



LUCENT POINT

LEWISHAM

A collection of 1, 2 & 3 bedroom
Shared Ownership apartments
in the heart of Lewisham



Lucent Point is a stylish collection of 1, 2 & 3 bedroom Shared Ownership apartments with stunning views across London.

Built to exceptional standards, this exciting new collection of homes is conveniently located in the borough of Lewisham and is ready for you to make your own.



Modern living in the heart of South East London

Perfectly placed in the heart of Lewisham this thriving Zone 2 enclave and the area has much to offer, from the trendy streets of Brockley to the green open spaces at nearby Greenwich Park. Being at the centre of the action is easy at Lucent Point.

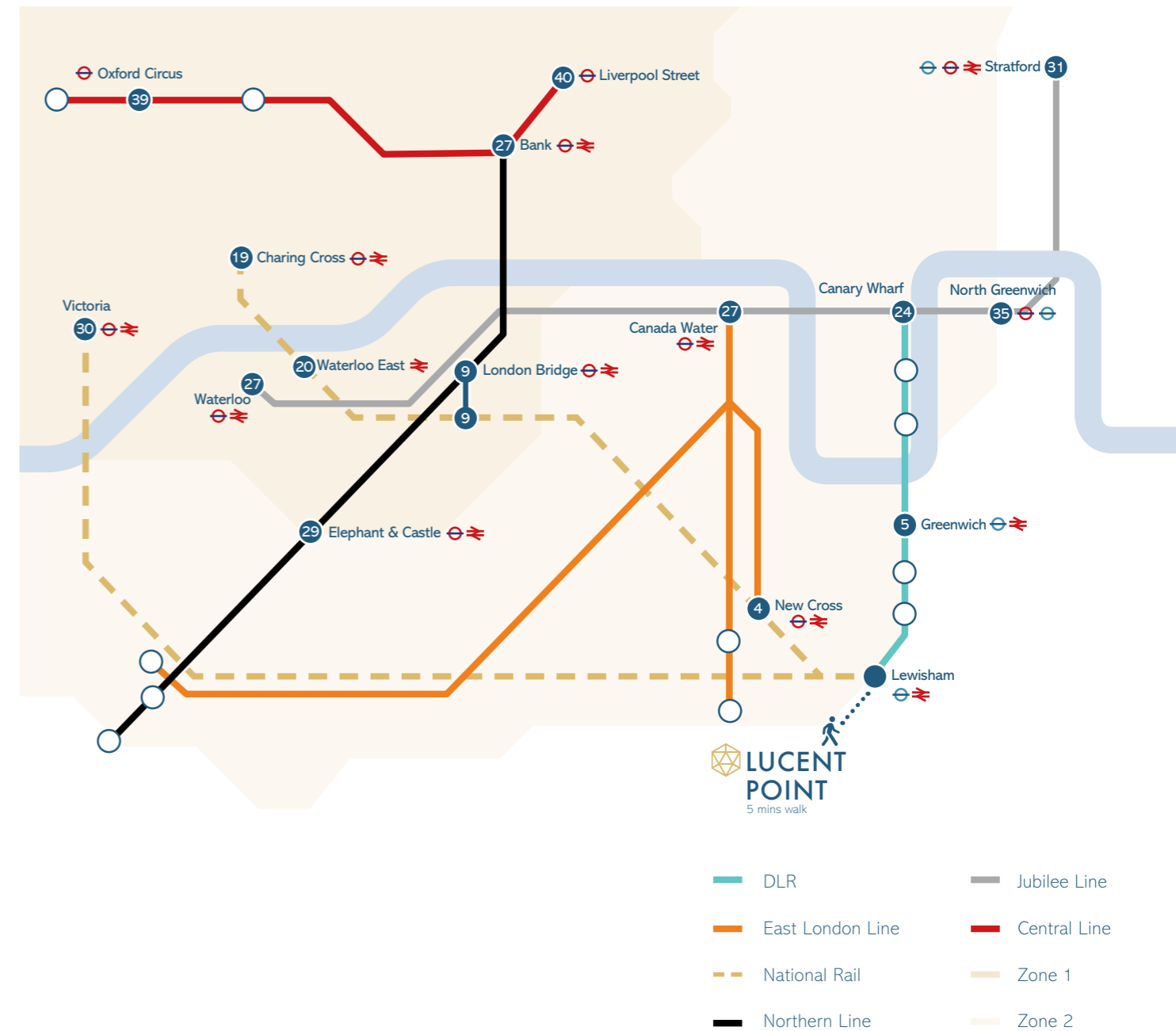
A standout piece of local architecture, Lucent Point - striking and contemporary in design yet complementary to surroundings – is a true landmark Shared Ownership development.



Great Connections

Lewisham rail, DLR and bus stations are all within a short walking distance from your new home; perfect for effortless travelling around the city and further afield. Commutes are presented with speedy connections to London Bridge, Canary Wharf, the City, and Waterloo. Lewisham is a major hub for other modes of transport

including home to a large bus station. Services regularly run to Blackheath, Greenwich, Deptford and more. And you'll find friendly cycle routes a plenty, offering up a healthy and environmentally enjoyable way of travelling around London.



Travel times sourced from tfl.com





Living at Lucent Point

Lucent Point is an exquisitely crafted brand-new development of six 1 bedroom, eighteen 2 bedroom and seven 3 bedroom apartments; all boasting private outside space and a high-quality specification throughout.

Shared owners at Lucent Point also benefit from access to a beautiful communal 10th floor terrace offering spectacular views across London.

Specification

All of our apartments at Lucent Point boast access to a beautiful communal 10th floor terrace with stunning views across London, exclusively for our residents use.

Kitchen

The contemporary kitchen features:

- White gloss units with contemporary brushed stainless steel handles
- Zanussi electric hob, cooker hood, fan assisted oven, fridge freezer and washing machine.
- Laminate worktops in Paula Rosa Natural Messina
- Ceramic wall tiling in Mayfair Tender Grey under wall units
- Chrome splashback behind the hob
- Engineered wood flooring in Tarkett Pure Oak

Bathroom & Ensuite

The high quality bathroom features:

- Steel enamel bath to bathrooms, stone resin shower tray to ensembles
- Glass shower screen
- Chrome plated taps
- Vitreous china basin and W.C.
- Classic ladder heated towel rail
- Porcelain wall tiling in City Sense Moon
- Porcelain floor tiling in Desert Rose Grey
- En-suites have a shower cubicle with two-door shower screen*

Bedroom

The spacious bedrooms come with:

- White fitted wardrobes to master bedrooms with upper storage area, hanging rail and sliding doors, one of which is mirrored
- Cormar – Sensation Atlantic Seal carpeting.
- Ensuite bathrooms to selected plots, refer to floorplans from page 16

Security & Peace of Mind

- Audio entry system to apartments
- Sprinkler system fitted throughout
- Wired carbon monoxide, heat and smoke detectors
- Multi-lock door and door viewer to home entrance
- 125-year lease
- 12 year NHBC warranty
- Predicted energy assessment – EPC band B

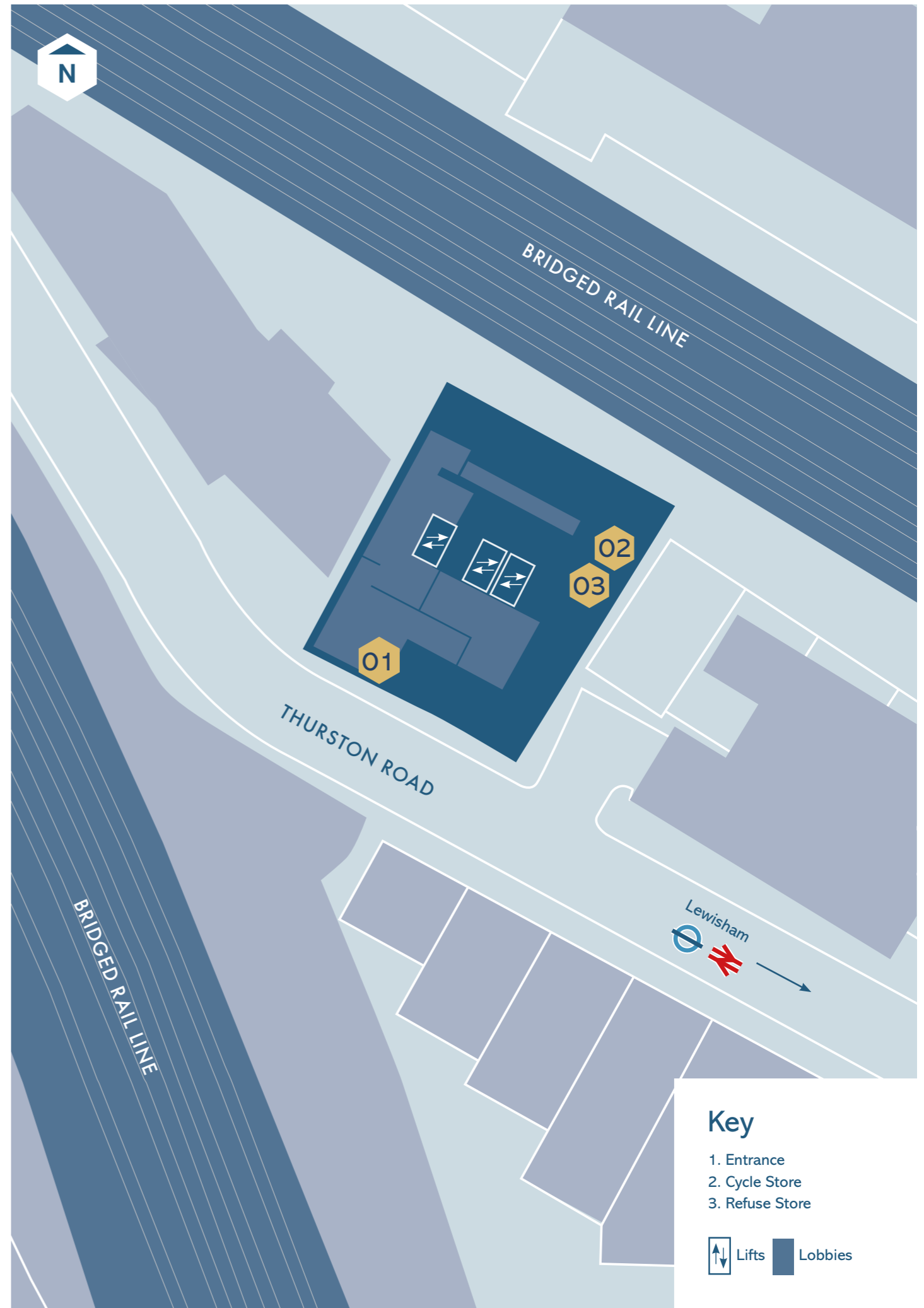
Utility / Electricals

- Zanussi washer/dryer
- Heating and hot water provided by individual gas combi boiler
- Television (terrestrial and satellite) points





Site Plan & Floorplans



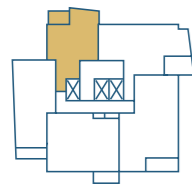
Apartment 30

One bedroom apartment

Total internal area 52.7m² | 567.2ft²



- B: Boiler
- FF: Fridge / Freezer
- U: Utility
- W: Wardrobe
- WM: Washing Machine
- MVHR: Mechanical Ventilation with Heat Recovery



Apt 30: Sixth Floor

	Metric	Imperial
Kitchen/Living/Dining	6.87 x 3.37	22'6" x 11'0"
Master Bedroom	3.66 x 3.51	12'0" x 11'6"
Bathroom	2.17 x 2.16	7'1" x 7'0"
Balcony	2.80 x 1.60	9'2" x 5'3"

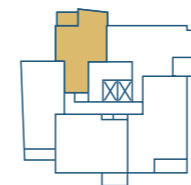
Apartments 35, 40 & 45

One bedroom apartment

Total internal area 56.9m² | 612.5ft²



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- U: Utility
- W: Wardrobe
- WM: Washing Machine
- MVHR: Mechanical Ventilation with Heat Recovery



Apt 35: Seventh Floor
Apt 40: Seventh Floor
Apt 45: Seventh Floor

	Metric	Imperial
Kitchen/Living/Dining	7.02 x 3.80	23'0" x 12'5"
Master Bedroom	4.86 x 3.06	16'0" x 10'0"
Bathroom	2.16 x 2.10	7'0" x 6'11"
Balcony	2.87 x 1.60	9'5" x 5'3"

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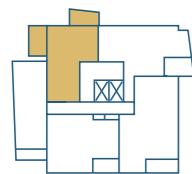
Apartments 49 & 53

One bedroom apartment

Total internal area 56.8m² | 611.3ft²



- B: Boiler
- FF: Fridge / Freezer
- U: Utility
- W: Wardrobe
- WM: Washing Machine
- MVHR: Mechanical Ventilation with Heat Recovery



Apt 49: Tenth Floor
Apt 53: Eleventh Floor

	Metric	Imperial
Kitchen/Living/Dining	6.95 x 3.69	22'0" x 12'1"
Master Bedroom	4.58 x 3.13	15'0" x 10'2"
Bathroom	2.27 x 2.15	7'6" x 7'0"
Balcony (Apt 49)	3.68 x 2.02	12'0" x 6'10"
Balcony (Apt 53)	2.22 x 1.50	7'3" x 5'0"

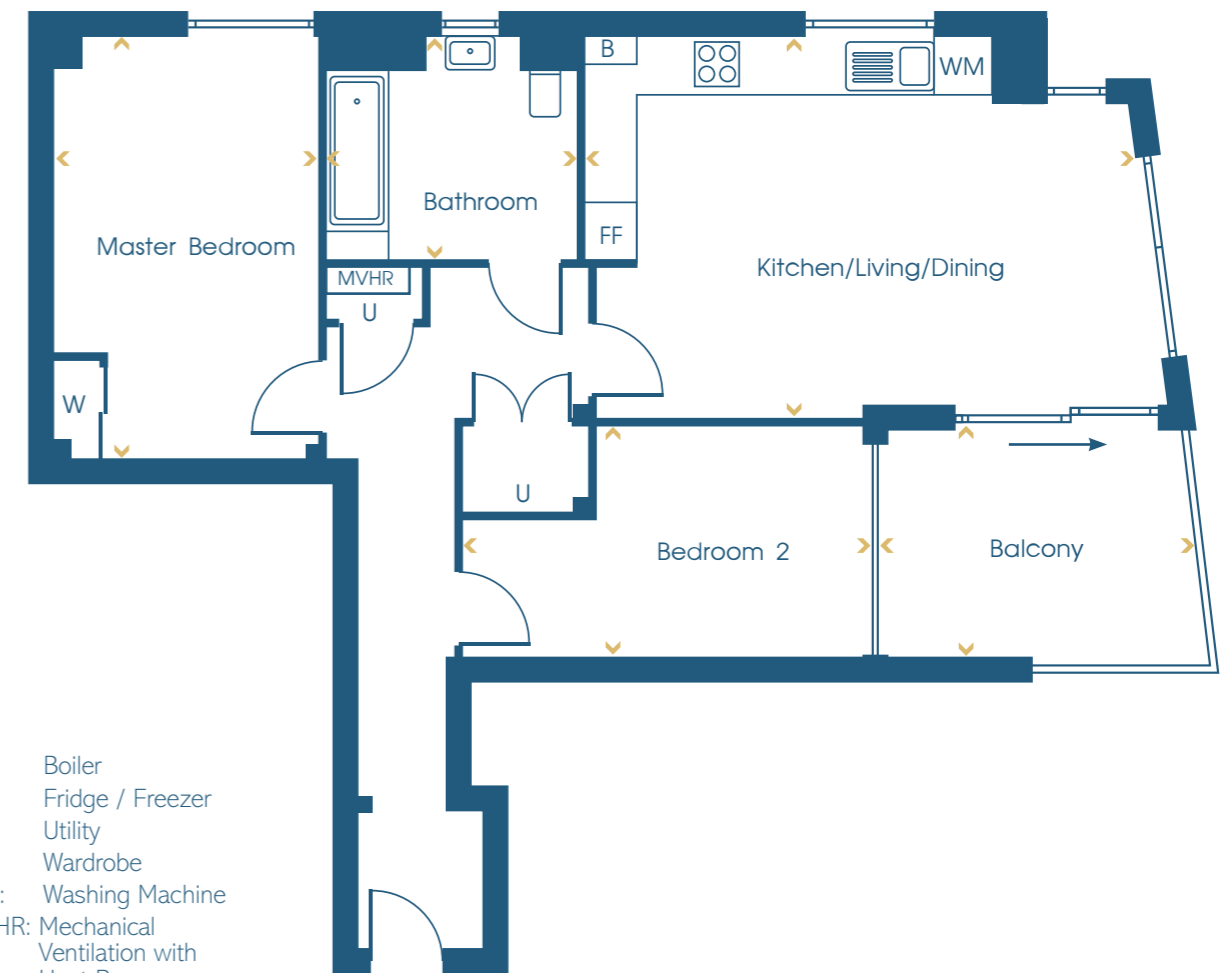
Apartments 26, 31 & 36

Two bedroom apartment

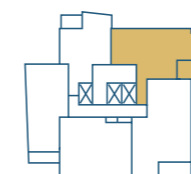
Total internal area 75.4m² | 811.5ft²



Wheelchair adaptable



- B: Boiler
- FF: Fridge / Freezer
- U: Utility
- W: Wardrobe
- WM: Washing Machine
- MVHR: Mechanical Ventilation with Heat Recovery



Apt 26: Sixth Floor
Apt 31: Seventh Floor
Apt 36: Eighth Floor

	Metric	Imperial
Kitchen/Living/Dining	6.36 x 4.16	20'11" x 13'6"
Master Bedroom	4.85 x 3.09	15'9" x 10'1"
Bedroom 2	3.06 x 2.70	10'0" x 8'11"
Bathroom	2.91 x 2.67	9'6" x 8'5"
Balcony	3.40 x 2.48	11'0" x 8'1"

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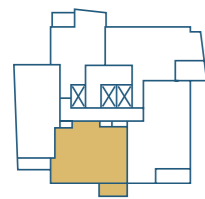
Apartments 28, 33, 38 & 43

Two bedroom apartment

Total internal area 72.7m² | 782.5ft²



- B: Boiler
- FF: Fridge / Freezer
- U: Utility
- W: Wardrobe
- WM: Washing Machine
- MVHR: Mechanical Ventilation with Heat Recovery



Apt 28: Sixth Floor
 Apt 33: Seventh Floor
 Apt 38: Eighth Floor
 Apt 43: Ninth Floor

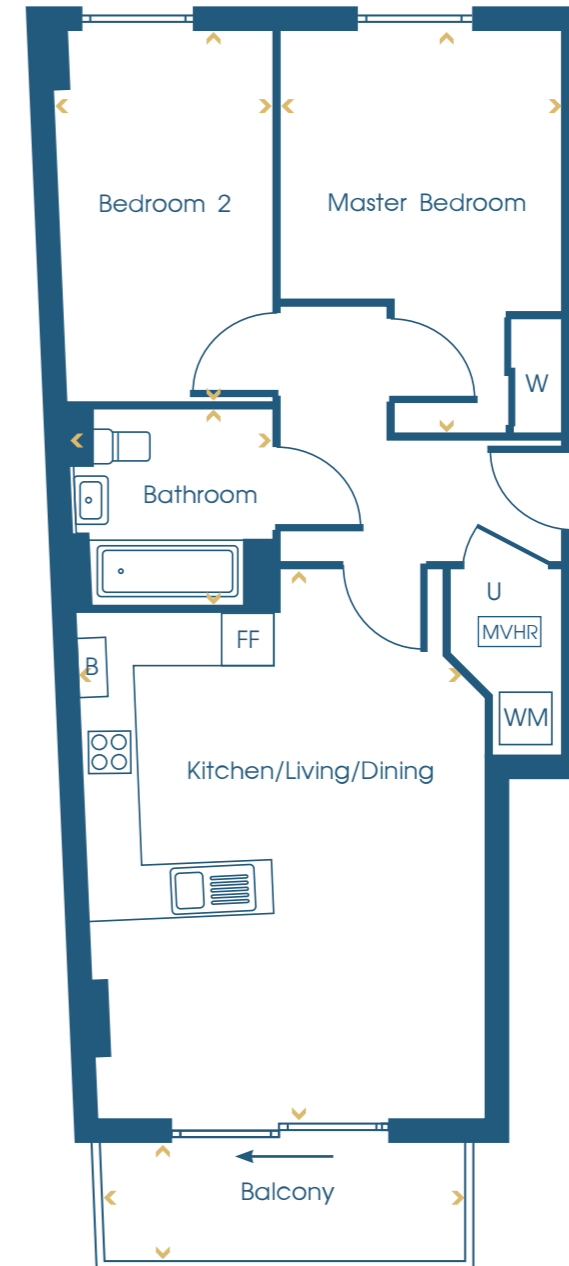
	Metric	Imperial
Kitchen/Living/Dining	7.01 x 3.98	23'0" x 13'0"
Master Bedroom	3.90 x 2.86	12'9" x 9'4"
Bedroom 2	3.90 x 2.92	12'9" x 9'6"
Bathroom	2.33 x 2.13	7'7" x 7'7"
En-suite	2.28 x 1.71	7'6" x 5'7"
Balcony	3.33 x 1.62	11'0" x 5'2"

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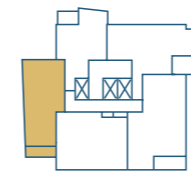
Apartments 29, 34, 39 & 44

Two bedroom apartment

Total internal area 61.9m² | 666.2ft²



- B: Boiler
- FF: Fridge / Freezer
- U: Utility
- W: Wardrobe
- WM: Washing Machine
- MVHR: Mechanical Ventilation with Heat Recovery



Apt 29: Sixth Floor
 Apt 34: Seventh Floor
 Apt 39: Eighth Floor
 Apt 44: Ninth Floor

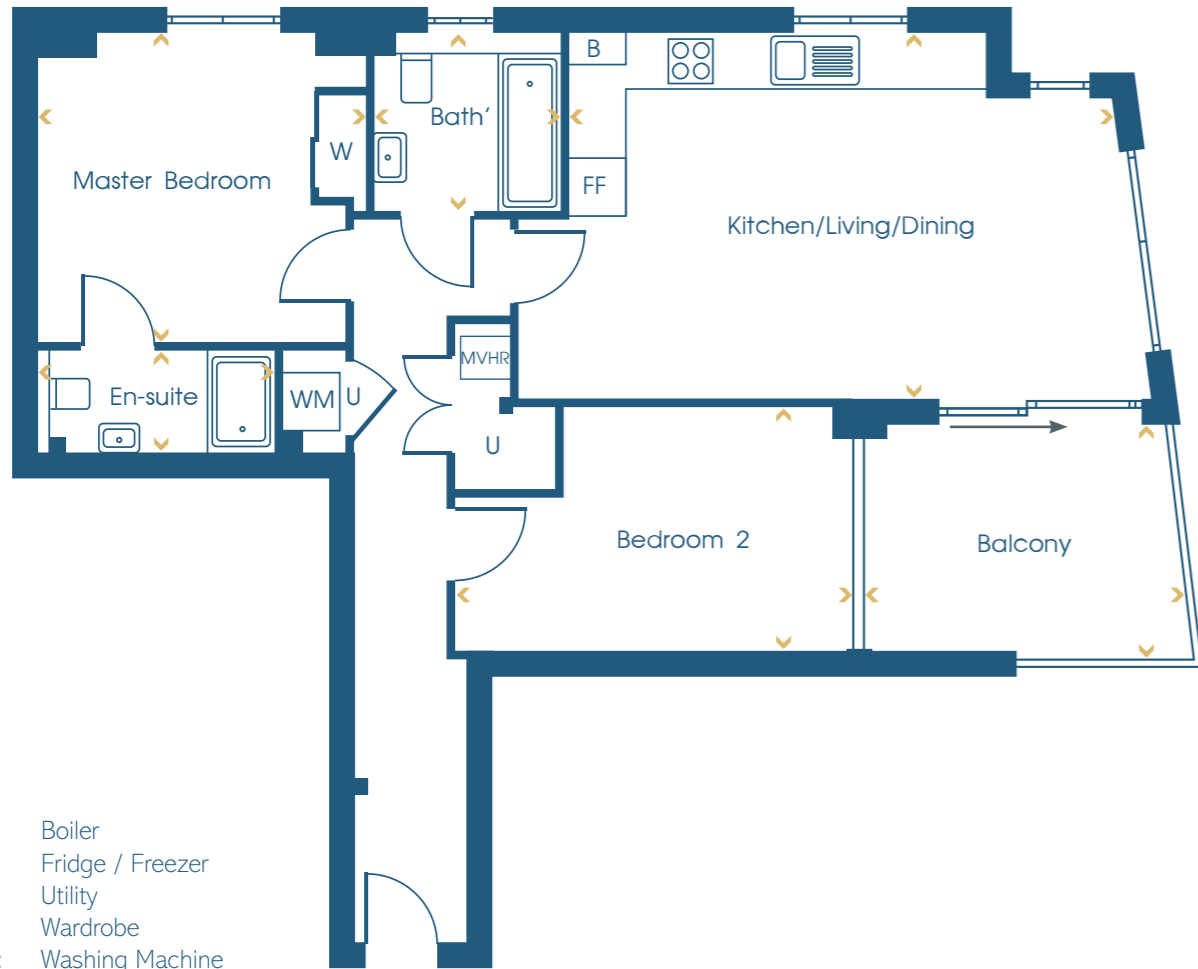
	Metric	Imperial
Kitchen/Living/Dining	5.66 x 4.31	18'6" x 14'1"
Master Bedroom	3.16 x 4.50	10'4" x 14'8"
Bedroom 2	2.28 x 4.17	7'6" x 13'8"
Bathroom	2.26 x 2.16	7'5" x 7'0"
Balcony	4.14 x 1.30	13'6" x 4'3"

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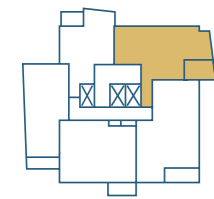
Apartment 41

Two bedroom apartment

Total internal area 75.3m² | 810.5ft²



- B: Boiler
- FF: Fridge / Freezer
- U: Utility
- W: Wardrobe
- WM: Washing Machine
- MVHR: Mechanical Ventilation with Heat Recovery



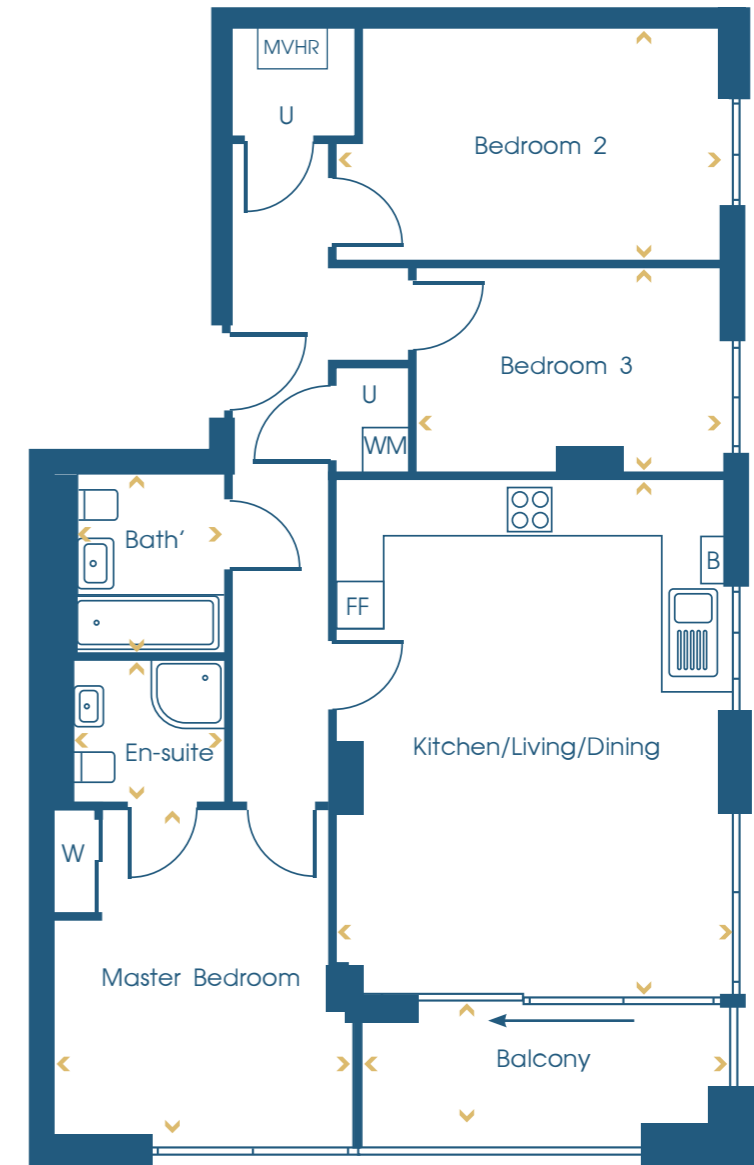
Apt 41: Ninth Floor

	Metric	Imperial
Kitchen/Living/Dining	4.83 x 4.13	15'10" x 13'8"
Master Bedroom	3.69 x 3.58	12'1" x 11'9"
Bedroom 2	4.58 x 2.94	15'0" x 9'7"
Bathroom	2.15 x 1.82	7'0" x 6'0"
Balcony	3.37 x 2.49	11'0" x 8'2"

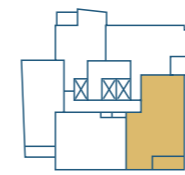
Apartment 42

Three bedroom apartment

Total internal area 86.5m² | 896.6ft²



- B: Boiler
- FF: Fridge / Freezer
- U: Utility
- W: Wardrobe
- WM: Washing Machine
- MVHR: Mechanical Ventilation with Heat Recovery



Apt 42: Ninth Floor

	Metric	Imperial
Kitchen/Living/Dining	6.10 x 4.76	20'0" x 15'7"
Master Bedroom	4.07 x 3.33	13'4" x 11'0"
Bedroom 2	4.76 x 2.75	15'6" x 9'0"
Bedroom 3	3.70 x 2.24	12'1" x 7'4"
Bathroom	2.13 x 2.00	7'0" x 6'6"
En-suite	2.00 x 1.65	6'6" x 5'5"
Balcony	4.46 x 1.69	14'7" x 5'6"

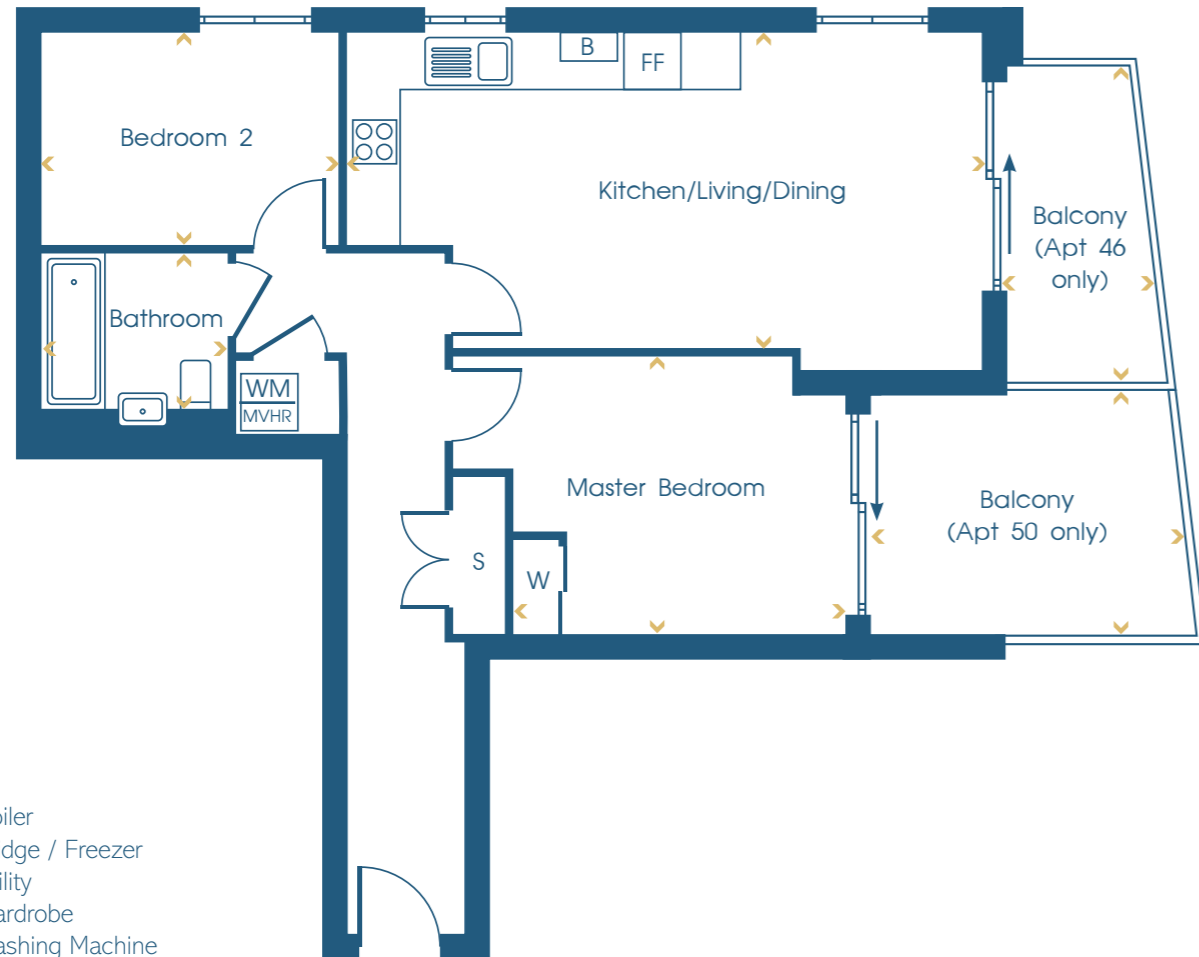
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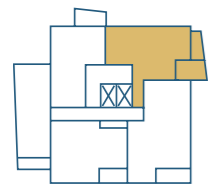
Apartments 46 & 50

Two bedroom apartment

Total internal area 65.8m² | 708.5ft²



- B: Boiler
- FF: Fridge / Freezer
- U: Utility
- W: Wardrobe
- WM: Washing Machine
- MVHR: Mechanical Ventilation with Heat Recovery



Apt 46: Tenth Floor
Apt 50: Eleventh Floor

	Metric		Imperial	
Kitchen/Living/Dining	7.27	x 3.83	23'11"	x 12'6"
Master Bedroom	4.59	x 3.22	15'0"	x 10'6"
Bedroom 2	3.42	x 2.40	11'3"	x 7'10"
Bathroom	2.15	x 2.03	7'0"	x 6'8"
Balcony (Apt 46)	3.47	x 1.65	11'4"	x 5'5"
Balcony (Apt 50)	3.57	x 2.58	11'9"	x 8'5"

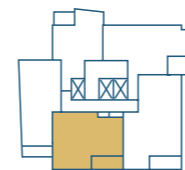
Apartments 48, 52 & 55

Two bedroom apartment

Total internal area 66.58m² | 716.6ft²



- B: Boiler
- FF: Fridge / Freezer
- U: Utility
- W: Wardrobe
- WM: Washing Machine
- MVHR: Mechanical Ventilation with Heat Recovery



Apt 48: Tenth Floor
Apt 52: Eleventh Floor
Apt 55: Twelfth Floor

	Metric		Imperial	
Kitchen/Living/Dining	5.15	x 5.12	17'0"	x 16'10"
Master Bedroom	4.20	x 2.90	13'9"	x 9'6"
Bedroom 2	4.23	x 2.93	13'10"	x 9'7"
Bathroom	2.35	x 2.17	7'8"	x 7'1"
Balcony	3.50	x 1.69	11'6"	x 5'6"

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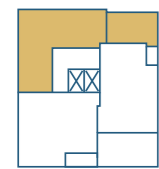
Apartment 56

Two bedroom apartment

Total internal area 75.63m² | 814ft²



- B: Boiler
- FF: Fridge / Freezer
- U: Utility
- W: Wardrobe
- WM: Washing Machine
- MVHR: Mechanical Ventilation with Heat Recovery



Apt 56: Twelfth Floor

	Metric	Imperial
Kitchen/Living/Dining	6.75 x 4.55	22'1" x 15'0"
Master Bedroom	3.98 x 3.16	13'0" x 10'4"
Bedroom 2	4.43 x 3.00	14'7" x 9'9"
Bathroom	2.13 x 2.12	7'0" x 7'0"
En-suite	2.18 x 1.10	7'0" x 3'6"
Balcony	6.44 x 3.63	21'0" x 12'0"

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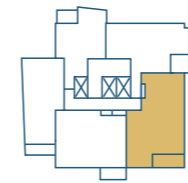
Apartments 27, 32 & 37

Three bedroom apartment

Total internal area 86.3m² | 928.9ft²



- B: Boiler
- FF: Fridge / Freezer
- U: Utility
- W: Wardrobe
- WM: Washing Machine
- MVHR: Mechanical Ventilation with Heat Recovery



Apt 27: Sixth Floor
Apt 32: Seventh Floor
Apt 37: Eighth Floor

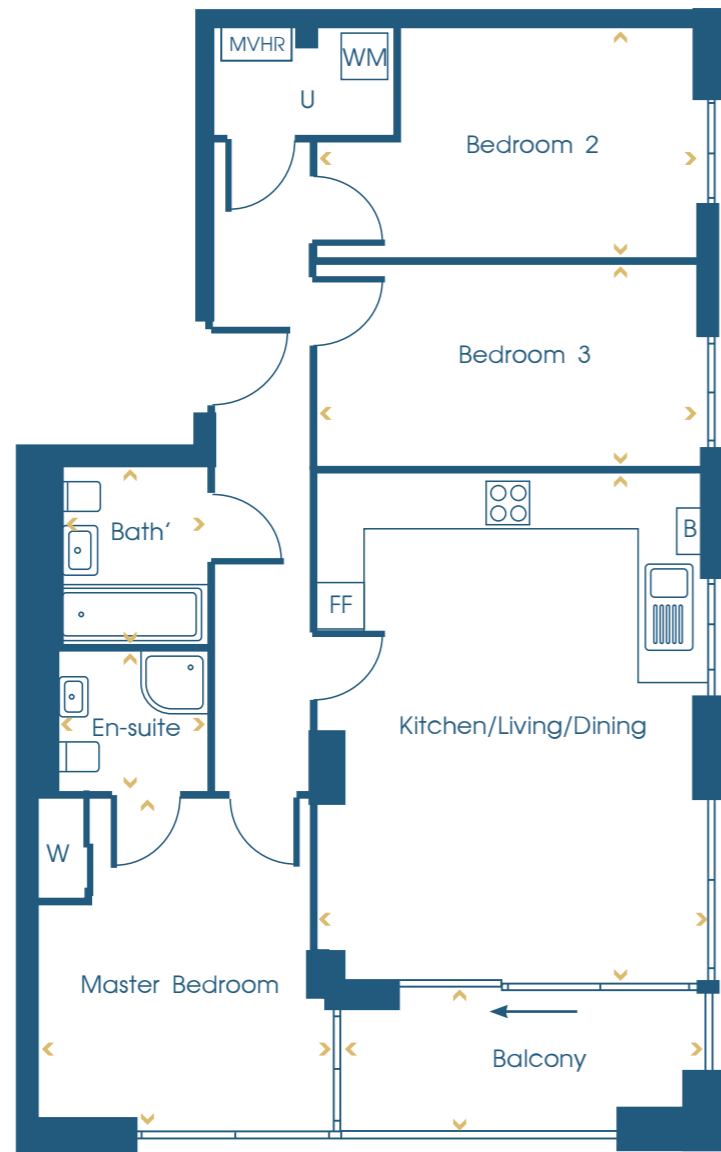
	Metric	Imperial
Kitchen/Living/Dining	6.13 x 4.79	20'1" x 15'9"
Master Bedroom	4.10 x 3.28	13'5" x 10'9"
Bedroom 2	4.48 x 2.79	14'8" x 9'2"
Bedroom 3	3.69 x 2.24	12'0" x 7'4"
Bathroom	2.13 x 2.05	6'11" x 6'8"
En-suite	2.07 x 1.66	6'10" x 5'4"
Balcony	4.38 x 1.69	14'4" x 5'5"

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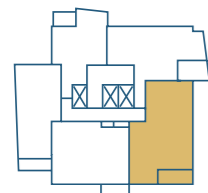
Apartment 47 & 51

Three bedroom apartment

Total internal area 82m² | 882.6ft²



- B: Boiler
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- U: Utility
- W: Wardrobe
- WM: Washing Machine
- MVHR: Mechanical Ventilation with Heat Recovery



Apt 47: Tenth Floor
Apt 51: Eleventh Floor

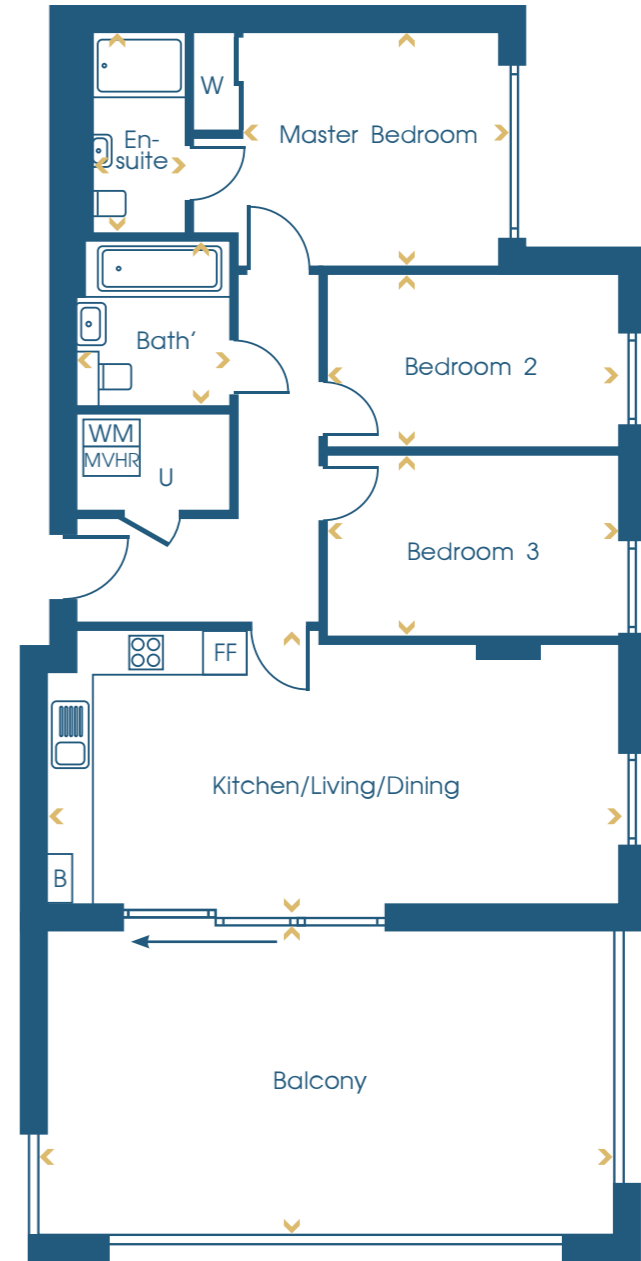
	Metric	Imperial
Kitchen/Living/Dining	6.13 x 4.49	20'1" x 14'9"
Master Bedroom	3.76 x 3.27	12'4" x 10'9"
Bedroom 2	4.49 x 2.72	14'9" x 8'11"
Bedroom 3	4.49 x 2.31	14'9" x 7'7"
Bathroom	2.00 x 2.13	6'6" x 6'11"
En-suite	1.96 x 1.65	6'5" x 5'5"
Balcony	4.31 x 1.46	14'0" x 4'9"

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Apartment 54

Three bedroom apartment

Total internal area 82m² | 882.6ft²



- B: Boiler
- FF: Fridge / Freezer
- U: Utility
- W: Wardrobe
- WM: Washing Machine
- MVHR: Mechanical Ventilation with Heat Recovery



Apt 54: Twelfth Floor

	Metric	Imperial
Kitchen/Living/Dining	7.84 x 3.51	25'9" x 11'6"
Master Bedroom	3.61 x 3.06	12'0" x 10'0"
Bedroom 2	3.95 x 2.44	13'0" x 8'0"
Bedroom 3	3.95 x 2.45	13'0" x 8'0"
Bathroom	2.23 x 2.09	7'3" x 6'11"
En-suite	2.67 x 1.46	8'9" x 4'9"
Balcony	7.47 x 3.95	24'6" x 13'0"

Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Ceiling height may vary within select apartments, please speak to the sales team for more information. All balcony dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

About Peabody

London has been our home for over 150 years.
Make it yours.

Peabody has over 150 years of history, experience and expertise. With over 66,000 homes, we are one of the largest housing providers in London and the south-east.

We deliver services to 133,000 residents, 18,000 care and support customers, and the wider communities in which we work.

Our mission is to help people make the most of their lives. We focus on those who need our help the most and our ambition is to create communities that are healthier, wealthier and happier. We build great quality places and have ambitious plans to deliver 3,300 new homes each year.

Contact

[Lucentpoint.co.uk](https://www.lucentpoint.co.uk)

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Disclaimer

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