



SYNERGY

CHARLTON SE7

A TALE OF
TWO CITIES

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**WELCOME TO THE BEST
OF BOTH WORLDS**

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Synergy effortlessly blends contemporary urban design with beautiful green landscaping to create a welcoming, attractive and lively community feeling.

A feeling that you will discover extends into the surrounding, sought-after area of Charlton.

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A new home at Synergy means you don't have to choose between the things you really want. This new development of 1, 2 & 3 bedroom apartments and five 4 bedroom houses is where you will discover the perfect balance of city life and natural surroundings, work and play, and history and modern. It's everything you could possibly need.



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Computer generated image is for illustrative purposes only.



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Synergy's excellent transport links bring everything you love about central London within easy reach. Be it the galleries, museums, theatres, sports, restaurants or entertainment. Although you don't have to travel far to enjoy a wealth of amenities. Close by is a choice of supermarkets and high street shops alongside well-established and independent restaurants and bars. Entertainment can be found at the Odeon cinema, while keeping fit can be achieved at either PureGym or Anytime Fitness. And for history lovers, Greenwich has plenty to enjoy and experience.

The O2 Arena & Canary Wharf.

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Discover another side to city living. One that offers you a vibrant, modern community alive with things to see and do, alongside convenient transport connections. Together with a sea of green open spaces where you can relax and unwind, as well as inspiring places steeped in history. At Synergy, no sacrifices have to be made.





Cable car at Greenwich Peninsula



Canary Wharf



Greenwich Maritime Museum



Greenwich Park

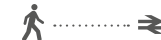


The O2 Arena

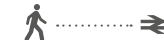
**EFFORTLESS JOURNEYS.
TO WHATEVER PART
OF THE CAPITAL.**

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Travelling around London is really easy when you live at Synergy. There's a great selection of convenient transport connections, providing you with simple access to all the City has to offer.



Charlton Station
SE7 7QG
7 minutes' walk
from Synergy



Westcombe Park Station
SE3 7EQ
9 minutes' walk
from Synergy



Greenwich Station
SE10 8JQ
6 minutes' train
from Charlton Station



London Bridge
SE1 9RA
15 minutes' train
from Charlton Station



City of London
Cannon Street Station
21 minutes' train
from Charlton Station



Gatwick Airport
RH6 ONP
54 minutes' train
from Charlton Station



Greenwich Park
SE10 8QY
22 minutes' walk and bus



Emirates Greenwich Peninsula
SE10 0FR
19 minutes' walk and bus



North Greenwich (O2)
SE10 0BB
14 minutes' walk and bus



Canary Wharf/Crossrail
E14 4HJ
27 minutes' bus and tube

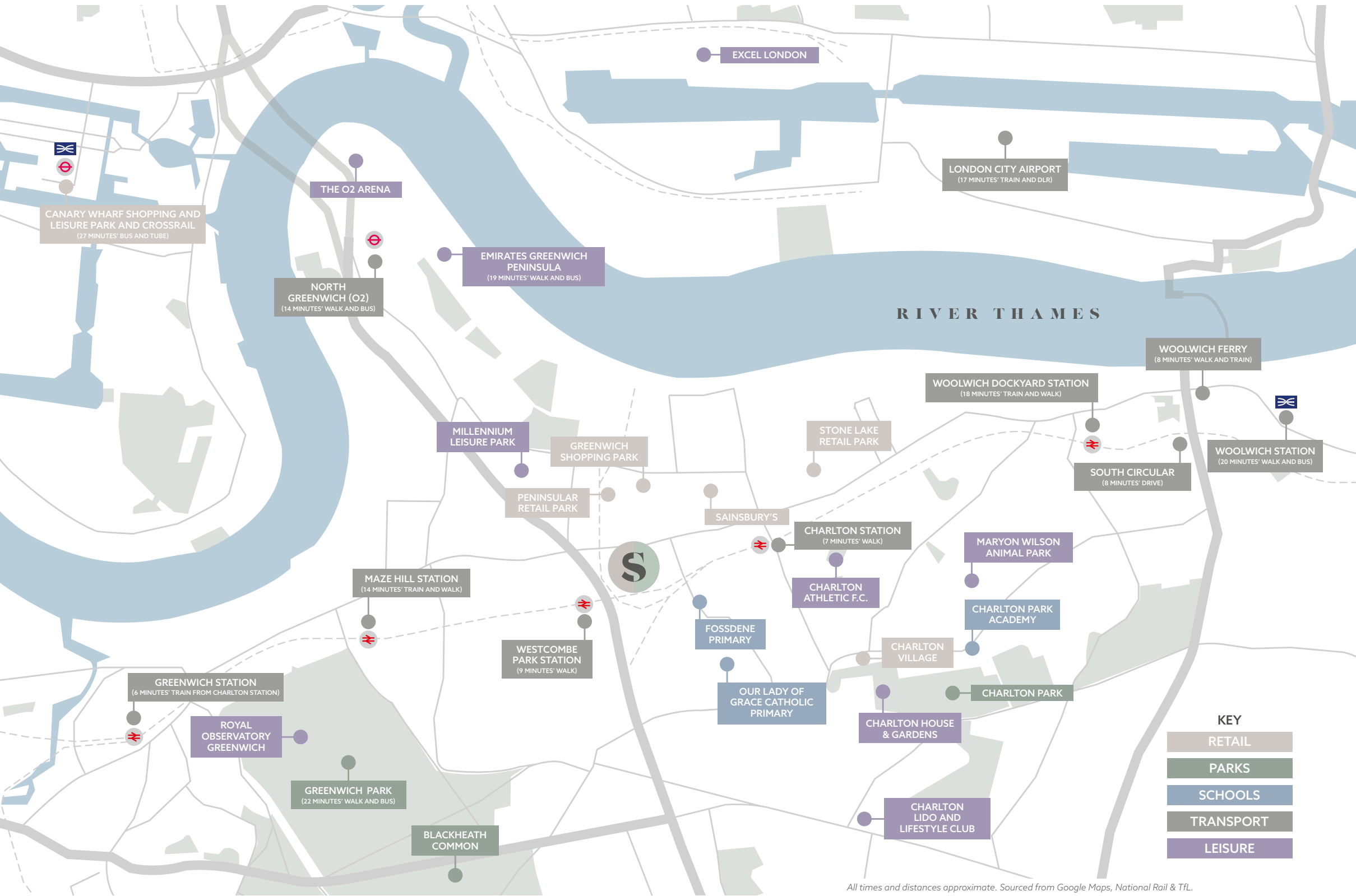


Woolwich Ferry
SE18 6DX
8 minutes' walk and train



Leicester Square
WC2H 7LU
39 minutes' bus and tube

All times and distances approximate. Sourced from Google Maps, National Rail & TfL.



All times and distances approximate. Sourced from Google Maps, National Rail & TfL.



Cutty Sark, Greenwich



A UNITY OF MODERN RETAIL AND A RICH HISTORY

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Step outside Synergy and you'll be greeted with everything you need. Alongside the supermarkets and larger stores is a wonderful range of independent retailers in Charlton Village, including The Village Green Grocers, which always has plenty of fresh produce to choose from. And the area's heritage also brings a wide selection of historic attractions close to home, with the National Maritime Museum, Cutty Sark and the Royal Observatory Greenwich all under 2 miles from Synergy.

But if you'd rather shop 'til you drop than step back in time, you won't be disappointed. Just 5 minutes' walk away is Greenwich Shopping Park and Peninsular Retail Park, while the Millennium Leisure Park is only 15 minutes away on foot. For even more choice, Gallions Reach Shopping Park, Surrey Quays and Westfield Stratford City are all within 5 miles of Synergy.

All times and distances approximate. Sourced from Google Maps.



A WORLD OF CUISINE ON YOUR DOORSTEP

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When you move to Synergy, you'll discover an eclectic mix of local restaurants, eateries and places to enjoy a drink. Chinese, Indian and Turkish are all readily available, while those who enjoy sushi will find Sensuru restaurant to be their new-found favourite, which is conveniently just 16 minutes away on foot. Of course, if a relaxing night in with a takeaway is required, you will once again have an abundance of choice.

If you're in the mood for a couple of drinks, there's a good selection of bars and pubs nearby, including The White Swan, which offers an extensive range of real ales and ciders. Further out on the riverfront there is the Anchor & Hope pub, and Con Gustro Italian restaurant housed in a Grade II Listed building in Royal Arsenal. There are also several cafés and coffee shops locally – the Old Cottage Shop Café in Charlton Park is a popular place to go.

All times and distances approximate. Sourced from Google Maps.

TAKE YOUR TASTE BUDS ON A CULINARY JOURNEY

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Travel slightly further afield to Greenwich and you'll have your pick of fine dining establishments. There are charming French bistros, Japanese sushi bars and historic gastropubs to choose from, as well as Peninsula Restaurant, which offers a menu full of delicious European cuisine in an understated yet premium atmosphere.

Those in search of more traditional London fayre won't be disappointed either. Often recognised as one of the Capital's best pie and mash shops, Goddards at Greenwich is ideal if you're in need of some proper comfort food.



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Take your pick from over 50 parks and open spaces in The Royal Borough of Greenwich and you'll soon forget about the stresses and strains of modern life. Pack a picnic, pound the paths, turn the pages, whatever helps you relax, there are so many beautiful places in the neighbourhood to visit. One highlight is Charlton House & Gardens, with a popular café and secret gardens all hidden within.



Canary Wharf financial district and Greenwich College in Greenwich Park.



Thames Path



Charlton Park



Greenwich Park

AND IN A MOMENT, THE CITY IS LEFT BEHIND YOU

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Off in the distance, the City's office buildings tower into the sky. Yet as soon as you step foot in one of the many leafy parks, they'll feel a million miles away.

If you prefer to enjoy the area's greenery by gently walking through it rather than lying on it, Greenwich Get Active have a number of planned walks around different parts of the borough.

More adventurous walkers haven't been forgotten either. The Green Chain Walk runs through hundreds of parks and open spaces as part of a 40-mile network of signposted paths.

There's also the Thames Path walk, which stretches from the Thames Barrier in Charlton, 184 miles to the river's source near Kemble in Gloucestershire.



Charlton House and Gardens

TURN THE PAGE ON GETTING FIT, OR GET BUSY DOING NOTHING

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Whatever you decide to do, there's plenty to keep you entertained close to Synergy.

For those less energetic days, Millennium Leisure Park with its 14-screen cinema and choice of chain restaurants is just over half a mile by foot. If you're a fan of football but prefer to watch it rather than play it, you don't even need to walk a mile to get to Charlton Athletic's stadium. And of course, The O2 Arena with its countless live performances, can be reached in around 20 minutes via public transport.

If you are into your fitness, there's a gym at the leisure park. Charlton Lido and Lifestyle Club also boasts a gym, as well as a 50m heated outdoor pool, a studio, a sun terrace, a café, an open-air cycle studio – even a BMX track. Tennis players will be especially thrilled too. Established in 1885, Blackheath Lawn Tennis Club has three grass courts and eight floodlit, all-weather courts, and is just 16 minutes' walk away.

All times and distances approximate. Sourced from Google Maps.



WHERE YOUR CHILDREN'S STORY CONTINUES

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Whether your children are younger or older, you'll find a number of schools within a short walk or drive from Synergy.

Fossdene Primary (rated 'Good') is less than a 10 minute walk from Synergy, while Saint Mary Magdalene Church of England All Through School, which constitutes both a primary and a secondary, is also rated 'Good' and is 5 minutes' drive away. Charlton Manor Primary School ('Good') is around 10 minutes away by car, Sherington Primary School ('Outstanding') and Our Lady of Grace Catholic Primary School ('Outstanding') are both just over 10 minutes on foot.

For university education, there is a good choice within a short distance of home.

The University of Greenwich is around 12 minutes away; Goldsmiths University approximately 26 minutes, and the University of East London around 31 minutes away.

All times and distances approximate. Sourced from Google Maps.

CHAPTER FOUR

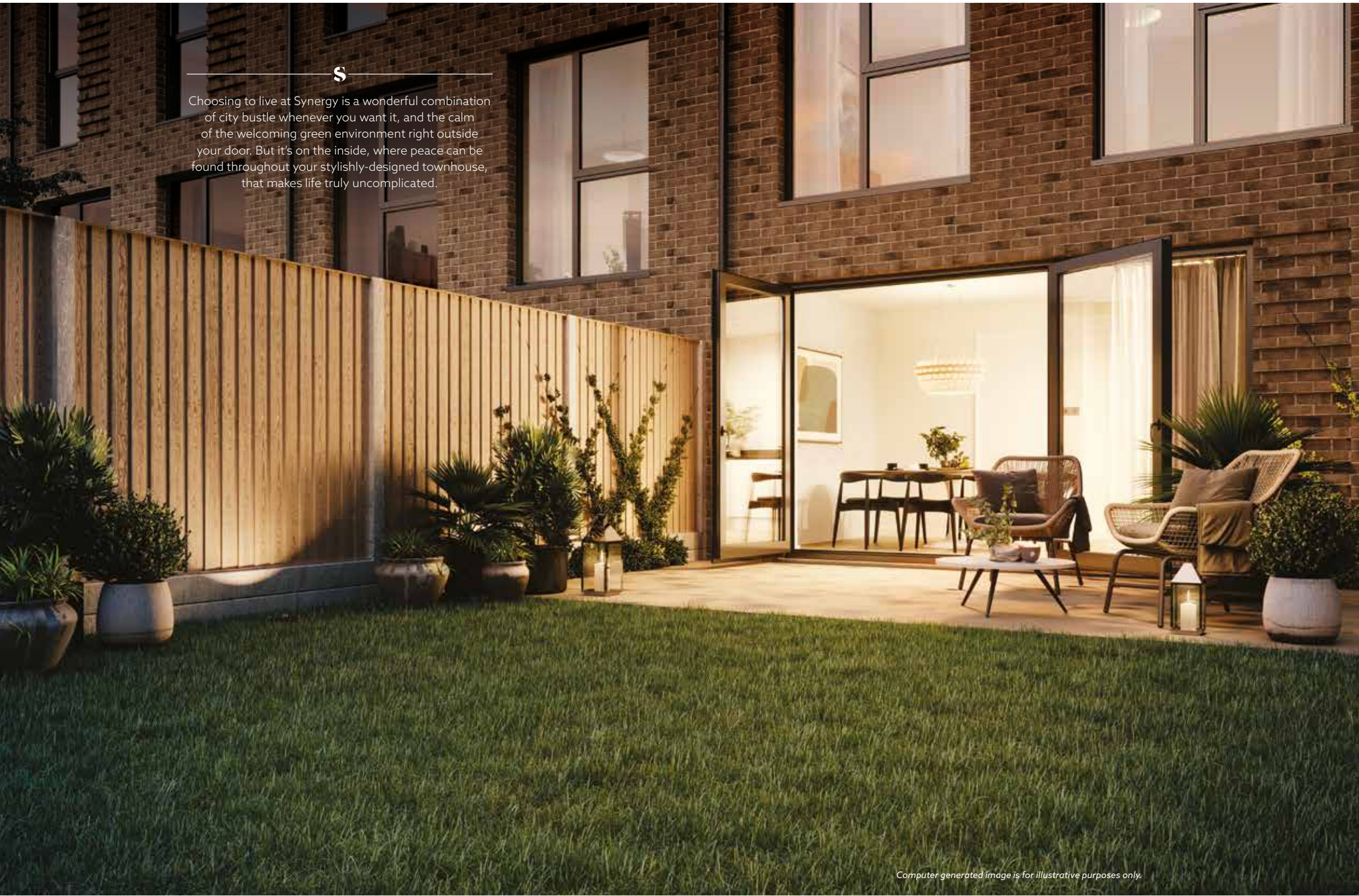
LIVE IN
HARMONY

— S —

LEAVE THE VIBRANT
COMMUNITY OUTSIDE
AND STEP INSIDE YOUR
OWN HAVEN, A HOME
WE'VE FINISHED TO A HIGH
SPECIFICATION, READY
FOR YOU TO ENJOY
TO THE MAXIMUM.

S

Choosing to live at Synergy is a wonderful combination of city bustle whenever you want it, and the calm of the welcoming green environment right outside your door. But it's on the inside, where peace can be found throughout your stylishly-designed townhouse, that makes life truly uncomplicated.



Computer generated image is for illustrative purposes only.

WRITING OUR OWN RULES

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Everything in your new home has been expertly considered to beautifully complement everything else and to create an effortless, contemporary look. From the clean, minimal white gloss kitchen to the polished chrome door handles, your stylish home is just waiting for you to add your unique touch.



- VERSAILLES**
1, 2 & 3 bedroom apartments
- BASTILLE**
1 & 2 bedroom apartments
- ANTOINE**
1 & 2 bedroom apartments
- TOWNHOUSES**
4 bedroom homes
- GEORGE**
1 & 2 bedroom apartments
- DARNAY**
1, 2 & 3 bedroom apartments
- MANETTE**
2 & 3 bedroom apartments
- SOHO**
3 bedroom apartments and affordable housing

- Drive Through/Car Port Entrance
- Cycle Store

Development plan is a guide for illustrative purposes only and may be subject to change. Landscaping is indicative only.

SPACIOUS LIVING AREAS

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- TV/FM/SAT/Telephone socket to lounge
- Polished chrome/satin ironmongery throughout
- Thermostatically controlled radiators



CONTEMPORARY KITCHENS

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- White high gloss handleless wall and base units
 - Soft close doors and drawers
 - Surface Warm White floor tiles
- Black granite worktops with drainer grooves for sink area
- Stainless steel undermount sink with single lever mixer tap
 - Zanussi stainless steel built-in electric oven
 - Zanussi black hob
 - Stainless steel integrated cooker hood
- Integrated Zanussi appliances including fridge/freezer, washer/dryer and dishwasher
- Brushed aluminium downlights with 'white light' LED bulbs
 - Undercounter lighting
 - USB charging points



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BRIGHT BATHROOMS

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- White sanitaryware by Ideal Standard
 - White bath
- Chrome single-lever mixer tap to basin
 - Thermostatic shower
- Shower screen by Ideal Standard
- Future Stone white tiles to wall and floor
- Chrome downlights with 'white light' LED bulbs
 - Chrome heated towel rail

COMFORTABLE BEDROOMS

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- TV socket to master bedroom
- Secondary telephone socket to master bedroom
- Walls and ceilings decorated in matt emulsion with gloss white woodwork
- Thermostatically controlled radiators

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FLOOR PLANS



GARRET

4 bedroom townhouse with garden
Plot 337



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

Kitchen/Dining	4.98m x 4.20m	16'4" x 13'9"
Study	2.70m x 2.56m	8'10" x 8'5"
Utility	2.70m x 1.80m	8'10" x 5'11"

FIRST FLOOR

Living	4.98m x 4.67m	16'4" x 15'4"
Master Bedroom	4.98m x 3.97m	16'4" x 13'0"

SECOND FLOOR

Bedroom 2	4.98m x 3.42m	16'4" x 11'3"
Bedroom 3	4.57m x 2.76m	15'0" x 9'1"
Bedroom 4	3.54m x 2.14m	11'7" x 7'0"

Total Floor Area	153.6 sq m	1653 sq ft
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*Canopy over front door.

BEAUVAIS

4 bedroom townhouse with garden
Plot 338



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

Kitchen/Dining	4.98m x 4.20m	16'4" x 13'9"
Study	2.70m x 2.56m	8'10" x 8'5"
Utility	2.70m x 1.80m	8'10" x 5'11"

FIRST FLOOR

Living	4.98m x 4.67m	16'4" x 15'4"
Master Bedroom	4.98m x 3.97m	16'4" x 13'0"

SECOND FLOOR

Bedroom 2	4.98m x 3.42m	16'4" x 11'3"
Bedroom 3	4.57m x 2.76m	15'0" x 9'1"
Bedroom 4	3.54m x 2.14m	11'7" x 7'0"

Total Floor Area	153.6 sq m	1653 sq ft
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*Canopy over front door.

TELLSON

4 bedroom townhouse with garden
Plot 339



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

Kitchen/Dining	4.97m x 4.20m	16'4" x 13'9"
Study	2.67m x 2.56m	8'9" x 8'5"
Utility	2.67m x 1.80m	8'9" x 5'11"

FIRST FLOOR

Living	4.97m x 4.67m	16'4" x 15'4"
Master Bedroom	4.97m x 3.97m	16'4" x 13'0"

SECOND FLOOR

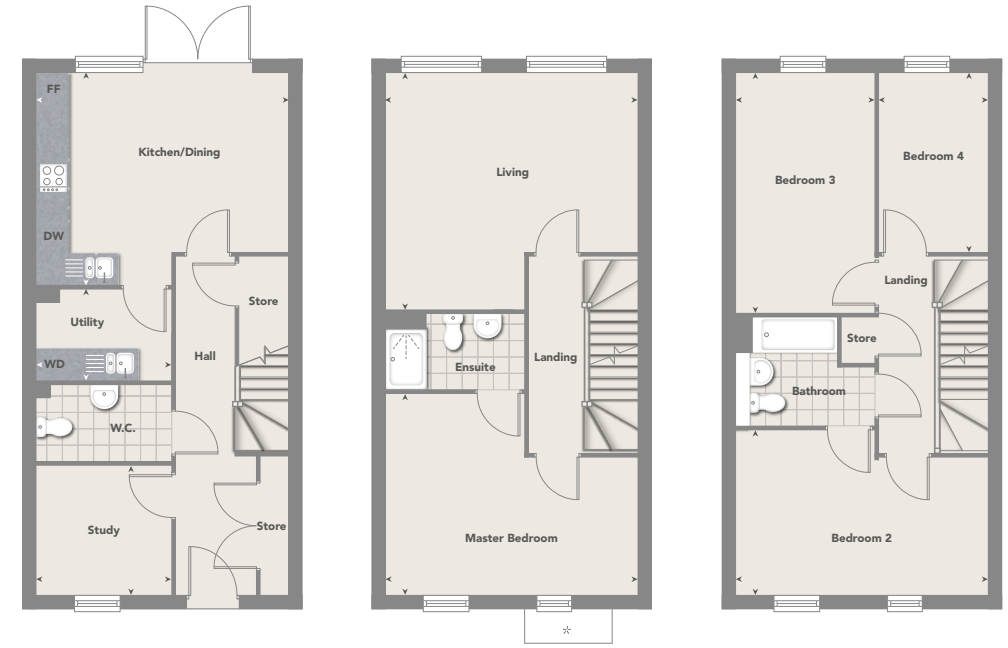
Bedroom 2	4.97m x 3.26m	16'4" x 11'3"
Bedroom 3	4.72m x 2.76m	15'6" x 9'1"
Bedroom 4	3.54m x 2.13m	11'7" x 7'0"

Total Floor Area	153.6 sq m	1653 sq ft
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*Canopy over front door.

DOVER

4 bedroom townhouse with garden
Plot 340



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

Kitchen/Dining	4.97m x 4.20m	16'4" x 13'9"
Study	2.67m x 2.56m	8'9" x 8'5"
Utility	2.67m x 1.80m	8'9" x 5'11"

FIRST FLOOR

Living	4.97m x 4.67m	16'4" x 15'4"
Master Bedroom	4.97m x 3.97m	16'4" x 13'0"

SECOND FLOOR

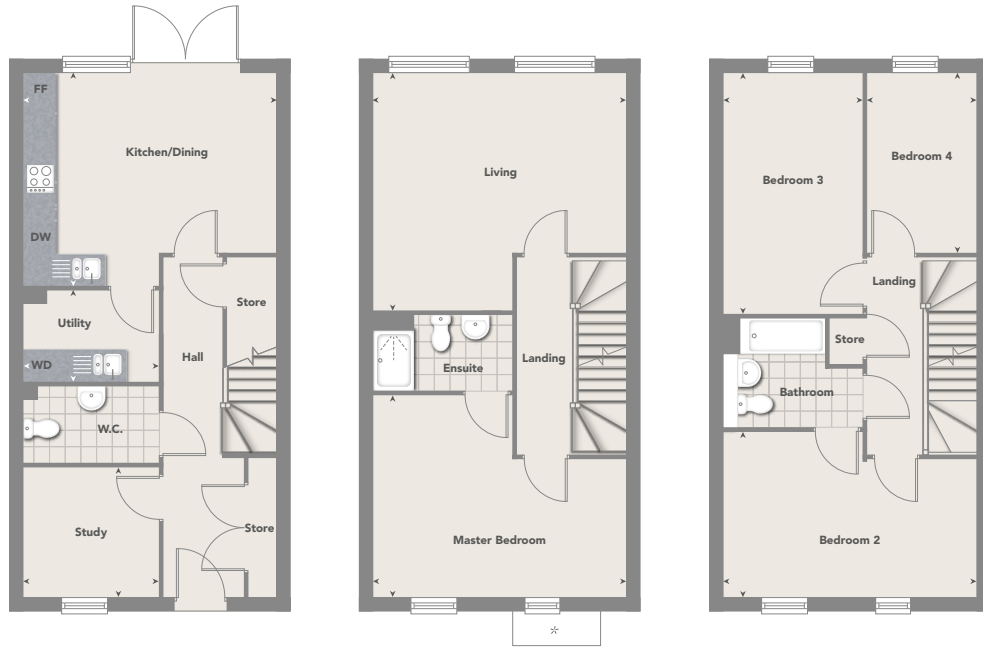
Bedroom 2	4.97m x 3.26m	16'4" x 11'3"
Bedroom 3	4.72m x 2.76m	15'6" x 9'1"
Bedroom 4	3.54m x 2.13m	11'7" x 7'0"

Total Floor Area	153.6 sq m	1653 sq ft
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*Canopy over front door.

JARVIS

4 bedroom townhouse with garden
Plot 341



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

Kitchen/Dining	4.97m x 4.20m	16'4" x 13'9"
Study	2.67m x 2.56m	8'9" x 8'5"
Utility	2.67m x 1.80m	8'9" x 5'11"

FIRST FLOOR

Living	4.97m x 4.67m	16'4" x 15'4"
Master Bedroom	4.97m x 3.97m	16'4" x 13'0"

SECOND FLOOR

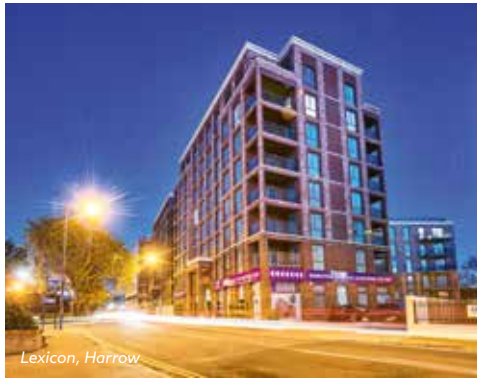
Bedroom 2	4.97m x 3.26m	16'4" x 10'8"
Bedroom 3	4.72m x 2.76m	15'6" x 9'1"
Bedroom 4	3.54m x 2.13m	11'7" x 7'0"

Total Floor Area	153.6 sq m	1653 sq ft
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*Canopy over front door.



Computer generated image is for illustrative purposes only, illustrated aspects of specification are subject to change.



Lexicon, Harrow



Venue, Anerley

CREATING UNIQUE PLACES WHERE PEOPLE ASPIRE TO LIVE.

S

Fairview New Homes have been building homes since 1961.

With headquarters in Enfield, Middlesex, the company specialises in designing and creating desirable places to live for singles, couples and young families seeking a stylish, hassle-free home in the capital.

Fairview New Homes is firmly established as one of London's leading housebuilders, a position achieved and maintained by building to quality standards, which is evident in our recent developments: The Broadway in Cricklewood, Venue in Anerley and now Lexicon in Harrow.

Fairview New Homes has wide experience in building new houses and apartments for modern living, as well as restoring older buildings to create unique living spaces.



The Broadway, Cricklewood

HOW TO RESERVE

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Upon receipt of a £2,000 reservation deposit, the price of your new home will be fixed and the reservation money deducted from the final balance of monies owed on exchange of contracts.

To secure your reservation, please provide:

- AML (Anti Money Laundering) documents (Passport/Driving Licence/Utility Bill)
- Proof of income
- Available deposit funds

Please provide our Sales Advisor with the name and address of your chosen solicitor who will act on your behalf following the reservation. If you do not have a solicitor, our Advisor will be able to provide a list of recommended solicitors and licensed conveyancers for your reference.

FINDING A MORTGAGE

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Mortgages are available, subject to status and valuation, through any leading financial institution. Once pre-sale valuations have been completed and your personal circumstances evaluated, we can assist you with arrangements for a mortgage with an approved, leading independent financial institution.

OUR MANAGEMENT COMPANY

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A dedicated Management Company will be formed for the benefit of all homeowners. Homeowners will become members upon legal completion.

The Management Company will be responsible for buildings insurance and for the maintenance and cleaning of common areas, e.g. staircases, gardens, access ways, refuse and cycle stores, etc.

When you buy with Fairview New Homes you get peace of mind that all of the communal areas are kept clean and well looked after. Service charges will be payable to the Management Company.

Our Sales Advisor will be able to provide you with information specifically relating to estimated service charges.

**FOR MORE
INFORMATION OR
TO BOOK YOUR
APPOINTMENT
CONTACT US ON**

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**020 3944 9676
synergy-london.co.uk**

Victoria Way, Charlton, London SE7 7QS

Please note: These details are intended to give a general indication of the proposed development and floor layouts.

The company reserves the right to alter any part of the development, specification or floor layouts at any time.

The contents herein shall not form any part of any contract or be a representation inducing such contract. These properties are offered subject to availability and final specification. Purchasers are advised to contact the Marketing Suite or Selling Agent to ascertain the availability of any particular property and to ensure that what may be on offer suits their particular requirements so as to avoid a fruitless journey. Synergy is a marketing name and may not necessarily form part of the approved postal address. Layouts, window positions and styles may vary; please check with the Sales Advisor at time of reservation. Please ensure to clarify exact layout and specification of your new home at the time of reservation as the floorplans are a guide only and may be subject to change. The room sizes shown in this brochure are taken to the widest points in each room; wall to wall tolerance of +/-5% is allowed. External finish may vary on certain plots, please check with the Sales Advisor. The positions of full height boxing detail to the apartments are provisional and indicative. Full details of the definitive positions can be obtained from the development Sales Advisor. FVIC41/February 2020.

020 3944 9676
SYNERGY-LONDON.CO.UK

Fairview[®]
NEW HOMES Ltd.