

CraneCourt
Private Sale

Make the smart move South



SOUTHMERE



WELCOME TO SOUTHMERE

A place that has it all

Boasting five lakes, set within an area with double the amount of green space per person than the London average and all just 11 minutes by train to Canary Wharf on the Elizabeth Line* – it's no wonder buyers are making the smart choice to flock here.

Part of a 30-year vision for Thamesmead, already teeming with culture and creativity, Crane Court is the latest release of the award-winning Southmere. Wondering what makes the neighbourhood so special? Come on in and take a look around for yourself.







Computer generated image is indicative only. Location for seating still to be determined

CYGNET SQUARE

Show off your passion for culture and coffee

Right on your doorstep is Cygnet Square, the vibrant hub of Southmere where culture has a new home. The Nest, a new library and community centre has already opened, with a full programme of activities in the pipeline. Also coming very soon to the square is Thamesmead Arts and Culture Office (TACO!), a place for people to meet, socialise and get creative with a packed calendar of exhibitions and events as well as a chance to discover the home of RTM.FM - Thamesmead's very own radio station.

There's a lot to look forward to with new restaurants, cafés, independent shops, a pop-up market place and leisure spaces set to open in the near future, and there's already lots happening right now. From local food markets and well-being workshops to open mic and comedy nights, this is a place that's got something for everyone.





THE NEST
COMMUNITY
& LIBRARY
BUILDING

SOUTHWEST
MARKET

- Existing buildings
- Private Sale homes
- Affordable Rent

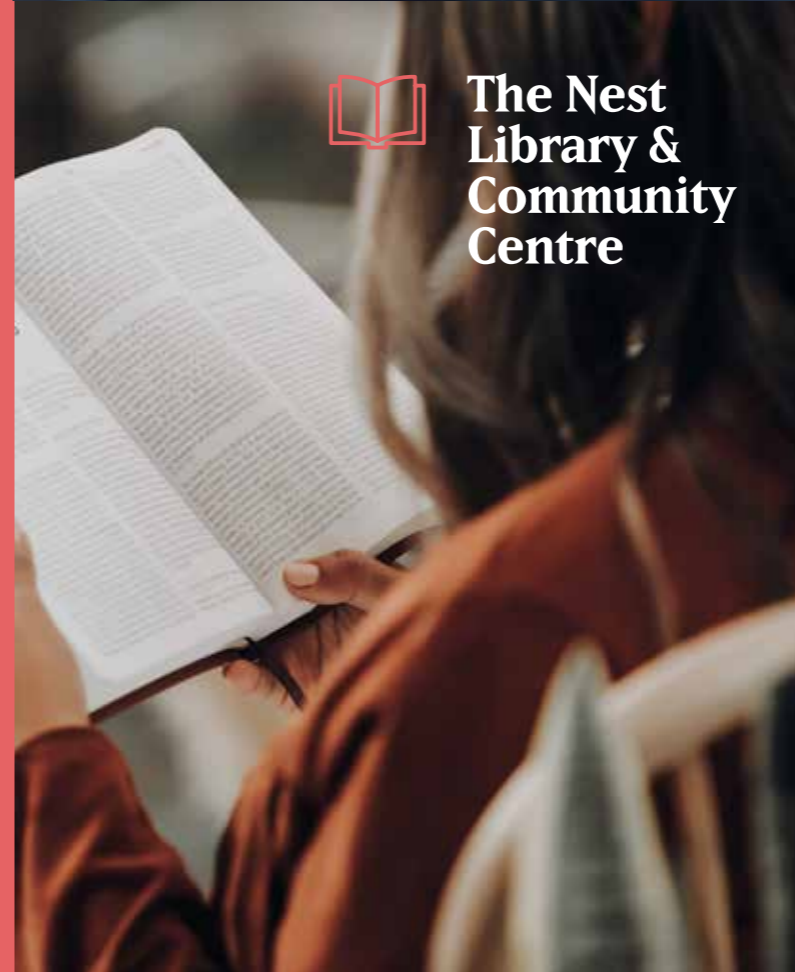


- | | | |
|-----------------------|--|--|
| 01 TACO! | 08 Residents Lounge/Meeting Rooms, Snug Lounge and Co-working Spaces | 11 Hairdresser |
| 02 Physiotherapist | 09 Concierge/Management Office | 12 Bakery |
| 03 Restaurant | 10 Dentist | 13 Dry Cleaner |
| 04 Bar/Pub/Distillery | | 14 Workspace Studio |
| 05 Cycle Shop | | 15 Pharmacy |
| 06 Convenience Store | | 16 The Nest Community & Library Building |
| 07 Fitness Studio | | |

Map not to scale. Commercial uses are subject to change. Amenities at Southmere are subject to commercial letting, but have planning permission for usages indicated.



New coffee shops, convenience store, restaurants & bakery



The Nest Library & Community Centre



GREEN & BLUE SPACES

Enjoy 568 acres of back garden (Lawnmower not required)

Chill out in the podium garden.
Stretch your legs on a stroll with friends.
Go for a gentle walk and soak up the fresh
air, practise for that triathlon you've always
wanted to do. Push yourself for that next PB...
however you want to spend time in nature,
you've got plenty of options here.

Southmere is surrounded by green space –
in fact, Thamesmead has double the amount
per person than the London average. With
five neighbourhood parks to explore and a
variety of wildlife to discover, living here means
the great outdoors might just become your
greatest friend.



THAMESMEAD TM

- 1 Southmere (Future Phase)

- 2 Southmere Lake

- 3 Southmere Park

- 4 Lakeside Centre (café, creche and creative workspaces)

- 5 New boating and sailing club

- 6 Lesnes, South Thamesmead

- 7 Sainsbury's Superstore

- 8 Birchmere Lake & Birchmere Park

- 9 Retail Park/Town Centre

- 10 Thamesmead Waterfront

- 11 Gallions Hill

- 12 The Reach

- 13 Lombard Square (Plumstead West Thamesmead)

Notable Landmarks

- 14 London City Airport

- 15 Canary Wharf

- 16 City of London

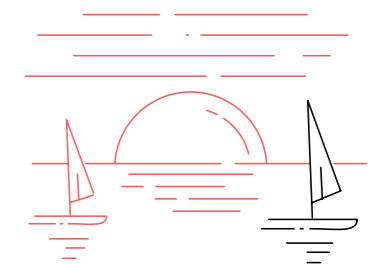
- 17 River Thames





Spend another weekend at home on the lake

Whether you're into paddleboarding, kayaking, sailing or fishing, Southmere Lake is the ideal destination for year-round watersports pursuits. With a new boating and sailing club on the way, you'll not only be able to make the most of waterside-living in London, you'll feel part of the growing community and have the opportunity to meet like-minded people.



TRANSPORT

Impress your boss by being first in

Working from home or heading into the office? Either way you'll be sitting comfortably at your desk with a coffee in hand in no time. Abbey Wood is within walking distance and has excellent links to the heart of the city - you can catch the Elizabeth Line and be in Canary Wharf in 11 minutes and in London Bridge, Stratford or Liverpool Street in less than 20*.

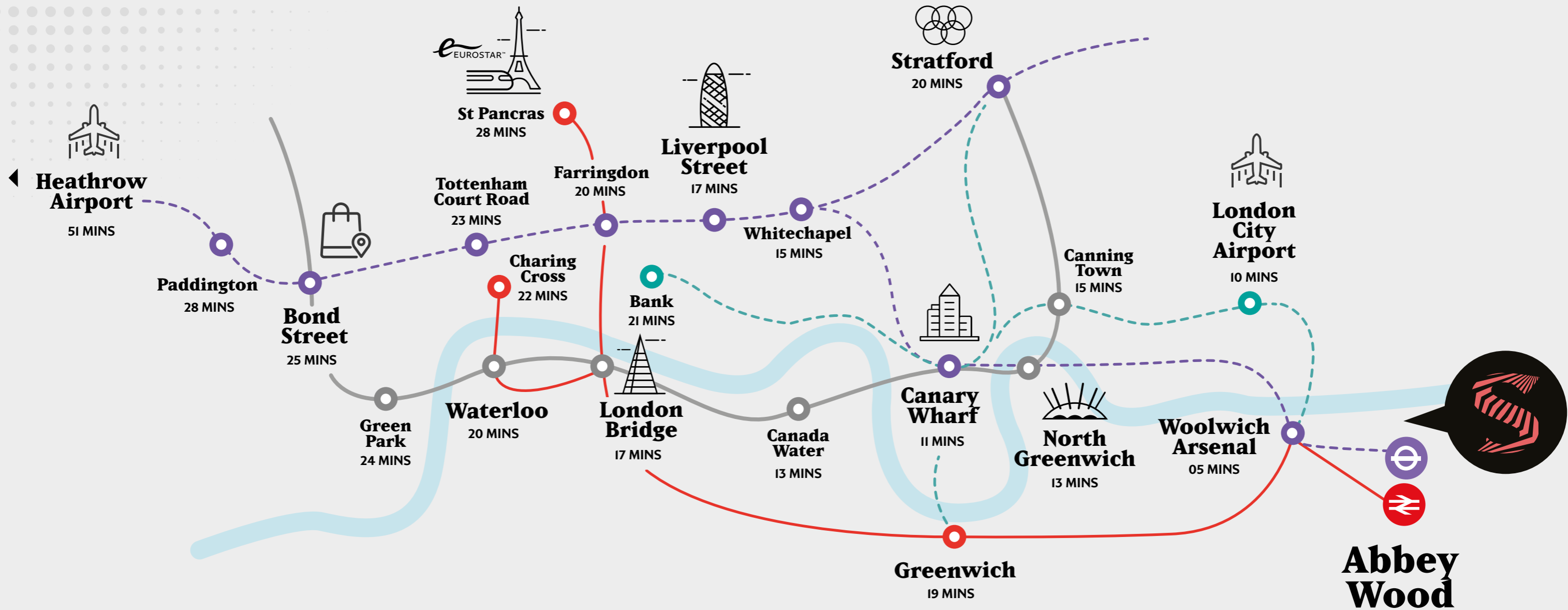


*Time in minutes taken from Crossrail website. Opening 2022.



Be connected to the city and beyond

- Elizabeth Line
- Jubilee Line
- DLR
- National Rail



Elizabeth Line set to open at Abbey Wood in 2022 at time of going to print. Travel times are from Abbey Wood station and show the fastest possible journey, which may include the Elizabeth Line. Times taken from the Crossrail website and City Mapper. Map not to scale.



Map not to scale. Walking and cycling times are approximate only.

Get out and about closer to home

- | | |
|---|----------------------------------|
| 1 Lakeside Medical Practice | 13 The Birchwood Public House |
| 2 Nest Community & Library Building | 14 Thamesmead Leisure Centre |
| 3 Willow Bank Primary School | 15 Cannon Retail Park |
| 4 Sainsbury's Superstore | 16 St Pauls Academy |
| 5 Thamesmead Gym | 17 Abbey Arms Public House |
| 6 The Link - youth and community centre | 18 Wilton Road shops and market |
| 7 Lakeside Centre | 19 Harris Garrard Academy |
| 8 New Boating and Sailing Club | 20 Yarnton Way Nursery |
| 9 Ridgeway - cycling and walking footpath | 21 Parkway Primary Academy |
| 10 Crossway Tennis Courts | 22 Thamesmead Ecology Study Area |
| 11 Sports Club Thamesmead | 23 Jubilee Primary School |
| 12 Thamesmead Arts & Culture Office (TACO!) | 24 Northwood Primary School |

Bored doesn't exist in Thamesmead

With 568 acres of parks; 7km of canals; 5 lakes; 5km of river frontage and 30,000 trees on your doorstep, there is so much to do and see in Thamesmead, rain or shine...



Thamesmead mural by Curtis Hylton



Explore the area by kayak or paddleboard

Fancy seeing the area from a fresh perspective? Hit the water for an adventure. You can stay local and paddle around Southmere Lake or head out to explore the canal network, taking in tranquil views of the water, discovering all sorts of wildlife along the way.



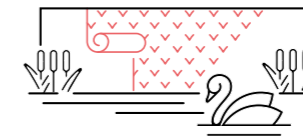
Don your wellies and help plant a tiny forest

If you've got green fingers and love nothing more than immersing yourself in nature then why not get involved in the Clever Cities initiative? The team in Thamesmead will be creating a new Tiny Forest in Southmere Park, a fast-growing stretch of woodland with over 60 trees being planted on a plot the size of a tennis court. It's a community effort and you can volunteer for a couple of hours a month by helping to collect data about climate change and maintaining the forest.



Cycle up to Lesnes Abbey and stop for a picnic

Whether you're joining the Cycle Hub in Thamesmead for a group ride or you're heading out to hit the trails solo, there are so many cycling routes to explore. Cruise along the Thames Path and enjoy waterside views or join The National Cycle Network to Greenwich and admire some of the local attractions along the way including the 12th century Lesnes Abbey and gardens, once a medieval ruin and now a popular picnic spot.



Walk along the canals and check out the street art

While walking around the area presents lots of opportunities to appreciate nature, there's also the chance to admire the bold creativity that Thamesmead is so well-known for. The canals and underpasses are adorned with inspiring artwork from local artists, showcasing everything from the architecture to the landscape (some of these murals were listed among the world's most beautiful pieces of street art in 2021 by Widewalls).



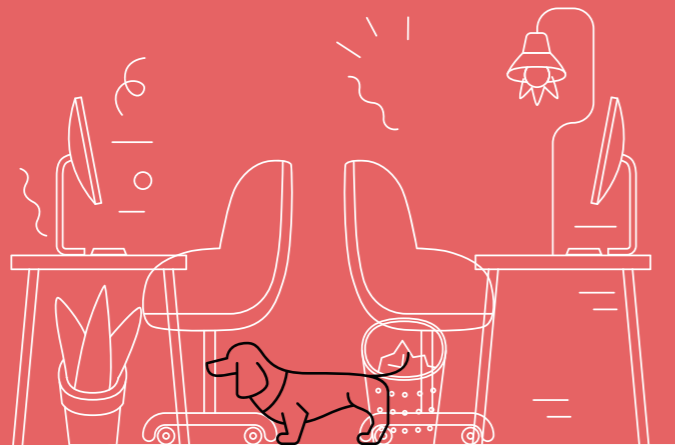
Get together with some mates for a kickabout

Looking to get involved with a community sports team? Head down to Sporting Club Thamesmead where you'll find a long list of activities and groups to get involved with. Throw on your footie boots, spend time perfecting your tennis serve or join an exercise class in the fitness studio, all before sitting back and relaxing in the bar and lounge.

RESIDENT AMENITIES

Give your colleagues instant zoom envy

Tired of having the sofa as your zoom background? Soon you'll be able to work from the comfort of a co-working space, private booth or bookable meeting room, which will all be open seven days a week from Summer 2022*, complete with Wi-Fi. Working from home never looked so good.



*Estimated completion, subject to change



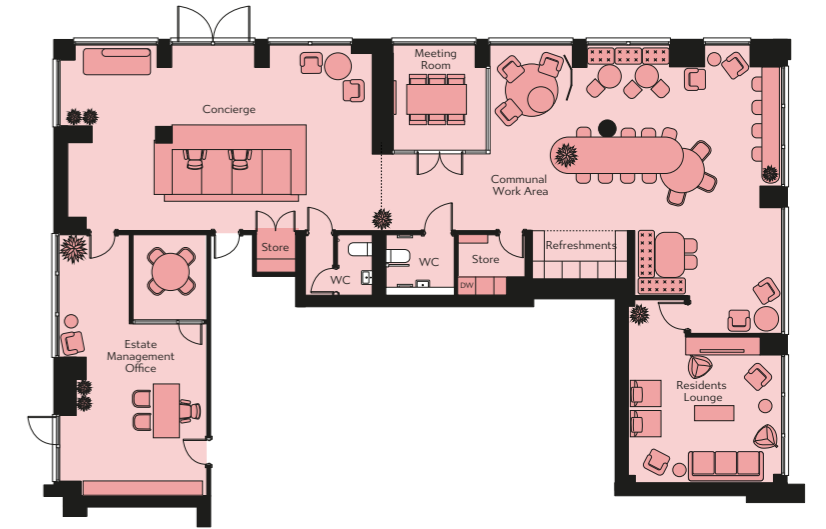
Computer generated image is indicative only

Working from home doesn't have to be lonely

Meet up with friends and neighbours in the residents lounge, where you can get creative with others or relax with a cup of tea.



Computer generated image is indicative only



Make a big impression in meetings

Flexible or private working spaces with a bookable meeting room.



Computer generated image is indicative only



Host a blockbuster of an evening

Enjoy our Snug Lounge for a bit of home comfort out of your home. Book the lounge to watch your favourite film, the big match with friends or a quiet place to escape from it all.

Make life easier for yourself

The dedicated concierge service* is designed to help effortless living, from collecting your parcels, holding keys, to helping with general queries.



*Temporary concierge available prior to opening.
Opening hours subject to change once the permanent space opens in summer 2022 (estimated completion)

Computer generated image is indicative only

YOUR APARTMENT

Get more likes for your new home



From the striking kitchen design to the picturesque (private) outside space, everything about your new home is Instagram-worthy. Featuring sleek and stylish fixtures and fittings throughout and a contemporary décor you can easily make your own, you'll be tempted to share the space on your grid as soon as you step through the door.





The spacious living/dining area is bright and airy with floor to ceiling windows that encourage natural light to flood in. The perfect, flexible space to unwind, work from home or entertain friends and family.



No home is complete without a kitchen where you can gather your favourite people and cook up a storm. This elegant open-plan space is ideal for hosting friends and family, with built-in appliances, modern stone coloured worktops and plenty of storage space. And you've got the luxury of being able to open up the doors onto the private balcony if you need more space or a change of scene during the warmer months.

Kitchen

Contemporary two-tone handle-less kitchen by Symphony with anthracite finish to base and gloss finish pearl grey to wall cabinets

Discreet strip LED lighting underneath wall cabinets

Glass splash-back at full-height behind the hob in grey

Subtle stone-effect work surface in light grey and matching upstand

Single undermounted stainless steel bowl sink with chrome mixer tap

Bosch electric hob and integrated overhead extractor

Brushed steel integrated Bosch oven

Integrated Zanussi fridge / freezer

Integrated Zanussi dishwasher

Recessed LED down lights

Soft light oak wood-effect Amtico laminate flooring

Welcome to your very own slice of calm in the city. The tranquil bedroom comes complete with soft carpet, pendant lighting and built-in glass wardrobes so you can keep everyday items tucked away out of view.

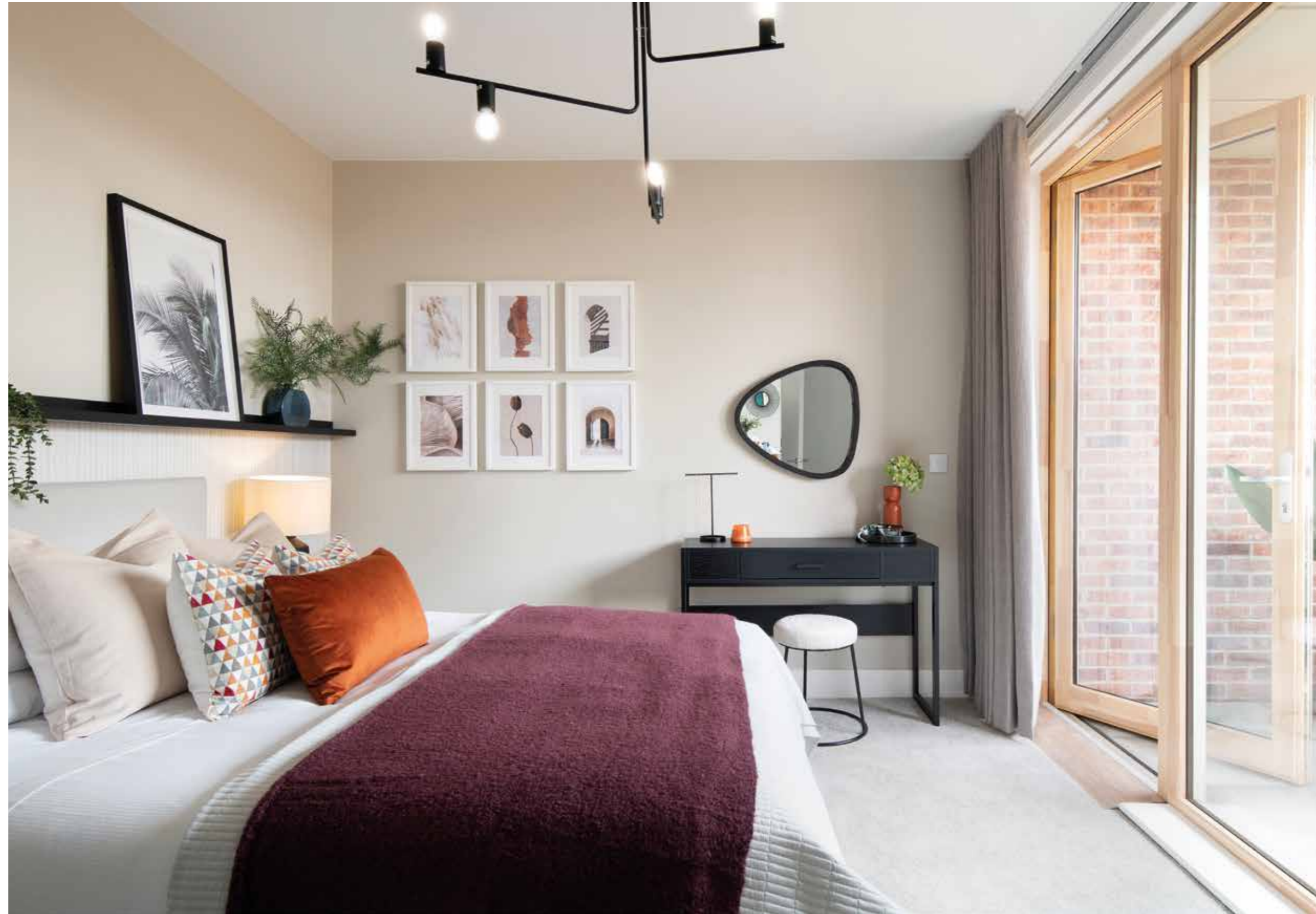
Bedroom(s)

Built-in frosted glass wardrobes in all master bedrooms

Supreme twist carpet in light grey

Shower room en-suite to the master bedrooms (refer to floorplans)

Pendant lighting to all bedrooms



Bathroom

Bath in white and bath panel in light oak wood-effect with polished chrome bath and shower mixer tap

Squared frameless glass shower screen

Wall mounted semi-pedestal handwash basin with chrome single lever mixer tap

White WC pan with concealed cistern and polished chrome dual flush push button to wall

Mirrored bathroom cabinet with feature lighting above shelving

Polished chrome heated towel rail

Large format soft-grey marbled ceramic wall tiles to selected walls with in-set storage shelf

Co-ordinating large format soft-grey marbled ceramic floor tiles

Recessed LED down lights

En-suite

Slide-access glass shower cubicle with shower tray and handheld shower in polished chrome

White wall mounted semi pedestal basin with single lever mixer tap

White WC pan with concealed cistern and polished chrome dual flush push button to wall

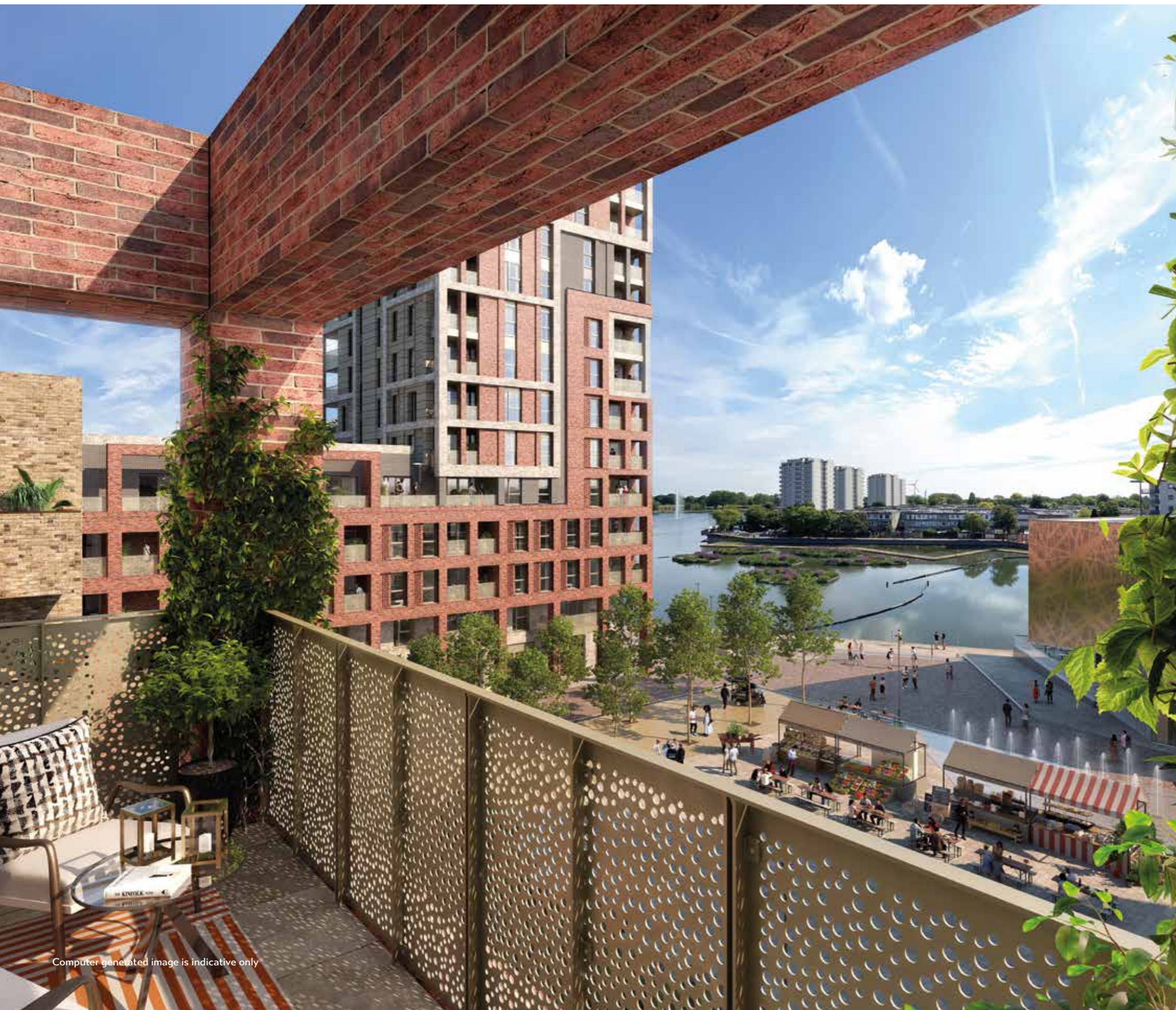
Polished chrome heated towel rail

Large format soft-grey marbled ceramic wall tiles to selected walls with in-set storage shelf

Co-ordinating large format soft-grey marbled ceramic floor tiles

Recessed LED down lights





Computer generated image is indicative only

Balconies & Terraces

Balconies and terraces with concrete paving slabs

Sustainability

Secure and lockable cycle storage rooms at ground floor level

Underfloor heating provided by a communal heat network to lower costs and carbon emissions

Double glazed windows and balcony doors and good insulation levels, meeting London standards

Mechanical ventilation with filtration system located in each home to prevent overheating

Smart meters to each apartment for heating and hot water

Flow restrictions to fittings on bathroom and kitchen mixer taps

High rated appliances for energy efficiency

Separate recycling section to under-sink bins

Green and brown roofs to lower buildings

Security & Peace of Mind

Video entry system

Sprinkler system fitted throughout apartments

Wired smoke and heat detectors

Multi-lock door with security chain and spy hole

12 year NHBC warranty

2 year defect period from practical completion (est. Nov 2022)

General

Zanussi washing machine to storage cupboards

Heating and hot water provided by central plant and charged separately

Television (terrestrial and satellite) points with Sky+ provisions to living room and master bedroom*

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

Downlights to living room

Electronic thermostats to each room

Pet-friendly development!

*Subject to additional costs **Terms and conditions apply. † up to 2 dogs and/or cats. Some features, internal and external, may vary from time to time and may differ from those shown in the brochure. Talk to the Sales Team for more details.



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



Building history

Peabody has 160 years of experience and expertise in managing property in London. Founded by the American financier and philanthropist George Peabody in 1862, the organisation now manages over 66,000 homes. Peabody is well-placed to build thousands more top quality, well-maintained homes each year.



Customer focus

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



Social heart

In line with the social purpose of its founder, the organisation re-invests its surpluses to provide more homes and services. Last year it generated a surplus of £197m, investing £313m in building new homes, and £113m in maintaining existing homes. It also runs a community foundation, helping to create prosperity and success for people in London and the south-east of the UK.



Quality, sustainability & innovative design

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality and innovative design. This has been achieved by working with the best designers and robust procedures to monitor quality throughout the design, development and procurement process. Peabody has a long and proud history of providing well-designed, sustainable homes.



Financial strengths

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



Award winning

Since 2017 Peabody has been recognised and awarded more than 55 prestigious awards, including the 2017 Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the 2020 Evening Standard New Homes Awards. Southmere has recently been awarded 'Best Regeneration Project' at the 2021 Evening Standard New Homes Awards. We also work with award winning architects and partners to deliver our high-quality design standards, creating homes in great locations which are safe, easy to maintain and long-lasting.



Track record of exceptional places

Here are just a few examples of where we have recently delivered award-winning urban regeneration in London.

Wharf Road Islington, N1 (pictured)

In the heart of north London's most diverse district is Wharf Road, a distinctive boutique collection of 98 homes overlooking the tranquil City Road Basin on the Regents Canal.

Fish Island Village Hackney Wick, E3

A vibrant canalside community of 580 new homes, just moments from the Olympic Park. This thriving, cultural creative hub is a truly inspiring place with unique spaces to live and work.

Stonelea Gardens Leyton, E11

This tranquil development in vibrant Leyton, East London overlooks Langthorne Park and is within walking distance of many beautiful green spaces. New homes are centred on a specially created village square.

southmere.co.uk

Selling Agent **CBRE**

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THAMESMEAD 

 **Peabody**