

VALLEY HOUSE

YOUR HOME IN CHARLTON



**A FLAGSHIP COLLECTION
OF 1, 2 & 3 BEDROOM
HOMES IN THE HEART
OF CHARLTON**

VALLEYHOUSE-SE7.COM



Computer generated image is indicative only

CHARLTON RIVERSIDE

Minutes from desirable Greenwich and Blackheath is a London riverside, zone 3 location that is steeped in history but about to be totally transformed. It's close to Canary Wharf, with quick transport into Central London and London Bridge through the rail station that sits on your doorstep. Hello Charlton, and welcome to Valley House.

Charlton Riverside is set to become one of the most exciting and innovative new neighbourhoods in the Capital, and you have a chance to oversee and be part of its stunning regeneration from the comfort of your own private balcony. Over the next 25 years, this prime stretch of Thames waterside will see 5,000 new homes, along with restaurants, shops, schools, a riverbus pier and a dynamic creative quarter.

But while the future promises plenty, you're certainly not short of options today. So get ready to create new memories as you discover for yourself all that Charlton and the wider Greenwich borough has to offer when you live at Valley House.

VALLEY HOUSE



Computer generated image is indicative only



Photography of Valley House show home

FIND YOUR FLOW

One of the first new developments to come out of the ground in this regeneration hot-spot is Valley House, a curvaceous six-storey building finished in eye-catching coloured brick that blends modern and retro influences for cool urban living, with landscaped communal gardens for the summer sun.

The one, two and three bedroom apartments and duplexes are ideally designed to a high specification, with beautifully fitted kitchens complete with Silestone worktops and glass splashbacks, private outdoor space, plus parking available to select apartments and secure cycle storage for all.

So whether you've lived nearby and loved it but never thought you could buy in the area, or want a new home perfectly located for the morning commute, purchasing through trusted housing provider Peabody means your dream home can become a reality through Shared Ownership or Help to Buy.



Photography of Valley House show home

YOUR LOCAL AREA



ENTERTAINMENT & LEISURE

- 01. Millennium Leisure Centre
- 02. The o2
- 03. Emirates Air Line Cable Car
- 04. Royal Docks
- 05. Excel London

SHOPPING

- 06. Ikea Greenwich
- 07. Brocklebank Retail Park
- 08. Greenwich Shopping Park

PARKS & GREEN SPACE

- 09. Greenwich Peninsula Park



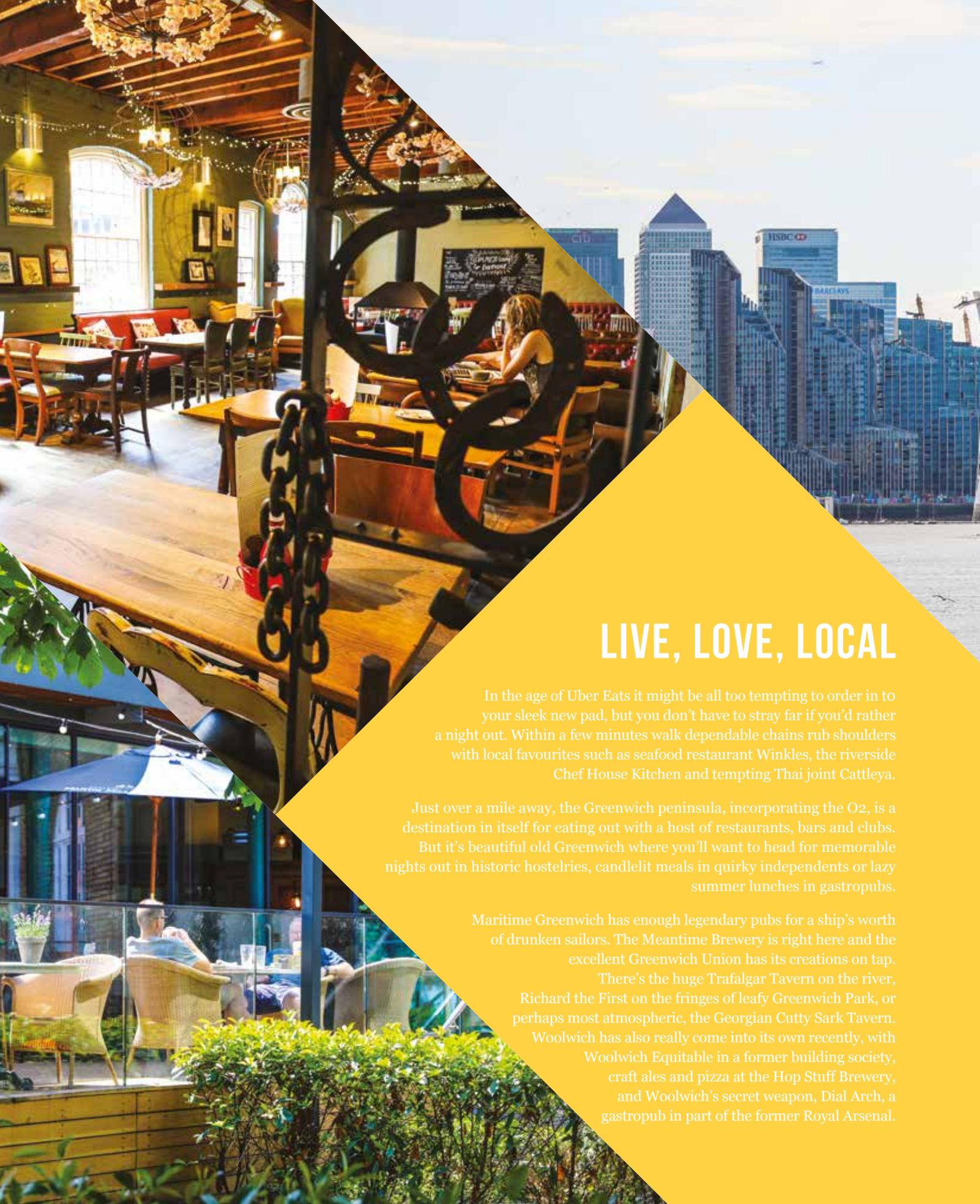
The Old Brewery, Greenwich

ON YOUR DOORSTEP

So much to see. So much to do. So much to come. That's what we love about Charlton. An area experiencing regeneration but already well served by shops and transport.

Right on your doorstep, there's an ABC of all the big-name stores you need day-to-day: Asda, M&S, Next, Sainsbury's, to name a few. And of course, there's a certain Swedish homestore. Costa and Starbucks fulfil your caffeine requirements – as well as some hearty greasy spoons.

But if it's more character than convenience you're seeking, you needn't look far. A 15-minute stroll takes you to the wide green expanse of Charlton Park and charming Charlton Village. Or jump on the train from Charlton Station, just around the corner from Valley House, and suddenly you're six minutes from Greenwich, five from Woolwich or four from Blackheath.



LIVE, LOVE, LOCAL

In the age of Uber Eats it might be all too tempting to order in to your sleek new pad, but you don't have to stray far if you'd rather a night out. Within a few minutes walk dependable chains rub shoulders with local favourites such as seafood restaurant Winkles, the riverside Chef House Kitchen and tempting Thai joint Cattleya.

Just over a mile away, the Greenwich peninsula, incorporating the O2, is a destination in itself for eating out with a host of restaurants, bars and clubs. But it's beautiful old Greenwich where you'll want to head for memorable nights out in historic hostleries, candlelit meals in quirky independents or lazy summer lunches in gastropubs.

Maritime Greenwich has enough legendary pubs for a ship's worth of drunken sailors. The Meantime Brewery is right here and the excellent Greenwich Union has its creations on tap.

There's the huge Trafalgar Tavern on the river, Richard the First on the fringes of leafy Greenwich Park, or perhaps most atmospheric, the Georgian Cutty Sark Tavern.

Woolwich has also really come into its own recently, with Woolwich Equitable in a former building society, craft ales and pizza at the Hop Stuff Brewery, and Woolwich's secret weapon, Dial Arch, a gastropub in part of the former Royal Arsenal.



**MORNING RUN,
EVENING FUN,
SUMMER SUN.**

Greenwich has over fifty parks and open spaces within its boundaries



GREEN GREENWICH

For a leisurely stroll, a midday run or something more strenuous, you're well placed in Charlton. Charlton Park is your go-to green space for fitness. Join a local park run, use the outdoor gym and skate park, or book a football pitch.

If pumping iron's more your thing, a branch of Anytime Fitness is but a gentle jog away. Just next door Charlton House is a beautifully preserved Jacobean mansion dating from 1607, set in attractive grounds complete with the tempting Mulberry Tea Rooms to recharge.

Greenwich Pleasaunce, an award winning Green Flag public park, and the Greenwich Peninsula Ecology Park are just a few of the green alternatives. Or try Maryon Wilson Animal Park; home of fur, fluff and feathers, it's been a local fixture since 1924 and a favourite for kids and grownups alike. Then there's Charlton Lido - an iconic outdoor pool. Olympic sized, heated, open all year round. There's also a gym, cycle studio and floodlit tennis courts. Phew! You know, it's OK just to chill and soak up some rays on the sun terraces too...



WHAT'S AROUND YOU

With Greenwich to the west and Woolwich to the east, dull moments are not an option. Have a ramble in beautiful Greenwich Park and head up to the Royal Observatory, where the prime meridian passes through, from which all world time is measured. The park is part of the Royal Museums Greenwich, which also include the fascinating National Maritime Museum, newly reopened Queen's House and the renovated Cutty Sark.

Out towards the river's bend, the O2 is the busiest music venue in the world, hosting everyone from Britney to Bubl . You can catch some epic sporting fixtures here too. Or just see a film, go bowling – or even hit the roof, on the Up at the O2 Experience, a breath-taking 90-minute clamber over the iconic white canopy.

Over in Woolwich there's heaps of green spaces and exciting places for Sundays and fun days. There's the old Victoria Docks, the Royal Barracks (still in use) and with waterslides and wave machines, Waterfront Leisure Centre is the pool of every kid's dreams.

There's also a brand-new Sunday market here. Source vintage, crafts and jewellery and try some of London's finest street food. Pure new Woolwich.

**ENTERTAIN.
DISCOVER.
ENJOY.**



The O2 Arena, Greenwich Peninsula

WAY TO GO



- 9 MINS**
Charlton Lido and Lifestyle Club
- 12 MINS**
North Greenwich station
- 14 MINS**
Woolwich Arsenal station
- 20 MINS**
Greenwich Royal Observatory



- 3 MINS**
Charlton station
- 15 MINS**
Westcombe Park station
- 35 MINS**
Greenwich Market
- 36 MINS**
Greenwich Pier



- 2 MINS**
Charlton station
- 9 MINS**
North Greenwich station
- 12 MINS**
Greenwich Market
- 13 MINS**
Greenwich Pier
- 29 MINS**
Canary Wharf

Charlton Railway Station



- 12 MINS**
Charing Cross
- 16 MINS**
London Bridge
- 22 MINS**
Cannon Street
- 31 MINS**
St. Pancras International

North Greenwich Station



- 2 MINS**
Canary Wharf
- 6 MINS**
Stratford
- 9 MINS**
London Bridge
- 12 MINS**
Waterloo
- 17 MINS**
Bond Street

North Greenwich Pier



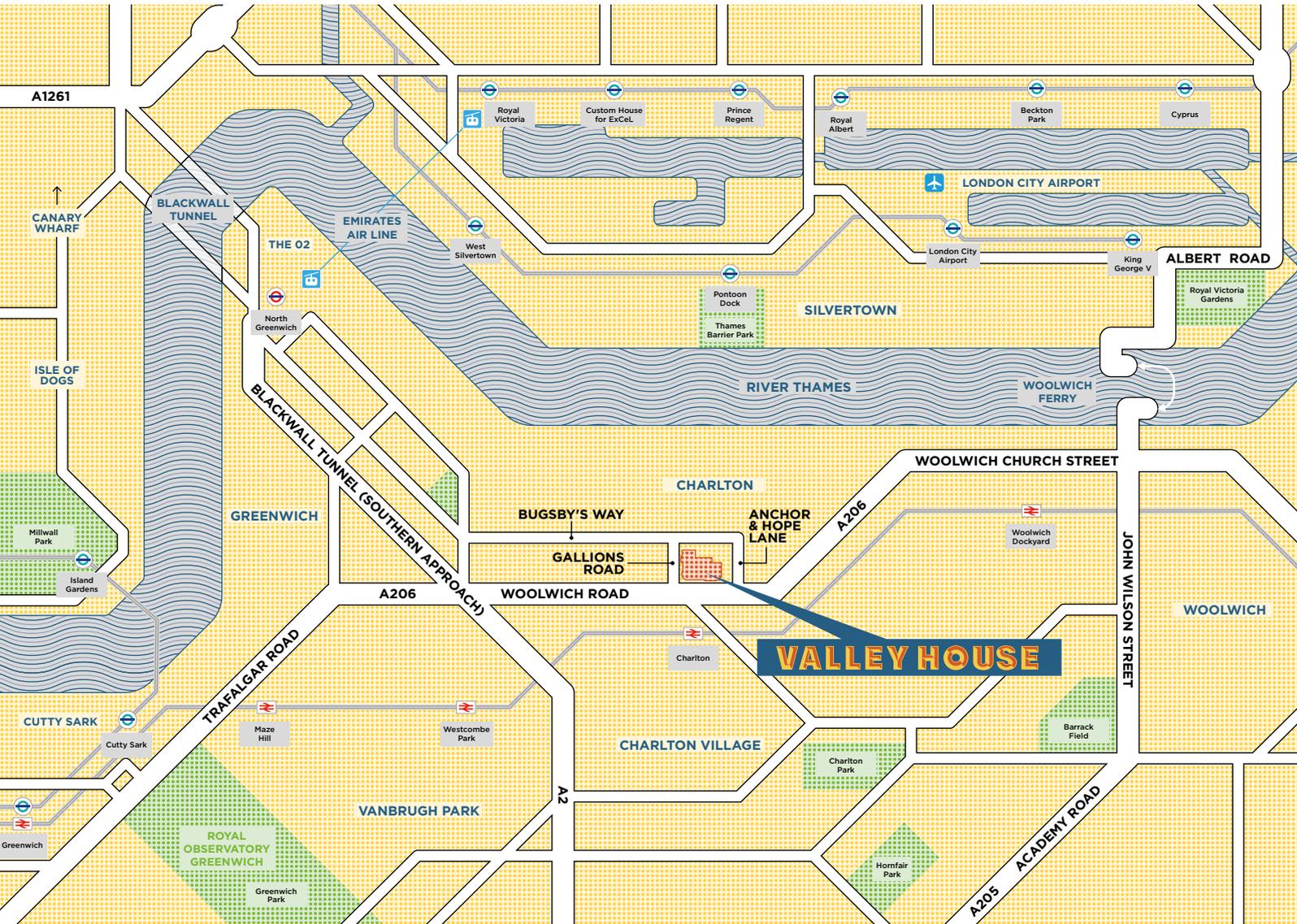
- 18 MINS**
Canary Wharf
- 29 MINS**
Tower Pier
- 50 MINS**
Westminster

North Greenwich Station



- 21 MINS**
London City
- 46 MINS**
Gatwick
- 1 HR 5 MINS**
Stansted
- 1 HR 6 MINS**
London Southend
- 1 HR 28 MINS**
Heathrow Airport

Distances and travel times are approximate only and correct at time of print. Journey times taken from Google Maps and TfL.gov.uk.



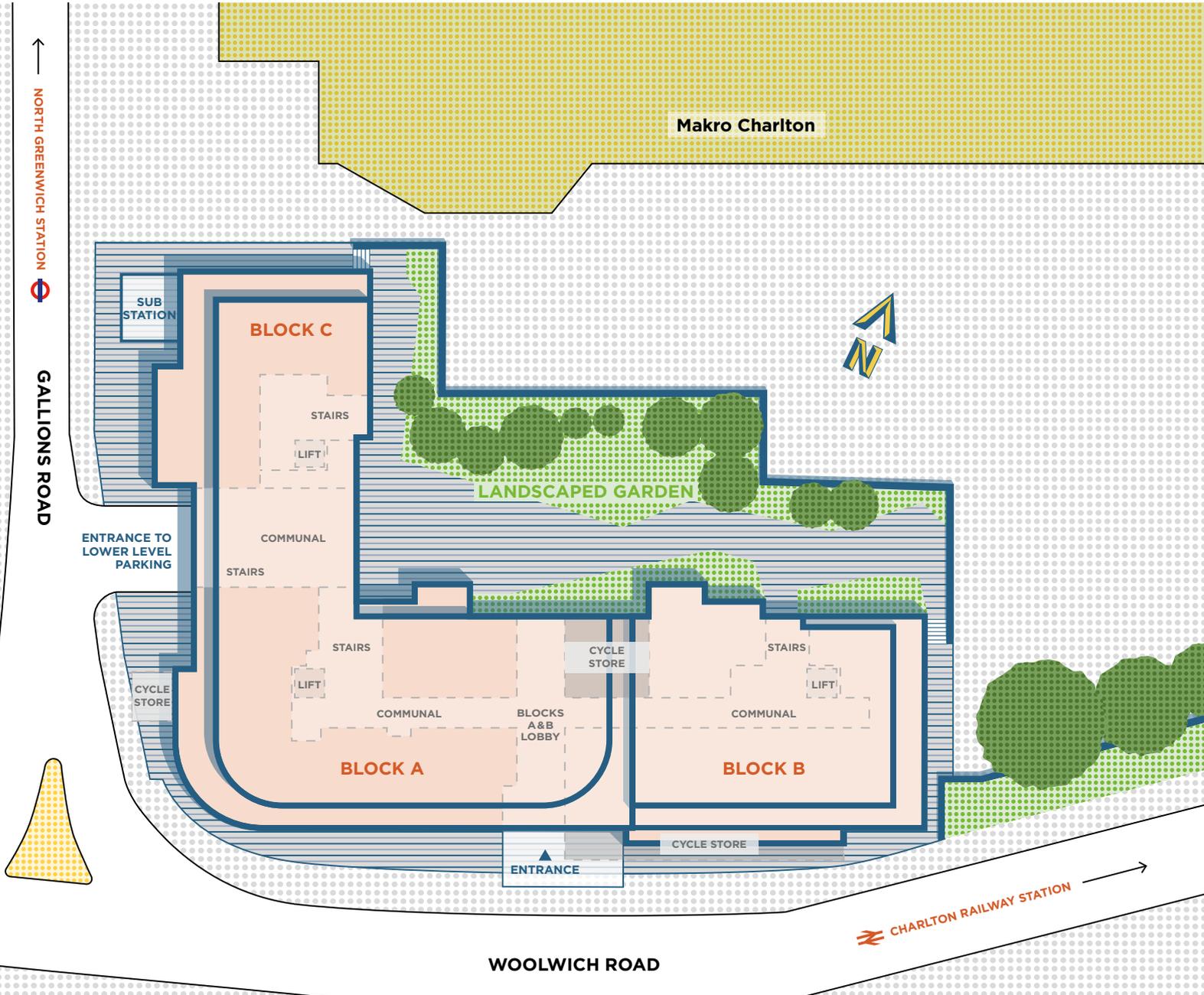
Map not to scale

PERFECTLY LOCATED

By foot, bike, bus, train or even boat, the whole of the Capital is easily accessible for the daily commute or the weekend social. Frequent train services that follow the river's bend along the south side are just a 3 minute walk away. Bus stops just outside the front door travel east, west or south down towards Chislehurst via Charlton Village and Eltham.

Jump on the bike and you'll be in Greenwich within 20 minutes; continue down the tunnel and you can be in Canary Wharf for the morning meeting within 30 minutes. Options aplenty.

SITE PLAN



BLOCK A:
Private sale and
Shared Ownership

BLOCK B:
Private sale and
Shared Ownership

BLOCK C:
Affordable rent

*Tenure is subject to change. Site plan not to scale. Landscaping is indicative only.



Photography of Valley House show home



Computer-generated image of The Pomeroy, New Cross

ABOUT PEABODY

Peabody has over 150 years of history, experience and expertise. With over 66,000 homes, we are one of the largest housing providers in London and the south-east.

We deliver services to 133,000 residents, 18,000 care and support customers, and the wider communities in which we work.

Our mission is to help people make the most of their lives. We focus on those who need our help the most and our ambition is to create communities that are healthier, wealthier and happier.

We build great quality places and have ambitious plans to deliver 3,300 new homes each year.

**London has been our home for over 150 years.
Make it yours.**

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Valley House is a marketing name and may not form part of the postal address for these properties. Information correct at time of production, September 2020.



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