

# Triangle Court, Phase 1 & 2

# LONDON SE5

Shoreditch

Bank

Southbank

Southwark

Waterloo

Surrey Quays

Canary Wharf

Oval

SE5

Camberwell

Greenwich

Brixton

Peckham Rye

East Dulwich



[trianglecourt-SE5.com](http://trianglecourt-SE5.com)







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









Phase 1 | Triangle Court | One, two and three beds



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.







Due to the success of Phase 1, Phase 2 apartments have now been released and built on the fourth and fifth floors.

Phase 2 | Triangle Court | One and two beds







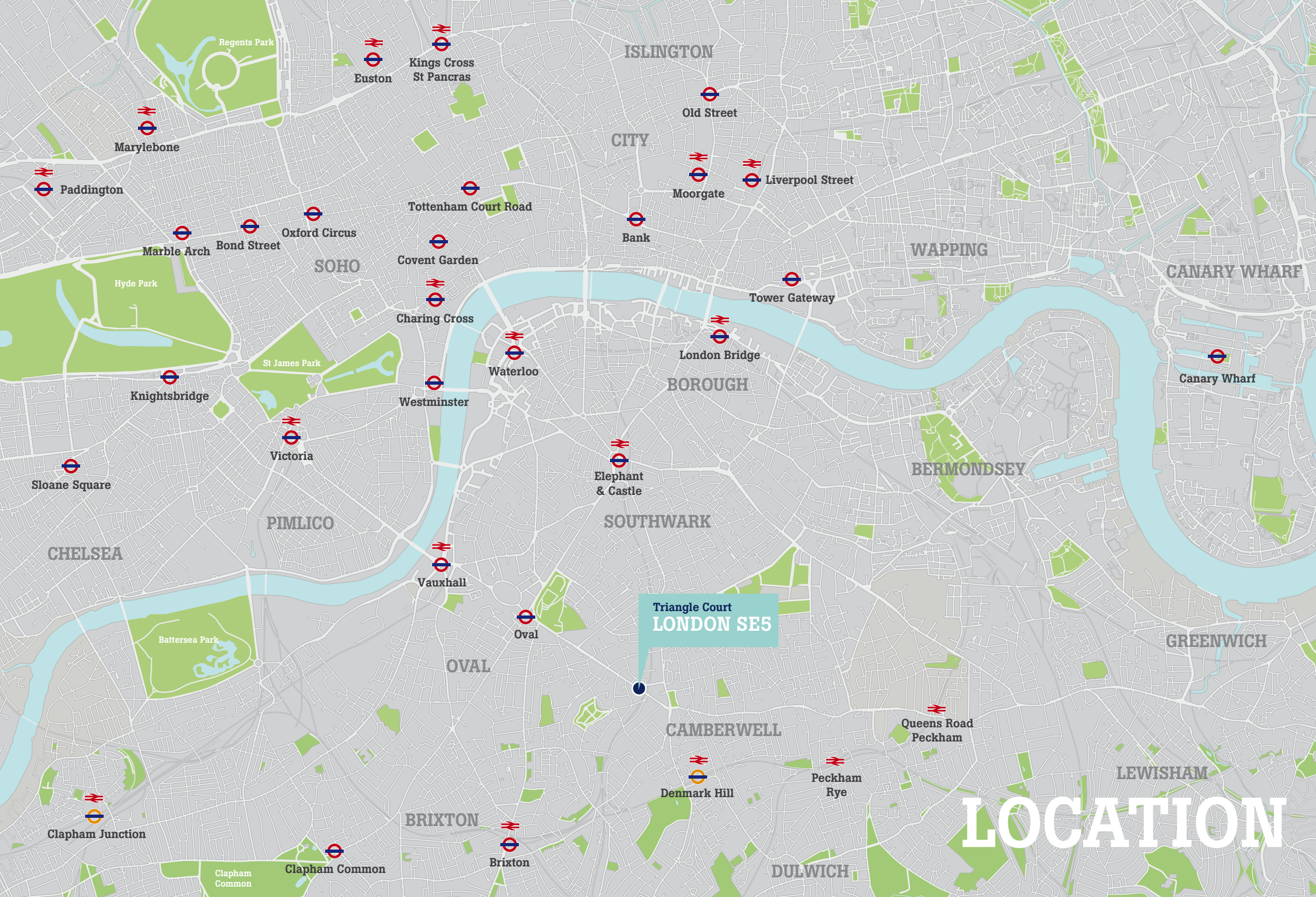




- GREENWICH PARK  
39 mins by public transport
- OXFORD CIRCUS  
34 mins by public transport
- LEICESTER SQUARE  
32 mins by public transport
- HYDE PARK  
29 mins by public transport
- SOUTHBANK CENTRE  
23 mins by public transport
- TATE MODERN  
19 mins by bike
- WATERLOO STATION  
16 mins by bike
- 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







# LOCATION

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 exhaust air heat pump
- Water – will be through 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
- 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
  - 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.









# IDM'S DESIGN AND DEVELOPMENT TEAM

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# IDM'S RECENT DEVELOPMENTS



**HOOVER BUILDING**  
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**ST GEORGES CHURCH**  
High Street, Kew Bridge TW8 0BD



**HURLEY APARTMENTS**  
1a Highgate Road, London NW5 1JY



**ROSEBERY HOUSE**  
East Street, Epsom KT17 1BP



**TRIANGLE COURT**  
Camberwell New Road, London SE5 0TF



**WADDON HOUSE**  
Stafford Road, Wallington CR0 4NN



**CHANNELSEA HOUSE**  
Canning Road, London E15 3ND



**DUMAYNE HOUSE**  
Fox Lane, London N13 4AB



**KANE HOUSE**  
West Green Road, London N15 3QR

# 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.

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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



Our construction division has a dynamic and flexible approach to each project, meaning we can move quickly through the development cycle from tender and procurement to on-site construction and completion. IDM Construction is able to retain full control of each development program it manages and essentially keep a tight reign on the timelines and financials; two fundamental contributors to project success.

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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  
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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  
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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.

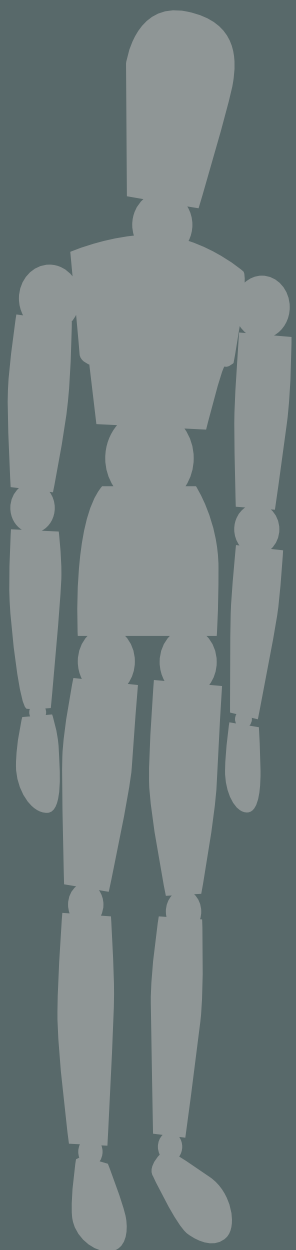
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The photographs used on the specification pages of this brochure are for illustrative purposes only and show typical interiors of IDM's Developments. The times stated on the location pages are taken from Google maps.

Designed and produced by brand-ing.co.uk



# 36 apartments | One, two and three beds



Oxford Circus

Hyde Park



Victoria

Battersea Park



Clapham Common

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