VALLEY HOUSE

SHARED OWNERSHIP

DESIGNED WITH YOU IN MIND

VALLEYHOUSE-SE7.COM

Photography of Valley House show home

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THE APARTMENTS

A brand new, high specification home just waiting for you to make it come alive. A blank canvas all of your own.

Our range of 1, 2 and 3 bedroom Shared Ownership apartments, are all fitted to a high specification, with large windows, Amtico Smoked timber flooring and private balconies with sleek glass balustrades. Handleless kitchens, Silestone worktops and glass splashbacks. Everything fresh and gleaming, including your kitchen appliances, ready for you to make it your own.

Photography of Valley House balcony

SPECIFICATION

Kitchen:

Contemporary and stylish kitchen designed for each individual apartment, featuring handleless matte finish Stone Grey doors and drawers with Silestone worktops and matching upstands, and glass splashback. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchen.

- Zanussi touch control electric hob
- Beko integrated fridge/freezer
- Beko integrated dishwasher
- Zanussi integrated single fan oven
- Zanussi integrated Cooker hood
- Caple Mode stainless steel under mounted sink with contemporary Grohe mixer tap
- LED feature lighting to wall units
- Handleless soft close to doors and drawers
- Integrated pull out waste bin with recycling facility
- Beko washer/dryer located in hallway

Kitchen designs and layouts vary; please speak to our Sales advisor for further information.

Master En-suite:

Our elegant and stylish master en-suites feature white Twyford sanitaryware and complementing mixer taps and showers by Hansgrohe.

- Full width shower tray with glass sliding doors
- Wall mounted mirror above semi-reccessed basin with light above
- Large format wall and floor tiles
- Heated chrome towel rail

Main Bathroom:

Twyford sanitaryware combined with Hansgrohe taps and showers are used throughout and stone grey effect vanity tops add a touch of elegance to create stunning bathrooms.

- Bath with shower over and glass screen
- Stone Grey effect vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail
- Large full width and height (of reveal) mirror above basin and WC

Decorative Finishes:

To achieve a contemporary style interior we have selected clean lines for doors, architraves and skirting, keeping everything white or in subtle colours to create a calm and tranquil environment.

- Painted solid front entrance door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows
- White painted flush internal doors with contemporary satin stainless steel ironmongery
- Built in mirrored wardrobe with sliding doors to master bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

Floor Finishes:

- Amtico flooring to entrance hall and kitchen/living/dining room
- Flannel grey carpet to bedrooms
- Large format tiles to bathroom and en-suites

Heating and Water:

- White wall hung radiators
- Heated chrome towel rails to bathroom and en-suites
- Heating via communal heating plant with heat meters in each apartment

Electrical:

- Downlights to kitchen/living/dining room, hallway, family bathroom and en-suites
- Pendant fittings to bedrooms
- LED feature lighting to wall units in kitchen
- White moulded electrical switches and sockets throughout
- Shaver points to bathroom and en-suite
- TV points to living/dining room and all bedrooms
- Pre-wired for wall hung TV to living/dining area
- Phone points to living/dining room, master and second bedrooms
- Wiring for optional superfast broadband*
- Pre-wired for customer's own Sky Q connection*
- Video entry system to every apartment, linked to main entrance door
- External lighting to balcony/terrace
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments and communal areas

External Finishes:

- Top fixed clear glazed balustrade to balconies
- Hard wearing flagstone paving slabs to balconies and terraces
- Privacy screens between terraces

Communal Areas:

- Fob controlled access system to entrance lobby
- Lift access to all apartments
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobbies

Parking:

- Parking available to selected apartments**
- Fob access control to basement parking via communal lifts and access gate
- Car club with 5 year membership

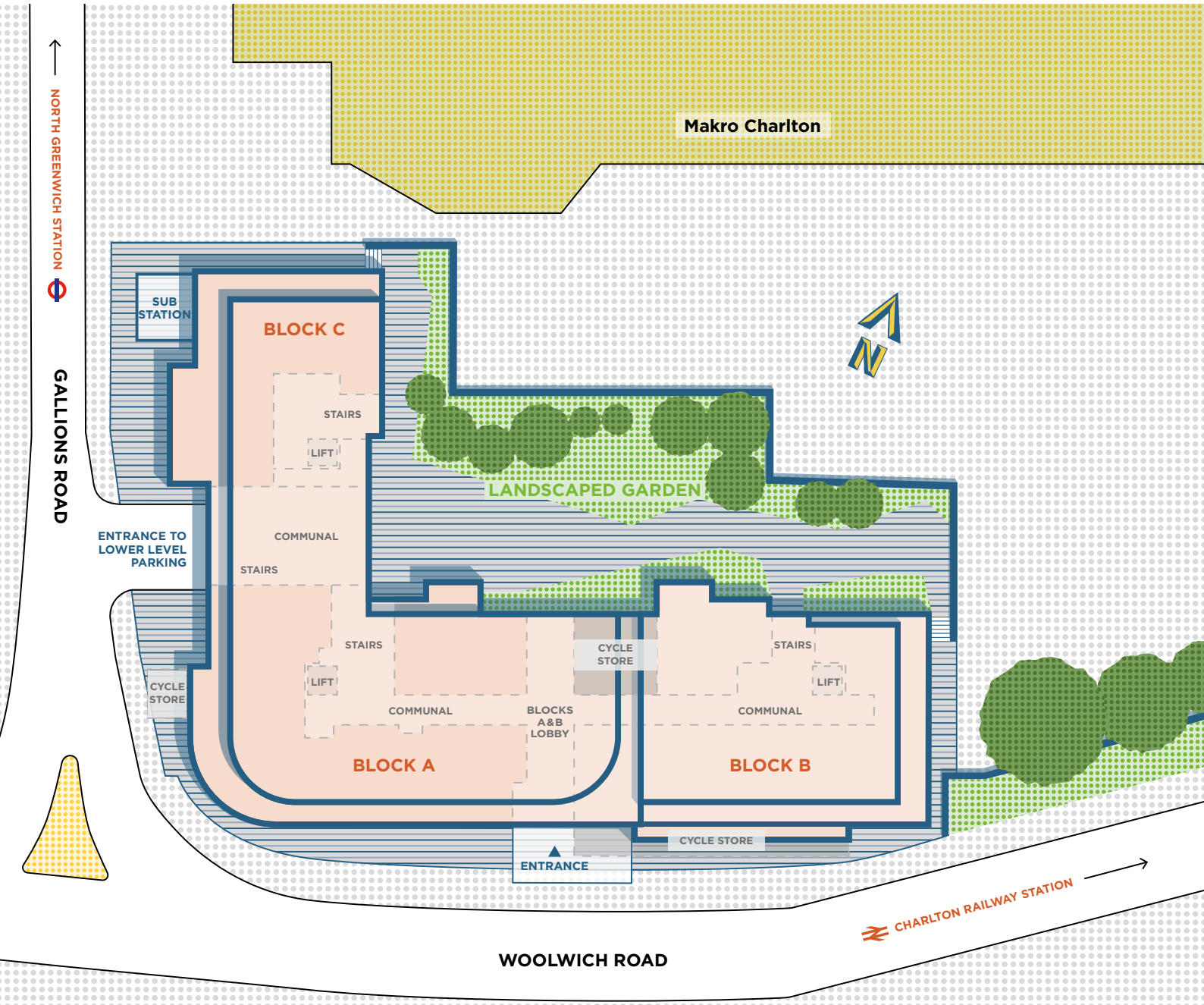
General:

- 10 year NHBC warranty
- 250 year lease
- A service charge will be payable for the maintenance of shared facilities and communal areas

*Subject to purchaser's own subscription. **Limited parking available. Parking restrictions apply to parking off-site. Speak to the sales advisor for more information.

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

SITE PLAN



BLOCK A:
Private sale and Shared Ownership

BLOCK B:
Private sale and Shared Ownership

BLOCK C:
Affordable rent

*Tenure is subject to change. Site plan not to scale. Landscaping is indicative only.

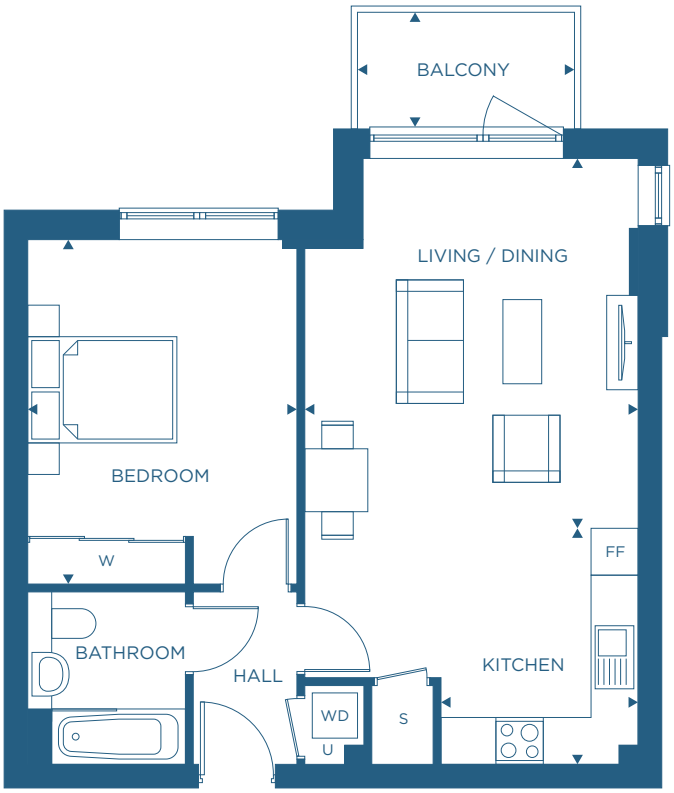
FLOORPLANS

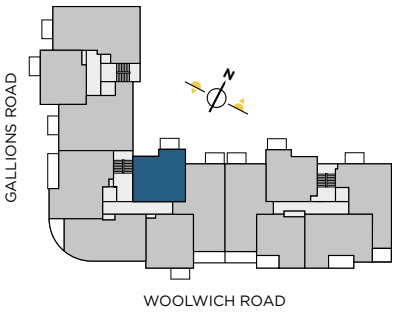
Photography of Valley House show home

1 BEDROOM APARTMENT

Apartment 21

Gross Internal Area	55.6 sqm	598.5 sqft
Kitchen	3.0 m x 2.5 m	9'10" x 8'2"
Living/dining	4.7 m x 4.2 m	15'5" x 13'9"
Bedroom	3.4 m x 4.3 m	11'2" x 14'1"
Balcony	2.9 m x 1.6 m	9'6" x 5'3"





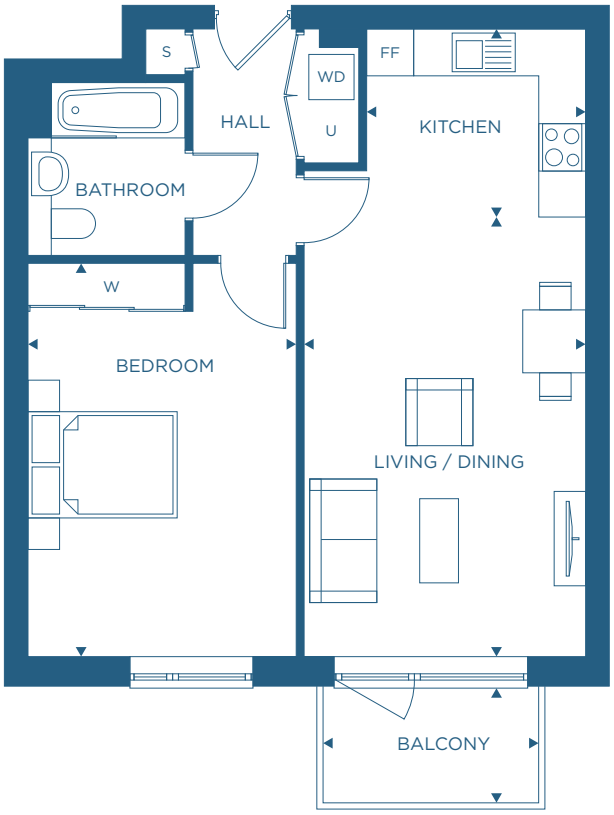
Floor 5

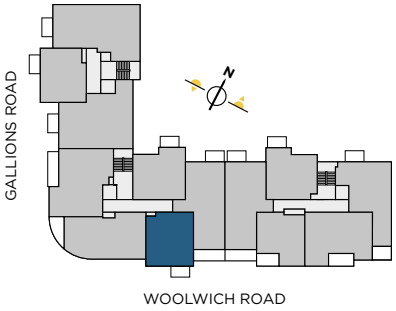
S: Store | FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe

1 BEDROOM APARTMENT

Apartment 23

Gross Internal Area	55.6 sqm	598.4 sqft
Kitchen	2.4 m x 2.8 m	7'10" x 9'2"
Living/dining	3.6 m x 5.6 m	11'10" x 18'4"
Bedroom	3.4 m x 5.0 m	11'2" x 16'5"
Balcony	1.5 m x 2.9 m	4'11" x 9'6"





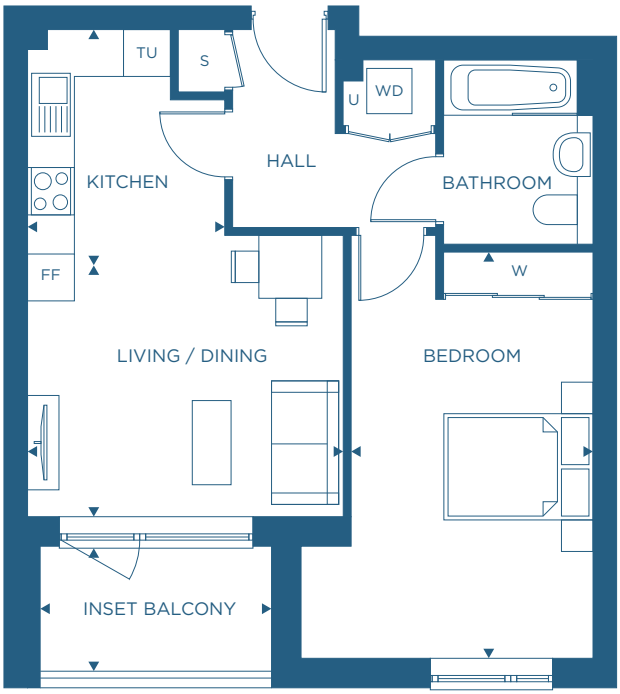
Floor 5

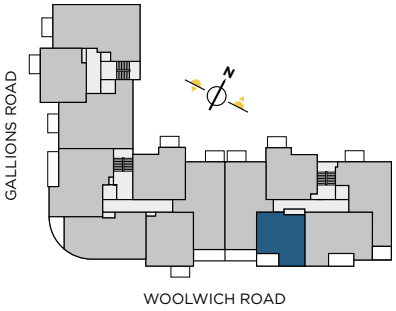
S: Store | FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe

1 BEDROOM APARTMENT

Apartments 39, 44, 49

Gross Internal Area	49.8 sqm	536 sqft
Kitchen	2.5 m x 3.0 m	8'2" x 9'10"
Living/dining	4.0 m x 3.6 m	13'1" x 11'10"
Bedroom	3.7 m x 5.2 m	12'2" x 17'1"
Inset balcony	1.8 m x 2.9 m	5'11" x 9'6"





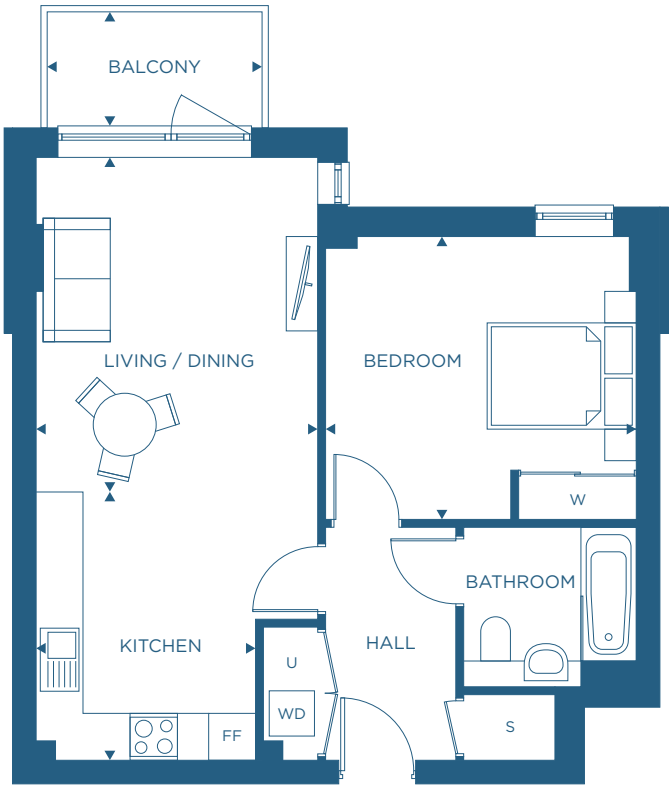
Floors 2 | 3 | 4

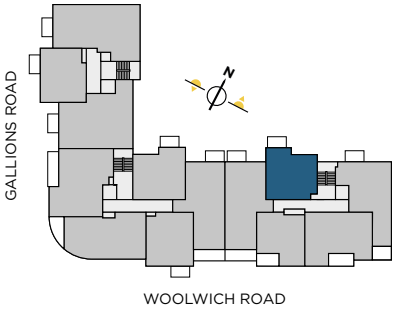
S: Store | FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe | TU: Tall Unit

1 BEDROOM APARTMENT

Apartments 41, 46, 51, 55

Gross Internal Area	53.8 sqm	579 sqft
Kitchen	3.4 m x 2.8 m	11'2" x 9'2"
Living/dining	4.3 m x 3.6 m	14'1" x 11'10"
Bedroom	4.0 m x 3.6 m	13'1" x 11'10"
Balcony	2.9 m x 1.5 m	9'6" x 4'11"





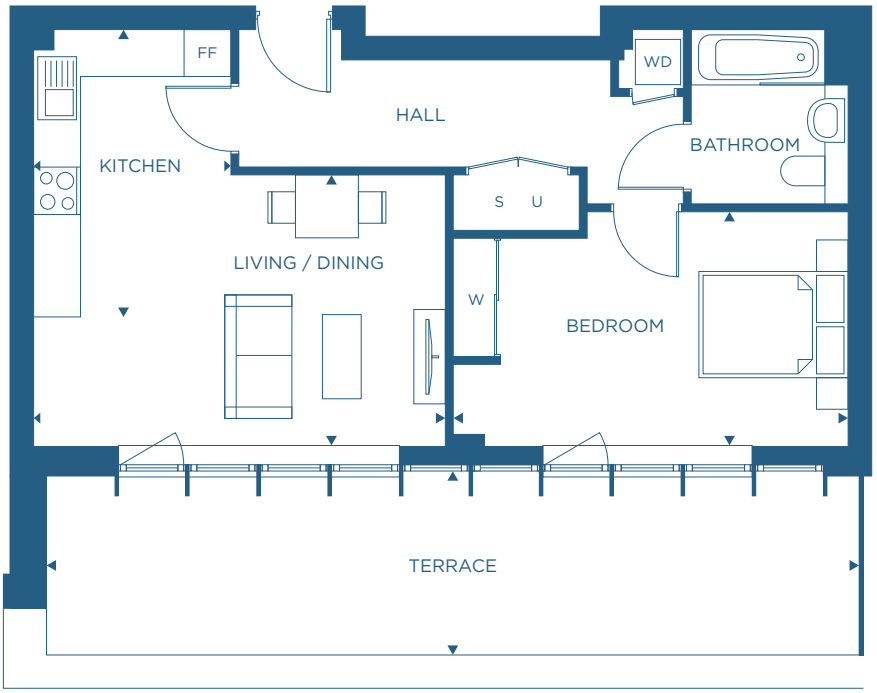
Floors 2 | 3 | 4| 5

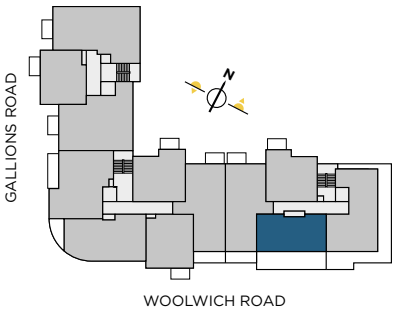
S: Store | FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe

1 BEDROOM APARTMENT

Apartment 53

Gross Internal Area	53.5 sqm	576 sqft
Kitchen	3.6 m x 2.5 m	11'10" x 8'2"
Living/dining	3.4 m x 5.2 m	11'2" x 17'1"
Bedroom	3.0 m x 5.0 m	9'10" x 16'5"
Terrace	3.4 m x 10.3 m	11'2" x 33'9"





Floor 5

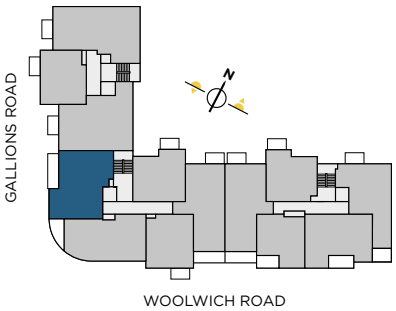
S: Store | FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe

2 BEDROOM APARTMENT

Apartments 5, 10

Wheelchair Adaptable

Gross Internal Area	79.1 sqm	851.4 sqft
Kitchen	1.8 m x 5.9 m	5'11" x 19'4"
Living/dining	2.5 m x 5.9 m	8'2" x 19'4"
Master bedroom	5.2 m x 3.0 m	17'1" x 9'10"
Bedroom 2	5.2 m x 2.7 m	17'1" x 8'10"
Balcony	5.2 m x 1.6 m	17'1" x 5'3"



Floors 1 | 2

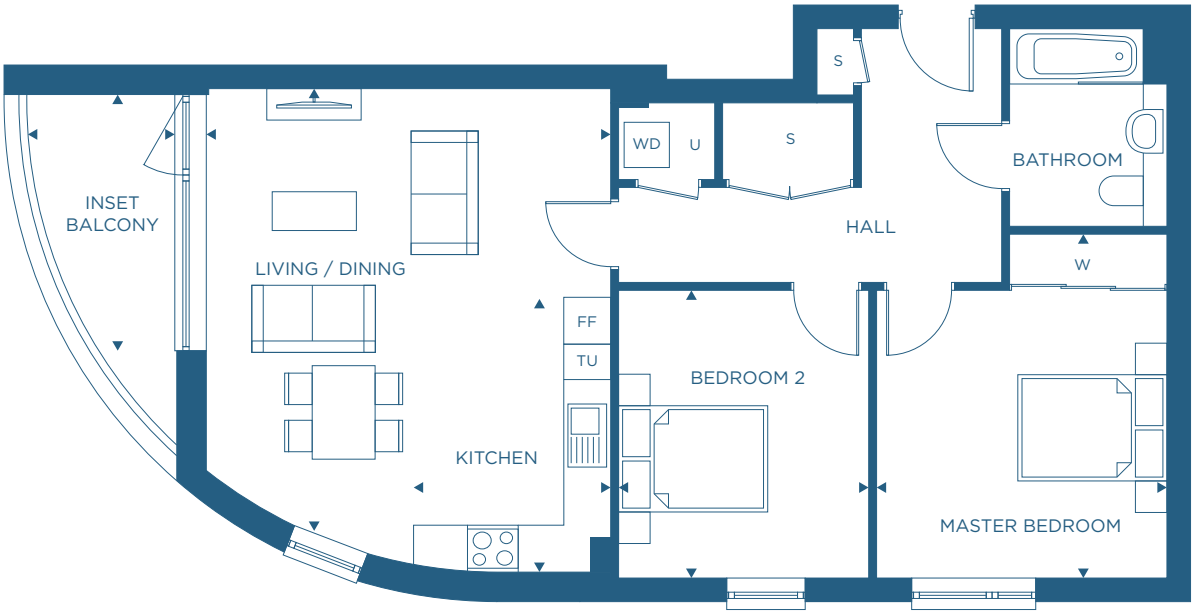
S: Store | FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe | TU: Tall Unit

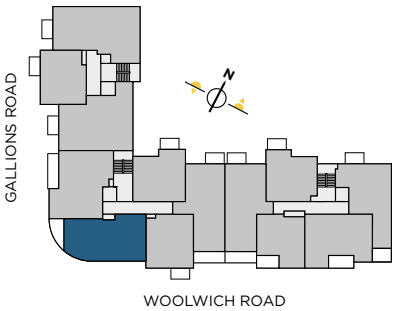
2 BEDROOM APARTMENT

Apartments 9, 24

Wheelchair Adaptable

Gross Internal Area	77.1 sqm	830 sqft
Kitchen	2.5 m x 3.5 m	8'2" x 11'6"
Living/dining	5.6 m x 5.1 m	18'4" x 16'9"
Master bedroom	3.7 m x 4.3 m	12'2" x 14'5"
Bedroom 2	3.2 m x 3.7 m	10'6" x 11'10"
Inset balcony	1.9 m x 3.2 m	6'3" x 10'8"





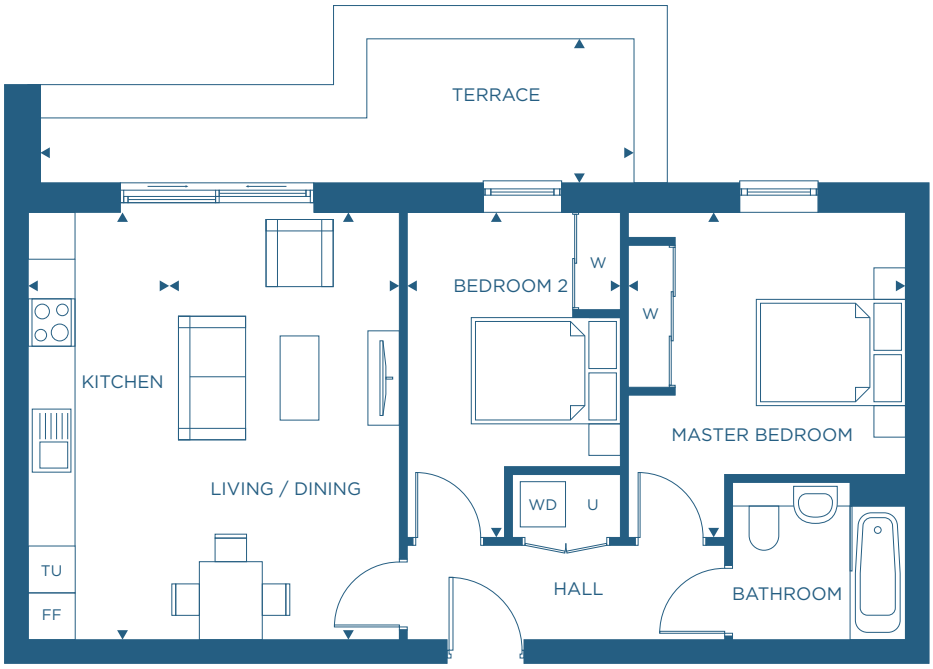
Floors 2 | 5

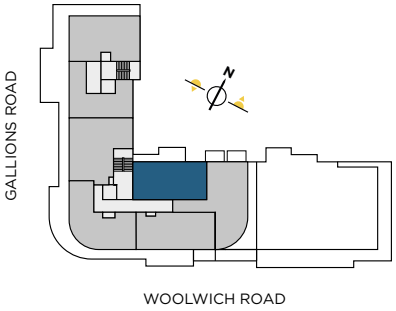
S: Store | FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe | TU: Tall Unit

2 BEDROOM APARTMENT

Apartment 26

Gross Internal Area	61.4 sqm	661 sqft
Kitchen	1.8 m x 5.4 m	5'11" x 17'9"
Living/dining	2.9 m x 5.4 m	9'6" x 17'8"
Master bedroom	3.5 m x 4.1 m	11'6" x 13'5"
Bedroom 2	2.7 m x 4.1 m	8'10" x 13'5"
Terrace	1.8 m x 7.5 m	5'11" x 24'7"





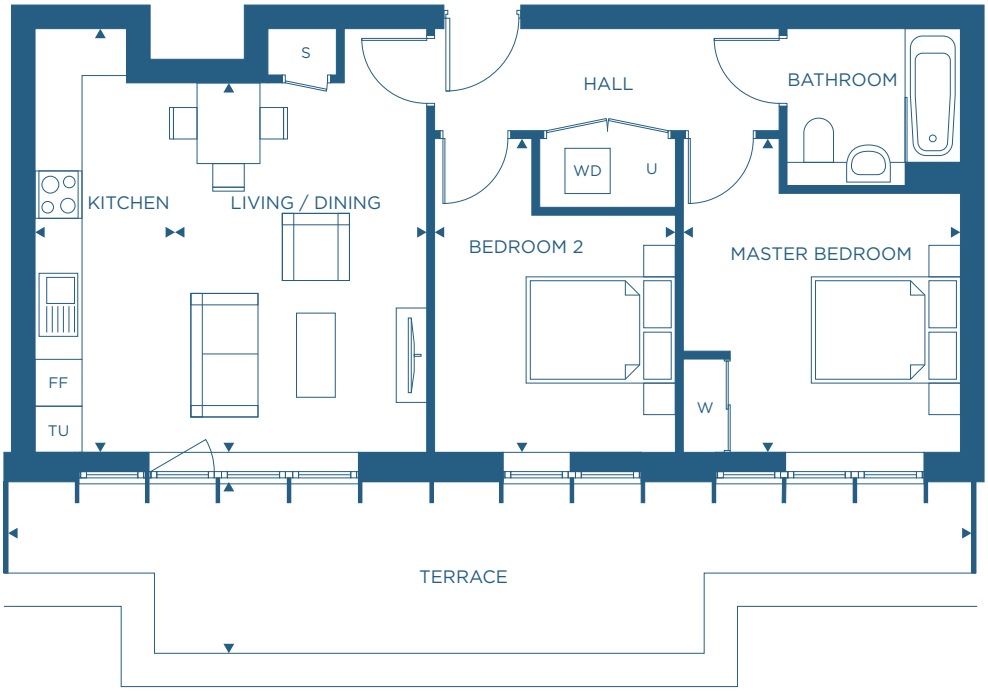
Floor 6

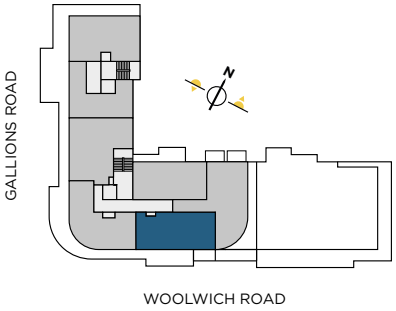
FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe | TU: Tall Unit

2 BEDROOM APARTMENT

Apartment 28

Gross Internal Area	62.4 sqm	672 sqft
Kitchen	1.8 m x 5.4 m	5'11" x 17'9"
Living/dining	3.2 m x 4.7 m	10'6" x 15'5"
Master bedroom	3.5 m x 4.0 m	11'6" x 13'1"
Bedroom 2	4.0 m x 3.0 m	13'1" x 9'10"
Terrace	2.1 m x 12 m	6'11" x 39'4"





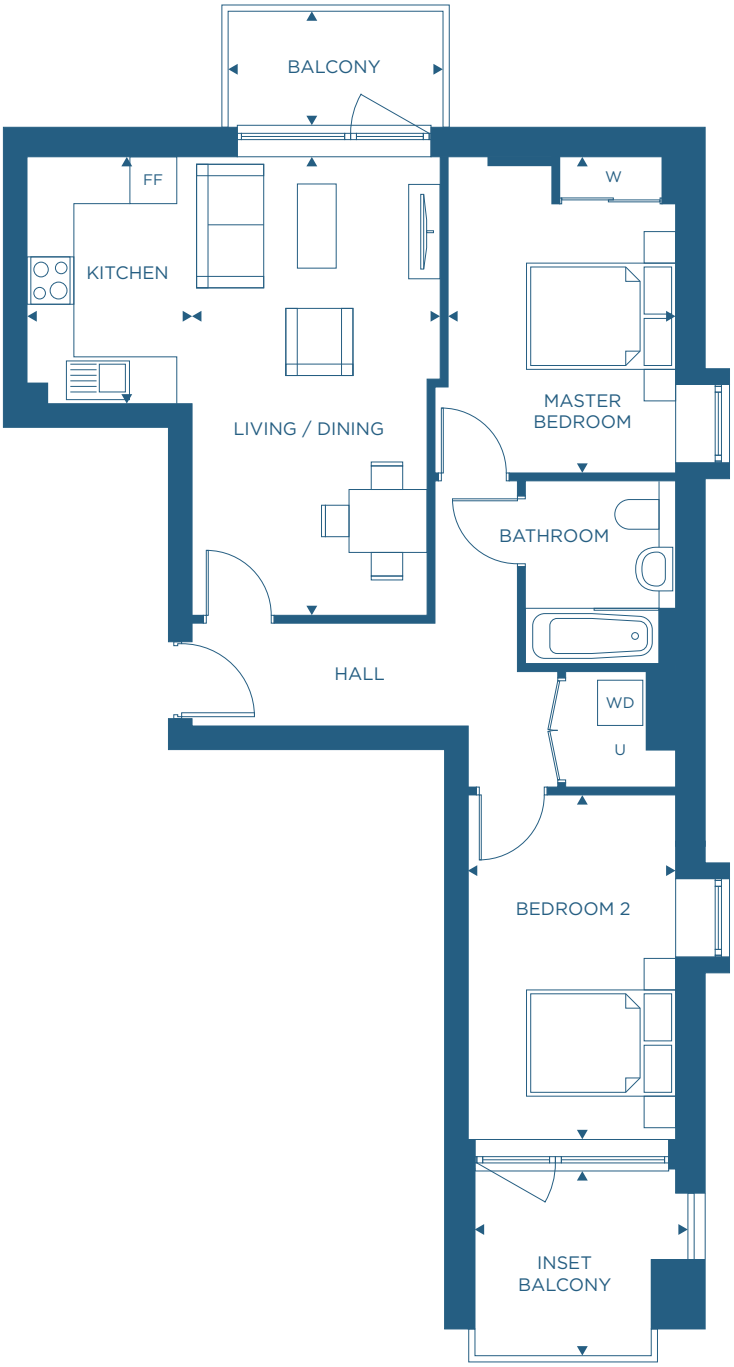
Floor 6

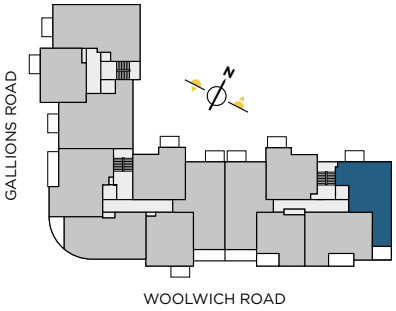
S: Store | FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe | TU: Tall Unit

2 BEDROOM APARTMENT

Apartments 37, 42

Gross Internal Area	64.7 sqm	696.4 sqft
Kitchen	3.1 m x 1.9 m	10'2" x 6'2"
Living / dining	5.8 m x 3.3 m	19'0" x 10'10"
Master bedroom	4.0 m x 2.9 m	13'1" x 9'6"
Bedroom 2	4.4 m x 2.6 m	14'5" x 8'6"
Balcony	2.9 m x 1.5 m	9'6" x 4'11"
Inset balcony	2.4 m x 2.7 m	7'10" x 8'10





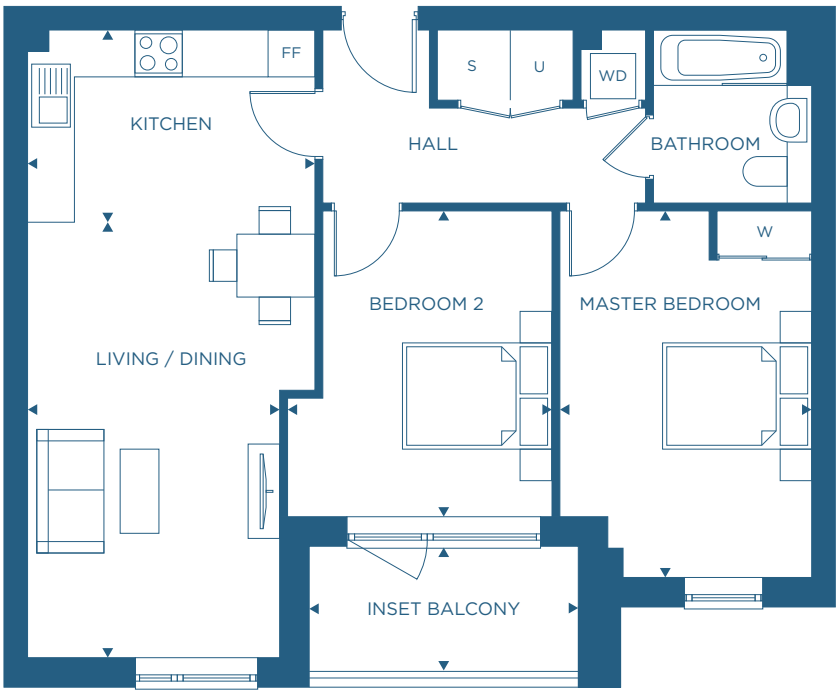
Floors 2 | 3

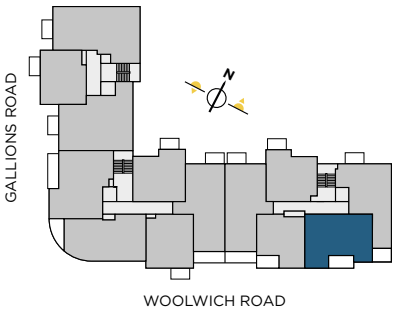
FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe

2 BEDROOM APARTMENT

Apartments 38, 43

Gross Internal Area	69.2 sqm	744.8 sqft
Kitchen	2.5 m x 3.6 m	8'2" x 11'9"
Living/dining	5.5 m x 3.2 m	18'0" x 10'6"
Master bedroom	4.7 m x 3.2 m	15'5" x 10'6"
Bedroom 2	3.9 m x 2.9 m	12'9" x 9'6"
Inset balcony	3.4 m x 1.6 m	11'2" x 5'3"





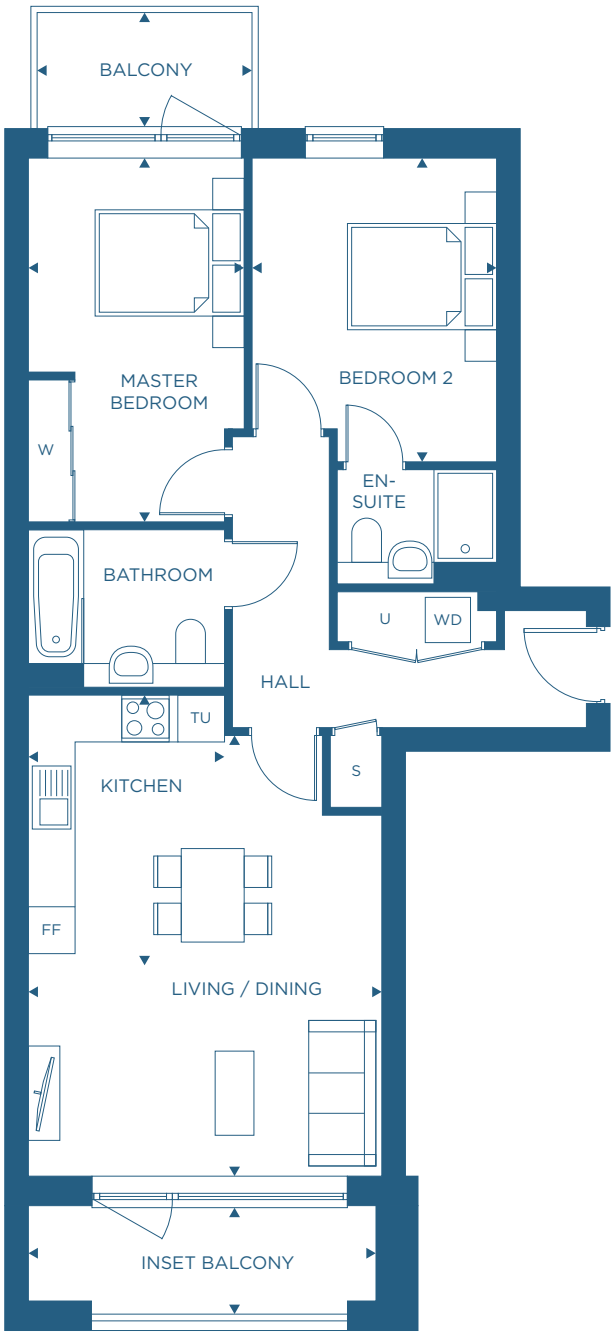
Floors 2 | 3

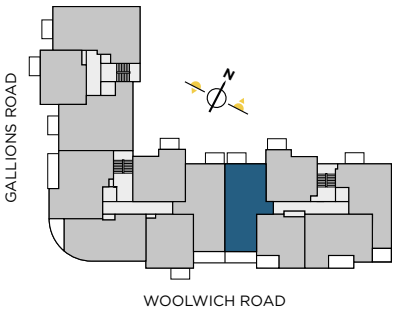
S: Store | FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe

2 BEDROOM APARTMENT

Apartments 40, 45

Gross Internal Area	70.5 sqm	759 sqft
Kitchen	3.3 m x 2.5 m	10'10" x 8'2"
Living/dining	5.6 m x 4.5 m	18'4" x 14'9"
Master bedroom	4.6 m x 2.7 m	15'1" x 8'10"
Bedroom 2	3.8 m x 3.2 m	12'5" x 10'6"
Balcony	2.9 m x 1.5 m	9'6" x 4'11"
Inset balcony	1.3m x 4.4m	4'3" x 14'5"





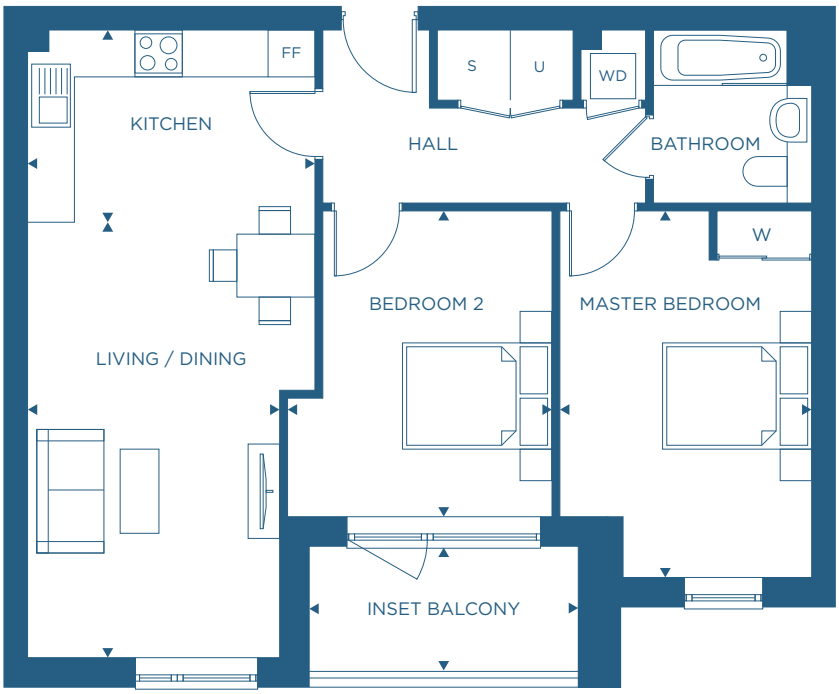
Floors 2 | 3

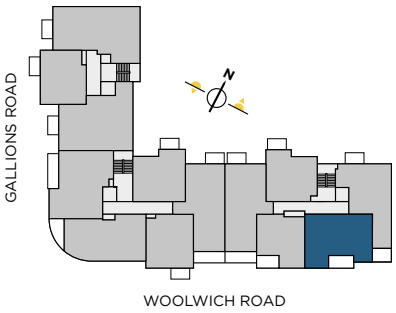
S: Store | FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe | TU: Tall Unit

2 BEDROOM APARTMENT

Apartment 48

Gross Internal Area	69.2 sqm	744.8 sqft
Kitchen	2.5 m x 3.6 m	8'2" x 11'9"
Living/dining	5.5 m x 3.2 m	18'0" x 10'6"
Master bedroom	4.7 m x 3.2 m	15'5" x 10'6"
Bedroom 2	3.9 m x 2.9 m	12'9" x 9'6"
Inset balcony	3.4 m x 1.6 m	11'2" x 5'3"





Floor 4

S: Store | FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe

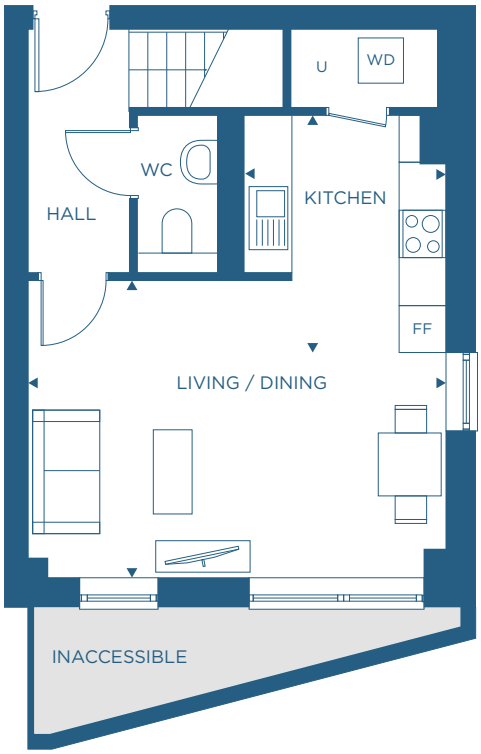
DUPLEX

Photography of Valley House show home

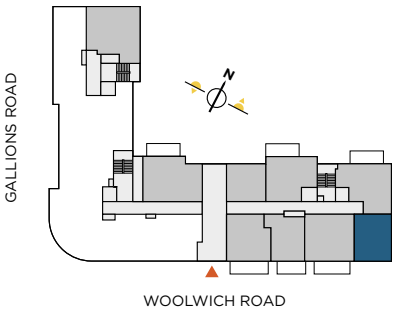
1 BEDROOM DUPLEX

Apartment 33

Gross Internal Area	68 sqm	731 sqft
Kitchen	2.6 m x 3.0 m	8'6" x 9'10"
Living/dining	3.8 m x 5.3 m	12'6" x 17'4"



Lower Floor



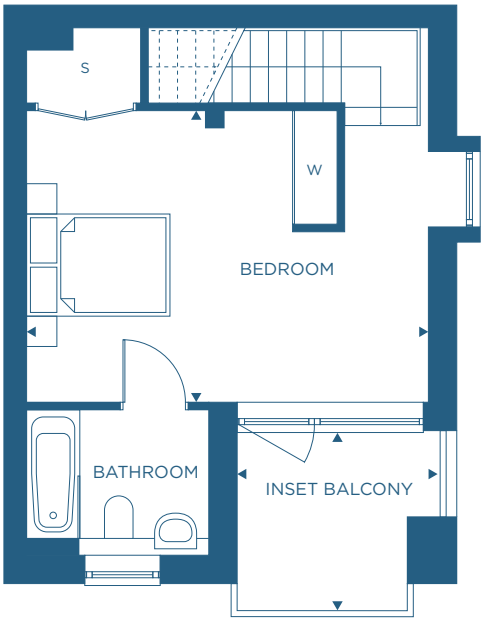
Ground Floor

FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard

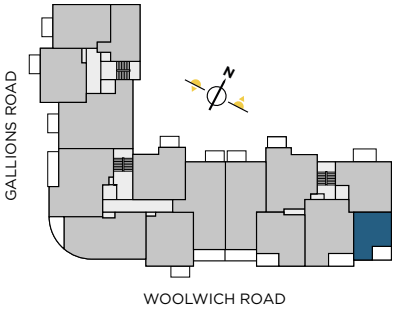
1 BEDROOM DUPLEX

Apartment 33

Gross Internal Area	68 sqm	731 sqft
Master bedroom	3.9 m x 5.3 m	12'9" x 17'4"
Inset balcony	2.3 m x 2.7 m	7'6" x 8'10"



Upper Floor



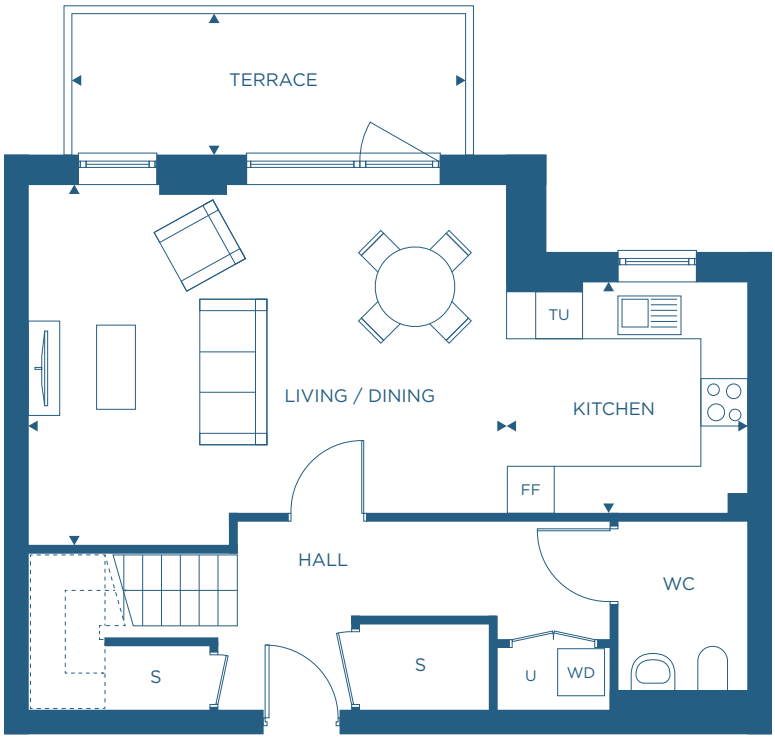
Floor 1

S: Store | W: Built In Wardrobe

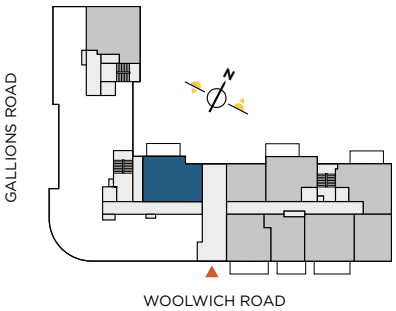
2 BEDROOM DUPLEX

Apartment 1

Gross Internal Area	113 sqm	1,216 sqft
Kitchen	3.1 m x 2.9 m	10'2" x 9'6"
Living / dining	6.1 m x 4.6 m	20'0" x 15'1"
Terrace	5.1 m x 1.8 m	16'8" x 6'1"



Lower Floor



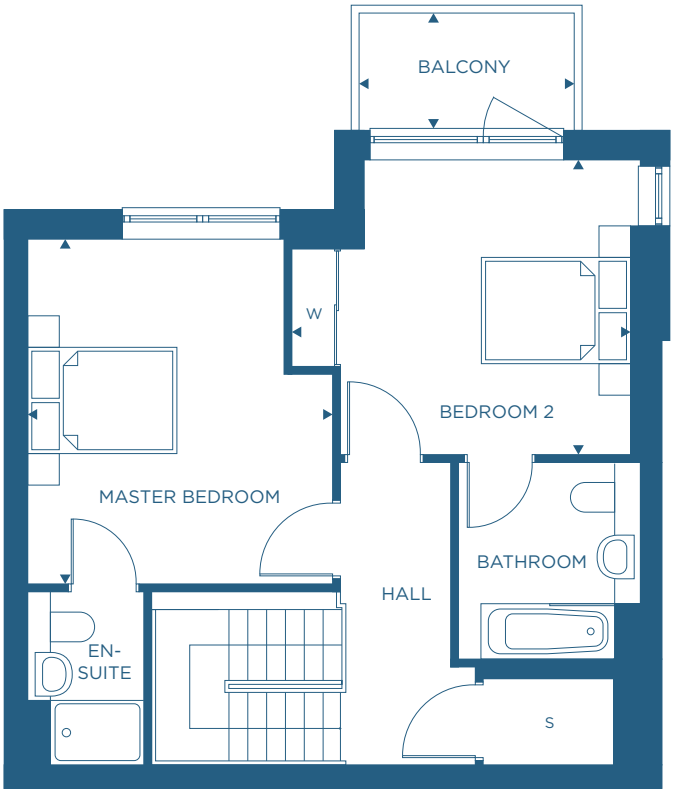
Ground Floor

FF: Fridge Freezer | TU: Tall Unit | U: Utility Cupboard | WD: Washer Dryer

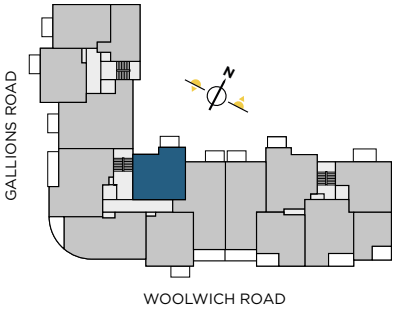
2 BEDROOM DUPLEX

Apartment 1

Gross Internal Area	113 sqm	1,216 sqft
Master bedroom	3.8 m x 4.4 m	12'5" x 14'5"
Bedroom 2	4.3 m x 3.8 m	14'1" x 12'5"
Balcony	2.9 m x 1.6 m	9'6" x 5'3"



Upper Floor



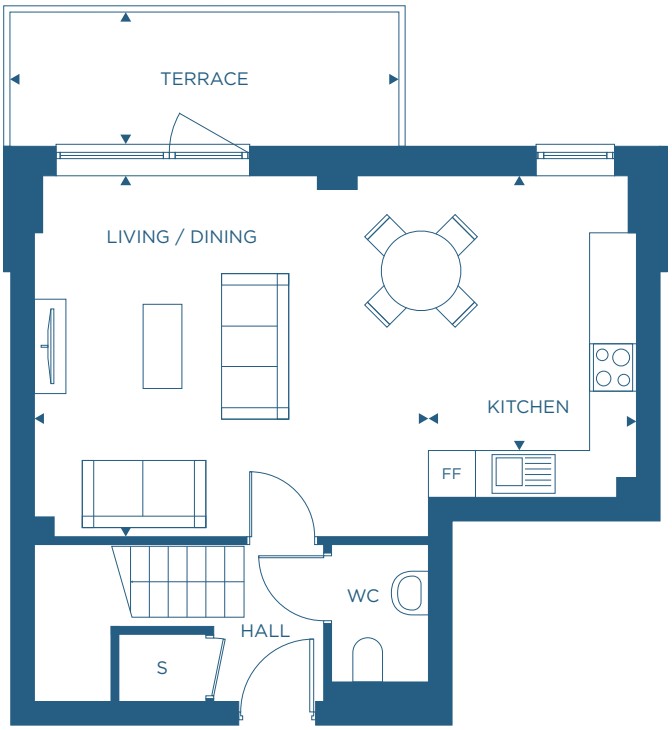
Floor 1

S: Store | W: Built In Wardrobe

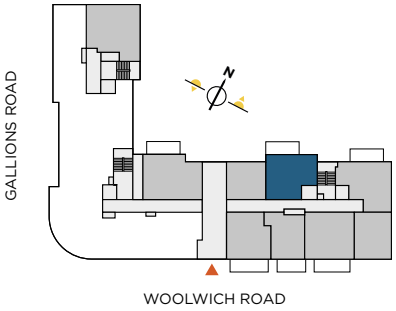
2 BEDROOM DUPLEX

Apartment 31

Gross Internal Area	106.6 sqm	1,147 sqft
Kitchen	2.6 m x 4.0 m	8'6" x 13'11"
Living/dining	5.0 m x 4.6 m	16'5" x 15'1"
Terrace	1.7 m x 5.1 m	5'7" x 16'9"



Lower Floor



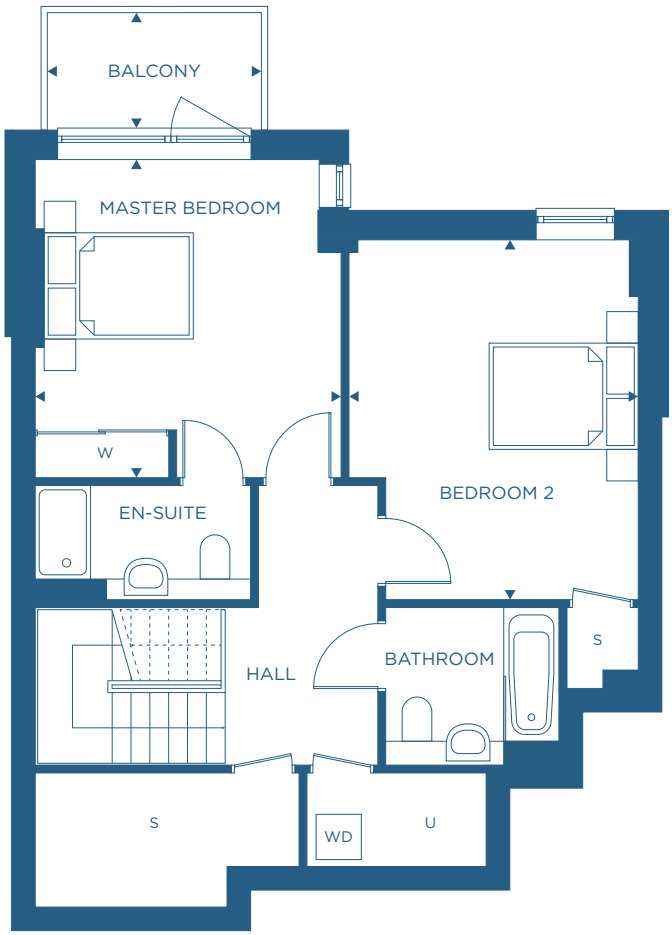
Ground Floor

S: Store | FF: Fridge Freezer

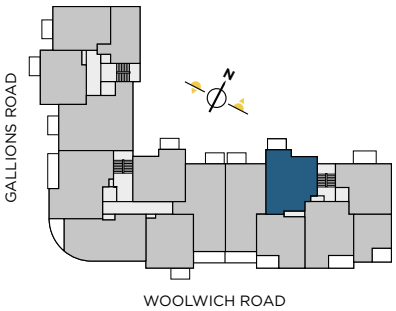
2 BEDROOM DUPLEX

Apartment 31

Gross Internal Area	106.6 sqm	1,147 sqft
Master bedroom	3.9 m x 4.0 m	12'9" x 13'1"
Bedroom 2	4.6 m x 3.7 m	15'1" x 12'2"
Balcony	2.9 m x 1.6 m	9'6" x 5'3"



Upper Floor



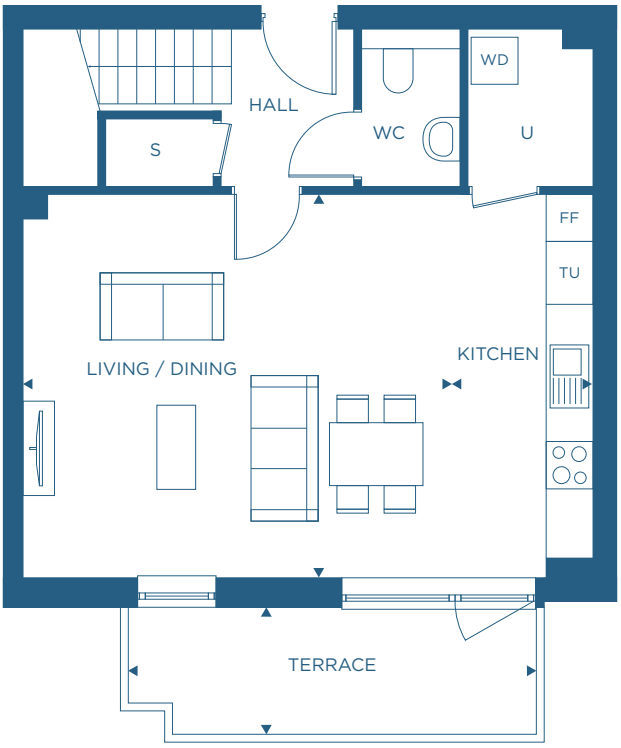
Floor 1

S: Store | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe

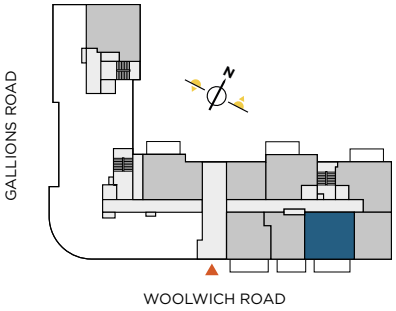
2 BEDROOM DUPLEX

Apartment 34

Gross Internal Area	112.7 sqm	1,205 sqft
Kitchen	1.8 m x 4.9 m	5'11" x 16'1"
Living / dining	5.4 m x 4.9 m	17'8" x 16'1"
Terrace	5.2 m x 1.6 m	17'1" x 5'3"



Lower Floor



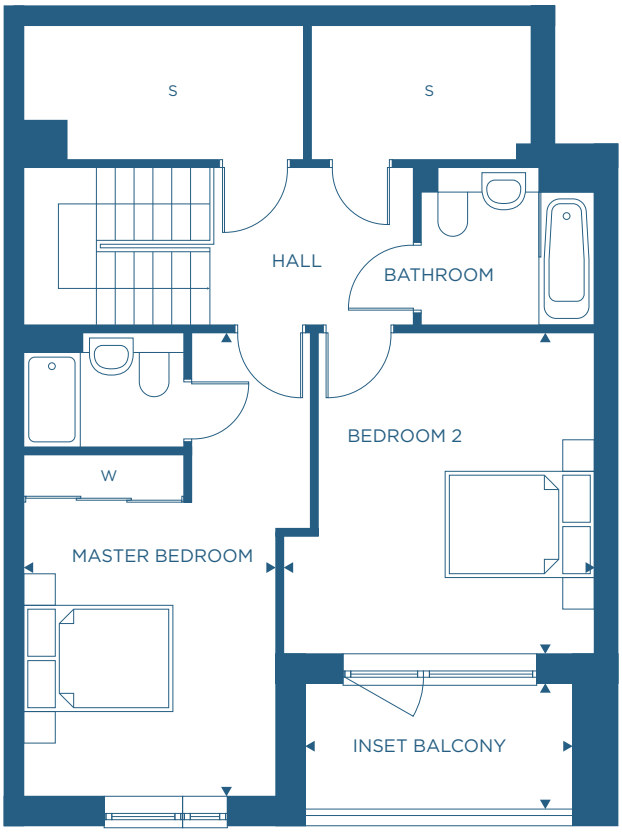
Ground Floor

FF: Fridge Freezer | TU: Tall Unit | U: Utility Cupboard | WD: Washer Dryer

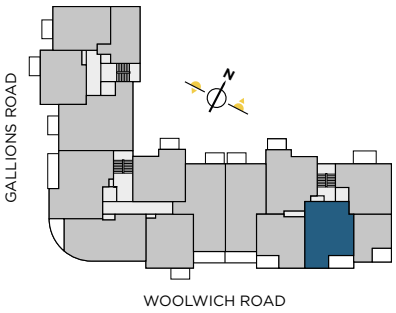
2 BEDROOM DUPLEX

Apartment 34

Gross Internal Area	112.7 sqm	1,205 sqft
Master bedroom	3.2 m x 5.9 m	10'6" x 19'4"
Bedroom 2	3.9 m x 4.1 m	12'9" x 13'5"
Inset balcony	3.4 m x 1.8 m	11'2" x 5'11"



Upper Floor



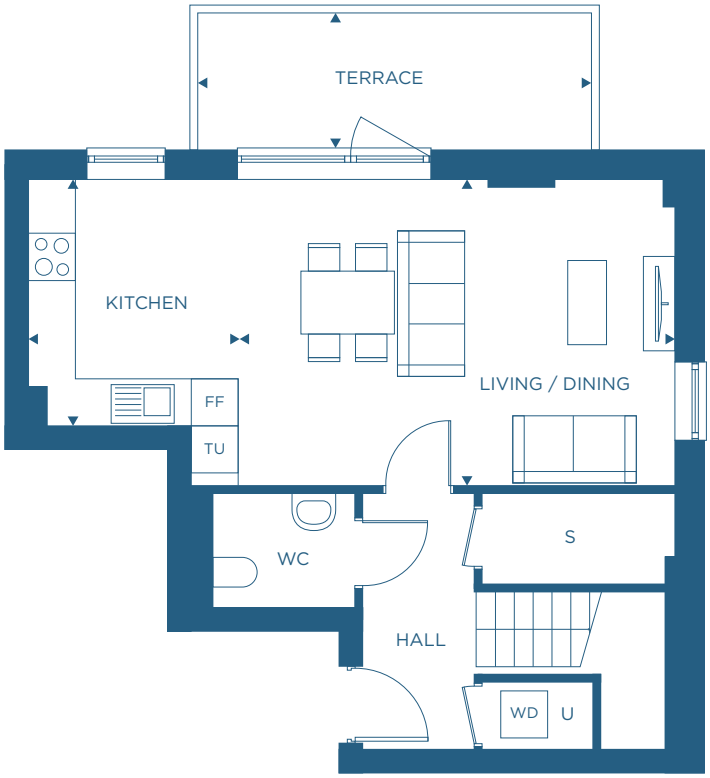
Floor 1

S: Store | W: Built In Wardrobe

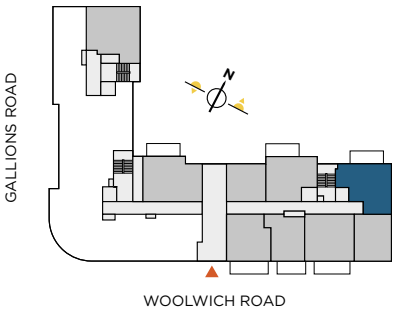
3 BEDROOM DUPLEX

Apartment 32

Gross Internal Area	97.7 sqm	1,052 sqft
Kitchen	2.7 m x 3.2 m	8'10" x 10'6"
Living / dining	5.6 m x 3.9 m	18'4" x 12'9"
Terrace	5.1 m x 1.75 m	9'6" x 5'11"



Lower Floor



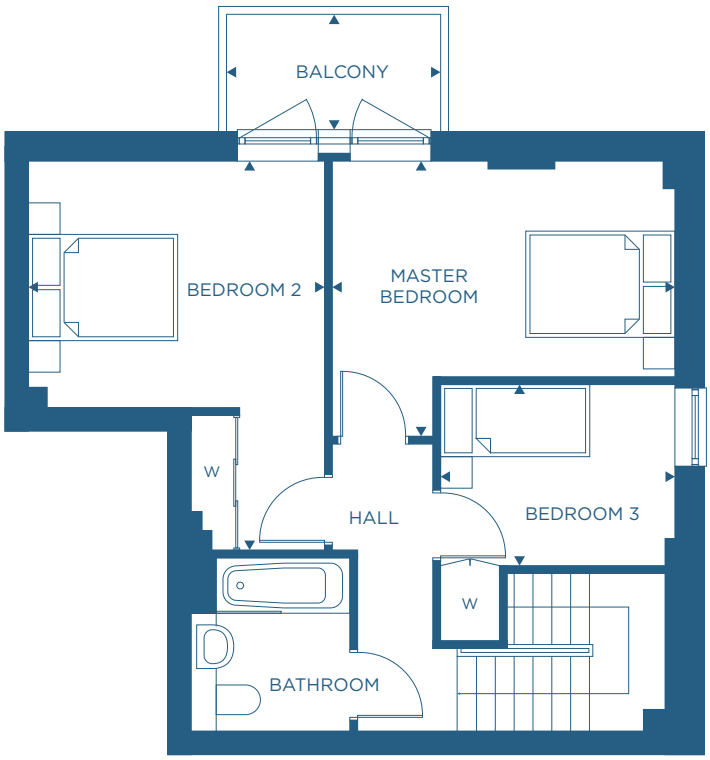
Ground Floor

FF: Fridge Freezer | TU: Tall Unit | U: Utility Cupboard | WD: Washer Dryer

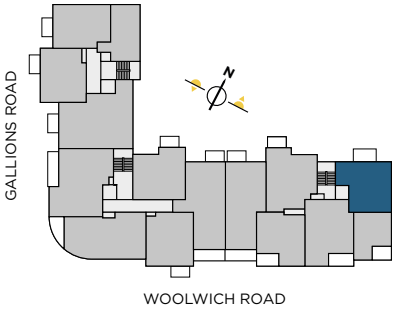
3 BEDROOM DUPLEX

Apartment 32

Gross Internal Area	97.7 sqm	1,052 sqft
Master bedroom	4.3 m x 3.5 m	14'1" x 11'5"
Bedroom 2	3.8 m x 4.9 m	12'5" x 16'1"
Bedroom 3	3.0 m x 2.3 m	9'10" x 7'6"
Balcony	2.9 m x 1.6 m	9'6" x 5'3"



Upper Floor



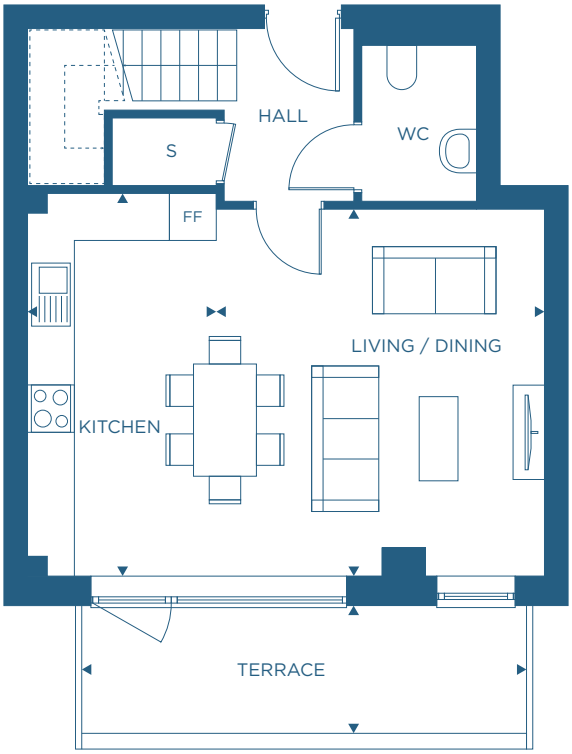
Floor 1

S: Store | W: Built In Wardrobe

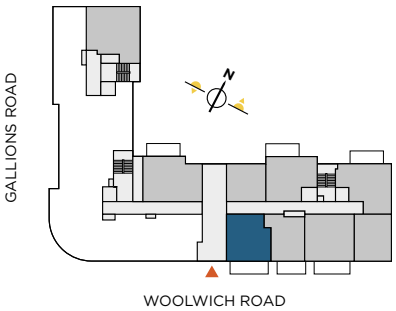
3 BEDROOM DUPLEX

Apartment 36

Gross Internal Area	112.5 sqm	1,211 sqft
Kitchen	2.4 m x 4.9 m	7'10" x 16'0"
Living/dining	4.2 m x 4.7 m	13'9" x 15'5"
Terrace	1.6 m x 5.6 m	5'3" x 18'4"



Lower Floor



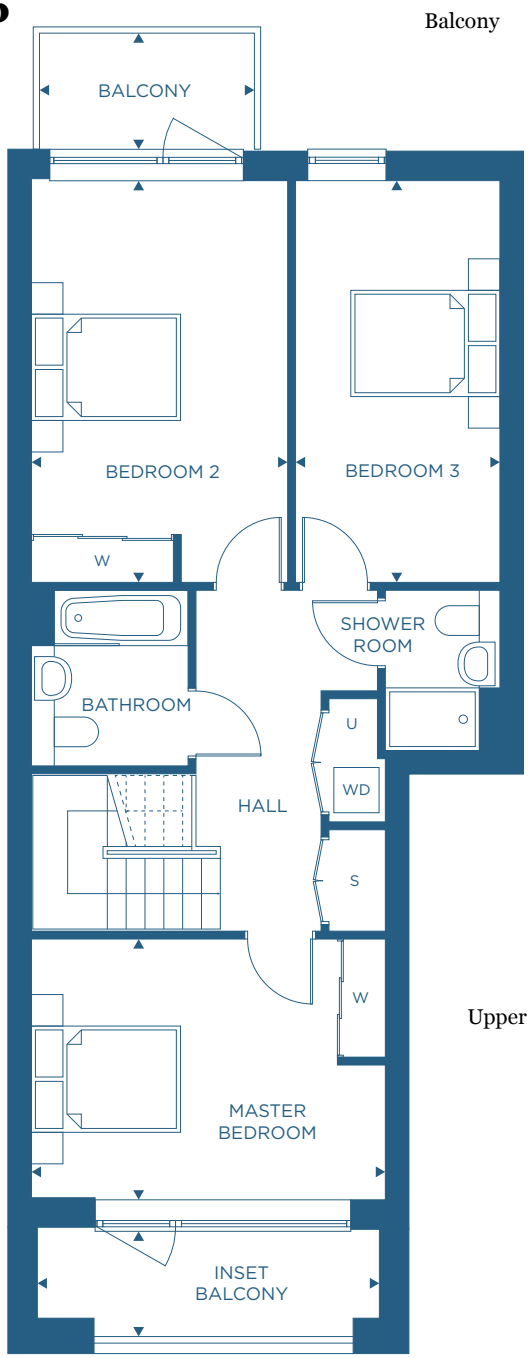
Ground Floor

S: Store | FF: Fridge Freezer

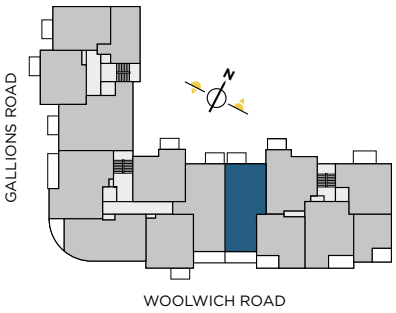
3 BEDROOM DUPLEX

Apartment 36

Gross Internal Area	112.5 sqm	1,211 sqft
Master bedroom	3.3 m x 4.5 m	10'10" x 14'9"
Bedroom 2	3.3 m x 5.1 m	10'10" x 16'8"
Bedroom 3	2.6 m x 5.1 m	8'6 x 16'8"
Inset balcony	1.4 m x 4.3 m	4'7" x 14'1"
Balcony	2.9 m x 1.5 m	9'6" x 4'11"



Upper Floor



Floor 1

S: Store | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe

SHARED OWNERSHIP

Shared Ownership makes it possible for many first time buyers get a foot on the housing ladder.

Buying a home in the current market is very difficult for many people. Shared Ownership makes it possible to buy a property which otherwise would not have been affordable.

You can usually buy an initial share of 25% to 75% of the value of a property, and you'll need to take out a mortgage to pay for your share of the home's purchase price. You will then pay a subsidised rent on the share you don't buy, and there will also be a monthly service charge payable.

Register with us

Complete an application form

Eligibility

Get financially assessed and check you meet the eligibility criteria

Virtual Viewing

Reserve a home for £99*

*Refundable until you physically view the property

Select Solicitor & Mortgage Advisor

With Shared Ownership knowledge

Instruct Solicitor & Mortgage Advisor

Physical property viewing

Reservation fee refundable until this point

Confirmation of offer

Within 7 days

Exchange contracts

Within 6 weeks

Completion

The money to buy your home is transferred to our solicitors

Move in

You are now a home owner

CONGRATULATIONS!

You have just bought a home!

Computer generated image of The Pomeroy, New Cross

ABOUT PEABODY

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.

We deliver services to 133,000 residents, 18,000 care and support customers, and the wider communities in which we work.

Our mission is to help people make the most of their lives. We focus on those who need our help the most and our ambition is to create communities that are healthier, wealthier and happier.

We build great quality places and have ambitious plans to deliver 3,300 new homes each year.

London has been our home for over 150 years.
Make it yours.

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. 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, please speak to the sales team for more information. All terrace/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. Indicative imagery from a previous Peabody development.

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