



VALE

apartments

A boutique collection of 1, 2 & 3 bedroom
Shared Ownership apartments

Greenwich Market



Providing crafted homes for contemporary living, Vale Apartments is situated in the borough of Lewisham, which is continually on the rise.

Aligned with the ongoing improvement of transport connections and the development of numerous green spaces, the borough has witnessed an unprecedented influx of new homes, shops and independent eateries. All of this is enriching Lewisham's metropolitan landscape into a vibrant South East London destination.

Standing a short stroll from Lewisham train and DLR station, Vale Apartments is a new boutique development; uniquely positioned within this thriving Zone 2 enclave and offering a variety of distinctive 1, 2 and 3 bedroom contemporary homes that will provide for all stages of Lewisham living.

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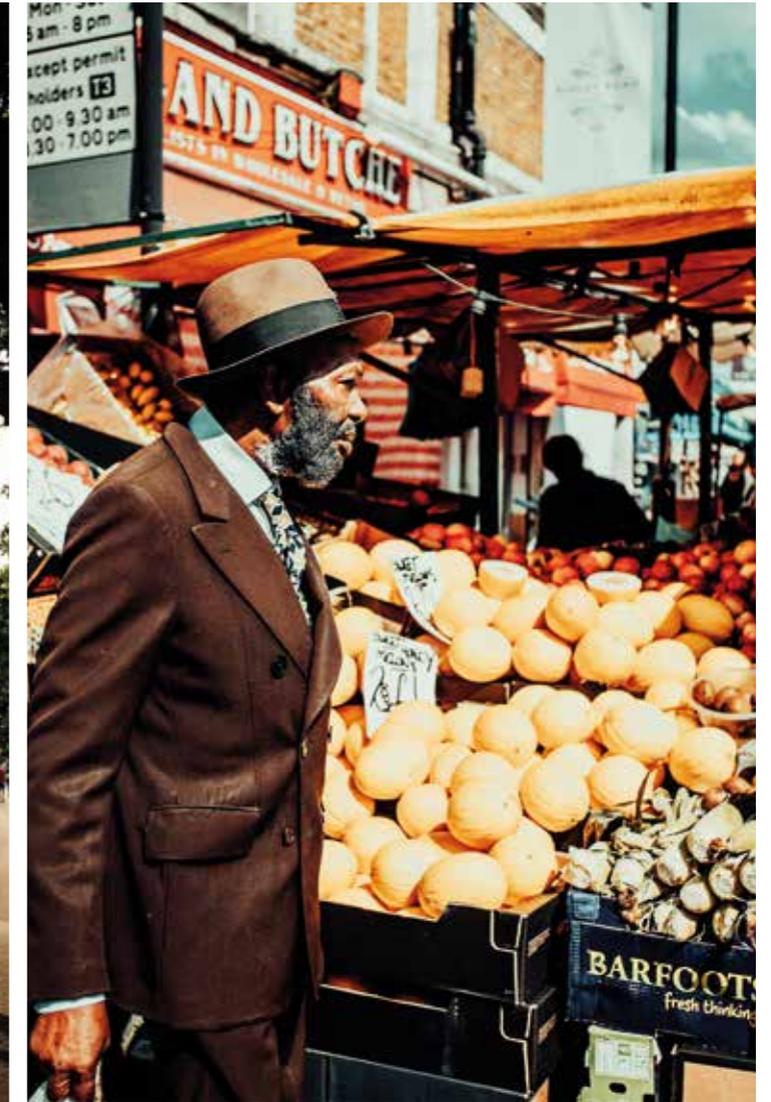
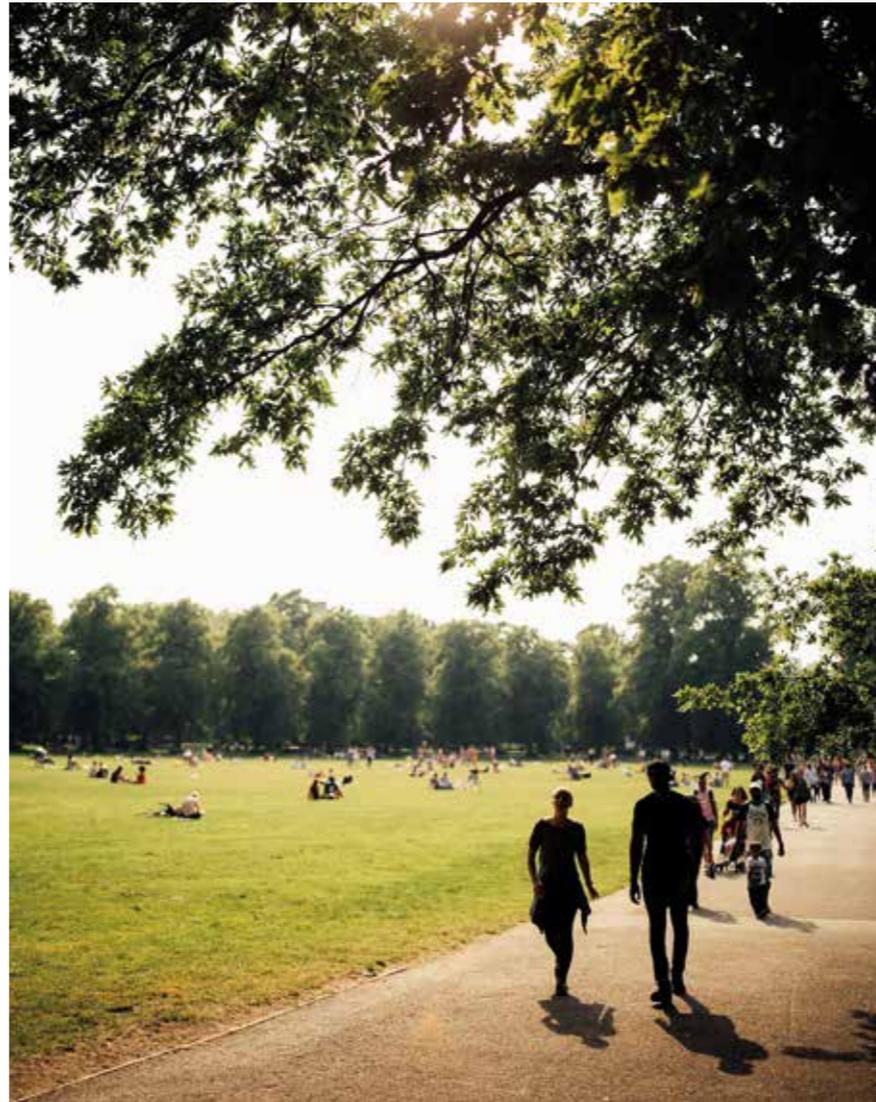
Vale Apartments is a unique boutique development within reach of the city, comprising 12 Shared Ownership homes that are perfect for individuals, couples and families alike.

Providing beautiful, contemporary homes that are nestled within the urban heart of Lewisham, the development has been designed with quality and care. From the interior finishes, to private outdoor areas, these apartments offer a great space that you can call home.

Charming and cosmopolitan, Vale Apartments provides well crafted and functional homes for London lifestyles, whatever the pace. A premium addition to the ongoing development of a thriving area that you will never want to leave.

Real people...

Images clockwise from bottom left: Greenwich Market, Glass Mill Leisure Centre, Greenwich Park, Lewisham Market



A self-contained center in reach of the city. Live your best life. Vale Apartments achieves a warm and locally minded feel within one of the largest, most vibrant inner London boroughs.

In reach of Deptford and Greenwich to the north, Blackheath to the east, Catford to the south and Brockley to the west, Vale Apartments offers easy access to the breadth and variety of South London's most popular destinations.

Climb the heights of Forest Hill, towards expansive views across to the city. Explore the award winning outdoor market at Brockley. Delve into Deptford's industrial history, or experience the life and soul of Peckham Rye on a weekend.

Within this array of unique suburban centres, Vale Apartments defines an inclusive, spirited community, adjacent to a network of well established and lively neighbourhoods. Expanding in all directions with Lewisham at its centre, South East London has it all and more to offer.

Images clockwise from left: Street Feast, Job Centre Wine Bar, Model Market



Real living...

A diverse and lively community.
Surrounding a vibrant suburban centre, the breadth and variety of London's eateries, pubs and festivities can be found on your doorstep.

Vale Apartments is in reach of much loved local eateries and high quality produce. The iconic Gennaro Delicatessen has been in the same address since 1962, whilst each Saturday, crowds gather for the artisanal bread, flowers and plants at the award winning Brockley Market.

A short walk from Vale Apartments, Street Feast brings an array of independent food stalls and drinks to the Model Market. And in the summer heat of July, the People's Day festival begins a celebration of music, art and craft within the extended Lewisham community.

Elsewhere, the area incorporates a variety of cultural destinations. The Horniman Museum's natural history collection is a local institution, surrounded by 16 acres of landscaped gardens. Whilst Goldsmiths University attracts the cultural cache of an international academic elite.

Real London...

Images clockwise from left: Greenwich Park, Hilly Fields Park, Cutty Sark



South London's greenest suburb.
Surrounded by an abundance of prized green spaces, parks and conservation areas, Vale Apartments escapes the pressures of the city.

With the highest number of green flag parks in London, Lewisham is often hailed as London's greenest suburb. It is a place in which to live and prosper, which continues to sustain individuals and families alike with its distinctive village-like charm.

Challenge yourself at the weekly park run at Hilly Fields Park on a Saturday morning. Explore the running river, wild flowers and woodland at Ladywell Fields. Or discover the sprawling grasslands of Greenwich, the UK's oldest Royal Park; home to the National Maritime Museum and the imposing Royal Observatory.

As part of the 'Natural Renaissance for Lewisham', the area's biodiversity has been lovingly protected by generations of committed local residents and voluntary organisations. Sustaining the natural environment and wildlife for future residents to enjoy, within this uniquely verdant borough.

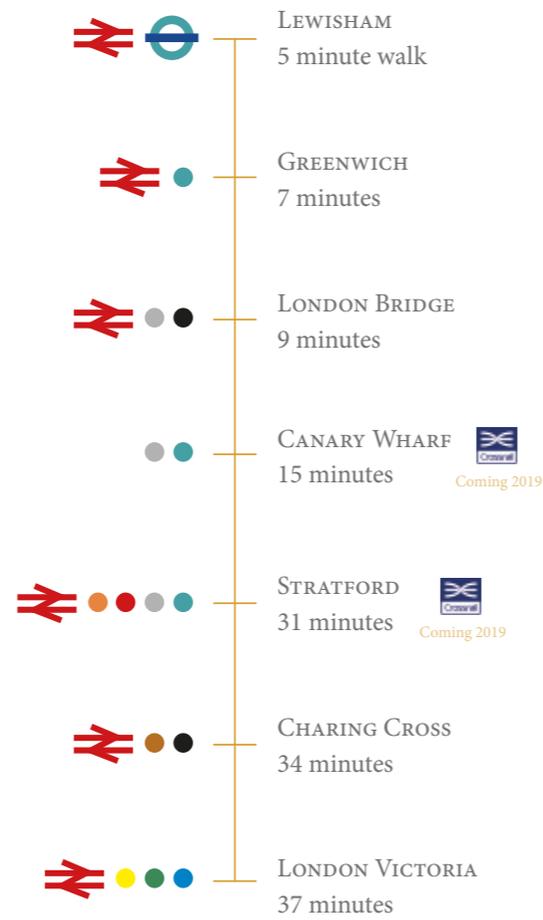


Effortless connections to the city and beyond. A five minute walk to Lewisham train station, Vale Apartments opens out to one of South East London's best-connected areas, with access to trains, the Docklands Light Railway and numerous bus routes.

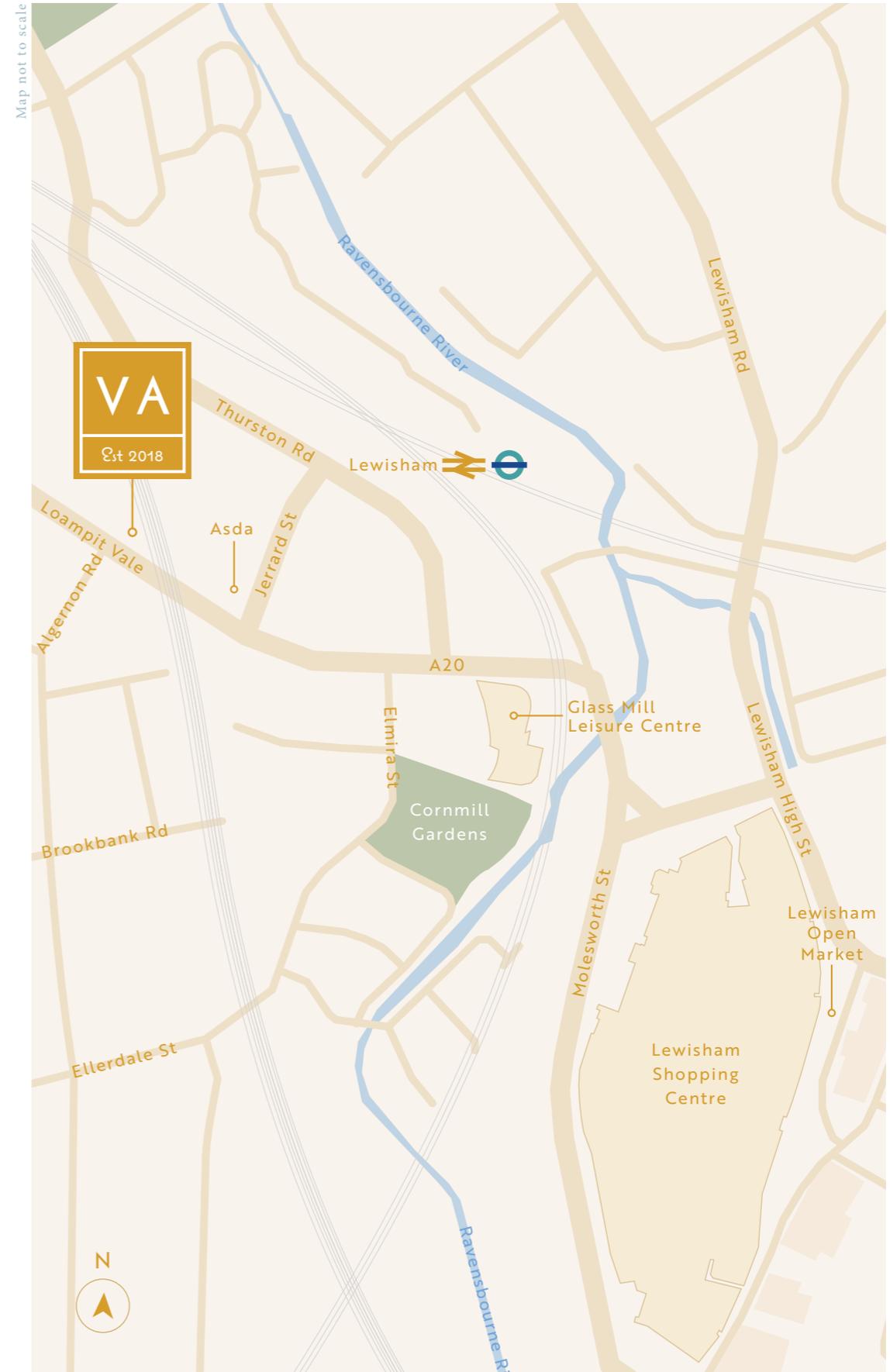
This Zone 2 location means that from Lewisham station you can get to London Bridge in under 10 minutes. Alternatively, the DLR provides connections to Canary Wharf and the Jubilee line within 15 minutes.

For drivers, the A2 is a few minutes from central Lewisham, which offers an easy weekend escape to the surrounding towns and villages of southeast England.

Transformed by the Lewisham Gateway scheme, the popularity of Lewisham as a destination for commuters is growing; developing a diverse range of travel opportunities for the future of London.



Travel and walking times are approximate and have been taken from tfl.gov.uk



Map not to scale

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Real quality...

These are boutique homes built with absolute attention to detail, benefitting from refined, high specification interiors with private and spacious outdoor areas.

KITCHENS

- Contemporary gloss kitchen units by Price Kitchens in porcelain with modern brushed chrome handles
- Slate effect laminate worktops with matching upstand and glass splashback behind hob
- One and a half bowl stainless steel sink with chrome mixer tap
- Zanussi integrated appliances including:
 - ceramic hob
 - multifunction oven
 - concealed extractor hood
 - fridge/freezer
 - dishwasher
- LED pelmet lighting under kitchen wall units
- Zanussi free-standing washer/dryer in the hallway cupboard

INTERIOR FINISHES

- Elegance oak engineered wood flooring by STS to kitchen, living room and hallway
- Brushed steel ironmongery throughout
- White satin wood finish to internal doors, woodwork and skirting
- White matt emulsion paint finish to walls and ceilings throughout

HEATING

- Heating and hot water provided by a high efficiency communal central boiler

EXTERIOR

- Private outdoor space to all apartments
- Secure residents' cycle stores
- Car club available to leaseholders*

*Speak to the sales executive for more details.



BEDROOM

- Volante Luxury Twist steel coloured carpet
- Built-in wardrobe to master bedroom with full height mirrored doors, upper storage area and hanging rail

EN SUITES

- Large format ceramic tiles in Burlington sand to floor, half height to walls and full height feature wall behind shower tray
- Shower tray featuring glass enclosure and Vado chrome shower set
- Ideal Standard semi-pedestal basin with Vado chrome mixer taps
- Ideal Standard back-to-wall WC with concealed cistern
- Heated towel rail
- Mirror above basin

SECURITY & PEACE OF MIND

- Secured by Design standard front door with multi-point locking system
- Chrome door viewer to front door
- Video/phone entry system
- Mains operated smoke detectors with battery backup
- 12-year LABC warranty cover

ENERGY EFFICIENCY

- Predicted Energy Assessment (PEA) rating between 81 and 86 (B)
- Built to building regulation energy performance
- Double glazed windows incorporating acoustic measures designed in accordance with building regulations and planning noise ratings
- Photovoltaic solar panels contributing to powering communal areas

BATHROOMS

- Large format ceramic tiles in Burlington sand to floor, bath panel, half height to walls and full height feature wall behind bath
- Contemporary rectangular bath in white with square glass shower screen
- Vado chrome thermostatic bath-mounted and shower mixer tap with matching shower attachment, slider and rail
- Ideal Standard semi-countertop basin with Vado chrome mixer tap
- Ideal Standard back-to-wall WC with concealed cistern
- Heated towel rail
- Mirror above basin

ELECTRICAL

- Downlighters in white to kitchen, bathroom and en suite
- Pendant lights to living room, bedroom and hallway
- White switches and sockets throughout
- BT high speed broadband and data points to living room and master bedroom*
- TV and satellite connection point to living room pre-wired for Sky Q*
- TV connection point to master bedroom
- Electricity smart meter

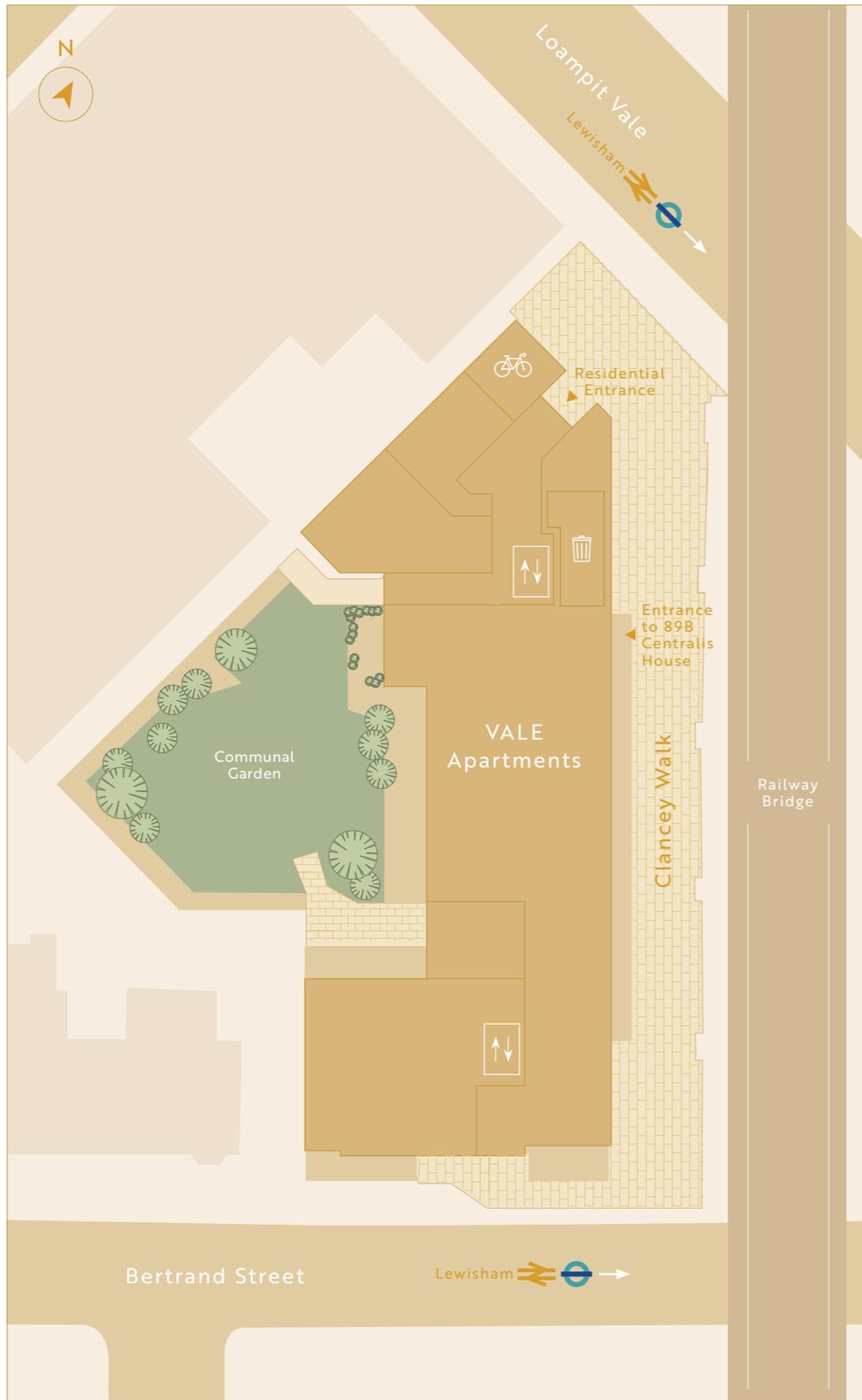
*Subject to a separate subscription.

Whilst every effort has been taken to ensure the accuracy of the information provided it has been supplied as a guide and Peabody reserves the right to amend the specification as necessary and without notice.

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Site plan not to scale. Landscaping is indicative only

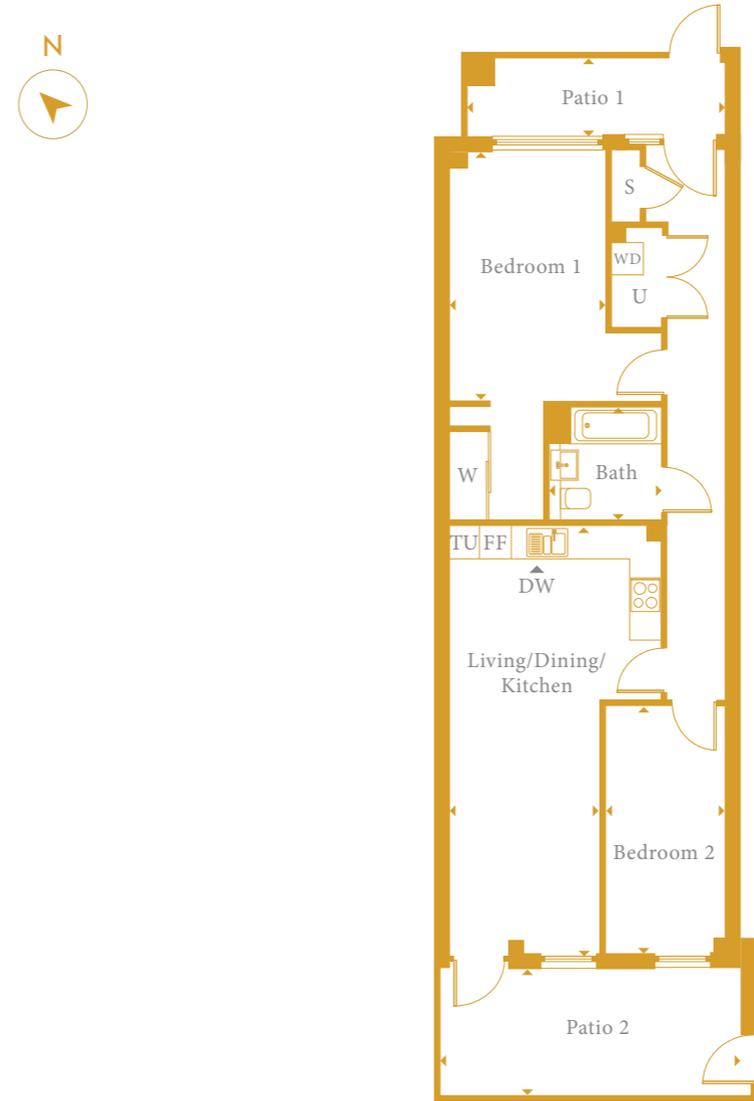


-  Lift
-  Cycle Store
-  Refuse Store
-  Existing Buildings
-  Communal Area

Floorplans

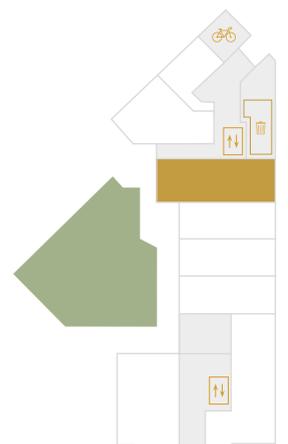
2 Bedroom Apartment

89B Centralis House | Ground floor
Gross internal floor area 76.1m² – 819ft²



- Bath – Bathroom
- S – Storage
- WD – Washer dryer
- DW – Dishwasher
- FF – Fridge freezer
- TU – Tall unit
- U – Utility room
- W – Wardrobe

Ground Floor



	Metres	Feet/Inches
Living/Dining/Kitchen	7.93 x 2.80	26'0" x 9'2"
Bedroom 1	4.59 x 2.91	15'1" x 9'6"
Bedroom 2	4.55 x 2.22	14'11" x 7'3"
Bathroom	2.10 x 2.10	6'10" x 6'10"
Patio 1	4.85 x 1.36	15'11" x 4'5"
Patio 2	5.57 x 2.26	18'3" x 7'5"

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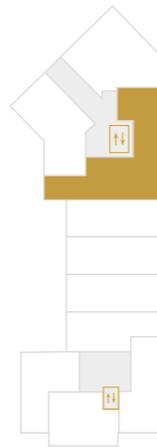
2 Bedroom Apartment

1 Centralis House | First floor
Gross internal floor area 96.2m² – 1035ft²



- Bath – Bathroom
- S – Storage
- WD – Washer dryer
- DW – Dishwasher
- FF – Fridge freezer
- TU – Tall unit
- U – Utility room
- W – Wardrobe

First Floor



	Metres	Feet/Inches
Living/Dining/Kitchen	9.69 x 4.04	31'9" x 13'3"
Bedroom 1	4.32 x 4.20	14'2" x 13'9"
Bedroom 2	5.10 x 2.72	16'9" x 8'11"
Bathroom	2.60 x 2.50	8'6" x 8'2"
Winter Garden	4.29 x 1.47	14'1" x 4'10"

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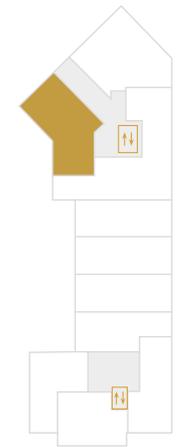
1 Bedroom Apartment

2 Centralis House | First floor
Gross internal floor area 69.6m² – 749ft²



- Bath – Bathroom
- WD – Washer dryer
- DW – Dishwasher
- FF – Fridge freezer
- TU – Tall unit
- U – Utility room
- W – Wardrobe

First Floor



	Metres	Feet/Inches
Living/Dining/Kitchen	6.35 x 5.87	20'10" x 19'3"
Bedroom	4.88 x 3.35	16'0" x 11'0"
Bathroom	2.50 x 2.40	8'2" x 7'10"
Terrace	5.28 x 1.73	17'4" x 5'8"

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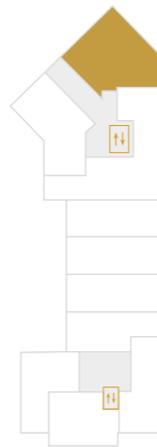
1 Bedroom Apartment

3 Centralis House | First floor
Gross internal floor area 69.1m² – 744ft²



- Bath – Bathroom
- S – Storage
- WD – Washer dryer
- DW – Dishwasher
- FF – Fridge freezer
- TU – Tall unit
- U – Utility room
- W – Wardrobe

First Floor



	Metres	Feet/Inches
Living/Dining/Kitchen	8.22 x 4.71	27'0" x 15'5"
Bedroom	6.46 x 2.85	21'2" x 9'4"
Bathroom	2.46 x 2.36	8'1" x 7'9"
Winter Garden	5.48 x 1.69	18'0" x 5'7"

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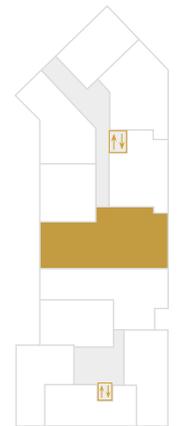
3 Bedroom Apartment

4 Centralis House | Second floor
Gross internal floor area 113.2m² – 1218ft²



- Bath – Bathroom
- WD – Washer dryer
- DW – Dishwasher
- FF – Fridge freezer
- TU – Tall unit
- U – Utility room
- W – Wardrobe

Second Floor



	Metres	Feet/Inches
Living/Dining/Kitchen	8.20 x 5.90	26'11" x 19'4"
Bedroom 1	6.47 x 2.75	21'3" x 9'0"
Bedroom 2	5.22 x 2.87	17'1" x 9'5"
Bedroom 3	5.22 x 2.62	17'1" x 8'7"
Bathroom	2.10 x 2.10	6'10" x 6'10"
Balcony	5.77 x 1.77	18'11" x 5'10"

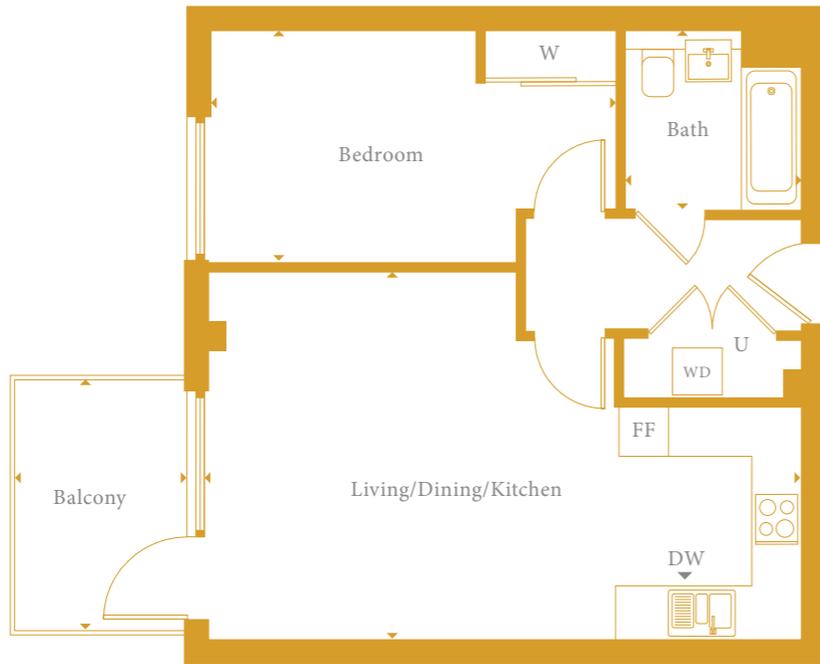
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1 Bedroom Apartment

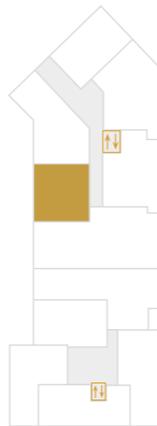
5 Centralis House | Second floor
Gross internal floor area 50.3m² – 541ft²



- Bath – Bathroom
- S – Storage
- WD – Washer dryer
- DW – Dishwasher
- FF – Fridge freezer
- TU – Tall unit
- U – Utility room
- W – Wardrobe



Second Floor



	Metres	Feet/Inches
Living/Dining/Kitchen	7.01 x 4.32	23'0" x 14'2"
Bedroom	4.81 x 2.75	15'9" x 9'0"
Bathroom	2.10 x 2.10	6'10" x 6'10"
Balcony	2.58 x 1.73	8'6" x 5'8"

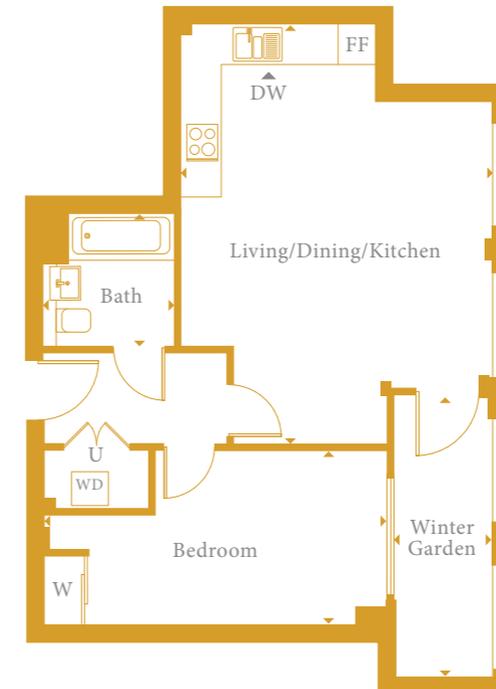
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1 Bedroom Apartment

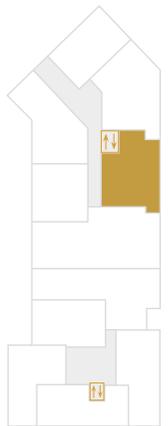
6 Centralis House | Second floor
Gross internal floor area 53.7m² – 578ft²



- Bath – Bathroom
- WD – Washer dryer
- DW – Dishwasher
- FF – Fridge freezer
- TU – Tall unit
- U – Utility room
- W – Wardrobe



Second Floor



	Metres	Feet/Inches
Living/Dining/Kitchen	6.81 x 5.03	22'4" x 16'6"
Bedroom	5.55 x 2.82	18'2" x 9'3"
Bathroom	2.12 x 2.10	6'11" x 6'10"
Winter Garden	4.48 x 1.52	14'8" x 5'0"

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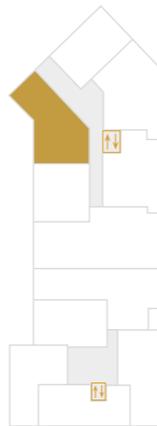
2 Bedroom Apartment

7 Centralis House | Second floor
Gross internal floor area 66.1m² – 711ft²



- Bath – Bathroom
- S – Storage
- WD – Washer dryer
- DW – Dishwasher
- FF – Fridge freezer
- TU – Tall unit
- U – Utility room
- W – Wardrobe

Second Floor



	Metres	Feet/Inches
Living/Dining/Kitchen	8.31 x 4.19	27'3" x 13'9"
Bedroom 1	3.65 x 3.36	12'0" x 11'0"
Bedroom 2	3.65 x 2.20	12'0" x 7'3"
Bathroom	2.10 x 2.10	6'10" x 6'10"
Terrace	5.40 x 1.58	17'9" x 5'2"

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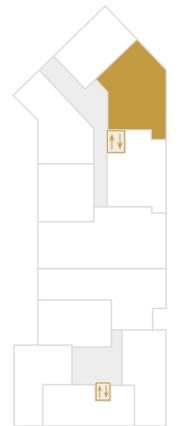
2 Bedroom Apartment

8 & 14 Centralis House | Second & Third floor
Gross internal floor area 73.8m² – 794ft²



- Bath – Bathroom
- WD – Washer dryer
- DW – Dishwasher
- FF – Fridge freezer
- TU – Tall unit
- U – Utility room
- W – Wardrobe

Second / Third Floor



	Metres	Feet/Inches
Living/Dining/Kitchen	7.17 x 6.30	23'6" x 20'8"
Bedroom 1	4.38 x 3.44	14'5" x 11'3"
Bedroom 2	4.52 x 2.75	14'10" x 9'0"
Bathroom	2.10 x 2.10	6'10" x 6'10"
Balcony	4.61 x 1.42	15'1" x 4'8"

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1 Bedroom Apartment

9 & 15 Centralis House | Second & Third floor

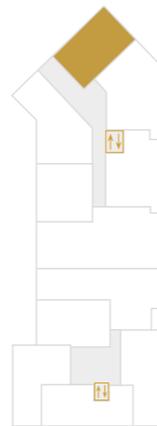
Gross internal floor area 50.9m² – 548ft²



- Bath – Bathroom
- WD – Washer dryer
- DW – Dishwasher
- FF – Fridge freezer
- TU – Tall unit
- U – Utility room
- W – Wardrobe



Second / Third Floor



	Metres	Feet/Inches
Living/Dining/Kitchen	9.02 x 2.70	29'7" x 8'10"
Bedroom	4.43 x 2.84	14'6" x 9'4"
Bathroom	2.15 x 2.10	7'1" x 6'10"
Balcony	6.12 x 1.36	20'1" x 4'5"

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Peabody has over 150 years of history, experience and expertise. With over 55,000 homes, we are one of the largest housing providers in London and the south-east.

We deliver services to 111,000 residents, 8,000 care and support 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 create and invest in great places where people want to live. Our ambitious housebuilding programme will deliver at least 2,500 homes every year.

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