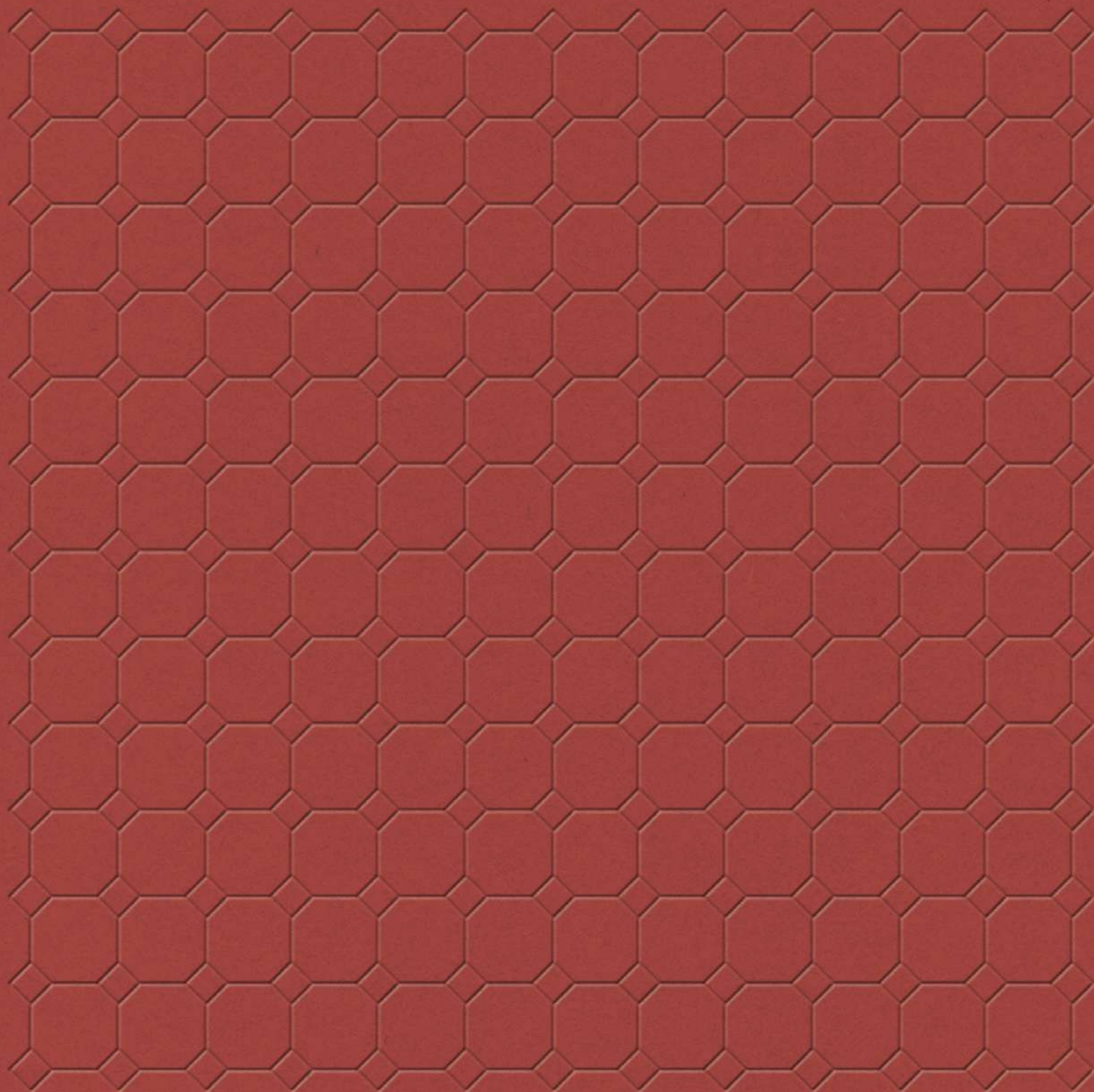


THE  
**EXBURY**

SE6



# THE EXBURY SE6

London gets bigger. South east London gets better. Catford looks well set to become the next transformational suburb – it's both nearer and greener than you might think.

With quiet streets and settled homes, SE6 is already attracting young professionals from across the city. Transport for London is committed to making further improvements to the walking and cycling opportunities here, by taking measures to make Catford car free.

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Images depicted are CGI representations of the finished apartments and may be subject to change





 The Broadway Theatre

 Mamma Dough



## Area Guide

The green fabric of Catford is proving fertile ground for a growing number of places to meet, eat and drink. And on days when you need to go into town, not one but two stations can take you there, with trains to London Bridge, home of the world renowned foodie destination Borough Market, taking just 11 minutes.

What the city centre can't offer is an eight-mile 'linear park', with wild swimming optional. Walk or cycle, and you can follow London's secret rivers – the Pool and the Ravensbourne – north to Greenwich and South as far as Sydenham. The Riverview Walk is just at the end of your street.



 Oscar's SE13

 The Larder Deli

# Connectivity

## Walk

The Catford Tavern  
8 mins

Catford station  
8 mins

Ladywell Fields  
10 mins

Catford Mews cinema  
17 mins

## Cycle

Forest Hill station  
9 mins

Horniman Museum  
10 mins

Crystal Palace Park  
13 mins

Cutty Sark  
26 mins

## Train\*

Peckham Rye  
7 mins

London Bridge  
11 mins

Charing Cross  
21 mins

Blackfriars  
23 mins

## Car

The M25  
40 mins

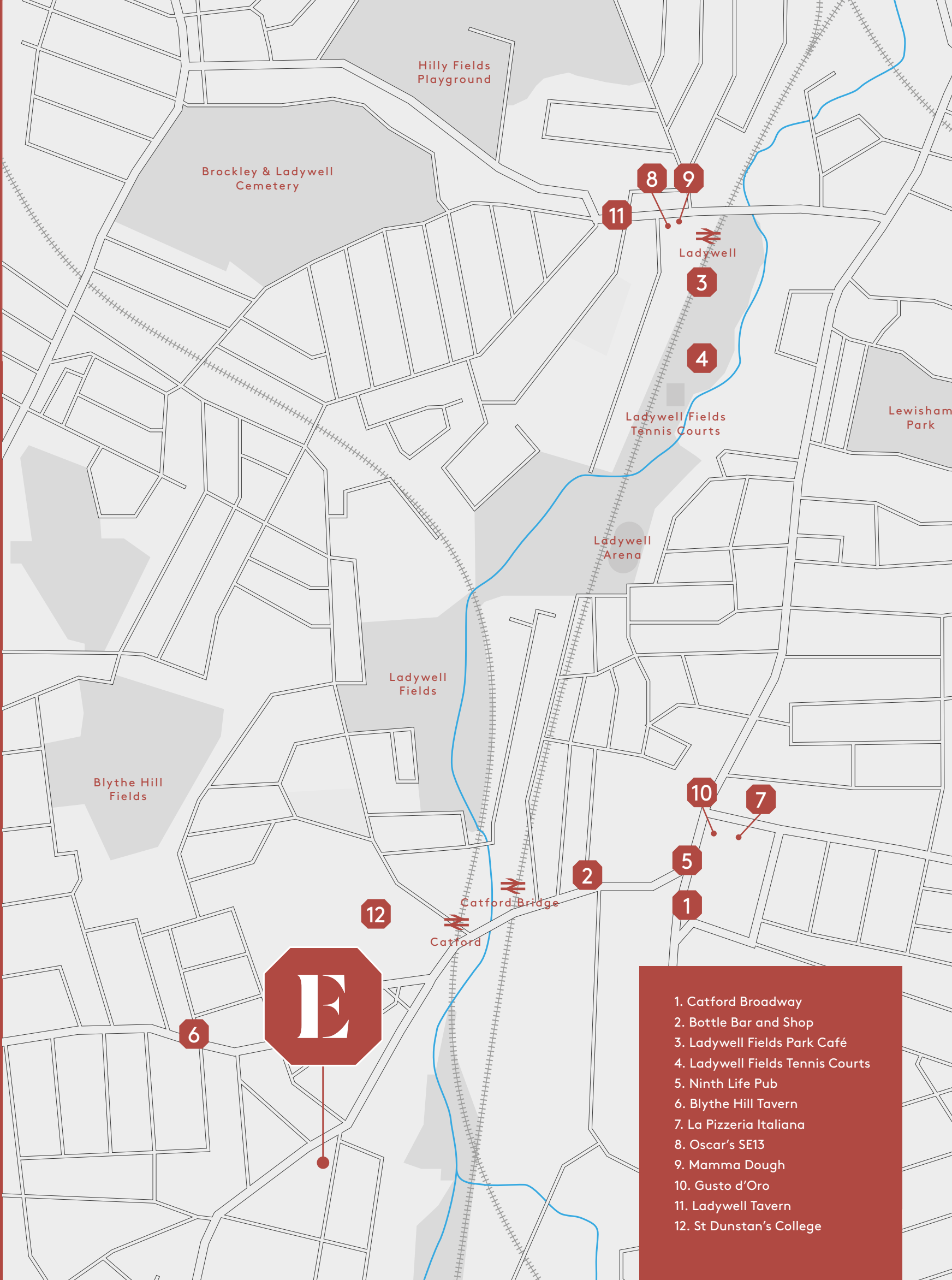
Gatwick  
59 mins

Whitstable  
58 mins

Dover  
82 mins

The Exbury is an eight-minute walk to your nearest stations: Catford or Catford Bridge. Seventy two trains per day will take you to London Bridge, the home of Borough Market and the capital's foodie heartland, many getting you there in as little as 11 minutes. Blackfriars is 23 minutes, and Charing Cross 21 minutes. If you cycle, you can expect to reach London Bridge in 35 minutes.

\* Journey time from Catford Bridge station  
\*\* Journey times taken from Google maps and the trainline.com



- 1. Catford Broadway
- 2. Bottle Bar and Shop
- 3. Ladywell Fields Park Café
- 4. Ladywell Fields Tennis Courts
- 5. Ninth Life Pub
- 6. Blythe Hill Tavern
- 7. La Pizzeria Italiana
- 8. Oscar's SE13
- 9. Mamma Dough
- 10. Gusto d'Oro
- 11. Ladywell Tavern
- 12. St Dunstan's College



Catford's social calendar is ever expanding, and the way ahead is being shown by the team at Catford Mews, Lewisham's best independent cinema with three screens, a stylish café/bar, co-working spaces and regular art installations. The local pubs and bars are also joining the gentrification of the area, with the revamped Catford Tavern and cosy Bottle Bar and Shop leading the way. Transport for London has big plans for the pedestrianisation of central Catford, including rerouting the South Circular to provide a new car-free public space with trees, planting and exciting facilities for the community. Catford looks firmly set to become south east London's next property hot spot.

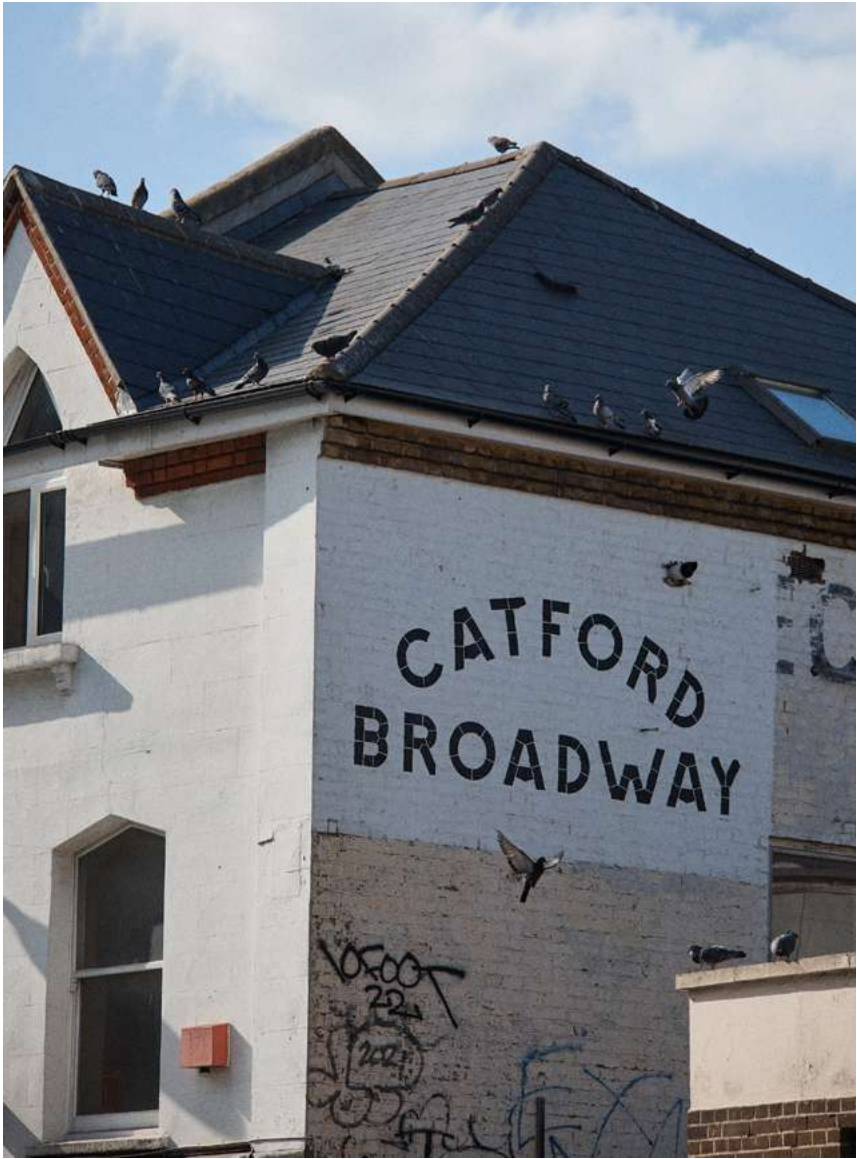
Nature and sport lovers are also well catered for, and can sign up to play football or tennis in one of the nearby parks, volunteer to clean the river and tend the local orchard. Or pitch up to one of the local festivals or the monthly Catford Food Market, which offers an eclectic mix of food, live music and good vibes. The wider area offers plenty of scope for weekend adventure: giant dinosaurs in Crystal Palace Park, an inflatable assault course aptly known as Air Thrill, and a famous stuffed walrus, which greets visitors to the Horniman Museum in nearby Forest Hill. You'll soon see why kids love the urban village feel of south London as much as grown ups do.

You can also be assured that that children will love their schooldays here just as much. Lewisham has 83 welcoming primary schools to choose from; almost one in four of these have been rated 'Outstanding' by Ofsted. Of 24 secondary schools, the vast majority are rated 'Outstanding' or 'Good'. Forward-thinking residents in the metropolis are already moving in, many persuaded by the great nurseries in Ladywell, a short stroll across nearby Ladywell Fields.

TfL is considering an extension of the Bakerloo Line to Lewisham.

An independent cinema operator has plans for the area's second big screen at the Ladywell Playtower, an iconic south London building dating from 1864 that was one of the capital's first public baths. SE6 is a postcode that is rapidly going places.

- ◀ Ladywell Fields
- ▼ Catford Broadway



- ▲ Bottle Bar and Shop
- ▲ Ladywell Fields Park Café
- ▲ Ladywell Fields Tennis Courts

Images depicted are CGI representations of the finished apartments and may be subject to change



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The Exbury combines the charms, style and character of a Victorian villa with the convenience and modern amenities of new build apartments. The drafty Victorian conversions that line every street in the capital are here instead spaces that are architecturally designed for living, with underfloor heating, double glazed sash windows, modern eco boilers and stylishly appointed fixtures and fittings, including German made Häcker kitchens. The Exbury really is the perfect mix of old fashioned charm and modern convenience. With many lenders incentivising rates on eco friendly builds, a trend that looks set to continue, this is the perfect chance to future proof your home.

Images depicted are CGI representations of the finished apartments and may be subject to change



# Specification

## GENERAL

- ICW 10 Year Structural Defects Insurance Policy
- Underfloor heating throughout controlled via wall thermostats that can be linked with an App to control your heating when you are out
- 1 x double USB C plug socket in each room, excluding hallway and bathroom
- Traditional-style double glazed timber sash windows
- dMev low energy continuous running mechanical extract fan with fresh air intake

## ENTRANCE HALL

- Engineered oak flooring
- Spotlights in ceiling
- Video entryphone

## KITCHEN

- Two tone German manufactured Häcker kitchens
- Quartz solid surface worktops with undermounted sink
- Filtered water tap
- Bosch appliances (oven, dishwasher, integrated fridge/freezer and induction hob) Washing machine not included
- Engineered oak flooring
- Double oven including combi oven/microwave or oven plus built in microwave (depending on apartment)
- Undercounter lighting
- Dimmable LED spotlights in ceiling

## RECEPTION

- Aluminium Crittal-style patio doors (Apartments 1 & 2)
- Engineered oak flooring
- Dimmable central pendant
- Satellite TV connection

## BEDROOMS

- High quality wool blend Cormar carpets
- Central pendant dimmable light

## BATHROOMS

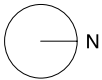
- Coalbrook shower fittings and traditional style JTP taps
- Traditional Victorian style sanitaryware
- Tiled floors and tiled bath and shower areas
- Heated electric towel rail in both ensuite and main bathrooms
- Shaver/toothbrush socket
- LED spotlights in ceilings

## EXTERNAL

- Landscaped communal gardens
- Secure cycle storage unit

# Apartment 01

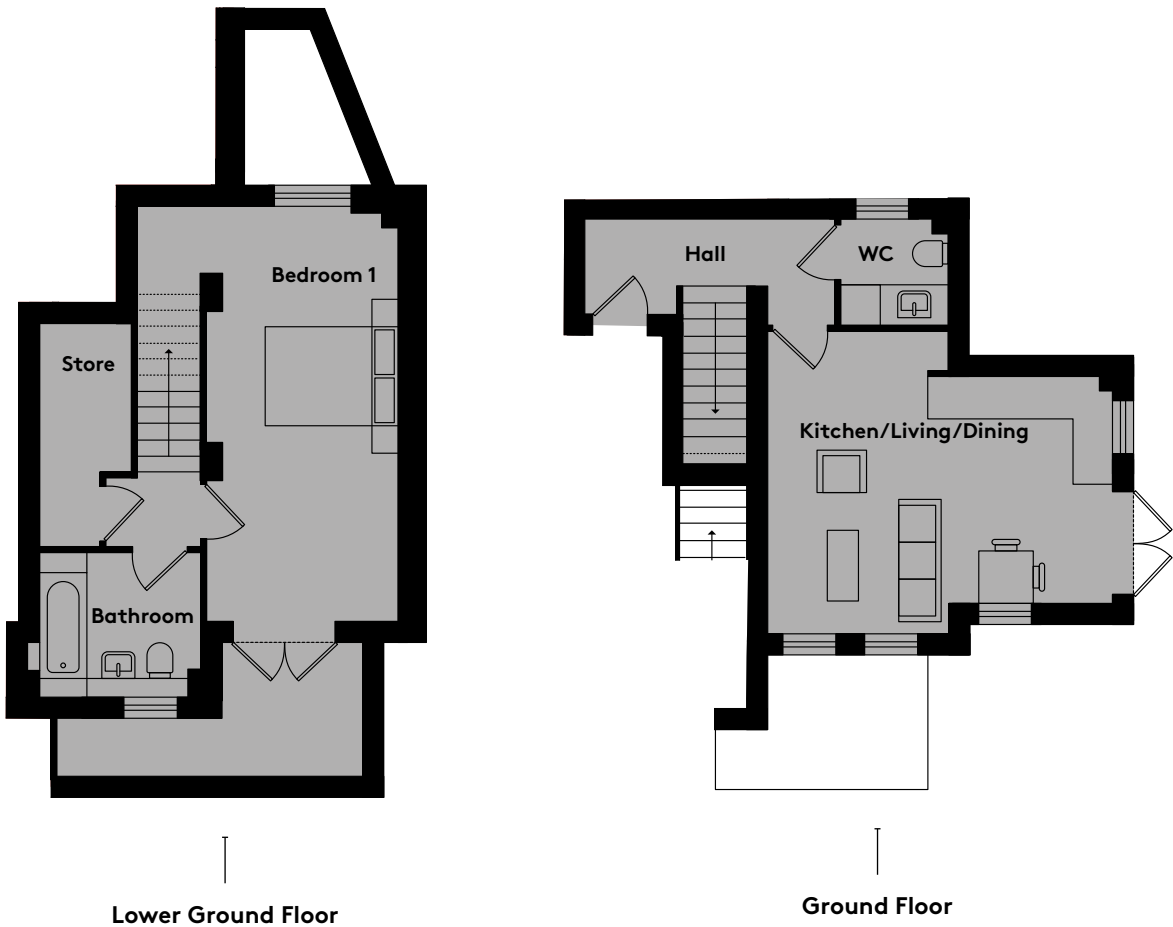
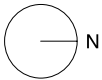
3 Bedroom Duplex



Apartment 01 - Lower Ground Floor		
Bedroom 1	5.25m x 3.61m	17'3" x 11'10"
Ensuite	2.21m x 1.52m	7'3" x 5'0"
Bedroom 2	5.45m x 3.03m	17'11" x 9'11"
Bathroom	1.95m x 2.27m	6'5" x 7'5"
Total Area	102.3 sqm	1104 sqft

# Apartment 02

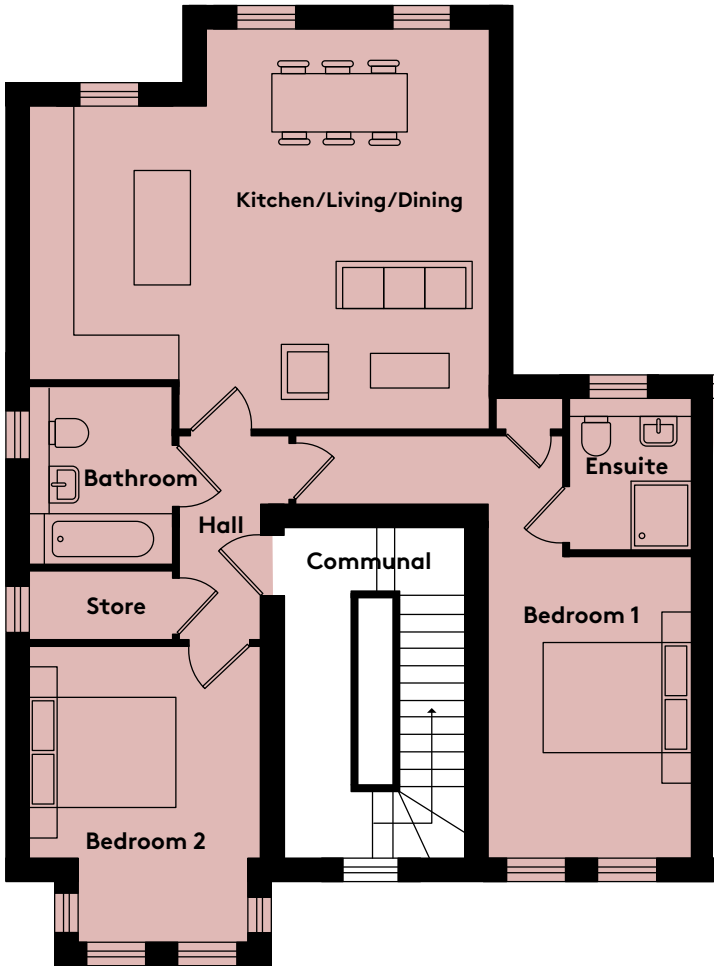
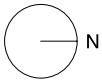
1 Bedroom Duplex



Apartment 2 - Lower Ground Floor		
Bedroom 1	6.03m x 2.87m	19'9" x 9'5"
Bathroom	2.10m x 2.43m	6'11" x 8'0"
Total Area	61.55 sqm	664 sqft

# Apartment 05

2 Bedroom

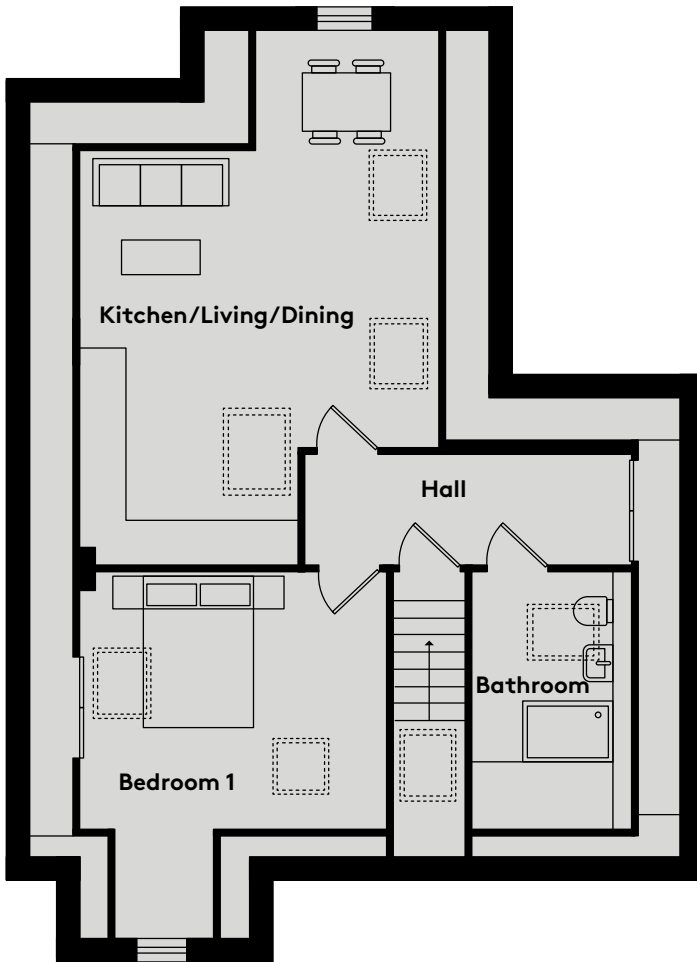
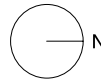


First Floor

Apartment 03 - First Floor		
Kitchen/Living/Dining	5.38m x 6.21m	17'8" x 20'5"
Bedroom 1	6.19m x 2.69m	20'4" x 8'10"
Ensuite	1.61m x 2.01m	5'3" x 6'7"
Bedroom 2	4.08m x 3.10m	13'5" x 10'2"
Bathroom	1.90m x 2.41m	6'3" x 7'11"
Total Area	71.2 sqm	769 sqft

# Apartment 04

1 Bedroom



Second Floor

Apartment 04 - Second Floor		
Kitchen/Living/Dining	7.28m x 4.95m	23'11" x 16'3"
Bedroom 1	4.94m x 4.18m	16'3" x 13'9"
Bathroom	3.46m x 2.29m	11'4" x 7'6"
Total Area	60.7 sqm	655 sqft

# Newbourne Homes

Newbourne Homes, as the name indicates, are not so interested in property as an asset or investment, but are committed to providing places where people will enjoy living. That is our founding philosophy, and it has given rise to a strong reputation in a city where finding a residence can be a challenge. Newbourne is set apart by a focus on customer service and the high standards we strive for, as we develop high quality housing in order to help our London clientele to find homes they love.

Our small and dynamic team comprises directors Eamon, Matthew, Hannah, Steve and Noel, based in our HQ in East London Tech City, from where we can stay alert to the capital's most desirable locations.

## Previous Projects



01 - The Bec SW16



02 - The Effra Apartments SW2



03 - EightyFour Ravensbourne Park SE6

Dexters

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newhomeseast@dexters.co.uk

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