

Triangle Court LONDON SE5

Shoreditch



Bank

Southbank

Southwark

Canary Wharf

Waterloo

Surrey Quays

Oval

SE5

Camberwell

Greenwich



Brixton

Peckham Rye



trianglecourt-SE5.com

East Dulwich



Triangle Court is a unique urban development on Camberwell New Road, comprising an arrangement of 1, 2 and 3 bedroom contemporary apartments.

Located on Camberwell New Road, Triangle Court offers a superb location just a short commute from both the City and the West End, however, this relatively undiscovered pocket of London has many hidden gems directly on its doorstep, including a thriving high road with independent cafés, restaurants and boutiques.

A scheme for an estimated £11m investment is underway to focus on the regeneration of Camberwell Green and its surrounding areas. Plans to improve the park, the streets and other public areas within Camberwell have been scoped to give the area a real sense of community.



LONDON SE5

CGI FRONT ELEVATION

31 apartments with a mix of one, two & three bedrooms

Aptly named after its shape and angular lines, Triangle Court is an architectural triumph. The building's exterior of brickwork and full height glass sections work harmoniously together for a sleek and sharp finish.



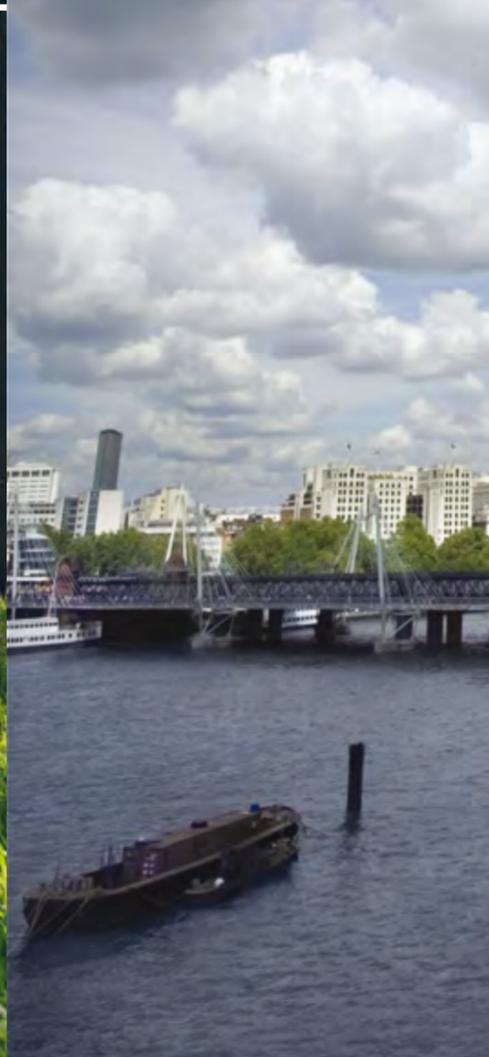
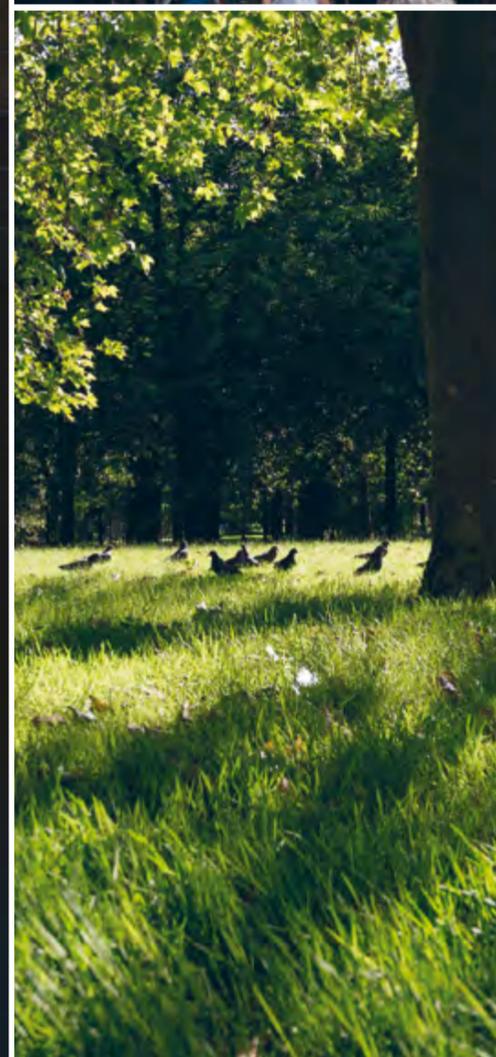


This high standard is continued throughout the interiors, as every decision is made with attention to detail. A palette of neutral tones offers a fresh backdrop for modern kitchens and bathrooms.





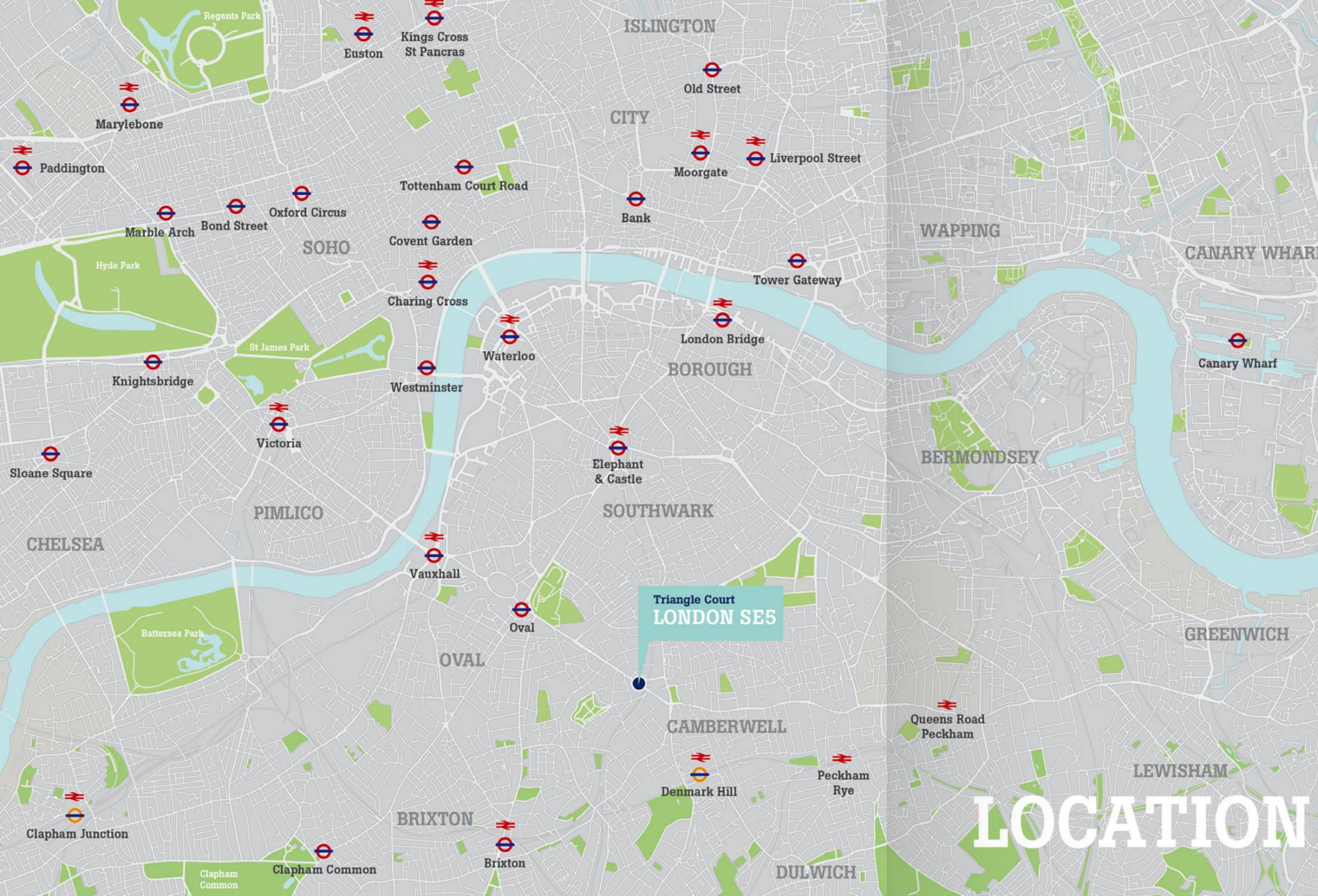




- GREENWICH PARK
39 mins by public transport
- OXFORD CIRCUS
34 mins by public transport
- LEICESTER SQUARE
32 mins by public transport
- HYDE PARK
29 mins by public transport
- SOUTHBANK CENTRE
23 mins by public transport
- TATE MODERN
19 mins by bike
- WATERLOO STATION
16 mins by bike
- OVAL UNDERGROUND
15 mins walk
- DENMARK HILL OVERGROUND
13 mins walk
- **TRIANGLE COURT
LONDON SE5**
- CAMBERWELL GREEN
2 mins walk
- CLAPHAM COMMON
14 mins by bike
- LONDON BRIDGE /
BOROUGH MARKET
18 mins by bike
- BRIXTON
19 mins by public transport
- VICTORIA STATION
21 mins by public transport
- THE CITY
26 mins by public transport
- KINGS CROSS INTERNATIONAL
32 mins by public transport
- CANARY WHARF
36 mins by public transport
- GATWICK AIRPORT
50 minutes by taxi



Discover something new each week in this diverse and thriving City. Explore London's architecture, unearth a new bakery or simply enjoy a stroll along the river.



Once an old farming Village, Camberwell is steeped in history. Its eclectic architecture spanning the periods is one of London's best examples of blending the old and the new effortlessly. Its no wonder the recent regeneration in both Camberwell and throughout the entire borough of Southwark has a lifted profile as a must-see destination for both buyers and investors.

Take a short cycle to London's Southbank for Riverside restaurant, museums, theatres and galleries. Alternatively seek some serenity in one of the nearby open spaces, such as Ruskin Park.

Local transport connections

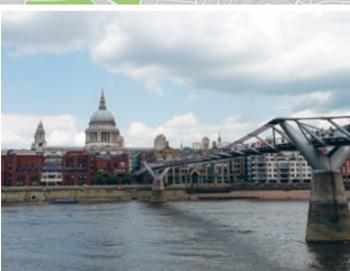
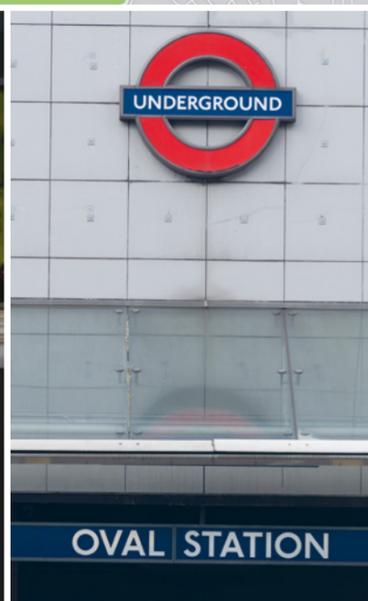
BUS A well-connected bus network serves Camberwell and surrounding areas. London Bridge, the City, Waterloo, New Cross and Dulwich are all within easy reach.

TRAIN Trains from Denmark Hill operate a regular service to London Victoria, Waterloo and Clapham High Street. The journey time from Denmark Hill to Victoria is around 9 minutes.

UNDERGROUND Oval station is served by the Northern line and reaches both Tottenham Court Rd or London Bridge in approximately in 12 minutes.

ROAD Eastbound, pick up the A13 in around 20 minutes for routes into Greater London, Thurrock and the M25. Westbound, the M4 can be reached in around 35 minutes. The A23 runs from Kennington to the South coast via Surrey and many of South London's suburbs.

AIR All three of London's major airports can be reached within an hours commute, with Gatwick the closest at 50 mins by car.





Recent times have seen a wave of trendy cafes, shops and boutiques popping up in Camberwell and its surrounding areas. It also has thriving arts and music scenes, which is said to be heavily influenced by the nearby Universities of Camberwell College of Arts and Kings College Medical School.



GENERAL

- 250-year lease to all flats
- 10-year Building warranty (C-R-L)
- Built to comply with all current building regulations
- The building is highly insulated, and requires much less heating than other similar buildings, with the benefit of lower heating bills
- Paxton Net 2 Video entry system providing secure entry to the building allowing access with keyless fobs or a personal code to communal entrance to the apartments
- CCTV covering the internal and externals of the building for added security
- White Oak 2 Stile veneered doors
- Fitted sliding wardrobes to principal bedrooms, with shelf and rail
- One passenger lift serving all apartments.

HEATING

- Rooms - will be through Nibe exhaust air heat pump
- Water - will be through Nibe exhaust air heat pump.

ELECTRICAL

- Recessed lighting to kitchen, bathroom and hallway. Wall lighting to living and bedrooms
- Dimmer switches to all habitable rooms
- Low energy light fittings
- Pre-wired to accept Sky+, Freeview TV, telephone and DAB and FM radio to living / dining and bedrooms
- Wired for Fibre Optic Broadband (Subscription required with Hyperoptic)

- Networked with CAT 5e cabling to living / dining and bedrooms back to the service cupboard

- Mains power, battery back up smoke detectors
- NICEIC Certified.

KITCHENS

- Matt finished, handleless contemporary kitchens
- Hi-Macs Natural Acrylic Stone surfaces
- Hi-Macs Natural Acrylic Stone splash backs
- Sink unit (under mounted) with mixer tap
- Recessed LED lighting under kitchen wall cupboards
- Bosch stainless steel appliances; oven, hob and concealed extractor
- Integrated Bosch dishwasher and fridge freezer appliances
- Bosch washer / dryer located in service cupboard.

BATHROOMS

- Cast iron double ended baths
- Thermostatic 'rain' shower with handheld attachment and integrated tap
- Glass hinged shower screens with chrome channels
- Vanity unit
- Recessed mirrored cabinet above wash basin
- Wall hung WC
- Ceramic 600mm x 600mm wall tiles
- Chrome heated towel rail
- Shaver socket (within mirrored wall cabinet).

FLOORING

- Hardwood oak flooring throughout the living room and entrance hall
- Ceramic 600mm x 600mm tiled floor in bathrooms
- Carpet in bedrooms.

DETAILED DESIGN

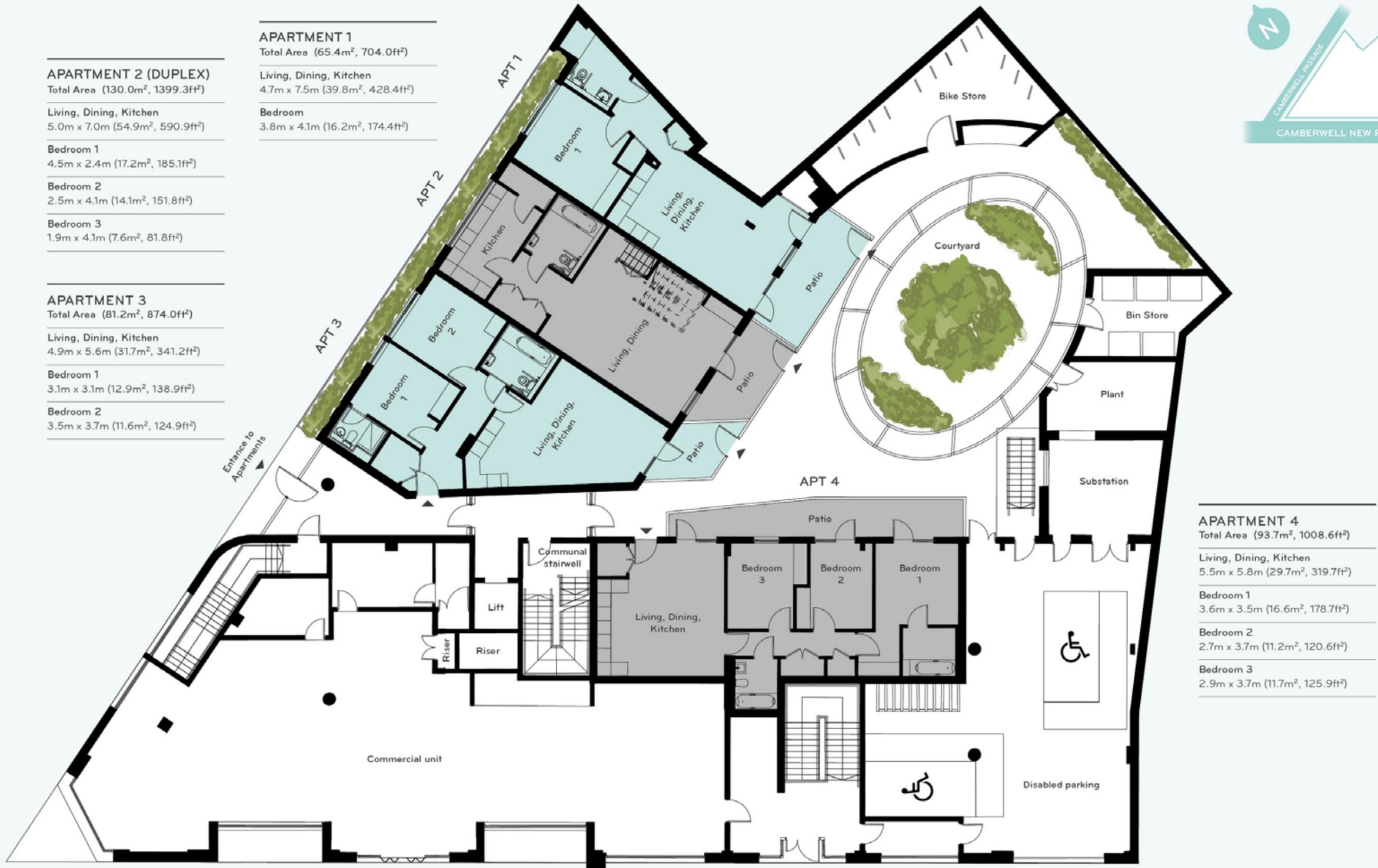
- In light of our sustainability policy, the following measures have been implemented:
- Upgraded walls and roofs to allow for increased u-values in excess of current regulations
 - Built to code for Sustainable Homes Level Four
 - High performance Aluminium Framed Windows
 - Bike store with CCTV monitoring and keyless fob only access
 - Bin store with CCTV monitoring and keyless fob only access.





THE PHOTOGRAPHY REPRESENTS TYPICAL IDM PROPERTIES DEVELOPMENTS.
THE FURNITURE HAS BEEN SUPPLIED BY IDM INTERIORS.

Ground Floor | Triangle Court



APARTMENT 2 (DUPLEX)
Total Area (130.0m², 1399.3ft²)

Living, Dining, Kitchen
5.0m x 7.0m (54.9m², 590.9ft²)

Bedroom 1
4.5m x 2.4m (17.2m², 185.1ft²)

Bedroom 2
2.5m x 4.1m (14.1m², 151.8ft²)

Bedroom 3
1.9m x 4.1m (7.6m², 81.8ft²)

APARTMENT 3
Total Area (81.2m², 874.0ft²)

Living, Dining, Kitchen
4.9m x 5.6m (31.7m², 341.2ft²)

Bedroom 1
3.1m x 3.1m (12.9m², 138.9ft²)

Bedroom 2
3.5m x 3.7m (11.6m², 124.9ft²)

APARTMENT 1
Total Area (65.4m², 704.0ft²)

Living, Dining, Kitchen
4.7m x 7.5m (39.8m², 428.4ft²)

Bedroom
3.8m x 4.1m (16.2m², 174.4ft²)

APARTMENT 4
Total Area (93.7m², 1008.6ft²)

Living, Dining, Kitchen
5.5m x 5.8m (29.7m², 319.7ft²)

Bedroom 1
3.6m x 3.5m (16.6m², 178.7ft²)

Bedroom 2
2.7m x 3.7m (11.2m², 120.6ft²)

Bedroom 3
2.9m x 3.7m (11.7m², 125.9ft²)



All measurements are gross internal areas. Room sizes may be subject to minor alterations. Please refer to trianglecourt-SE5.com for the most up-to-date floor plans.

Head Office: IDM Properties LLP, Office B, West Gainsborough, 1 Poole Street, London N1 5EA

+44 (0)20 7739 1650
mail@idmproperties.com
idmproperties.com





APARTMENT 5
 Total Area (113.5m², 1221.7ft²)
 Living, Dining, Kitchen
 4.2m x 7.4m (38.5m², 414.4ft²)
 Bedroom 1
 2.8m x 3.8m (15.6m², 167.9ft²)
 Bedroom 2
 3.8m x 3.8m (15.1m², 162.5ft²)
 Bedroom 3
 3.7m x 3.1m (11.5m², 123.8ft²)

APARTMENT 6
 Total Area (82.6m², 889.1ft²)
 Living, Dining, Kitchen
 4.3m x 5.5m (31.3m², 336.9ft²)
 Bedroom 1
 3.2m x 3.6m (15.2m², 163.6ft²)
 Bedroom 2
 3.4m x 2.6m (10.8m², 116.3ft²)

APARTMENT 2 (DUPLEX)
 Total Area (130.0m², 1399.3ft²)
 Living, Dining, Kitchen
 5.0m x 7.0m (54.9m², 590.9ft²)
 Bedroom 1
 4.5m x 2.4m (17.2m², 185.1ft²)
 Bedroom 2
 2.5m x 4.1m (14.1m², 151.8ft²)
 Bedroom 3
 1.9m x 4.1m (7.6m², 81.8ft²)

APARTMENT 12
 Total Area (78.6m², 846.0ft²)
 Living, Dining, Kitchen
 3.4m x 7.4m (25.4m², 273.4ft²)
 Bedroom 1
 3.5m x 2.9m (12.7m², 136.7ft²)
 Bedroom 2
 2.7m x 2.9m (8.0m², 86.1ft²)
 Bedroom 3
 1.7m x 4.4m (8.1m², 87.2ft²)

APARTMENT 7
 Total Area (90.8m², 977.4ft²)
 Living, Dining, Kitchen
 4.6m x 6.5m (38.8m², 417.6ft²)
 Bedroom 1
 4.3m x 2.8m (14.9m², 160.4ft²)
 Bedroom 2
 3.7m x 2.9m (10.4m², 119.9ft²)

APARTMENT 8
 Total Area (80.0m², 861.1ft²)
 Living, Dining, Kitchen
 4.4m x 4.9m (27.7m², 298.2ft²)
 Bedroom 1
 2.7m x 3.6m (12.8m², 137.8ft²)
 Bedroom 2
 3.2m x 3.6m (12.8m², 137.8ft²)

APARTMENT 9
 Total Area (75.0m², 807.3ft²)
 Living, Dining, Kitchen
 5.6m x 4.5m (29.8m², 320.8ft²)
 Bedroom 1
 2.6m x 3.5m (11.6m², 124.9ft²)
 Bedroom 2
 2.8m x 3.5m (11.1m², 119.5ft²)

APARTMENT 10
 Total Area (78.5m², 815.9ft²)
 Living, Dining, Kitchen
 4.2m x 6.6m (25.8m², 277.7ft²)
 Bedroom 1
 2.7m x 3.7m (12.3m², 132.4ft²)
 Bedroom 2
 2.8m x 3.7m (11.0m², 118.4ft²)

APARTMENT 11
 Total Area (70.5m², 758.9ft²)
 Living, Dining, Kitchen
 4.1m x 6.0m (24.2m², 260.5ft²)
 Bedroom 1
 2.9m x 5.1m (14.5m², 156.1ft²)
 Bedroom 2
 3.1m x 2.4m (10.0m², 107.6ft²)

All measurements are gross internal areas. Room sizes may be subject to minor alterations. Please refer to trianglecourt-SE5.com for the most up-to-date floor plans.

Head Office: IDM Properties LLP, Office B, West Gainsborough, 1 Poole Street, London N1 5EA

+44 (0)20 7739 1650
 mail@idmproperties.com
 idmproperties.com



Second Floor | Triangle Court



APARTMENT 13
 Total Area (74.4m², 800.8ft²)
 Living, Dining, Kitchen
 5.7m x 4.7m (26.7m², 287.4ft²)
 Bedroom 1
 3.9m x 2.8m (12.4m², 133.5ft²)
 Bedroom 2
 3.4m x 2.9m (10.4m², 111.9ft²)

APARTMENT 14
 Total Area (73.2m², 787.9ft²)
 Living, Dining, Kitchen
 4.3m x 5.1m (24.7m², 265.9ft²)
 Bedroom 1
 2.7m x 3.7m (11.9m², 128.1ft²)
 Bedroom 2
 2.8m x 2.9m (10.6m², 114.1ft²)

APARTMENT 15
 Total Area (82.0m², 882.6ft²)
 Living, Dining, Kitchen
 4.3m x 5.5m (31.3m², 336.9ft²)
 Bedroom 1
 3.2m x 3.6m (15.0m², 161.5ft²)
 Bedroom 2
 3.4m x 2.5m (10.7m², 115.2ft²)

APARTMENT 21
 Total Area (77.8m², 837.4ft²)
 Living, Dining, Kitchen
 5.2m x 5.0m (29.7m², 319.7ft²)
 Bedroom 1
 2.6m x 3.6m (12.9m², 138.9ft²)
 Bedroom 2
 2.9m x 2.9m (9.1m², 98.0ft²)



APARTMENT 16
 Total Area (90.7m², 976.3ft²)
 Living, Dining, Kitchen
 4.5m x 6.4m (38.9m², 418.7ft²)
 Bedroom 1
 4.3m x 2.9m (15.3m², 164.7ft²)
 Bedroom 2
 3.7m x 2.9m (10.5m², 113.0ft²)

APARTMENT 17
 Total Area (81.3m², 875.1ft²)
 Living, Dining, Kitchen
 4.4m x 5.2m (29.4m², 316.5ft²)
 Bedroom 1
 2.9m x 3.6m (14.2m², 152.8ft²)
 Bedroom 2
 3.0m x 4.0m (13.1m², 141.0ft²)

APARTMENT 18
 Total Area (75.9m², 817.0ft²)
 Living, Dining, Kitchen
 5.6m x 4.6m (30.1m², 324.0ft²)
 Bedroom 1
 2.8m x 3.4m (12.2m², 131.3ft²)
 Bedroom 2
 2.8m x 3.4m (10.9m², 117.3ft²)

APARTMENT 19
 Total Area (76.0m², 818.1ft²)
 Living, Dining, Kitchen
 4.1m x 6.5m (25.7m², 276.6ft²)
 Bedroom 1
 2.7m x 3.7m (12.5m², 134.5ft²)
 Bedroom 2
 2.8m x 3.7m (11.1m², 119.5ft²)

APARTMENT 20
 Total Area (77.7m², 761.0ft²)
 Living, Dining, Kitchen
 4.2m x 6.0m (24.2m², 260.3ft²)
 Bedroom 1
 2.9m x 5.1m (14.6m², 157.2ft²)
 Bedroom 2
 3.1m x 2.4m (10.1m², 108.7ft²)

All measurements are gross internal areas. Room sizes may be subject to minor alterations. Please refer to trianglecourt-SE5.com for the most up-to-date floor plans.

Head Office: IDM Properties LLP, Office B, West Gainsborough, 1 Poole Street, London N1 5EA

+44 (0)20 7739 1650
 mail@idmproperties.com
 idmproperties.com



Third Floor | Triangle Court



APARTMENT 22
 Total Area (95.9m², 1032.3ft²)
 Living, Dining, Kitchen
 5.6m x 4.3m (27.6m², 297.1ft²)
 Bedroom 1
 3.5m x 4.4m (15.5m², 166.8ft²)
 Bedroom 2
 3.5m x 3.0m (11.4m², 122.7ft²)
 Bedroom 3
 3.1m x 3.0m (10.4m², 111.9ft²)

APARTMENT 23
 Total Area (63.9m², 687.8ft²)
 Living, Dining, Kitchen
 4.3m x 3.7m (23.3m², 250.8ft²)
 Bedroom 1
 3.1m x 3.1m (12.0m², 129.2ft²)
 Bedroom 2
 2.9m x 2.5m (8.1m², 87.2ft²)

APARTMENT 24
 Total Area (91.0m², 979.8ft²)
 Living, Dining, Kitchen
 4.0m x 6.1m (38.8m², 417.6ft²)
 Bedroom 1
 4.3m x 2.9m (15.2m², 163.6ft²)
 Bedroom 2
 3.7m x 2.9m (10.8m², 116.3ft²)

APARTMENT 25
 Total Area (78.4m², 843.9ft²)
 Living, Dining, Kitchen
 4.8m x 5.2m (31.2m², 335.8ft²)
 Bedroom 1
 3.2m x 3.1m (12.5m², 134.5ft²)
 Bedroom 2
 2.9m x 2.9m (10.1m², 108.7ft²)

APARTMENT 26
 Total Area (76.0m², 818.1ft²)
 Living, Dining, Kitchen
 5.6m x 4.6m (30.2m², 325.1ft²)
 Bedroom 1
 2.8m x 3.4m (12.2m², 131.3ft²)
 Bedroom 2
 2.8m x 3.4m (11.0m², 118.4ft²)

APARTMENT 27
 Total Area (97.3m², 1047.3ft²)
 Living, Dining, Kitchen
 5.6m x 5.7m (32.0m², 344.4ft²)
 Bedroom 1
 3.6m x 3.0m (14.1m², 151.8ft²)
 Bedroom 2
 2.8m x 4.1m (12.7m², 136.7ft²)
 Bedroom 3
 2.8m x 3.9m (12.7m², 136.7ft²)

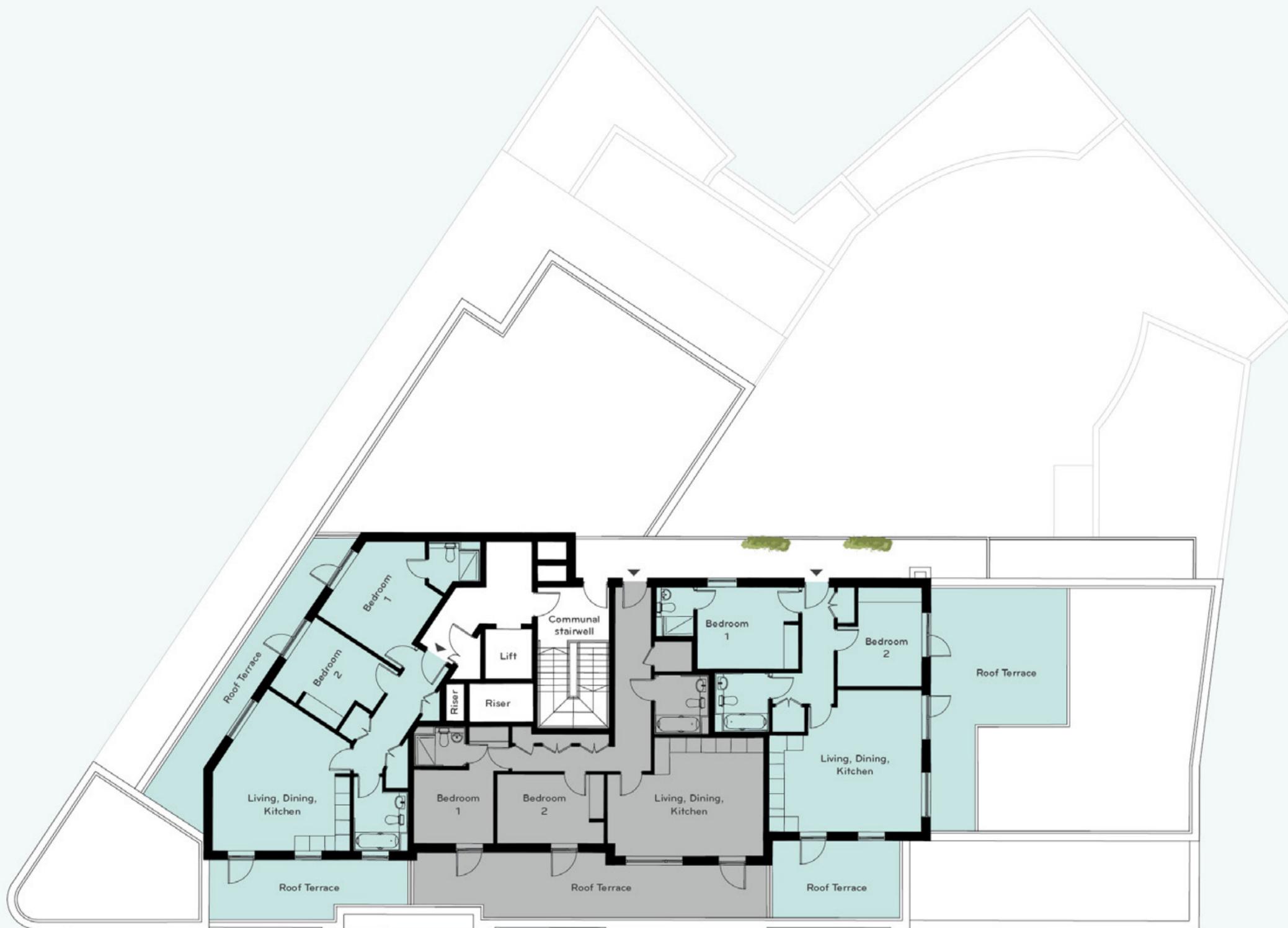
APARTMENT 28
 Total Area (86.9m², 935.4ft²)
 Living, Dining, Kitchen
 3.2m x 9.9m (34.7m², 373.5ft²)
 Bedroom 1
 5.1m x 3.7m (14.7m², 158.2ft²)
 Bedroom 2
 3.7m x 3.0m (12.0m², 129.2ft²)

All measurements are gross internal areas. Room sizes may be subject to minor alterations. Please refer to trianglecourt-SE5.com for the most up-to-date floor plans.

Head Office: IDM Properties LLP, Office B, West Gainsborough, 1 Poole Street, London N1 5EA

+44 (0)20 7739 1650
 mail@idmproperties.com
 idmproperties.com





APT 29

APT 30

APT 31

APARTMENT 29

Total Area (80.8m², 869.7ft²)

Living, Dining, Kitchen
5.5m x 5.4m (29.1m², 313.4ft²)

Bedroom 1
3.4m x 3.8m (15.5m², 166.8ft²)

Bedroom 2
2.8m x 3.3m (12.4m², 133.5ft²)

APARTMENT 30

Total Area (83.7m², 900.9ft²)

Living, Dining, Kitchen
6.3m x 4.8m (27.5m², 296.0ft²)

Bedroom 1
3.2m x 3.0m (12.6m², 135.6ft²)

Bedroom 2
3.7m x 2.8m (12.3m², 132.4ft²)

APARTMENT 31

Total Area (79.8m², 859.0ft²)

Living, Dining, Kitchen
6.1m x 5.7m (32.0m², 344.4ft²)

Bedroom 1
3.5m x 3.3m (13.6m², 146.4ft²)

Bedroom 2
3.4m x 3.4m (12.4m², 133.5ft²)

All measurements are gross internal areas. Room sizes may be subject to minor alterations. Please refer to trianglecourt-SE5.com for the most up-to-date floor plans.

Head Office: IDM Properties LLP, Office B, West Gainsborough, 1 Poole Street, London N1 5EA

+44 (0)20 7739 1650
mail@idmproperties.com
idmproperties.com



IDM's design and development team



DEVELOPER & ARCHITECTS:

IDM Properties LLP
Office B, West Gainsborough Studios,
1 Poole Street, London N1 5EA
+44 (0)20 7739 1650
mail@idmproperties.com
idmproperties.com



CONTRACTORS:

IDM Construction London Ltd
Office B, West Gainsborough Studios,
1 Poole Street, London N1 5EA
+44 (0)20 7739 1650
mail@idmconstructionlondon.com
idmproperties.com



SOLICITORS: Stepien Lake LLP

43 Welbeck Street,
London W1G 8DX
+44 (0)20 7467 3030
enquiry@stepienlake.co.uk
stepienlake.co.uk

IDM's recent developments

idmpropertiesportfolio.com



CHANNELSEA HOUSE
Canning Road,
London E15 3ND



MARZELL HOUSE
North End Road,
London W14 9PP



DUMAYNE HOUSE
Fox Lane,
London N13 4AB



WHITTINGTON HOUSE
Holloway Road,
London N19 3JQ



VALERIO MEWS
London N1 4QT



ROSEBERY HOUSE
55 East Street,
Epsom KT17 1B



ADA STREET
London E8 4QU



ST GEORGES CHURCH
Kew Bridge,
London TW8 0BD



BELGRAVE HOUSE
Queensbridge Road,
London E8 4LA

IDM group of companies



IDM is a property services operation which encompasses Property Investment & Property Development.

IDM aims to bring above average return on investments for all stakeholders. This core objective is achieved through all our divisions, each complementary to one another. By utilising our 40 years' + experience in property development, our mission is to deliver excellent value to our customers by providing high quality developments in which people can work, live and play.

Head Office
IDM Properties LLP
Office B, West Gainsborough,
1 Poole Street, London N1 5EA

+44 (0)20 7739 1650
mail@idmproperties.com
idmproperties.com



Whether you are looking for residential or investment property finance, insurance or protection planning, we can find a solution for you. We are a leading UK financial services intermediary offering independent advice to help you make the right choices for your circumstances.

We specialise in the property market and we can finance and insure any property type or need that you may have.

mail@idmpf.com
idmprivatefinance.com



With the volume of property that IDM develop and sell we have our own agency that deals with all our sales as well as third party instructions. If you are looking at an investment property IDM will be able to offer a full service arranging the letting of your property once you have completed the purchase.

mail@idmestates.com
idmestates.com



IDM's Property Management department will take on the management of any sized buildings from a single flat for a private landlord to freeholds of large mixed use buildings. We offer a complete range of property services for residential property owners, landlords and developers. IDM always retain the freeholds of our own developments and carry out the block management once the development has been completed.

If you are looking at an investment property IDM will be able to offer a full service carrying out the management of your property once you have completed the purchase.

mail@idmpm.com
idmpm.com



IDM Interiors offers a wide range of furniture solutions for residential properties. Whether you are investors requiring a complete package for fully furnished rental properties or you simply need a sofa for your new home, we offer a tailored service based on your individual needs.

IDM can also offer a bespoke interior design service to inspire you and help you achieve your vision for your home.

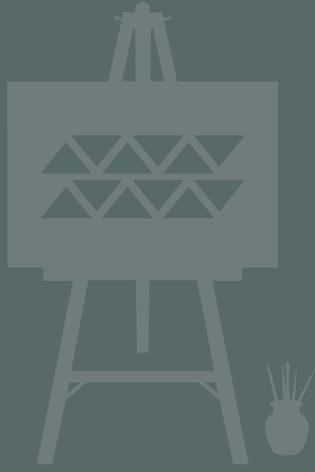
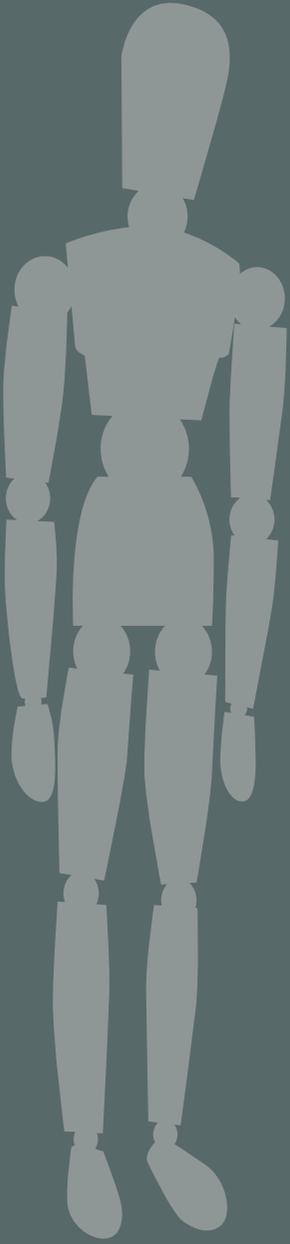
mail@idmintérieurs.com
idmintérieurs.com

Cocoon Offset is a top quality, 100% recycled, uncoated offset paper with excellent whiteness (CIE 150). Cocoon offers an ultra smooth surface, consistent finish and excellent printability along with the best opacity. By choosing Cocoon Offset, you will never have to make a choice between whiteness and environmental credentials. 100% recycled, 100% white: 80 - 350 gsm.

The photographs used on the specification pages of this brochure are for illustrative purposes only and show typical interiors of IDM's Developments.



31 apartments with a mix of one, two & three bedrooms



Oxford Circus

Hyde Park



Victoria

Battersea Park



Clapham Common



TRIANGLE COURT
315 - 317 CAMBERWELL NEW ROAD
LONDON SE5 0TF

trianglecourt-SE5.com