

# ARDEN

AT PARKSIDE SE10



FLOORPLANS

OSIER 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.














## NATURE'S NEW CENTRE

**The Osier Collection consists of thoughtfully designed studio, one- and two-bedroom apartments that are set within four low-rise crescent-shaped buildings. Overlooking a lushly plated communal garden, many are dual aspect with some also enjoying southerly views over the protected English woodland of mature trees.**



Each of the apartments boast modern interiors and high-quality finishes throughout. Crucially they all come with outside space to make the most of the warmer months. The aspects of the buildings have been designed to visually connect to the colourful and lush surroundings from the moment you enter the entrance lobby, blending both the inside and outside of your Arden home.

# SITE PLAN





## KEY

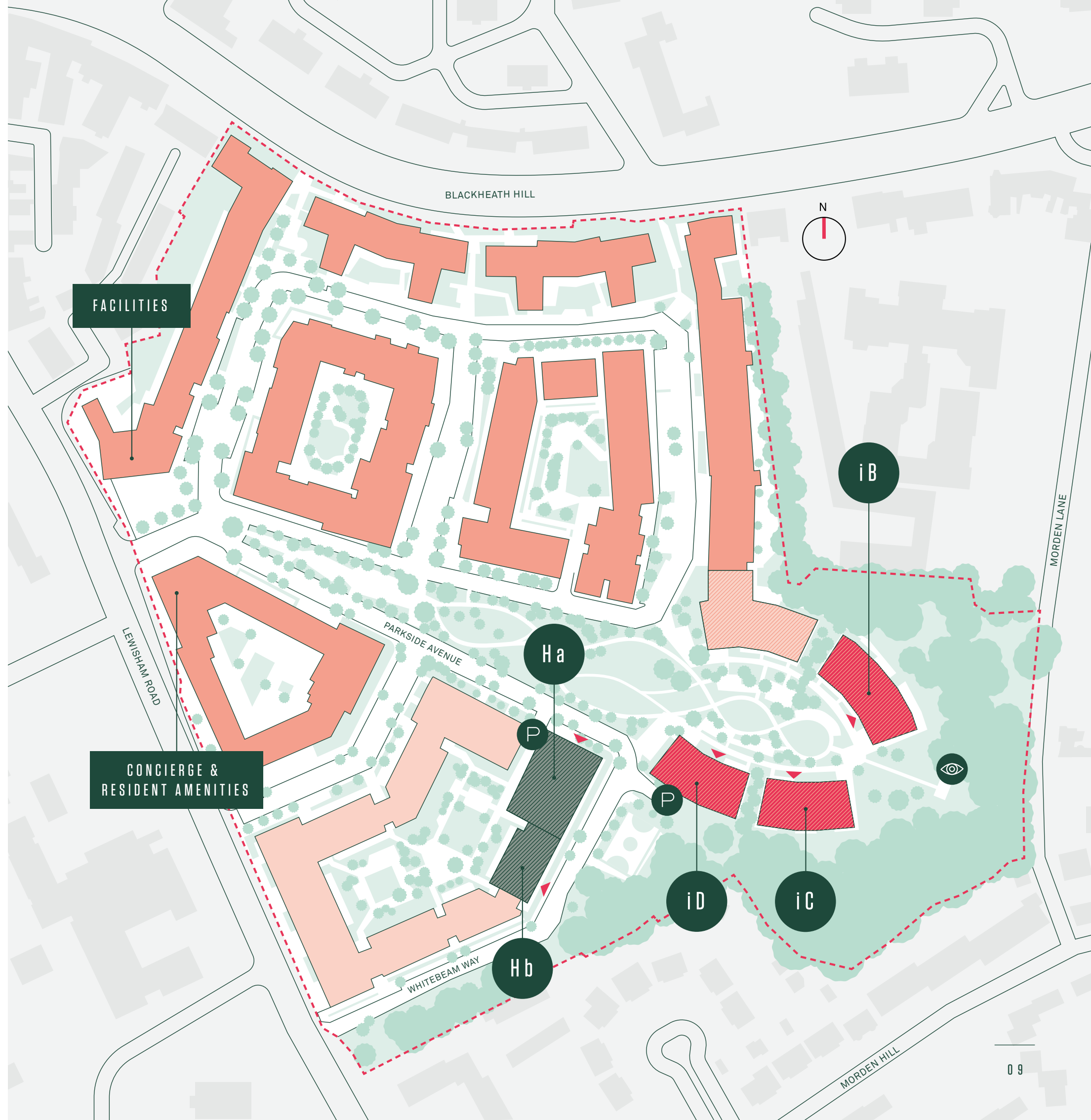
-  Site boundary
-  Osier Collection
-  Acer Collection
-  Shared Ownership
-  Affordable Rent
-  Phases 1-4
-  Building entrance
-  Underground parking entrance and bicycle storage
-  Viewpoint

## FACILITIES

-  Café
-  Nursery

## CONCIERGE & RESIDENT AMENITIES

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





FLOOR  
PLANS

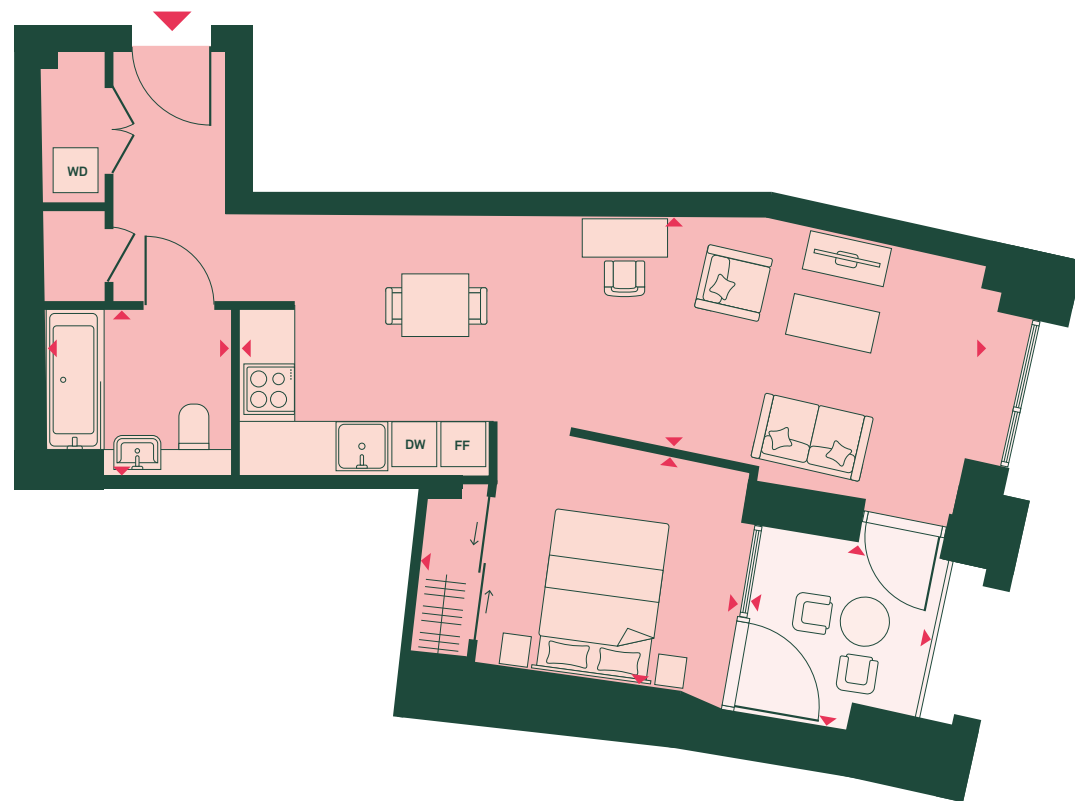
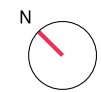
# OSIER COLLECTION

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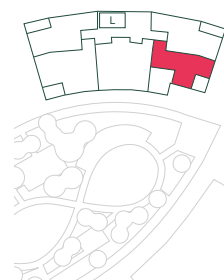


# STUDIO

1<sup>ST</sup> FLOOR: IB01007



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## APARTMENT DIMENSIONS

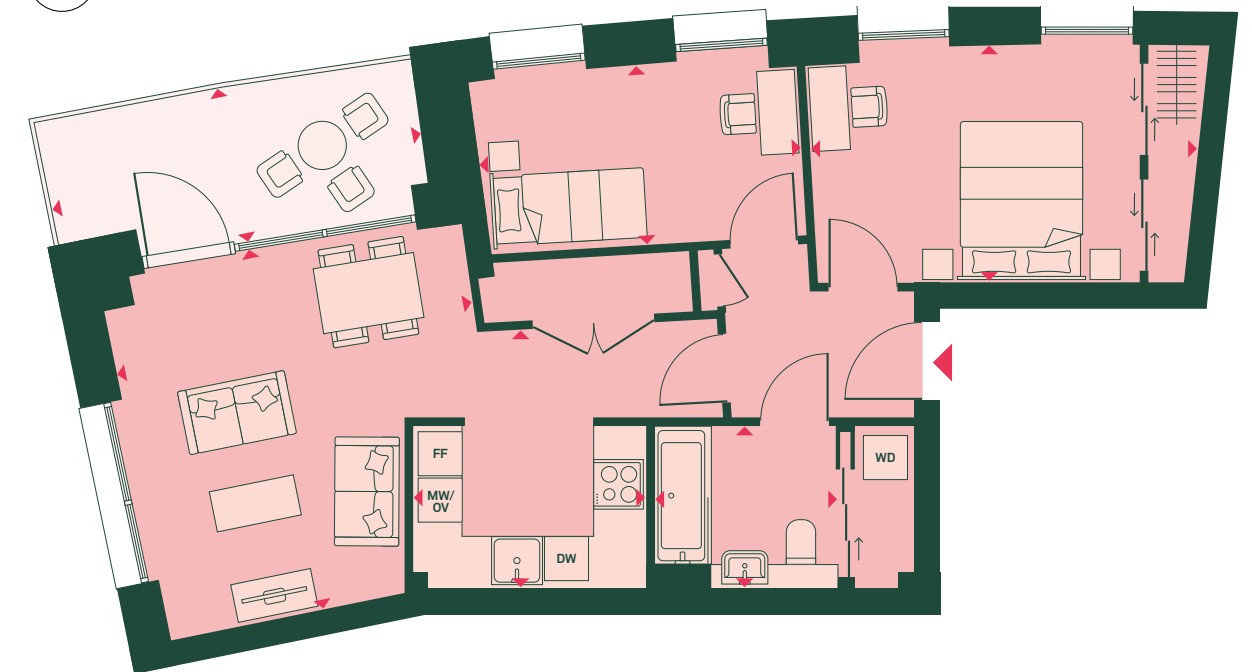
<b>TOTAL AREA</b>	<b>53 SQ M</b>	<b>572 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>48 SQ M</b>	<b>520 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>5 SQ M</b>	<b>52 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	2.8M X 9.0M	9'2" X 29'5"
SLEEPING AREA	2.8M X 3.9M	9'2" X 12'8"
BATHROOM	2.0M X 2.2M	6'7" X 7'5"
BALCONY	2.3M X 2.3M	7'5" X 7'5"

## KEY

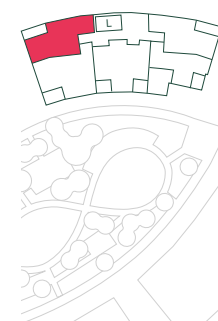
- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer

# 2 BED

1<sup>ST</sup> FLOOR: IB01004 | 2<sup>ND</sup> FLOOR: IB02009 | 3<sup>RD</sup> FLOOR: IB03014 | 4<sup>TH</sup> FLOOR: IB04019  
 5<sup>TH</sup> FLOOR: IB05024 | 6<sup>TH</sup> FLOOR: IB06029 | 7<sup>TH</sup> FLOOR: IB07034



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## APARTMENT DIMENSIONS

<b>TOTAL AREA</b>	<b>70 SQ M</b>	<b>766 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>62 SQ M</b>	<b>676 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>8 SQ M</b>	<b>90 SQ FT</b>
LIVING/DINING ROOM	4.4M X 4.5M	14'7" X 14'9"
KITCHEN	2.8 X 3.1M	9'5" X 10'5"
BEDROOM 1	4.7M X 2.9M	15'7" X 9'7"
BEDROOM 2	3.9M X 2.2M	13'0" X 7'3"
BATHROOM	2.2M X 2.0M	7'5" X 6'7"
BALCONY	4.6M X 1.9M	15'1" X 6'3"

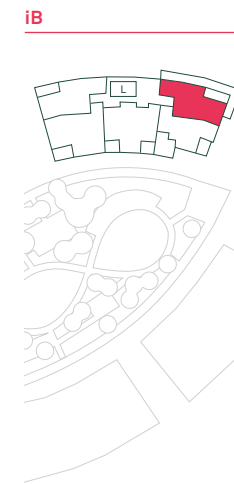
## KEY

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



# 2 BED

1<sup>ST</sup> FLOOR: IB01008\* | 2<sup>ND</sup> FLOOR: IB02013 | 3<sup>RD</sup> FLOOR: IB03018 | 4<sup>TH</sup> FLOOR: IB04023  
 5<sup>TH</sup> FLOOR: IB05028 | 6<sup>TH</sup> FLOOR: IB06033 | 7<sup>TH</sup> FLOOR: IB07038



### APARTMENT DIMENSIONS

	M	FT
<b>TOTAL AREA</b>	<b>71 SQ M</b>	<b>769 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>63 SQ M</b>	<b>679 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>8 SQ M</b>	<b>90 SQ FT</b>
LIVING/DINING ROOM	4.5M X 4.5M	14'9" X 14'9"
KITCHEN	3.1M X 2.9M	10'4" X 9'7"
BEDROOM 1	2.9M X 4.7M	9'7" X 15'7"
BEDROOM 2	2.2M X 4.0M	7'4" X 13'1"
BATHROOM	2.0M X 2.2M	6'7" X 7'5"
BALCONY 1	1.9M X 4.6M	6'3" X 15'3"
BALCONY 2*	7.0M X 17.1M	23'1" X 56'3"
TOTAL AREA*	123 SQ M	1,328 SQ ST
TOTAL EXTERNAL AREA*	60 SQ M	649 SQ FT

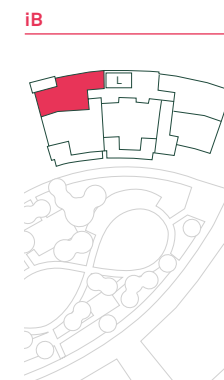
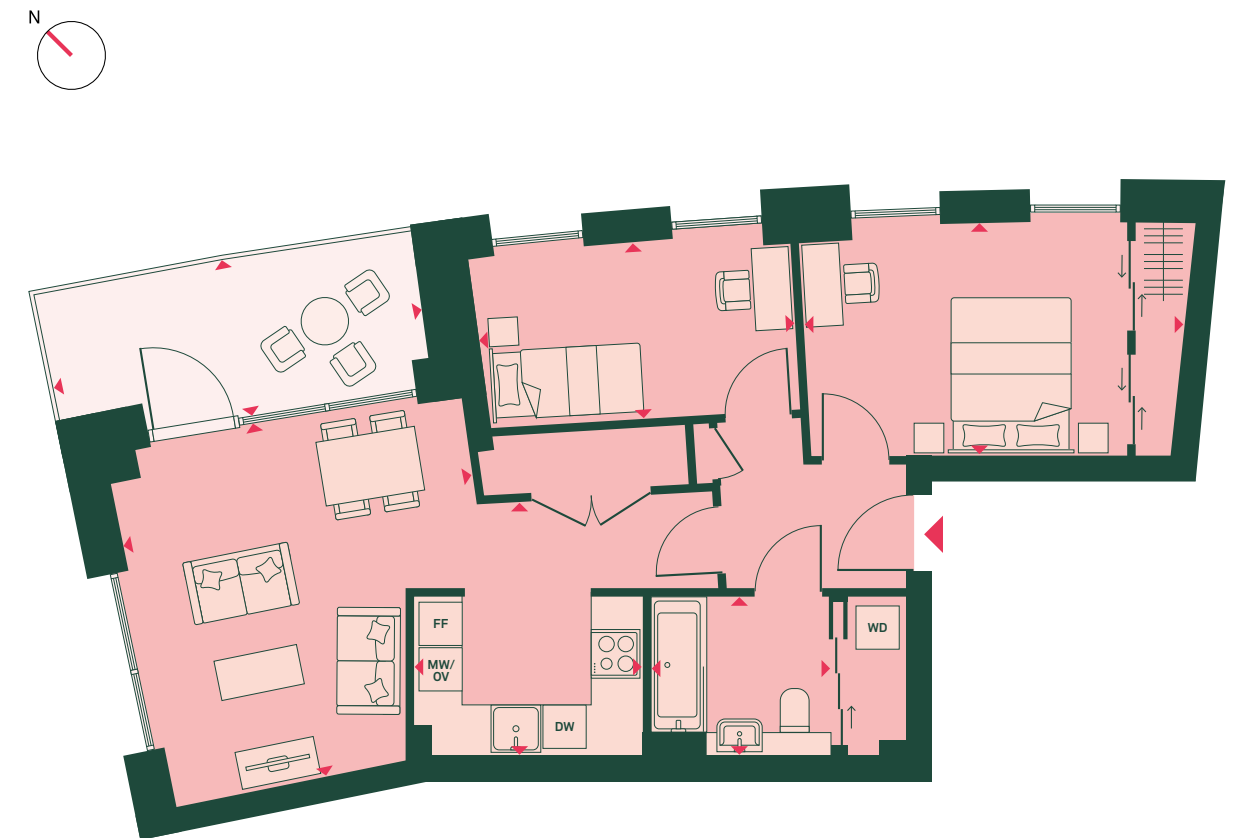
\*only included in apartment IB01008

### KEY

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

# 2 BED

G FLOOR: IB0G001



### APARTMENT DIMENSIONS

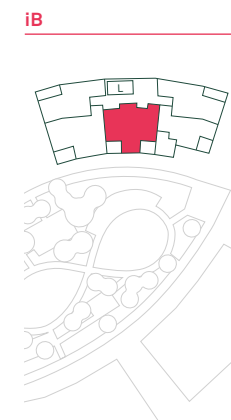
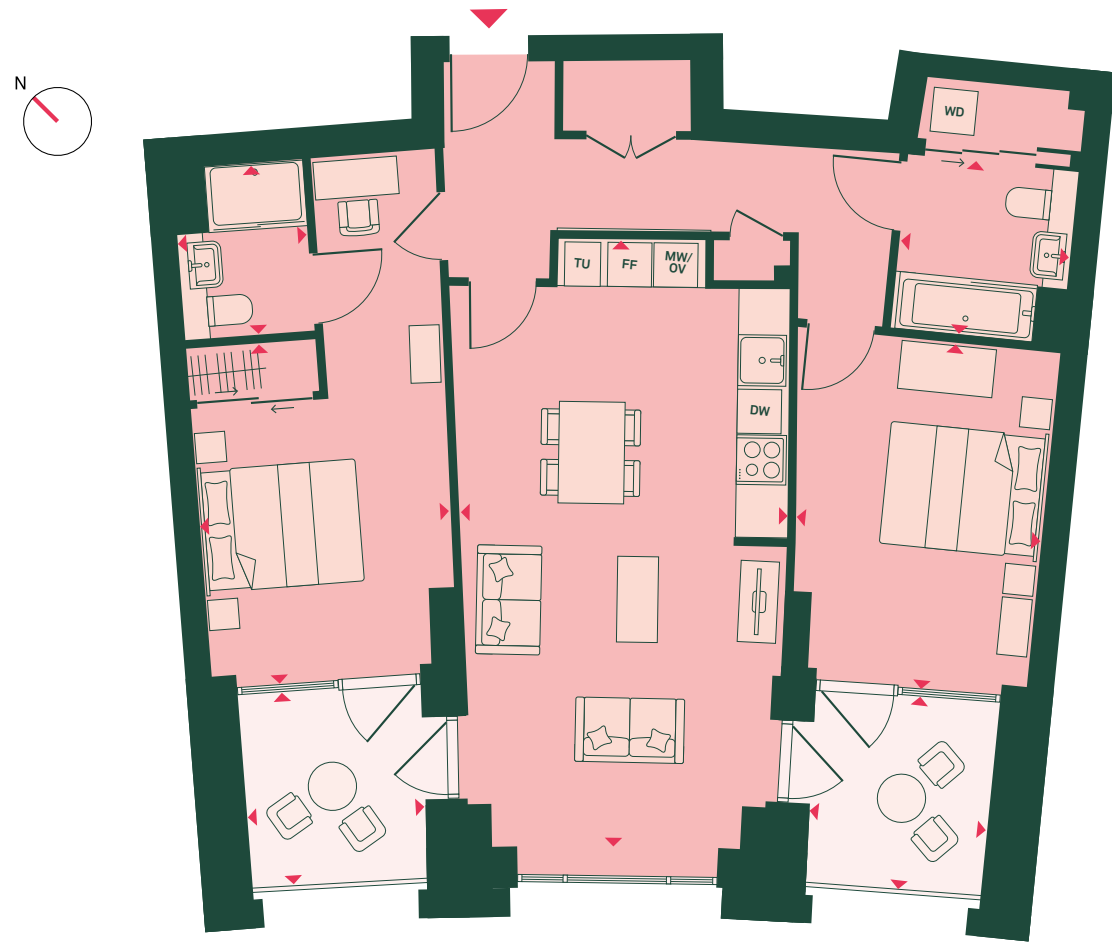
	M	FT
<b>TOTAL AREA</b>	<b>72 SQ M</b>	<b>771 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>63 SQ M</b>	<b>675 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>9 SQ M</b>	<b>96 SQ FT</b>
LIVING/DINING ROOM	4.5M X 4.5M	14'7" X 14'9"
KITCHEN	2.9M X 3.2M	9'5" X 10'5"
BEDROOM 1	4.7M X 2.9M	15'7" X 9'7"
BEDROOM 2	3.9M X 2.2M	13'0" X 7'3"
BATHROOM	2.2M X 2.0M	7'5" X 6'7"
TERRACE	4.7M X 2.0M	15'5" X 6'7"

### KEY

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

# 2 BED

1<sup>ST</sup> FLOOR: IB01006 | 2<sup>ND</sup> FLOOR: IB02011 | 3<sup>RD</sup> FLOOR: IB03016 | 4<sup>TH</sup> FLOOR: IB04021  
 5<sup>TH</sup> FLOOR: IB05026 | 6<sup>TH</sup> FLOOR: IB06031

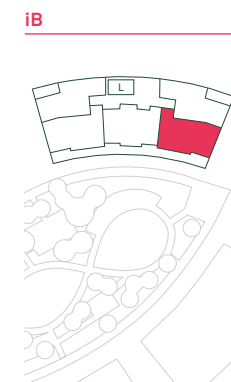


APARTMENT DIMENSIONS		
TOTAL AREA	89 SQ M	960 SQ FT
TOTAL INTERNAL AREA	79 SQ M	848 SQ FT
TOTAL EXTERNAL AREA	10 SQ M	112 SQ FT
LIVING/KITCHEN/DINING ROOM	7.5M X 4.0M	24'6" X 13'4"
BEDROOM 1	4.2M X 3.0M	13'9" X 10'1"
BEDROOM 2	4.2M X 3.0M	14'0" X 9'10"
BATHROOM	2.1M X 2.0M	7'1" X 6'10"
EN-SUITE	2.0M X 1.6M	6'10" X 5'4"
BALCONY 1	2.3M X 2.2M	7'9" X 7'2"
BALCONY 2	2.3M X 2.2M	7'9" X 7'2"

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

# 2 BED

7<sup>TH</sup> FLOOR: IB07033



APARTMENT DIMENSIONS		
TOTAL AREA	86 SQ M	931 SQ FT
TOTAL INTERNAL AREA	69 SQ M	747 SQ FT
TOTAL EXTERNAL AREA	17 SQ M	184 SQ FT
LIVING/KITCHEN/DINING ROOM	6.1M X 4.7M	20'0" X 15'5"
BEDROOM 1	6.1M X 3.3M	19'11" X 10'9"
BEDROOM 2	2.8M X 3.2M	9'3" X 10'6"
BATHROOM	2.2M X 2.1M	7'1" X 7'0"
EN-SUITE	2.1M X 1.6M	6'11" X 5'5"
TERRACE	1.6M X 10.3M	5'3" X 33'11"

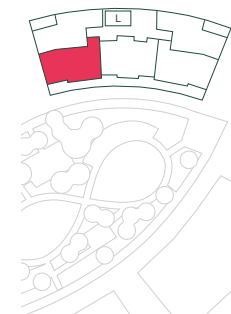
KEY
FF: Fridge/freezer
MV: Microwave
OV: Oven
DW: Dishwasher
WD: Washer/dryer

# 2 BED

7<sup>TH</sup> FLOOR: IB07035



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## APARTMENT DIMENSIONS

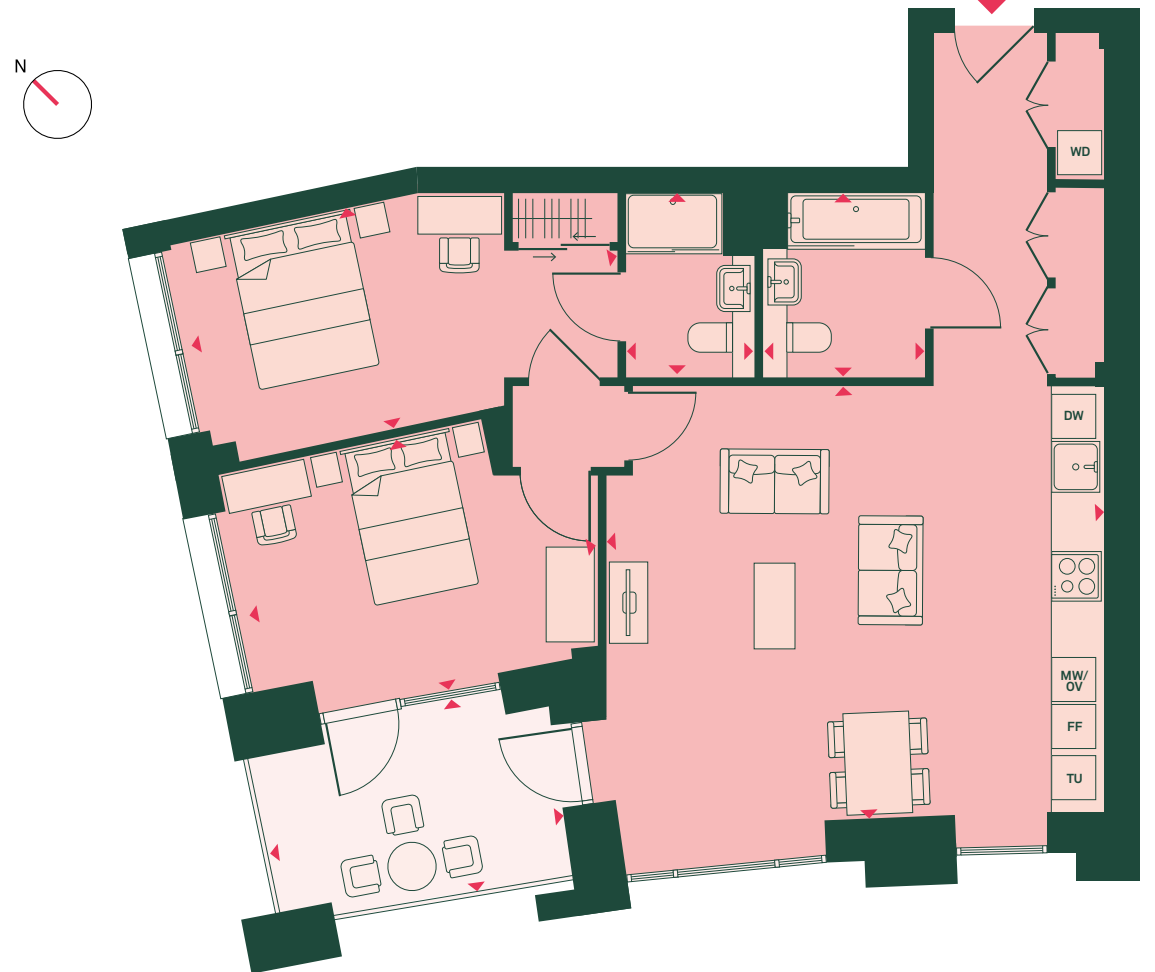
	86 SQ M	934 SQ FT
<b>TOTAL AREA</b>		
<b>TOTAL INTERNAL AREA</b>	69 SQ M	745 SQ FT
<b>TOTAL EXTERNAL AREA</b>	17 SQ M	189 SQ FT
LIVING/KITCHEN/DINING ROOM	6.1M X 4.7M	20'1" X 15'4"
BEDROOM 1	6.0M X 3.3M	19'10" X 10'8"
BEDROOM 2	2.9M X 3.2M	9'7" X 10'6"
BATHROOM	2.2M X 2.2M	7'1" X 7'1"
EN-SUITE	2.1M X 1.6M	6'10" X 5'3"
TERRACE	2.1M X 10.5M	7'0" X 34'4"

## KEY

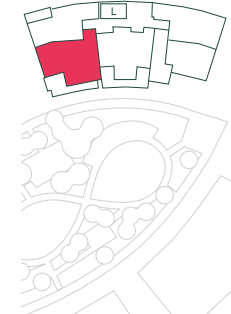
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer

# 2 BED

1<sup>ST</sup> FLOOR: IB01005 | 2<sup>ND</sup> FLOOR: IB02010 | 3<sup>RD</sup> FLOOR: IB03015 | 4<sup>TH</sup> FLOOR: IB04020  
 5<sup>TH</sup> FLOOR: IB05025 | 6<sup>TH</sup> FLOOR: IB06030



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## APARTMENT DIMENSIONS

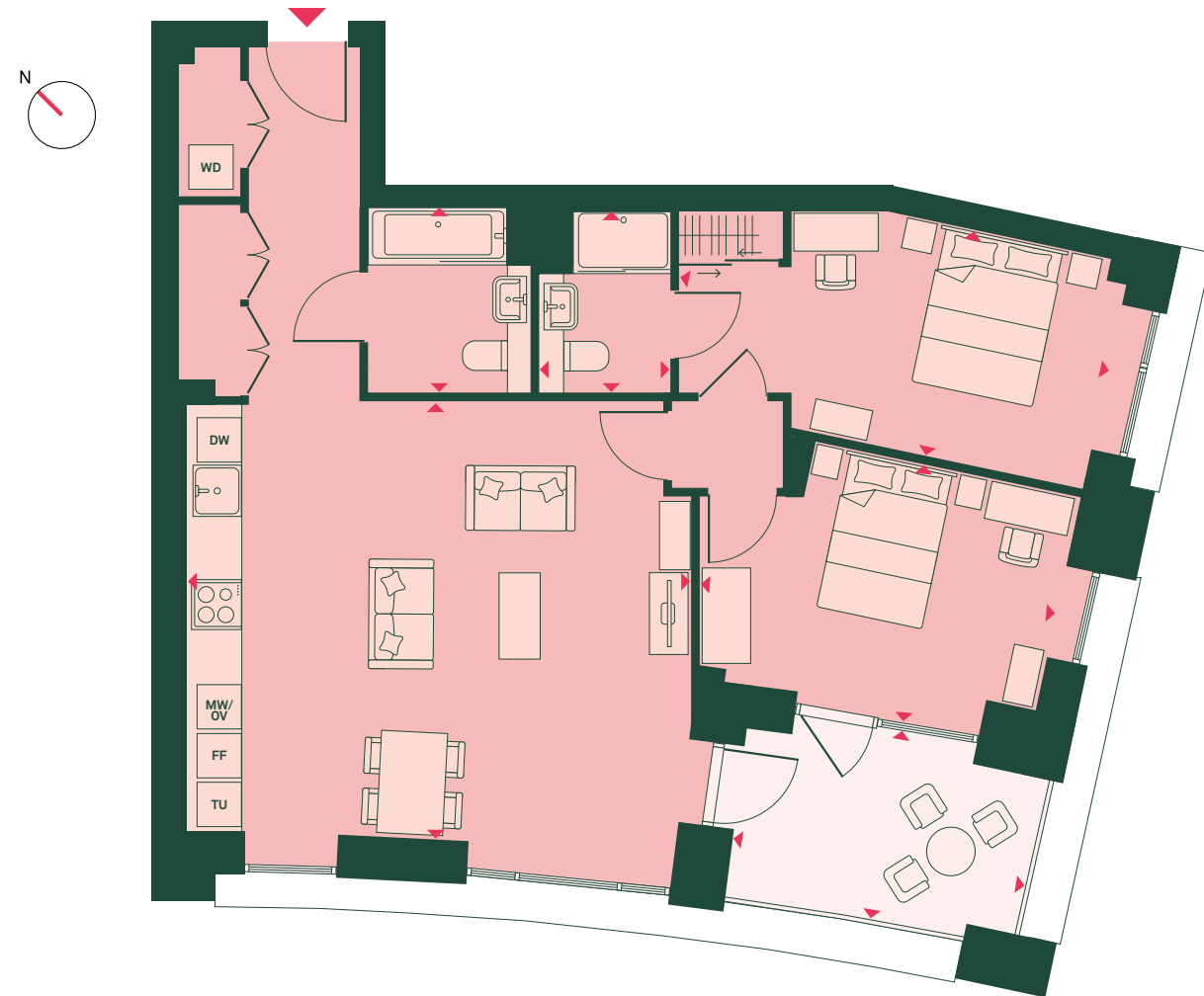
	87 SQ M	937 SQ FT
<b>TOTAL AREA</b>		
<b>TOTAL INTERNAL AREA</b>	79 SQ M	850 SQ FT
<b>TOTAL EXTERNAL AREA</b>	8 SQ M	87 SQ FT
LIVING/KITCHEN/DINING ROOM	5.3M X 6.1M	17'6" X 20'2"
BEDROOM 1	2.8M X 5.3M	9'1" X 17'6"
BEDROOM 2	3.2M X 4.3M	10'5" X 14'4"
BATHROOM	2.3M X 2.0M	7'5" X 6'7"
EN-SUITE	2.3M X 1.6M	7'5" X 5'3"
BALCONY	2.3M X 3.6M	7'9" X 11'11"

## KEY

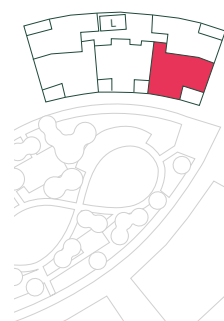
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer  
**TU:** Tall unit

# 2 BED

2<sup>ND</sup> FLOOR: IB02012 | 3<sup>RD</sup> FLOOR: IB03017 | 4<sup>TH</sup> FLOOR: IB04022 | 5<sup>TH</sup> FLOOR: IB05027  
6<sup>TH</sup> FLOOR: IB06032 |



IB



## APARTMENT DIMENSIONS

	87 SQ M	939 SQ FT
<b>TOTAL AREA</b>		
<b>TOTAL INTERNAL AREA</b>	79 SQ M	853 SQ FT
<b>TOTAL EXTERNAL AREA</b>	8 SQ M	86 SQ FT
LIVING/KITCHEN/DINING ROOM	5.3M X 6.1M	17'6" X 20'2"
BEDROOM 1	2.8M X 5.3M	9'3" X 17'7"
BEDROOM 2	3.1M X 4.3M	10'4" X 14'3"
BATHROOM	2.3M X 2.0M	7'5" X 6'7"
EN-SUITE	2.3M X 1.6M	7'5" X 5'3"
BALCONY	2.4M X 3.6M	7'8" X 11'10"

## KEY

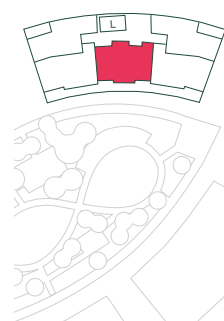
FF: Fridge/freezer  
MV: Microwave  
OV: Oven  
DW: Dishwasher  
WD: Washer/dryer  
TU: Tall unit

# 2 BED

7<sup>TH</sup> FLOOR: IB07036 |



IB



## APARTMENT DIMENSIONS

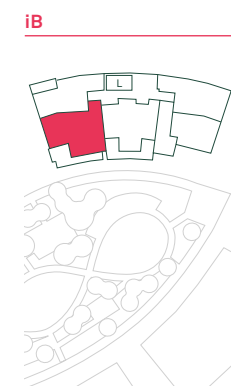
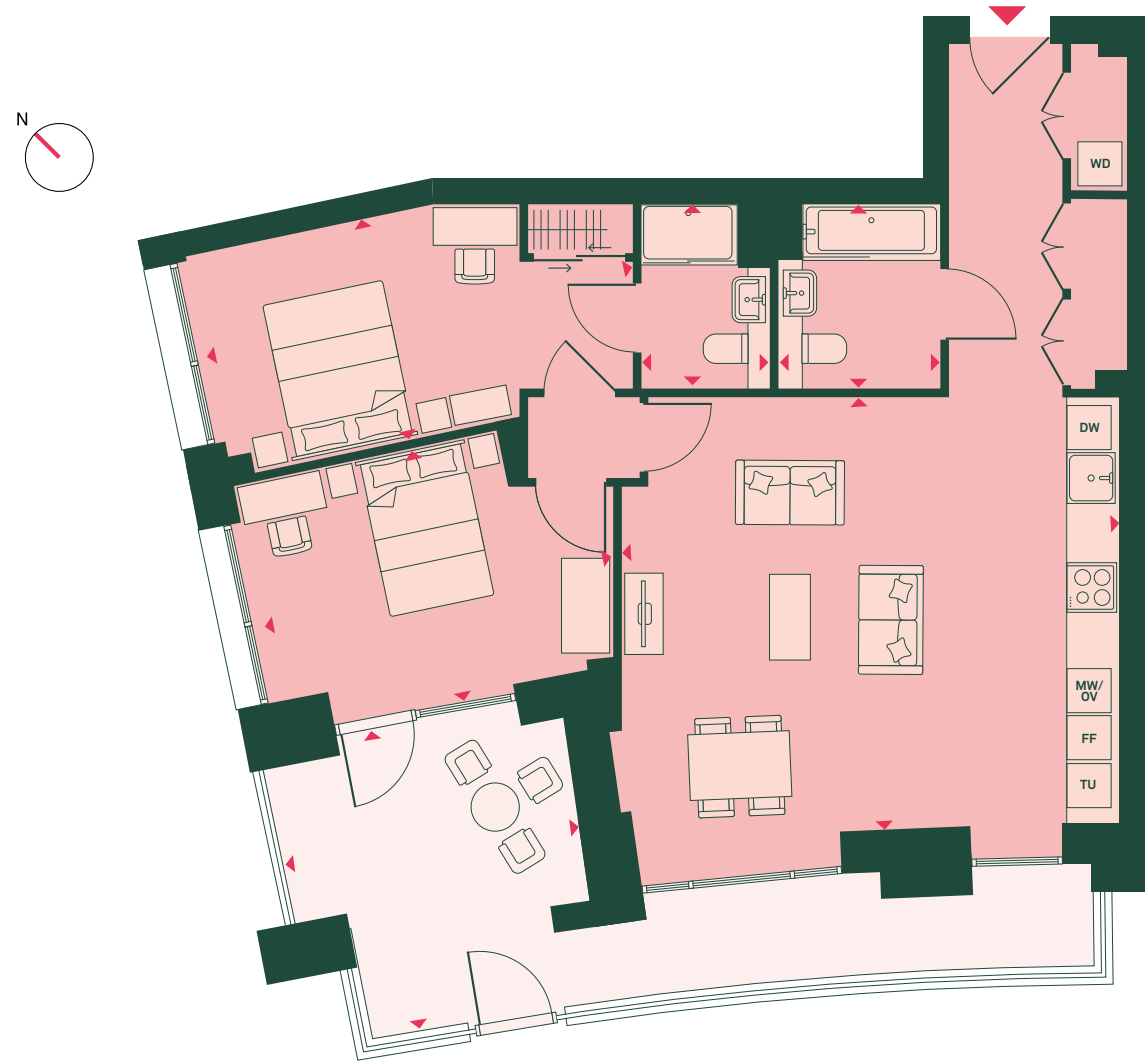
	90 SQ M	975 SQ FT
<b>TOTAL AREA</b>		
<b>TOTAL INTERNAL AREA</b>	73 SQ M	784 SQ FT
<b>TOTAL EXTERNAL AREA</b>	17 SQ M	191 SQ FT
LIVING/KITCHEN/DINING ROOM	6.0M X 4.0M	19'10" X 13'11"
BEDROOM 1	4.7M X 3.1M	15'5" X 10'2"
BEDROOM 2	4.2M X 3.2M	13'11" X 10'5"
BATHROOM	2.2M X 2.1M	7'1" X 6'10"
EN-SUITE	1.6M X 2.1M	5'3" X 6'11"
TERRACE	1.6M X 10.0M	5'2" X 32'8"

## KEY

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

# 2 BED

G FLOOR: IB0G002

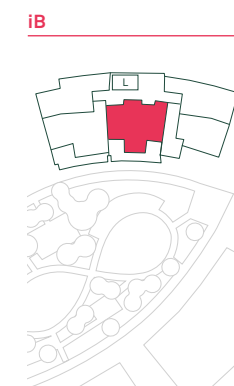


APARTMENT DIMENSIONS		
<b>TOTAL AREA</b>	<b>96 SQ M</b>	<b>1,036 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>79 SQ M</b>	<b>850 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>17 SQ M</b>	<b>186 SQ FT</b>
LIVING/ KITCHEN /DINING ROOM	5.3M X 6.1M	17'6" X 20'2"
BEDROOM 1	2.8M X 5.3M	9'1" X 17'6"
BEDROOM 2	3.1M X 4.3M	10'5" X 14'4"
BATHROOM	2.2M X 2.0M	7'5" X 6'7"
EN-SUITE	2.2M X 1.6M	7'5" X 5'3"
TERRACE	3.8M X 9.7M	12'5" X 31'11"

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

# 2 BED

G FLOOR: IB0G003



APARTMENT DIMENSIONS		
<b>TOTAL AREA</b>	<b>99 SQ M</b>	<b>1,067 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>79 SQ M</b>	<b>848 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>20 SQ M</b>	<b>219 SQ FT</b>
LIVING/ KITCHEN /DINING ROOM	7.5M X 4.0M	24'6" X 13'4"
BEDROOM 1	4.2M X 3.1M	13'9" X 10'1"
BEDROOM 2	4.2M X 3.0M	14'0" X 9'10"
BATHROOM	2.1M X 2.0M	7'1" X 6'10"
EN-SUITE	2.1M X 1.6M	6'10" X 5'4"
TERRACE	3.8M X 8.6M	12'5" X 28'2"

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

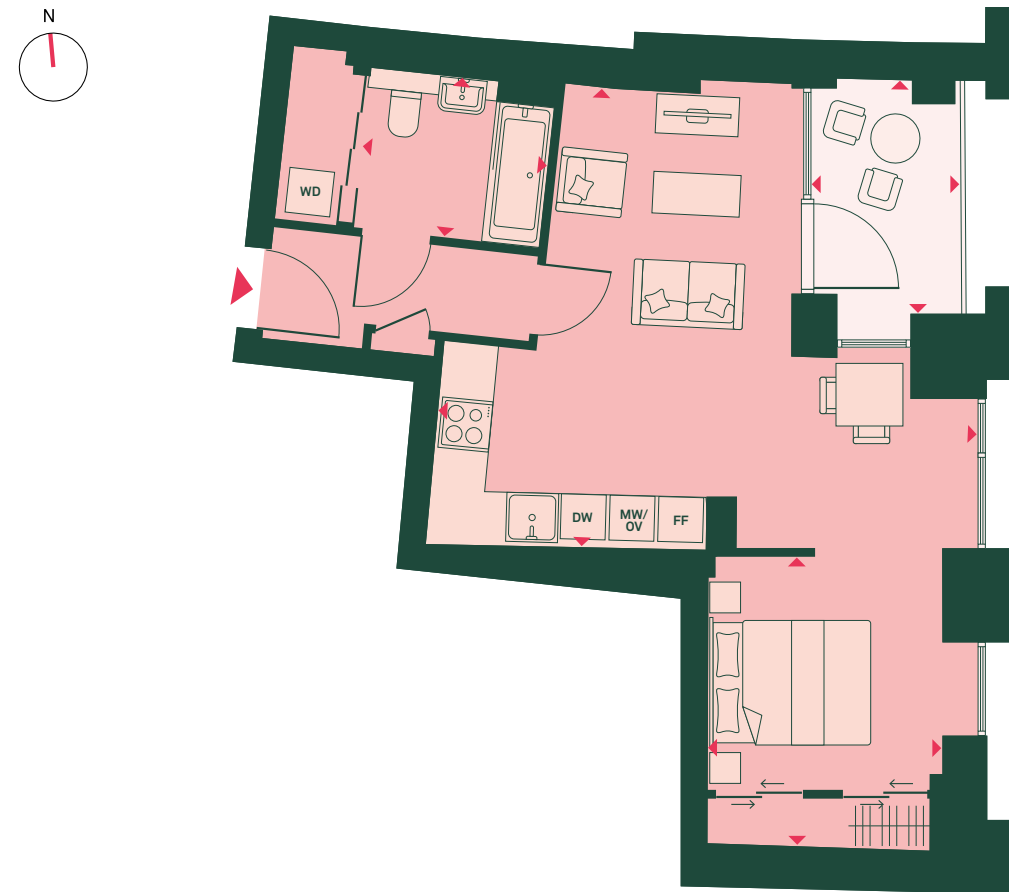
# OSIER COLLECTION

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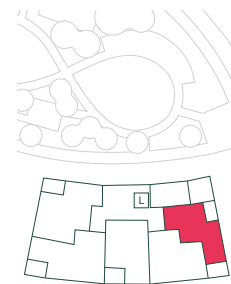


# STUDIO

1<sup>ST</sup> FLOOR: IC01009



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## APARTMENT DIMENSIONS

<b>TOTAL AREA</b>	<b>49 SQ M</b>	<b>529 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>44 SQ M</b>	<b>477 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>5 SQ M</b>	<b>52 SQ FT</b>
LIVING/ KITCHEN /DINING ROOM	6.0M X 5.5M	20'0" X 18'3"
SLEEPING AREA	2.8M X 3.5M	9'4" X 11'6"
BATHROOM	2.2M X 1.9M	7'5" X 6'5"
BALCONY	1.8M X 2.8M	5'11" X 9'3"

## KEY

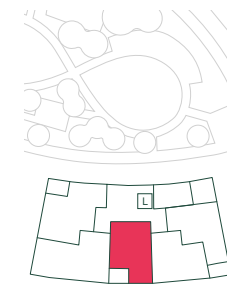
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer

# 1 BED

1<sup>ST</sup> FLOOR: IC01007 | 2<sup>ND</sup> FLOOR: IC02012 | 3<sup>RD</sup> FLOOR: IC03017 | 4<sup>TH</sup> FLOOR: IC04022  
 5<sup>TH</sup> FLOOR: IC05027 | 6<sup>TH</sup> FLOOR: IC06032



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## APARTMENT DIMENSIONS

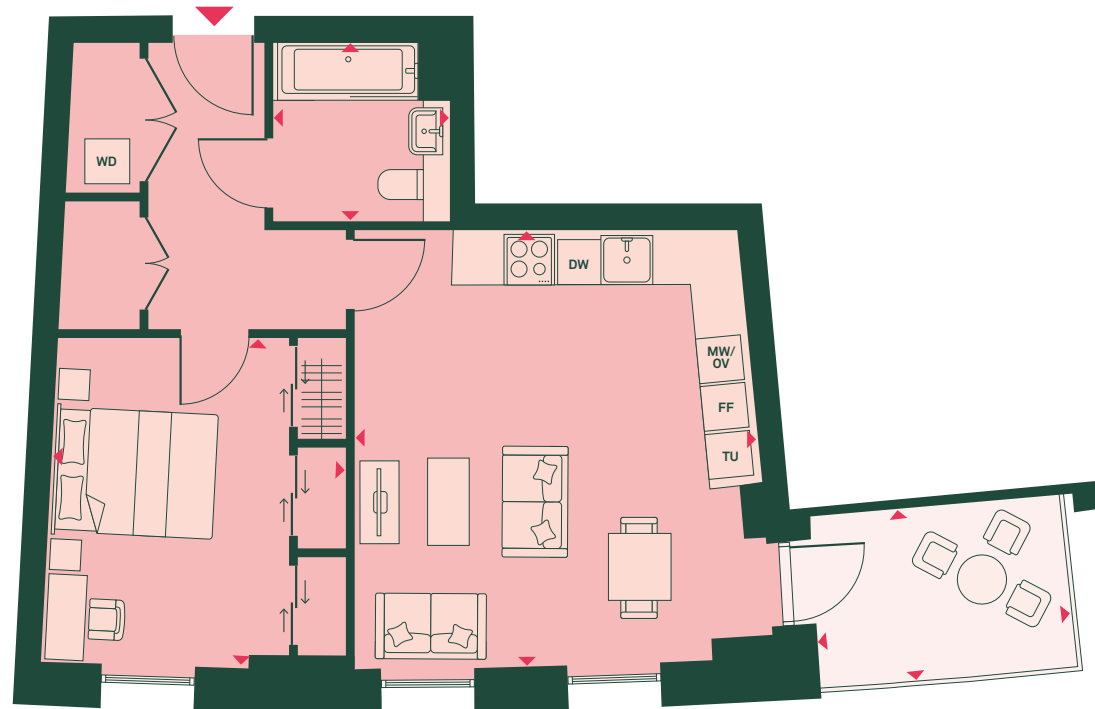
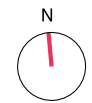
<b>TOTAL AREA</b>	<b>58 SQ M</b>	<b>619 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>52 SQ M</b>	<b>558 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>6 SQ M</b>	<b>61 SQ FT</b>
LIVING/ KITCHEN /DINING ROOM	3.4M X 7.0M	11'3" X 23'1"
BEDROOM	3.0M X 4.1M	9'8" X 13'4"
BATHROOM	2.2M X 2.1M	7'1" X 7'0"
WALK-IN WARDROBE	1.5M X 3.0M	5'0" X 9'11"
BALCONY	2.4M X 2.3M	8'0" X 7'8"

## KEY

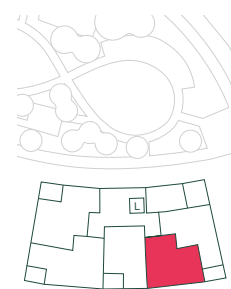
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer

# 1 BED

1<sup>ST</sup> FLOOR: IC01008



ic



## APARTMENT DIMENSIONS

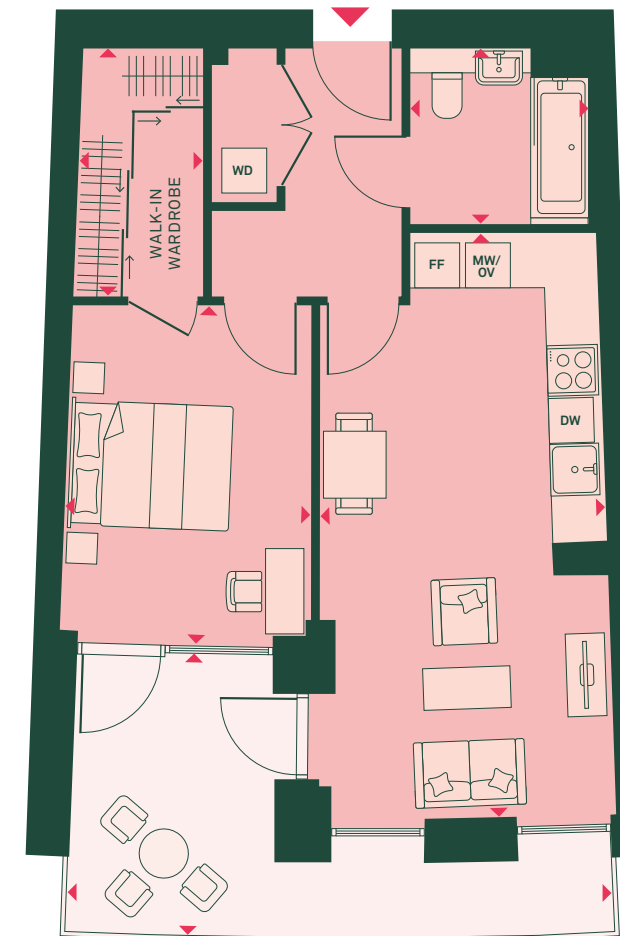
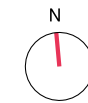
	60 SQ M	650 SQ FT
<b>TOTAL AREA</b>		
<b>TOTAL INTERNAL AREA</b>	54 SQ M	582 SQ FT
<b>TOTAL EXTERNAL AREA</b>	6 SQ M	68 SQ FT
LIVING/ KITCHEN /DINING ROOM	4.8M X 5.2M	15'11" X 17'3"
BEDROOM	3.6M X 4.0M	11'9" X 13'1"
BATHROOM	2.1M X 2.1M	7'0" X 7'1"
BALCONY	3.0M X 2.1M	10'1" X 6'10"

## KEY

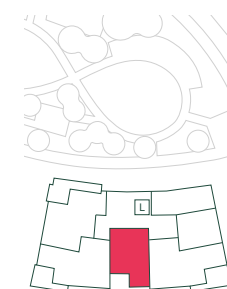
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer  
**TU:** Tall unit

# 1 BED

G FLOOR: IC0G003



ic



## APARTMENT DIMENSIONS

	64 SQ M	694 SQ FT
<b>TOTAL AREA</b>		
<b>TOTAL INTERNAL AREA</b>	52 SQ M	558 SQ FT
<b>TOTAL EXTERNAL AREA</b>	12 SQ M	136 SQ FT
LIVING/ KITCHEN /DINING ROOM	3.4M X 7.0M	11'3" X 23'1"
BEDROOM	3.0M X 4.1M	9'8" X 13'4"
BATHROOM	2.2M X 2.1M	7'1" X 7'0"
WALK-IN WARDROBE	1.5M X 3.0M	7'1" X 7'0"
TERRACE	6.6M X 3.4M	21'6" X 11'2"

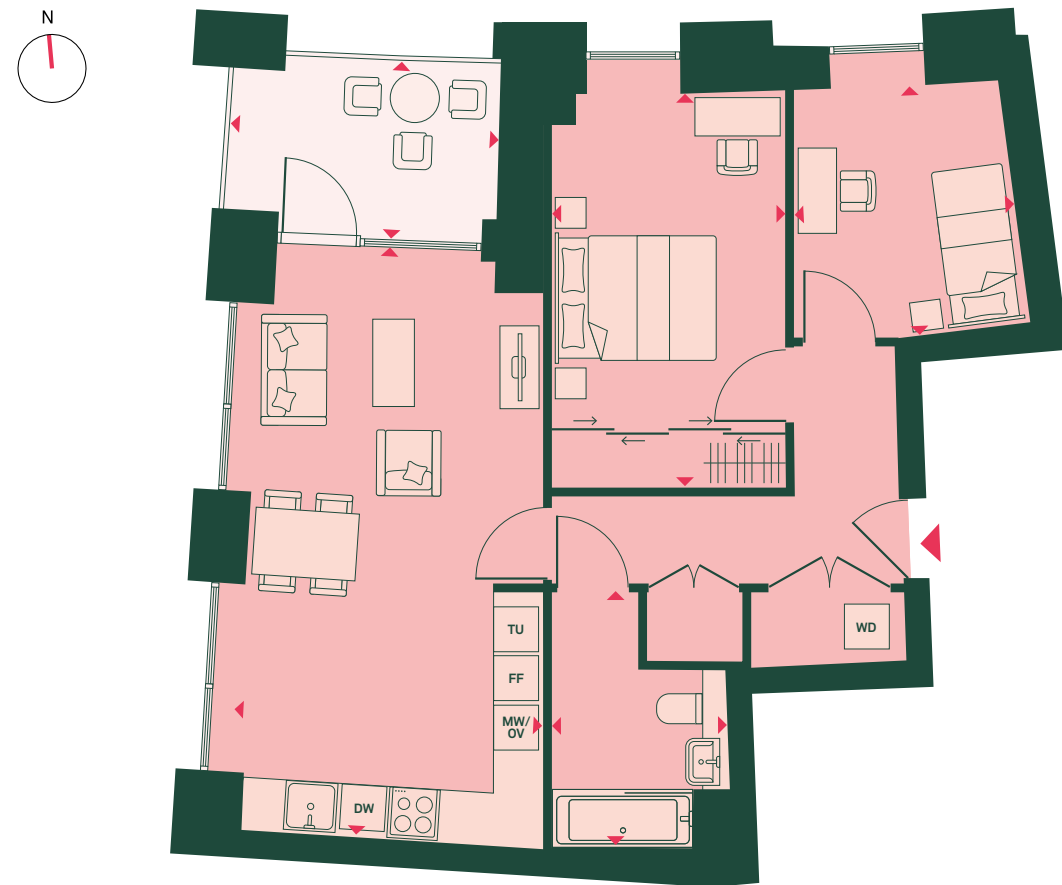
## KEY

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

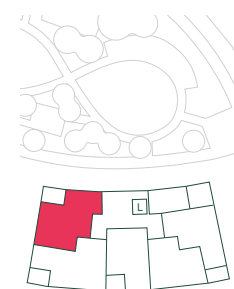


# 2 BED

1<sup>ST</sup> FLOOR: IC01005 | 2<sup>ND</sup> FLOOR: IC02010 | 3<sup>RD</sup> FLOOR: IC03015 | 4<sup>TH</sup> FLOOR: IC04020  
 5<sup>TH</sup> FLOOR: IC05025 | 6<sup>TH</sup> FLOOR: IC06030



ic



## APARTMENT DIMENSIONS

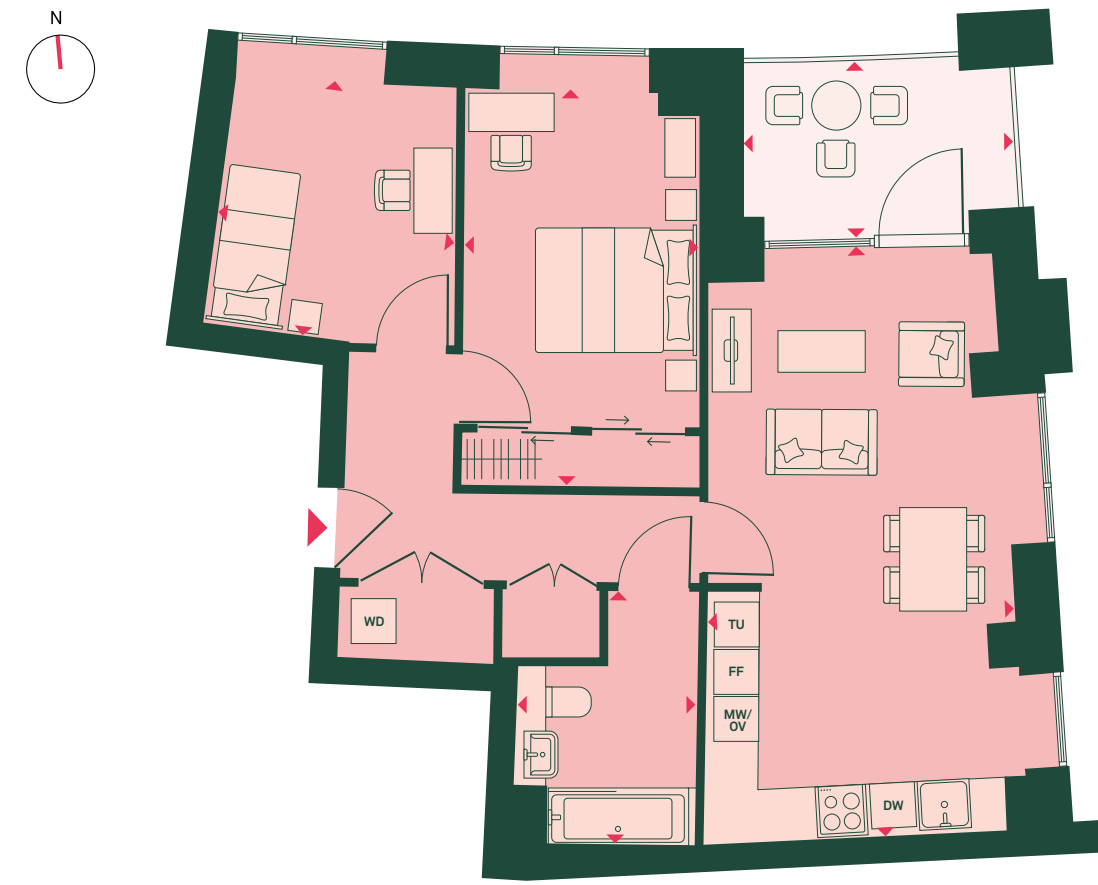
	71 SQ M	758 SQ FT
<b>TOTAL AREA</b>	<b>71 SQ M</b>	<b>758 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>64 SQ M</b>	<b>686 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>7 SQ M</b>	<b>72 SQ FT</b>
LIVING/ KITCHEN /DINING ROOM	3.7M X 7.1M	12'3" X 23'5"
BEDROOM 1	2.8M X 4.7M	9'4" X 15'7"
BEDROOM 2	2.7M X 3.0M	8'9" X 9'10"
BATHROOM	2.1M X 3.1M	6'11" X 10'2"
BALCONY	3.2M X 2.1M	10'8" X 7'0"

KEY

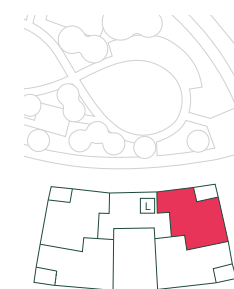
FF: Fridge/freezer  
 MV: Microwave  
 OV: Oven  
 DW: Dishwasher  
 WD: Washer/dryer  
 TU: Tall unit

# 2 BED

2<sup>ND</sup> FLOOR: IC02014 | 3<sup>RD</sup> FLOOR: IC03019 | 4<sup>TH</sup> FLOOR: IC04024 | 5<sup>TH</sup> FLOOR: IC05029  
 6<sup>TH</sup> FLOOR: IC06034



ic



## APARTMENT DIMENSIONS

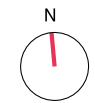
	70 SQ M	763 SQ FT
<b>TOTAL AREA</b>	<b>70 SQ M</b>	<b>763 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>64 SQ M</b>	<b>692 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>6 SQ M</b>	<b>71 SQ FT</b>
LIVING/ KITCHEN /DINING ROOM	3.8M X 7.1M	12'3" X 23'4"
BEDROOM 1	2.8M X 4.8M	9'4" X 15'8"
BEDROOM 2	2.9M X 3.0M	9'6" X 10'2"
BATHROOM	2.2M X 3.0M	7'2" X 10'1"
BALCONY	3.3M X 2.1M	10'8" X 7'0"

KEY

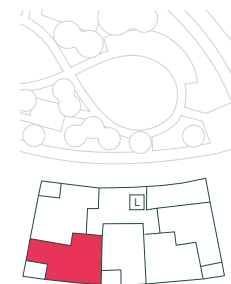
FF: Fridge/freezer  
 MV: Microwave  
 OV: Oven  
 DW: Dishwasher  
 WD: Washer/dryer  
 TU: Tall unit

# 2 BED

1<sup>ST</sup> FLOOR: IC01006 | 2<sup>ND</sup> FLOOR: IC02011 | 3<sup>RD</sup> FLOOR: IC03016 | 4<sup>TH</sup> FLOOR: IC04021  
 5<sup>TH</sup> FLOOR: IC05026 | 6<sup>TH</sup> FLOOR: IC06031



ic



## APARTMENT DIMENSIONS

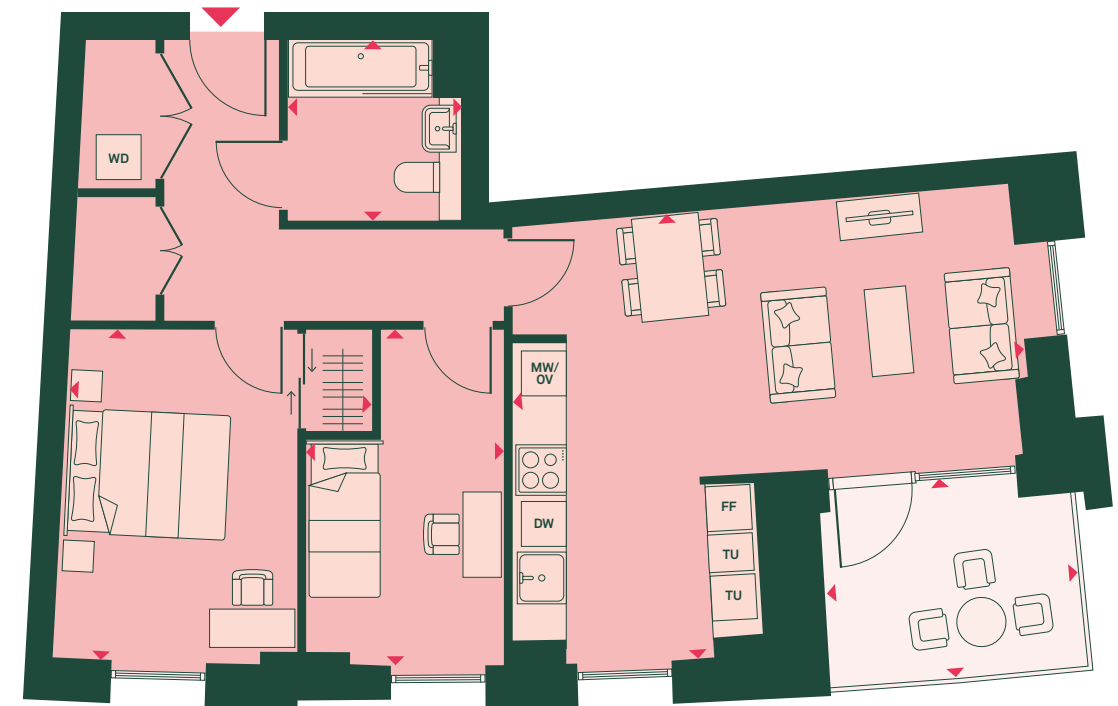
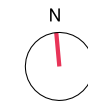
<b>TOTAL AREA</b>	<b>71 SQ M</b>	<b>757SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>64 SQ M</b>	<b>684 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>7 SQ M</b>	<b>73 SQ FT</b>
LIVING/ KITCHEN /DINING ROOM	6.2M X 5.3M	20'4" X 17'7"
BEDROOM 1	3.6M X 3.8M	12'0" X 12'8"
BEDROOM 2	2.4M X 4.0M	7'10" X 13'3"
BATHROOM	2.1M X 2.2M	6'11" X 7'2"
BALCONY	3.0M X 2.3M	9'11" X 7'8"

KEY

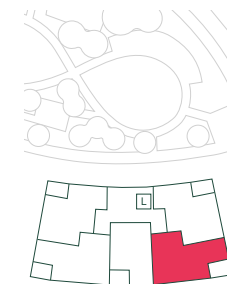
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer  
**TU:** Tall unit

# 2 BED

2<sup>ND</sup> FLOOR: IC02013 | 3<sup>RD</sup> FLOOR: IC03018 | 4<sup>TH</sup> FLOOR: IC04023 | 5<sup>TH</sup> FLOOR: IC05028  
 6<sup>TH</sup> FLOOR: IC06033



ic



## APARTMENT DIMENSIONS

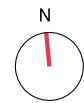
<b>TOTAL AREA</b>	<b>71 SQ M</b>	<b>765 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>64 SQ M</b>	<b>690 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>7 SQ M</b>	<b>75 SQ FT</b>
LIVING/ KITCHEN /DINING ROOM	6.2M X 5.4M	20'5" X 17'8"
BEDROOM 1	3.7M X 4.0M	12'0" X 13'1"
BEDROOM 2	2.4M X 4.0M	7'10" X 13'3"
BATHROOM	2.1M X 2.2M	6'10" X 7'1"
BALCONY	3.1M X 2.4M	10'0" X 7'9"

KEY

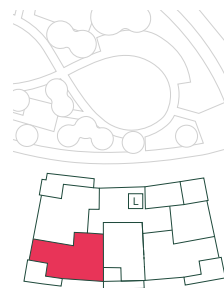
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer  
**TU:** Tall unit

# 2 BED

G FLOOR: IC0G002



ic



## APARTMENT DIMENSIONS

	M	FT
<b>TOTAL AREA</b>	<b>77 SQ M</b>	<b>826 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>64 SQ M</b>	<b>684 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>13 SQ M</b>	<b>142 SQ FT</b>
LIVING/ KITCHEN /DINING ROOM	6.2M X 5.4M	20'4" X 17'7"
BEDROOM 1	3.7M X 3.8M	12'0" X 12'8"
BEDROOM 2	2.4M X 4.0M	7'10" X 13'3"
BATHROOM	2.1M X 2.2M	6'11" X 7'2"
TERRACE	6.0M X 3.4M	19'10" X 11'2"

## KEY

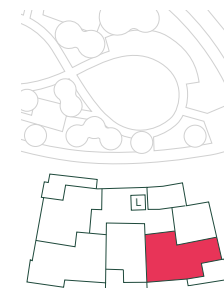
- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer
- TU: Tall unit

# 2 BED

G FLOOR: IC0G004



ic



## APARTMENT DIMENSIONS

	M	FT
<b>TOTAL AREA</b>	<b>78 SQ M</b>	<b>847 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>64 SQ M</b>	<b>690 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>14 SQ M</b>	<b>157 SQ FT</b>
LIVING/ KITCHEN /DINING ROOM	6.2M X 5.4M	20'5" X 17'8"
BEDROOM 1	3.7M X 4.0M	12'0" X 13'1"
BEDROOM 2	2.4M X 4.0M	7'10" X 13'3"
BATHROOM	2.1M X 2.2M	6'10" X 7'1"
TERRACE	6.6M X 3.4M	21'8" X 11'2"

## KEY

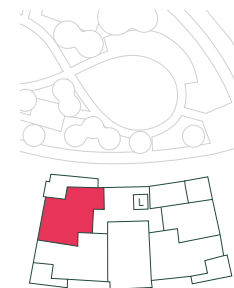
- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer
- TU: Tall unit

# 2 BED

G FLOOR: IC0G001



IC



## APARTMENT DIMENSIONS

	78 SQ M	855 SQ FT
<b>TOTAL AREA</b>		
<b>TOTAL INTERNAL AREA</b>	63 SQ M	686 SQ FT
<b>TOTAL EXTERNAL AREA</b>	15 SQ M	169 SQ FT
LIVING/ KITCHEN /DINING ROOM	3.7M X 7.1M	12'3" X 23'5"
BEDROOM 1	2.8M X 4.7M	9'4" X 15'7"
BEDROOM 2	2.7M X 3.0M	8'9" X 9'10"
BATHROOM	2.1M X 3.1M	6'11" X 10'2"
TERRACE	8.4M X 3.6M	27'6" X 11'8"

## KEY

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

# OSIER COLLECTION

i D

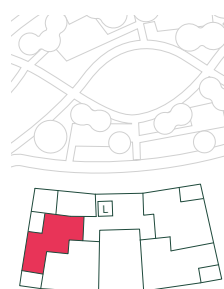


# STUDIO

1<sup>ST</sup> FLOOR: ID01005



iD



## APARTMENT DIMENSIONS

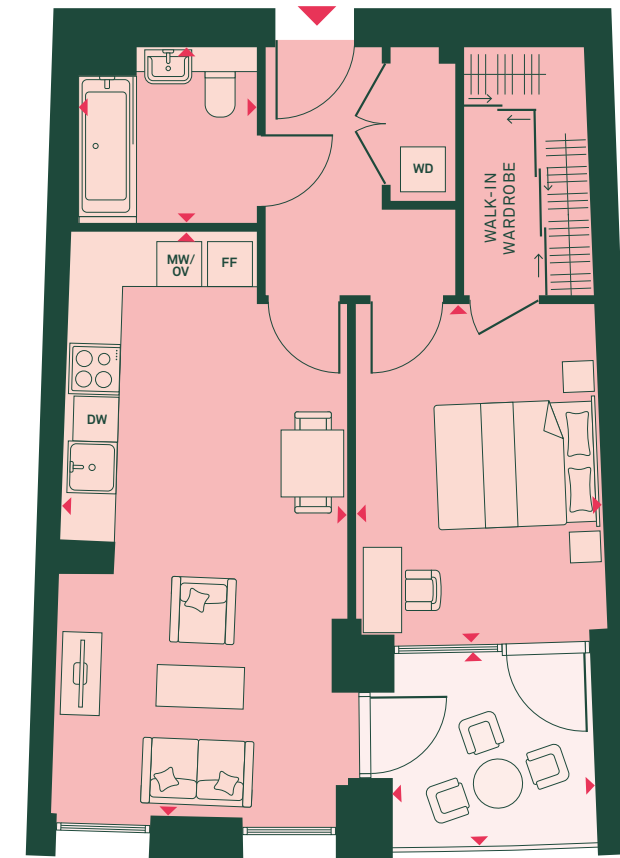
<b>TOTAL AREA</b>	<b>49 SQ M</b>	<b>529 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>44 SQ M</b>	<b>477 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>5 SQ M</b>	<b>52 SQ FT</b>
LIVING/ KITCHEN /DINING ROOM	6.1M X 5.5M	19'11" X 18'1"
SLEEPING AREA	2.8M X 3.5M	9'4" X 11'6"
BATHROOM	2.2M X 1.9M	7'5" X 6'5"
BALCONY	1.8M X 2.8M	5'10" X 9'3"

KEY

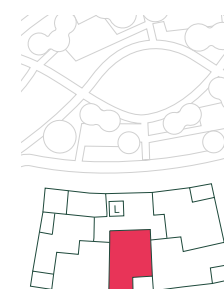
FF: Fridge/freezer  
 MV: Microwave  
 OV: Oven  
 DW: Dishwasher  
 WD: Washer/dryer

# 1 BED

1<sup>ST</sup> FLOOR: ID01007 | 2<sup>ND</sup> FLOOR: ID02012 | 3<sup>RD</sup> FLOOR: ID03017 | 4<sup>TH</sup> FLOOR: ID04022  
 5<sup>TH</sup> FLOOR: ID05027 | 6<sup>TH</sup> FLOOR: ID06032



iD



## APARTMENT DIMENSIONS

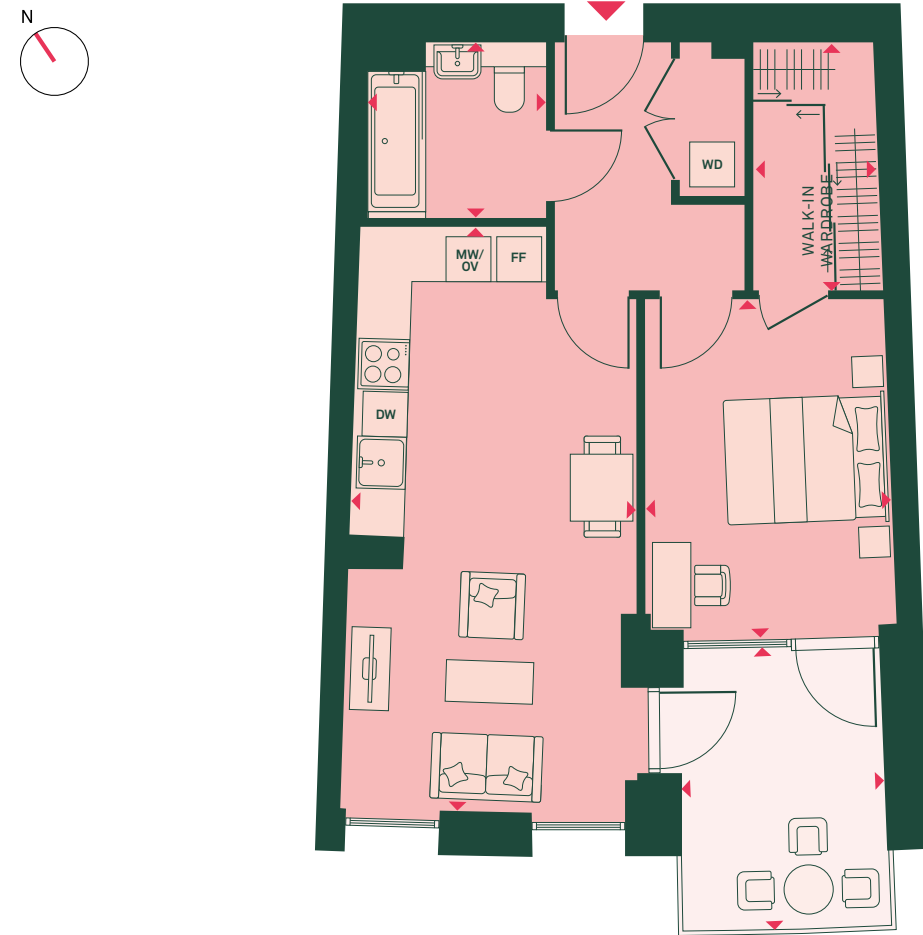
<b>TOTAL AREA</b>	<b>58 SQ M</b>	<b>619 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>52 SQ M</b>	<b>558 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>6 SQ M</b>	<b>61 SQ FT</b>
LIVING/ KITCHEN /DINING ROOM	3.4M X 7.0M	11'4" X 23'1"
BEDROOM	3.0M X 4.0M	9'9" X 13'4"
BATHROOM	2.1M X 2.1M	7'1" X 7'0"
WALK-IN WARDROBE	1.5M X 3.0M	4'10" X 9'10"
BALCONY	2.5M X 2.3M	8'0" X 7'8"

KEY

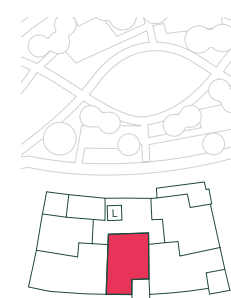
FF: Fridge/freezer  
 MV: Microwave  
 OV: Oven  
 DW: Dishwasher  
 WD: Washer/dryer

# 1 BED

G FLOOR: ID0G002



iD



## APARTMENT DIMENSIONS

<b>TOTAL AREA</b>	<b>60 SQ M</b>	<b>648 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>52 SQ M</b>	<b>558 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>8 SQ M</b>	<b>90 SQ FT</b>
LIVING/ KITCHEN /DINING ROOM	3.4M X 7.0M	11'4" X 23'1"
BEDROOM	3.0M X 4.1M	9'9" X 13'4"
BATHROOM	2.2M X 2.1M	7'1" X 7'0"
WALK-IN WARDROBE	1.5M X 3.0M	4'10" X 9'10"
TERRACE	2.5M X 3.4M	8'1" X 11'2"

## KEY

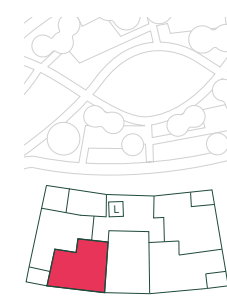
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer

# 1 BED

1<sup>ST</sup> FLOOR: ID01006



iD



## APARTMENT DIMENSIONS

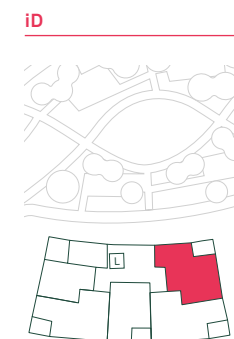
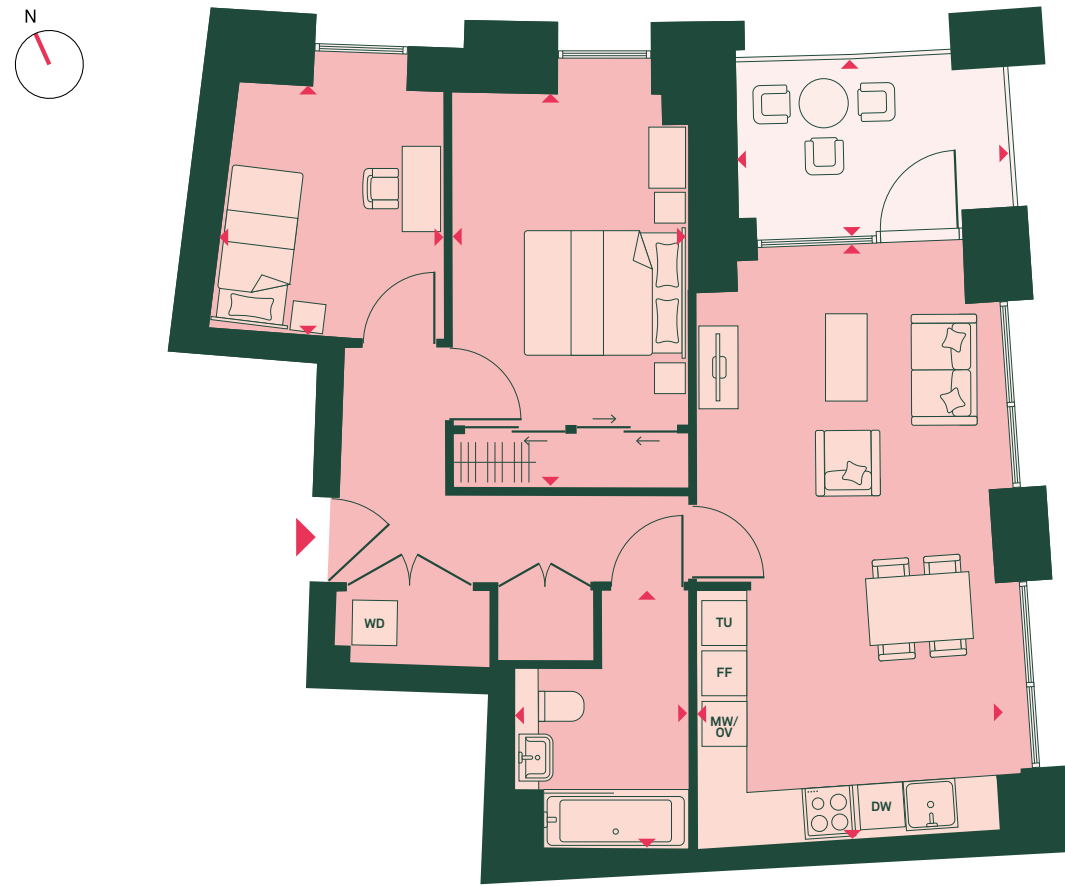
<b>TOTAL AREA</b>	<b>61 SQ M</b>	<b>653 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>54 SQ M</b>	<b>582 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>7 SQ M</b>	<b>71 SQ FT</b>
LIVING/ KITCHEN /DINING ROOM	4.9M X 5.3M	16'0" X 17'3"
BEDROOM	3.5M X 4.0M	11'7" X 12'11"
BATHROOM	2.1M X 2.2M	6'11" X 7'1"
BALCONY	3.0M X 2.1M	10'1" X 7'1"

## KEY

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

# 2 BED

1<sup>ST</sup> FLOOR: ID01009 | 2<sup>ND</sup> FLOOR: ID02014 | 3<sup>RD</sup> FLOOR: ID03019 | 4<sup>TH</sup> FLOOR: ID04024  
 5<sup>TH</sup> FLOOR: ID05029 | 6<sup>TH</sup> FLOOR: ID06034

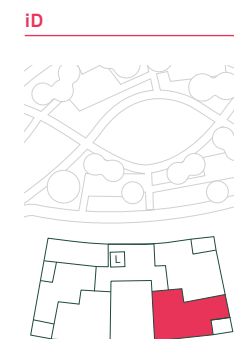


APARTMENT DIMENSIONS		
TOTAL AREA	70 SQ M	757 SQ FT
TOTAL INTERNAL AREA	64 SQ M	686 SQ FT
TOTAL EXTERNAL AREA	6 SQ M	71 SQ FT
LIVING/ KITCHEN /DINING ROOM	3.7M X 7.1M	12'2" X 23'5"
BEDROOM 1	2.8M X 4.7M	9'4" X 15'7"
BEDROOM 2	2.7M X 3.0M	8'11" X 9'11"
BATHROOM	2.1M X 3.1M	6'11" X 10'2"
BALCONY	3.3M X 2.1M	10'9" X 7'0"

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

# 2 BED

1<sup>ST</sup> FLOOR: ID01008 | 2<sup>ND</sup> FLOOR: ID02013 | 3<sup>RD</sup> FLOOR: ID03018 | 4<sup>TH</sup> FLOOR: ID04023  
 5<sup>TH</sup> FLOOR: ID05028 | 6<sup>TH</sup> FLOOR: ID06033



APARTMENT DIMENSIONS		
TOTAL AREA	71 SQ M	758 SQ FT
TOTAL INTERNAL AREA	64 SQ M	685 SQ FT
TOTAL EXTERNAL AREA	7 SQ M	73 SQ FT
LIVING/ KITCHEN /DINING ROOM	6.2M X 5.4M	20'6" X 17'7"
BEDROOM 1	3.7M X 4.0M	12'0" X 13'1"
BEDROOM 2	2.4M X 4.0M	7'10" X 13'3"
BATHROOM	2.1M X 2.2M	6'11" X 7'2"
BALCONY	3.0M X 2.3M	10'0" X 7'8"

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

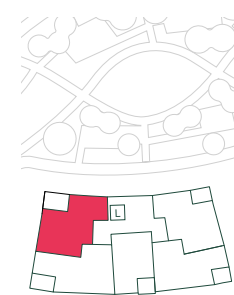


# 2 BED

2<sup>ND</sup> FLOOR: ID02010 | 3<sup>RD</sup> FLOOR: ID03015 | 4<sup>TH</sup> FLOOR: ID04020 | 5<sup>TH</sup> FLOOR: ID05025  
6<sup>TH</sup> FLOOR: ID06030



iD



## APARTMENT DIMENSIONS

	71 SQ M	762 SQ FT
<b>TOTAL AREA</b>	<b>71 SQ M</b>	<b>762 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>64 SQ M</b>	<b>691 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>7 SQ M</b>	<b>71 SQ FT</b>
LIVING/ KITCHEN /DINING ROOM	3.8M X 7.1M	12'6" X 23'4"
BEDROOM 1	2.8M X 4.8M	9'4" X 15'7"
BEDROOM 2	2.8M X 3.1M	9'3" X 10'2"
BATHROOM	2.2M X 3.0M	7'1" X 10'0"
BALCONY	3.3M X 2.1M	10'9" X 7'0"

KEY

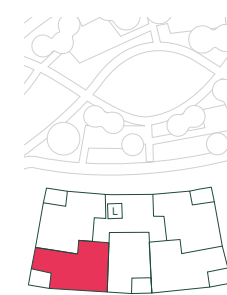
FF: Fridge/freezer  
MV: Microwave  
OV: Oven  
DW: Dishwasher  
WD: Washer/dryer  
TU: Tall unit

# 2 BED

2<sup>ND</sup> FLOOR: ID02011 | 3<sup>RD</sup> FLOOR: ID03016 | 4<sup>TH</sup> FLOOR: ID04021 | 5<sup>TH</sup> FLOOR: ID05026  
6<sup>TH</sup> FLOOR: ID06031



iD



## APARTMENT DIMENSIONS

	71 SQ M	768 SQ FT
<b>TOTAL AREA</b>	<b>71 SQ M</b>	<b>768 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>64 SQ M</b>	<b>690 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>7 SQ M</b>	<b>78 SQ FT</b>
LIVING/ KITCHEN /DINING ROOM	6.2M X 5.4M	20'6" X 17'7"
BEDROOM 1	3.6M X 4.0M	11'11" X 13'2"
BEDROOM 2	2.4M X 4.0M	7'10" X 13'3"
BATHROOM	2.1M X 2.2M	6'11" X 7'1"
BALCONY	3.0M X 2.5M	10'0" X 8'0"

KEY

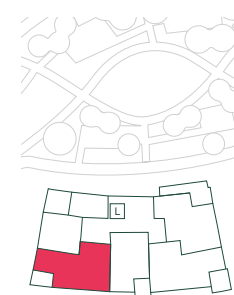
FF: Fridge/freezer  
MV: Microwave  
OV: Oven  
DW: Dishwasher  
WD: Washer/dryer  
TU: Tall unit

# 2 BED

G FLOOR: ID0G001



ID



## APARTMENT DIMENSIONS

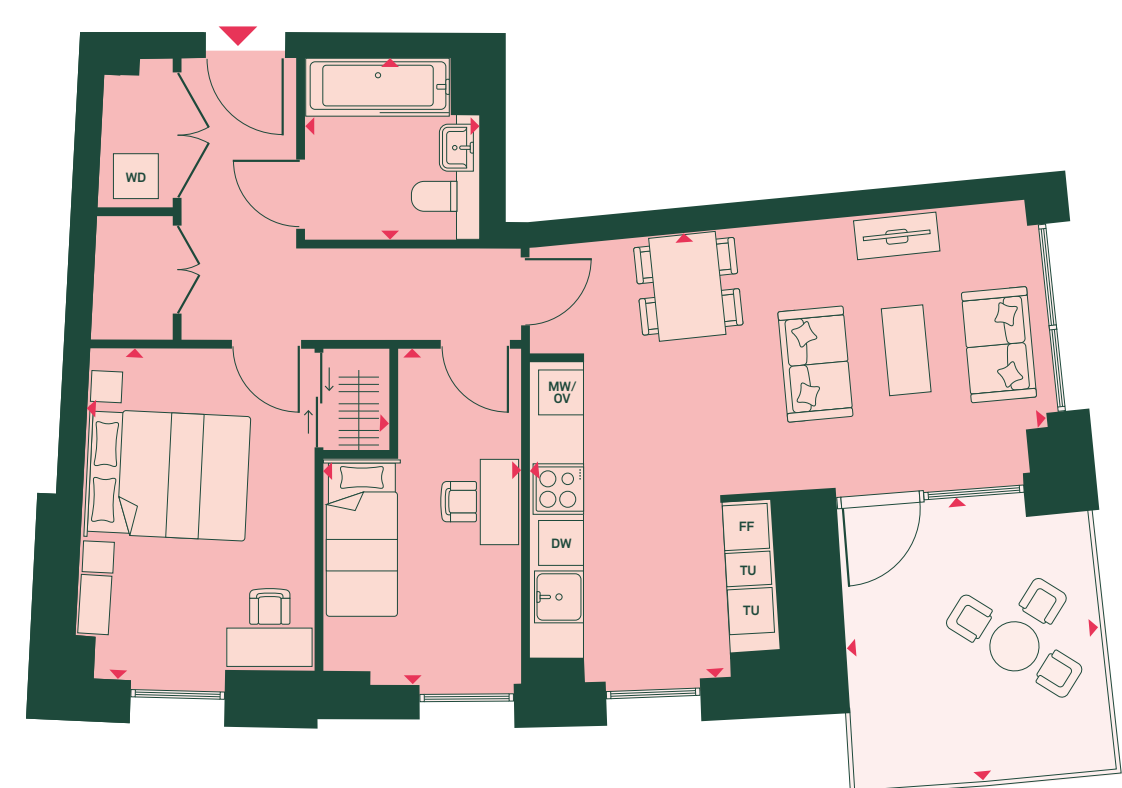
	72 SQ M	777 SQ FT
<b>TOTAL AREA</b>		
<b>TOTAL INTERNAL AREA</b>	64 SQ M	690 SQ FT
<b>TOTAL EXTERNAL AREA</b>	8 SQ M	87 SQ FT
LIVING/ KITCHEN /DINING ROOM	6.2M X 5.4M	20'6" X 17'7"
BEDROOM 1	3.6M X 4.0M	11'11" X 13'2"
BEDROOM 2	2.4M X 4.0M	7'10" X 13'3"
BATHROOM	2.1M X 2.2M	6'11" X 7'1"
TERRACE	3.5M X 2.4M	11'5" X 8'0"

KEY

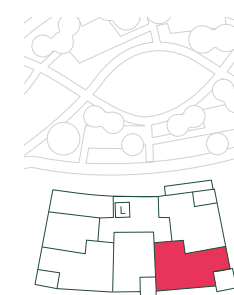
- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer
- TU: Tall unit

# 2 BED

G FLOOR: ID0G003



ID



## APARTMENT DIMENSIONS

	74 SQ M	795 SQ FT
<b>TOTAL AREA</b>		
<b>TOTAL INTERNAL AREA</b>	64 SQ M	685 SQ FT
<b>TOTAL EXTERNAL AREA</b>	10 SQ M	110 SQ FT
LIVING/ KITCHEN /DINING ROOM	6.2M X 5.4M	20'6" X 17'7"
BEDROOM 1	3.7M X 4.0M	12'0" X 13'1"
BEDROOM 2	2.4M X 4.0M	7'10" X 13'3"
BATHROOM	2.1M X 2.2M	6'11" X 7'2"
TERRACE	3.0M X 3.4M	9'11" X 11'1"

KEY

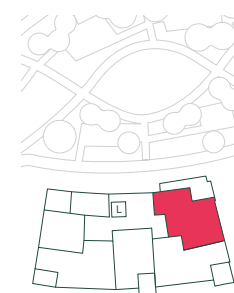
- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer
- TU: Tall unit

# 2 BED

G FLOOR: ID0G004



## ID



## APARTMENT DIMENSIONS

	79 SQ M	847 SQ FT
<b>TOTAL AREA</b>		
<b>TOTAL INTERNAL AREA</b>	64 SQ M	686 SQ FT
<b>TOTAL EXTERNAL AREA</b>	15 SQ M	161 SQ FT
LIVING/ KITCHEN /DINING ROOM	3.7M X 7.1M	12'2" X 23'5"
BEDROOM 1	2.8M X 4.7M	9'4" X 15'7"
BEDROOM 2	2.7M X 3.0M	8'11" X 9'11"
BATHROOM	2.1M X 3.1M	6'11" X 10'2"
TERRACE	8.4M X 3.5M	27'7" X 11'7"

## KEY

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

# 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

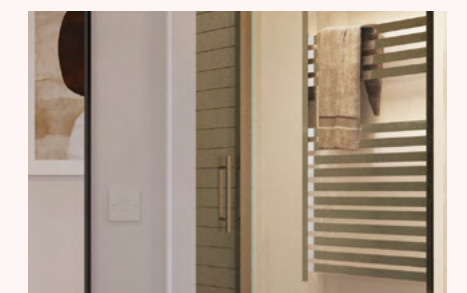
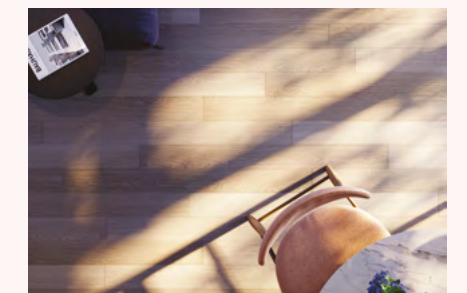
## GENERAL

- 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.



## ENQUIRIES:



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[arden-parkside.co.uk](https://www.arden-parkside.co.uk)

### Important Notice

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