

The Crescent Collection

AT ARDEN, SE10



LIVE WHERE LIFE HAPPENS

 Peabody



Computer generated image

At THE HEART OF IT ALL

The Crescent Collection at Arden marks the final chapter in the remarkable transformation of Parkside, a major regeneration in the heart of South East London.

Over the past twelve years, the former Heathside and Lethbridge estate has evolved into a thriving new neighbourhood, delivering over 1,200 new homes and a vibrant sense of community.

Set around beautifully landscaped gardens and offering concierge services, underground parking and a range of resident-only amenities. The Crescent collection is a final release of studio and two bedroom apartments.

Positioned in a prime location within Arden, these homes enjoy exceptional views, refined interior finishes, and immediate access to the best of what this flourishing neighbourhood has to offer.

The VISION FOR ARDEN



PETE WOODFORD
DIRECTOR AT BPTW,
ARCHITECTS OF ARDEN

“Arden is something unique: the spacious homes are built with a focus on the quality of craftsmanship and a design which cleverly connects them with the outdoors and the wider landscape.”

Architect Pete Woodford is a director at BPTW, an award-winning and innovative studio with over 30 years of experience in transforming not just physical spaces, but people's lives.

For the past 8 years, he's been a leading director working on the masterplanning and design of Parkside, which dovetails perfectly with his interest in creating sustainable communities.

WHAT DO YOU THINK MAKES ARDEN SPECIAL?

There are so many exciting things happening in Lewisham at the moment and the skyline is constantly changing, but what we have at Arden is something unique: they are spacious homes built with a focus on the quality of craftsmanship and a design which cleverly connects them with the outdoors and the wider landscape.

HOW DOES ARDEN SIT WITHIN THE WIDER PARKSIDE DEVELOPMENT?

Arden forms part of the regeneration of what were previously two separate sites at Parkside. The new design and layout unifies the scheme for the first time around a beautifully landscaped linear park, made of a series of play spaces and formal gardens which culminates in an area of protected woodland with mature trees. The buildings make the most of the dramatic topography and afford far-reaching views; importantly, every home has a direct connection to the park.

TELL US ABOUT THE DESIGN OF ARDEN

While some of the other buildings within Parkside were deliberately designed to create a contemporary landmark, Arden takes its cues from the rich brick vernacular of nearby Blackheath. Trees spill between the buildings throughout the scheme and openings in the buildings have been designed to afford views of the park from different aspects.

WHAT ABOUT THE APARTMENTS?

Many are dual-aspect, echoing the mansion block typology within the four crescent quarters. Peabody has over 160 years of experience and expertise in managing property in London, so these homes have been designed to stand the test of time. Layouts of each and every apartment have been optimised for comfort and convenience, prioritising the maximum use of all the available natural light, creating ample storage space and ensuring the balconies are integral to layouts so that, in good weather, they act as an additional room.

A Location

Conveniently positioned between the vibrant, cultural districts of Lewisham and Deptford, historic Greenwich and the naturally picturesque Blackheath - residents of Arden have all the advantages of a well-connected Zone 2 location. The lush, open-green spaces of Greenwich Park and Blackheath Common, fantastic restaurants, lively bars and world-renowned music venues and museums are all on your doorstep to enjoy.

LIKE NO OTHER



BERMONDSEY

CANADA WATER

DEPTFORD

BLACKHEATH

BLACKHEATH
COMMON

GREENWICH
OBSERVATORY

THE CITY

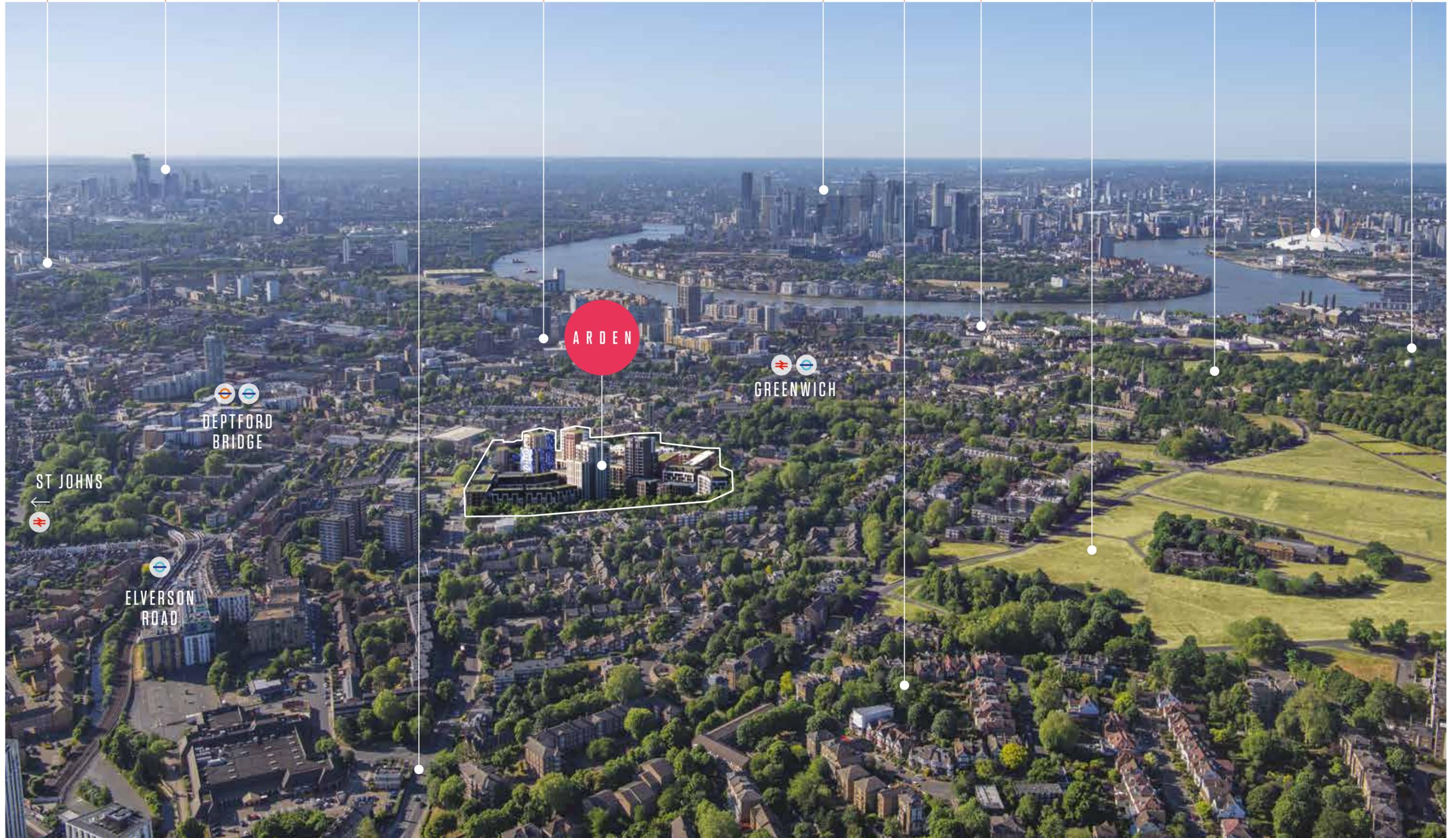
LEWISHAM

CANARY
WHARF

GREENWICH
VILLAGE

GREENWICH
PARK

O2
ARENA



Live WHERE YOU ARE...

01 PERFECTLY LOCATED

Charming Greenwich, vibrant Leisham and Deptford and the natural beauty of Blackheath are all on your doorstep.



02 COMPLETELY CONNECTED

Canary Wharf and London Bridge are less than 25 minutes from your door. With Elverson Road DLR just a 7-minute walk from Arden.



03 WELL LOOKED AFTER

The on-site concierge, parcel storage, resident car parking, cinema-snug room and residents' gym and co-working space are just some of the amenities available to you.



04 AT ONE WITH NATURE

All apartments have either a balcony or terrace that connect you to the surrounding parks and gardens, including easy access to Parkside's central feature parkland.



05 IMMERSSED IN CULTURE AND LONDON LIFESTYLE

From museums to the Royal Observatory Greenwich, street markets to Deptford High Street, quiet cafes to live music at the O2 Arena, you'll be spoilt for choice for ways to make the most of London living on your doorstep.



06 TOP OF THE CLASS

A number of highly rated nurseries and schools are within a short distance from Arden, with many of London's top universities, including the University of Greenwich and Goldsmiths, less than 25 minutes away.



07 DEEP IN DESIGN

A bespoke interior solution is being delivered at Arden with contemporary features and the finest craftsmanship applied throughout all of the apartments.



08 IN SAFE HANDS

With over 160 years of experience, Peabody is one of the largest housing providers in London and the south-east. Their mission is to help people make the most of their lives and to create communities that are healthier, wealthier and happier.



Welcome

TO THE
NEIGHBOUR
HOOD

Experience VILLAGE CHARM



Elsewhere Coffee

Deptford Market Yard



Flowers at Greenwich

GREENWICH

Leafy, family-friendly Greenwich lies 5 miles from central London and has long been regarded as the ideal antidote to busy, urban life. With its village make up, much of Greenwich's charm lies in its attractive streetscapes and mix of Georgian and Victorian architecture.

Marcella London



Home to a number of destination shopping streets and artisan stores, among the most celebrated is Heap's Sausages - a farm shop and deli that sells a range of British cheese, wines, charcuterie and larder essentials. Nearby, a much-Instagrammed shopfront is home to florist Karen Woolven who, before establishing her shop in 2012, arranged flowers for various A-list parties around the world.

A major draw for locals is also the much-loved Greenwich Market. With its huge range of freshly made goodies and sumptuous street food, there is also a vast collection of antiques, fashion and jewellery stalls full of rare and colourful finds.

“There is a very strong village-like atmosphere here in Greenwich because people move here and never leave.”

Karen Woolven
Flowers at Greenwich



The Royal Docks water-sports

Trafalgar Tavern, Greenwich



To the north of Greenwich Village you will note a change of pace and atmosphere. Home to the O2 Arena – one of the world’s most iconic music and entertainment venues – and one of Britain’s only cable cars. There is an energy and vibrancy to this corner of the capital that is further evident in the range of river water-sports on offer.

A range of traditional British pubs and foodie hot spots are also located around the sun-soaked water’s edge, offering a generous selection of hearty favourites.

Live music at The O2 Arena

With lively

W A T E R

A T T R A

S I D E

C T I O N S



Join A HUB OF CREATIVITY



Village Brewery (Archie & Louis)

LEWISHAM & DEPTFORD

From museums and food markets to music festivals and performing art, over the last 10 years Lewisham has evolved into a vibrant metropolis. Named the London Borough of Culture in 2022, the borough received £1.35m to deliver a year-long programme of activities that placed culture at the heart of its communities.

Located to the north of Lewisham, is the buzzy centre of Deptford. Forged on the city's great industrial heritage, the area has emerged in recent years as one of the fastest-growing regeneration and foodie hotspots, with a high street brimming with independently run shops and restaurants.

Lewisham Farmer's Market



Among them is Villages Brewery, a micro-brewery and Tap Room set in three railway arches off Deptford High Street. Started in 2016 by brothers Archie and Louis Village, their aim from the outset was to place the business within a strong community.

“Deptford is like an island within the city. It's a kind and warm community and there are lots of people trying out new things.”

Louis Village
Co-founder Villages Brewery & Taproom
@villagesbrewery

For somewhere that continues that local community vibe, nearby Brockley Market is up there. This Saturday morning market can be found every week at Lewisham College car park, less than a 5 minute bike ride from Arden.

The main focus here is locally-sourced seasonal food that offers everything from fresh seafood, fruit and veg, organic breads and cheeses, to top-quality breed meats.

There is also a beautiful range of flowers, natural wines and craft beer.



London's

GREEN HAVEN

GREENWICH PARK & BLACKHEATH

Living in a city means that access to nature is by definition limited. But that's not the case with Arden, which stands a short distance from acres of green spaces at Greenwich Park and Blackheath, both just a 10 minute walk from your door.

Covering 183 acres, Greenwich Park is London's oldest Royal Park and is home to a small herd of deer as well as a range of birds and wildlife. Situated on a hillside, the park enjoys one of the city's most iconic views across the river Thames to St Paul's Cathedral, Canary Wharf and beyond.

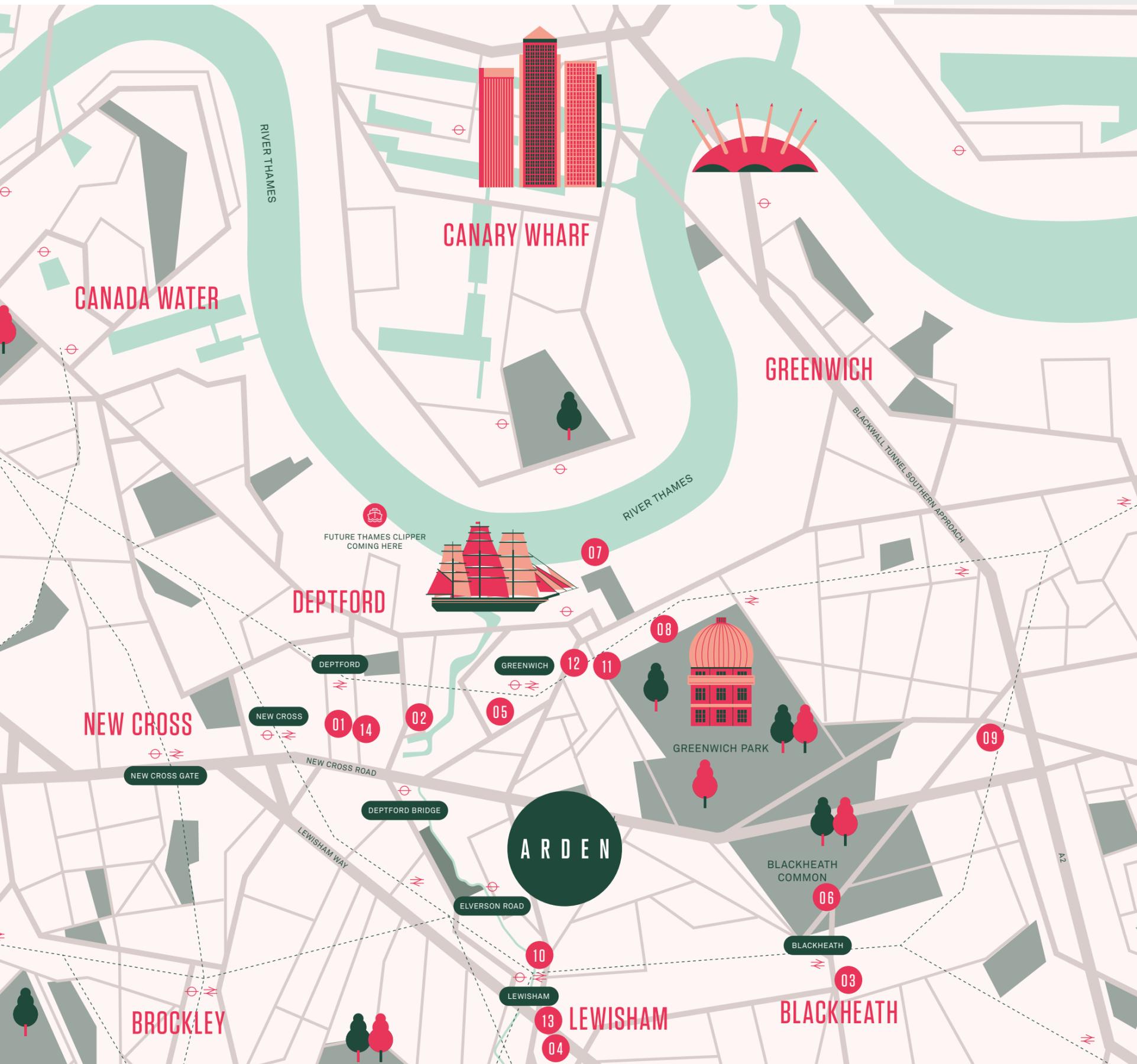


Known to all Londoners for being the starting place of the annual London marathon, Blackheath's 211 acres of windswept grasslands and heathland is where locals come to fly kites, go for jogs or walk their dogs.

With a wealth of outdoor exercise classes, boot camps and yoga sessions taking place on the heath every day, it also hosts a variety of events for the local community throughout the year including fireworks displays, music festivals and charity races.

Your local NEIGHBOURHOOD GUIDE

Within easy walking distance of Arden are a number of cultural highlights, cafés and green spaces – giving you the perfect fun-filled day out.



01
17 Mins
Morning coffee
Wake up with a walk into Deptford High Street to pick up a cup of Lomond Coffee, and one of their famous cheese toasties. @lomondcoffee

02
15 Mins
Need a desk?
Co-working spaces are available at The Artworks Creekside in nearby Deptford, which also includes a cafe, bakery and pizzeria.

03
35 Mins
Fine tune a skill
Take a course at the Blackheath Conservatoire which specialises in arts education for all ages, including children and adults. @blackheathconservatoire

04
17 Mins
Italian essentials
Stock up on fresh bread, cheese, salami and pasta at Antonio's Delicatessen, a Lewisham favourite since 2004.

05
10 Mins
Time for self-care
Free Flow Ayurveda specialise in natural health and wellbeing— alongside offering highly recommended deep tissue massages. @freeflowayurveda

06
10 Mins
At one with nature
With 183-acres of Greenwich Park and 211-acres of Blackheath, enjoy open-aired walks or ramp it up at the Blackheath Bootcamp.

07
20 Mins
Take a river trip
One of the best ways to arrive (or depart) from Greenwich is via the Thames Clipper. Be a tourist for the day and take a trip to the London Eye at Waterloo from Greenwich Pier.

08
20 Mins
Skate away
Open during the winter season, Queen's House ice rink, is arguably London's prettiest setting for an outdoor rink set within the grounds of the Royal Museums Greenwich.

09
39 Mins
Something for the kids
Ottie and the Bea in Blackheath is a children's shop packed with interesting presents, toys and books to encourage imaginative play. @ottieandthebea

10
11 Mins
Share a sourdough pizza
Vinotech Social is an artisan pizza restaurant, wine bar and deli in the heart of the Lewisham community (just next to the station). @vinotechsocal

11
16 Mins
Go to a play
Greenwich Theatre is regarded as one of the foremost off-West End theatres in London and has seen many famous faces over the years.

12
13 Mins
A night out at the cinema
The Greenwich Picturehouse is a five-screen cinema with a café and bar boasting scenic views of maritime Greenwich, showing blockbuster and art house films.

13
13 Mins
Date night
Run by a husband-and-wife team, Sparrow is a much-lauded sharing plates style restaurant in Lewisham. @sparrow.london

14
20 Mins
Saturday night cocktails
The Job Centre in Deptford High Street isn't shy of its previous incarnation. Today it's a trendy local waterhole with exposed rafters and bric-a-brac furniture. @anticpubs

Keeping YOU CONNECTED



LONDON BRIDGE
22 MIN



CANARY WHARF
22 MIN



CANNON STREET
28 MIN



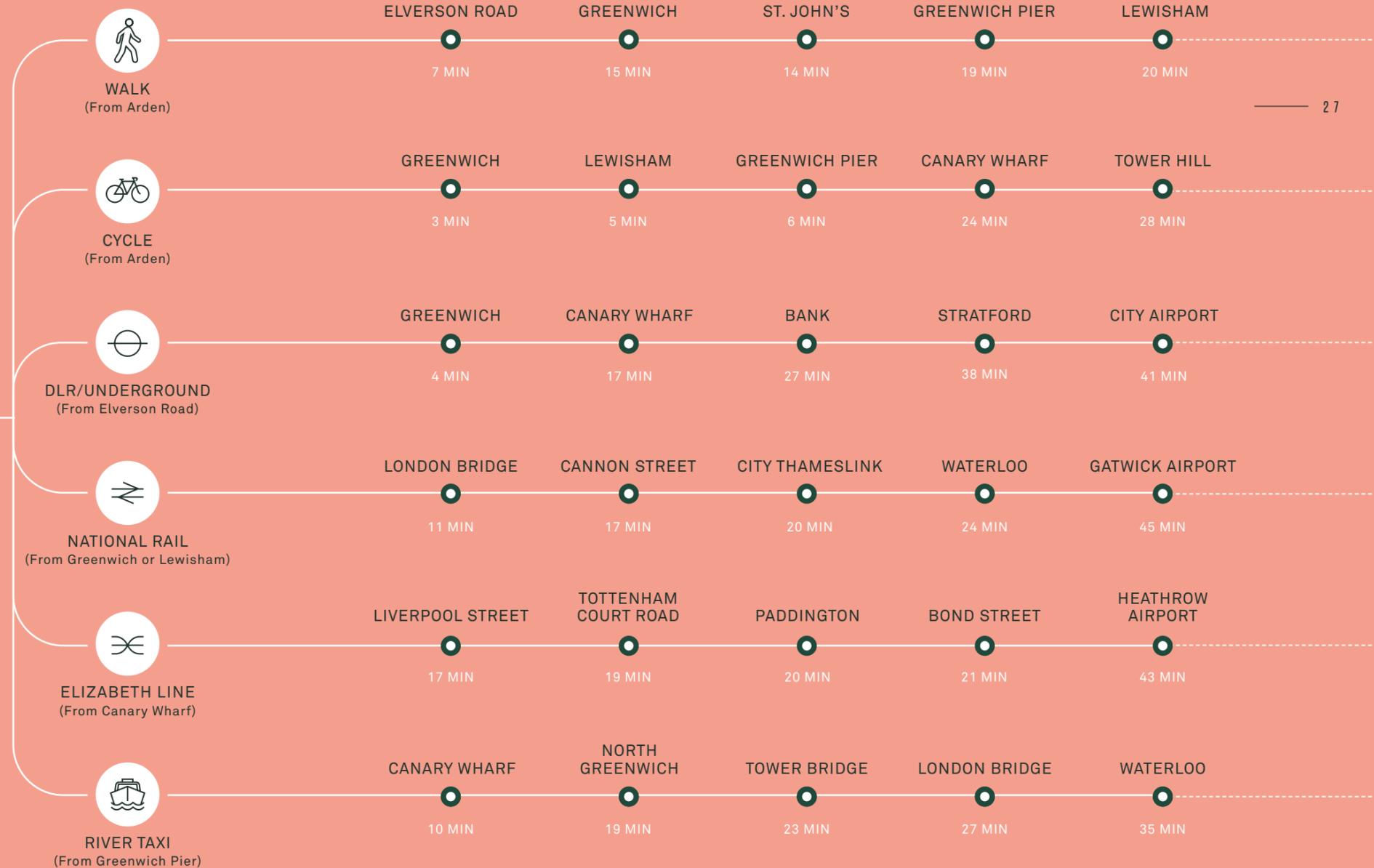
CITY AIRPORT
33 MIN

26 **Living at Arden means that you are well connected to all of Central London and beyond, with a range of transport options available to you.**

Just a short 7-minute walk from Arden is Elverson Road Station, which travels to Canary Wharf, via Greenwich in just 17-minutes - connecting you to Elizabeth Line in no time at all.

Lewisham Station is just over a 10-minute walk and will connect you to London Bridge in less than twenty minutes, or New Cross Thameslink Station is only a 7-minute cycle away.

London City Airport and Gatwick Airport are reachable in 33-minutes and 58-minutes, respectively from your door. So those international getaways are always within easy reach.



All travel times sourced from Google Maps. Most efficient journeys may contain transfers between lines. Travel times may vary depending on time of travel.

Local EDUCATION

Ideal for young or growing families, there are plenty of highly rated nurseries, primary and secondary schools and colleges all just a short distance from Arden.

SECONDARY SCHOOLS & COLLEGES

LEWISHAM COLLEGE

Ranked 3rd for overall achievement amongst London Further Education Institutions, Lewisham College offers a wide range of vocational courses.

 15 min walk

ST URSULA'S CONVENT SCHOOL (rated Outstanding by Ofsted)

An all-girls Catholic secondary school that continues the vision of St Angela to educate the young women of tomorrow through the pursuit of academic excellence.

 7 min drive

ADDEY & STANHOPE SECONDARY SCHOOL

A community focussed school that aims to develop the personal strengths of all its pupils that builds upon their character and wellbeing.

 6 min drive

ST MATTHEW ACADEMY

A secondary school that sets high expectations and outstanding achievements, a community that promises excellence for all its members.

 7 min drive

NURSERIES & PRIMARY SCHOOLS

MORDEN MOUNT PRIMARY SCHOOL (rated Good by Ofsted)

Teaches and develops its pupils through their core values of perseverance, respect, opportunity, understanding and democracy.

 3 min walk

SCALLYWAGS DAY NURSERY (rated Good by Ofsted)

This cosy nursery uses a play-based approach to enrich the children's learning and help them reach their fullest potential. Welcomes pupils aged 0-4 years.

 5 min walk

ST ALFEGE WITH ST PETER'S C OF E PRIMARY SCHOOL

A non-denominational school that focuses on children reaching their full potential academically, emotionally and spiritually.

 5 min drive

LITTLE ELMS GREENWICH NURSERY AND PRE-SCHOOL

A family-run nursery that provides creative, physical, social and emotional development for children aged 3 months to 5 years.

 6 min drive

MERIDIAN PRIMARY SCHOOL (rated Good by Ofsted)

This proudly inclusive school has a rich and diverse community that speaks over 30 languages, and caters to deaf, dyslexic and other learning differences pupils.

 9 min drive



30 ———

Introducing

—————

31 ———

ARDEN

Breath IN NATURE

IN THE CITY



Arden takes its cues from the rich brick vernacular of nearby Blackheath, with the design of the buildings making the most of natural light throughout.

Set within landscaped communal gardens and surrounded by mature woodland, the apartments at Arden have been designed to dissolve the boundaries between the inside and outside, making the most of the spectacular location and views.

Maximising the sustainability and environmental considerations across the development, the buildings at Arden have been designed to incorporate green roofs. Working harmoniously with the neighbouring architecture and greenery, Arden will provide a varied ecological habitat, as well as an attractive visual backdrop for residents living in nearby buildings.



Where YOU'RE LOOKED

36

LOBBY AND APARTMENT CONCIERGE

Celebrating the sense of scale, double height lobby areas welcome residents, and their guests, home. Day-to-day needs of home owners have also been thoroughly considered, with the provision of a concierge service, parcel storage facility and key holding service.





CO-WORKING SPACE

Catering for those who find themselves working from home, or in general need of a workspace, Arden's co-working hub is a tranquil environment perfect for productivity. With a capacity of up to 30 people, high-speed wireless internet, charging stations and a refreshment point with hot and cold drinks - it's the ideal place to work outside of the office.





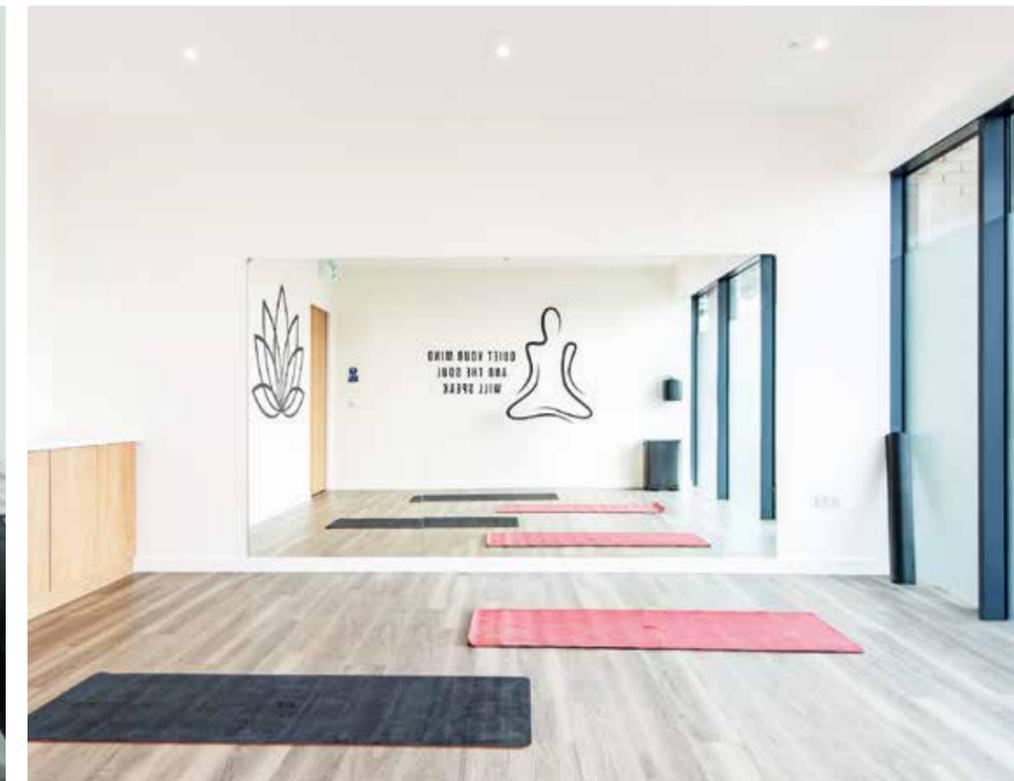
SNUG LOUNGE

Arden's exclusive snug room is perfect for nights in with friends and family, or just a place to relax and unwind. This cool, cinema style retreat is available to book for all residents, and includes a 55inch TV with integrated sound system, a fridge for all your refreshments and seats up to 10 people.



FITNESS SUITE

Encouraging a sense of wellness and wellbeing, Arden residents have access to a comprehensive fitness suite which includes a free weights room, spinning and yoga studios for up to 8 people each, lockers, bench seating and water station. Surround sound and TV connectivity in the spin and yoga studios are also available to help create just the right mood and atmosphere whilst exercising.





DESIGN
WITH

Homes

DESIGNED
DETAIL

Each apartment has been configured to make the most of Arden's natural surroundings. All homes come with balconies or terraces to dissolve boundaries between indoor and outdoor living.



Open-plan living spaces feature floor-to-ceiling windows and generous private balconies. Spaces have been specifically designed in a timeless style, waiting for owners to introduce their own decorative designs.

Fresh white walls combined with silver-grey oak flooring, introducing a stylish Scandinavian aesthetic to these contemporary homes.



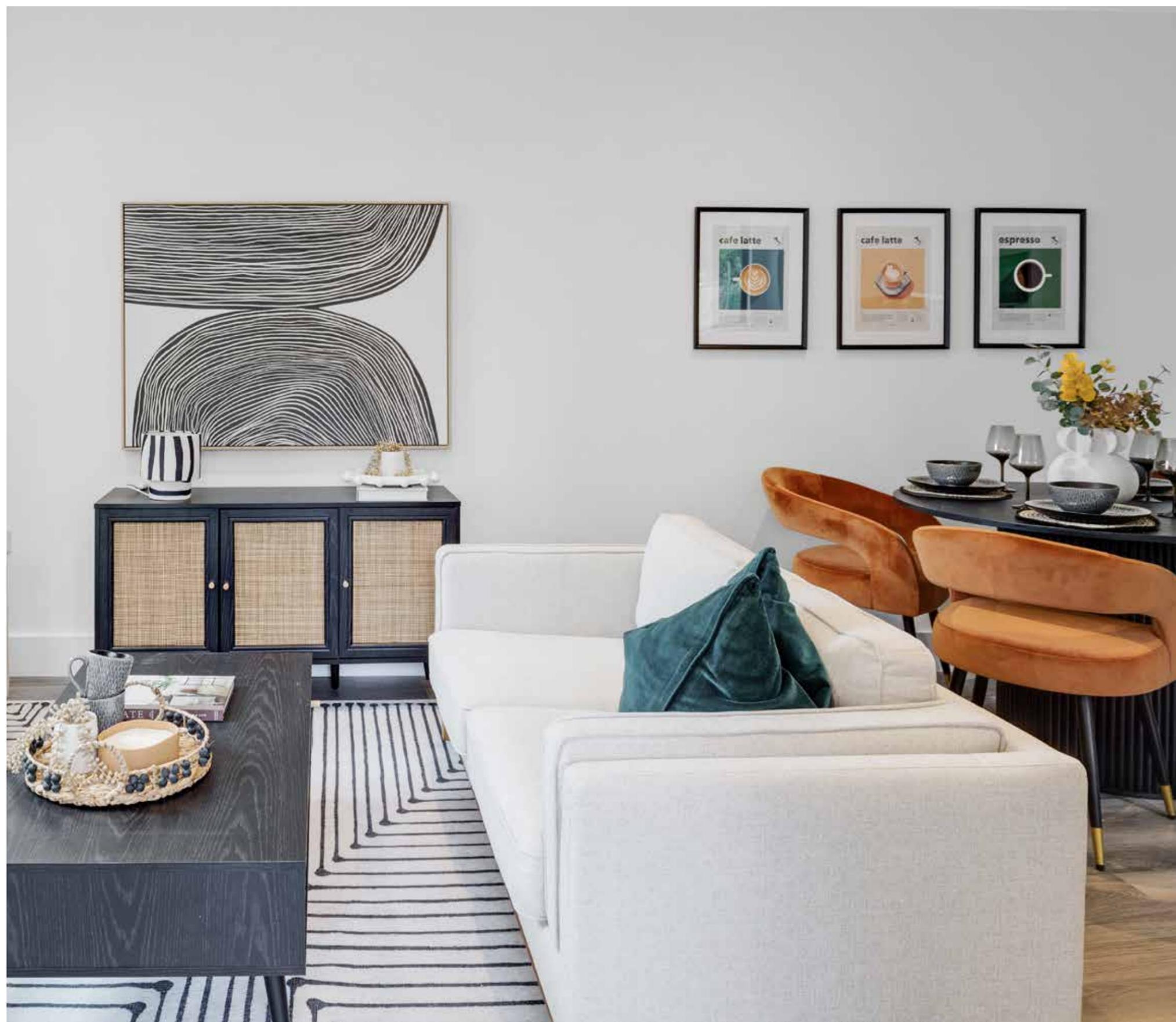
Spacious kitchens with sleek minimal finishes are designed as versatile spaces which aim to make daily tasks that much easier.

Design features include top-quality integrated appliances and joinery in pale grey with soft-closing doors, snow-white polished work surfaces and elegant under-mounted sinks. Discreetly placed warm LEDs set under the cabinets provide clear task lighting, while splashbacks are covered with Spanish-made metro-style tiles in a sophisticated anthracite grey.



The vast majority of apartments have main bedrooms which benefit from en-suite bathrooms. Contemporary white bathware is paired with eye-catching sea-green metro tiles and plenty of useful storage space.

A neutral colour palette forms the basis of the bedrooms throughout Arden with main bedrooms featuring contemporary fitted wardrobes, providing plenty of storage space.





With underfloor heating throughout the apartment, bathrooms are complete with carefully chosen features that include thermostatic shower valves, top-quality bathware and chrome heated towel rails.

SPECIFICATION

56

KITCHEN

- Snow white composite worktops with polished finish
- Zinc coloured laminate finish to all kitchen cabinetry
- Single undermounted stainless steel sink with chrome mixer tap
- Mediterranean grey brickwork tiles to all upstands and backplates
- Bosch black ceramic integrated electric hob and integrated extractor fan with LED light
- Bosch built-in stainless steel electric oven with touch control
- Fully integrated Bosch stainless steel microwave with touch control
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher with VarioSpeed
- Under-counter 3 stage separation waste bin



BATHROOM

- White bath unit with bath panel
- Hansgrohe chrome thermostatic bath/shower mixer including overhead and hand shower
- 2-panel shower screen with polished chrome finish and clear glass
- Classic white square semi-recessed hand basin with chrome single level Hansgrohe mixer tap
- Classic white Geberit WC with soft close seat and chrome Flushplate
- Mirrored storage cabinet with open shelf units and single shaver socket inside
- Sea-green tiling around bath and above WC and hand basin

EN-SUITE

- Sliding shower screen with classic white shower tray
- Hansgrohe thermostatic chrome shower kit including wall mounted overhead shower and separate hand shower
- Classic white square semi-recessed hand basin with chrome, Hansgrohe mixer tap
- Classic white Geberit WC with soft close seat and chrome Flushplate
- Mirrored storage cabinet with open shelf units and single shaver socket inside
- Sea-green tiling around bath and above WC and hand basin

BEDROOMS

- Full height fitted wardrobes with blanket shelf and hanging rail to all main bedrooms[†]
- Recessed dimmable LED down lights to all bedrooms

[†]Select apartments may vary

INTERNAL DOORS & IRONMONGERY

- White panelled, fire-resistant solid doors throughout apartment
- Secure By Design front door, with brushed aluminium handles
- Single lever round chrome privacy door handles for bathrooms and en-suites
- Square edged architraves and skirtings throughout apartment

FLOORING AND HEATING

- Amtico nordic oak flooring throughout all rooms and hallways
- Carpet to private staircase in duplex apartments only
- Underfloor heating throughout apartment

SECURITY & PEACE OF MIND

- Video entry system
- Multi-lock door with security chain and spy hole
- Sprinkler system fitted throughout apartments
- Wire smoke and heat detectors
- 12 year NHBC warranty
- 2 year defect warranty
- 999 year lease

ELECTRICAL & LIGHTING

- Recessed LED down lights to kitchen, living, dining, bedrooms, bathrooms, en-suites and hall
- Dimmer in kitchen, living, dining and bedrooms
- Kitchen task lighting fixed under all wall cabinets with warm white light
- A socket with integrated USB charger provided in all rooms

GENERAL

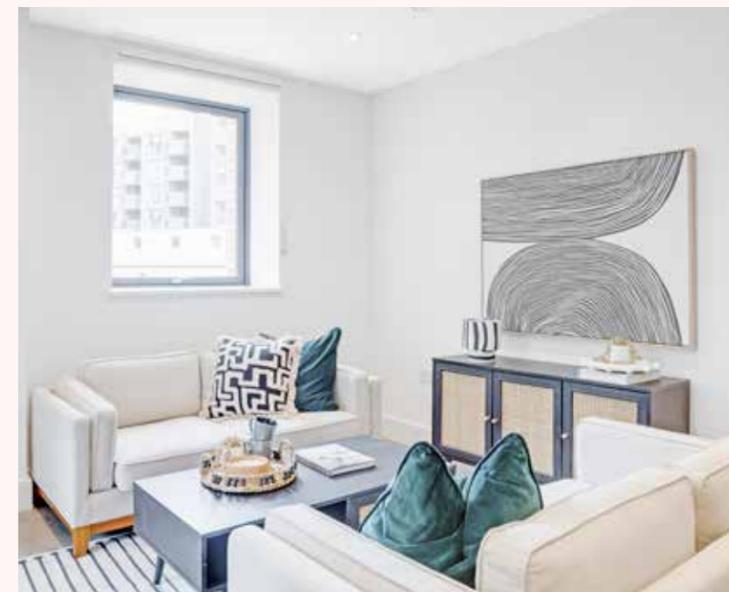
- Bosch freestanding white washer/dryer machine to storage cupboards*
- Heating and hot water provided by central plant and charge separately
- Television (terrestrial and satellite) points with SkyQ provisions to living room and main bedroom
- Landline telephone and Virgin & BT hyper optic data points to living room and main bedroom

*Location can vary

ONSITE AMENITIES

- Concierge
- Cinema room
- Fitness suite
- Flexible workspace area
- Secure underground and ground level parking
- Secure cycle storage

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Site PLAN

KEY

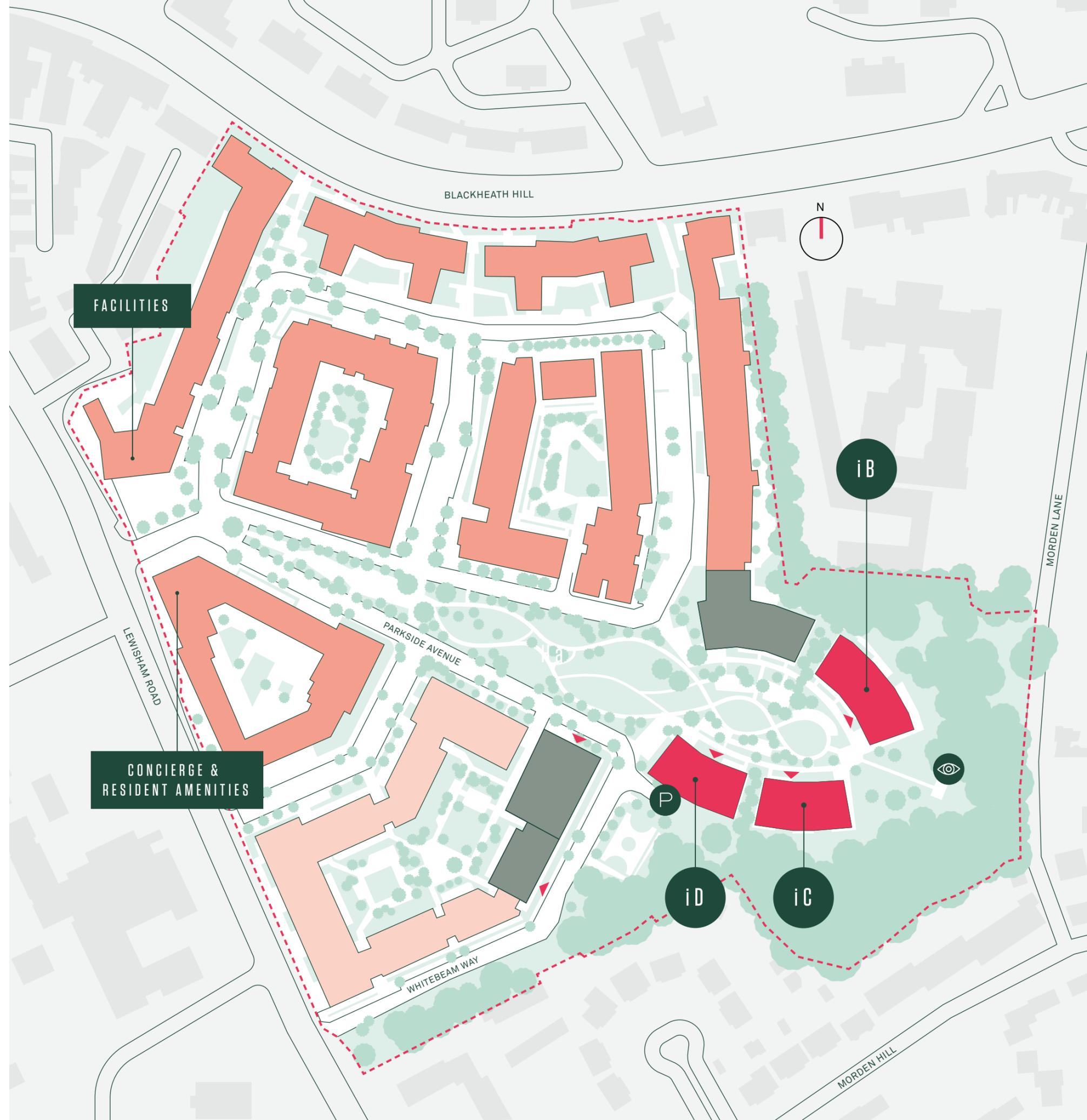
-  Site boundary
-  Crescent Collection
-  Phases 5-6
-  Affordable Rent
-  Phases 1-4
-  Building entrance
-  Underground parking entrance and bicycle storage
-  Viewpoint

FACILITIES

-  Café
-  Nursery

CONCIERGE & RESIDENT AMENITIES

-  Concierge
-  Snug
-  Co-working space
-  Fitness suite



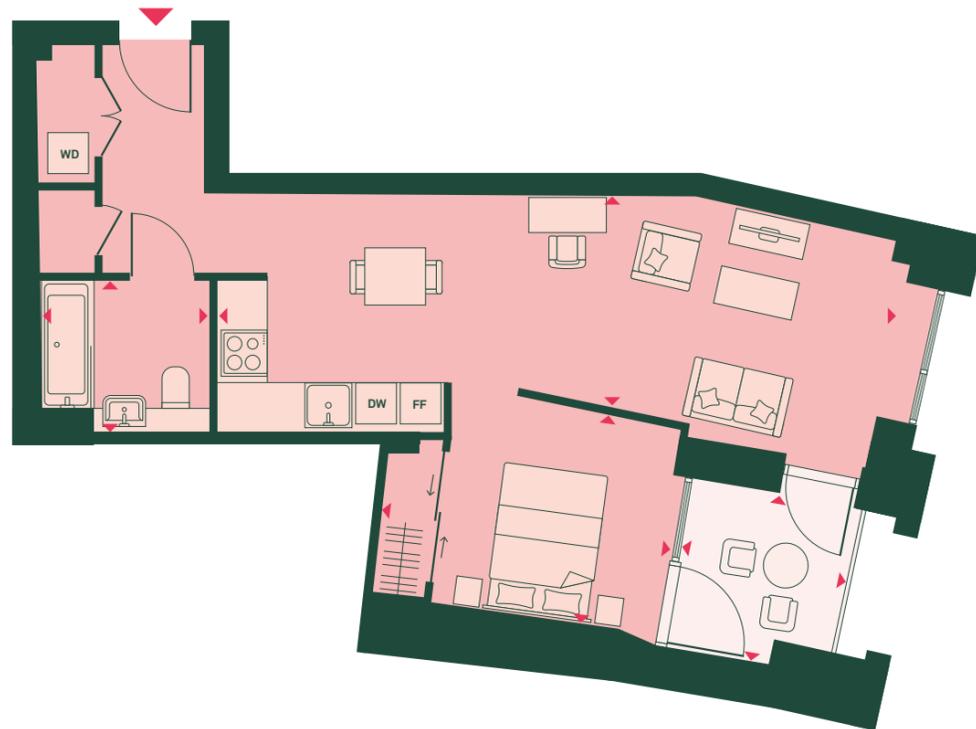
FLOOR PLANS

iB: JUNIPER HOUSE



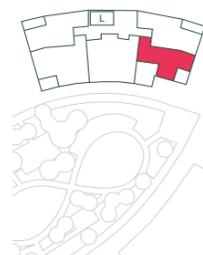
STUDIO

1ST FLOOR: IB01007



62

iB



APARTMENT DIMENSIONS

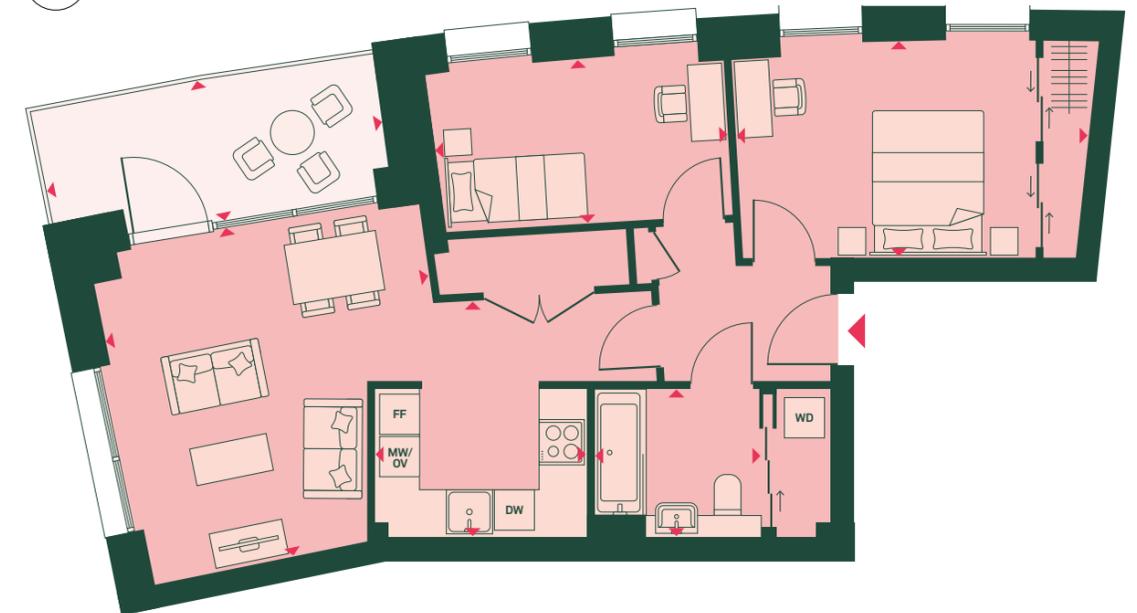
TOTAL AREA	53 SQ M	572 SQ FT
TOTAL INTERNAL AREA	48 SQ M	520 SQ FT
TOTAL EXTERNAL AREA	5 SQ M	52 SQ FT
LIVING/KITCHEN/DINING ROOM	2.8M X 9.0M	9'2" X 29'5"
SLEEPING AREA	2.8M X 3.9M	9'2" X 12'8"
BATHROOM	2.0M X 2.2M	6'7" X 7'5"
BALCONY	2.3M X 2.3M	7'5" X 7'5"

KEY

FF: Fridge/freezer
MV: Microwave
OV: Oven
DW: Dishwasher
WD: Washer/dryer

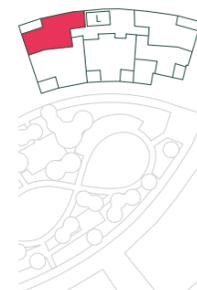
2 BED

1ST FLOOR: IB01004 | 2ND FLOOR: IB02009 | 3RD FLOOR: IB03014 | 4TH FLOOR: IB04019
 5TH FLOOR: IB05024 | 6TH FLOOR: IB06029 | 7TH FLOOR: IB07034



63

iB



APARTMENT DIMENSIONS

TOTAL AREA	70 SQ M	766 SQ FT
TOTAL INTERNAL AREA	62 SQ M	676 SQ FT
TOTAL EXTERNAL AREA	8 SQ M	90 SQ FT
LIVING/DINING ROOM	4.4M X 4.5M	14'7" X 14'9"
KITCHEN	2.8 X 3.1M	9'5" X 10'5"
BEDROOM 1	4.7M X 2.9M	15'7" X 9'7"
BEDROOM 2	3.9M X 2.2M	13'0" X 7'3"
BATHROOM	2.2M X 2.0M	7'5" X 6'7"
BALCONY	4.6M X 1.9M	15'1" X 6'3"

KEY

FF: Fridge/freezer
MV: Microwave
OV: Oven
DW: Dishwasher
WD: Washer/dryer

2 BED

1ST FLOOR: IB01008* | 2ND FLOOR: IB02013 | 3RD FLOOR: IB03018 | 4TH FLOOR: IB04023
 5TH FLOOR: IB05028 | 6TH FLOOR: IB06033 | 7TH FLOOR: IB07038



IB



APARTMENT DIMENSIONS

	71 SQ M	769 SQ FT
TOTAL AREA		
TOTAL INTERNAL AREA	63 SQ M	679 SQ FT
TOTAL EXTERNAL AREA	8 SQ M	90 SQ FT
LIVING/DINING ROOM	4.5M X 4.5M	14'9" X 14'9"
KITCHEN	3.1M X 2.9M	10'4" X 9'7"
BEDROOM 1	2.9M X 4.7M	9'7" X 15'7"
BEDROOM 2	2.2M X 4.0M	7'4" X 13'1"
BATHROOM	2.0M X 2.2M	6'7" X 7'5"
BALCONY 1	1.9M X 4.6M	6'3" X 15'3"
BALCONY 2*	7.0M X 17.1M	23'1" X 56'3"
TOTAL AREA*	123 SQ M	1,328 SQ ST
TOTAL EXTERNAL AREA*	60 SQ M	649 SQ FT

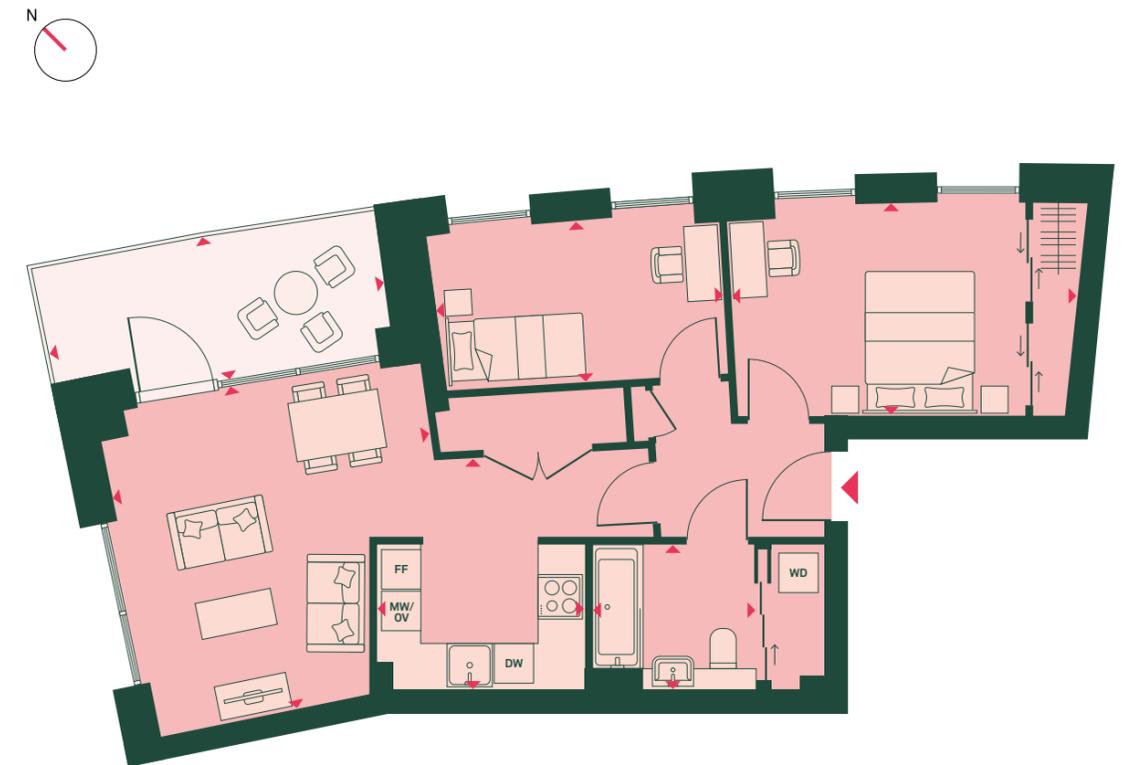
*only included in apartment IB01008

KEY

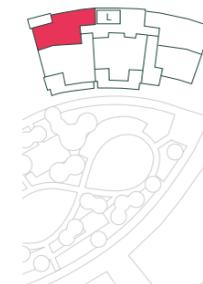
- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer

2 BED

G FLOOR: IB0G001



IB



APARTMENT DIMENSIONS

	72 SQ M	771 SQ FT
TOTAL AREA		
TOTAL INTERNAL AREA	63 SQ M	675 SQ FT
TOTAL EXTERNAL AREA	9 SQ M	96 SQ FT
LIVING/DINING ROOM	4.5M X 4.5M	14'7" X 14'9"
KITCHEN	2.9M X 3.2M	9'5" X 10'5"
BEDROOM 1	4.7M X 2.9M	15'7" X 9'7"
BEDROOM 2	3.9M X 2.2M	13'0" X 7'3"
BATHROOM	2.2M X 2.0M	7'5" X 6'7"
TERRACE	4.7M X 2.0M	15'5" X 6'7"

KEY

- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer

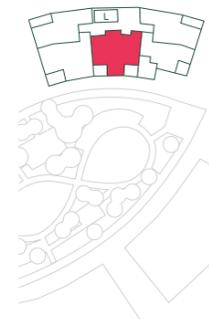
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1ST FLOOR: IB01006 | 2ND FLOOR: IB02011 | 3RD FLOOR: IB03016 | 4TH FLOOR: IB04021
 5TH FLOOR: IB05026 | 6TH FLOOR: IB06031



66

iB



APARTMENT DIMENSIONS

	89 SQ M	960 SQ FT
TOTAL AREA	89 SQ M	960 SQ FT
TOTAL INTERNAL AREA	79 SQ M	848 SQ FT
TOTAL EXTERNAL AREA	10 SQ M	112 SQ FT
LIVING/KITCHEN/DINING ROOM	7.5M X 4.0M	24'6" X 13'4"
BEDROOM 1	4.2M X 3.0M	13'9" X 10'1"
BEDROOM 2	4.2M X 3.0M	14'0" X 9'10"
BATHROOM	2.1M X 2.0M	7'1" X 6'10"
EN-SUITE	2.0M X 1.6M	6'10" X 5'4"
BALCONY 1	2.3M X 2.2M	7'9" X 7'2"
BALCONY 2	2.3M X 2.2M	7'9" X 7'2"

KEY

- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer
- TU: Tall unit

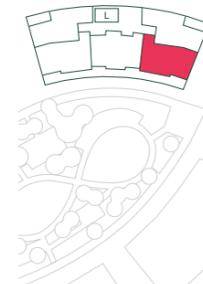
2 BED

7TH FLOOR: IB07033



67

iB



APARTMENT DIMENSIONS

	86 SQ M	931 SQ FT
TOTAL AREA	86 SQ M	931 SQ FT
TOTAL INTERNAL AREA	69 SQ M	747 SQ FT
TOTAL EXTERNAL AREA	17 SQ M	184 SQ FT
LIVING/KITCHEN/DINING ROOM	6.1M X 4.7M	20'0" X 15'5"
BEDROOM 1	6.1M X 3.3M	19'11" X 10'9"
BEDROOM 2	2.8M X 3.2M	9'3" X 10'6"
BATHROOM	2.2M X 2.1M	7'1" X 7'0"
EN-SUITE	2.1M X 1.6M	6'11" X 5'5"
TERRACE	1.6M X 10.3M	5'3" X 33'11"

KEY

- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer

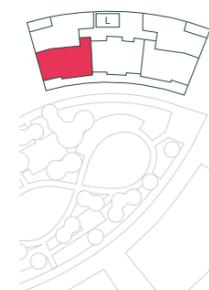
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7TH FLOOR: IB07035



68

IB



APARTMENT DIMENSIONS

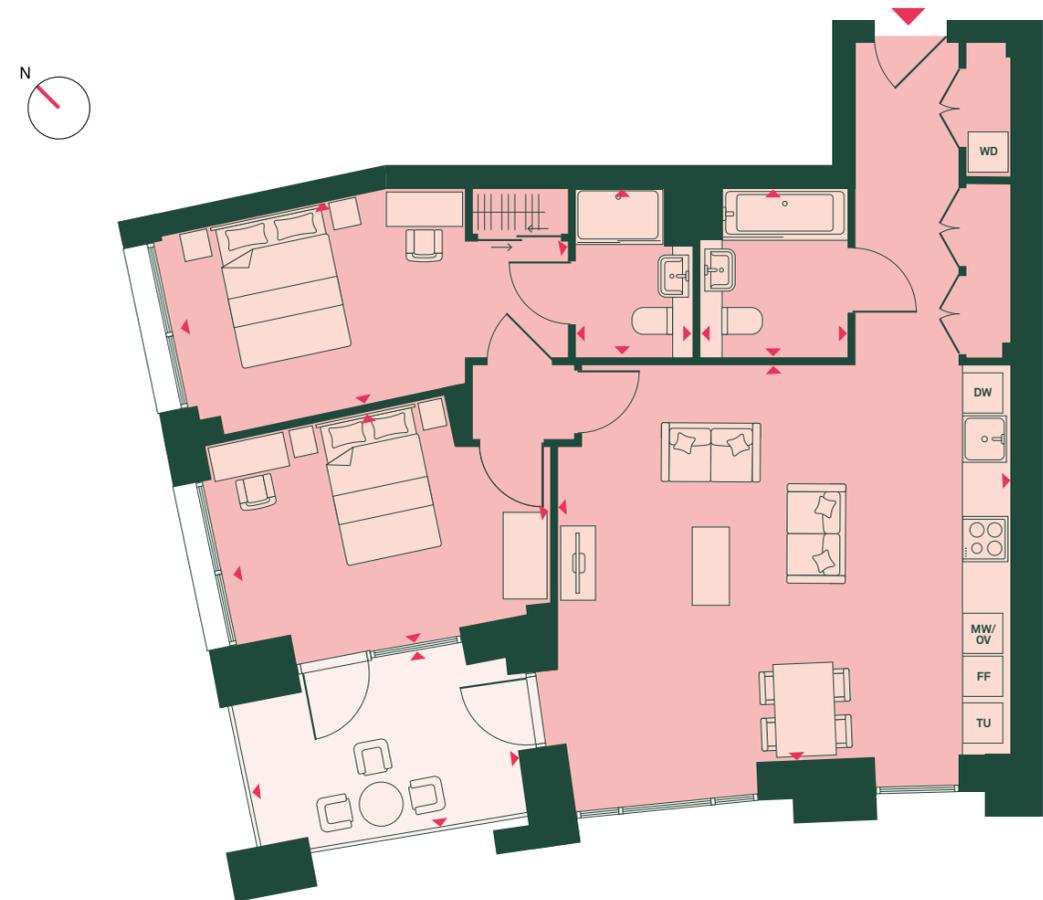
	86 SQ M	934 SQ FT
TOTAL AREA		
TOTAL INTERNAL AREA	69 SQ M	745 SQ FT
TOTAL EXTERNAL AREA	17 SQ M	189 SQ FT
LIVING/KITCHEN/DINING ROOM	6.1M X 4.7M	20'1" X 15'4"
BEDROOM 1	6.0M X 3.3M	19'10" X 10'8"
BEDROOM 2	2.9M X 3.2M	9'7" X 10'6"
BATHROOM	2.2M X 2.2M	7'1" X 7'1"
EN-SUITE	2.1M X 1.6M	6'10" X 5'3"
TERRACE	2.1M X 10.5M	7'0" X 34'4"

KEY

FF: Fridge/freezer
MV: Microwave
OV: Oven
DW: Dishwasher
WD: Washer/dryer

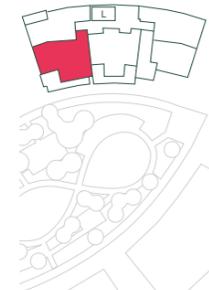
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1ST FLOOR: IB01005 | 2ND FLOOR: IB02010 | 3RD FLOOR: IB03015 | 4TH FLOOR: IB04020
 5TH FLOOR: IB05025 | 6TH FLOOR: IB06030



69

IB



APARTMENT DIMENSIONS

	87 SQ M	937 SQ FT
TOTAL AREA		
TOTAL INTERNAL AREA	79 SQ M	850 SQ FT
TOTAL EXTERNAL AREA	8 SQ M	87 SQ FT
LIVING/KITCHEN/DINING ROOM	5.3M X 6.1M	17'6" X 20'2"
BEDROOM 1	2.8M X 5.3M	9'1" X 17'6"
BEDROOM 2	3.2M X 4.3M	10'5" X 14'4"
BATHROOM	2.3M X 2.0M	7'5" X 6'7"
EN-SUITE	2.3M X 1.6M	7'5" X 5'3"
BALCONY	2.3M X 3.6M	7'9" X 11'11"

KEY

FF: Fridge/freezer
MV: Microwave
OV: Oven
DW: Dishwasher
WD: Washer/dryer
TU: Tall unit

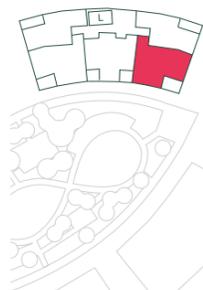
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2ND FLOOR: IB02012 | 3RD FLOOR: IB03017 | 4TH FLOOR: IB04022 | 5TH FLOOR: IB05027
6TH FLOOR: IB06032 |

70



IB



APARTMENT DIMENSIONS

	87 SQ M	939 SQ FT
TOTAL AREA		
TOTAL INTERNAL AREA	79 SQ M	853 SQ FT
TOTAL EXTERNAL AREA	8 SQ M	86 SQ FT
LIVING/KITCHEN/DINING ROOM	5.3M X 6.1M	17'6" X 20'2"
BEDROOM 1	2.8M X 5.3M	9'3" X 17'7"
BEDROOM 2	3.1M X 4.3M	10'4" X 14'3"
BATHROOM	2.3M X 2.0M	7'5" X 6'7"
EN-SUITE	2.3M X 1.6M	7'5" X 5'3"
BALCONY	2.4M X 3.6M	7'8" X 11'10"

KEY

FF: Fridge/freezer
MV: Microwave
OV: Oven
DW: Dishwasher
WD: Washer/dryer
TU: Tall unit

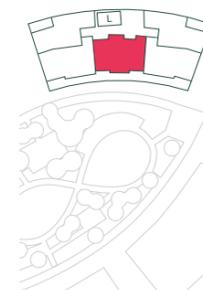
2 BED

7TH FLOOR: IB07036 |

71



IB



APARTMENT DIMENSIONS

	90 SQ M	975 SQ FT
TOTAL AREA		
TOTAL INTERNAL AREA	73 SQ M	784 SQ FT
TOTAL EXTERNAL AREA	17 SQ M	191 SQ FT
LIVING/KITCHEN/DINING ROOM	6.0M X 4.0M	19'10" X 13'1"
BEDROOM 1	4.7M X 3.1M	15'5" X 10'2"
BEDROOM 2	4.2M X 3.2M	13'11" X 10'5"
BATHROOM	2.2M X 2.1M	7'1" X 6'10"
EN-SUITE	1.6M X 2.1M	5'3" X 6'11"
TERRACE	1.6M X 10.0M	5'2" X 32'8"

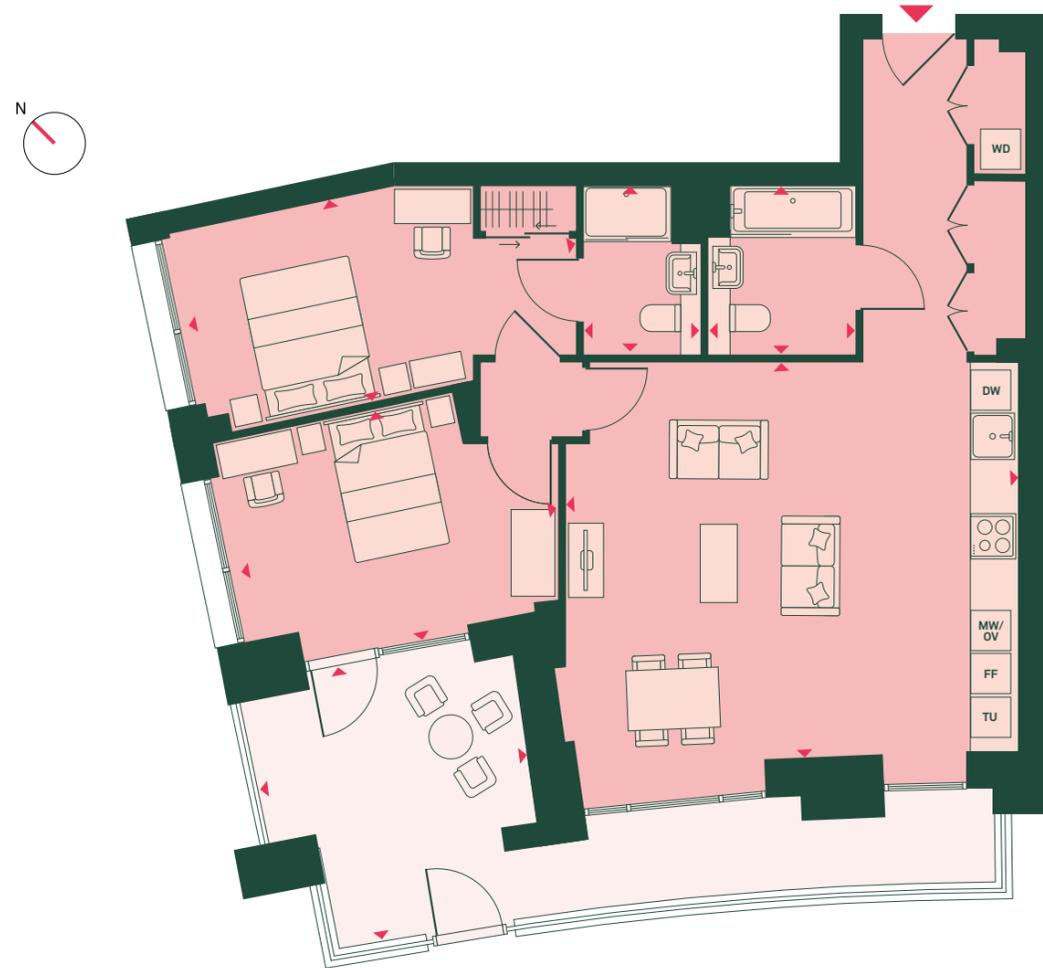
KEY

FF: Fridge/freezer
MV: Microwave
OV: Oven
DW: Dishwasher
WD: Washer/dryer

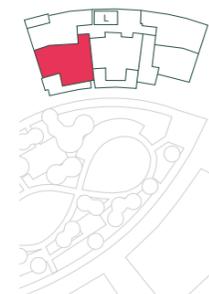
2 BED

G FLOOR: IB0G002

72



IB



APARTMENT DIMENSIONS

	96 SQ M	1,036 SQ FT
TOTAL AREA		
TOTAL INTERNAL AREA	79 SQ M	850 SQ FT
TOTAL EXTERNAL AREA	17 SQ M	186 SQ FT
LIVING/ KITCHEN /DINING ROOM	5.3M X 6.1M	17'6" X 20'2"
BEDROOM 1	2.8M X 5.3M	9'1" X 17'6"
BEDROOM 2	3.1M X 4.3M	10'5" X 14'4"
BATHROOM	2.2M X 2.0M	7'5" X 6'7"
EN-SUITE	2.2M X 1.6M	7'5" X 5'3"
TERRACE	3.8M X 9.7M	12'5" X 31'11"

KEY

- FF:** Fridge/freezer
- MV:** Microwave
- OV:** Oven
- DW:** Dishwasher
- WD:** Washer/dryer
- TU:** Tall unit

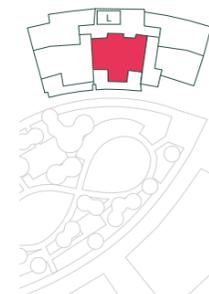
2 BED

G FLOOR: IB0G003

73



IB



APARTMENT DIMENSIONS

	99 SQ M	1,067 SQ FT
TOTAL AREA		
TOTAL INTERNAL AREA	79 SQ M	848 SQ FT
TOTAL EXTERNAL AREA	20 SQ M	219 SQ FT
LIVING/ KITCHEN /DINING ROOM	7.5M X 4.0M	24'6" X 13'4"
BEDROOM 1	4.2M X 3.1M	13'9" X 10'1"
BEDROOM 2	4.2M X 3.0M	14'0" X 9'10"
BATHROOM	2.1M X 2.0M	7'1" X 6'10"
EN-SUITE	2.1M X 1.6M	6'10" X 5'4"
TERRACE	3.8M X 8.6M	12'5" X 28'2"

KEY

- FF:** Fridge/freezer
- MV:** Microwave
- OV:** Oven
- DW:** Dishwasher
- WD:** Washer/dryer
- TU:** Tall unit

FLOOR
PLANS

iC: OSIER COLLECTION



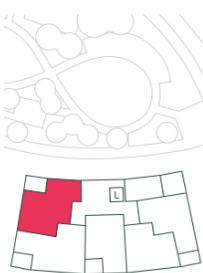
2 BED

2ND FLOOR: IC02010 | 3RD FLOOR: IC03015 | 4TH FLOOR: IC04020 | 5TH FLOOR: IC05025 |

76



IC



APARTMENT DIMENSIONS

	71 SQ M	758 SQ FT
TOTAL AREA		
TOTAL INTERNAL AREA	64 SQ M	686 SQ FT
TOTAL EXTERNAL AREA	7 SQ M	72 SQ FT
LIVING/ KITCHEN /DINING ROOM	3.7M X 7.1M	12'3" X 23'5"
BEDROOM 1	2.8M X 4.7M	9'4" X 15'7"
BEDROOM 2	2.7M X 3.0M	8'9" X 9'10"
BATHROOM	2.1M X 3.1M	6'11" X 10'2"
BALCONY	3.2M X 2.1M	10'8" X 7'0"

KEY

- FF:** Fridge/freezer
- MV:** Microwave
- OV:** Oven
- DW:** Dishwasher
- WD:** Washer/dryer
- TU:** Tall unit

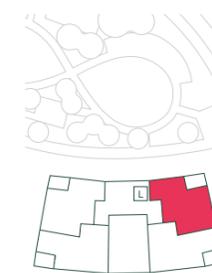
2 BED

2ND FLOOR: IC02014 | 3RD FLOOR: IC04024 |

77



IC



APARTMENT DIMENSIONS

	70 SQ M	763 SQ FT
TOTAL AREA		
TOTAL INTERNAL AREA	64 SQ M	692 SQ FT
TOTAL EXTERNAL AREA	6 SQ M	71 SQ FT
LIVING/ KITCHEN /DINING ROOM	3.8M X 7.1M	12'3" X 23'4"
BEDROOM 1	2.8M X 4.8M	9'4" X 15'8"
BEDROOM 2	2.9M X 3.0M	9'6" X 10'2"
BATHROOM	2.2M X 3.0M	7'2" X 10'1"
BALCONY	3.3M X 2.1M	10'8" X 7'0"

KEY

- FF:** Fridge/freezer
- MV:** Microwave
- OV:** Oven
- DW:** Dishwasher
- WD:** Washer/dryer
- TU:** Tall unit

FLOOR PLANS

iD: OSIER COLLECTION

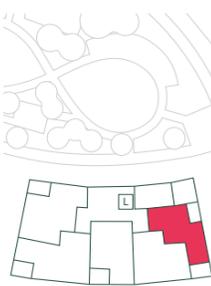


STUDIO

1ST FLOOR: ID01006



iC



APARTMENT DIMENSIONS

TOTAL AREA	49 SQ M	529 SQ FT
TOTAL INTERNAL AREA	44 SQ M	477 SQ FT
TOTAL EXTERNAL AREA	5 SQ M	52 SQ FT
LIVING/ KITCHEN /DINING ROOM	6.0M X 5.5M	20'0" X 18'3"
SLEEPING AREA	2.8M X 3.5M	9'4" X 11'6"
BATHROOM	2.2M X 1.9M	7'5" X 6'5"
BALCONY	1.8M X 2.8M	5'11" X 9'3"

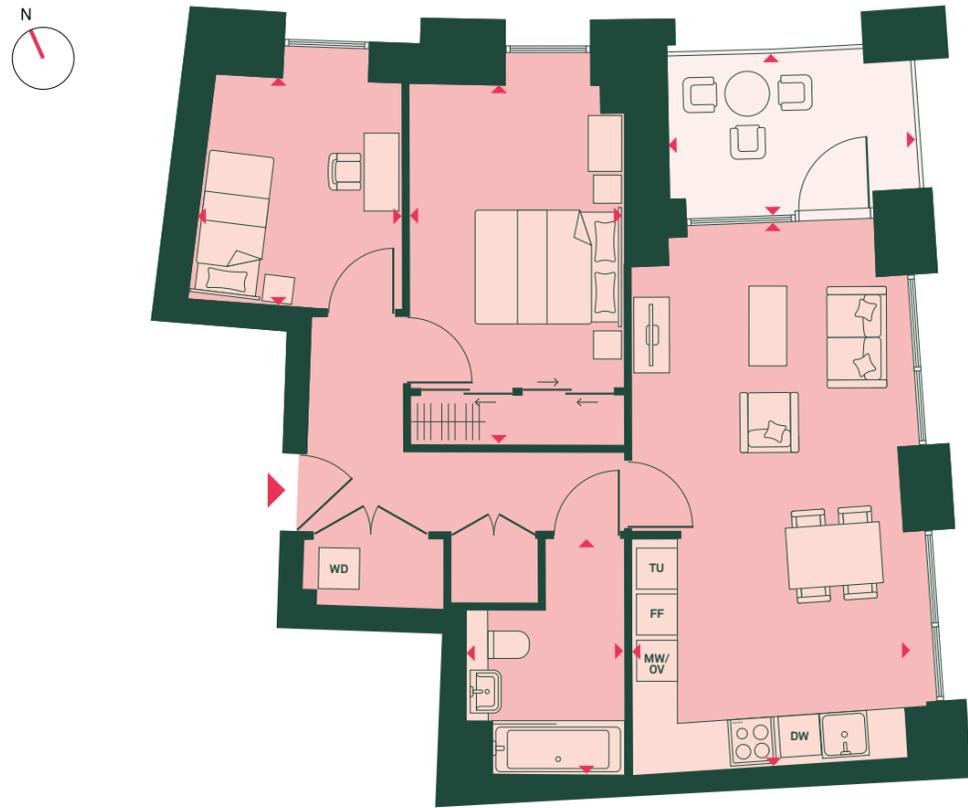
KEY

- FF:** Fridge/freezer
- MV:** Microwave
- OV:** Oven
- DW:** Dishwasher
- WD:** Washer/dryer

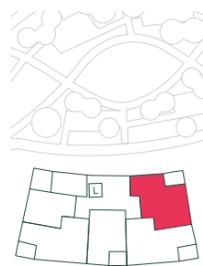
2 BED

2ND FLOOR: ID02014 | 5TH FLOOR: ID05029

82



ID



APARTMENT DIMENSIONS

	70 SQ M	757 SQ FT
TOTAL AREA		
TOTAL INTERNAL AREA	64 SQ M	686 SQ FT
TOTAL EXTERNAL AREA	6 SQ M	71 SQ FT
LIVING/ KITCHEN /DINING ROOM	3.7M X 7.1M	12'2" X 23'5"
BEDROOM 1	2.8M X 4.7M	9'4" X 15'7"
BEDROOM 2	2.7M X 3.0M	8'11" X 9'11"
BATHROOM	2.1M X 3.1M	6'11" X 10'2"
BALCONY	3.3M X 2.1M	10'9" X 7'0"

KEY

- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer
- TU: Tall unit

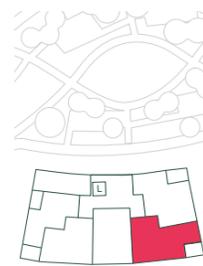
2 BED

2ND FLOOR: ID02013

83



ID



APARTMENT DIMENSIONS

	71 SQ M	758 SQ FT
TOTAL AREA		
TOTAL INTERNAL AREA	64 SQ M	685 SQ FT
TOTAL EXTERNAL AREA	7 SQ M	73 SQ FT
LIVING/ KITCHEN /DINING ROOM	6.2M X 5.4M	20'6" X 17'7"
BEDROOM 1	3.7M X 4.0M	12'0" X 13'1"
BEDROOM 2	2.4M X 4.0M	7'10" X 13'3"
BATHROOM	2.1M X 2.2M	6'11" X 7'2"
BALCONY	3.0M X 2.3M	10'0" X 7'8"

KEY

- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer
- TU: Tall unit

2 BED

5TH FLOOR: ID05025

84



ID



APARTMENT DIMENSIONS

	M	FT
TOTAL AREA	71 SQ M	762 SQ FT
TOTAL INTERNAL AREA	64 SQ M	691 SQ FT
TOTAL EXTERNAL AREA	7 SQ M	71 SQ FT
LIVING/ KITCHEN /DINING ROOM	3.8M X 7.1M	12'6" X 23'4"
BEDROOM 1	2.8M X 4.8M	9'4" X 15'7"
BEDROOM 2	2.8M X 3.1M	9'3" X 10'2"
BATHROOM	2.2M X 3.0M	7'1" X 10'0"
BALCONY	3.3M X 2.1M	10'9" X 7'0"

KEY

- FF:** Fridge/freezer
- MV:** Microwave
- OV:** Oven
- DW:** Dishwasher
- WD:** Washer/dryer
- TU:** Tall unit

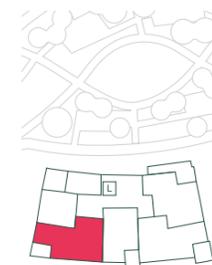
2 BED

G FLOOR: ID0G001

85



ID



APARTMENT DIMENSIONS

	M	FT
TOTAL AREA	72 SQ M	777 SQ FT
TOTAL INTERNAL AREA	64 SQ M	690 SQ FT
TOTAL EXTERNAL AREA	8 SQ M	87 SQ FT
LIVING/ KITCHEN /DINING ROOM	6.2M X 5.4M	20'6" X 17'7"
BEDROOM 1	3.6M X 4.0M	11'11" X 13'2"
BEDROOM 2	2.4M X 4.0M	7'10" X 13'3"
BATHROOM	2.1M X 2.2M	6'11" X 7'1"
TERRACE	3.5M X 2.4M	11'5" X 8'0"

KEY

- FF:** Fridge/freezer
- MV:** Microwave
- OV:** Oven
- DW:** Dishwasher
- WD:** Washer/dryer
- TU:** Tall unit



We at Peabody have a proud legacy of helping generations of homebuyers and residents find their place in thriving neighbourhoods, communities and homes for over 160 years.

The team at Peabody New Homes is dedicated to finding you a home that is more than just a place to live. A place you can call your own. A place to belong. A place that you're proud to call home.

BUILDING HISTORY

Formed over 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations responsible for more than 107,000 homes and around 220,000 residents across London and the Home Counties.

CUSTOMER FOCUS

Whether it's your first or forever home, we know that buying a new place can be a demanding time. Our sales team is committed to guiding you through the process and helping you every step of the way. Rated "Excellent" on Trustpilot, we're proud to offer you a service that makes a difference.

QUALITY, DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry renowned for quality, multi-award-winning and innovative design. We work with industry experts and continually monitor quality throughout the building process to reduce our impact on climate change, lessen our carbon footprint and create properties people are proud to call home.

Our Greener Homes Programme is our commitment to the environment and will aim to minimise our impact on the planet and support thriving neighbourhoods.

SOCIAL IMPACT

Our social purpose is why we exist. We re-invest the surplus made from the sale of our homes to provide more homes and services to those who need it most. We deliver services that support customers and the wider communities that we work in, and invest in local projects through our Community Foundation.

TRACK RECORD OF URBAN REGENERATION

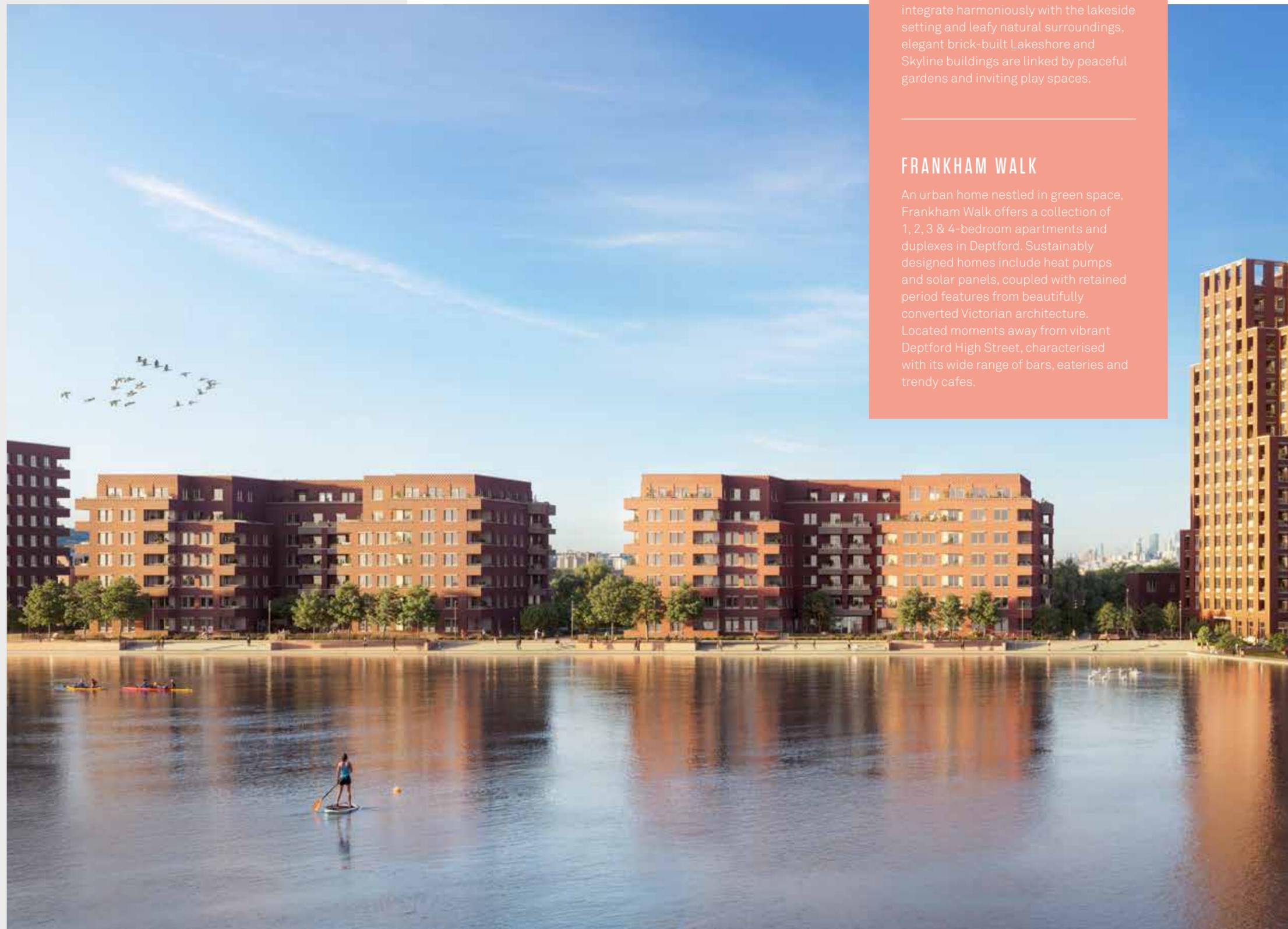
Here are just a few examples of where we have recently delivered award-winning urban regeneration in London.

SOUTHMERE

Southmere offers a collection of 1, 2 and 3 bedroom homes, set within a vibrant waterside community. Homes at Southmere include panoramic views towards the City whilst being surrounded by abundant green space. Designed to integrate harmoniously with the lakeside setting and leafy natural surroundings, elegant brick-built Lakeshore and Skyline buildings are linked by peaceful gardens and inviting play spaces.

FRANKHAM WALK

An urban home nestled in green space, Frankham Walk offers a collection of 1, 2, 3 & 4-bedroom apartments and duplexes in Deptford. Sustainably designed homes include heat pumps and solar panels, coupled with retained period features from beautifully converted Victorian architecture. Located moments away from vibrant Deptford High Street, characterised with its wide range of bars, eateries and trendy cafes.





ENQUIRIES:

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United Kingdom

Selling agents

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