

BLACKHEATH • EST.1683

A luxury collection of 2, 3 & 4 bedroom apartments









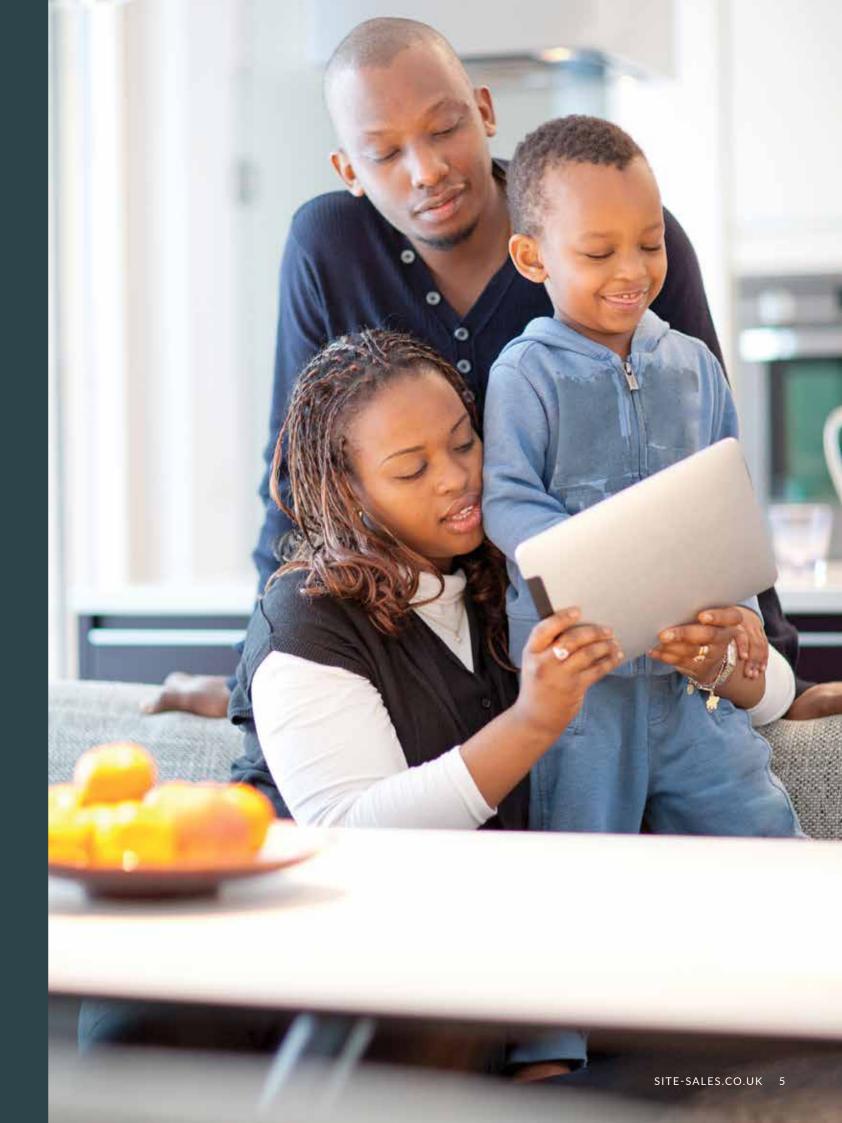




# LIVE LIFE YOUR WAY

Close to the leafy open green spaces of Blackheath and Greenwich and only 10 minutes by train to London Bridge from Lewisham Station, Christopher Boone's is exceptionally well connected. Set within a secure gated development and designed around your contemporary lifestyle, these stylish new homes have a quality specification.

Your home will boast a generous sized, fitted kitchen with ample work surfaces and appliances – including dishwasher and washer/dryer – discretely tucked away. Bathrooms are tiled with chrome fixtures and bold, modern fittings. Generously sized windows and high ceilings ensure rooms are light and airy to enhance the open plan living area. All apartments have either a private balcony, terrace or a cosy garden to make the most of the British summer.





Greenwich Park



Blackheath

Brockley Market



Greenwich Market

With picture postcard charm, Blackheath is one of London's prettiest and most welcoming neighbourhoods. Straddling, Lewisham and Greenwich, the area is well connected and has everything you need close at hand.

Christopher Boone's is less than 10 minutes walk from Lewisham High Street with a vibrant mix of pubs and restaurants, along with a range of amenities such as banks, pharmacies and local shops. Here, you will find the Lewisham Shopping Centre with niche boutiques and bigger brands like M&S, H&M and Sainsbury's. Just outside the centre, the authentic Lewisham Market that opened in 1906, sells everything from flowers to fabric and for delicious artisan food and fresh produce the award winning Brockley Farmers' Market is open every Saturday, just 1.2 miles away.

Montpelier Vale and Tranquil Vale, are Blackheath's main shopping streets with a florist, baker, greengrocer, butcher and a mix of boutiques as well as one of London's oldest bookshops, the Bookshop on the Heath. For a cultural mix, Blackheath Halls offers everything from classical music and opera to stand up comedy.

From Lewisham its only 10 minutes to Greenwich on the DLR where you can enjoy the river and the beautiful Greenwich Park, visit the famous Cutty Sark and Greenwich Market or check out the exhibitions at the National Maritime Museum.







Brockley Market



Lewisham is a melting pot of cultures, making it an exciting place to tantalise your taste buds with flavours from all around the world. Here you will discover excellent markets with scrumptious street food and a wide variety of places to eat.

#### Lewisham Market - (est. 1906)

Open 7 days a week this traditional market sells fruit, veg and flowers - and on Sundays you can pick up toys and household goods.

#### **Brockley Market**

Open Saturdays 10am-2pm. Go for seasonal fare from South-East London producers and a great range of street food, like Mike & Ollie's flatbread Wraps.

www.brockleymarket.com

#### Greenwich Market - (est. 1737)

This covered market boasts 120 stalls has a variety of antiques, collectables and crafts and you'll also pick up some tasty food.

www.greenwichmarketlondon.com

#### Hand Made Food

Great lunch spot serving a large range of freshly cooked and very 'Instagramable' dishes.

#### www.handmadefood.com

#### Buenos Aires Café

Meat centric Argentinian cuisine. Try Parrillada Mixta Especial Mixed grill served on a lava stone.

www.buenosairescafe.co.uk

#### The Hare & Billet

One of Blackheath's favourite pubs and winner of 'Time Out' Love London Awards for best pub in Blackheath 2016.

www.hareandbillet.com

Argentinian Steak House (Chain). Try the Tapa De Cuadril.

www.caurestaurants.com

#### Locale

Mediterranean Cuisine - very popular with locals. Try the Monkfish with the Italian preserved lemons.

www.localeblackheath.com

#### Bianco 43

Italian Pizzeria – great for a midweek date night. Try the Sicilliana Pizza.

www.bianco43.com





Lewisham offers a wide range of educational opportunities for all ages.

#### **State Infant and Primary Schools**

The Village Montessori Nursery - thevillagemontessori.com

**St Margaret's Lee Primary School** - Rated outstanding in 2014 by Ofsted stmargaretslee.lewisham.sch.uk

> **St Savior's Catholic** - A popular RC voluntary aided school *stsaviours.lewisham.sch.uk*

John Ball Primary School - One of the highest performing schools in Lewisham and England and rated outstanding.

johnball.lewisham.sch.uk

#### **State Senior Schools**

**St Ursula's Convent School** - An outstanding RC girls school 11-16. stursulas.com

**Prendergast - Hilly Fields College -** An outstanding comprehensive girls' school. prendergast-school.com

**Thomas Tallis School** - A good mixed community school 11-18. thomastallisschool.com

**Harris Academy Greenwich** - An outstanding 11-18 co-ed school. *harrisgreenwich.org.uk* 

#### Universities

Goldsmiths University - www.gold.ac.uk

University of Greenwich - www.gre.ac.uk

London South Bank University - www.lsbu.ac.uk

Please see individual school admissions criteria on their websites. All information taken from the schools' own websites and www.compare-school-performance.service.gov.uk









## WELL CONNECTED

TRAINS, PLANES, AUTOMOBILES... AND CABLE CAR

This must be one of the best connected locations on the planet – with a huge choice of transport options.

#### RAIL

Lewisham Station is less than a mile away, offering quick, frequent Overground and DLR services to the centre of London. London Bridge is just 10 minutes away on the train and Canary Wharf only 15 minutes by DLR.

#### ROADS

Whether you're on the bus, in the car or on your bike, Lewisham is a central road hub. The A2 and A20 both go through this part of London, linking you to the motorway network, Kent countryside, south coast and Channel Tunnel.

There are numerous night buses running to Lewisham from Central London including the N21, N199, N89 and the N136

#### PLANES

There is a swift, efficient DLR link to London City Airport in 36 minutes from Lewisham DLR station and you can reach Gatwick Airport in under an hour via London Bridge. For Heathrow Airport your journey will take 65 minutes via Paddington on the Heathrow Express and Crossrail will offer a faster service from Canary Wharf in under 40 minutes when it is fully operational in Dec 2019.

#### BOATS

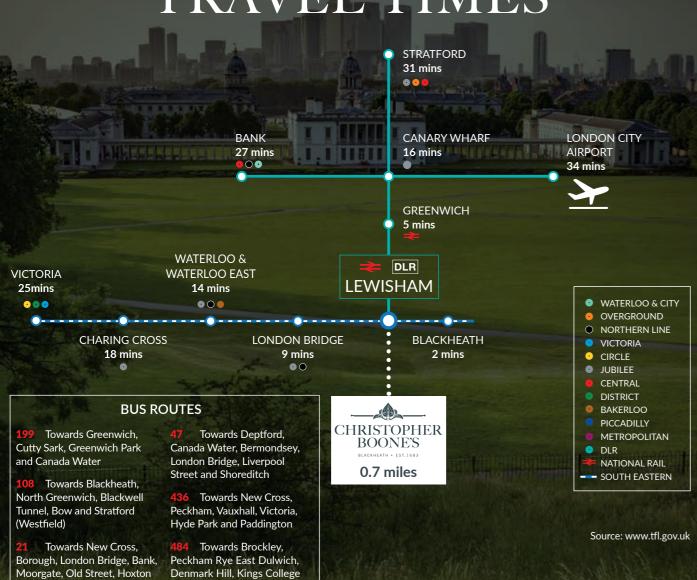
What better way of commuting to the West End on a summer's morning than taking the boat from Greenwich Pier?

#### CABLE CAR

When you want to cross the river you could take a bridge or tunnel. Or you could choose the Emirates Air Line with its spectacular views. No wonder more and more people are choosing this part of town.

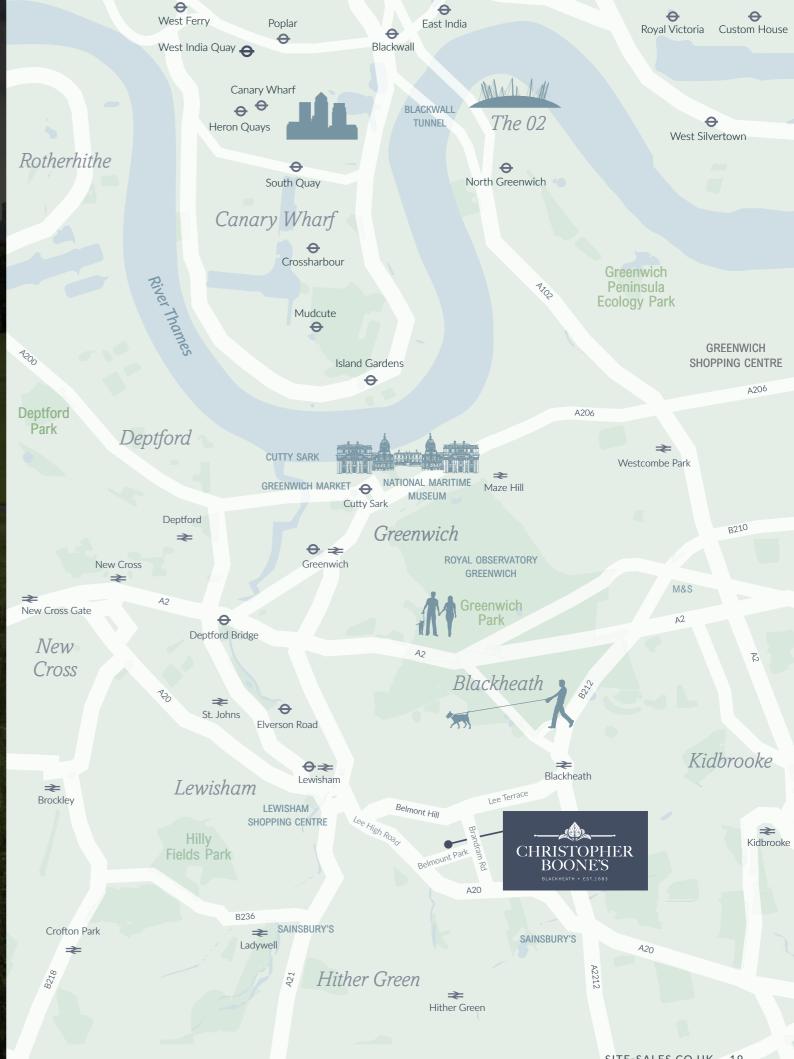


## TRAVEL TIMES





Hospital and Cumberland Gree



and Newington Green





## **SPECIFICATION**

## CHRISTOPHER **BOONE'S**

#### **GENERAL**

- Grey external front doors with chrome door number and eyehole
- Smooth matt white painted walls and ceilings
- Satin white square edged skirting
- White internal doors with satin chrome polished ironmongery
- Wooden composite windows with painted finish internally
- Light wood effect laminate flooring to kitchen, hallways and living areas
- Wool twist carpet to bedrooms
- Wardrobe with sliding door to master bedroom
- Premier and Secure by Design warranties
- Letterboxes located in communal area
- Rollerblinds to main windows

#### KITCHEN

- Grey handless gloss kitchen with composite worktop with under unit lighting
- Glass splashback behind hob with upstand
- Undermounted sink with single mixer tap
- Tall unit with integrated single oven and microwave
- Integrated hob with integrated cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated AEG washer / dryer

#### **BATHROOM**

- Contemporary white sanitaryware
- Large format grey ceramic floor tiling with matching wall tiling
- Heated towel rail
- Mirrored storage cabinet
- White bath with glass curved shower screen
- Grohe thermostatic bath/shower mixer with rain shower head
- Semi-countertop basin
- Chrome single lever mixer tap
- Back to wall WC with chrome pushplate and soft close seat

#### **ENSUITE**

- Contemporary white sanitaryware
- Grey ceramic floor tiling with matching wall tiling
- Heated towel rail
- Glass shower unit with static door screen
- Grohe thermostatic bath/shower mixer with rain shower head
- Semi-countertop basin
- Chrome single lever mixer tap
- Back to wall WC with chrome pushplate

#### HEATING & ELECTRICAL

- Telephone sockets located in living room and bedrooms
- TV sockets located in living room and bedrooms
- Smoke alarm
- Underfloor heating throughout
- Pendants to bedrooms
- LED downlights to kitchen, bathrooms and living areas
- Brushed chrome sockets and switches to kitchen
- Telephone entry system and panic alarm provisions



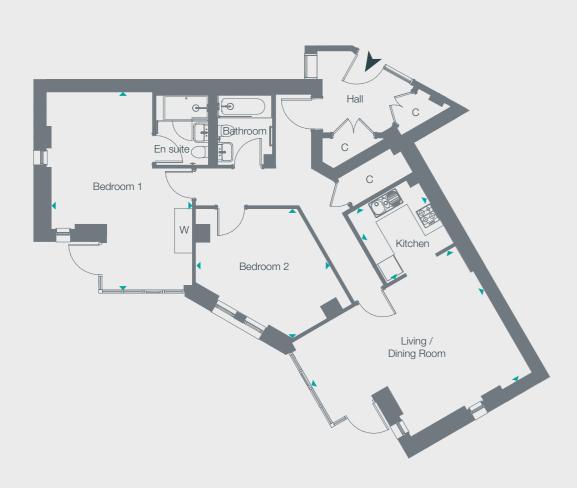


LEWISHAM • EST.1683











Total Area 87.5 sq.m. 942 sq.ft. Living / Dining Room 6.09m x 4.55m 20' 0" x 14' 11" Kitchen 2.47m x 2.41m 8' 1" x 7' 11" Bedroom 1 6.09m x 4.34m 20'0" x 14'3" Bedroom 2 4.05m x 3.99m 13' 3" x 13' 1"

Ground Floor Apartment 101



3rd Floor

1st Floor

Bedroom 3





Total Area	
91.0 sq.m.	979 sq.ft.
Living / dining Roor	m
5.04m x 4.93m	16' 6" x 16' 2"
<b>Kitchen</b> 4.97m x 2.47m	16' 4" x 8' 1"
Bedroom 1 5.28m x 2.88m	17' 4" x 9' 6"
Bedroom 2	

3.65m x 2.84m 12' 0" x 9' 4"

4.00m x 2.45m 13' 1" x 8' 0"

Apartment 107

Apartment 102

F/F - Fridge/Freezer C - Cupboard

KEY

SITE-SALES.CO.UK 27

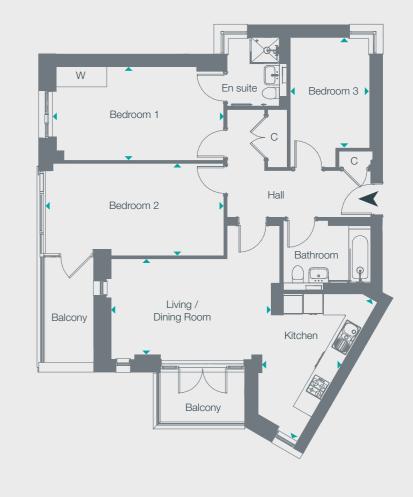
KEY

F/F - Fridge/Freezer

C - Cupboard









103	
1ST FLOOR	

KEY

F/F - Fridge/Freezer

C - Cupboard

3rd Floor	Apartment 106
1st Floor	Apartment 103

070 6
979 sq.ft.
om
16' 6" x 16' 2"
16' 4" x 8' 1"
17' 4" x 9' 6"
4.01.011 01.411
12' 0" x 9' 4"



4th Floor	Apartment 108
2nd Floor	Apartment 104
Total Area	
91.0 sq.m.	979 sq.ft.
Living / dining Ro	
4.93m x 2.95m	16' 2" x 9' 8"
Kitchen	
4.85m x 2.47m	15' 11" x 8' 1"
Redroom 1	
5.27m x 2.88m	17' 3" x 9' 6"
J.Z/III X Z.00III	1/ 3 x 7 0
Bedroom 2	
5.48m x 2.84m	18' 0" x 9' 4"
Bedroom 3	
3 41m x 2 45m	11' 2" x 8' 0"

KEY

F/F - Fridge/Freezer C - Cupboard









105
2ND FLOOR

KEY

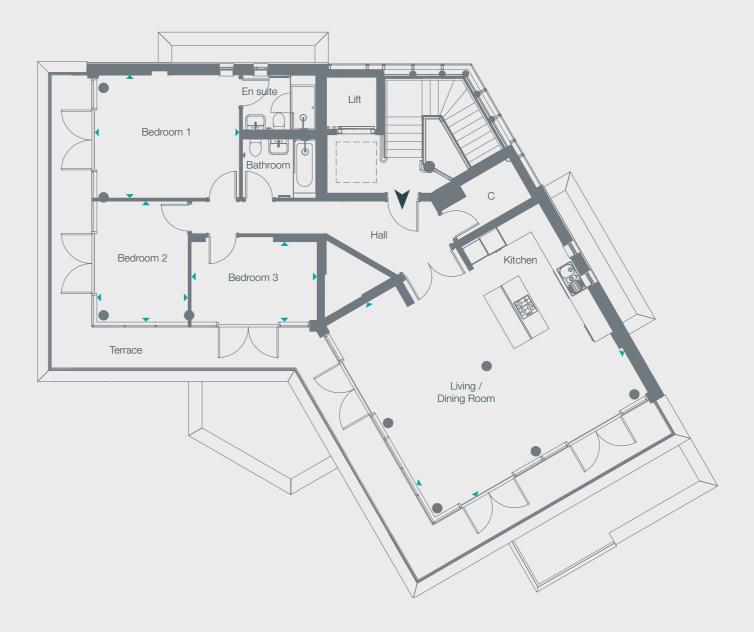
F/F - Fridge/Freezer

C - Cupboard

4th Floor	Apartment 109
2nd Floor	Apartment 105

Total Area		
91.0 sq.m.	979 sq.ft.	
Living / Dining Ro	om	
4.93m x 3.23m	16' 2" x 10' 7"	
Kitchen		
4.82m x 2.48m	15' 10" x 8' 2"	
Bedroom 1		
5.36m x 2.88m	17' 7" x 9' 6"	
Bedroom 2		
5.55m x 2.84m	18' 3" x 9' 4"	
Bedroom 3		

4.00m x 2.45m 13' 1" x 8' 0"





5th Floor Apartment 110

1,297 sq.ft.

Living / Dining / Kitchen
7.60m x 6.81m 24' 11" x 22' 4"

7.60m x 6.81m Bedroom 1

4.42m x 3.79m 14' 6" x 12' 5"

Bedroom 2

Total Area 120.5 sq.m.

3.72m x 2.81m 12' 2" x 9' 3"

Bedroom 3

3.87m x 2.47m 12' 9" x 8' 1"

KEY

W - Wardrobe C - Cupboard F/F - Fridge/Freezer



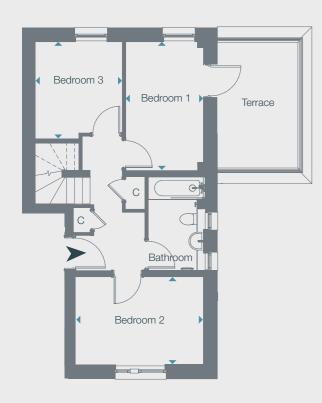
### BILLINGSHURST HOUSE

### THREE BEDROOM DUPLEX APARTMENTS



#### THIRD FLOOR

SECOND FLOOR





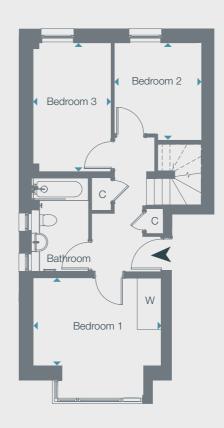
Duplexes 210, 212, 214 & 216

Total Area	
90.5 sq.m.	974 sq.ft.
Living Room	
5.25m x 3.25m	17' 3" x 10' 8"
Kitchen / Dining I	Room
5.25m x 3.05m	17' 3" x 10' 0"
Bedroom 1	
3.96m x 2.40m	13'0" x 7' 10"
Bedroom 2	
3.94m x 2.71m	12' 11" x 8' 11"
Bedroom 3	
2 99m x 2 63m	9' 10" x 8' 8"

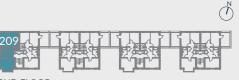




THIRD FLOOR







2ND FLOOR

Duplex 209

Total Area 93 sq.m.	1,001 sq.ft.	
70 3q.III.	1,001 34.11.	
Living Room		
5.25m x 3.25m	17' 2" x 10' 8"	
Kitchen / Dining I	Room	
5.25m x 3.05m	17' 2" x 10' 0"	
Bedroom 1		
3.95m x 2.71m	13' 0" x 8' 11"	
Bedroom 2		
2 99m x 2 64m	12' 11" x 8' 8"	

Bedroom 3 3.96m x 2.40

3.96m x 2.40m 9' 10" x 7' 10"

KEY

F/F - Fridge/Freezer
C - Cupboard

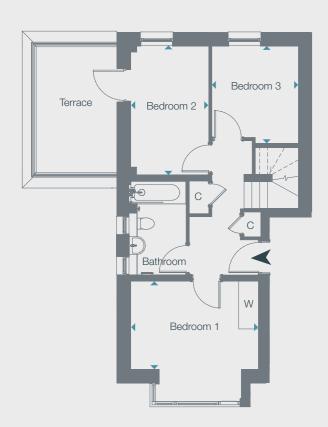


### **BILLINGSHURST HOUSE**

### THREE BEDROOM DUPLEX APARTMENTS



THIRD FLOOR





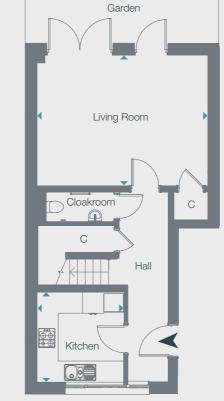
Duplexes 211, 213 & 215

KEY

F/F - Fridge/Freezer

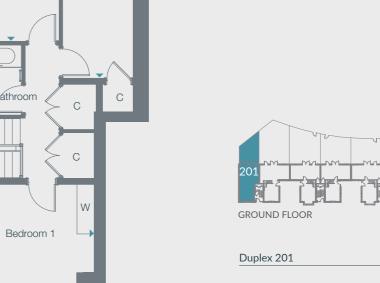
C - Cupboard

93 sq.m.	1,001 sq.ft.
Living Room	
5.25m x 3.25m	17' 2" × 10' 8"
Kitchen / Dining I	Room
5.25m x 3.05m	17' 2" x 10' 0"
Bedroom 1	
3.94m x 2.71m	12' 11" x 8' 11"
Bedroom 2	
3.96m x 2.40m	9' 10" x 7' 10"
Bedroom 3	
2.99m x 2.64m	12' 11" x 8' 8"





FIRST FLOOR



▶ Bedroom 2 ▶

Bedroom 3

Total Area	4.005	
96.5 sq.m.	1,035 sq.ft.	
Living Room		
5.25m x 4.02m	17' 2" x 13' 2"	
Kitchen / Dining	Room	
2.77m x 2.68m	9' 1" x 8' 10"	
Bedroom 1		
200.00 1		
3.94m x 2.71m	12' 11" x 8' 11"	
Bedroom 2		
	13' 0" x 7' 1"	

9' 5" x 9' 3"

 $\bigvee_{N}$ 

F/F - Fridge/Freezer C - Cupboard

KEY

2.86m x 2.82m

34 CHRISTOPHER BOONE'S

SECOND FLOOR



### BILLINGSHURST HOUSE

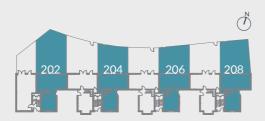
### FOUR BEDROOM DUPLEX APARTMENTS



FIRST FLOOR



**GROUND FLOOR** 



GROUND FLOOR

Duplexes 202, 204, 206 & 208

Total Area	
117 sq.m.	1,262 sq.ft.
Living Room	
4.03m x 2.77m	13' 3" x 9' 1"
V: 1 / D: : 1	
Kitchen / Dining F	
8.72m x 4.02m	28' 7" x 13' 5"
Bedroom 1	
3.95m x 2.71m	13'0" x 9'1"
Bedroom 2	
3.90m x 2.36m	12' 9" x 7' 9"
Bedroom 3	
3.31m x 2.10m	10' 10" x 6'10"
0.01111 X Z.10111	10 10 70 10
Bedroom 4	
2.84m x 2.20m	9' 4" x 7' 3"
2.07III \ 2.20III	/ + / / 0

KEY
F/F - Fridge/Freezer

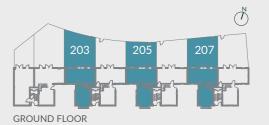
C - Cupboard



FIRST FLOOR



GROUND FLOOR

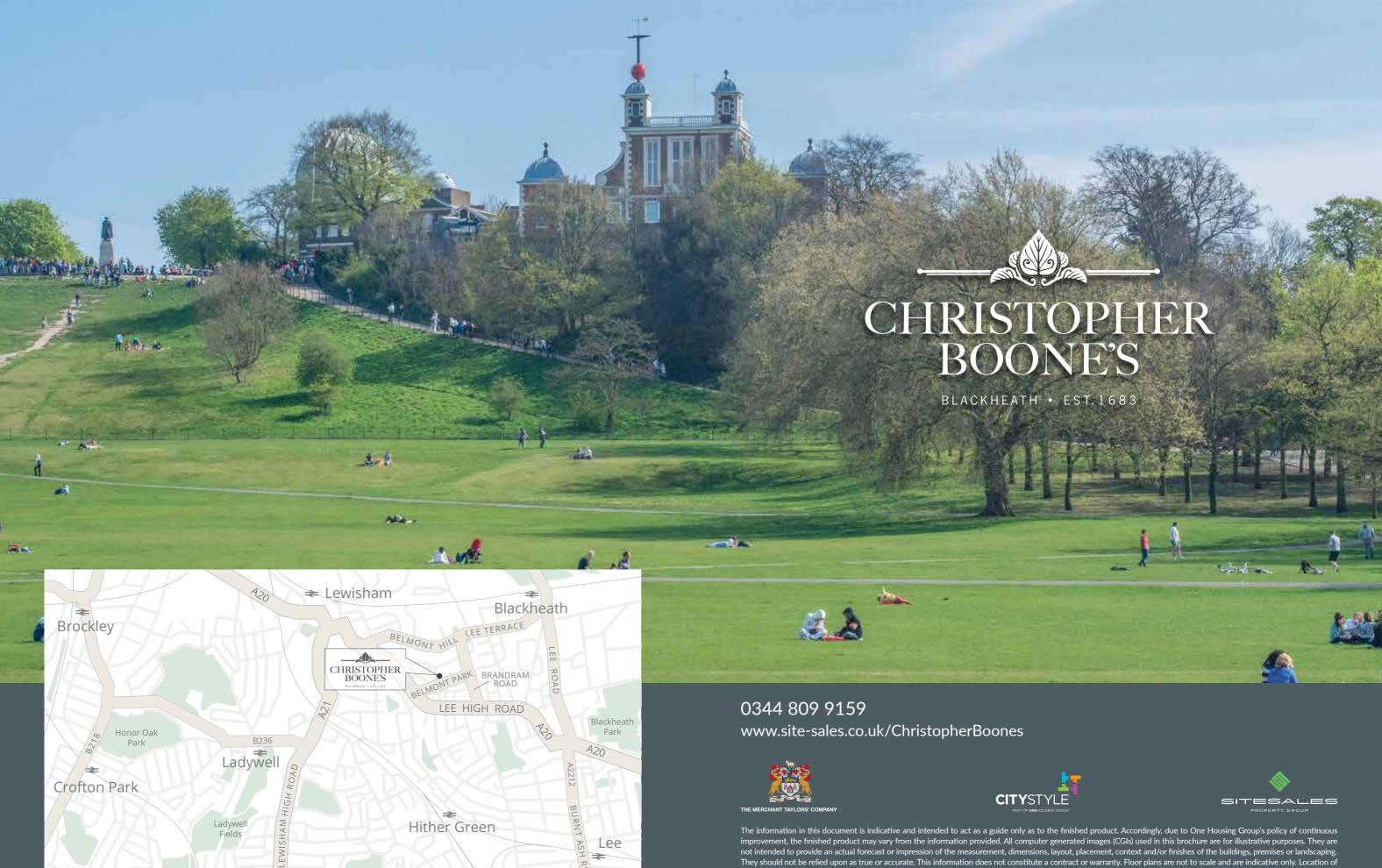


Duplexes 203, 205 & 207

Total Area 119.5 sq.m.	1 200 ca ft	
117.3 Sq.III.	1,288 sq.ft.	
Living Room		
4.03m x 2.77m	13' 3" x 9' 1"	
Kitchen / Dining	Room	
8.18m x 4.02m	26' 8" x 13' 2"	
Bedroom 1		
3.94m x 2.71m	12' 11" x 8' 11"	
Bedroom 2		
3.90m x 2.36m	12' 10" x 7' 9"	
Bedroom 3		
3.31m x 2.10m	10' 10" x 6' 11"	
Bedroom 4		
2.84m x 2.20m	9' 4" x 7' 3"	

KEY

F/F - Fridge/Freezer C - Cupboard



Belmont Park, Lewisham, SE13 5FX

The information in this document is indicative and intended to act as a guide only as to the finished product. Accordingly, due to One Housing Group's policy of continuous improvement, the finished product may vary from the information provided. All computer generated images (CGIs) used in this brochure are for illustrative purposes. They are

the indicated points of measurement, are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Christopher Boone's is a marketing name and does not form part of the approved postal address. All information is believed to be correct at the time of going to print in May 2018. Please speak to our Sales Consultant for further information. Designed and produced by Four Corners Advertising Tel: 020 3358 0040.

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Lee



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