

The Pensmith rises in Peckham's heart, Twenty-four homes, a brand new start.

Vibrant streets, communal gardens to share, Roof terrace views, beyond compare.

Only seventeen minutes to central London, At Pensmith your adventure can start.

Welcome to your new home...

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A collection of 1, 2 & 3 bedroom apartments exclusively for Shared Ownership



OVERVIEW

Writing **NEW BEGINNINGS**

THE PENSMITH OFFERS ONE, TWO AND THREE BEDROOM APARTMENTS ACROSS TWO BLOCKS. WITH COMMUNAL SPACES, PRIVATE OUTDOOR AREAS, AND HIGH-QUALITY FINISHES, JUST 17 MINUTES TO LONDON BRIDGE.

The Pensmith boasts an impressive array of features designed to enhance urban living. The development includes 24 well-appointed apartments where you can start the next chapter in your own home.

Residents can enjoy the communal roof terrace* or relax in the courtyard garden. Each apartment features floor-to-ceiling windows, flooding the living spaces with natural light, while private outdoor balconies or terraces offer personal retreats. The high-quality specifications throughout ensure comfort and style. The Pensmith is perfectly positioned for commuters, cycle to London Bridge station in just 20 minutes through the scenic Burgess Park, combining convenience with a touch of green in the heart of the city.

* Only Apartments in Annie Brewster House will have access to the roof terrace



MODERN HERITAGE

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LOCATED NEAR THE ICONIC PECKHAM LIBRARY IN THIS CULTURALLY RICH **NEIGHBOURHOOD, THE PENSMITH IS INSPIRED BY THE AREA'S LITERARY** TRADITION AND ARTS SCENE.

The Pensmith is more than just a place to live; it's a hub for creativity and culture, reflecting Peckham's dynamic artistic community.

With its commitment to sustainability and green living, The Pensmith offers a tranquil escape from the bustling city life while keeping residents connected to the vibrant energy of Peckham. This development is perfect for those who appreciate art, value diversity, and seek a unique living experience in one of London's most exciting neighbourhoods.



Embracing LITERARY HERITAGE



LOCATION

Peckham's

VIBRANT PALETTE

PECKHAM, A VIBRANT GEM IN SOUTH LONDON, OFFERS A RICH TAPESTRY OF CULTURES, CREATIVITY, AND COMMUNITY. WITH ITS THRIVING ARTS SCENE, DIVERSE CUISINE, AND **GREEN SPACES, THE AREA CAPTIVATES RESIDENTS AND VISITORS ALIKE**

Living in Peckham means immersing yourself in a dynamic, ever-evolving neighbourhood. The area boasts an eclectic mix of independent shops, bustling markets, and trendy cafés, perfect for weekend exploration. Art enthusiasts flock to local galleries and studios, while foodies delight in the array of global cuisines available.

Burgess Park provides a lush escape, ideal for picnics or leisurely strolls. The iconic Bussey Building hosts everything from yoga classes to rooftop film screenings, embodying the area's creative spirit. With excellent transport links, including the Overground, residents enjoy easy access to central London while relishing Peckham's unique charm. This diverse, energetic district is brimming with opportunity and community spirit.



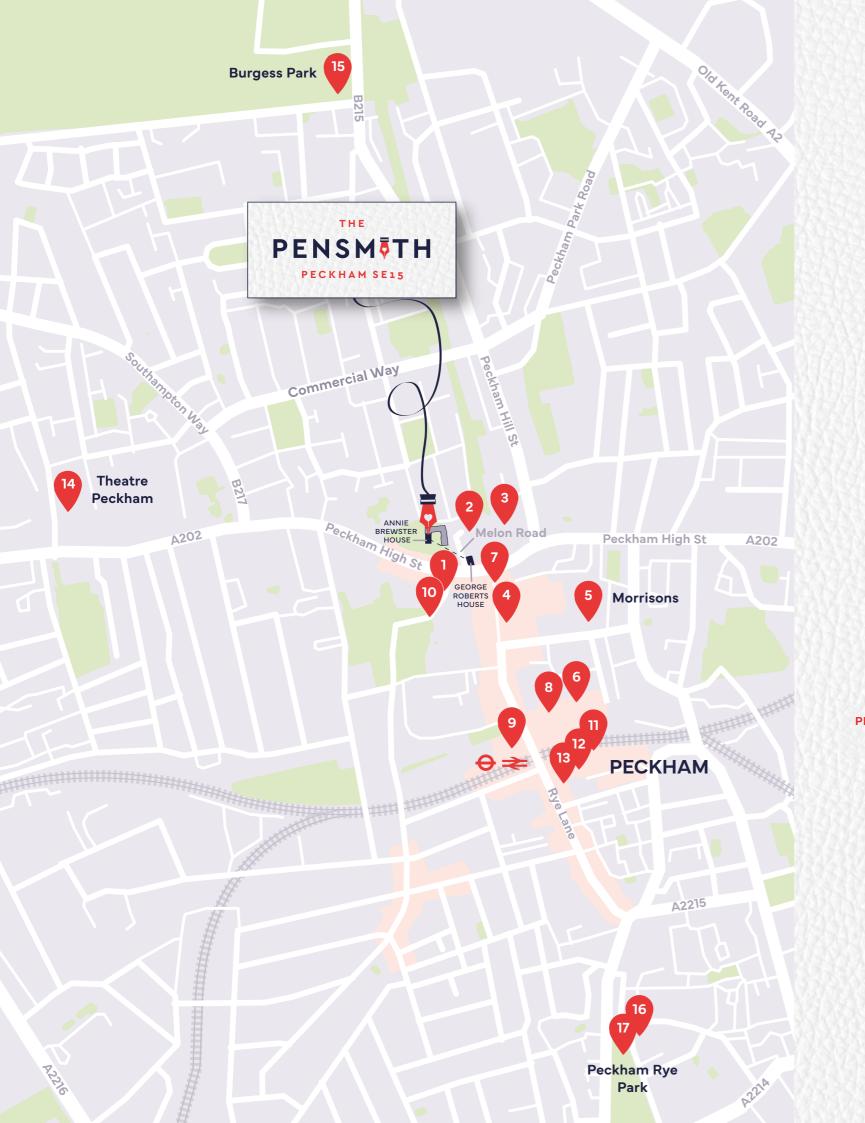


Elevate your

SOCIAL LIFE

Peckham's social scene is a vibrant tapestry of experiences, perfect for creating unforgettable memories with friends. The area boasts a wide variety of bars, from the trendy Brick Brewery taproom to the quirky John the Unicorn. For unparalleled views, head to Frank's Cafe, a seasonal rooftop bar atop a multi-story car park, offering panoramic vistas of London's skyline alongside creative cocktails. The CLF Art Cafe at the Bussey Building hosts diverse events, from club nights to comedy shows. Copeland Park and Peckham Levels are hubs of creativity, housing pop-up food stalls, art galleries, and unique venues. Whether you're seeking a laid-back pint at a local pub or dancing the night away, Peckham's dynamic social landscape has something for everyone.







LOCATION



NEIGHBOURHOOD



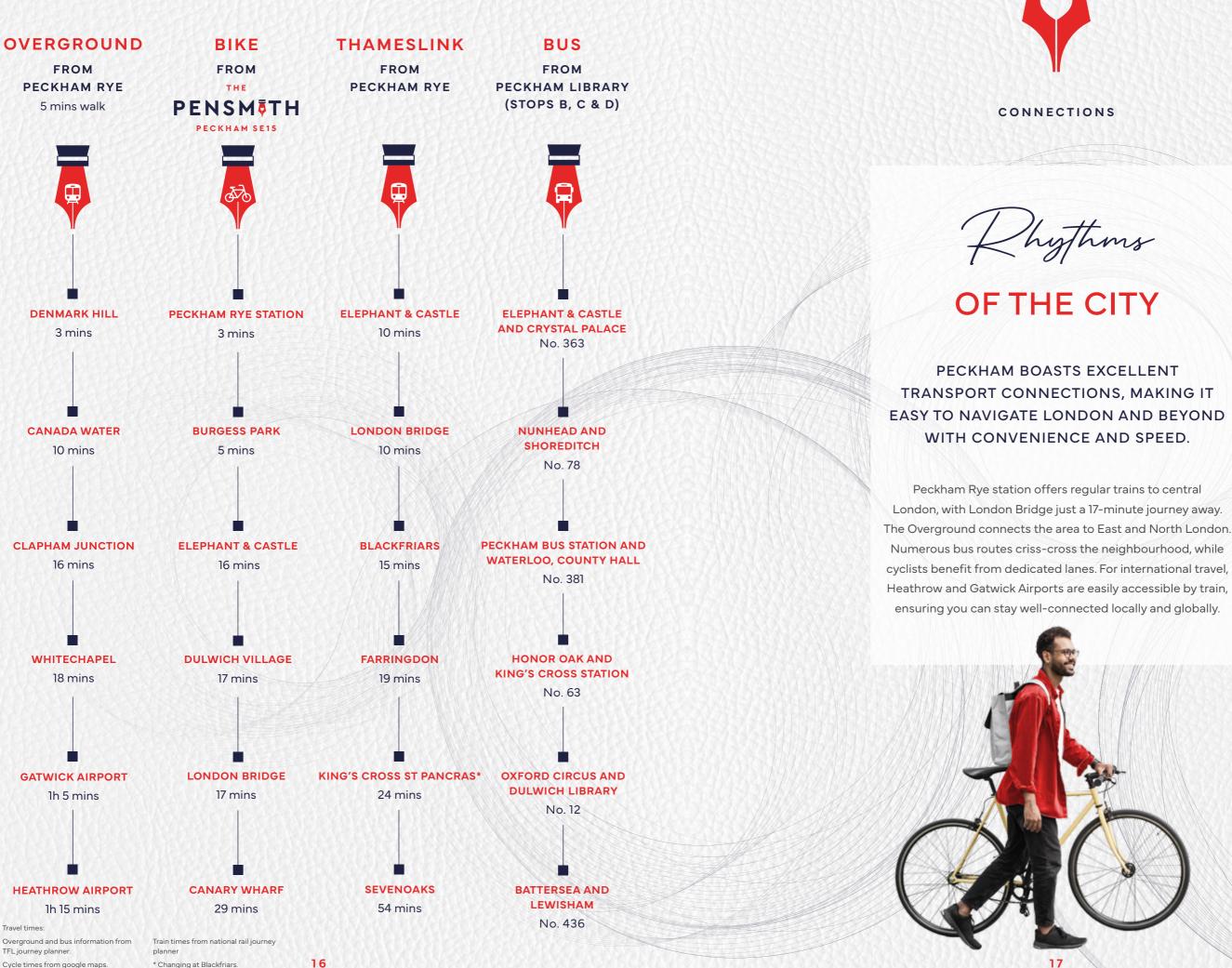












Cycle times from google maps.

* Changing at Blackfriars.

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Watch your story unfold...





SPECIFICATION

Craffing

MODERN LIVING

THE PENSMITH'S BRIGHT INTERIORS AND PRIVATE OUTDOOR AREAS INVITE YOU TO CREATE YOUR OWN UNIQUE BLEND OF MODERN LIVING.

KITCHEN

- · Grey matt kitchen units with chrome effect T-bar handle, Prima wood effect laminate worktop and matching upstand
- Stainless steel 1 ½ bowl, with drainer and mixer tap
- · AEG integrated fridge/freezer, dishwasher, oven, induction hob with cooker hood
 - · Glass hob splashback
 - · AEG integrated under counter freezer
 - Integrated dishwasher

BATHROOM

- · Contemporary white sanitaryware
- · Large format stone beige ceramic floor tiling
 - with matching wall tiling
 - Heated towel rail
 - Mirrored storage cabinet
 - Thermostatic bath/shower mixer with glass shower screen
 - Chrome single lever mixer tap with recessed hand basin
- Back to wall WC with dual chrome push plate
- Shaver socket, toilet roll holder and robe hooks

HEATING & ELECTRICAL

- · Centralised heat and hot water system system throughout the development White contemporary radiators • Pendants to hallway and bedrooms • Telephone / Video door entry system • Air source heat pumps
- Telephone sockets located in living room and bedrooms • TV sockets located in living room and bedrooms • Sky Q provision to living area and master bedroom · Fire detection system to all apartments and sprinkler Polished chrome sockets and switches throughout

- · Low Energy Downlights to kitchens, bathrooms, living area

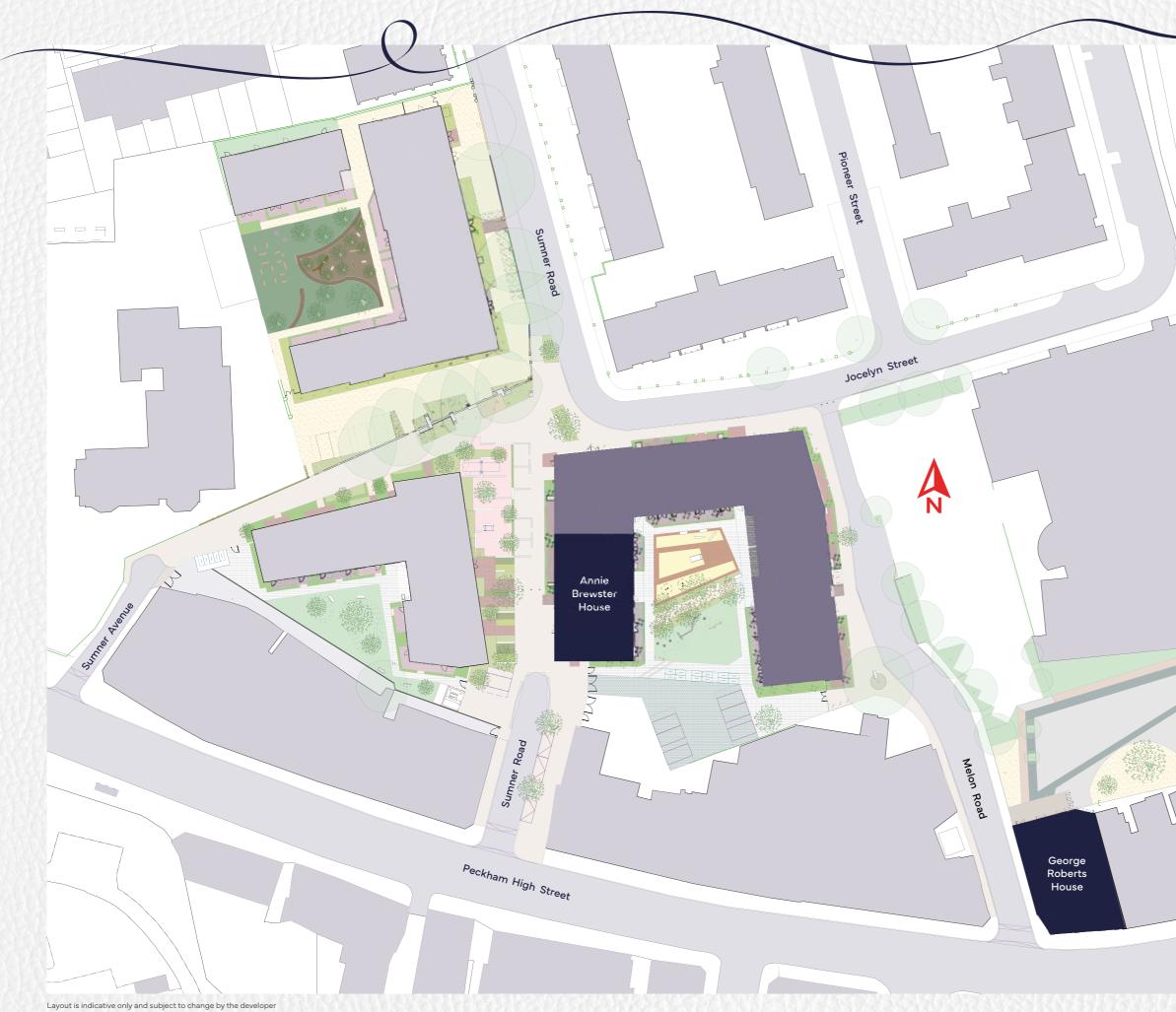
- Comfort cooling (to George Roberts apartments only)

- Matt emulsion painted walls and ceilings
- Satin white square edged skirting ironmongery • Washer/dryer in hallway cupboard • Double glazed uPVC windows • 80/20 Wool twist carpet to bedrooms · Engineered timber flooring to kitchen, living areas and hallways • NHBC 10 year warranty · Roller blinds to main windows (excluding balcony doors) Cycle Stores • Lift access to all floors (excluding apartments in George Roberts)
- • White internal doors with satin chrome polished · Wardrobe to master bedroom with black rail · Letterboxes located in communal area

Make it your own ...



GENERAL

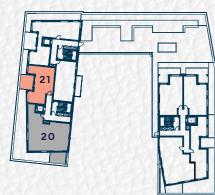






ANNIE BREWSTER HOUSE

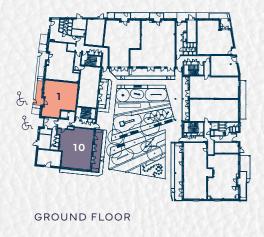
Apartments



FOURTH FLOOR



SECOND FLOOR





FIFTH FLOOR



THIRD FLOOR



FIRST FLOOR

KEY TO APARTMENTS

ONE BEDROOM TWO BEDROOM THREE BEDROOM & WHEELCHAIR ACCESSIBLE

GEORGE ROBERTS HOUSE







GROUND FLOOR

FIRST FLOOR

KEY TO APARTMENTS ONE BEDROOM TWO BEDROOM









One Bedroom One Bedroom

PLOTS 21 & 23

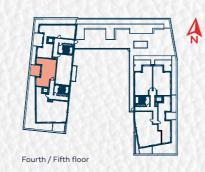




KEY

FF - Space for Fridge / Freezer WD - Washing Dryer W - Wardrobe St - Storage - - - - Inner balcony only to Plot 23

Living / Dining / Kitchen	7.22m x 4.37m	23' 8" x 14' 4"
Bedroom	4.54m x 3.02m	14' 11" x 9' 11"



The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

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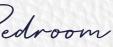
FF - Space for Fridge / Freezer WD - Washing Dryer W - Wardrobe St - Storage

DIMENSIONS

Living / Dining / Kitchen	8.82m x 3.28m	28' 11" x 10' 9"
Bedroom	3.78m x 3.53m	12' 5" x 11' 7"
Total Area 54.6 m ² / 587 ft ²	53432933	31450.43

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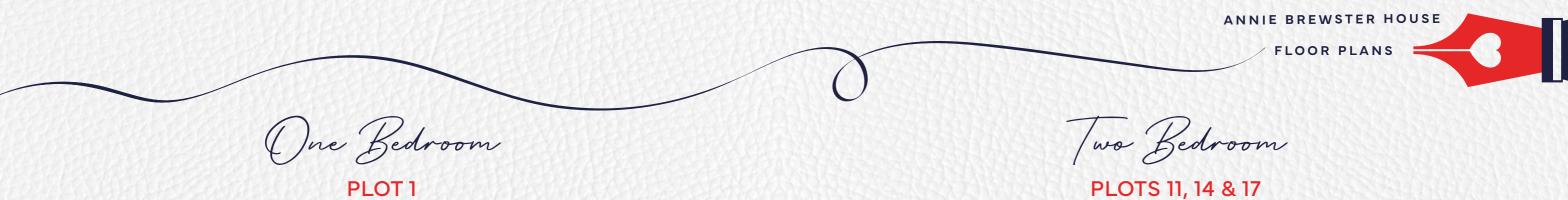








First / Second / Third floor



N F/F 00 Living / Kitchen Dining Room Patio (Shower Room

KEY

FF - Space for Fridge / Freezer WD - Washing Dryer W - Wardrobe St - Storage

DIMENSIONS Living / Dining / Kitchen 882m x 454m 28' 3" x 14' 11"

Living / Dining / Kitchen	8.82m x 4.54m	28' 3" x 14' 11"	
Bedroom	4.79m x 2.94m	15′ 9″ x 9′ 8″	
Total Area 73.4 m²/790 ft²		1000000	



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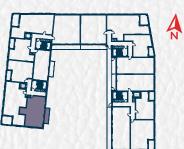
KEY

FF - Space for Fridge / Freezer WD - Washing Dryer W - Wardrobe St - Storage

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Living Room	4.62m x 3.19m	15' 2" x 10' 6'
Kitchen / Dining Room	4.62m x 2.94m	15' 2" x 9' 8"
Bedroom 1	4.20m x 2.86m	13' 9" x 9' 4"
Bedroom 2	4.20m x 3.02m	13' 9" x 9' 11"

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First / Second / Third floor



PLOT 10



KEY

FF - Space for Fridge / Freezer WD - Washing Dryer W - Wardrobe St - Storage

DIMENSIONS

Living / Dining / Kitchen	7.56m x 3.86m	24' 10" x 12' 8"
Bedroom 1	4.54m x 3.02m	14' 11" x 9' 11"
Bedroom 2	3.86m x 3.44m	12' 8" x 11' 4"
Total Area 86.3 m²/929 ft²		246242184



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30

KEY

DIMENSIONS Living Room 4.12m x 3.61m 13' 6" x 11' 10" Kitchen / Dining Room 4.37m x 3.28m 14' 4" x 10' 9" Bedroom 1 4.87m x 2.69m 16' 0" x 8' 10" Bedroom 2 4.37m x 2.86m 14' 4" x 9' 4" Bedroom 3 3.19m x 2.52m 10' 6" x 8' 3" Total Area 87.8 m² / 941 ft²

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FF - Space for Fridge / Freezer WD - Washing Dryer W - Wardrobe St - Storage

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Bedroom 1

Bedroom 2

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Bedroom 3

Kitchen / Dining Roon

Balconv





First / Second / Third floor

ANNIE BREWSTER HOUSE

FLOOR PLANS Three Bedroom

One Bedroom

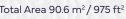
PLOTS 20 & 22

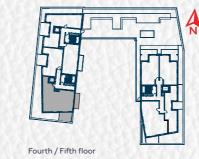


KEY

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DIMENSIONS		
Living Room	4.45m x 3.28m	14' 7" x 10' 9"
Kitchen / Dining Room	4.45m x 3.70m	14' 7" x 12' 2"
Bedroom 1	5.38m x 3.02m	17' 8" x 9' 11"
Bedroom 2	3.95m x 3.02m	12' 11" x 9' 11"
Bedroom 3	3.28m x 2.86m	10' 9" x 9' 4"
Total Area 90.6 m²/ 975 ft	2	EXSERCT AND





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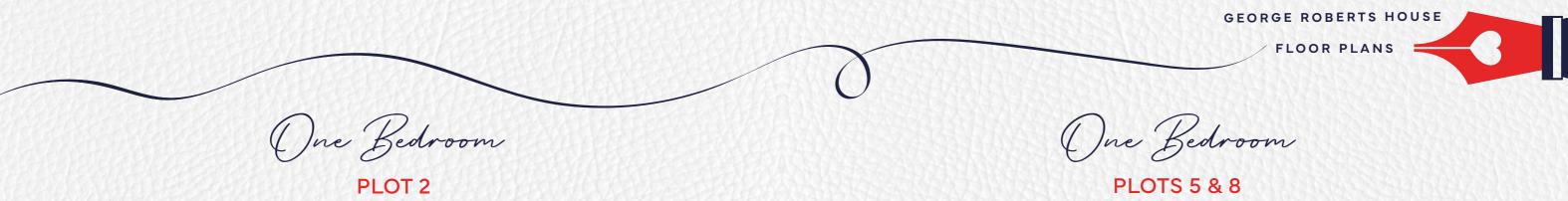
Living Room	5.35m x 3.34m	17' 6" x 10' 11"
Kitchen / Dining Room	3.36m x 2.52m	11' 0" x 8' 3"
Bedroom	4.22m x 2.77m	13' 10" x 9' 1"

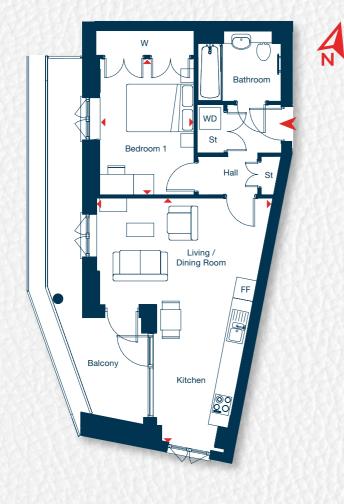
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PLOTS 1, 4 & 7







KEY

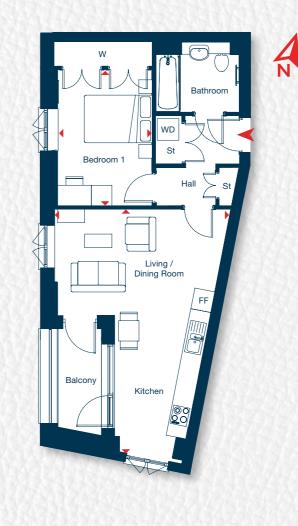
FF - Space for Fridge / Freezer WD - Washing Dryer W - Wardrobe St - Storage

DIMENSIONS

Living / Dining / Kitchen	7.06m x 5.10m	23' 2" x 16' 9"	
Bedroom	4.03m x 2.65m	13' 3" x 8' 8"	
Total Area 51.2 m² / 551 ft²		0000000	è



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Living / Dining / Kitchen	7.06m x 5.10m	23' 2" x 16' 9"
Bedroom	4.03m x 2.65m	13' 3" x 8' 8"

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PLOTS 6 & 9





KEY

FF - Space for Fridge / Freezer WD - Washing Dryer W - Wardrobe St - Storage

DIMENSIONS

Living / Dining / Kitchen	7.94m x 5.23m	26' 1" x 17' 2"
Bedroom 1	3.78m x 2.83m	12' 5" x 9' 4"
Bedroom 2	2.90m x 2.65m	9' 6" x 8' 8"
Total Area 64.9 m ² / 698 ft ²		226223



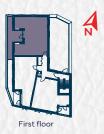
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KEY

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Living / Dining / Kitchen	7.94m x 5.23m	26' 1" x 17' 2"
Bedroom 1	3.78m x 2.83m	12′ 5″ x 9′ 4″
Bedroom 2	2.90m x 2.65m	9′6″ x 8′8″

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