

CONNECTED TO
THE PAST
DESIGNED FOR
THE FUTURE

TELEGRAPH WORKS

SE10

Greenwich Calling

Telegraph Works is a striking new development of 1, 2 and 3 bedroom Shared Ownership apartments located at the heart of Greenwich.

The Telegraph Works site, located 17 minutes from north Greenwich Station, has a rich history as the birthplace of transatlantic communication. Originally a cable factory, the site was used to build and install the first submarine telegraph cable connecting Britain to the USA. It was from here in 1858 that Queen Victoria conducted the first formal transatlantic communication with President Buchanan.

This legacy of connection remains ever-present as the new development seeks to connect old to new and past to future in the Royal Borough of Greenwich.



Capital Connections

Telegraph Works sits between historic Greenwich to the south-west and the buzzing Greenwich Peninsula to the north-east. The Royal Borough is perfectly connected for Canary Wharf, just across the river, and for Central London beyond, with Underground, Overground, DLR and the Thames River Services all readily accessible.

TELEGRAPH WORKS

SE10





View of University of Greenwich
and Canary Wharf

A world heritage site on your doorstep A leading-edge backdrop

Greenwich is the beating heart of Great Britain's maritime past and is today recognised as a UNESCO World Heritage Site.

Stunning architecture and glorious green spaces define the visual appeal of Greenwich and play backdrop to sites of marked historical importance including The Royal Naval College, The National Maritime Museum, The Cutty Sark, The Royal Observatory and Greenwich park with its unparalleled views of the ever-evolving London skyline.

The unique maritime history of Greenwich may be the most immediately recognisable aspect of the area but over the years the surrounding landscape has evolved beyond the wildest dreams of Sir Christopher Wren. Today, the iconic glass and steel modernism of Canary Wharf compliments the beautiful 17th and 18th Century architecture that lies across the water.

This juxtaposition of historic and contemporary London is further enhanced by the more recent expansion and development of Greenwich Peninsula, home to a variety of entertainment venues including two cinemas, a driving range, a number of bars and restaurants and the world renowned O2 music venue.

Plenty of space
to revitalise
Amazing places
to socialise

Watching the sunset over the Capital
from Greenwich Park

There can be few better places to end a day in the Capital than on the slopes of Greenwich Park, watching the sunset over the River Thames and old Greenwich below. It's 183 acres play host to beautiful avenues of mature trees, flower and orchard gardens, and the popular Pavilion Café.

At the foot of the park, the oldest part of Greenwich is ever-popular with locals and tourists alike. Here you will find an attractive covered market as well as some of London's finest and most authentic pubs and bars, serving excellent food and drinks.

As this part of London has developed, Greenwich Peninsula has also established itself as a hub for both recreation and retail. As home to the O2 music venue and an array of bars and eateries, an IMAX cinema, and retail parks with a variety of high street stores, the Peninsula provides the perfect modern complement to historic Greenwich.

Tapping into the local scene

Just a few minutes' walk from Telegraph Works, the Pelton Arms is a focal point for the neighbourhood with home cooked food, live bands at the weekends, cosy open fires and a beer garden for the summer months.

With Greenwich Running Club, Greenwich Yacht Club and the Greenwich Peninsula Golf Range all accessible, there is no shortage of ways to make the most of your free time.

1. The O2 Arena in the evening when the peninsula comes to life
2. Refreshments at The Old Brewery in the impressive surroundings of the Royal Naval College
3. Stretch your legs in Greenwich Park



1



2



3

The local community is really strong and there's a sense of pride in being from around here



Maria, Joint owner and designer, Lush Designs



The three Rs – Rest, Relaxation and Retail therapy

To complement its beautiful parklands and architecture, and the wealth of cultural highlights, Greenwich is also a great place for a spot of retail therapy.

An irresistible variety of independent sellers and boutiques can be found in and around Greenwich's celebrated covered market, with highlights including the fantastic 'Meet Bernard' stocking an eclectic mix of hard-to-find men's and womenswear brands. Or, for something completely different, why not stop by 'Corkville', innovative specialists in exquisitely made cork bags and shoes.

For budding interior designers, Joli Vintage Living, Ferro Velho and Lush Designs cater for a variety of homeware and furniture tastes from traditional to contemporary.

With high street names such as New Look, H&M, Next and River Island available in the town centre or at nearby Greenwich retail park, when it comes to shopping Greenwich has something for everyone.

1. Coco Barclay boutique, home of the London-based accessories brand
2. Lush Designs, interiors and homeware specialising in lampshades
3. Ego Hair & Beauty, experts in cutting, colouring & skin care



1



2



3



Fantastic Food, Delectable Drink

One of the great pleasures of London life is that fabulous restaurants and bars are in abundance – Greenwich is no exception.

Old Greenwich is peppered with eateries where you will find the most popular household names are on offer. These sit alongside quirky restaurants such as Champagne + Fromage, a laid back yet sophisticated bistro style eatery and Sticks'n'Sushi, a brilliant Scandinavian inspired sushi concept.

For the truly authentic Greenwich dining experience the many gastro pubs including The Cutty Sark offer excellent seasonal menus. To really immerse yourself in maritime chic, The Old Brewery, is situated in the grand surroundings of the Royal Naval College and will surely leave an impression.

North Greenwich and the area surrounding the O2 Arena is also notable for its choice of venues offering foods and flavours from around the world. Here you will find high street favourites including Wagamma, Gaucho and Yalla Yalla as well as The Peninsula Restaurant, deserving recipient of two AA Rosettes.



1



2



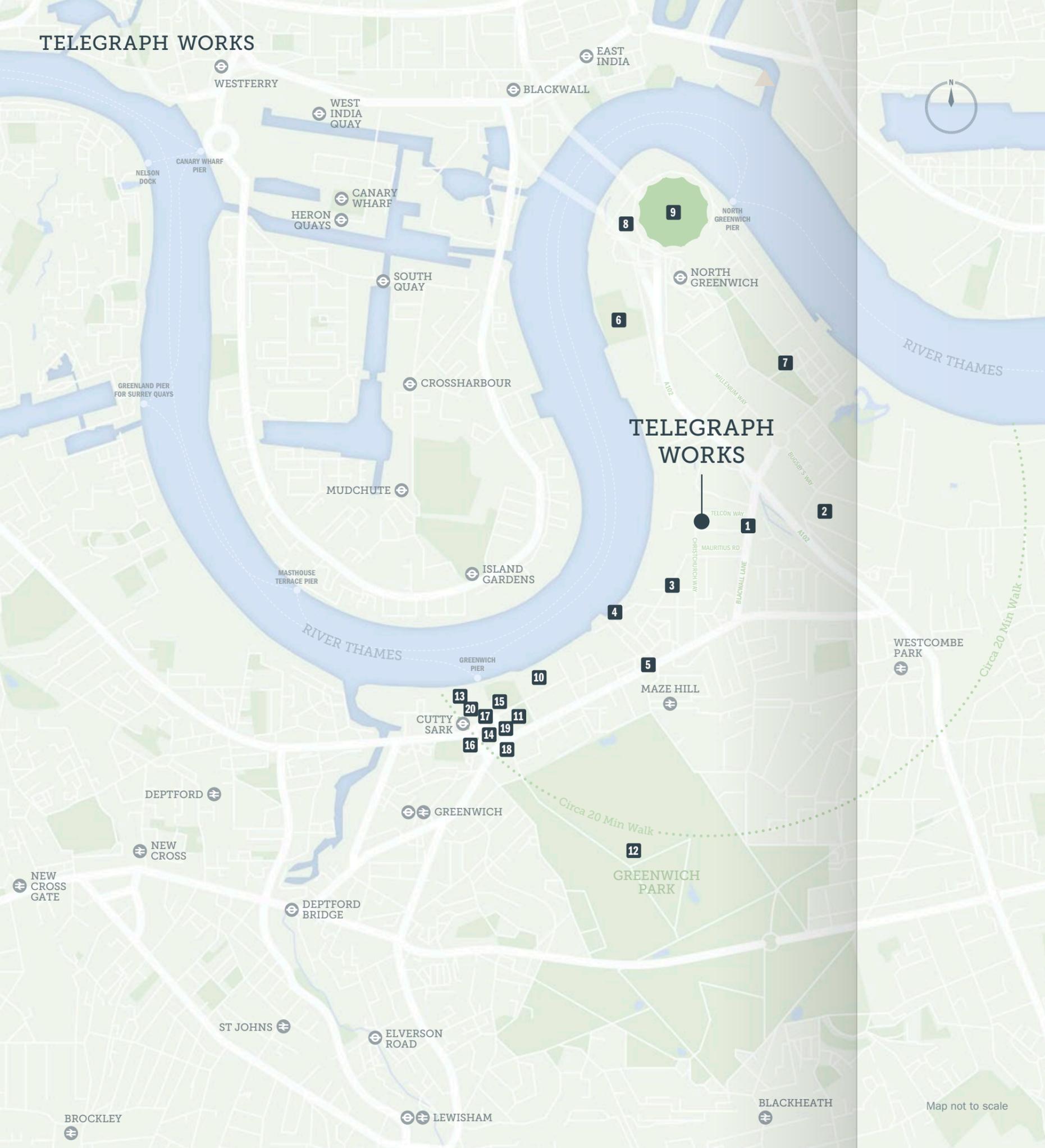
3

1. Champagne + Fromage, an indulgent, modern bistro experience
2. Honest burger for a substantial meal
3. Jamie's Italian offers tasty Italian food with a twist



The area's attractions bring in plenty of tourists but it's the locals that make it feel like a special place

Mark, Manager of
Champagne + Fromage,
Greenwich



Connections

Under, over and along the mighty river

From its Thames-side location Greenwich is ideally situated for travel into Central London and beyond.

Well served by excellent transport links including the Jubilee Line at North Greenwich, from which Bond Street and the West End are a mere 17 minutes away, Greenwich also boasts connections by DLR at the Cutty Sark (direct to Canary Wharf in 9 minutes) and Thames River Services at Greenwich Pier.

Telegraph Works itself is well served by local bus routes with North Greenwich Underground the nearest station for all major connections.

-  Canary Wharf DLR – Cutty Sark DLR **12 minutes**
-  London Bridge Underground – North Greenwich Underground **9 minutes**
-  Bond Street Underground – North Greenwich Underground **17 minutes**
-  Tower Pier (Tower Bridge) – Greenwich Pier **21 minutes**
-  Dartford Station – Greenwich Station **31 minutes**

TWENTY LOCAL HIGHLIGHTS:

- | | |
|---|------------------------------------|
| 1 Meantime Brewery & Tasting Rooms | 10 University of Greenwich |
| 2 Millenium Leisure Park (IMAX Cinema, Nandos, Pizza Hut, Homebase) | 11 National Maritime Museum |
| 3 The Pelton Arms | 12 Greenwich Observatory |
| 4 The Cutty Sark Pub | 13 The Cutty Sark |
| 5 Ego Hair & Beauty | 14 Greenwich Indoor Market |
| 6 Peninsular Driving Range | 15 The Old Brewery |
| 7 The Pilot | 16 Champagne + Fromage |
| 8 The Peninsular Restaurant | 17 Ferro Velho Interiors |
| 9 O2 Arena (Byron Burger, Wagamama, Gaucho, Yalla Yalla, Café Rouge) | 18 James Italian |
| | 19 Sticks and Sushi |
| | 20 The Gypsy Moth |

Travel times taken from google.com/maps
Times may vary

Map not to scale

Upscale and impressive Designed to the very last detail

Telegraph Works connects the splendour and maritime heritage of old Greenwich with contemporary London living in a carefully planned development of 1, 2 and 3 bedroom apartments.

With four striking new buildings at its centre surrounding a spacious green square at podium level the contemporary design of Telegraph Works complements the surrounding streets paying reference to the area's heritage. All aspects of this beautifully appointed development come together to create an inviting new oasis in South East London.





Telegraph Works

Life at the heart of it

Green landscaping is an intrinsic element of Telegraph Works. Covered ground level car parking along with safe cycle storage is provided below the landscaped communal gardens. A play area, adjacent to the development on Telcon Way, is accessed at street level creating a contrast of open and more secluded areas for all ages.



Specifications

A highly considered fit and finish

All of the homes at Telegraph Works have been finished in keeping with Peabody's high standards and are equipped with quality fixtures and fittings that complement the contemporary styling and architecture of the wider development.

Kitchen/Living/Dining

- Quality white gloss finish kitchen units with brushed steel handles and discreet lighting underneath wall cabinets
- Brown laminate work surface and matching upstand
- Stainless steel 1.5 bowl sink with drainer and brushed steel mixer tap
- Zanussi electric hob with stainless steel oven and chimney hood extractor fan
- Integrated Zanussi dishwasher
- Integrated Zanussi washer/dryer
- Integrated Zanussi fridge/freezer
- Recessed LED down lights
- Oakwood laminate flooring

Bathroom

- Roca Contesa bath in white with polished chrome mixer tap
- Wall-mounted polished chrome shower head and modern heated towel rail
- Merlyn frameless fixed glass shower screen
- White wall mounted basin with Photon single lever mixer tap
- White WC pan with concealed cistern and soft close seat
- Recessed LED down lights
- Ceramic floor tiles in Light Grey
- Dark Grey ceramic tiles to selected walls

Bedroom(s)

- Sensation light taupe carpeting

Security & Peace of Mind

- Phone entry system
- Sprinkler system fitted throughout the apartment
- Wired smoke detectors & heat alarms
- Multi-lock door to apartment entrance

Communal

- High quality, durable carpeting and floor finishes throughout
- Secure on-site bicycle storage facilities
- Landscaped communal gardens

Utility/Electricals

- Heat and hot water smart meter to storage cupboard
- Pendant lighting to bedrooms and living area
- Recessed LED down light fittings throughout kitchen area and to bathrooms
- Television (terrestrial and satellite) cover points with Virgin Media provisions to living room*

General

- Parking is available at this development**

Disclaimer:

* Leaseholder will be responsible for Virgin Media and extra costs will occur

** Each apartment has one allocated parking space. Please ask your sales advisor for more information.

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



Computer generated image of Telegraph Works
Indicative only



Computer generated image of Telegraph Works
Indicative only

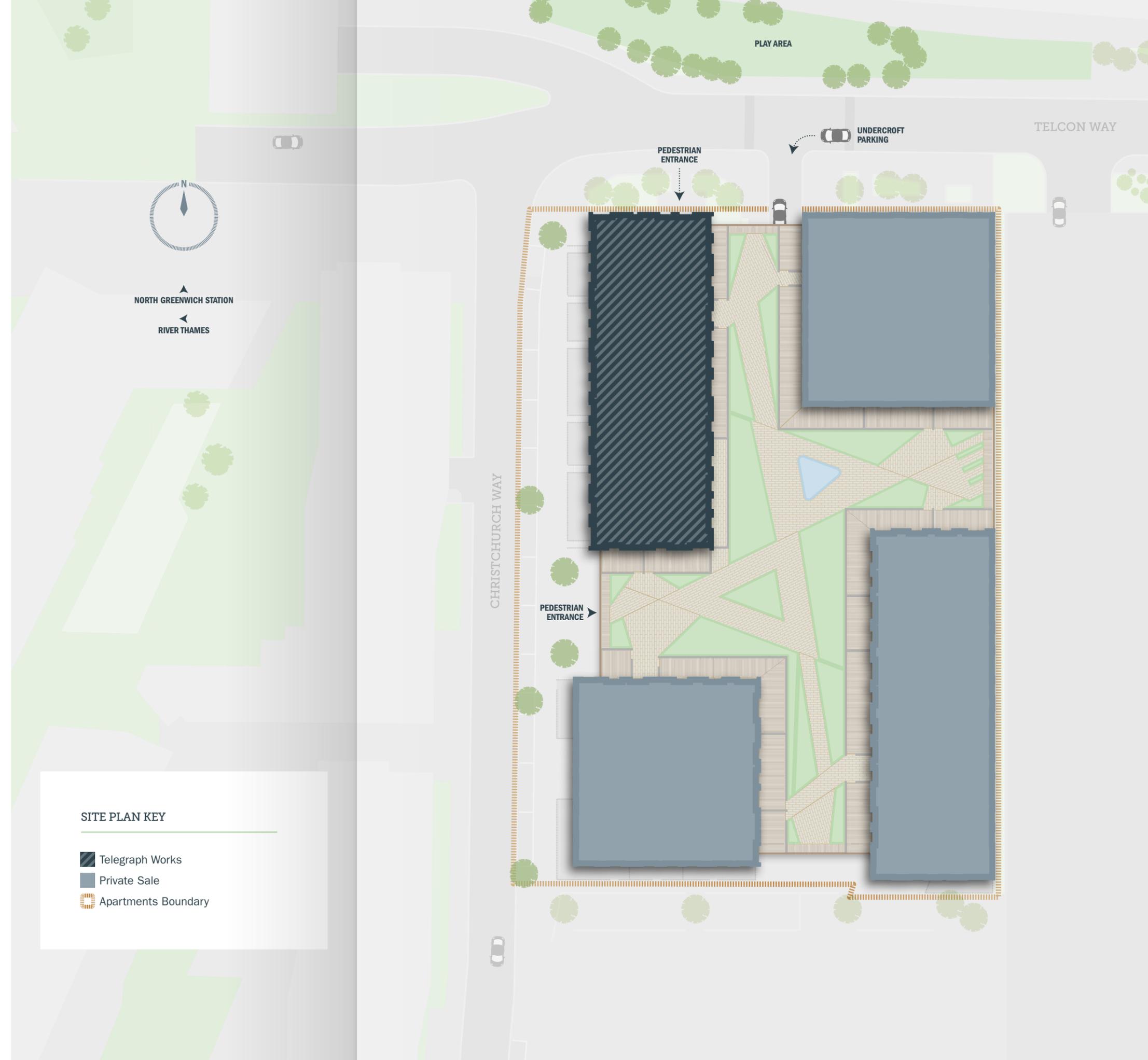
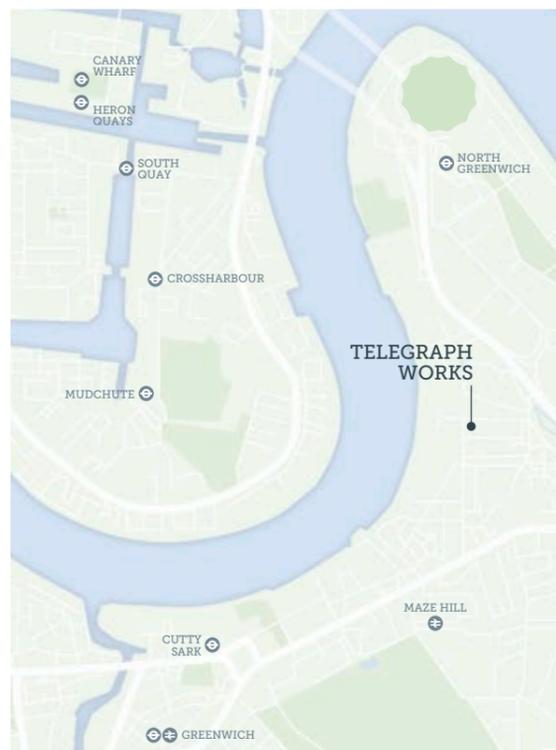
Site Plan

An ideal layout for the modern urban lifestyle

The design and layout of Telegraph Works creates light and inviting communal areas punctuated by a variety of open spaces. Combined with easy access to an array of amenities the development offers all of the elements required for the contemporary urban lifestyle. And all of this; just a stone's throw from Old Greenwich, the peninsula and the banks of the River Thames.

Car parking spaces are available to Shared Ownership purchasers on a selection of apartments. See price list for more details or speak to a member of the sales team for more information.

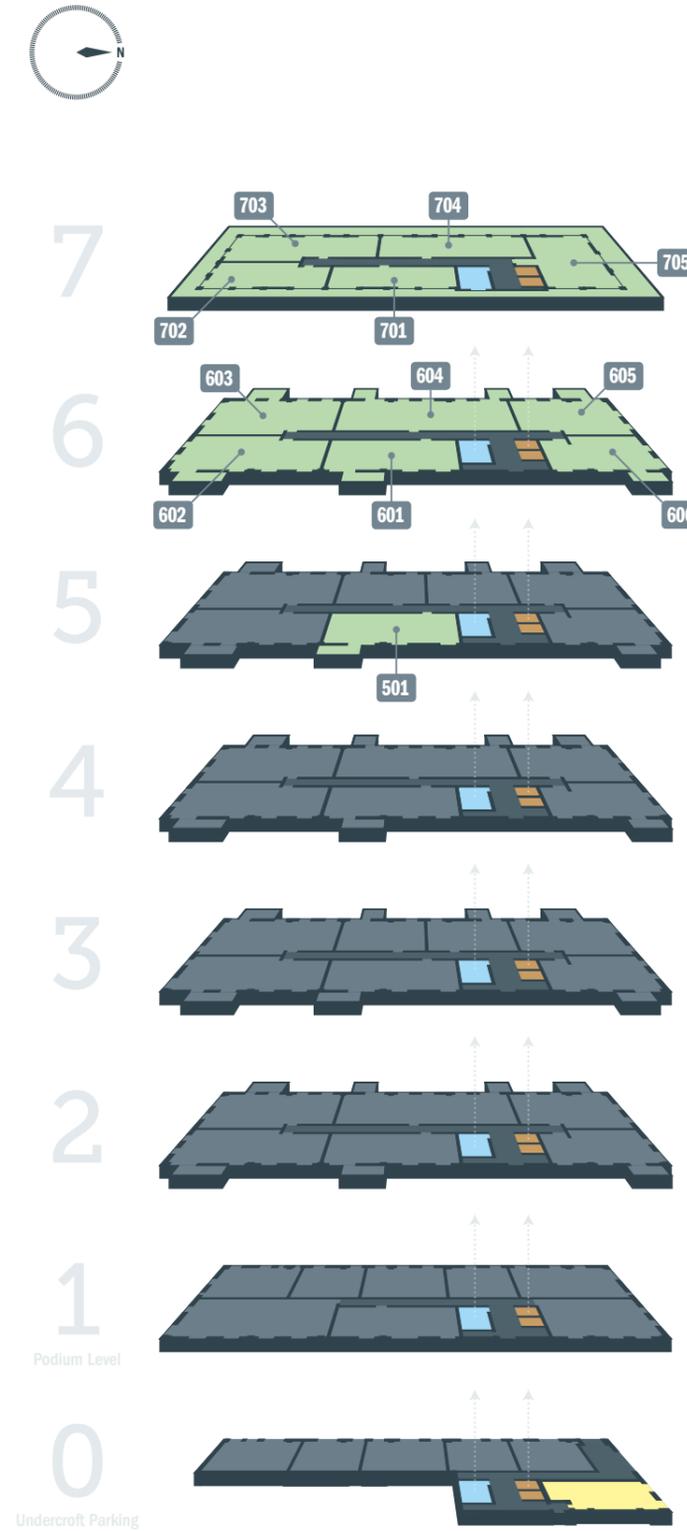
SITE LOCATION



SITE PLAN KEY

-  Telegraph Works
-  Private Sale
-  Apartments Boundary

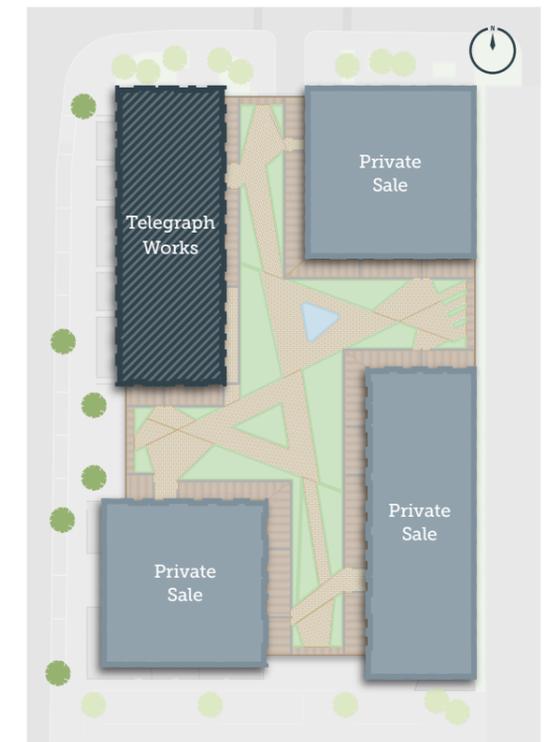
Floorplans



Telegraph Works Floor by floor

STACKER KEY

- Shared Ownership Apartment
- Lift
- Stairs
- Affordable Rent Apartment
- Refuse and Recycling Store



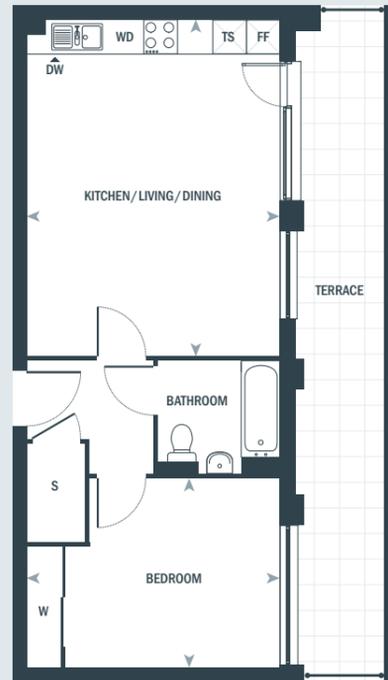
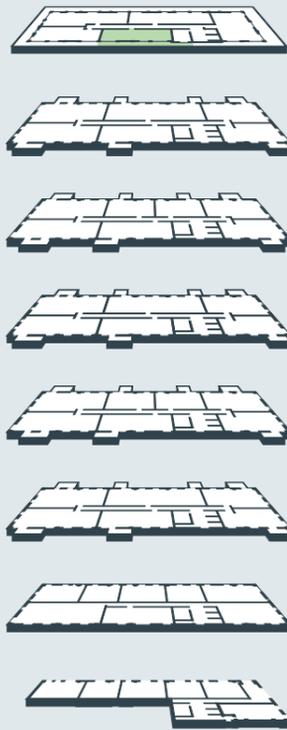


701

One Bedroom Apartment

APARTMENT ASPECT:

↓ Courtyard



KEY

- FF Fridge Freezer
- WD Washer Dryer
- DW Dishwasher
- TS Tall Shelf
- W Wardrobe
- S Storage

DIMENSIONS

	Metric	Imperial
Kitchen/Living/Dining	5.97m x 4.49m	19'7" x 14'9"
Bedroom 1	4.49m x 3.31m	14'9" x 10'10"
Internal Area	56.1m²	604ft²

DISCLAIMER: 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 balcony/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.

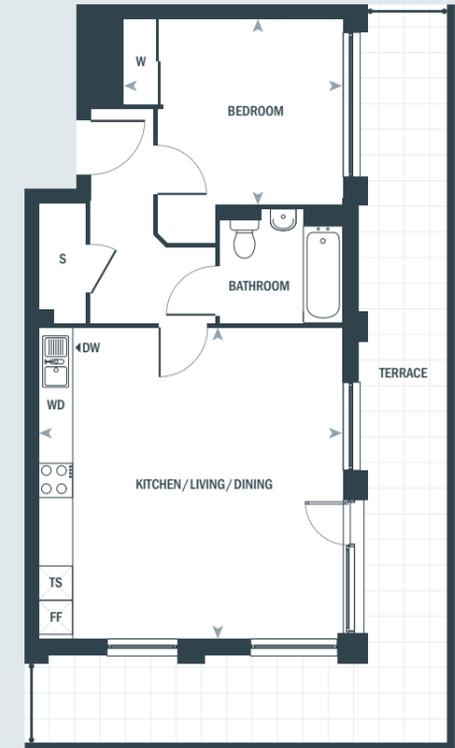
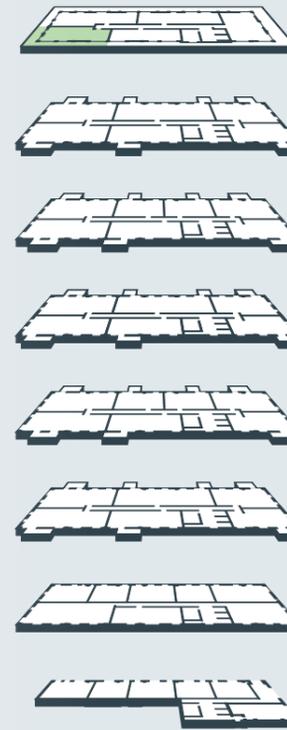


702

One Bedroom Apartment

APARTMENT ASPECT:

↓ ← Courtyard



KEY

- FF Fridge Freezer
- WD Washer Dryer
- DW Dishwasher
- TS Tall Shelf
- W Wardrobe
- S Storage

DIMENSIONS

	Metric	Imperial
Kitchen/Living/Dining	5.47m x 5.36m	17'11" x 17'7"
Bedroom 1	3.91m x 3.26m	12'10" x 10'8"
Internal Area	56.1m²	604ft²

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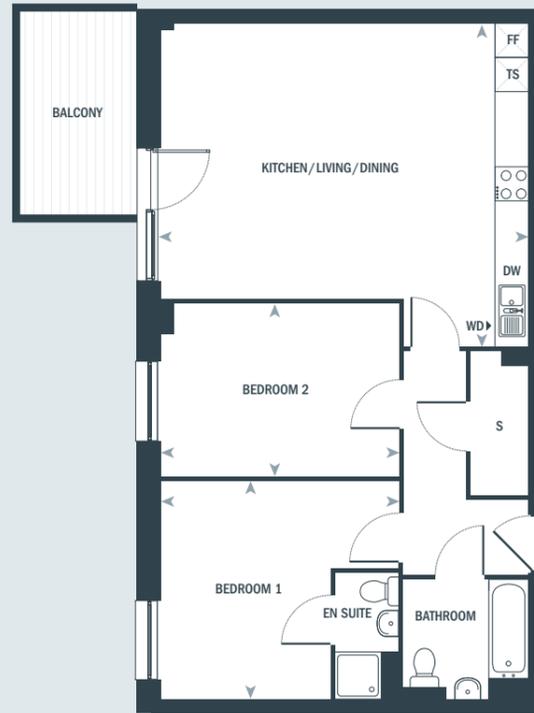
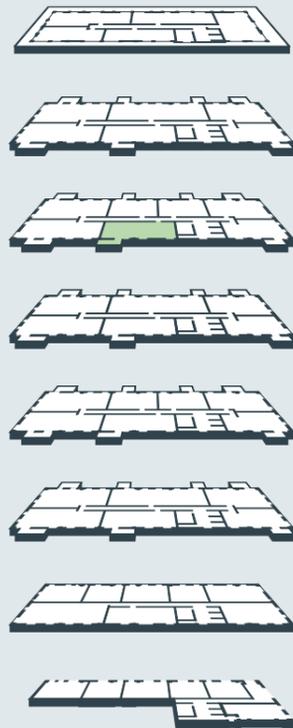


501

Two Bedroom Apartment

APARTMENT ASPECT:

↓ Courtyard



KEY

- FF Fridge Freezer
- WD Washer Dryer
- DW Dishwasher
- TS Tall Shelf
- W Wardrobe
- S Storage

DIMENSIONS	Metric	Imperial
Kitchen/Living/Dining	6.37m x 5.49m	20'11" x 18'0"
Bedroom 1	3.70m x 2.98m	9'3" x 12'2"
Bedroom 2	4.16m x 2.87m	13'8" x 9'5"
Internal Area	73.3m²	789ft²

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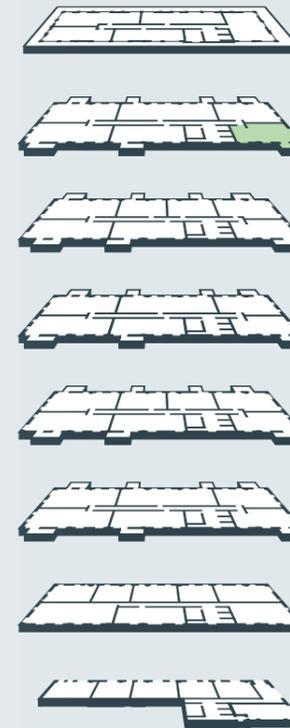
606

Two Bedroom Apartment

APARTMENT ASPECT:

↓ Courtyard

→ Telcon Way



KEY

- FF Fridge Freezer
- WD Washer Dryer
- DW Dishwasher
- TS Tall Shelf
- W Wardrobe
- S Storage

DIMENSIONS	Metric	Imperial
Kitchen/Living/Dining	7.25m x 3.59m	23'9" x 11'9"
Bedroom 1	3.41m x 2.67m	11'2" x 8'8"
Bedroom 2	4.03m x 2.22m	13'3" x 7'3"
Internal Area	73.9m²	795ft²

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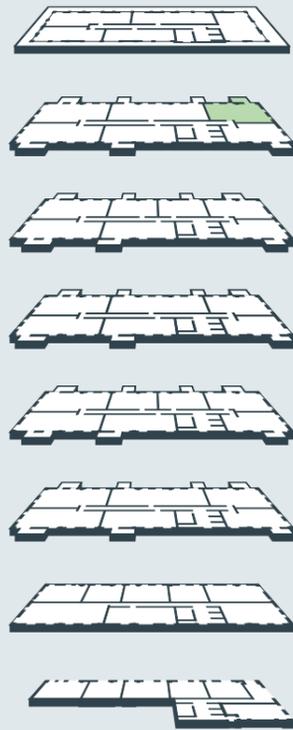


605

Two Bedroom Apartment

APARTMENT ASPECT:

↑ Christchurch Way
→ Telcon Way

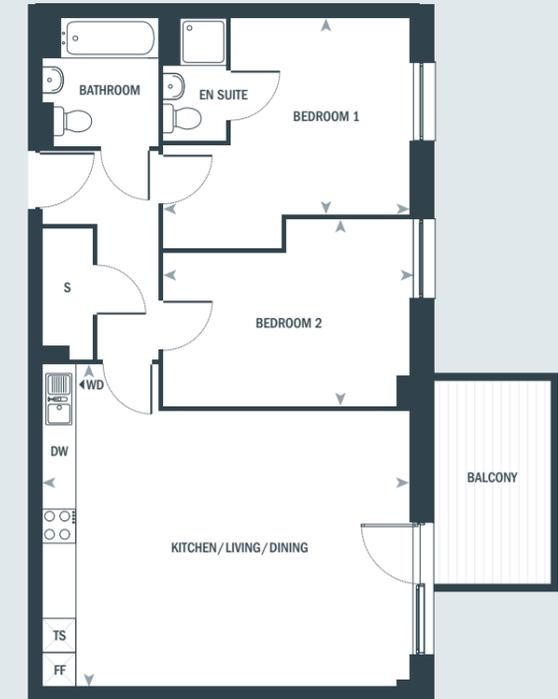
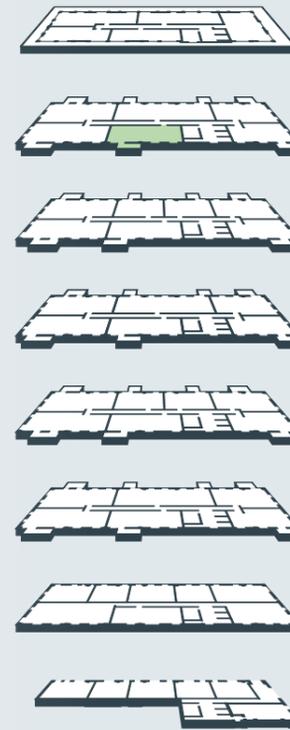


601

Two Bedroom Apartment

APARTMENT ASPECT:

↓ Courtyard



KEY

- FF Fridge Freezer
- WD Washer Dryer
- DW Dishwasher
- TS Tall Shelf
- W Wardrobe
- S Storage

DIMENSIONS	Metric	Imperial
Kitchen/Living/Dining	5.63m x 3.88m	23'10" x 18'6"
Bedroom 1	3.47m x 3.14m	11'4" x 10'4"
Bedroom 2	4.32m x 3.10m	14'2" x 10'2"
Internal Area	73.9m²	795ft²

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KEY

- FF Fridge Freezer
- WD Washer Dryer
- DW Dishwasher
- TS Tall Shelf
- W Wardrobe
- S Storage

DIMENSIONS	Metric	Imperial
Kitchen/Living/Dining	6.37m x 5.49m	20'11" x 18'0"
Bedroom 1	3.35m x 3.15m	11'0" x 10'4"
Bedroom 2	4.32m x 3.22m	14'2" x 10'7"
Internal Area	73.3m²	789ft²

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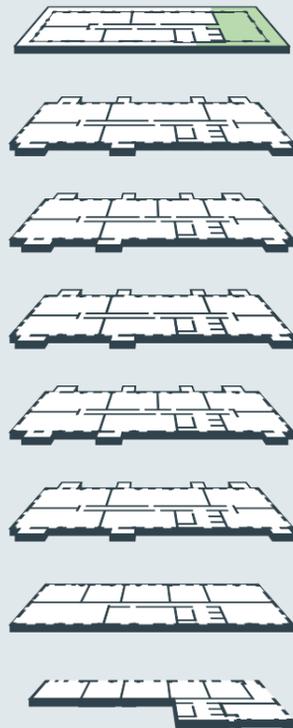


705

Two Bedroom Apartment

APARTMENT ASPECT:

- ↓ Courtyard
- Telcon Way



KEY

- FF Fridge Freezer
- WD Washer Dryer
- DW Dishwasher
- TS Tall Shelf
- W Wardrobe
- S Storage

DIMENSIONS	Metric	Imperial
Kitchen/Living/Dining	6.69m x 4.08m	21'11" x 13'4"
Bedroom 1	3.69m x 2.97m	12'1" x 9'9"
Bedroom 2	4.15m x 3.11m	13'7" x 10'2"
Internal Area	76.2m²	820ft²

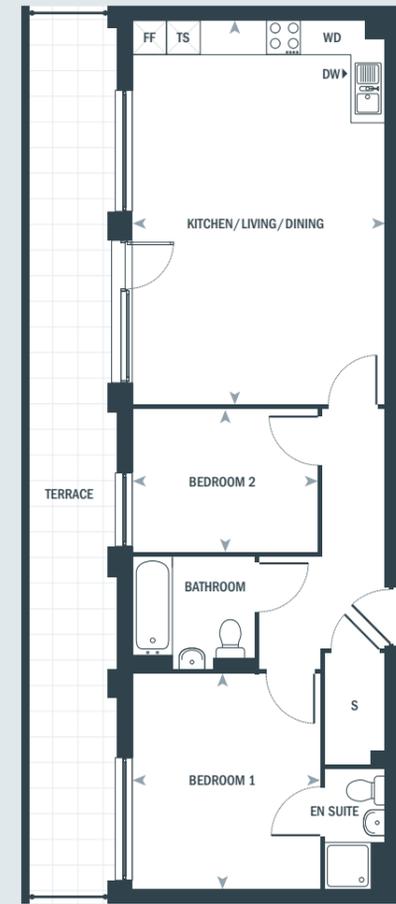
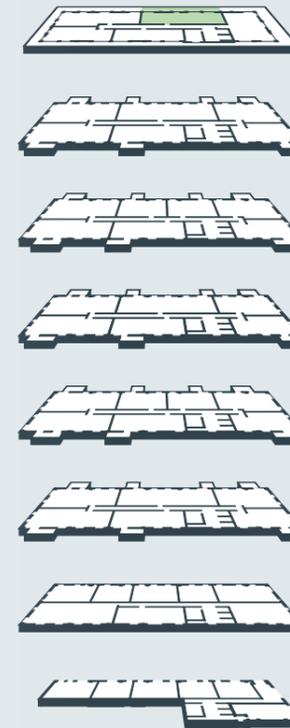
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704

Two Bedroom Apartment

APARTMENT ASPECT:

- ↑ Christchurch Way



KEY

- FF Fridge Freezer
- WD Washer Dryer
- DW Dishwasher
- TS Tall Shelf
- W Wardrobe
- S Storage

DIMENSIONS	Metric	Imperial
Kitchen/Living/Dining	6.76m x 4.50m	22'2" x 14'9"
Bedroom 1	3.78m x 3.34m	12'5" x 11'0"
Bedroom 2	3.31m x 2.55m	10'10" x 8'4"
Internal Area	70.3m²	756ft²

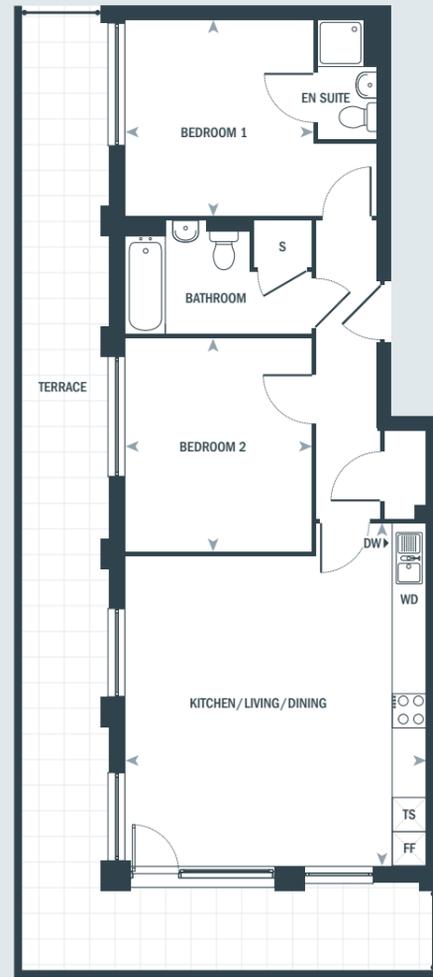
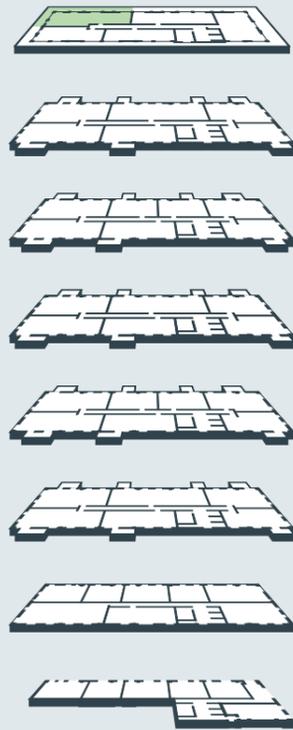
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Two Bedroom Apartment

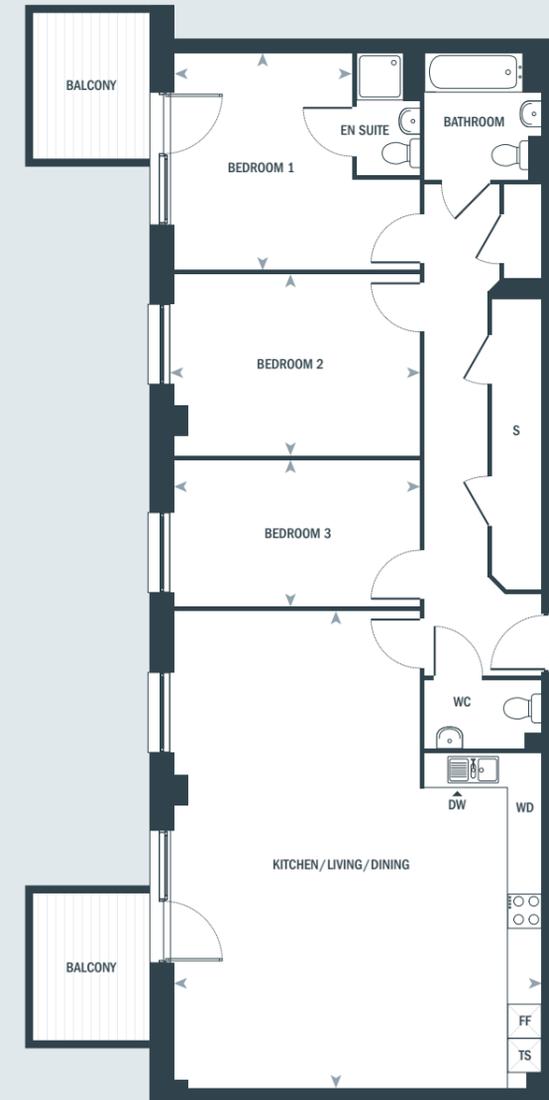
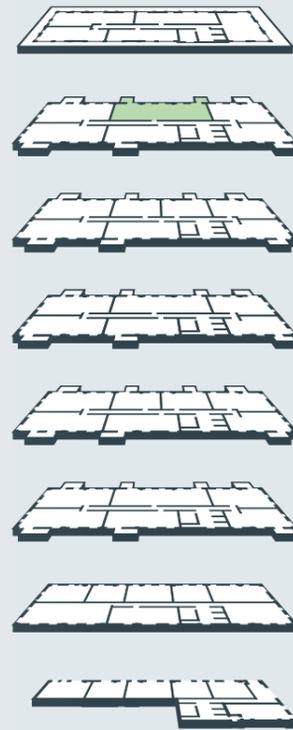
APARTMENT ASPECT:
 ← Courtyard
 ↑ Christchurch Way



604

Three Bedroom Apartment

APARTMENT ASPECT:
 ↑ Christchurch Way



- KEY**
- FF Fridge Freezer
 - WD Washer Dryer
 - DW Dishwasher
 - TS Tall Shelf
 - W Wardrobe
 - S Storage

DIMENSIONS	Metric	Imperial
Kitchen/Living/Dining	6.03m x 5.37m	19'10" x 17'7"
Bedroom 1	3.45m x 3.34m	11'4" x 11'0"
Bedroom 2	3.78m x 3.31m	12'5" x 10'10"
Internal Area	75.3m²	810ft²

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- KEY**
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 - WD Washer Dryer
 - DW Dishwasher
 - TS Tall Shelf
 - W Wardrobe
 - S Storage

DIMENSIONS	Metric	Imperial
Kitchen/Living/Dining	8.11m x 6.37m	26'7" x 20'11"
Bedroom 1	3.71m x 3.13m	12'2" x 10'3"
Bedroom 2	4.31m x 3.10m	14'2" x 10'2"
Bedroom 3	4.31m x 2.50m	14'2" x 8'2"
Internal Area	113.4m²	1220ft²

DISCLAIMER: 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 balcony/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.

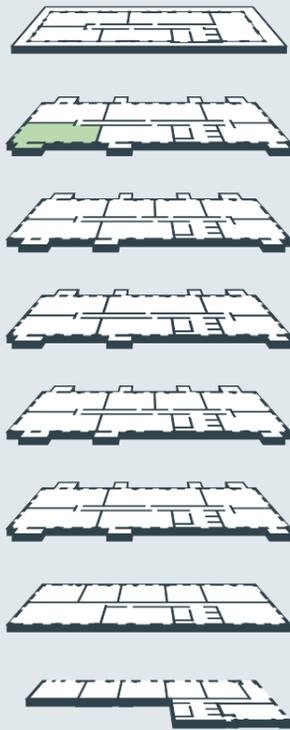




602

Three Bedroom Apartment

APARTMENT ASPECT:
 ↓ ← Courtyard



- KEY**
- FF Fridge Freezer
 - WD Washer Dryer
 - DW Dishwasher
 - TS Tall Shelf
 - W Wardrobe
 - S Storage

DIMENSIONS	Metric	Imperial
Kitchen/Living/Dining	7.25m x 5.89m	23'9" x 19'4"
Bedroom 1	4.04m x 3.21m	13'3" x 10'6"
Bedroom 2	4.04m x 3.00m	13'3" x 10'2"
Bedroom 3	4.04m x 2.00m	13'3" x 6'11"
Internal Area	88.5m²	953ft²

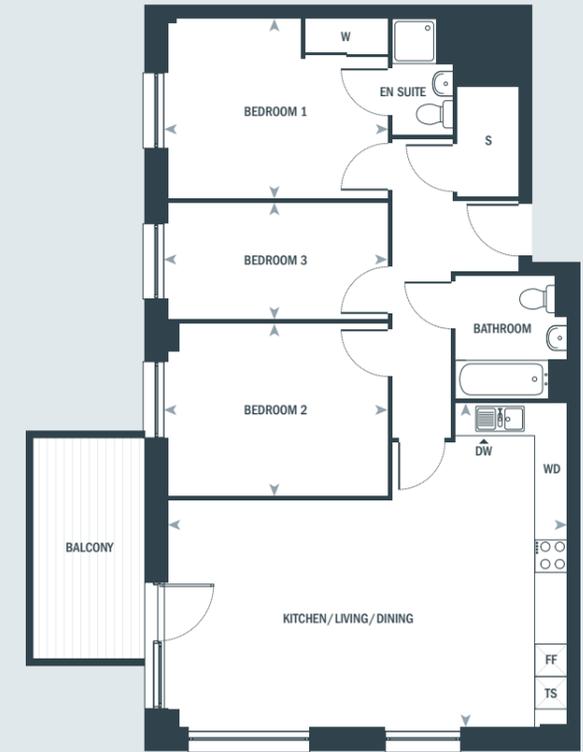
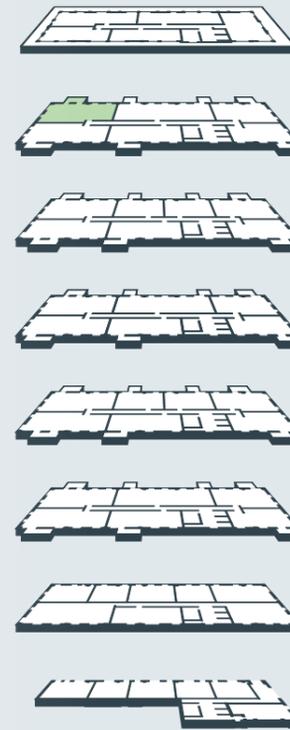
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Three Bedroom Apartment

APARTMENT ASPECT:
 ← Courtyard
 ↑ Christchurch Way



- KEY**
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 - W Wardrobe
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About Peabody

With over 55,000 homes, Peabody is one of the largest housing providers in London and the south-east.

We deliver services to 111,000 residents, 8,000 care and support customers, and the wider communities in which we work.

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. Our ambitious housebuilding programme will deliver thousands of new homes by 2020.

Shared Ownership

The apartments at Telegraph Works are being made available through Shared Ownership (also known as Part Buy, Part Rent), meaning you buy a share of the property that you can afford and pay a subsidised rent on the rest. If you wish, buy further shares at any time, until you eventually own the property outright. You can also sell your share at any time.

Peabody have sold similar Shared Ownership schemes in the area including Charters Wharf and The Gramercy.

1. The Gramercy, SE10 9SW
2. Charters Wharf, SE10 9QX



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