

ST OLAVE'S

CANADA WATER



ST OLAVE'S
CANADA WATER

Stay close to the city.
Live closer to nature.

1, 2 & 3-bedroom thoughtfully designed
homes in Canada Water with
Shared Ownership



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About Peabody





Where London life feels more connected

Connect one minute, switch off the next.

Here's where Canada Water's buzzing neighbourhood meets the peaceful open spaces of Southwark Park, and where it's easy to get around the capital with speedy transport connections both east to west and north to south.

Inspired by Peabody's mission to help people make the most of their lives, St Olave's is a place that keeps Londoners in touch with the things that matter most.

You're going places...



Stay close

Computer generated image is indicative only.

A short journey into work

Canada Water's fantastic transport connections make heading east or west faster and more efficient than ever.

Jump on the tube at Canada Water station, just 6 minutes' walk from St. Olave's, and you'll be in the West End or Canary Wharf in no time. Plus, Borough and London Bridge are in easy reach too.



North Dock at West India Quay

A shorter walk to the park

And when it's time to switch off?
Leafy Southwark Park feels like
a lush extension of your home's
outdoor space.

South London's gem of a park never feels crowded,
making it the perfect spot for morning runs, weekend
walks, summer picnics or simply a sense of escapism
from the hum of the city beyond.



The life & soul of south-east London

Canada Water has always welcomed change with open arms. Today the neighbourhood's getting ready for the arrival of new shops, public parks, community facilities and affordable homes.

Visit the neighbourhood today and you'll see that Canada Water has never felt buzzier, yet its transformation is for the benefit of the entire community's future.

This means that alongside the new crop of street food markets, waterside cafés and restaurants springing up, the Canada Water Masterplan is set to deliver important local amenities including a new leisure centre and high street, improved educational and healthcare services, a supermarket and library. All within just one stop of Canary Wharf.

- 1 / Mousetail Café
- 2 / The Mayflower
- 3 / Canada Water Station
- 4 / Canada Water Market



All change at Canada Water

This part of London is getting ready for an exciting transformation

2,000,000 sqft

of new state-of-the-art
smart-enabled workspaces.

1,000,000 sqft

of shops, restaurants,
culture and leisure plus
London's first new high
street for 100 years.

1,200 new trees

alongside 24,000 new plants
around Canada Dock including
a new 3.5 acre park.

5 mins by foot

Canada Water Café



Breakfast, lunch or dinner, Canada Water Café is always buzzing. When this brilliant neighbourhood Italian café, bar and restaurant opened 10 years ago, it helped to kickstart a local foodie scene that's still going strong today.

Bag a table on the south-facing terrace and take your pick from freshly made pasta and Neapolitan-style pizza. It's a great spot for an after work cocktail, too.



10 mins by foot

The Mayflower



This centuries-old watering hole is about as perfect as a local pub could be. Tucked away on a cobbled street, The Mayflower combines cosy, old-world charm and excellent food, with its Sunday roast voted one of the world's best. A riverside deck has great views across the water to Wapping.



15 mins by foot

Stave Hill

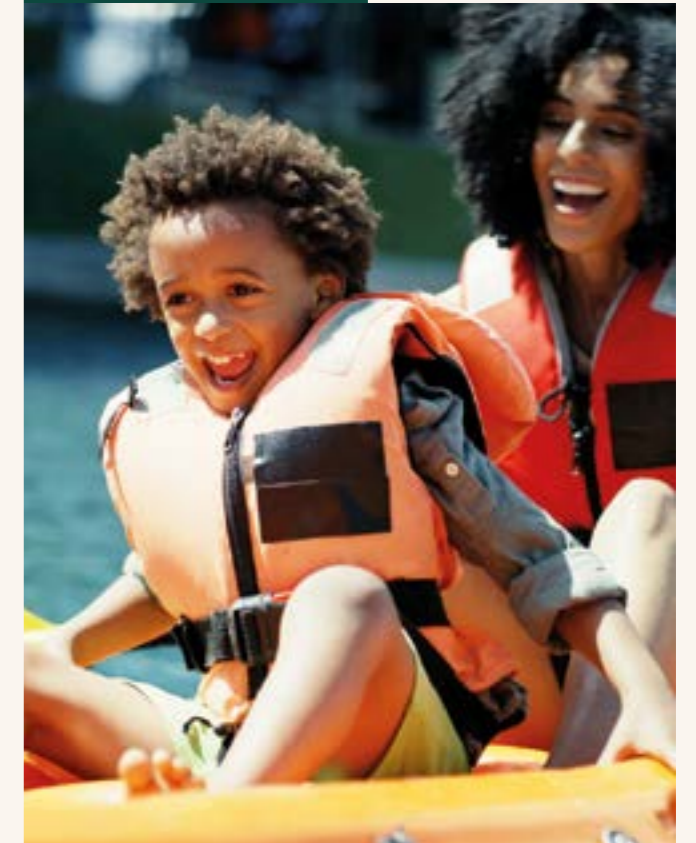


Looking out from atop Stave Hill, you can see why London is one of the world's greenest capitals. Even more incredible than the view is the fact that this woodland wildlife haven was created from the rubble that remained when the area's disused docks were filled.



15 mins by foot

Greenland Dock



At Greenland Dock, you can soak up the charm of London's oldest surviving dock, now a vibrant hub for leisure and relaxation. Stroll along its waterside paths, or for those feeling adventurous, try your hand at paddleboarding or kayaking, with rentals available on-site.



It's all going on

If there's a place that captures London's multi-faceted character, it's Canada Water. Whatever you're into, find it right here.



Cafés, pubs & restaurants

- 1 Canada Water Café
Italian café serving breakfast, lunch and evening meals
- 2 Mouse Tail Café
Speciality coffee and bakery
- 3 Leadbelly's Bar & Kitchen
Industrial-chic dining room and bar
- 4 Southwark Park Pavilion Café
Pondside café with indoor and outdoor seating
- 5 The Mayflower
Historical Thameside pub
- 6 Watchhouse Café
Cosy coffee shop with pastries and cakes
- 7 The Angel
Victorian pub with river views
- 8 Salter Quay
Gastropub in a converted warehouse overlooking the River Thames
- 9 Prospect of Whitby
London's oldest riverside tavern dating back to 1520
- 10 The Pear Tree
Australian inspired restaurant and deli

Sports & leisure

- 11 Seven Islands Leisure Centre
Leisure centre with swimming pool
- 12 Southwark Park Sports & Athletics Centre
400m running track with fitness gym
- 13 Southwark Park Outdoor Gym
Free-use equipment and starting point for Parkrun
- 14 Surrey Docks Water & Fitness Centre
Watersports, gym and classes
- 15 Canada Water Studios
Dance, yoga and fitness classes
- 16 Arch Climbing Wall
Rock climbing gym
- 17 Southwark Park Tennis Courts
Popular outdoor courts in Southwark Park
- 18 Mellish Sports Ground
Athletics field
- 19 Hollywood Bowl
Multi-lane bowling alley

Places of interest

- 20 Brunel Musuem
The story of the Thames Tunnel
- 21 Sands Film Studios
Cultural hub for film, music, theatre
- 22 London Bubble Theatre Company
Community-based theatre with live events
- 23 Rotherhithe Beach
Accessible Thames Riverside bank
- 24 Southwark Park Art Galleries
Contemporary art gallery hosting exhibitions
- 25 Stave Hill Viewpoint
Scenic views across London
- 26 Canada Water Theatre
Theatre and library hosting community events
- 27 Phantom Peak
Immersive live events venue



Canada Water is calling

You're never more than 10 minutes from the water's edge, and all the possibilities it brings. When London's most vibrant waterside is right on your doorstep, there's no need to seek adventure elsewhere.

Canada Water's tranquil waterways means that it's easy to forget that you're just a couple of stops from central London.

Dip into waterside life with paddleboarding at nearby Greenland Dock, head to Surrey Docks Fitness and Watersports Centre to try out sailing, kayaking, wind surfing and canoeing, and welcome the day with a picturesque run that takes in parks, docks and historical sights.



Where history runs deep

A colourful history as a trading port has left its mark on Rotherhithe's landscape and culture.

It is from these docks that The Mayflower set sail to the New World over 400 years ago, and from where London welcomed whaling ships from Canada and timber supplies from Scandinavia – connections that survive today in its fascinating history and place names.

During the 19th and early 20th centuries, workers carrying timber over their shoulders – known as 'Deal Porters' – would have been a familiar sight on the docks.

Today, though still filled with character, these waterways have become a hub for enjoying life's simple pleasures.



Surrey Quays 1930s dockworkers.
Image courtesy of Mirrorpix

Let's go outside

With Southwark Park as your back garden, and Canada Water boasting more green space per person than almost anywhere else in London, enjoying precious time outdoors is easy.

Southwark Park couldn't be closer and within you'll find tennis courts, peaceful landscaped gardens and a playground, a tranquil boating lake and bandstand, all surrounded by unspoilt open spaces. Catch the latest exhibition at the lakeside gallery before heading over to the Pavilion Café for a coffee overlooking the water.

For a real sense of escapism, journey east to Stave Hill and Russia Dock Woodland and, as you meander untamed woodland trails, the hum of urban life melts away. Created on the site of Rotherhithe's disused docks, these secluded green spaces inspire you to reconnect with nature, closer to home.

- 1 / St Mary's Churchyard Garden
- 2 / Melish Sports Ground
- 3 / Southwark Park





Authentically Bermondsey

The food and drink scene in South London is thriving. The arches snaking their way through these historic streets are alive with some of the city's most exciting foodie destinations.

Take your pick from Maltby Street Market, Bermondsey Beer Mile, Borough Market and more – all within walking distance or a short bike ride from St. Olave's.



7 minutes by bike
from St. Olave's

Foodie central

The best of south London's food scene is on your doorstep. Culinary adventure is never far away.

Over at nearby Ropewalk, Maltby Street Market's eclectic mix of traders has Borough Market vibes, and from there it's just a stroll to Bermondsey Street's smart restaurants, stopping by 'Beer Mile' for local brews on tap.

Every great London neighbourhood has its own market, and Canada Water continues this long tradition. Popping up every Sunday, right by the tube station, Canada Water Market's 40-plus stalls offer locals an ever-changing line-up of handpicked street food vendors, artisan makers, coffee and cake. And it's just a short trip south to the fun-filled arches of Deptford Market Yard, which at the weekend are joined by one of London's oldest, liveliest street markets.

- 1 / Ropewalk
- 2 / Bermondsey Street
- 3 / Deptford Market
- 4 / Borough Market

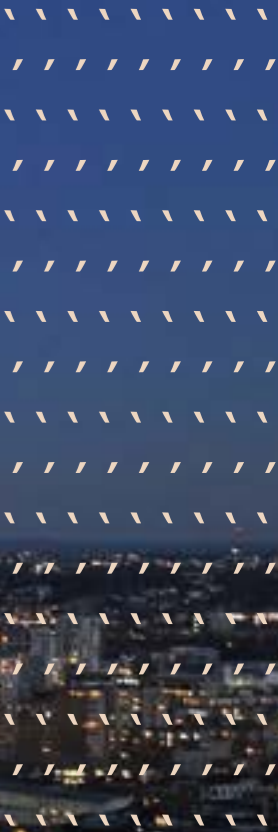


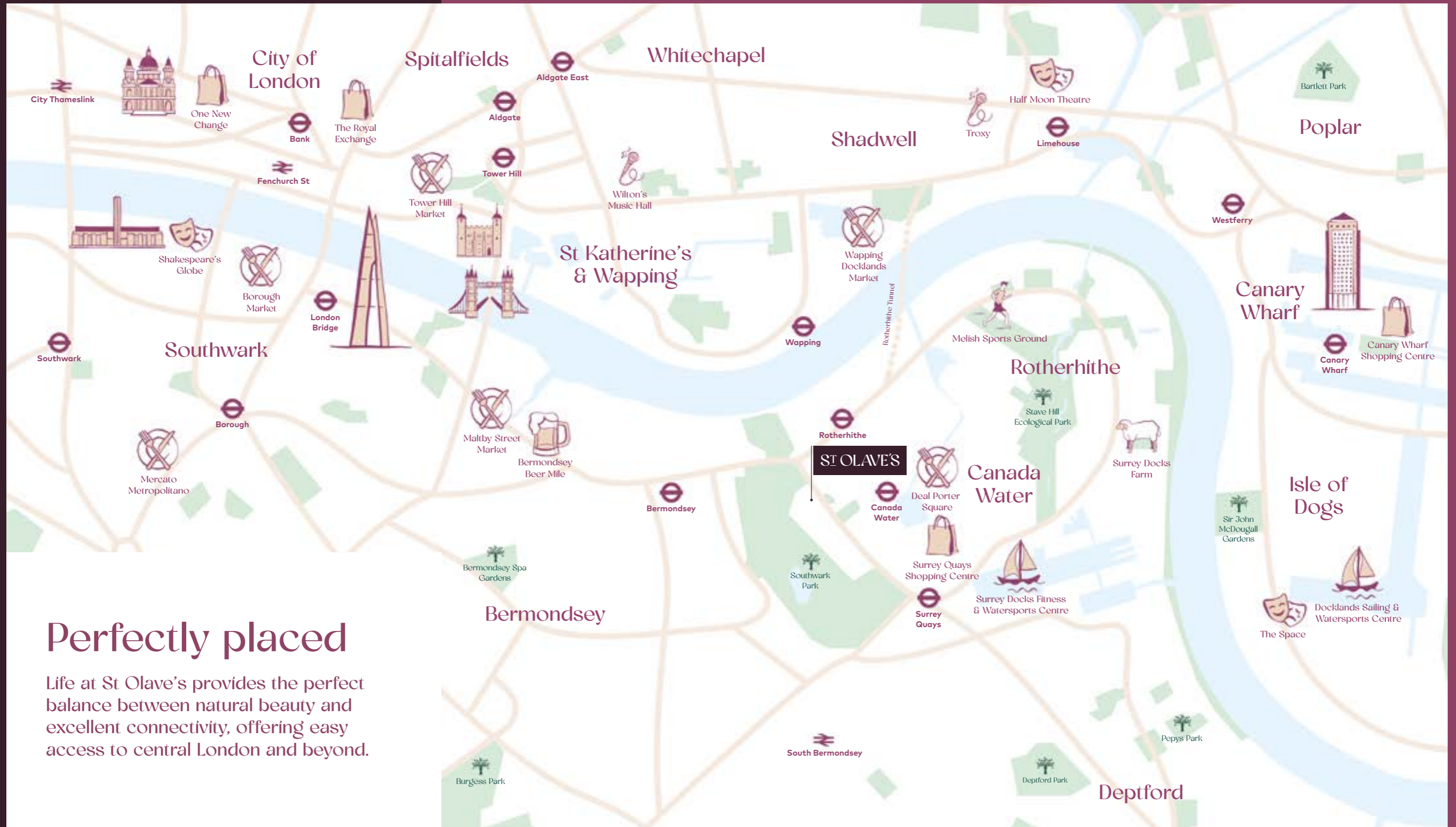
The city that (almost) never sleeps

As well as being a great place to work, Canary Wharf has evolved into a vibrant, round-the-clock destination.

Throughout Canary Wharf's waterside walks, lush parks and landscaped squares, you'll come across world-class culture – including London's largest collection of free outdoor public art – a packed programme of events throughout the year, brilliant shopping, and a thriving food and drink scene.

London connections





Perfectly placed

Life at St Olave's provides the perfect balance between natural beauty and excellent connectivity, offering easy access to central London and beyond.

Life, connected

Living at St Olave's means you're always connected.



Canada Water Underground and Overground station (Jubilee & Windrush Lines)



Rotherhithe Overground Station (Windrush Line)

Travel times

Walking and cycling travel times sourced from Google Maps and taken from St Olave's. Underground and Overground travel times sourced from TfL.



City and serenity, in perfect balance



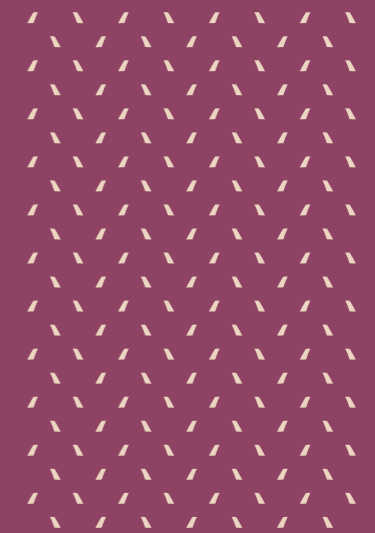
Computer generated image is indicative only.



Computer generated image of Apartment 36 is indicative only.

Life in harmony

St Olave's stylish spaces are inspired by modern, connected lifestyles. Each home comes with a high specification, private outside space and contemporary internal finishes.



Specification

Kitchen

Matte smooth green handleless base and tall kitchen units with oak laminate wall units

LED lighting under wall units

Composite worktops in light marble effect, including matching splashback

Brushed steel mixer tap

Bosch integrated fridge/freezer and dishwasher

Bosch integrated induction hob

Bosch built-in electric oven

Bosch built-in microwave

Bosch extractor

Bathroom

Shower bath with glass shower screen

Chrome bath/shower filler; shower head and rail

Matte warm beige porcelain tiles to floor and walls

White basin and W/C

Chrome mixer tap and push plate

Chrome heated towel rail

Shaver socket

En-suite

Walk-in shower with sliding glass shower screen

Chrome mixer tap with rain shower head and hand-held shower head

Matte warm beige porcelain tiles to floor and walls

White basin and W/C

Chrome mixer tap and push plate

Chrome heated towel rail

Shaver socket

Bedroom

Cormar luxelle sensation carpet

Full height built-in wardrobes to bedroom 1

General

Underfloor heating

Amtico honey oak vinyl flooring to hallways, kitchen, living and dining areas

White matte emulsion finish to walls

Energy efficient downlights throughout

Bosch freestanding washer/dryer

Mechanical Ventilation with Heat Recovery (MVHR) system providing whole home ventilation

Pet-friendly development*

Landline telephone and Virgin & BT fibre optic data points to living room and main bedroom**

Television (terrestrial and satellite) points with SkyQ+ provisions to living room and main bedroom**

Security and Peace of Mind

Video entry system

Sprinkler system fitted throughout apartments

Wired smoke and heat detectors

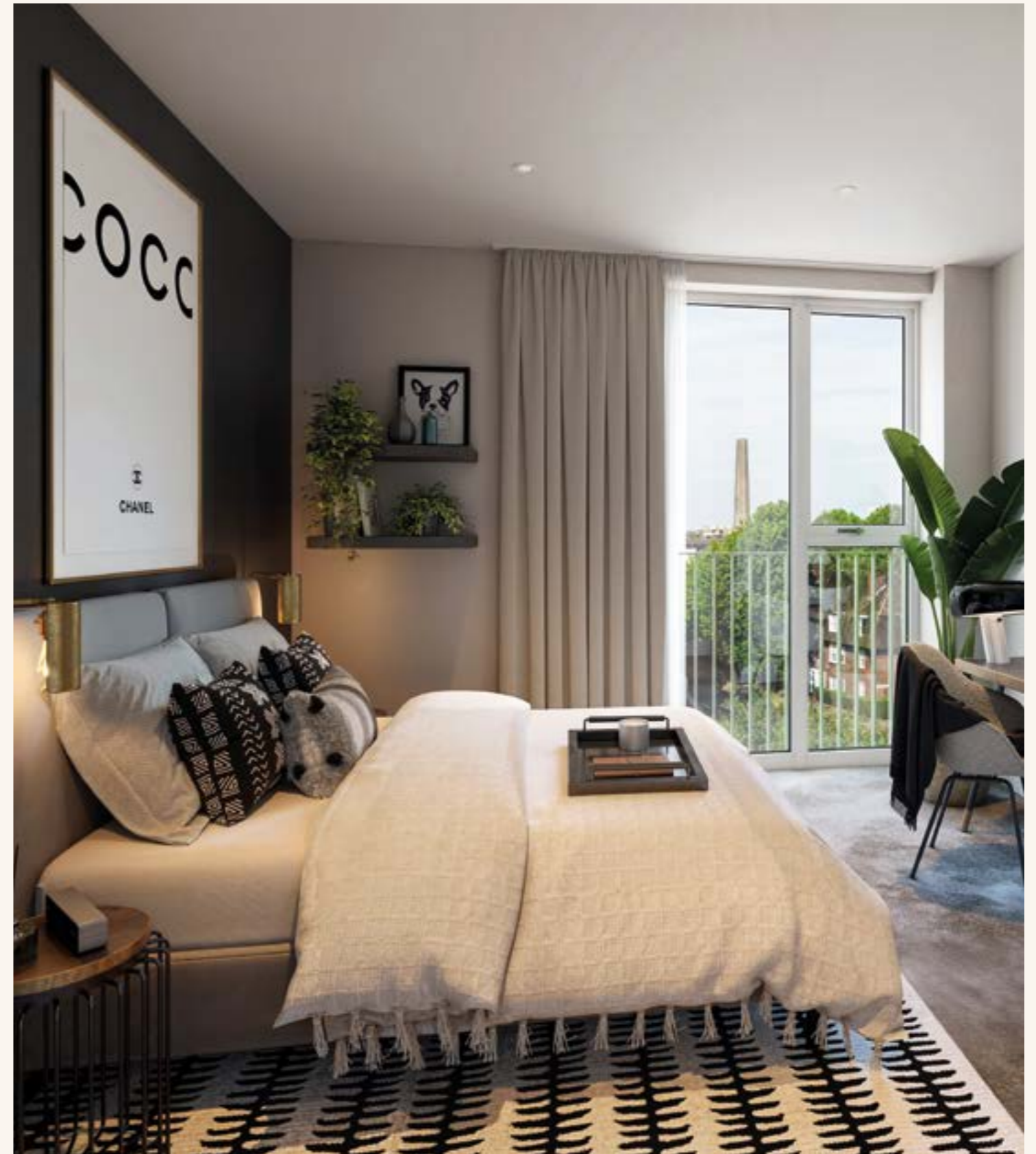
Multi-lock door with spy hole

12 year NHBC warranty

2 year defect period from practical completion

*Peabody pet policy applies

**Subject to separate subscription



The details

Computer generated image of Apartment 36 is indicative only.



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Site plan

Homes at St Olave's are connected by landscaped courtyards, play areas and paved pathways to create a welcoming living environment, just a short walk from Southwark Park and Canada Water station.

-  **Norse House**
Shared Ownership homes
-  **Parkside House**
Shared Ownership homes
& Social rent



FLOOR PLANS


Norse House

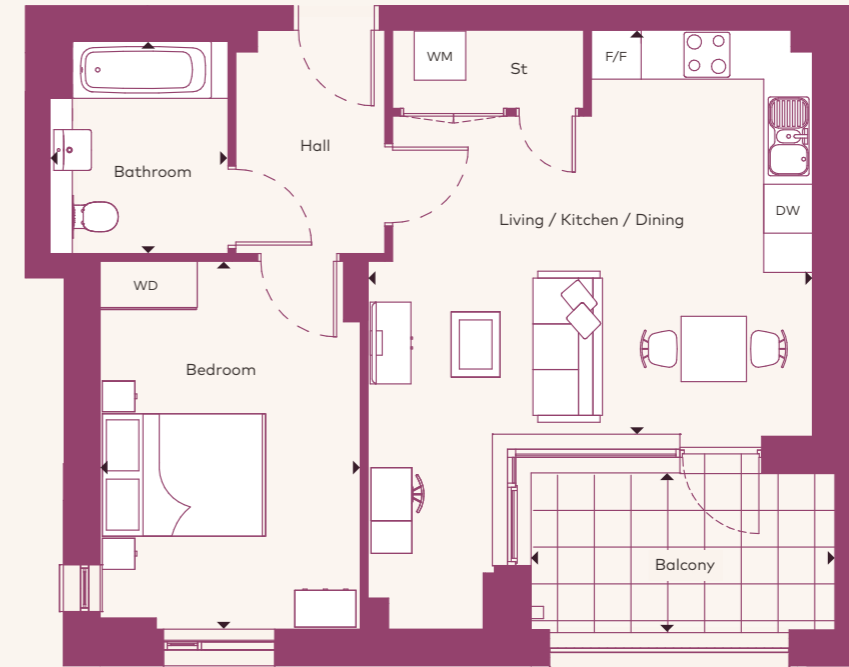
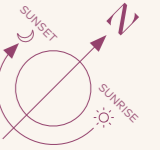
1, 2 & 3 bedroom apartments

1 bedroom apartment

Norse House

Ground Floor Apartment 3

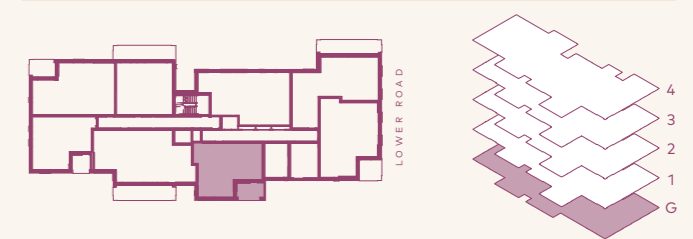
 Wheelchair
adaptable



Apartment Dimensions

| | | |
|---------------------------|-------------|----------------|
| Internal Area | 56 sqm | 604.7 sqft |
| Internal & External Area | 63.1sqm | 679.2 sqft |
| Living / Kitchen / Dining | 5.4m x 5.0m | 17'10" x 16'4" |
| Bedroom | 4.5m x 3.2m | 14'9" x 10'5" |
| Bathroom | 2.2m x 2.6m | 7'2" x 8'6" |
| Balcony | 3.7m x 1.9m | 12'3" x 6'3" |

Ground Floor



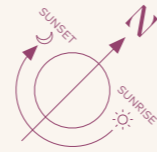
Key

| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardrobe | DW | Dishwasher |
| St | Storage | | |

1 bedroom apartment

Norse House

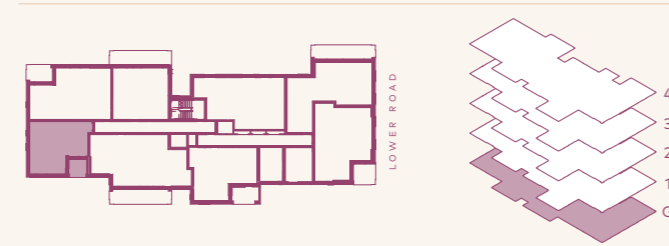
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| Ground Floor | Apartment 5 |
| 1st Floor | Apartment 14 |
| 2nd Floor | Apartment 23 |
| 3rd Floor | Apartment 32 |



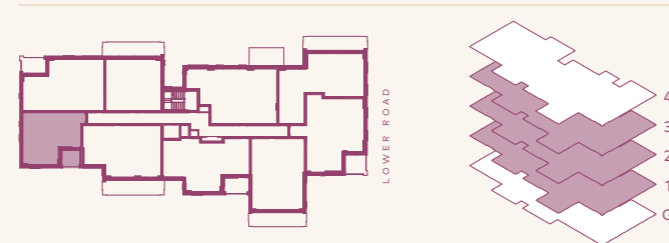
Apartment Dimensions

| | | |
|---------------------------|-------------|---------------|
| Internal Area | 51 sqm | 552 sqft |
| Internal & External Area | 56 sqm | 602.8 sqft |
| Living / Kitchen / Dining | 4.9m x 4.8m | 16'1" x 15'9" |
| Bedroom | 4.2m x 3.0m | 13'9" x 10'0" |
| Bathroom | 2.2m x 2.0m | 7'1" x 6'6" |
| Balcony | 2.5m x 2.0m | 8'2" x 6'7" |

Ground Floor



1st / 2nd / 3rd Floors



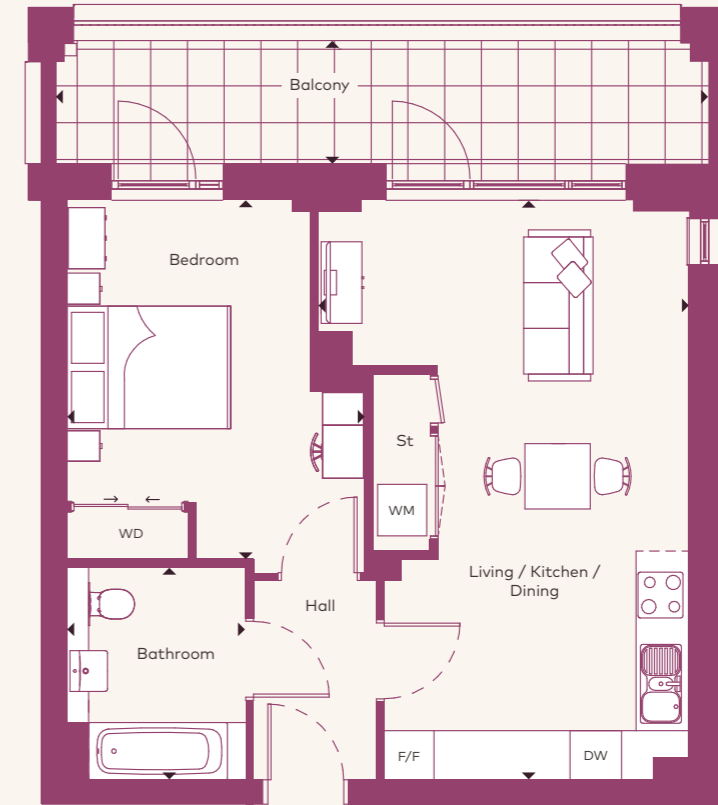
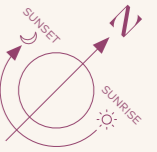
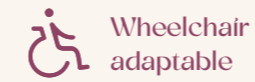
Key

| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardobe | DW | Dishwasher |
| St | Storage | | |

1 bedroom apartment

Norse House

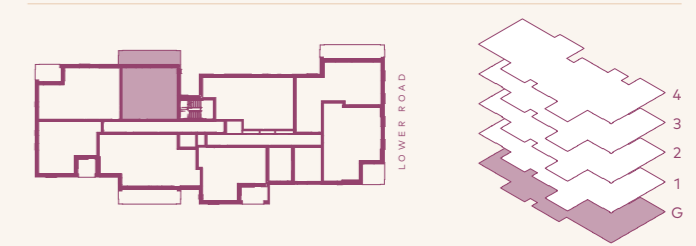
Ground Floor Apartment 7



Apartment Dimensions

| | | |
|---------------------------|-------------|----------------|
| Internal Area | 54 sqm | 582.4 sqft |
| Internal & External Area | 65.7 sqm | 707.2 sqft |
| Living / Kitchen / Dining | 4.5m x 7.1m | 14'10" x 23'3" |
| Bedroom | 3.7m x 4.4m | 12'0" x 14'5" |
| Bathroom | 2.2m x 2.6m | 7'2" x 8'6" |
| Balcony | 7.9m x 1.5m | 25'11" x 4'10" |

Ground Floor



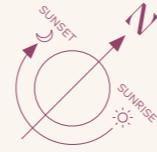
Key

| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardobe | DW | Dishwasher |
| St | Storage | | |

1 bedroom apartment

Norse House

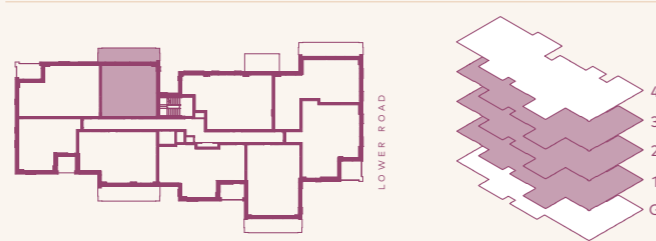
| | |
|-----------|--------------|
| 1st Floor | Apartment 16 |
| 2nd Floor | Apartment 25 |
| 3rd Floor | Apartment 34 |



Apartment Dimensions

| | | |
|---------------------------|-------------|----------------|
| Internal Area | 54 sqm | 582.4 sqft |
| Internal & External Area | 65.4 sqm | 704 sqft |
| Living / Kitchen / Dining | 7.1m x 4.4m | 23'3" x 14'4" |
| Bedroom | 3.2m x 4.8m | 10'5" x 15'11" |
| Bathroom | 2.0m x 2.2m | 6'7" x 7'1" |
| Balcony | 7.8m x 1.5m | 25'6" x 4'10" |

1st / 2nd / 3rd Floors



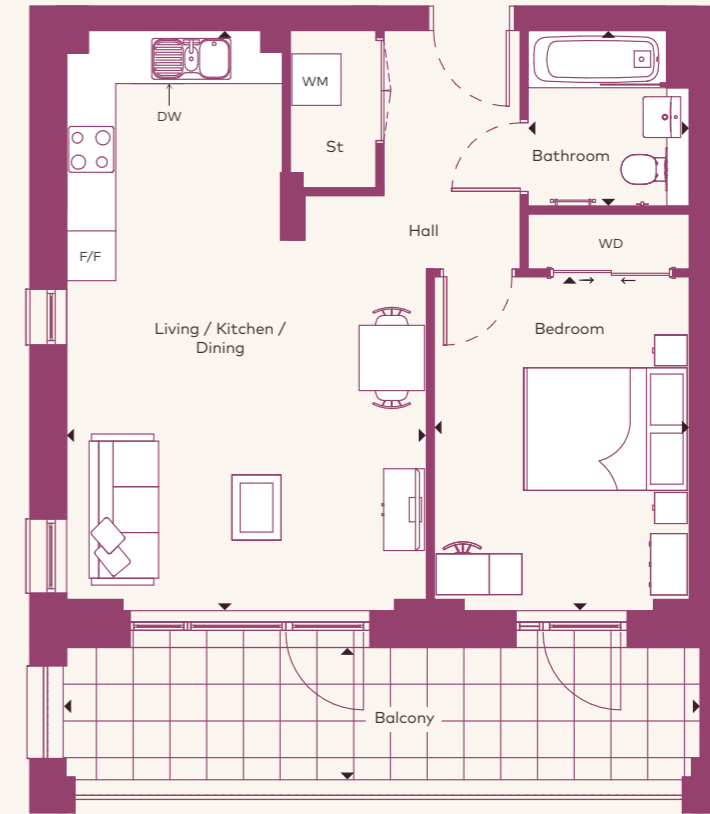
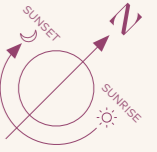
Key

| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardrobe | DW | Dishwasher |
| St | Storage | | |

1 bedroom apartment

Norse House

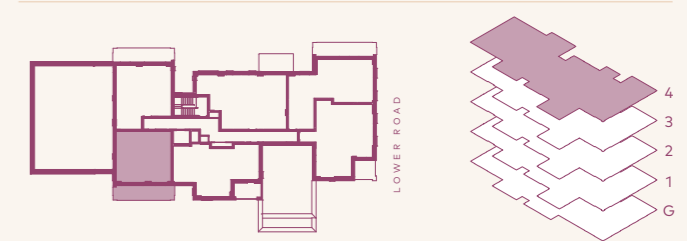
4th Floor Apartment 39



Apartment Dimensions

| | | |
|---------------------------|-------------|---------------|
| Internal Area | 54 sqm | 582.9 sqft |
| Internal & External Area | 66.2 sqm | 712.6 sqft |
| Living / Kitchen / Dining | 4.4m x 7.1m | 14'4" x 23'4" |
| Bedroom | 3.1m x 4.1m | 10'3" x 13'5" |
| Bathroom | 2.0m x 2.2m | 6'6" x 7'2" |
| Balcony | 7.8m x 1.6m | 25'5" x 5'2" |

4th Floor




Key

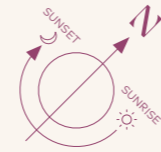
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|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardrobe | DW | Dishwasher |
| St | Storage | | |

2 bedroom apartment

Norse House

Ground Floor Apartment 1

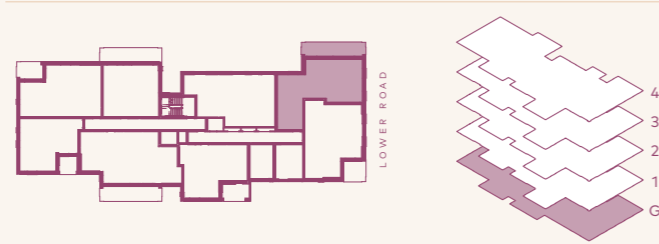
 Wheelchair adaptable



Apartment Dimensions

| | | |
|---------------------------|-------------|----------------|
| Internal Area | 73 sqm | 790.7 sqft |
| Internal & External Area | 84.7sqm | 911.7 sqft |
| Living / Kitchen / Dining | 4.4m x 5.9m | 14'6" x 19'6" |
| Bedroom 1 | 3.3m x 4.1m | 10'11" x 13'5" |
| Bedroom 2 | 3.4m x 3.0m | 11'1" x 9'8" |
| Bathroom | 2.2m x 2.6m | 7'1" x 8'6" |
| Balcony | 8.0m x 1.6m | 26'2" x 5'3" |

Ground Floor




Key

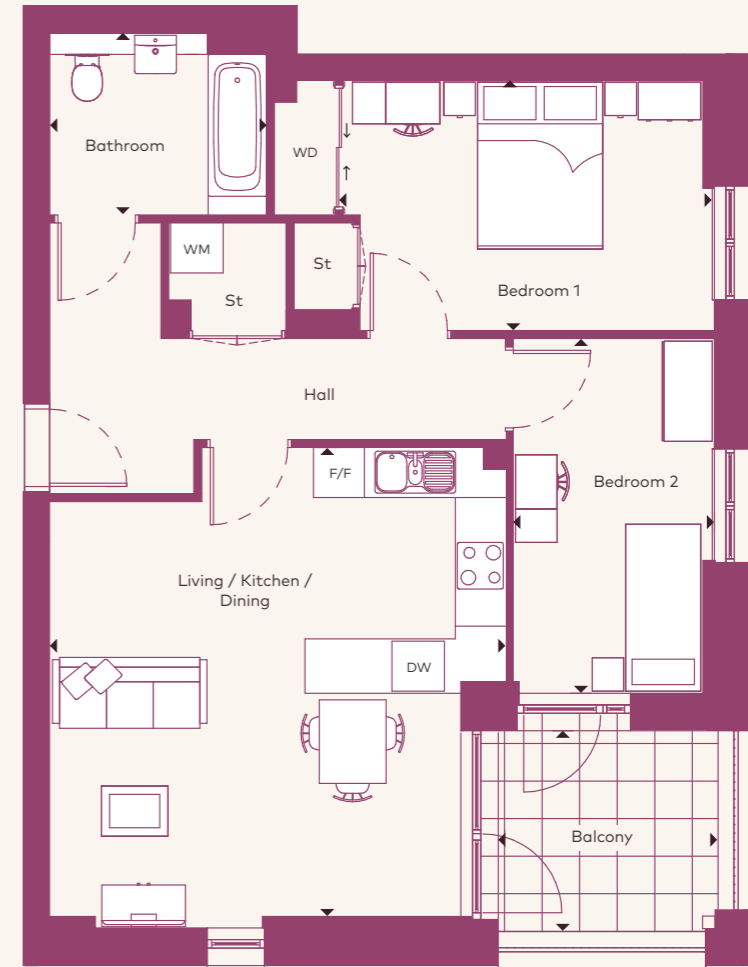
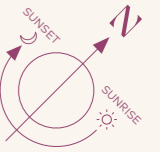
| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardrobe | DW | Dishwasher |
| St | Storage | | |

2 bedroom apartment

Norse House

Ground Floor Apartment 2

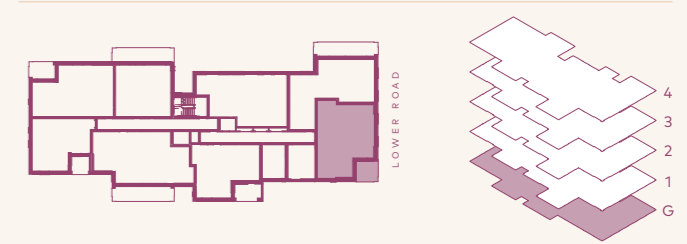
 Wheelchair adaptable



Apartment Dimensions

| | | |
|---------------------------|-------------|----------------|
| Internal Area | 74 sqm | 795.3 sqft |
| Internal & External Area | 80.2 sqm | 863.3 sqft |
| Living / Kitchen / Dining | 5.5m x 5.6m | 17'11" x 18'5" |
| Bedroom 1 | 4.4m x 3.0m | 14'5" x 9'10" |
| Bedroom 2 | 2.4m x 4.3m | 7'11" x 13'11" |
| Bathroom | 2.6m x 2.2m | 8'6" x 7'3" |
| Balcony | 2.8m x 2.6m | 9'2" x 8'6" |

Ground Floor



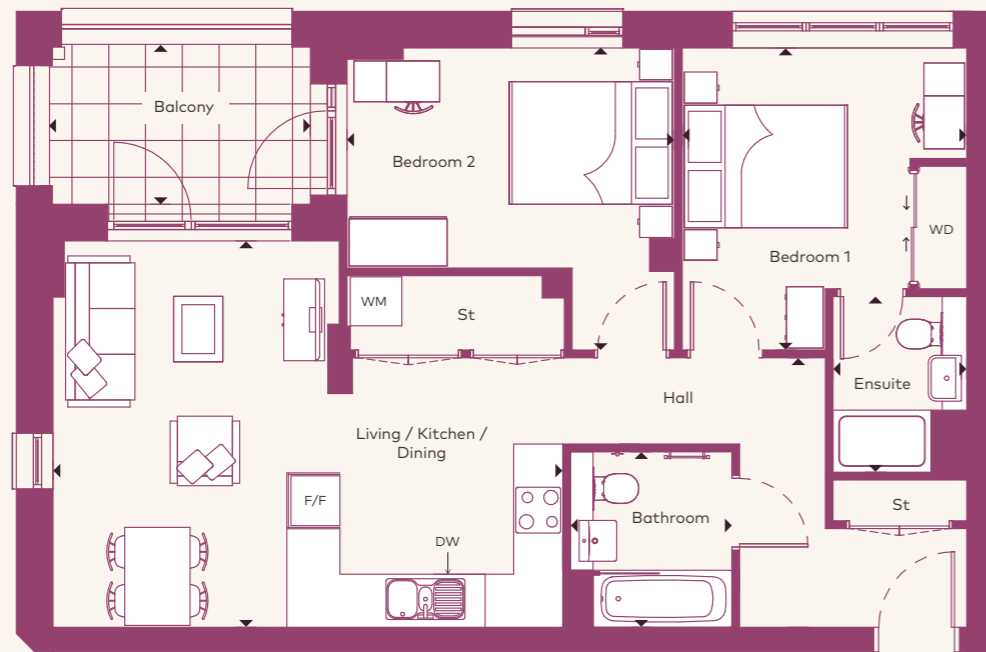
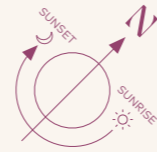
Key

| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardrobe | DW | Dishwasher |
| St | Storage | | |

2 bedroom apartment

Norse House

| | |
|--------------|--------------|
| Ground Floor | Apartment 6 |
| 1st Floor | Apartment 15 |
| 2nd Floor | Apartment 24 |
| 3rd Floor | Apartment 33 |



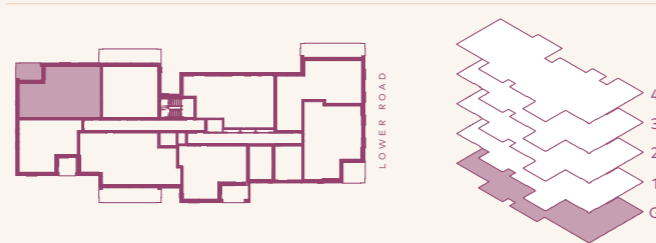
Apartment Dimensions

| | | |
|---------------------------|-------------|---------------|
| Internal Area | 71 sqm | 762.9 sqft |
| Internal & External Area | 77.1 sqm | 829.9 sqft |
| Living / Kitchen / Dining | 6.2m x 4.7m | 20'6" x 15'6" |
| Bedroom 1 | 3.5m x 3.7m | 11'5" x 12'2" |
| Ensuite | 1.6m x 2.2m | 5'4" x 7'1" |
| Bedroom 2 | 4.0m x 3.7m | 13'2" x 12'2" |
| Bathroom | 2.0m x 2.2m | 6'6" x 7'1" |
| Balcony | 3.2m x 1.9m | 10'6" x 6'3" |

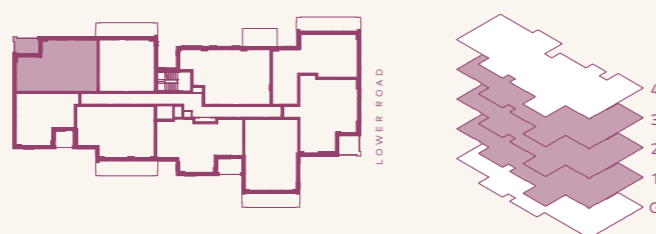
Key

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| St | Storage | | |

Ground Floor



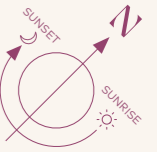
1st / 2nd / 3rd Floors



2 bedroom apartment

Norse House

| | |
|-----------|--------------|
| 1st Floor | Apartment 9 |
| 2nd Floor | Apartment 18 |
| 3rd Floor | Apartment 27 |
| 4th Floor | Apartment 36 |



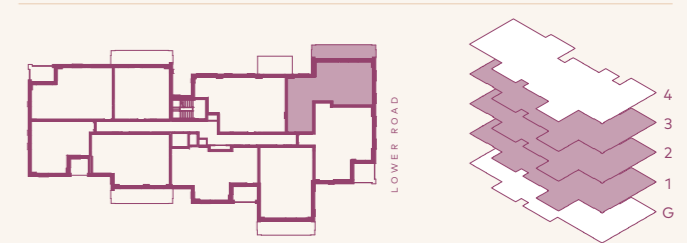
Apartment Dimensions

| | | |
|---------------------------|-------------|---------------|
| Internal Area | 74 sqm | 793.5 sqft |
| Internal & External Area | 85.7 sqm | 922.5 sqft |
| Living / Kitchen / Dining | 8.2m x 5.4m | 27'0" x 17'8" |
| Bedroom 1 | 3.8m x 3.2m | 12'5" x 10'8" |
| Ensuite | 1.6m x 2.1m | 5'4" x 7'1" |
| Bedroom 2 | 4.6m x 2.6m | 15'1" x 8'7" |
| Bathroom | 2.0m x 2.1m | 6'6" x 7'1" |
| Balcony | 8.0m x 1.5m | 26'2" x 4'11" |

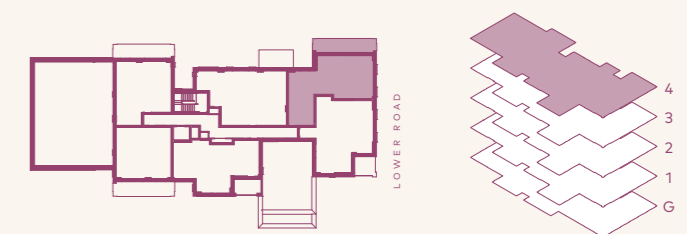
Key

| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardobe | DW | Dishwasher |
| St | Storage | | |

1st / 2nd / 3rd Floors



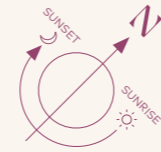
4th Floor



2 bedroom apartment

Norse House

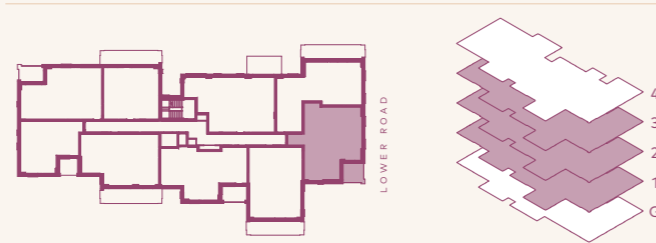
| | |
|-----------|--------------|
| 1st Floor | Apartment 10 |
| 2nd Floor | Apartment 19 |
| 3rd Floor | Apartment 28 |
| 4th Floor | Apartment 37 |



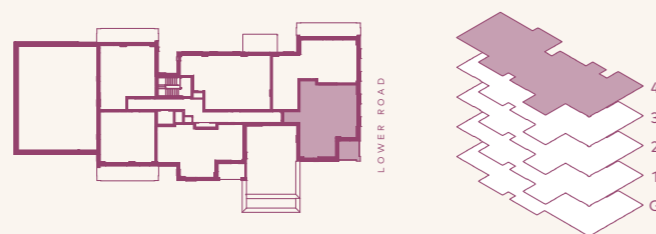
Apartment Dimensions

| | | |
|---------------------------|-------------|---------------|
| Internal Area | 77 sqm | 829 sqft |
| Internal & External Area | 83.1 sqm | 894.5 sqft |
| Living / Kitchen / Dining | 4.9m x 5.8m | 16'3" x 19'2" |
| Bedroom 1 | 4.1m x 2.9m | 13'7" x 9'7" |
| Ensuite | 2.1m x 1.6m | 6'11" x 5'3" |
| Bedroom 2 | 2.9m x 4.3m | 9'7" x 14'2" |
| Bathroom | 2.2m x 2.0m | 7'1" x 6'6" |
| Balcony | 2.6m x 2.4m | 8'6" x 7'9" |

1st / 2nd / 3rd Floors



4th Floor



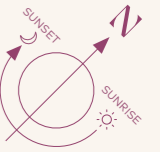
Key

| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardobe | DW | Dishwasher |
| St | Storage | | |

2 bedroom apartment

Norse House

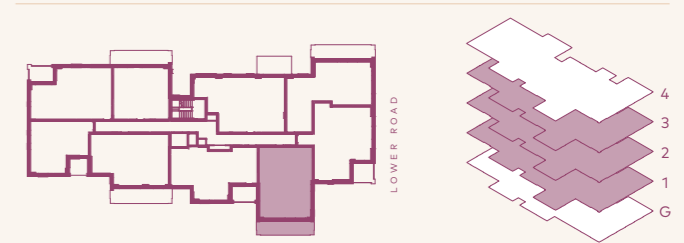
| | |
|-----------|--------------|
| 1st Floor | Apartment 11 |
| 2nd Floor | Apartment 20 |
| 3rd Floor | Apartment 29 |



Apartment Dimensions

| | | |
|---------------------------|-------------|----------------|
| Internal Area | 71 sqm | 759 sqft |
| Internal & External Area | 81.4 sqm | 876.2 sqft |
| Living / Kitchen / Dining | 7.7m x 3.6m | 25'4" x 11'10" |
| Bedroom 1 | 4.5m x 2.8m | 14'9" x 9'2" |
| Ensuite | 2.2m x 1.6m | 7'2" x 5'4" |
| Bedroom 2 | 3.5m x 3.4m | 11'6" x 11'0" |
| Bathroom | 2.2m x 2.0m | 7'1" x 6'6" |
| Balcony | 1.5m x 7.1m | 4'10" x 23'3" |

1st / 2nd / 3rd Floors



Key

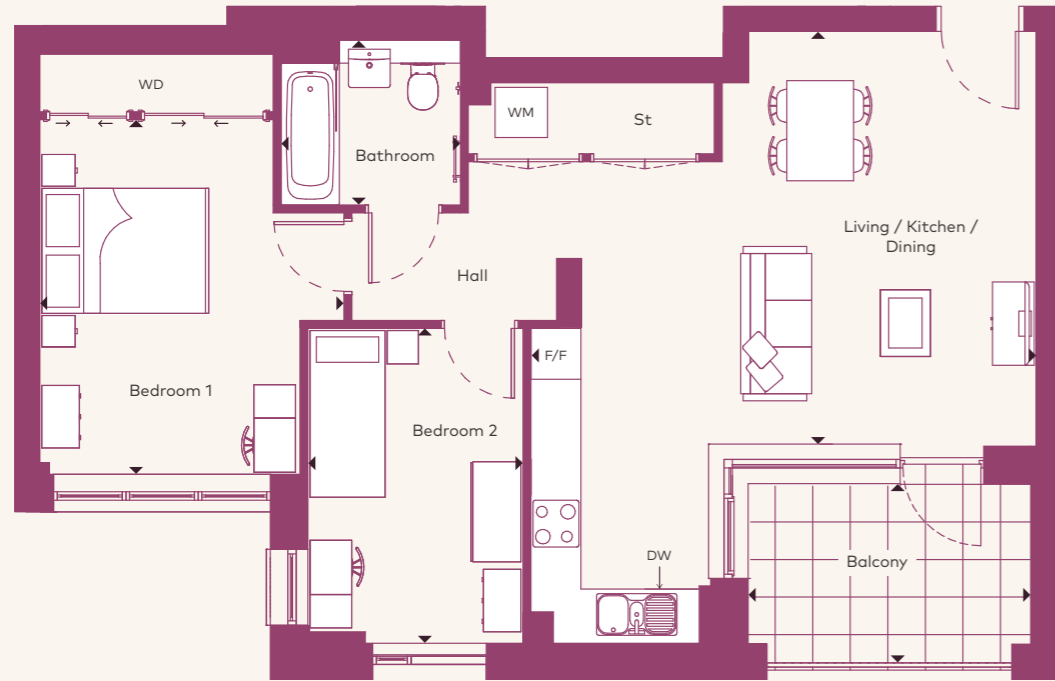
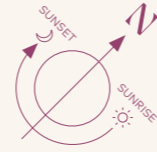
| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardobe | DW | Dishwasher |
| St | Storage | | |



2 bedroom apartment

Norse House

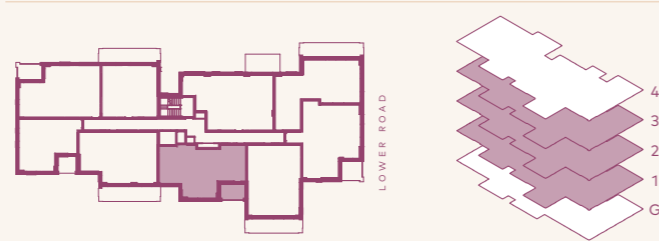
| | |
|-----------|--------------|
| 1st Floor | Apartment 12 |
| 2nd Floor | Apartment 21 |
| 3rd Floor | Apartment 30 |
| 4th Floor | Apartment 38 |



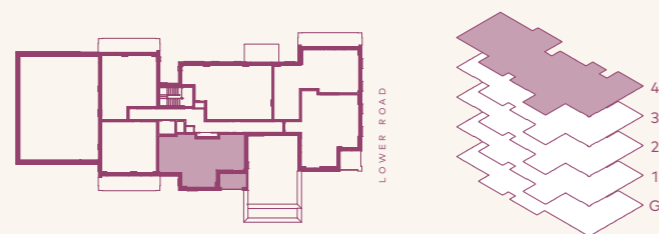
Apartment Dimensions

| | | |
|---------------------------|-------------|----------------|
| Internal Area | 69 sqm | 743.8 sqft |
| Internal & External Area | 83.1 sqm | 894.5 sqft |
| Living / Kitchen / Dining | 6.1m x 4.9m | 19'11" x 16'1" |
| Bedroom 1 | 3.6m x 4.1m | 12'0" x 13'5" |
| Bedroom 2 | 2.6m x 3.8m | 8'6" x 12'5" |
| Bathroom | 2.2m x 2.0m | 7'1" x 6'6" |
| Balcony | 3.4m x 1.9m | 11'1" x 6'3" |

1st / 2nd / 3rd Floors



4th Floor



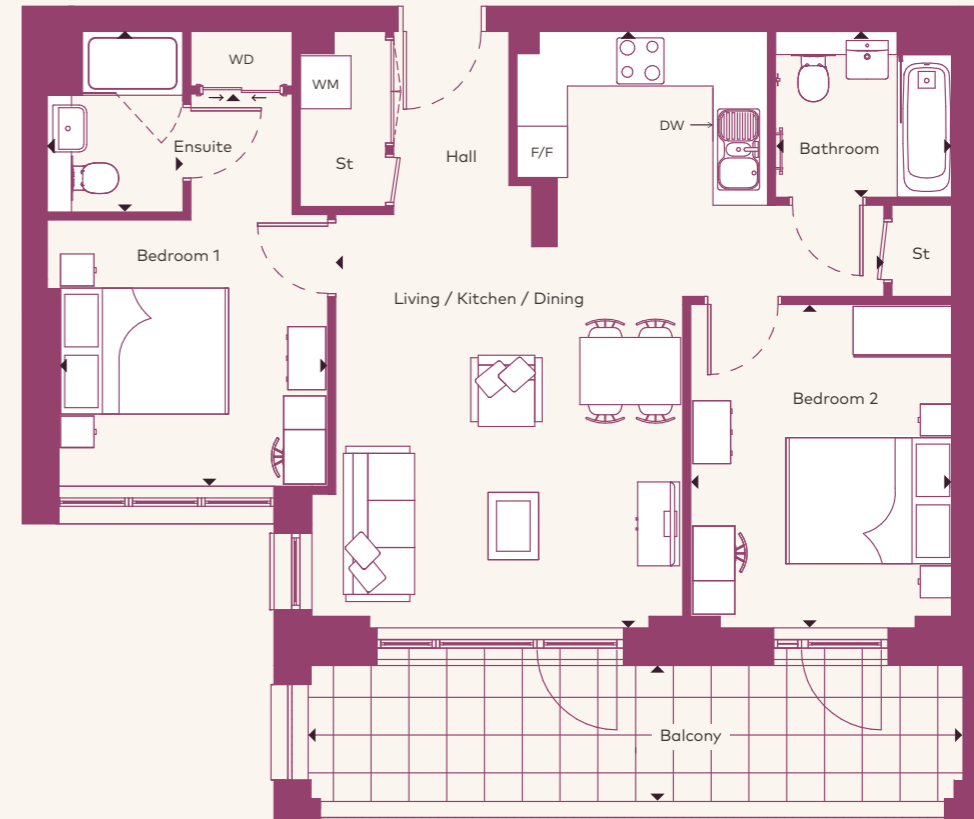
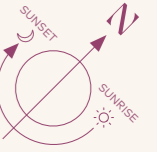
Key

| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardobe | DW | Dishwasher |
| St | Storage | | |

2 bedroom apartment

Norse House

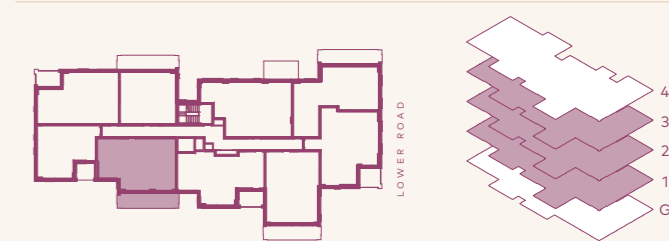
| | |
|-----------|--------------|
| 1st Floor | Apartment 13 |
| 2nd Floor | Apartment 22 |
| 3rd Floor | Apartment 31 |



Apartment Dimensions

| | | |
|---------------------------|-------------|---------------|
| Internal Area | 71 sqm | 766.6 sqft |
| Internal & External Area | 83.1 sqm | 894.5 sqft |
| Living / Kitchen / Dining | 6.5m x 7.1m | 21'5" x 23'4" |
| Bedroom 1 | 3.2m x 4.7m | 10'6" x 15'4" |
| Ensuite | 1.6m x 2.1m | 5'4" x 7'1" |
| Bedroom 2 | 3.1m x 3.9m | 10'2" x 12'8" |
| Bathroom | 2.1m x 2.0m | 6'11" x 6'6" |
| Balcony | 7.8m x 1.6m | 25'5" x 5'2" |

1st / 2nd / 3rd Floors



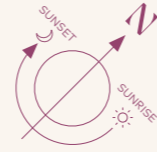
Key

| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardobe | DW | Dishwasher |
| St | Storage | | |

2 bedroom apartment

Norse House

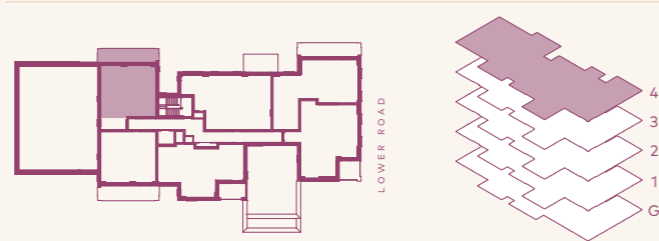
4th Floor Apartment 40



Apartment Dimensions

| | | |
|---------------------------|-------------|---------------|
| Internal Area | 61 sqm | 651.5 sqft |
| Internal & External Area | 72.6 sqm | 781.5 sqft |
| Living / Kitchen / Dining | 4.2m x 7.1m | 13'8" x 23'3" |
| Bedroom 1 | 3.4m x 3.5m | 11'1" x 11'5" |
| Bedroom 2 | 3.5m x 2.6m | 11'6" x 8'5" |
| Bathroom | 2.2m x 2.0m | 7'1" x 6'6" |
| Balcony | 7.8m x 1.5m | 25'7" x 4'11" |

4th Floor



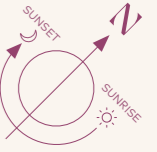
Key

| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardrobe | DW | Dishwasher |
| St | Storage | | |

3 bedroom apartment

Norse House

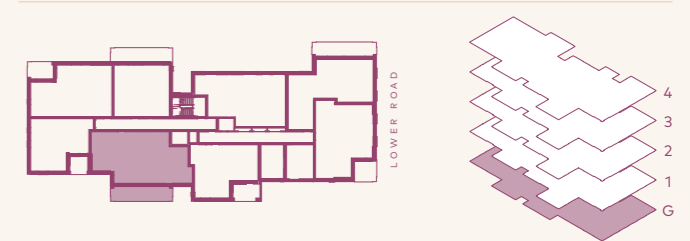
Ground Floor Apartment 4



Apartment Dimensions

| | | |
|---------------------------|-------------|---------------|
| Internal Area | 86 sqm | 921.5 sqft |
| Internal & External Area | 98.1 sqm | 1,055.9 sqft |
| Living / Kitchen / Dining | 7.6m x 7.1m | 25'0" x 23'4" |
| Bedroom 1 | 3.2m x 4.7m | 10'6" x 15'4" |
| Bedroom 2 | 2.6m x 3.0m | 8'5" x 9'10" |
| Bedroom 3 | 2.8m x 5.0m | 9'3" x 16'6" |
| Ensuite | 1.6m x 2.1m | 5'4" x 7'1" |
| Bathroom | 2.2m x 2.0m | 7'1" x 6'6" |
| Balcony | 7.7m x 1.6m | 25'2" x 5'2" |

Ground Floor



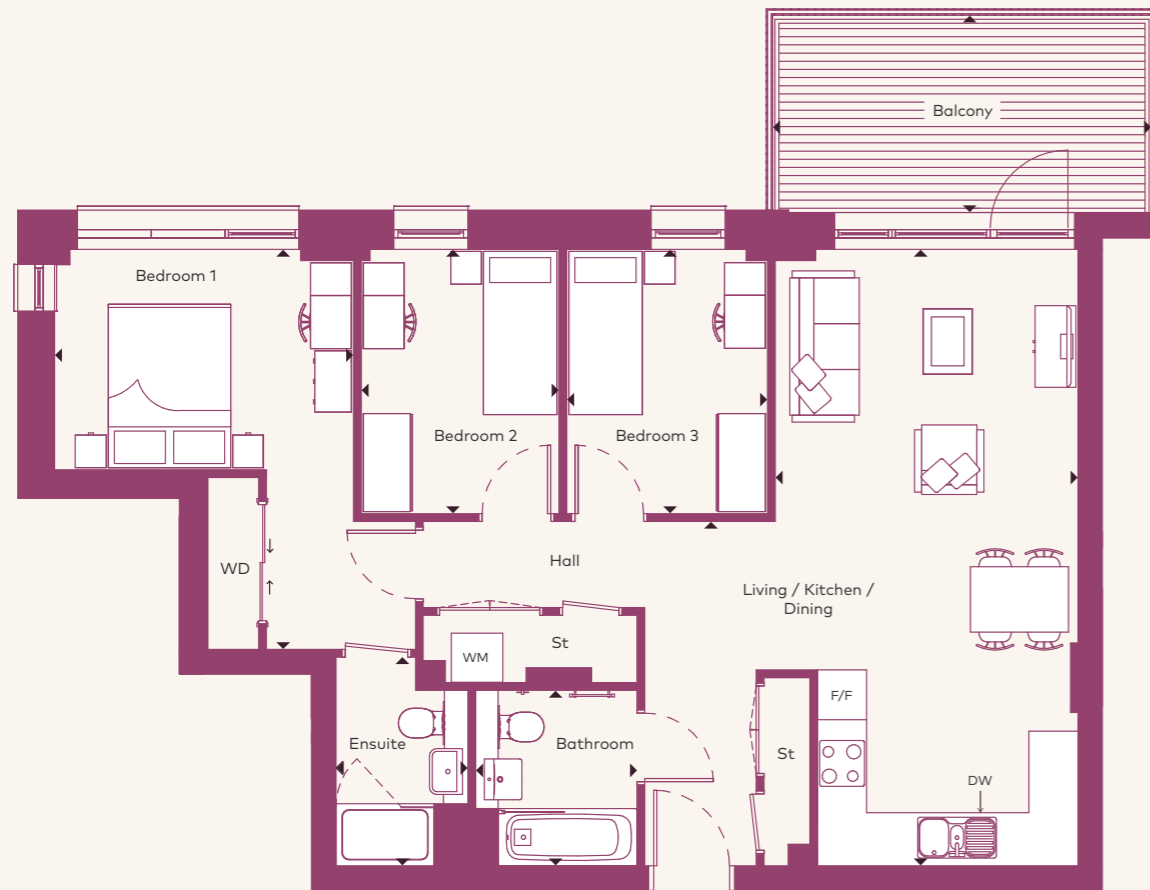
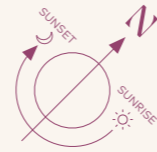
Key

| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardrobe | DW | Dishwasher |
| St | Storage | | |

3 bedroom apartment

Norse House

| | |
|-----------|--------------|
| 1st Floor | Apartment 8 |
| 2nd Floor | Apartment 17 |
| 3rd Floor | Apartment 26 |
| 4th Floor | Apartment 35 |



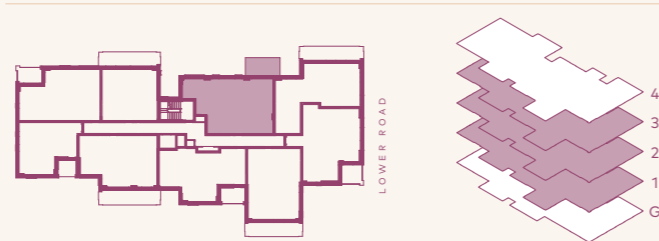
Apartment Dimensions

| | | |
|---------------------------|-------------|---------------|
| Internal Area | 81 sqm | 874.5 sqft |
| Internal & External Area | 92.2 sqm | 992.4 sqft |
| Living / Kitchen / Dining | 3.7m x 7.5m | 12'2" x 24'9" |
| Bedroom 1 | 3.7m x 4.9m | 12'0" x 16'1" |
| Ensuite | 1.6m x 2.6m | 5'4" x 8'5" |
| Bedroom 2 | 2.4m x 3.2m | 7'11" x 10'7" |
| Bedroom 3 | 2.5m x 3.2m | 8'1" x 10'7" |
| Bathroom | 2.0m x 2.2m | 6'6" x 7'1" |
| Balcony | 4.6m x 2.4m | 15'3" x 7'11" |

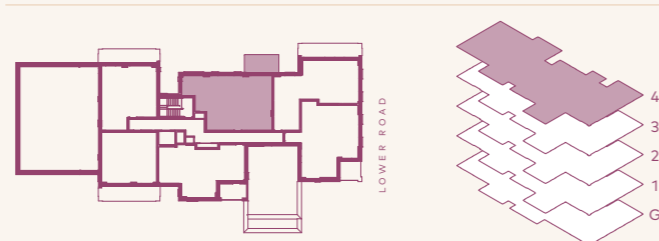
Key

| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardrobe | DW | Dishwasher |
| St | Storage | | |

1st / 2nd / 3rd Floors



4th Floor



Computer generated imagery is indicative only.
Balcony image is view from Parkside House.



FLOOR PLANS

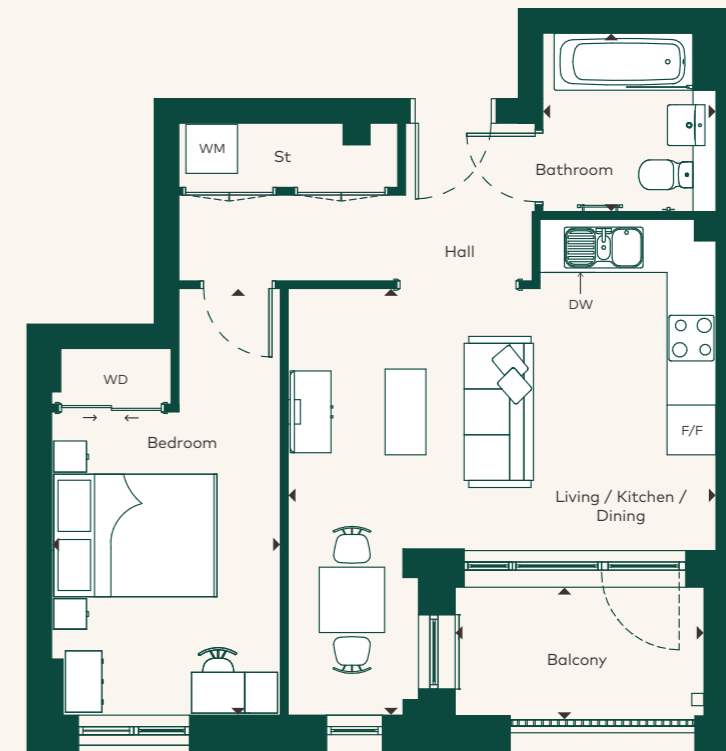
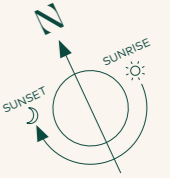
Parkside House

1 & 3 bedroom apartments

1 bedroom apartment

Parkside House

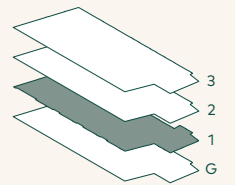
1st Floor Apartment 2



Apartment Dimensions

| | | |
|---------------------------|-------------|---------------|
| Internal Area | 50 sqm | 534.4 sqft |
| Internal & External Area | 55 sqm | 592 sqft |
| Living / Kitchen / Dining | 5.2m x 5.2m | 17'1" x 17'2" |
| Bedroom | 2.8m x 5.2m | 9'2" x 17'2" |
| Bathroom | 2.1m x 2.2m | 6'11" x 7'2" |
| Balcony | 3.0m x 1.5m | 10'0" x 4'11" |

1st Floor



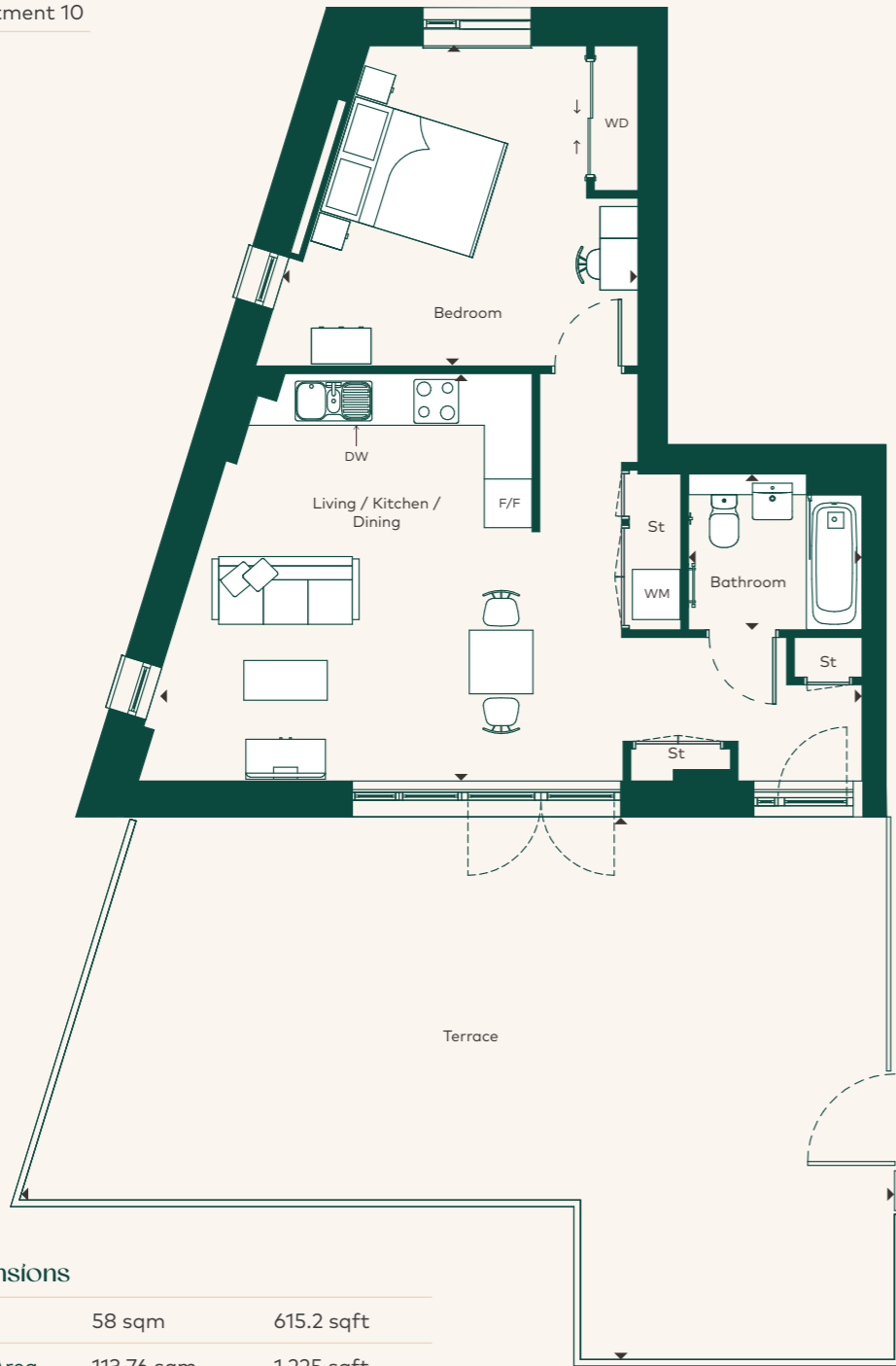
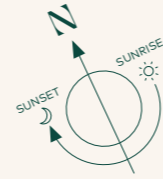
Key

| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardobe | DW | Dishwasher |
| St | Storage | | |

1 bedroom apartment

Parkside House

3rd Floor Apartment 10



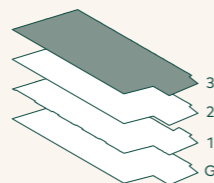
Apartment Dimensions

| | | |
|---------------------------|-------------|----------------|
| Internal Area | 58 sqm | 615.2 sqft |
| Internal & External Area | 113.76 sqm | 1,225 sqft |
| Living / Kitchen / Dining | 5.1m x 8.8m | 16'10" x 29'0" |
| Bedroom | 4.0m x 4.5m | 13'2" x 14'9" |
| Bathroom | 2.0m x 2.2m | 6'5" x 7'2" |
| Terrace | 4.8m x 9.8m | 15'10" x 32'0" |

Key

| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardrobe | DW | Dishwasher |
| St | Storage | | |

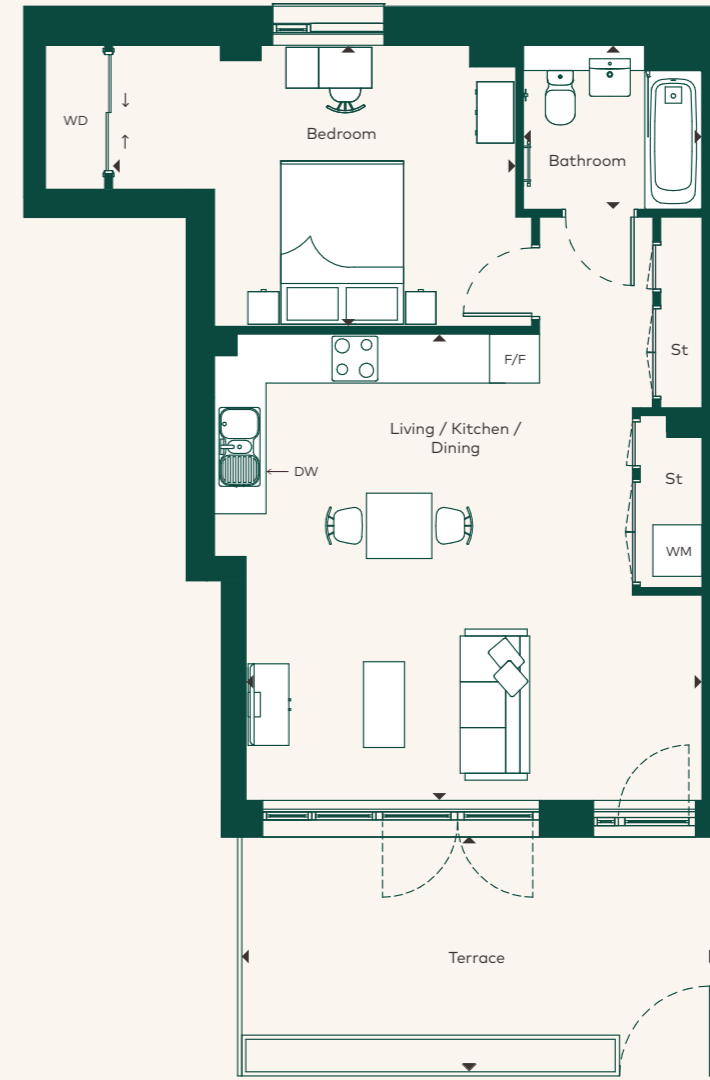
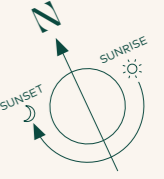
3rd Floor



1 bedroom apartment

Parkside House

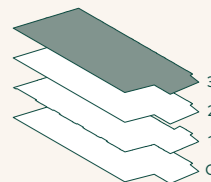
3rd Floor Apartment 11



Apartment Dimensions

| | | |
|---------------------------|-------------|----------------|
| Internal Area | 58 sqm | 620.2 sqft |
| Internal & External Area | 72 sqm | 775 sqft |
| Living / Kitchen / Dining | 5.7m x 5.6m | 18'9" x 18'4" |
| Bedroom | 3.4m x 4.9m | 11'3" x 16'2" |
| Bathroom | 2.0m x 2.2m | 6'7" x 7'2" |
| Terrace | 2.4m x 5.8m | 7'11" x 19'11" |

3rd Floor



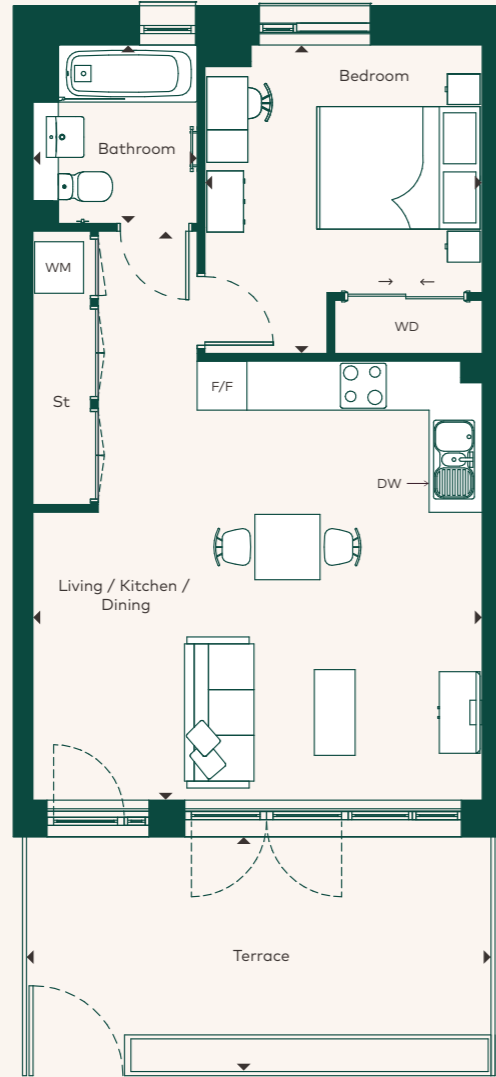
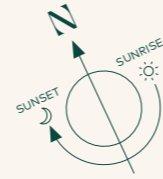
Key

| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardrobe | DW | Dishwasher |
| St | Storage | | |

1 bedroom apartment

Parkside House

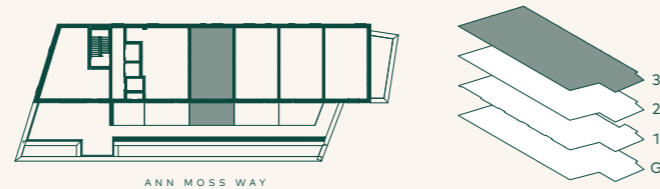
3rd Floor Apartment 12



Apartment Dimensions

| | | |
|---------------------------|-------------|----------------|
| Internal Area | 51 sqm | 547.5 sqft |
| Internal & External Area | 64.79 sqm | 697.4 sqft |
| Living / Kitchen / Dining | 7.0m x 5.5m | 22'10" x 18'1" |
| Bedroom | 3.8m x 3.4m | 12'5" x 11'2" |
| Bathroom | 2.2m x 2.0m | 7'2" x 6'7" |
| Terrace | 2.4m x 5.7m | 7'11" x 18'8" |

3rd Floor



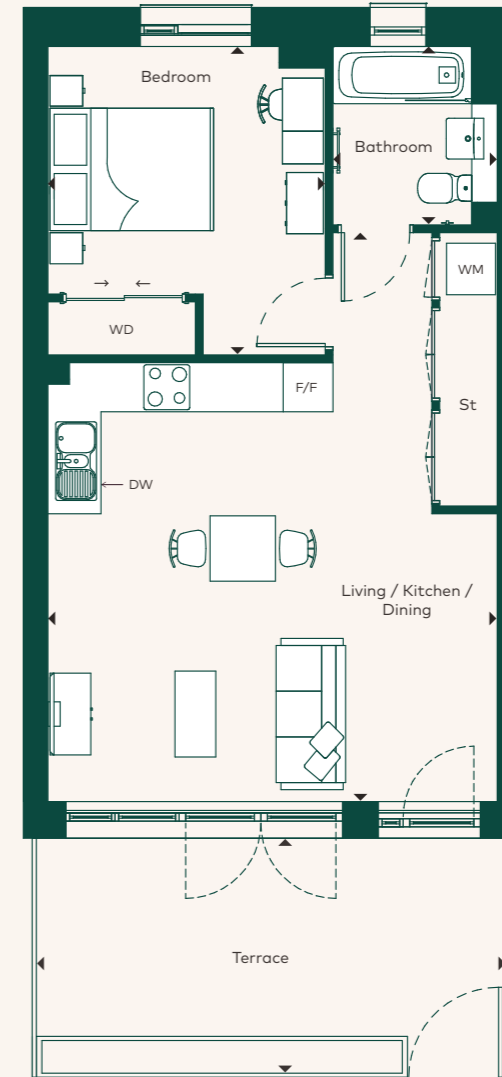
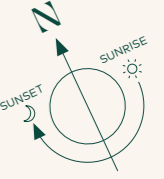
Key

| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardrobe | DW | Dishwasher |
| St | Storage | | |

1 bedroom apartment

Parkside House

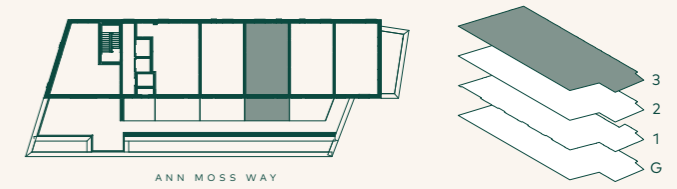
3rd Floor Apartment 13



Apartment Dimensions

| | | |
|---------------------------|-------------|----------------|
| Internal Area | 51 sqm | 547.4 sqft |
| Internal & External Area | 64.92 sqm | 698.8 sqft |
| Living / Kitchen / Dining | 7.0m x 5.5m | 22'10" x 18'1" |
| Bedroom | 3.8m x 3.4m | 12'5" x 11'2" |
| Bathroom | 2.2m x 2.0m | 7'2" x 6'7" |
| Terrace | 2.4m x 5.7m | 7'11" x 18'8" |

3rd Floor



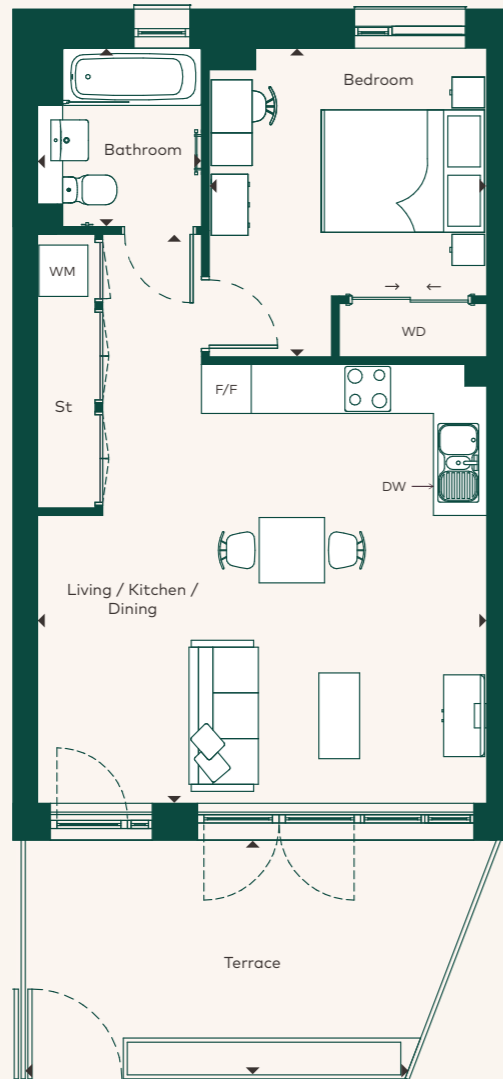
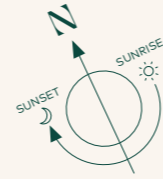
Key

| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardrobe | DW | Dishwasher |
| St | Storage | | |

1 bedroom apartment

Parkside House

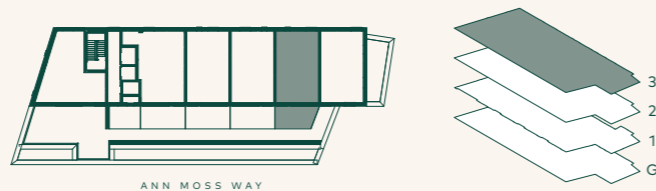
3rd Floor Apartment 14



Apartment Dimensions

| | | |
|---------------------------|-------------|----------------|
| Internal Area | 51 sqm | 547.5 sqft |
| Internal & External Area | 63.87 sqm | 687.5 sqft |
| Living / Kitchen / Dining | 7.0m x 5.5m | 22'10" x 18'1" |
| Bedroom | 3.8m x 3.4m | 12'5" x 11'2" |
| Bathroom | 2.2m x 2.0m | 7'2" x 6'7" |
| Terrace | 2.4m x 4.9m | 7'11" x 16'0" |

3rd Floor



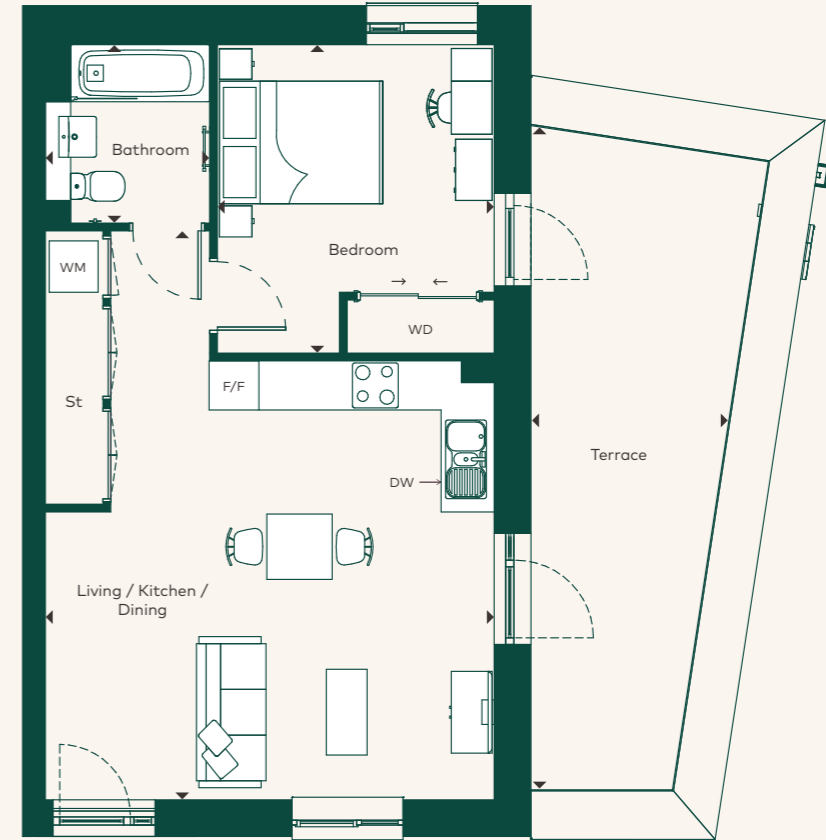
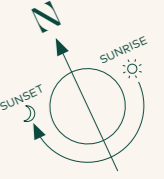
Key

| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardrobe | DW | Dishwasher |
| St | Storage | | |

1 bedroom apartment

Parkside House

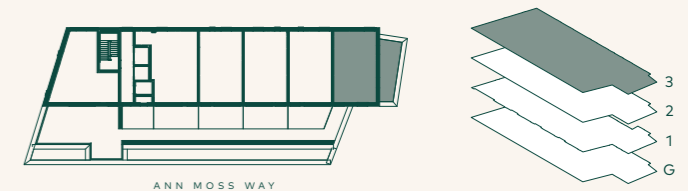
3rd Floor Apartment 15



Apartment Dimensions

| | | |
|---------------------------|-------------|----------------|
| Internal Area | 51 sqm | 546.9 sqft |
| Internal & External Area | 69.5 sqm | 748.1 sqft |
| Living / Kitchen / Dining | 7.0m x 5.5m | 22'10" x 18'1" |
| Bedroom | 3.8m x 3.4m | 12'5" x 11'1" |
| Bathroom | 2.2m x 2.0m | 7'2" x 6'7" |
| Terrace | 8.3m x 2.5m | 27'3" x 8'2" |

3rd Floor



Key

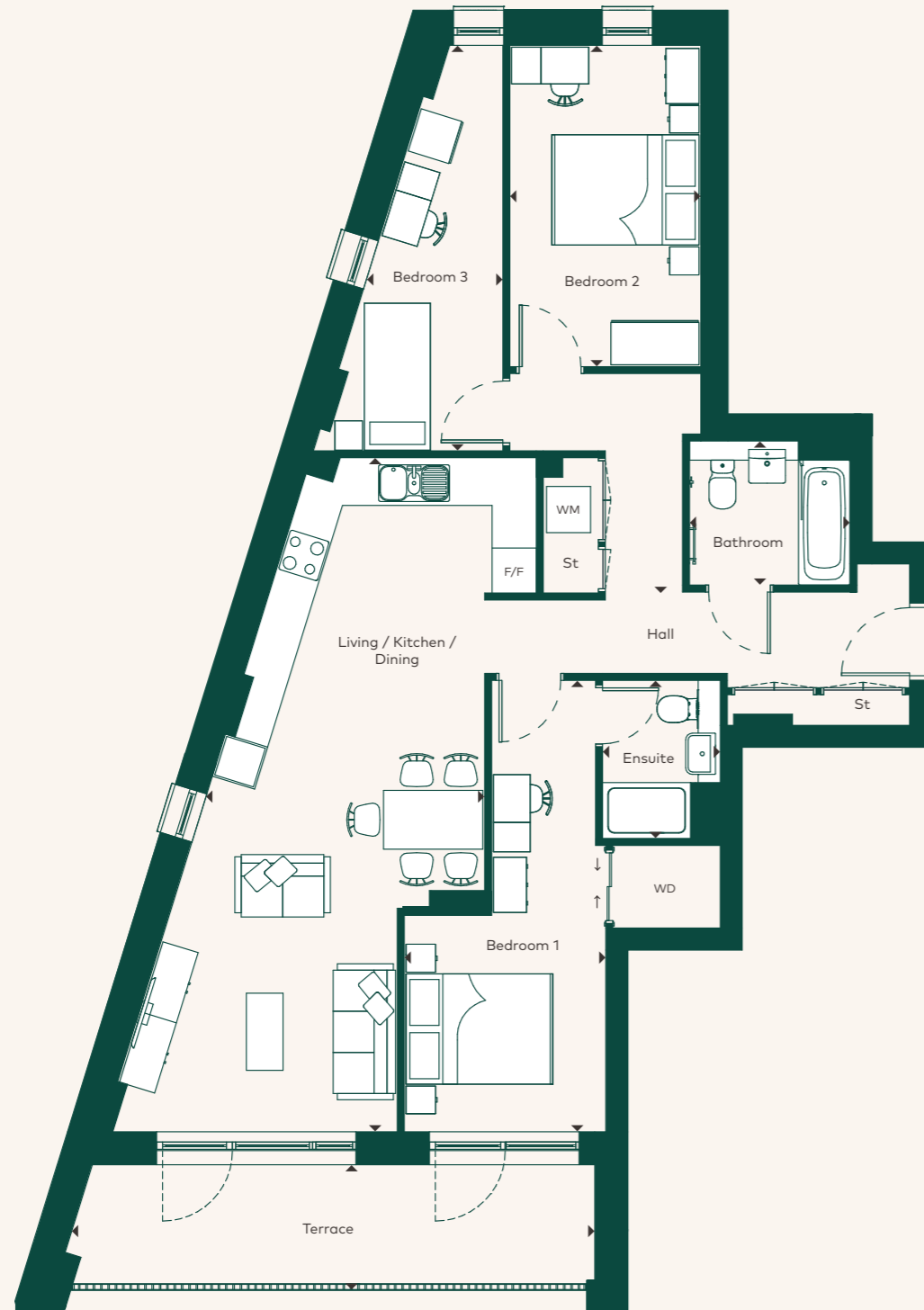
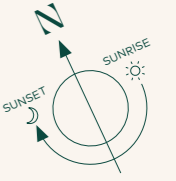
| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardrobe | DW | Dishwasher |
| St | Storage | | |



3 bedroom apartment

Parkside House

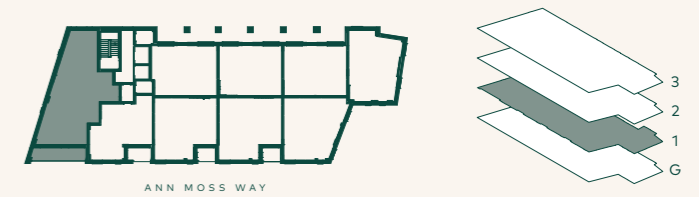
1st Floor Apartment 1



Apartment Dimensions

| | | |
|---------------------------|-------------|---------------|
| Internal Area | 93 sqm | 1004.7 sqft |
| Internal & External Area | 104 sqm | 1119.4 sqft |
| Living / Kitchen / Dining | 9.2m x 3.8m | 30'1" x 12'4" |
| Bedroom 1 | 6.1m x 2.7m | 20'2" x 9'0" |
| Bedroom 2 | 4.4m x 2.6m | 14'4" x 8'6" |
| Bedroom 3 | 5.5m x 1.9m | 18'1" x 6'3" |
| Bathroom | 2.1m x 1.8m | 6'9" x 5'11" |
| Ensuite | 2.0m x 1.5m | 6'7" x 4'11" |
| Terrace | 7.0m x 1.4m | 23'0" x 4'7" |

1st Floor



Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. Peabody reserves the right to make changes to these plans prior to exchange of contracts.

For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a Sales Executive for more details.

Key

| | | | |
|----|-----------------|-----|----------------|
| WM | Washing Machine | F/F | Fridge/Freezer |
| WD | Wardrobe | DW | Dishwasher |

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 108,000 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.

[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.

[Find out more >](#)



*2023/24 Annual Report



“
The Peabody
team have
been brilliant,
answering all my
questions and
helping me along
the way.

”

Conrad, Peabody Shared
Ownership homeowner



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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. Areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. 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.

March 2025.

