

Eastbrook

Discover the Essence of Craftsmanship

Step inside Eastbrook, where the essence of craftsmanship unfolds in every corner. This collection features three individually designed homes, each with three or four bedrooms. Each residence stands as an embodiment to artisanal design, with materials hand-picked to echo nature's raw beauty. Nestled in the vibrant heart of East Dulwich, southeast London, Eastbrook is just a stone's throw from bustling high streets. These streets brim with independent boutiques, galleries, and inviting local pubs, all set against leafy backdrops and a kaleidoscope of colourful doorways.

Eastbrook

Crafted by
KINLAND

Contents.

06. Introduction

10. The Location

22. Design Philosophy

24. Refined Interiors

38. Floorplans

48. Specification

52. The Developer

At Eastbrook, the art of conscious living ascends to new heights. Expertly blending raw, natural materials with high-end finishes, the interiors radiate timeless, captivating sophistication. Each of the three homes is a testament to meticulous design and craftsmanship. From the rich, warm hues of engineered oak flooring to the unique terrazzo textures in the bathrooms, every element has been hand-selected to foster a profound connection with the beauty of nature.

Where life is artfully lived

Eastbrook's architectural design seamlessly integrates with the environment, surrounded by lush greenery and flooding the interiors with an abundance of natural light. Large windows and strategically placed skylights create an inviting and uplifting atmosphere. All homes offer future residents the tranquillity of their own secluded outdoor spaces. Whether you're greeted by the soft glow of dawn or the warm embrace of sunset, every moment spent at Eastbrook is infused with a serene and peaceful ambiance.



*Computer Generated Image of
House 2 Kitchen*





Dulwich, South London



Dulwich Picture Gallery

Situated on the tree-lined street Ashbourne Grove in the vibrant heart of East Dulwich, Eastbrook provides the ideal balance of urban convenience and tranquil living. A stone's throw from the bustling Lordship Lane, these exceptional homes are nestled among a captivating mosaic of independent boutiques, organic grocery stores, galleries, and inviting local pubs, all framed by rich greenery and period architecture adorned with colourful doorways. Cultural enrichment is just around the corner for future residents, with Dulwich Picture Gallery on Gallery Road housing over 600 iconic artworks and regularly offering exhibitions and art classes.

Steps from Lordship Lane's Eclectic Delights



East Dulwich
Rail Station
7 minute walk



North Dulwich
Rail Station
17 minute walk



Denmark Hill
Rail Station
7 minute drive



Peckham Rye
Rail Station
9 minute drive

Travel directions are courtesy of Google Maps and TFL and represent the fastest journey times.



Eastbrook offers residents reliable transport links, connecting them to London and the surrounding areas. East Dulwich railway station, just a short walk away, provides Southern services to Beckenham Junction via Crystal Palace, as well as direct links to London Bridge in just under 15 minutes. For those eager to explore the capital's diverse neighbourhoods and cultural hubs, nearby Peckham Rye Overground station affords access to London's Underground network. Additionally, the A205 South Circular, conveniently located nearby, offers routes to delve into London's bustling streets and beyond.



Eric's Bakery: Just a short stroll from Eastbrook, the renowned Eric's Bakery offers residents a delightful respite. This bright, sunshine-hued space, accented with light ash wood fittings, presents an inviting selection of freshly baked pastries, breads and artisan home made jams, granola and biscuits. Expertly brewed coffee adds to the allure, its aroma mingling with the sweet scent of baked goods.



Mons Cheesemongers: For those with a refined palate, the renowned Mons Cheesemongers hosts monthly tasting evenings, inviting residents to indulge in the finest cheeses and gain insight into their history, farming, and production. Led by the knowledgeable Mons team, these events provide a unique opportunity to expand one's cheese expertise while savouring the flavours.



Curated living

Amongst the charming streets of East Dulwich, Eastbrook residents will discover a wealth of culinary delights and everyday essentials.



Oru: Just moments from Eastbrook, Oru presents a captivating co-working space, Sri-Lankan inspired café and restaurant Trinco, and wellbeing destination, offering classes, workshops and treatments. The beautifully designed workspace is carefully curated to facilitate connection and community, bringing together like-minded individuals with shared values of purpose, innovation and creativity. Oru invites residents to immerse themselves in a vibrant community and offerings that nourish the mind, body, and soul.



Spinach: Located on the charming Lordship Lane, Spinach is a welcoming and lively neighbourhood restaurant that offers Eastbrook residents an inviting culinary experience. Showcasing the best local produce, Spinach's seasonal small plates to share and brunch offerings deliver interesting flavours that make one feel good. With incredible customer service and a warm, lingering environment, this neighbourhood gem promises to become a favourite destination.



Just a short walk from Eastbrook, Dulwich Park offers a 72-acre verdant retreat in the heart of the village. The park boasts a boating lake, visitor centre, tennis courts, and a bowling green, providing ample opportunities for leisure outdoor activities. Nearby, Sydenham Hill Wood, accessible via Cox's Walk at the junction of Lordship Lane and Dulwich Common, offers a timeless slice of East Dulwich's iconic, green centuries-old landscape.

The Local Area

LEISURE & CULTURE

- 1 East Dulwich Picturehouse & Cafe
- 2 Dulwich Picture Gallery
- 3 Dulwich Leisure Centre - Gym
- 4 Dulwich Park
- 5 Green Dale Fields
- 6 Peckham Rye Park & Common
- 7 Dawson's Hill Nature Reserve
- 8 Horniman Museum and Gardens
- 9 Oru - Wellness, cafe and co-work space

DINING & DRINKS

- 20 The Lordship Gastropub
- 21 East Dulwich Tavern
- 22 Ristorante Olivelli
- 23 The Palmerston
- 24 Spinach
- 25 Franklin's Delicatessen

TRANSPORT

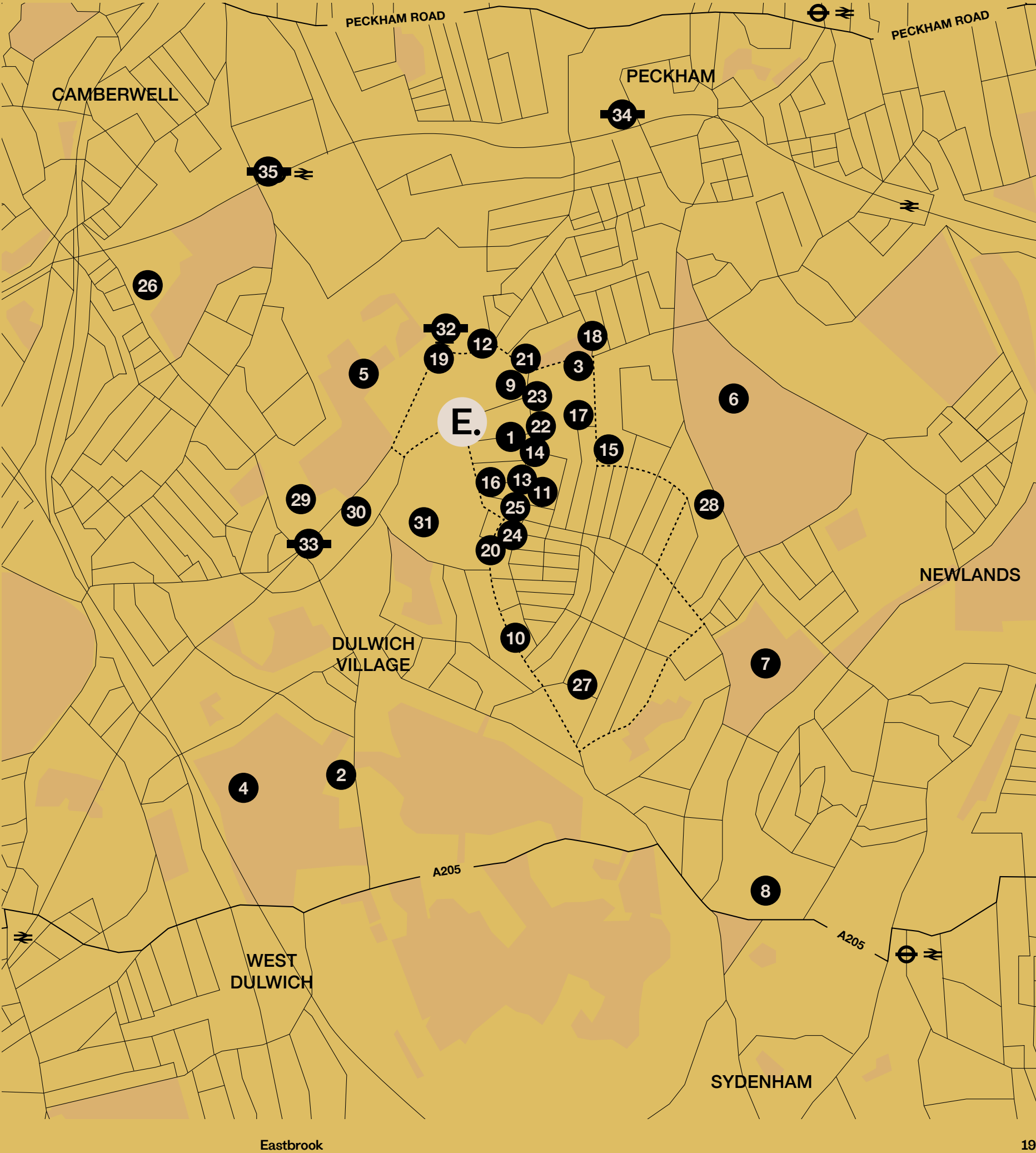
- 32 East Dulwich Rail Station - 0.2 miles
- 33 North Dulwich Rail Station - 0.5 miles
- 34 Peckham Rye Rail Station - 0.9 miles
- 35 Denmark Hill Rail Station - 0.8 miles

SPECIALITY SHOPS

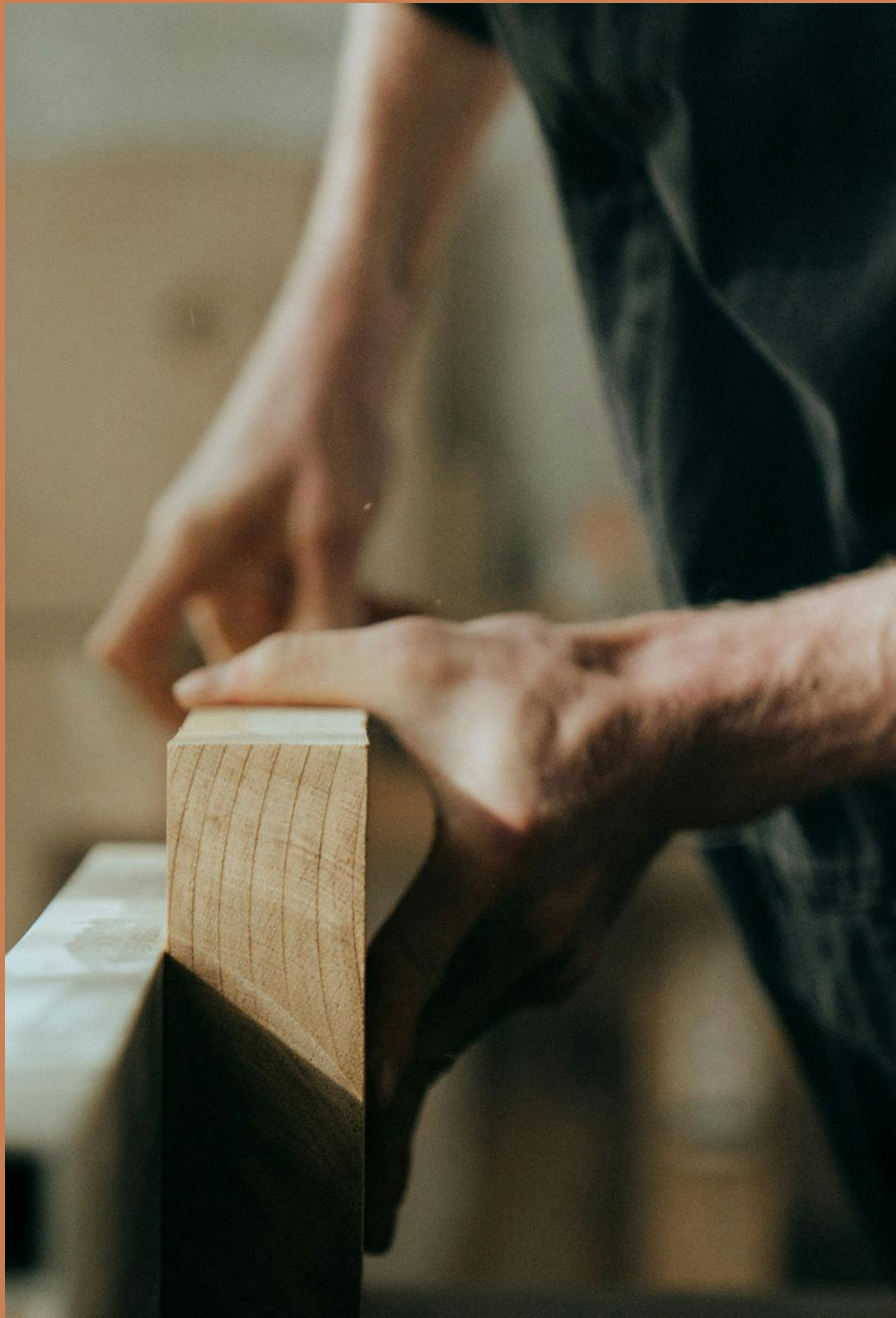
- 10 Lordship Lane High Street
- 11 Bora and Son's Greengrocers
- 12 Jones of Brockley Grocery
- 13 Mons Cheesemongers
- 14 Boulangerie Jade Bakery
- 15 Eric's Bakery
- 16 William Rose Butchers
- 17 Forest - Plant shop
- 18 iyouall - Interiors Store
- 19 Drop - Wine

SCHOOLS

- 26 St Saviour's COE Primary
- 27 St Anthony's Catholic Primary
- 28 Harris Boys' Academy East Dulwich
- 29 The Charter School
- 30 James Allen's Girls' School
- 31 Alleyn's School







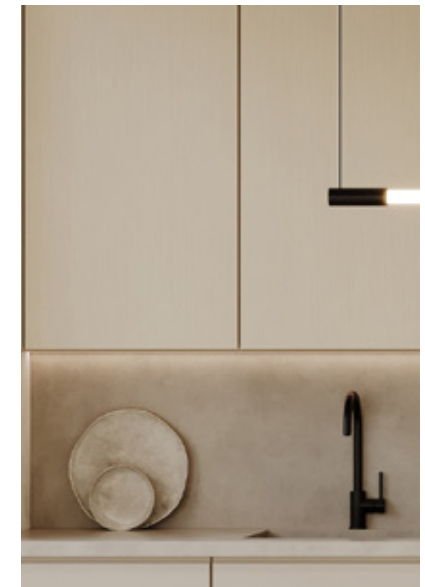
Design Philosophy

At the heart of Eastbrook is boutique developer Kinland's unwavering commitment to craftsmanship and conscious living. Each turnkey home has been meticulously designed to seamlessly blend the raw beauty of nature with the refined elegance of modern living. By carefully selecting high-quality, local, durable materials and incorporating thoughtful design elements, the Kinland team has designed sanctuaries where every detail speaks to the art of refined living.

Designed by the innovative architectural and construction management firm Dust Architecture, Eastbrook presents a blend of contemporary and timeless architecture, characterised by light brickwork and refined cast-concrete stone detailing. The seamless integration of multilevel outdoor spaces and paved pathways creates homes that are true architectural gems—distinctive, innovative, and one-of-a-kind.

Raw Materials, Refined Living

The interiors of Eastbrook have been designed by Ademchic and showcase a harmonious fusion of expertly crafted raw materials and high-end finishes, creating spaces that exude timeless luxury and sophistication. From the rich, neutral tones to the textured accent tiles, every fixture has been hand-chosen to ensure lasting quality.





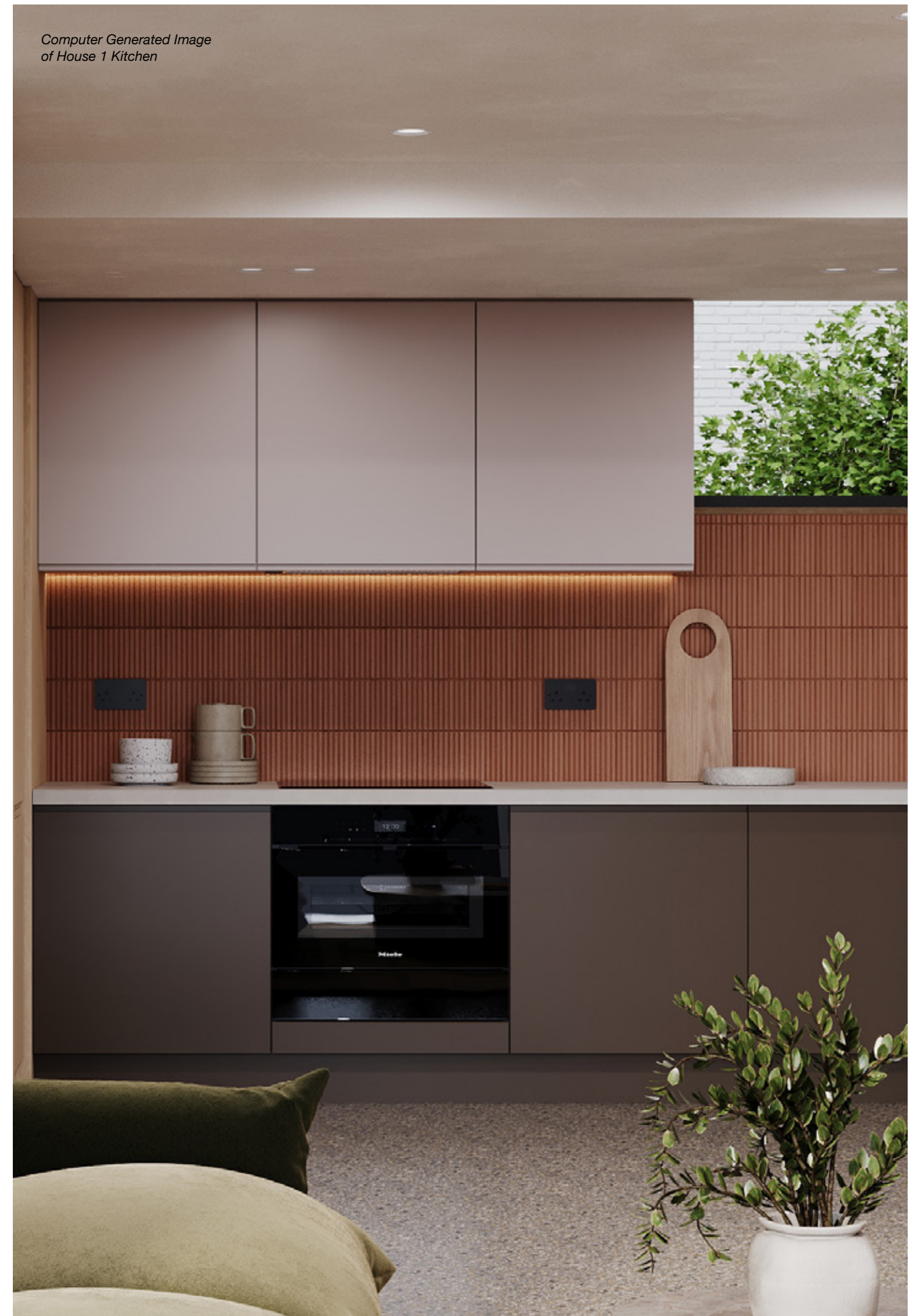
The Heartbeat of the Home

The kitchens at Eastbrook are meticulously designed to be both functional and visually captivating. House 1 features rich wood cabinetry in a light oak tone complemented by elegant neutral wall units and deep, warm clay base units, creating a warm and inviting ambience. A standout feature is the terracotta mosaic splashback, adding a touch of raw charm and blending effortlessly with the polished concrete worktops. Houses 2 and 3 feature beautiful warm neutral cabinetry with wall units in a light oak finish, polished concrete worktops and full-height splashbacks.

Each home is equipped with a boiling water tap and Bosh appliances, completing the culinary experience and making everyday tasks a pleasure. The adjoining open-plan living and dining area, with its light oak modern panelling and polished concrete floors, exudes refined elegance, encouraging residents to gather, entertain, and embrace the tranquillity of artful living.



*Computer Generated
Image of House 2
Kitchen and Dining*



*Computer Generated Image
of House 1 Kitchen*



Computer Generated
Image of House 2 and
3 Bathroom

Where Refreshment Meets Refinement

The bathrooms at Eastbrook are modern sanctuaries of tranquillity, blending natural materials with luxury finishes. Each bathroom is uniquely designed, featuring limewash ceilings and walls, with distinctive Moroccan-inspired squared tiles and stick-shaped mosaics. Each house has a WC with terracotta mosaic wall tiles and polished concrete floors. Select bathrooms feature terrazzo flooring, while others use polished concrete-effect tiles, providing a contemporary look and a comfortable feel.

Majority of bathrooms are equipped with counter-mounted terrazzo sinks, handleless J-pull vanities with ample storage, and matte black brassware, providing a unique understated touch of sophistication. Framed mirrors adorned with wall lights complete the serene, spa-like ambience, inviting residents to indulge in moments of rejuvenation and self-care.



Computer Generated
Image of House 2 and
3 Bathroom

Computer Generated
Image of House 2 and 3
Guest Bedroom



Designed as holistic retreats from the stresses of daily life, the bedrooms at Eastbrook offer a sanctuary of tranquillity and raw simplicity. In keeping with the rest of the house, each bedroom features neutral lime-washed ceilings and walls complemented by engineered bespoke oak flooring, creating a raw yet warm and soothing foundation. The light oak bespoke wardrobes seamlessly integrate storage, providing ample space and ensuring a clutter-free environment.

Computer Generated
Image of House 2 and 3
Primary Bedroom



Where Rest Finds Refuge

Computer Generated
Image of House 1 Primary
Bedroom

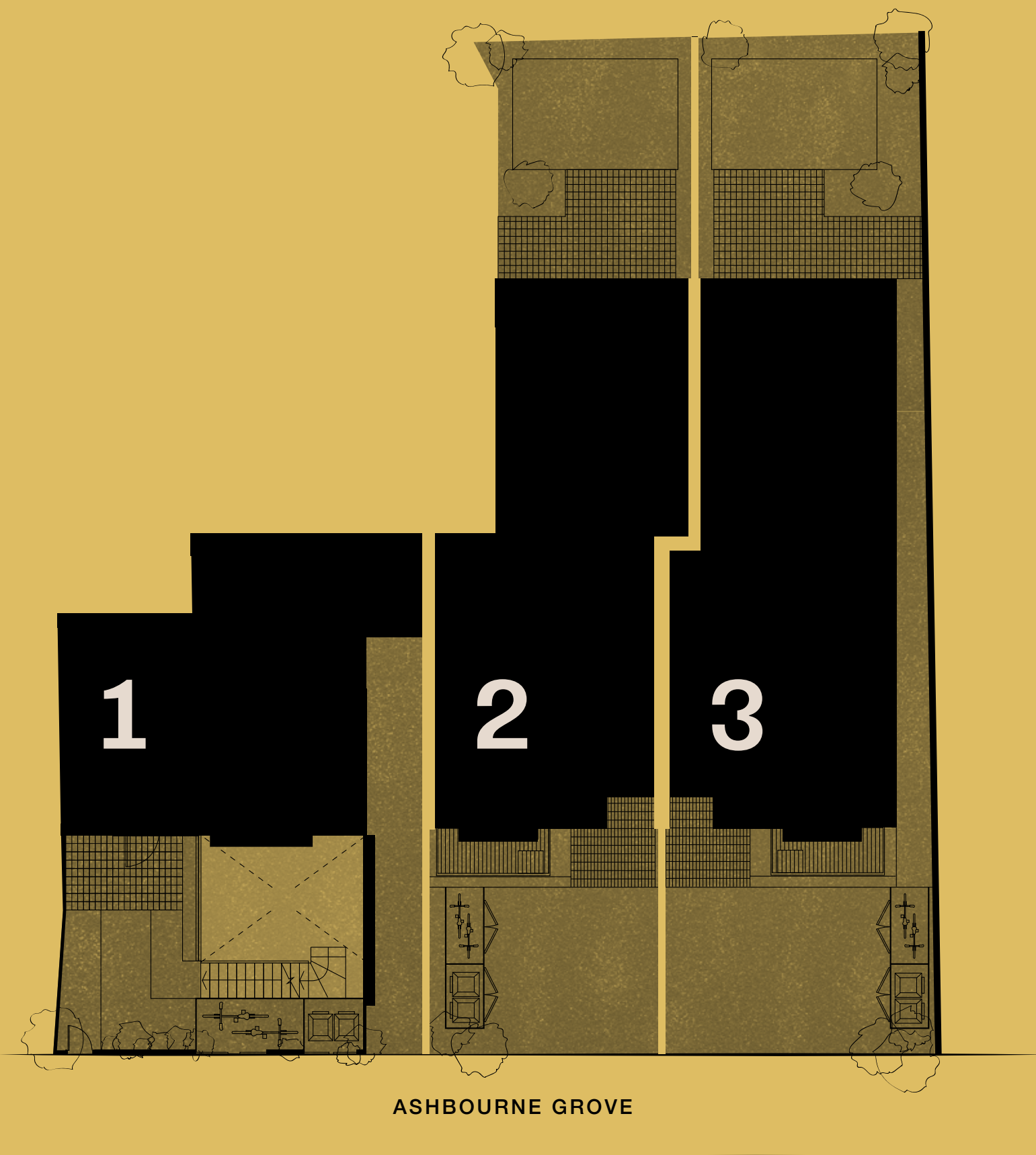


At Eastbrook, we understand that art has the ability to redefine spaces, transforming them into much more than just physical environments. The expressive paintings, monotypes, and assemblages by Suzanne Bethell will be featured throughout our show home, shaping the atmosphere and aesthetic.

Artistic Expression

Colour, with its ability to captivate the eye, stir the heart, and awaken the soul, lies at the heart of Suzanne Bethell's artistic expression. She delves into the ways in which the interplay of colours can evoke profound, personal reactions in viewers. As an experimental mixed-media artist, Bethell creates paintings, assemblages, and monoprints, guided initially by intuition and driven by process and colour choices. Each new body of work is sparked by an emotional response to a blend of internal and external stimuli, such as resurfacing memories and moments in time. These inspirations may stem from a sense of place, a piece of poetry, or a musical composition.





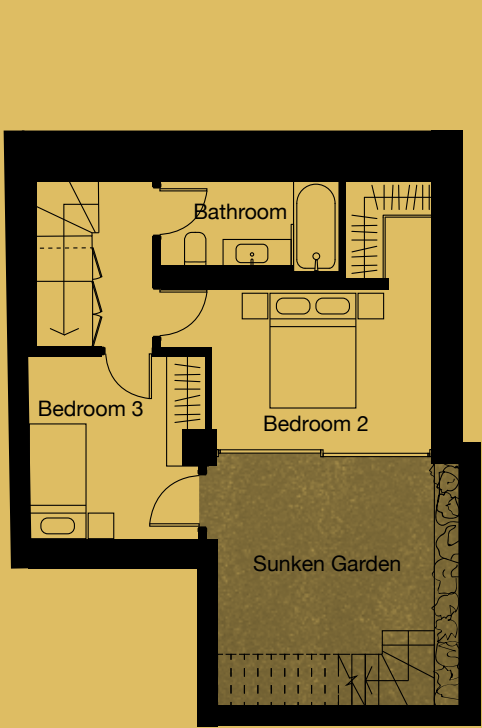
Floorplans

House	Bedrooms	Total SQM	Page
1	3	100.6	36
2	4	194.8	38
3	4	195.2	40

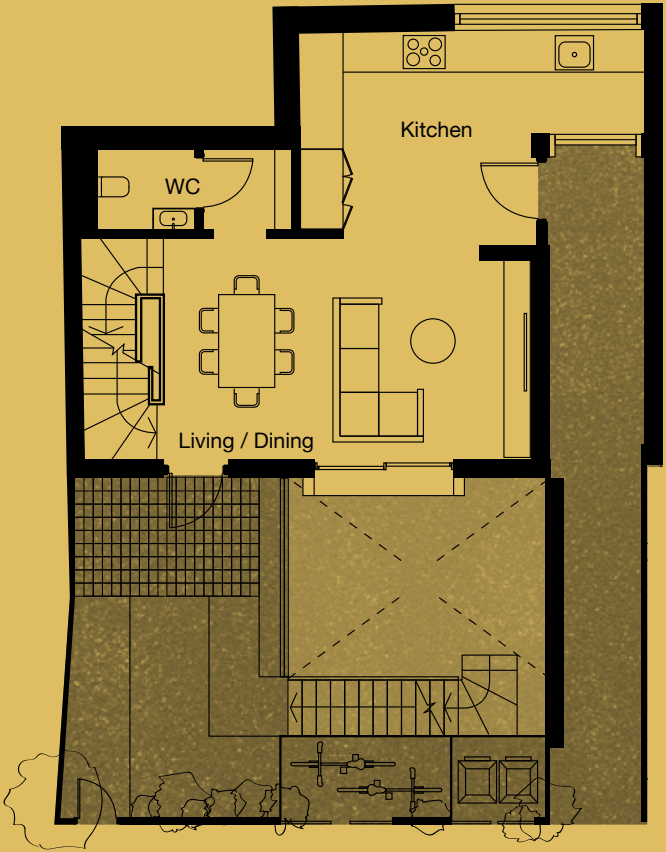
All images and the dimensions given are illustrations for this unit type and individual plots may differ. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please check with your sales adviser in respect of individual properties.

House 1

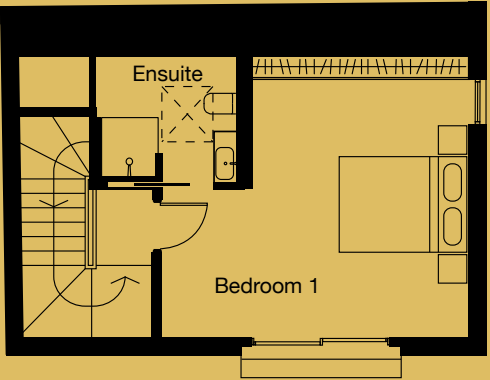
TOTAL AREA: 100.6 SQM



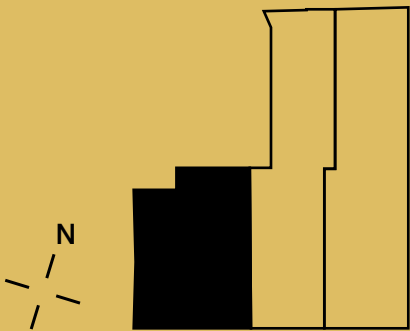
Basement



Ground Floor



First Floor



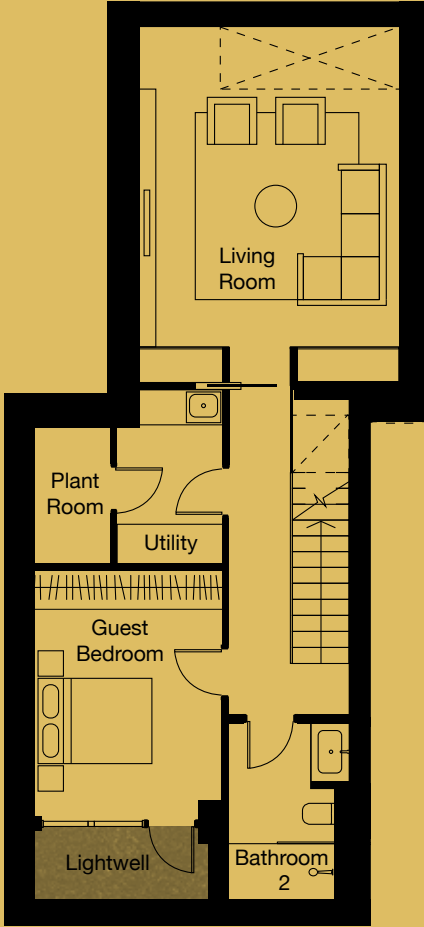
Eastbrook

Sunken Garden	15.8 sqm
Kitchen	14.7 sqm
Living / Dining	17.9 sqm
WC	2 sqm
Bedroom 1	16.1 sqm

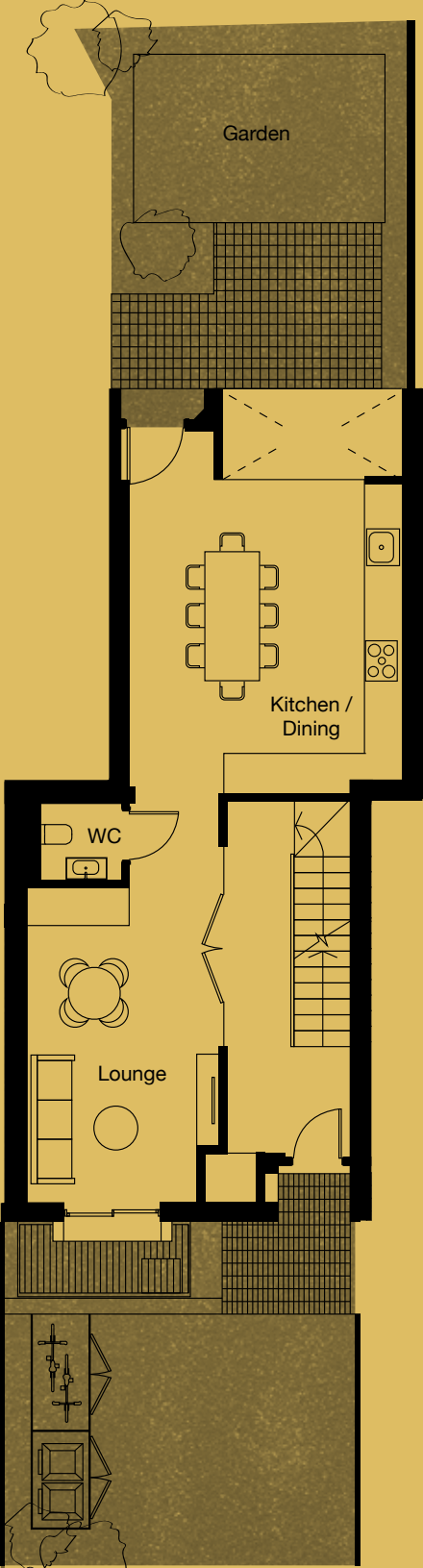
Ensuite	3.7 sqm
Bedroom 2	12.8 sqm
Bedroom 3	8 sqm
Bathroom	4.7 sqm

House 2

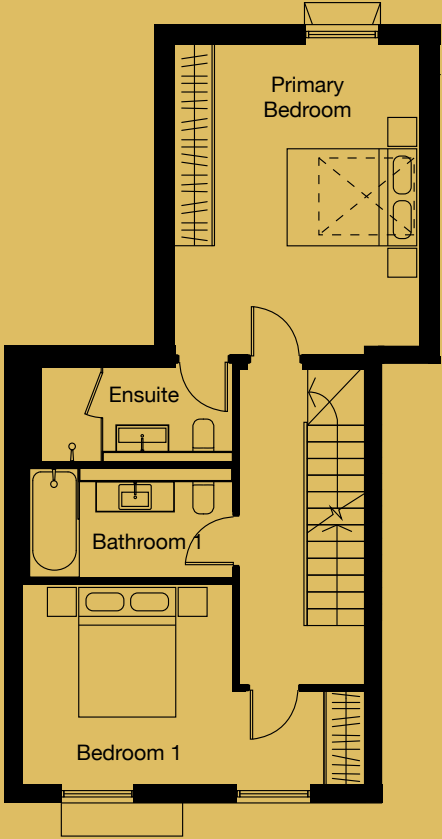
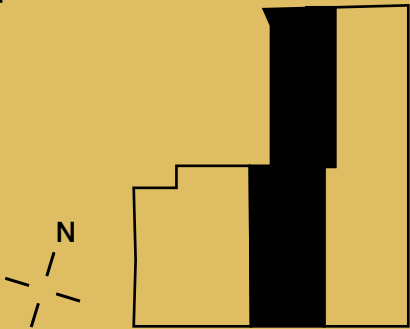
TOTAL AREA: 194.8 SQM



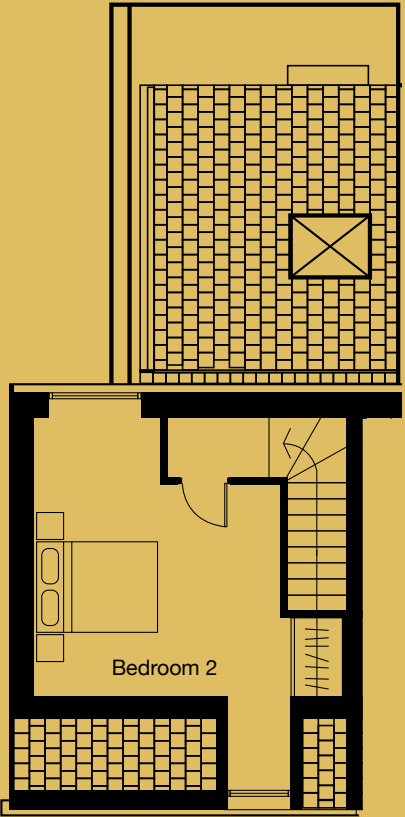
Basement



Ground Floor



First Floor



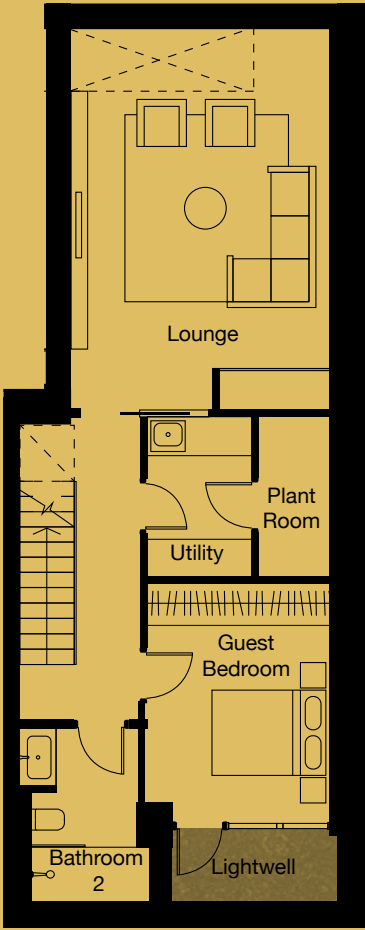
Second Floor

Garden	27.9 sqm
Kitchen / Dining	22.6 sqm
Lounge	15.6 sqm
Living Room	24.5 sqm
Utility	4.6 sqm
Lightwell	3.3 sqm
WC	2 sqm

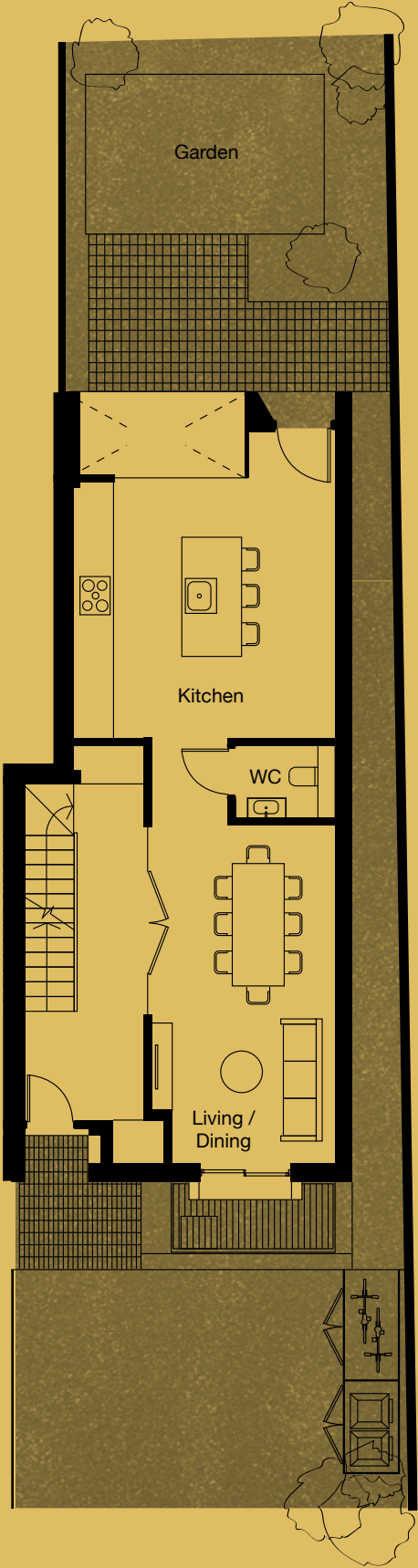
Primary Bedroom	18 sqm
Ensuite	4.7 sqm
Bedroom 1	12.6 sqm
Bathroom 1	5.3 sqm
Bedroom 2	19.8 sqm
Bathroom 2	5.4 sqm
Guest Bedroom	12 sqm

House 3

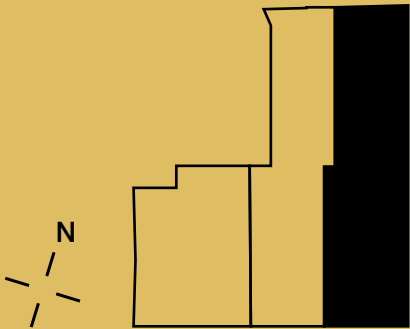
TOTAL AREA: 195.2 SQM



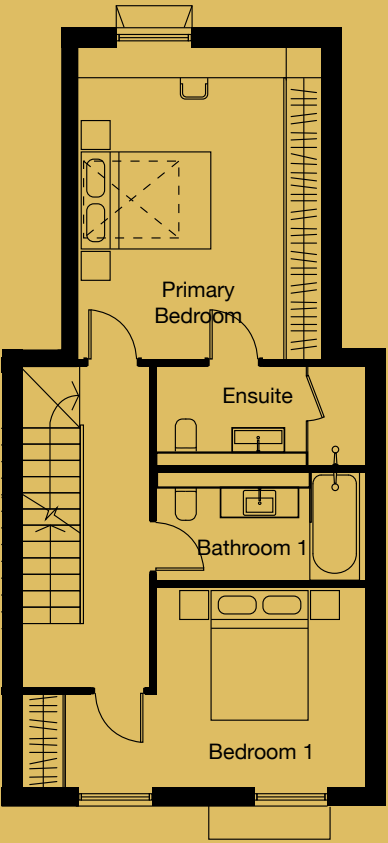
Basement



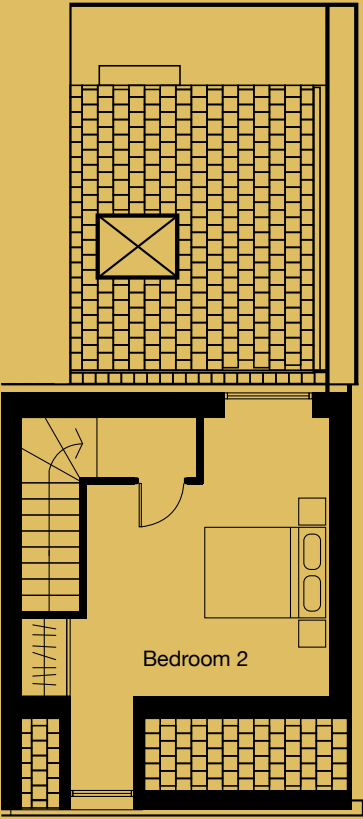
Ground Floor



Eastbrook



First Floor



Second Floor

Garden	31.9 sqm
Kitchen	20.5 sqm
Lounge	25.5 sqm
Living / Dining	17.6 sqm
Utility	4.4 sqm
Lightwell	3.3 sqm
WC	2 sqm

Primary Bedroom	18.2 sqm
Ensuite	4.7 sqm
Bedroom 1	12.6 sqm
Bathroom 1	5.3 sqm
Bedroom 2	19.8 sqm
Bathroom 2	5.4 sqm
Guest Bedroom	11.2 sqm



Specification



WC

- Neutral lime wash ceiling
- Polished concrete floors
- Handmade terracotta mosaic wall tiles
- Terrazzo white wash basin
- Matte black fittings
- Oval mirror

General

- Neutral limewash paint on walls and ceilings
- Matte black ironmongery
- Engineered wood stairs
- Black metal-framed Crittall-inspired hallway doors (Houses 2 & 3)
- Oversized tall modern light oak doors throughout the property
- Polished concrete on ground and basement floors with underfloor heating

Living / Dining Room

- Handleless TV unit with light oak open shelving (House 1)

Kitchen

- Light oak tall cabinets combined with warm neutral painted cabinetry (Houses 2 & 3)
- Light neutral wall units with deep warm clay bottom units (House 1)
- Terracotta mosaic splashback (House 1)
- Polished concrete splashback and worktop (House 2)
- Terrazzo splashback and worktop (House 3)
- Island (House 3)
- Boiling water tap
- Bosch hob
- Bosch integrated appliances



Bathrooms

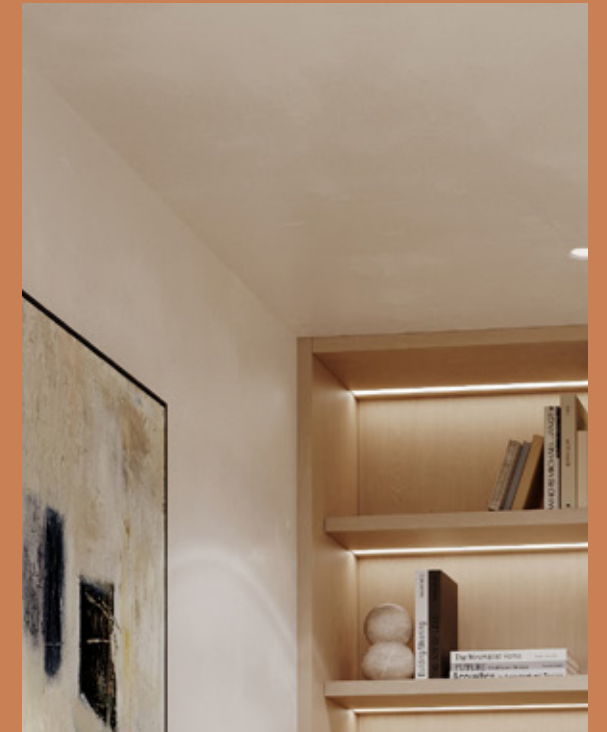
- Neutral limewash ceiling
- Tiled floor
- Moroccan-inspired square wall tiles (Houses 2 & 3)
- Black matte brassware
- Terrazzo wash basin with handleless J-pull vanity in oak
- Light oak timber vanity shelving with light oak mirror surround (Houses 2 & 3)

Bedrooms

- Limewash walls and ceiling
- Engineered bespoke light oak window liners (Houses 2 & 3)
- Desk and shelves in light oak (Primary Bedrooms Houses 2 & 3)
- Bespoke fitted wardrobes made of light oak

Ensuite

- Off-white limewash walls and ceiling (House 1)
- Tiled floor
- Terrazzo floors (House 1)
- Stick-shaped mosaic tiles in wet areas (Houses 2 & 3)
- Black matte brassware
- Terrazzo wash basin with handleless vanity
- Light oak timber shelving (Houses 2 & 3)



Lighting & Electrical:

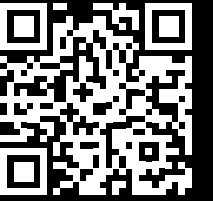
- White double sockets with white inserts
- Slimline round fixed matte white downlights throughout
- Pendant lighting in dining areas

Peace of Mind

- 10-year new home warranty provided
- Hardwired smoke and carbon monoxide alarms
- Wireless access points on upper floors to boost owner router Wi-Fi connections (Houses 2 & 3)
- Hardwired 'Ring' video doorbell system with facility for connection to personal devices



The specification of the units is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the house sale contracts. The information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Unit designs and layouts are indicative only and may change.



www.thisseastbrook.com

Explore our VR Tour

Take a walk
through House 3

Crafted for
Conscious Living

*Computer Generated Image
of House 3 Garden*

Bristow Mews
Brixton London



We are property developers who collaborate with artisans and makers to create craft-led spaces.

Through thoughtfully curated details, our projects offer an emotionally resonant take on the house and home that nurtures a relationship with place.

The constant in our work is to better our built environment through social engagement and slow, responsible design.

KINLAND

For Sales Enquiries Please Contact

KINLAND

sales@thisiseastbrook.com

DISCLAIMER

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Eastbrook

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