

3 Bedroom Homes: Amersham Vale and Wycombe Street



THE TOWNHOUSE COLLECTION

Make every day a work of art

The Scene comprises a collection of beautiful three bedroom homes with direct access to Charlottenburg Park via Wycombe Street.



LIVE PARK-SIDE in the heart of Deptford

The stunning three bedroom houses at The Scene are situated on Amersham Vale and Wycombe Street, a new walk-way for locals to enjoy that connects Charlottenberg park. In



addition, all of the homes in this collection have private gardens to both the front and rear.

The Scene places residents within a short stroll of the buzz of Deptford high street, Deptford Market Yard and the nearby transport hubs of both New Cross and Deptford stations whilst maintaining the spirit of a vibrant urban village.

> • **BELOW** // View looking north east across Charlottenberg Park showing Wycombe Street running between Maiden Court and Hendrix Court

LOVE LIVING LOCAL Independent, creative and diverse

Deptford has an essential vibrancy and warmth that is informed by its diverse and highly creative community. The character of the area exudes an artistic spirit and as a result independent shops, bars, cafés and restaurants thrive in the neighbourhood.

At the popular central hub of Deptford Street Market and Market Yard residents can find everything from vintage interiors, artisan florists, boutiques and salons to international cuisine, traditional pubs, live comedy and gallery spaces – all of this just minutes from The Scene.

- RIGHT // Deptford Does Art // One of the many local creative and exhibition spaces, Deptford Does Art is also home to a café and gift shop promoting local artists (Deptford High Street)
- **BELOW** // The iconic view from Greenwich Observatory over Greenwich Park, the Cutty Sark, London Bridge and The City of London





LIGHT AND OPEN LIVING SPACES Your canvas awaits

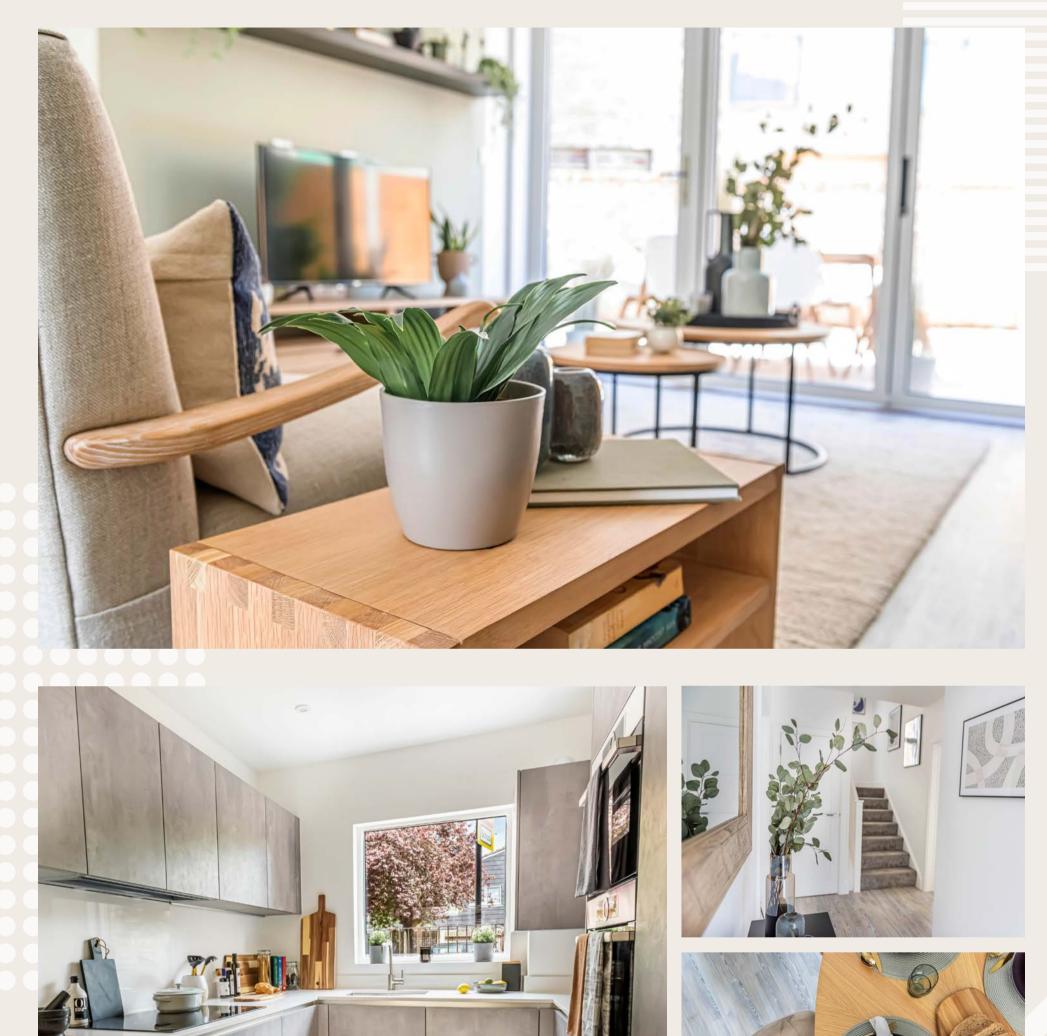
Homes at The Scene offer light, open and airy layouts benefiting from a considered, design-led approach to their interiors. A high standard of finishes throughout creates functional but intimate living spaces in which you can make your mark on your home to enjoy for years to come.



Photography of The Scene show home



SITEPLAN 3 BED HOUSES DUPLEX INTRO SPECIFICATION







LIVING / DINING / KITCHEN

- Modern handle-less kitchen by Brandt in putty concrete pearl grey
- Silestone stone-effect work surface in snow white with matching upstand
- Single undermounted stainless steel bowl sink with mixer tap in stainless steel
- Bosch electrical hob with touch dials and integrated overhead extractor
- Stainless steel integrated electric Bosch oven and microwave with touch control
- Integrated Bosch fridge / freezer (70/30 size split) and dishwasher
- Integrated waste and recycling bin
- Free-standing Bosch washer / dryer to hallway cupboards
- Recessed LED down lights
- Amtico white ash wood-effect flooring
- Separate living room to selected homes (see floorplans)
- Carpet to lounge areas to selected homes

BATHROOM

 Steel bath in white with wall mounted bath/shower mixer tap and control



EN-SUITES

- Slide-access glass shower cubicle with shower tray and handheld shower head in chrome
- Semi-recessed handwash basin with chrome mixer tap and base cabinet
- Cloakroom pan with concealed cistern and polished chrome dual flush push button to wall
- Large wall-mounted mirror above the vanity worktop and sink
- Polished chrome heated towel rails
- Large format tiles in deep natural white to the floor and selected walls
- Recessed LED down lights

BEDROOM(S)

- Built-in wardrobes to the master bedroom
- Soft grey carpet to bedrooms in **Atlantic Seal**
- Energy efficient pendant lighting

TERRACE, BALCONIES & GARDENS

- Railed balconies with paved flooring to selected homes (refer to floorplans)
- Front terrace with paved flooring
- Rear landscaped gardens



SECURITY & PEACE OF MIND

- Wired smoke and heat detectors
- Multi-lock door with security chain and spy hole
- Freehold
- 10-year NHBC warranty

GENERAL

- Underfloor heating to ground floor only (radiators to upper floors)
- Heating and hot water provided by individual boiler
- Television (terrestrial and satellite) points with Sky+ provisions to living room and master bedroom*
- Landline telephone and BT fibre optic data points to living room*
- Zipcar car club available nearby (not exclusive to residents)^
- Wheelchair friendly homes available. Please refer to floorplans and speak to the Sales Team for more details.



- Frameless glass shower screen
- Semi-recessed handwash basin with chrome mixer tap and base cabinet
- Cloakroom pan with concealed cistern and polished chrome dual flush push button to wall
- Half mirrored cabinet above the vanity worktop and sink
- Polished chrome heated towel rails
- Large format tiles in deep natural white to the floor and selected walls
- Recessed LED down lights

* Subject to separate costs

^Zipcar is not exclusive to residents

NOTE: Allocated parking is not available at this development. Whilst every effort has been taken to ensure the accuracy of the information provided, the specifications has been supplied as a guide and Peabody reserve the right to amend the specification as necessary and without notice.

Welcome to Your new home **VIEW VIRTUAL TOUR**





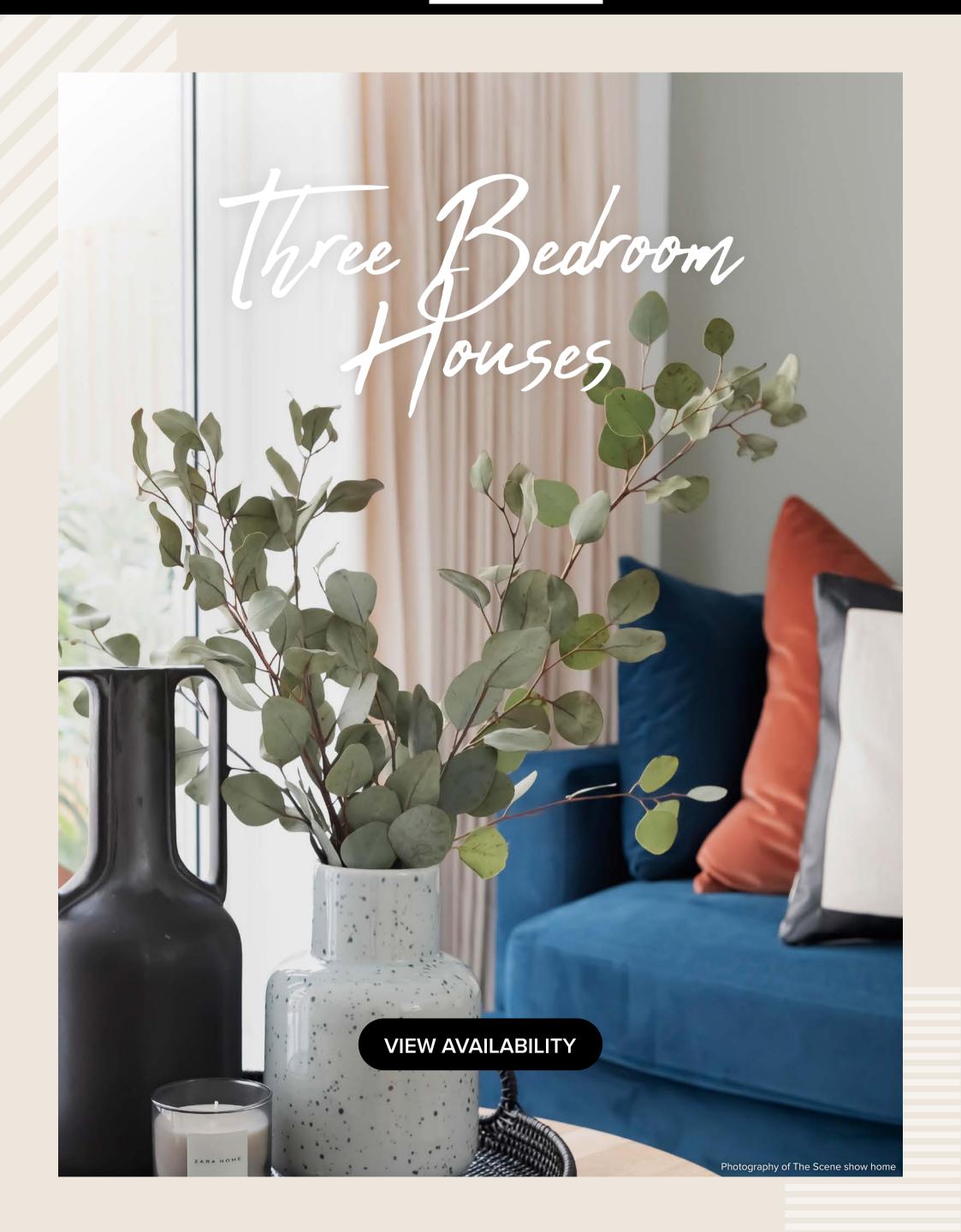
THE SITE LAYOUT Planned for living

| 3 BEDROOM HOUSES | SOLD |
|------------------|------|
| 4 BEDROOM HOUSES | |
| Site Boundary | |

TENURES BY PHASE

200

PHASE F1 // Private Sale
PHASE F2 // Private Sale and Shared Ownership
PHASE F3 // Private Sale and Social Rent
PHASE F4 // Social Rented Accommodation



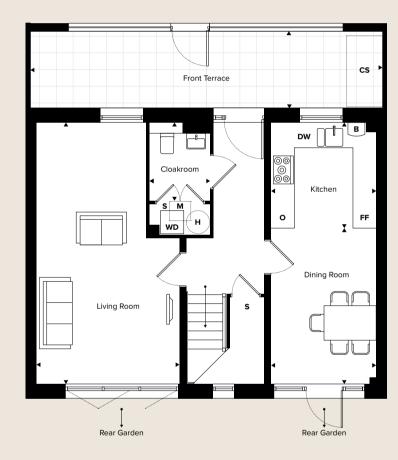
Bedroom 3

Bedroom 2

NO 115 Amersham Vale



First Floor



En-Suite

Master Bedroom

w

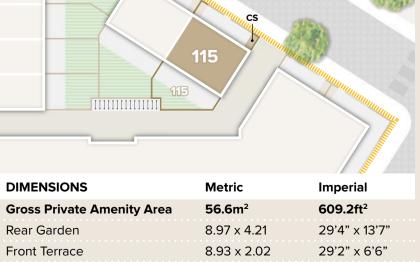
DIMENSIONSMetricImperialGross Internal Area119.3m²1284ft²

Amersham Valo

Ground Floor

| Kitchen | 2.74 x 2.72 | 9'0" x 8'9" |
|----------------|-------------|---------------|
| Dining Room | 4.04 x 2.72 | 13'2" x 8'9" |
| Master Bedroom | 4.48 x 2.72 | 14'7" x 8'9" |
| En-Suite | 2.71 x 1.52 | 8'8" x 4'9" |
| Bedroom 2 | 3.96 x 3.70 | 12'9" x 12'1" |
| Bedroom 3 | 3.70 x 2.74 | 12'1" x 8'9" |
| Bathroom | 2.20 x 2.01 | 7'2" x 6'5" |
| Cloakroom | 2.03 x 1.57 | 6'6" x 5'1" |
| Utility Room | 1.57 x 0.80 | 5'1" x 2'6" |

6.68 x 3.70



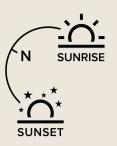
FLOORPLAN KEY

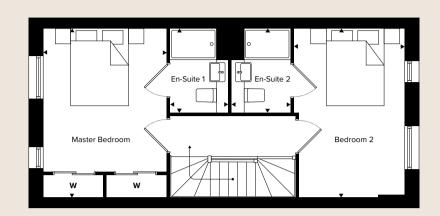
Living Room

WD Washer/Dryer DW Dishwasher FF Fridge Freezer O Oven S Storage W Wardrobe H Hot Water Cylinder B Boiler M Mechanical Ventilation/Heat Recovery CS Cycle Store

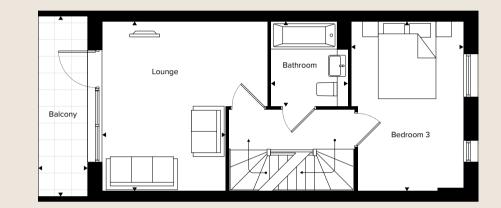
21'9" x 12'1"

NO 13 Wycombe Street

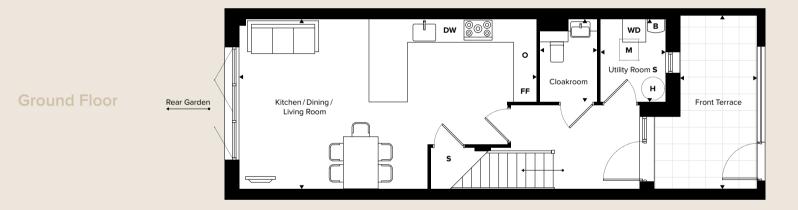




Second Floor



First Floor



| DIMENSIONIC | | 1 |
|-----------------------|---------------------|-----------------------------|
| DIMENSIONS | Metric | Imperial |
| Gross Internal Area | 119.3m ² | 1284 ft ² |
| Kitchen/Dining/Living | 7.71 x 4.40 | 25'3" x 14'4" |
| Lounge | 4.40 x 3.20 | 14'4" x 10'5" |
| Master Bedroom | 4.40 x 3.20 | 14'4" x 10'5" |
| En-Suite 1 | 2.18 x 1.52 | 7'1" x 4'9" |
| Bedroom 2 | 4.40 x 2.91 | 14'7" x 9'5" |
| En-Suite 2 | 2.18 x 1.52 | 7'1" x 4'9" |
| Bedroom 3 | 4.40 x 2.91 | 14'7" x 9'5" |
| Bathroom | 2.20 x 1.99 | 7'2" x 6'5" |
| Cloakroom | 2.15 x 1.50 | 7'0" x 4'9" |
| Utility Room (S) | 2.15 x 1.68 | 7'0" x 5'5" |
| Balcony | 4.68 x 1.28 | 15'3" x 4'2" |

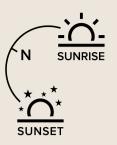


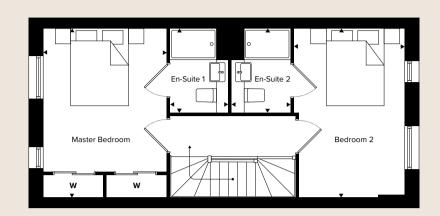
| 13 | 13 | |
|----------------------------|----------------------------|----------------------|
| DIMENSIONS | Metric | Imperial |
| Gross Private Amenity Area | 70.7 m ² | 761.0ft ² |
| Rear Garden | 11.37 x 4.73 | 37'3" x 15'5" |
| Front Terrace | 4.51 x 2.00 | 14'7" x 6'5" |

FLOORPLAN KEY

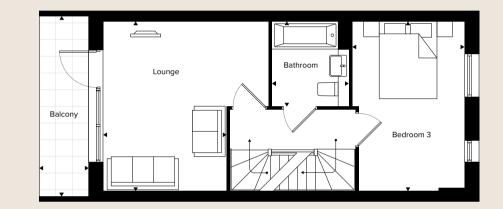
WD Washer/Dryer DW Dishwasher FF Fridge Freezer O Oven S Storage W Wardrobe H Hot Water Cylinder B Boiler M Mechanical Ventilation/Heat Recovery

NO 15 Wycombe Street

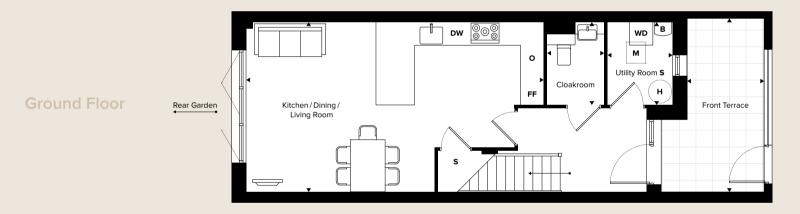




Second Floor







| DIMENSIONS | Metric | Imperial |
|-----------------------|-----------------------------|----------------------------|
| Gross Internal Area | 119.3 m ² | 1284ft ² |
| Kitchen/Dining/Living | 7.71 x 4.40 | 25'3" x 14'4" |
| Lounge | 4.40 x 3.20 | 14'4" x 10'5" |
| Master Bedroom | 4.40 x 3.20 | 14'4" × 10'5" |
| En-Suite 1 | 2.18 x 1.52 | 7'1" x 4'9" |
| Bedroom 2 | 4.40 x 2.91 | 14'7" x 9'5" |
| En-Suite 2 | 2.18 x 1.52 | 7'1" x 4'9" |
| Bedroom 3 | 4.40 x 2.91 | 14'7" x 9'5" |
| Bathroom | 2.20 x 1.99 | 7'2" x 6'5" |
| Cloakroom | 2.15 x 1.50 | 7'0" x 4'9" |
| Utility Room (S) | 2.15 x 1.68 | 7'0" x 5'5" |
| Balcony | 4.68 x 1.28 | 15'3" x 4'2" |



| 15 11111111111111111111111111111111111 | 15 mbe Street | |
|---|--------------------|----------------------|
| DIMENSIONS | Metric | Imperial |
| Gross Private Amenity Area | 69.9m ² | 752.4ft ² |
| Rear Garden | 11.20 x 4.73 | 36'7" x 15'5" |
| Front Terrace | 4.51 x 2.00 | 14'7" x 6'5" |
| | | |

FLOORPLAN KEY

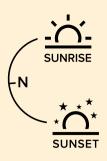
WD Washer/Dryer DW Dishwasher FF Fridge Freezer O Oven S Storage W Wardrobe H Hot Water Cylinder B Boiler M Mechanical Ventilation/Heat Recovery





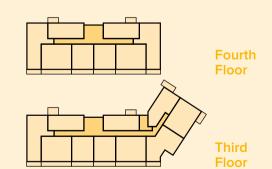
THREE BEDROOM DUPLEX

111 Amersham Vale



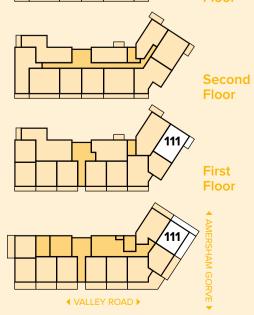


| DIMENSIONS | Metric | Imperial |
|----------------------------|-----------------------------|---------------------|
| Gross Internal Area | 119.2 m ² | 1289ft ² |
| Kitchen/Dining | 4.65 x 4.17 | 15'2" x 13'6" |
| Living Room | 4.67 x 4.54 | 15'3" x 14'9" |
| Master Bedroom | 4.53 x 2.72 | 14'8" × 8'9" |
| En-Suite | 2.19 x 1.64 | 7'1" x 5'3" |
| Bedroom 2 | 4.53 x 2.75 | 14'8" × 9'0" |
| Bedroom 3 | 4.53 x 3.13 | 14'8" × 10'2" |
| Bathroom | 2.19 x 1.99 | 7'1" x 6'5" |
| Cloakroom | 2.06 x 1.80 | 6'7" x 5'9" |
| Terrace 1 | 7.25 x 2.01 | 23'7" x 6'5" |
| Terrace 2 | 1.99 x 11.24 | 6'5" x 36'8" |



FLOORPLAN KEY

WD Washer/DryerDW DishwasherFF Fridge FreezerO OvenS StorageW WardrobeR Refuse & RecyclingH Heat Interface UnitM Mechanical Ventilation/Heat Recovery



A partnership with a shared vision

Peabody and Sherrygreen Homes bring together over 150 years of expertise in housing and construction to create a shared vision of quality new homes for The Capital.

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 homes and places for communities to grow and thrive in.







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TheScene@peabody.org.uk

Make every day a work of art

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* Peabody



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