

The Shared  
Ownership  
Collection

S O U T H M E R E

WATERSIDE



Imagine the scene: a beautiful new home beside Southmere Lake, close to so much green and blue space you'll find it hard to believe you're still in London - yet just 11 minutes from Canary Wharf.

Welcome to Southmere in the heart of Thamesmead, south-east London's most exciting regeneration story.

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# WATER SIDE

Introducing Waterside, a collection of Shared Ownership homes with contemporary finishes, set along the western edge of Southmere Lake. Many apartments have lake views, and all 2 and 3-bed apartments have dual aspect views towards the lake or city skyline, or both.

# SITE PLAN



- 1** Thamesmead Arts & Culture Office (TACO!)
- 2** Anytime Fitness
- 3** Residents' Lounge, Co-working and Meeting Space & Cinema Snug Room
- 4** Concierge/Management Office
- 5** Brighter Futures Skills Hub
- 6** Dentist & Nail Salon
- 7** Co-Op Supermarket
- 8** The Nest Community & Library Building
- 9** The Link Outdoor Gym
- 10** Lakeside Centre (Restaurant, Event Space and Artist Studios)
- 11** Boating Club - Sharks at Thamesmead
- 12** Lakeside Health Centre

Site plan not to scale. Landscaping is indicative only.



Designed to blend seamlessly with the lakeside setting and leafy natural surroundings, the elegant brick-built Waterside building lies just steps from the tranquil water's edge.



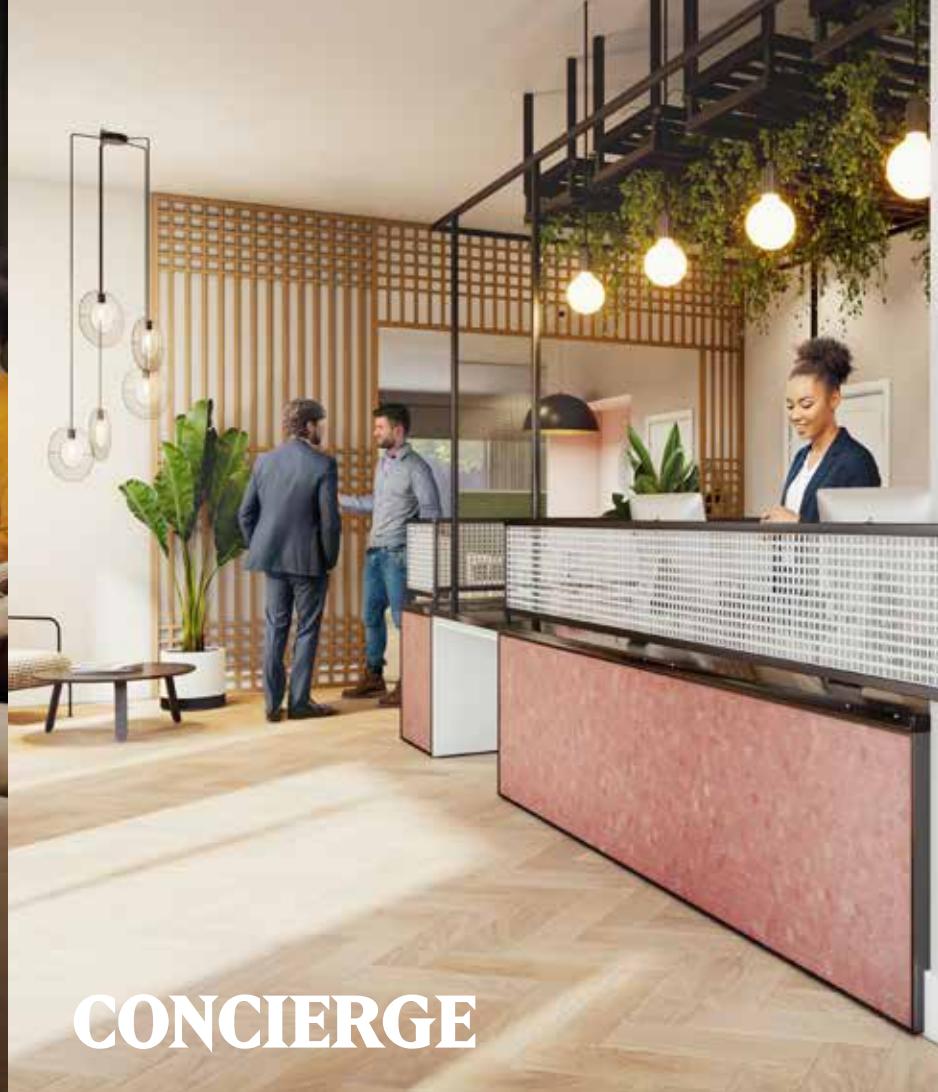
# CINEMA ROOM



Computer generated image is indicative only

As a Waterside resident, you'll enjoy access to a range of amenities, including a 16-hour concierge service and a stylish residents' lounge, where you can meet up with friends or catch up on work.

There are also communal and private dedicated working spaces, plus a bookable meeting room. And when it's time to unwind, watch a blockbuster or the big match in the snug cinema room.



# CONCIERGE



Computer generated image is indicative only

Featuring a striking kitchen and living area, with large windows for maximum light and a private outside space, your new Waterside home is the perfect place to relax, work or entertain. Your elegant kitchen has sleek built-in appliances, great storage and light grey worktops for a fresh modern look you'll be proud to show off.

# THE APARTMENTS





Computer generated image is indicative only



Computer generated image is indicative only

## KITCHEN

- Contemporary handleless Rok 'Premium White' kitchen
- Bosch integrated oven, microwave and induction hob
- Bosch extractor hood, integrated fridge/freezer and dishwasher\*
- Stainless steel undermount sink with Hansgrohe matt black mixer tap
- Bespoke cut full height tiled splashback
- 20mm Light Grey laminate worktop
- Soft close drawers
- LED feature lighting to wall units

## BATHROOM

- 600 x 600mm light grey porcelain wall tiles to select walls
- Contemporary Roca white sanitaryware
- Roca white soft close WC with matt black flush plate
- Hansgrohe matt black tap
- Mirrored vanity unit with laminate worktop and below shelving lighting
- Shaving socket within vanity unit
- Hansgrohe matt black thermostatic bath/shower mixer including overhead and hand shower
- Heated towel rail in matt black
- Shower screen with matt black finish and clear glass

## BEDROOM

- Full height fitted wardrobes with light grey sliding doors and brushed black handles (to main bedroom only)

## EN-SUITE

- 600 x 600mm light grey porcelain wall tiles to select walls
- Contemporary Roca white sanitaryware
- Roca white soft close WC with matt black flush plate
- Hansgrohe matt black tap
- Hansgrohe matt black Thermostatic shower mixer including overhead and hand shower
- Mirrored vanity unit with laminate worktop and below shelving lighting
- Sliding shower screen with classic white shower tray
- Heated towel rail in matt black

## GENERAL

- Bosch washer dryer located in hallway utility cupboard
- Matt black pull handles to utility cupboard
- Tarkett Scandinavian Oak Dark Grey flooring throughout, including bathroom and en-suite
- Underfloor heating in kitchen/living rooms and bedrooms
- Dulux Emulsion Light Grey painted internal doors throughout
- Square grooved architraves and skirtings throughout
- Single lever round matt black door handles for bedrooms, bathrooms and en-suites
- Heating and hot water supplied by central plant and charged separately
- Virgin, Open Reach and Hyperoptic data points to living room and main bedrooms
- Terrestrial, Sky + and Sky Q TV connections available\*\*
- Heat interface units located in communal corridors

## ELECTRICAL

- Recessed LED downlights throughout
- Pendant light to utility cupboard
- USB and USBC electrical sockets to kitchen, living area and bedroom

## SECURITY/PEACE OF MIND

- Multi-lock door with security chain and spy hole
- Video entry phone system
- Sprinkler system fitted throughout the apartment
- Smoke and heat detectors
- 999-year lease
- 12-year NHBC warranty from practical completion
- 2-year defect warranty from practical completion

\*Slimline dishwasher for 1 bedroom apartments \*\*Subject to separate subscription.

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 reserves the right to make these changes as required.



# BLOCK: B

## FLOOR: GROUND

### 3-bedroom Duplex Lower Ground

#### B-00-01 / B-00-06

Dining 3.65 x 2.93m 11' 11" x 9' 7"  
Kitchen 2.90 x 3.89m 9' 6" x 12' 9"

Total apartment internal area 118m<sup>2</sup> 1266ft<sup>2</sup>

Terrace 2.26 x 3.50m 7' 5" x 11' 5"

### 2-bedroom Lower Ground

#### B-00-02 / B-00-03 / B-00-04 / B-00-05

Kitchen/Dining 3.25 x 3.45m 10' 8" x 11' 4"  
Living 4.47 x 3.74m 14' 8" x 12' 3"

Total apartment internal area 90m<sup>2</sup> 968ft<sup>2</sup>

Terrace 2.26 x 3.50m 7' 5" x 11' 5"

### 3-bedroom Lower Ground

#### B-00-07 / B-00-12

Dining 3.42 x 3.34m 11' 2" x 10' 11"  
Kitchen 2.70 x 3.60m 8' 10" x 11' 10"

Total apartment internal area 112m<sup>2</sup> 1205ft<sup>2</sup>

Terrace 2.70 x 1.71m 8' 10" x 5' 7"

### 3-bedroom Duplex Lower Ground

#### B-00-09 / B-00-10

Dining 2.80 x 3.16m 9' 2" x 10' 4"  
Kitchen 3.37 x 2.85m 11' 0" x 9' 4"

Total apartment internal area 103m<sup>2</sup> 1104ft<sup>2</sup>

Terrace 3.39 x 1.81m 11' 1" x 5' 11"

### 2-bedroom Lower Ground

#### B-00-08 / B-00-11

Kitchen/Dining 4.00 x 3.54m 13' 1" x 11' 7"  
Living 6.16 x 3.24m 20' 2" x 10' 7"

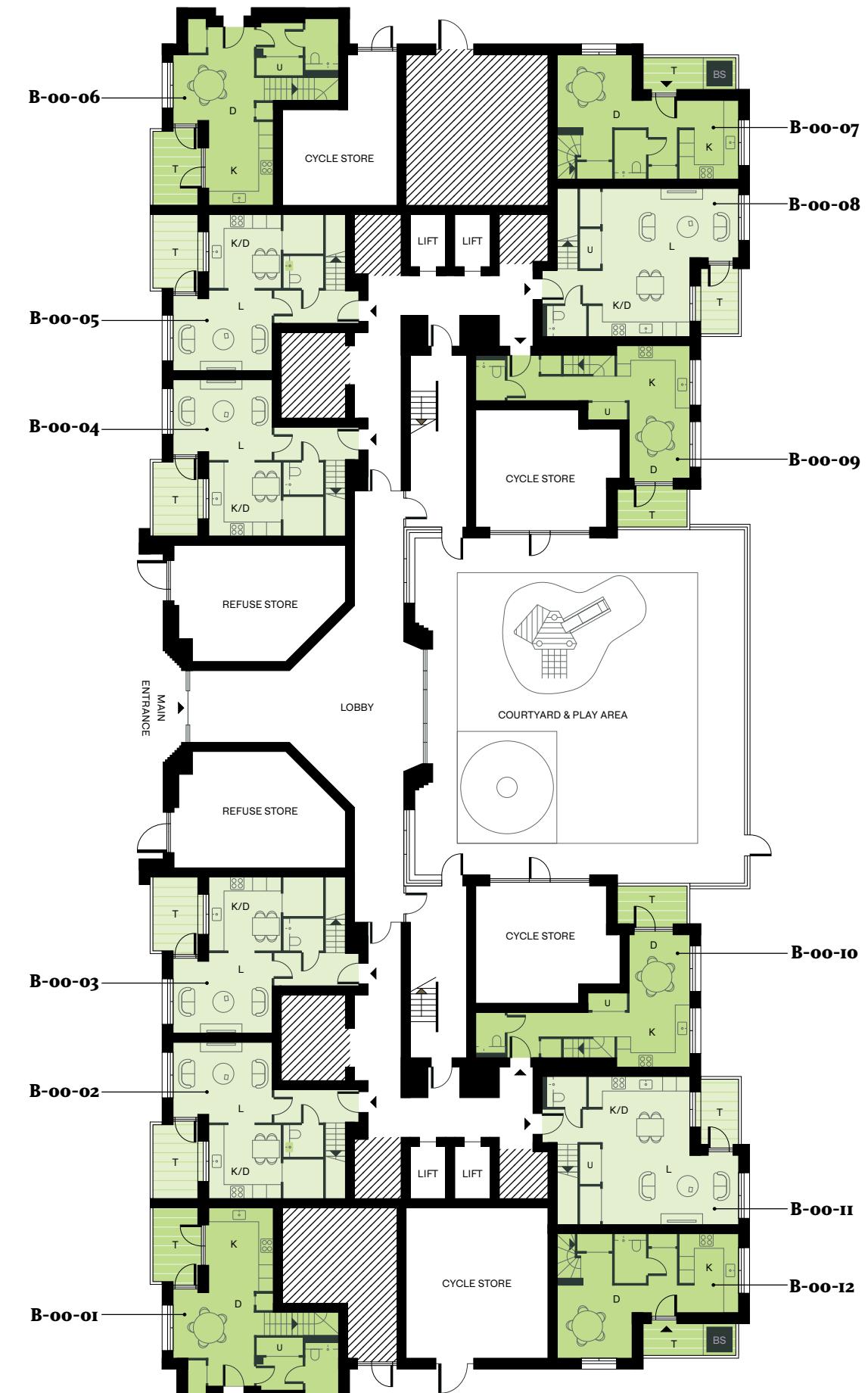
Total apartment internal area 97m<sup>2</sup> 1047ft<sup>2</sup>

Terrace 1.81 x 3.16m 5' 11" x 10' 4"

KEY:	D / L / K	Dinning / Living / Kitchen
	BD	Bedroom
	BR	Bathroom
	ES	En-suite
	W	Wardrobe
	U	Utility
	T	Terrace
	BS	Bin Store*

\*For B-00-07 / B-00-12 only

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floorplans and availability



# BLOCK: B

## FLOOR: 01

### 3-bedroom Duplex Upper

#### B-00-01 / B-00-06

Living	4.07 x 5.79m	13' 4" x 19' 0"
Bedroom 1	3.38 x 5.34m	11' 1" x 17' 6"
Bedroom 2	4.74 x 2.75m	15' 6" x 9' 0"
Bedroom 3	3.27 x 2.74m	10' 9" x 9' 0"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
En-suite	2.00 x 1.47m	6' 6" x 4' 10"

Total apartment internal area 118m<sup>2</sup> 1266ft<sup>2</sup>

Balcony 2.21 x 3.50m 7' 3" x 11' 5"

### 2-bedroom Duplex Upper

#### B-00-02 / B-00-03 / B-00-04 / B-00-05

Bedroom 1	3.39 x 3.31m	11' 1" x 10' 10"
Bedroom 2	4.14 x 3.78m	13' 7" x 12' 4"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
En-suite	1.47 x 2.00m	4' 10" x 6' 6"

Total apartment internal area 90m<sup>2</sup> 968ft<sup>2</sup>

Balcony 2.26 x 3.50m 7' 5" x 11' 5"

### 3-bedroom Duplex Upper

#### B-00-07 / B-00-12

Living	4.64m x 3.61m	15' 3" x 11' 10"
Bedroom 1	2.74 x 4.70m	9' 0" x 15' 5"
Bedroom 2	3.25 x 3.40m	10' 8" x 11' 2"
Bedroom 3	2.87 x 3.40m	9' 5" x 11' 2"
Bathroom	2.20 x 2.11m	7' 2" x 6' 11"
En-suite	1.55 x 2.11m	5' 1" x 6' 11"

Total apartment internal area 112m<sup>2</sup> 1205ft<sup>2</sup>

Balcony 4.40 x 1.70m 14' 5" x 5' 7"

### 3-bedroom Duplex Upper

#### B-00-09 / B-00-10

Living	4.62 x 3.14m	15' 2" x 10' 3"
Bedroom 1	3.24 x 4.06m	10' 7" x 13' 3"
Bedroom 2	2.55 x 3.64m	8' 4" x 11' 11"
Bedroom 3	4.62 x 2.73m	15' 2" x 8' 11"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"
En-suite	2.00 x 1.47m	6' 6" x 4' 10"

Total apartment internal area 103m<sup>2</sup> 1104ft<sup>2</sup>

Balcony 3.39 x 1.81m 11' 1" x 5' 11"

### 2-bedroom Duplex Upper

#### B-00-08 / B-00-II

Bedroom 1	3.91 x 3.38m	12' 10" x 11' 1"
Bedroom 2	4.49 x 3.35m	14' 9" x 11' 0"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
En-suite	2.00 x 1.47m	6' 6" x 4' 10"

Total apartment internal area 97m<sup>2</sup> 1047ft<sup>2</sup>

Balcony 1.81 x 3.16m 5' 11" x 10' 4"

### 2-bedroom

#### B-01-04 / B-01-05

Kitchen/Dining	4.20 x 3.49m	13' 9" x 11' 5"
Living	4.68 x 3.49m	15' 4" x 11' 5"
Bedroom 1	3.79 x 3.60m	12' 5" x 11' 9"
Bedroom 2	3.78 x 3.60m	12' 4" x 11' 9"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"

Total internal area 74m<sup>2</sup> 796ft<sup>2</sup>

Balcony 1 2.26 x 3.50m 7' 5" x 11' 5"

Balcony 2 1.02 x 3.66m 3' 4" x 12' 0"

KEY:	D / L / K	Dinning / Living / Kitchen
	BD	Bedroom
	BR	Bathroom
	ES	En-suite
	W	Wardrobe
	U	Utility
	B	Balcony

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# BLOCK: B

## FLOOR: 02–04

### 2-bedroom

**B-02-04 / B-02-05**  
**B-03-04 / B-03-05**  
**B-04-04 / B-04-05**

Kitchen/Dining	4.20 x 3.49m	13' 9" x 11' 5"
Living	4.68 x 3.49m	15' 4" x 11' 5"
Bedroom 1	3.79 x 3.60m	12' 5" x 11' 9"
Bedroom 2	3.78 x 3.60m	12' 4" x 11' 9"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"
<b>Total internal area</b>	<b>74m<sup>2</sup></b>	<b>796ft<sup>2</sup></b>

Balcony 1	2.26 x 3.50m	7' 5" x 11' 5"
Balcony 2	1.02 x 3.66m	3' 4" x 12' 0"

### 1-bedroom

**B-02-10 / B-02-13**  
**B-03-10 / B-03-13**  
**B-04-10 / B-04-13**

Kitchen	2.95 x 2.20m	9' 8" x 7' 2"
Living/Dining	5.31 x 3.24m	17' 5" x 10' 7"
Bedroom 1	3.01 x 3.47m	9' 10" x 11' 4"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
<b>Total internal area</b>	<b>51m<sup>2</sup></b>	<b>549ft<sup>2</sup></b>

Balcony	1.81 x 3.16m	5' 11" x 10' 4"
Balcony	3.39 x 1.81m	11' 1" x 5' 11"

### 1-bedroom

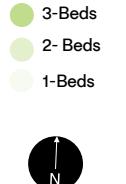
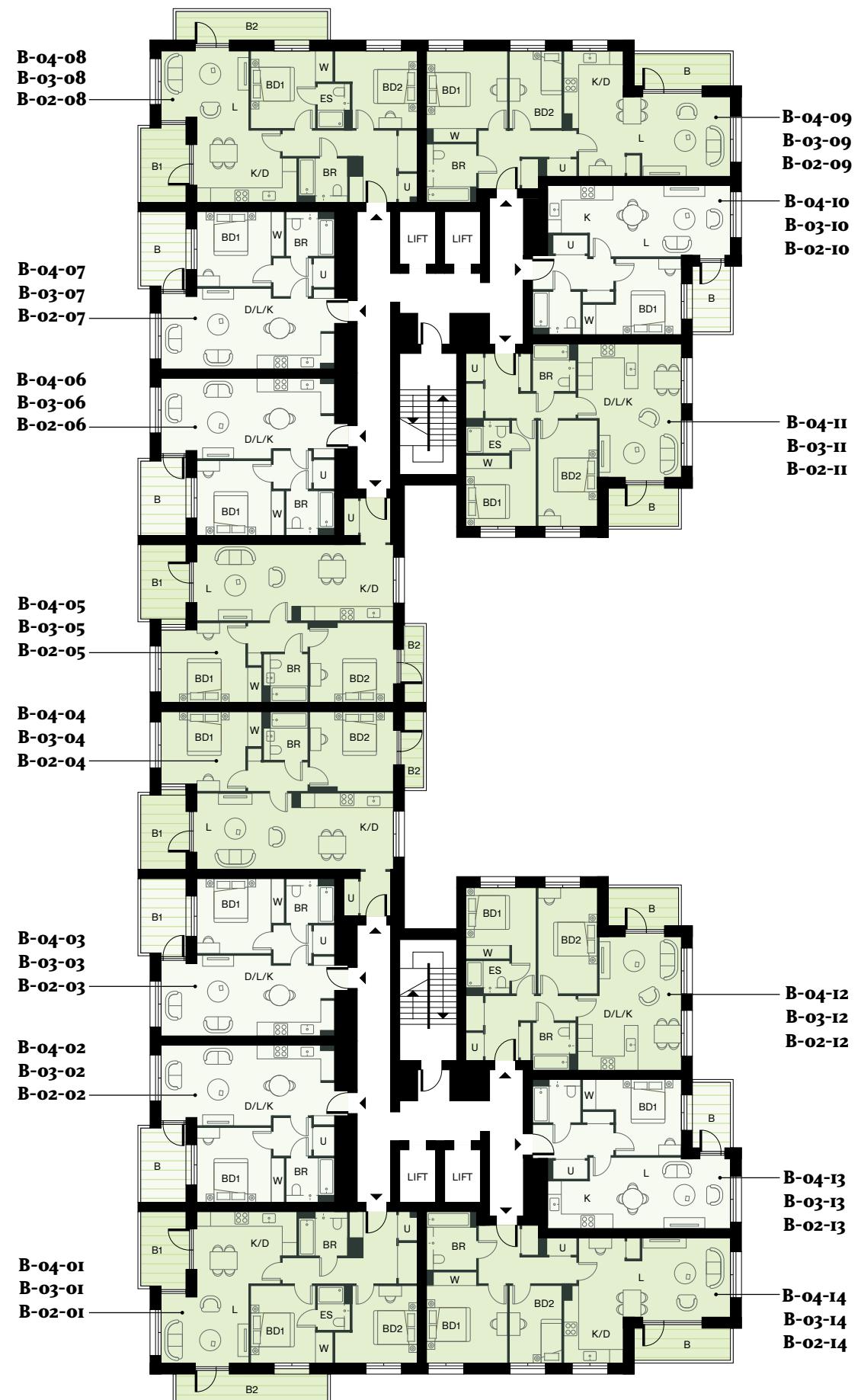
**B-02-02 / B-02-03 / B-02-06 / B-02-07**  
**B-03-02 / B-03-03 / B-03-06 / B-03-07**  
**B-04-02 / B-04-03 / B-04-06 / B-04-07**

Dining/Living/Kitchen	6.78 x 3.69m	22' 3" x 12' 1"
Bedroom 1	3.94 x 3.40m	12' 11" x 11' 2"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
<b>Total internal area</b>	<b>51m<sup>2</sup></b>	<b>549ft<sup>2</sup></b>

Balcony	2.27 x 3.50m	7' 5" x 11' 5"
Balcony 1	2.26 x 3.50m	7' 5" x 11' 5"
Balcony 2	6.83 x 1.14m	22' 5" x 3' 8"

KEY:	D / L / K	Dinning / Living / Kitchen
	BD	Bedroom
	BR	Bathroom
	ES	En-suite
	W	Wardrobe
	U	Utility
	B	Balcony

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# BLOCK: B

## FLOOR: 05

### 2-bedroom

#### B-05-04 / B-05-05

Kitchen/Dining	4.20 x 3.49m	13' 9" x 11' 5"
Living	4.68 x 3.49m	15' 4" x 11' 5"
Bedroom 1	3.79 x 3.60m	12' 5" x 11' 9"
Bedroom 2	3.78 x 3.60m	12' 4" x 11' 9"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"

Total internal area **74m<sup>2</sup>** **796ft<sup>2</sup>**

Balcony 1 2.26 x 3.50m 7' 5" x 11' 5"  
Balcony 2 1.02 x 3.66m 3' 4" x 12' 0"

### 1-bedroom

#### B-05-02 / B-05-03 / B-05-06 / B-05-07

Dining/Living/Kitchen	6.78 x 3.69m	22' 3" x 12' 1"
Bedroom 1	3.94 x 3.40m	12' 11" x 11' 2"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"

Total internal area **51m<sup>2</sup>** **549ft<sup>2</sup>**

Balcony 2.27 x 3.50m 7' 5" x 11' 5"

### 2-bedroom

#### B-05-09 / B-05-12

Kitchen/Dining	3.56 x 5.75m	11' 8" x 18' 10"
Living	3.94 x 3.61m	12' 11" x 11' 10"
Bedroom 1	3.66 x 4.16m	12' 0" x 13' 8"
Bedroom 2	2.40 x 3.55m	7' 10" x 11' 7"

Total internal area **73m<sup>2</sup>** **788ft<sup>2</sup>**

Balcony 4.40 x 1.70m 14' 5" x 5' 7"

\*One continuous balcony

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	BD	Bedroom
	BR	Bathroom
	ES	En-suite
	W	Wardrobe
	U	Utility
	B	Balcony

3-Beds  
2-Beds  
1-Beds



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# BLOCK: B

## FLOOR: 06

### 2-bedroom

#### B-06-03 / B-06-04

Kitchen	3.09 x 3.15m	10' 1" x 10' 4"
Living/Dining	6.07 x 3.09m	19' 11" x 10' 1"
Bedroom 1	3.94 x 3.16m	12' 11" x 10' 4"
Bedroom 2	3.44 x 3.05m	11' 3" x 10' 0"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
En-suite	2.00 x 1.47m	6' 6" x 4' 10"
<b>Total internal area</b>	<b>71m<sup>2</sup></b>	<b>761ft<sup>2</sup></b>
Balcony	1.87 x 6.76m	6' 1" x 22' 2"

### 2-bedroom

#### B-06-08 / B-06-09

Dining	2.05 x 4.65m	6' 8" x 15' 3"
Kitchen	3.00 x 1.85m	9' 10" x 6' 1"
Living	3.80 x 3.60m	12' 5" x 11' 9"
Bedroom 1	3.80 x 3.29m	12' 5" x 10' 9"
Bedroom 2	2.53 x 3.39m	8' 3" x 11' 1"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"
<b>Total internal area</b>	<b>63m<sup>2</sup></b>	<b>678ft<sup>2</sup></b>
Balcony	1.59 x 4.03m	5' 2" x 13' 2"

### 2-bedroom

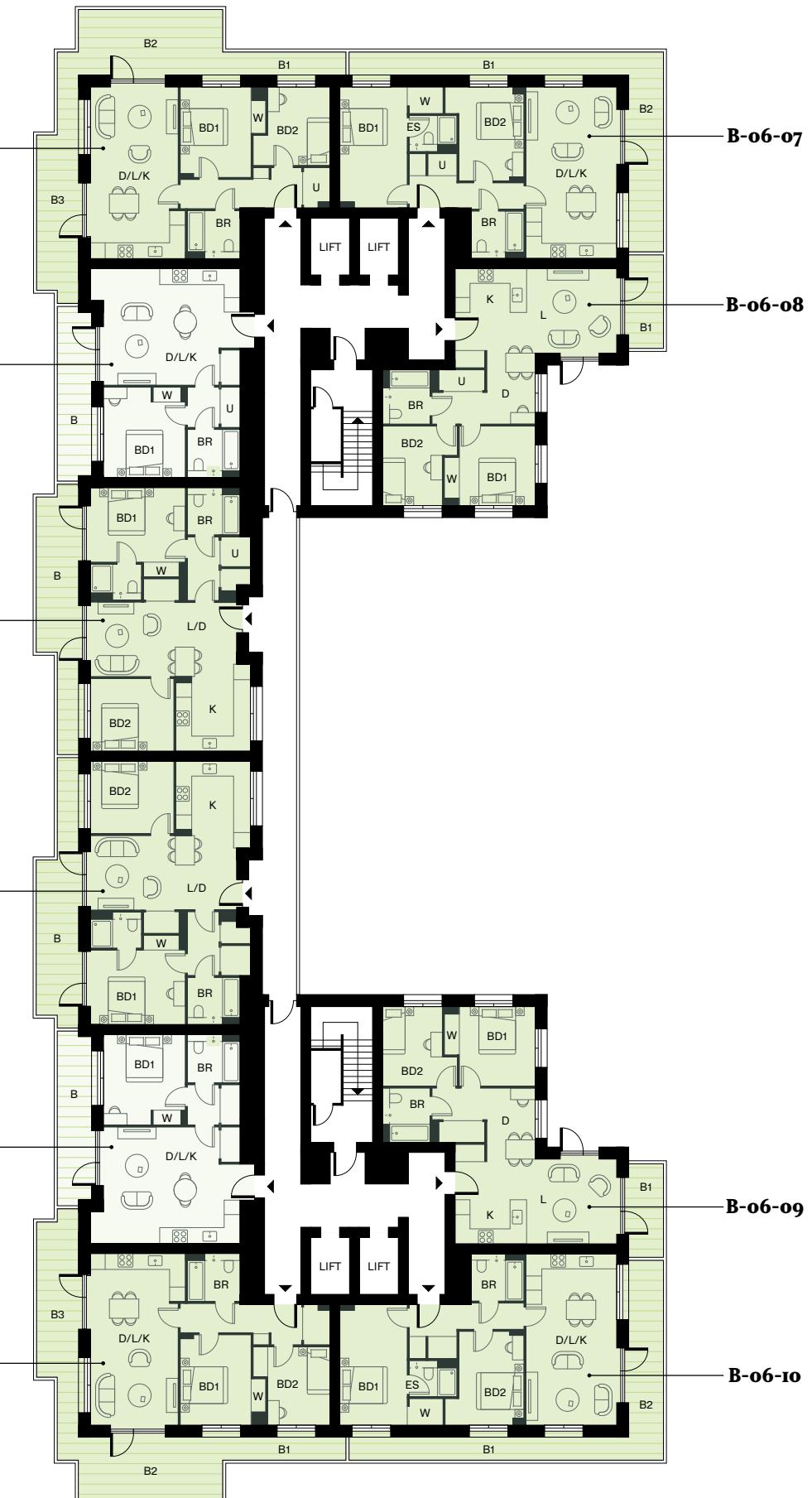
#### B-06-01 / B-06-06

Dining/Living/Kitchen	3.64 x 7.12m	11' 11" x 23' 4"
Bedroom 1	3.53 x 3.81m	11' 7" x 12' 6"
Bedroom 2	2.70 x 3.30m	8' 10" x 10' 10"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
<b>Total internal area</b>	<b>64m<sup>2</sup></b>	<b>685ft<sup>2</sup></b>
Balcony 1*	1.87 x 6.76m	6' 1" x 22' 2"
Balcony 2*	6.32 x 2.88m	20' 8" x 9' 5"
Balcony 3*	5.03 x 1.14m	16' 6" x 3' 8"

\*One continuous balcony

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	BD	Bedroom
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# HOMEOWNER STORIES

Hear from our homeowners and find out how Peabody helped them onto the property ladder to find their dream home through Shared Ownership.

## CONRAD, SOUTHMERE

Conrad works as a personal trainer in Canary Wharf, so travelling into London was a key factor when buying his new home. He knew a lot about the history of the area from previously living in London and has seen Thamesmead develop with Southmere really transforming the area.

“

It has become a fantastic place over the last few years and with the arrival of the Elizabeth Line it's a complete gamechanger.”



## BOBBY & FARIDEH, SOUTHMERE

After renting in Chingford for three years, Bobby and Farideh and their two daughters, have settled in nicely in their two-bedroom home at our Southmere development. Initially faced with some resistance from their teenage daughters who were reluctant to leave their friends behind, the family are loving life at Southmere.

“

We wanted to be part of a friendly community and the new impressive facilities here coupled with the shared green and blue spaces.”



# More than just a place to live

We at Peabody have a proud legacy of helping generations of homebuyers and residents find their place in thriving neighbourhoods, communities and homes for over 160 years.

The team at Peabody New Homes is dedicated to finding you a home that is more than just a place to live. A place you can call your own. A place to belong. A place that you're proud to call home.

Find @PeabodyNewHomes on



## 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 responsible for more than 109,000 homes and around 220,000 residents across London and the Home Counties.



## CUSTOMER FOCUS

Whether it's your first or forever home, we know that buying a new place can be a demanding time. Our sales team is committed to guiding you through the process and helping you every step of the way. Rated "Excellent" on Trustpilot, we're proud to offer you a service that makes a difference.



## QUALITY, DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry renowned for quality, multi-award-winning and innovative design. We work with industry experts and continually monitor quality throughout the building process to reduce our impact on climate change, lessen our carbon footprint and create properties people are proud to call home.

Our Greener Homes Programme is our commitment to the environment and will aim to minimise our impact on the planet and support thriving neighbourhoods.



Scan here to  
find out more



## SOCIAL IMPACT

Our social purpose is why we exist. We re-invest the surplus made from the sale of our homes to provide more homes and services to those who need it most. We deliver services that support customers and the wider communities that we work in, and invest in local projects through our Community Foundation.



Scan here to  
find out more



Trustpilot



\*2024/2025 Annual Report

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DISCOVER  
MORE THAN  
JUST A VIEW AT  
SOUTHMERE



