



**FRANKHAM  
WALK** Deptford | SE8

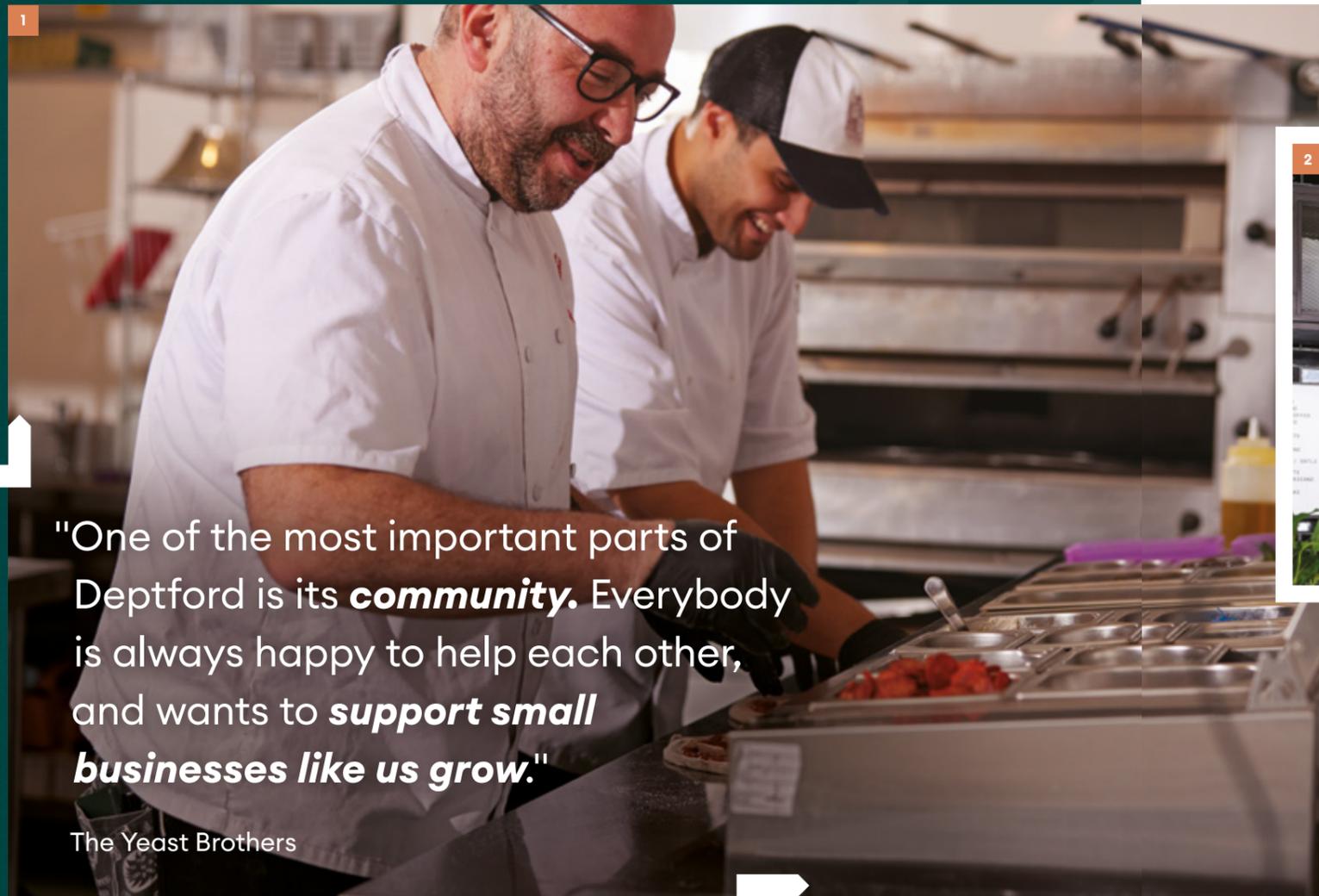


## A HOME WITH HEART

Introducing Frankham Walk, a collection of stunning 1, 2 and 3-bedroom apartments in Deptford, all available to buy through Shared Ownership. This development is located just a short stroll from the buzzing bars, cafés, shops and galleries of the colourful, much-loved Deptford High Street. Frankham Walk is also just 7 minutes from London Bridge by train and 15 minutes to Canary Wharf by DLR, resulting in stress-free commuting.

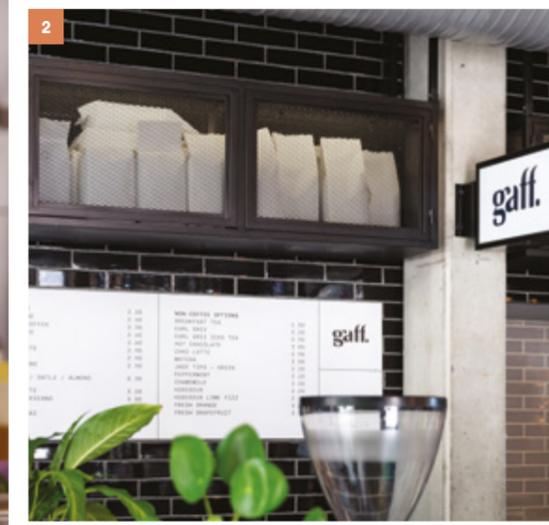


# THE SPIRIT OF DEPTFORD



"One of the most important parts of Deptford is its **community**. Everybody is always happy to help each other, and wants to **support small businesses like us grow.**"

The Yeast Brothers



- 1 THE YEAST BROTHERS
- 2 GAFF
- 3 KILIG

## IT'S ALL ABOUT THE PEOPLE...

Welcome to one of London's most fascinating neighbourhoods. Deptford combines a rich maritime history with a flourishing, ever-evolving community attracting artisans, entrepreneurs and creative people from all over the world.

Locals will tell you Deptford is everything they love about London. A melting pot of cultures, flavours and ideas, with Deptford Creek and the Thames on your doorstep, and centuries of heritage to explore and celebrate.

But it's the people that make a place, and Deptford's tribe is proudly independent. New bars, restaurants, shops and galleries pop up all the time, adding to the strong community spirit. There's nowhere quite like Deptford – and there's nowhere in Deptford quite like Frankham Walk.

# LIVE AMONGST THE ACTION

CANARY WHARF

THE O2

LONDON CITY  
AIRPORT

GREENWICH PARK

UBER BOAT

GREENWICH

DEPTFORD CREEK

DEPTFORD BRIDGE

DEPTFORD



DEPTFORD HIGH STREET

SHARED OWNERSHIP

▶ THE SOUL OF DEPTFORD



Independent local businesses, such as Forest, add to the essence of Deptford, making it a truly unique haven within London.

▶ THE HERITAGE OF DEPTFORD



Deptford's rich history and industrial heritage are closely intertwined with the dockyards. The area has since evolved, welcoming a diverse community of creative individuals.

▶ THE HEART OF DEPTFORD



At the heart of Deptford you will find an abundance of inspiring artists and creatives alike – all with distinctive styles and a revolving schedule of events that are always worth stopping in to see.

AN AREA WHERE  
**HERITAGE** IS  
**EMBRACED**  
AND PROGRESS IS ENCOURAGED



# ENERGY

## ON EVERY CORNER

### DEPTFORD'S PERFECT FOR WEEKEND WANDERING

Stroll along Deptford High Street – a 3-minute walk away – and you'll find an array of independent shops, quirky boutiques and market stalls, framed by stunning rainbow-coloured murals.

Pop into Deptford Market Yard for minimalist homewares at IYOUALL and houseplants or candles at Forest. Rag N Bone is heaven for vintage designer clothes, or head down to Aladdin's Cave for reclaimed furniture and one-of-a-kind antiques.



And, as you'd expect in an old-school London neighbourhood, Deptford still has a proper market. Deptford High Street market was voted one of London's coolest markets by Time Out magazine and dates back to 1872. Today you'll find fresh fish, fruit and vegetables, fabric, clothes, shoes and more.

- 1 DEPTFORD HIGH STREET
- 2 FOREST
- 3 DEPTFORD DOES ART



## RELISH THE SPIRIT OF CULINARY ADVENTURE

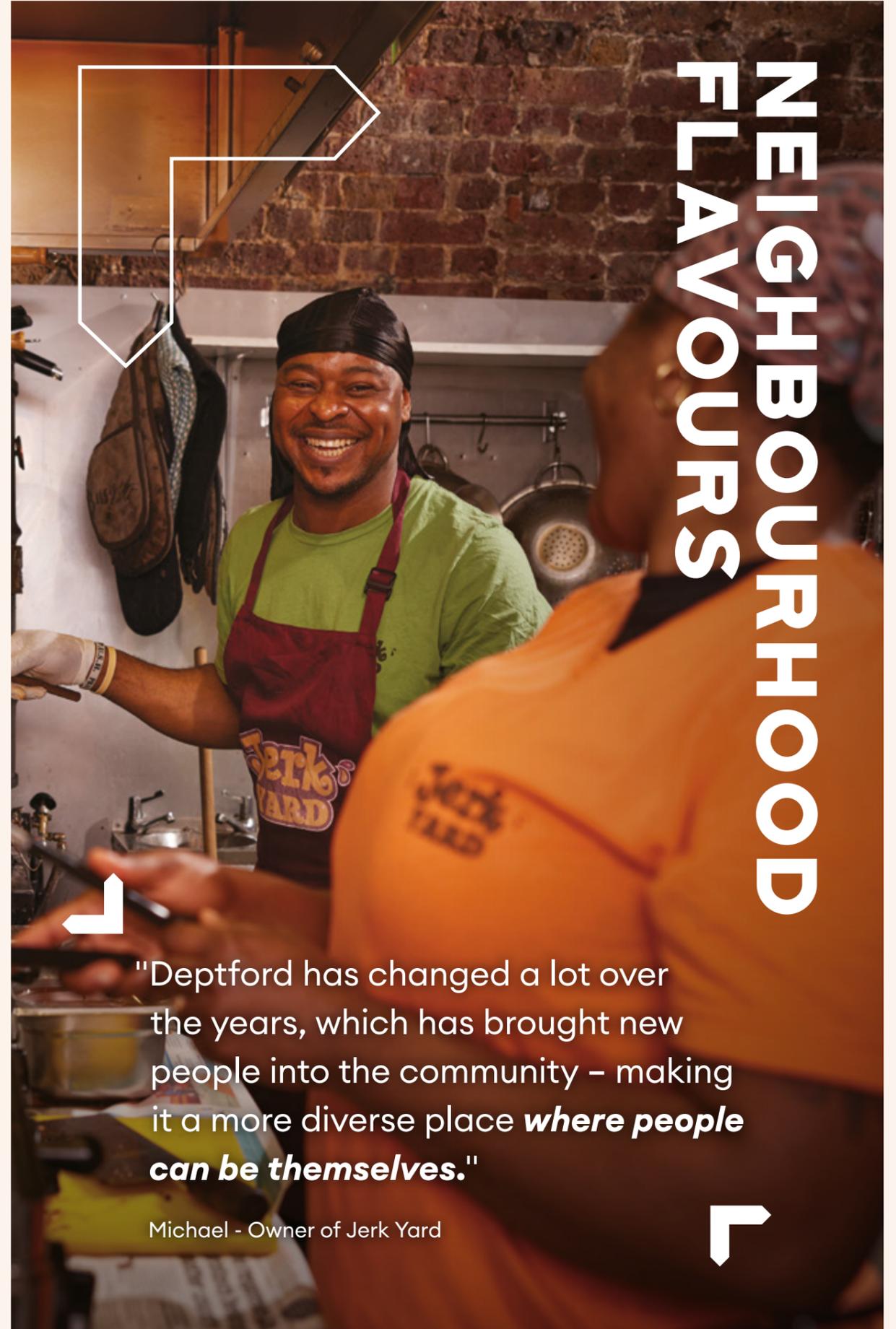
As those in the know already know, Deptford is fast becoming one of the best places to eat out in London. You'll find flavours from all over the world – Vietnamese, South African, West African, Chinese, Japanese, Jamaican, Italian... the list goes on.



Drop into Deptford Market Yard for Caribbean-inspired street food or tapas, followed by craft beers and cocktails. Hungry for something plant-based? Tuck into vegan tacos at The Waiting Room, or call into Isla Ray for a vegan brunch.

When you fancy a night out, there's a host of local microbreweries to choose from, plus great bars like The Watergate, Buster Mantis and Little Nan's.

- 1 THE WAITING ROOM
- 2 CARRIAGE WAY
- 3 JERK YARD



# NEIGHBOURHOOD FLAVOURS

"Deptford has changed a lot over the years, which has brought new people into the community – making it a more diverse place *where people can be themselves.*"

Michael - Owner of Jerk Yard



"There are so many *interesting people* around with amazing stories, and the more time you spend in the area the more enriching you'll find the *Deptford experience* to be."

Alice - Co-owner of Forest



- 1 DEPTFORD DOES ART
- 2 FOREST
- 3 MATCHSTICK PIEHOUSE

Meet creative locals at Deptford Does Art, run by an enthusiastic Deptford pub manager with an outstanding programme of events and workshops above a basement gallery.

Enjoy live performances, cabaret and theatre – along with delicious pie – at Matchstick Piehouse, or catch a global music festival or comedy gig at The Albany arts centre. Got a creative streak yourself? You'll be in the perfect place to get involved and add your own chapter to Deptford's story.

## WHERE ARTISTS, CREATORS AND MAKERS MEET

### A CULTURE ALL OF ITS OWN

With a home in Frankham Walk, you'll be spoiled for choice for art and culture as there's a thriving scene right here in Deptford, with a host of studios and galleries on your doorstep.



# NATURALLY SPIRITED

FRANKHAM WALK DEPTFORD OPEN SPACE



## AN URBAN HOME NESTLED IN GREEN SPACE

Your home at Frankham Walk will be a haven inside and out, with new landscaped grounds designed in consultation with the local community. These peaceful, inviting spaces are ideal for meeting friends, or relaxing between meetings when you work from home.

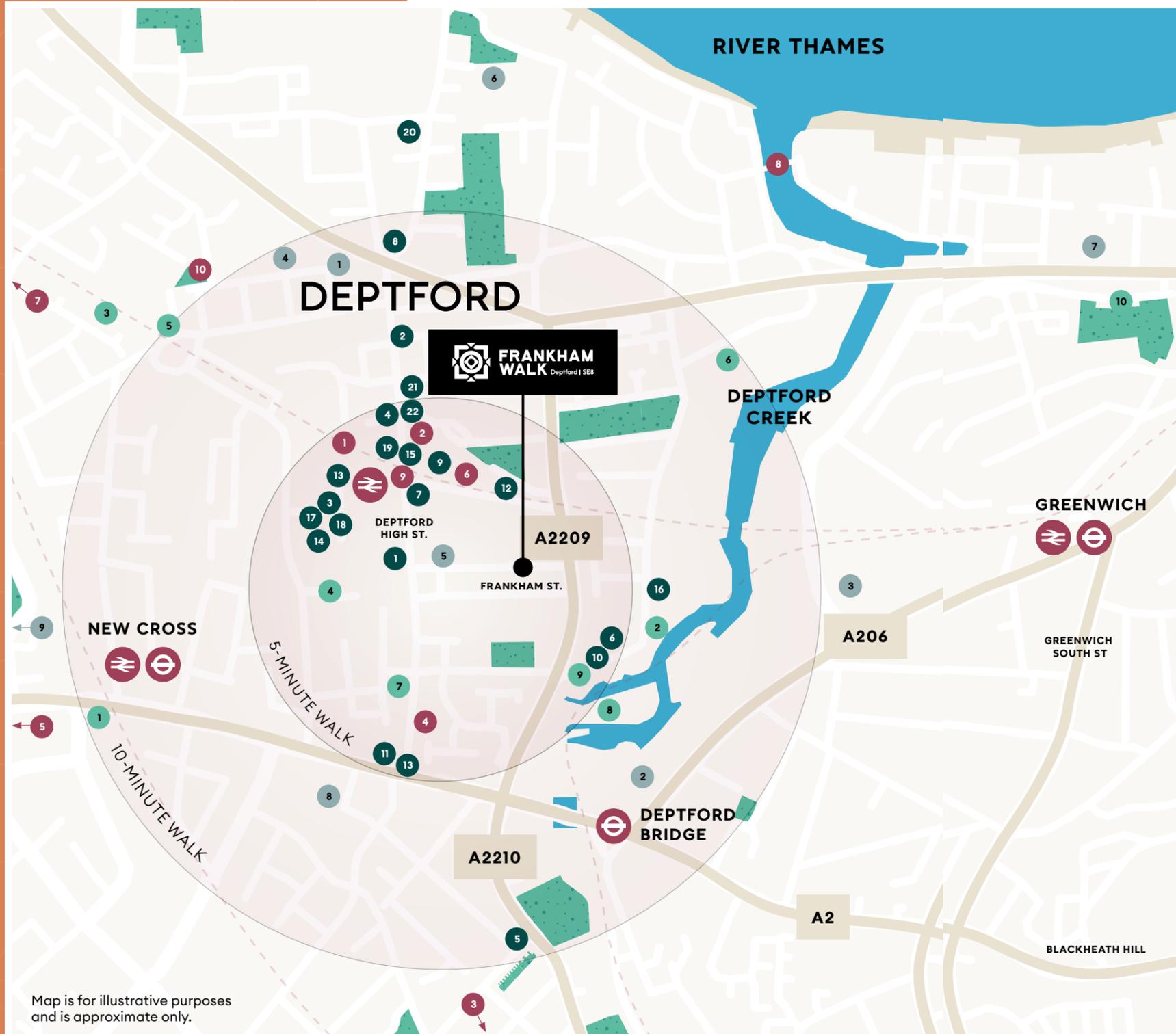
Just a 5-minute stroll away is Deptford Creek, this unique spot is one of the most biodiverse for its size in London, with a rare tidal habitat home to over 300 species of wildflowers.

Want to make a day of it? At the mouth of the creek, cross the famous swinging footbridge to pick up the Thames Path and walk over to leafy, maritime Greenwich – home to the Royal Observatory, the National Maritime Museum, the Royal Naval College and the famous Cutty Sark.



# LONDON'S HIDDEN VILLAGE

FRANKHAM WALK AREA MAP



Map is for illustrative purposes and is approximate only.



## EAT & DRINK

- |                        |                                |
|------------------------|--------------------------------|
| 1 Deptford Market Yard | 12 Villages                    |
| 2 Manze's              | 13 Little Nan's Bar            |
| 3 Jars Bar             | 14 Lomond Coffee               |
| 4 Marcella             | 15 The Waiting Room Coffee Bar |
| 5 The Brookmill        | 16 Gaff                        |
| 6 The Yeast Brothers   | 17 Dirty Apron                 |
| 7 KiliG                | 18 Jerk Yard                   |
| 8 The Watergate        | 19 Badger Badger               |
| 9 Buster Mantis        | 20 The Dog & Bell              |
| 10 Little Faith        | 21 Deli X                      |
| 11 STOCKTON            | 22 Sodo Pizza                  |



## RETAIL, LEISURE & OUTDOOR

- |                         |                                |
|-------------------------|--------------------------------|
| 1 Forest                | 7 Folkestone Gardens Skatepark |
| 2 Rag N Bone            | 8 Greenwich Reach Swing Bridge |
| 3 Aladdin's Cave London | 9 Tanuki Gaming                |
| 4 Deptford Does Art     | 10 Deptford Blue Cage          |
| 5 Planet Wax            |                                |
| 6 The Commando Temple   |                                |



## ART & CULTURE

- |                           |                                   |
|---------------------------|-----------------------------------|
| 1 Amersham Arms           | 6 Laban Theatre                   |
| 2 Art in Perpetuity Trust | 7 Deptford Anchor                 |
| 3 No format Gallery       | 8 Goldsmiths MFA Fine Art Studios |
| 4 The Albany              | 9 The Artworks Creekside          |
| 5 Matchstick Piehouse     | 10 Up The Creek comedy club       |



## SCHOOLS & EDUCATION

- |   |   |
|---|---|
| 1 Little Butterfly Daycare Nursery                    | 5 Tidemill Academy                                |
| 2 Twinnie Day Nursery                                 | 6 Invicta Primary School                          |
| 3 Bright Horizons Greenwich Day Nursery and Preschool | 7 St Alfege with St Peter's C of E Primary School |
| 4 Grinling Gibbons Primary School                     | 8 Addey and Stanhope School                       |
|   | 9 LEYF Playhouse nursery                          |



BERMONDSEY

CITY OF LONDON

SOUTHWARK PARK

LONDON BRIDGE

NEW CROSS

DEPTFORD



SHARED OWNERSHIP

DEPTFORD BRIDGE

RUSSIA DOCK WOODLAND

CANARY WHARF

ST. PAUL'S CHURCHYARD GARDENS

DEPTFORD CREEK

# LONDON

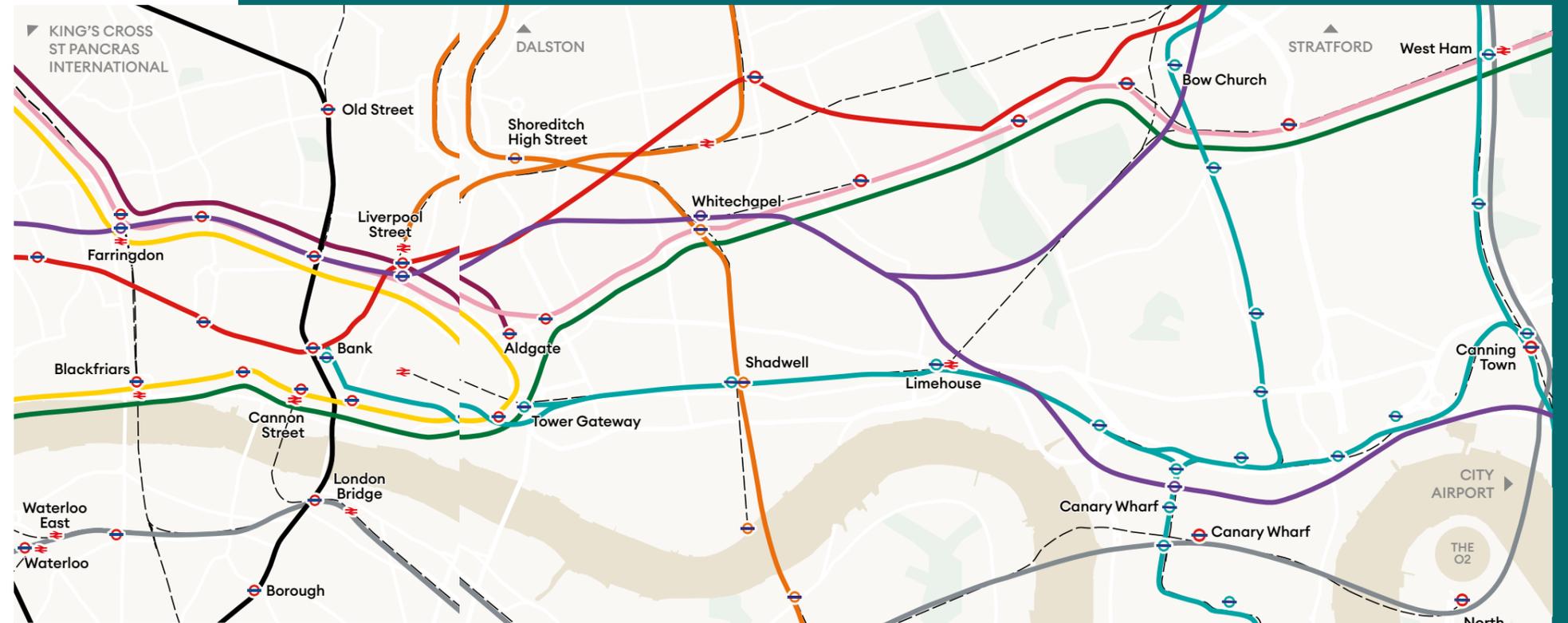
LIVING ON YOUR

# DOORSTEP

# YOUR ZONE 2 >>> LIFESTYLE

From Frankham Walk, you can be in the very heart of Central London within just 7 minutes by rail. Zone 2's Deptford station is a 4-minute walk from your front door. And from there, regular and rapid National Rail services will have you to London Bridge, the City of London and Farringdon in a flash. Hop onto the Elizabeth line at Farringdon for quick access to Heathrow Airport or for a day trip to Reading. Alternatively, Deptford Bridge DLR station is a 7-minute walk south of the development. Deptford's location just south of the Thames means travel by water is also an option, with Uber Boat services running from both of the nearby Greenwich and Greenland Surrey Quays piers.

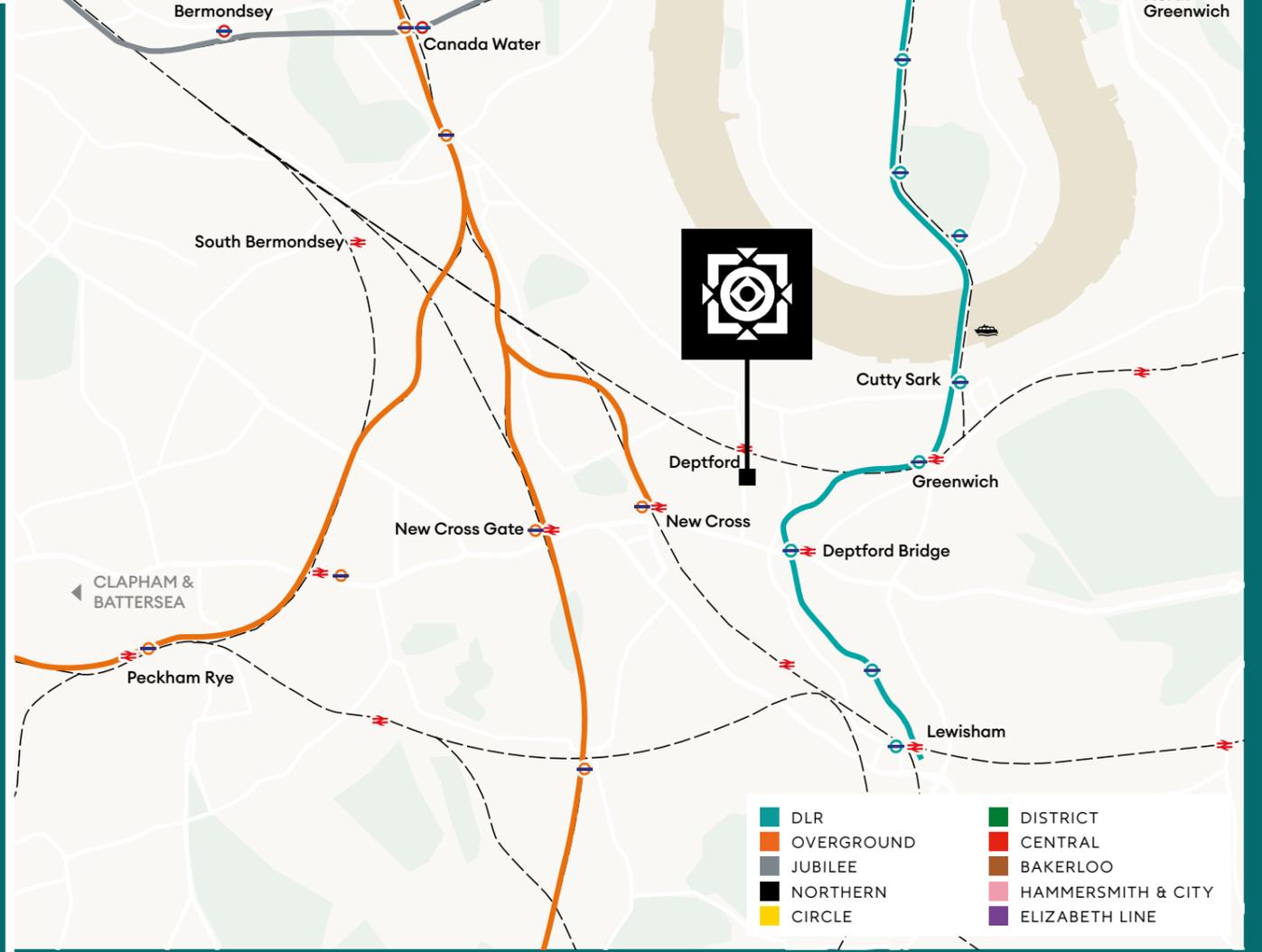
Last but not least, for trips even further afield, you can be at London City Airport in 31 minutes via Thameslink and DLR, while Gatwick, Heathrow and Stansted are less than an hour's drive away.



FRANKHAM WALK CONNECTIVITY

<p>BY RAIL FROM DEPTFORD STATION</p>	<p>GREENWICH STATION <b>2 MINS</b></p>	<p>LONDON BRIDGE <b>7 MINS</b></p>	<p>FARRINGTON <b>18 MINS</b></p>	<p>KING'S CROSS ST PANCRAS <b>23 MINS</b></p>
<p>BY DLR FROM FROM DEPTFORD BRIDGE STATION</p>	<p>LEWISHAM <b>3 MINS</b></p>	<p>CANARY WHARF <b>12 MINS</b></p>	<p>BANK <b>23 MINS</b></p>	<p>STRATFORD <b>32 MINS</b></p>
<p>BY OVERGROUND FROM NEW CROSS STATION</p>	<p>SHOREDITCH HIGH STREET <b>16 MINS</b></p>	<p>DALSTON JUNCTION <b>22 MINS</b></p>	<p>HIGHBURY &amp; ISLINGTON <b>31 MINS</b></p>	<p>CLAPHAM JUNCTION <b>34 MINS</b></p>
<p>BY BIKE FROM FRANKHAM WALK</p>	<p>GREENWICH PARK <b>8 MINS</b></p>	<p>PECKHAM RYE <b>15 MINS</b></p>	<p>THE O2 <b>19 MINS</b></p>	<p>BANK <b>24 MINS</b></p>
<p>UBER BOAT FROM GREENWICH PIER</p>	<p>LONDON BRIDGE <b>23 MINS</b></p>	<p>BANKSIDE <b>27 MINS</b></p>	<p>WATERLOO LONDON EYE PIER <b>39 MINS</b></p>	<p>BATTERSEA POWER STATION <b>53 MINS</b></p>

All travel times sourced from Google Maps. Most efficient journeys may contain transfers between lines. Travel times may vary depending on time of travel.



# SUSTAINABLE SOUTH LONDON LIVING

A forward-thinking development in a forward-thinking area, Frankham Walk gives you everything you need to live a more sustainable life.

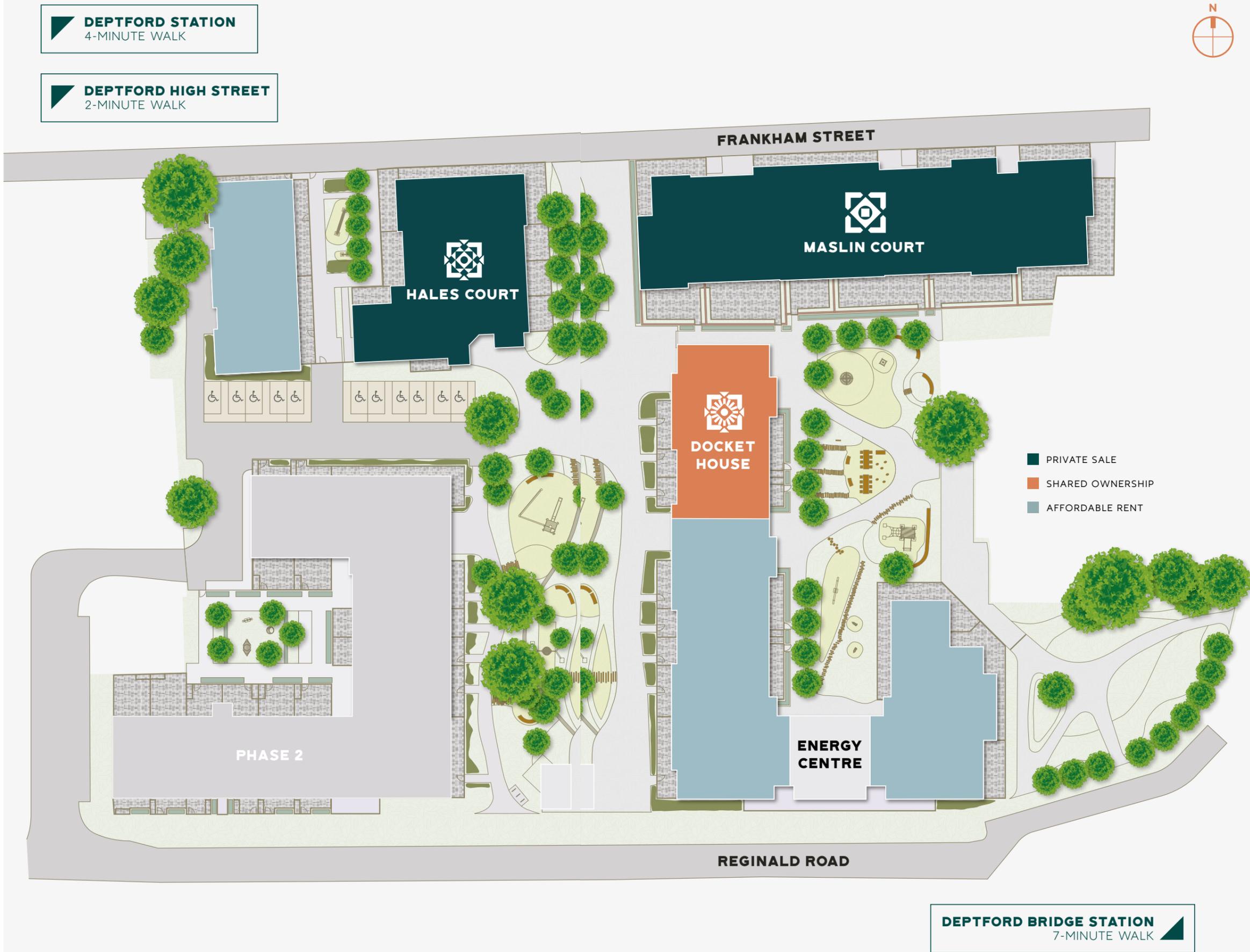
Local fruit and veg stalls just minutes away on the high street make it easy to get fresher produce with less plastic packaging and waste, while Deptford's vintage shops and markets are great ways to upcycle rather than buying new. The area's superb connections make travel around London cleaner and greener too. Bus routes and rail lines mean trips are fast and effortless, while Frankham Walk's plentiful cycle storage spaces allow residents to take full advantage of city-wide cycle highways.



1 DEPTFORD MARKET  
2 KiliG

FRANKHAM WALK SUSTAINABLE LIVING

# WELCOMING YOU TO THE NEIGHBOURHOOD



# A STUNNING SUPERIOR SPECIFICATION



CGI is indicative only.

## LIVING/KITCHEN/DINING

- Stone grey, handleless kitchen base units with dark blue wall units
- White quartz worktops with matching plain white splashback and upstands
- Under mounted single bowl stainless steel sink with polished chrome mixer tap
- Bosch frameless touch ceramic hob with integrated extractor fan with LED light
- Bosch integrated stainless steel multi-function oven with touch control
- Fully integrated Bosch stainless steel microwave with touch control
- Bosch integrated fridge/freezer
- Bosch fully integrated dishwasher with VarioSpeed
- Under counter 3 stage separation waste bin

## BATHROOM

- White bath unit with light grey bath panel
- Hansgrohe chrome thermostatic bath/shower mixer including overhead and hand shower
- Black framed single bath screen
- Mirrored storage cabinet with open shelf units and single shaver socket inside
- Classic white square semi-recessed hand basin with chrome single level Hansgrohe mixer tap
- Classic white Geberit WC with soft close seat and chrome flushplate

## ENSUITE

- Black framed sliding shower screen with classic white shower tray
- Hansgrohe thermostatic chrome shower kit, including wall mounted overhead shower and separate hand shower
- Classic white square semi-recessed hand basin with chrome Hansgrohe mixer tap
- Classic white Geberit WC with soft close seat and chrome Flushplate
- Mirrored storage cabinet with open shelf units and single shaver socket inside
- White gloss tiling above WC and hand basin

## BEDROOMS

- Pendant lighting
- Full height fitted wardrobes with blanket shelf and hanging rail to all main bedrooms\*

## FLOORING & HEATING

- Engineered Pergo flooring throughout all rooms and hallways, except bedrooms
- Grey carpet to bedrooms
- Chrome towel radiators to all bathrooms
- Wall hung radiators throughout apartment

## SECURITY & PEACE OF MIND

- Video entry system
- Multi-lock door with security chain and 180-degree spy hole door viewer
- Secure By Design front door, with brushed aluminium handles
- Sprinkler system
- Wired smoke detectors and heat alarms
- 12 year NHBC warranty
- 2 year defect warranty
- 990 year lease

## ELECTRICAL & LIGHTING

- Recessed LED down lights to kitchen, bathrooms, ensuites and hall
- Pendant lighting to living area, bedrooms and cupboards
- Kitchen task lighting fixed under all wall cabinets with warm white light
- Shaver socket to all bathrooms and ensuites

## COMMUNAL

- High quality, durable carpeting on ground to first floor, and tiled floor finishes throughout
- Tiled entrance lobby
- Downlighting throughout
- Video entry system
- Secure bicycle storage

## GENERAL

- White panelled, fire-resistant solid doors throughout apartment
- Central district heating system for heating and hot water and individually charged
- Switch2 metering system to each home
- Mechanical Ventilation with Heat Recovery system (MVHR), with controllers in kitchen and bathrooms
- Bosch freestanding white washer/dryer machine to storage cupboards
- TV and phone point to living area and main bedroom
- Fibre optic broadband connection provision capable of providing digital TV & HD Sky plus\*\*
- Internal doors and ironmongery
- Single lever round chrome privacy door handles for bathrooms and ensuites
- Square edged architraves and skirtings throughout apartment



CGI is indicative only.

\*3-bedroom apartment has a large storage cupboard. \*\*Subject to separate subscription.

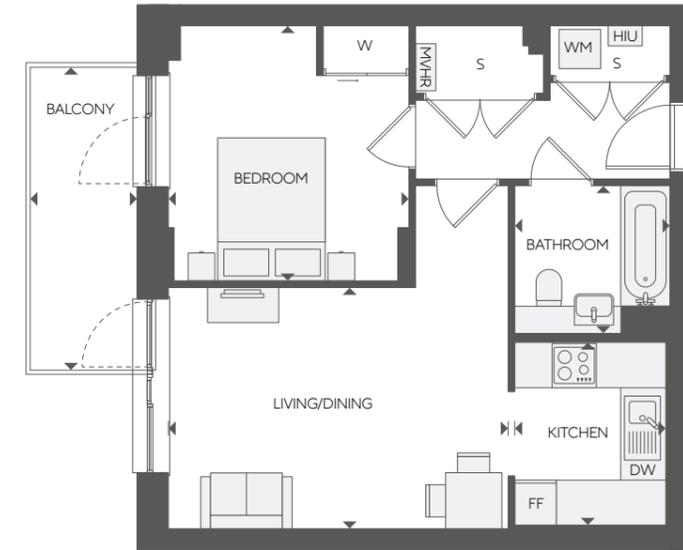
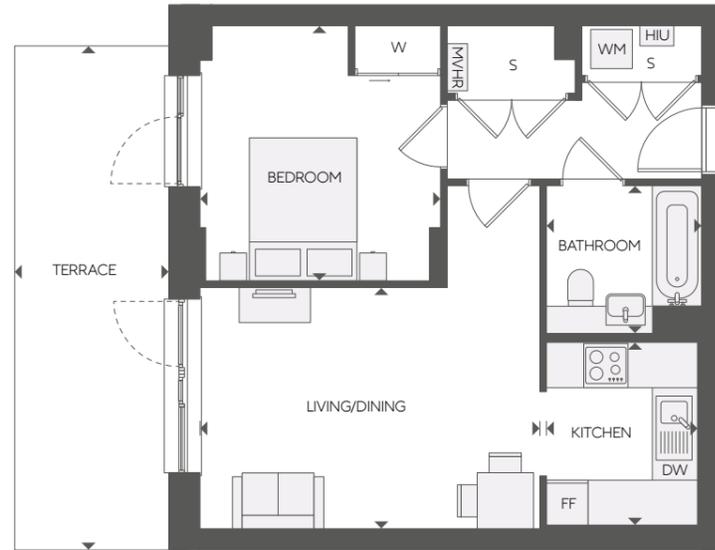
# 1 BEDROOM APARTMENT

APARTMENT 1  
GROUND FLOOR



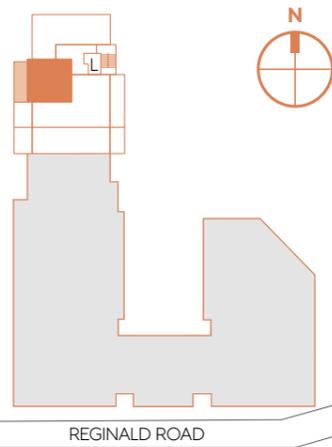
# 1 BEDROOM APARTMENT

APARTMENT 4, 7, 10  
LEVELS: 1, 2, 3

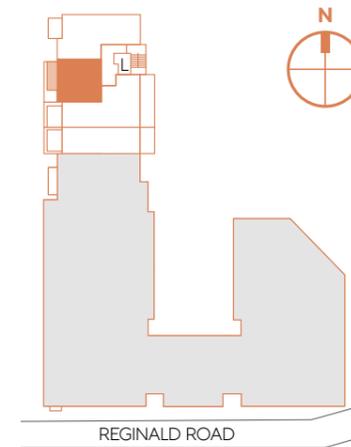


FRANKHAM WALK FLOORPLANS

▼  
29  
▲



	50.6 SQ M	544 SQ FT
<b>TOTAL INTERNAL AREA</b>		
<b>TOTAL EXTERNAL AREA</b>	13.5 SQ M	146 SQ FT
Living/Dining	4.82m x 3.41m	15' 10" x 11' 2"
Kitchen	2.15m x 2.60m	7' 1" x 8' 7"
Bedroom	3.42m x 3.60m	11' 3" x 11' 10"
Bathroom	2.20m x 2.10m	7' 3" x 6' 11"
Terrace	2.19m x 7.12m	7' 2" x 23' 4"



	50.6 SQ M	545 SQ FT
<b>TOTAL INTERNAL AREA</b>		
<b>TOTAL EXTERNAL AREA</b>	6.4 SQ M	69 SQ FT
Living/Dining	4.82m x 3.41m	15' 10" x 11' 2"
Kitchen	2.15m x 2.60m	7' 1" x 8' 7"
Bedroom	3.42m x 3.60m	11' 3" x 11' 10"
Bathroom	2.20m x 2.10m	7' 3" x 6' 11"
Balcony	1.56m x 4.39m	5' 2" x 14' 5"

W Wardrobe S Storage WM Washing Machine DW Dish Washer FF Fridge Freezer L Lifts ◀▶ Measurement Points  
HIU Heat Interface Unit MVHR Mechanical Ventilation Unit

DIMENSIONS SHOWN ARE APPROXIMATE ONLY. LAYOUTS ARE INDICATIVE AND SUBJECT TO CHANGE.

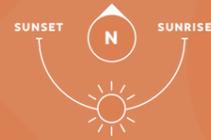
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# 2 BEDROOM APARTMENT

APARTMENT 5, 8, 11, 13

LEVELS: 1, 2, 3, 4



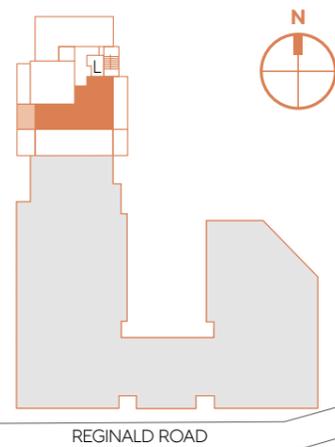
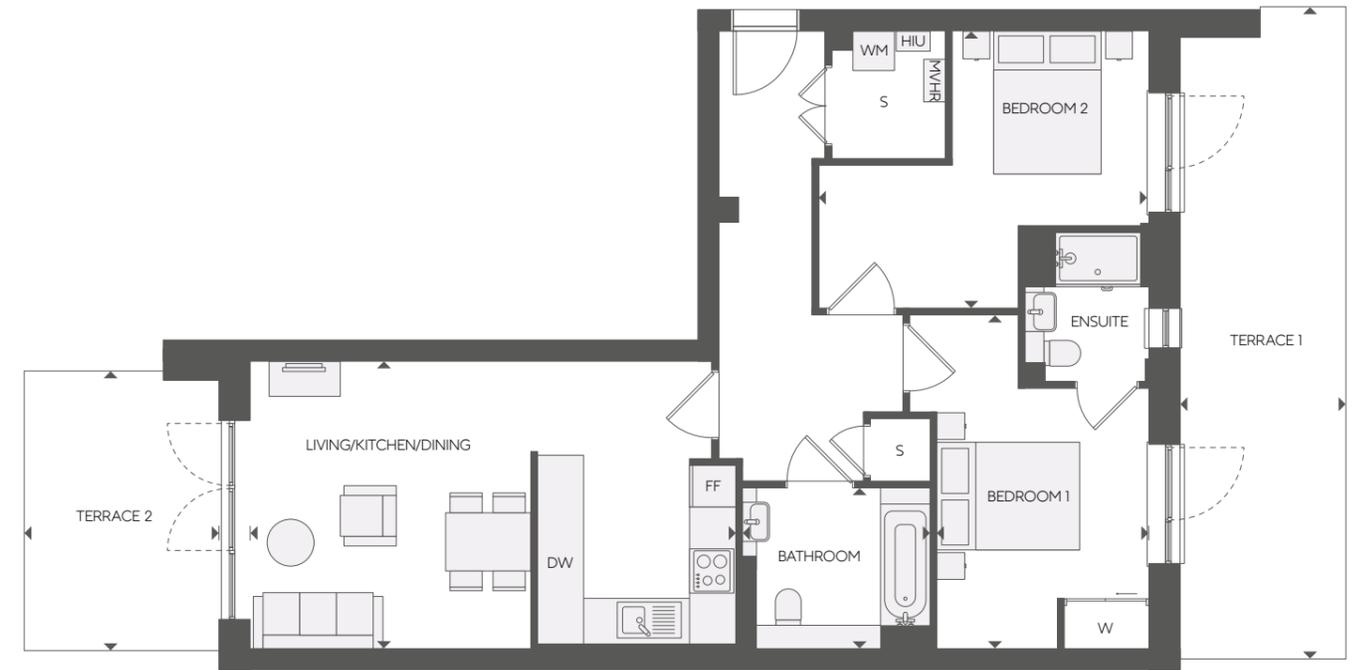
# 2 BEDROOM APARTMENT

APARTMENT 2

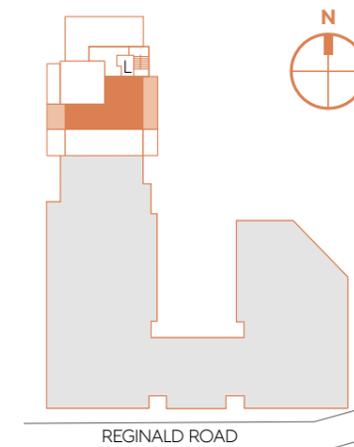
GROUND FLOOR | WHEELCHAIR ADAPTABLE



FRANKHAM WALK FLOORPLANS



		76.6 SQ M	824 SQ FT
<b>TOTAL INTERNAL AREA</b>			
<b>TOTAL EXTERNAL AREA</b>		7.0 SQ M	76 SQ FT
Living/Kitchen/Dining	7.32m x 4.05m		24' x 13' 4"
Bedroom 1	3.94m x 3.25m		12' 11" x 10' 8"
Bedroom 2	2.99m x 3.62m		9' 10" x 11' 11"
Bathroom	2.20m x 2.10m		7' 3" x 6' 11"
Ensuite	2.04m x 1.63m		6' 9" x 5' 5"
Balcony	2.16m x 3.25m		7' 1" x 10' 8"



		79.8 SQ M	859 SQ FT
<b>TOTAL INTERNAL AREA</b>			
<b>TOTAL EXTERNAL AREA</b>		28.6 SQ M	308 SQ FT
Living/Kitchen/Dining	6.87m x 4.05m		22' 7" x 13' 4"
Bedroom 1	3.00m x 4.70m		9' 10" x 15' 5"
Bedroom 2	4.67m x 3.92m		15' 4" x 12' 10"
Bathroom	2.65m x 2.26m		8' 9" x 7' 5"
Ensuite	1.69m x 2.10m		5' 7" x 6' 11"
Terrace 1	2.35m x 9.21m		7' 9" x 30' 3"
Terrace 2	2.75m x 3.95m		9' 1" x 12' 11"

W Wardrobe S Storage WM Washing Machine DW Dish Washer FF Fridge Freezer L Lifts ◀▶ Measurement Points  
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# 2 BEDROOM APARTMENT

APARTMENT 3, 6, 9

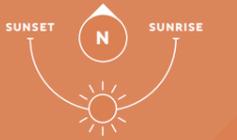
LEVELS: 1, 2, 3



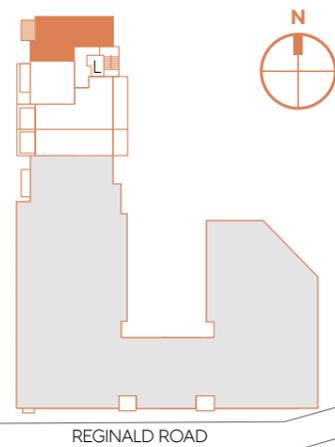
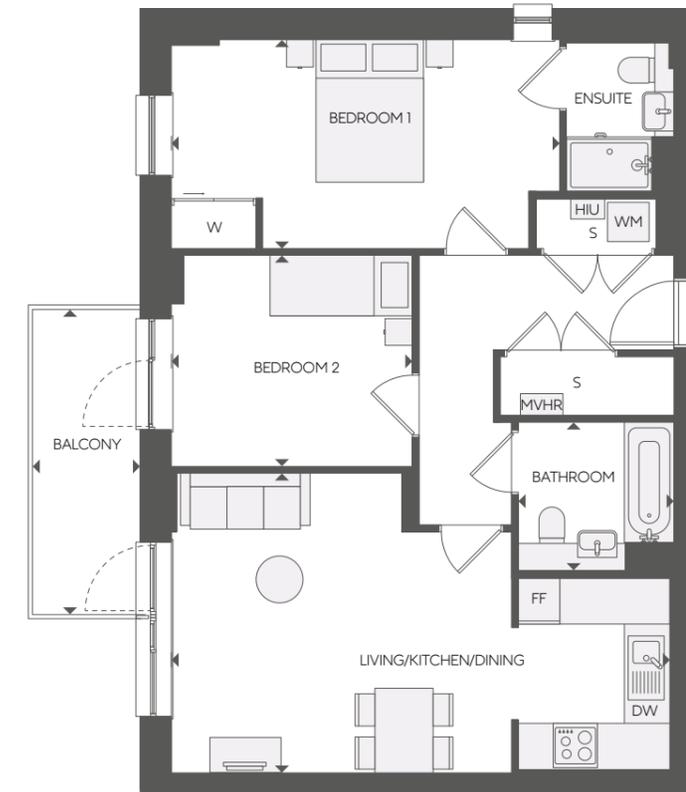
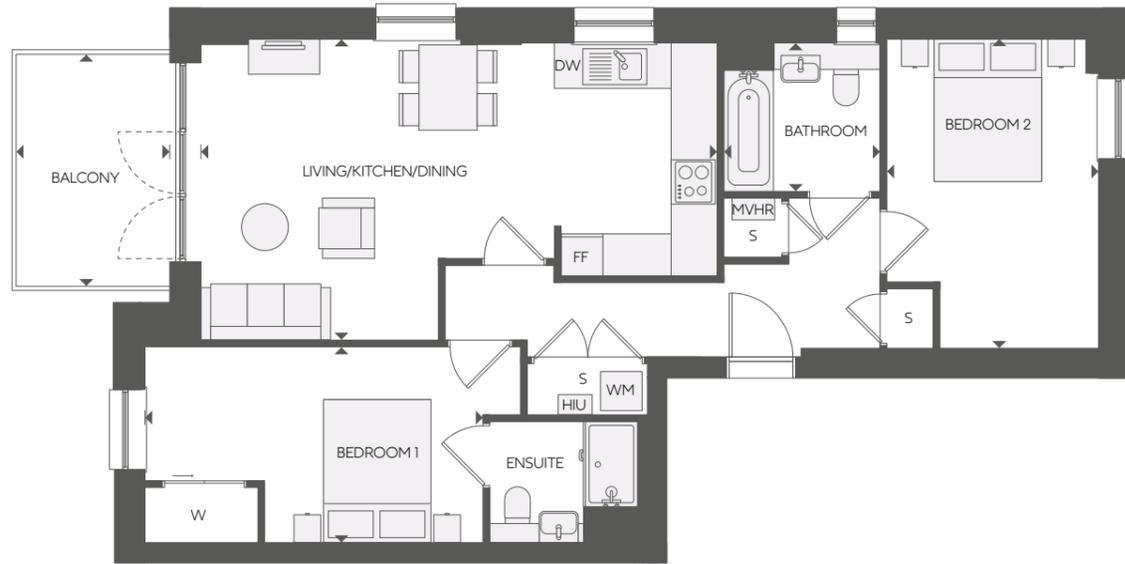
# 2 BEDROOM APARTMENT

APARTMENT 12

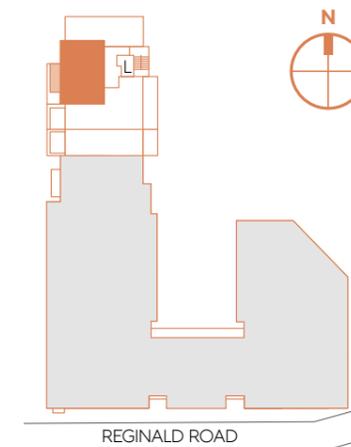
LEVEL: 4



FRANKHAM WALK FLOORPLANS



TOTAL INTERNAL AREA	75.4 SQ M	812 SQ FT
TOTAL EXTERNAL AREA	7.4 SQ M	80 SQ FT
Living/Kitchen/Dining	7.31m x 4.25m	23' 11" x 13' 11"
Bedroom 1	4.79m x 2.76m	15' 9" x 9' 1"
Bedroom 2	2.99m x 4.38m	9' 10" x 14' 5"
Bathroom	2.18m x 2.07m	7' 2" x 6' 10"
Ensuite	1.97m x 1.69m	6' 6" x 5' 7"
Balcony	2.16m x 3.25m	7' 1" x 10' 8"



TOTAL INTERNAL AREA	73.8 SQ M	794 SQ FT
TOTAL EXTERNAL AREA	6.2 SQ M	67 SQ FT
Living/Kitchen/Dining	7.07m x 4.22m	23' 3" x 13' 10"
Bedroom 1	5.50m x 2.95m	18' 1" x 9' 8"
Bedroom 2	3.42m x 2.99m	11' 3" x 9' 10"
Bathroom	2.19m x 2.10m	7' 3" x 6' 11"
Ensuite	1.52m x 2.10m	5' x 6' 11"
Balcony	1.50m x 4.26m	4' 11" x 14'

W Wardrobe S Storage WM Washing Machine DW Dish Washer FF Fridge Freezer L Lifts ◀▶ Measurement Points  
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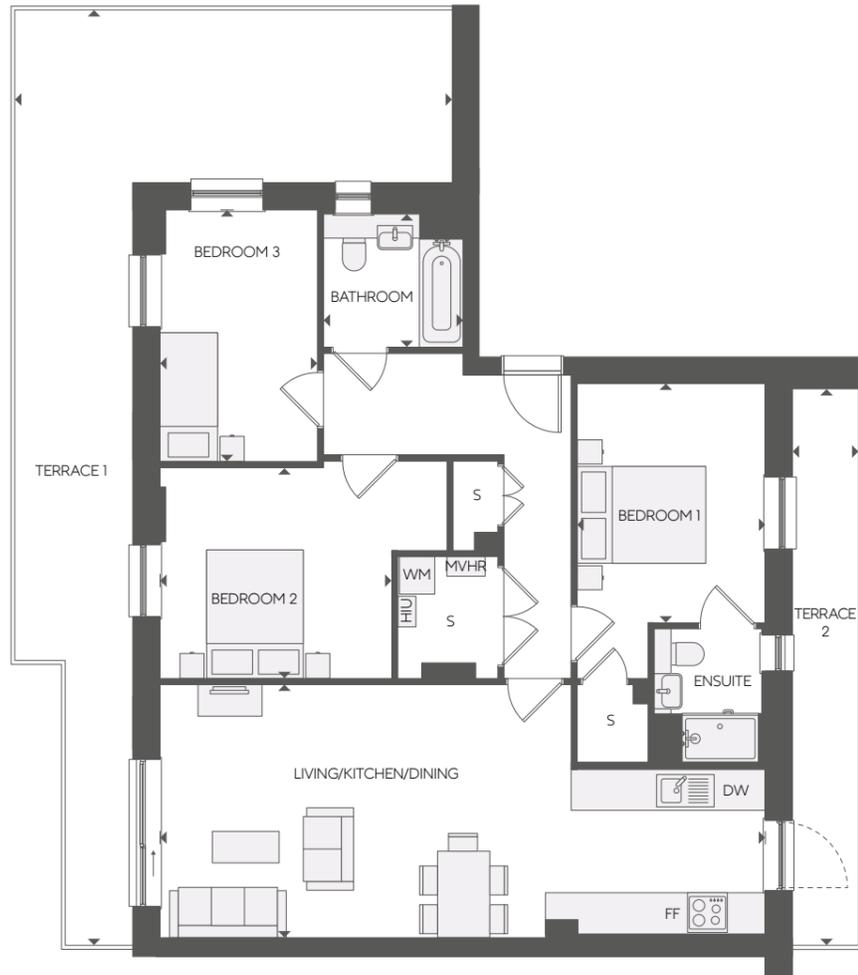
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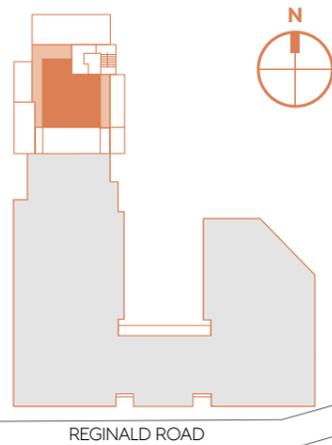
# 3 BEDROOM APARTMENT

APARTMENT 14

LEVEL: 5



FRANKHAM WALK FLOORPLANS



TOTAL INTERNAL AREA	96.0 SQ M	1,034 SQ FT
TOTAL EXTERNAL AREA	48.2 SQ M	518 SQ FT
Living/Kitchen/Dining	9.50m x 3.98m	31' 2" x 13' 1"
Bedroom 1	2.95m x 3.77m	9' 8" x 12' 5"
Bedroom 2	3.63m x 3.31m	11' 11" x 10' 10"
Bedroom 3	2.47m x 3.95m	8' 1" x 13'
Bathroom	2.20m x 2.09m	7' 3" x 6' 11"
Ensuite	1.69m x 2.10m	5' 7" x 6' 11"
Terrace 1	6.86m x 14.71m	22' 6" x 48' 3"
Terrace 2	1.04m x 8.75m	3' 5" x 28' 9"

W Wardrobe S Storage WM Washing Machine DW Dish Washer FF Fridge Freezer L Lifts ◀▶ Measurement Points  
HIU Heat Interface Unit MVHR Mechanical Ventilation Unit

DIMENSIONS SHOWN ARE APPROXIMATE ONLY. LAYOUTS ARE INDICATIVE AND SUBJECT TO CHANGE.

## READY TO BUY? THE SHARED OWNERSHIP JOURNEY IS SIMPLE...



### FIND OUT MORE ABOUT SHARED OWNERSHIP

Peabody has a range of resources to help you learn more about what is involved.



# ABOUT PEABODY



## 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.



### 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.



### 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.



### 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.



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