Peabody

DEPTFORD EDGE SE8

Start your journey



URBAN LIVING AT A PACE THAT SUITS YOU



For some, it’s the energy. For others, it’s the proximity to calm. For most, however, it’s both. At Deptford Edge, experience urban life at your own pace, in a spacious, light-filled apartment with modern styling that makes it easy to feel right at home.

Vibrant when you want.
Tranquil when you need it.



WELCOME TO DEPTFORD EDGE

Computer generated image is indicative only.



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1 & 2 BEDROOM SHARED OWNERSHIP APARTMENTS

Close to the unique buzz of Deptford High Street in one direction and the beauty and calm of the River Thames in the other, with an excellent range of parks and open spaces within easy reach, Deptford Edge is the perfect hub from which to enjoy the full variety of life.

Homes at Deptford Edge are contemporary yet timeless, setting a new benchmark in comfort and efficiency. A sense of brightness and space is heightened by open-plan kitchen and living areas, private balconies and light streaming in from large windows.


CANADA WATER
GREENLAND DOCK
DEPTFORD PARK
CANARY WHARF
THE O2 ARENA
VIBRANT WHEN YOU WANT. TRANQUIL WHEN YOU NEED IT.
D E
← SURREY QUAYS STATION
GREENWICH →
DOCKLANDS WATERSPORTS CENTRE
RIVER THAMES
ISLE OF DOGS
DEPTFORD
Computer generated image is indicative only.

DEPTFORD

As you exit Deptford Station, an incredibly eclectic and colourful variety of sights, sounds and establishments awaits. However, there's far more to here than meets the eye.

For a start, Deptford is convenient. It's well connected via numerous transport routes, and has plenty of places to exercise, including many walking and cycling routes. The shopping options are great too, including some you didn't think you needed.

Add to this world-class food and excellent places to meet and grab a coffee or a drink, for every budget, and a vibrant, booming cultural scene. And yet, Deptford's also a brilliant place to unwind, with the Thames and wide-open green spaces nearby.





IT'S MORE A WAY OF LIFE

THE WORLD ON A PLATE

The source of so much of Deptford's bubbling energy is its incredibly diverse food and drink scene. Showcasing flavours and styles from around the world, here you'll find the old, the new, and the wonderfully experimental.

Start at The Watergate, a restaurant known for its natural wines, perfect for brunch or dinner. If you love Italian, there's Marcella, a much-loved restaurant serving beautifully simple dishes, and Sodo, an all-day pizzeria in a striking modernist building with a beautiful sunny courtyard.



Marcella



The Spice Truck


KiliG



The Watergate

For variety, there's KiliG, which offers delicious Colombian and Filipino dishes, and Buster Mantis, famed for its Caribbean-style Sunday roast and excellent cocktails. Deptford Market Yard is packed with award-winning food and drink spots. Highlights include The Spice Truck's Asian street food, Taca Tacos' slow-cooked beef birria, and Jerk Yard's jerk classics, all with great vegetarian options. Or try The Waiting Room, one of London's most inventive vegan cafés.

SOMETHIG BIG IS BREWING

Intervallo is the place to go for great Italian wines and aperitivos. They also make a great coffee, as do Naked and Mouse Tail Coffee in Deptford Market Yard, and Deli X, a well-stocked wholefoods shop. Enjoy a meal or drink over one of hundreds of board games at Badger Badger. Another local institution is Little Nan's, a cosy, characterful cocktail bar and tea parlour blending nostalgia and kitsch.

Just down the road from Deptford Edge is The Wolf's Tavern, a beautiful, revitalised pub notable for its gorgeous Truman's Brewery tile work and 1930s Vitrolite ceiling. Hang out in the beer garden, sample a great pizza with Sicilian-sourced ingredients, catch some live music, or pop by on your way to work for a fresh coffee and pastry. It's also hard to miss The Dog & Bell, another community cornerstone. Adorned in an eye-catching red paint job, it has all the little things that make a local pub special.


Deptford Market Yard



The Dog & Bell


Intervallo



Little Nan's



Sienna

Once Esther Sowa found an available space on the Thames, she knew she'd found the perfect location for Sienna: "It was just so perfect, and with the views as well". Deptford's quieter side appealed to her, somewhere she could make a place "where people can have a coffee, relax, do a little bit of work, chill, or meet friends. Simplicity is the key". As per their website: "Nothing fancy, nothing gimmicky... the idea was just to create a lovely café".

Since opening, Sienna has become a community hub and a notably calm space for people who need to tune out. Devoted to championing local producers and merchants, they welcome creative suggestions on events to bring the community together.
They also have an informal event programme with workshops, art displays, open mic nights and summer movies on the terrace (imagine watching a flick with the Thames as a backdrop!).

Discover more

siennacafe.co.uk
Unit 001 Paynes Wharf, 25 Wharf Street
Deptford, London SE8 3GG

BOLD & ARTISTIC

Deptford is renowned for its flourishing cultural scene. The vibrant market on Deptford High Street is a microcosm of the area's heritage and diversity, as well as a great place for a bargain. You'll feel this energy at Trinity Laban and The Albany, both great places to catch a performance. You'll feel it in retail too. Your favourite supermarkets and high street stores are close by, but in Deptford, independents are king, highlighted by outstanding delis, florists, record stores and bookstores.



Upside Down Records


Deptford Does Art



Deli X



Forest

Here, you'll be spoiled for choice. Keep an eye out for the Deptford X free festival every summer, topped off by its epic street parade. For more chill, try Deptford Does Art; part gallery, part exhibition space, part vegan café and part bar. Attend a show at The Master Shipwrights House on the Thames, a 500-year-old building that's one of the few remnants of the Royal Dockyard. Or if you prefer hands-on activities in a friendly setting, sign up for a Something Good Workshop in Deptford Market Yard.

On the ground in Deptford



It says a lot about Deptford's reputation for creativity and industriousness that the only UK business incubator for craft chose to set up there and then became an integral part of the community. This is Cockpit, a charity that's provided studio space and business support for local makers for over 25 years, helping them and fellow creators across the UK grow their craft businesses.

Cockpit is a big, diverse and intensive operation, as Emily Lloyd, Cockpit's Head of Development, explains: "we have 180 makers across our two sites, practising over 20 different craft disciplines, from ceramics to jewellery, leatherwork to bespoke tailoring".

Cockpit's extended workshop programme, at both its Deptford and Bloomsbury sites, has something for all skill levels (and even options for teenagers).

Discover more

cockpitstudios.org
18-22 Creekside, Deptford, London, SE8 3DZ


Nowshin Prenon, Textile Artist


Harry Owen, Leatherworker



"We want to equip makers with the tools they need to succeed commercially and creatively, so they can focus on what they do best: making".

Emily Lloyd, Cockpit's Head of Development

ROOM TO BREATHE

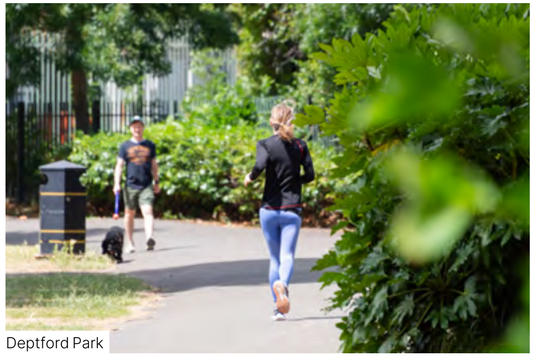


Find your perfect rhythm

The nearby Thames Path is as great for walking and cycling as it is for taking in the unique views. It takes you to Tower Bridge and beyond to the west or to Greenwich to the east. For a place to stretch out or relax, try Deptford Park, a short stroll away, or Stave Hill, with breathtaking views reaching as far as Wembley on a clear day.



Thames Path



Deptford Park



Surrey Docks



Greenland Dock

The Surrey Docks Fitness and Watersports Centre is a hub for sailing, kayaking, paddleboarding, windsurfing and power boating (all vessels are available to rent). It's also great for an open water swim. For indoor activities, there are several high-quality gyms, fitness studios and yoga spaces within easy reach.

AN IDEAL HUB

There's no better base from which to experience the full suite of what the local area has to offer than Deptford Edge. Close to the vibrant vibes of Deptford High Street, the Thames Path and Deptford Park, it's also well connected to the Surrey Quays shopping hub, up-and-coming Canada Water, and beyond.



The Wolf's Tavern


Surrey Quays

BARS, PUBS & CAFÉS

1 The Wolf's Tavern
2 Wolfy's Bar
3 The Dog & Bell
4 Sienna
5 Badger Badger
6 Intervallo
7 Little Nan's
8 Naked
9 The Waiting Room

SPORTS & FITNESS

10 Surrey Docks Fitness & Water Sports Centre
11 MoreYoga
12 The London Fit Club
13 Fitness Space

SHOPPING

14 ASDA Express Deptford
15 Tesco Extra
16 Deli X
17 Plough Way Deli

RESTAURANTS & EATERIES

18 The Watergate
19 The Pear Tree
20 Eat Vietnam Bar B Grill 2
21 Marcella
22 Buster Mantis
23 The Spice Truck
24 Corner Corner
25 Sodo
26 KiliG
27 Taca Tacos





STAY CONNECTED

Deptford Edge is conveniently close to several transport hubs, stations and docks. Deptford Rail Station has frequent trains to the heart of the capital, Greenwich, and beyond. Canada Water Tube Station is also nearby, a key Jubilee Line junction from where you can reach London Bridge, Waterloo and Canary Wharf in minutes.

	Greenwich	London Bridge	Farringdon	King's Cross St. Pancras
BY RAIL FROM DEPTFORD STATION	2 MINS	6 MINS	19 MINS	24 MINS
	Canary Wharf	London Bridge	Waterloo	Stratford
BY TUBE FROM CANADA WATER STATION	2 MINS	4 MINS	8 MINS	12 MINS
	Whitechapel	Shoreditch High Street	Highbury & Islington	Clapham Junction
BY OVERGROUND FROM SURREY QUAYS	9 MINS	12 MINS	25 MINS	27 MINS
	Southwark Park	Greenwich Park	The O2	Tate Modern Southbank
BY BIKE FROM DEPTFORD EDGE	6 MINS	10 MINS	19 MINS	22 MINS
	Canary Wharf	Tower Bridge	Blackfriars	Embankment
BY UBER BOAT FROM GREENLAND (SURREY QUAYS)	4 MINS	15 MINS	26 MINS	34 MINS

Journey times sourced from Google Maps and tfl.gov.uk. These are approximate and intended as a guide only. All listed stations have step-free access.

NEW ADVENTURES

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Built around a beautifully landscaped courtyard with ample seating, Deptford Edge is a place you'll always look forward to coming back to. Each apartment has a private balcony or terrace that enhances feelings of interior light and space.

Homes are modern and highly flexible; perfect if you work from home, spacious for entertaining and cosy for a quiet night in. It's great for cyclists too. Explore some of the capital's best routes, knowing you can return your bike to the on-site cycle store.



START AT HOME

SPECIFICATION TO ELEVATE A HOME



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Homes at Deptford Edge have been designed and fitted out with a respect for craft and functionality; sympathetic to the practical needs of everyday life, and yet with a stylish modern aesthetic that makes it easy to feel right at home.

General

- Underfloor heating to all rooms
- Amtico mulled oak LVT flooring to hallways, kitchen, living and dining areas
- Triple glazing to all windows
- White matte emulsion finish to walls with light grey skirting boards
- Energy-efficient downlights throughout
- Bosch freestanding washer/dryer
- Mechanical ventilation with a heat recovery system providing whole-home ventilation
- Electronic thermostats in each room, except bathroom and en-suite
- Landline telephone, BT OpenReach fibre optic and Hyperoptic data points*
- Television (terrestrial and satellite) points with SkyQ+ provisions to living room and main bedroom*
- Pet-friendly development



Computer generated image is indicative only.

Bathroom

- Acrylic white bath with overhead shower and glass shower screen
- Mixer tap, rain shower head and handheld shower head
- Grey porcelain tiles to floor and walls
- Ceramic white W/C
- Ceramic white countertop basin with mixer tap
- Chrome heated towel rail
- Stone grey bathroom cabinet with mirror
- Shaver socket

En-suite

- Walk-in shower with glass shower screen
- Mixer tap with rain shower head and hand-held shower head
- Grey porcelain tiles to floor and walls
- Ceramic white W/C
- Ceramic white countertop basin with mixer tap
- Chrome heated towel rail
- Stone grey bathroom cabinet with mirror
- Shaver socket

*Subject to separate subscription



Kitchen

- Matte reed green kitchen units
- LED lighting under wall units
- Grey silestone with 12mm upstands
- Brushed mixer tap
- Bosch integrated fridge/freezer and dishwasher
- Bosch integrated induction hob
- Bosch integrated electric oven
- Bosch integrated microwave
- Bosch cooker hood

Balcony/Terrace

- Aluminium grey brown decking to balconies
- Metal railings with powder coat finish
- Grey concrete pavers to terraces

Bedroom

- Abingdon Aristocrat beige carpet
- Full height grey built-in wardrobes to main bedroom

Development communal spaces

- Undercover cycle storage
- Landscaped courtyard
- 2x lifts to all floors

Security & peace of mind

- Video entry system
- Sprinkler system fitted throughout apartments
- Wired smoke and heat detectors
- Multi-lock door with spy hole
- 12 year Premier Guarantee warranty from practical completion
- 2 year defect period from practical completion
- 990 year lease



A HOME THAT WORKS FOR YOU



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Homes are built to the Passivhaus standard, ensuring you're kept comfortable all year-round while using minimal energy. With smart design features like high-performance insulation, airtight construction, and efficient heating and ventilation, these homes stay warm in winter and cool in summer.

Year-round comfort
Thanks to superior insulation and a draught-free design, our homes maintain a consistently comfortable indoor temperature, no matter the season.

Energy saving
Passivhaus homes can help you save on energy bills, compared to traditional buildings. That means a more comfortable home and significant long-term savings for you!

Quiet living environment
The high-performance windows and doors help keep unwanted noise out, creating a quieter, more peaceful home for you to enjoy.

Improved air quality
Each home minimises the infiltration of outdoor pollutants and allergens with the use of advanced ventilation systems providing a constant supply of fresh, filtered air.

For more information, scan the QR code or click below

Find out more



1 BEDROOM APARTMENTS

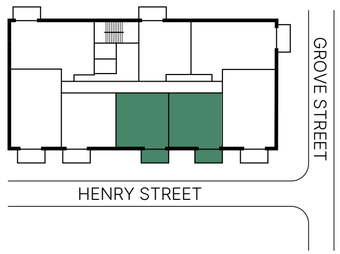
Floorplans

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1 BED APARTMENTS

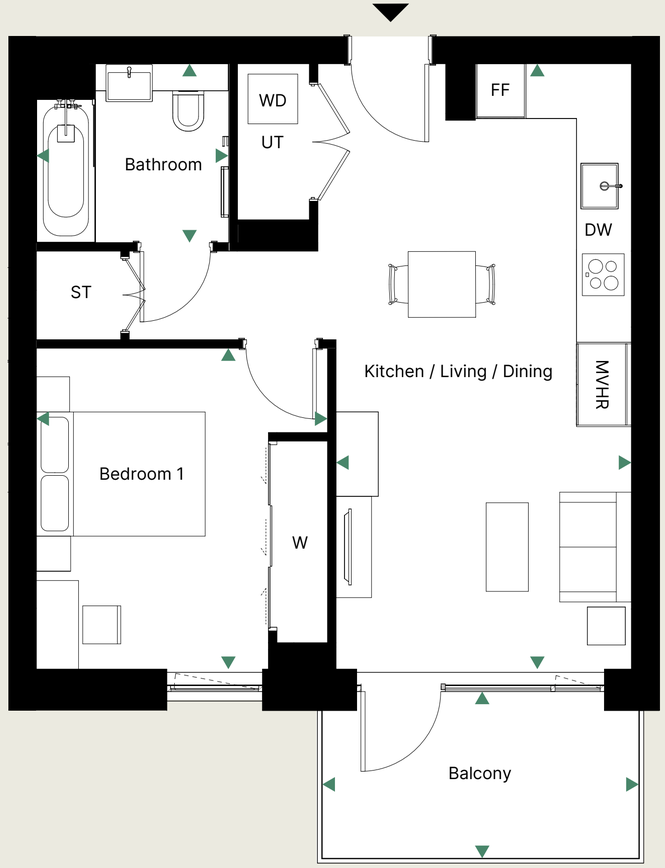
FLOOR		APARTMENTS
7	→	53, 54
6	→	45, 46
5	→	37, 38
4	→	29, 30
3	→	21, 22
2	→	13, 14
1	→	5, 6

PLOT LOCATOR



DIMENSIONS

Kitchen / Living / Dining	3.5 M x 7.2 M	11.5” x 23.6”
Bedroom 1	3.5 M x 3.8 M	11.5” x 12.5”
Bathroom	2.1 M x 2.3 M	6.9” x 7.5”
Balcony	2.0 M x 3.8 M	6.6” x 12.5”
Total internal area	**50.6 M²**	**544.7 Sq ft**



KEY

DW	Dishwasher
WD	Washer Dryer
UT	Utility Cupboard
FF	Fridge/Freezer
ST	Store
W	Wardrobe

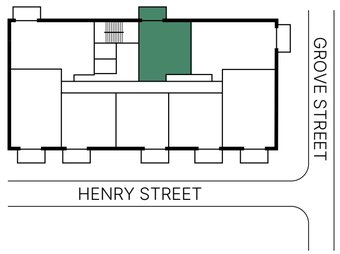
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Check Availability

1 BED APARTMENTS

FLOOR		APARTMENT
7	→	58
6	→	50
5	→	42
4	→	34
3	→	26
2	→	18
1	→	10

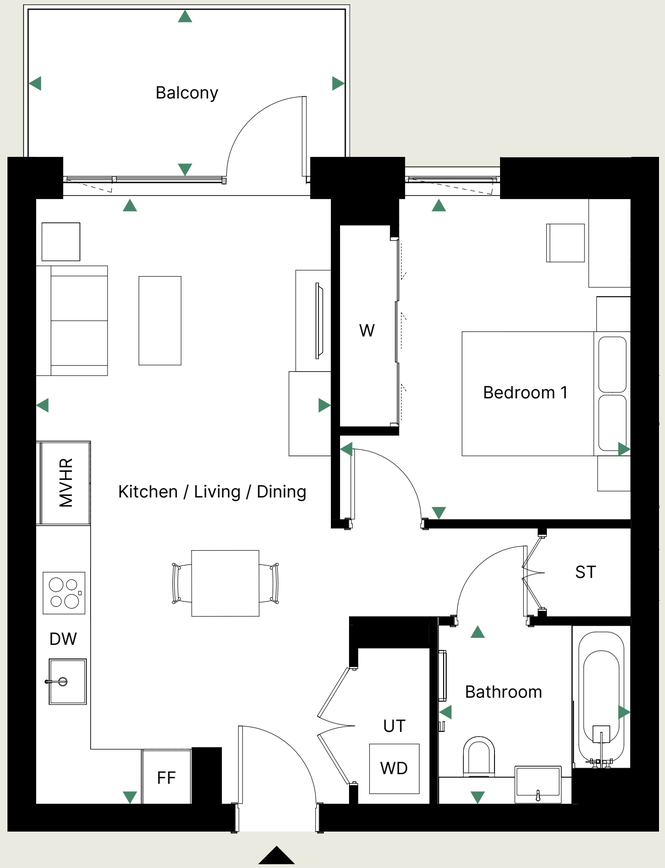
PLOT LOCATOR



DIMENSIONS

Kitchen / Living / Dining	3.5 M x 7.2 M	11.5” x 23.6“
Bedroom 1	3.5 M x 3.6 M	11.5” x 12.5”
Bathroom	2.1 M x 2.3 M	6.9” x 7.5”
Balcony	2.0 M x 3.8 M	6.6” x 12.5”
Total internal area	**49.9 M²**	**537.1 Sq ft**

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SUNSET N SUNRISE

KEY

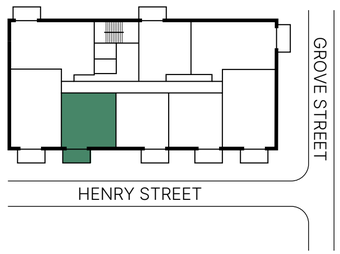
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UT	Utility Cupboard
FF	Fridge/Freezer
ST	Store
W	Wardrobe

Check Availability

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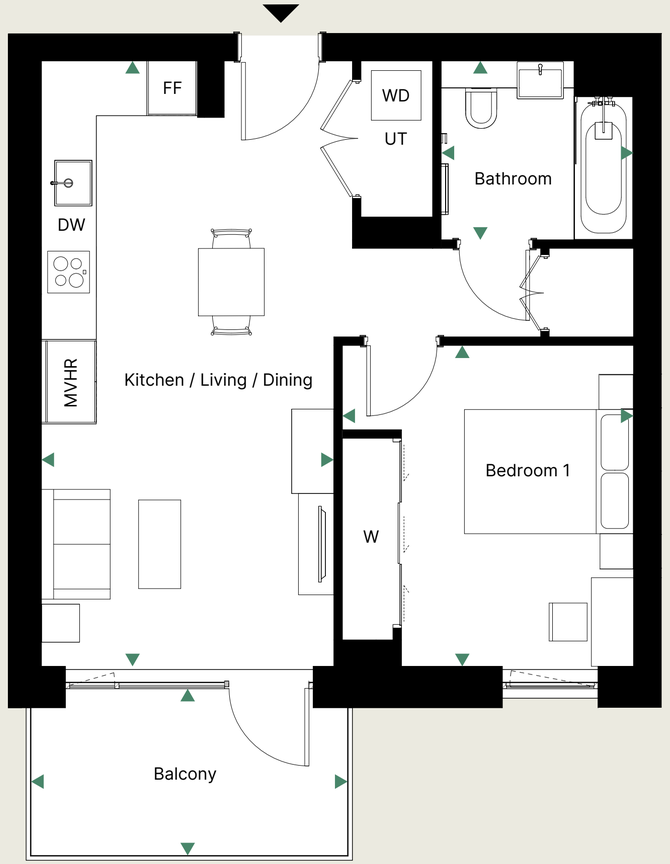
FLOOR		APARTMENT
7	→	55
6	→	47
5	→	39
4	→	31
3	→	23
2	→	15
1	→	7

PLOT LOCATOR



DIMENSIONS

Kitchen / Living / Dining	3.5 M x 7.2 M	11.5” x 23.6”
Bedroom 1	3.5 M x 3.8 M	11.5” x 12.5”
Bathroom	2.1 M x 2.3 M	6.9” x 7.5”
Balcony	2.0 M x 3.8 M	6.6” x 12.5”
Total internal area	**50.3 M²**	**541.4 Sq ft**



KEY

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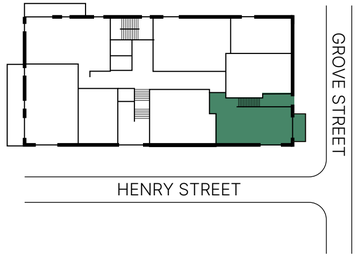
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Check Availability

1 BED DUPLEX

FLOOR		APARTMENT
G	→	1

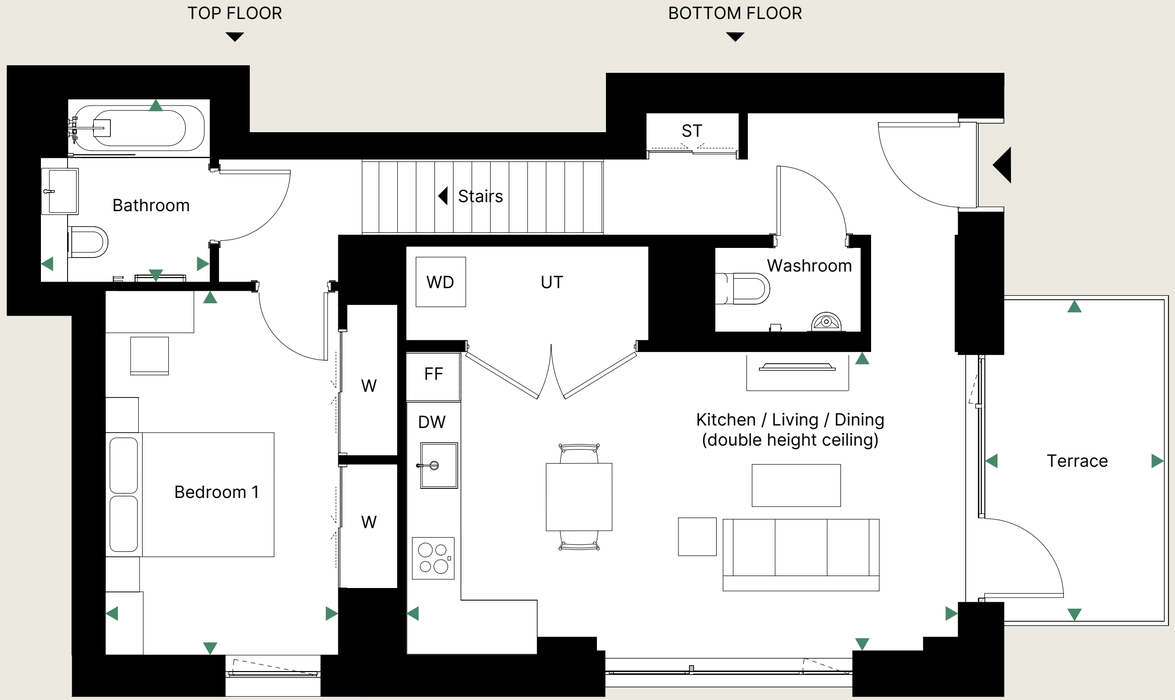
PLOT LOCATOR



DIMENSIONS

Kitchen / Living / Dining	3.5 M x 6.5 M	11.5” x 21.3”
Bedroom 1	2.8 M x 1.5 M	9.2” x 4.9”
Bathroom	2.0 M x 2.2 M	6.6” x 7.2”
Terrace	2.2 M x 3.8 M	7.2” x 12.5”
Total internal area	**63.9 M²**	**687.8 Sq ft**

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Check Availability



2 BEDROOM APARTMENTS

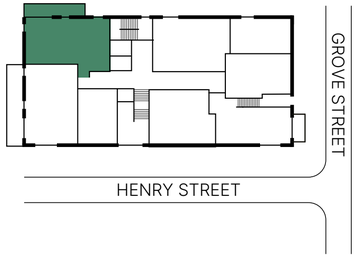
Floorplans

Computer generated image is indicative only.

2 BED APARTMENTS

FLOOR	APARTMENT
G →	3

PLOT LOCATOR



WHEELCHAIR ADAPTABLE UNITS

DIMENSIONS

Kitchen / Living / Dining	4.6 M x 6.1 M	15.1” x 20.0”
Bedroom 1	3.9 M x 4.1 M	12.8” x 13.4”
Bedroom 2	2.6 M x 3.8 M	8.5” x 12.5”
Bathroom	2.6 M x 2.8 M	8.5” x 9.2”
Terrace	1.6 M x 8.3 M	5.2” x 27.2”
Total internal area	**73.9 M²**	**795.5 Sq ft**

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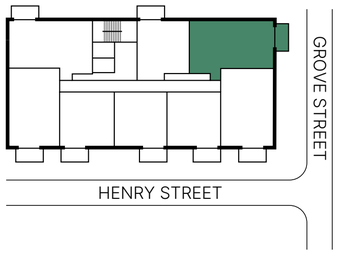
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Check Availability

2 BED APARTMENTS

FLOOR	APARTMENT
7 →	59
6 →	51
5 →	43
4 →	35
3 →	27
2 →	19
1 →	11

PLOT LOCATOR



WHEELCHAIR ADAPTABLE UNITS

DIMENSIONS

Kitchen / Living / Dining	4.6 M x 6.1 M	15.1” x 20.0”
Bedroom 1	3.7 M x 3.8 M	12.1” x 12.5”
Bedroom 2	2.8 M x 3.9 M	9.2” x 12.8”
Bathroom	2.6 M x 2.7 M	8.5” x 8.9”
Balcony	2.0 M x 3.8 M	6.6” x 12.5”
Total internal area	**73.9 M²**	**795.5 Sq ft**

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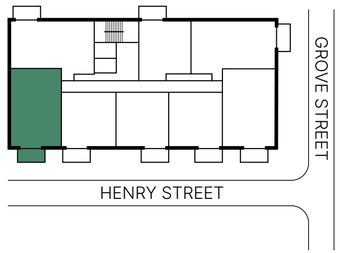
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2 BED APARTMENTS

FLOOR		APARTMENT
7	→	56
6	→	48
5	→	40
4	→	32
3	→	24
2	→	16
1	→	8

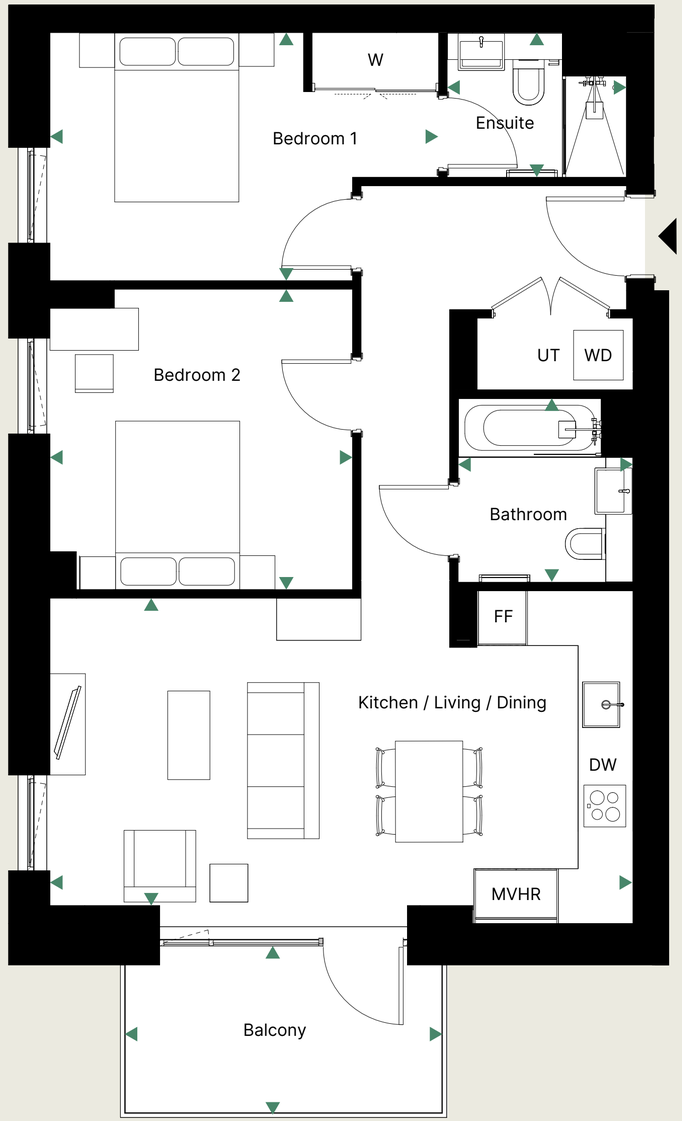
PLOT LOCATOR



DIMENSIONS

Kitchen / Living / Dining	3.6 M x 6.9 M	11.8” x 22.6”
Bedroom 1	2.9 M x 4.6 M	9.5” x 15.1”
Ensuite	1.7 M x 2.1 M	5.6” x 6.9”
Bedroom 2	3.6 M x 3.6 M	11.8” x 11.8”
Bathroom	2.1 M x 2.2 M	6.9” x 7.2”
Balcony	2.0 M x 3.8 M	6.6” x 12.5”
Total internal area	**72.6 M²**	**781.5 Sq ft**

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WD	Washer Dryer
UT	Utility Cupboard
FF	Fridge/Freezer
ST	Store
W	Wardrobe

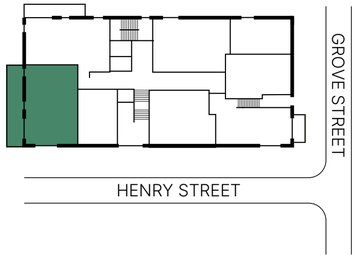
SUNSET SUNRISE

Check Availability

2 BED APARTMENTS

FLOOR		APARTMENT
G	→	2

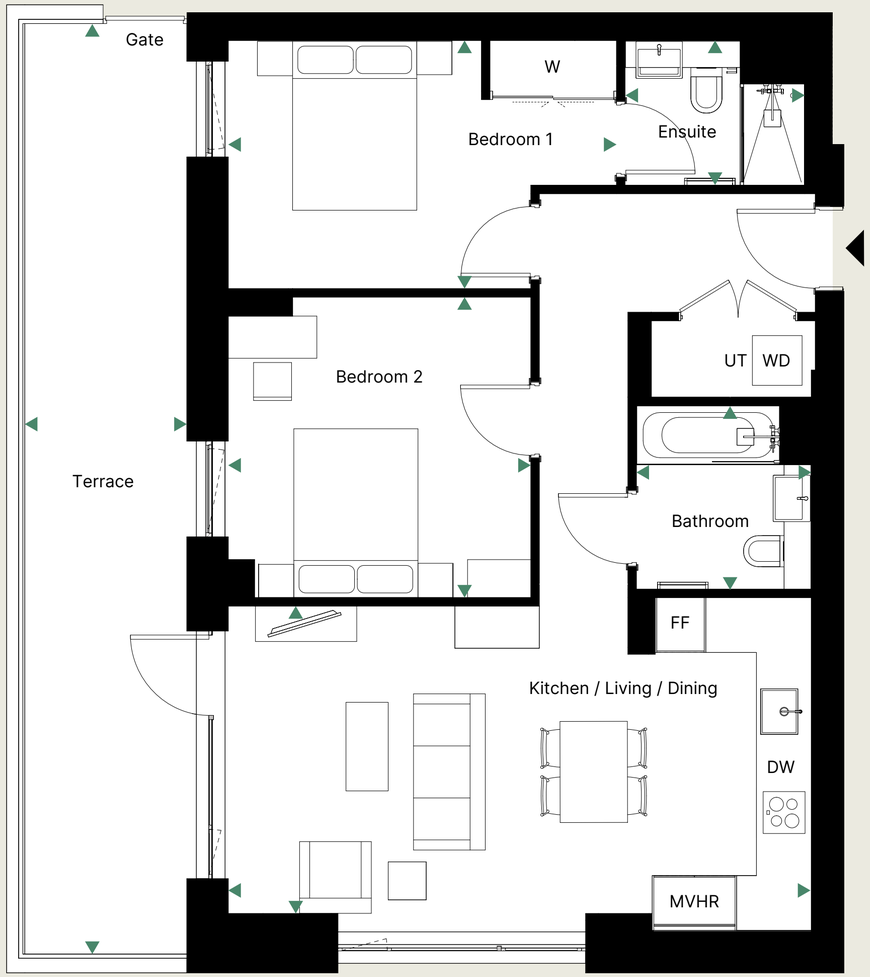
PLOT LOCATOR



DIMENSIONS

Kitchen / Living / Dining	3.6 M x 6.9 M	11.8” x 22.6”
Bedroom 1	2.9 M x 4.6 M	9.5” x 15.1”
Ensuite	1.7 M x 2.1 M	5.6” x 6.9”
Bedroom 2	3.6 M x 3.6 M	11.8” x 11.8”
Bathroom	2.1 M x 2.2 M	6.9” x 7.2”
Terrace	1.9 M x 11.0 M	6.2” x 36.1”
Total internal area	**72.8 M²**	**783.6 Sq ft**

Disclaimer
Floorplan shows approximate measurements only. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes,appliance sizes or items of furniture. Whilst every reasonable effort has been made to ensure that the information contained on our website and in our brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease. Washer-Dryer location in utility cupboard is indicative and is subject to change. Please speak to a sales staff member for further detail.



KEY

DW	Dishwasher
WD	Washer Dryer
UT	Utility Cupboard
FF	Fridge/Freezer
ST	Store
W	Wardrobe

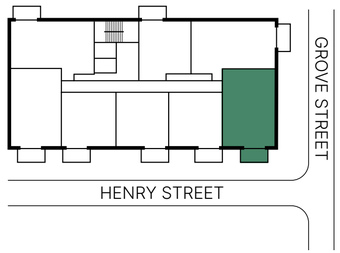
SUNSET N SUNRISE

Check Availability

2 BED APARTMENTS

FLOOR		APARTMENT
7	→	52
6	→	44
5	→	36
4	→	28
3	→	20
2	→	12
1	→	4

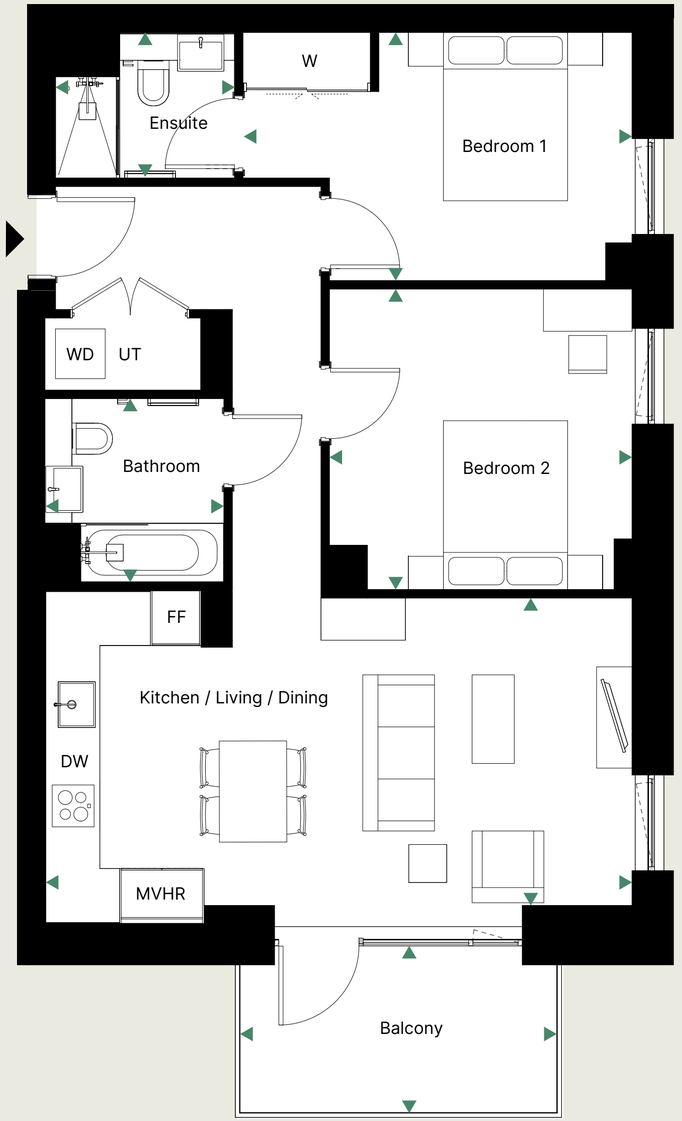
PLOT LOCATOR



DIMENSIONS

Kitchen / Living / Dining	3.6 M x 6.9 M	11.8” x 22.6”
Bedroom 1	2.9 M x 4.6 M	9.5” x 15.1”
Ensuite	1.7 M x 2.1m	5.6” x 6.9”
Bedroom 2	3.6 M x 3.6 M	11.8” x 11.8”
Bathroom	2.1 M x 2.2m	6.9” x 7.2”
Balcony	2.0 M x 3.8 M	6.6” x 12.5”
Total internal area	**73.0 M²**	**785.8 Sq ft**

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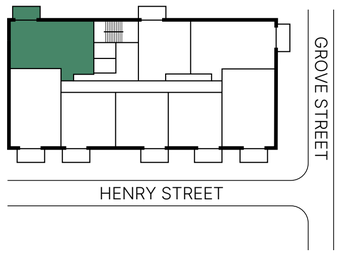
SUNSET SUNRISE

Check Availability

2 BED APARTMENTS

FLOOR		APARTMENT
7	→	57
6	→	49
5	→	41
4	→	33
3	→	25
2	→	17
1	→	9

PLOT LOCATOR



DIMENSIONS

Kitchen / Living / Dining	4.2 M x 6.1 M	13.8” x 20.0”
Bedroom 1	3.9 M x 4.1 M	12.8” x 13.4”
Ensuite	1.6 M x 2.6 M	5.2” x 8.5”
Bedroom 2	3.0 M x 4.1 M	9.8” x 13.4”
Bathroom	2.1 M x 2.6 M	6.9” x 8.5”
Balcony	2.0 M x 3.8 M	6.6” x 12.5”
Total internal area	**73.9 M²**	**795.5 Sq ft**

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Check Availability



START YOUR HOME OWNERSHIP JOURNEY

Computer generated image is indicative only.

THE SHARED OWNERSHIP PROCESS

1 **Register your interest in Deptford Edge and complete the application form.**

2 Take a quick financial assessment to ensure you meet all the criteria.

3 Book a viewing of the property and submit your reservation form.

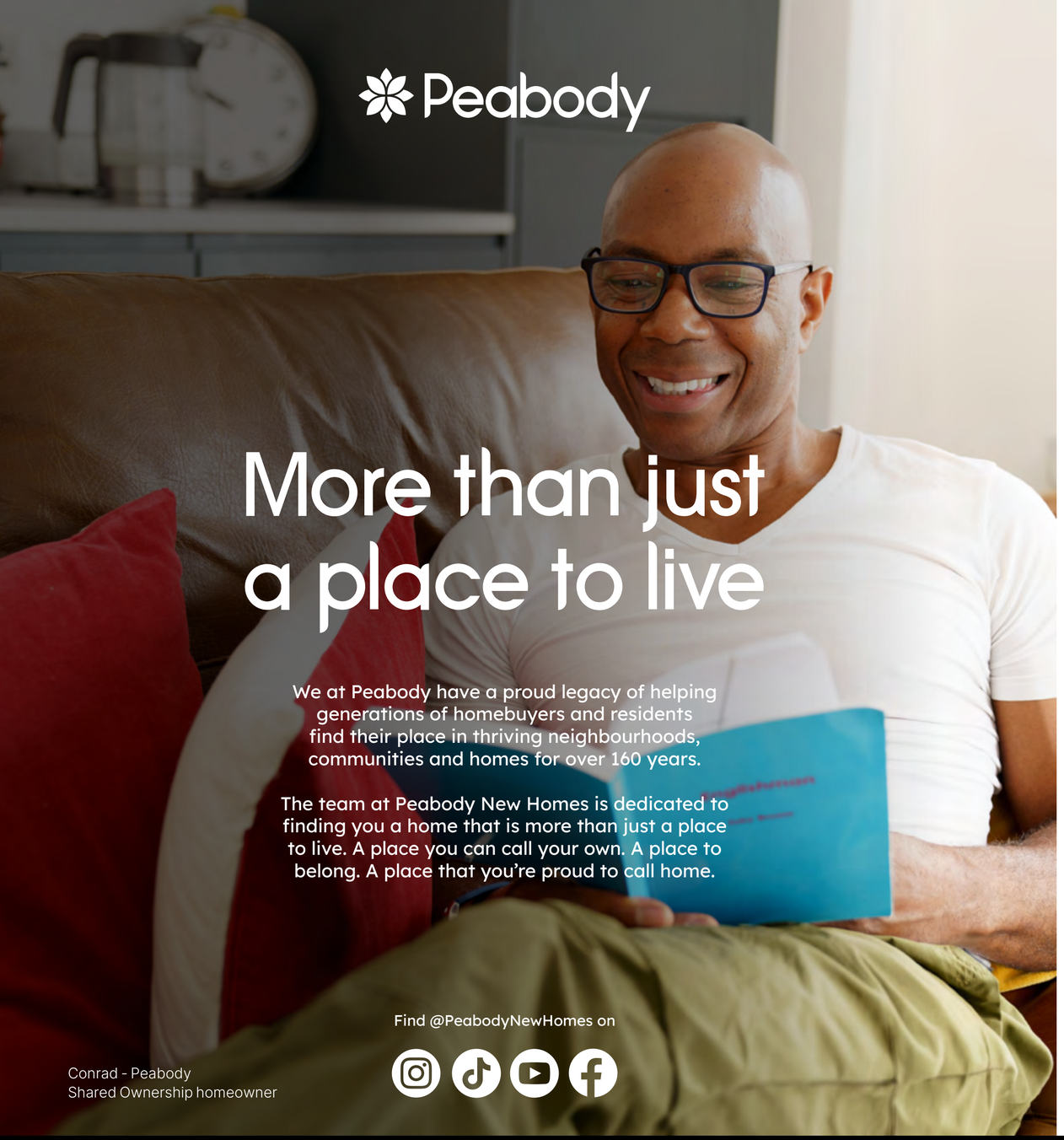
4 Within 14 days, we will confirm whether we are able to offer you a Shared Ownership home with an offer letter. You will need to pay your £500 reservation fee to secure the home you have been offered within 48 hours.

5 Take a full financial assessment with an Independent Mortgage Advisor (IMA) from our selected panel of experts, appoint a Solicitor & Mortgage Advisor and complete an offer.

6 Submit a mortgage application within two working days of your financial assessment, and Peabody's solicitor and your solicitor will organise the legal paperwork, so contracts can be exchanged.

7 On completion day, the money to buy your home is transferred to our solicitors. You now legally own your home through Shared Ownership!

8 **Move in and start enjoying your new home!**



More than just a place to live

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.

Find @PeabodyNewHomes on

Conrad - Peabody
Shared Ownership homeowner

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 109,000 homes and around 220,000 residents across London and the Home Counties.

CUSTOMER FOCUS

Whether it's your frst 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.

Scan or click to

Find out more

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.

Scan or click to

Find out more

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