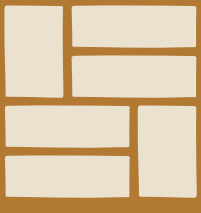


CLAYBROOK

WALK







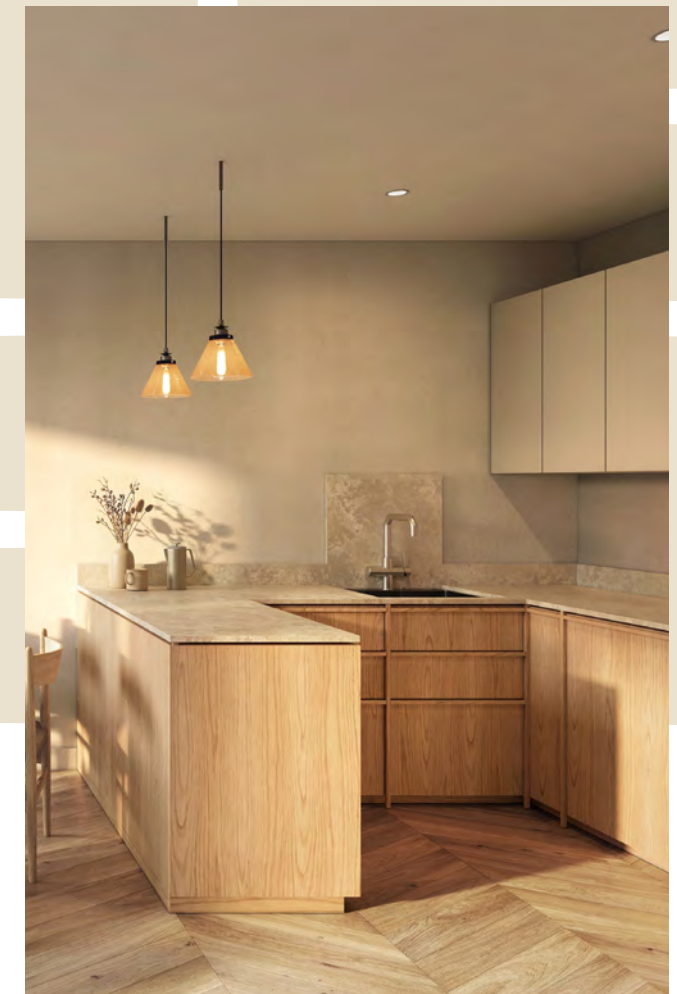


ABOUT THE DEVELOPMENT

A STYLISH OASIS

Claybrook Walk introduces nine boutique, three and four-bedroom mews homes. With robust brickwork paired with generous landscaping, the exteriors will present an earthy, material-rich aesthetic. Internally, finishes will be of a natural, soft-toned palette, complemented by exposed textures and raw-material accents. Every home is designed to include its own private garden, as well as front and rear balconies. These homes are ideal for young families and creative professionals who value both comfort and design integrity. This is a future-focused community crafted for modern living in a creative, lively neighbourhood.

“A COLLECTION OF NINE CONTEMPORARY MEWS HOUSES BLENDING WARM BRICK FAÇADES WITH LUSH, LANDSCAPED SURROUNDINGS - COMING SOON TO THE VIBRANT HEART OF DEPTFORD.”



COMFORT & DESIGN
INTEGRITY. FUTURE-
FOCUSED COMMUNITY
CRAFTED FOR MODERN
LIVING IN A CREATIVE
NEIGHBOURHOOD.



ABOUT THE AREA

HISTORIC SETTING WITH A BUZZING SCENE

Deptford is a dynamic, culturally diverse community. A creative hub favoured by young families, artists and entrepreneurs. Once a historic naval dockyard, it now boasts a mosaic of makers, cafés, galleries and independent businesses. Its strong sense of local camaraderie and innovation is attracting both long-time residents and new arrivals seeking authenticity over hype.

“ONCE A HISTORIC NAVAL DOCKYARD, IT NOW BOASTS A MOSAIC OF MAKERS, CAFÉS, GALLERIES AND INDEPENDENT BUSINESSES.”

Claybrook Walk represents a truly future-facing mews development in Deptford - a neighbourhood where a rich history meets creative, modern energy. With its gardens, balconies, parking and tactile finishes, the development offers grounded, elegant living in a location defined by community, culture and growth.



GREEN SPACES & PLACES

A LEAFY BACKDROP

Deptford offers surprising pockets of nature and recreation:

- **Greenwich Park** is a historic former hunting estate and one of the largest single green spaces in south-east London. It notably plays host to The Royal Observatory.
- **Brookmill Park & Nature Reserve** is a slice of wilderness alongside the Ravensbourne river, with ponds, woodlands and a small rose garden.
- **Fordham Park** is a local green expanse with established play areas for youngsters to enjoy.



CAFÉ CULTURE

YOUR MORNING FIX

The local café scene is relaxed, creative and community-driven:

- **Lomond Coffee** at Deptford Market Yard: artisan beans roasted in-house by their all-female team, perfect for a long brunch or a quick stop -in.
- **The Coffee Room** features locally-produced coffee, offering a vibrant place to meet for breakfast, brunch, lunch and even an early dinner.
- **Elsewhere** is a local ‘roastery’ with an adjoining coffee bar. Located near the station its a true community hub and artisanal coffee at its finest.



RESTAURANTS

LONDON'S HOTTEST FOOD SCENE

Deptford's dining reflects its global, grassroots ethos:

- **Marcella** on Deptford High Street celebrates simple, delicious food and drink, focusing on the best seasonal Italian and British produce and a strictly all Italian wine list.
- **Buster Mantis** is a Jamaican bar and kitchen beneath railway arches, serving fiery jerk chicken and cocktails with a creative, fine-dining edge.
- **The Waiting Room** is a vegan-friendly, quirky venue with bagels, burger milkshakes and loaded fries.



PUBS & BARS

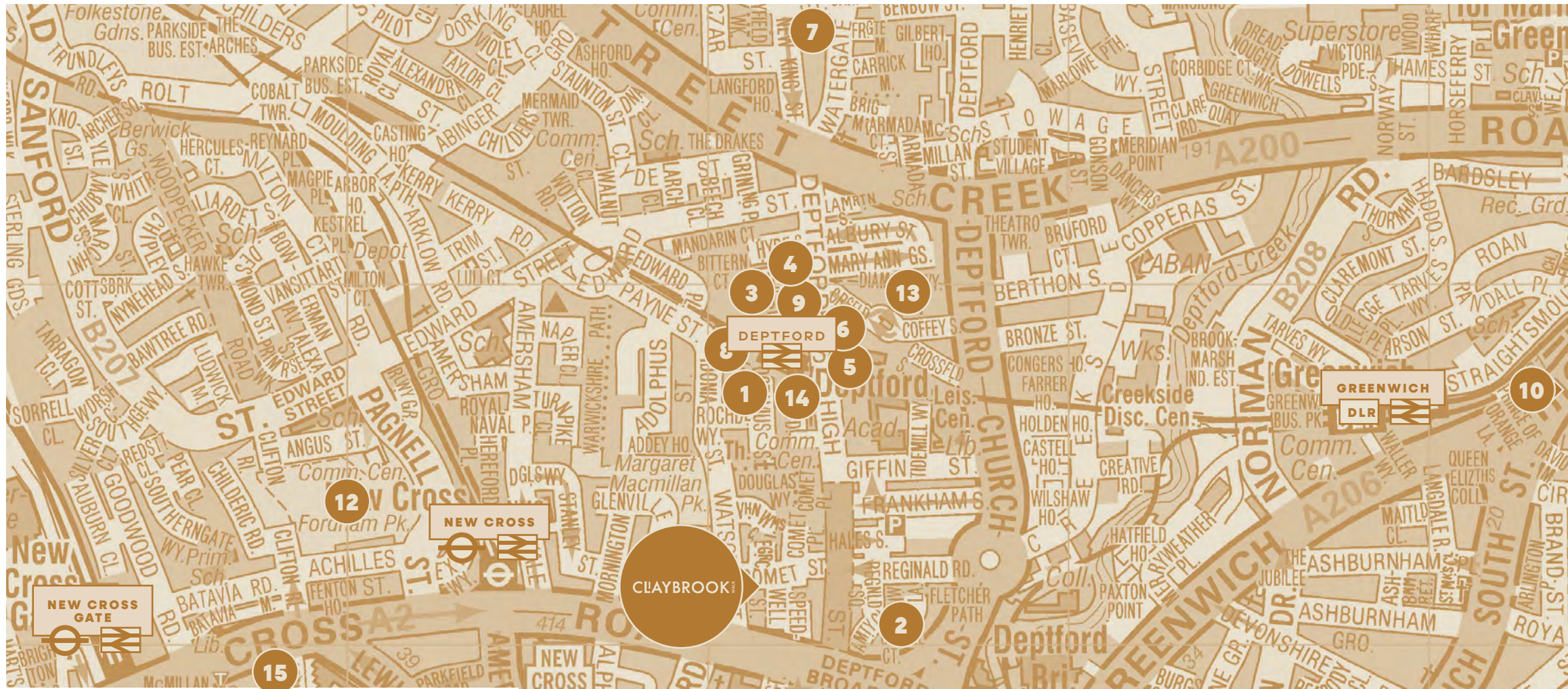
WELL SERVED

A blend of laid-back watering holes and atmospheric venues:

- **The Dog & Bell** is a favourite with locals and critics alike, offering real ales, live music, and a vibrant atmosphere.
- **Little Nan's Bar** is a proudly kitsch cocktail bar complete with chintzy décor and tea-cup servings, housed underneath the railway arches.
- **Badger Badger** offers Japanese-inspired street food, local beers, board games, events and DJ nights. A local favourite.







LANDMARKS

COFFEE SHOPS

1. Lomond Coffee
2. The Coffee Room
3. Elsewhere

RESTAURANTS

4. Marcella (Deptford High Street)
5. Buster Mantis
6. The Waiting Room

PUBS & BARS

7. The Dog & Bell
8. Little Nan's Bar
9. Badger Badger

GREEN SPACES

10. Greenwich Park
11. Brookmill Park & Nature Reserve
12. Fordham Park

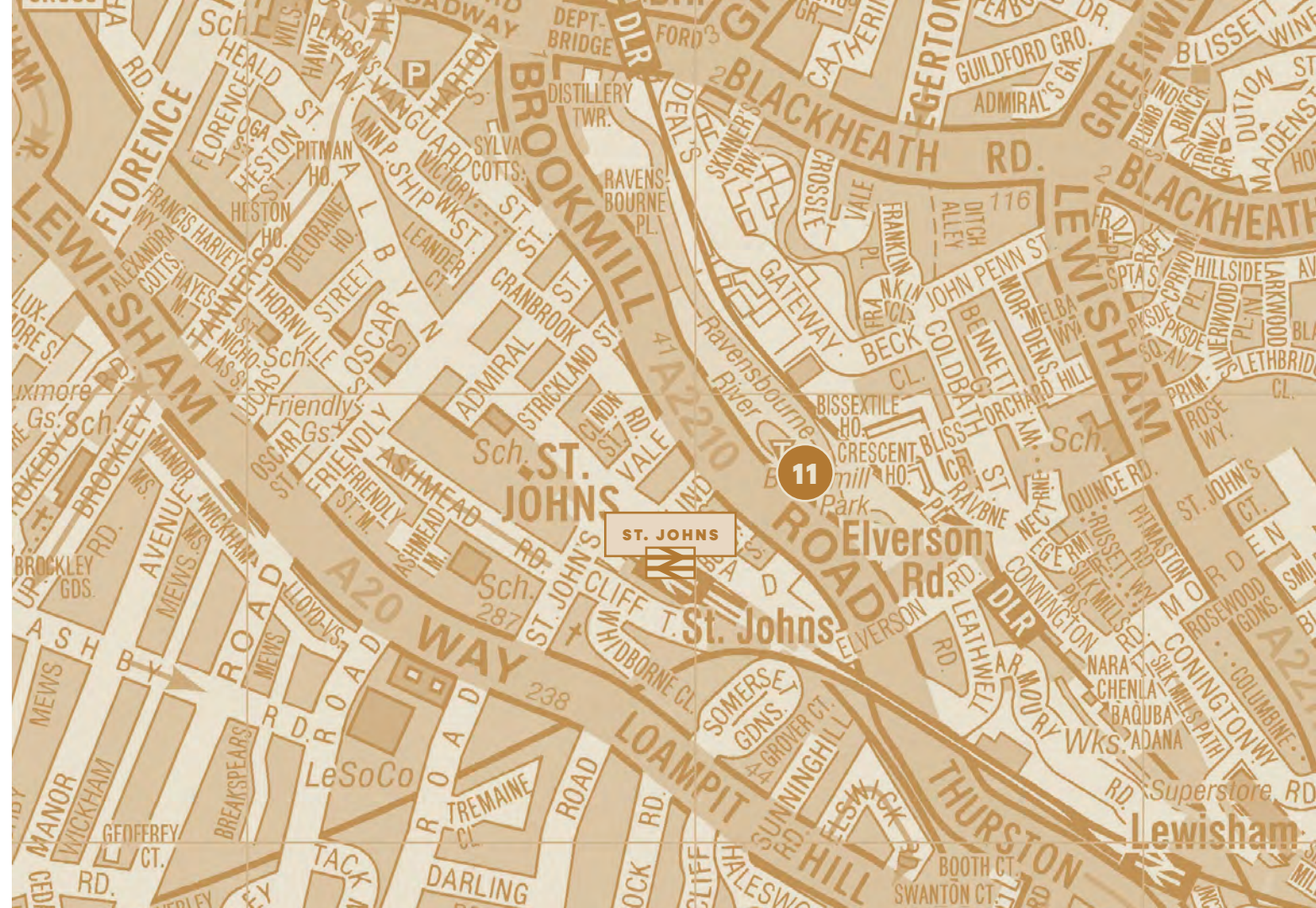
LANDMARKS

13. St Paul's Baroque Church
14. Deptford Market Yard
15. Stone House (George Gibson House)

STORIES THAT STAY

DEPTFORD'S STORY UNFOLDS IN ITS LANDMARKS:

- **St Paul's Baroque Church:** a Grade II* listed gem built between 1712–30, with Tuscan columns and verdant churchyard gardens.
- **Deptford Market Yard** sits on the site of the historic naval dockyard, now repurposed as a food, drink and entertainment hub.
- **Stone House** (George Gibson House): a unique 18th-century, Grade II* ragstone structure known as "Comical House" on Lewisham Way.



TRANSPORT

CONNECTED TO IT ALL

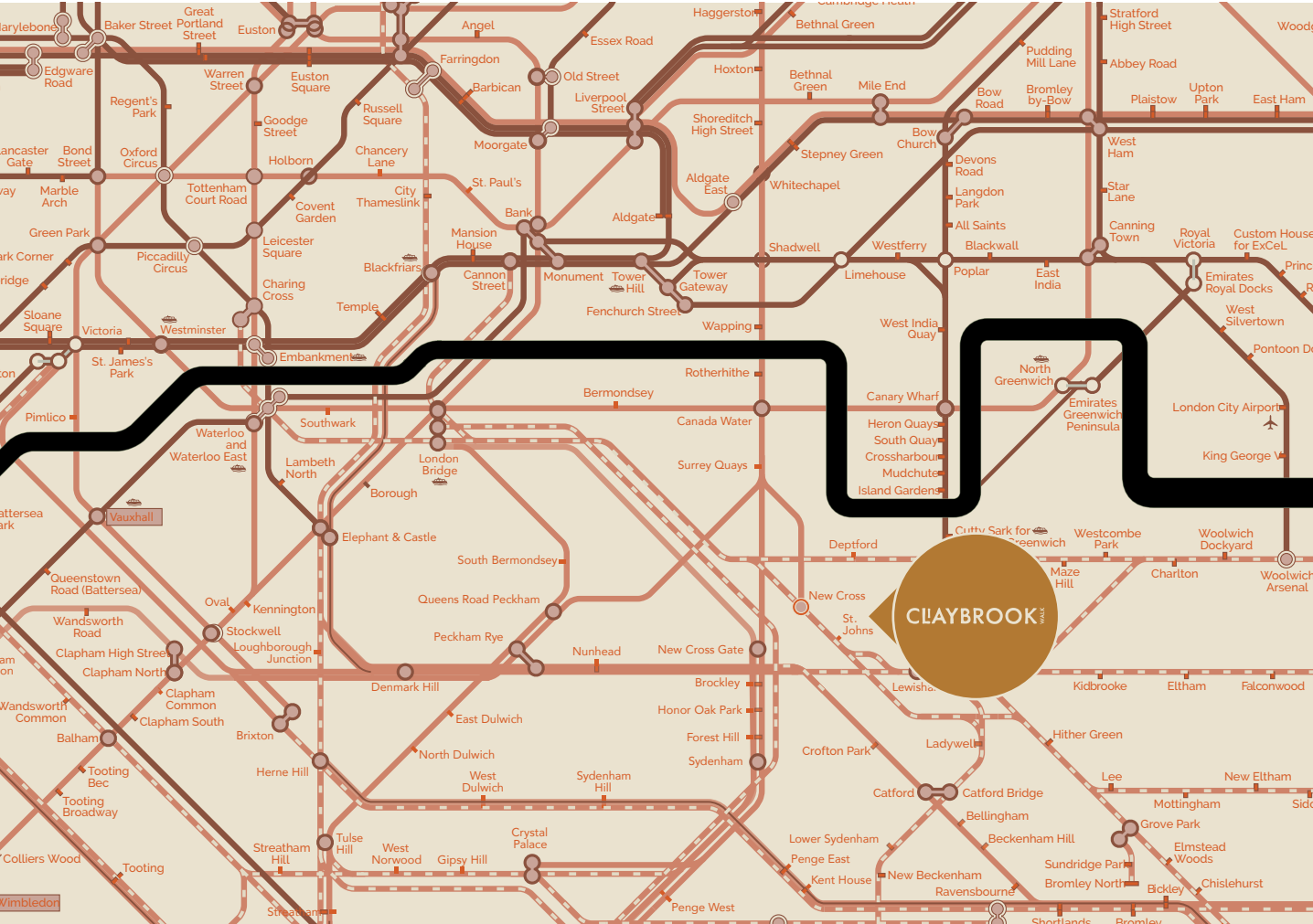
Transport links are excellent, with Deptford station offering Southeastern trains into London Bridge and Cannon Street. There are also frequent bus routes connecting to Greenwich, New Cross and Bermondsey. The Thames Path and Deptford Creek provide scenic walking and cycling routes around the borough and beyond.

PUBLIC TRANSPORT:

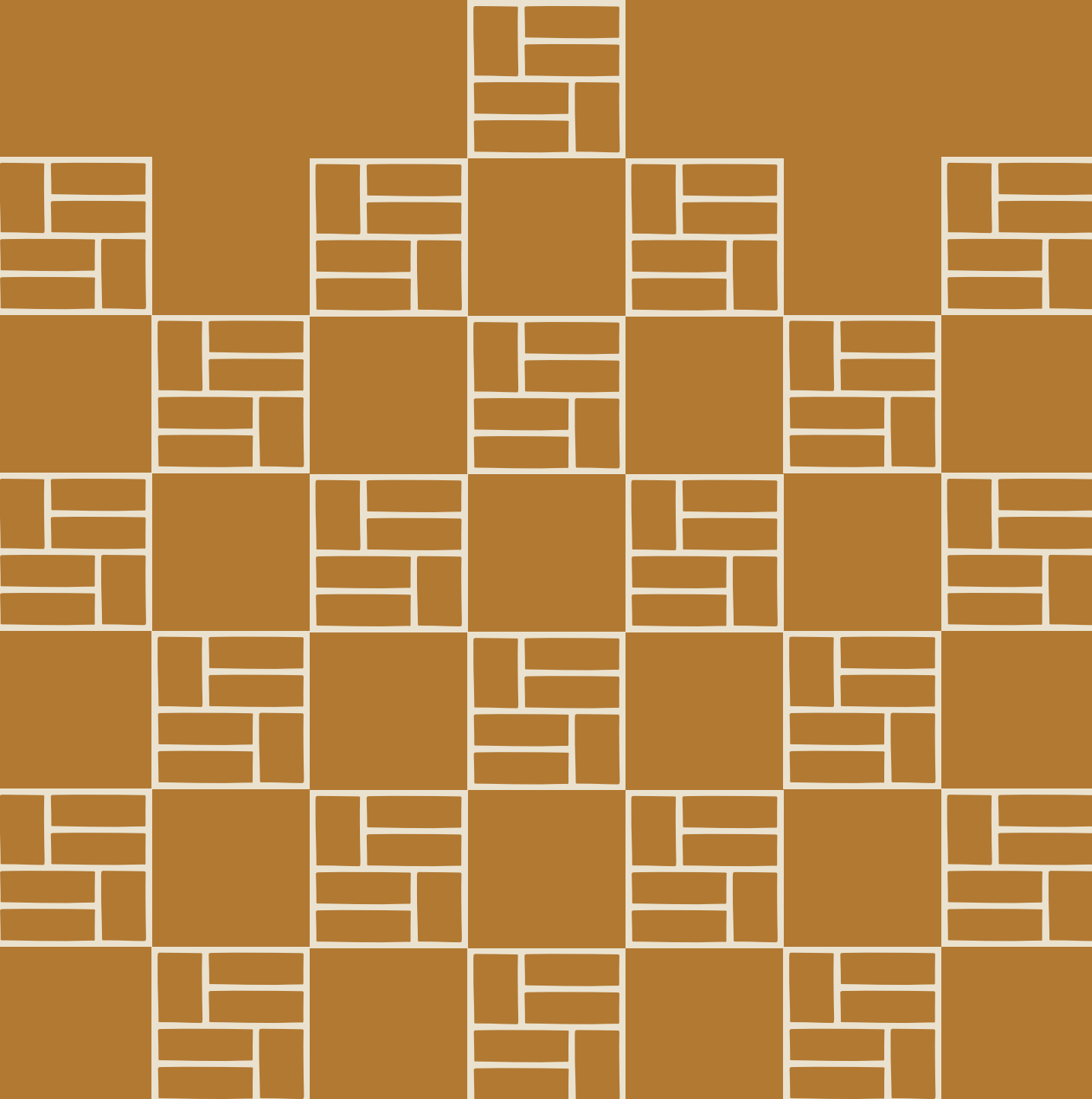
- Shoreditch High Street – 42 mins (Overground)
- London Bridge – 5 mins (Southeastern, Thameslink)
- Kings Cross – 24 mins (Thameslink)
- Tottenham Court Road – 21 mins (Overground; Elizabeth)
- Clapham Junction – 48 mins (Southern)
- Farringdon – 19 mins (Thameslink)
- London Victoria – 32 mins (Southern, Southeastern)

CYCLING:

- London Bridge – 20 mins
- Liverpool Street – 35 mins
- Oxford Circus – 45 mins
- London Victoria – 30 mins
- Kings Cross – 50 mins



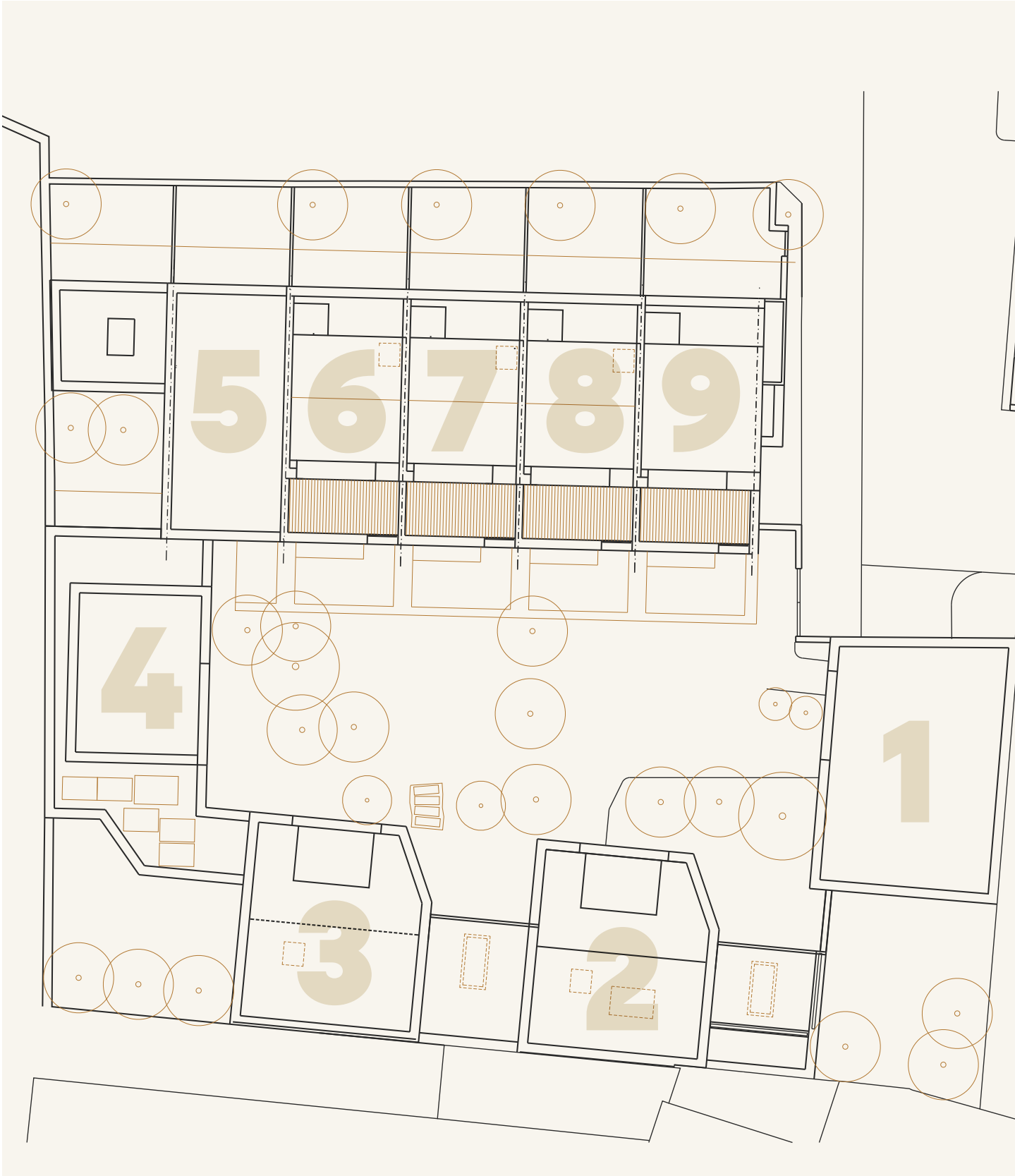
FLOORPLANS



SITEPLAN

9 HOUSES
PRIVATE GARDEN

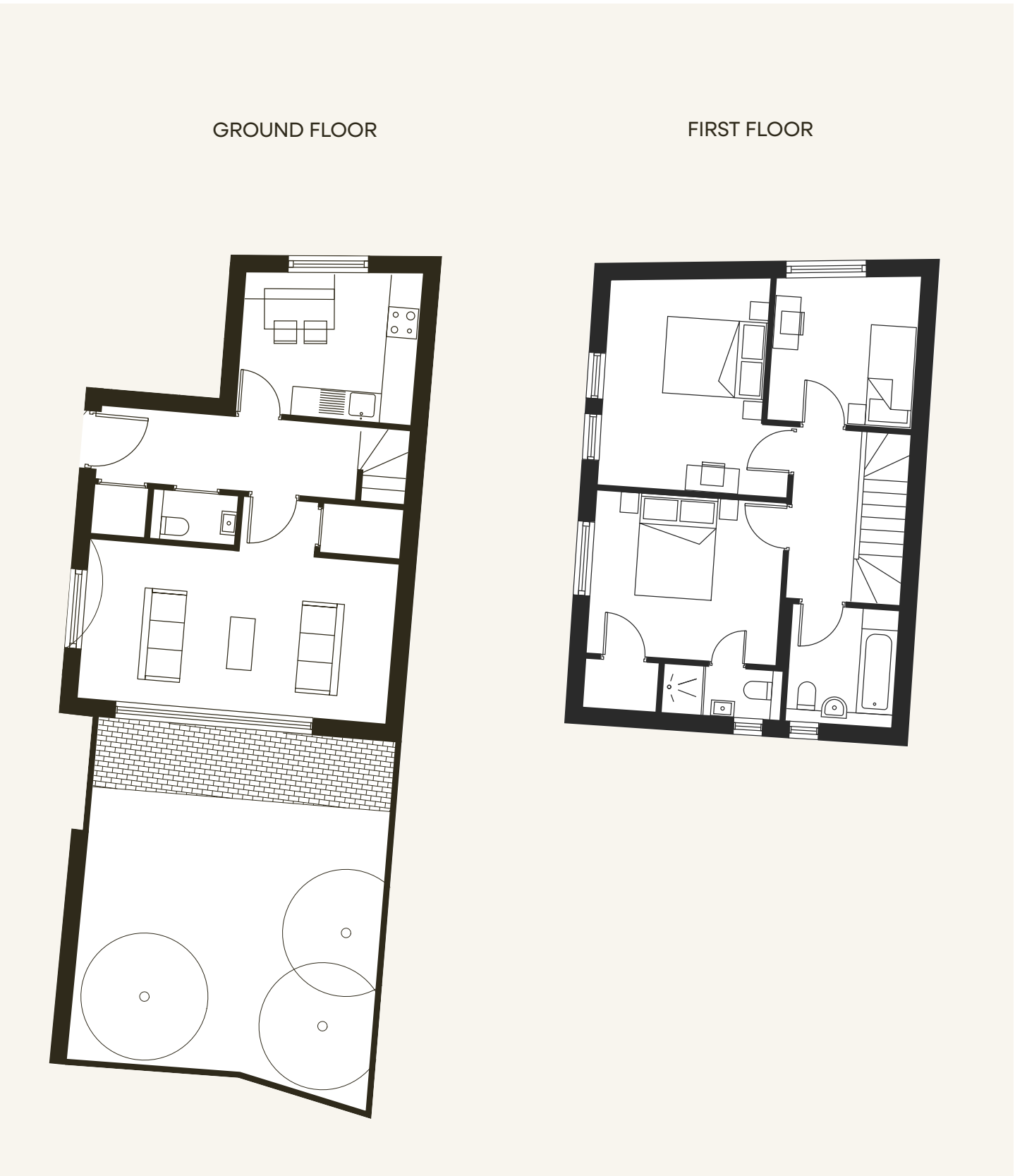
Front and rear balconies



HOUSE 1

2 STOREYS | 3 BEDROOMS | 2 BATHROOMS
99M² / 1065SQFT
GARDEN 446SQFT / 41.42M²

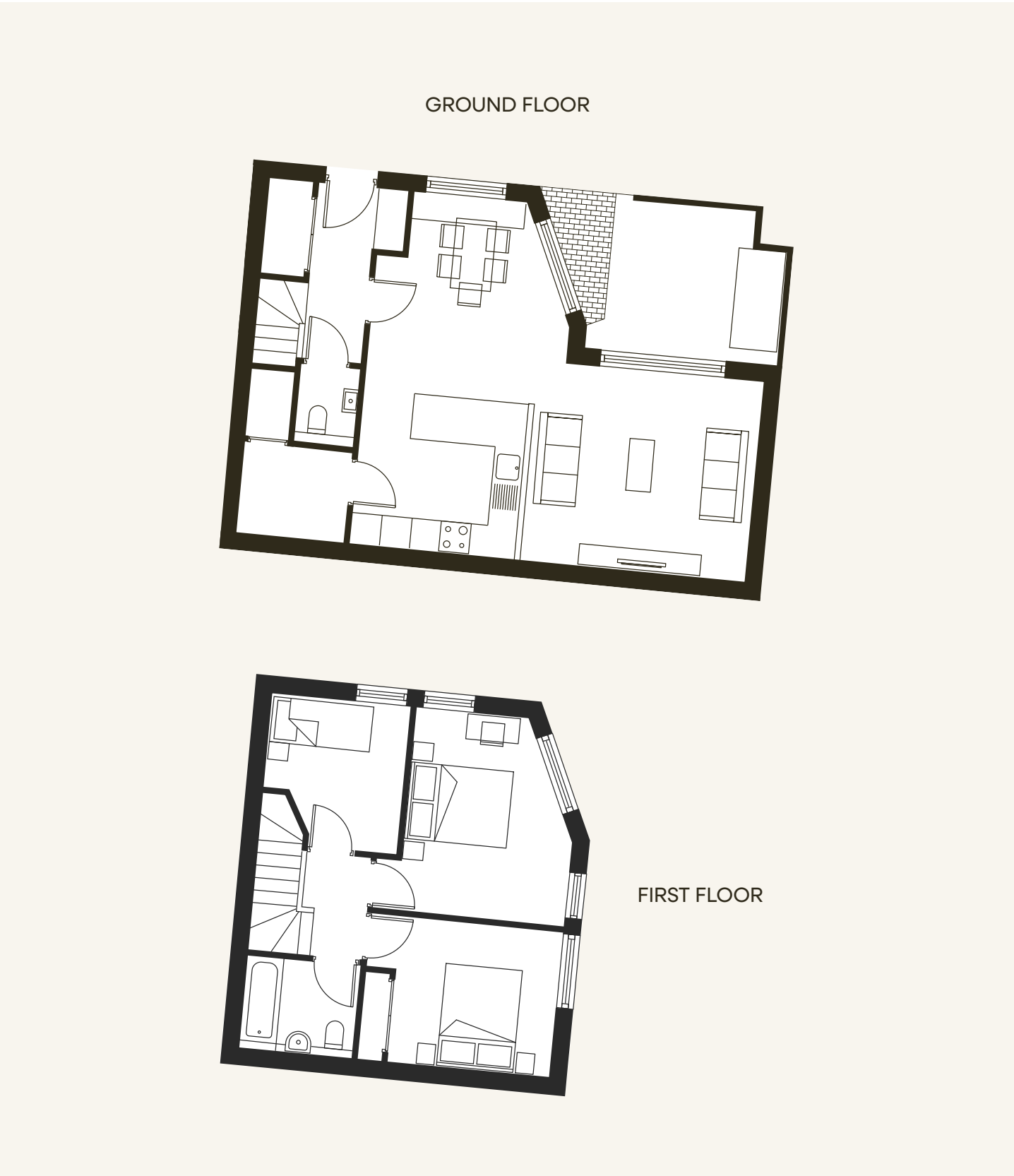
Internal floor plans may be subject to alteration.
*Dimensions listed are maximum. Computer generated images are for illustrative purposes only.



HOUSE 2

2 STOREYS | 3 BEDROOMS | 2 BATHROOMS
100M² / 1076SQFT
GARDEN 134SQFT / 12.49M² | TERRACE 111SQFT / 10.29M²

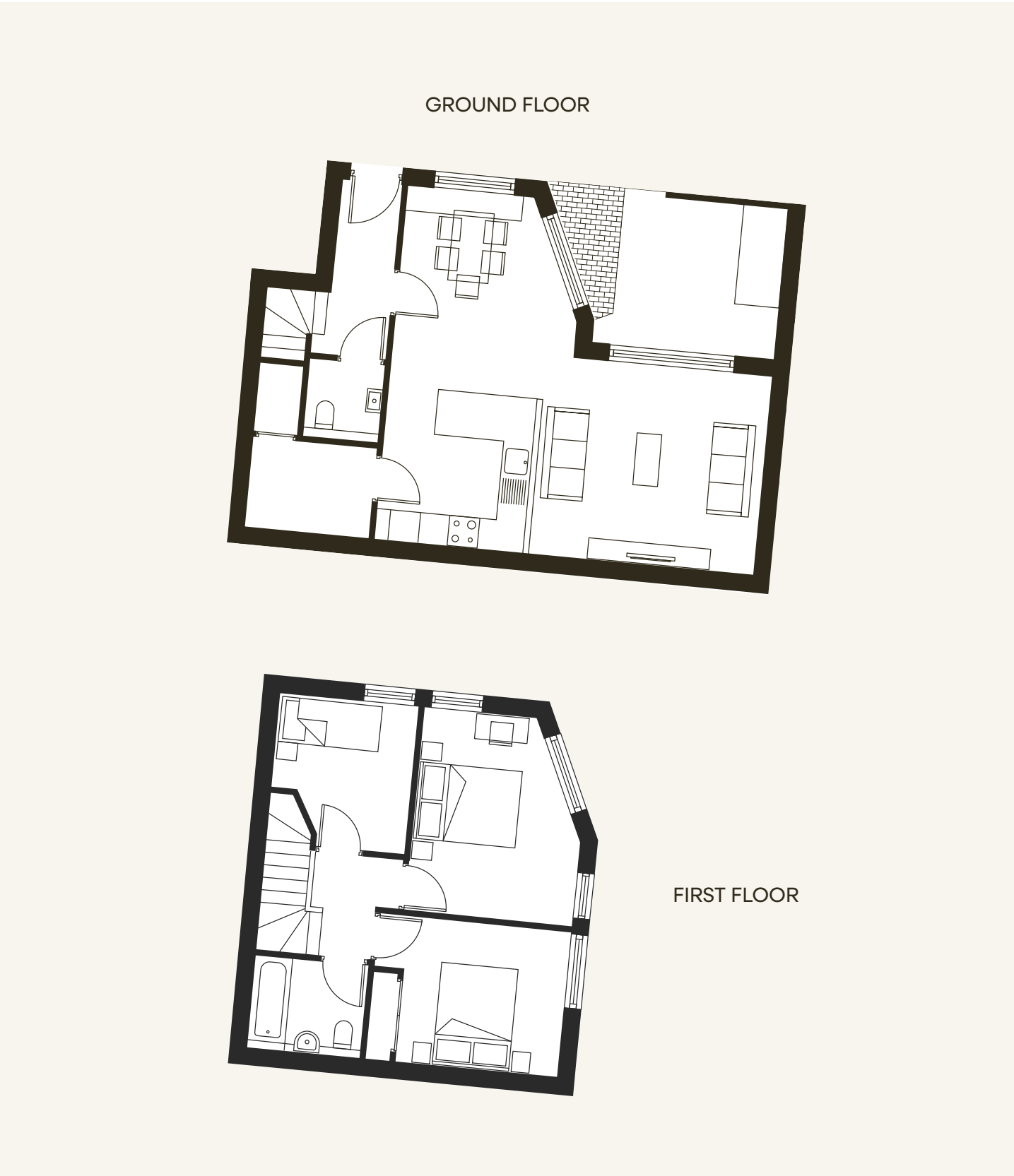
Internal floor plans may be subject to alteration.
*Dimensions listed are maximum. Computer generated images are for illustrative purposes only.



HOUSE 3

2 STOREYS | 3 BEDROOMS | 2 BATHROOMS
97M² / 1044SQFT
GARDEN 135SQFT / 12.57M² | TERRACE 164SQFT / 15.26M²

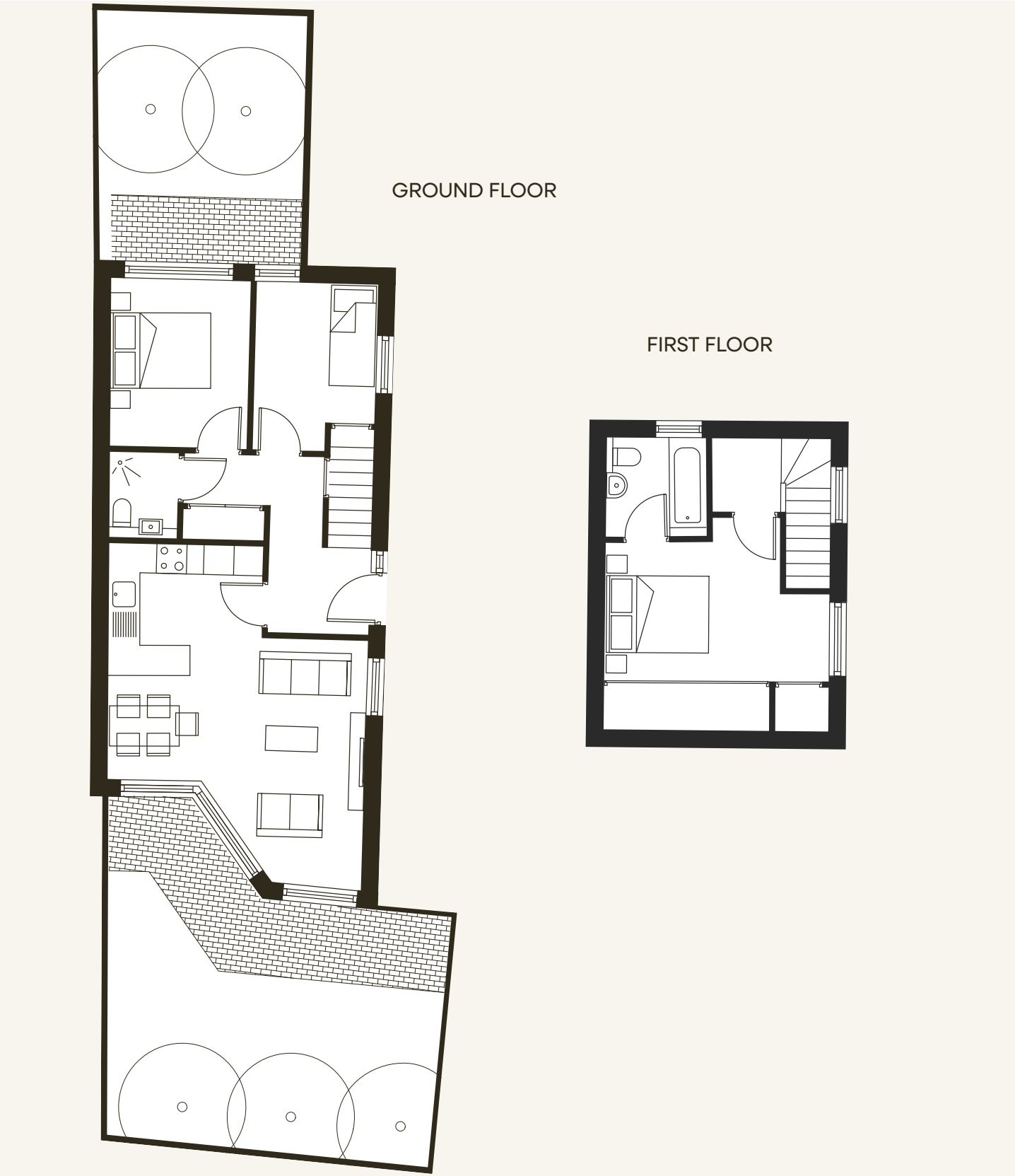
Internal floor plans may be subject to alteration.
*Dimensions listed are maximum. Computer generated images are for illustrative purposes only.



HOUSE 4

2 STOREYS | 3 BEDROOMS | 2 BATHROOMS
82M² / 882SQFT
GARDEN 607SQFT / 56.40M²

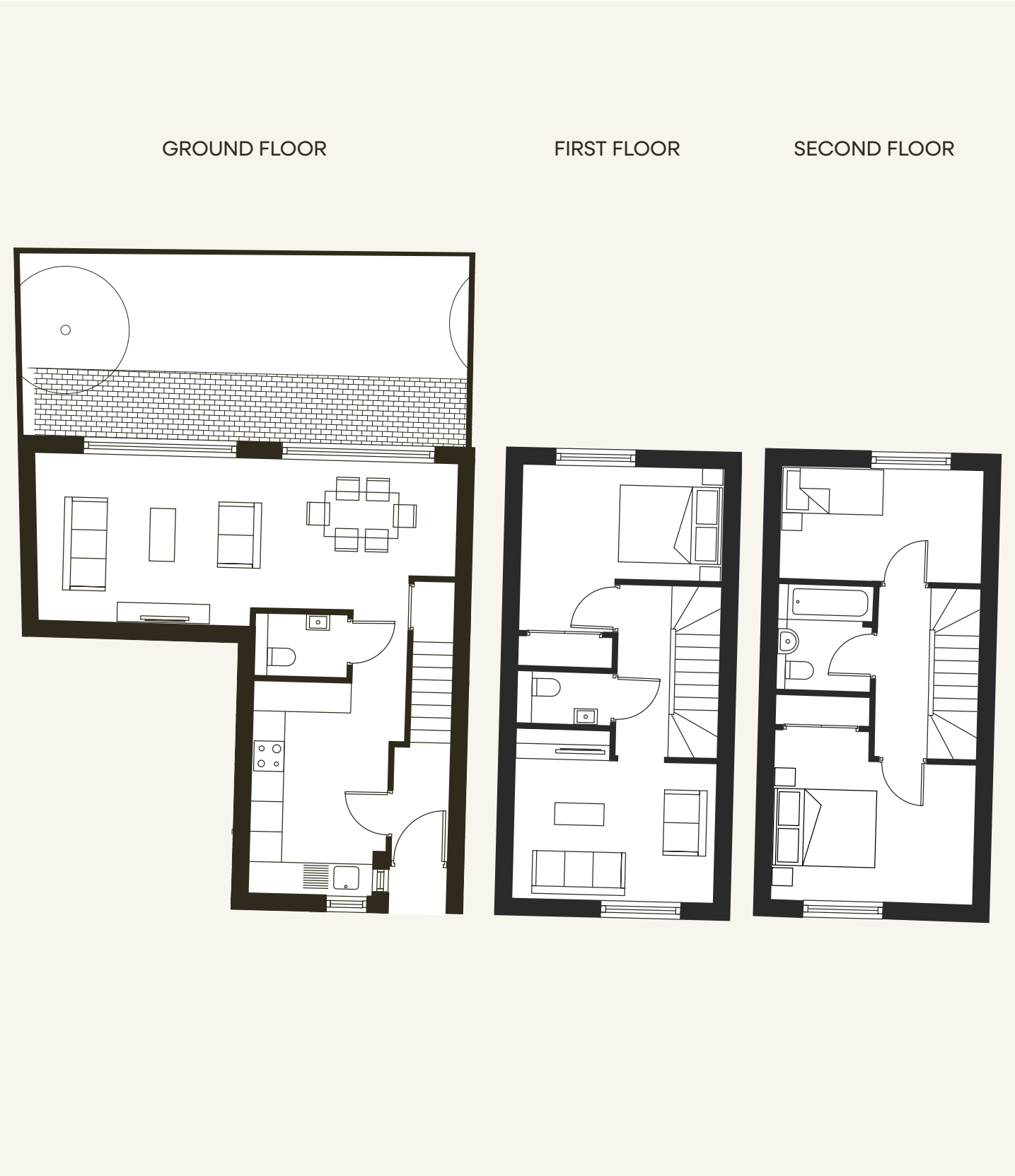
Internal floor plans may be subject to alteration.
*Dimensions listed are maximum. Computer generated images are for illustrative purposes only.



HOUSE 5

3 STOREYS | 3 BEDROOMS | 2 BATHROOMS
115M² / 1237SQFT
GARDEN 331SQFT / 30.77M²

Internal floor plans may be subject to alteration.
*Dimensions listed are maximum. Computer generated images are for illustrative purposes only.



HOUSE 6,7,8

4 STOREYS | 4 BEDROOMS | 2 BATHROOMS
124M² / 1334SQFT
GARDEN 164SQFT / 15.26M² | TERRACE 91SQFT / 8.5M²

Internal floor plans may be subject to alteration.
*Dimensions listed are maximum. Computer generated images are for illustrative purposes only.



HOUSE 9

4 STOREYS | 4 BEDROOMS | 2 BATHROOMS
129M² / 1388SQFT
GARDEN 210SQFT / 19.52M² | TERRACE 115SQFT / 10.7M²

Internal floor plans may be subject to alteration.
*Dimensions listed are maximum. Computer generated images are for illustrative purposes only.



SPECIFICATIONS

KITCHENS

- Premium German kitchens designed and installed by London based innovative British design studio TAPE Bespoke
- Caesarstone worktops
- Blanco Silgranit soft white sinks and Fohen brushed nickel 4 in 1 Fedina Boiling tap
- Premium Bosch integrated appliances
- Free-standing Bosch washer / dryer to utility cupboards
- Induction hobs
- Recessed LED light strips

FLOORING

- Carpet — to upper floor bedrooms on second and third floors in units 5-9
- Dalton Chevron Oak wood flooring by Ashton & Rose to living areas and bedrooms on ground and first floors
- Dalton straight board Oak wood flooring by Ashton & Rose to staircase and landing
- Wet underfloor heating system throughout with individual room zone thermostats

BATHROOMS

- Gunmetal brassware by leading British bathroom manufacturer Vado
- Backlit bathroom mirrors with integrated shaver sockets
- Gunmetal electric towel rails
- Claybrook kitkat mosaic tiles to WCs
- Claybrook Tavolozza Ice wall tiles to main bathrooms

ELECTRICS

- Brushed chrome faceplates
- Digital thermostats with individually controlled zones per room
- Hard wired smoke and heat detectors
- Fibre optic broadband
- Energy efficient lighting

GENERAL

- Built in wardrobes to master and second bedroom
- Satin nickel ironmongery
- Hampstead Orla knurled door handles
- Double Glazed Aluminium clad timber windows with U values as low as 0.74
- Double and triple glazed skylights to all roofs
- Private roof terraces and balconies
- Private gardens with soft and hard landscaping
- Extensive communal landscape with mature trees, shrubs, seating area and children’s play area
- Wheelchair friendly access to all homes
- Car club hire available nearby

SECURITY

- Secure, internal bicycle storage as well as visitor cycle parking bays
- 1-year defect liability cover
- 10-year new home warranty
- Sprinkler systems in townhouses units 6-9
- PAS-24 multi-lock secure doors and windows
- Freehold houses, management company run by owners to control the maintenance of the communal parts

DEVELOPERS

SILVERCROW

Silvercrow is a family run development business located in South London. Starting out from humble beginnings in 2014, they have honed their craft and desire for quality. An unrivalled focus on customer care, Silvercrow has built up an impressive portfolio and a long list of satisfied buyers all around London.

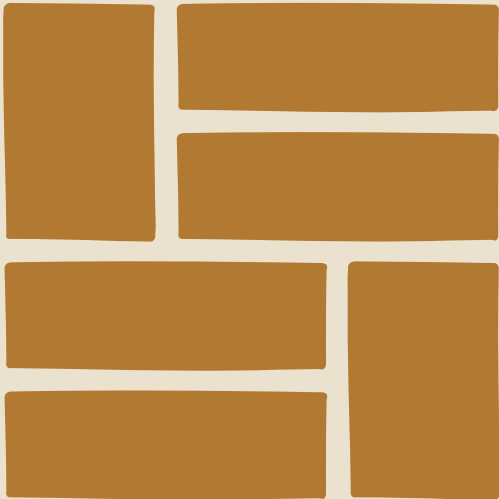
A small but mighty team of dedicated professionals, they ensure that their exacting standards are met throughout the whole design and build process. The end results are properties that challenge conventions and redefine the norm.



EFFICIENCY

- Proposed B Rated EPCs
- Double Glazed Aluminium clad timber windows with U values as low as 0.74
- Gas free energy efficient Air Source Heat Pumps (ASHP)
- Waste Water Heat Recovery units fitted to baths
- Wet underfloor heating throughout with digital thermostatic control in each room
- Water harvesting system to rainwater downpipes
- Low air permeability reducing the energy consumption of the building through air changes
- Soft landscaping and biodiversity enhancements including the introduction of new trees, shrubs and hedges with over 150% increase in Biodiversity

64 Speedwell Street,
Deptford, SE8 4FH



SILVERCROW

ENQUIRE

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Pedder's specialist New Homes department provides an all-encompassing sales, marketing and branding service for developers and they pride themselves on bringing only the highest quality new build schemes to the market.

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