

# ARDEN

AT PARKSIDE SE10



FLOORPLANS

ACER COLLECTION



# LONDON'S NEW GREEN HAVEN

**Arden lies at the southern end of a landmark development that stands between the historic south-east London communities of Greenwich and Blackheath and the vibrant, energetic Zone 2 neighbourhoods of Lewisham and Deptford.**

Against the backdrop of a one-acre garden and forming part of a wider neighbourhood scheme set in over 18 acres, Arden is a collection of 219 new homes including studios, one and two-bedroom apartments and duplexes. Residents benefit from a range of amenities including a concierge service, parking, a gym, yoga and spin studio and snug-lounge.

## DESIGNED IN DETAIL

Dissolving the boundaries between the inside and outside has been fundamental to the design of the apartments at Arden. Each come with private outdoor areas in the form of balconies and terraces which are conceived as extending living spaces, while wide aspect windows allow for generous views over the surrounding greenery.

## PERFECTLY POSITIONED

With both London Bridge and Canary Wharf stations less than 25 minutes from your door, Arden is ideally placed for anyone needing to work in the city centre. There are co-working spaces on site for those who work from home. The nearest station is Elverson Road DLR (in Zone 2) which is just a 7-minute walk from Arden, which it connects directly to Bank. Greenwich Station is also just over ten minutes away on foot.

## ACCESS TO NATURE

Anyone in search of green space is spoilt for choice at Arden. Aside from the private landscaped gardens and the protected woodland that forms the backdrop of the development, hundreds of acres of wilderness and greenery lie just a short distance away. Greenwich Park, with its range of wildlife, is connected to Blackheath's 211 acres of grasslands and heathland; both lie just 10 minutes' walk from Arden.

## FIRST-CLASS EDUCATION

A number of highly rated nurseries and schools are within a short distance from Arden, with many of London's top universities, including the University of Greenwich and Goldsmiths, less than 25 minutes away.














## THE SKY'S THE LIMIT

**Acer Collection is home to a collection of one and two-bedroom apartments and duplexes. Designed to take advantage of the elevated position, looking north and west towards the City and south over the ever-developing skyline of Lewisham, they offer some of the finest far-reaching views at Arden.**



The apartments have been carefully laid out to maximise natural light with open plan layouts, featuring well-equipped kitchens and plenty of storage throughout. Each comes with private outdoor spaces in the form of generously sized balconies and terraces. Residents also have access to the charming, centre courtyard garden all year round.

# SITE PLAN





## KEY

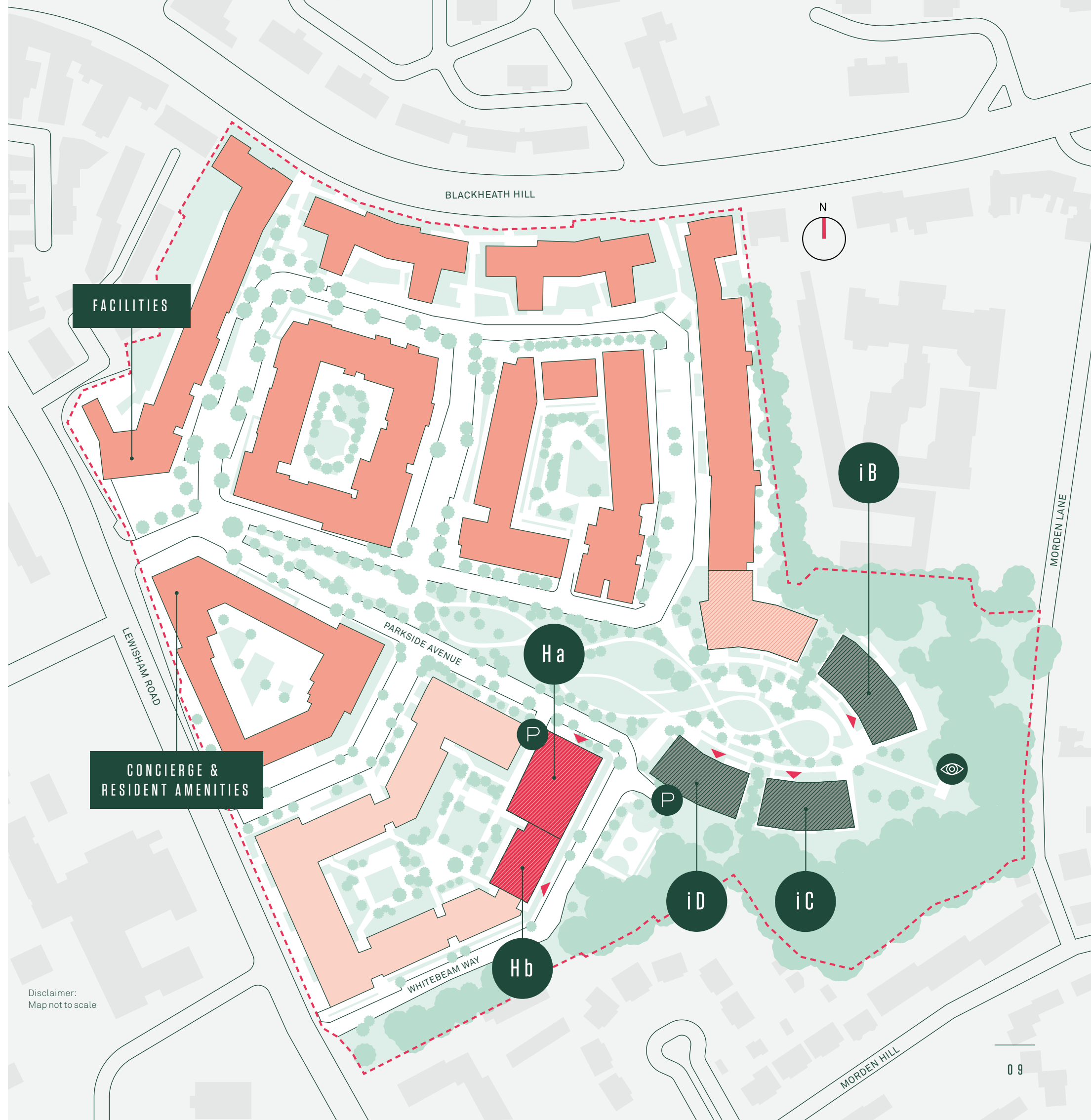
-  Site boundary
-  Acer Collection
-  Osier Collection
-  Shared Ownership
-  Affordable Rent
-  Phases 1-4
-  Building entrance
-  Underground parking entrance and bicycle storage
-  Viewpoint

## FACILITIES

-  Café
-  Nursery

## CONCIERGE & RESIDENT AMENITIES

-  Concierge
-  Snug-lounge
-  Co-working space
-  Fitness suite





FLOOR  
PLANS

# ACER COLLECTION

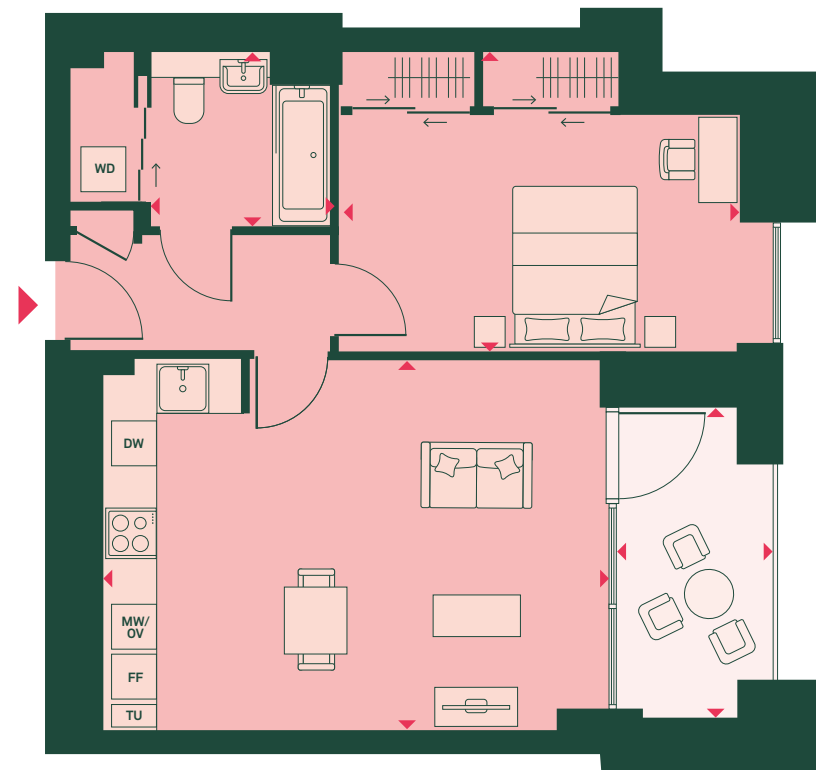
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H a

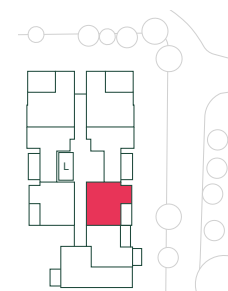


# 1 BED

G FLOOR: HA0G006 | 1<sup>ST</sup> FLOOR: HA01012 | 2<sup>ND</sup> FLOOR: HA02020 | 3<sup>RD</sup> FLOOR: HA03028



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## APARTMENT DIMENSIONS

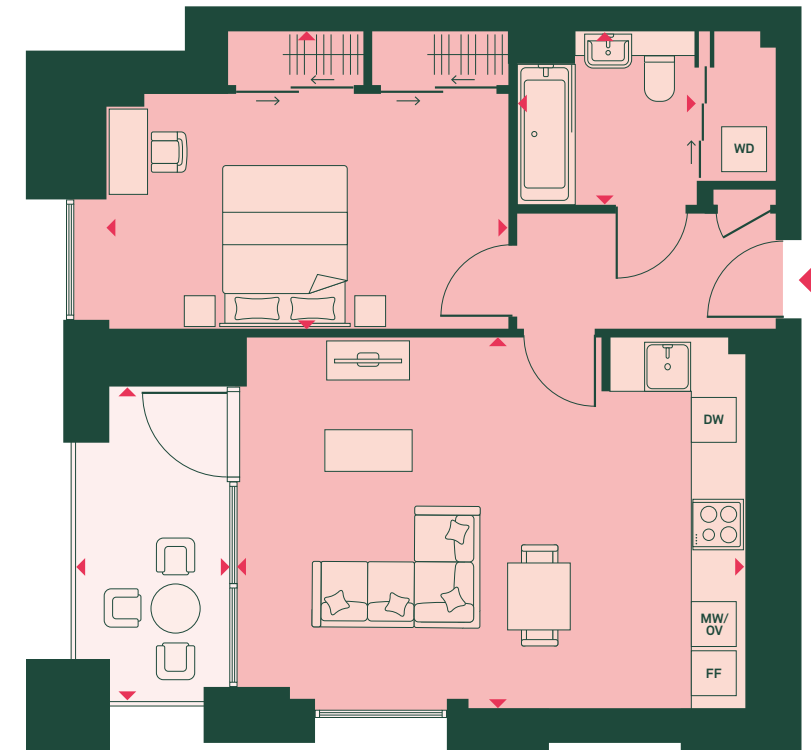
<b>TOTAL AREA</b>	<b>60 SQ M</b>	<b>652 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>54 SQ M</b>	<b>585 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>6 SQ M</b>	<b>67 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	4.4M X 6.0M	14'8" X 19'11"
BEDROOM	3.6M X 4.8M	11'9" X 16'0"
BATHROOM	2.1M X 2.1M	6'11" X 7'1"
BALCONY	3.7M X 1.8M	12'3" X 6'0"

## KEY

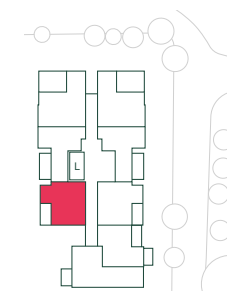
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer  
**TU:** Tall unit

# 1 BED

1<sup>ST</sup> FLOOR: HA01015 | 2<sup>ND</sup> FLOOR: HA02023 | 3<sup>RD</sup> FLOOR: HA03031 | 4<sup>TH</sup> FLOOR: HA04037  
 5<sup>TH</sup> FLOOR: HA05043 | 6<sup>TH</sup> FLOOR: HA06049 | 7<sup>TH</sup> FLOOR: HA07055 | 8<sup>TH</sup> FLOOR: HA08061  
 9<sup>TH</sup> FLOOR: HA09067 | 10<sup>TH</sup> FLOOR: HA10073 | 11<sup>TH</sup> FLOOR: HA11079



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## APARTMENT DIMENSIONS

<b>TOTAL AREA</b>	<b>60 SQ M</b>	<b>654 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>54 SQ M</b>	<b>585 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>6 SQ M</b>	<b>69 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	4.5M X 6.0M	14'8" X 19'11"
BEDROOM	3.6M X 4.8M	11'10" X 15'11"
BATHROOM	2.1M X 2.2M	6'11" X 7'1"
BALCONY	3.8M X 1.8M	12'5" X 6'0"

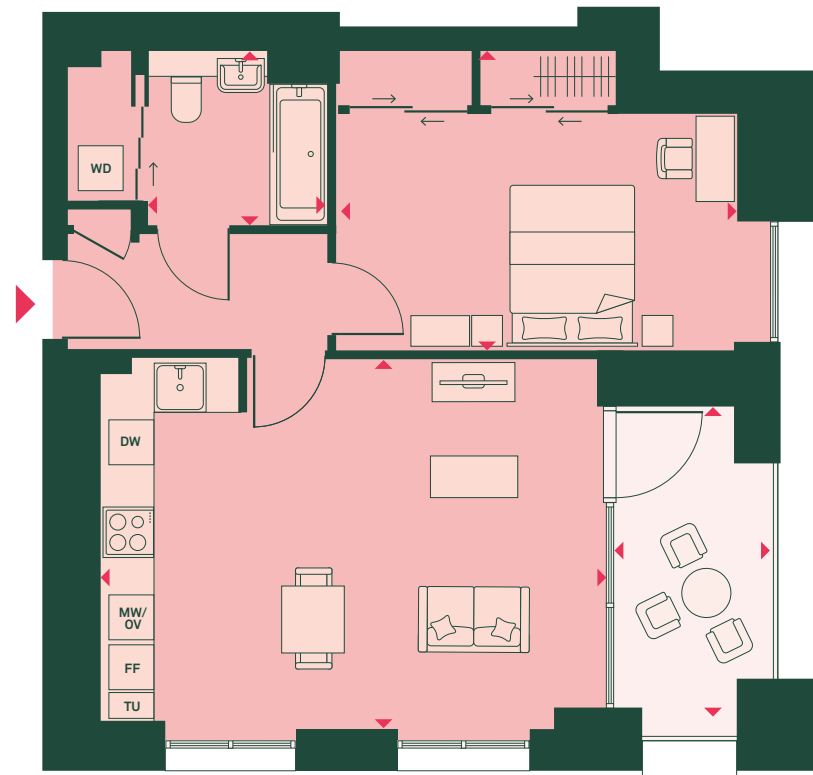
## KEY

**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer

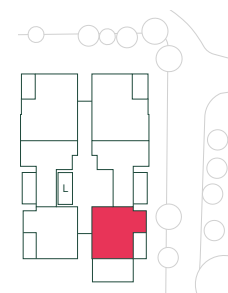


# 1 BED

5<sup>TH</sup> FLOOR: HA05042 | 6<sup>TH</sup> FLOOR: HA06048 | 7<sup>TH</sup> FLOOR: HA07054 | 8<sup>TH</sup> FLOOR: HA08060  
 9<sup>TH</sup> FLOOR: HA09066 | 10<sup>TH</sup> FLOOR: HA10072 | 11<sup>TH</sup> FLOOR: HA11078



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## APARTMENT DIMENSIONS

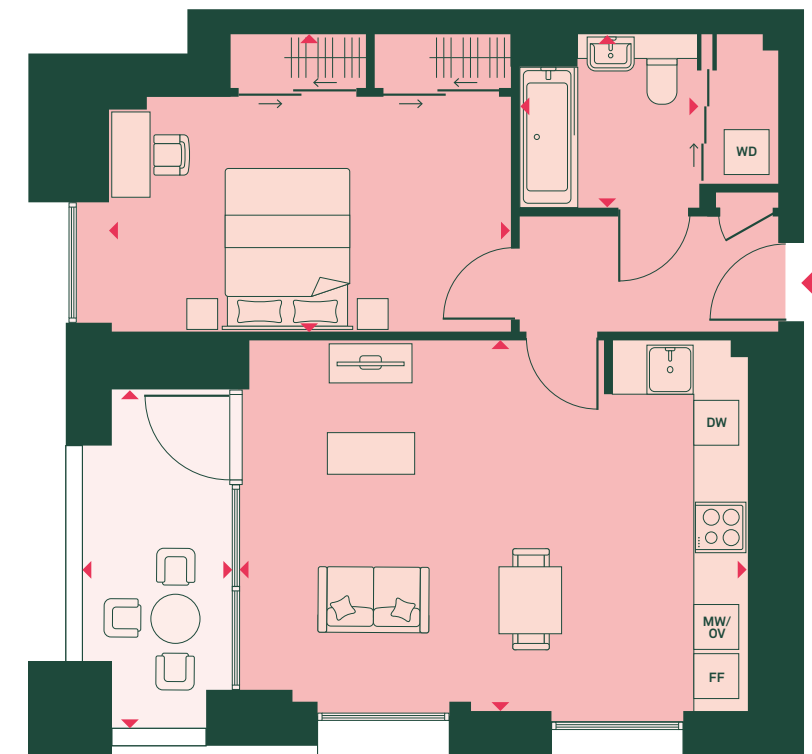
	60 SQ M	653 SQ FT
<b>TOTAL AREA</b>		
<b>TOTAL INTERNAL AREA</b>	54 SQ M	583 SQ FT
<b>TOTAL EXTERNAL AREA</b>	6 SQ M	70 SQ FT
LIVING/KITCHEN/DINING ROOM	4.4M X 6.0M	14'8" X 19'11"
BEDROOM	3.6M X 4.8M	11'9" X 15'11"
BATHROOM	2.1M X 2.1M	6'11" X 7'1"
BALCONY	3.9M X 1.8M	12'11" X 6'0"

## KEY

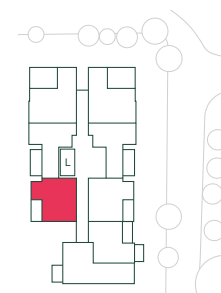
- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer
- TU: Tall unit

# 1 BED

G FLOOR: HA0G008



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## APARTMENT DIMENSIONS

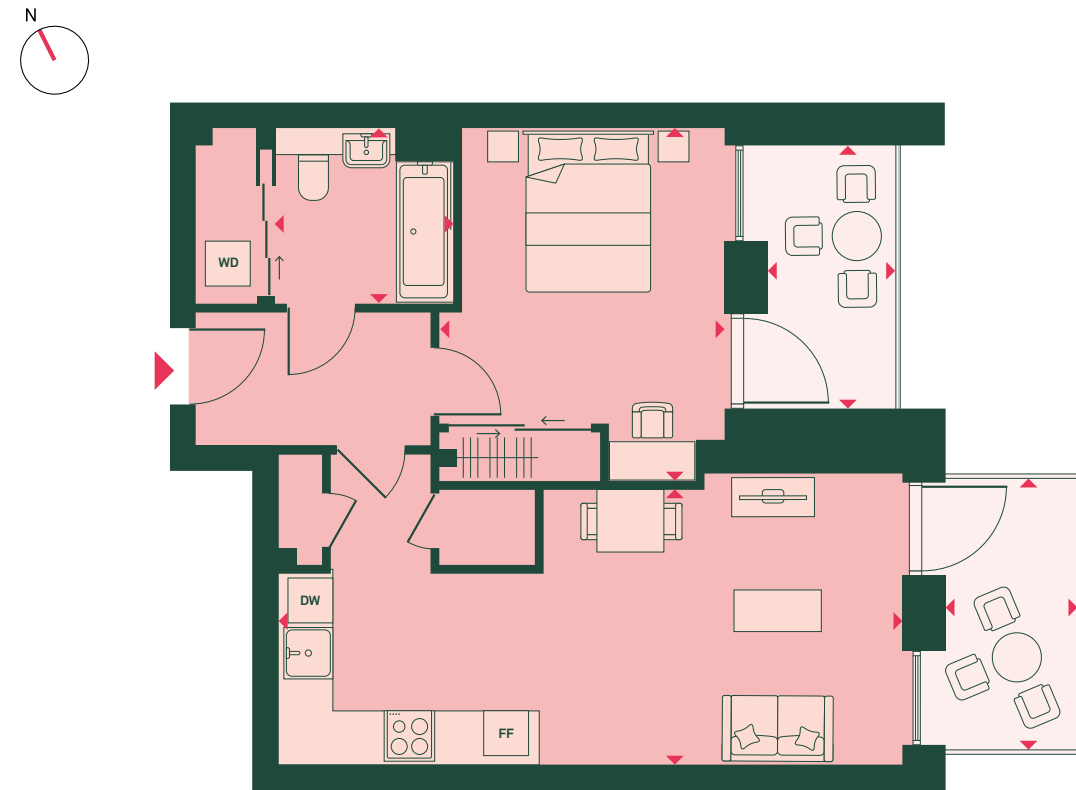
	61 SQ M	656 SQ FT
<b>TOTAL AREA</b>		
<b>TOTAL INTERNAL AREA</b>	54 SQ M	585 SQ FT
<b>TOTAL EXTERNAL AREA</b>	7 SQ M	71 SQ FT
LIVING/KITCHEN/DINING ROOM	4.5M X 6.0M	14'8" X 19'11"
BEDROOM	3.6M X 4.8M	11'9" X 15'11"
BATHROOM	2.1M X 2.2M	6'11" X 7'1"
TERRACE	4.0M X 1.8M	13'4" X 5'10"

## KEY

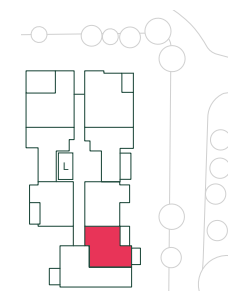
- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer

# 1 BED

1<sup>ST</sup> FLOOR: HA01013 | 2<sup>ND</sup> FLOOR: HA02021 | 3<sup>RD</sup> FLOOR: HA03029



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## APARTMENT DIMENSIONS

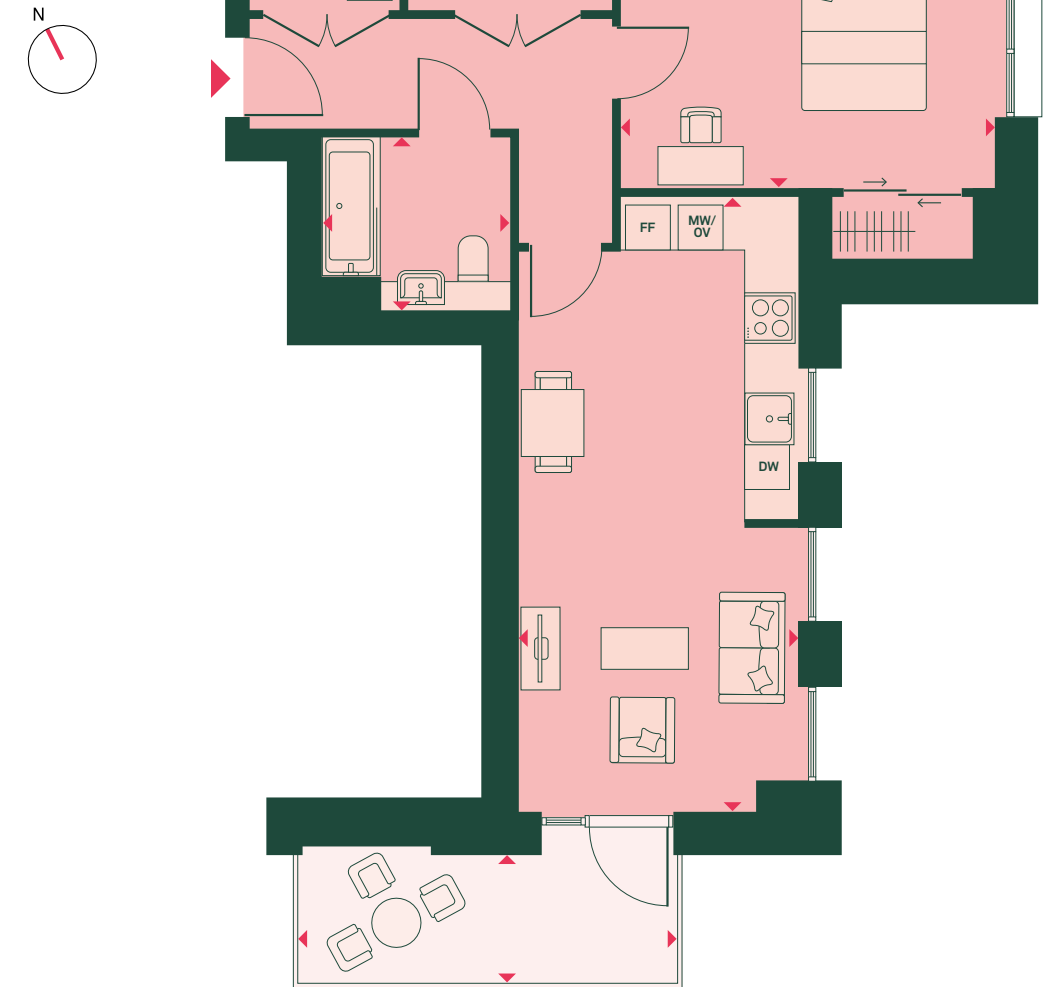
	3.3M X 7.5M	10'11" X 24'7"
<b>TOTAL AREA</b>	<b>62 SQ M</b>	<b>665 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>52 SQ M</b>	<b>558 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>10 SQ M</b>	<b>107 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	3.3M X 7.5M	10'11" X 24'7"
BEDROOM	4.2M X 3.4M	13'11" X 11'3"
BATHROOM	2.1M X 2.1M	6'11" X 7'0"
BALCONY 1	3.1M X 1.5M	10'4" X 5'0"
BALCONY 2	3.2M X 1.6M	10'7" X 5'2"

## KEY

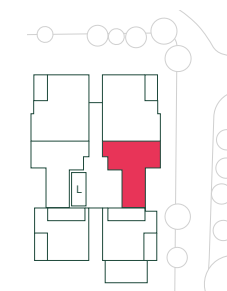
FF: Fridge/freezer  
 MV: Microwave  
 OV: Oven  
 DW: Dishwasher  
 WD: Washer/dryer

# 1 BED

13<sup>TH</sup> FLOOR: HA13087 | 14<sup>TH</sup> FLOOR: HA14091 | 15<sup>TH</sup> FLOOR: HA15095



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## APARTMENT DIMENSIONS

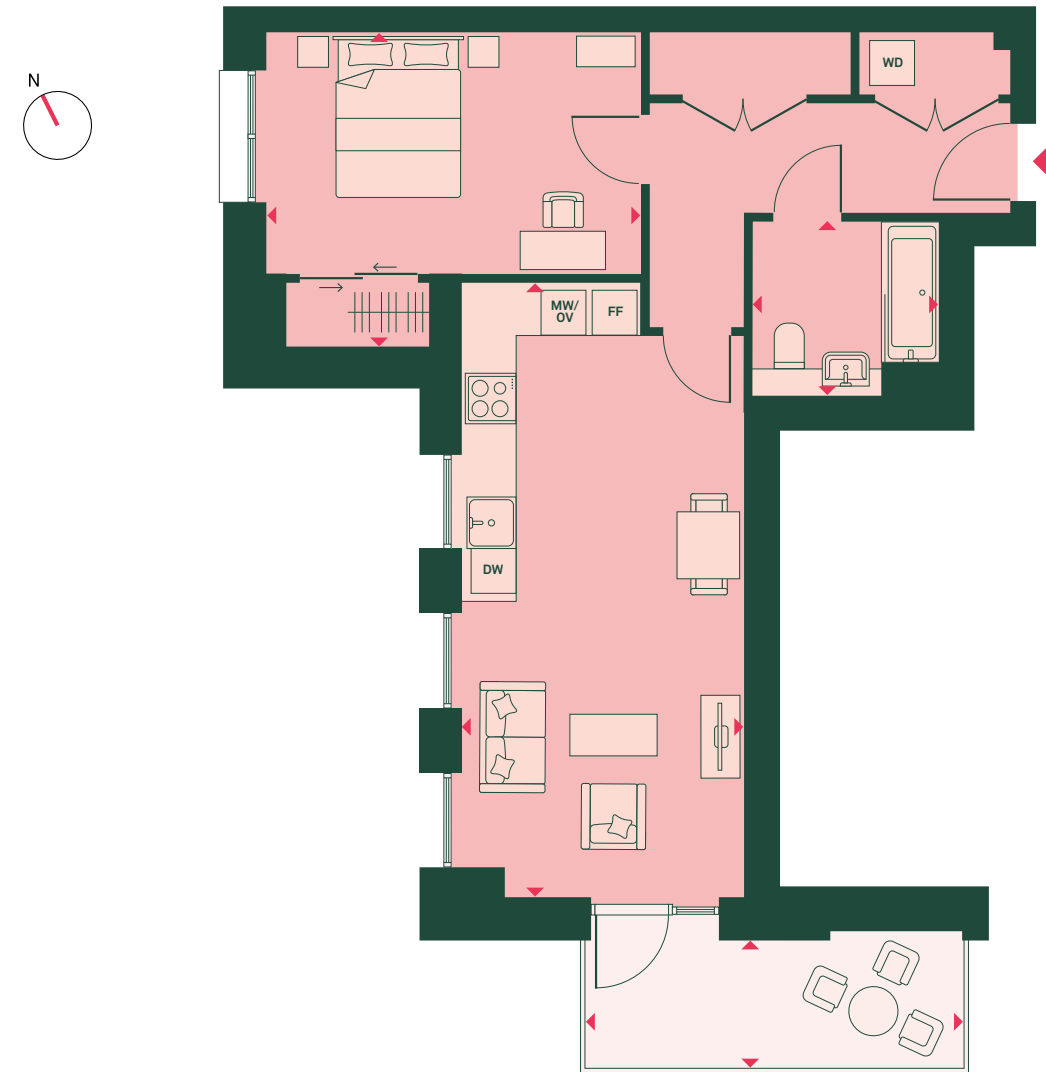
	7.4M X 3.4M	24'4" X 11'1"
<b>TOTAL AREA</b>	<b>62 SQ M</b>	<b>673 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>55 SQ M</b>	<b>593 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>7 SQ M</b>	<b>80 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	7.4M X 3.4M	24'4" X 11'1"
BEDROOM	3.7M X 4.5M	12'3" X 14'9"
BATHROOM	2.1M X 2.3M	6'11" X 7'4"
BALCONY	1.6M X 4.6M	5'2" X 15'0"

## KEY

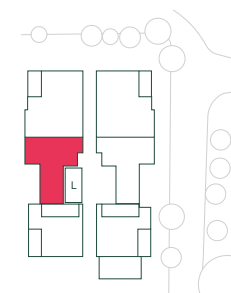
FF: Fridge/freezer  
 MV: Microwave  
 OV: Oven  
 DW: Dishwasher  
 WD: Washer/dryer

# 1 BED

13<sup>TH</sup> FLOOR: HA13088 | 14<sup>TH</sup> FLOOR: HA14092 | 15<sup>TH</sup> FLOOR: HA15096 |



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## APARTMENT DIMENSIONS

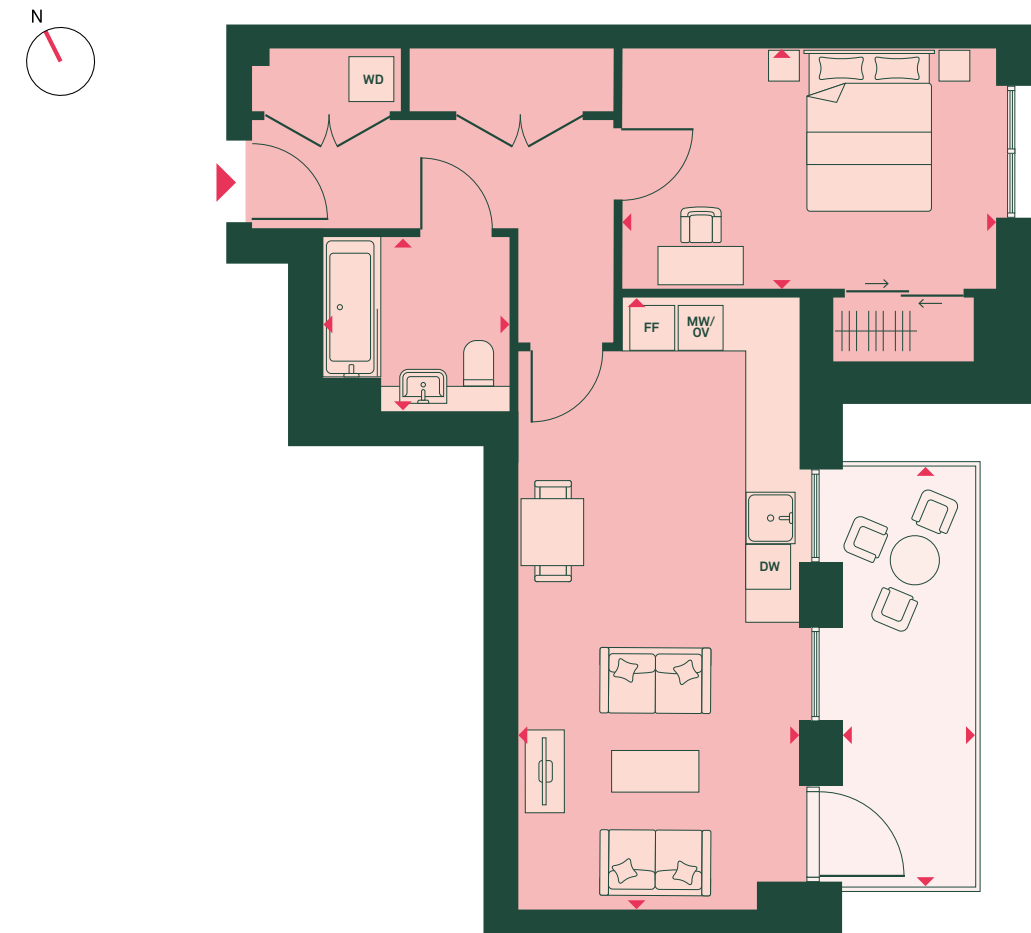
<b>TOTAL AREA</b>	<b>62 SQ M</b>	<b>673 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>55 SQ M</b>	<b>593 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>7 SQ M</b>	<b>80 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	7.4M X 3.4M	24'4" X 11'1"
BEDROOM	3.8M X 4.5M	12'4" X 14'9"
BATHROOM	2.1M X 2.3M	6'11" X 7'4"
BALCONY	1.5M X 4.6M	5'2" X 15'0"

## KEY

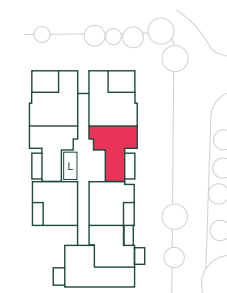
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer

# 1 BED

G FLOOR: HA0G005 | 1<sup>ST</sup> FLOOR: HA01011 | 2<sup>ND</sup> FLOOR: HA02019 | 3<sup>RD</sup> FLOOR: HA03027  
 4<sup>TH</sup> FLOOR: HA04035 | 5<sup>TH</sup> FLOOR: HA05041 | 6<sup>TH</sup> FLOOR: HA06047 | 7<sup>TH</sup> FLOOR: HA07053  
 8<sup>TH</sup> FLOOR: HA08059 | 9<sup>TH</sup> FLOOR: HA09065 | 10<sup>TH</sup> FLOOR: HA10071 | 11<sup>TH</sup> FLOOR: HA11077



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## APARTMENT DIMENSIONS

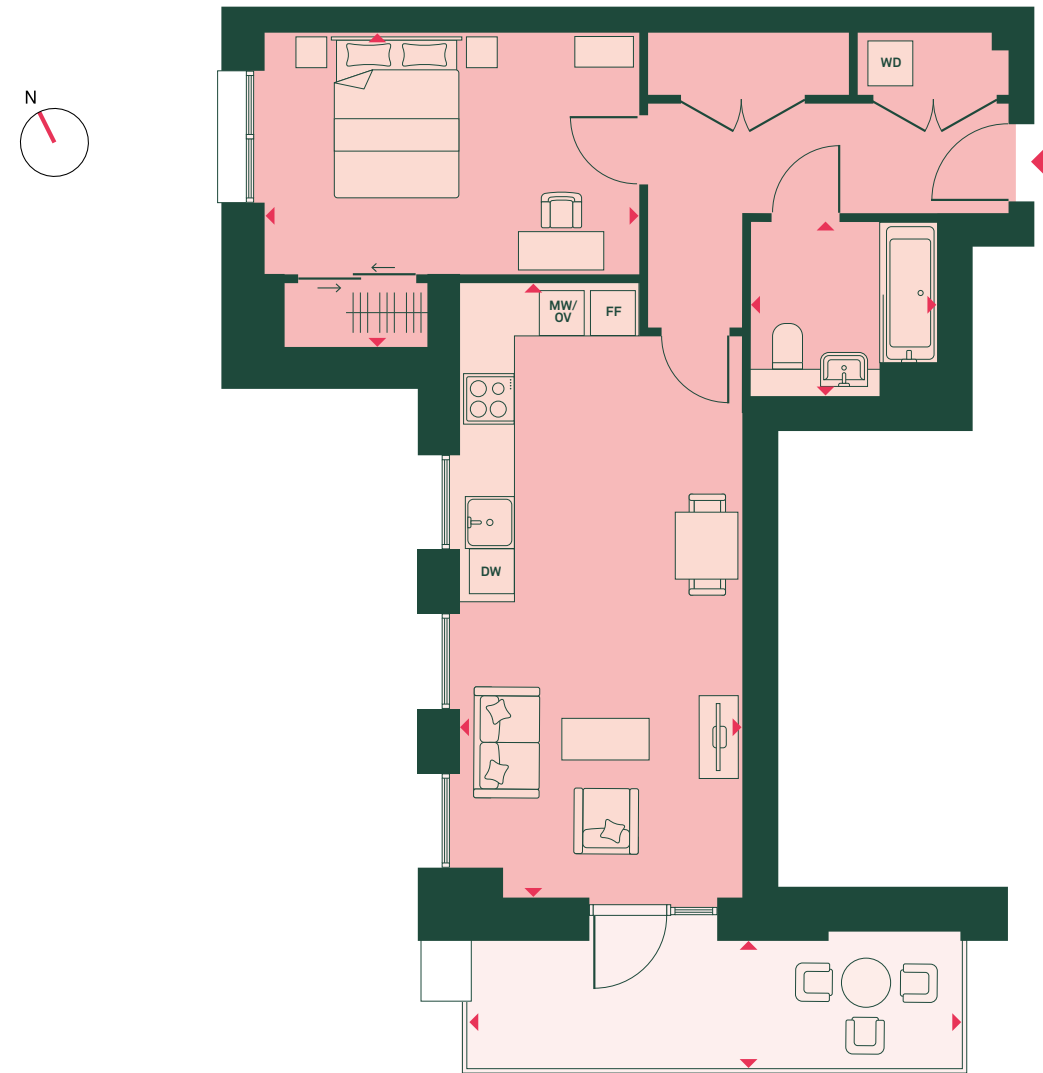
<b>TOTAL AREA</b>	<b>63 SQ M</b>	<b>678 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>55 SQ M</b>	<b>593 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>8 SQ M</b>	<b>85 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	7.4M X 3.4M	24'3" X 11'1"
BEDROOM	3.8M X 4.5M	12'4" X 14'9"
BATHROOM	2.1M X 2.3M	6'11" X 7'5"
BALCONY	5.0M X 1.6M	16'6" X 5'2"

## KEY

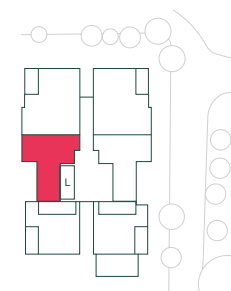
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer

# 1 BED

12<sup>TH</sup> FLOOR: HA12084 |



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## APARTMENT DIMENSIONS

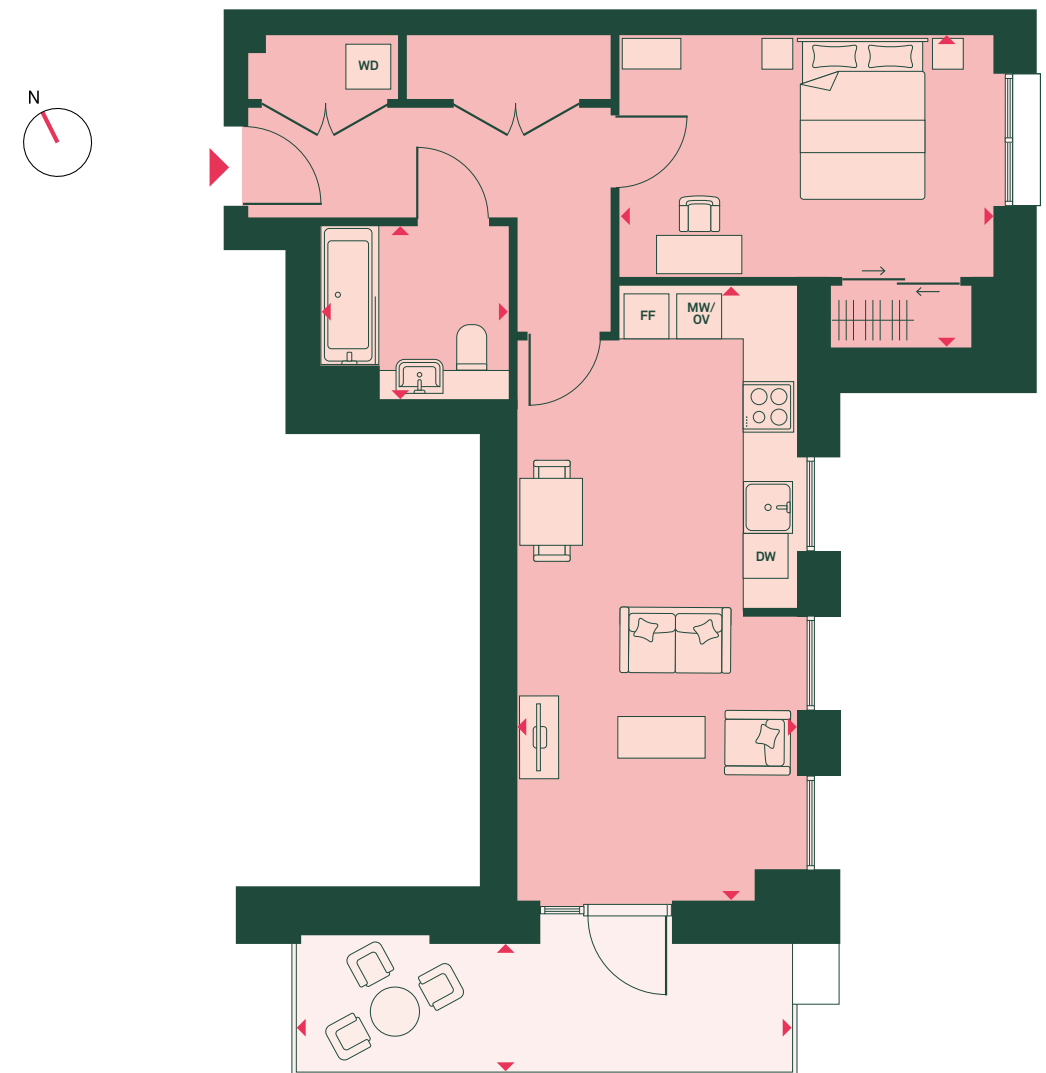
<b>TOTAL AREA</b>	<b>64 SQ M</b>	<b>692 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>55 SQ M</b>	<b>593 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>9 SQ M</b>	<b>99 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	7.4M X 3.4M	24'4" X 11'1"
BEDROOM	3.8M X 4.5M	12'4" X 14'9"
BATHROOM	2.1M X 2.3M	6'11" X 7'5"
TERRACE	1.5M X 5.9M	5'0" X 19'6"

## KEY

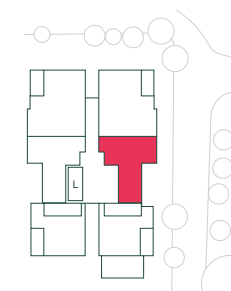
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer

# 1 BED

12<sup>TH</sup> FLOOR: HA12083 |



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## APARTMENT DIMENSIONS

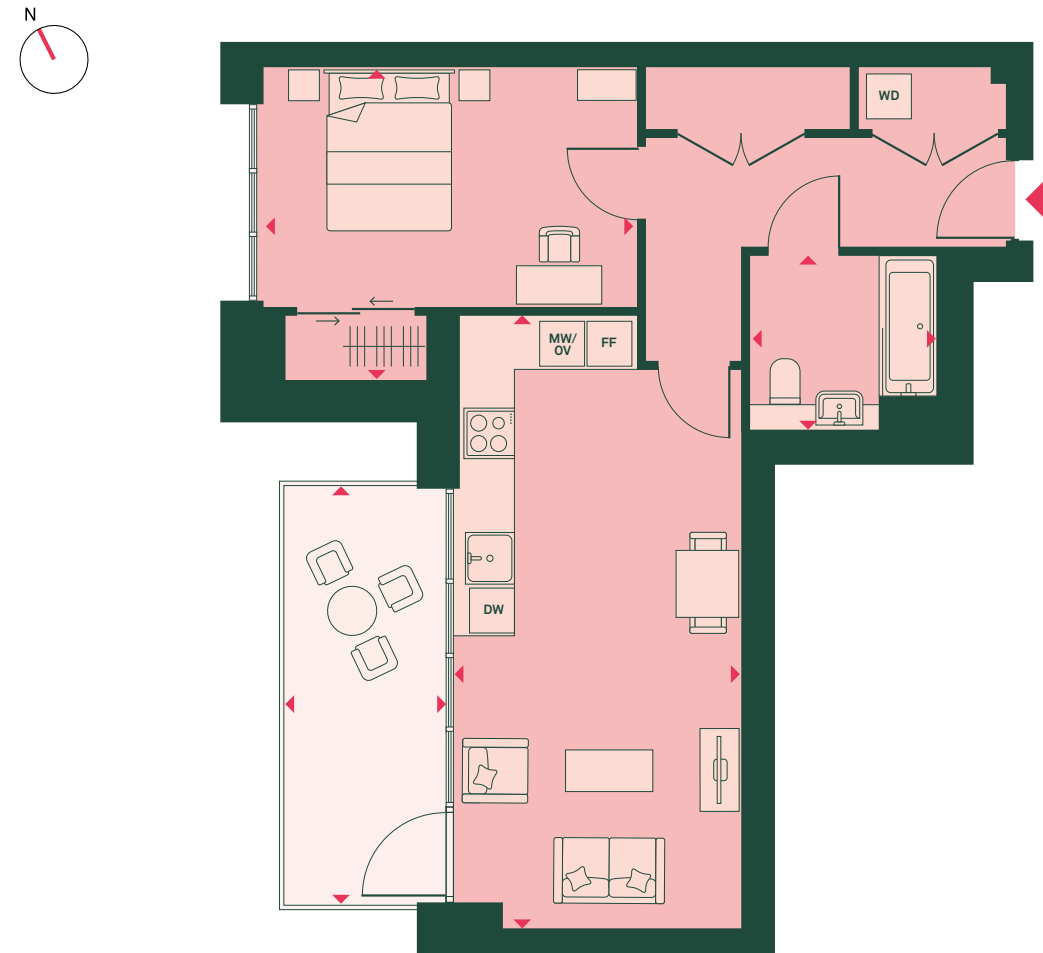
<b>TOTAL AREA</b>	<b>64 SQ M</b>	<b>692 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>55 SQ M</b>	<b>593 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>9 SQ M</b>	<b>99 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	7.4M X 3.4M	24'4" X 11'1"
BEDROOM	3.8M X 4.5M	12'4" X 14'9"
BATHROOM	2.1M X 2.3M	6'11" X 7'5"
TERRACE	1.5M X 5.9M	5'0" X 19'6"

## KEY

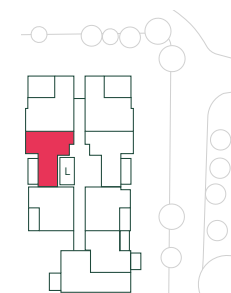
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer

# 1 BED

1<sup>ST</sup> FLOOR: HA0G016 | 2<sup>ND</sup> FLOOR: HA02024 | 3<sup>RD</sup> FLOOR: HA03032 | 4<sup>TH</sup> FLOOR: HA04038  
 5<sup>TH</sup> FLOOR: HA05044 | 6<sup>TH</sup> FLOOR: HA06050 | 7<sup>TH</sup> FLOOR: HA07056 | 8<sup>TH</sup> FLOOR: HA08062  
 9<sup>TH</sup> FLOOR: HA09068 | 10<sup>TH</sup> FLOOR: HA10074 | 11<sup>TH</sup> FLOOR: HA11080



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## APARTMENT DIMENSIONS

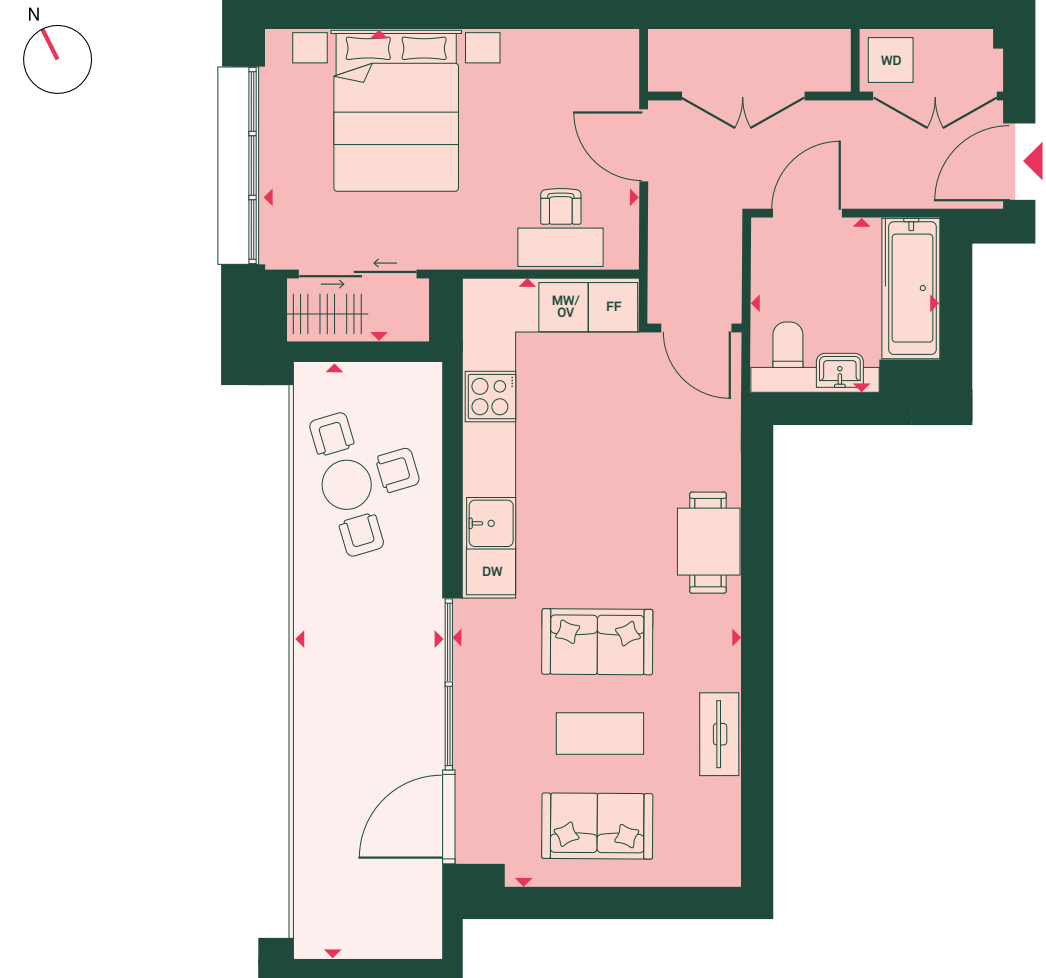
	64 SQ M	694 SQ FT
<b>TOTAL AREA</b>		
<b>TOTAL INTERNAL AREA</b>	55 SQ M	593 SQ FT
<b>TOTAL EXTERNAL AREA</b>	9 SQ M	101 SQ FT
LIVING/KITCHEN/DINING ROOM	7.4M X 3.5M	24'2" X 11'4"
BEDROOM	3.8M X 4.5M	12'4" X 14'9"
BATHROOM	2.1M X 2.2M	6'11" X 7'5"
BALCONY	5.0M X 1.9M	16'6" X 6'2"

## KEY

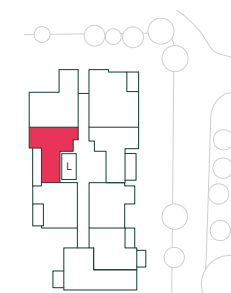
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer

# 1 BED

G FLOOR: HA0G009



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## APARTMENT DIMENSIONS

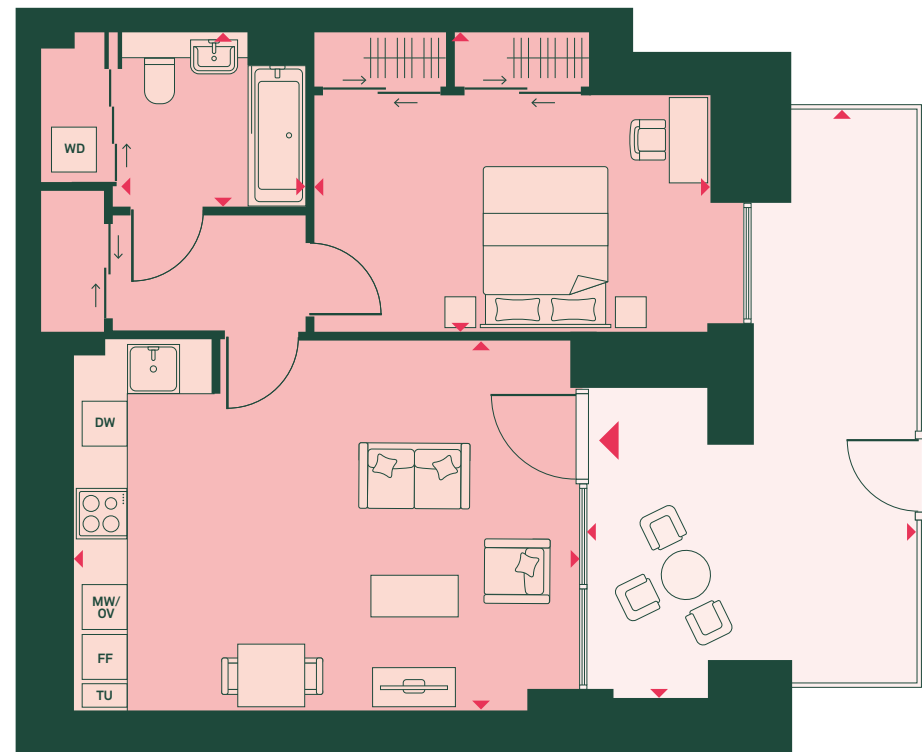
	66 SQ M	716 SQ FT
<b>TOTAL AREA</b>		
<b>TOTAL INTERNAL AREA</b>	55 SQ M	593 SQ FT
<b>TOTAL EXTERNAL AREA</b>	11 SQ M	123 SQ FT
LIVING/KITCHEN/DINING ROOM	7.4M X 3.5M	24'2" X 11'4"
BEDROOM	3.8M X 4.5M	12'4" X 14'9"
BATHROOM	2.1M X 2.3M	6'11" X 7'5"
TERRACE	6.7M X 1.8M	21'10" X 5'10"

## KEY

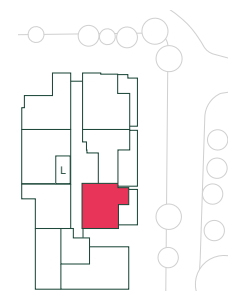
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer

# 1 BED

LG FLOOR: HALG003 |



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## APARTMENT DIMENSIONS

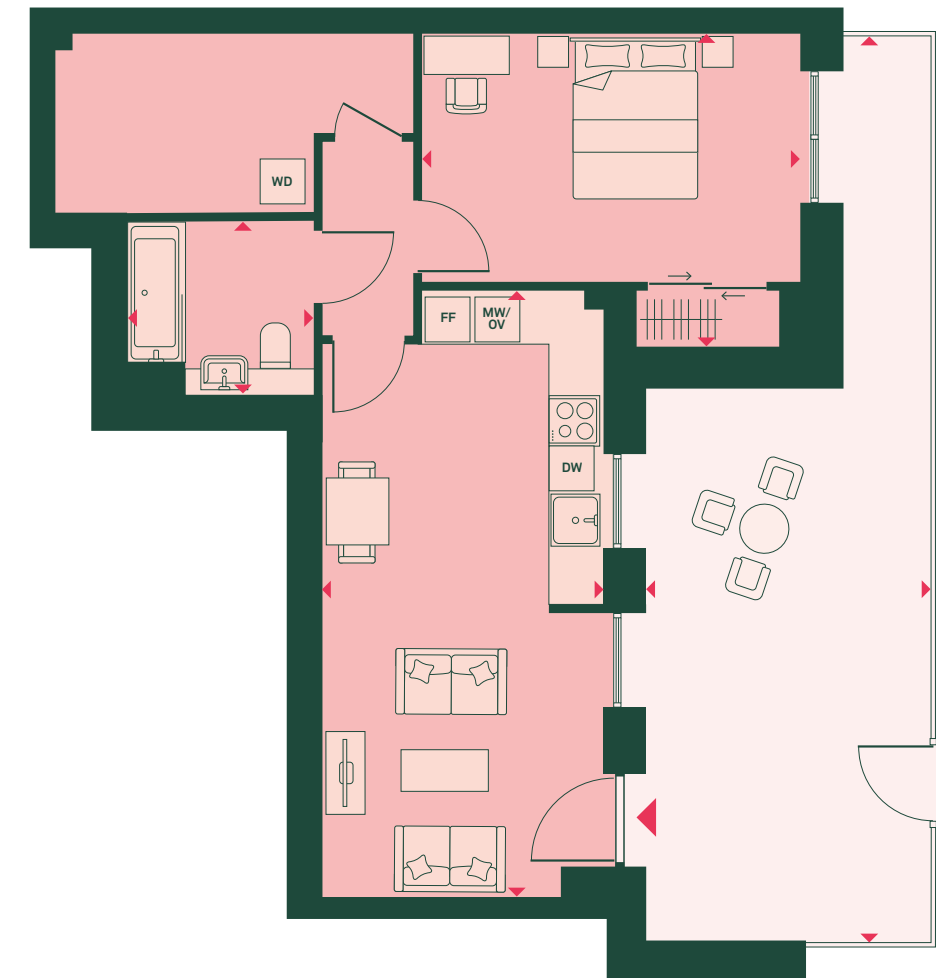
	75 SQ M	798 SQ FT
<b>TOTAL AREA</b>		
<b>TOTAL INTERNAL AREA</b>	55 SQ M	588 SQ FT
<b>TOTAL EXTERNAL AREA</b>	20 SQ M	210 SQ FT
LIVING/KITCHEN/DINING ROOM	4.5M X 6.0M	14'7" X 19'11"
BEDROOM	3.6M X 4.8M	11'10" X 15'8"
BATHROOM	2.1M X 2.2M	6'10" X 7'4"
TERRACE	7.0M X 3.9M	23'2" X 12'11"

## KEY

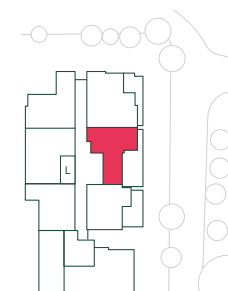
- FF:** Fridge/freezer
- MV:** Microwave
- OV:** Oven
- DW:** Dishwasher
- WD:** Washer/dryer
- TU:** Tall unit

# 1 BED

LG FLOOR: HALG002 |



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## APARTMENT DIMENSIONS

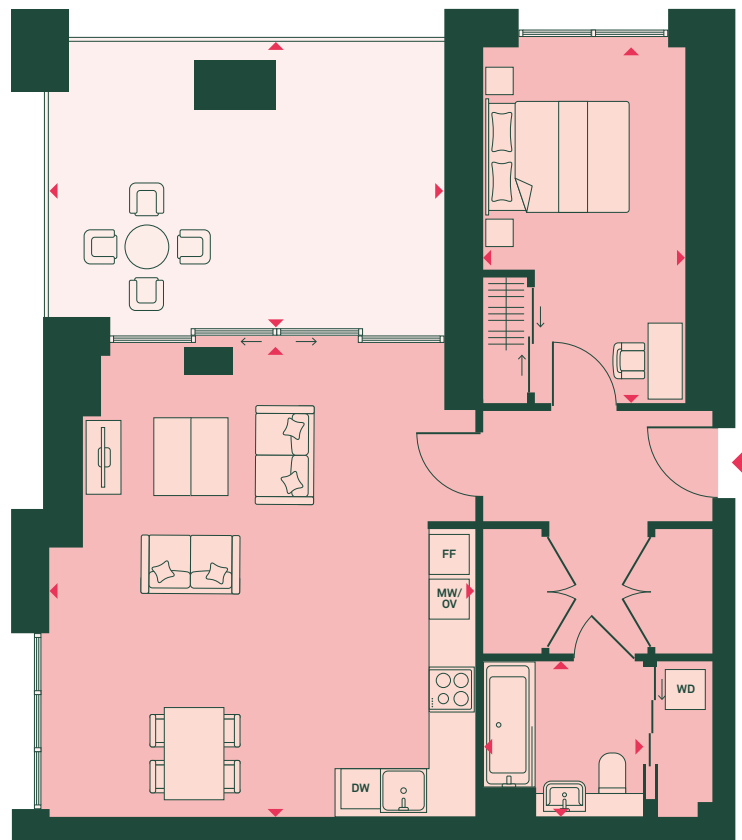
	82 SQ M	885 SQ FT
<b>TOTAL AREA</b>		
<b>TOTAL INTERNAL AREA</b>	55 SQ M	593 SQ FT
<b>TOTAL EXTERNAL AREA</b>	27 SQ M	292 SQ FT
LIVING/KITCHEN/DINING ROOM	7.3M X 3.3M	23'11" X 11'1"
BEDROOM	3.8M X 4.5M	12'4" X 14'11"
BATHROOM	2.1M X 2.3M	6'11" X 7'5"
TERRACE	10.9M X 3.4M	35'8" X 11'2"

## KEY

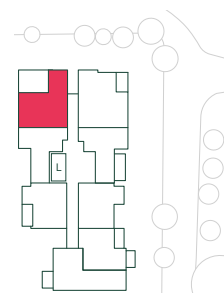
- FF:** Fridge/freezer
- MV:** Microwave
- OV:** Oven
- DW:** Dishwasher
- WD:** Washer/dryer

# 1 BED

1<sup>ST</sup> FLOOR: HA01017



Ha



## APARTMENT DIMENSIONS

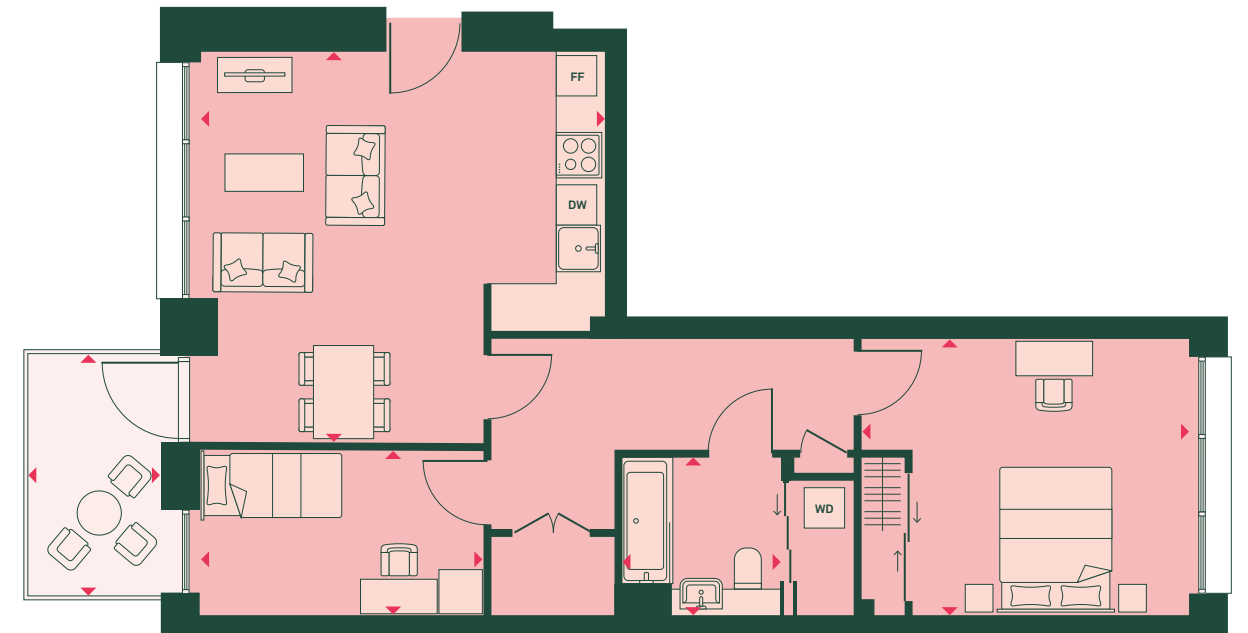
	83 SQ M	903 SQ FT
<b>TOTAL AREA</b>		
<b>TOTAL INTERNAL AREA</b>	64 SQ M	695 SQ FT
<b>TOTAL EXTERNAL AREA</b>	19 SQ M	208 SQ FT
LIVING/KITCHEN/DINING ROOM	6.3M X 5.8M	20'10" X 18'11"
BEDROOM	4.8M X 2.7M	15'9" X 9'0"
BATHROOM	2.1M X 2.1M	6'11" X 7'1"
BALCONY	3.8M X 5.3M	12'6" X 17'6"

## KEY

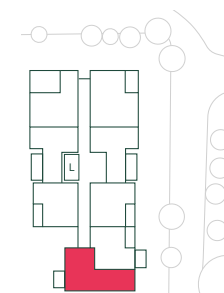
- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer

# 2 BED

1<sup>ST</sup> FLOOR: HA01014 | 2<sup>ND</sup> FLOOR: HA02022 | 3<sup>RD</sup> FLOOR: HA03030



Ha



## APARTMENT DIMENSIONS

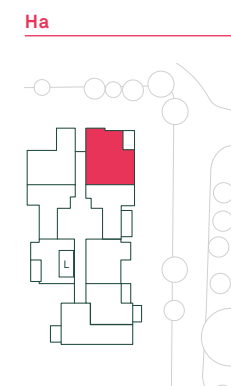
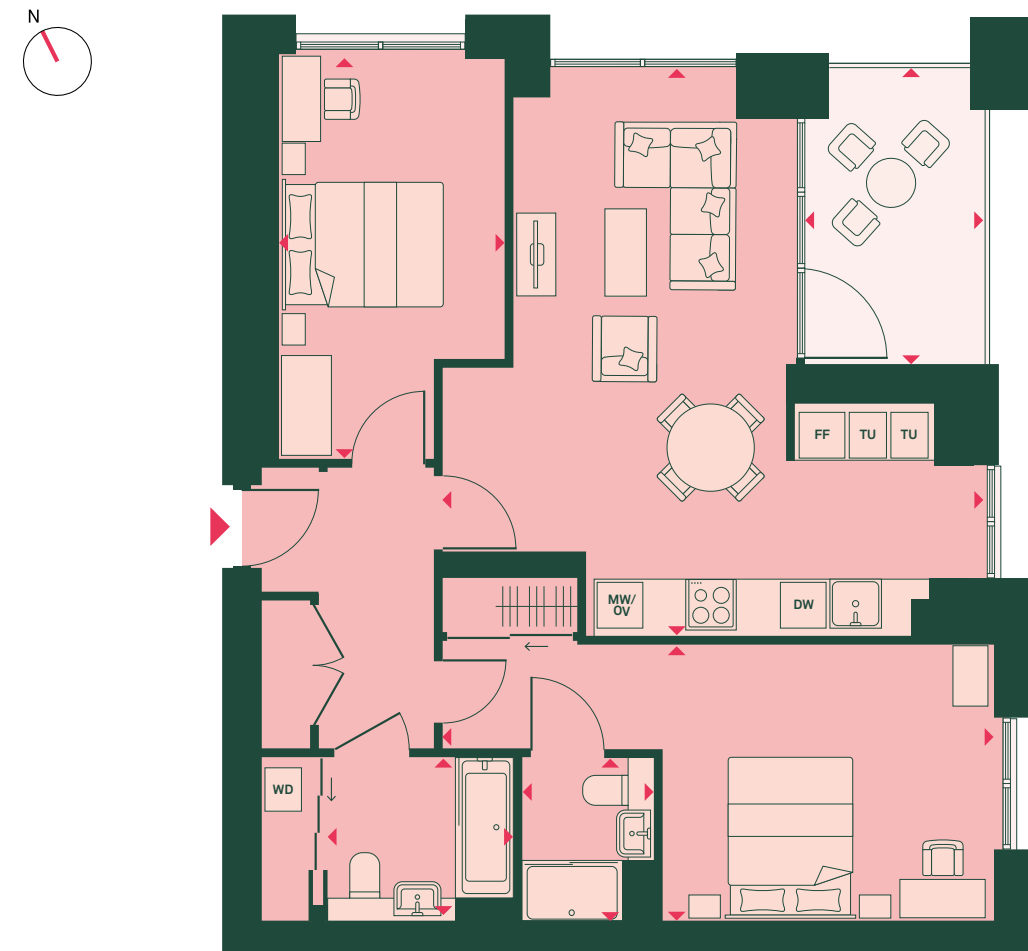
	74 SQ M	804 SQ FT
<b>TOTAL AREA</b>		
<b>TOTAL INTERNAL AREA</b>	69 SQ M	743 SQ FT
<b>TOTAL EXTERNAL AREA</b>	5 SQ M	61 SQ FT
LIVING/KITCHEN/DINING ROOM	5.2M X 5.4M	17'1" X 17'10"
BEDROOM 1	3.6M X 4.4M	12'1" X 14'6"
BEDROOM 2	2.2M X 3.8M	7'3" X 12'6"
BATHROOM	2.1M X 2.1M	6'11" X 7'1"
BALCONY	3.2M X 1.8M	10'7" X 5'9"

## KEY

- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer

# 2 BED

G FLOOR: HA0G004 | 1<sup>ST</sup> FLOOR: HA01010 | 2<sup>ND</sup> FLOOR: HA02018 | 3<sup>RD</sup> FLOOR: HA03026  
 4<sup>TH</sup> FLOOR: HA04034 | 5<sup>TH</sup> FLOOR: HA05040 | 6<sup>TH</sup> FLOOR: HA06046 | 7<sup>TH</sup> FLOOR: HA07052  
 8<sup>TH</sup> FLOOR: HA08058 | 9<sup>TH</sup> FLOOR: HA09064 | 10<sup>TH</sup> FLOOR: HA10070 | 11<sup>TH</sup> FLOOR: HA11076  
 12<sup>TH</sup> FLOOR: HA12082 | 13<sup>TH</sup> FLOOR: HA13086 | 14<sup>TH</sup> FLOOR: HA14090 | 15<sup>TH</sup> FLOOR: HA15094

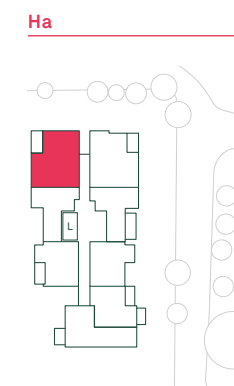
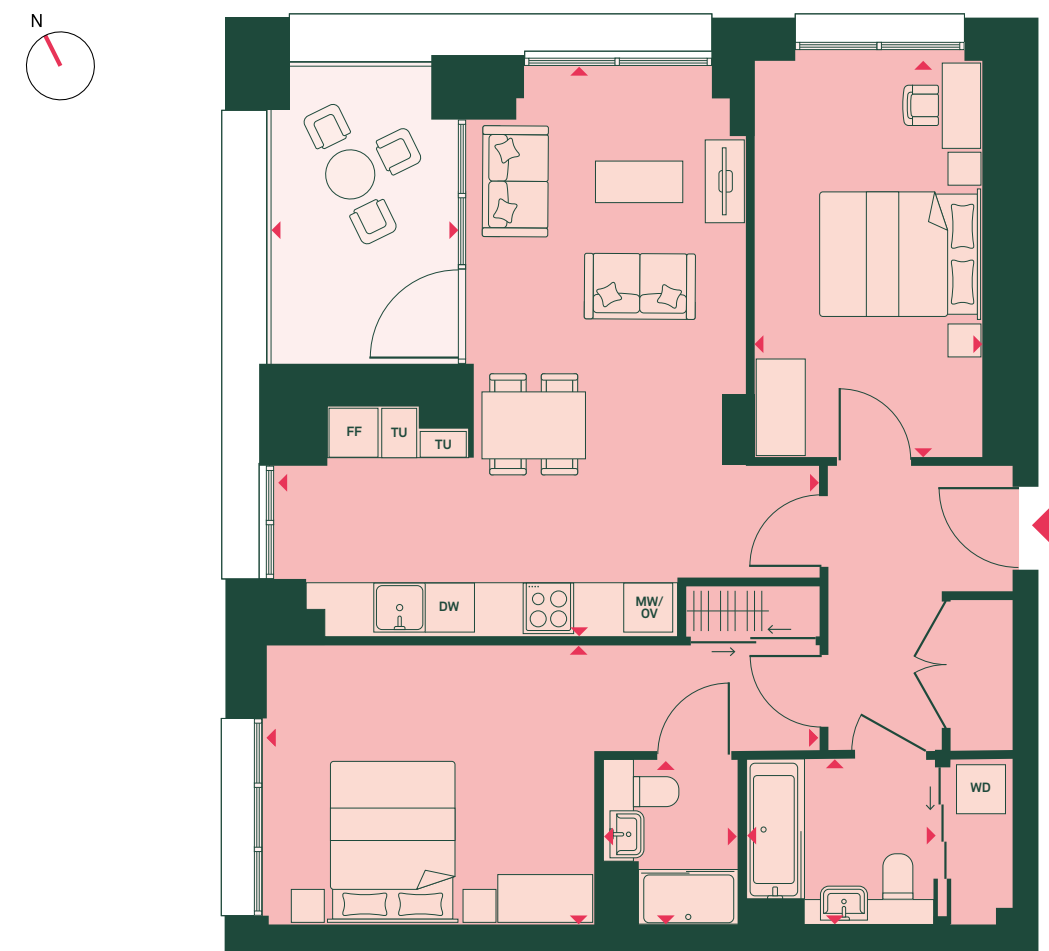


APARTMENT DIMENSIONS		
TOTAL AREA	84 SQ M	910 SQ FT
TOTAL INTERNAL AREA	77 SQ M	830 SQ FT
TOTAL EXTERNAL AREA	7 SQ M	80 SQ FT
LIVING/KITCHEN/DINING ROOM	6.5M X 6.2M	21'3" X 20'4"
BEDROOM 1	3.4M X 6.6M	11'0" X 21'9"
BEDROOM 2	4.8M X 2.7M	15'8" X 9'0"
BATHROOM	2.0M X 2.2M	6'7" X 7'5"
ENSUITE	2.0M X 1.6M	6'7" X 5'3"
BALCONY	3.6M X 2.2M	11'8" X 7'1"

**KEY**  
 FF: Fridge/freezer  
 MV: Microwave  
 OV: Oven  
 DW: Dishwasher  
 WD: Washer/dryer  
 TU: Tall unit

# 2 BED

2<sup>ND</sup> FLOOR: HA02025 | 3<sup>RD</sup> FLOOR: HA03033 | 4<sup>TH</sup> FLOOR: HA04039 | 5<sup>TH</sup> FLOOR: HA05045  
 6<sup>TH</sup> FLOOR: HA06051 | 7<sup>TH</sup> FLOOR: HA07057 | 8<sup>TH</sup> FLOOR: HA08063 | 9<sup>TH</sup> FLOOR: HA09069  
 10<sup>TH</sup> FLOOR: HA10075 | 11<sup>TH</sup> FLOOR: HA11081 | 12<sup>TH</sup> FLOOR: HA12085 | 13<sup>TH</sup> FLOOR: HA13089  
 14<sup>TH</sup> FLOOR: HA14093 | 15<sup>TH</sup> FLOOR: HA15097



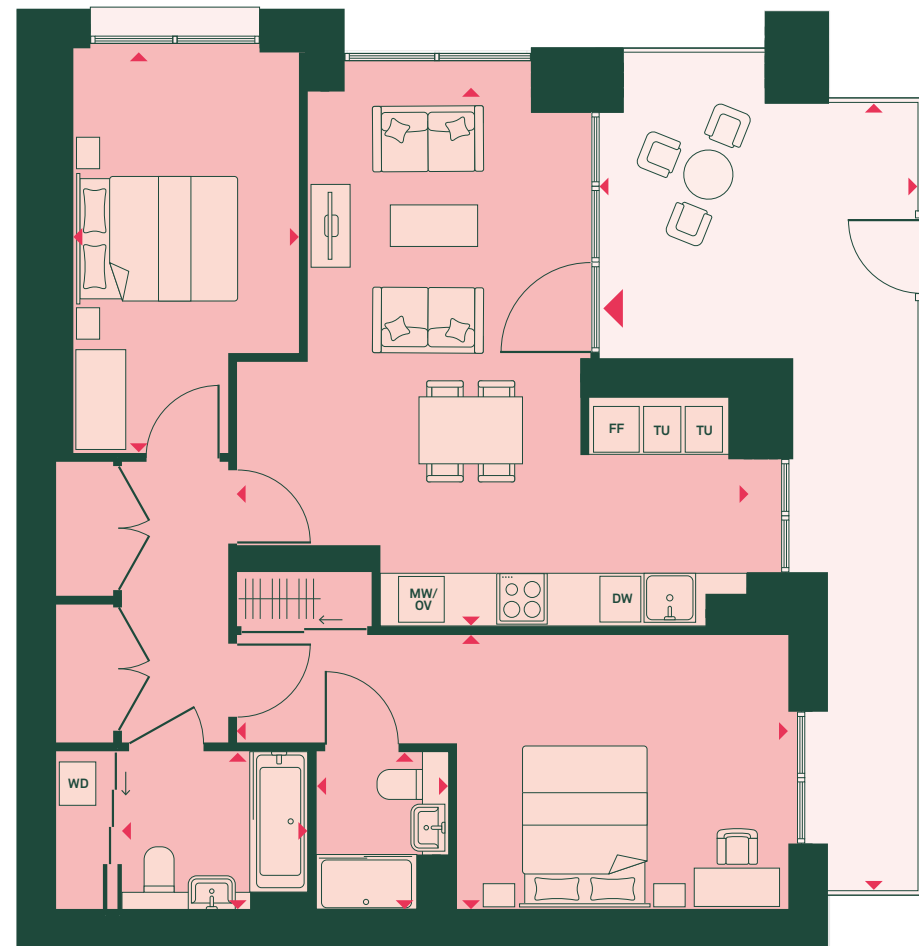
APARTMENT DIMENSIONS		
TOTAL AREA	85 SQ M	912 SQ FT
TOTAL INTERNAL AREA	77 SQ M	830 SQ FT
TOTAL EXTERNAL AREA	8 SQ M	82 SQ FT
LIVING/KITCHEN/DINING ROOM	6.5M X 6.2M	21'3" X 20'3"
BEDROOM 1	3.4M X 6.6M	11'0" X 21'10"
BEDROOM 2	4.8M X 2.7M	15'8" X 9'0"
BATHROOM	2.0M X 2.2M	6'7" X 7'5"
ENSUITE	2.0M X 1.6M	6'7" X 5'3"
BALCONY	3.6M X 2.2M	11'10" X 7'3"

**KEY**  
 FF: Fridge/freezer  
 MV: Microwave  
 OV: Oven  
 DW: Dishwasher  
 WD: Washer/dryer  
 TU: Tall unit

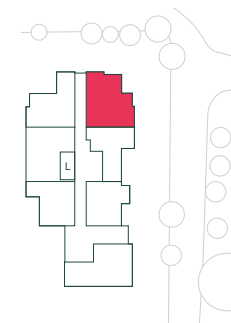


# 2 BED

LG FLOOR: HALG001



Ha



## APARTMENT DIMENSIONS

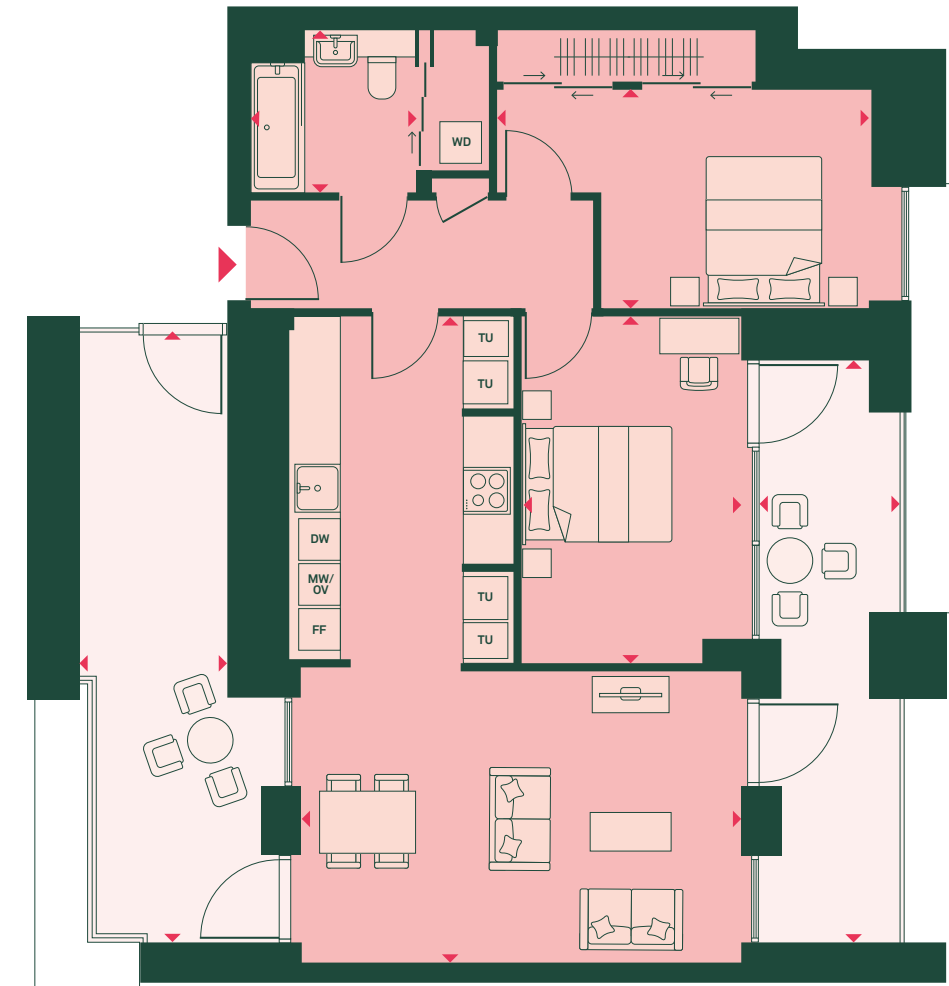
	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>97 SQ M</b>	<b>1,053 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>77 SQ M</b>	<b>833 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>20 SQ M</b>	<b>220 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	6.4M X 6.1M	21'1" X 20'2"
BEDROOM 1	3.4M X 6.6M	11'2" X 21'8"
BEDROOM 2	4.8M X 2.7M	15'9" X 8'11"
BATHROOM	2.0M X 2.2M	6'7" X 7'5"
ENSUITE	2.0M X 1.6M	6'7" X 5'3"
TERRACE	10.0M X 3.8M	32'11" X 12'6"

## KEY

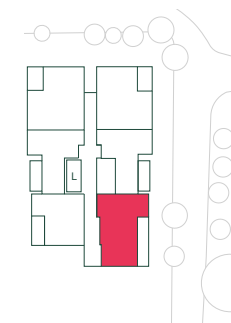
- FF:** Fridge/freezer
- MV:** Microwave
- OV:** Oven
- DW:** Dishwasher
- WD:** Washer/dryer
- TU:** Tall unit

# 2 BED

4<sup>TH</sup> FLOOR: HA04036



Ha



## APARTMENT DIMENSIONS

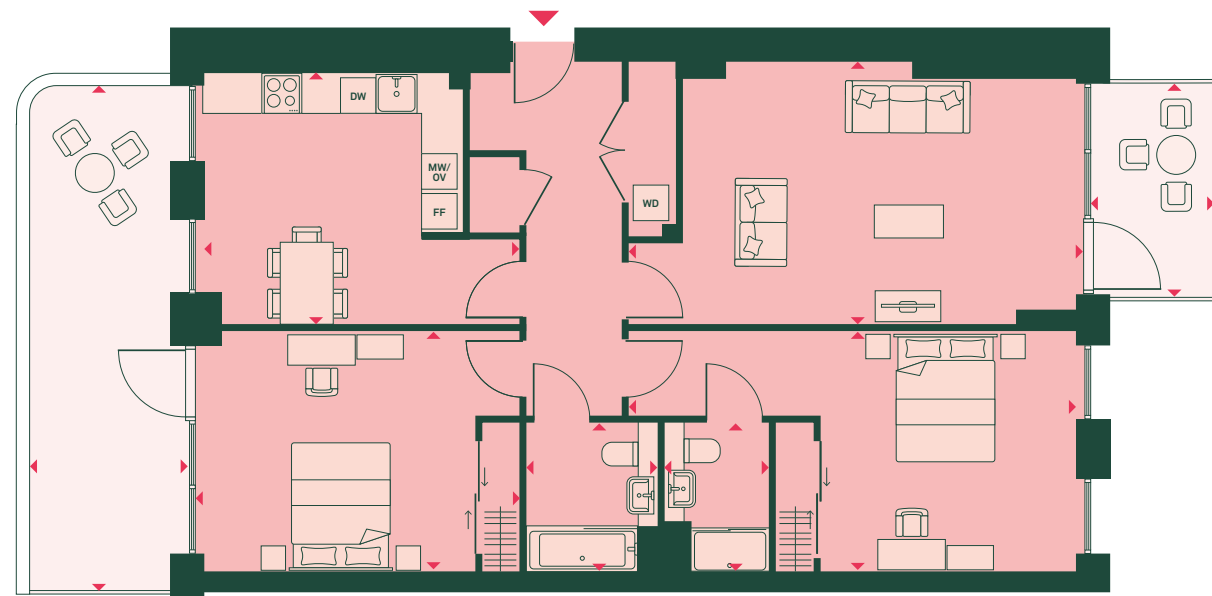
	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>103 SQ M</b>	<b>1,116 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>76 SQ M</b>	<b>819 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>27 SQ M</b>	<b>297 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	8.4M X 5.7M	27'5" X 18'8"
BEDROOM 1	3.6M X 4.8M	11'10" X 15'11"
BEDROOM 2	4.5M X 2.9M	14'9" X 9'8"
BATHROOM	2.1M X 2.2M	6'11" X 7'1"
BALCONY	7.5M X 1.8M	24'9" X 6'0"
TERRACE	7.9M X 1.9M	26'0" X 6'4"

## KEY

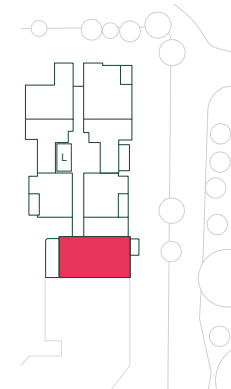
- FF:** Fridge/freezer
- MV:** Microwave
- OV:** Oven
- DW:** Dishwasher
- WD:** Washer/dryer
- TU:** Tall unit

# 2 BED

G FLOOR: HA0G007 |



Ha



## APARTMENT DIMENSIONS

<b>TOTAL AREA</b>	<b>123 SQ M</b>	<b>1,328 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>100 SQ M</b>	<b>1,078 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>23 SQ M</b>	<b>250 SQ FT</b>
KITCHEN/DINING ROOM	3.9M X 4.8M	12'7" X 15'9"
LIVING ROOM	4.0M X 6.9M	13'2" X 22'9"
BEDROOM 1	3.6M X 6.8M	12'0" X 22'4"
BEDROOM 2	3.6M X 4.9M	11'11" X 16'2"
BATHROOM	2.3M X 2.0M	7'5" X 6'7"
ENSUITE	2.3M X 1.6M	7'5" X 5'3"
TERRACE	7.7M X 2.4M	25'2" X 7'11"
BALCONY	3.2M X 1.9M	10'7" X 6'2"

## KEY

- FF:** Fridge/freezer
- MV:** Microwave
- OV:** Oven
- DW:** Dishwasher
- WD:** Washer/dryer

# ACER COLLECTION

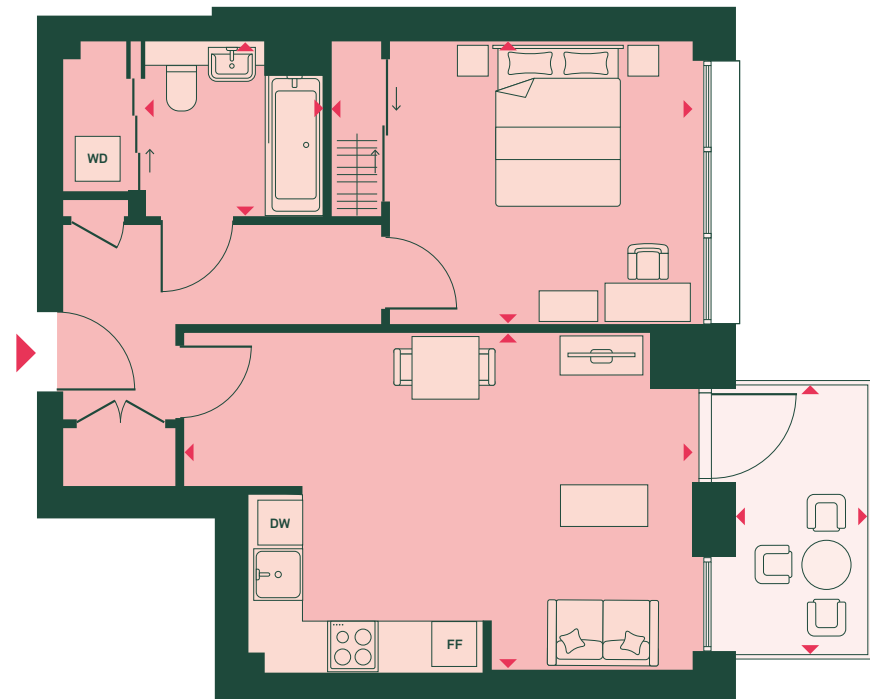
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H b

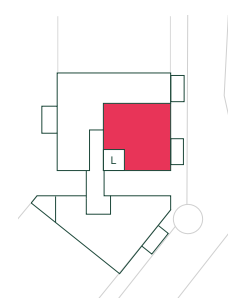


# 1 BED

G FLOOR: HB0G003 | 1<sup>ST</sup> FLOOR: HB01006 | 2<sup>ND</sup> FLOOR: HB02009 | 3<sup>RD</sup> FLOOR: HB03012



Hb



## APARTMENT DIMENSIONS

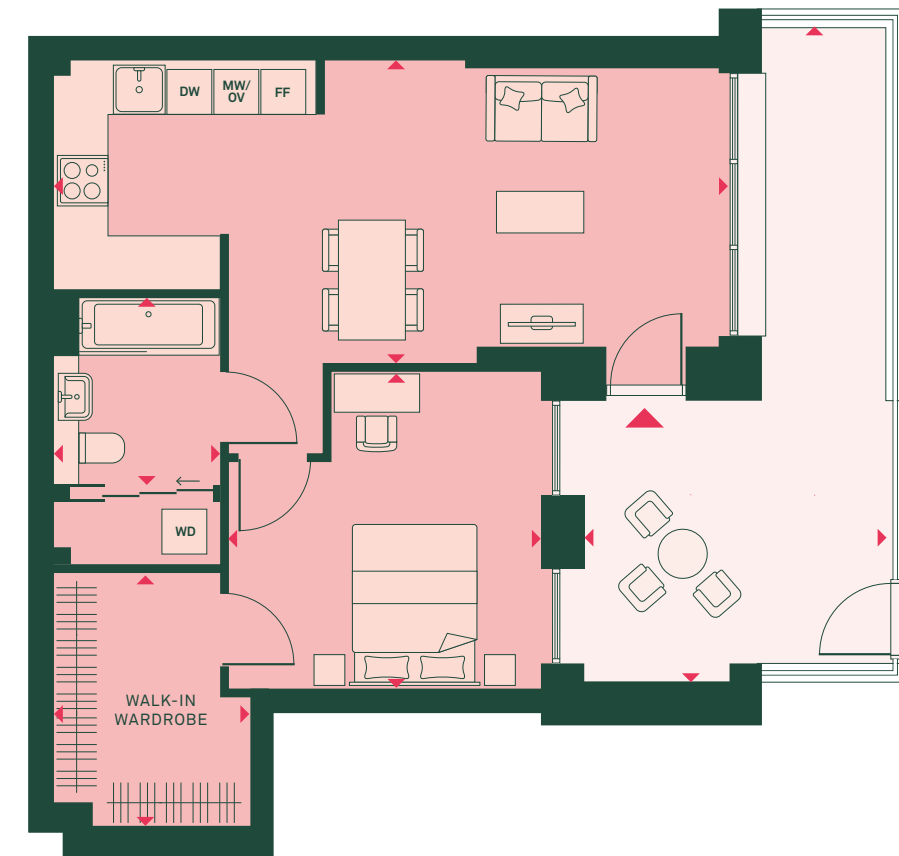
<b>TOTAL AREA</b>	<b>56 SQ M</b>	<b>611 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>51 SQ M</b>	<b>556 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>5 SQ M</b>	<b>55 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	4.1M X 6.1M	13'5" X 20'1"
BEDROOM	3.4M X 4.4M	11'2" X 14'3"
BATHROOM	2.1M X 2.2M	6'11" X 7'1"
BALCONY	3.2M X 1.6M	10'7" X 5'2"

## KEY

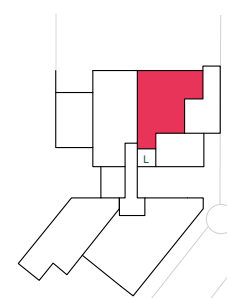
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer

# 1 BED

LG FLOOR: HBLG001



Hb



## APARTMENT DIMENSIONS

<b>TOTAL AREA</b>	<b>72 SQ M</b>	<b>886 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>54 SQ M</b>	<b>686 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>18 SQ M</b>	<b>200 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	3.6M X 8.0M	11'11" X 26'3"
BEDROOM	3.8M X 3.7M	12'6" X 12'4"
BATHROOM	2.3M X 2.0M	7'5" X 6'7"
WALK-IN WARDROBE	3.0M X 2.3M	10'0" X 7'9"
TERRACE	7.8M X 3.6M	25'10" X 11'11"

## KEY

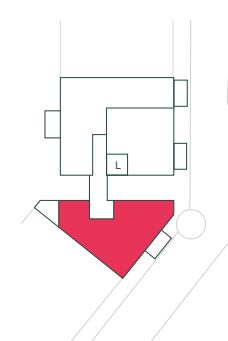
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer

# 2 BED

G FLOOR: HB0G004 | 1<sup>ST</sup> FLOOR: HB01007 | 2<sup>ND</sup> FLOOR: HB02010 | 3<sup>RD</sup> FLOOR: HB03013



Hb



## APARTMENT DIMENSIONS

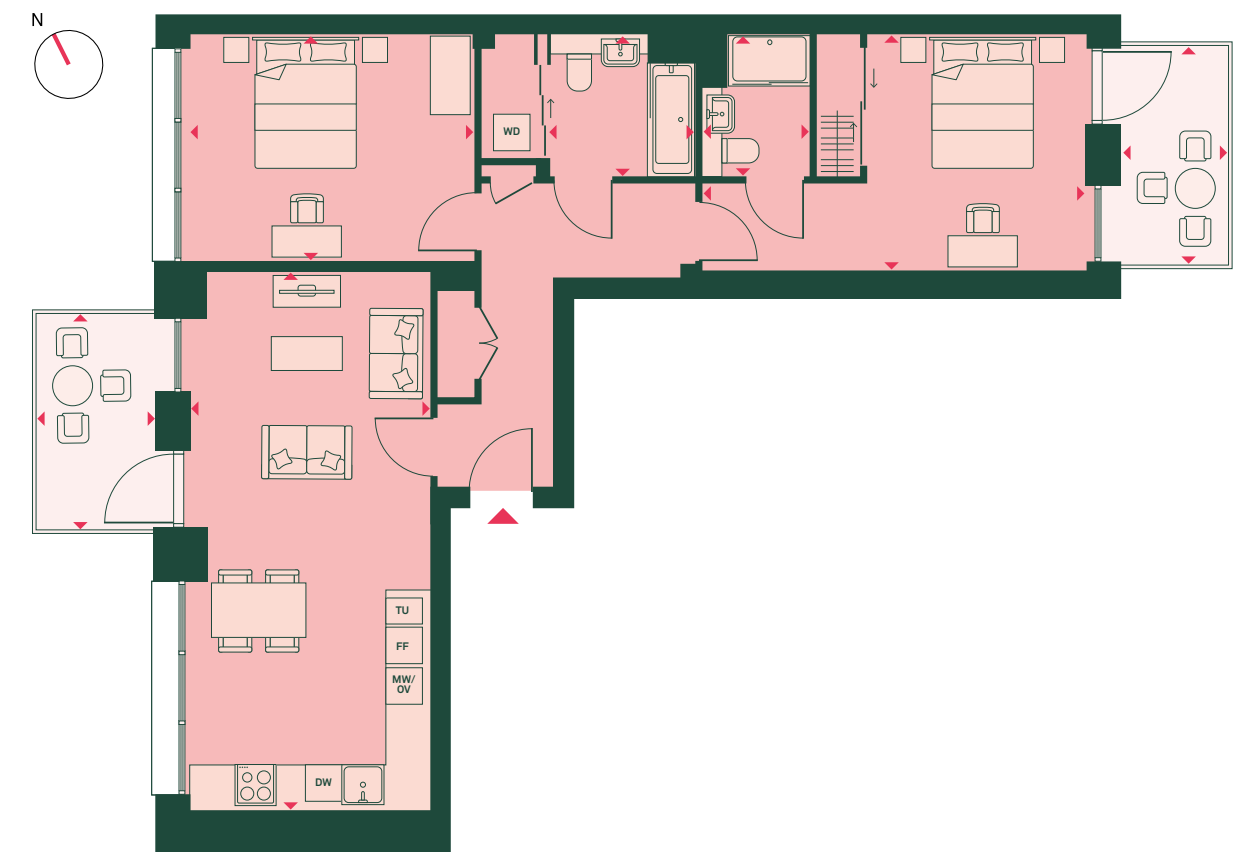
	69 SQ M	745 SQ FT
<b>TOTAL AREA</b>		
<b>TOTAL INTERNAL AREA</b>	61 SQ M	657 SQ FT
<b>TOTAL EXTERNAL AREA</b>	8 SQ M	88 SQ FT
LIVING/KITCHEN/DINING ROOM	5.3M X 5.8M	17'4" X 19'2"
BEDROOM 1	3.8M X 3.1M	12'6" X 10'3"
BEDROOM 2	3.2M X 3.1M	10'4" X 10'2"
BATHROOM	2.0M X 2.3M	6'5" X 7'5"
BALCONY 1	3.2M X 1.6M	10'7" X 5'2"
BALCONY 2	1.5M X 1.9M	5'0" X 6'2"

## KEY

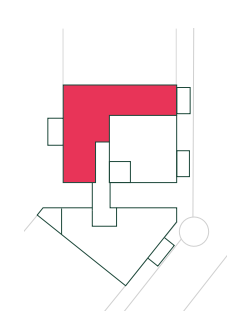
FF: Fridge/freezer  
 MV: Microwave  
 OV: Oven  
 DW: Dishwasher  
 WD: Washer/dryer

# 2 BED

1<sup>ST</sup> FLOOR: HB01005 | 2<sup>ND</sup> FLOOR: HB02008 | 3<sup>RD</sup> FLOOR: HB03011



Hb



## APARTMENT DIMENSIONS

	90 SQ M	971 SQ FT
<b>TOTAL AREA</b>		
<b>TOTAL INTERNAL AREA</b>	79 SQ M	855 SQ FT
<b>TOTAL EXTERNAL AREA</b>	11 SQ M	116 SQ FT
LIVING/KITCHEN/DINING ROOM	8.0M X 3.5M	26'3" X 11'8"
BEDROOM 1	3.5M X 5.7M	11'5" X 18'8"
BEDROOM 2	3.3M X 4.2M	11'0" X 13'10"
BATHROOM	2.1M X 2.2M	6'11" X 7'1"
ENSUITE	2.1M X 1.6M	6'11" X 5'3"
BALCONY 1	3.2M X 1.6M	10'7" X 5'2"
BALCONY 2	3.2M X 1.8M	10'6" X 5'9"

## KEY

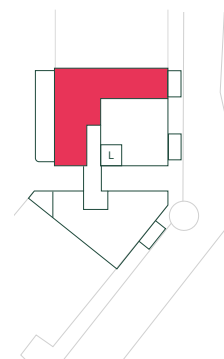
FF: Fridge/freezer  
 MV: Microwave  
 OV: Oven  
 DW: Dishwasher  
 WD: Washer/dryer  
 TU: Tall unit

# 2 BED

G FLOOR: HBOG002 |



Hb



## APARTMENT DIMENSIONS

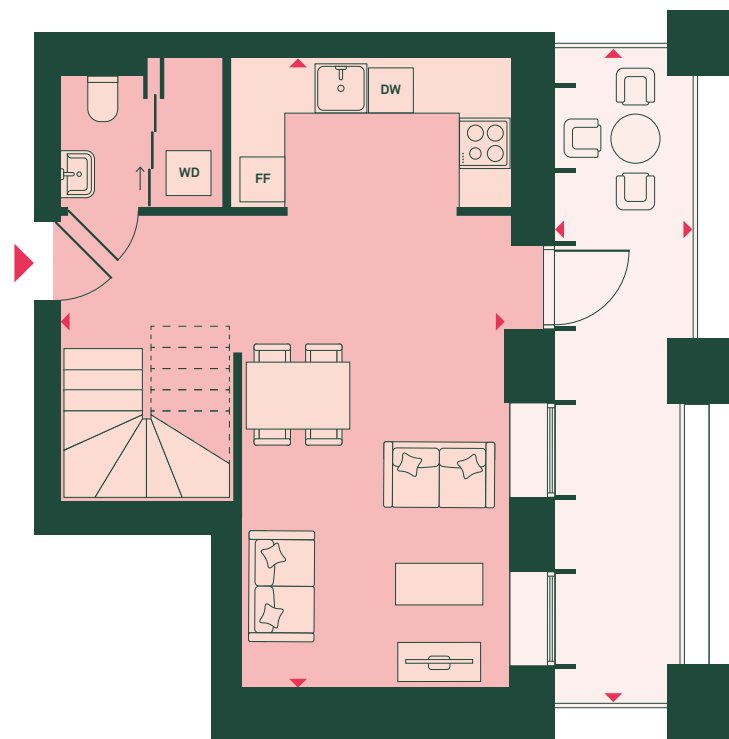
	8.0M X 3.7M	26'3" X 12'1"
<b>TOTAL AREA</b>	<b>110 SQ M</b>	<b>1,187 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>79 SQ M</b>	<b>855 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>31 SQ M</b>	<b>332 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	8.0M X 3.7M	26'3" X 12'1"
BEDROOM 1	3.5M X 5.8M	11'5" X 19'1"
BEDROOM 2	3.3M X 4.2M	11'0" X 13'10"
BATHROOM	2.1M X 2.2M	6'11" X 7'1"
ENSUITE	2.1M X 1.6M	6'11" X 5'3"
BALCONY	3.2M X 1.9M	10'7" X 6'2"
TERRACE	11.2M X 2.4M	36'9" X 7'11"

## KEY

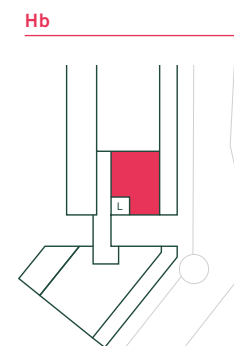
- FF:** Fridge/freezer
- MV:** Microwave
- OV:** Oven
- DW:** Dishwasher
- WD:** Washer/dryer
- TU:** Tall unit

# 2 BED

4<sup>TH</sup> FLOOR: HB04015



## LOWER LEVEL

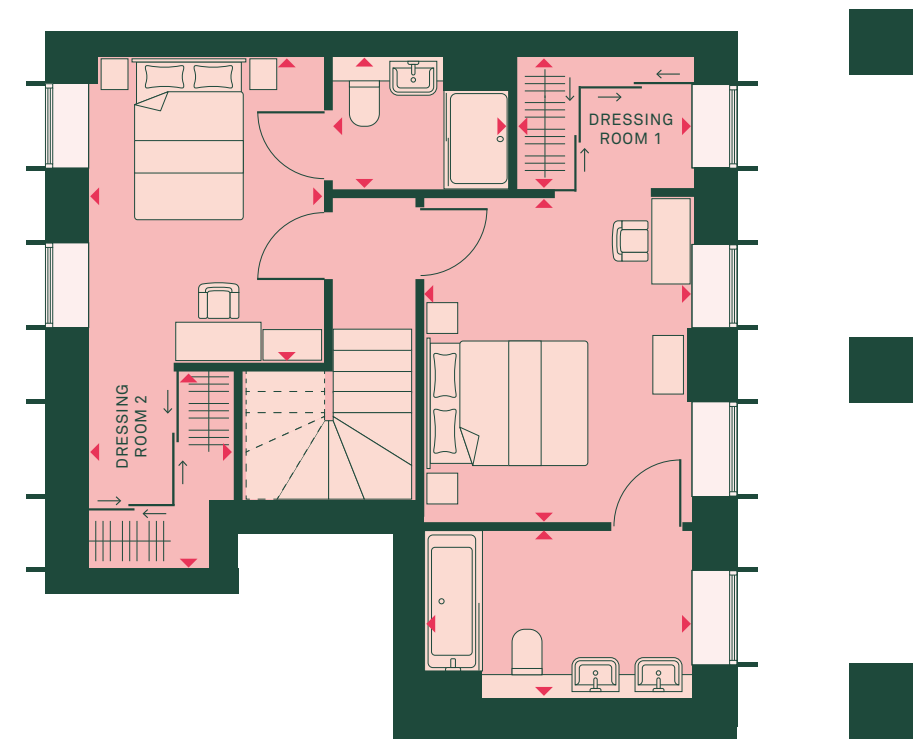


### APARTMENT DIMENSIONS

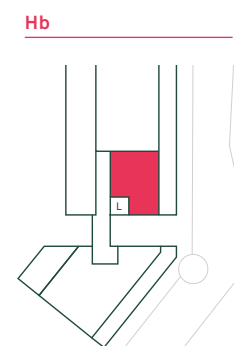
<b>TOTAL AREA</b>	<b>91 SQ M</b>	<b>979 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>79 SQ M</b>	<b>849 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>12 SQ M</b>	<b>130 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	7.6M X 5.4M	24'10" X 17'9"
WC	1.6M X 1.0M	5'3" X 3'5"
TERRACE	7.9M X 1.7M	25'10" X 5'6"

### KEY

- FF:** Fridge/freezer
- MV:** Microwave
- OV:** Oven
- DW:** Dishwasher
- WD:** Washer/dryer



## UPPER LEVEL

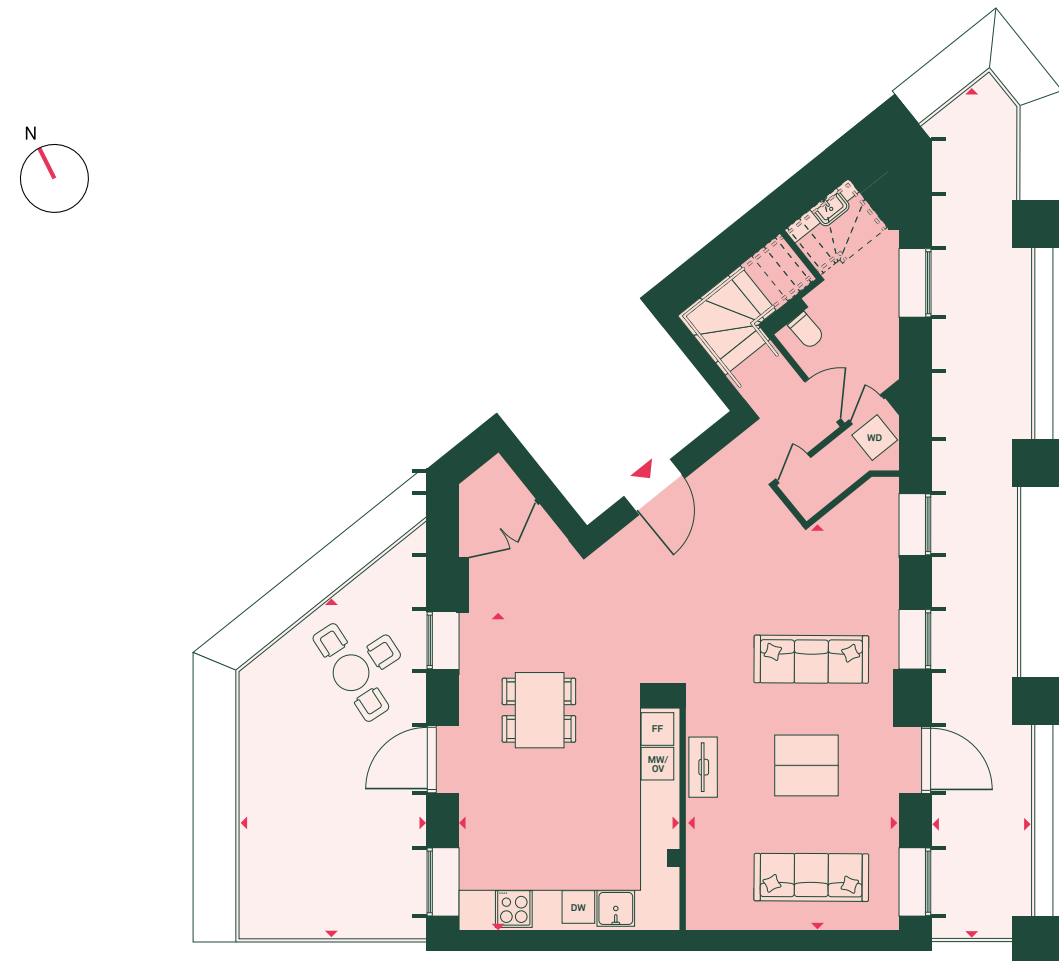


### APARTMENT DIMENSIONS

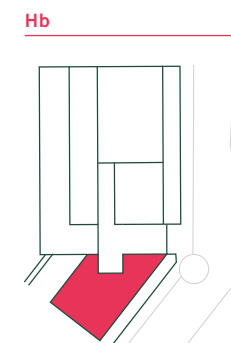
BEDROOM 1	3.9M X 3.2M	12'10" X 10'8"
BEDROOM 2	3.7M X 2.8M	12'2" X 9'3"
ENSUITE 1	2.0M X 3.2M	6'7" X 10'6"
ENSUITE 2	1.6M X 2.1M	5'3" X 6'11"
DRESSING ROOM 1	1.6M X 2.1M	5'3" X 7'1"
DRESSING ROOM 2	2.3M X 1.8M	7'9" X 5'9"

# 3 BED

4<sup>TH</sup> FLOOR: HB04016



LOWER LEVEL

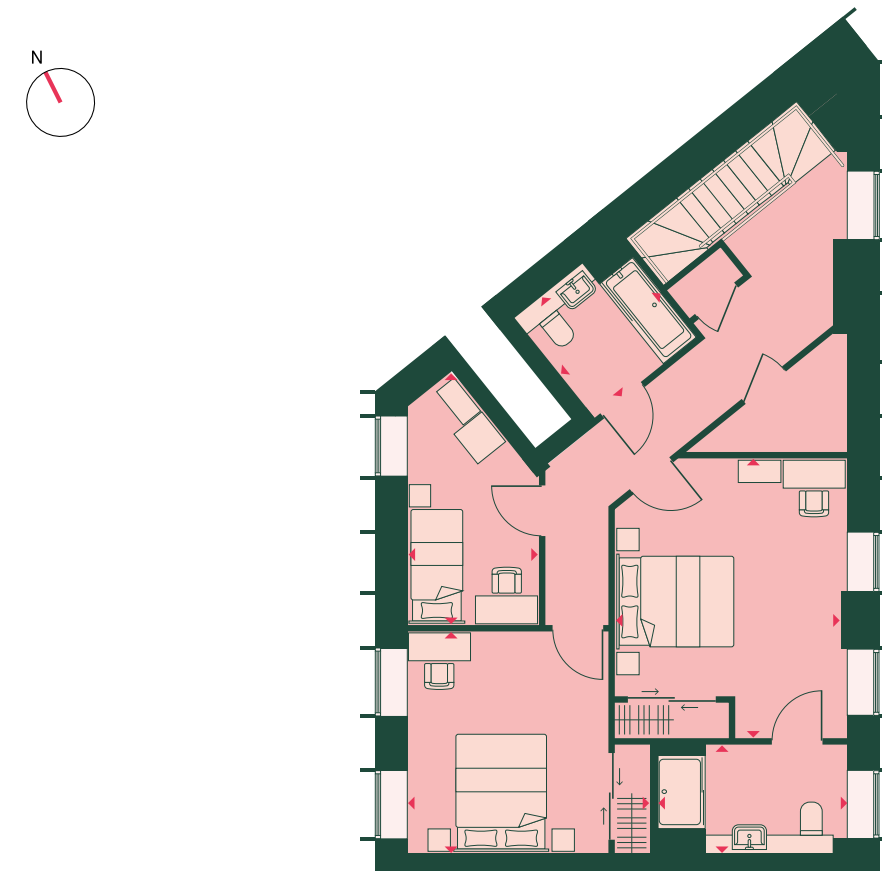


**APARTMENT DIMENSIONS**

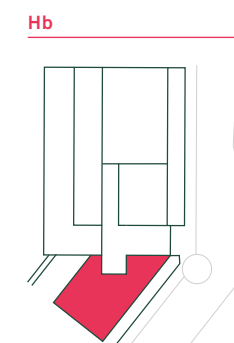
<b>TOTAL AREA</b>	<b>169 SQ M</b>	<b>1,828 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>131 SQ M</b>	<b>1,413 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>38 SQ M</b>	<b>415 SQ FT</b>
KITCHEN/DINING ROOM	5.3M X 3.6M	17'4" X 12'0"
LIVING ROOM	7.0M X 3.5M	23'0" X 11'7"
WC	2.0M X 2.4M	6'9" X 8'0"
TERRACE 1	14.0M X 1.7M	46'1" X 5'6"
TERRACE 2	5.6M X 3.1M	18'6" X 10'2"

**KEY**

- FF:** Fridge/freezer
- MV:** Microwave
- OV:** Oven
- DW:** Dishwasher
- WD:** Washer/dryer



UPPER LEVEL



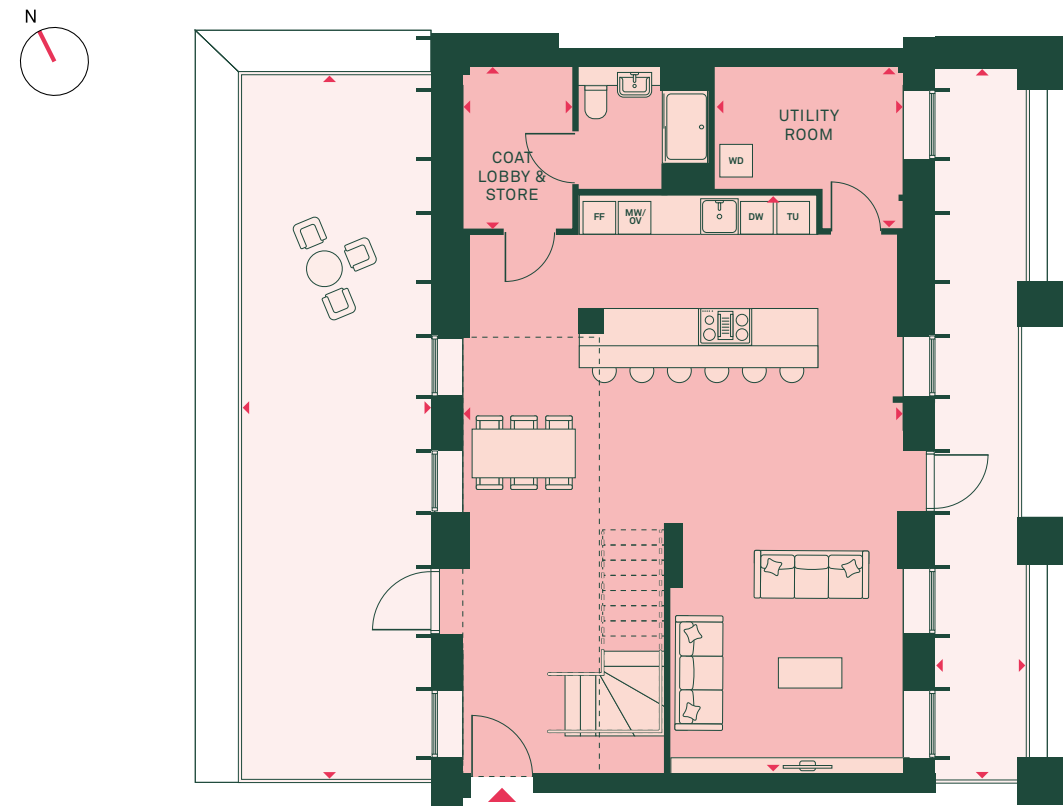
**APARTMENT DIMENSIONS**

BEDROOM 1	4.6M X 3.7M	15'2" X 12'3"
BEDROOM 2	3.7M X 4.0M	12'1" X 13'3"
BEDROOM 3	4.2M X 2.2M	13'8" X 7'2"
BATHROOM	2.1M X 2.1M	6'11" X 7'0"
ENSUITE	1.8M X 3.2M	5'11" X 10'4"

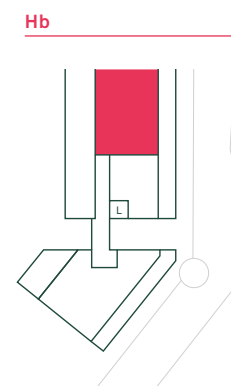


# 3 BED

4<sup>TH</sup> FLOOR: HB04014 |

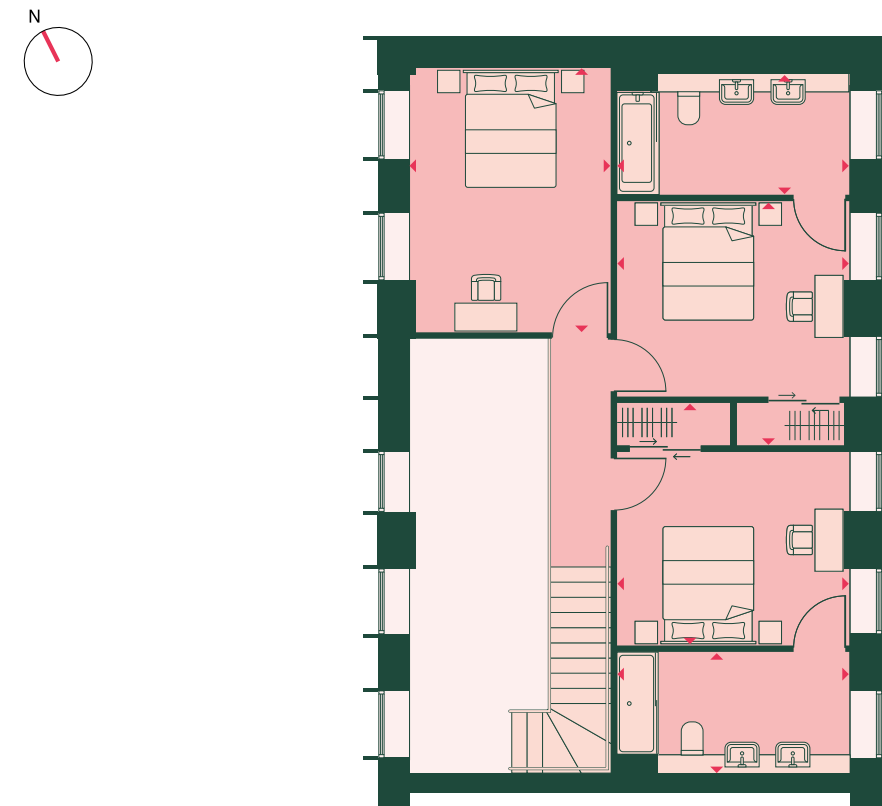


## LOWER LEVEL

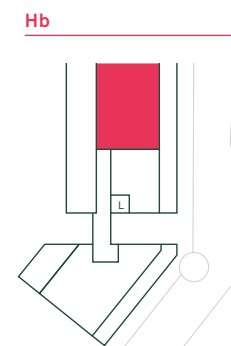


APARTMENT DIMENSIONS		
<b>TOTAL AREA</b>	<b>201 SQ M</b>	<b>2,164 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>148 SQ M</b>	<b>1,591 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>53 SQ M</b>	<b>573 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	9.5M X 7.3M	31'3" X 23'10"
COAT LOBBY & STORE	2.7M X 1.8M	8'9" X 5'11"
WC	2.0M X 2.1M	6'8" X 7'2"
UTILITY ROOM	2.7M X 3.1M	8'9" X 10'2"
TERRACE 1	11.6M X 3.2M	38'1" X 10'3"
TERRACE 2	11.7M X 1.5M	38'6" X 4'11"

KEY	
<b>FF:</b>	Fridge/freezer
<b>MV:</b>	Microwave
<b>OV:</b>	Oven
<b>DW:</b>	Dishwasher
<b>WD:</b>	Washer/dryer
<b>TU:</b>	Tall unit



## UPPER LEVEL



APARTMENT DIMENSIONS		
BEDROOM 1	4.0M X 3.8M	13'2" X 12'8"
BEDROOM 2	4.0M X 3.8M	13'3" X 12'8"
BEDROOM 3	4.4M X 3.3M	14'4" X 10'11"
ENSUITE 1	2.0M X 3.8M	6'7" X 12'8"
ENSUITE 2	2.0M X 3.8M	6'7" X 12'8"

# SPECIFICATION

# SPECIFICATION

## KITCHEN

- Snow white composite worktops with polished finish
- Zinc coloured laminate finish to all kitchen cabinetry
- Single undermounted stainless steel sink with chrome mixer tap
- Mediterranean grey brickwork tiles to all upstands and backplates
- Bosch black ceramic integrated electric hob and integrated extractor fan with LED light
- Bosch built-in stainless steel electric oven with touch control
- Fully integrated Bosch stainless steel microwave with touch control
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher with VarioSpeed
- Under-counter 3 stage separation waste bin



## BATHROOM

- White bath unit with bath panel
- Hansgrohe chrome thermostatic bath/shower mixer including overhead and hand shower
- 2-panel shower screen with polished chrome finish and clear glass
- Classic white square semi-recessed hand basin with chrome single level Hansgrohe mixer tap
- Classic white Geberit WC with soft close seat and chrome Flushplate
- Mirrored storage cabinet with open shelf units and single shaver socket inside
- Sea-green tiling around bath and above WC and hand basin

## EN-SUITE

- Sliding shower screen with classic white shower tray
- Hansgrohe thermostatic chrome shower kit including wall mounted overhead shower and separate hand shower
- Classic white square semi-recessed hand basin with chrome, Hansgrohe mixer tap
- Classic white Geberit WC with soft close seat and chrome Flushplate
- Mirrored storage cabinet with open shelf units and single shaver socket inside
- Sea-green tiling around bath and above WC and hand basin

## BEDROOMS

- Full height fitted wardrobes with blanket shelf and hanging rail to all main bedrooms<sup>1</sup>
- Recessed dimmable LED down lights to all bedrooms

<sup>1</sup>select apartments may vary

## INTERNAL DOORS & IRONMONGERY

- White panelled, fire-resistant solid doors throughout apartment
- Secure By Design front door, with brushed aluminium handles
- Single lever round chrome privacy door handles for bathrooms and en-suites
- Square edged architraves and skirtings throughout apartment

## FLOORING AND HEATING

- Amtico nordic oak flooring throughout all rooms and hallways
- Carpet to private staircase in duplex apartments only
- Underfloor heating throughout apartment

## SECURITY & PEACE OF MIND

- Video entry system
- Multi-lock door with security chain and spy hole
- Sprinkler system fitted throughout apartments
- Wire smoke and heat detectors
- 12 year NHBC warranty
- 2 year defect warranty
- 999 year lease

## ELECTRICAL & LIGHTING

- Recessed LED down lights to kitchen, living, dining, bedrooms, bathrooms, en-suites and hall
- Dimmer in kitchen, living, dining and bedrooms
- Kitchen task lighting fixed under all wall cabinets with warm white light
- A socket with integrated USB charger provided in all rooms

## GENERAL

- Bosch freestanding white washer/dryer machine to storage cupboards\*
- Heating and hot water provided by central plant and charge separately
- Television (terrestrial and satellite) points with SkyQ provisions to living room and main bedroom
- Landline telephone and Virgin & BT hyper optic data points to living room and main bedroom

\*Location can vary

## ONSITE AMENITIES

- Concierge
- Cinema room
- Fitness suite
- Flexible workspace area
- Secure underground and ground level parking
- Secure cycle storage





**Peabody creates great places where people want to live, adding value through long-term, patient investment. This historic organisation is known for upholding high design standards to create homes in great locations which are safe, easy to maintain and long-lasting.**

### BUILDING HISTORY

Peabody has over 158 years of experience and expertise in managing property in London. Founded by the American financier and philanthropist George Peabody in 1862, the organisation now manages over 66,000 homes. Peabody is well-placed to build thousands more top quality, well-maintained homes each year.

### CUSTOMER FOCUS

Peabody creates and invests in great places where people want to live. Placing customers at the forefront, Peabody recently achieved 'Gold' in the latest, wholly independent, customer satisfaction awards. Over 90% of customers said they would recommend Peabody. Its ambition is to create communities that are healthier, wealthier and happier.

### FINANCIAL STRENGTHS

Peabody delivers long-term returns on investment. It has a strong balance sheet with low gearing and a modest debt burden. Astute business planning, together with robust governance, and an asset base of £6.8bn, means that Peabody is well placed to build thousands more top quality, well-maintained homes each year.

### SOCIAL HEART

In line with the social purpose of its founder, the organisation re-invests its surpluses to provide more homes and services. Last year it generated a surplus of £148m, investing £356m in building new homes, and £84m in maintaining existing homes. It also runs a community foundation, helping to create prosperity and success for people in London and the south-east of the UK.

### QUALITY, SUSTAINABILITY & INNOVATIVE DESIGN

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality and innovative design. This has been achieved by working with the best designers and robust procedures to monitor quality throughout the design, development and procurement process. Peabody has a long and proud history of providing well-designed, sustainable homes.

### AWARD WINNING

Since 2017 Peabody has been recognised and awarded more than 55 prestigious awards, including the 2017 Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the 2020 Evening Standard New Homes Awards. We also work with award winning architects and partners to deliver our high-quality design standards, creating homes in great locations which are safe, easy to maintain and long-lasting.

## TRACK RECORD OF URBAN REGENERATION

Here are just a few examples of where we have recently delivered award-winning urban regeneration in London.

### WHARF ROAD

#### Islington, N1 (pictured)

In the heart of north London's most diverse district is Wharf Road, a distinctive boutique collection of 98 homes overlooking the tranquil City Road Basin on the Regents Canal.

### FISH ISLAND VILLAGE

#### Hackney Wick, E3

A vibrant canal-side community of 580 new homes, just moments from the Olympic Park. This thriving, cultural creative hub is a truly inspiring place with unique spaces to live and work.

### MERCHANTS WALK

#### Bow, E3

Ideally positioned between Canary Wharf and Stratford, this stunning collection of 413 well-designed new homes delivers uncompromising quality at an affordable price, with unique spaces to live and work.



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