THE POMEROY
SE14

1, 2 & 3 bedroom homes
Private Sale and Shared Ownership
A fresh approach to New Cross living

The Pomeroy offers a tempting collection of 47 contemporary 1, 2 and 3 bedroom apartments, duplexes and 3 bedroom houses.

Homes have well-conceived layouts with quality finishes throughout and are neutrally decorated so you can style your home to your own taste.

With its excellent zone 2 location, convenient connections to central London and abundance of green spaces nearby, The Pomeroy is the perfect place to put down roots.
Where urban cool meets village-like charm

The Pomeroy’s vibrant south-east London location is on the threshold of some of the city’s trendiest hotspots attracting a young and fashionable crowd. Peckham, with its abundance of artisan cafés and rooftop bars, is close by, as is Nunhead – a local hidden gem offering great places to eat and drink – and Brockley with its arty vibe and ever-popular award-winning food market.

Located in zone 2 with quick journey times into central London and beyond, this is an area that feels city-connected but that has carved out an identity of its own – successfully combining urban cool with a village-like charm. There are plenty of green spaces to enjoy the great outdoors, from Peckham Rye Park to Burgess Park. Greenwich is nearby offering a gateway to the River and the awe-inspiring Greenwich Park.
Communal courtyard area and terraces at The Pomeroy
A friendly neighbourhood at its core
A slice of life

When you’re living at The Pomeroy the question isn’t so much what should you do today, but rather how can you fit it all in.

From great places to eat and hang-out to one-off cultural destinations, this is an area that has so much to offer that you really are spoilt for choice.

Soak up the local bohemian vibe and visit an exhibition at either the Goldsmiths Centre for Contemporary Art or Lewisham Arthouse. Catch a film at the independent Peckhamplex cinema where all tickets are priced at under five pounds or visit the Peckham Library in its award-winning building.
Enjoy a glass of IPA from local brewer Brick Brewery at The Copper Tap on Peckham High Street, browse the array of trendy independent boutiques in Bellenden Road where the pavement is lined with Antony Gormley-sculptured bollards, and finish with a delicious meal at The Rose Pub & Kitchen on New Cross Road.

The weekly Brockley Market features a host of local producers selling everything from freshly baked sourdough to raw dairy products and freshly caught fish. And for regular annual treats, there is the two-week-long Telegraph Hill Festival that celebrates the arts, and the popular music festival, Jam on Rye, in Peckham Rye Park.
Your five-a-day

Whether you’re tempted by a quick but delicious bite to eat, the perfect flat white served with a large slice of cake on the side or somewhere to while away a few hours, there are so many destinations to choose from.

The following top-five selection gives a flavour of what’s on offer.

1. **The Fat Walrus**
   - Voted best pub in New Cross since 2016 by Time Out readers, this laid-back pub offers an American-inspired menu.
   - 44 Lewisham Way
   - thefatwalrus.com

2. **Peckham Levels**
   - Popular community hub offering art, cocktail bars, street food and a yoga studio.
   - F1-F6 Peckham town centre car park
   - peckhamlevels.org

3. **Bánh Bánh**
   - A family-run business serving up authentic Vietnamese dishes.
   - 46 Peckham Rye
   - banhbanh.com

4. **Coal Rooms**
   - Bar and restaurant where the menu of meat and fish is cooked over a bespoke charcoal grill and oven.
   - 11a Station Way, Peckham Rye Station
   - coalroomspeckham.com

5. **Blackbird Bakery**
   - Serving up freshly baked bread, pastries and cakes, an all-day brunch menu, sourdough pizzas and local coffee.
   - The Arches, Queens Road Peckham
   - blackbirdbakerylondon.co.uk
Locals in all their varieties

Meet some of the friendly faces you’ll encounter as you explore the local area.

Peckham encapsulates the spirit of ‘culture’. It’s home to so many studio spaces for young and emerging creatives, ranging from artists to independent traders. Peckham is one of the best hubs for fresh talent and the arts!

Ellie – New Cross Gate

It’s a great area. Buzzing with activity and lots of bars, cafés, pubs and galleries.

Vi – Peckham
Space
to grow
Park life

There’s little need to seek out open spaces beyond London when you live in an area this lush and green.

From small tucked away neighbourhood commons to a large Royal park, there are plenty of places to escape the daily hustle and bustle and enjoy wide open spaces and lots of fresh air.

Telegraph Hill Upper Park offers scenic hilltop views of the city and a popular skate park while Peckham Rye Park features woodland, meandering streams and a Japanese garden. The Chumleigh Gardens at the heart of Burgess Park is a renowned world garden showcasing English, Mediterranean, Asian, Oriental and Caribbean planting. And of course there is Greenwich Park overlooking the River Thames, famous for its herd of red and fallow deer and Royal Observatory.

Closer to home, Hatcham Gardens is on your doorstep offering a tranquil place to enjoy a moment’s peace in the open air with just your thoughts or a book for company.
Pip it to the post

Living in a zone 2 location is a gift, with quick and easy connections into central London, west London and the City’s financial heart making this an ideal place to set up home.

The Pomeroy is located close to both Queens Road Peckham and New Cross Gate London Overground stations. While both stations provide links through east London and onto north London, the former station has access to the western branch of the line to Shepherd’s Bush and beyond, while the latter station offers the link south to Crystal Palace and West Croydon.

The Docklands Light Railway is easily accessible, as is the Jubilee line, allowing a quick commute to Canary Wharf and the City.

The proposed Bakerloo line extension will run from Elephant & Castle further increasing commuting options. Local bus routes are plentiful and lots of cycle routes makes getting around on two wheels a convenient travel option.
Branching out

A rosy place to live

Choose your favourite from the mix of contemporary designed 1, 2 and 3 bedroom homes available at The Pomeroy.

All apartments feature a balcony, and houses and duplexes each have their own garden. The Pomeroy connects to adjacent Hatcham Gardens, extending the sense of green space and access to the outdoors.

Journey times from the development are approximate and sourced from Google Maps.

Map not to scale.
A new twist on urban living

Your new home at The Pomeroy is perfectly suited to contemporary urban living, designed to maximise natural light and with inspired layouts to make the best use of internal space.
Refreshingly stylish interiors

Living is easy in these contemporary-designed high-quality homes.

Kitchen
- Contemporary kitchen by Symphony (New York range) Matte, handleless kitchen units in Cashmere colour
- Soft close to doors and drawers
- Silestone worktops in White Storm with white glass splashback
- Stainless steel mixer tap and single bowl sink
- Integrated Zanussi electric hob, cooker hood, fan assisted oven, fridge freezer and dishwasher

Main Bathroom
- White sanitaryware with single lever chrome basin taps and shower attachments by Hansgrohe
- Bath with shower over and glass screen
- Heated chrome towel rail
- Matt grey porcelain wall and floor tiles

En-suite
- White sanitaryware with chrome taps and shower attachments by Hansgrohe
- Shower cubicle with Raindance shower head
- Low profile shower tray with glass bi-fold door
- Heated chrome towel rail
- Matt grey porcelain wall and floor tiles

Decorative finishes
- Walls painted in white emulsion throughout
- Joinery painted in white satin throughout

Floor finishes
- Carpet in Silverstone to bedrooms, landing and stairs
- Vinyl flooring in Silk Light Oak to living room, hallways and kitchen
- Matt grey porcelain tiles on floors and walls of bathroom, toilet and shower room

Electrical
- White downlighters to kitchen and bathroom
- Above-mirror light in bathroom

Security & Peace of Mind
- Video entry system to apartments
- Wired heat and smoke detectors
- Multi-lock door and spy hole to home entrance
- 10-year Premier warranty
- Predicted energy assessment – EPC band B

Main Bedroom
- Oaklands collection carpet in Silverstone
- Built-in wardrobe with sliding mirrored doors to master bedrooms

Utility & Electricals
- Electricity usage smart meter to hallway cupboard
- Television points with Sky+ provisions to living room
- Landline telephone and BT data points to living room
- Beko 6kg washing machine

Whilst every effort has been taken to ensure the accuracy of the information provided, the specification has been supplied as a guide and Peabody reserves the right to amend the specification as necessary and without notice.
1 bedroom apartment

Apartments 23, 36, 46, 54
Bramley House

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Dimensions

<table>
<thead>
<tr>
<th>Room</th>
<th>Metric</th>
<th>Imperial</th>
</tr>
</thead>
</table>
| Kitchen/Living/Dining | 6.09m x 3.10m | 20'0" x 17'5"
| Master Bedroom        | 3.77m x 3.12m | 12'5" x 10'3"
| Bathroom              | 2.05m x 2.10m | 6'9" x 6'11"
| Total Area            | 50.5 sq m  | 543.6 sq ft |
| Balcony               | 4.16m x 2.49m | 13'8" x 8'2"

Floorplan Key

HO Hob & Oven
DW Dishwasher
WM Washing Machine
FF Fridge Freezer
ST Store

Floor Locator

Block B
Unit 23 36 46 54
Floor 2

Block B
Unit 26 39 49 57
Floor 2

1 bedroom apartment

Apartments 26, 39, 49, 57
Bramley House

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</table>
| Kitchen/Living/Dining | 7.13m x 3.29m | 23'5" x 10'10"
| Master Bedroom        | 3.78m x 3.30m | 12'5" x 10'10"
| Bathroom              | 2.10m x 2.00m | 6'11" x 6'7"
| Total Area            | 50.3 sq m  | 541.4 sq ft |
| Balcony               | 5.42m x 1.59m | 17'10" x 5'3"

Floorplan Key

HO Hob & Oven
DW Dishwasher
WM Washing Machine
FF Fridge Freezer
ST Store

Floor Locator

Block B
Unit 26 39 49 57
Floor 2

Block B
Unit 23 36 46 54
Floor 2
1 bedroom apartment

Apartment 27
Cameo House

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Floorplan Key

H  Hob
O  Oven
DW  Dishwasher
WM  Washing Machine

Floor Locator

Block  C
Unit  27
Floor  2

Dimensions

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<tr>
<td>Kitchen/Living/Dining</td>
<td>5.49m x 4.96m</td>
<td>18'0&quot; x 16'6&quot;</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>3.82m x 3.55m</td>
<td>12'6&quot; x 11'8&quot;</td>
</tr>
</tbody>
</table>
| Bathroom             | 2.10m x 2.10m | 6'11" x 6'11"
| Terrace              | 11.48m x 2.94m | 37'8" x 9'8"

Total Area 51.3 sq m 552.2 sq ft

These plans are to be used as a guide only to the apartment types available.

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1 bedroom apartment

Apartment 28
Discovery House

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Floorplan Key

H  Hob
O  Oven
DW  Dishwasher
WM  Washing Machine

Floor Locator

Block  D
Unit  28
Floor  2

Dimensions

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<thead>
<tr>
<th>Room</th>
<th>Metric</th>
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<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>6.56m x 5.49m</td>
<td>21'6&quot; x 18'0&quot;</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>3.82m x 3.51m</td>
<td>12'6&quot; x 11'6&quot;</td>
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</tbody>
</table>
| Bathroom             | 2.10m x 2.10m | 6'11" x 6'11"
| Terrace              | 10.58m x 2.94m | 34'9" x 9'8"

Total Area 58.3 sq m 627.6 sq ft

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1 bedroom apartment

**Apartment 29**
Discovery House

- **Kitchen/Living/Dining**: 5.15m x 5.09m (16'11" x 16'9")
- **Master Bedroom**: 4.03m x 3.82m (13'3" x 12'6")
- **Bathroom**: 2.40m x 2.10m (7'11" x 6'11")
- **Total Area**: 51.3 sq m (551.1 sq ft)
- **Terrace**: 11.70m x 2.94m (38'5" x 9'8")

**Floorplan Key**
- **H**: Hob
- **O**: Oven
- **DW**: Dishwasher
- **WM**: Washing Machine
- **TU**: Tall Unit
- **FF**: Fridge Freezer
- **ST**: Store

These plans are to be used as a guide only to the apartment types available.

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1 bedroom apartment

**Apartment 50**
Ambrosia House

- **Kitchen/Living/Dining**: 7.85m x 2.94m (25'9" x 9'8")
- **Master Bedroom**: 4.36m x 3.28m (14' 4" x 10'9")
- **Bathroom**: 2.10m x 2.10m (6'11" x 6'11")
- **Total Area**: 51.7 sq m (556.5 sq ft)
- **Balcony**: 3.33m x 1.92m (10'11" x 6' 4")

**Floorplan Key**
- **H**: Hob
- **O**: Oven
- **DW**: Dishwasher
- **WM**: Washing Machine
- **TU**: Tall Unit
- **FF**: Fridge Freezer
- **ST**: Store

These plans are to be used as a guide only to the apartment types available.
Private Sale

1 bedroom apartment

Apartment 51
Ambrosia House

These plans are to be used as a guide only to the apartment types available.

Dimensions

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<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>9.07m x 3.39m</td>
<td>29’9” x 11’2”</td>
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<tr>
<td>Master Bedroom</td>
<td>4.22m x 2.83m</td>
<td>13’10” x 9’4”</td>
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<tr>
<td>Bathroom</td>
<td>2.10m x 2.00m</td>
<td>6’11” x 6’7”</td>
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<tr>
<td>Total Area</td>
<td>54.3 m²</td>
<td>584.5 sq ft</td>
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<tr>
<td>Balcony</td>
<td>6.36m x 1.30m</td>
<td>20’11” x 4’3”</td>
</tr>
</tbody>
</table>

Floorplan Key

- H: Hob
- O: Oven
- DW: Dishwasher
- WM: Washing Machine
- TU: Tall Unit
- FF: Fridge Freezer
- ST: Store

Floor Locator

Block: A
Unit: 51
Floor: 5

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1 bedroom apartment

Apartments 53, 61
Bramley House

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Dimensions

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<tr>
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<th>Metric</th>
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<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>5.49m x 5.10m</td>
<td>18’0” x 16’9”</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>4.83m x 3.00m</td>
<td>15’11” x 9’10”</td>
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<tr>
<td>Bathroom</td>
<td>2.10m x 2.00m</td>
<td>6’11” x 6’7”</td>
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<tr>
<td>Total Area</td>
<td>57.6 m²</td>
<td>620.0 sq ft</td>
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<tr>
<td>Balcony</td>
<td>10.70m x 1.71m</td>
<td>35’1” x 5’7”</td>
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</table>

Floorplan Key

- H: Hob
- O: Oven
- DW: Dishwasher
- WM: Washing Machine
- TU: Tall Unit
- FF: Fridge Freezer
- ST: Store

Floor Locator

Block: B
Unit: 53
Unit: 61
Floor: 5
Floor: 6

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1 bedroom apartment

Apartment 64
Ambrosia House

Dimensions

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<th>Metric</th>
<th>Imperial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>5.68m x 4.65m</td>
<td>18’8” x 15’3”</td>
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<tr>
<td>Master Bedroom</td>
<td>5.52m x 2.45m</td>
<td>18’1” x 8’1”</td>
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<tr>
<td>Bathroom</td>
<td>2.10m x 2.00m</td>
<td>6’11” x 6’7”</td>
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<tr>
<td>Total Area</td>
<td>52.5 sq m</td>
<td>565.1 sq ft</td>
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<tr>
<td>Terrace</td>
<td>11.15m x 1.36m</td>
<td>36’7” x 4’6”</td>
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</table>

Floorplan Key

- H: Hob
- O: Oven
- DW: Dishwasher
- WM: Washing Machine
- TU: Tall Unit
- FF: Fridge Freezer
- ST: Store

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2 bedroom apartment

Apartments 22, 35, 45
Bramley House

Dimensions

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<th>Metric</th>
<th>Imperial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>5.49m x 4.84m</td>
<td>18’0” x 15’11”</td>
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<tr>
<td>Master Bedroom</td>
<td>5.31m x 2.79m</td>
<td>17’5” x 9’1”</td>
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<tr>
<td>Ensuite</td>
<td>2.10m x 2.26m</td>
<td>6’10” x 7’4”</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>2.10m x 2.10m</td>
<td>6’11” x 6’11”</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.10m x 2.10m</td>
<td>6’11” x 6’11”</td>
</tr>
<tr>
<td>Total Area</td>
<td>75.8 sq m</td>
<td>815.9 sq ft</td>
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<tr>
<td>Balcony</td>
<td>7.6 sq m</td>
<td>25’2” x 2’6”</td>
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</table>

Floorplan Key

- H: Hob
- O: Oven
- DW: Dishwasher
- WM: Washing Machine
- TU: Tall Unit
- FF: Fridge Freezer
- ST: Store

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2 bedroom apartment

Apartments 24, 37, 47, 55
Bramley House

Dimensions

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<th>Metric</th>
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</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>6.64m x 4.82m</td>
<td>21'9&quot; x 15'10&quot;</td>
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<tr>
<td>Master Bedroom</td>
<td>5.52m x 2.86m</td>
<td>18'1&quot; x 9'5&quot;</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>4.18m x 2.27m</td>
<td>13'9&quot; x 7'6&quot;</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.10m x 2.10m</td>
<td>6'11&quot; x 6'11&quot;</td>
</tr>
<tr>
<td>Total Area</td>
<td>64.3 sq m</td>
<td>214 sq ft</td>
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<tr>
<td>Balcony</td>
<td>3.44m x 1.86m</td>
<td>11'4&quot; x 6'2&quot;</td>
</tr>
</tbody>
</table>

Floor Locator

Block | B | B | B | B
Unit  | 24 | 37 | 47 | 55
Floor | 2  | 3  | 4  | 5

Floorplan Key

H Hob
O Oven
DW Dishwasher
WM Washing Machine

TU Tall Unit
FF Fridge Freezer
ST Store

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2 bedroom apartment

Apartment 52
Ambrosia House

Dimensions

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<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>6.09m x 6.06m</td>
<td>20'0&quot; x 19'11&quot;</td>
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<tr>
<td>Master Bedroom</td>
<td>4.72m x 2.75m</td>
<td>15'6&quot; x 9'1&quot;</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>4.72m x 2.75m</td>
<td>15'6&quot; x 9'1&quot;</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.10m x 2.10m</td>
<td>6'11&quot; x 6'11&quot;</td>
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<tr>
<td>Total Area</td>
<td>73.8 sq m</td>
<td>794 sq ft</td>
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<td>Balcony</td>
<td>4.16m x 1.55m</td>
<td>13'8&quot; x 5'1&quot;</td>
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Floor Locator

Block | A
Unit  | 52
Floor | 5

Floorplan Key

H Hob
O Oven
DW Dishwasher
WM Washing Machine

TU Tall Unit
FF Fridge Freezer
ST Store

These plans are to be used as a guide only to the apartment types available.

Apartment, duplex and house 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. Apartment, duplex and house 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. All balcony 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 within is a preliminary guide only.
2 bedroom apartment

Apartment 58
Ambrosia House

3 bedroom apartment

Apartments 25, 38, 48
Bramley House

Dimensions

<table>
<thead>
<tr>
<th>Room</th>
<th>Metric</th>
<th>Imperial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>5.49m x 4.69m</td>
<td>18’0” x 15’3”</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>4.36m x 2.75m</td>
<td>14’4” x 9’1”</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>4.21m x 2.68m</td>
<td>13’10” x 8’10”</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.10m x 2.00m</td>
<td>6’11” x 6’7”</td>
</tr>
<tr>
<td>Total Area</td>
<td>63.1 sq m</td>
<td>210 sq ft</td>
</tr>
<tr>
<td>Terrace</td>
<td>5.30m x 1.69m</td>
<td>17’5” x 5’7”</td>
</tr>
</tbody>
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Dimensions

<table>
<thead>
<tr>
<th>Room</th>
<th>Metric</th>
<th>Imperial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>5.60m x 4.95m</td>
<td>18’5” x 16’3”</td>
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<td>Master Bedroom</td>
<td>4.36m x 2.75m</td>
<td>14’4” x 9’1”</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3.00m x 2.75m</td>
<td>9’10” x 9’1”</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>4.36m x 3.10m</td>
<td>14’5” x 10’2”</td>
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<tr>
<td>Bathroom</td>
<td>2.10m x 2.00m</td>
<td>6’11” x 6’7”</td>
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<tr>
<td>Total Area</td>
<td>89.0 sq m</td>
<td>958 sq ft</td>
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<tr>
<td>Terrace</td>
<td>5.46m x 5.12m</td>
<td>17’11” x 16’10”</td>
</tr>
</tbody>
</table>

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Floorplan Key

H Hob
O Oven
DW Dishwasher
WM Washing Machine
TU Tall Unit
FF Fridge Freezer
ST Store

Floorplan Key

H Hob
O Oven
DW Dishwasher
WM Washing Machine
TU Tall Unit
FF Fridge Freezer
ST Store

These plans are to be used as a guide only to the apartment types available.
3 bedroom apartment

Apartment 56
Bramley House

Apartment 59
Ambrosia House

Dimensions

<table>
<thead>
<tr>
<th>Room</th>
<th>Metric</th>
<th>Imperial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>6.57m x 6.55m</td>
<td>21'7&quot; x 21'6&quot;</td>
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<td>Master Bedroom</td>
<td>5.60m x 4.95m</td>
<td>18'5&quot; x 16'3&quot;</td>
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<tr>
<td>Ensuite</td>
<td>2.10m x 1.50m</td>
<td>6'10&quot; x 4'11&quot;</td>
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<tr>
<td>Bedroom 2</td>
<td>2.75m x 2.55m</td>
<td>9'1&quot; x 8'5&quot;</td>
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<tr>
<td>Bedroom 3</td>
<td>3.93m x 3.10m</td>
<td>12'11&quot; x 10'2&quot;</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.10m x 2.00m</td>
<td>6'11&quot; x 6'7&quot;</td>
</tr>
<tr>
<td>Total Area</td>
<td>86.7 sq m</td>
<td>933.3 sq ft</td>
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<tr>
<td>Balcony</td>
<td>5.46m x 5.12m</td>
<td>17'11&quot; x 16'10&quot;</td>
</tr>
</tbody>
</table>

Dimensions

<table>
<thead>
<tr>
<th>Room</th>
<th>Metric</th>
<th>Imperial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>7.85m x 4.14m</td>
<td>25'9&quot; x 13'7&quot;</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>6.08m x 2.75m</td>
<td>20'0&quot; x 9'1&quot;</td>
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<tr>
<td>Bedroom 2</td>
<td>4.68m x 2.38m</td>
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<td>Bedroom 3</td>
<td>4.78m x 2.07m</td>
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<tr>
<td>Bathroom</td>
<td>2.10m x 2.00m</td>
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<td>Total Area</td>
<td>81.9 sq m</td>
<td>881.6 sq ft</td>
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<td>Balcony</td>
<td>5.98m x 1.59m</td>
<td>19'8&quot; x 5'3&quot;</td>
</tr>
</tbody>
</table>

Floor Locator

Block
Unit
Floor
B
56
5

Floor Locator

Block
Unit
Floor
A
59
5

Floorplan Key

H Hob
O Oven
TW Dishwasher
WM Washing Machine
TU Tall Unit
FF Fridge Freezer
ST Store

Floorplan Key

H Hob
O Oven
TW Dishwasher
WM Washing Machine
TU Tall Unit
FF Fridge Freezer
ST Store

These plans are to be used as a guide only to the apartment types available.

Apartment, duplex and house 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. Apartment, duplex and house 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. All balcony 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.

These plans are to be used as a guide only to the apartment types available.
3 bedroom apartment
Apartment 60
Ambrosia House

These plans are to be used as a guide only to the apartment types available.

Floor Locator

Room  Metric  Imperial
Kitchen/Living/Dining 7.94m x 6.39m 26’1” x 21’0”
Master Bedroom 6.19m x 4.84m 20’ 4” x 15’11”
Bedroom 2 6.19m x 2.75m 20’ 4” x 9’1”
Bedroom 3 6.39m x 2.75m 21’0” x 9’1”
Bathroom 2.10m x 2.10m 6’11” x 6’11”
Total Area 114.1 sq m 1228.2 sq ft
Terrace 16.77m x 1.70m 55’1” x 5’7”

Floorplan Key
H Hob
O Oven
DW Dishwasher
WM Washing Machine
TU Tall Unit
FF Fridge Freezer
ST Store

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3 bedroom apartment

Apartment 63
Bramley House

Dimensions

<table>
<thead>
<tr>
<th>Room</th>
<th>Metric</th>
<th>Imperial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>7.18m x 4.18m</td>
<td>23'7&quot; x 13'9&quot;</td>
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<tr>
<td>Master Bedroom</td>
<td>4.86m x 2.99m</td>
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<td>Bedroom 2</td>
<td>3.31m x 2.36m</td>
<td>10'11&quot; x 8'5&quot;</td>
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<tr>
<td>Bedroom 3</td>
<td>3.70m x 3.31m</td>
<td>12'2&quot; x 10'11&quot;</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.10m x 2.00m</td>
<td>6'11&quot; x 6'7&quot;</td>
</tr>
<tr>
<td>Total Area</td>
<td>86.0 sq m</td>
<td>283 sq ft</td>
</tr>
<tr>
<td>Terrace 1</td>
<td>11.03m x 2.94m</td>
<td>36'3&quot; x 9'8&quot;</td>
</tr>
<tr>
<td>Terrace 2</td>
<td>8.33m x 3.09m</td>
<td>27'9&quot; x 10'0&quot;</td>
</tr>
</tbody>
</table>

Floorplan Key

- H: Hob
- O: Oven
- DW: Dishwasher
- WM: Washing Machine
- TU: Tall Unit
- FF: Fridge Freezer
- ST: Store

These plans are to be used as a guide only to the apartment types available.

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These plans are to be used as a guide only to the apartment types available.

### Dimensions

<table>
<thead>
<tr>
<th>Room</th>
<th>Metric</th>
<th>Imperial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>7.54m x 6.13m</td>
<td>24’9” x 20’1”</td>
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<td>Master Bedroom</td>
<td>4.17m x 3.82m</td>
<td>13’8” x 12’6”</td>
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<tr>
<td>Ensuite</td>
<td>2.82m x 1.60m</td>
<td>9’3” x 5’3”</td>
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<tr>
<td>Bedroom 2</td>
<td>5.89m x 2.96m</td>
<td>19’4” x 9’9”</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>4.67m x 2.71m</td>
<td>15’4” x 9’0”</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.10m x 2.00m</td>
<td>6’11” x 6’7”</td>
</tr>
<tr>
<td>Cloakroom</td>
<td>1.88m x 1.40m</td>
<td>6’2” x 4’7”</td>
</tr>
<tr>
<td>Total Area</td>
<td>112.6 sq m</td>
<td>1212.1 sq ft</td>
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<tr>
<td>Terrace</td>
<td>3.57m x 1.76m</td>
<td>11’9” x 5’9”</td>
</tr>
<tr>
<td>Garden</td>
<td>5.70m x 3.40m</td>
<td>18’11” x 11’2”</td>
</tr>
</tbody>
</table>

### Floorplan Key

- **H**: Hob
- **O**: Oven
- **DW**: Dishwasher
- **WM**: Washing Machine
- **TU**: Tall Unit
- **FF**: Fridge Freezer
- **ST**: Store

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These plans are to be used as a guide only to the apartment types available.

### Dimensions

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<tr>
<th>Room</th>
<th>Metric</th>
<th>Imperial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>7.17m x 6.13m</td>
<td>23'6&quot; x 20'1&quot;</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>4.73m x 3.82m</td>
<td>15'6&quot; x 12'6&quot;</td>
</tr>
<tr>
<td>Ensuite</td>
<td>2.82m x 1.60m</td>
<td>9'3&quot; x 5'3&quot;</td>
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<tr>
<td>Bedroom 2</td>
<td>5.75m x 2.93m</td>
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<td>Bedroom 3</td>
<td>4.67m x 3.11m</td>
<td>15'3&quot; x 10'1&quot;</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.10m x 2.00m</td>
<td>6'11&quot; x 6'7&quot;</td>
</tr>
<tr>
<td>Ensuite</td>
<td>1.88m x 1.40m</td>
<td>6'2&quot; x 4'7&quot;</td>
</tr>
<tr>
<td>Total Area</td>
<td>111.8 sq m</td>
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<tr>
<td>Terrace</td>
<td>2.57m x 2.17m</td>
<td>8'5&quot; x 7'2&quot;</td>
</tr>
<tr>
<td>Garden</td>
<td>5.80m x 3.40m</td>
<td>19'11&quot; x 11'3&quot;</td>
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</table>

### Floorplan Key

- H: Hob
- O: Oven
- DW: Dishwasher
- WM: Washing Machine
- TU: Tall Unit
- FF: Fridge Freezer
- ST: Store
### Dimensions

<table>
<thead>
<tr>
<th>Room</th>
<th>Metric</th>
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<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>9.85m x 5.38m</td>
<td>32’4” x 17’8”</td>
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<td>4.32m x 3.92m</td>
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<td>2.10m x 1.50m</td>
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<td>5.23m x 3.10m</td>
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<tr>
<td>Bedroom 3</td>
<td>4.07m x 5.10m</td>
<td>13’4” x 10’2”</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.08m x 2.10m</td>
<td>7’2” x 6’7”</td>
</tr>
<tr>
<td>Cloakroom</td>
<td>2.25m x 1.40m</td>
<td>7’5” x 4’7”</td>
</tr>
<tr>
<td><strong>Total Area</strong></td>
<td><strong>121.9 sq m</strong></td>
<td><strong>1312.2 sq ft</strong></td>
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<td>Terrace</td>
<td>5.65m x 2.94m</td>
<td>18’7” x 9’8”</td>
</tr>
<tr>
<td>Garden</td>
<td>5.20m x 3.50m</td>
<td>17’1” x 11’5”</td>
</tr>
</tbody>
</table>

### Floorplan Key

- **H**: Hob
- **O**: Oven
- **DW**: Dishwasher
- **WM**: Washing Machine
- **TU**: Tall Unit
- **FF**: Fridge Freezer
- **ST**: Store

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Private Sale

The Fuji
3 bedroom house
Discovery House

Dimensions

<table>
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<tr>
<th>Room</th>
<th>Metric</th>
<th>Imperial</th>
</tr>
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<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>8.64m x 5.38m</td>
<td>28'4&quot; x 17'8&quot;</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>4.19m x 4.03m</td>
<td>13'9&quot; x 13'3&quot;</td>
</tr>
<tr>
<td>Ensuite</td>
<td>2.10m x 1.50m</td>
<td>6'11&quot; x 4'11&quot;</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>4.19m x 4.03m</td>
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<td>Bedroom 3</td>
<td>4.51m x 3.18m</td>
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<td>Bathroom</td>
<td>2.10m x 2.00m</td>
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<tr>
<td>Cloakroom</td>
<td>2.22m x 1.40m</td>
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<tr>
<td>Total Area</td>
<td>129.9 sq m</td>
<td>1398.3 sq ft</td>
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Locator

Block D

Floorplan Key

H  Hob
O  Oven
DW  Dishwasher
WM  Washing Machine
TU  Tall Unit
FF  Fridge Freezer
ST  Store

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Give in to temptation

Each home features stylish modern appliances and quality fixtures and fittings throughout.

**Kitchen**
- Contemporary kitchen by Symphony (New York range) in Gloss Pearl Grey
- Soft close to doors and drawers
- Laminate worktops in Brazilia
- Glass splashback in Platinum
- Stainless steel mixer tap and single bowl sink
- Integrated Zanussi electric hob, cooker hood, fan assisted oven, fridge freezer and dishwasher

**Main Bathroom**
- White sanitaryware with single lever chrome basin taps and shower attachments by Hansgrohe
- Bath with shower over and glass screen
- Heated chrome towel rail
- Matt grey porcelain wall and floor tiles

**En-suite**
- White sanitaryware with chrome taps and shower attachments by Hansgrohe
- Shower cubicle with Raindance shower head
- Low profile shower tray with glass bi-fold door
- Heated chrome towel rail
- Matt grey porcelain wall and floor tiles

**Decorative finishes**
- Walls painted in white emulsion throughout
- Joinery painted in white satin throughout

**Floor finishes**
- Carpet in Silverstone to bedrooms, landing and stairs
- Vinyl flooring in Silk Light Oak to living room, hallways and kitchen
- Matt grey porcelain tiles on floors and walls of bathroom, toilet and shower room

**Electrical**
- White downlighters to kitchen and bathroom
- Above-mirror light in bathroom
- Compact horizontal radiators throughout

**Security & Peace of Mind**
- Video entry system to apartments
- Wired heat and smoke detectors
- Multi-lock door and spy hole to home entrance
- 12-year Premier warranty
- Predicted energy assessment – EPC band B

**Main Bedroom**
- Oaklands collection carpet in Silverstone
- Built-in wardrobe with sliding mirrored doors to master bedrooms

**Utility & Electricals**
- Electricity usage smart meter to hallway cupboard
- Television points with Sky+ provisions to living room
- Landline telephone and BT data points to living room
- Beko 6kg washing machine

Whilst every effort has been taken to ensure the accuracy of the information provided, the specification has been supplied as a guide and Peabody reserves the right to amend the specification as necessary and without notice.
1 bedroom apartment

Apartment 7 - wheelchair adaptable
Ambrosia House

Dimensions

<table>
<thead>
<tr>
<th>Room</th>
<th>Metric</th>
<th>Imperial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>9.67m x 3.37m</td>
<td>31'9&quot; x 11'1&quot;</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>3.95m x 3.80m</td>
<td>13'0&quot; x 12'6&quot;</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.60m x 2.00m</td>
<td>8'7&quot; x 7'3&quot;</td>
</tr>
<tr>
<td>Total Area</td>
<td>66.9 sq m</td>
<td>720.1 sq ft</td>
</tr>
<tr>
<td>Garden</td>
<td>7.30m x 6.00m</td>
<td>23'11&quot; x 19'8&quot;</td>
</tr>
</tbody>
</table>

Floorplan Key

H Hob
O Oven
DW Dishwasher
WM Washing Machine
TU Tall Unit
FF Fridge Freezer
ST Store

Floor Locator

Block A
Unit 7
Floor G

1 bedroom apartment

Apartment 8 - wheelchair adaptable
Ambrosia House

Dimensions

<table>
<thead>
<tr>
<th>Room</th>
<th>Metric</th>
<th>Imperial</th>
</tr>
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<tbody>
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<td>31'9&quot; x 10'7&quot;</td>
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<tr>
<td>Master Bedroom</td>
<td>3.95m x 3.80m</td>
<td>13'0&quot; x 12'6&quot;</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.60m x 2.00m</td>
<td>8'7&quot; x 7'3&quot;</td>
</tr>
<tr>
<td>Total Area</td>
<td>66.9 sq m</td>
<td>720.1 sq ft</td>
</tr>
<tr>
<td>Garden</td>
<td>7.20m x 2.90m</td>
<td>23'7&quot; x 9'6&quot;</td>
</tr>
</tbody>
</table>

Floorplan Key

H Hob
O Oven
DW Dishwasher
WM Washing Machine
TU Tall Unit
FF Fridge Freezer
ST Store

Floor Locator

Block A
Unit 8
Floor G

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1 bedroom apartment

Apartment 9 - wheelchair adaptable
Bramley House

Dimensions

<table>
<thead>
<tr>
<th>Room</th>
<th>Metric</th>
<th>Imperial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>9.67m x 3.20m</td>
<td>31'9&quot; x 10'6&quot;</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>3.88m x 3.80m</td>
<td>12'9&quot; x 12'6&quot;</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.60m x 2.20m</td>
<td>8'7&quot; x 7'3&quot;</td>
</tr>
<tr>
<td>Garden</td>
<td>64.9 sq m</td>
<td>698.6 sq ft</td>
</tr>
</tbody>
</table>

Floor Locator

Floorplan Key

H = Hob
O = Oven
DW = Dishwasher
WM = Washing Machine
TU = Tall Unit
FF = Fridge Freezer
ST = Store

1 bedroom apartment

Apartment 10 - wheelchair adaptable
Bramley House

Dimensions

<table>
<thead>
<tr>
<th>Room</th>
<th>Metric</th>
<th>Imperial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>9.67m x 3.22m</td>
<td>31'9&quot; x 10'7&quot;</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>3.88m x 3.80m</td>
<td>12'9&quot; x 12'6&quot;</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.60m x 2.20m</td>
<td>8'7&quot; x 7'3&quot;</td>
</tr>
<tr>
<td>Garden</td>
<td>65.0 sq m</td>
<td>699.7 sq ft</td>
</tr>
</tbody>
</table>

Floor Locator

Floorplan Key

H = Hob
O = Oven
DW = Dishwasher
WM = Washing Machine
TU = Tall Unit
FF = Fridge Freezer
ST = Store

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1 bedroom apartment

**Apartment 15**
**Bramley House**

**Dimensions**

<table>
<thead>
<tr>
<th>Room</th>
<th>Metric</th>
<th>Imperial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>6.09m x 5.30m</td>
<td>20’0” x 17’5”</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>3.77m x 3.12m</td>
<td>12’5” x 10’3”</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.10m x 2.10m</td>
<td>6’11” x 6’11”</td>
</tr>
<tr>
<td><strong>Total Area</strong></td>
<td><strong>50.5 sq m</strong></td>
<td><strong>543.6 sq ft</strong></td>
</tr>
</tbody>
</table>

**Floorplan Key**

- HO: Hob & Oven
- DW: Dishwasher
- WM: Washing Machine
- TU: Tall Unit
- FF: Fridge Freezer
- ST: Store

**Floor Locator**

- Block B
- Unit 15
- Floor 1

**2 bedroom apartment**

**Apartment 14**
**Bramley House**

**Dimensions**

<table>
<thead>
<tr>
<th>Room</th>
<th>Metric</th>
<th>Imperial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>5.49m x 4.84m</td>
<td>18’0” x 15’11”</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>5.31m x 2.75m</td>
<td>17’5” x 9’1”</td>
</tr>
<tr>
<td>Ensuite</td>
<td>2.10m x 2.64m</td>
<td>6’11” x 8’8”</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>5.32m x 2.64m</td>
<td>17’5” x 8’8”</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.10m x 2.10m</td>
<td>6’11” x 6’11”</td>
</tr>
<tr>
<td><strong>Total Area</strong></td>
<td><strong>75.8 sq m</strong></td>
<td><strong>815.9 sq ft</strong></td>
</tr>
</tbody>
</table>

**Floorplan Key**

- H: Hob
- O: Oven
- DW: Dishwasher
- WM: Washing Machine
- TU: Tall Unit
- FF: Fridge Freezer
- ST: Store

**Floor Locator**

- Block B
- Unit 14
- Floor 1

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2 bedroom apartment

Apartment 16
Bramley House

Dimensions

<table>
<thead>
<tr>
<th>Room</th>
<th>Metric</th>
<th>Imperial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>6.76m x 4.82m</td>
<td>22'2&quot; x 15'10&quot;</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>5.52m x 2.86m</td>
<td>18'1&quot; x 9'5&quot;</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>4.18m x 2.10m</td>
<td>13'9&quot; x 6'10&quot;</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.10m x 2.10m</td>
<td>6'11&quot; x 6'11&quot;</td>
</tr>
<tr>
<td><strong>Total Area</strong></td>
<td><strong>64.3 sq m</strong></td>
<td><strong>692.1 sq ft</strong></td>
</tr>
<tr>
<td>Terrace</td>
<td>7.55m x 7.38m</td>
<td>24'9&quot; x 24'3&quot;</td>
</tr>
</tbody>
</table>

Floorplan Key

<table>
<thead>
<tr>
<th>H</th>
<th>Hob</th>
</tr>
</thead>
<tbody>
<tr>
<td>O</td>
<td>Oven</td>
</tr>
<tr>
<td>DW</td>
<td>Dishwasher</td>
</tr>
<tr>
<td>WM</td>
<td>Washing Machine</td>
</tr>
<tr>
<td>TU</td>
<td>Tall Unit</td>
</tr>
<tr>
<td>FF</td>
<td>Fridge Freezer</td>
</tr>
<tr>
<td>ST</td>
<td>Store</td>
</tr>
</tbody>
</table>

These plans are to be used as a guide only to the apartment types available.

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Making it possible to own your home.

Shared ownership is another way to buy your home and get on the property ladder. You buy a share between 25% and 75% of the home’s value, and pay rent on the remaining share. Peabody owns part of it – but you’re living there, you decorate it, and you decide when to sell. Buying a percentage usually means a smaller deposit and smaller mortgage.

It’s an easier way to step on the ladder for lots of people. You can also carry on buying more shares (we call this Staircasing) and eventually own 100%. Find out more and check your eligibility here www.peabodysales.co.uk/ways-to-buy/shared-ownership/eligibility-check/

Buying a Shared Ownership home in 8 easy steps

1. Register your interest
   And complete a Shared Ownership form.

2. Eligibility
   Get financially assessed and check you meet the eligibility criteria for Shared Ownership.

3. View the property
   And pay a £500 reservation fee.

4. Select a solicitor
   Preferably with Shared Ownership knowledge.

5. Confirmation of offer
   Within 7 days.

6. Exchange contracts
   Within 20 days.

7. Completion
   The money to buy your future home is transferred to our solicitors.

8. Move in
   You are now a homeowner!

Congrats!
You have just bought a home.

Hannah Thompson
Shared Owner at Wharf Road
Peabody has over 150 years of history, experience and expertise. With over 66,000 homes, we are one of the largest housing providers in London and the south-east.

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We focus on those who need our help the most, working with people and communities to build resilience and promote wellbeing. We create and invest in great places where people want to live.

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