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HIGGS
HERNE HILL ROAD, BRIXTON
YARD

The Shared Ownership & Private Sale Collection



HY and welcome to Higgs Yard.
A pioneering development of private
sale and Shared Ownership homes
nestled in the beating heart of SE24.

A photograph of a brick wall covered in vibrant street art. The artwork includes a large, stylized figure with a green and blue striped head, and other colorful abstract shapes. The lighting is dramatic, with strong shadows and highlights.

There's always something waiting to
be discovered when you're located at
the crossroads of some of London's
most exciting neighbourhoods.



H Y RISE

A strong, timeless elevation, that rises up into South London's skyline. Enjoy attractive and comfortable living in a spectacular landmark development.

Higgs Yard pays homage to its industrial past through its elegant yet minimalist colours and material palette. Meanwhile, it looks forward to the future through its unmistakable design, rising up high alongside its surroundings and offering residents exceptional views of London.



A VIBRANT NEIGHBOURHOOD IS STARTING TO FLOURISH

Contributing to the growing South London skyline where culture, transport and community meet, an exciting new wave of opportunity hits Loughborough Junction. Higgs Yard is nestled between the eclectic eateries and trendy hangouts of Brixton and the leafy open space of Herne Hill.

At the heart of a neighbourhood already buzzing with life, Higgs Yard is your perfect launchpad for discovery. It's the missing piece of the puzzle to a prosperous community and creates an even stronger sense of belonging. More homes, more businesses, more opportunities.



BRIXTON VILLAGE, BRIXTON



BROCKWELL PARK, HERNE HILL

| THE CITY

| TOWER
BRIDGE

| RIVER THAMES

| CANARY
WHARF

| BURGESS
PARK

| CAMBERWELL

| MYATT'S
FIELDS PARK

| KING'S
COLLEGE
HOSPITAL

| COLDHARBOUR LANE

| RUSKIN
PARK

**HIGGS
YARD**
HERNE HILL ROAD, BRIXTON

⇨
| LOUGHBOROUGH
JUNCTION

↖
| BRIXTON
(4 MINS CYCLE)

| HERNE HILL
ROAD

**AT THE CROSSROADS
OF SOME OF LONDON'S
MOST EXCITING
NEIGHBOURHOODS.**

| COLDHARBOUR LANE

↗
| PECKHAM
(21 MINS RAIL)

| WYCK
GARDENS

↘
| HERNE HILL
(11 MINS WALK)

COMPUTER GENERATED IMAGE IS INDICATIVE ONLY. TRAVEL TIMES TAKEN FROM GOOGLE MAPS.

H Y



YOUR DOORSTEP TO BRIXTON & HERNE HILL

Loughborough Junction is a stone's throw away from trendy Brixton and fashionable Herne Hill. Higgs Yard conveniently has everything you need, right on your doorstep. Located in Zone 2, central London is only an 8-minute journey by train*.

The development offers 1, 2 and 3-bedroom private sale and 1 & 2-bedroom Shared Ownership apartments. Each home is designed with you

in mind, offering modern designs with high specifications and private balconies to all apartments. For better well-being, every resident has access to the charming rooftop garden and safe cycle storage.

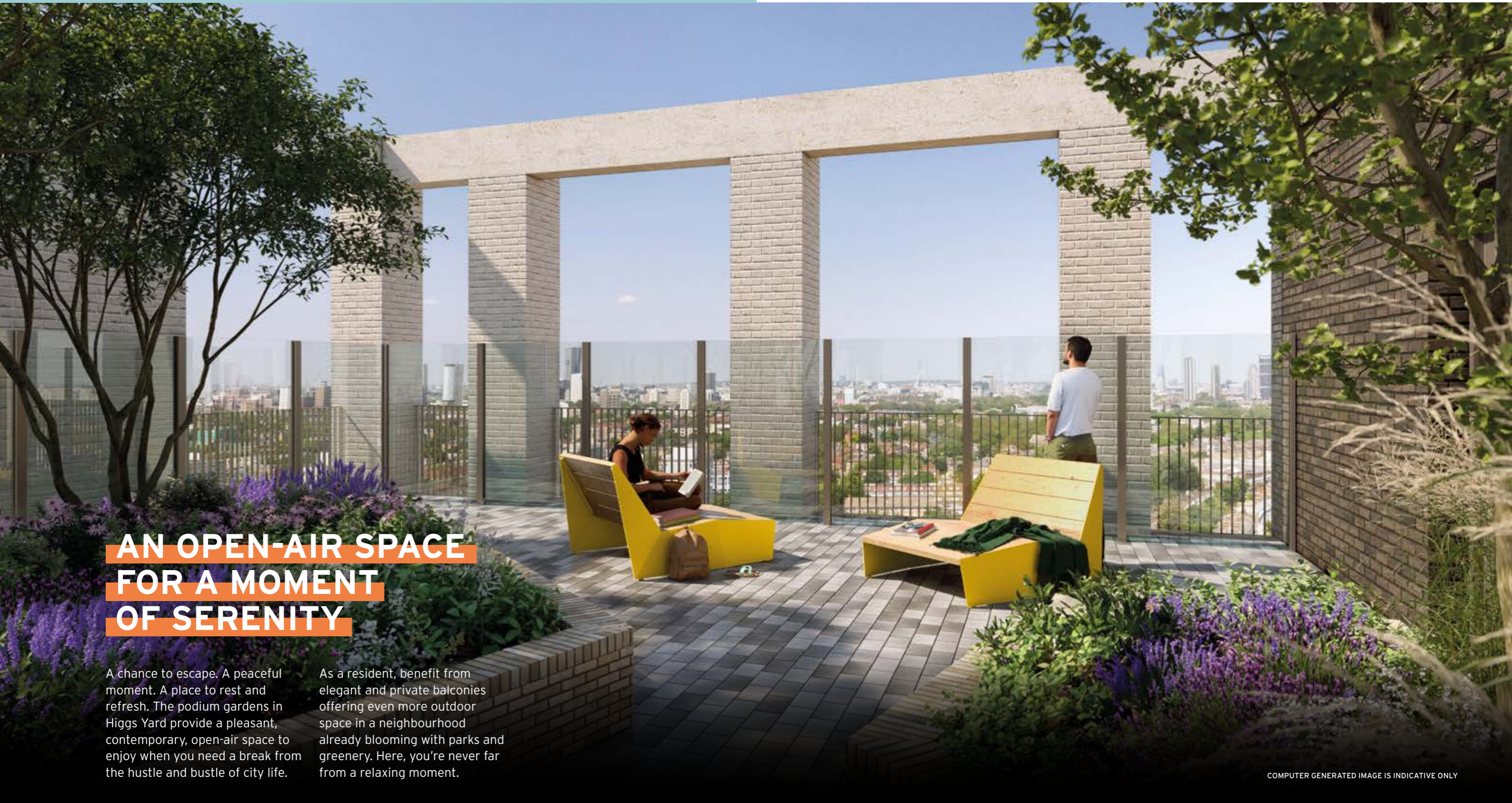
*Travel times taken from Google Maps



A NEW BEGINNING

HIGGS YARD THE DEVELOPMENT

Offering a selection of 1 & 2 bedroom Shared Ownership and 1, 2 & 3-bedroom private sale apartments, this benchmark development brings an exciting way of living to Brixton and Herne Hill. *Higgs Yard will lead the way for the future of an ever-evolving neighbourhood.*



AN OPEN-AIR SPACE FOR A MOMENT OF SERENITY

A chance to escape. A peaceful moment. A place to rest and refresh. The podium gardens in Higgs Yard provide a pleasant, contemporary, open-air space to enjoy when you need a break from the hustle and bustle of city life.

As a resident, benefit from elegant and private balconies offering even more outdoor space in a neighbourhood already blooming with parks and greenery. Here, you're never far from a relaxing moment.

COMPUTER GENERATED IMAGE IS INDICATIVE ONLY

YOUR LOCAL NEIGHBOURHOOD GUIDE



MAP NOT TO SCALE

BRIXTON. ECLECTIC EATERIES & HANGING OUTS

1. Trinity Arms
2. Duke Of Edinburgh
3. Ritzy Cinema
4. Brixton O2 Academy
5. Pop Brixton
6. Brixton Village
7. Canova Hall
8. Brixton Art Club
9. Brixton Brewery & Tap Room
10. Electric Brixton
11. The Blues Kitchen
12. Effra Social
13. Hootananny Brixton
14. KaoSarn
15. Book Mongers

6	5
BRIXTON VILLAGE	POP BRIXTON
3 Mins	12 Mins
3 Mins	4 Mins
12 Mins	12 Mins

HERNE HILL. SLOW PACE & OPEN SPACE

16. Farmers Market (Sundays)
17. Brockwell Lido
18. Herne Hill Velodrome
19. Dulwich Outdoor Gallery
20. The Half Moon
21. The Commercial
22. Herne Hill Books

18	17
VELODROME	BROCKWELL LIDO
11 Mins	35 Mins
11 Mins	6 Mins
35 Mins	21 Mins

LOUGHBOROUGH JCT. FRIENDS & CONNECTIONS

23. The Platform Café
24. Friendship Adventure Brewery & Tap Room
25. Whirled Cinema
26. The Cambria
27. Clarkshaws Brewery & Tap Room
28. Tesco Express
29. BlocFit Rock Climbing Gym
30. Harbour Cycles
31. Coop
32. Four Boroughs
33. Friendship Adventure
34. Artichoke Print Workshop
35. Craft Metropolis

25	27
WHIRLED CINEMA	CLARKSHAWS
1 Mins	2 Mins
1 Mins	1 Mins
2 Mins	2 Mins

*Travel times taken from Google Maps

UNRIVALLED CONNECTIONS



HIGGS
HERNE HILL ROAD, BRIXTON
YARD



Brixton Underground
(Victoria Line)
4 mins cycle ride or 15 mins walk



BRIXTON UNDERGROUND

Vauxhall - 5 mins
Victoria - 7 mins
Oxford Circus - 11 mins
Kings Cross/St. Pancras - 22 mins
Covent Garden - 25 mins



Loughborough Junction
(ThamesLink)
2 mins walk



LOUGHBOROUGH JUNCTION

Herne Hill - 4 mins
Elephant & Castle - 4 mins
Blackfriars - 9 mins
Farringdon - 16 mins
Kings Cross/St. Pancras - 24 mins
London City Airport - 50 mins
Heathrow Airport - 58 mins



Denmark Hill
(Overground)
6 mins cycle ride



DENMARK HILL STATION

Elephant & Castle - 11 mins
Canary Wharf - 20 mins
City ThamesLink - 20 mins
City of London - 30 mins
London City Airport - 44 mins

Location is crucial. Your new home at Higgs Yard places you in easy reach of everything you need, regardless of the lifestyle you choose. Live, work or play - the whole of London is accessible from Higgs Yard and it's out there waiting for you.

Higgs Yard has several railway and tube stations in close proximity, leaving the entirety of London within your reach. You'll find the Overground, the Victoria Line and the Thameslink all within easy walking distance, seamlessly connecting you to all the city has to offer.



*Travel times taken from Google Maps

LOUGHBOROUGH JUNCTION, A HIDDEN GEM

Your new home lies at a cultural crossroads, buzzing with life and connecting you to the rest of the city.

Beyond the friendly Higgs Yard community lies a number of hidden cultural gems just minutes away and waiting to be discovered.

SOMETHING NEW AROUND EVERY CORNER

Discover vibrant restaurants, bars, street food and cafés for every day of the week. The beautiful greenery of Brockwell Park and its 1930s Lido are also within walking distance.

At the centre of several thriving neighbourhoods, each with its own unique personality, no two days will ever be the same.



FRIENDSHIP ADVENTURE BREWERY & TAP ROOM



LOUGHBOROUGH JUNCTION

AN ECLECTIC & VIBRANT DISTRICT

MEET THE NEIGHBOURS

You don't have to wander far. In fact, no more than 250 yards from Higgs Yard, you can find a microbrewery; tap house and bar; a comedy and music venue; coffee shop; gallery and artist's workshop.



SMILEY BARISTAS

FOUR BOROUGH - 3 MINUTE WALK

Four Boroughs does GOOD THINGS - we've sourced the best raw materials for our coffees and our barristers are well trained so you can count on getting a proper coffee with us. Amazing coffee, fresh pastries and cute courtyard, plus coffee beans and natural wines to takeaway. Charlie, the shop manager, and Merle will always give you a warm welcome.



MEET TOBY

FRIENDSHIP ADVENTURE - 2 MINUTE WALK

Friendship Adventure is a brewery. We brew refreshing, craft beer. Our brewery started as a plan hatched between pals, and we love to see other groups of friends come together to do something special.

We've got you covered with yoga, comedy nights, quiz nights and live music!



MEET COLIN



**ARTICHOKE PRINT WORKSHOP
- 3 MINUTE WALK**

Artichoke Print Workshop, founded in 1992, continues to be a vital resource for artists working in print in London.

We're situated in the heart of Brixton, where we host a number of highly sought after professional printers and function as an Open Access Printmaking workshop for artists, students and community groups.



MEET OLIVER

CRAFT METROPOLIS - 5 MINUTE WALK

We order our customers craft beers from all over the UK, USA, Poland, Sweden, Greece and Germany - it's insane really. We support UK breweries first and foremost and think it's important!

We have two successful taprooms in London. It is mad when you consider our set up is so small - we're pretty much a three person company!

But that's where we are today. Custodians of a unique craft beer cavern that exists to hook beer lovers up with first-rate craft beer at fair prices. We offer football nights, cinema nights, hire space and a local place to unwind!



VIBRANT HERNE HILL

In the heart of Herne Hill, the streets and railway arches come alive with a bustling energy. From bookshops to greengrocers, live music venues to new restaurants, this area has plenty to offer everyone.

A short walk from Higgs Yard, The Half Moon is a historic pub in the Herne Hill area and has connections to everyone from Dylan Thomas to John Ruskin and U2. There's no shortage of tempting independent restaurants for you to wine and dine in, each with incredible dishes to taste.



**WHERE
EVERY DAY
IS DIFFERENT**

A 5-minute cycle* to Herne Hill Centre. One stop away from Loughborough Junction.

The Herne Hill Market livens up the area every weekend with a range of stalls selling everything from fresh cheese to vintage clothing and delicious street food.

Every day is different in Herne Hill, making it a true hidden gem of South London. And it's on your doorstep.

*Travel times taken from Google Maps



HY ADVENTURE IN BRIXTON

Higgs Yard is a short walk from South London's cultural hub of Brixton. Famous for its charm and character from the 1970s, it is an ideal location for anyone looking for festivals, trendy bars, cosmopolitan eateries, art or culture.

Brixton has a unique identity and cultural heritage. In addition to being the capital of Afro-Caribbean culture in Britain, Brixton boasts large, colourful murals, painted by local artists.

Whether it's the century-old Ritz cinema or Brixton Markets, you're guaranteed to find what you were looking for - and maybe something you weren't!



LOVED BY VISITORS & LOCALS ALIKE





BRIXTON VILLAGE

SOUTH LONDON'S CULTURAL HUB

From vintage shops that upcycle and reuse unwanted garments to zero-waste organic food stores, life in Brixton makes it easier than ever to live a sustainable life. It is also renowned for its artistic side, including frequent exhibitions, museums and galleries for those who wish to enjoy some local culture.



ARTISAN STORIES BRIXTON VILLAGE



AN OUTSTANDING CHOICE OF EDUCATION

Culture isn't the only outstanding quality of the neighbourhood. The Brixton and Herne Hill areas are home to a number of OFSTED rated Outstanding schools, making it a perfect place to raise children.

The top 5 performing primary & secondary schools near Brixton & Herne Hill*

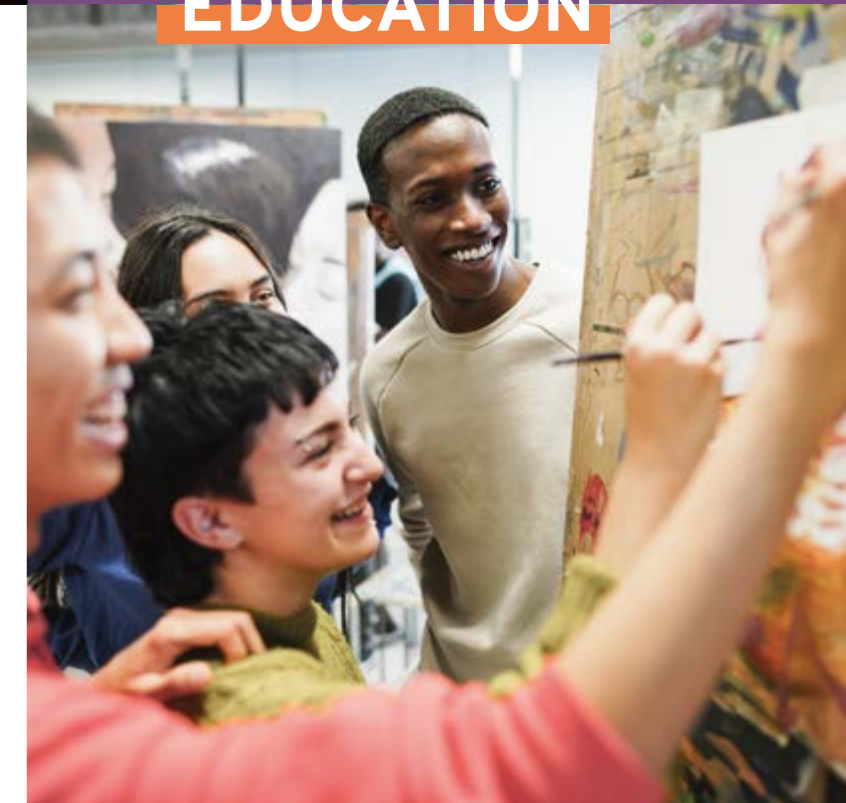
- Alphabet Nursery School (Outstanding)**
Chatham Hall, 152 Northcote Road, Battersea, SW11 6RD
- Angel Oak Academy (Outstanding)**
Burcher Gale Grove, London, SE15 6FL
- Bishop Thomas Grant Catholic Secondary School (Outstanding)**
Belltrees Grove, London, SW16 2HY
- Ashmole Primary School (Outstanding)**
Ashmole Street, London, SW8 1NT
- Brixton Community Nursery (Outstanding)**
Brixton Recreation Centre, 27 Brixton Station Road, SW9 8QQ



BRIXTON VILLAGE



BRIXTON VILLAGE







2 BED SHOW APARTMENT

Kitchen

- Symphony handleless kitchen with Hacienda Platinum wall units and Hacienda Nordic Blue base units
- Matt laminate finishes to cabinets with concealed lighting under wall cabinets
- Silestone work surfaces in Whitestorm
- Stainless steel undermount bowl sink with chrome mixer tap
- Bosch hob with feature glass splashback
- Re-circulating integrated extractor
- Bosch integrated single oven
- Bosch microwave
- Integrated multi-function fridge/freezer and dishwasher



2 BED SHOW APARTMENT

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Y

A HY CLASS SPECIFICATION

Decorative Finishes

- Pergo laminate floor finishes in light oak to hallway, kitchen, living and dining area
- Cormar Primo carpet in Alloy Grey to bedrooms
- Feature entrance door with brushed chrome handle
- Painted internal doors with satin door handles
- Painted architraves and skirting
- Built-in wardrobe to main bedrooms in Pebble Grey
- Blinds to selected windows
- Energy efficient double glazed composite windows
- Ceilings and walls painted in white emulsion

CONTEMPORARY DESIGNS WITH YOU IN MIND



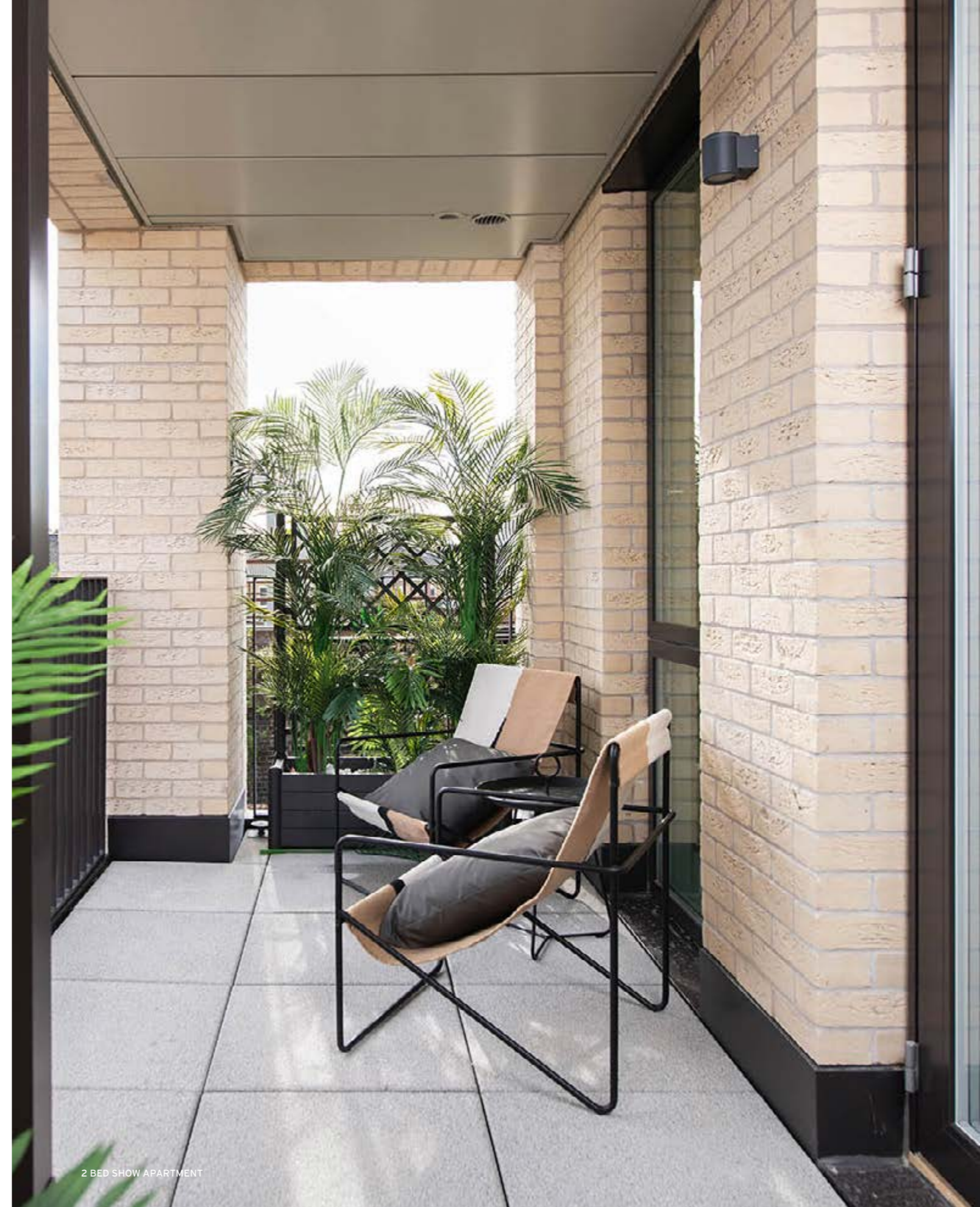
2 BED SHOW APARTMENT

Balconies

- Well-proportioned balconies
- External wall mounted lighting

Utility & Electricals

- LED energy-efficient downlighters throughout
- Television (terrestrial and SkyQ) points to living room and main bedroom*
- Telephone and BT fibre optic data points to living area
- Bosch washing machine within hallway cupboard
- Light switches with white finish
- Heating and hot water from communal system with metered water/electric supply
- Mechanical ventilation with heat recovery - bringing filtered, fresh air into the apartment
- Underfloor heating



2 BED SHOW APARTMENT

EVERY MODERN CONVENIENCE AT HAND



Bathroom & Ensuite

- Classic white bath with shower over and glass screen
- Chrome thermostatic wall-mounted mixer with handheld shower and wall-mounted showerhead
- White integrated basin with mixer tap in chrome finish
- Bespoke lacquer finish vanity cabinet with white shaver socket
- White wall mounted WC pan with soft close seat, concealed cistern and dual flush button
- Chrome thermostatically controlled heated towel radiator
- Large-format wall and floor tiles in grey or white*
- Extractor fan
- Frameless glass shower screen with classic white shower tray to ensuite



1 BED SHOW APARTMENT

Security & Peace of Mind

- Video entry system to entrance lobby viewed by individual apartment handset/screen
- Power and telephone points provided to all apartments
- Mains supply smoke detectors and domestic sprinkler systems
- Multi-point locking, door restrictor and spy hole viewer fitted to all apartment entrance doors
- 999 year lease
- 10-year build warranty from completion

Amenities

- Private roof terrace
- Car club
- Secure cycle store
- 35,992 sq ft of commercial and office space

Communal

- Passenger lifts to all residential floor levels
- Feature lobby to main entrance
- Letterboxes provided for all apartments within communal entrance lobbies
- Landscaped podium and roof gardens
- Children's play area
- Higgs Yard is a pet friendly development

Sustainability

Every home will:

- Be energy efficient, with high levels of insulation and energy efficient appliances, fixtures and fittings.
- Be water efficient, with water saving fixtures and fittings
- Make use of air source heat pumps

*Speak to a sales advisor for more information.



*Subject to purchaser's own subscription. †Amtico flooring in bedroom area of studio.

The apartment building/s and non-adopted areas at Higgs yard will be maintained by a management company of which every home owner will become a member. A managing agent has been appointed to maintain these areas and a service charge will be payable by each home owner for the services provided.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Peabody reserve the right to make these changes as required.



More than just a place to live. Peabody creates great places where people want to live, adding value by upholding high design standards, building sustainable, high-quality new homes that stand the test of time and making a positive difference through ongoing commitment to our communities.



BUILDING HISTORY

Formed over 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 Catalyst Housing who joined the Group in 2022, we are responsible for more than 104,000 homes across London and the Home Counties.



SOCIAL IMPACT

In line with our social purpose, Peabody re-invests its surplus to provide more homes and services. We deliver services to 220,000 residents, supporting 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 invest around £11m each year through our Community Foundation, to support people to be healthier, wealthier and happier.



QUALITY DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality, innovative design. We work with industry experts and continually monitor quality throughout the design, procurement and development 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.



CUSTOMER FOCUS

Over 90% of customers said they would recommend Peabody. Our customers' feedback helps shape the design of our homes and community services based on the needs of each neighbourhood. We value our customers and listen to what they have to tell us. Peabody are proud to have achieved 'Gold' in the independent customer satisfaction awards three times in a row and strive for excellence in all that we do.



STRONG GROWTH

With a growing pipeline, Peabody continues to invest in building quality new homes with high design standards. We create homes in great locations which are safe, easy to maintain and long-lasting. Peabody delivers long-term returns on investment. With an asset base of £8.3bn, Peabody is well placed to build thousands more top quality, well-maintained homes each year.



AWARD WINNING

In recent years, Peabody has been recognised and awarded more than 60 prestigious awards, including the Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the Evening Standard New Homes Awards. We also work with award winning partners who share our values, high design standards and focus on great customer experience.

MISSION STATEMENT

Our mission is to help people flourish.

Find your place: <https://www.peabodysales.co.uk/more-than-just-a-place-to-live/>



Herne Hill Road, London, SE24 0AU
[PeabodyNewHomes.co.uk/Higgs-Yard](https://www.peabodynewhomes.co.uk/Higgs-Yard)

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