

SOUTHERN

LAKE SHORE

Imagine the scene: a beautiful new home beside Southmere Lake, in the midst of so much green and blue space you'll find it hard to believe you're still in London - yet just 11 minutes from Canary Wharf.

Welcome to Southmere in the heart of Thamesmead, south-east London's most exciting regeneration story.

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LAKE SHORE

Introducing Lakeshore, a collection of 78 homes with contemporary styling, set along the western edge of Southmere Lake. Many apartments have lake views, and all 2 and 3-bed apartments have dual aspect views towards the lake or city skyline, or both.

SITE PLAN



1	Thamesmead Arts & Culture Office (TACO!)
2	Medical / Health
3	Coffee Shop
4	Taproom and Microbrewery
5	Cycle Shop
6	Anytime Fitness
7	Bakery
8	Residents' Lounge, Co-working and Meeting Space & Cinema Snug Room
9	Concierge/Management Office
10	Brighter Futures Skills Hub
11	Hairdresser
12	Dry Cleaner
13	Pharmacy
14	Dentist
15	Co-Op Supermarket
16	The Nest Community & Library Building
17	The Link Outdoor Gym
18	Lakeside Centre (Restaurant, Event Space and Artist Studios)
19	Boating Club
20	Lakeside Health Centre

Site plan not to scale. Landscaping is indicative only.
Commercial uses are subject to change.

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.





CINEMA ROOM

A

Computer generated image is indicative only

As a Lakeshore resident, you'll enjoy access to a range of amenities, including a 16-hour concierge service and a stylish residents' lounge, where you can meet up with friends or catch up on work.

There are also communal and private dedicated working spaces, plus a bookable meeting room. And when it's time to unwind, watch a blockbuster or the big match in the snug cinema room.



B

A Cinema room

B Concierge and management office

C Co-working and breakout space



C

CO-WORKING SPACES

Computer generated image is indicative only

Featuring a striking kitchen and living area, with large windows for maximum light and views and a spacious outside space, your new Lakeshore home is the perfect place to relax, work or entertain.



Computer generated image is indicative only

Your elegant kitchen has sleek built-in appliances, smooth stone-coloured worktops and eye-catching cabinets, for a fresh modern look you'll be proud to show off.



Computer generated image is indicative only



Computer generated image is indicative only



Computer generated image is indicative only

KITCHEN

Contemporary handleless Rok Reed Green kitchen

Siemens integrated oven, microwave and induction hob

Bosch extractor hood, integrated fridge/freezer and dishwasher*

Stainless steel undermount sink with Hansgrohe matt black mixer tap

Bespoke cut full height tiled splashback

Silestone 20mm composite worktop in light grey

Soft close drawers

LED feature lighting to wall units

BATHROOM

600 x 600mm green porcelain wall tiles

Contemporary Roca white sanitaryware

Roca white soft close WC with matt black flush plate

Hansgrohe matt black tap

Interior designed vanity unit with Silestone worktop and below shelving lighting

Shaving socket within vanity unit

Hansgrohe matt black thermostatic bath/shower mixer including overhead and hand shower

Heated towel rail in matt black

Shower screen with matt black finish and clear glass

BEDROOM

Full height fitted wardrobes with light grey hinged doors and brushed black handles (to main bedroom only)

EN-SUITE

600 x 600mm green porcelain wall tiles

Contemporary Roca white sanitaryware

Roca white soft close WC with matt black flush plate

Hansgrohe matt black tap

Hansgrohe matt black Thermostatic shower mixer including overhead and hand shower

Interior designed vanity unit with Silestone worktop and below shelving lighting

Sliding shower screen with classic white shower tray

Heated towel rail in matt black

GENERAL

Bosch washer dryer located in hallway utility cupboard

Matt black pull handles to utility cupboard

Tarkett Scandinavian Oak Dark Grey flooring throughout

Underfloor heating throughout the apartment

Dulux Emulsion Grey painted internal doors throughout

Square grooved architraves and skirtings throughout

Single lever round matt black door handles for bedrooms, bathrooms and en-suites

Heating and water supplied by central plant and charged separately

Virgin, Open Reach and Hyperoptic data points to living room and main bedrooms

Terrestrial, Sky + and Sky Q TV connections available

Heat interface units located in communal corridors

ELECTRICAL

Recessed LED downlights throughout

Pendant light to utility cupboard

USB and USBC electrical sockets to kitchen, living area and bedroom

SECURITY/PEACE OF MIND

Multi lock door with security chain and spy hole

Video entry phone system

Sprinkler system fitted throughout the apartment

Smoke and heat detectors

999-year lease

12-year NHBC warranty

2-year defect warranty

*Slimline dishwasher for 1 bedroom apartments

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Peabody reserves the right to make these changes as required.

SOUTHMERE

SKYLINE

LAKESHORE

SOUTHMERE

Computer generated image is indicative only

BLOCK: C

FLOOR: GROUND

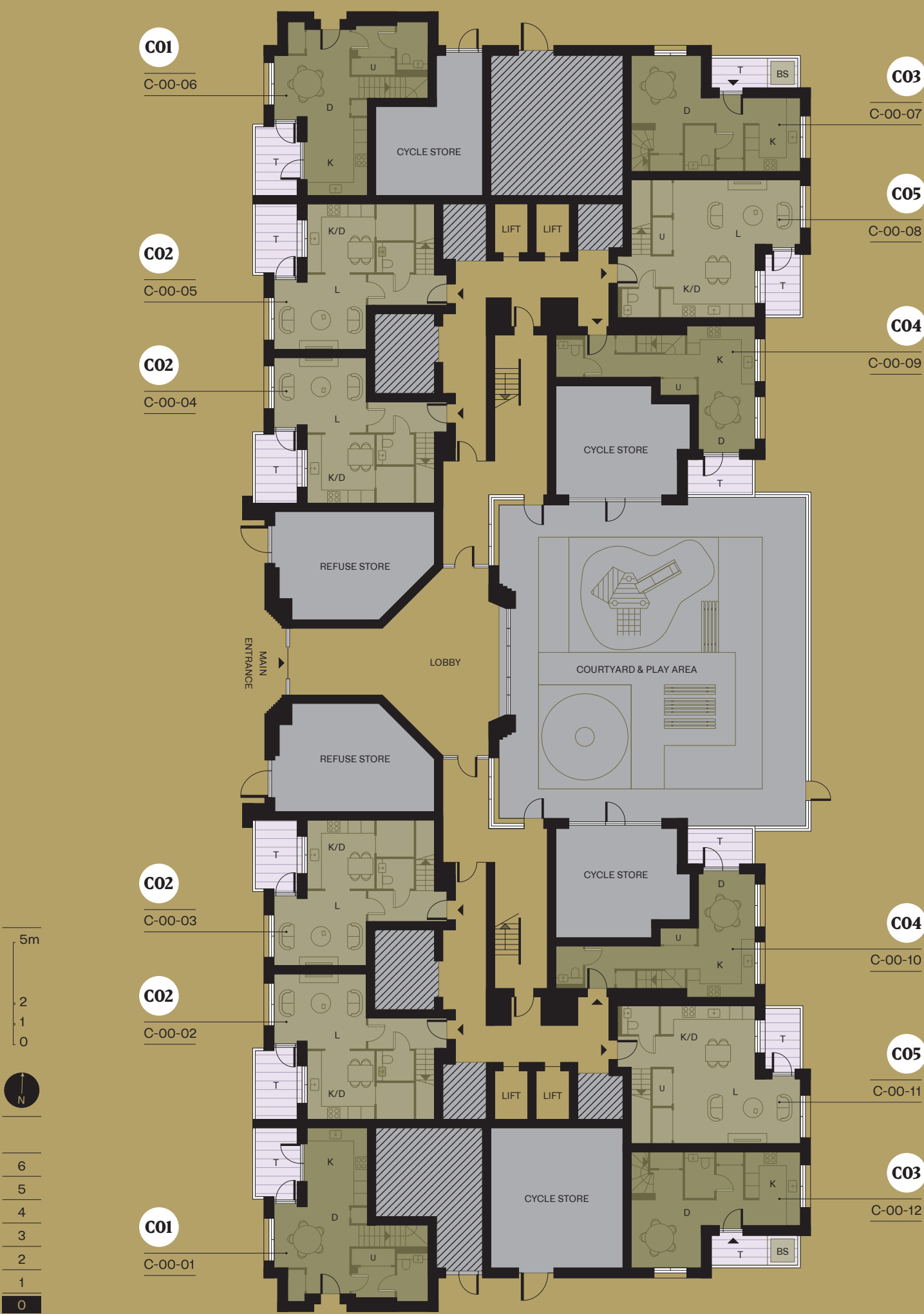
C01	Duplex Lower C-00-01 / C-00-06		
Dining	3.65 x 2.93m	11' 11" x 9' 7"	
Kitchen	2.90 x 3.89m	9' 6" x 12' 9"	
Total internal area	118m ²	1266ft ²	
Terrace	2.26 x 3.50m	7' 5" x 11' 5"	
C02	Duplex Lower C-00-02 / C-00-03 / C-00-04 / C-00-05		
Kitchen/Dining	3.25 x 3.45m	10' 8" x 11' 4"	
Living	4.47 x 3.74m	14' 8" x 12' 3"	
Total internal area	90m ²	968ft ²	
Terrace	2.26 x 3.50m	7' 5" x 11' 5"	
C03	Duplex Lower C-00-07 / C-00-12		
Dining	3.42 x 3.34m	11' 2" x 10' 11"	
Kitchen	2.70 x 3.60m	8' 10" x 11' 10"	
Total internal area	112m ²	1205ft ²	
Terrace	2.70 x 1.71m	8' 10" x 5' 7"	

Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Measurements are rounded down and we work towards 5% tolerance. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Ceiling height may vary within select apartments. All balcony/terrace dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Please speak to the sales team for more information.

C04	Duplex Lower C-00-09 / C-00-10		
Dining	2.80 x 3.16m	9' 2" x 10' 4"	
Kitchen	3.37 x 2.85m	11' 0" x 9' 4"	
Total internal area	103m ²	1104ft ²	
Terrace	3.39 x 1.81m	11' 1" x 5' 11"	
C05	Duplex Lower C-00-08 / C-00-11		
Kitchen/Dining	4.00 x 3.54m	13' 1" x 11' 7"	
Living	6.16 x 3.24m	20' 2" x 10' 7"	
Total internal area	97m ²	1047ft ²	
Terrace	1.81 x 3.16m	5' 11" x 10' 4"	

KEY:	D / L / K	Dinning / Living / Kitchen
	BD	Bedroom
	BR	Bathroom
	ES	En-suite
	W	Wardrobe
	U	Utility
	T	Terrace
	BS	Bin Store*

*For C-00-07 / C-00-12 only



BLOCK: C

FLOOR: 01

C01

Duplex Upper
C-00-01 / C-00-06

Living	4.07 x 5.79m	13' 4" x 19' 0"
Bedroom 1	3.38 x 5.34m	11' 1" x 17' 6"
Bedroom 2	4.74 x 2.75m	15' 6" x 9' 0"
Bedroom 3	3.27 x 2.74m	10' 9" x 9' 0"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
En-suite	2.00 x 1.47m	6' 6" x 4' 10"

Total internal area	118m ²	1266ft ²
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Balcony	2.21 x 3.50m	7' 3" x 11' 5"
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C02

Duplex Upper
C-00-02 / C-00-03 / C-00-04 / C-00-05

Bedroom 1	3.39 x 3.31m	11' 1" x 10' 10"
Bedroom 2	4.14 x 3.78m	13' 7" x 12' 4"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
En-suite	1.47 x 2.00m	4' 10" x 6' 6"

Total internal area	90m ²	968ft ²
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Balcony	2.26 x 3.50m	7' 5" x 11' 5"
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C03

Duplex Upper
C-00-07 / C-00-12

Living	4.64m x 3.61m	15' 3" x 11' 10"
Bedroom 1	2.74 x 4.70m	9' 0" x 15' 5"
Bedroom 2	3.25 x 3.40m	10' 8" x 11' 2"
Bedroom 3	2.87 x 3.40m	9' 5" x 11' 2"
Bathroom	2.20 x 2.11m	7' 2" x 6' 11"
En-suite	1.55 x 2.11m	5' 1" x 6' 11"

Total internal area	112m ²	1205ft ²
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Balcony	4.40 x 1.70m	14' 5" x 5' 7"
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C04

Duplex Upper
C-00-09 / C-00-10

Living	4.62 x 3.14m	15' 2" x 10' 3"
Bedroom 1	3.24 x 4.06m	10' 7" x 13' 3"
Bedroom 2	2.55 x 3.64m	8' 4" x 11' 11"
Bedroom 3	4.62 x 2.73m	15' 2" x 8' 11"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"
En-suite	2.00 x 1.47m	6' 6" x 4' 10"

Total internal area	103m ²	1104ft ²
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Balcony	3.39 x 1.81m	11' 1" x 5' 11"
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C05

Duplex Upper
C-00-08 / C-00-11

Bedroom 1	3.91 x 3.38m	12' 10" x 11' 1"
Bedroom 2	4.49 x 3.35m	14' 9" x 11' 0"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
En-suite	2.00 x 1.47m	6' 6" x 4' 10"

Total internal area	97m ²	1047ft ²
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Balcony	1.81 x 3.16m	5' 11" x 10' 4"
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C06

C-01-04 / C-01-05

Kitchen/Dining	4.20 x 3.49m	13' 9" x 11' 5"
Living	4.68 x 3.49m	15' 4" x 11' 5"
Bedroom 1	3.79 x 3.60m	12' 5" x 11' 9"
Bedroom 2	3.78 x 3.60m	12' 4" x 11' 9"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"

Total internal area	74m ²	796ft ²
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Balcony 1	2.26 x 3.50m	7' 5" x 11' 5"
Balcony 2	1.02 x 3.66m	3' 4" x 12' 0"

KEY:	D / L / K	Dinning / Living / Kitchen
	BD	Bedroom
	BR	Bathroom
	ES	En-suite
	W	Wardrobe
	U	Utility
	B	Balcony

C01

C-00-06

C03

C-00-07

C02

C-00-05

C05

C-00-08

C02

C-00-04

C04

C-00-09

C06

C-01-05

C06

C-01-04

C02

C-00-03

C04

C-00-10

C02

C-00-02

C05

C-00-11

C01

C-00-01

C03

C-00-12

5m
2
1
0



6
5
4
3
2
1
0



BLOCK: C

FLOOR: 02–04

C06	C-02-04 / C-02-05 C-03-04 / C-03-05 C-04-04 / C-04-05	
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Kitchen/Dining	4.20 x 3.49m	13' 9" x 11' 5"
Living	4.68 x 3.49m	15' 4" x 11' 5"
Bedroom 1	3.79 x 3.60m	12' 5" x 11' 9"
Bedroom 2	3.78 x 3.60m	12' 4" x 11' 9"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"

Total internal area	74m ²	796ft ²
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Balcony 1	2.26 x 3.50m	7' 5" x 11' 5"
Balcony 2	1.02 x 3.66m	3' 4" x 12' 0"

C07	C-02-10 / C-02-13 C-03-10 / C-03-13 C-04-10 / C-04-13	
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Kitchen	2.95 x 2.20m	9' 8" x 7' 2"
Living/Dining	5.31 x 3.24m	17' 5" x 10' 7"
Bedroom 1	3.01 x 3.47m	9' 10" x 11' 4"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"

Total internal area	51m ²	549ft ²
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Balcony	1.81 x 3.16m	5' 11" x 10' 4"
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C08	C-02-02 / C-02-03 / C-02-06 / C-02-07 C-03-02 / C-03-03 / C-03-06 / C-03-07 C-04-02 / C-04-03 / C-04-06 / C-04-07	
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Dining/Living/Kitchen	6.78 x 3.69m	22' 3" x 12' 1"
Bedroom 1	3.94 x 3.40m	12' 11" x 11' 2"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"

Total internal area	51m ²	549ft ²
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Balcony	2.27 x 3.50m	7' 5" x 11' 5"
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KEY:	D / L / K	Dinning / Living / Kitchen
	BD	Bedroom
	BR	Bathroom
	ES	En-suite
	W	Wardrobe
	U	Utility
	B	Balcony

C09	C-02-09 / C-02-14 C-03-09 / C-03-14 C-04-09 / C-04-14	
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Kitchen/Dining	3.56 x 5.75m	11' 8" x 18' 10"
Living	3.94 x 3.61m	12' 11" x 11' 10"
Bedroom 1	3.66 x 4.16m	12' 0" x 13' 8"
Bedroom 2	2.40 x 3.55m	7' 10" x 11' 7"
Bathroom	2.33 x 2.65m	7' 7" x 8' 8"

Total internal area	73m ²	788ft ²
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Balcony	4.40 x 1.70m	14' 5" x 5' 7"
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C10	C-02-11 / C-02-12 C-03-11 / C-03-12 C-04-11 / C-04-12	
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Dining/Living/Kitchen	4.69 x 5.99	15' 4" x 19' 8"
Bedroom 1	3.20 x 3.25m	10' 6" x 10' 8"
Bedroom 2	2.58 x 4.82m	8' 6" x 15' 9"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
En-suite	2.00 x 1.47m	6' 6" x 4' 10"

Total internal area	72m ²	770ft ²
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Balcony	3.39 x 1.81m	11' 1" x 5' 11"
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C11	C-02-01 / C-02-08 C-03-01 / C-03-08 C-04-01 / C-04-08	
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Kitchen/Dining	4.50 x 3.25m	14' 9" x 10' 8"
Living	3.93 x 3.60m	12' 11" x 11' 10"
Bedroom 1	2.93 x 3.60m	9' 7" x 11' 9"
Bedroom 2	2.96 x 3.56m	9' 8" x 11' 8"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
En-suite	1.47 x 2.00m	4' 10" x 6' 6"

Total internal area	73m ²	791ft ²
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Balcony 1	2.26 x 3.50m	7' 5" x 11' 5"
Balcony 2	6.83 x 1.14m	22' 5" x 3' 8"



BLOCK: C

FLOOR: 05

C06	C-05-04 / C-05-05	
Kitchen/Dining	4.20 x 3.49m	13' 9" x 11' 5"
Living	4.68 x 3.49m	15' 4" x 11' 5"
Bedroom 1	3.79 x 3.60m	12' 5" x 11' 9"
Bedroom 2	3.78 x 3.60m	12' 4" x 11' 9"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"

Total internal area	74m ²	796ft ²
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Balcony 1	2.26 x 3.50m	7' 5" x 11' 5"
Balcony 2	1.02 x 3.66m	3' 4" x 12' 0"

C08	C-05-02 / C-05-03 / C-05-06 / C-05-07	
Dining/Living/Kitchen	6.78 x 3.69m	22' 3" x 12' 1"
Bedroom 1	3.94 x 3.40m	12' 11" x 11' 2"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"

Total internal area	51m ²	549ft ²
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Balcony	2.27 x 3.50m	7' 5" x 11' 5"
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C09	C-05-09 / C-05-12	
Kitchen/Dining	3.56 x 5.75m	11' 8" x 18' 10"
Living	3.94 x 3.61m	12' 11" x 11' 10"
Bedroom 1	3.66 x 4.16m	12' 0" x 13' 8"
Bedroom 2	2.40 x 3.55m	7' 10" x 11' 7"

Total internal area	73m ²	788ft ²
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Balcony	4.40 x 1.70m	14' 5" x 5' 7"
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***One continuous balcony**

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C11	C-05-01 / C-05-08	
Kitchen/Dining	4.50 x 3.25m	14' 9" x 10' 8"
Living	3.93 x 3.60m	12' 11" x 11' 10"
Bedroom 1	2.93 x 3.60m	9' 7" x 11' 9"
Bedroom 2	2.96 x 3.56m	9' 8" x 11' 8"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
En-suite	1.47 x 2.00m	4' 10" x 6' 6"

Total internal area	73m ²	791ft ²
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Balcony 1	2.26 x 3.50m	7' 5" x 11' 5"
Balcony 2	6.83 x 1.14m	22' 5" x 3' 8"

C12	C-05-10 / C-05-11	
Kitchen/Dining	6.16 x 3.24m	20' 2" x 10' 7"
Living	3.28 x 3.60m	10' 9" x 11' 9"
Bedroom 1	2.91 x 4.81m	9' 6" x 15' 9"
Bedroom 2	3.42 x 3.47m	11' 2" x 11' 4"
Bedroom 3	2.27 x 3.79m	7' 5" x 12' 5"
Bathroom	2.00 x 3.15m	6' 6" x 10' 4"
En-suite	1.47 x 2.00m	4' 10" x 6' 6"

Total internal area	90m ²	974ft ²
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Balcony 1	1.81 x 3.16m	5' 11" x 10' 4"
Balcony 2*	2.71 x 7.89m	8' 10" x 25' 10"
Balcony 3*	6.75 x 1.59m	22' 2" x 5' 2"

KEY:	D / L / K	Dinning / Living / Kitchen
	BD	Bedroom
	BR	Bathroom
	ES	En-suite
	W	Wardrobe
	U	Utility
	B	Balcony



BLOCK: C

FLOOR: 06

C13

C-06-03 / C-06-04

Kitchen	3.09 x 3.15m	10' 1" x 10' 4"
Living/Dining	6.07 x 3.09m	19' 11" x 10' 1"
Bedroom 1	3.94 x 3.16m	12' 11" x 10' 4"
Bedroom 2	3.44 x 3.05m	11' 3" x 10' 0"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
En-suite	2.00 x 1.47m	6' 6" x 4' 10"

Total internal area	71m ²	761ft ²
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Balcony	1.87 x 6.76m	6' 1" x 22' 2"
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C14

C-06-08 / C-06-09

Dining	2.05 x 4.65m	6' 8" x 15' 3"
Kitchen	3.00 x 1.85m	9' 10" x 6' 1"
Living	3.80 x 3.60m	12' 5" x 11' 9"
Bedroom 1	3.80 x 3.29m	12' 5" x 10' 9"
Bedroom 2	2.53 x 3.39m	8' 3" x 11' 1"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"

Total internal area	63m ²	678ft ²
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Balcony	1.59 x 4.03m	5' 2" x 13' 2"
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C15

C-06-01 / C-06-06

Dining/Living/Kitchen	3.64 x 7.12m	11' 11" x 23' 4"
Bedroom 1	3.53 x 3.81m	11' 7" x 12' 6"
Bedroom 2	2.70 x 3.30m	8' 10" x 10' 10"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"

Total internal area	64m ²	685ft ²
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Balcony 1*	1.87 x 6.76m	6' 1" x 22' 2"
Balcony 2*	6.32 x 2.88m	20' 8" x 9' 5"
Balcony 3*	5.03 x 1.14m	16' 6" x 3' 8"

*One continuous balcony

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C16

C-06-07 / C-06-10

Dining/Living/Kitchen	3.80 x 7.22m	12' 5" x 23' 8"
Bedroom 1	2.73 x 5.11m	8' 11" x 16' 9"
Bedroom 2	2.68 x 3.95m	8' 9" x 12' 11"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
En-suite	2.00 x 1.47	6' 6" x 4' 10"

Total internal area	72m ²	771ft ²
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Balcony 1*	1.59 x 8.53m	5' 2" x 28' 0"
Balcony 2*	11.67 x 1.13m	38' 3" x 3' 8"

C17

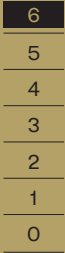
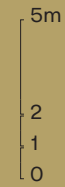
C-06-02 / C-06-05

Dining/Living/Kitchen	4.78 x 4.89m	15' 8" x 16' 0"
Bedroom 1	3.38 x 3.75m	11' 1" x 12' 4"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"

Total internal area	51m ²	551ft ²
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Balcony	1.59 x 7.38m	5' 2" x 24' 2"
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KEY:	D / L / K	Dinning / Living / Kitchen
	BD	Bedroom
	BR	Bathroom
	ES	En-suite
	W	Wardrobe
	U	Utility
	B	Balcony



C15

C-06-06

C17

C-06-05

C13

C-06-04

C13

C-06-03

C17

C-06-02

C15

C-06-01

C16

C-06-07

C14

C-06-08

C14

C-06-09

C16

C-06-10



An aerial photograph of two people on paddleboards on a dark green lake. The paddleboards are blue and white with a map of Southmere on them. The text 'DISCOVER MORE THAN JUST A VIEW AT SOUTHMERE' is overlaid in large white capital letters.

DISCOVER MORE THAN JUST A VIEW AT SOUTHMERE

