



BROCKLEY

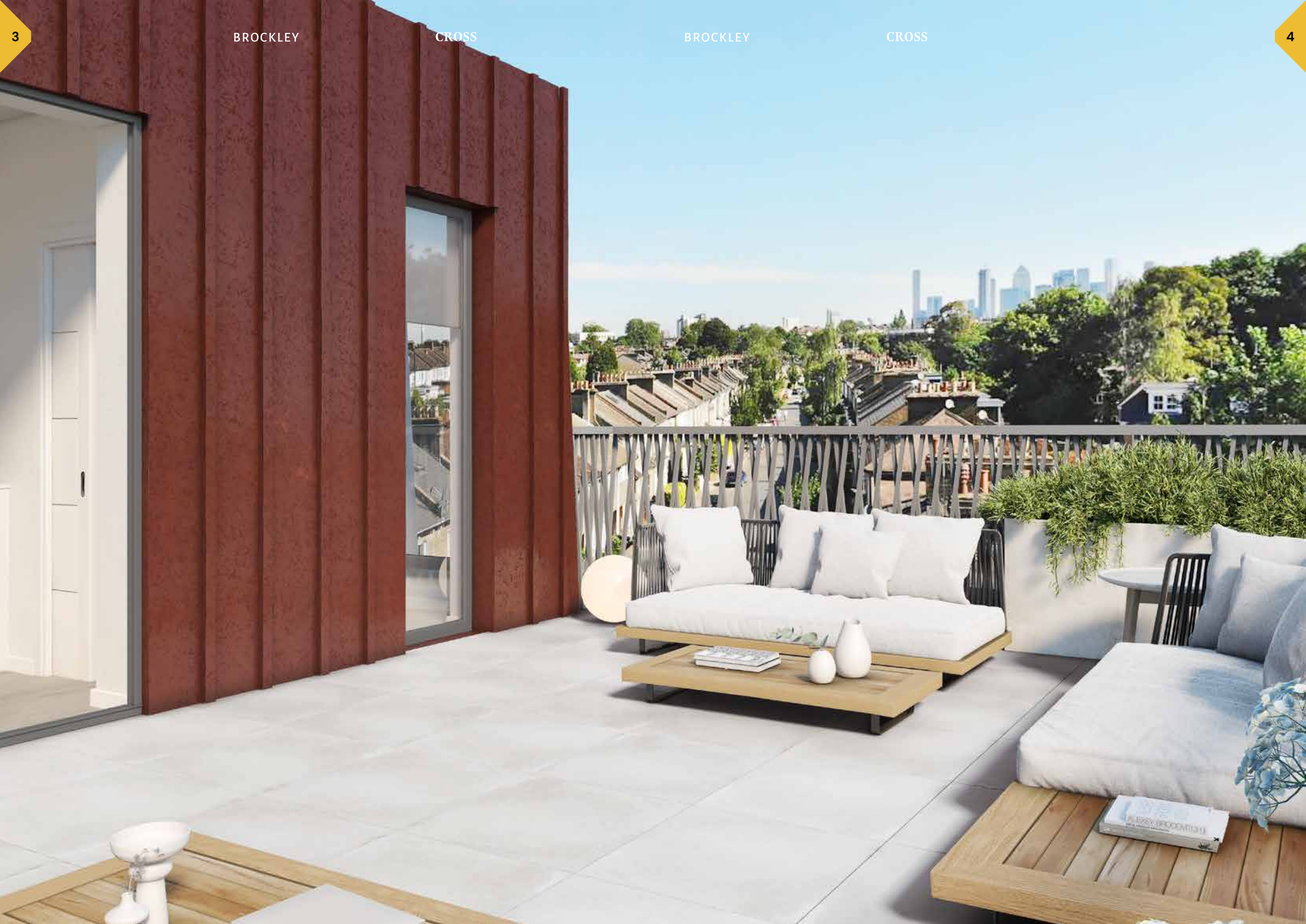
# CROSS

SE4

BROCKLEY

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SE4

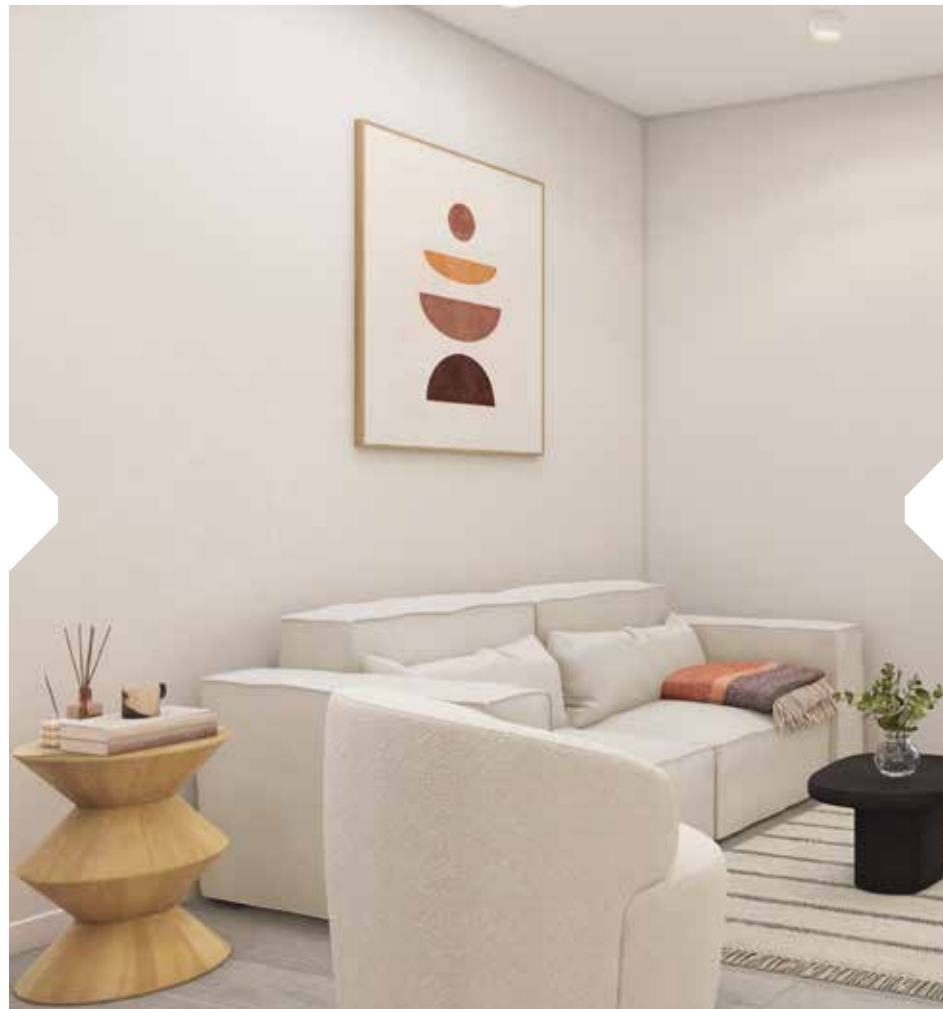
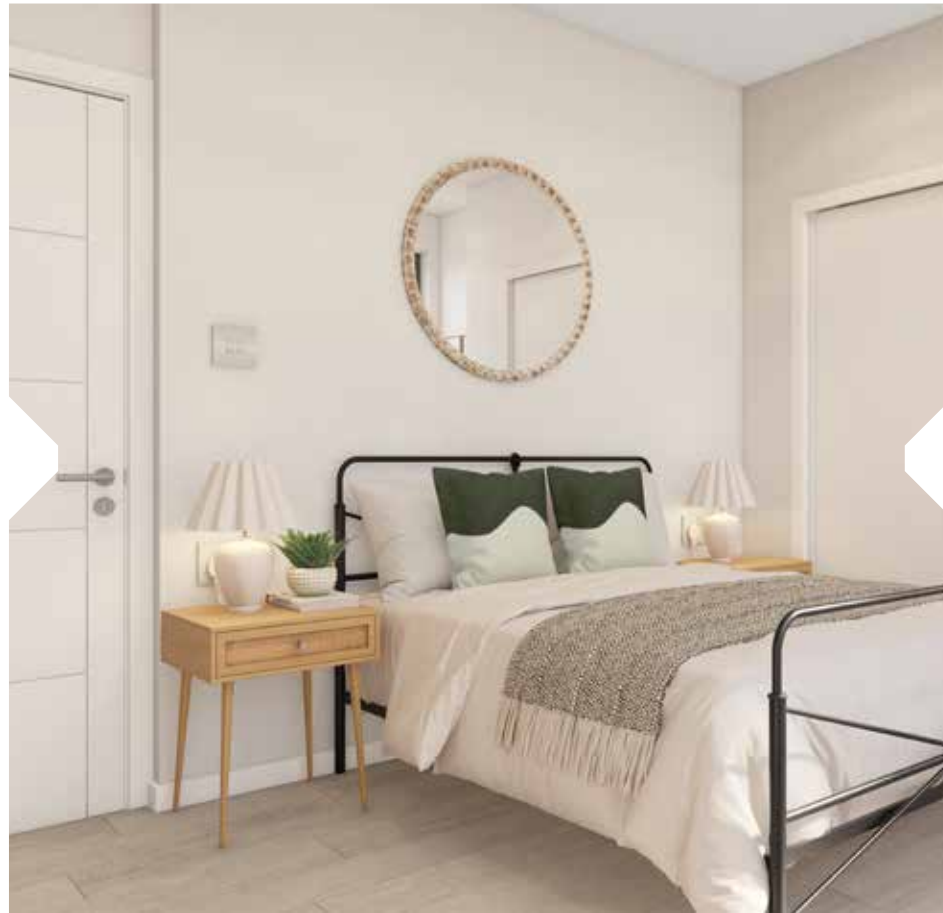




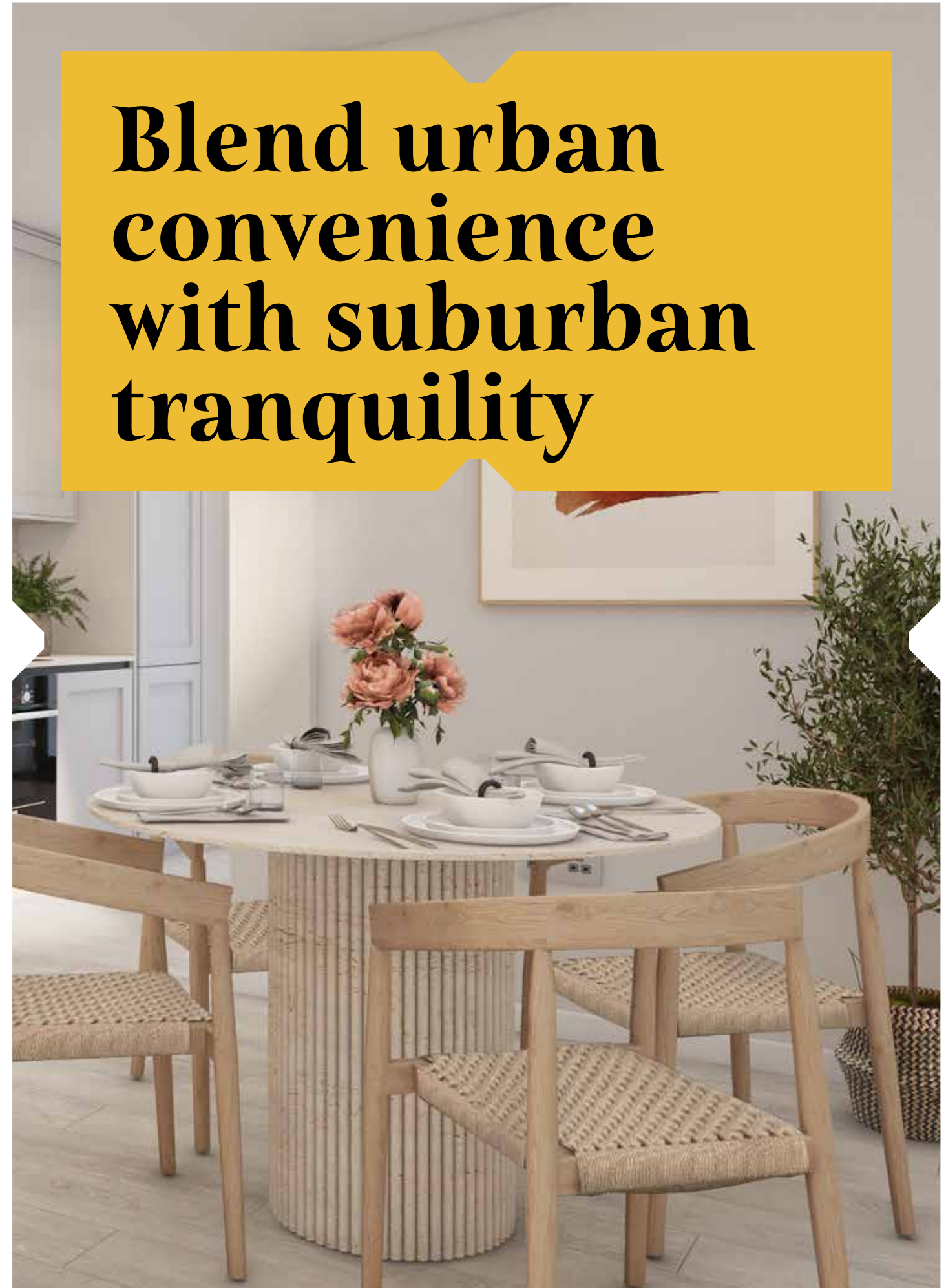
# About the property

Welcome to Brockley Cross, an exquisite development nestled in the heart of the eponymous leafy London suburb. Designed by an award-winning architect, Brockley Cross is comprised of seven meticulously crafted units that blend urban convenience with suburban tranquillity. Each unit boasts high-end, modern living amenities and design touches.

Brockley Cross is more than a residence; it's a sanctuary of sustainability and user-friendly design principles. The upper floors offer breathtaking views of the city skyline, providing a perfect backdrop for your new home.



## Blend urban convenience with suburban tranquility







## About the area

Brockley is a thriving and vibrant community in South-East London. Located in the heart of the village, Brockley Cross provides easy access to the award-winning Brockley Market, a hub of local produce and artisanal goods. The development is also yards away from Brockley Station, offering seamless transport links to key London destinations, making the commute a breeze.

The area is surrounded by lush green spaces such as Hilly Fields, Peckham Rye Common, and the Brockley Nature Reserve, perfect for leisurely strolls and outdoor activities. Just a stone's throw away, the trendy neighbourhood of Peckham adds to the appeal with its vibrant cultural scene and eclectic mix of shops, cafes, pubs and entertainment.

Brockley is part of a thriving cultural and creative community, with nearby attractions including Jack Studios, South London Gallery, and the Grade II-listed Crofton Park Library. With diverse eateries, indie shops, theatres, and pubs, Brockley offers a lifestyle to its residents that is both rich and dynamic.





# Cafe culture

## THINGS TO DO

Brockley boasts a diverse range of brilliant coffee houses and cafes, forming community hubs where locals gather, work, and socialise.

- **Good As Gold:** Just around the corner, this neighbourhood cafe is stylishly designed, offering fresh food and drink within its lively atmosphere.
- **Browns of Brockley:** A short walk from your front door, known for great coffee and delicious pastries. With its stylishly designed frontage, you can't miss it!
- **The Broca:** Next door to Browns of Brockley, this cafe is famous for its quirky decor, friendly atmosphere and delicious cakes.
- **Cooper's Bakehouse:** While not a cafe, this local bakery delivers freshly baked bread and coffee beans to your door, a favourite among residents and businesses alike.



# Restaurants

## THINGS TO DO

Brockley is home to an array of noteworthy restaurants, each offering dining experiences that are both unique and delicious in equal quantities:

- **Parlez:** A casual eatery with patio dining, serving all-day breakfast and Persian and Indian-inspired dinners, plus cocktails and wine.
- **Ellary's:** A relaxed, family-owned neighbourhood bar and kitchen with a varied menu, including a wide range of vegan and vegetarian options.
- **L'Oculto Cocina:** A local Spanish restaurant known for its regularly changing tasting menus and tapas, as well as selections of wines and cheeses.
- **Brorritos:** A quirky, Instagram-worthy Mexican restaurant serving mouth-watering burritos, tacos, and more.





# Pubs & Bars

## THINGS TO DO

The area is well-served with pubs and bars, offering vibrant nightlife and cozy spots for socialising:

- **Brockley Brewery:** A trendy taproom serving locally brewed craft beers.
- **Brickfields:** A chic cocktail bar serving delicious drinks with a laidback vibe.
- **Joyce:** A local wine bar and taproom that spills out invitingly onto the street.
- **The Waverley Arms:** A Victorian pub known for great food and a variety of themed nights including music and comedy.
- **The Talbot:** A stylish gastropub with an array of drinks and classic pub grub.



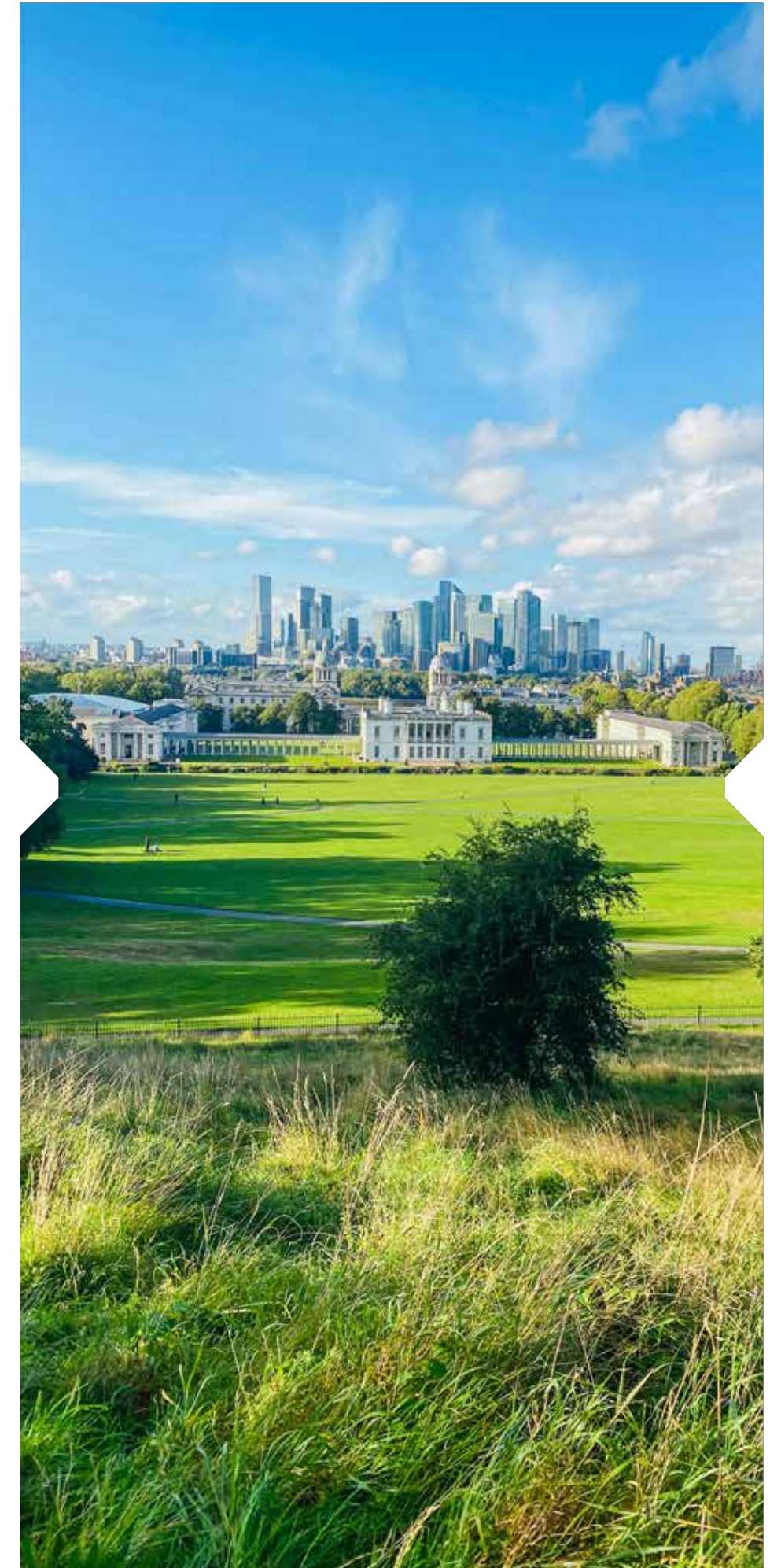
# Green spaces

## THINGS TO DO

Brockley's rich green spaces and parks offer residents ample opportunities for outdoor activities and relaxation:

- **Telegraph Hill:** A park that boasts a friendly cafe and views extending all the way into the City of London.
- **Hilly Fields:** A large hillside park with tennis and basketball courts, playing fields, a kids' playground and a local cafe.
- **Deptford Allotments:** For the green-fingered, local allotment spaces may be available for gardening and community engagement.

Brockley Cross offers unparalleled living in a tranquil setting amidst bustling shops, restaurants and vibrant community life. Discover your new home in this prestigious development where stylish, modern living meets the undeniable charm of Brockley.

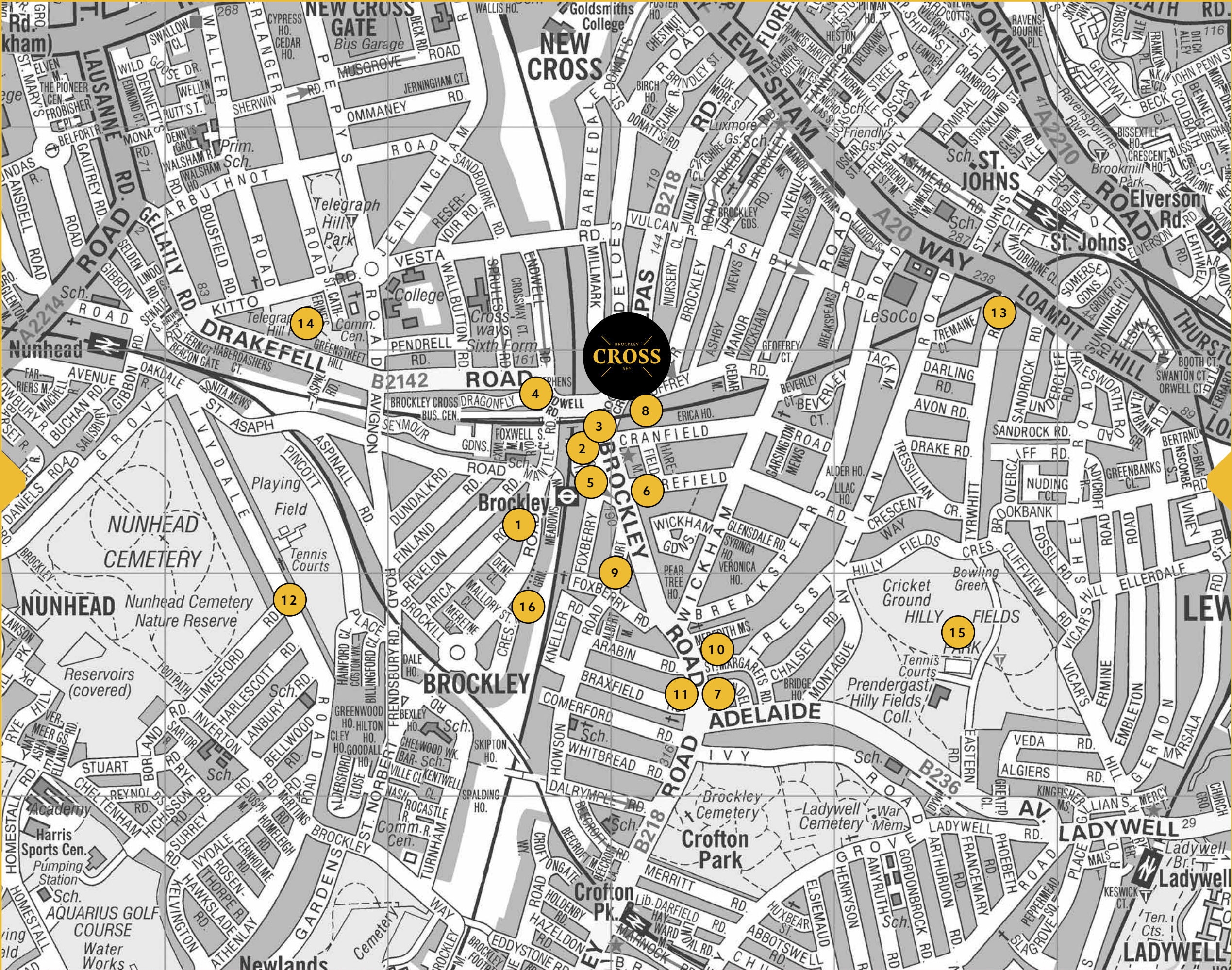




# Modern living in the heart of Brockley







# Points of interest

## CAFE'S & COFFEE

- 1. Good As Gold
- 2. Browns of Brockley
- 3. The Broca
- 4. Cooper's Bakehouse

## RESTAURANTS

- 5. Parlez
- 6. Ellary's
- 7. L'Oculito Cocina
- 8. Brorritos

## PUBS & BARS

- 9. Brockley Brewery
- 10. Brickfields
- 11. Joyce
- 12. The Waverley Arms
- 13. The Talbot

## GREEN SPACES

- 14. Telegraph Hill
- 15. Hilly Fields
- 16. Deptford Allotments

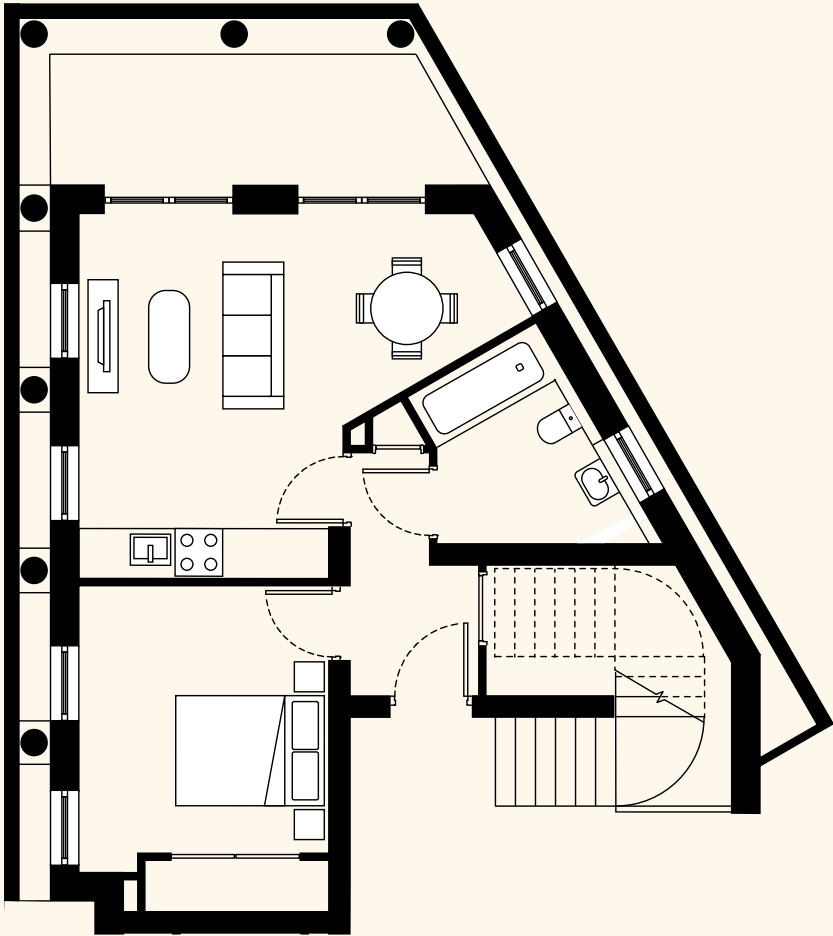






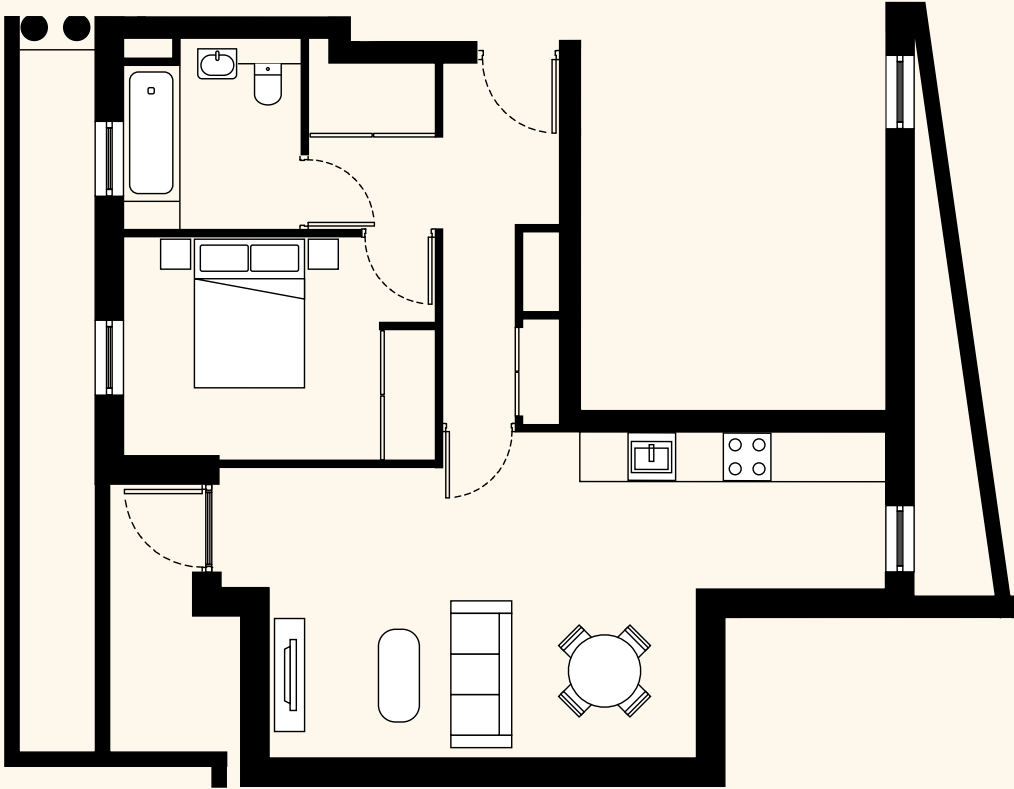
# Apartment 1

Ground Floor  
1 BEDROOM | 1 BATHROOM | PRIVATE TERRACE  
495 sqft // 46 m<sup>2</sup>



# Apartment 2

Ground Floor  
1 BEDROOM | 1 BATHROOM | PRIVATE TERRACE  
581 sqft // 54 m<sup>2</sup>

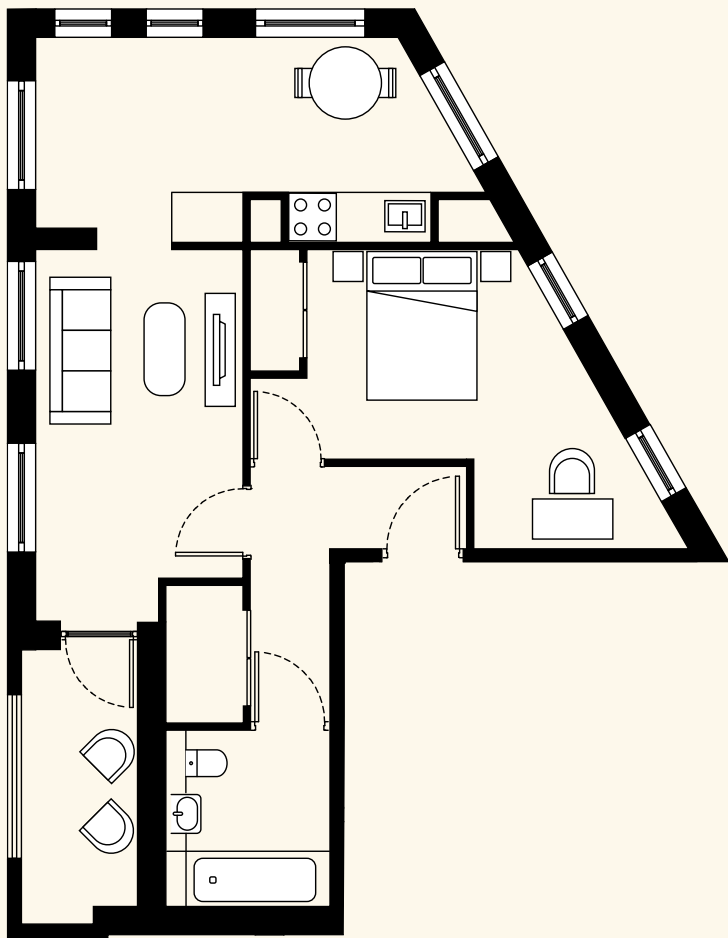




# Apartment 3

First Floor

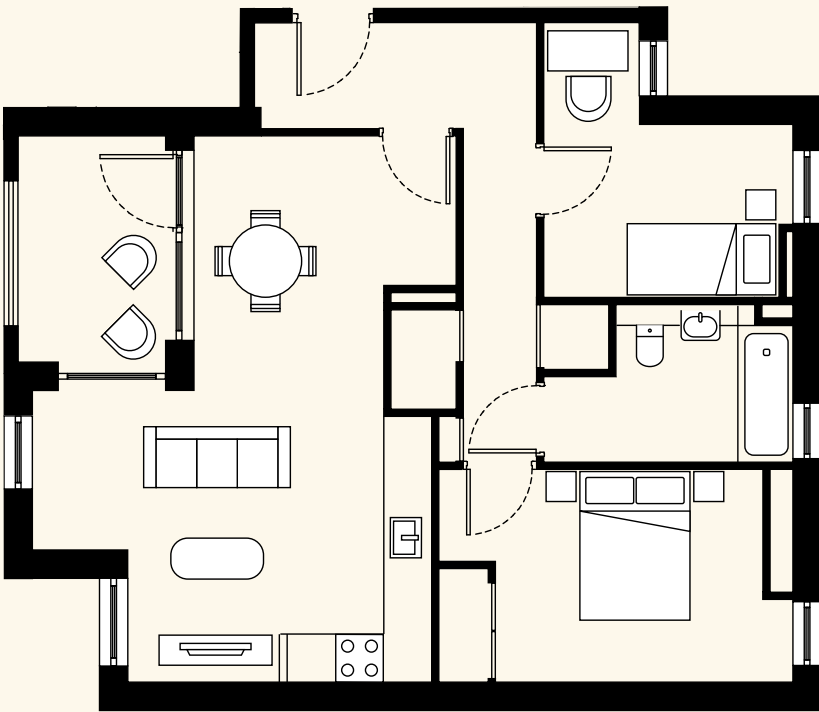
1 BEDROOM | 1 BATHROOM | PRIVATE BALCONY  
538 sqft // 50 m<sup>2</sup>



# Apartment 4

First Floor

2 BEDROOM | 1 BATHROOM | PRIVATE BALCONY  
689 sqft // 64 m<sup>2</sup>

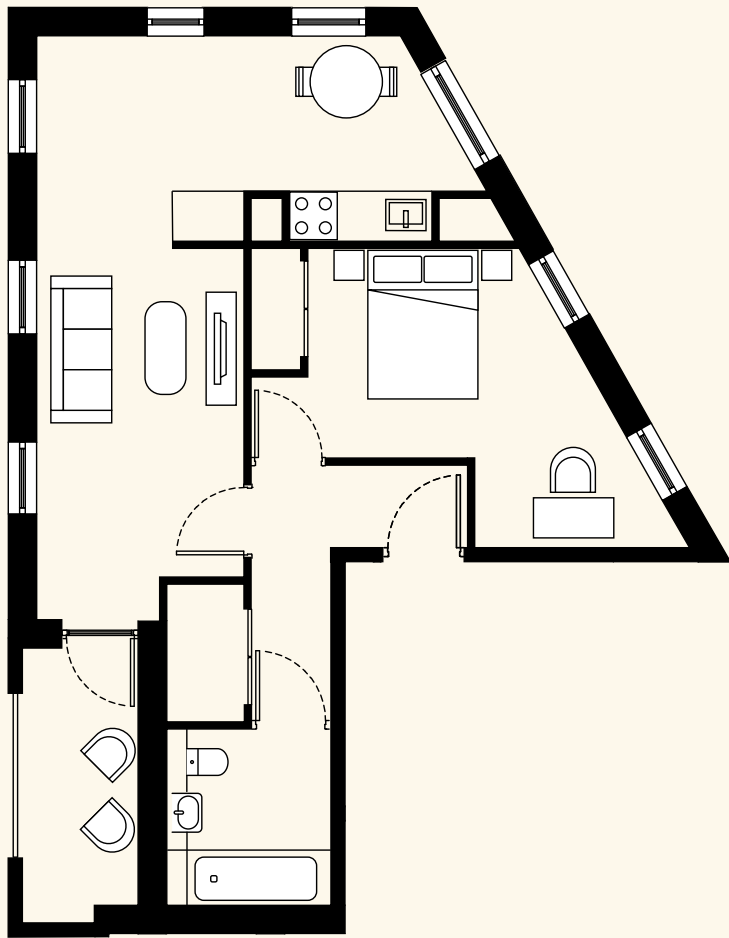




# Apartment 5

Second Floor

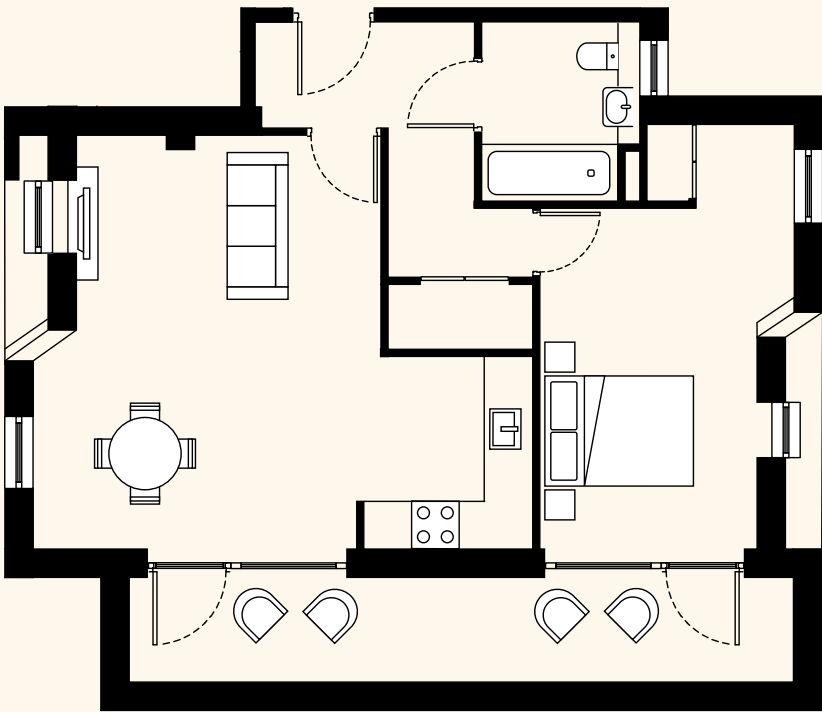
1 BEDROOM | 1 BATHROOM | PRIVATE BALCONY  
538 sqft // 50 m<sup>2</sup>



# Apartment 6

Second Floor

1 BEDROOM | 1 BATHROOM | PRIVATE BALCONY  
592 sqft // 55 m<sup>2</sup>

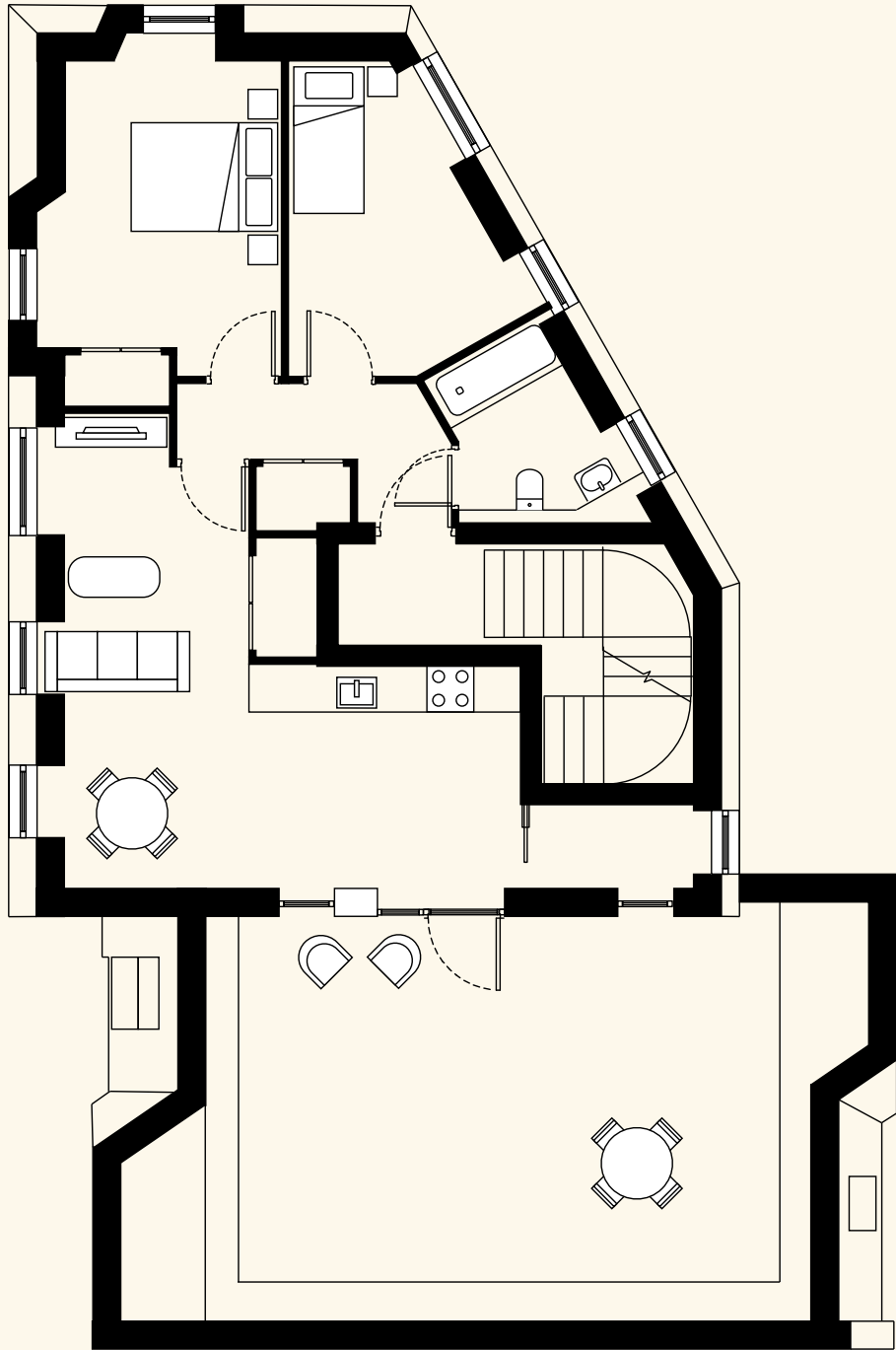




# Apartment 7

Third Floor

2 BEDROOM | 1 BATHROOM | PRIVATE BALCONY  
667 sqft // 62 m<sup>2</sup>







# Specifications

## KITCHEN

- 20mm thick marble worktop with 75mm upstand
- Bosch appliances
- Fohen gunmetal grey 3 in 1 boiling & filter tap
- Undermount kitchen stainless steel 1.5 bowl
- LED lighting to underside of worktop shining downwards

## BATHROOMS

- Black towel rail with electrical heating element with timer
- Square white basin with black pop up waste
- Square black basin tap
- White WC, concealed cistern & black flush plate
- Square white bath with black overflow and pop up waste
- Black shower valve, mixer plate, main head and hair rinse
- Glass shower screen with black frame
- Black toilet roll holder
- White metro tile walls
- Steam free mirrors

## FLOOR FINISHINGS

- Dusted Oak in the living areas
- Grey medium pile carpet in the bedrooms
- Mosaic floor tile in bathrooms

## DECORATION

- Mirrored sliding doors with chrome or grey surround
- Square edged skirting

## GENERAL

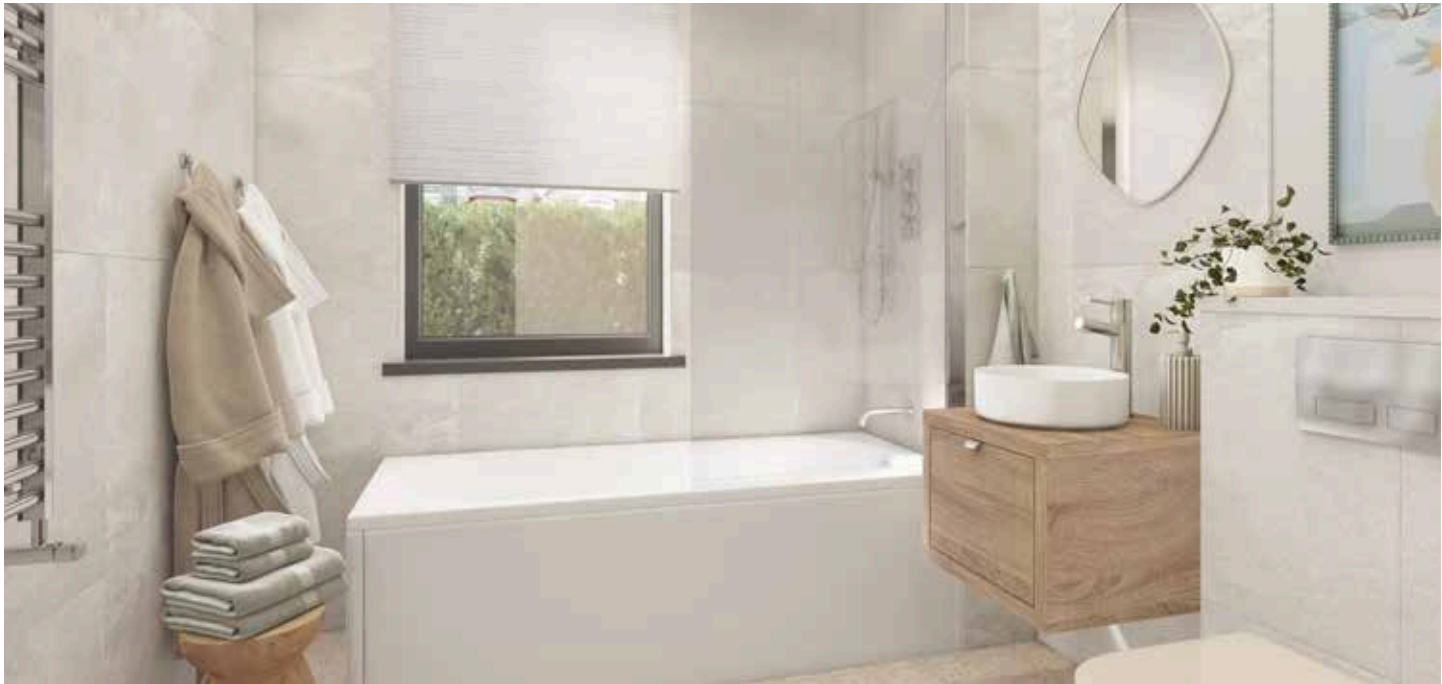
- Communal staircase
- Balustrade
- External lighting
- Door entry system
- White Dulux paint
- White Satinwood Dulux paint to woodwork











# Energy efficient

We use the finest materials and the latest construction techniques to ensure that our homes are not only beautiful but also built to last. Our commitment to the environment means we incorporate eco-friendly practices and technologies in all our developments, striving to create homes that are both luxurious and sustainable.



# The Developers



Just Simple Homes is a rapidly expanding, privately owned development company focusing predominantly on projects in London and its surrounding suburbs. Our clear and straightforward approach establishes trust, honesty, and certainty with our partners, supply chain, and customers.

# Dexters

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