

A fresh approach

New Cross living

THE POMEROY

SE14

A fresh approach

New Cross living

1, 2 & 3 bedroom homes

Private Sale and Shared Ownership



A fresh approach to New Cross living

The Pomeroy offers a tempting collection of 47 contemporary 1, 2 and 3 bedroom apartments, duplexes and 3 bedroom houses.

Homes have well-conceived layouts with quality finishes throughout and are neutrally decorated so you can style your home to your own taste.

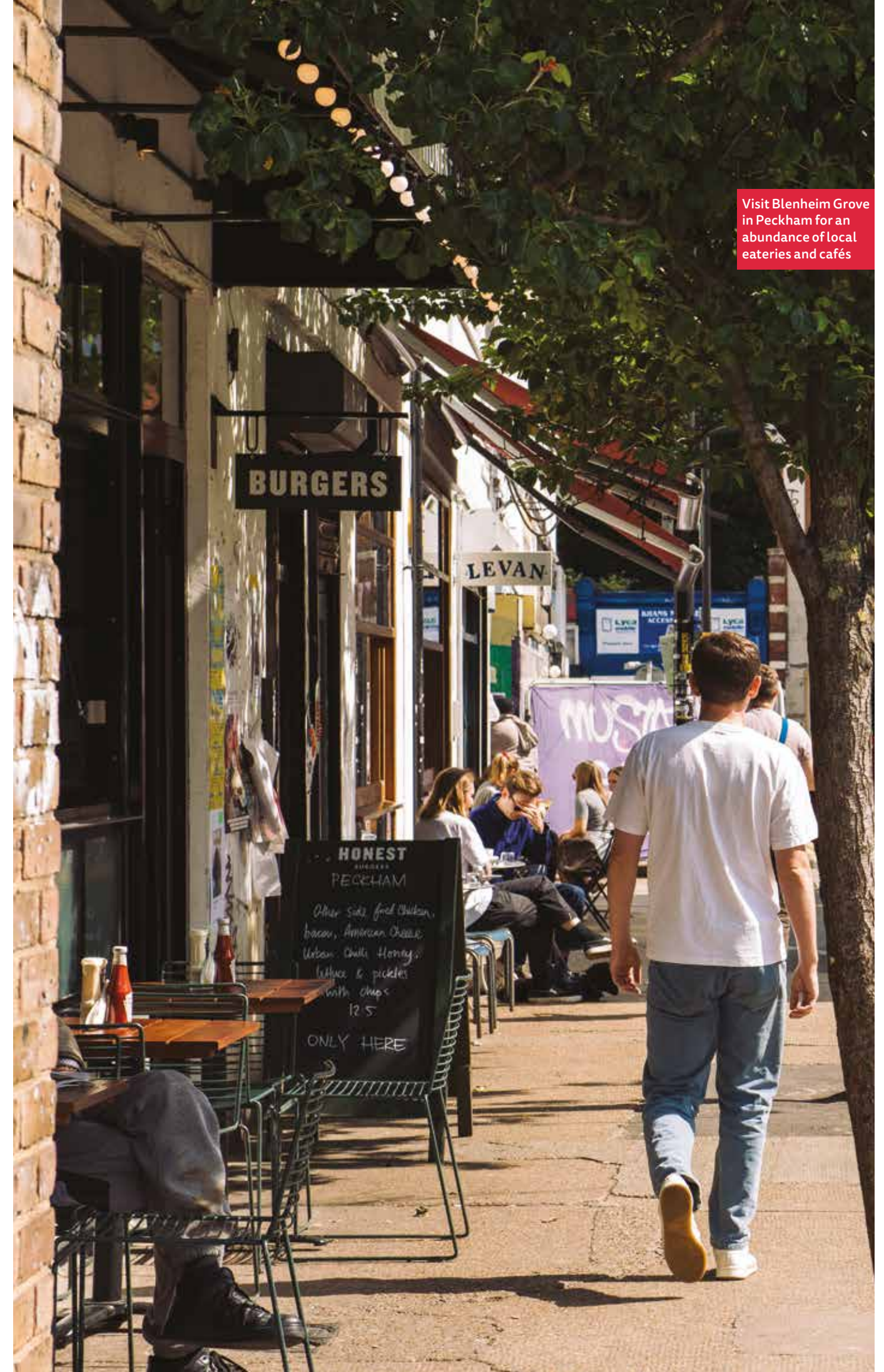
With its excellent zone 2 location, convenient connections to central London and abundance of green spaces nearby, The Pomeroy is the perfect place to put down roots.

Where urban cool meets village-like charm

The Pomeroy's vibrant south-east London location is on the threshold of some of the city's trendiest hotspots attracting a young and fashionable crowd. Peckham, with its abundance of artisan cafés and rooftop bars, is close by, as is Nunhead – a local hidden gem offering great places to eat and drink – and Brockley with its arty vibe and ever-popular award-winning food market.

Located in zone 2 with quick journey times into central London and beyond, this is an area that feels city-connected but that has carved out an identity of its own – successfully combining urban cool with a village-like charm. There are plenty of green spaces to enjoy the great outdoors, from Peckham Rye Park to Burgess Park. Greenwich is nearby offering a gateway to the River and the awe-inspiring Greenwich Park.

Visit Blenheim Grove in Peckham for an abundance of local eateries and cafés





Communal courtyard area and terraces at The Pomeroy

Computer generated image for illustrative purposes only.

A friendly neighbourhood at its core



Map, locations and walking times are taken from Google Maps and are indicative only.



Pubs & Bars

- 01 Frank's Café
- 02 John the Unicorn
- 03 Peckham Springs
- 04 The Rose Pub & Kitchen
- 05 Royal Albert
- 06 The Fat Walrus
- 07 Beer Rebellion
- 08 The New Cross House



Restaurants & Eateries

- 09 Bánh Bánh
- 10 Coal Rooms
- 11 Fat Slice
- 12 Ganapati
- 13 Miss Tapas
- 14 The Begging Bowl
- 15 The Rosemary Organic Hungarian Restaurant



Parks & Green Spaces

- 16 Bridgehouse Meadows
- 17 Brimington Park
- 18 Burgess Park
- 19 Hatcham Gardens
- 20 Peckham Rye Park
- 21 Telegraph Hill
- 22 New Cross Gate Cutting



Schools & Universities

- 23 Edmund Waller Primary School
- 24 Goldsmiths University of London
- 25 John Donne Primary School
- 26 Kender Primary School
- 27 Pilgrims Way Primary School
- 28 St. Thomas the Apostle School and Sixth Form College



Cafés

- 29 Birdie Num Nums
- 30 Blackbird Bakery
- 31 Chinwag Café
- 32 Petitou
- 33 Old Spike Roastery
- 34 Out of the Brew
- 35 Queens Coffee Bar



Entertainment & Leisure

- 36 Amersham Arms
- 37 The Gym
- 38 The CLF Art Café
- 39 Four Quarters
- 40 Goldsmiths Centre for Contemporary Art
- 41 Peckham Library
- 42 Peckhamplex Cinema
- 43 Peckham Levels



Groceries

- 44 Aldi
- 45 Asda
- 46 Ayres Bakery
- 47 Peckham Fruit & Veg Market
- 48 Sainsbury's
- 49 Telegraph Hill Farmers' Market
- 50 Tesco Express



Shopping

- 51 ALKEMI Store
- 52 Bumbani Wine & Grocery
- 53 BYO: Plastic Free Shop
- 54 SeaBass Cycles
- 55 The Flower Shop
- 56 The Word Bookshop
- 57 Deptford Market Yard

A slice of life

When you're living at The Pomeroy the question isn't so much what should you do today, but rather how can you fit it all in.

From great places to eat and hang-out to one-off cultural destinations, this is an area that has so much to offer that you really are spoilt for choice.

Soak up the local bohemian vibe and visit an exhibition at either the Goldsmiths Centre for Contemporary Art or Lewisham Arthouse. Catch a film at the independent Peckhamplex cinema where all tickets are priced at under five pounds or visit the Peckham Library in its award-winning building.



Birdie Num Nums - New Cross



The Fat Walrus



Peckham Fruit & Veg Market



Brick House Bakery & Bar



The Flower Shop



A perfectly brewed coffee



Peckham Library



The Fat Walrus

Enjoy a glass of IPA from local brewer Brick Brewery at The Copper Tap on Peckham High Street, browse the array of trendy independent boutiques in Bellenden Road where the pavement is lined with Antony Gormley-sculptured bollards, and finish with a delicious meal at The Rose Pub & Kitchen on New Cross Road.

The weekly Brockley Market features a host of local producers selling everything from freshly baked sourdough to raw dairy products and freshly caught fish. And for regular annual treats, there is the two-week-long Telegraph Hill Festival that celebrates the arts, and the popular music festival, Jam on Rye, in Peckham Rye Park.



Fat Slice Pizza - New Cross



BYO



BYO



ALKEMI - Nunhead



A freshly prepared cocktail at Bánh Bính

1



Your five-a-day

Whether you're tempted by a quick but delicious bite to eat, the perfect flat white served with a large slice of cake on the side or somewhere to while away a few hours, there are so many destinations to choose from.

The following top-five selection gives a flavour of what's on offer.

1

The Fat Walrus

Voted best pub in New Cross since 2016 by Time Out readers, this laid-back pub offers an American-inspired menu.

44 Lewisham Way
thefatwalrus.com

2

Peckham Levels

Popular community hub offering art, cocktail bars, street food and a yoga studio.

F1-F6 Peckham town centre car park
peckhamlevels.org

3

Bánh Bánh

A family-run business serving up authentic Vietnamese dishes.

46 Peckham Rye
banhbanh.com

4

Coal Rooms

Bar and restaurant where the menu of meat and fish is cooked over a bespoke charcoal grill and oven.

11a Station Way, Peckham Rye Station
coalroomspeckham.com

5

Blackbird Bakery

Serving up freshly baked bread, pastries and cakes, an all-day brunch menu, sourdough pizzas and local coffee.

The Arches, Queens Road Peckham
blackbirdbakerylondon.co.uk

2



3



4



5





Locals in all their varieties

Meet some of the friendly faces you'll encounter as you explore the local area.



It's a great area. Buzzing with activity and lots of bars, cafés, pubs and galleries.

Ellie – New Cross Gate ”



Peckham encapsulates the spirit of 'culture'. It's home to so many studio spaces for young and emerging creatives, ranging from artists to independent traders. Peckham is one of the best hubs for fresh talent and the arts!

Vi – Peckham ”



Space to grow

Enjoy an active lifestyle – Burgess Park



Park life

There's little need to seek out open spaces beyond London when you live in an area this lush and green.

From small tucked away neighbourhood commons to a large Royal park, there are plenty of places to escape the daily hustle and bustle and enjoy wide open spaces and lots of fresh air.

Telegraph Hill Upper Park offers scenic hilltop views of the city and a popular skate park while Peckham Rye Park features woodland, meandering streams and a Japanese garden. The Chumleigh Gardens at the heart of Burgess Park is a renowned world garden showcasing English, Mediterranean, Asian, Oriental and Caribbean planting. And of course there is Greenwich Park overlooking the River Thames, famous for its herd of red and fallow deer and Royal Observatory.

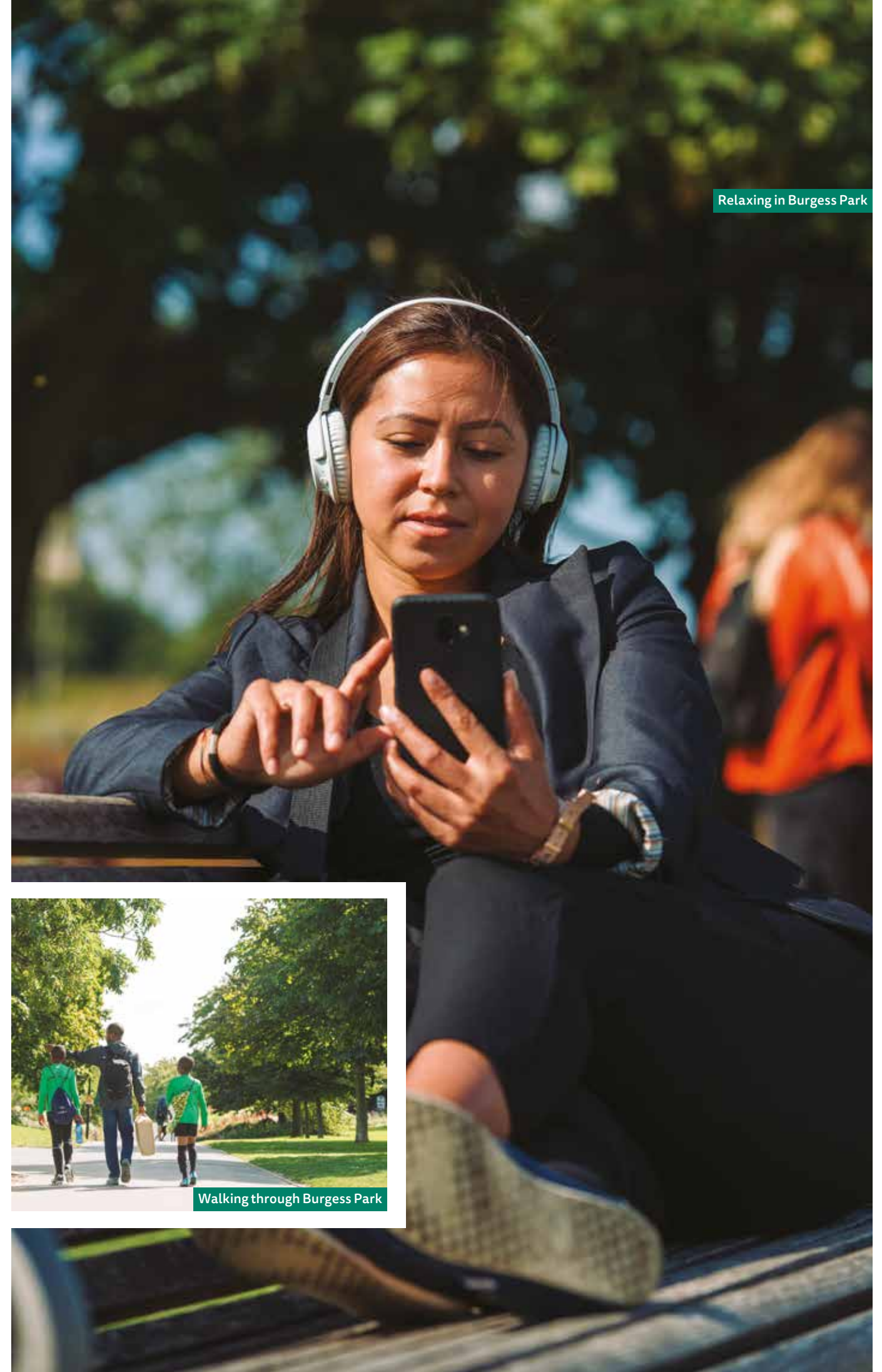
Closer to home, Hatcham Gardens is on your doorstep offering a tranquil place to enjoy a moment's peace in the open air with just your thoughts or a book for company.



Peckham Rye Park



Grey heron at Telegraph Hill Park



Relaxing in Burgess Park



Walking through Burgess Park



Pip it to the post

Living in a zone 2 location is a gift, with quick and easy connections into central London, west London and the City's financial heart making this an ideal place to set up home.

The Pomeroy is located close to both Queens Road Peckham and New Cross Gate London Overground stations. While both stations provide links through east London and onto north London, the former station has access to the western branch of the line to Shepherd's Bush and beyond, while the latter station offers the link south to Crystal Palace and West Croydon.

The Docklands Light Railway is easily accessible, as is the Jubilee line, allowing a quick commute to Canary Wharf and the City.

The proposed Bakerloo line extension will run from Elephant & Castle further increasing commuting options.

Local bus routes are plentiful and lots of cycle routes makes getting around on two wheels a convenient travel option.



Branching out



- 9 mins ● New Cross Gate Station
- 12 mins ● New Cross
- 17 mins ● Peckham Rye Station
- 19 mins ● Camberwell
- 22 mins ● Brockley
- 24 mins ● Lewisham Shopping Centre
- 24 mins ● Elephant & Castle
- 28 mins ● Southwark
- 30 mins ● Deptford

- 17 mins ● Canada Water
- 22 mins ● London Bridge
- 30 mins ● Canary Wharf
- 30 mins ● Shoreditch
- 35 mins ● Oxford Circus
- 35 mins ● Victoria
- 35 mins ● Euston
- 38 mins ● Marylebone
- 39 mins ● King's Cross St Pancras
- 40 mins ● Westfield Stratford City Shopping Centre



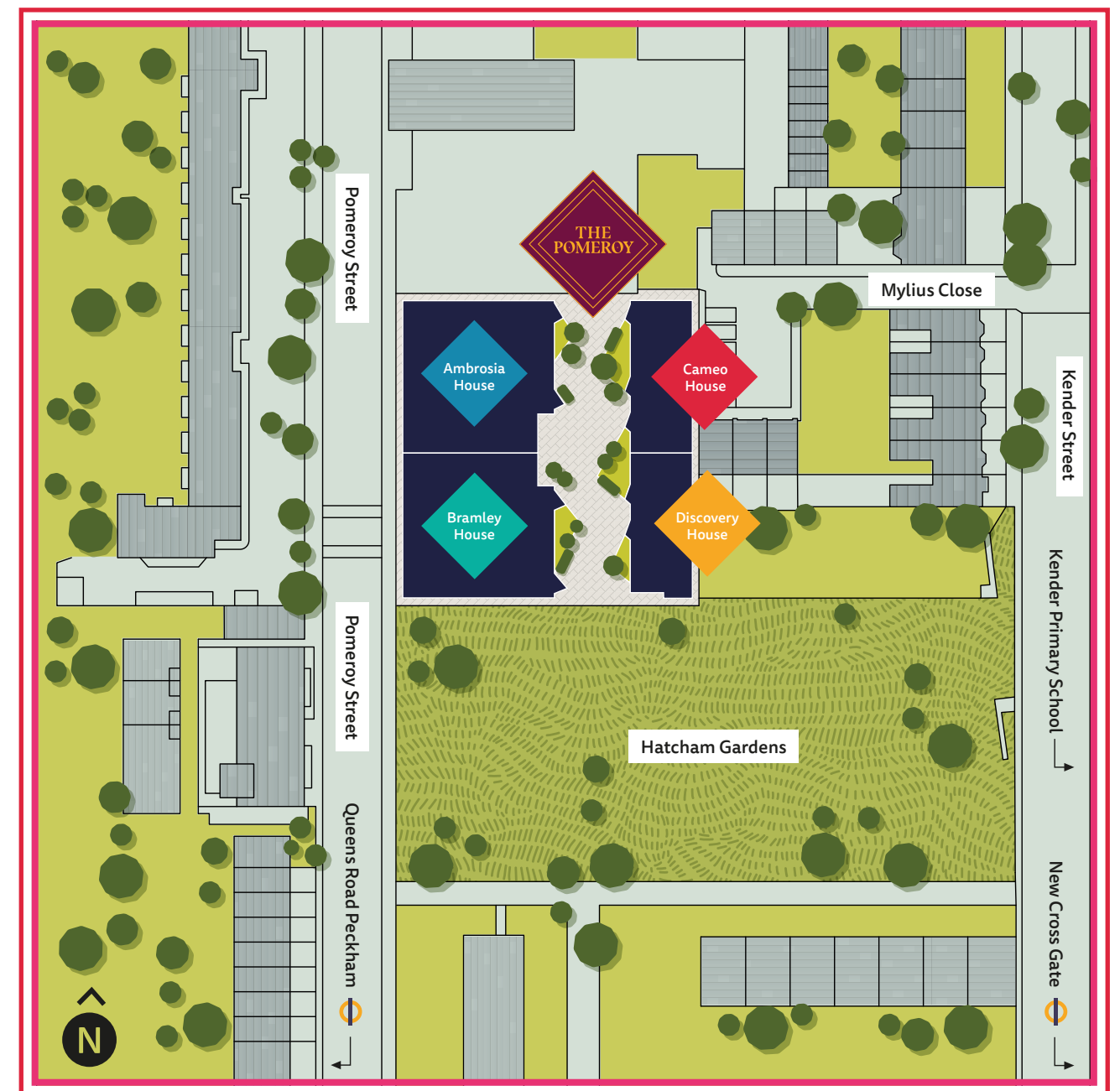
- 4 mins ● New Cross Gate Station
- 5 mins ● Telegraph Hill Market
- 5 mins ● Peckham High Street
- 5 mins ● Nunhead
- 5 mins ● Peckham Library
- 9 mins ● Deptford Station

- 1 min ● Hatcham Gardens
- 4 mins ● Pomeroy Street Bus Stop (QJ)
- 8 mins ● Tesco Express
- 8 mins ● Queens Road Peckham Station
- 8 mins ● Blackbird Bakery
- 9 mins ● Beer Rebellion
- 13 mins ● New Cross Gate

A rosy place to live

Choose your favourite from the mix of contemporary designed 1, 2 and 3 bedroom homes available at The Pomeroy.

All apartments feature a balcony, and houses and duplexes each have their own garden. The Pomeroy connects to adjacent Hatcham Gardens, extending the sense of green space and access to the outdoors.



Journey times from the development are approximate and sourced from Google Maps.

Map not to scale.



A fresh approach
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London Bridge

Brimington Park

Shoreditch

Canada Water

Hatcham Gardens

Bridgehouse Meadows

Stratford

Canary Wharf

Kender Primary School

Queens Road
 Peckham

New Cross
 Gate

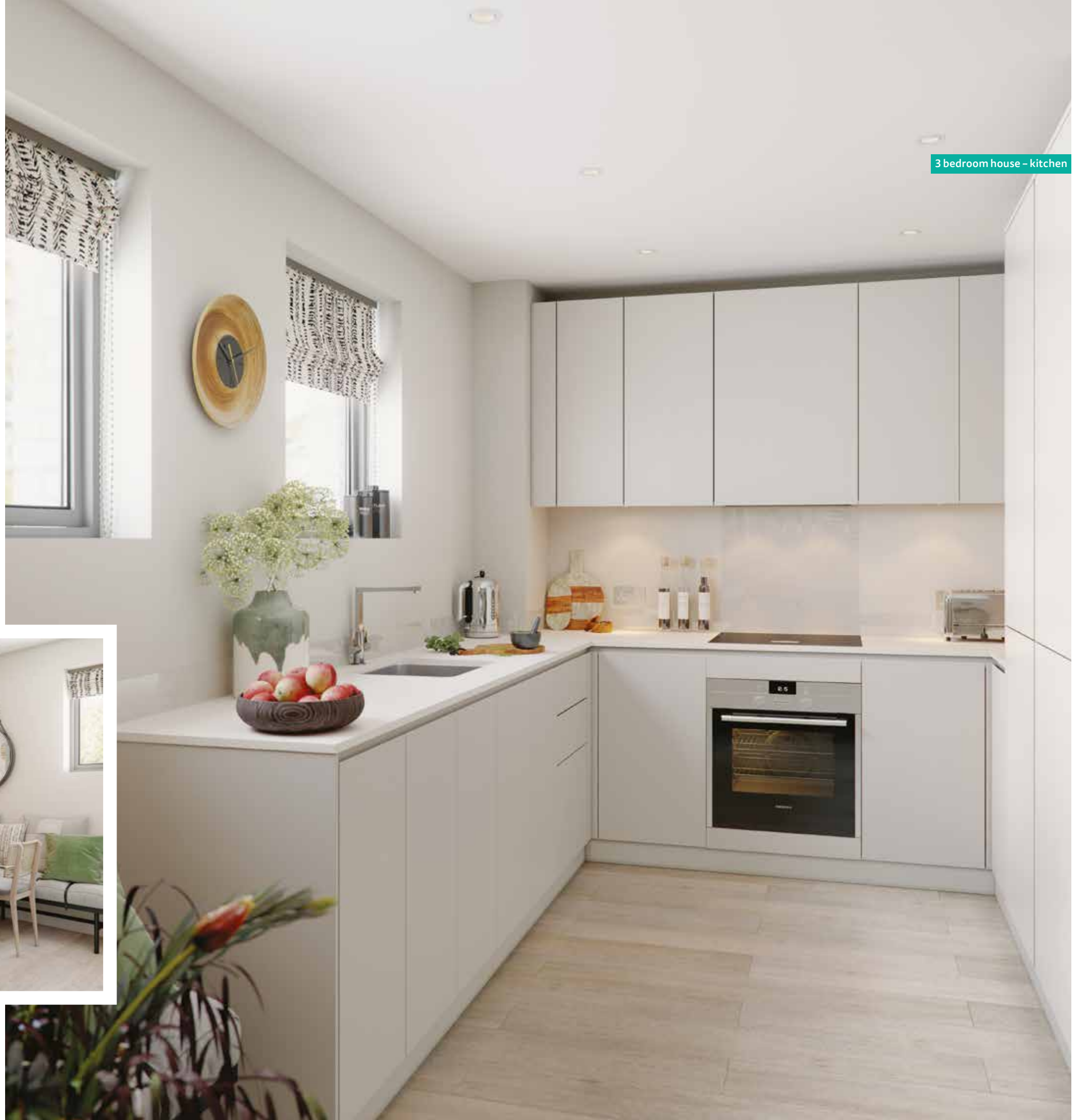
A new twist on urban living



Your new home at The Pomeroy is perfectly suited to contemporary urban living, designed to maximise natural light and with inspired layouts to make the best use of internal space.



3 bedroom house - dining area



3 bedroom house - kitchen



Refreshingly stylish interiors

Living is easy in these contemporary-designed high-quality homes.



Kitchen

- Contemporary kitchen by Symphony (New York range) Matte, handleless kitchen units in Cashmere colour
- Soft close to doors and drawers
- Silestone worktops in White Storm with white glass splashback
- Stainless steel mixer tap and single bowl sink
- Integrated Zanussi electric hob, cooker hood, fan assisted oven, fridge freezer and dishwasher

Main Bathroom

- White sanitaryware with single lever chrome basin taps and shower attachments by Hansgrohe
- Bath with shower over and glass screen
- Heated chrome towel rail
- Matt grey porcelain wall and floor tiles

En-suite

- White sanitaryware with chrome taps and shower attachments by Hansgrohe
- Shower cubicle with Raindance shower head
- Low profile shower tray with glass bi-fold door
- Heated chrome towel rail
- Matt grey porcelain wall and floor tiles

Decorative finishes

- Walls painted in white emulsion throughout
- Joinery painted in white satin throughout

Floor finishes

- Carpet in Silverstone to bedrooms, landing and stairs
- Vinyl flooring in Silk Light Oak to living room, hallways and kitchen
- Matt grey porcelain tiles on floors and walls of bathroom, toilet and shower room

Electrical

- White downlighters to kitchen and bathroom
- Above-mirror light in bathroom

Security & Peace of Mind

- Video entry system to apartments
- Wired heat and smoke detectors
- Multi-lock door and spy hole to home entrance
- 10-year Premier warranty
- Predicted energy assessment – EPC band B

Main Bedroom

- Oaklands collection carpet in Silverstone
- Built-in wardrobe with sliding mirrored doors to master bedrooms

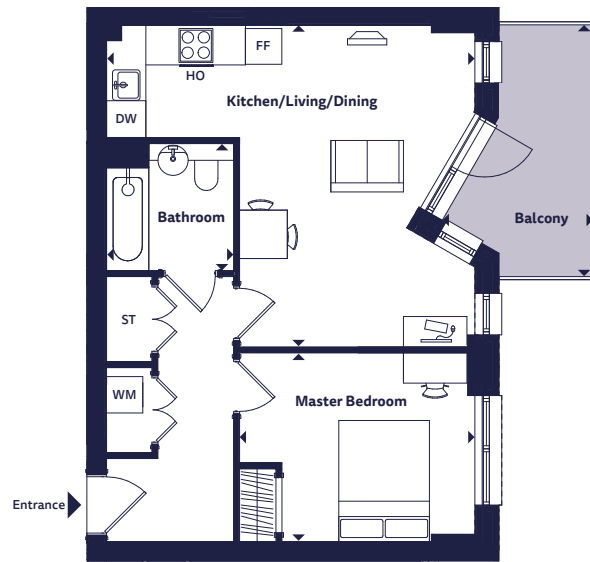
Utility & Electricals

- Electricity usage smart meter to hallway cupboard
- Television points with Sky+ provisions to living room
- Landline telephone and BT data points to living room
- Beko 6kg washing machine



1 bedroom apartment

Apartments 23, 36, 46, 54
Bramley House



Dimensions

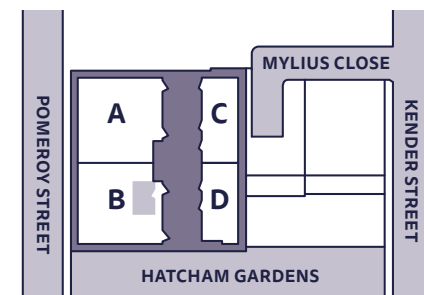
Room	Metric	Imperial
Kitchen/Living/Dining	6.09m x 5.30m	20'0" x 17'5"
Master Bedroom	3.77m x 3.12m	12'5" x 10'3"
Bathroom	2.10m x 2.10m	6'11" x 6'11"
Total Area	50.5 sq m	543.6 sq ft
Balcony	4.16m x 2.49m	13'8" x 8'2"

Floorplan Key

HO	Hob & Oven	FF	Fridge Freezer
DW	Dishwasher	ST	Store
WM	Washing Machine		

Floor Locator

Block	B	B	B	B
Unit	23	36	46	54
Floor	2	3	4	5



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1 bedroom apartment

Apartments 26, 39, 49, 57
Bramley House



Dimensions

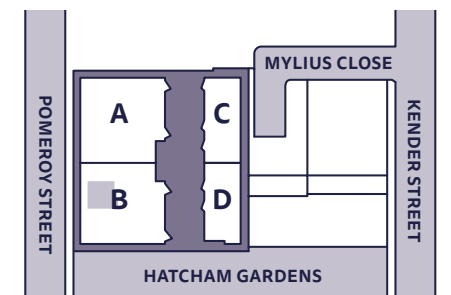
Room	Metric	Imperial
Kitchen/Living/Dining	7.13m x 3.29m	23'5" x 10'10"
Master Bedroom	3.78m x 3.30m	12'5" x 10'10"
Bathroom	2.10m x 2.00m	6'11" x 6'7"
Total Area	50.3 sq m	541.4 sq ft
Balcony	5.42m x 1.59m	17'10" x 5'3"

Floorplan Key

HO	Hob & Oven	FF	Fridge Freezer
DW	Dishwasher	ST	Store
WM	Washing Machine		

Floor Locator

Block	B	B	B	B
Unit	26	39	49	57
Floor	2	3	4	5

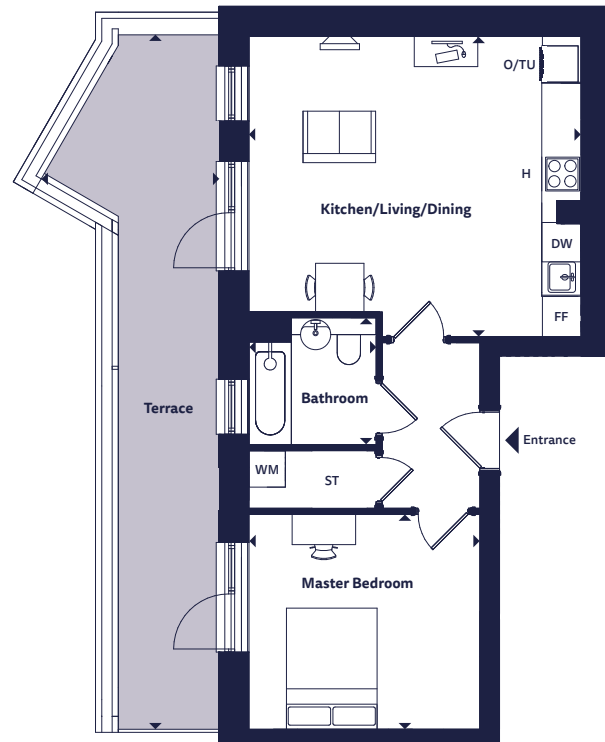


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1 bedroom apartment

Apartment 27
Cameo House



Dimensions

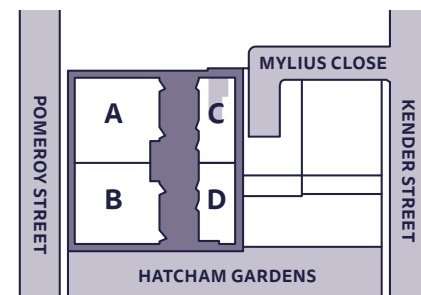
Room	Metric	Imperial
Kitchen/Living/Dining	5.49m x 4.96m	18'0" x 16'4"
Master Bedroom	3.82m x 3.55m	12'6" x 11'8"
Bathroom	2.10m x 2.10m	6'11" x 6'11"
Total Area	51.3 sq m	552.2 sq ft
Terrace	11.48m x 2.94m	37'8" x 9'8"

Floorplan Key

H	Hob	TU	Tall Unit
O	Oven	FF	Fridge Freezer
DW	Dishwasher	ST	Store
WM	Washing Machine		

Floor Locator

Block	C
Unit	27
Floor	2

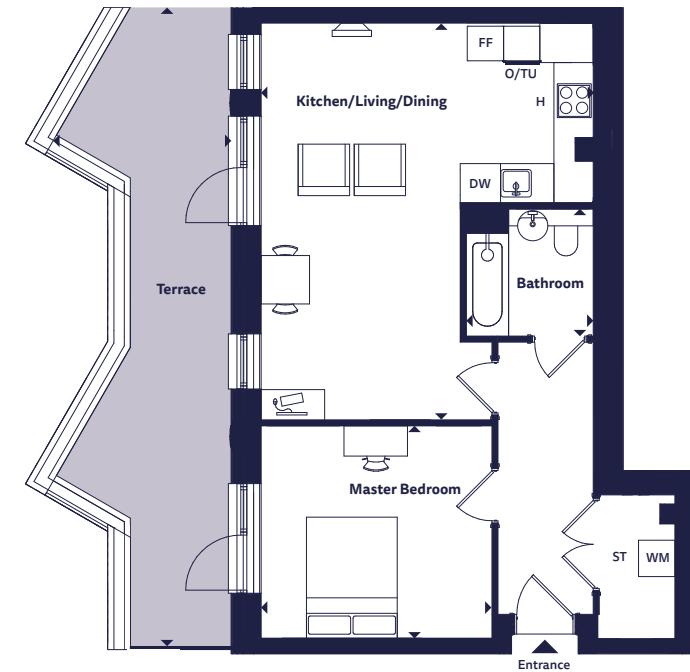


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1 bedroom apartment

Apartment 28
Discovery House



Dimensions

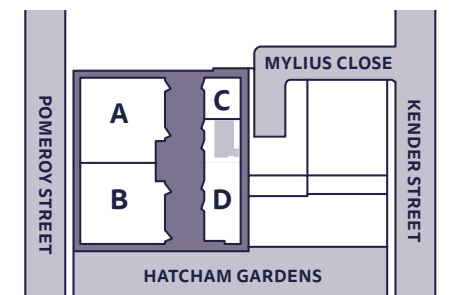
Room	Metric	Imperial
Kitchen/Living/Dining	6.56m x 5.49m	21'6" x 18'0"
Master Bedroom	3.82m x 3.51m	12'6" x 11'6"
Bathroom	2.10m x 2.10m	6'11" x 6'11"
Total Area	58.3 sq m	627.6 sq ft
Terrace	10.58m x 2.94m	34'9" x 9'8"

Floorplan Key

H	Hob	TU	Tall Unit
O	Oven	FF	Fridge Freezer
DW	Dishwasher	ST	Store
WM	Washing Machine		

Floor Locator

Block	D
Unit	28
Floor	2

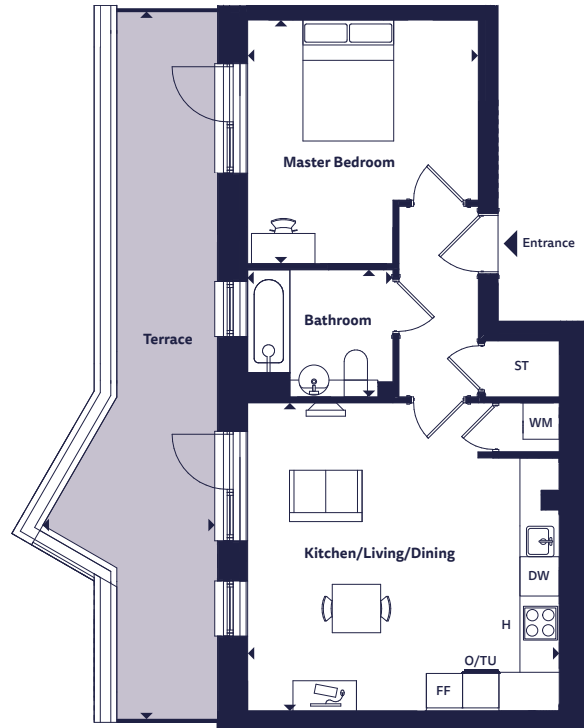


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1 bedroom apartment

Apartment 29
Discovery House



Dimensions

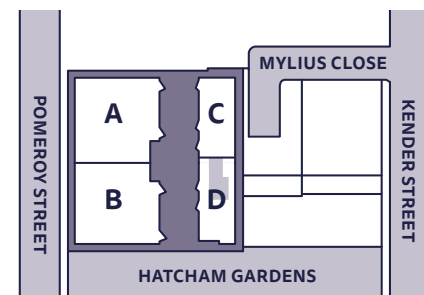
Room	Metric	Imperial
Kitchen/Living/Dining	5.15m x 5.09m	16'11" x 16'9"
Master Bedroom	4.03m x 3.82m	13'3" x 12'6"
Bathroom	2.40m x 2.10m	7'11" x 6'11"
Total Area	51.2 sq m	551.1 sq ft
Terrace	11.70m x 2.94m	38'5" x 9'8"

Floorplan Key

H	Hob	TU	Tall Unit
O	Oven	FF	Fridge Freezer
DW	Dishwasher	ST	Store
WM	Washing Machine		

Floor Locator

Block	D
Unit	29
Floor	2



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1 bedroom apartment

Apartment 50
Ambrosia House



Dimensions

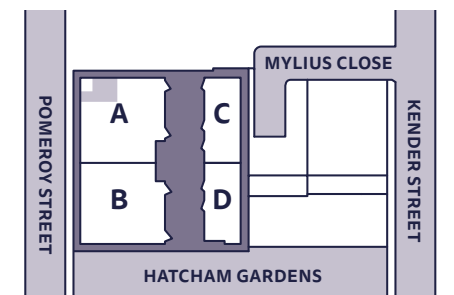
Room	Metric	Imperial
Kitchen/Living/Dining	7.85m x 2.94m	25'9" x 9'8"
Master Bedroom	4.36m x 3.28m	14'4" x 10'9"
Bathroom	2.10m x 2.10m	6'11" x 6'11"
Total Area	51.7 sq m	556.5 sq ft
Balcony	3.33m x 1.92m	10'11" x 6'4"

Floorplan Key

H	Hob	TU	Tall Unit
O	Oven	FF	Fridge Freezer
DW	Dishwasher	ST	Store
WM	Washing Machine		

Floor Locator

Block	A
Unit	50
Floor	5

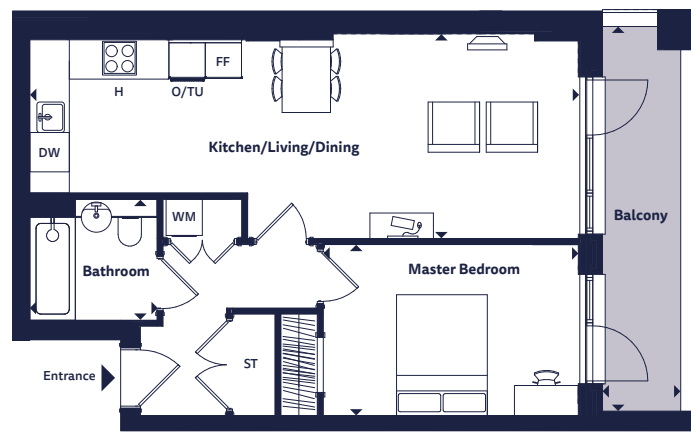


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1 bedroom apartment

Apartment 51
Ambrosia House



Dimensions

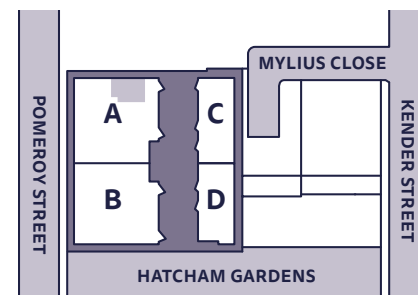
Room	Metric	Imperial
Kitchen/Living/Dining	9.07m x 3.39m	29'9" x 11'2"
Master Bedroom	4.22m x 2.83m	13'10" x 9'4"
Bathroom	2.10m x 2.00m	6'11" x 6'7"
Total Area	54.3 sq m	584.5 sq ft
Balcony	6.36m x 1.30m	20'11" x 4'3"

Floorplan Key

H Hob	TU Tall Unit
O Oven	FF Fridge Freezer
DW Dishwasher	ST Store
WM Washing Machine	

Floor Locator

Block	A
Unit	51
Floor	5

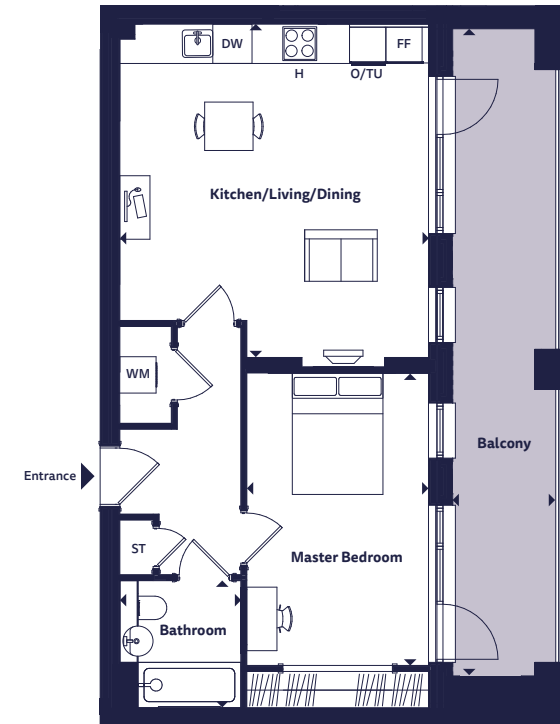


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1 bedroom apartment

Apartments 53, 61
Bramley House



Dimensions

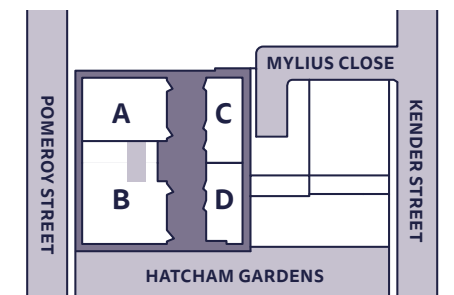
Room	Metric	Imperial
Kitchen/Living/Dining	5.49m x 5.10m	18'0" x 16'9"
Master Bedroom	4.83m x 3.00m	15'11" x 9'10"
Bathroom	2.10m x 2.00m	6'11" x 6'7"
Total Area	57.6 sq m	620.0 sq ft
Balcony	10.70m x 1.71m	35'1" x 5'7"

Floorplan Key

H Hob	TU Tall Unit
O Oven	FF Fridge Freezer
DW Dishwasher	ST Store
WM Washing Machine	

Floor Locator

Block	B	B
Unit	53	61
Floor	5	6

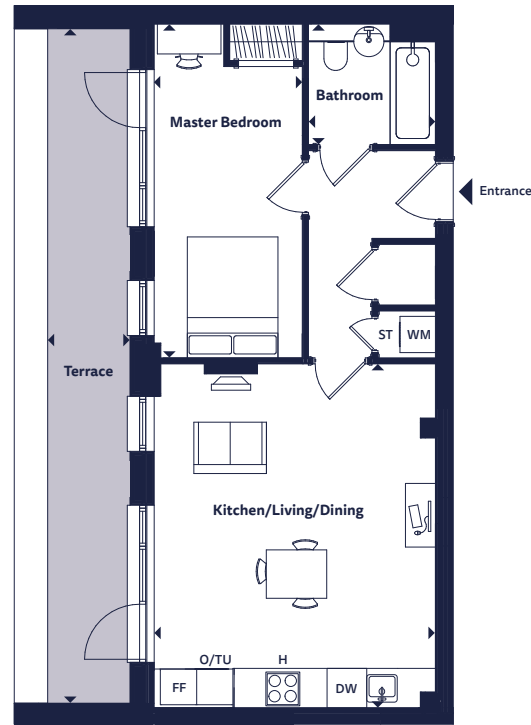


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1 bedroom apartment

Apartment 64
Ambrosia House



Dimensions

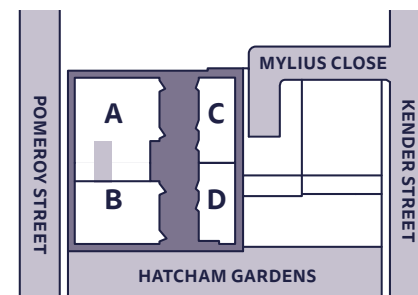
Room	Metric	Imperial
Kitchen/Living/Dining	5.68m x 4.65m	18'8" x 15'3"
Master Bedroom	5.52m x 2.45m	18'1" x 8'1"
Bathroom	2.10m x 2.00m	6'11" x 6'7"
Total Area	52.5 sq m	565.1 sq ft
Terrace	11.15m x 1.36m	36'7" x 4'6"

Floorplan Key

H Hob	TU Tall Unit
O Oven	FF Fridge Freezer
DW Dishwasher	ST Store
WM Washing Machine	

Floor Locator

Block	A
Unit	64
Floor	6

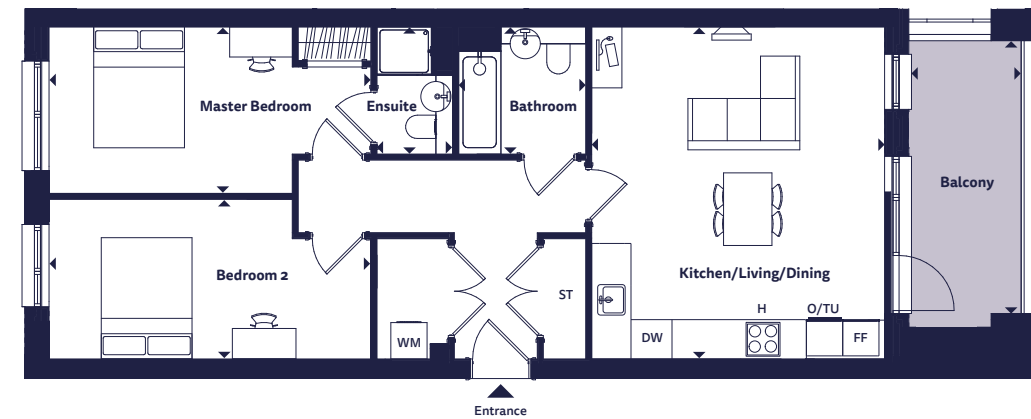


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2 bedroom apartment

Apartments 22, 35, 45
Bramley House



Dimensions

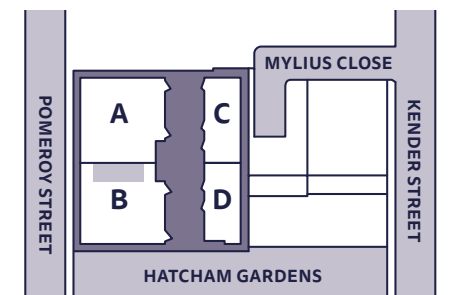
Room	Metric	Imperial
Kitchen/Living/Dining	5.49m x 4.84m	18'0" x 15'11"
Master Bedroom	5.31m x 2.75m	17'5" x 9'1"
Ensuite	2.10m x 1.25m	6'10" x 4'1"
Bedroom 2	5.32m x 2.64m	17'6" x 8'8"
Bathroom	2.10m x 2.10m	6'11" x 6'11"
Total Area	75.8 sq m	815.9 sq ft
Balcony	4.74m x 1.86m	15'7" x 6'1"

Floorplan Key

H Hob	TU Tall Unit
O Oven	FF Fridge Freezer
DW Dishwasher	ST Store
WM Washing Machine	

Floor Locator

Block	B	B	B
Unit	22	35	45
Floor	2	3	4

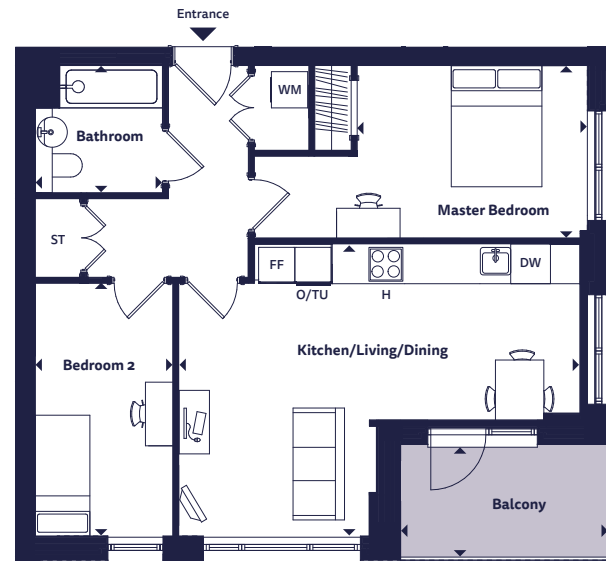


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2 bedroom apartment

Apartments 24, 37, 47, 55
Bramley House



Dimensions

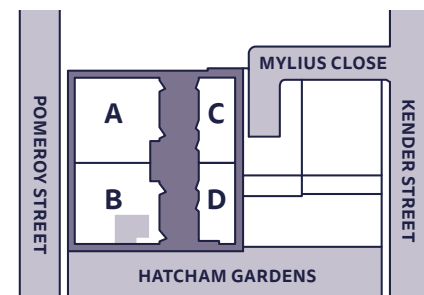
Room	Metric	Imperial
Kitchen/Living/Dining	6.64m x 4.82m	21'9" x 15'10"
Master Bedroom	5.52m x 2.86m	18'1" x 9'5"
Bedroom 2	4.18m x 2.27m	13'9" x 7'6"
Bathroom	2.10m x 2.10m	6'11" x 6'11"
Total Area	64.3 sq m	692.1 sq ft
Balcony	3.44m x 1.86m	11'4" x 6'2"

Floorplan Key

H Hob	TU Tall Unit
O Oven	FF Fridge Freezer
DW Dishwasher	ST Store
WM Washing Machine	

Floor Locator

Block	B	B	B	B
Unit	24	37	47	55
Floor	2	3	4	5



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2 bedroom apartment

Apartment 52
Ambrosia House



Dimensions

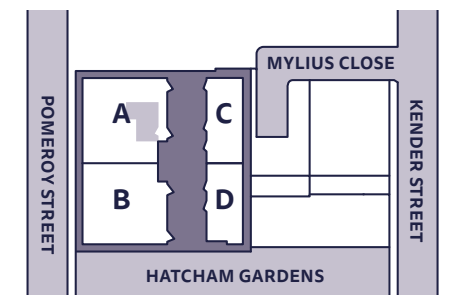
Room	Metric	Imperial
Kitchen/Living/Dining	6.09m x 6.06m	20'0" x 19'11"
Master Bedroom	4.72m x 2.75m	15'6" x 9'1"
Bedroom 2	4.72m x 2.75m	15'6" x 9'1"
Bathroom	2.10m x 2.10m	6'11" x 6'11"
Total Area	73.8 sq m	794.4 sq ft
Balcony	4.16m x 1.55m	13'8" x 5'1"

Floorplan Key

H Hob	TU Tall Unit
O Oven	FF Fridge Freezer
DW Dishwasher	ST Store
WM Washing Machine	

Floor Locator

Block	A
Unit	52
Floor	5

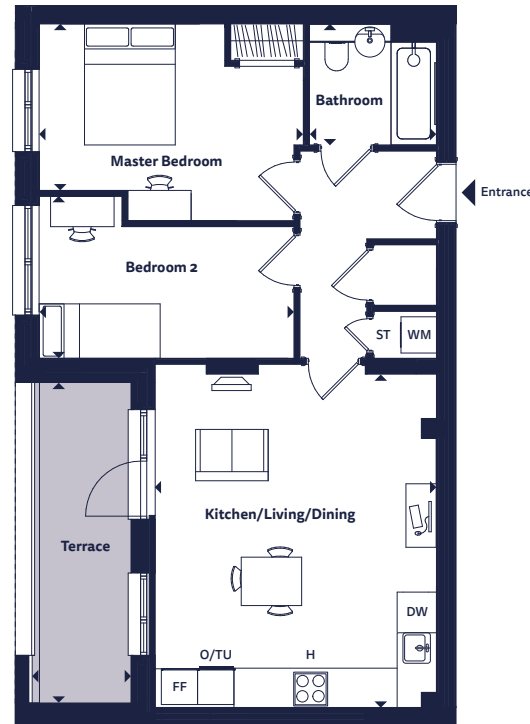


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2 bedroom apartment

Apartment 58
Ambrosia House



Dimensions

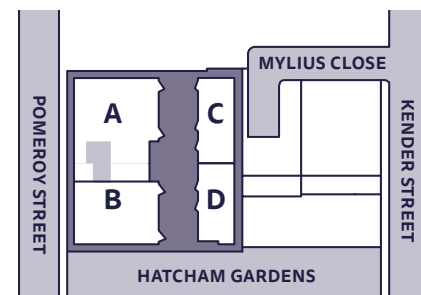
Room	Metric	Imperial
Kitchen/Living/Dining	5.49m x 4.65m	18'0" x 15'3"
Master Bedroom	4.36m x 2.75m	14'4" x 9'1"
Bedroom 2	4.21m x 2.68m	13'10" x 8'10"
Bathroom	2.10m x 2.00m	6'11" x 6'7"
Total Area	63.1 sq m	679.2 sq ft
Terrace	5.30m x 1.69m	17'5" x 5'7"

Floorplan Key

H Hob	TU Tall Unit
O Oven	FF Fridge Freezer
DW Dishwasher	ST Store
WM Washing Machine	

Floor Locator

Block	A
Unit	58
Floor	5

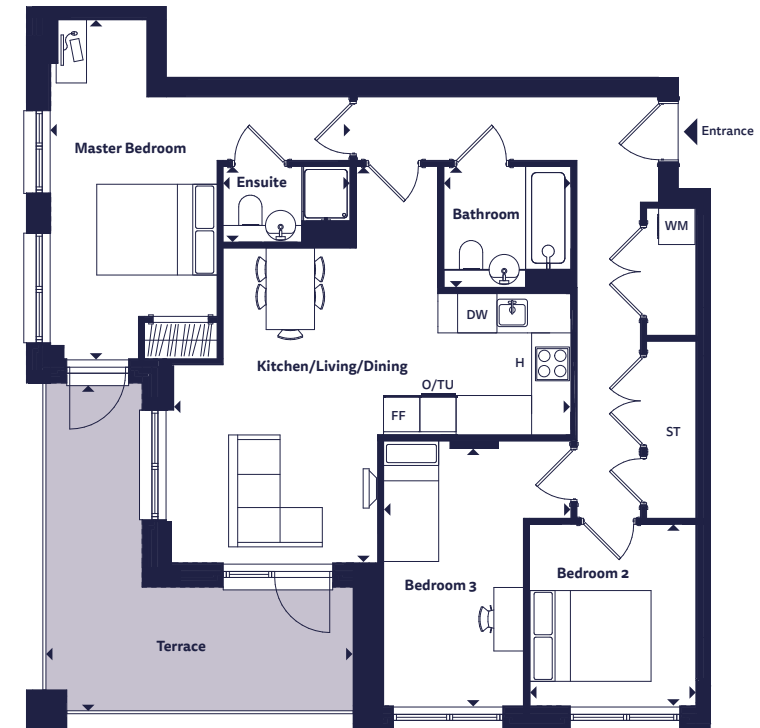


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3 bedroom apartment

Apartments 25, 38, 48
Bramley House



Dimensions

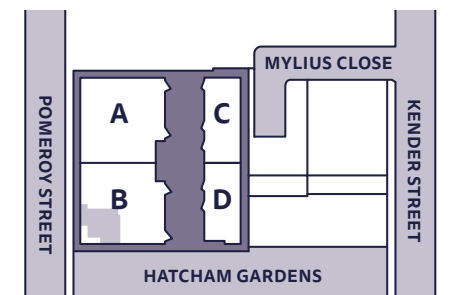
Room	Metric	Imperial
Kitchen/Living/Dining	6.57m x 6.55m	21'7" x 21'6"
Master Bedroom	5.60m x 4.95m	18'5" x 16'3"
Ensuite	2.10m x 1.25m	6'11" x 4'1"
Bedroom 2	3.00m x 2.75m	9'10" x 9'1"
Bedroom 3	4.38m x 3.10m	14'5" x 10'2"
Bathroom	2.10m x 2.00m	6'11" x 6'7"
Total Area	89.0 sq m	958.0 sq ft
Terrace	5.46m x 5.12m	17'11" x 16'10"

Floorplan Key

H Hob	TU Tall Unit
O Oven	FF Fridge Freezer
DW Dishwasher	ST Store
WM Washing Machine	

Floor Locator

Block	B	B	B
Unit	25	38	48
Floor	2	3	4

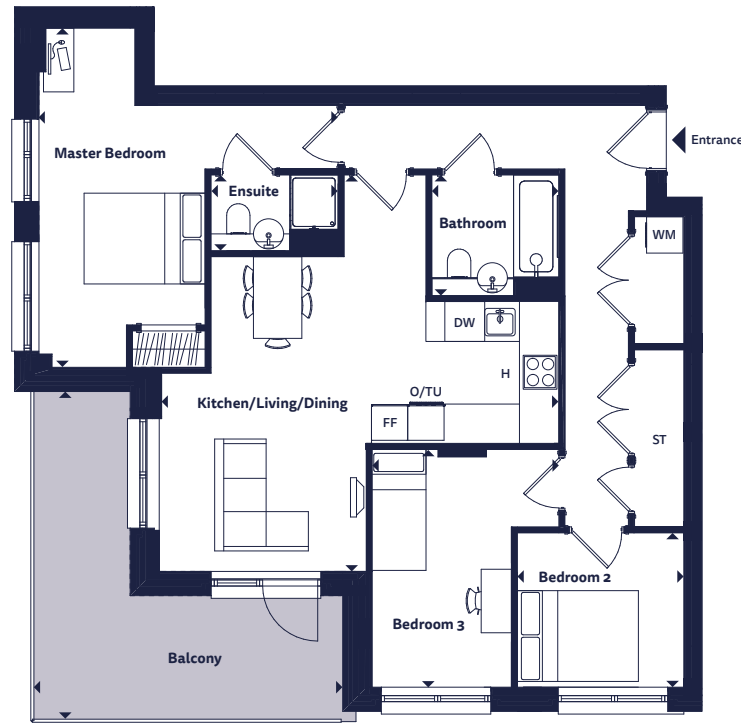


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3 bedroom apartment

Apartment 56
Bramley House



Dimensions

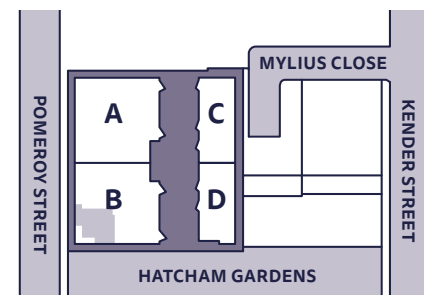
Room	Metric	Imperial
Kitchen/Living/Dining	6.57m x 6.55m	21'7" x 21'6"
Master Bedroom	5.60m x 4.95m	18'5" x 16'3"
Ensuite	2.10m x 1.25m	6'11" x 4'1"
Bedroom 2	2.75m x 2.55m	9'1" x 8'5"
Bedroom 3	3.93m x 3.10m	12'11" x 10'2"
Bathroom	2.10m x 2.00m	6'11" x 6'7"
Total Area	86.7 sq m	933.3 sq ft
Balcony	5.46m x 5.12m	17'11" x 16'10"

Floorplan Key

H	Hob	TU	Tall Unit
O	Oven	FF	Fridge Freezer
DW	Dishwasher	ST	Store
WM	Washing Machine		

Floor Locator

Block	B
Unit	56
Floor	5



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3 bedroom apartment

Apartment 59
Ambrosia House



Dimensions

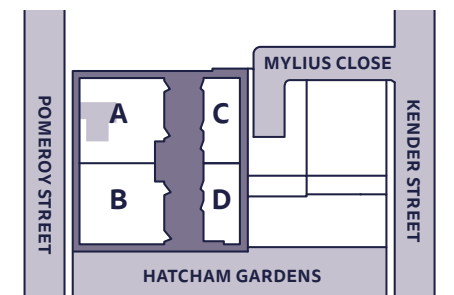
Room	Metric	Imperial
Kitchen/Living/Dining	7.85m x 4.14m	25'9" x 13'7"
Master Bedroom	6.08m x 2.75m	20'0" x 9'1"
Bedroom 2	4.68m x 2.38m	15'4" x 7'10"
Bedroom 3	4.78m x 2.07m	15'9" x 6'10"
Bathroom	2.10m x 2.00m	6'11" x 6'7"
Total Area	81.9 sq m	881.6 sq ft
Balcony	5.98m x 1.59m	19'8" x 5'3"

Floorplan Key

H	Hob	TU	Tall Unit
O	Oven	FF	Fridge Freezer
DW	Dishwasher	ST	Store
WM	Washing Machine		

Floor Locator

Block	A
Unit	59
Floor	5

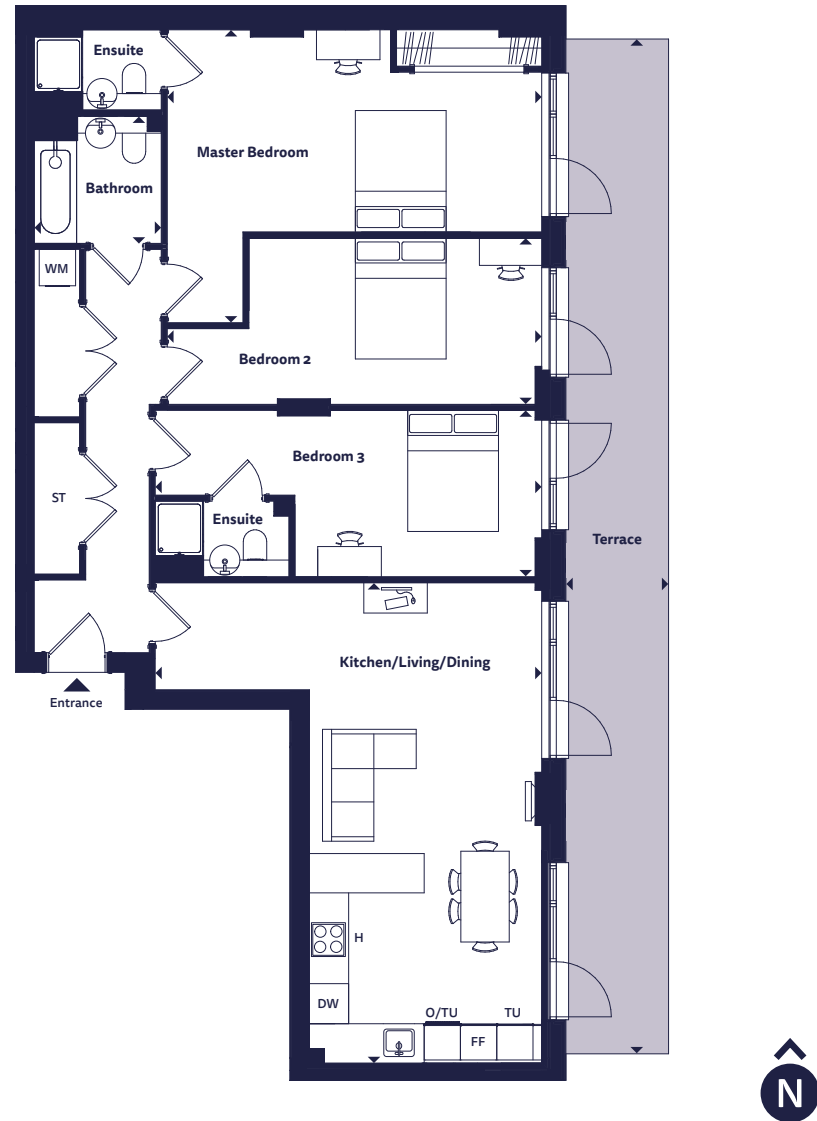


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3 bedroom apartment

Apartment 60
Ambrosia House



Dimensions

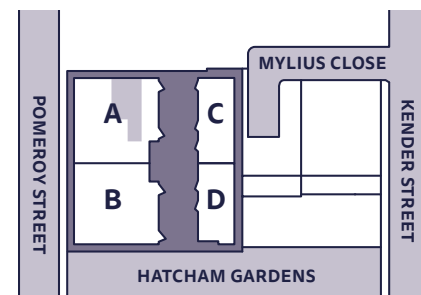
Room	Metric	Imperial
Kitchen/Living/Dining	7.94m x 6.39m	26'1" x 21'0"
Master Bedroom	6.19m x 4.84m	20'4" x 15'11"
Bedroom 2	6.19m x 2.75m	20'4" x 9'1"
Bedroom 3	6.39m x 2.75m	21'0" x 9'1"
Bathroom	2.10m x 2.10m	6'11" x 6'11"
Total Area	114.1 sq m	1228.2 sq ft
Terrace	16.77m x 1.70m	55'1" x 5'7"

Floorplan Key

H Hob	TU Tall Unit
O Oven	FF Fridge Freezer
DW Dishwasher	ST Store
WM Washing Machine	

Floor Locator

Block	A
Unit	60
Floor	6

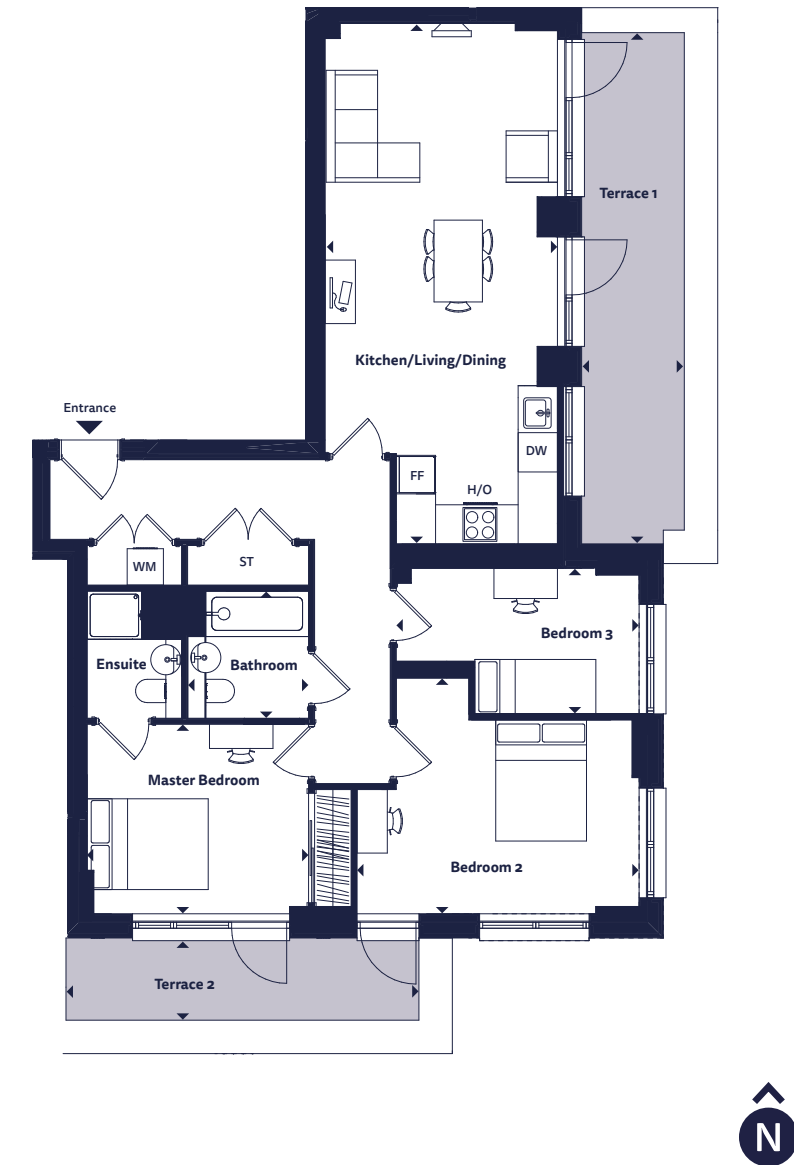


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3 bedroom apartment

Apartment 62
Bramley House



Dimensions

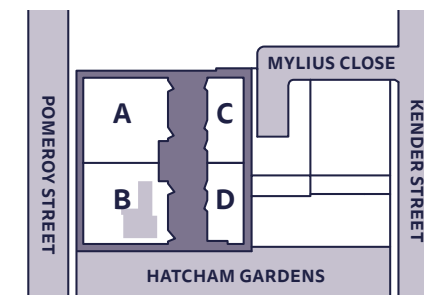
Room	Metric	Imperial
Kitchen/Living/Dining	8.91m x 3.84m	29'3" x 12'7"
Master Bedroom	3.66m x 3.13m	12'0" x 10'4"
Bedroom 2	4.66m x 3.90m	15'4" x 12'10"
Bedroom 3	4.02m x 2.41m	13'2" x 7'11"
Bathroom	2.10m x 2.00m	6'11" x 6'7"
Total Area	94.6 sq m	1018.3 sq ft
Terrace 1	8.45m x 1.70m	19'2" x 4'6"
Terrace 2	5.84m x 1.36m	28'0" x 10'0"

Floorplan Key

HO Hob & Oven	TU Tall Unit
DW Dishwasher	FF Fridge Freezer
WM Washing Machine	ST Store

Floor Locator

Block	B
Unit	62
Floor	6

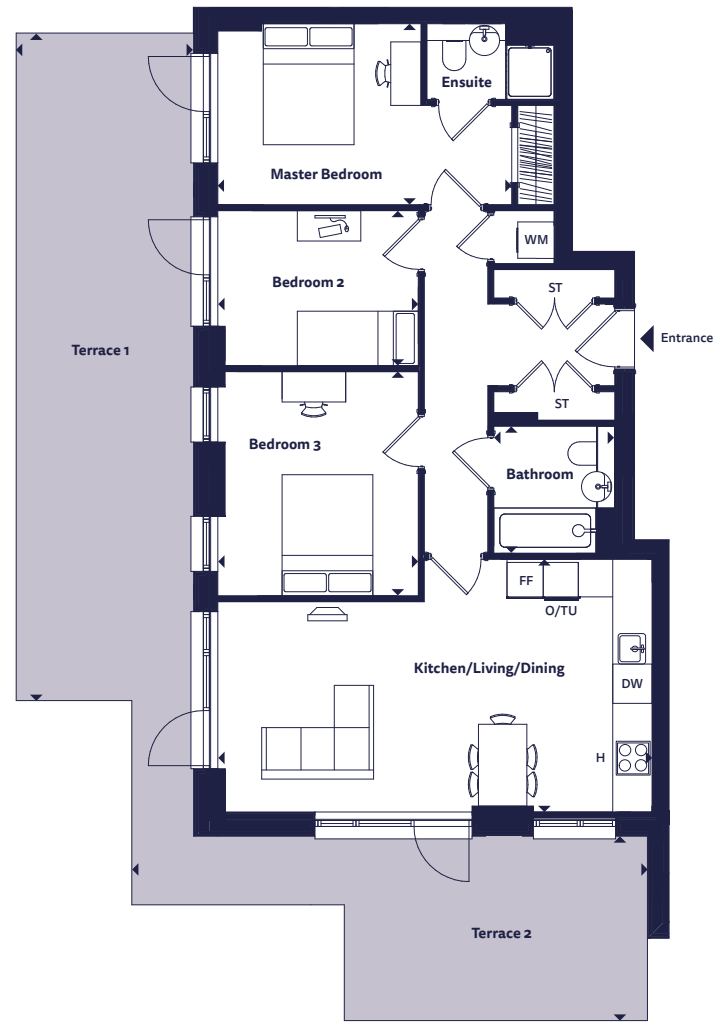


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3 bedroom apartment

Apartment 63
Bramley House



Dimensions

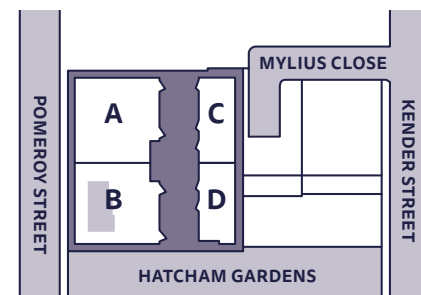
Room	Metric	Imperial
Kitchen/Living/Dining	7.18m x 4.18m	23'7" x 13'9"
Master Bedroom	4.86m x 2.99m	15'11" x 9'10"
Bedroom 2	3.31m x 2.56m	10'11" x 8'5"
Bedroom 3	3.70m x 3.31m	12'2" x 10'11"
Bathroom	2.10m x 2.00m	6'11" x 6'7"
Total Area	84.0 sq m	904.2 sq ft
Terrace 1	11.03m x 2.94m	36'3" x 9'8"
Terrace 2	8.53m x 3.05m	28'0" x 10'0"

Floorplan Key

H	Hob	TU	Tall Unit
O	Oven	FF	Fridge Freezer
DW	Dishwasher	ST	Store
WM	Washing Machine		

Floor Locator

Block	B
Unit	63
Floor	6

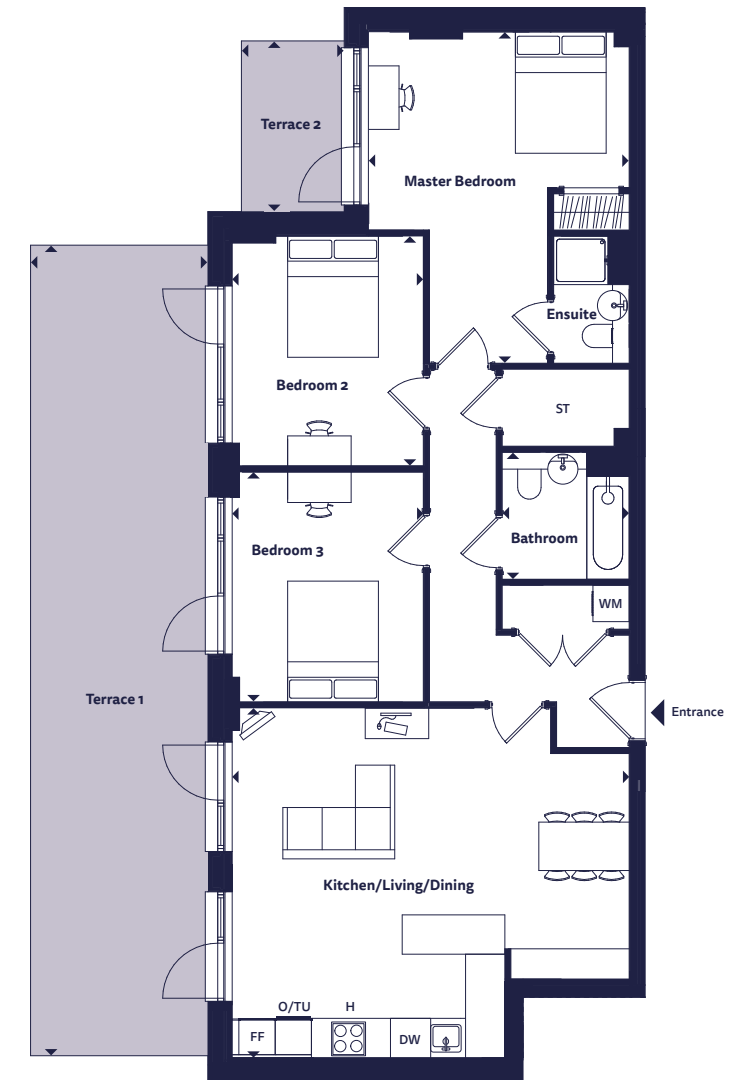


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3 bedroom apartment

Apartment 65
Ambrosia House



Dimensions

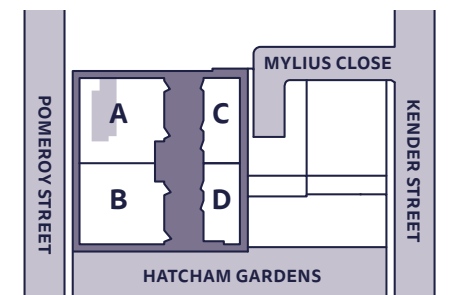
Room	Metric	Imperial
Kitchen/Living/Dining	6.56m x 5.78m	21'7" x 19'0"
Master Bedroom	5.48m x 4.31m	18'0" x 14'2"
Bedroom 2	3.80m x 3.16m	12'6" x 10'5"
Bedroom 3	3.80m x 3.16m	12'6" x 10'5"
Bathroom	2.10m x 2.10m	6'11" x 6'11"
Total Area	101.4 sq m	1091.5 sq ft
Terrace 1	13.40m x 2.94m	44'0" x 9'8"
Terrace 2	2.82m x 1.70m	9'3" x 5'7"

Floorplan Key

H	Hob	TU	Tall Unit
O	Oven	FF	Fridge Freezer
DW	Dishwasher	ST	Store
WM	Washing Machine		

Floor Locator

Block	A
Unit	65
Floor	6

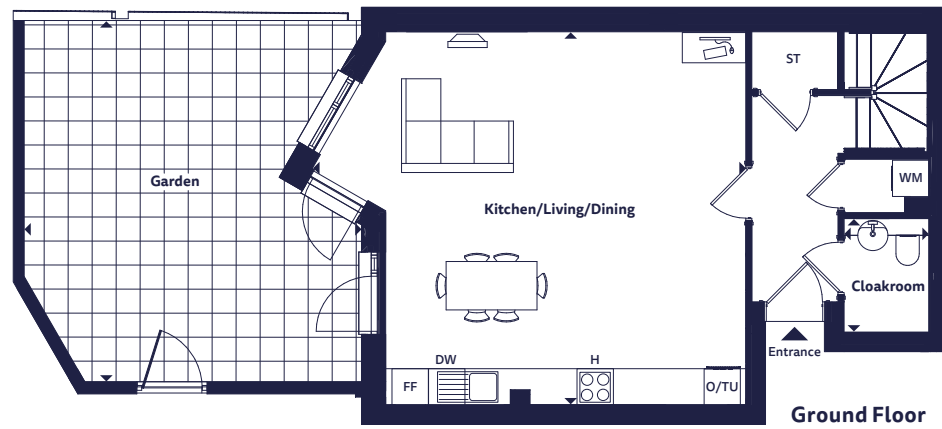
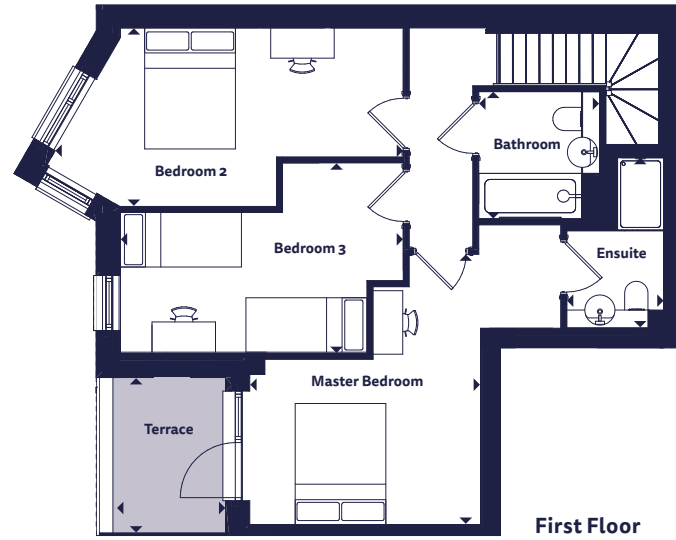


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The Cortland

3 bedroom duplex
Cameo House



Dimensions

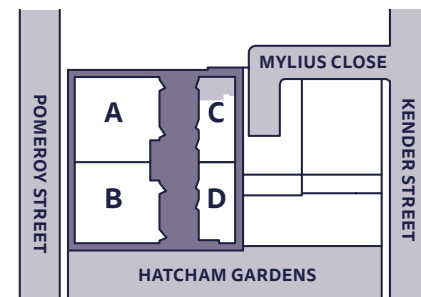
Room	Metric	Imperial
Kitchen/Living/Dining	7.17m x 6.17m	23'6" x 20'3"
Master Bedroom	4.47m x 3.82m	14'8" x 12'6"
Ensuite	2.86m x 1.60m	9'5" x 5'3"
Bedroom 2	5.75m x 2.95m	18'11" x 9'8"
Bedroom 3	4.67m x 3.15m	15'4" x 10'4"
Bathroom	2.10m x 2.00m	6'11" x 6'7"
Cloakroom	1.88m x 1.40m	6'2" x 4'7"
Total Area	112.5 sq m	1211.0 sq ft
Terrace	2.57m x 1.74m	8'5" x 5'9"
Garden	5.50m x 6.10m	18'1" x 20'0"

Floorplan Key

H	Hob	TU	Tall Unit
O	Oven	FF	Fridge Freezer
DW	Dishwasher	ST	Store
WM	Washing Machine		

Locator

Block | C |

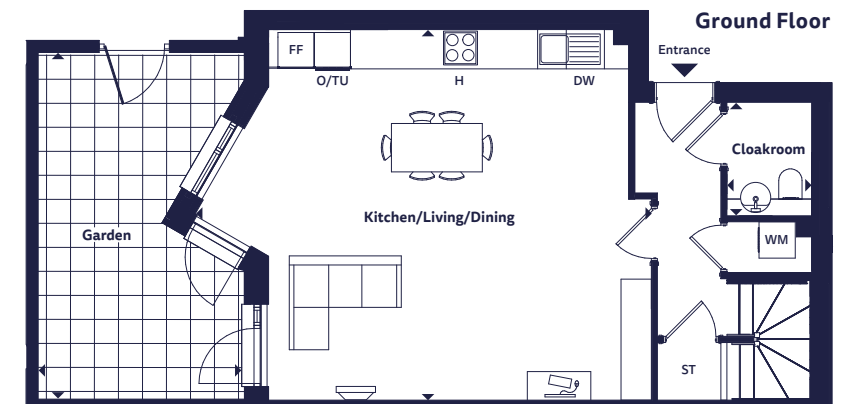
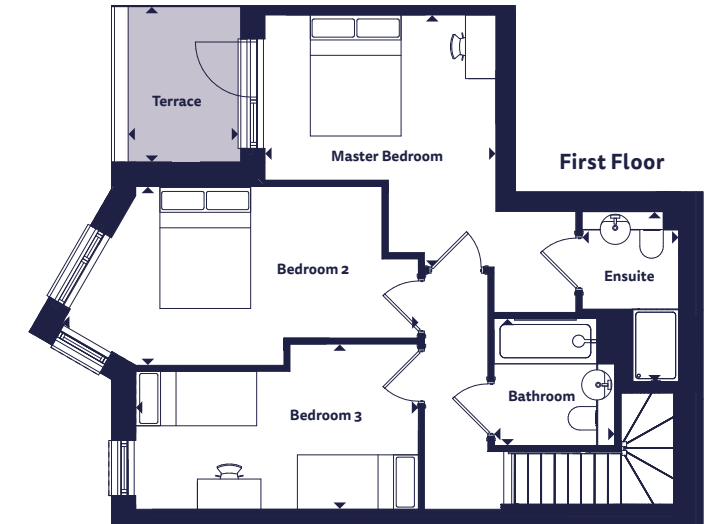


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The Liberty

3 bedroom duplex
Cameo House



Dimensions

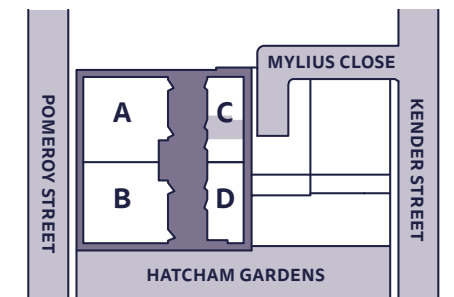
Room	Metric	Imperial
Kitchen/Living/Dining	7.54m x 6.13m	24'9" x 20'1"
Master Bedroom	4.17m x 3.82m	13'8" x 12'6"
Ensuite	2.82m x 1.60m	9'3" x 5'3"
Bedroom 2	5.89m x 2.96m	19'4" x 9'9"
Bedroom 3	4.67m x 2.73m	15'4" x 9'0"
Bathroom	2.10m x 2.00m	6'11" x 6'7"
Cloakroom	1.88m x 1.40m	6'2" x 4'7"
Total Area	112.6 sq m	1212.1 sq ft
Terrace	2.57m x 1.74m	8'5" x 5'9"
Garden	5.70m x 3.40m	18'8" x 11'2"

Floorplan Key

H	Hob	TU	Tall Unit
O	Oven	FF	Fridge Freezer
DW	Dishwasher	ST	Store
WM	Washing Machine		

Locator

Block | C |

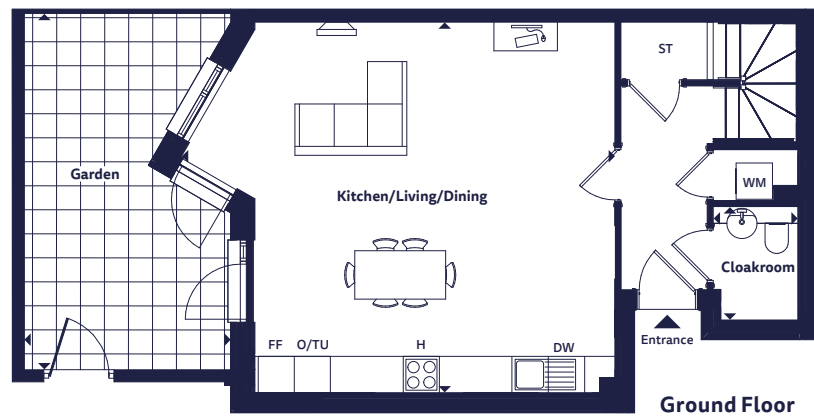
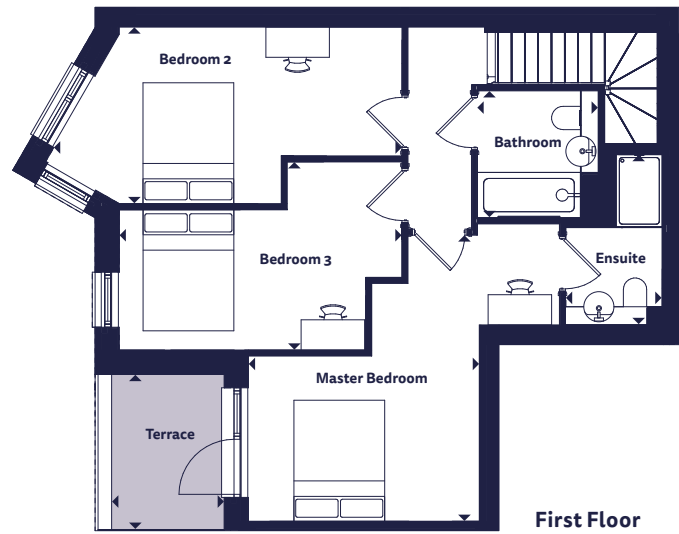


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The Braeburn

3 bedroom duplex
Discovery House



Dimensions

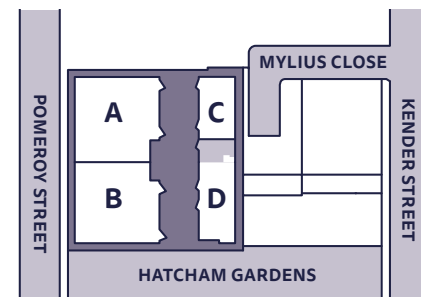
Room	Metric	Imperial
Kitchen/Living/Dining	7.17m x 6.13m	23'6" x 20'1"
Master Bedroom	4.73m x 3.82m	15'6" x 12'6"
Ensuite	2.82m x 1.60m	9'3" x 5'3"
Bedroom 2	5.75m x 2.92m	18'11" x 9'7"
Bedroom 3	4.67m x 3.11m	15'4" x 10'3"
Bathroom	2.10m x 2.00m	6'11" x 6'7"
Cloakroom	1.88m x 1.40m	6'2" x 4'7"
Total Area	111.8 sq m	1203.4 sq ft
Terrace	2.57m x 1.74m	8'5" x 5'9"
Garden	5.80m x 3.40m	19'11" x 11'2"

Floorplan Key

H	Hob	TU	Tall Unit
O	Oven	FF	Fridge Freezer
DW	Dishwasher	ST	Store
WM	Washing Machine		

Locator

Block | D |

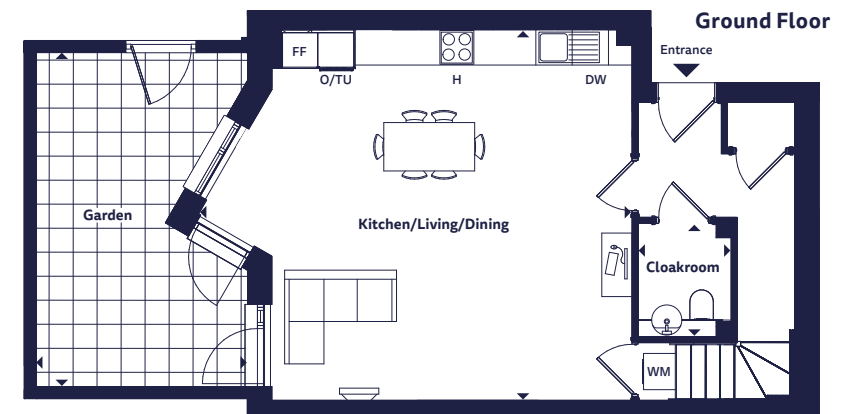
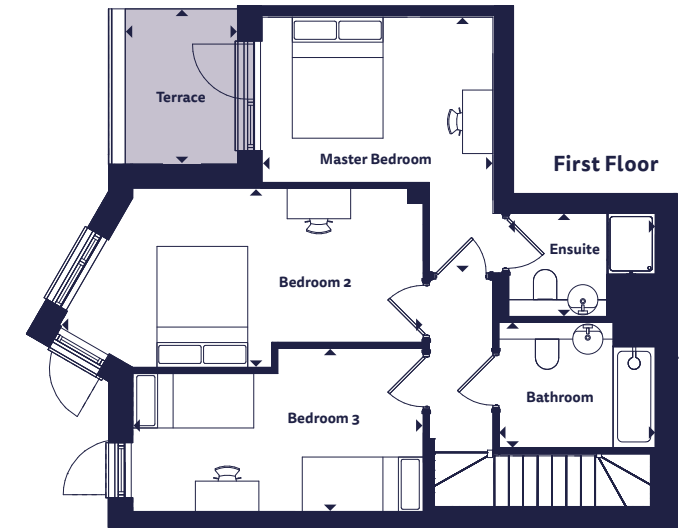


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The Ruben

3 bedroom duplex
Discovery House



Dimensions

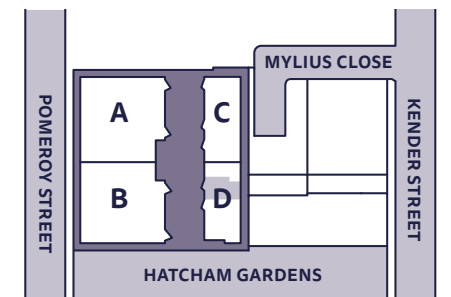
Room	Metric	Imperial
Kitchen/Living/Dining	7.17m x 6.13m	23'6" x 20'1"
Master Bedroom	4.23m x 3.82m	13'11" x 12'6"
Ensuite	2.42m x 1.70m	8'0" x 5'7"
Bedroom 2	6.02m x 2.96m	19'9" x 9'9"
Bedroom 3	4.80m x 2.70m	15'9" x 8'10"
Bathroom	2.59m x 2.07m	8'6" x 6'10"
Cloakroom	1.88m x 1.54m	6'2" x 5'1"
Total Area	109.3 sq m	1176.5 sq ft
Terrace	2.57m x 1.74m	8'5" x 5'9"
Garden	5.5m x 3.5m	18'1" x 11'6"

Floorplan Key

H	Hob	TU	Tall Unit
O	Oven	FF	Fridge Freezer
DW	Dishwasher	ST	Store
WM	Washing Machine		

Locator

Block | D |



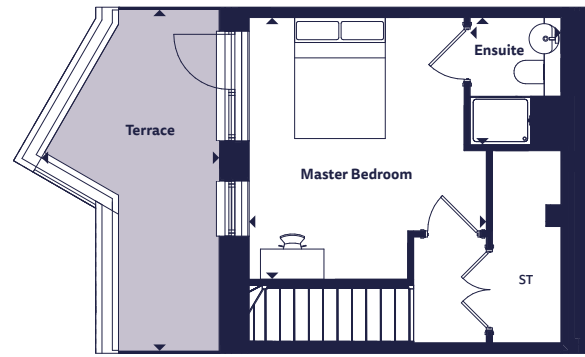
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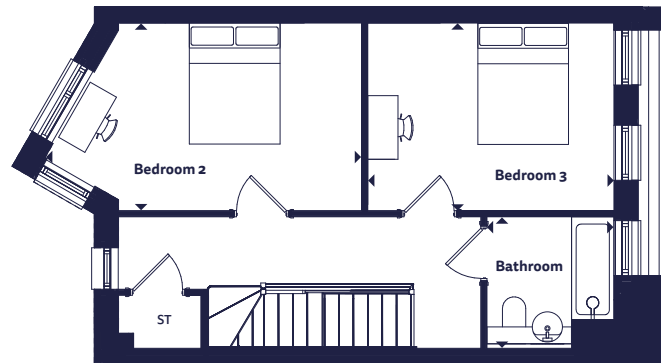
The Gala

3 bedroom house

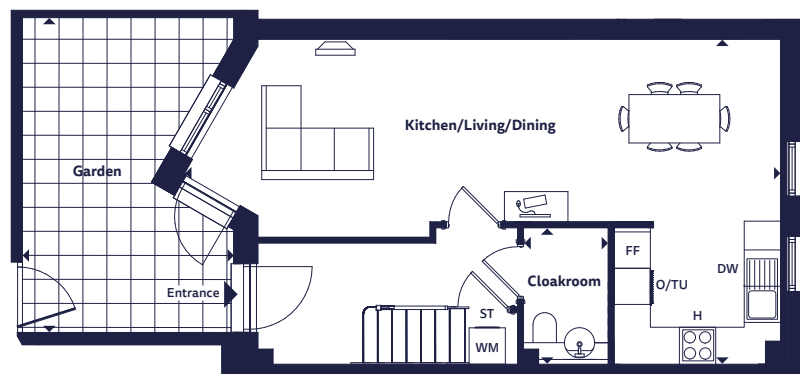
Discovery House



Second Floor



First Floor



Ground Floor

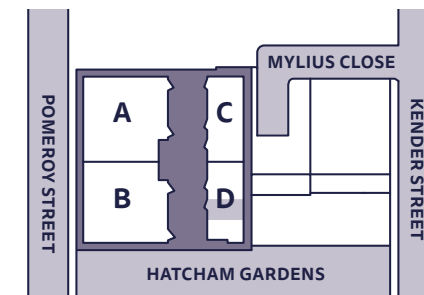


Dimensions

Room	Metric	Imperial
Kitchen/Living/Dining	9.85m x 5.38m	32'4" x 17'8"
Master Bedroom	4.32m x 3.92m	14'2" x 12'11"
Ensuite	2.10m x 1.50m	6'11" x 4'11"
Bedroom 2	5.23m x 3.10m	17'2" x 10'2"
Bedroom 3	4.07m x 3.10m	13'4" x 10'2"
Bathroom	2.18m x 2.10m	7'2" x 6'11"
Cloakroom	2.25m x 1.40m	7'5" x 4'7"
Total Area	121.9 sq m	1312.2 sq ft
Terrace	5.65m x 2.94m	18'7" x 9'8"
Garden	5.20m x 3.50m	17'1" x 11'6"

Locator

Block | D |



These plans are to be used as a guide only to the apartment types available.

Floorplan Key

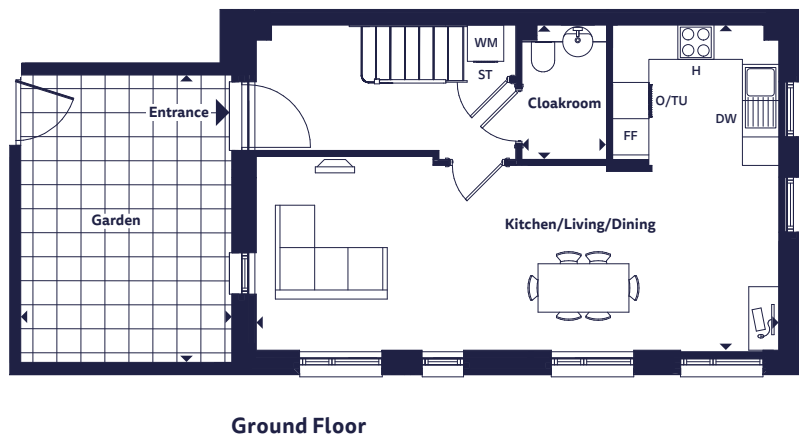
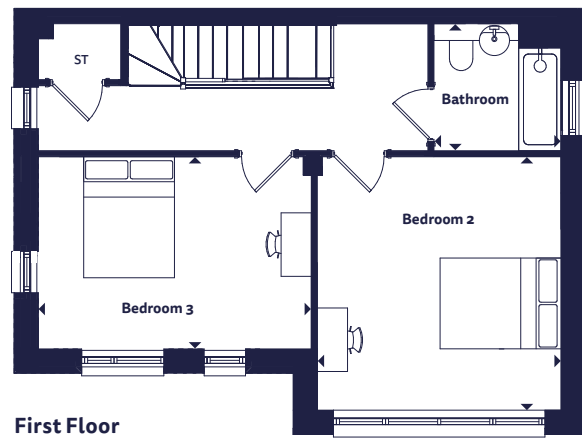
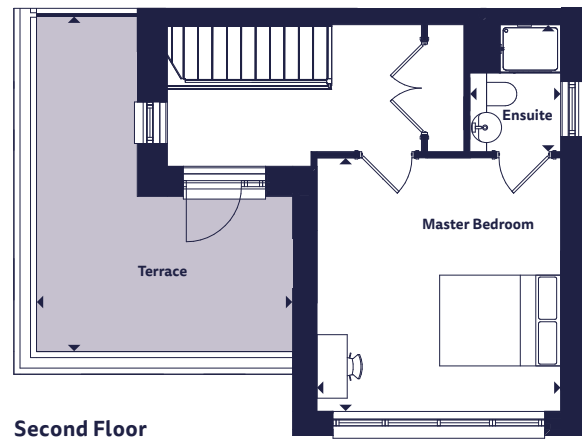
H	Hob	TU	Tall Unit
O	Oven	FF	Fridge Freezer
DW	Dishwasher	ST	Store
WM	Washing Machine		

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The Fuji

3 bedroom house

Discovery House

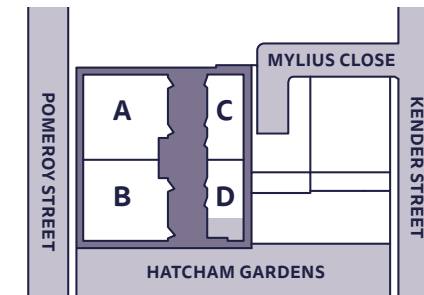


Dimensions

Room	Metric	Imperial
Kitchen/Living/Dining	8.64m x 5.38m	28'4" x 17'8"
Master Bedroom	4.19m x 4.03m	13'9" x 13'3"
Ensuite	2.10m x 1.50m	6'11" x 4'11"
Bedroom 2	4.19m x 4.03m	13'9" x 13'3"
Bedroom 3	4.51m x 3.18m	14'10" x 10'5"
Bathroom	2.10m x 2.10m	6'11" x 6'11"
Cloakroom	2.22m x 1.40m	7'4" x 4'7"
Total Area	129.9 sq m	1398.3 sq ft
Terrace	5.54m x 4.24m	18'2" x 13'11"
Garden	4.70m x 3.40m	15'5" x 19'8"

Locator

Block | D |



These plans are to be used as a guide only to the apartment types available.

Floorplan Key

H	Hob	TU	Tall Unit
O	Oven	FF	Fridge Freezer
DW	Dishwasher	ST	Store
WM	Washing Machine		

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Give in to temptation

Each home features stylish modern appliances and quality fixtures and fittings throughout.



Kitchen

- Contemporary kitchen by Symphony (New York range) in Gloss Pearl Grey
- Soft close to doors and drawers
- Laminate worktops in Brazilia
- Glass splashback in Platinum
- Stainless steel mixer tap and single bowl sink
- Integrated Zanussi electric hob, cooker hood, fan assisted oven, fridge freezer and dishwasher

Main Bathroom

- White sanitaryware with single lever chrome basin taps and shower attachments by Hansgrohe
- Bath with shower over and glass screen
- Heated chrome towel rail
- Matt grey porcelain wall and floor tiles

En-suite

- White sanitaryware with chrome taps and shower attachments by Hansgrohe
- Shower cubicle with Raindance shower head
- Low profile shower tray with glass bi-fold door
- Heated chrome towel rail
- Matt grey porcelain wall and floor tiles

Decorative finishes

- Walls painted in white emulsion throughout
- Joinery painted in white satin throughout

Floor finishes

- Carpet in Silverstone to bedrooms, landing and stairs
- Vinyl flooring in Silk Light Oak to living room, hallways and kitchen
- Matt grey porcelain tiles on floors and walls of bathroom, toilet and shower room

Electrical

- White downlighters to kitchen and bathroom
- Above-mirror light in bathroom
- Compact horizontal radiators throughout

Security & Peace of Mind

- Video entry system to apartments
- Wired heat and smoke detectors
- Multi-lock door and spy hole to home entrance
- 12-year Premier warranty
- Predicted energy assessment – EPC band B

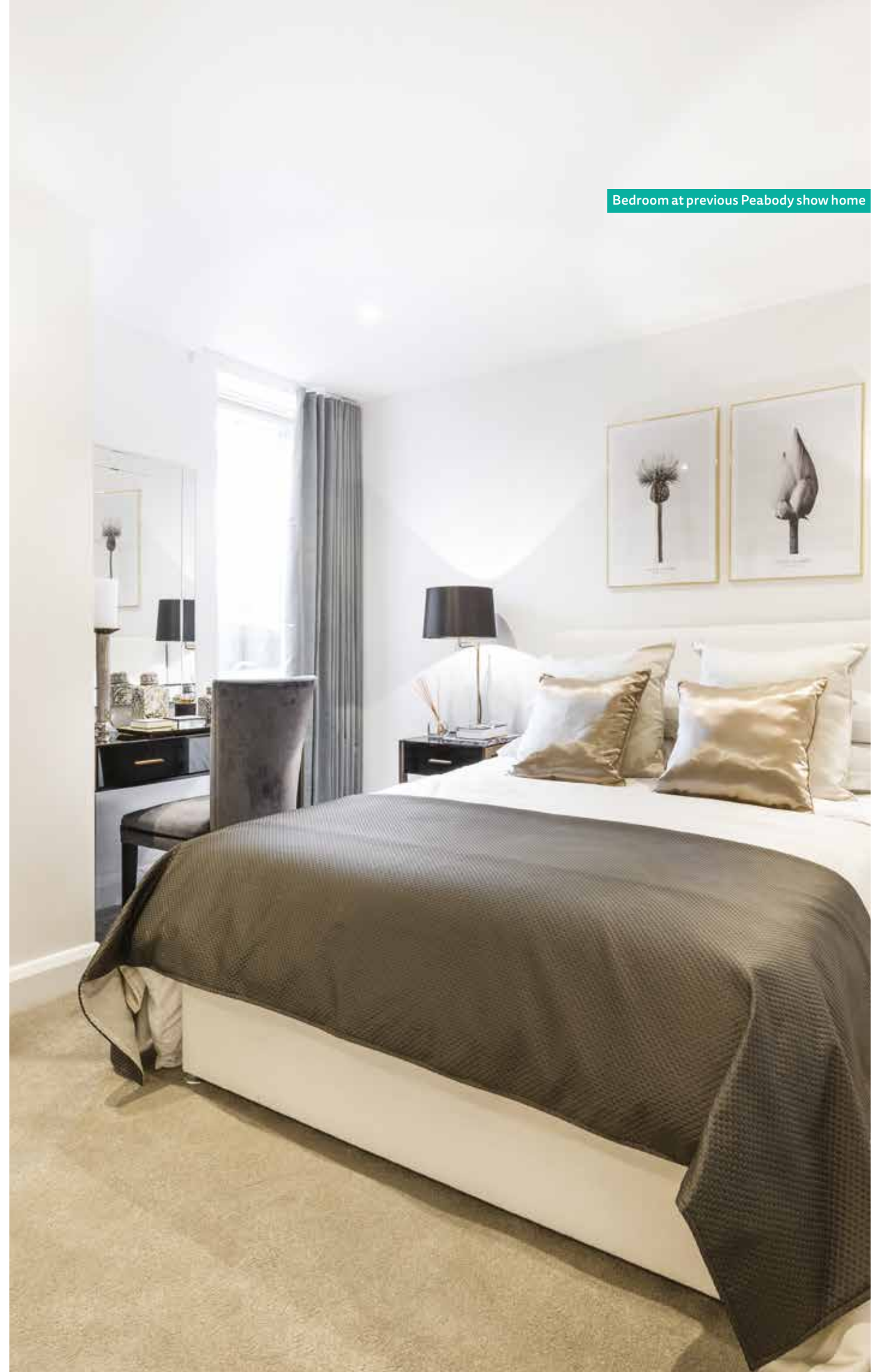
Main Bedroom

- Oaklands collection carpet in Silverstone
- Built-in wardrobe with sliding mirrored doors to master bedrooms

Utility & Electricals

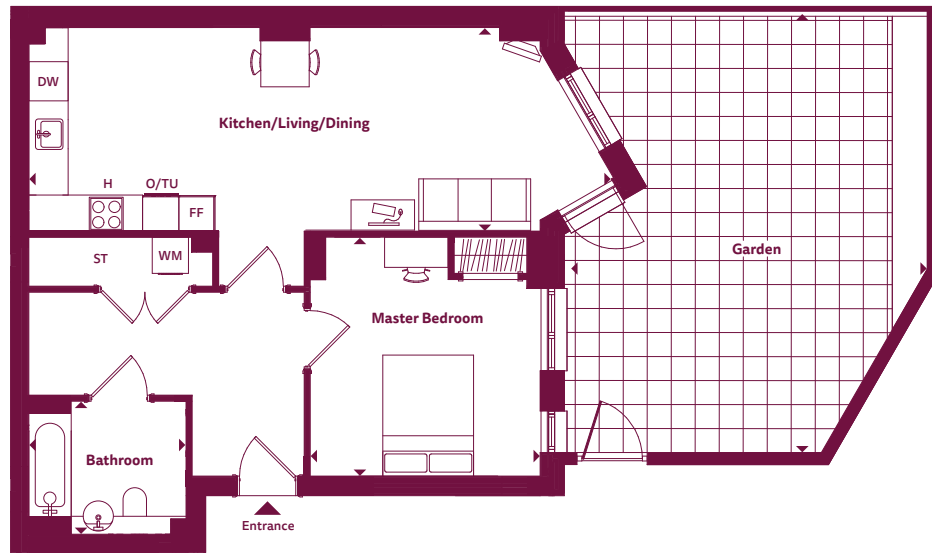
- Electricity usage smart meter to hallway cupboard
- Television points with Sky+ provisions to living room
- Landline telephone and BT data points to living room
- Beko 6kg washing machine

Bedroom at previous Peabody show home



1 bedroom apartment

Apartment 7 - wheelchair adaptable
Ambrosia House



Dimensions

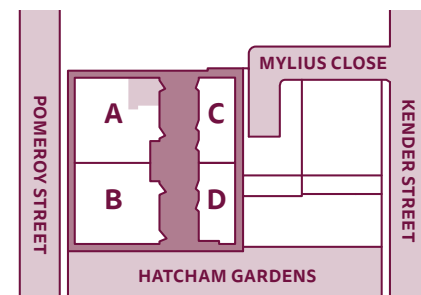
Room	Metric	Imperial
Kitchen/Living/Dining	9.67m x 3.37m	31'9" x 11'1"
Master Bedroom	3.95m x 3.80m	13'0" x 12'6"
Bathroom	2.60m x 2.20m	8'7" x 7'3"
Total Area	66.9 sq m	720.1 sq ft
Garden	7.30m x 6.00m	23'11" x 19'8"

Floorplan Key

H Hob	TU Tall Unit
O Oven	FF Fridge Freezer
DW Dishwasher	ST Store
WM Washing Machine	

Floor Locator

Block	A
Unit	7
Floor	G

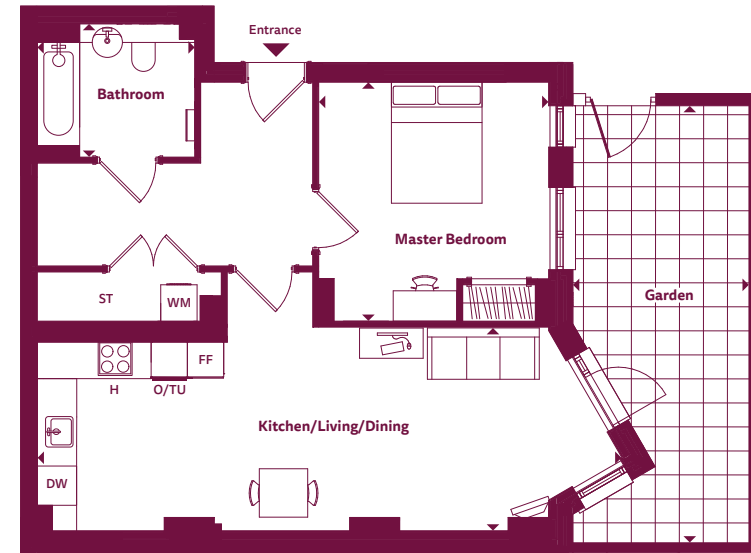


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1 bedroom apartment

Apartment 8 - wheelchair adaptable
Ambrosia House



Dimensions

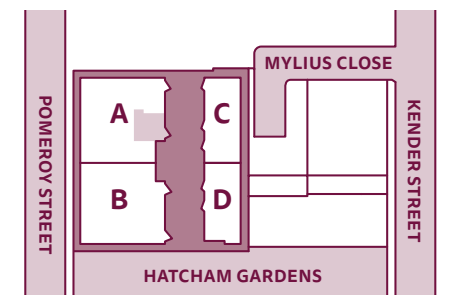
Room	Metric	Imperial
Kitchen/Living/Dining	9.67m x 3.22m	31'9" x 10'7"
Master Bedroom	3.95m x 3.80m	13'0" x 12'6"
Bathroom	2.60m x 2.20m	8'7" x 7'3"
Total Area	66.9 sq m	720.1 sq ft
Garden	7.20m x 2.90m	23'7" x 9'6"

Floorplan Key

H Hob	TU Tall Unit
O Oven	FF Fridge Freezer
DW Dishwasher	ST Store
WM Washing Machine	

Floor Locator

Block	A
Unit	8
Floor	G

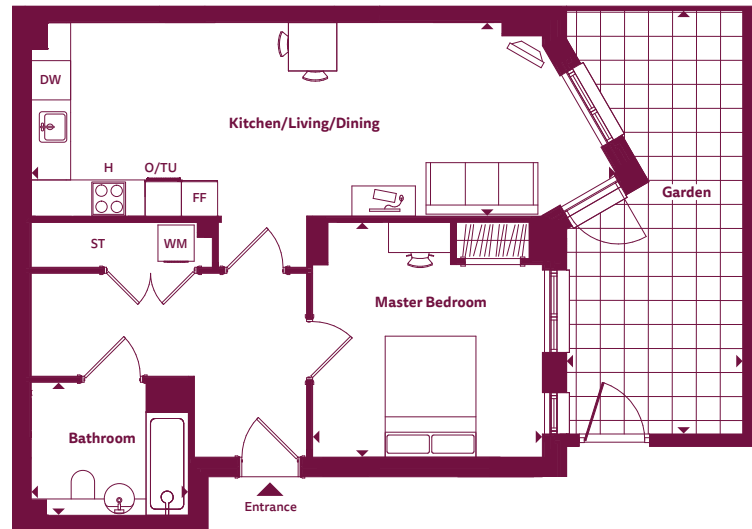


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1 bedroom apartment

Apartment 9 - wheelchair adaptable
Bramley House



Dimensions

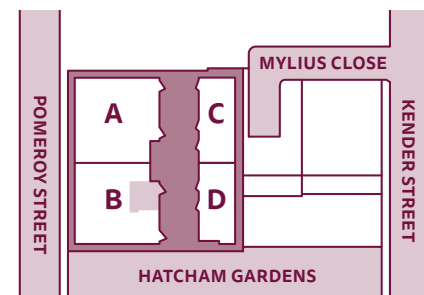
Room	Metric	Imperial
Kitchen/Living/Dining	9.67m x 3.20m	31'9" x 10'6"
Master Bedroom	3.88m x 3.80m	12'9" x 12'6"
Bathroom	2.60m x 2.20m	8'7" x 7'3"
Total Area	64.9 sq m	698.6 sq ft
Garden	7.00m x 2.70m	23'0" x 8'10"

Floorplan Key

H Hob	TU Tall Unit
O Oven	FF Fridge Freezer
DW Dishwasher	ST Store
WM Washing Machine	

Floor Locator

Block	B
Unit	9
Floor	G

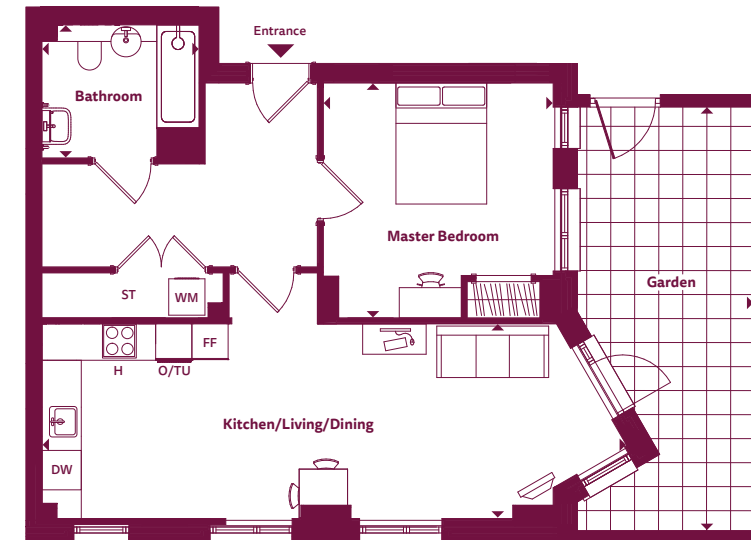


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1 bedroom apartment

Apartment 10 - wheelchair adaptable
Bramley House



Dimensions

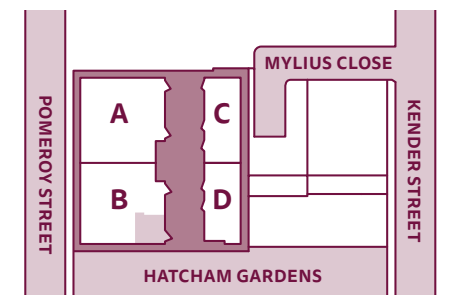
Room	Metric	Imperial
Kitchen/Living/Dining	9.67m x 3.22m	31'9" x 10'7"
Master Bedroom	3.88m x 3.80m	12'9" x 12'6"
Bathroom	2.60m x 2.20m	8'7" x 7'3"
Total Area	65.0 sq m	699.7 sq ft
Garden	7.00m x 2.90m	23'0" x 9'6"

Floorplan Key

H Hob	TU Tall Unit
O Oven	FF Fridge Freezer
DW Dishwasher	ST Store
WM Washing Machine	

Floor Locator

Block	B
Unit	10
Floor	G

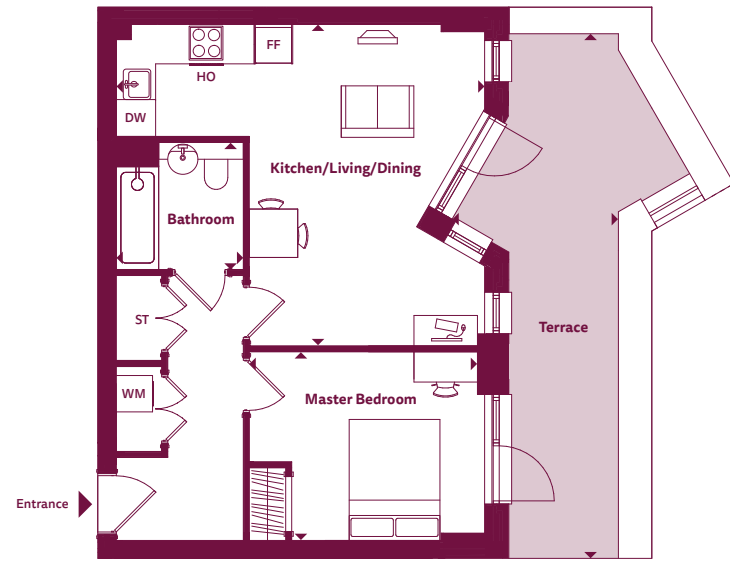


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1 bedroom apartment

Apartment 15
Bramley House



Dimensions

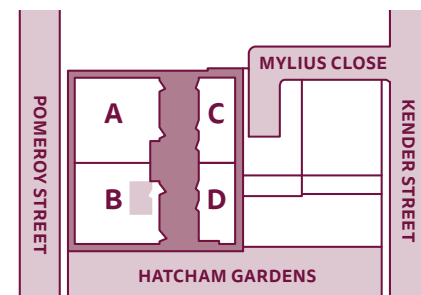
Room	Metric	Imperial
Kitchen/Living/Dining	6.09m x 5.30m	20'0" x 17'5"
Master Bedroom	3.77m x 3.12m	14'5" x 10'3"
Bathroom	2.10m x 2.10m	6'11" x 6'11"
Total Area	50.5 sq m	543.6 sq ft
Terrace	8.73m x 2.75m	28'8" x 9'1"

Floorplan Key

HO	Hob & Oven	TU	Tall Unit
DW	Dishwasher	FF	Fridge Freezer
WM	Washing Machine	ST	Store

Floor Locator

Block	B
Unit	15
Floor	1

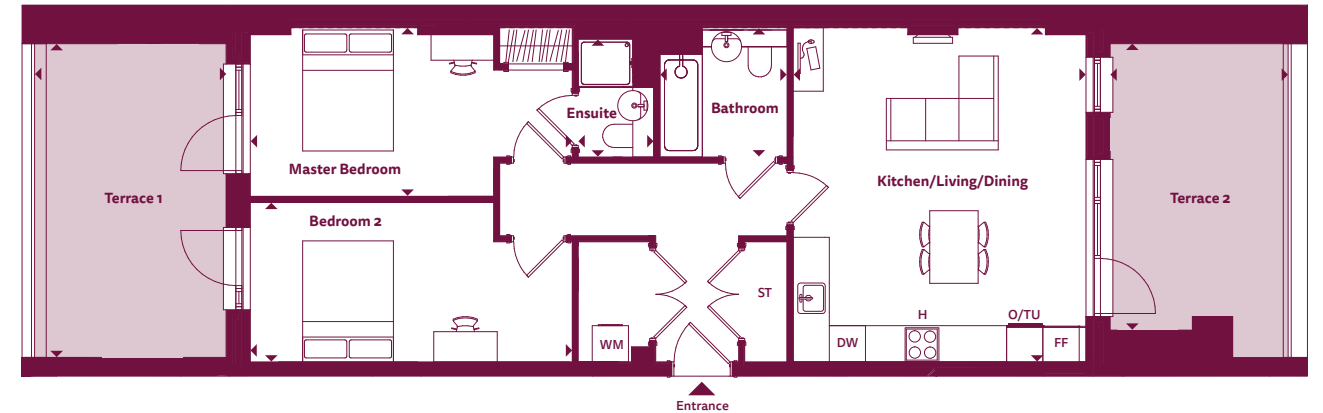


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2 bedroom apartment

Apartment 14
Bramley House



Dimensions

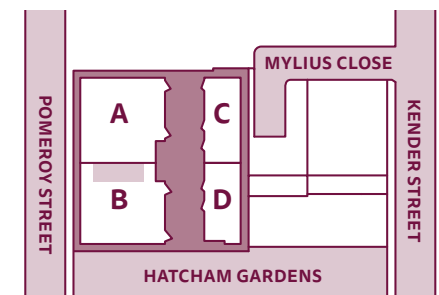
Room	Metric	Imperial
Kitchen/Living/Dining	5.49m x 4.84m	18'0" x 15'11"
Master Bedroom	5.31m x 2.75m	17'5" x 9'1"
Ensuite	2.10m x 1.25m	6'11" x 4'1"
Bedroom 2	5.32m x 2.64m	17'6" x 8'8"
Bathroom	2.10m x 2.10m	6'11" x 6'11"
Total Area	75.8 sq m	815.9 sq ft
Terrace 1	4.74m x 2.94m	15'7" x 9'8"
Terrace 2	5.19m x 3.17m	17'0" x 10'5"

Floorplan Key

H	Hob	TU	Tall Unit
O	Oven	FF	Fridge Freezer
DW	Dishwasher	ST	Store
WM	Washing Machine		

Floor Locator

Block	B
Unit	14
Floor	1



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2 bedroom apartment

Apartment 16
Bramley House



Dimensions

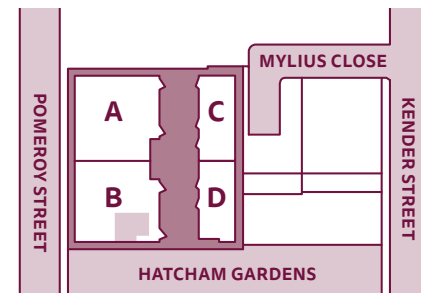
Room	Metric	Imperial
Kitchen/Living/Dining	6.76m x 4.82m	22'2" x 15'10"
Master Bedroom	5.52m x 2.86m	18'1" x 9'5"
Bedroom 2	4.18m x 2.27m	13'9" x 7'6"
Bathroom	2.10m x 2.10m	6'11" x 6'11"
Total Area	64.3 sq m	692.1 sq ft
Terrace	7.55m x 7.38m	24'9" x 24'3"

Floorplan Key

H	Hob	TU	Tall Unit
O	Oven	FF	Fridge Freezer
DW	Dishwasher	ST	Store
WM	Washing Machine		

Floor Locator

Block	B
Unit	16
Floor	1



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Computer generated image for illustrative purposes only.

Shared Ownership

Making it possible to own your home.

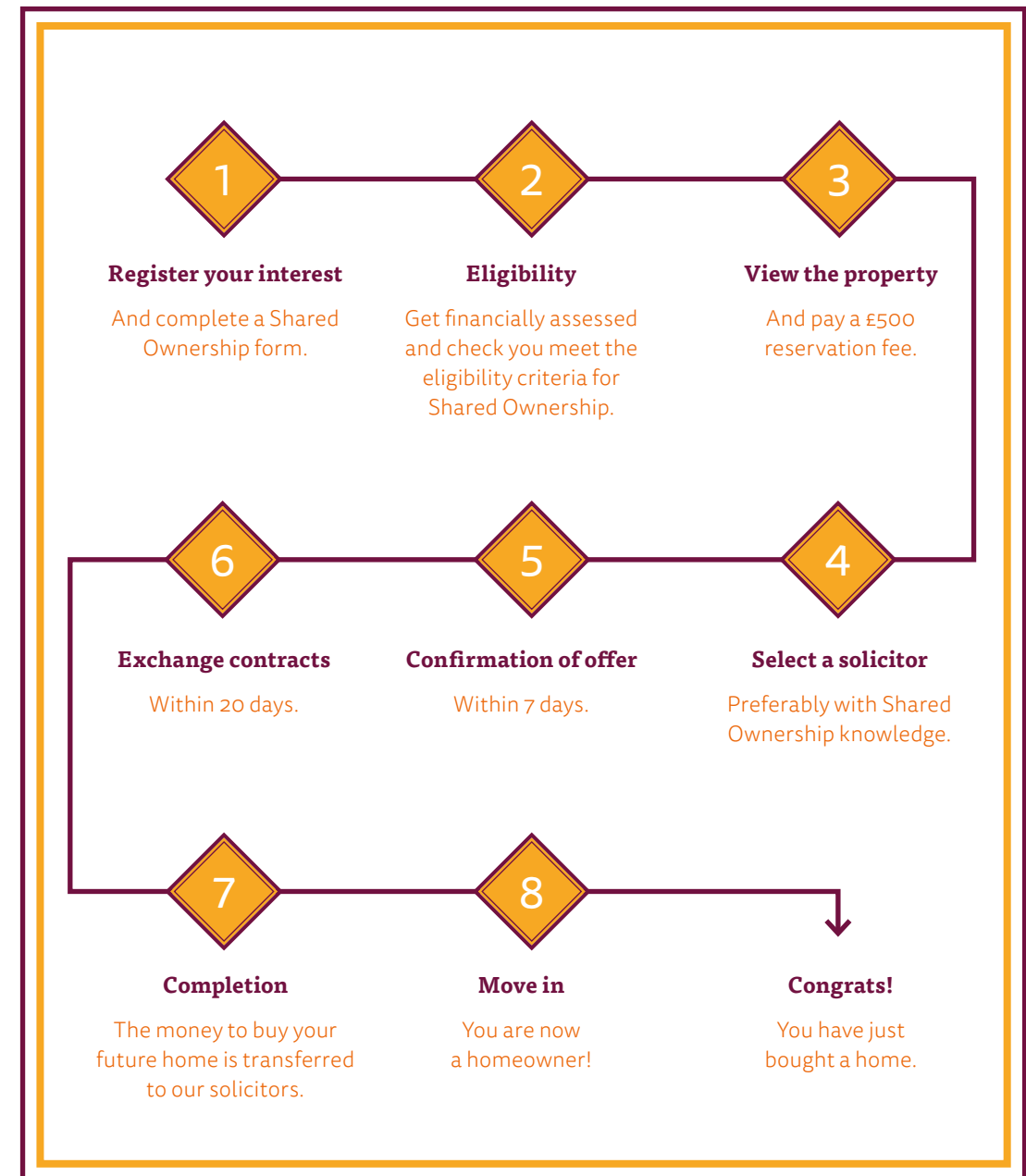
Shared ownership is another way to buy your home and get on the property ladder. You buy a share between 25% and 75% of the home's value, and pay rent on the remaining share. Peabody owns part of it – but you're living there, you decorate it, and you decide when to sell. Buying a percentage usually means a smaller deposit and smaller mortgage.

It's an easier way to step on the ladder for lots of people. You can also carry on buying more shares (we call this Staircasing) and eventually own 100%. Find out more and check your eligibility here:

www.peabodysales.co.uk/ways-to-buy/shared-ownership/eligibility-check/



Buying a Shared Ownership home in 8 easy steps



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 111,000 residents, 8,000 care and support customers, and the wider communities in which we work.

We focus on those who need our help the most, working with people and communities to build resilience and promote wellbeing. We create and invest in great places where people want to live. Our ambitious housebuilding programme will deliver at least 2,500 homes every year.

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peabodysales.co.uk/pomeroy
0203 369 0757

Peabody's award-winning developments

West View Battersea, SW8



Fish Island Village, E3



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