

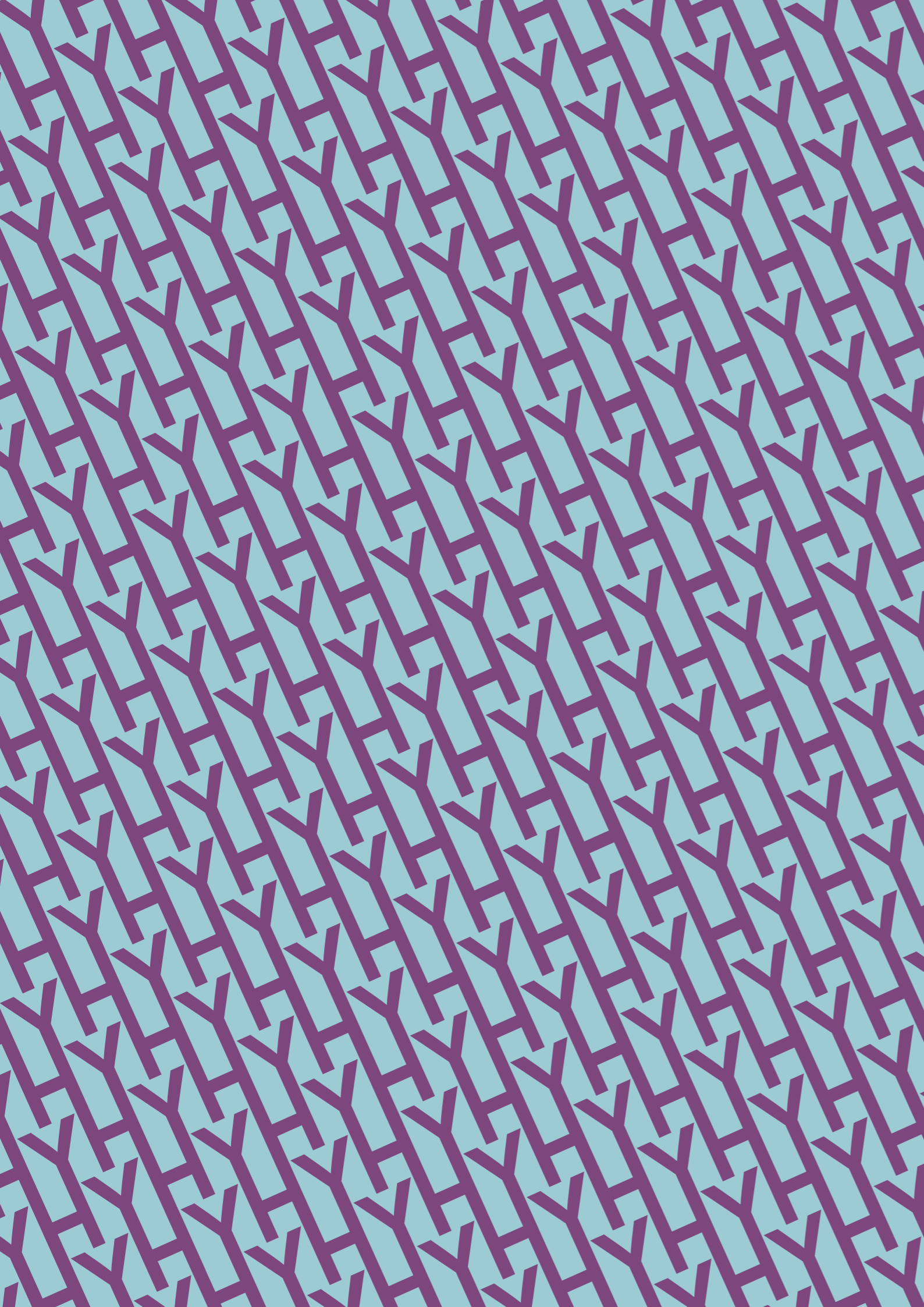


The Shared Ownership Collection

HIGGS

HERNE HILL ROAD, BRIXTON

YARD



HIGGS
HERNE HILL ROAD, BRIXTON
YARD



HY & WELCOME

COMPUTER GENERATED IMAGE IS INDICATIVE ONLY

HY and welcome to Higgs Yard. A pioneering development of 38 Shared Ownership homes nestled in the beating heart of SE24. Located at the crossroads of some of London's most exciting neighbourhoods, there's always something waiting to be discovered.

Loughborough Junction is a stone's throw away from trendy Brixton and fashionable Herne Hill. Higgs Yard has everything you need, right on your doorstep. Located in Zone 2, central London is less than half an hour away.

The development offers 1 and 2 bedroom Shared Ownership apartments. Each home is designed with you in mind, offering modern designs with high specifications and private balconies. For better well-being, every resident has access to the charming rooftop garden and safe cycle storage.



← Brixton 14 mins walk

Loughborough Junction
2 mins walk

APARTMENTS 1-25
(8 Herne Hill Road)

TENURE

- Block A - Affordable Rented Homes
- Block B - Private Sale
- Block C - Mixed tenure (Shared Ownership & Private Sale)
- Block D - Affordable Rented Homes

APARTMENTS 30-106
(16 Herne Hill Road)

APARTMENTS 1-29
(16 Herne Hill Road)

APARTMENTS 26-28
(8 Herne Hill Road)

Herne Hill
4 mins walk

HIGGS YARD THE DEVELOPMENT

Offering a selection of 1 and 2-bedroom Shared Ownership sales, this benchmark development brings a new way of living to Brixton and Herne Hill. Higgs Yard will lead the way for the future of an ever-evolving neighbourhood.

SITE PLAN NOT TO SCALE. LANDSCAPING IS INDICATIVE ONLY.

FLAT 32, 38, 44, 50, 56, 62, 68, 74

1 BEDROOM

Gross Internal Area: 50.1m²

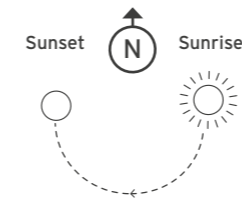
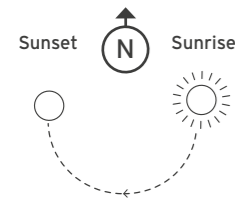
Balcony	3.0 x 1.7m	10'0" x 5'8"
Bathroom	2.0 x 2.3m	6'7" x 7'6"
Bedroom	3.3 x 4.0m	10'9" x 13'2"
Hall	3.4 x 2.3m	11'1" x 7'6"
Kitchen/Dining/Living	3.6 x 6.5m	11'9" x 21'6"

FLAT 31, 37, 43, 49, 55, 61, 67, 73,

1 BEDROOM

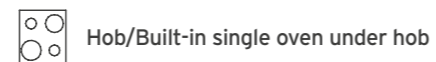
Gross Internal Area: 50.1m²

Balcony	3.0 x 1.6m	10'0" x 5'5"
Bathroom	2.0 x 2.2m	6'7" x 7'3"
Bedroom	3.3 x 4.1m	10'8" x 13'4"
Hall	3.2 x 2.2m	11'1" x 7'3"
Kitchen/Dining/Living	3.6 x 6.6m	11'9" x 21'9"



SECOND - NINTH FLOOR

► Measuring points



Hob/Built-in single oven under hob

F/F - Fridge Freezer

DW - Integrated Dishwasher

W/M - Washing Machine is in MVHR / Utility cupboard

W - Fitted Wardrobe

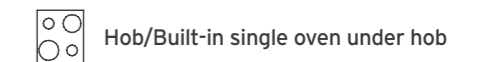


BLOCK	FLOOR	FLAT NO.
C	2	32
C	3	38
C	4	44
C	5	50
C	6	56
C	7	62
C	8	68
C	9	74

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SECOND TO NINTH FLOOR

► Measuring points



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BLOCK	FLOOR	FLAT NO.
C	2	31
C	3	37
C	4	43
C	5	49
C	6	55
C	7	61
C	8	67
C	9	73

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FLAT 34, 40, 46 2 BEDROOM

Gross Internal Area: 73.5m²

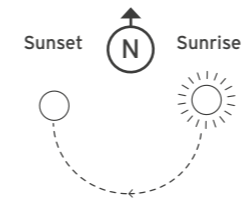
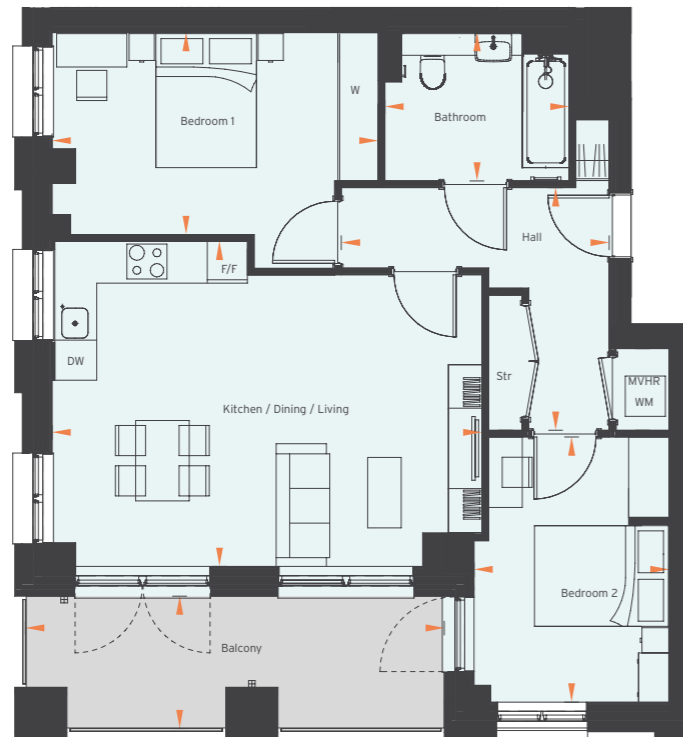
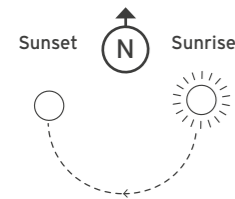
Wheelchair adaptable

Balcony	2.0 x 6.3m	6'6" x 20'6"
Bathroom	2.2 x 2.8m	7'3" x 9'0"
Bedroom 1	3.0 x 4.9m	9'11" x 16'0"
Bedroom 2	4.0 x 2.9m	13'0" x 9'7"
Kitchen/Dining/Living	4.9 x 6.4m	15'11" x 13'2"

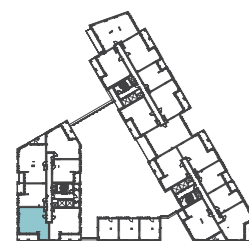
FLAT 33 2 BEDROOM

Gross Internal Area: 71.5m²

Balcony	2.0 x 6.3m	6'6" x 20'6"
Bathroom	2.2 x 2.0m	7'3" x 6'7"
Bedroom 1	5.3 x 3.5m	17'4" x 11'7"
Bedroom 2	2.8 x 4.3m	9'0" x 14'2"
Ensuite	2.2 x 1.6m	7'3" x 5'3"
Kitchen/Dining/Living	4.9 x 5.6m	16'0" x 18'4"

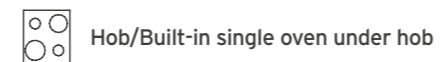


SECOND TO FOURTH FLOOR



BLOCK	FLOOR	FLAT NO.
C	2	34
C	3	40
C	4	46

▶ Measuring points



F/F - Fridge Freezer

DW - Integrated Dishwasher

W/M - Washing Machine is in MVHR / Utility cupboard

W - Fitted Wardrobe

SECOND FLOOR



BLOCK	FLOOR	FLAT NO.
C	2	33

▶ Measuring points



F/F - Fridge Freezer

DW - Integrated Dishwasher

W/M - Washing Machine is in MVHR / Utility cupboard

W - Fitted Wardrobe

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FLAT 39, 45, 51, 57, 63, 69 2 BEDROOM

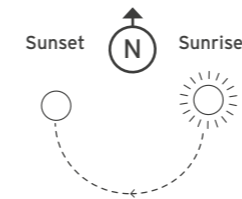
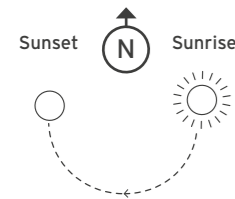
Gross Internal Area: 71.5m²

Balcony	6.1 x 1.9m	20'1" x 6'1"
Bathroom	2.2 x 2.0m	7'3" x 6'7"
Bedroom 1	5.3 x 3.5m	17'4" x 11'7"
Bedroom 2	2.8 x 4.3m	9'0" x 14'2"
Ensuite	2.2 x 1.6m	7'3" x 5'3"
Kitchen/Dining/Living	4.9 x 5.6m	16'0" x 18'4"

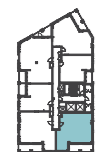
FLAT 30 2 BEDROOM

Gross Internal Area: 71.2m²

Balcony	2.0 x 5.7m	6'6" x 18'8"
Bathroom	2.0 x 2.3m	6'7" x 7'7"
Bedroom 1	2.9 x 5.6m	9'6" x 18'3"
Bedroom 2	2.9 x 4.3m	9'6" x 14'3"
Ensuite	1.6 x 2.2m	5'3" x 7'3"
Kitchen/Dining/Living	4.8 x 5.8m	15'11" x 18'11"

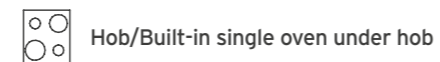


THIRD TO EIGHTH FLOOR



BLOCK	FLOOR	FLAT NO.
C	3	39
C	4	45
C	5	51
C	6	57
C	7	63
C	8	69

► Measuring points



Hob/Built-in single oven under hob

F/F - Fridge Freezer

DW - Integrated Dishwasher

W/M - Washing Machine is in MVHR / Utility cupboard

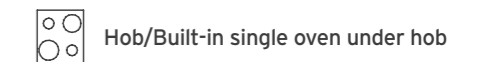
W - Fitted Wardrobe

SECOND FLOOR



BLOCK	FLOOR	FLAT NO.
C	2	30

► Measuring points



Hob/Built-in single oven under hob

F/F - Fridge Freezer

DW - Integrated Dishwasher

W/M - Washing Machine is in MVHR / Utility cupboard

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FLAT 36, 42, 48, 54, 60, 66, 72

2 BEDROOM

Gross Internal Area: 71.4m²

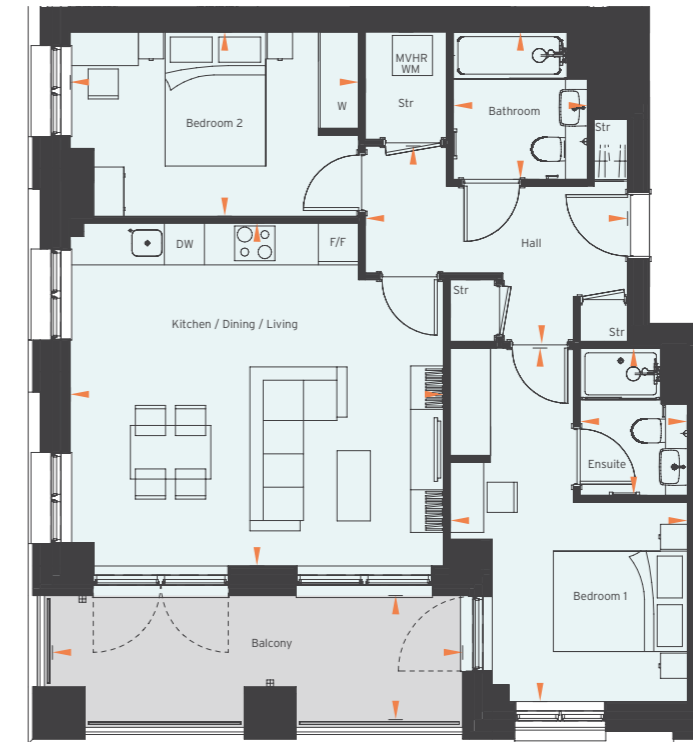
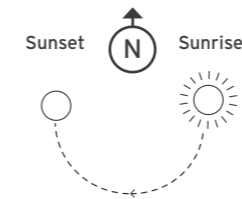
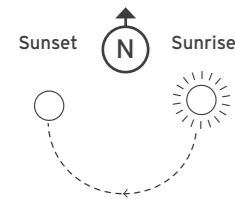
Balcony	5.3 x 1.9m	17'6" x 6'1"
Bathroom	2.0 x 2.3m	6'7" x 7'8"
Bedroom 1	2.9 x 5.6m	9'6" x 18'3"
Bedroom 2	2.9 x 4.3m	9'6" x 14'3"
Ensuite	1.6 x 2.2m	5'3" x 7'3"
Kitchen/Dining/Living	4.8 x 5.7m	15'11" x 18'7"

FLAT 52, 58, 64, 70

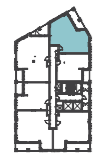
2 BEDROOM

Gross Internal Area: 73.8m²

Balcony	1.9 x 6.1m	6'1" x 20'1"
Bathroom	2.2 x 2.0m	7'3" x 6'7"
Bedroom 1	5.3 x 3.5m	17'4" x 11'7"
Bedroom 2	2.8 x 4.3m	9'0" x 14'1"
Ensuite	2.2 x 1.6m	7'3" x 5'3"
Kitchen/Dining/Living	5.1 x 5.6m	16'10" x 18'3"

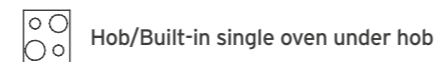


THIRD TO NINTH FLOOR



BLOCK	FLOOR	FLAT NO.
C	3	36
C	4	42
C	5	48
C	6	54
C	7	60
C	8	66
C	9	72

▶ Measuring points



Hob/Built-in single oven under hob

F/F - Fridge Freezer

DW - Integrated Dishwasher

W/M - Washing Machine is in MVHR / Utility cupboard

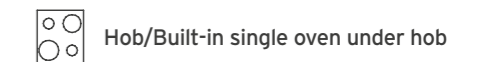
W - Fitted Wardrobe

FIFTH TO EIGHTH FLOOR



BLOCK	FLOOR	FLAT NO.
C	5	52
C	6	58
C	7	64
C	8	70

▶ Measuring points



Hob/Built-in single oven under hob

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DW - Integrated Dishwasher

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1 BED SHOW APARTMENT. VIEWS TO SELECTED APARTMENTS.



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

H
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



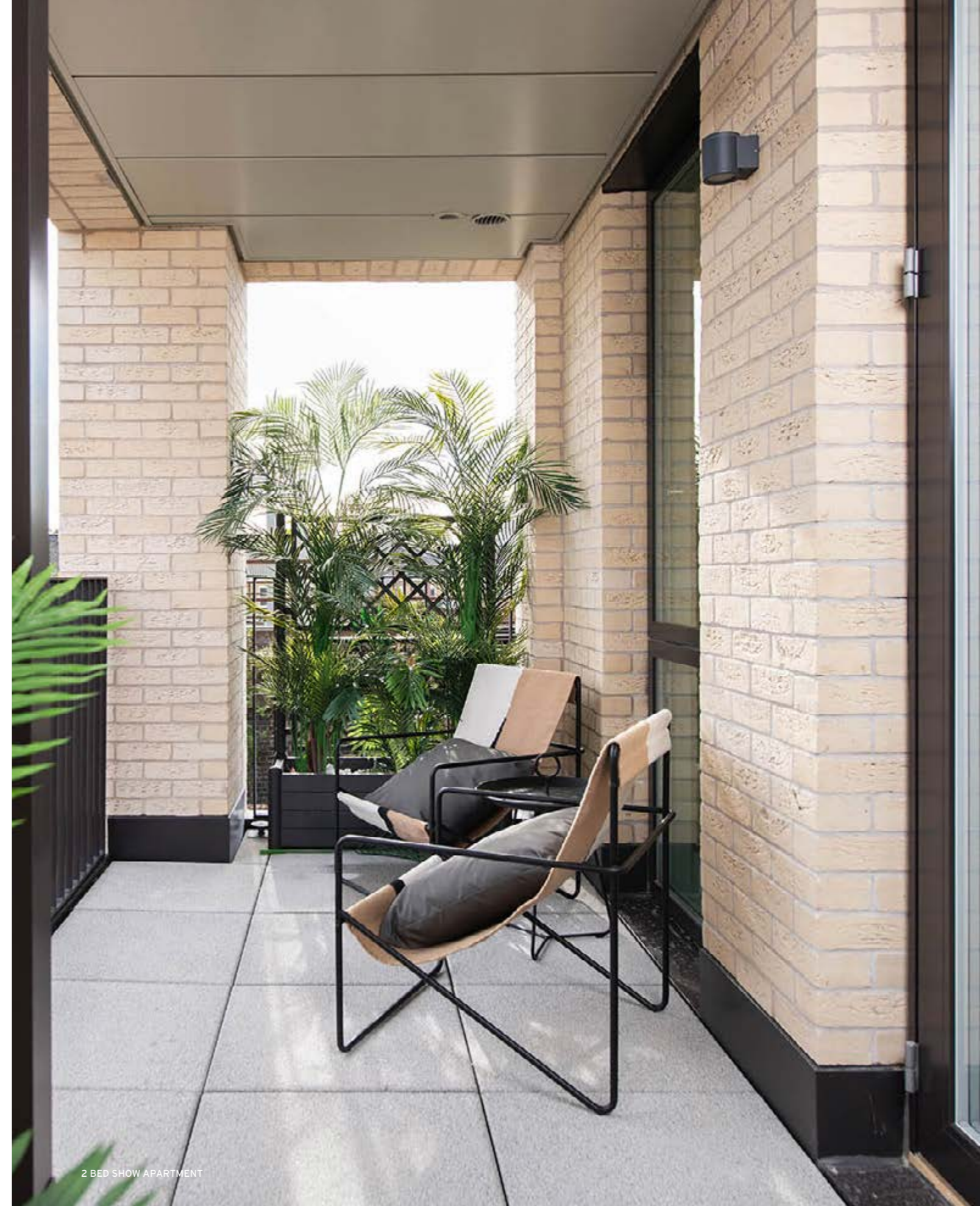
2 BED SHOW APARTMENT

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



2 BED SHOW APARTMENT

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.

YOUR GUIDE TO SHARED OWNERSHIP

We want as many people as possible to have a beautiful home to call their own, and at Peabody, we've been helping people in London do this for over 160 years.

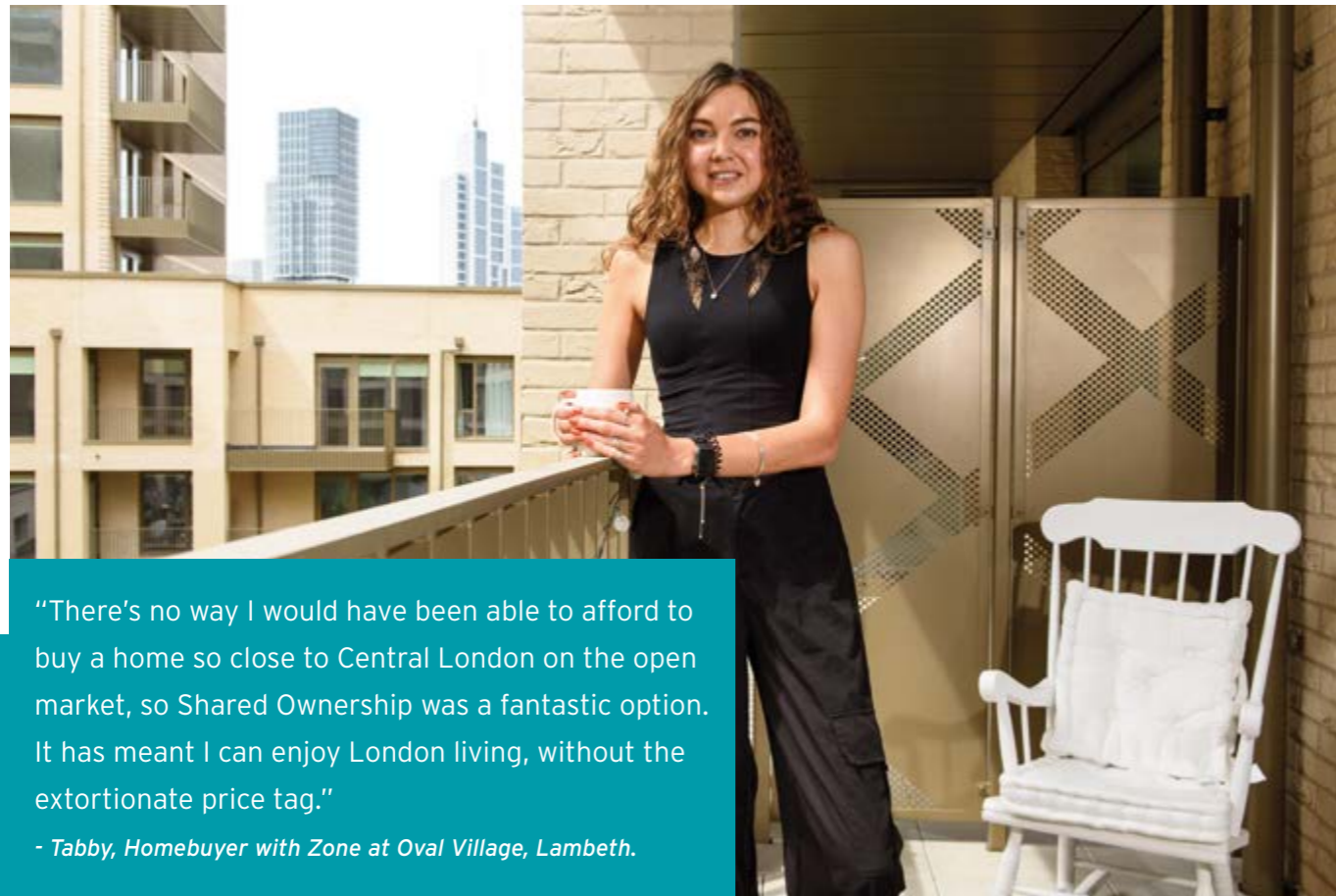
Shared Ownership is a part buy/part rent scheme that makes it possible for first time buyers to purchase a property that otherwise would not have been affordable.

It is a government-backed scheme for people who are unable to afford to buy a home at full market value.

Shared Ownership homes in London help you get on the property ladder in an affordable way. 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 to be paid on your home.

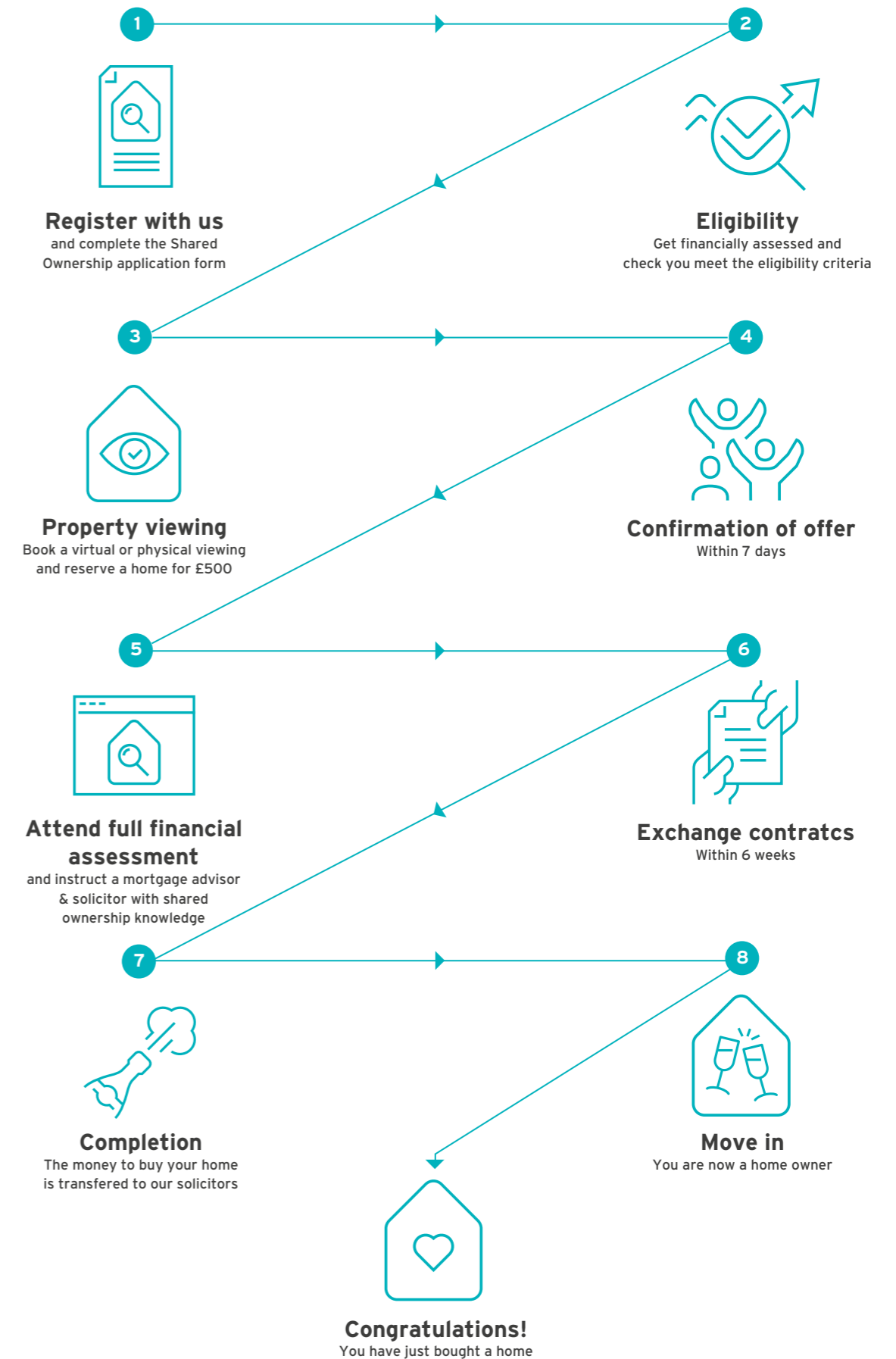
Peabody currently offer Shared Ownership homes across London, including hotspots such as East London, North London, Lewisham and Greenwich.



"There's no way I would have been able to afford to buy a home so close to Central London on the open market, so Shared Ownership was a fantastic option. It has meant I can enjoy London living, without the extortionate price tag."

- Tabby, Homebuyer with Zone at Oval Village, Lambeth.

STEPS TO PURCHASING THROUGH SHARED OWNERSHIP





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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The Shared Ownership Collection



HIGGS
HERNE HILL ROAD, BRIXTON
YARD