



BELLINGHAM MEWS

LONDON - SE6



BELLINGHAM MEWS

MOVE IN. SPREAD OUT.

Tucked away on a private lane, close to the bustling streets of Catford, sits Bellingham Mews, a collection of 14 new homes.

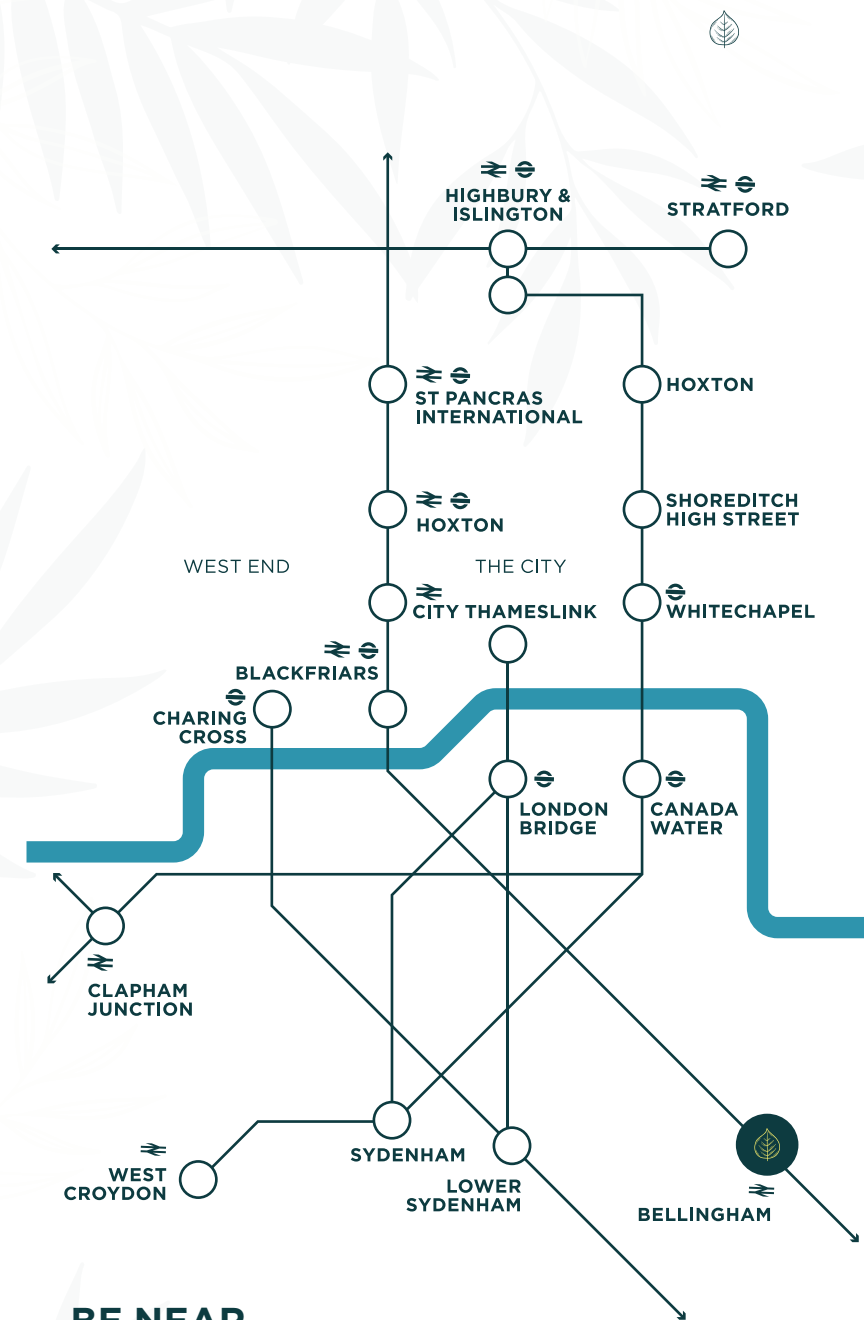
The large four bedroom, three-storey contemporary mews houses are staggered and arrayed to give the terraced street an arresting visual rhythm.

The open plan living and kitchen areas have been optimised as the perfect space for spending time with friends and family. Beautifully conceived master suites together with generously sized bedrooms will let you and your guests or your growing family recharge from city life.

The Mews forms part of a unique mixed-use regeneration scheme bringing high-quality, high-profile housing and workspaces to the borough of Lewisham. The development spans a whole street block, with dual entrances connected by a shared urban garden.

This urban garden is framed by a pitching entrance structure on Bellingham Road. But as striking and inviting as these houses may be, the design is in keeping with the other nearby homes and neighbouring architectural styles.

It has all been achieved through sympathetic forms and the use of traditional brick, which underpins the properties' high quality design. That's why the Mews will enjoy both elegance and longevity.



BE NEAR. GO FAR.

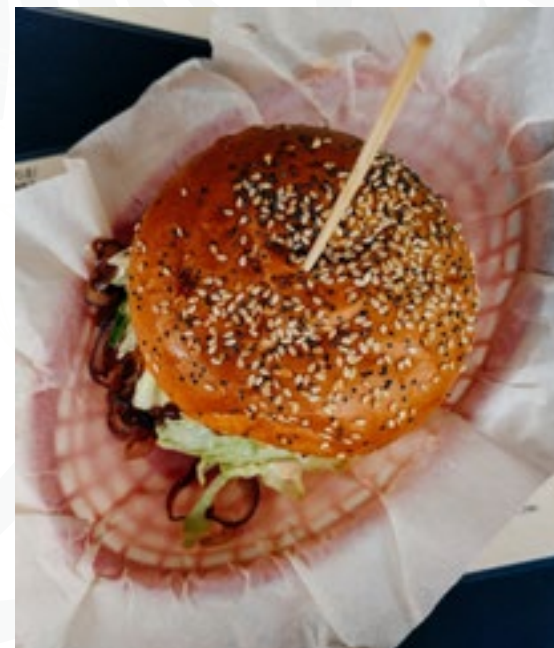
From front doorstep to train platform, it is just a minute's walk. Bellingham Station, which connects you to the rest of town, is in Zone 3. Victoria is a 25-minute journey, Blackfriars 27 minutes, and Saint Pancras only 32 minutes.

The nearby South Circular at Catford and the A21 north - south trunk road makes Bellingham Mews highly accessible by car. Drive to Canary Wharf in 35 minutes, to Westminster in 45 minutes. Whether needing to reach town for work or for leisure, most locations are within a distance of 10 miles or less.

Bellingham Road and the adjacent Bromley Road are both located on the London Cycle Network, so the development is well connected for cyclists. You can cycle to the City, to Shoreditch, or Victoria Station, all in less than 50 minutes.

Source: TFL and Google Maps - All travel times from the development are estimated and will vary depending on route, day of travel and are subject to change.





LOOK BACK. HEAD FORWARD.

Bellingham has been on the map, as a homestead, since the 10th century. So, it has long been one of London's most peaceful places to live with a quality of life that dates back centuries!

But like many of this great city's close-by suburbs, it is only in recent years Bellingham has shown its true potential. One exemplary tale is the refurbishment of the Fellowship and Star Public House: a wonderful, huge, Grade-II listed Tudor building which now houses a cinema, a theatre, rehearsal spaces for musicians, and of course a well-stocked bar.





DAYS OFF. STROLL ON.

Since its days as a riverside water meadow, Bellingham remains a place to get active. Indeed the River Ravensbourne is still here. You can stroll along the bank, jog, or cycle. Riverview Walk and River Pool Linear Park are fantastic green spaces with a host of wildflowers and a population of native trees.

A more conventional park can be found at the historic Ladywell fields, great for a kickabout or walking the dog. While you can enjoy landscaped grounds at Beckenham Place Park, and stop for coffee in the Palladian mansion house that sits within the grounds.

Catford Food Market is just one more local destination worth leaving the Mews for. Explore Lewisham and you will soon discover a wide choice of weekend and weekday markets which sell local produce and artisanal products.

When it's time to work off the calories, Bellingham Leisure Centre caters for lovers of yoga, tennis and football, and it's less than a two-minute walk from the Mews.



Young families can ensure happy toddlers at Bellingham Green Children's Park. Meanwhile Bellingham Gateway Youth and Community Centre will entertain and inspire your local 8-19 year olds. Both facilities are a stone's throw from the new development.

Finally, the Mews is also close to a 6.5-acre former allotment site; it's a short family walk on the wild side to Wildcat Wilderness. The green space is now being restored by volunteers, for community events and learning activities for kids of all ages.



EAT OUT. GET IN.

Bellingham and Catford may be well served with transport, but residents will find eclectic food and drink, equally well served, nearby. The selection of hospitable pubs and restaurants in this neighbourhood is not only broad, it is growing.

Good Food: with branches in both Catford and Sydenham, this crowdfunded modern café and grocery store offers food you really can feel good about. A social enterprise, paying a London Living Wage, with a zero-waste kitchen, it was recently named best shop here by TimeOut.



Cobbs Corner: did you know that Cobbs Department Store in Sydenham was once the proud rival of Harrods and Harvey Nichols. This fact inspires a neighbourhood café where coffee is premium quality and the menu benefits from the foodie knowhow of two local sisters.

The Ninth Life Pub: this multi-storey watering hole in Catford is inspired by the Great British Festival experience. Come for a beer; stay for the naked neon life drawing, circus, live music and more. The owners will tell you that just because you grow up, you don't have to get old!



SCHOOL'S IN. STAND OUT.

People who think education in London must cost the earth have a thing or two to learn from Bellingham; here young families can choose between five 'Outstanding' nearby schools, all given the best possible rating by Ofsted: Rathfern Primary School; Torridon Primary School; St John Baptist Southend Church of England Primary School; Holy Cross Catholic Primary School; and Greenvale School.

A dependable, local childcare option, Bellingham Children's Centre, is also rated 'Good'. And, of course, there are fine independent schools nearby. St Dunstan's College is a local institution, which helps children excel from junior level all the way to Sixth Form.

It's just another reason why we think you'll rate Bellingham Mews an Outstanding place to raise a family.





View from Bellingham Road

Computer generated images are intended for illustrative purposes and should be treated as general guidance only.



View from Daneby Road











SPECIFICATION

KITCHEN

- Contemporary grey kitchen units with handleless soft close doors and drawers and LED lighting to wall units
- Silestone Lagoon composite stone worktop and upstands
- Bosch Oven
- Bosch Fully Integrated Dishwasher
- Bosch Built in Fridge Freezer
- Bosch Freestanding Washer Dryer
- Bosch Integrated Microwave
- Barazza Single Bowl Stainless Steel Sink with Clearwater Jovian Chrome Tap

INTERIOR FINISHES

- Velfac Dark Grey composite timber/ aluminium Entrance Doors, Windows & French Doors to terrace (RAL 7016)
- Light Grey Engineered Wood Floor to living area, hallway and kitchen
- High quality solstice wool (80%) carpet to bedrooms
- Polished chrome door handles throughout
- Portico fitted wardrobe to the master bedroom

BATHROOMS / EN-SUITE

- Inverno Grey Marble Wall and Floor Tile
- Vitra basin and pedestal with Vado Zoo basin mixer tap
- Floor mounted Vitra pan with soft close seat
- Kaldewei Eurowa Two Tap Hole Steel Bath
- Vado celcius bath / shower mixer with a Vado Nebula Multi Function shower kit and rail
- Shower tray with frameless hinged door and panel to shower rooms
- Stainless steel electric towel rail

ELECTRICAL and HEATING

- LED downlighters in the living area, hallway and kitchen
- Virgin Media
- Reina Slimline Horizontal Radiators
- Potterton Boiler, Santon Mega-flow Cylinder & Myson Programmable Thermostat
- Delta white electrical sockets and switches

EXTERNAL

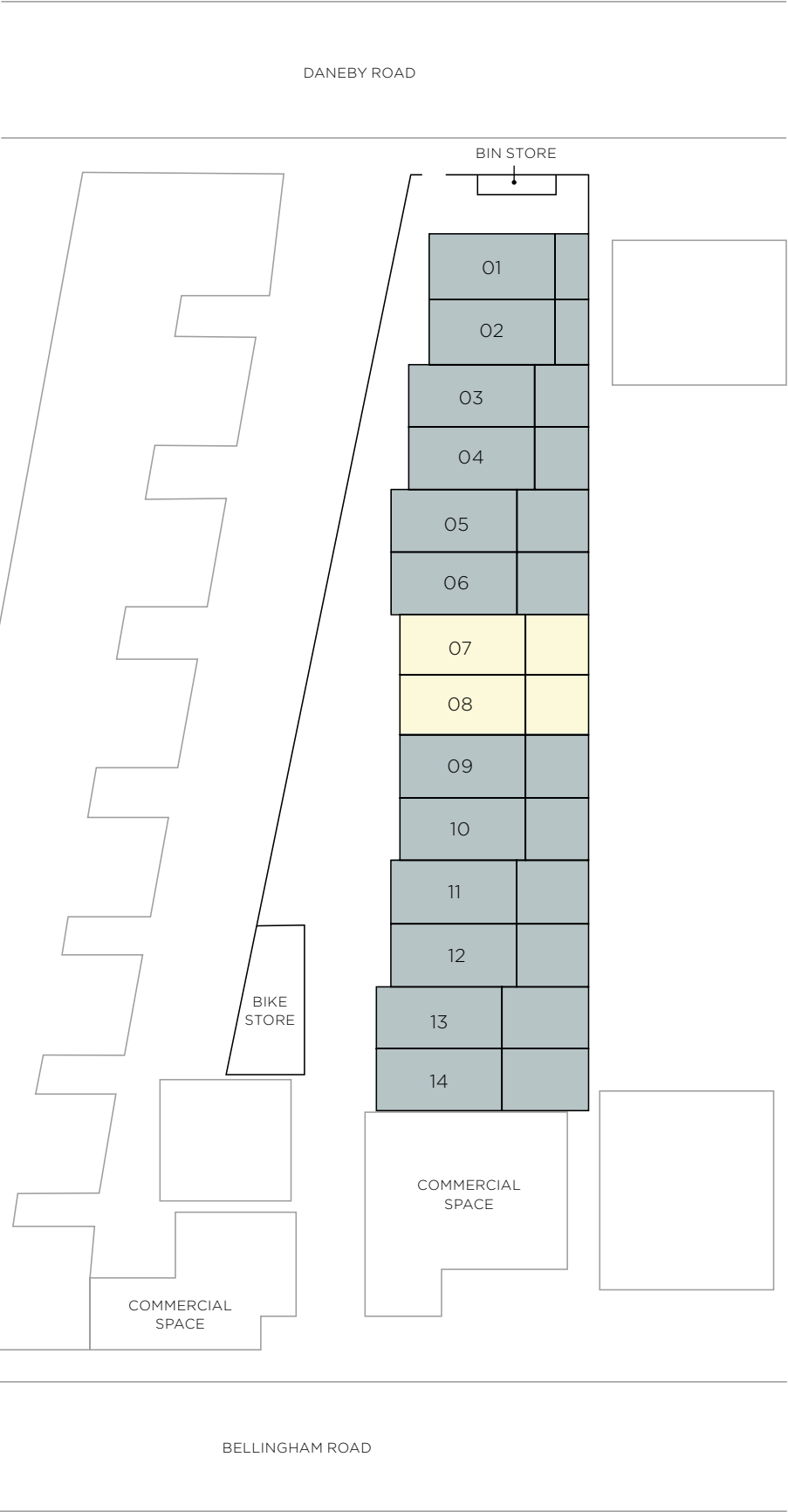
- Stunning communal courtyard with planted areas and seating
- Secure private cycle parking and bin storage





SITE PLAN

- TYPE 01
- TYPE 02



BELLINGHAM ROAD



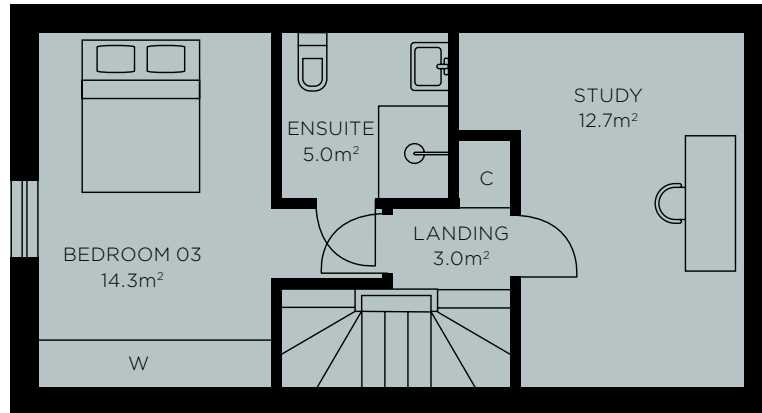
SCHEDULE OF ACCOMMODATION

	TYPE	INTERNAL AREAS m ²	INTERNAL AREAS sq ft	PRIVATE GARDEN m ²	PRIVATE GARDEN sq ft
MEWS HOUSE 01	3 BEDROOMS + 1 STUDY	120	1295	10.5	113
MEWS HOUSE 02	3 BEDROOMS + 1 STUDY	120	1295	10.9	117
MEWS HOUSE 03	3 BEDROOMS + 1 STUDY	120	1295	17.7	191
MEWS HOUSE 04	3 BEDROOMS + 1 STUDY	120	1295	18.1	195
MEWS HOUSE 05	3 BEDROOMS + 1 STUDY	120	1295	23.7	255
MEWS HOUSE 06	3 BEDROOMS + 1 STUDY	120	1295	23.6	254
MEWS HOUSE 07	4 BEDROOMS	115	1234	20	215
MEWS HOUSE 08	4 BEDROOMS	115	1234	19.7	212
MEWS HOUSE 09	3 BEDROOMS + 1 STUDY	120	1295	20.6	222
MEWS HOUSE 10	3 BEDROOMS + 1 STUDY	120	1295	20.8	224
MEWS HOUSE 11	3 BEDROOMS + 1 STUDY	120	1295	23.1	249
MEWS HOUSE 12	3 BEDROOMS + 1 STUDY	120	1295	23.8	256
MEWS HOUSE 13	3 BEDROOMS + 1 STUDY	120	1295	28.1	302
MEWS HOUSE 14	3 BEDROOMS + 1 STUDY	120	1295	28.1	302

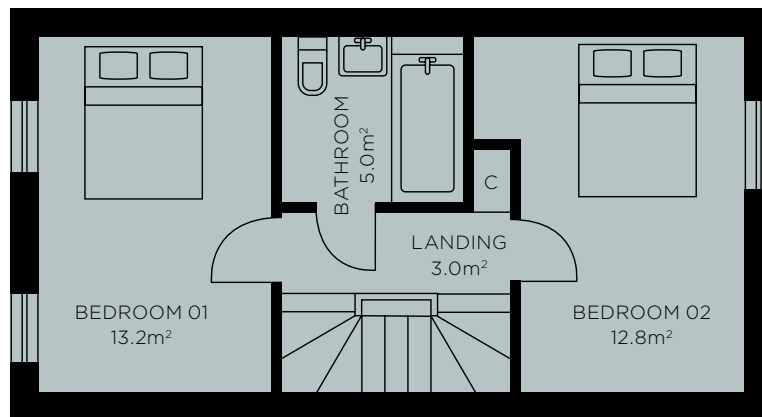


MEWS HOUSE TYPE 01

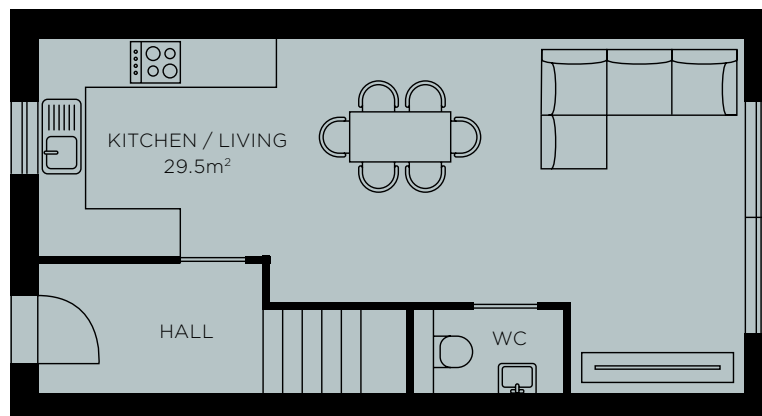
3 BEDROOMS + STUDY / 4TH BEDROOM



SECOND FLOOR



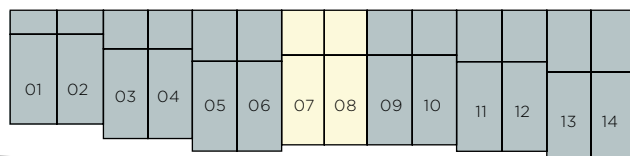
FIRST FLOOR



GROUND FLOOR

TYPE 01
TYPE 02

DANEBY ROAD

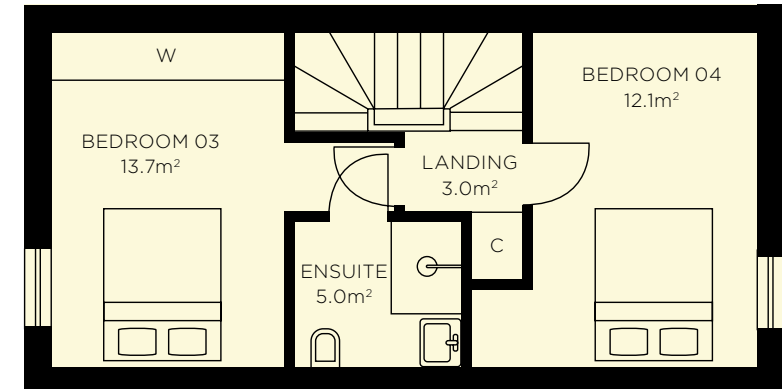


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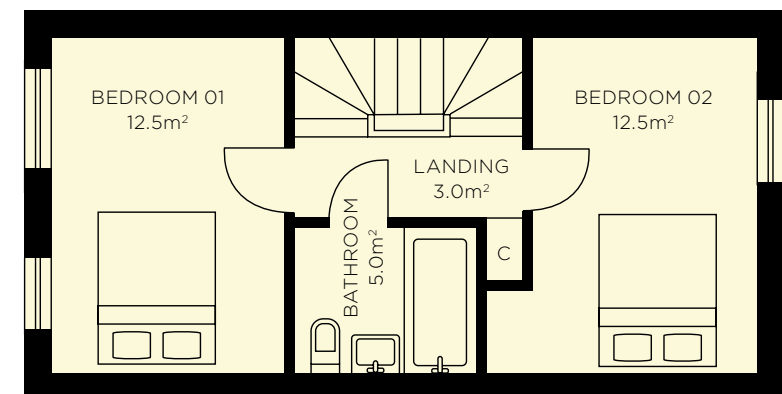


MEWS HOUSE TYPE 02

4 BEDROOMS



SECOND FLOOR



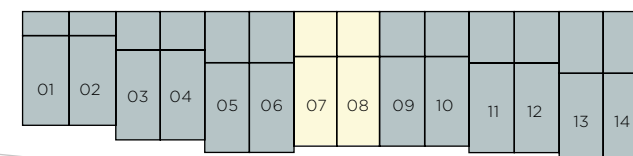
FIRST FLOOR



GROUND FLOOR

TYPE 01
TYPE 02

DANEBY ROAD



BELLINGHAM ROAD



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