

Make every day a work of ar

The Scene is a new development offering a selection of apartments, duplexes and houses; some of which are available with London Help to Buy.

• COVER IMAGE // Baroque stone carvings at Deptford Town Hall dating back to 1905

NOTE: All photography used in this brochure was captured in 2019 before social distancing measures were in effect



LOCATION LIFESTYLE EXPLORE & DISCOVER SPECIFICATION INTRO

A NEW LANDMARK for Deptford

The Scene is found where Deptford and New Cross meet and the urban village centre transitions into residential streets of Victorian terraces and the new landcsaped open space of Charlottenburg Park.

Situated on Amersham Vale this landmark development is within a short stroll of the Deptford high street, the buzz of Deptford Market Yard and nearby New Cross station and Deptford station.

• **RIGHT** // View of The Scene looking north east with Charlottenburg Park in the foreground





Computer generated image, indicative only

LOCATION LIFESTYLE EXPLORE & DISCOVER SPECIFICATION INTRO



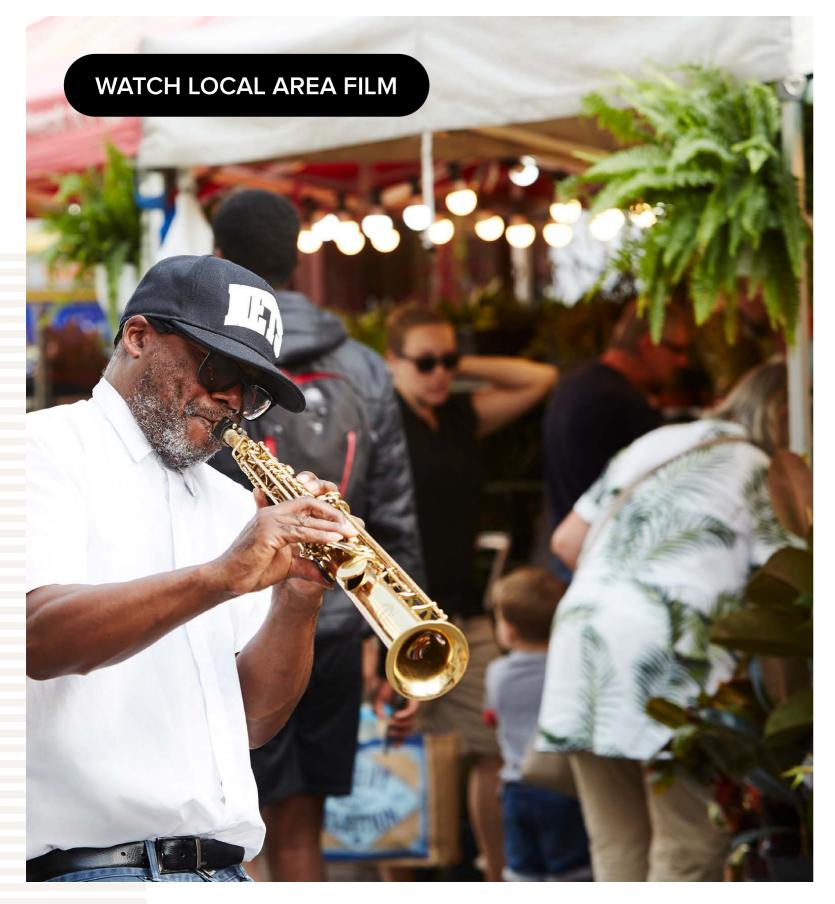
CANARY WHARF

DEPTFORD HIGH STREET

DEPTFORD STATION

NOTE: Walking times start from The Scene and are approximate only. Times sourced from google.com/maps

GREENWICH 20 mins walk*



HISTORY & CULTURE Blessed with bountiful options

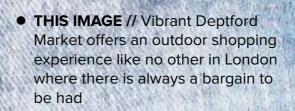




- **TOP** // Local landmark St Paul's is cited as one of London's finest Baroque churches
- **ABOVE** // Goldsmiths University
- LEFT // A scene at Deptford Market held every week

This corner of South London has long been associated with the arts and creativity through its links to Goldsmiths and the Young British Artists movement of the 90s and 2000s. Today, Deptford retains that essential vibrancy and character having evolved into a welcoming and warm community that's representative of an area rich with possibilities.

Deptford residents are drawn from all walks of life but the area's relationship with Goldsmiths sees many ex-students stay local and contribute to the creative, progressive culture that permeates the neighbourhood. Marking a perfect contrast, neighbouring Greenwich, a World Heritage Site steeped in history.





CURATE YOUR BEST LIFE Love living and shopping local



At the heart of the neighbourhood is the thriving Deptford Market Yard, home to a number of boutiques, restaurants, bars and cafés, all infused with the independent spirit of the area. Residents aren't short on inspiration with interiors and lifestyle specialists aplenty to help realise their vision. Check out Forest at Market Yard, experts in plants and products to bring nature into your home. Alternatively, a quick trip to Greenwich will really get the juices flowing with a huge array of independent shops and high-street brands to choose from.



 RIGHT // Deptford Market Yard // Host to an array of eateries, bars, local independent businesses and Deptford Train Station





LOCATION LIFESTYLE **EXPLORE & DISCOVER SPECIFICATION** INTRO



ECLECTIC & ALWAYS AUTHENTIC Food, drink and going out

Alive with possibility night or day, Deptford is home to an eclectic mix of eateries, bars and nightspots. Whatever your flavour, the neighbourhood has something for you. From authentic Jamaican food and Cocktails at Buster Mantis, tropical café vibes at Isla Ray, to a more traditional dining experience, and a taste of Italy in South London, check out the highly regarded Marcella on Deptford High Street.

• LEFT // Buster Mantis // Bar and kitchen with a Jamaican theme specialising in cocktails and soul food (off Deptford High Street)



"Deptford is a colourful area. There's a strong community in terms of the old and the new and has so much potential."

- FOUNDER & OWNER // ISLA RAY
- LEFT // Marcella // Fine yet simple Italian cuisine served in a sophisticated setting (Deptford High Street)



LOCATION LIFESTYLE EXPLORE & DISCOVER SPECIFICATION INTRO

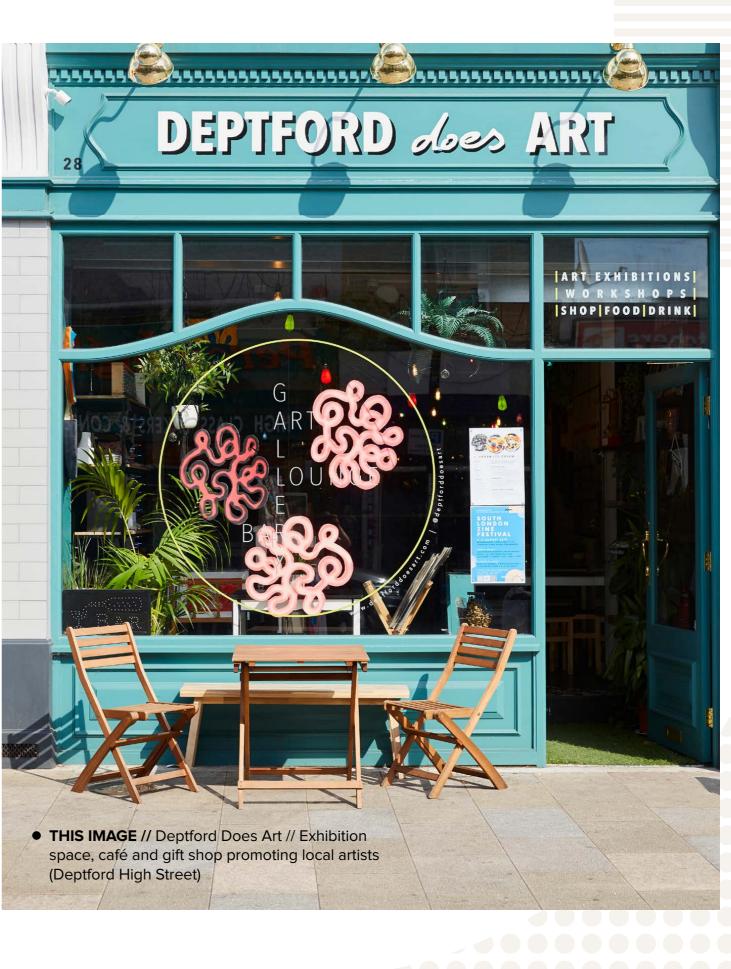
MADE IN DEPTFORD From artists to artisans

"Deptford represents the artistic side of London. There's a really stong identity here -It's where it's at !"

▼ MANAGING DIRECTOR // THE BOHEMIANS



Deptford's unique creative culture is on show almost everywhere you look. The streets are adorned with eyecatching public art that provides the perfect set dressing for the many local artisan boutiques, businesses and galleries. From vibrant exhibition space and cafe, Deptford Does Art to award-winning hair salon The Bohemians, Deptford's independent spirit is fully in evidence.





ROYAL PARKS and open spaces



Situated at the edge of a park, one of the most pleasing aspects of life at The Scene is easy access to open spaces offering places to pause, think, relax and exercise.

Nearby Greenwich Park and Observatory Gardens dominates the wider local area both in terms of green space and its stunning panoramic views. To the north, the Thames weaves its way through London, opening up vistas to the impressive skyline of Canary Wharf across the river. Burgess Park and Peckham Rye to the west of Deptford complete the ring of green spaces that orbit the development.



• THIS IMAGE // The iconic view from Greenwich Observatory over Greenwich Park, the Cutty Sark, London Bridge and The City of London

 BELOW RIGHT // Peckham Rye Park and Common // 113 acres of open grassland, ornamental and water gardens, lakes and recreation areas including playgrounds, outdoor gym, sports pitches, skate park and café

THE RIGHT BALANCE Place wellbeing at the heart of your lifestyle

Balance is everything in life and a home at The Scene makes blending well-being with your lifestyle an easy choice. Residents can realign their chakras close by at The Yoga Room on Deptford Market Yard or, for a more explosive work out, make an appointment with a personal trainer at The Commando Temple on Resolution Way. To generate the perfect mind and body harmony why not try out Fujian White Crane Kung Fu who offer instruction at the Albany.





The local parks, open spaces and city beyond are well connected by an excellent network of cycle routes. The thriving repair shop and hang-out, London Velo, is testament to the extent to which cycle culture has taken off in South East London.

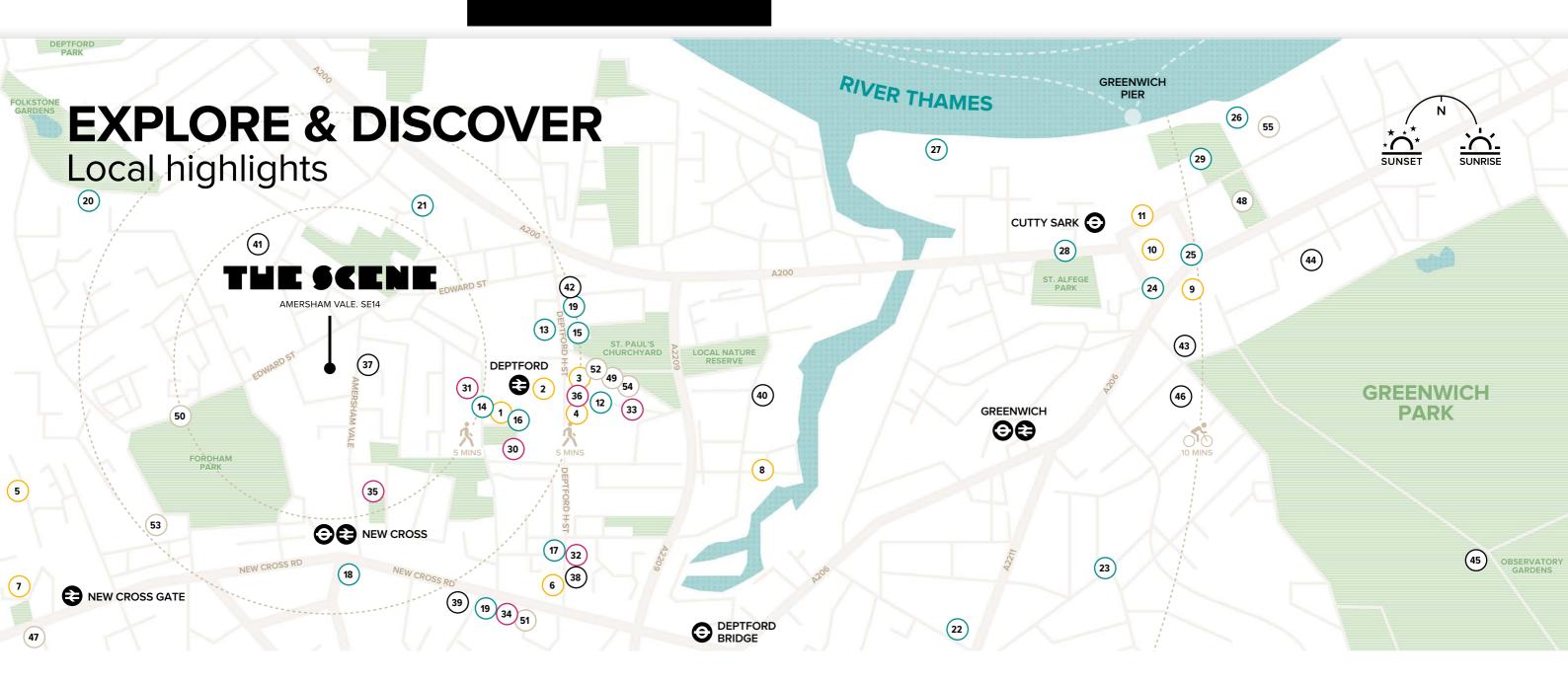




• FAR LEFT // The Yoga Room // Yoga studio and instruction (Deptford Market Yard)

 ABOVE LEFT // London Velo // Cycle repair shop and café (Deptford High Street)

• ABOVE // The Albany // Community arts centre (Douglas Way, Deptford)



RETAIL & RECREATION

- 1 Deptford Market Yard
- 2 Forest
- **3** Rag n Bone Vintage
- 4 Iceland
- **5** Saisbury's and Argos
- 6 Asda
- 7 TK Maxx
- 8 Yonder Living
- 9 Greenwich Market
- **10** Joli Vintage
- 11 Coco Barkley

FOOD & DRINK

- 12 Buster Mantis
- 13 Marcella
- 14 The Tapas Room
- 15 Deli X
- 16 Taproom SE8
- 17 Isla Ray
- **18** Amersham Arms
- **19** The Royal Albert Public House
- **20** Park Café Hönle
- 21 Eat Vietnam Bar B Grill
- 22 The Guildford Arms
- 23 The Hill
- 24 Bills

- 25 Sticks'n'Sushi
- 26 Trafalgar Tavern
- 27 The Sail Loft
- 28 Rox Burger
- 29 The Old Brewery

HEALTH & WELLBEING

- 30 The Albany
- 31 The Yoga Room
- 32 London Velo
- 33 Commando Temple
- 34 Iyengar Yoga Institute
- 35 Amersham Vale Practice/New Cross Surgery
- 36 Nightingale Pharmacy

GALLERIES & ART SPACES

- 37 The Old Police Station
- 38 Deptford Does Art
- 39 MMX Gallery
- 40 Cockpit Arts
- 41 no format Gallery
- 42 Gossamer Fog
- 43 Oliver's Jazz Bar
- 44 National Maritime Museum
- 45 Greenwich Oservatory
- 46 The Fan Museum

SCHOOLS & EDUCATION

- 47 Goldsmiths University
- 48 University of Greenwich
- 49 Deptford Lounge Library and study space
- 50 Deptford Green Secondary School
- **51** Addey and Stanhope School
- 52 St Joseph's Catholic Primary School
- 53 Childeric Primary School
- 54 Tidemill Primary Academy
- 55 Trinity Laban

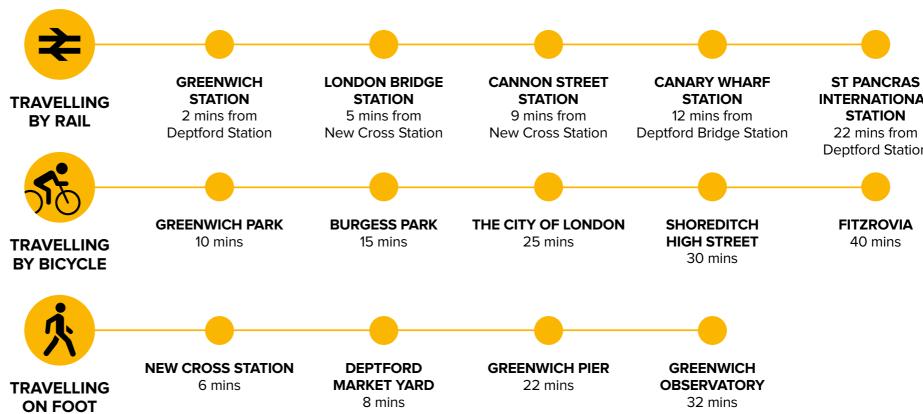
NOTE: Walking and cycling times start from The Scene and are approximate only. Times sourced from google.com/maps Map not to scale, indicative only

EXPLORE & DISCOVER INTRO LOCATION LIFESTYLE **SPECIFICATION**

JOIN THE DOTS Get yourself connected

The Scene is connected for The Capital with the nearest stations at New Cross and Deptford. Cannon Street in the City can be reached in just 10 minutes from New Cross where connections can take you on to the West End in a further 10 minutes.

NOTE: All travel times start from The Scene unless stated. Times sourced from google.com/maps









INTERNATIONAL **Deptford Station**



出土

• **THIS IMAGE** // View from a balcony in Hendrix Court looking north towards Canary Wharf

10000000

 $\circ \circ \circ \circ \circ$

VIEW DEVELOPMENT GALLERY

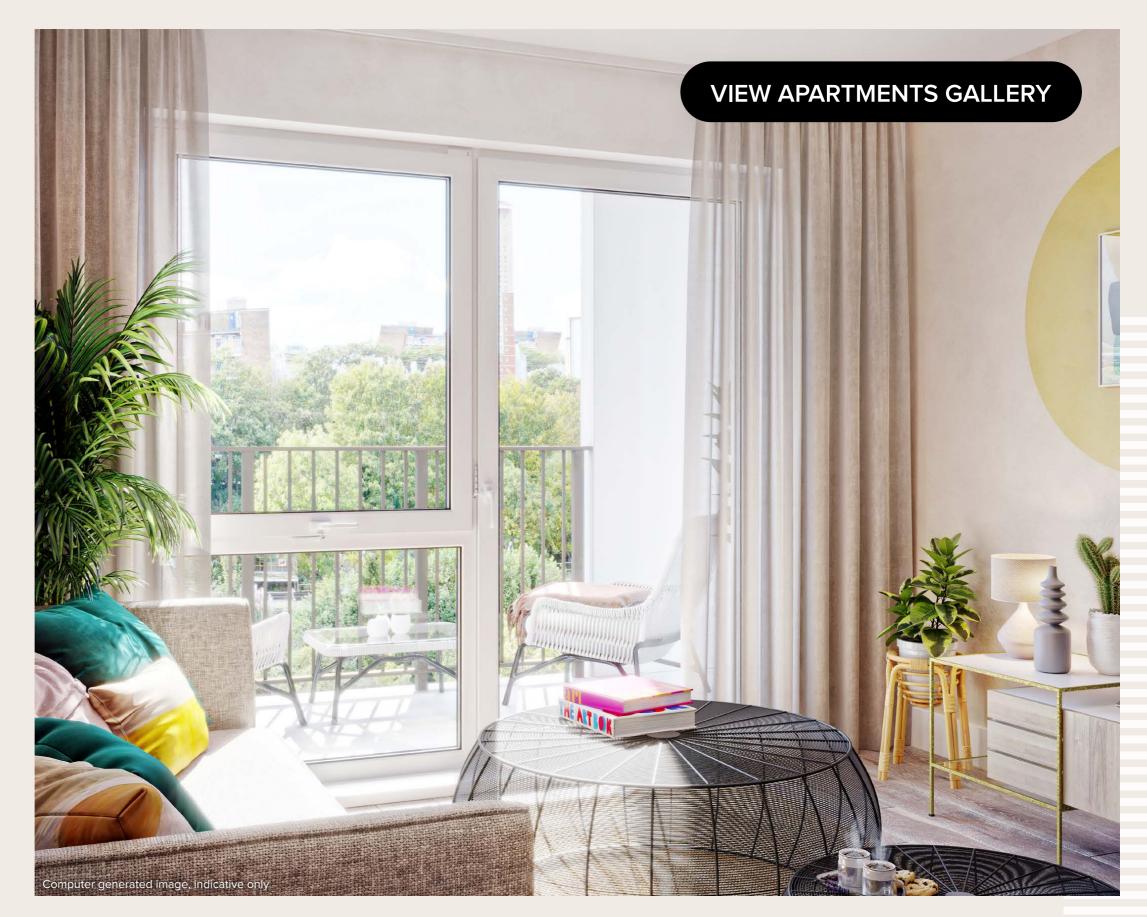


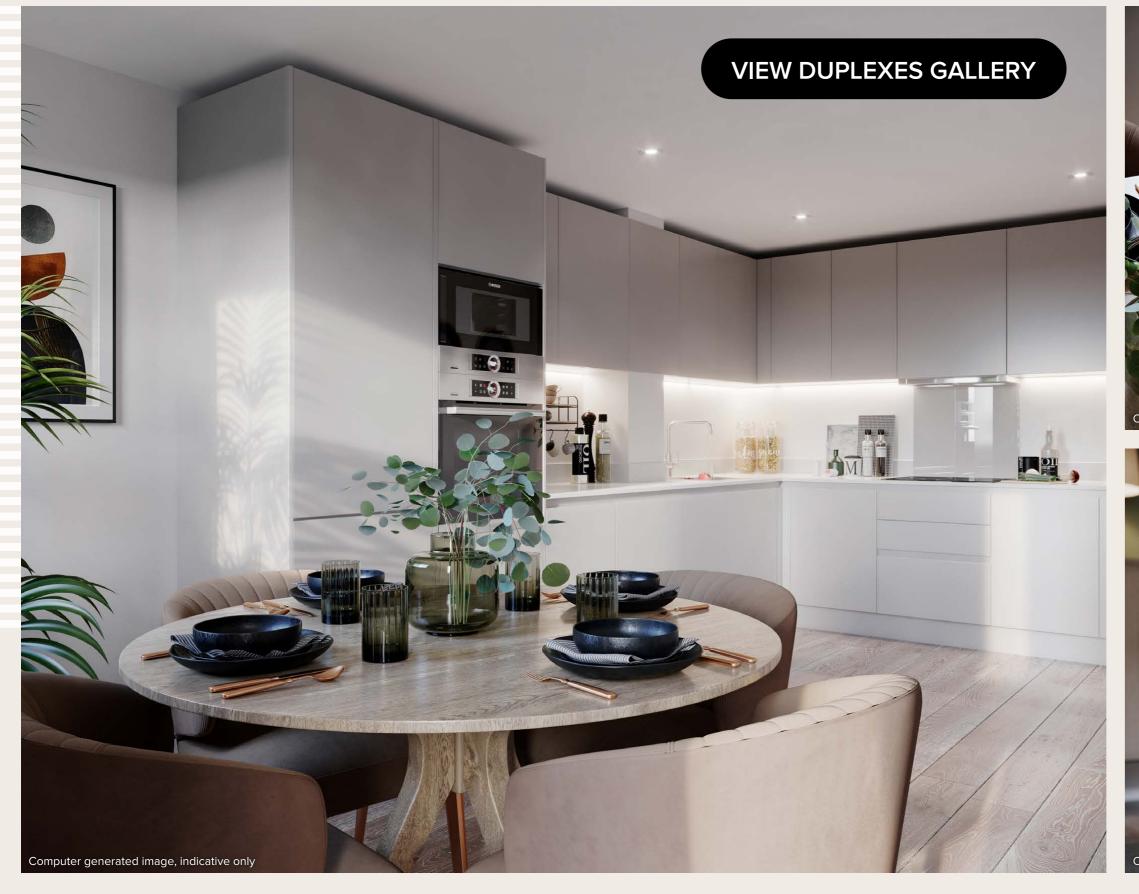
LIGHT AND OPEN LIVING SPACES

Your canvas awaits



Homes at The Scene offer light, open and airy layouts benefiting from a considered, design-led approach to their interiors. A high standard of finishes throughout creates functional but intimate living spaces in which you can make your mark on your home to enjoy for years to come.









LOCATION LIFESTYLE EXPLORE & DISCOVER **SPECIFICATION** INTRO



LIVING / DINING / KITCHEN

- Modern handle-less kitchen by Brandt in putty concrete pearl grey
- Silestone stone-effect work surface in snow white with matching upstand
- Single undermounted satin steel bowl sink with mixer tap in stainless steel
- Bosch electrical hob with touch dials and integrated overhead extractor
- Stainless steel integrated electric Bosch oven and microwave with touch control
- Integrated Bosch fridge / freezer (70/30 size split) and dishwasher
- Integrated waste and recycling bin
- Free-standing Bosch washer / dryer to hallway cupboards
- Recessed LED down lights
- Amtico white ash wood-effect flooring

BATHROOM

- Steel bath in white with wall mounted bath/shower mixer tap and control
- Frameless glass shower screen
- Semi-recessed handwash basin with chrome mixer tap and base cabinet
- WC pan with concealed cistern and polished chrome dual flush push button to wall
- Half mirrored cabinet above the vanity worktop and sink
- Polished chrome heated towel rails
- Large format tiles in deep natural white to the floor and selected walls
- Recessed LED down lights

EN-SUITES

- Slide-access glass shower cubicle with shower tray and handheld shower head in chrome
- Semi-recessed handwash basin with chrome mixer tap and base cabinet
- WC pan with concealed cistern and polished chrome dual flush push button to wall
- Large wall-mounted mirror above the vanity worktop and sink
- Polished chrome heated towel rails
- Large format tiles in deep natural white to the floor and selected walls
- Recessed LED down lights

BEDROOM(S)

- Built-in wardrobes to the master bedroom
- Soft grey carpet to bedrooms in Atlantic Seal
- Energy efficient pendant lighting

BALCONIES & GARDENS

- Railed balconies with paved flooring to selected apartments (refer to floorplans)
- Terraces to selected apartments with paved flooring (refer to floorplans)
- Rear landscaped gardens

- Underfloor heating throughout apartments and ground and upper floor of duplexes
- High quality, durable carpeting and floor finishes throughout

- Landline telephone and BT fibre optic data points to living room*

- Wheelchair friendly homes available. Please refer to floorplans and speak to the Sales Team for more details.

*Subject to separate costs. ^Zipcar is not exclusive to residents.

NOTE: Allocated parking is not available at this development. Whilst every effort has been taken to ensure the accuracy of the information provided, the specifications has been supplied as a guide and Peabody reserve the right to amend the specification as necessary and without notice.

SECURITY & PEACE OF MIND

Video entry system with handset

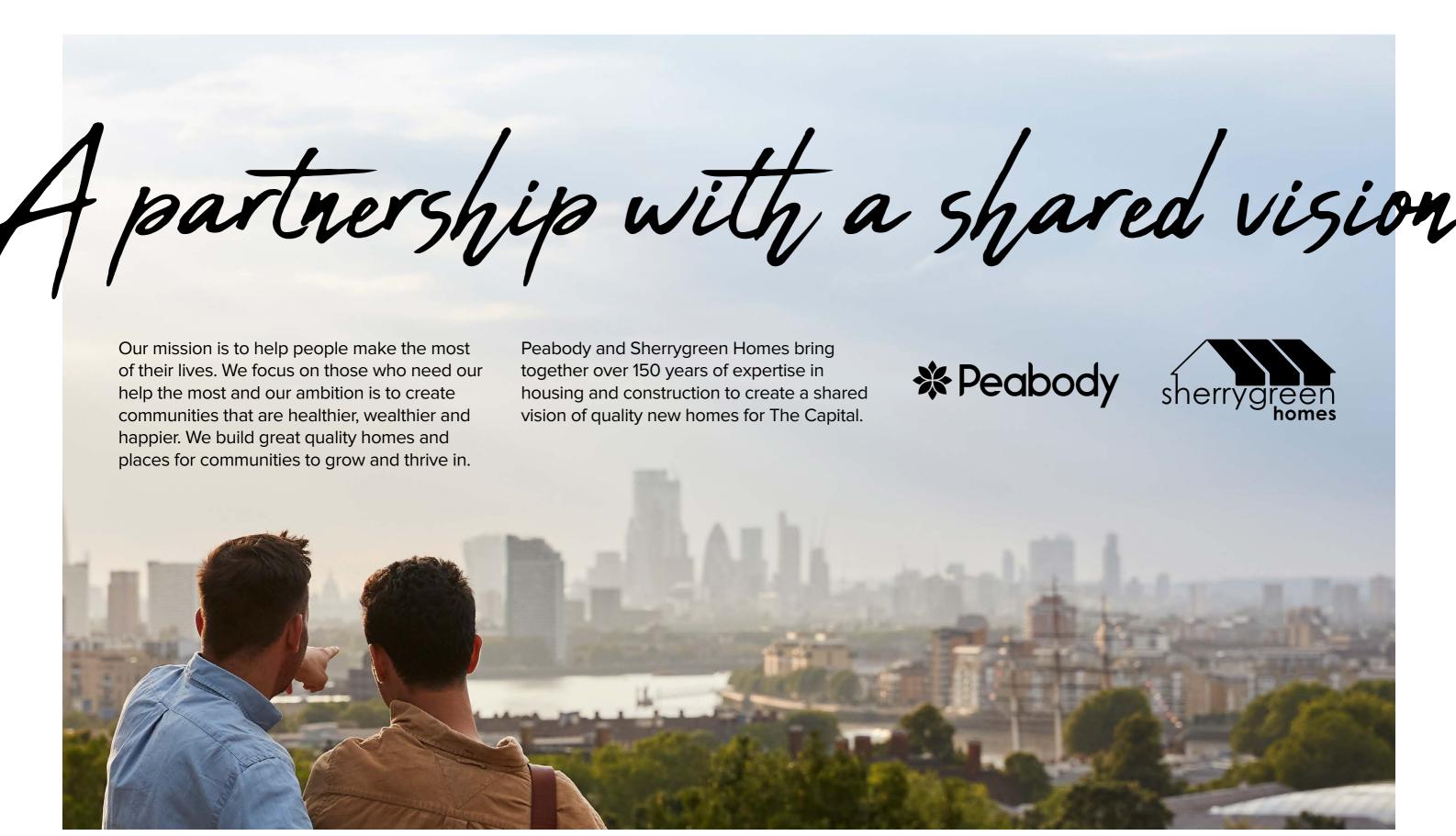
- Sprinkler system fitted throughout apartments and duplexes
- Wired smoke and heat detectors
- Multi-lock door with security chain and spy hole
- 250- year lease
- 10-year NHBC warranty

GENERAL

- Glass door to main entrance / lobby area
- Heating and hot water provided by central plant and charged separately (apartments and duplexes only)
- Television (terrestrial and satellite) points with Sky+ provisions to living room and master bedroom*
- Zipcar car club available nearby (not exclusive to residents)^

LOCATION LIFESTYLE EXPLORE & DISCOVER SPECIFICATION INTRO

vision of quality new homes for The Capital.



020 7021 4842

enquiries@peabodysales.co.uk

Make every day a work of art

REGISTER YOUR INTEREST

VIEW PRICES & AVAILABILITY

FIND OUT MORE



