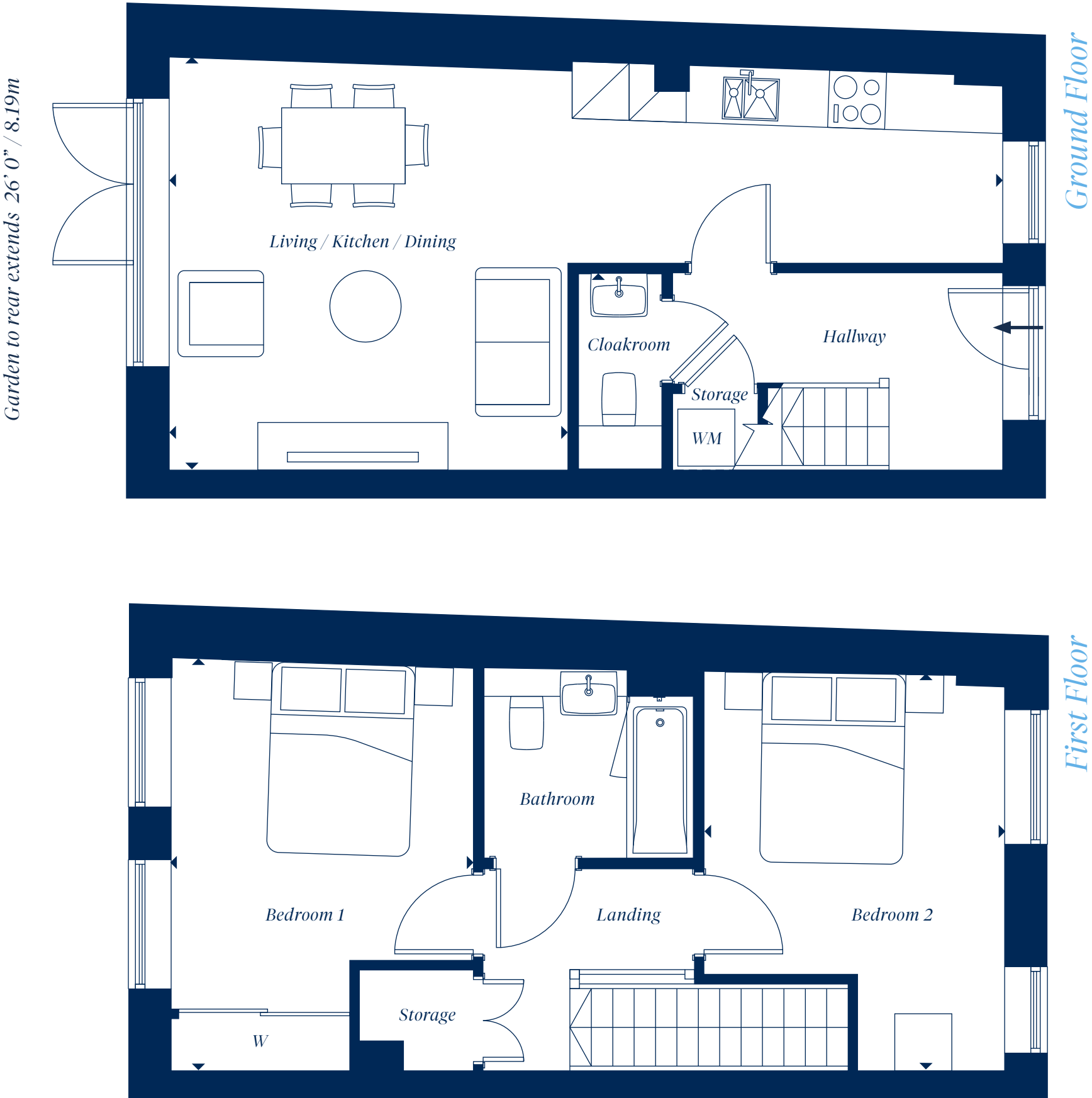
Two Bedroom Duplex

797 sq ft / 74 sq m



Living / Kitchen / Dining	14'2" x 28'9	4.33m x 8.77m
Bedroom 1	14'3" x 10'5"	4.33m x 3.18m
Bedroom 2	13'8" x 10'4"	4.16m x 3.16m

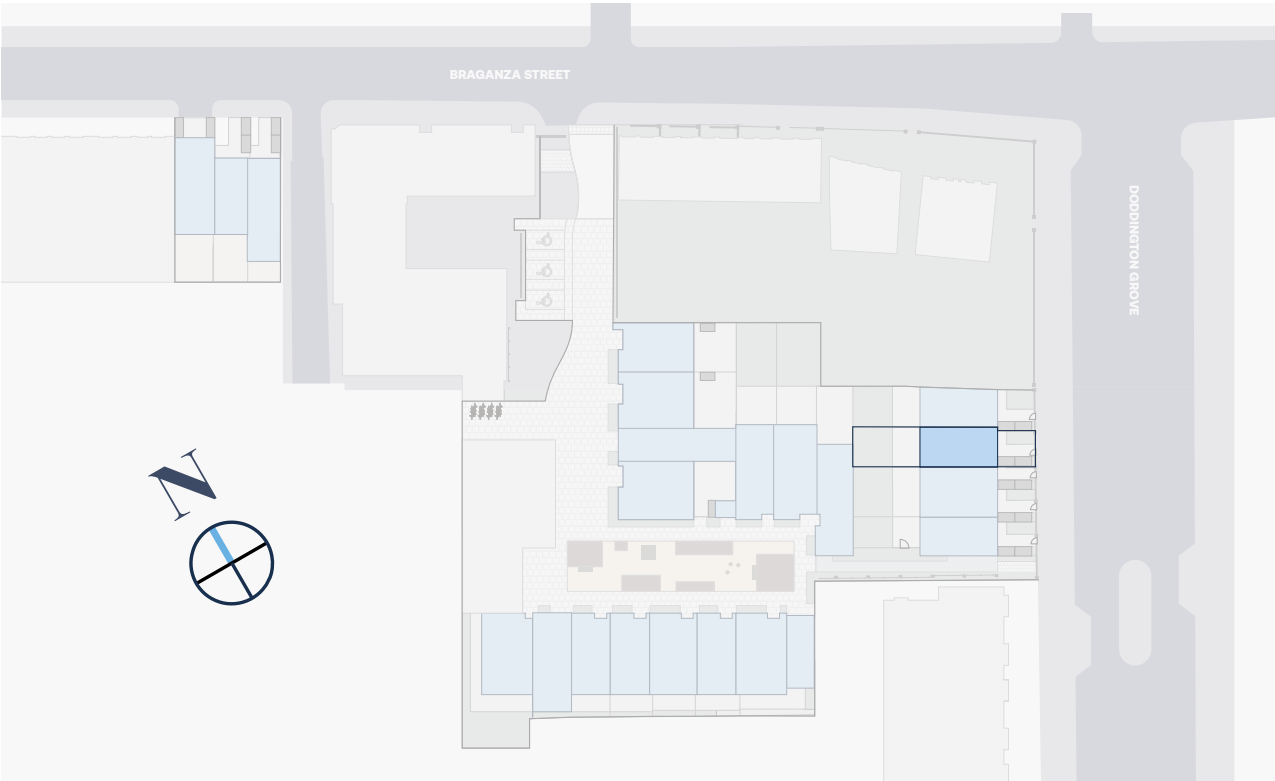
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Plot E2 — Ground and First Floors

Two Bedroom Duplex

823 sq ft / 76.5 sq m



Living / Kitchen / Dining	28'9" x 15'4"	8.77m x 4.67m
Bedroom 1	15'4" x 10'6"	4.67m x 3.19m
Bedroom 2	13'7" x 11'0"	4.15m x 3.34m

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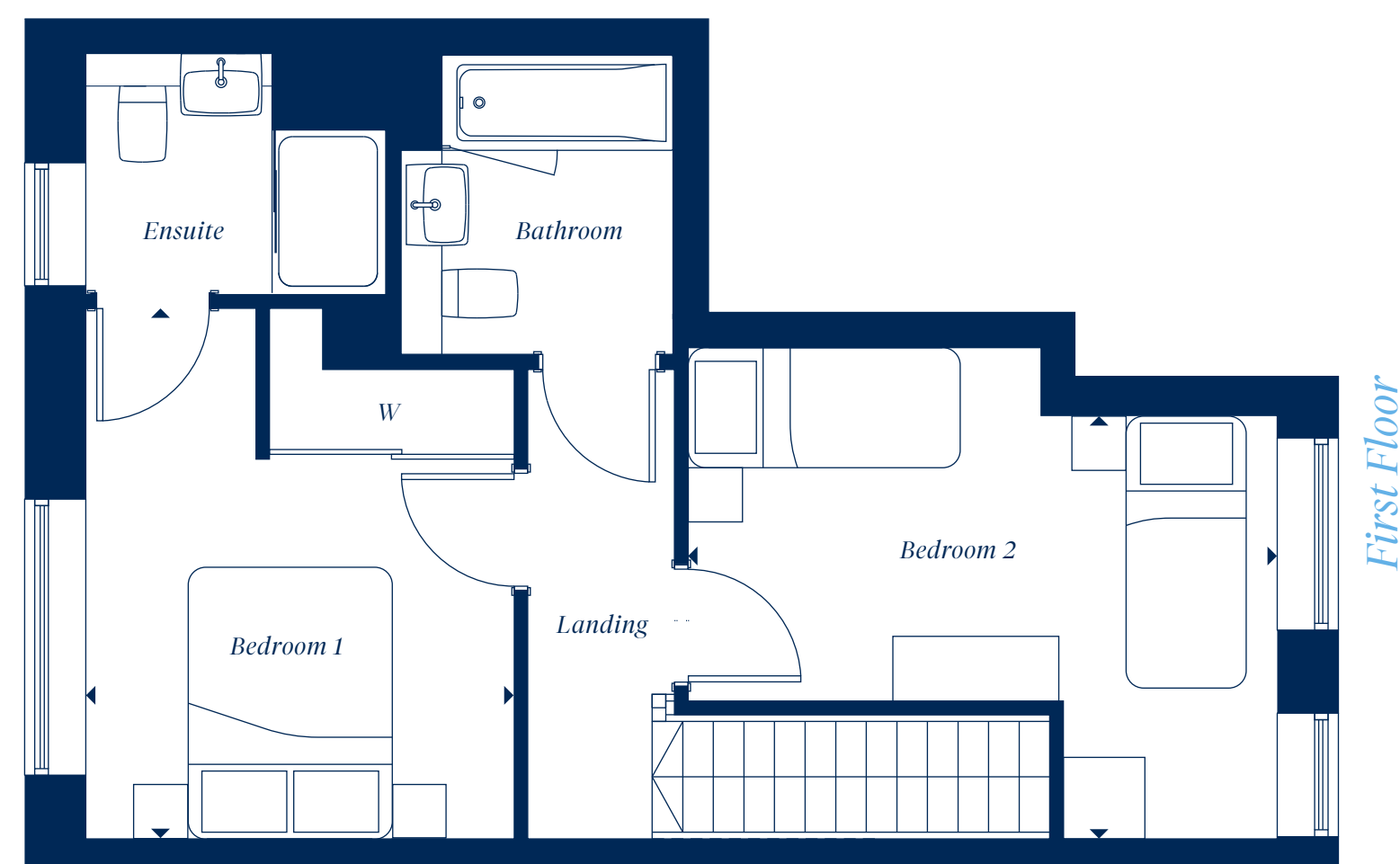
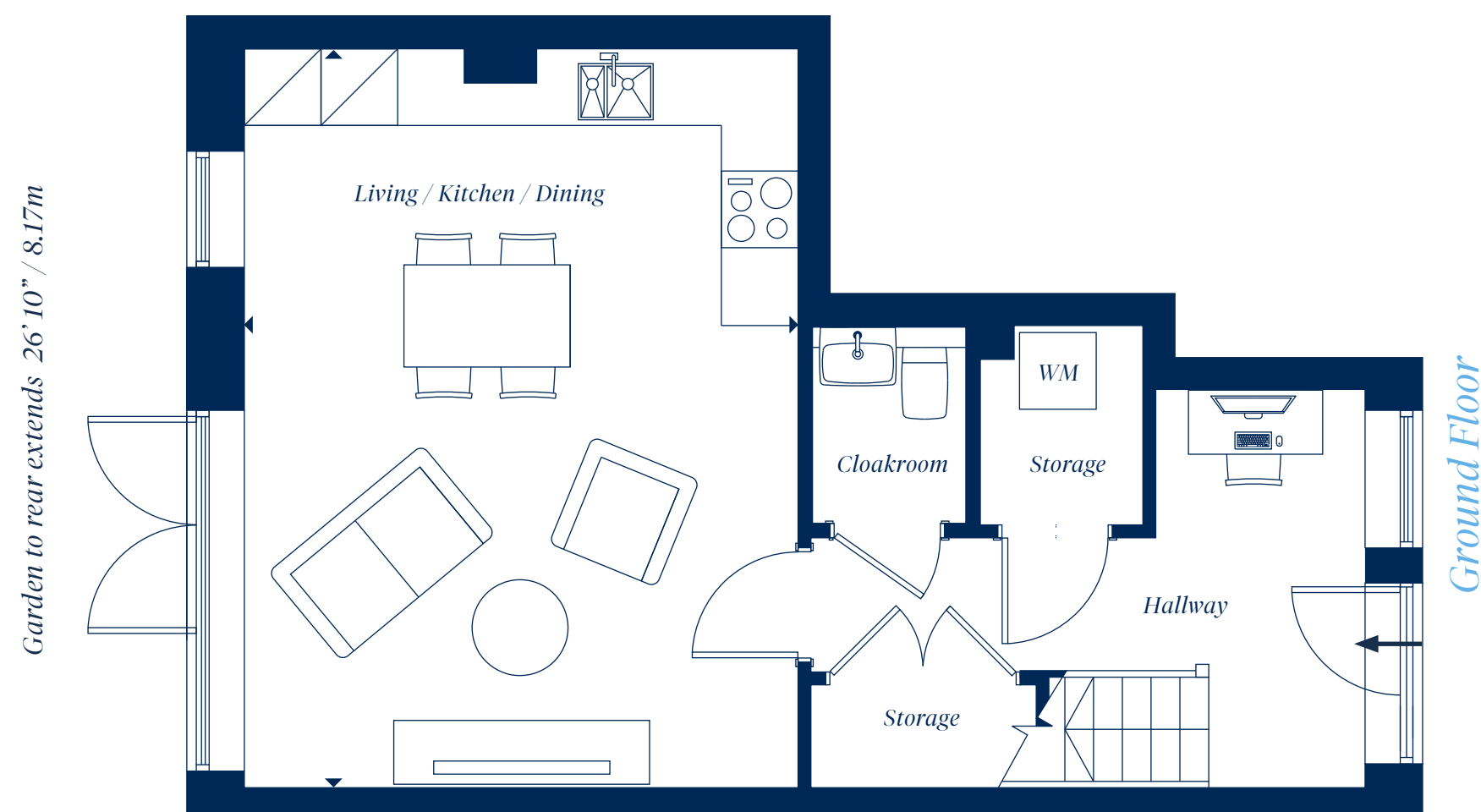


Two Bedroom Duplex

861 sq ft / 80 sq m

Living / Kitchen / Dining	18'11" x 14'3"	5.78m x 4.33m
Bedroom 1	12'10" x 10'4"	3.90m x 3.15m
Bedroom 2	14'3" x 10'3"	4.33m x 3.12m

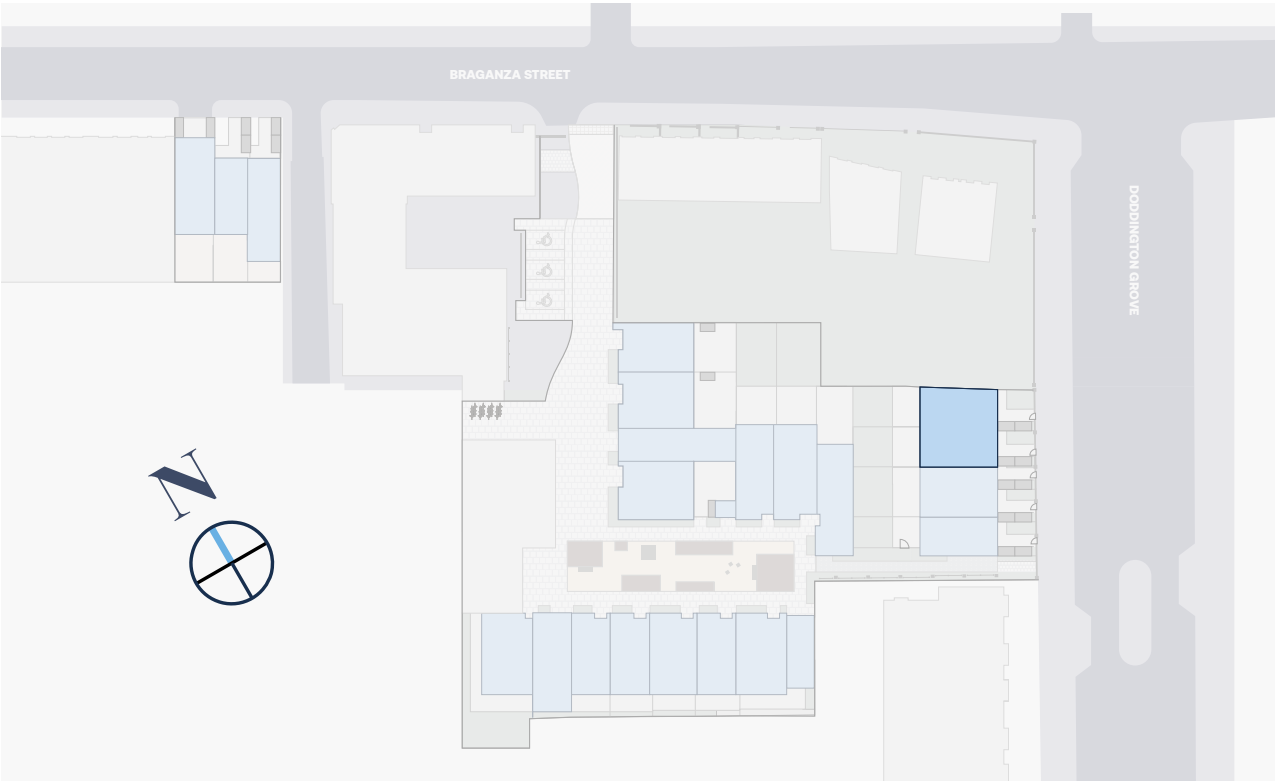
W = Fitted wardrobe W/M = Washing Machine



Plot E5 — Second Floor

Two Bedroom Apartment

759 sq ft / 70.5 sq m



Living / Kitchen / Dining	21'9" x 13'6"	6.63m x 4.17m
Bedroom 1	14'3" x 10'11"	4.33m x 3.34m
Bedroom 2	14'1" x 9'0"	4.31m x 2.75m

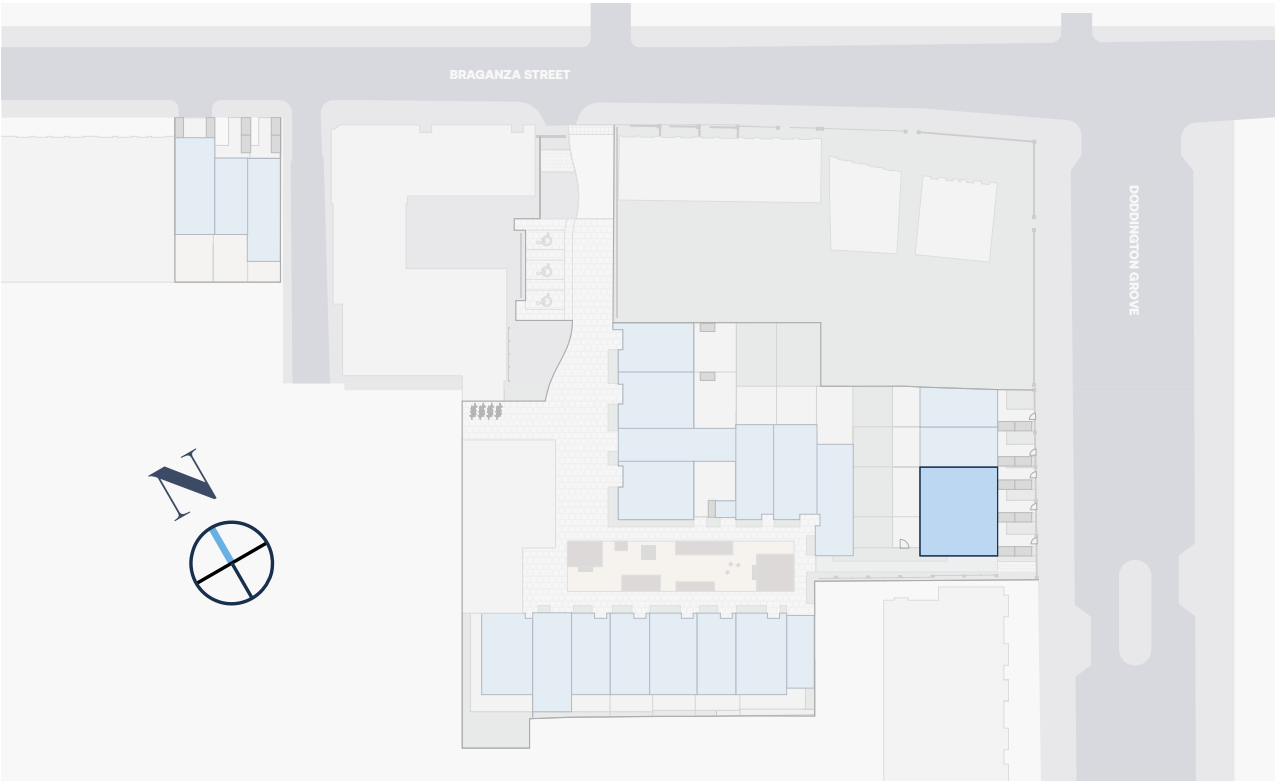


Maximum dimensions are shown. They are intended as a guide only and are subject to change.
Plans are not to scale. Please speak to our team for further information.
W = Fitted wardrobe W/M = Washing Machine

Plot E6 — Second Floor

Two Bedroom Apartment

753 sq ft / 70 sq m



Living / Kitchen / Dining	21'9" x 14'7"	6.63m x 4.45m
Bedroom 1	12'4" x 12'0"	3.75m x 3.65m
Bedroom 2	14'1" x 9'0"	4.12m x 6.63m



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

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)
- 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

*Broadband speed is dependent on individual homeowner's contract. In event any specification items require change, Durkan reserve the right to amend / replace items with equivalent value and product.

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, stairs, landing, cupboard spaces (houses)
- Ceramic floor tiling to bathrooms and ensembles

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
- Painted steel front doors with multi-point locking and brushed chrome ironmongery to houses and plot specific duplex units with own front door
- 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

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

Sprinkler System

- Sprinkler system fitted to all apartments and blocks B, C & E on Braganza

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

- Gas central heating with individual combi-boiler providing space heat and hot water to all homes on Braganza
- Communal gas central heating system providing space heating and hot water to all homes on Manor Place
- Zoned heating controls on each floor to houses
- Mechanical Ventilation Heat Recovery system to all homes

General Houses

- Paving slabs laid to patio and terraces (plot specific)
- Timber fencing or brick boundary wall (plot specific)
- Turf grass laid to rear garden (plot specific)
- External wall light to front door
- External power point and wall light to rear garden & terraces to houses
- External bib tap to rear gardens
- Door bell to front doors
- Communal bin store
- Cycle storage to House types A1, A2 and A3, communal cycle storage for others

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 bin stores & cycle stores
- Communal satellite dish and TV digital aerial



**Broadband speed is dependent on individual homeowner's contract. In event any specification items require change, Durkan reserve the right to amend / replace items with equivalent value and product.*

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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