MAIDEN COURT COLLECTION

PHASE F1: Apartments and Duplexes



AMERSHAM VALE. SE14

Maiden Court Apartments Edward Street, Valley Road & Wycombe Street Duplexes



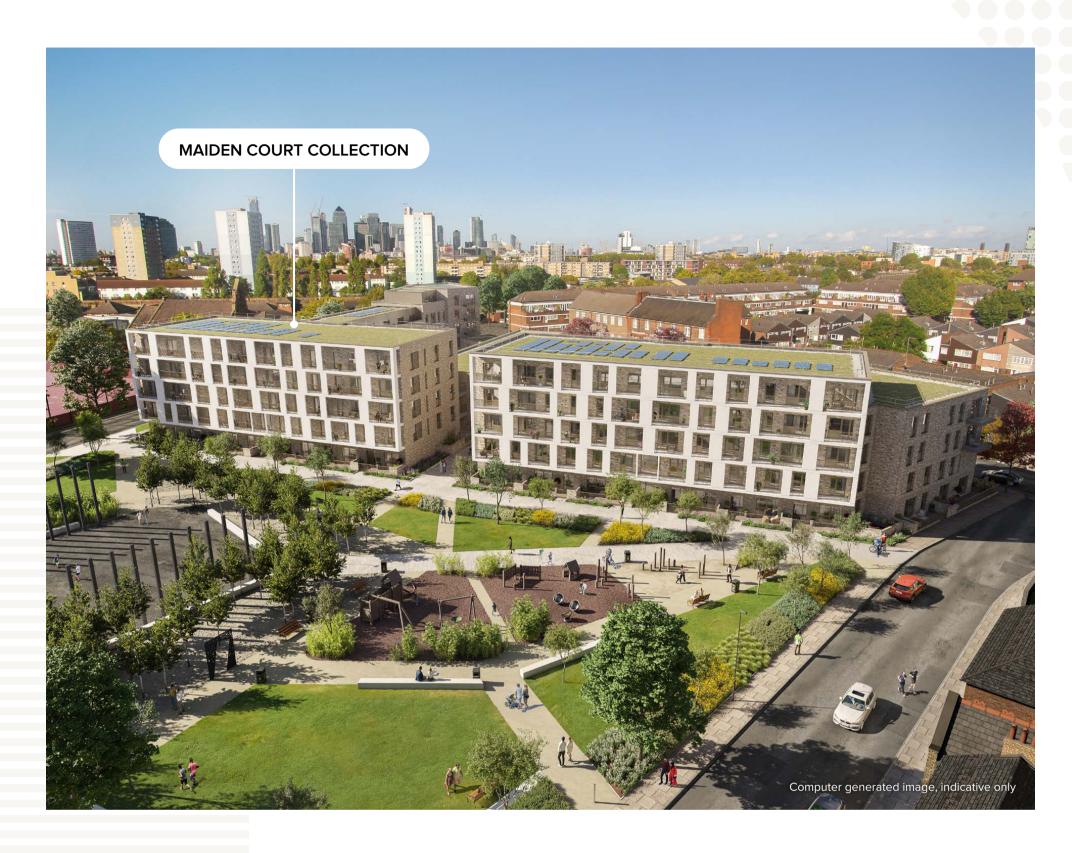
AMERSHAM VALE. SE14

Make every day a work of art

MAIDEN COURT COLLECTION

Apartments and Duplexes

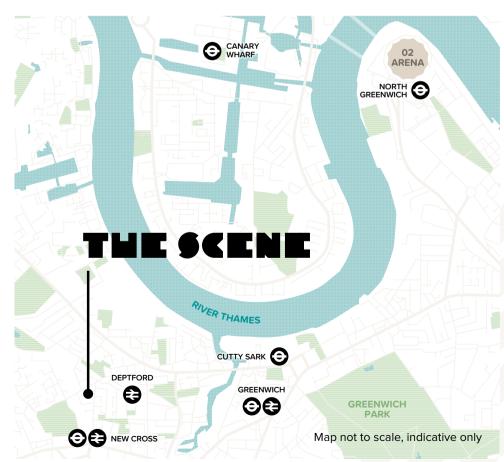
Maiden Court at The Scene comprises a collection of beautiful one and two bedroom apartments and spacious two bedroom duplexes, with many offering views across Charlottenburg Park.



LIVE PARK-SIDE in the heart of Deptford

Phase F1, The Maiden Court Collection is situated between Edward Street and Wycombe Street, a new walk-way for locals to enjoy between The Scene and Charlottenberg park with Amersham Vale to the North. Maiden Court offers pleasant views across the park transitioning into the backdrop of a typically attractive terrace of Victorian houses.

The Scene places residents within a short stroll of the buzz of Deptford high street, Deptford Market Yard and the nearby transport hubs of both New Cross and Deptford stations whilst maintaining the spirit of a vibrant urban village.



LOVE LIVING LOCAL

Independent, creative and diverse

Deptford has an essential vibrancy and warmth that is informed by its diverse and highly creative community. The character of the area exudes an artistic spirit and as a result independent shops, bars, cafés and restaurants thrive in the neighbourhood.

At the popular central hub of Deptford Street Market and Market Yard residents can find everything from vintage interiors, artisan florists, boutiques and salons to international cuisine, traditional pubs, live comedy and gallery spaces – all of this just minutes from Maiden Court.

- RIGHT // Deptford Does Art // On of the many local creative and exhibition spaces, Deptford Does Art is also home to a café and gift shop promoting local artists (Deptford High Street)
- BELOW // The iconic view from Greenwich Observatory over Greenwich Park, the Cutty Sark, London Bridge and The City of London

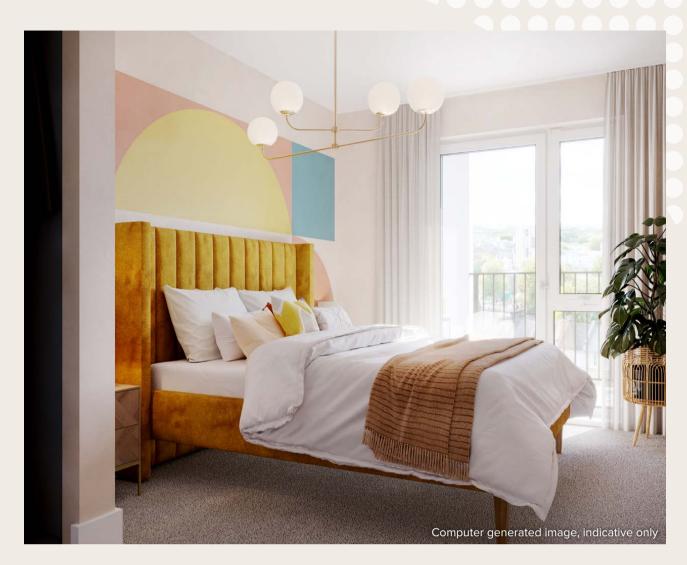


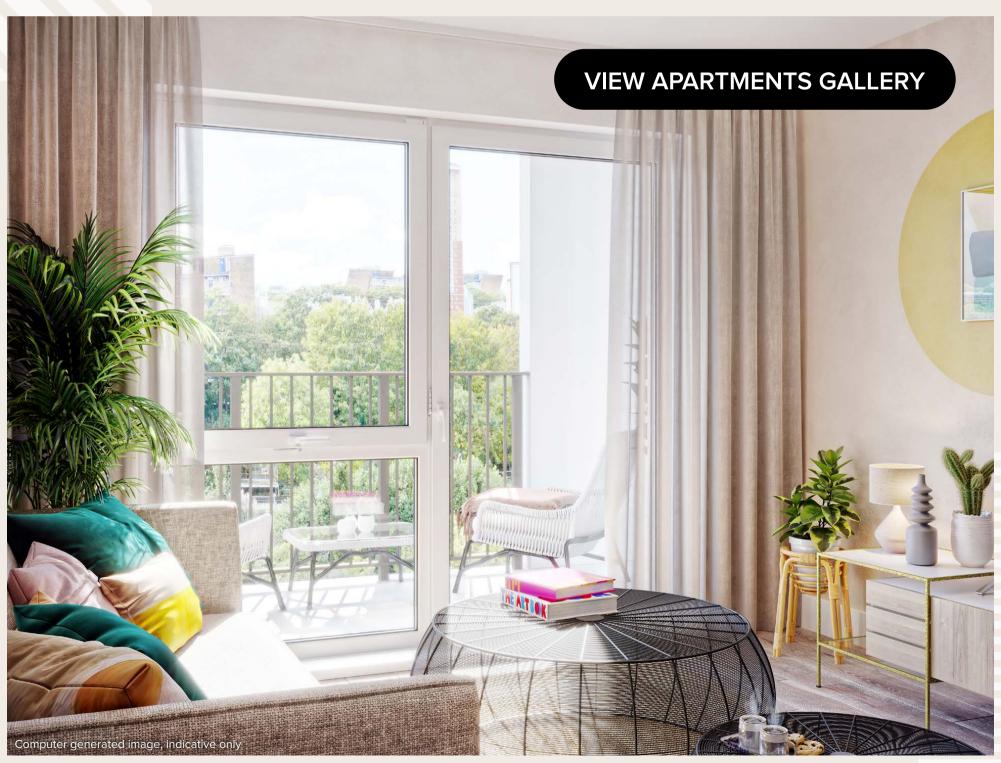


LIGHT AND OPEN LIVING SPACES

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.















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

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

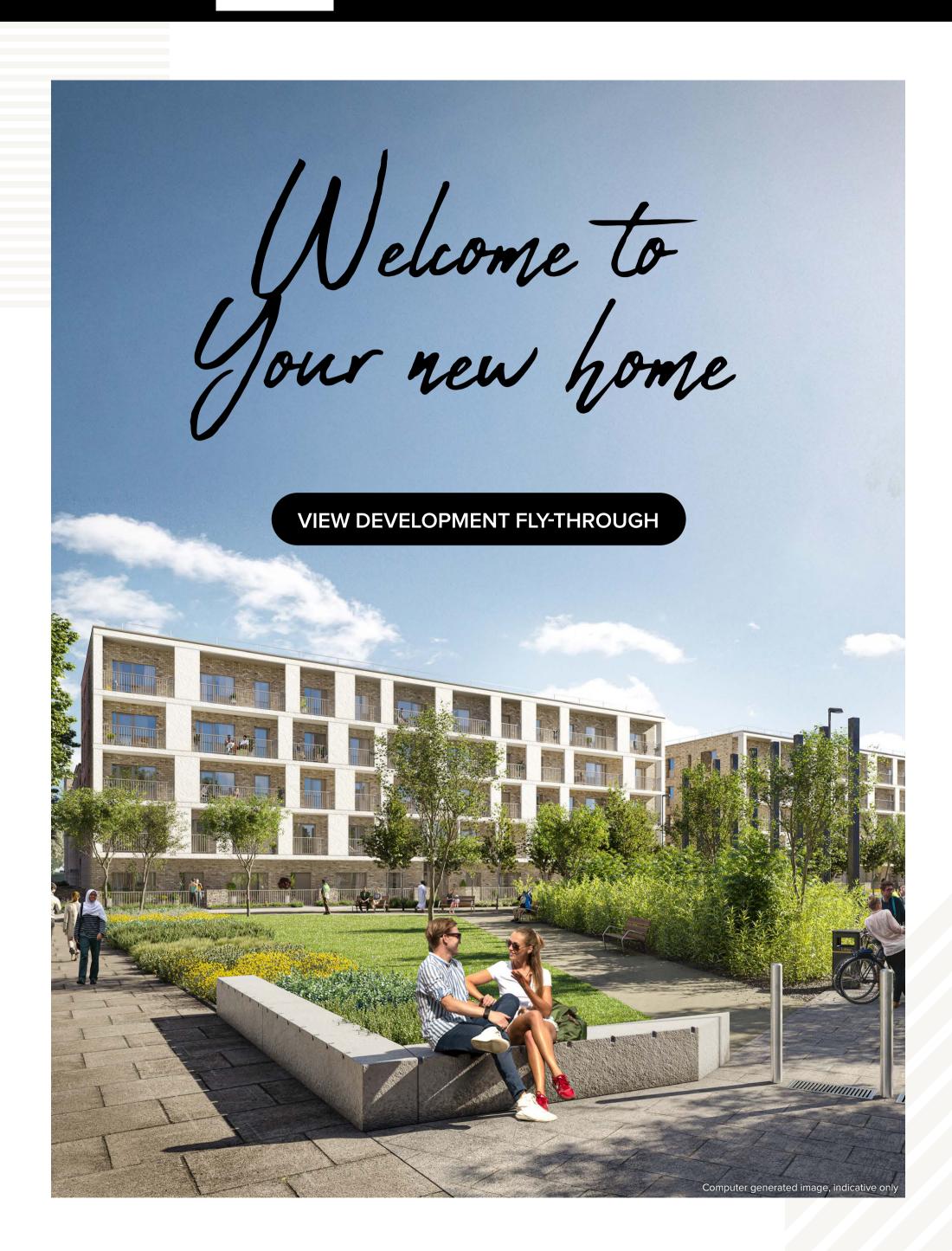
GENERAL

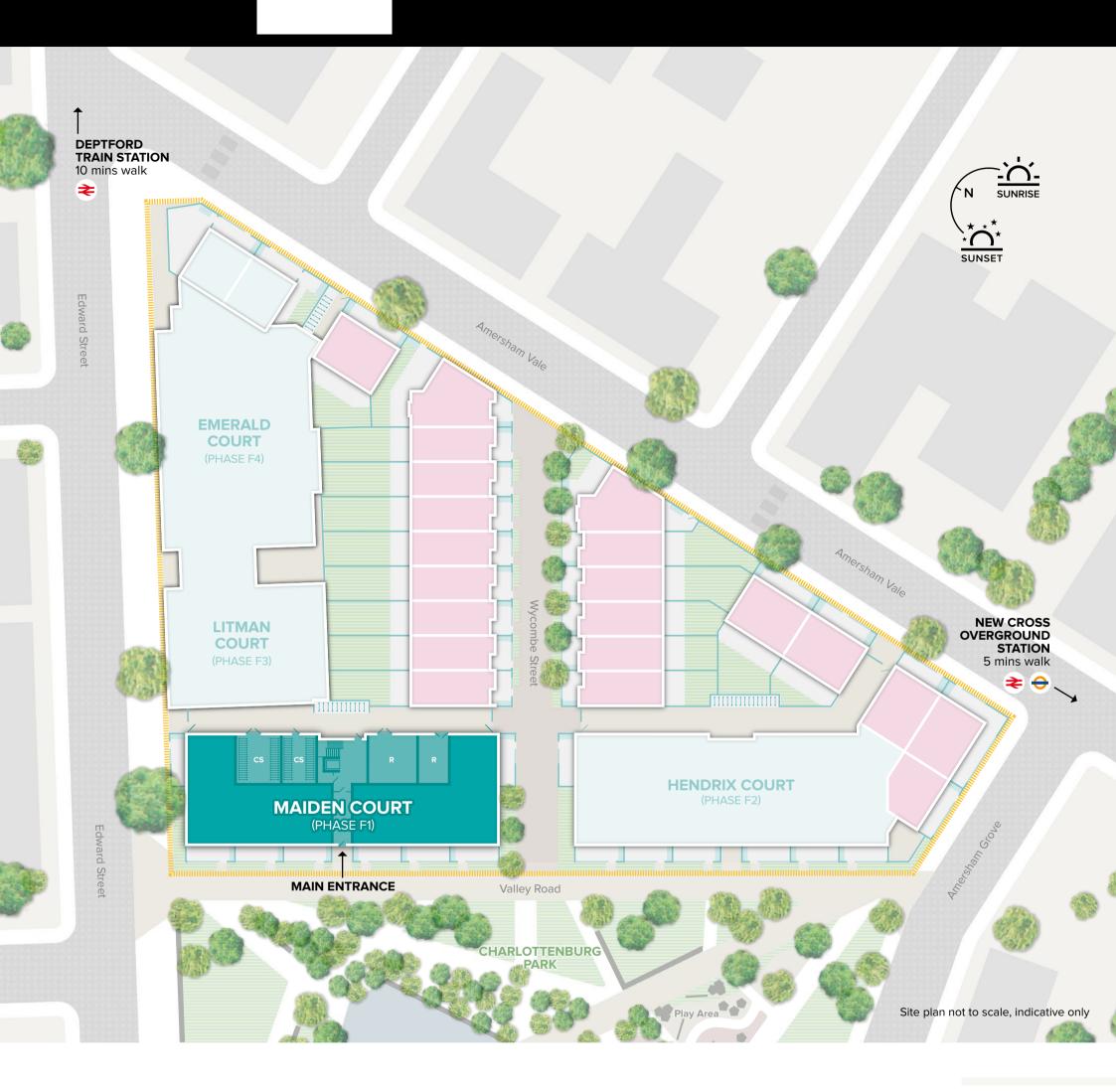
- Underfloor heating throughout apartments and ground and upper floor of duplexes
- Glass door to main entrance / lobby area
- High quality, durable carpeting and floor finishes throughout
- Heating and hot water provided by central plant and charged separately (apartments and duplexes only)
- Television (terrestrial and satellite) points with Sky+ provisions to living room and master bedroom*
- Landline telephone and BT fibre optic data points to living room*
- Zipcar car club available nearby (not exclusive to residents)^
- Wheelchair friendly homes available.
 Please refer to floorplans and speak to the Sales Team for more details.

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.

^{*} Subject to separate costs

[^]Zipcar is not exclusive to residents





THE SITE LAYOUT Planned for living

Phase F1 at The Scene comprises a collection of 27 stunning apartments in Maiden Court and 8 spacious two bedroom duplexes with their own private entrances from Valley Road, Edward Street and Wycombe Street.

SITE PLAN KEY

PHASE F1: Maiden Court Apartments and Duplexes on Valley Road, Edward Street and Wycombe Street

Site Boundary

cs Cycle Store

R Refuse and Recycling

Houses and Townhouses

TENURES BY PHASE

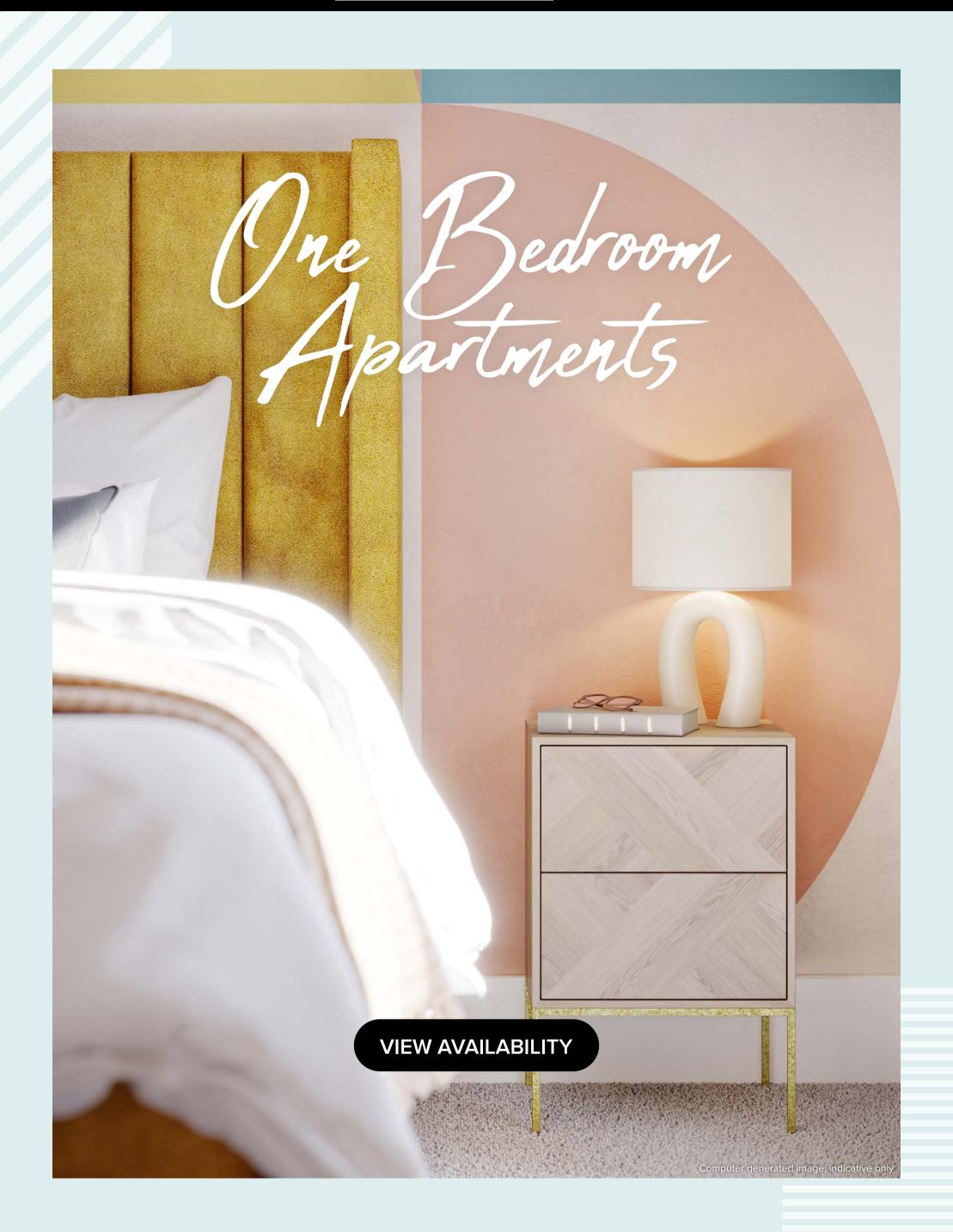
PHASE F1 // Private Sale

PHASE F2 // Private Sale and Shared Ownership

PHASE F3 // Private Sale and Social Rent

PHASE F4 // Social Rented Accommodation



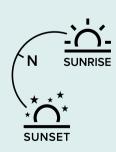


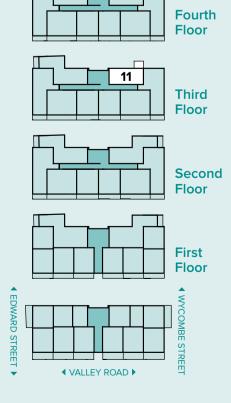
Apartment 11

Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
Gross Internal Area	51.7m ²	556ft ²
Kitchen/Dining/Living	5.60 x 4.69	18'3" x 15'3"
Master Bedroom	5.36 x 2.75	17'5" x 9'0"
Bathroom	2.09 x 2.19	6'8" x 7'1"
Balcony	2.83 x 2.28	9'2" x 7'4"





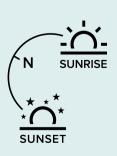
FLOORPLAN KEY

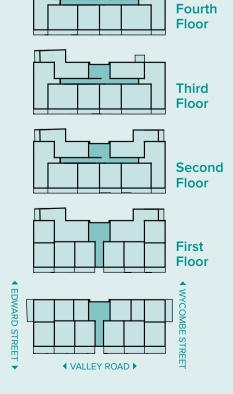
Apartment 26

Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
Gross Internal Area	51.7 m ²	556ft ²
Kitchen/Dining/Living	5.60 x 4.69	18'3" x 15'3"
Master Bedroom	5.36 x 2.75	17'5" x 9'0"
Bathroom	2.09 x 2.19	6'8" x 7'1"
Balcony	2.83 x 2.28	9'2" x 7'4"





FLOORPLAN KEY

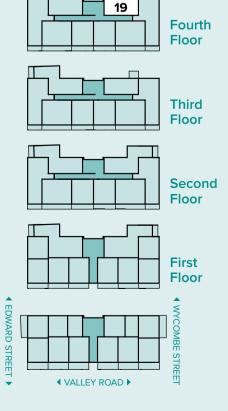
Apartment 19

Maiden Court // 8 Valley Road



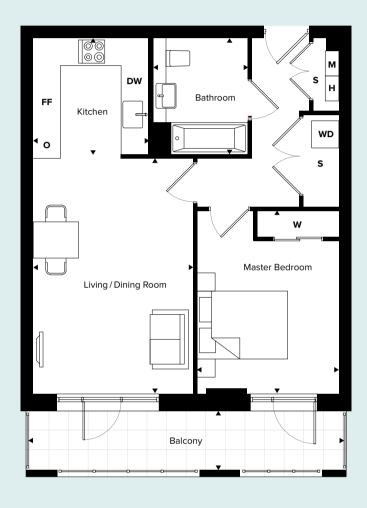
DIMENSIONS	Metric	Imperial
Gross Internal Area	51.7m ²	556ft ²
Kitchen/Dining/Living	5.60 x 4.69	18'3" x 15'3"
Master Bedroom	5.36 x 2.75	17'5" x 9'0"
Bathroom	2.09 x 2.19	6'8" x 7'1"
Balcony	2.83 x 2.28	9'2" x 7'4"



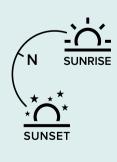


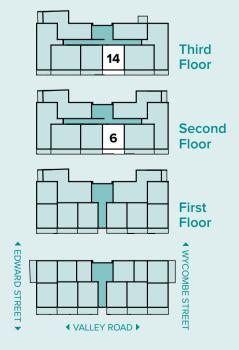
FLOORPLAN KEY

Apartments 6, 14 & 22 Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
Gross Internal Area	52.8m ²	568ft ²
Living/Dining Room	3.53 x 5.18	11'5" x 16'9"
Kitchen	2.54 x 2.57	8'3" x 8'4"
Master Bedroom	3.13 x 4.03	10'2" x 13'2"
Bathroom	2.09 x 2.56	6'8" x 8'3"
Balcony	7.00 x 1.30	22'9" x 4'2"

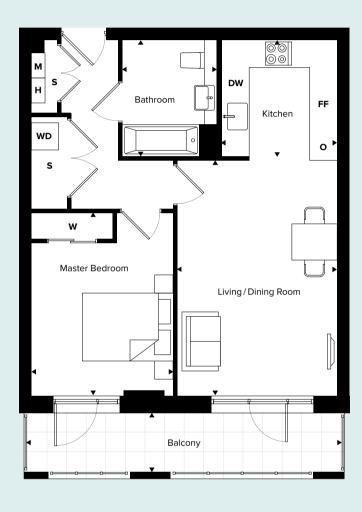




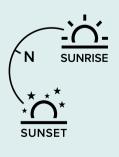
Fourth Floor

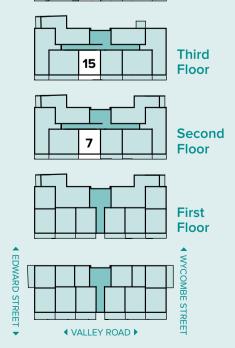
FLOORPLAN KEY

Apartments 7, 15 & 23 Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
Gross Internal Area	52.8m ²	568ft ²
Living/Dining Room	3.53 x 5.18	11'5" x 16'9"
Kitchen	2.54 x 2.57	8'3" x 8'4"
Master Bedroom	3.13 x 4.03	10'2" x 13'2"
Bathroom	2.09 x 2.56	6'8" x 8'3"
Balcony	7.00 x 1.30	22'9" x 4'2"



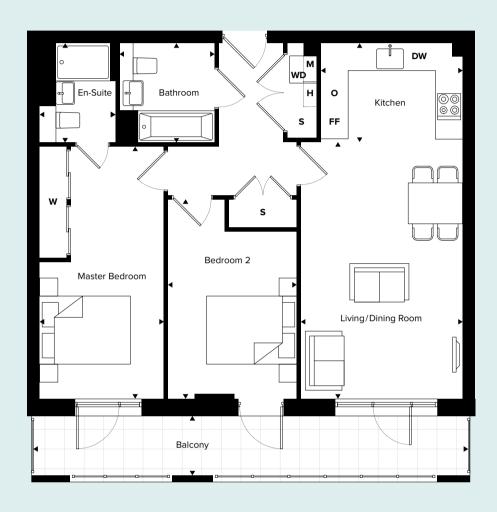


Fourth Floor

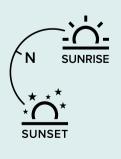
FLOORPLAN KEY

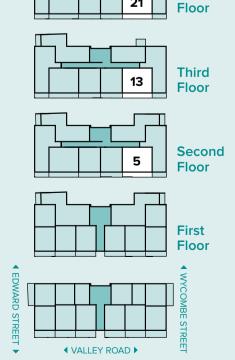


Apartment 5, 13 & 21 Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
Gross Internal Area	73 m²	785ft ²
Living/Dining Room	3.57 x 5.65	11'7" x 18'5"
Kitchen	3.12 x 2.18	10'2" x 7'1"
Master Bedroom	2.75 x 5.55	9'0" x 18'2"
En-suite	1.66 x 2.19	5'4" x 7'1"
Bedroom 2	2.85 x 4.40	9'3" x 14'4"
Bathroom	2.09 x 2.19	6'8" x 7'1"
Balcony	9.59 x 1.30	31'4" x 4'2"





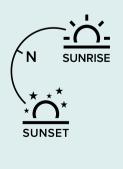
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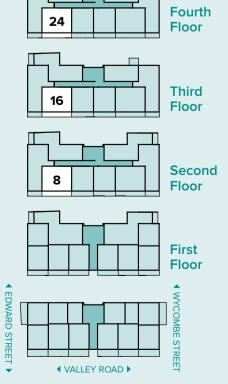
FLOORPLAN KEY

Apartment 8, 16 & 24 Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
Gross Internal Area	73 m²	785ft ²
Living/Dining Room	3.57 x 5.65	11'7" x 18'5"
Kitchen	3.12 x 2.18	10'2" x 7'1"
Master Bedroom	2.75 x 5.55	9'0" x 18'2"
En-suite	1.66 x 2.19	5'4" x 7'1"
Bedroom 2	2.85 x 4.40	9'3" x 14'4"
Bathroom	2.09 x 2.19	6'8" x 7'1"
Balcony	9.59 x 1.30	31'4" x 4'2"

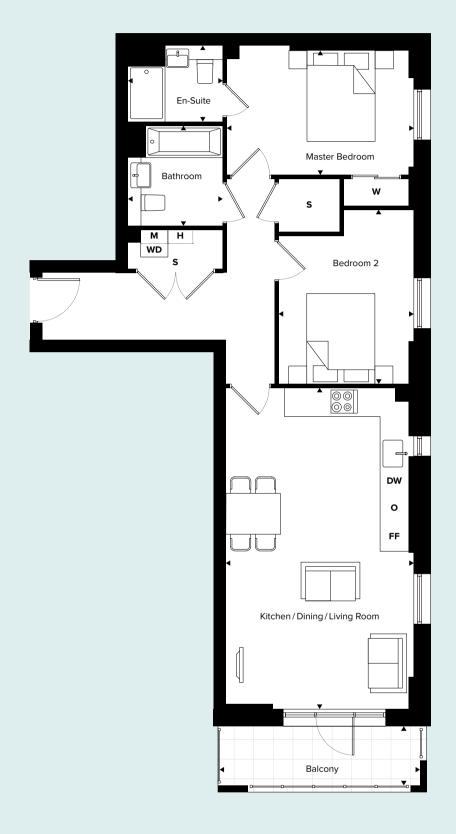




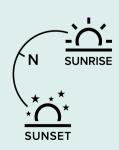
FLOORPLAN KEY

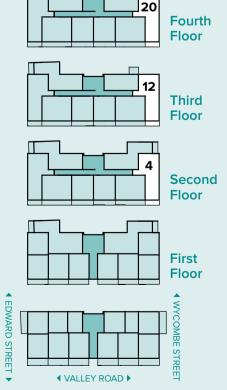
Apartment 4, 12 & 20

Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
Gross Internal Area	77 m²	828ft ²
Kitchen/Dining/Living	4.13 × 7.08	13'5" x 23'2"
Master Bedroom	4.11 × 2.74	13'4" x 8'9"
En-suite	2.09 x 1.64	6'8" x 5'3"
Bedroom 2	2.98 x 3.86	9'7" x 12'6"
Bathroom	2.09 x 2.19	6'8" x 7'1"
Balcony	4.41 x 1.30	14'4" x 4'2"





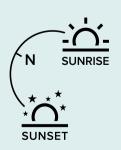
FLOORPLAN KEY

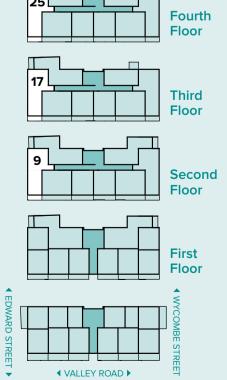
Apartment 9, 17 & 25

Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
Gross Internal Area	77 m²	828ft ²
Kitchen/Dining/Living	4.13 × 7.08	13'5" x 23'2"
Master Bedroom	4.11 × 2.74	13'4" x 8'9"
En-suite	2.09 x 1.64	6'8" x 5'3"
Bedroom 2	2.98 x 3.86	9'7" x 12'6"
Bathroom	2.09 x 2.19	6'8" x 7'1"
Balcony	4.41 x 1.30	14'4" x 4'2"

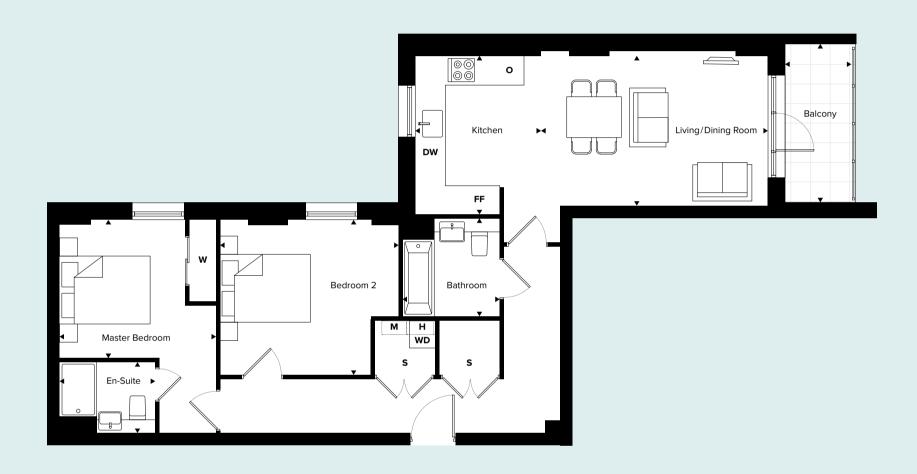




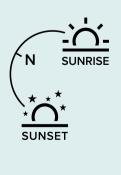
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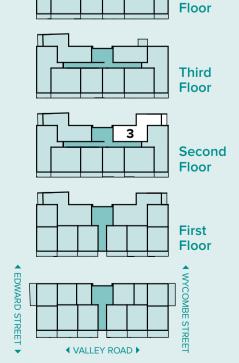
Apartment 3

Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
Gross Internal Area	78.4m²	843ft ²
Living/Dining Room	4.99 x 3.31	16'3" x 10'8"
Kitchen	2.76 x 3.50	9'0" x 11'4"
Master Bedroom	3.45 x 3.04	11'3" x 9'9"
En-suite	2.11 x 1.56	6'9" x 5'1"
Bedroom 2	3.95 x 3.41	12'9" x 11'1"
Bathroom	2.14 x 2.14	7'0" × 7'0"
Balcony	1.46 x 3.47	4'7" x 11'3"





Fourth

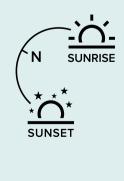
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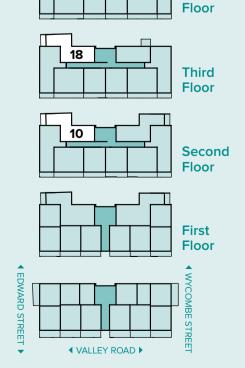
Apartment 10 & 18

Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
Gross Internal Area	80.6m ²	867ft ²
Living/Dining	4.80 x 3.65	15'7" x 11'9"
Kitchen	2.85 x 3.96	9'3" x 12'9"
Master Bedroom	3.45 x 3.04	11'3" x 9'9"
En-suite	2.11 x 1.56	6'9" x 5'1"
Bedroom 2	3.94 x 3.05	12'9" x 10'0"
Bathroom	2.14 × 2.14	7'0" x 7'0"
Balcony	1.72 x 3.30	5'4" x 10'8"





Fourth

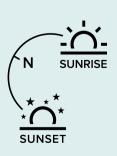
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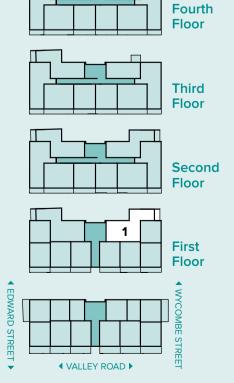
Apartment 1

Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
Gross Internal Area	98.8m ²	1063ft ²
Living/Dining	7.77 x 3.42	25'5" x 11'2"
Kitchen	3.19 x 4.55	10'4" × 14'9"
Master Bedroom	4.37 x 5.03	14'3" x 16'5"
En-suite	1.50 x 2.14	4'9" x 7'0"
Bedroom 2	3.32 x 4.34	10'8" x 14'2"
Bathroom	2.14 x 2.14	7'0" × 7'0"
Balcony	1.46 x 3.47	4'7" x 11'3"





FLOORPLAN KEY

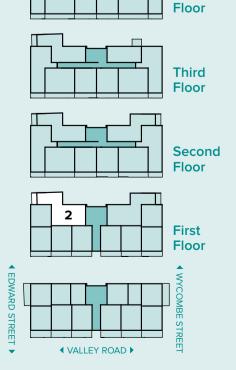
Apartment 2

Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
Gross Internal Area	100.3m ²	1079ft ²
Living/Dining Room	7.64 x 3.67	25'0" x 12'0"
Kitchen	3.19 x 4.55	10'4" x 14'9"
Master Bedroom	4.38 x 5.03	14'3" x 16'5"
En-Suite	1.50 x 2.04	4'9" x 6'6"
Bedroom 2	3.31 x 4.61	10'8" x 15'1"
Bathroom	2.06 x 2.14	6'7" x 7'0"
Balcony	1.48 x 3.30	4'8" x 10'8"

N SUNRISE *** *** SUNSET

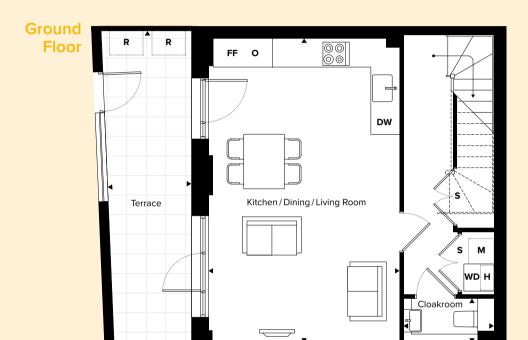


Fourth

FLOORPLAN KEY

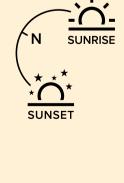


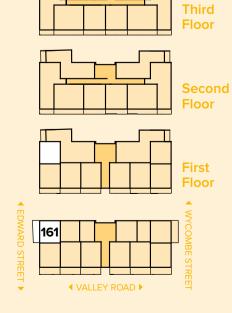
161 Edward Street





DIMENSIONS	Metric	Imperial
Gross Internal Area	85.4m ²	919ft ²
Kitchen/Dining/Living	6.71 × 4.21	22'0" x 13'8"
Master Bedroom	3.44 x 3.42	11'2" x 11'2"
En-suite	2.29 x 1.67	7'5" x 5'4"
Bedroom 2	4.06 x 3.29	13'3" x 10'7"
Bathroom	2.14 × 2.14	7'0" x 7'0"
WC	2.00 x 0.97	6'5" x 3'1"
Terrace	7.01 x 1.84	22'9" x 6'0"



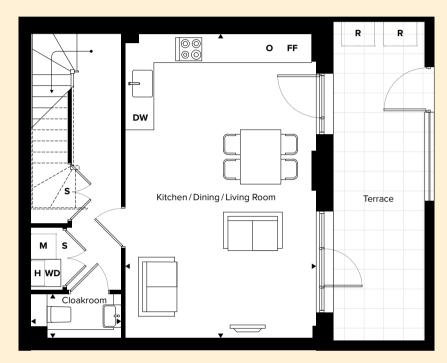


Fourth Floor

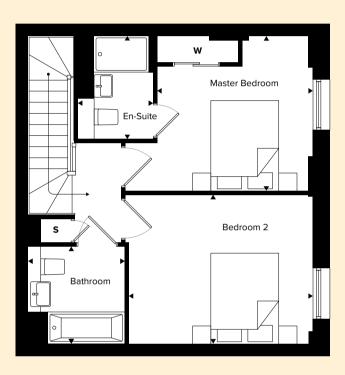
FLOORPLAN KEY

19 Wycombe Street

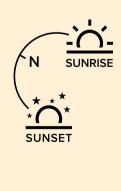
Ground Floor

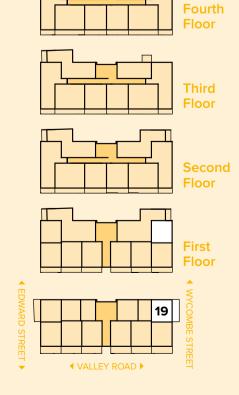


First Floor



DIMENSIONS	Metric	Imperial
Gross Internal Area	85.5m ²	920ft ²
Kitchen/Dining/Living	6.71 x 4.21	22'0" x 13'8"
Master Bedroom	3.44 x 3.42	11'2" x 11'2"
En-suite	2.29 x 1.67	7'5" x 5'4"
Bedroom 2	4.06 x 3.29	13'3" x 10'7"
Bathroom	2.14 × 2.14	7'0" x 7'0"
WC	2.00 x 0.97	6'5" x 3'1"
Terrace	7.03 x 2.00	23'0" x 6'5"

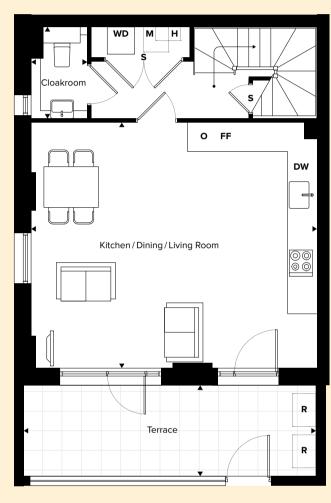




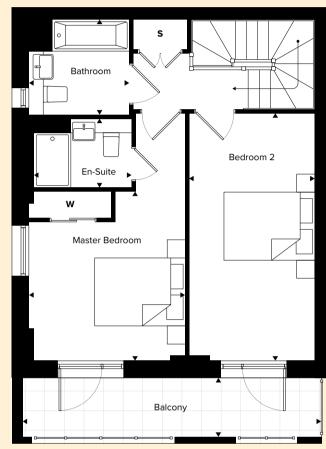
FLOORPLAN KEY

2 Valley Road

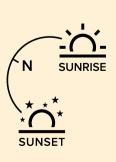


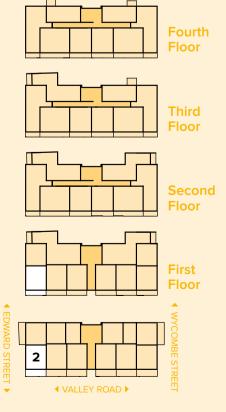






DIMENSIONS	Metric	Imperial
Gross Internal Area	95m²	1022ft ²
Kitchen/Dining/Living	6.30 x 5.42	20'6" x 17'7"
Master Bedroom	3.44 x 3.72	11'2" x 12'2"
En-suite	2.14 × 1.50	7'0" x 4'9"
Bedroom 2	5.44 × 2.77	17'8" x 9'1"
Bathroom	2.20 x 2.09	7'2" x 6'8"
WC	2.02 x 1.23	6'6" x 4'0"
Balcony	6.57 x 1.30	21'5" x 4'2"
Terrace	6.45 x 2.00	21'1" x 6'5"





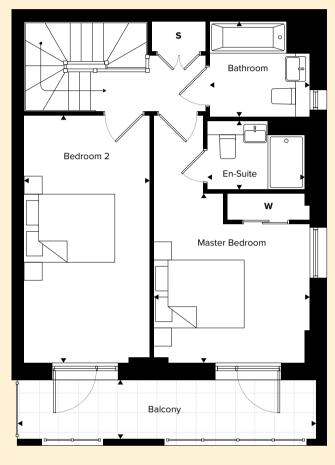
FLOORPLAN KEY

14 Valley Road

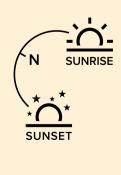
Ground Floor

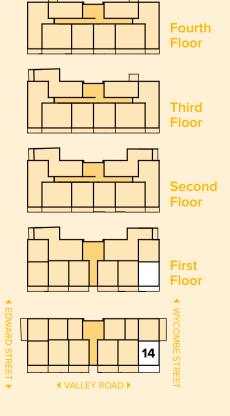


Floor



DIMENSIONS	Metric	Imperial
Gross Internal Area	94.5m ²	1017ft ²
Kitchen/Dining/Living	6.29 x 5.40	20'6" x 17'7"
Master Bedroom	3.44 x 3.72	11'2" x 12'2"
En-suite	2.14 x 1.50	7'0" x 4'9"
Bedroom 2	5.44 x 2.77	17'8" x 9'1"
Bathroom	2.16 x 2.09	7'1" x 6'8"
WC	1.22 x 2.03	4'0" x 6'6"
Balcony	6.57 x 1.30	21'5" x 4'2"
Terrace	6.38 x 2.00	20'9" x 6'5"





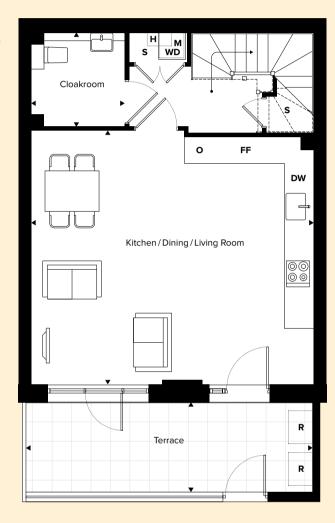
FLOORPLAN KEY

4 & 6 Valley Road

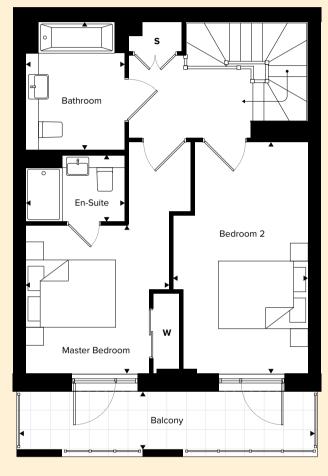


Wheelchair friendly homes available. Please speak to the sales team for more details.

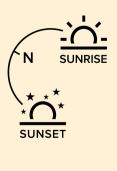
Ground Floor

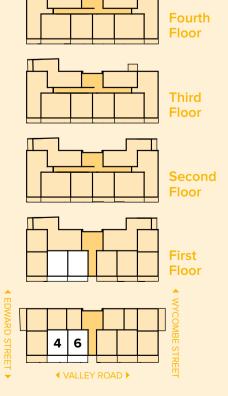


First Floor



DIMENSIONS	Metric	Imperial
Gross Internal Area	98.2m ²	1057ft ²
Kitchen/Dining/Living	6.28 x 5.65	20'6" x 18'5"
Master Bedroom	3.20 x 3.30	10'4" x 10'8"
En-Suite	2.20 x 1.49	7'2" x 4'8"
Bedroom 2	5.15 x 3.00	16'8" x 9'8"
Bathroom	2.20 x 2.84	7'2" x 9'3"
Cloakroom	2.08 x 2.10	6'8" x 6'8"
Balcony	6.64 x 1.30	21'7" x 4'2"
Terrace	6.38 x 2.00	20'9" x 6'5"





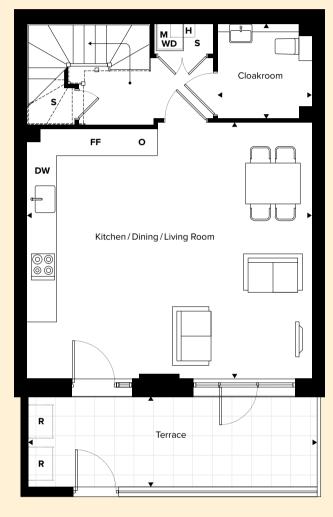
FLOORPLAN KEY

10 & 12 Valley Road

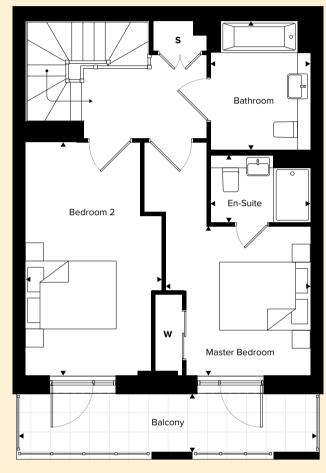


Wheelchair friendly homes available. Please speak to the sales team for more details.

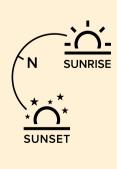
Ground Floor

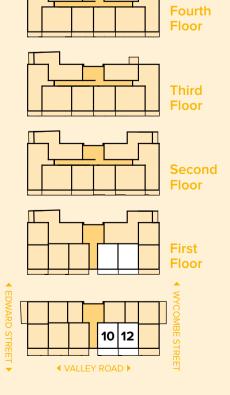


Floor



DIMENSIONS	Metric	Imperial
Gross Internal Area	98.2m ²	1057ft ²
Kitchen/Dining/Living	6.28 x 5.65	20'6" x 18'5"
Master Bedroom	3.20 x 3.30	10'4" x 10'8"
En-Suite	2.20 x 1.49	7'2" x 4'8"
Bedroom 2	5.15 x 3.00	16'8" x 9'8"
Bathroom	2.20 x 2.84	7'2" x 9'3"
Cloakroom	2.08 x 2.10	6'8" x 6'8"
Balcony	6.64 x 1.30	21'7" x 4'2"
Terrace	6.38 x 2.00	20'9" x 6'5"





FLOORPLAN KEY

A partnership with a shared vision

Peabody and Sherrygreen Homes bring together over 150 years of expertise in housing and construction to create a shared vision of quality new homes for The Capital.

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 homes and places for communities to grow and thrive in.







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