

# ARDEN

AT PARKSIDE SE10



FLOORPLANS

SHARED OWNERSHIP COLLECTION



# LONDON'S NEW GREEN HAVEN

**Arden lies at the southern end of a landmark development that stands between the historic south-east London communities of Greenwich and Blackheath and the vibrant, energetic Zone 2 neighbourhoods of Lewisham and Deptford.**

Against the backdrop of a one-acre garden and forming part of a wider neighbourhood scheme set in over 18 acres, the Shared Ownership collection at Arden includes 53 studio, one and two bedroom apartments. Residents benefit from a range of amenities including a concierge service, parking, a gym, yoga and spin studio and snug-lounge.

## DESIGNED IN DETAIL

Dissolving the boundaries between the inside and outside has been fundamental to the design of the apartments at Arden. Each come with private outdoor areas in the form of balconies and terraces which are conceived as extending living spaces, while wide aspect windows allow for generous views over the surrounding greenery.

## PERFECTLY POSITIONED

With both London Bridge and Canary Wharf stations less than 25 minutes from your door, Arden is ideally placed for anyone needing to work in the city centre. There are co-working spaces on site for those who work from home. The nearest station is Elverson Road DLR (in Zone 2) which is just a 7-minute walk from Arden, which it connects directly to Bank. Greenwich Station is also just over ten minutes away on foot.

## ACCESS TO NATURE

Anyone in search of green space is spoilt for choice at Arden. Aside from the landscaped podium gardens and the protected woodland that forms the backdrop of the development, hundreds of acres of wilderness and greenery lie just a short distance away. Greenwich Park, with its range of wildlife, is connected to Blackheath's 211 acres of grasslands and heathland; both lie just 10 minutes' walk from Arden.

## FIRST-CLASS EDUCATION

A number of highly rated nurseries and schools are within a short distance from Arden, with many of London's top universities, including the University of Greenwich and Goldsmiths, less than 25 minutes away.













## NATURE'S NEW CENTRE

**The Shared Ownership Collection consists of thoughtfully designed studio, one and two-bedroom apartments overlooking a lushly planted communal garden. Many are dual aspect with some also enjoying southerly views over the protected English woodland of mature trees.**

Each of the apartments boast modern interiors and high-quality finishes throughout. Crucially they all come with outside space to make the most of the warmer months. The aspect of the building has been designed to visually connect to the colourful and lush surroundings from the moment you enter the entrance lobby, blending both the inside and outside of your Arden home.

# SITE PLAN





## KEY

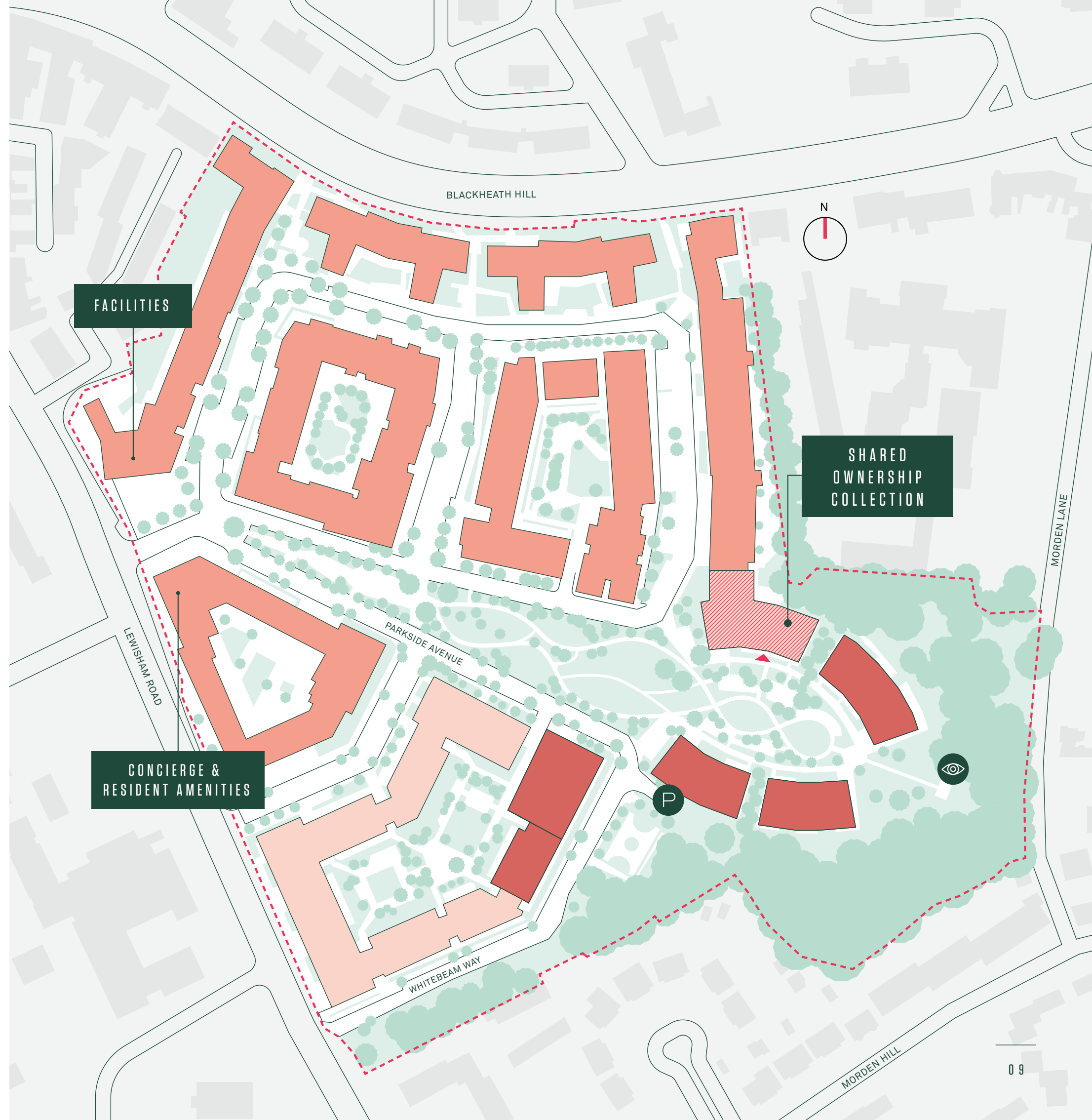
-  Site boundary
-  Shared Ownership
-  Affordable Rent
-  Phases 1-4
-  Phases 5-6 Private Sale
-  Building entrance
-  Underground parking entrance and bicycle storage
-  Viewpoint

## FACILITIES

-  Café
-  Nursery

## CONCIERGE & RESIDENT AMENITIES

-  Concierge
-  Snug
-  Co-working space
-  Fitness suite

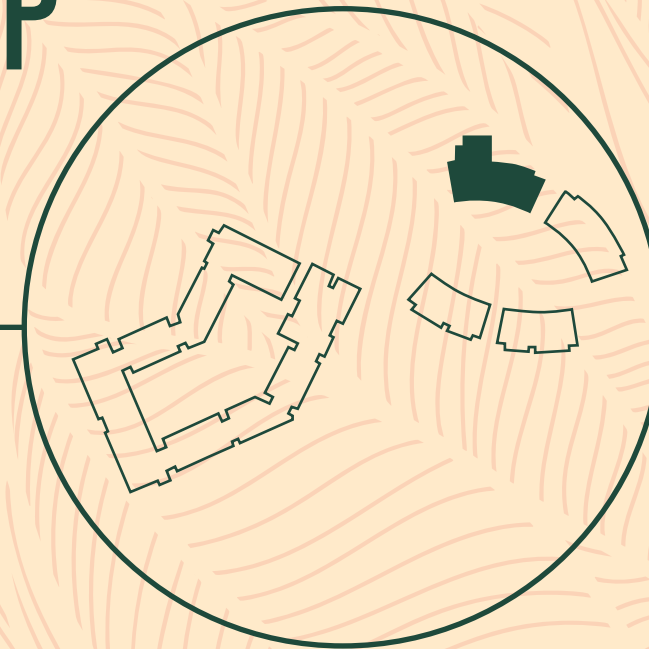




# FLOOR PLANS

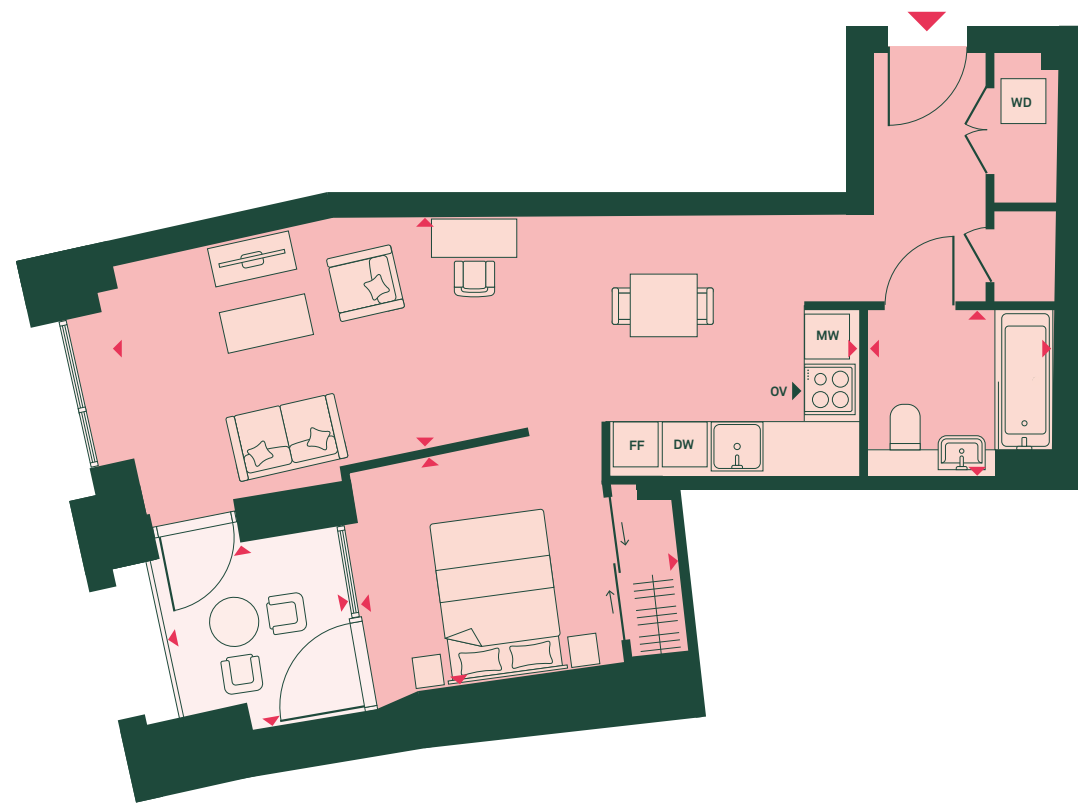
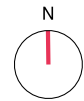
# SHARED OWNERSHIP COLLECTION

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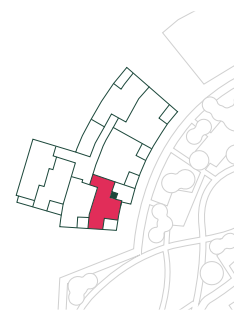


# STUDIO

1<sup>ST</sup> FLOOR: IA01010



iA



## APARTMENT DIMENSIONS

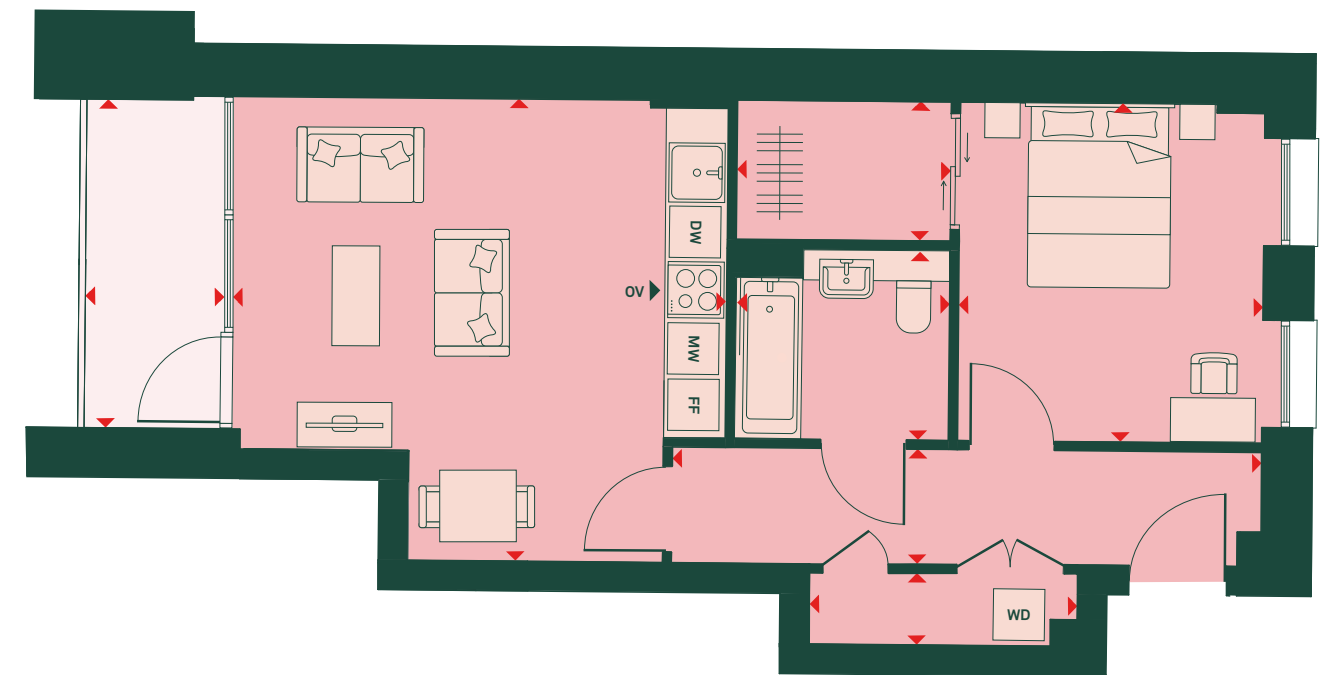
<b>TOTAL AREA</b>	<b>53 SQ M</b>	<b>572 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>48.3 SQ M</b>	<b>519.9 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>4.7 SQ M</b>	<b>51.2 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	8.9M X 2.7M	29'3" X 8'11"
SLEEPING AREA	3.8M X 2.8M	12'8" X 9'3"
BATHROOM	2.2M X 2.0M	7'5" X 6'7"
BALCONY	2.2M X 2.2M	7'5" X 7'5"

## KEY

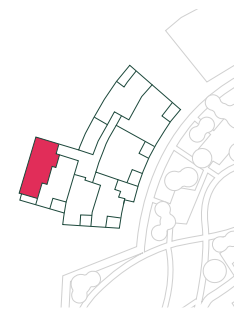
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer

# 1 BED

6<sup>TH</sup> FLOOR: IA06042



iA



## APARTMENT DIMENSIONS

<b>TOTAL AREA</b>	<b>57 SQ M</b>	<b>614 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>52.0 SQ M</b>	<b>560.3 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>5.0 SQ M</b>	<b>54.4 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	5.1M X 4.8M	17'0" X 15'11"
BEDROOM	3.2M X 3.5M	10'6" X 11'8"
BATHROOM	2.2M X 2.0M	7'5" X 6'7"
BALCONY	1.4M X 3.4M	4'10" X 11'4"

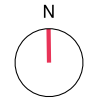
## KEY

**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer

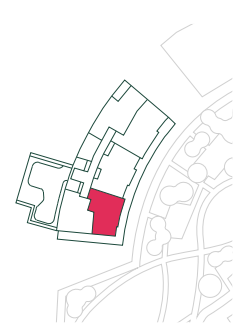


# 1 BED

7<sup>TH</sup> FLOOR: IA07050



IA



## APARTMENT DIMENSIONS

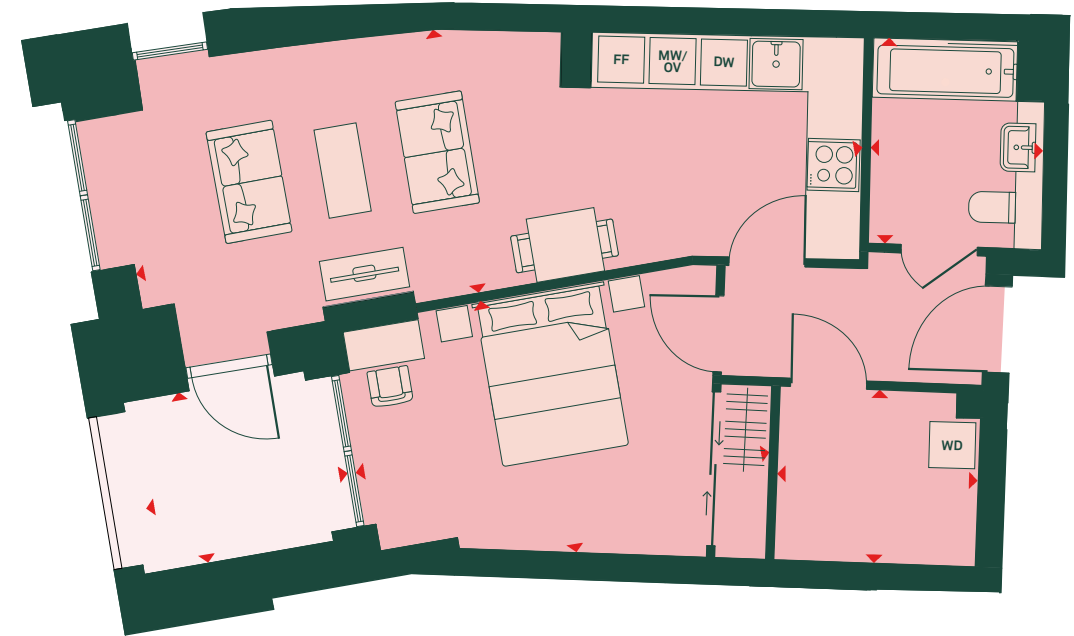
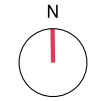
<b>TOTAL AREA</b>	<b>59 SQ M</b>	<b>862 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>56.5 SQ M</b>	<b>608.7 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>23.5 SQ M</b>	<b>253.6 SQ FT</b>
LIVING/ KITCHEN /DINING ROOM	4.8M X 5.4M	15'10" X 18'0"
BEDROOM	3.8M X 3.6M	12'7" X 12'1"
BATHROOM	2.4M X 2.0M	7'11" X 6'10"
TERRACE	10.1M X 7.1M	33'5" X 23'7"

## KEY

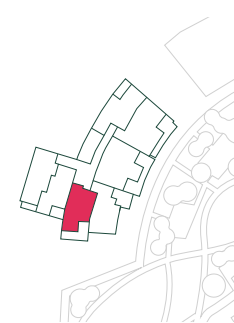
- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer
- TU: Tall unit

# 1 BED

1<sup>ST</sup> FLOOR: IA01009 | 2<sup>ND</sup> FLOOR: IA02016 | 3<sup>RD</sup> FLOOR: IA03023 | 4<sup>TH</sup> FLOOR: IA04030  
5<sup>TH</sup> FLOOR: IA05037 | 6<sup>TH</sup> FLOOR: IA06044



IA



## APARTMENT DIMENSIONS

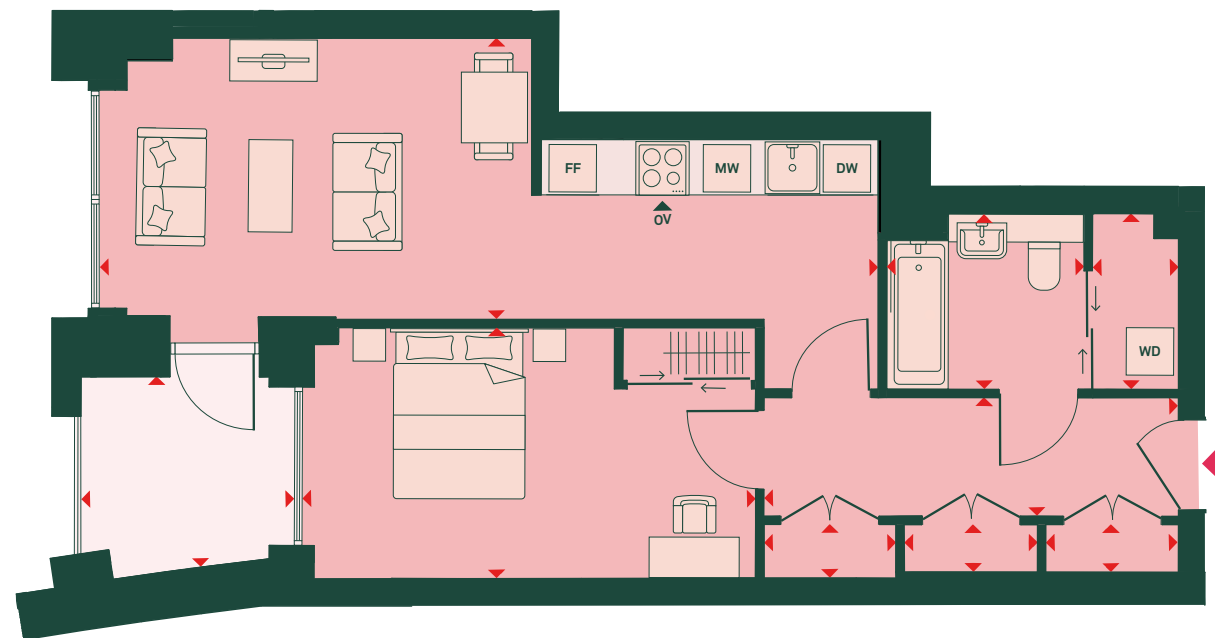
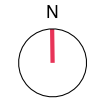
<b>TOTAL AREA</b>	<b>60 SQ M</b>	<b>639 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>54.5 SQ M</b>	<b>587.4 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>4.8 SQ M</b>	<b>51.8 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	8.6M X 3.1M	28'5" X 10'4"
BEDROOM	4.8M X 3.1M	15'10" X 10'2"
BATHROOM	1.9M X 2.4M	6'6" X 7'11"
BALCONY	2.4M X 2.0M	7'11" X 6'8"

## KEY

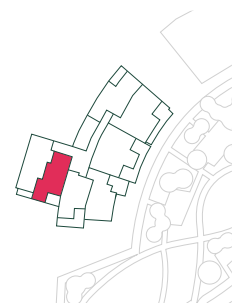
- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer

# 1 BED

1<sup>ST</sup> FLOOR: IA01008 | 2<sup>ND</sup> FLOOR: IA02015 | 3<sup>RD</sup> FLOOR: IA03022 | 4<sup>TH</sup> FLOOR: IA04029  
 5<sup>TH</sup> FLOOR: IA05036 | 6<sup>TH</sup> FLOOR: IA06043



IA



## APARTMENT DIMENSIONS

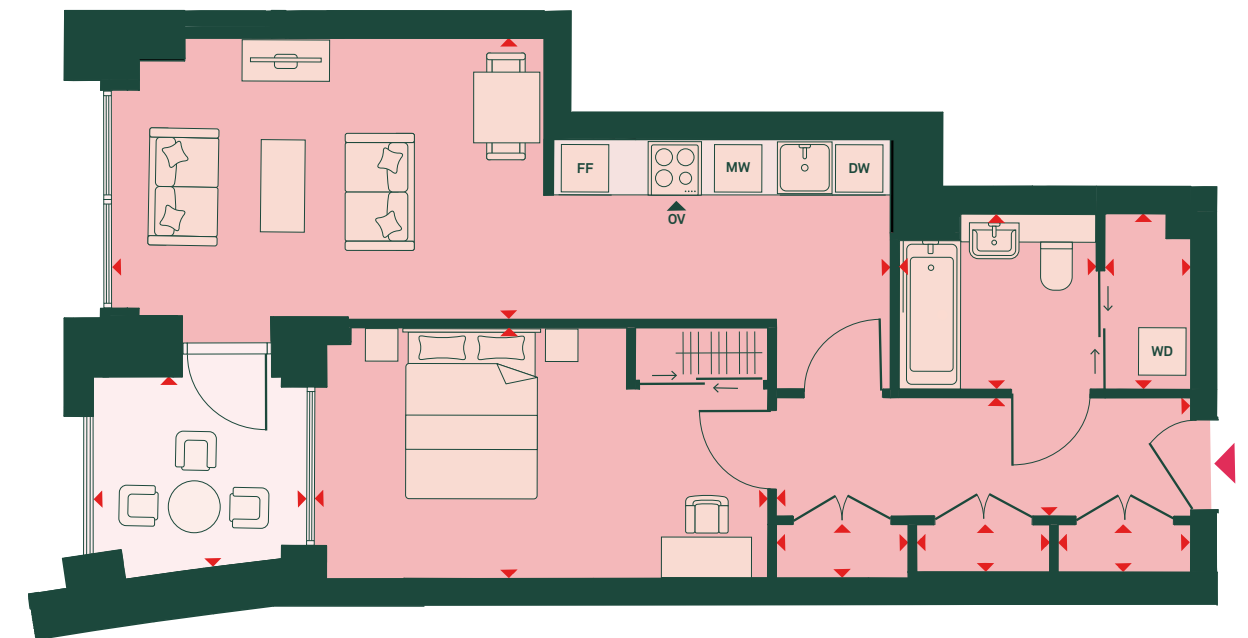
<b>TOTAL AREA</b>	<b>61 SQ M</b>	<b>651 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>55.6 SQ M</b>	<b>598.9 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>4.8 SQ M</b>	<b>51.6 SQ FT</b>
LIVING/DINING ROOM	8.8M X 3.2M	29'1" X 10'6"
BEDROOM	5.1M X 2.8M	16'11" X 9'4"
BATHROOM	2.2M X 2.0M	7'5" X 6'7"
BALCONY	2.2M X 2.1M	7'5" X 7'1"

## KEY

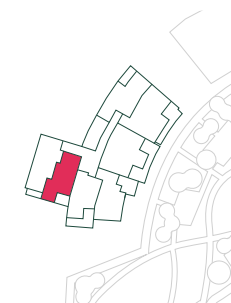
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer

# 1 BED

G FLOOR: IA0G002



IA



## APARTMENT DIMENSIONS

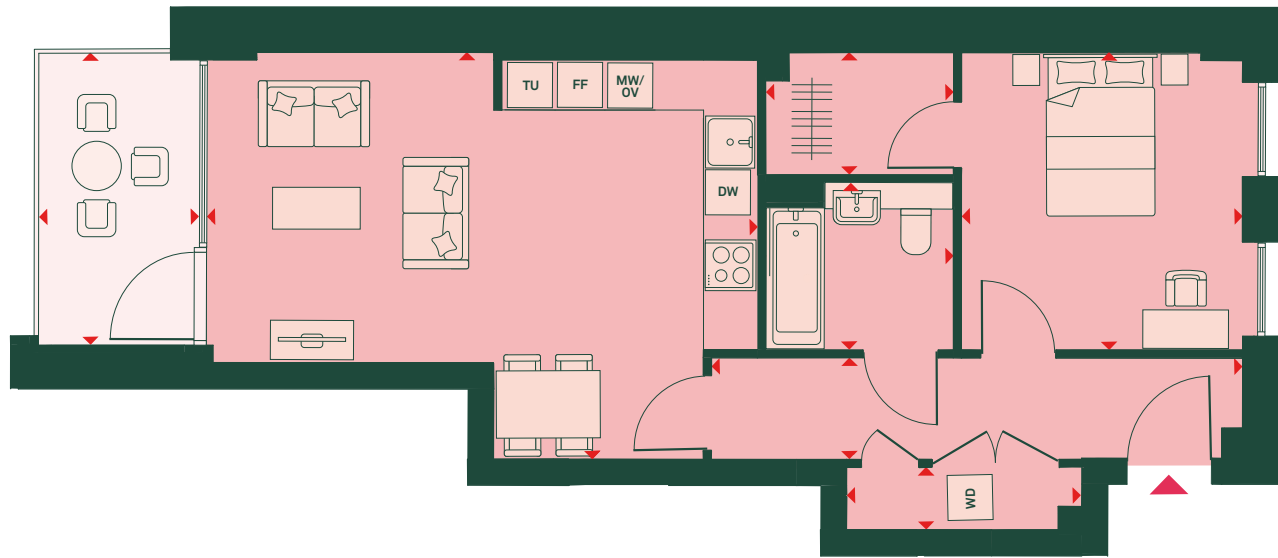
<b>TOTAL AREA</b>	<b>61 SQ M</b>	<b>651 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>55.6 SQ M</b>	<b>598.9 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>5.1 SQ M</b>	<b>55.6 SQ FT</b>
LIVING/DINING ROOM	8.5M X 3.2M	28'1" X 10'6"
BEDROOM	5.1M X 2.8M	16'11" X 9'4"
BATHROOM	2.2M X 2.0M	7'5" X 6'7"
TERRACE	2.4M X 2.1M	8'0" X 7'1"

## KEY

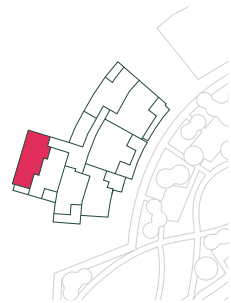
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer

# 1 BED

1<sup>ST</sup> FLOOR: IA01007 | 2<sup>ND</sup> FLOOR: IA02014 | 3<sup>RD</sup> FLOOR: IA03021 | 4<sup>TH</sup> FLOOR: IA04028  
5<sup>TH</sup> FLOOR: IA05035



iA



## APARTMENT DIMENSIONS

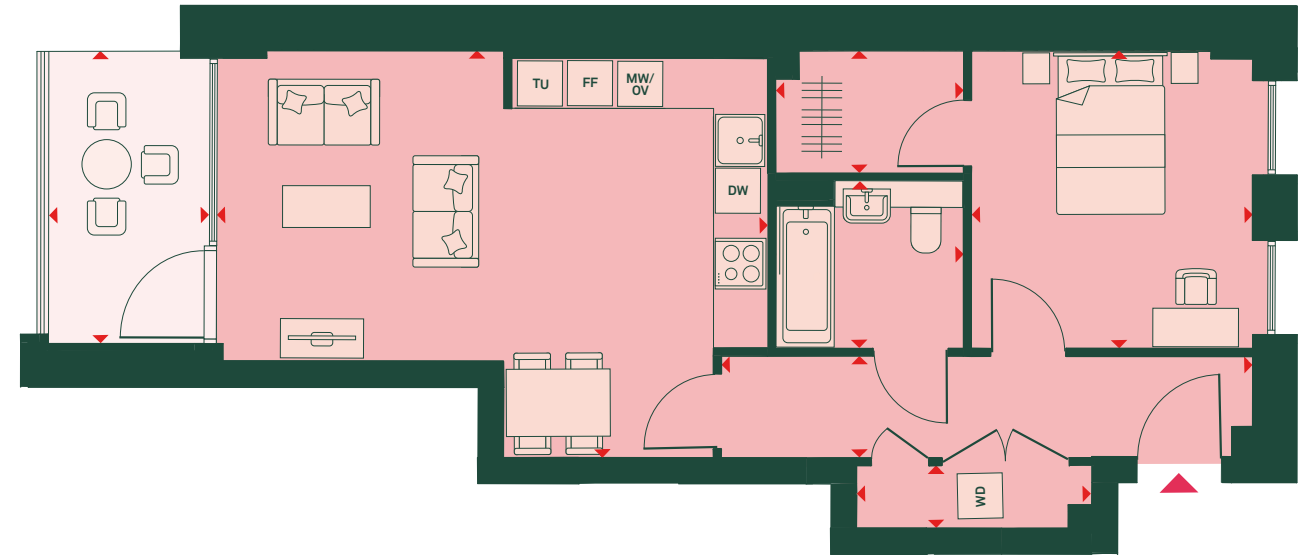
<b>TOTAL AREA</b>	<b>64 SQ M</b>	<b>687 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>57.7 SQ M</b>	<b>621.7 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>6.0 SQ M</b>	<b>65.0 SQ FT</b>
LIVING/DINING/KITCHEN	6.6M X 4.8M	21'8" X 16'0"
BEDROOM	3.3M X 3.5M	11'1" X 11'8"
BATHROOM	2.2M X 2.0M	7'5" X 6'7"
BALCONY	1.7M X 3.4M	5'9" X 11'3"

## KEY

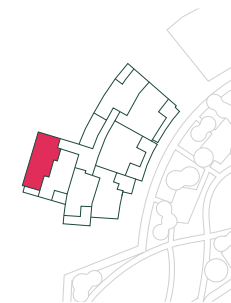
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer  
**TU:** Tall unit

# 1 BED

G FLOOR: IA0G001



iA



## APARTMENT DIMENSIONS

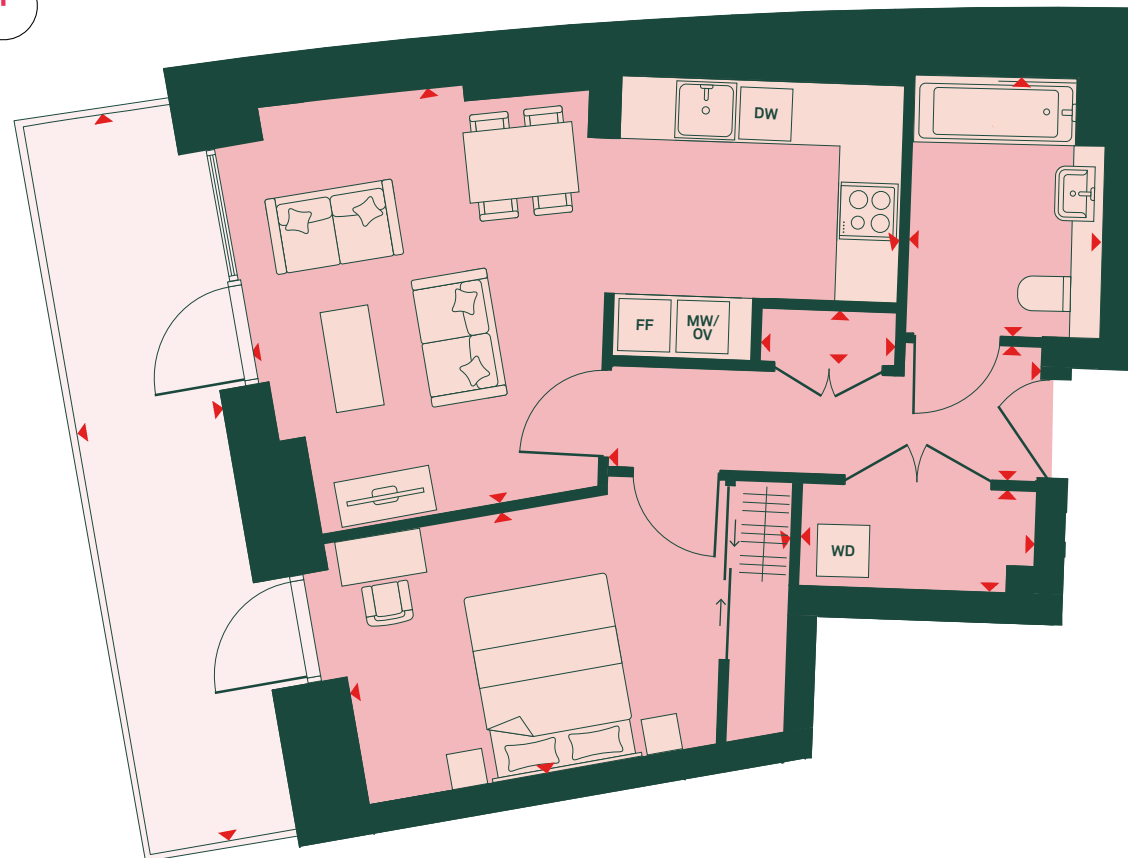
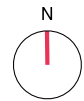
<b>TOTAL AREA</b>	<b>64 SQ M</b>	<b>687 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>57.7 SQ M</b>	<b>621.7 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>7.5 SQ M</b>	<b>81.6 SQ FT</b>
LIVING/DINING/KITCHEN	6.6M X 4.8M	21'8" X 16'0"
BEDROOM	3.3M X 3.5M	11'1" X 11'8"
BATHROOM	2.2M X 2.0M	7'5" X 6'7"
TERRACE	1.9M X 4.0M	6'4" X 13'4"

## KEY

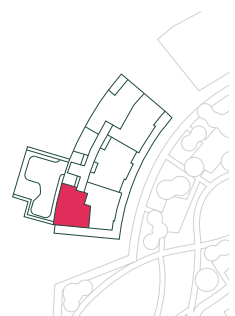
**FF:** Fridge/freezer  
**MV:** Microwave  
**OV:** Oven  
**DW:** Dishwasher  
**WD:** Washer/dryer  
**TU:** Tall unit

# 1 BED

7<sup>TH</sup> FLOOR: IA07049



iA



## APARTMENT DIMENSIONS

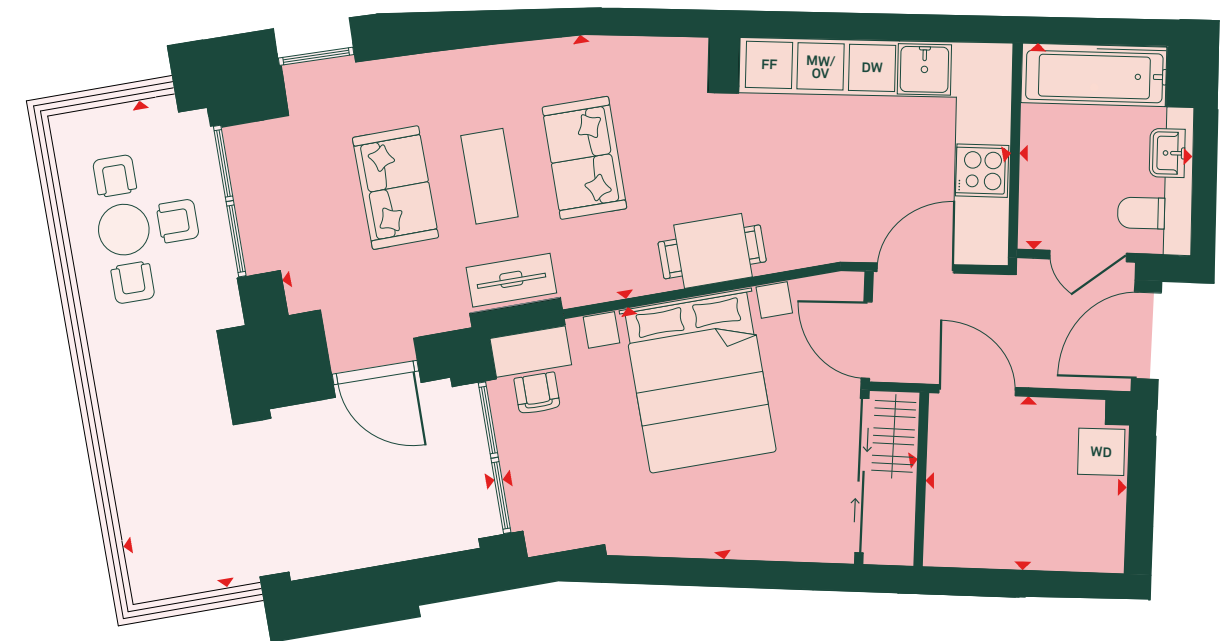
<b>TOTAL AREA</b>	<b>65 SQ M</b>	<b>702 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>52.8 SQ M</b>	<b>568.3 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>12.4 SQ M</b>	<b>134.0 SQ FT</b>
LIVING/ KITCHEN /DINING ROOM	6.8M X 4.3M	22'5" X 14'4"
BEDROOM	4.7M X 2.7M	15'8" X 9'0"
BATHROOM	2.0M X 2.7M	6'7" X 8'10"
TERRACE	1.5M X 7.6M	5'1" X 25'1"

## KEY

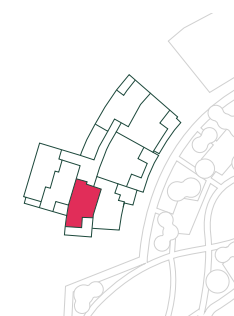
- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer
- TU: Tall unit

# 1 BED

G FLOOR: IA0G003



iA



## APARTMENT DIMENSIONS

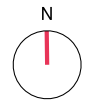
<b>TOTAL AREA</b>	<b>70 SQ M</b>	<b>766 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>54.5 SQ M</b>	<b>587.4 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>15.6 SQ M</b>	<b>168.2 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	8.6M X 3.1M	28'5" X 10'4"
BEDROOM	4.8M X 3.1M	15'10" X 10'2"
BATHROOM	1.9M X 2.4M	6'6" X 7'11"
TERRACE	4.3M X 5.8M	14'5" X 19'0"

## KEY

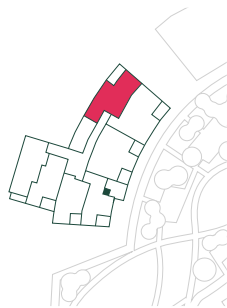
- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer

# 2 BED

G FLOOR: IA0G006



ia



## APARTMENT DIMENSIONS

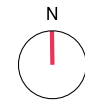
<b>TOTAL AREA</b>	<b>70 SQ M</b>	<b>766 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>62.7 SQ M</b>	<b>675.4 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>8.5 SQ M</b>	<b>92.0 SQ FT</b>
LIVING/DINING ROOM	4.4M X 4.5M	14'8" X 14'10"
KITCHEN	2.8 X 3.1M	9'5" X 10'5"
BEDROOM 1	4.6M X 2.9M	15'4" X 9'7"
BEDROOM 2	3.9M X 2.2M	12'10" X 7'4"
BATHROOM	2.2M X 2.0M	7'5" X 6'7"
TERRACE	4.6M X 1.9M	15'5" X 6'4"

## KEY

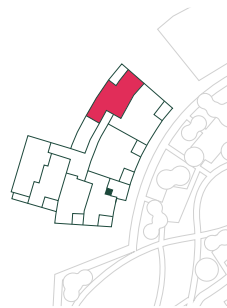
- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer

# 2 BED

1<sup>ST</sup> FLOOR: IA01013 | 2<sup>ND</sup> FLOOR: IA02020 | 3<sup>RD</sup> FLOOR: IA03027 | 4<sup>TH</sup> FLOOR: IA04034  
 5<sup>TH</sup> FLOOR: IA05041 | 6<sup>TH</sup> FLOOR: IA06048 | 7<sup>TH</sup> FLOOR: IA07053



ia



## APARTMENT DIMENSIONS

<b>TOTAL AREA</b>	<b>70 SQ M</b>	<b>766 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>62.7 SQ M</b>	<b>675.4 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>8.2 SQ M</b>	<b>89.1 SQ FT</b>
LIVING/DINING ROOM	4.4M X 4.5M	14'8" X 14'9"
KITCHEN	2.8 X 3.1M	9'5" X 10'5"
BEDROOM 1	4.6M X 2.9M	15'4" X 9'7"
BEDROOM 2	3.9M X 2.2M	12'10" X 7'4"
BATHROOM	2.2M X 2.0M	7'5" X 6'7"
BALCONY	4.6M X 1.9M	15'1" X 6'3"

## KEY

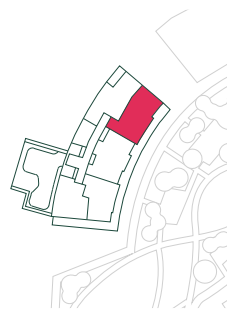
- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer

# 2 BED

7<sup>TH</sup> FLOOR: IA07052



IA



### APARTMENT DIMENSIONS

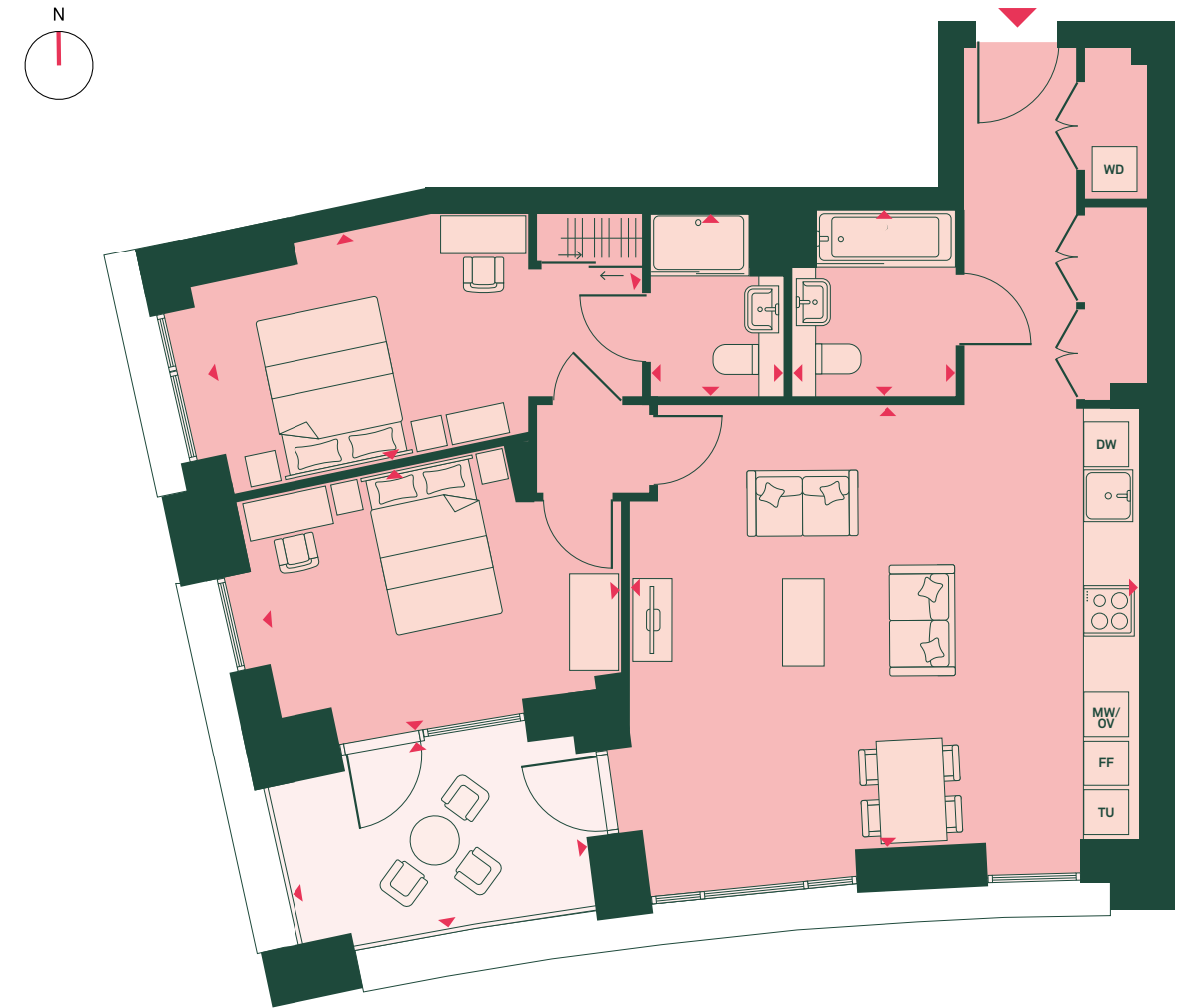
<b>TOTAL AREA</b>	<b>85 SQ M</b>	<b>915 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>69.2 SQ M</b>	<b>744.8 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>15.8 SQ M</b>	<b>170.3 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	3.9M X 6.1M	12'10" X 20'0"
BEDROOM 1	3.2M X 6.0M	10'8" X 19'11"
BEDROOM 2	3.3M X 2.8M	10'11" X 9'5"
BATHROOM	2.1M X 2.1M	7'1" X 7'1"
EN-SUITE	1.5M X 2.1M	5'3" X 6'11"
TERRACE	10.5M X 1.3M	34'6" X 4'4"

### KEY

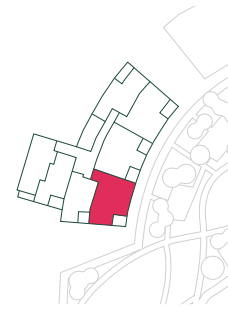
- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer

# 2 BED

2<sup>ND</sup> FLOOR: IA02017 | 3<sup>RD</sup> FLOOR: IA03024 | 4<sup>TH</sup> FLOOR: IA04031 | 5<sup>TH</sup> FLOOR: IA05038  
6<sup>TH</sup> FLOOR: IA06045



IA



### APARTMENT DIMENSIONS

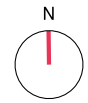
<b>TOTAL AREA</b>	<b>87 SQ M</b>	<b>939 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>79.2 SQ M</b>	<b>853.0 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>8.0 SQ M</b>	<b>86.8 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	6.1M X 5.3M	20'2" X 17'6"
BEDROOM 1	5.3M X 2.9M	17'7" X 9'7"
BEDROOM 2	4.2M X 3.1M	14'1" X 10'3"
BATHROOM	2.0M X 2.2M	6'7" X 7'5"
EN-SUITE	1.6M X 2.2M	5'3" X 7'5"
BALCONY	3.5M X 2.3M	11'9" X 7'9"

### KEY

- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer
- TU: Tall unit

# 2 BED

1<sup>ST</sup> FLOOR: IA01012 | 2<sup>ND</sup> FLOOR: IA02019 | 3<sup>RD</sup> FLOOR: IA03026 | 4<sup>TH</sup> FLOOR: IA04033  
 5<sup>TH</sup> FLOOR: IA05040 | 6<sup>TH</sup> FLOOR: IA06047



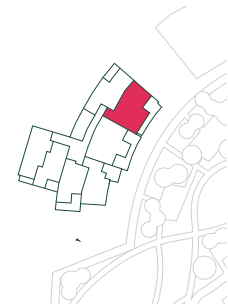
IA

### APARTMENT DIMENSIONS

	M	FT
<b>TOTAL AREA</b>	<b>87 SQ M</b>	<b>937 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>79.0 SQ M</b>	<b>850.3 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>8.0 SQ M</b>	<b>86.7 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	6.1M X 5.3M	20'2" X 17'6"
BEDROOM 1	5.3M X 2.7M	17'5" X 9'1"
BEDROOM 2	4.2M X 3.1M	14'1" X 10'5"
BATHROOM	2.0M X 2.2M	6'7" X 7'5"
EN-SUITE	1.6M X 2.2M	5'3" X 7'5"
BALCONY	3.6M X 2.3M	11'10" X 7'8"

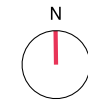
### KEY

- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer
- TU: Tall unit



# 2 BED

7<sup>TH</sup> FLOOR: IA07051



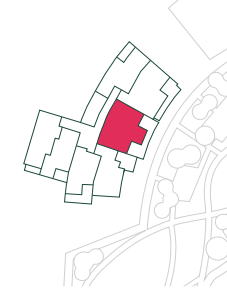
IA

### APARTMENT DIMENSIONS

	M	FT
<b>TOTAL AREA</b>	<b>89 SQ M</b>	<b>960 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>72.9 SQ M</b>	<b>784.6 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>17.7 SQ M</b>	<b>190.8 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	3.9M X 5.9M	12'10" X 19'6"
BEDROOM 1	3.0M X 4.7M	10'0" X 15'5"
BEDROOM 2	3.1M X 4.2M	10'5" X 13'11"
BATHROOM	2.1M X 2.1M	6'11" X 7'1"
EN-SUITE	2.0M X 1.6M	6'10" X 5'3"
TERRACE	1.6M X 9.4M	5'4" X 32'7"

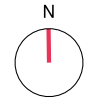
### KEY

- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer
- TU: Tall unit

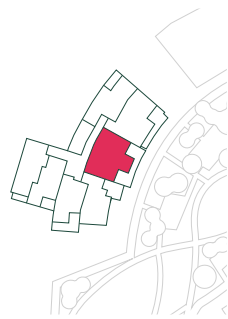


# 2 BED

1<sup>ST</sup> FLOOR: IA01011 | 2<sup>ND</sup> FLOOR: IA02018 | 3<sup>RD</sup> FLOOR: IA03025 | 4<sup>TH</sup> FLOOR: IA04032  
5<sup>TH</sup> FLOOR: IA05039 | 6<sup>TH</sup> FLOOR: IA06046



iA



## APARTMENT DIMENSIONS

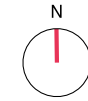
	89 SQ M	960 SQ FT
<b>TOTAL AREA</b>	<b>89 SQ M</b>	<b>960 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>78.8 SQ M</b>	<b>848.2 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>10.3 SQ M</b>	<b>111.8 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	4.0M X 7.4M	13'4" X 24'6"
BEDROOM 1	3.1M X 4.2M	10'2" X 13'9"
BEDROOM 2	3.0M X 4.2M	10'0" X 14'0"
BATHROOM	2.1M X 2.1M	6'11" X 7'1"
EN-SUITE	1.5M X 2.1M	5'3" X 6'11"
BALCONY 1	2.1M X 2.3M	7'2" X 7'9"
BALCONY 2	2.1M X 2.3M	7'1" X 7'9"

## KEY

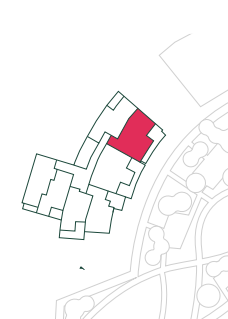
FF: Fridge/freezer  
MV: Microwave  
OV: Oven  
DW: Dishwasher  
WD: Washer/dryer  
TU: Tall unit

# 2 BED

G FLOOR: IA0G005



iA



## APARTMENT DIMENSIONS

	98 SQ M	1058 SQ FT
<b>TOTAL AREA</b>	<b>98 SQ M</b>	<b>1058 SQ FT</b>
<b>TOTAL INTERNAL AREA</b>	<b>79.0 SQ M</b>	<b>850.3 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>19.3 SQ M</b>	<b>208.4 SQ FT</b>
LIVING/KITCHEN/DINING ROOM	6.1M X 5.3M	20'2" X 17'6"
BEDROOM 1	5.3M X 2.7M	17'5" X 9'1"
BEDROOM 2	4.2M X 3.1M	14'1" X 10'5"
BATHROOM	2.0M X 2.2M	6'7" X 7'5"
EN-SUITE	1.6M X 2.2M	5'3" X 7'5"
TERRACE	9.6M X 3.7M	31.8'9" X 12'4"

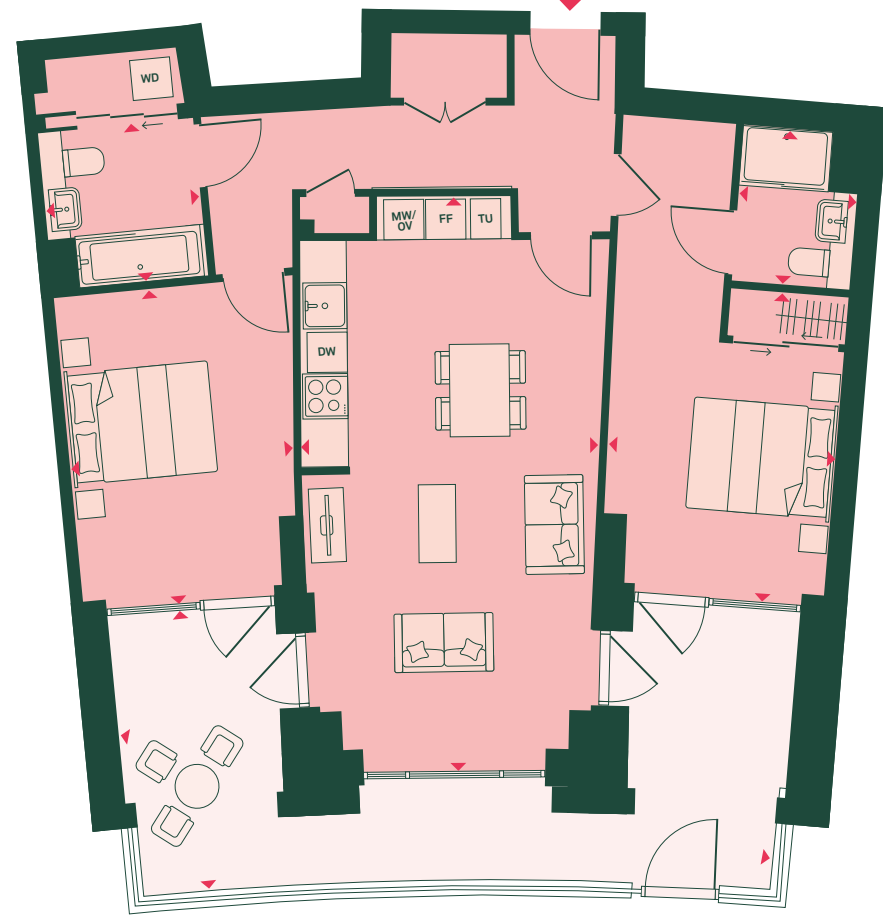
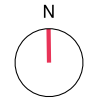
## KEY

FF: Fridge/freezer  
MV: Microwave  
OV: Oven  
DW: Dishwasher  
WD: Washer/dryer  
TU: Tall unit

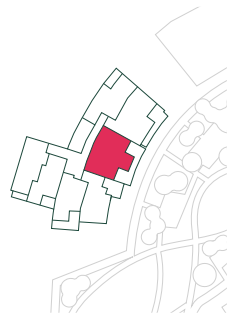


# 2 BED

G FLOOR: IA0G004



IA



## APARTMENT DIMENSIONS

	TOTAL AREA	100 SQ M	869 SQ FT
	TOTAL INTERNAL AREA	78.8 SQ M	748.2 SQ FT
	TOTAL EXTERNAL AREA	21.3 SQ M	230.1 SQ FT
LIVING/KITCHEN/DINING ROOM	4.0M X 7.4M		13'4" X 24'6"
BEDROOM 1	3.0M X 4.2M		10'1" X 13'9"
BEDROOM 2	3.0M X 4.2M		10'0" X 14'0"
BATHROOM	2.1M X 2.1M		6'11" X 7'1"
EN-SUITE	1.5M X 2.1M		5'3" X 6'11"
TERRACE	8.7M X 3.7M		28'7" X 12'5"

## KEY

- FF: Fridge/freezer
- MV: Microwave
- OV: Oven
- DW: Dishwasher
- WD: Washer/dryer
- TU: Tall unit



# SPECIFICATION

# SPECIFICATION

## KITCHEN

- Snow white composite worktops with polished finish
- Zinc coloured laminate finish to all kitchen cabinetry
- Single undermounted stainless steel sink with chrome mixer tap
- Mediterranean grey brickwork tiles to all upstands and backplates
- Bosch black ceramic integrated electric hob and integrated extractor fan with LED light
- Bosch built-in stainless steel electric oven with touch control
- Fully integrated Bosch stainless steel microwave with touch control
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher with VarioSpeed
- Under-counter 3 stage separation waste bin



## BATHROOM

- White bath unit with bath panel
- Hansgrohe chrome thermostatic bath/shower mixer including overhead and hand shower
- 2-panel shower screen with polished chrome finish and clear glass
- Classic white square semi-recessed hand basin with chrome single level Hansgrohe mixer tap
- Classic white Geberit WC with soft close seat and chrome Flushplate
- Mirrored storage cabinet with open shelf units and single shaver socket inside
- Sea-green tiling around bath and above WC and hand basin

## EN-SUITE

- Sliding shower screen with classic white shower tray
- Hansgrohe thermostatic chrome shower kit including wall mounted overhead shower and separate hand shower
- Classic white square semi-recessed hand basin with chrome, Hansgrohe mixer tap
- Classic white Geberit WC with soft close seat and chrome Flushplate
- Mirrored storage cabinet with open shelf units and single shaver socket inside
- Sea-green tiling around bath and above WC and hand basin

## BEDROOMS

- Full height fitted wardrobes with blanket shelf and hanging rail to all main bedrooms<sup>1</sup>
- Recessed LED down lights to all bedrooms

<sup>1</sup>Select apartments may vary

## INTERNAL DOORS & IRONMONGERY

- White, fire-resistant solid doors throughout apartment
- Secure By Design front door, with brushed aluminium handles
- Single lever round satin stainless steel privacy door handles for bathrooms and en-suites
- Square edged architraves and skirtings throughout apartment
- Tile skirting to bathrooms and en-suites

## FLOORING AND HEATING

- Amtico nordic oak flooring throughout all rooms and hallways
- Underfloor heating throughout apartment

## SECURITY & PEACE OF MIND

- Video entry system
- Multi-lock door with security chain and spy hole
- Sprinkler system fitted throughout apartments
- Wire smoke and heat detectors
- 12 year NHBC warranty
- 2 year defect warranty
- 999 year lease

## ELECTRICAL & LIGHTING

- Recessed LED down lights to kitchen, living, dining, bedrooms, bathrooms, en-suites and hall
- Kitchen task lighting fixed under all wall cabinets with warm white light
- A socket with integrated USB charger provided in all rooms

## GENERAL

- Bosch freestanding white washer/dryer machine to storage cupboards\*
- Heating and hot water provided by central plant and charge separately
- Television (terrestrial and satellite) points with SkyQ provisions to living room and main bedroom
- Landline telephone and BT hyper optic data points to living room and main bedroom

\*Location can vary

## ONSITE AMENITIES

- Concierge
- Cinema room
- Fitness suite
- Flexible workspace area
- Secure underground and ground level parking
- Secure cycle storage





**ABOUT PEABODY**



Peabody creates great places where people want to live, adding value through long-term, patient investment. This historic organisation is known for upholding high design standards to create homes in great locations which are safe, easy to maintain and long-lasting.



### BUILDING HISTORY

Formed almost 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations. Together with Town and Country Housing who joined the Group in 2019, we are responsible for more than 67,000 homes across London and the South East.



### CUSTOMER FOCUS

Peabody creates and invests in great places where people want to live. Placing customers at the forefront, Peabody recently achieved 'Gold' in the latest, wholly independent, customer satisfaction awards. Over 90% of customers said they would recommend Peabody. Its ambition is to create communities that are healthier, wealthier and happier.



### SOCIAL IMPACT

In line with our social purpose, Peabody re-invests its surplus to provide more homes and services. We deliver services to 133,000 residents, 16,000 care and support customers as well as 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 invest around £9m each year through our Community Foundation, to support people to be healthier, wealthier and happier.



### QUALITY, SUSTAINABILITY & INNOVATIVE DESIGN

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality and innovative design. This has been achieved by working with the best designers and robust procedures to monitor quality throughout the design, development and procurement process. We aim to make a positive impact on climate change for our residents, communities and the environment, with an ambition to achieve net zero carbon in our new and existing homes by 2050. easy to maintain and long-lasting.



### STRONG GROWTH

Peabody delivers long-term returns on investment. It has a strong balance sheet with low gearing and a modest debt burden. Astute business planning, together with robust governance, and an asset base of £8bn, means that Peabody is well placed to build thousands more top quality, well-maintained homes each year.



### AWARD WINNING

Since 2017, Peabody has been recognised and awarded more than 55 prestigious awards, including the Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the 2020 Evening Standard New Homes Awards. We also work with award winning architects and partners to deliver our high-quality design standards, creating homes in great locations which are safe, easy to maintain and long-lasting.



Three Waters- Best Shared Ownership Home



## ENQUIRIES:



020 7021 4842  
[arden-parkside.co.uk](http://arden-parkside.co.uk)

### Important Notice

Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes 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. All private outdoor space 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. Every care has been taken in the preparation of this brochure.

The details contained herein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. Resident amenity spaces are subject to planning consent. Arden is a marketing name and may not form part of the postal address for these properties. Digital illustrations and any computer generated images are indicative only. Details correct at time of going to print, February 2023.

