



HEATHSIDE IS THE FINAL PHASE TO BE RELEASED IN THIS LANDMARK REGENERATION DEVELOPMENT IN THE HEART OF SOUTH EAST LONDON.

SPACIOUS HOMES THAT ARE BUILT WITH A FOCUS ON THE QUALITY OF CRAFTSMANSHIP AND A DESIGN WHICH CLEVERLY CONNECTS THEM WITH THE OUTDOORS AND THE WIDER LANDSCAPE.

- Block IB, IC & ID - 106 new homes, including studio, one and two-bedroom apartments.
- The co-working hub is a tranquil environment perfect for productivity, with a capacity of up to 30 people.
- Set within landscaped communal gardens and surrounded by mature woodland.
- Open-plan living spaces feature floor-to-ceiling windows and generous private balconies.
- Residents have access to a comprehensive fitness suite.



Conveniently positioned between the vibrant, cultural districts of Lewisham and Deptford, historic Greenwich and the naturally picturesque Blackheath - residents of Heathside have all the advantages of a well-connected Zone 2 location. The lush, open-green spaces of Greenwich Park and Blackheath Common, fantastic restaurants, lively bars and world-renowned music venues and museums are all on your doorstep to enjoy.

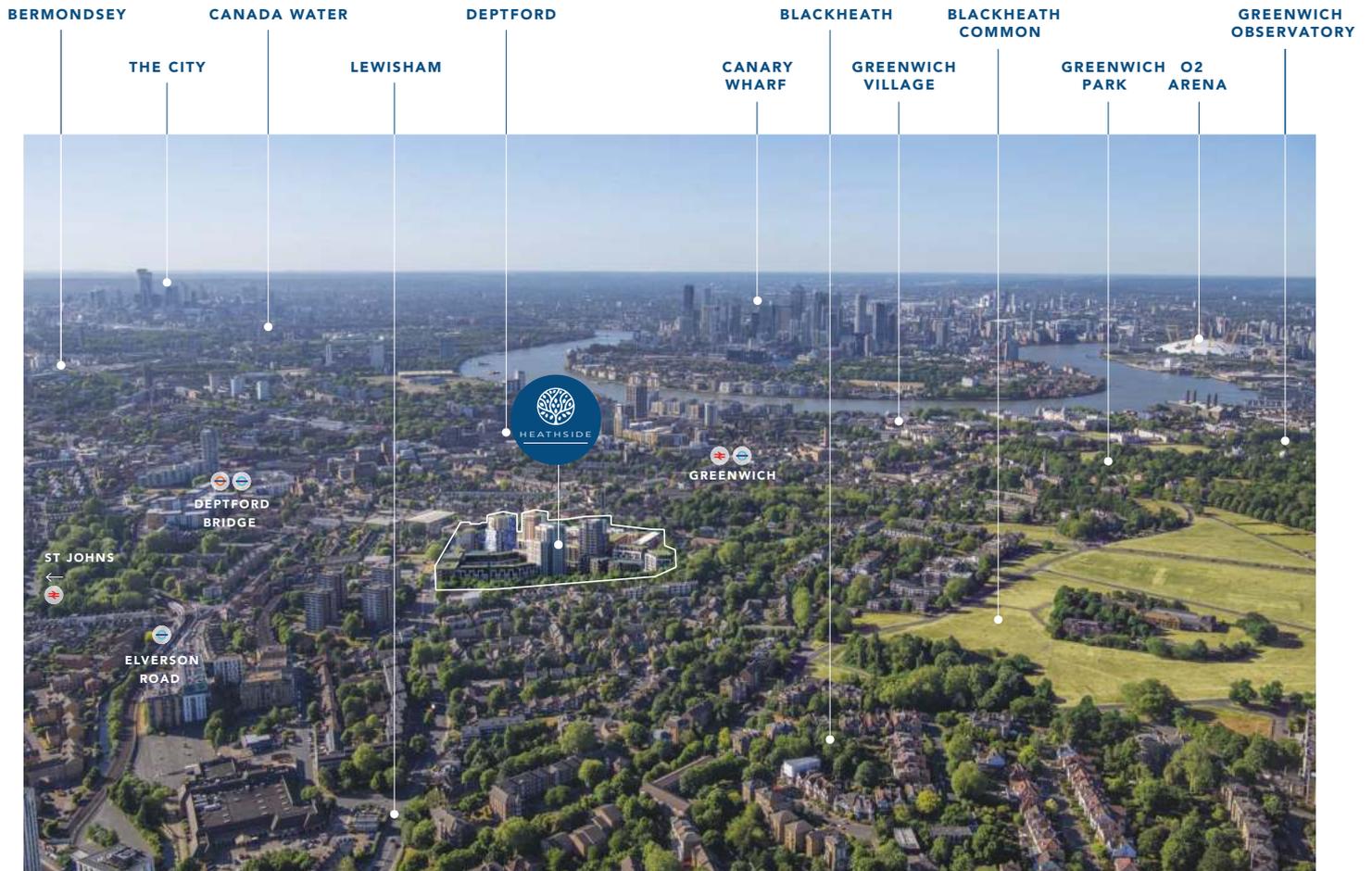
Overlooking an acre of landscaped gardens, and benefiting from concierge services, a range of resident amenities and extensive underground car parking. Heathside comprises 106 new homes, including studio, one and two-bedroom apartments.



KEY FACTS

| | |
|----------------------------------|---|
| Developer: | Peabody / Investin plc |
| Address: | Heathside, London SE10 |
| Estimated Completion: | Q4 2023 |
| Total nb. of Units: | Blocks IB, IC & ID: 106 units |
| Tenure: | 999 year lease |
| Estimated Service Charge: | circa £3 psf |
| Ground Rent: | Zero |
| Expected Yield: | circa 4.5% gross |
| 10 Year Build Warranty: | 10 year standard NHBC new home warranty |
| Parking: | 46 |

LOCATION



HEATHSIDE LONDON SE10



PERFECTLY LOCATED



Charming Greenwich, vibrant Lewisham and Deptford and the natural beauty of Blackheath are all on your doorstep.

COMPLETELY CONNECTED



Canary Wharf and London Bridge are less than 25 minutes from your door. With Elverson Road DLR just a 7-minute walk from Heathside.

WELL LOOKED AFTER



The on-site concierge, parcel storage, resident car parking, residents' lounge, gym and co-working space are just some of the amenities available to you.

AT ONE WITH NATURE



All apartments have either a balcony or terrace that connects you to the surrounding parks and gardens, including easy access to the development's central feature parkland.

IMMERSED IN CULTURE & LONDON LIFESTYLE



From museums to the Royal Observatory Greenwich, street markets to Deptford High Street, quiet cafes to live music at the O2 Arena, you'll be spoilt for choice for ways to make the most of London living on your doorstep.

TOP OF THE CLASS



A number of highly rated nurseries and schools are within a short distance from Heathside, with many of London's top universities, including the University of Greenwich and Goldsmiths, less than 25 minutes away.

DEEP IN DESIGN



A bespoke interior solution is being delivered at Heathside with contemporary features and the finest craftsmanship applied throughout all of the apartments.

IN SAFE HANDS



With over 158 years of experience, Peabody is one of the largest housing providers in London and the South-east. Their mission is to help people make the most of their lives and to create communities that are healthier, wealthier and happier.

VILLAGE CHARM

GREENWICH

Home to a number of destination shopping streets and artisan stores, among the most celebrated, is Heap's Sausages - a farm shop and deli that sells a range of British cheese, wines, charcuterie and larder essentials. Nearby, a much-Instagrammed shopfront is home to florist Karen Woolven who, before establishing her shop in 2012, arranged flowers for various A-list parties around the world.

A major draw for locals is also the much-loved Greenwich Market. With its huge range of freshly made goodies and sumptuous street food, there is also a vast collection of antiques, fashion and jewellery stalls full of rare and colourful finds.



Leafy, family-friendly Greenwich lies 5 miles from central London and has long been regarded as the ideal antidote to busy, urban life. With its village make-up, much of Greenwich's charm lies in its attractive streetscapes and mix of Georgian and Victorian architecture.

WATERSIDE ATTRACTIONS

To the north of Greenwich Village, you will note a change of pace and atmosphere. Home to the O2 Arena – one of the world's most iconic music and entertainment venues – and one of Britain's only cable cars.

There is an energy and vibrancy to this corner of the capital that is further evident in the range of river water-sports on offer. A range of traditional British pubs and foodie hot spots are also located around the sun-soaked water's edge, offering a generous selection of hearty favourites.



LEWISHAM & DEPTFORD

From museums and food markets to music festivals and performing art, over the last 10 years Lewisham has evolved into a vibrant and creative metropolis. Named the London Borough of Culture 2022, the borough has been awarded £1.35m to deliver a year-long programme of activities that will place culture at the heart of their communities and celebrate the unique character of local people and places.

Located to the north of Lewisham, is the buzzy centre of Deptford. Forged on the city's great industrial heritage, the area has emerged in recent years as one of the fastest-growing regeneration and foodie hotspots, with a high street brimming with independently run shops and restaurants.



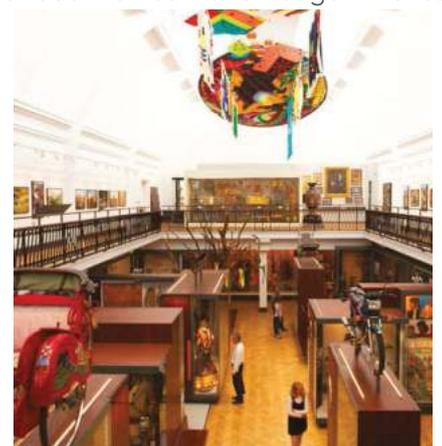
Deptford is like an island within the city. It's a kind and warm community and there are lots of people trying out new things."

Louis Village
Co-founder Villages Brewery & Taproom

For somewhere that continues that local community vibe, nearby Brockley Market is way up there. This Saturday morning market is an established event in its own right, and can be found every week at Lewisham College car park, less than a 5 minute bike ride from Heathside.

The main focus here is locally-sourced seasonal food, with a complete array of delicious items on the menu, from street food vendors, artisans and small food producers alike. An award-winning destination, it offers up everything from fresh seafood, fruit and veg, organic breads and cheeses, to top-quality breed meats, game and poultry. But it's not just food that is on offer, there is also a beautiful range of flowers, plants, natural wines and craft beer.

Known for its great reputation, friendly faces and buzzy atmosphere, this is certainly a food market with an edge. And it's right on Heathside's doorstep.





LONDON BRIDGE
22 MIN



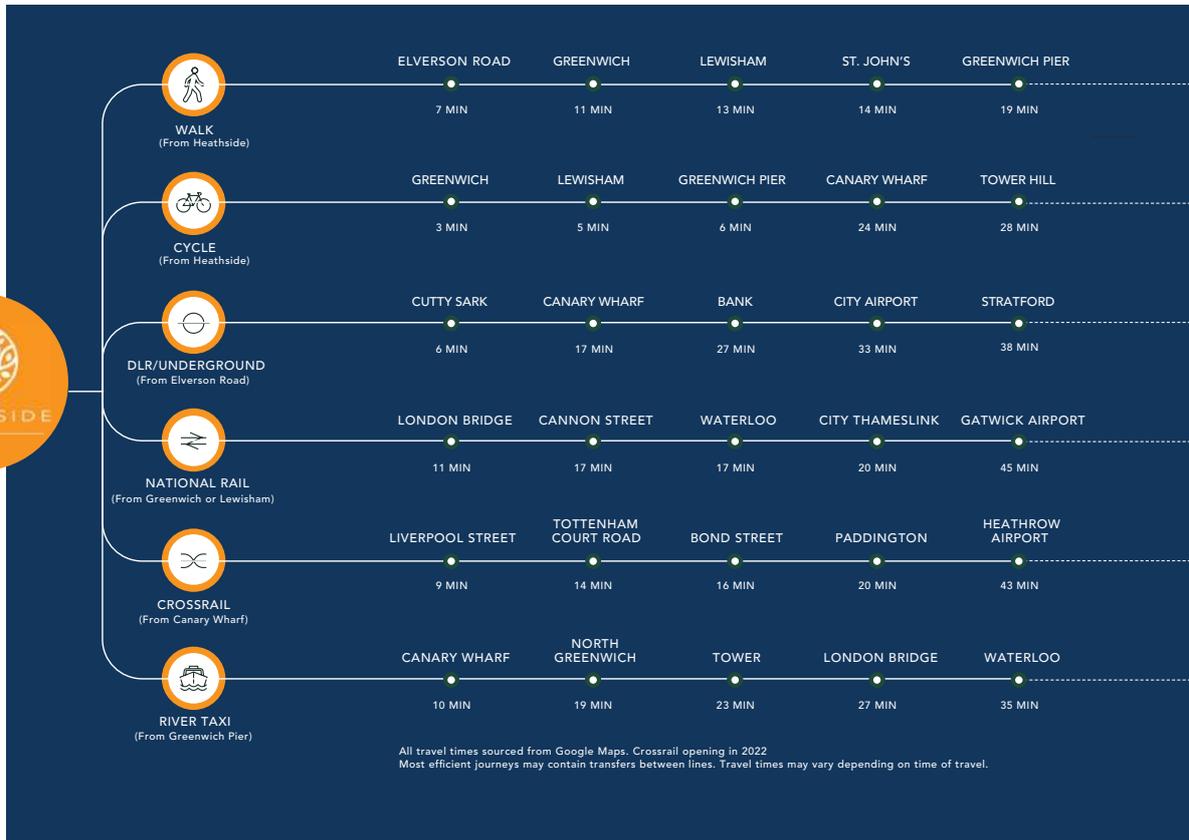
CANARY WHARF
22 MIN



CANNON STREET
28 MIN



CITY AIRPORT
33 MIN



EDUCATION

Ideal for young or growing families, there are plenty of highly rated nurseries, primary and secondary schools and colleges all just a short distance from Heathside.

NURSERIES & PRIMARY SCHOOLS

MORDEN MOUNT PRIMARY SCHOOL
(rated Good by Ofsted)
3 min walk

SCALLYWAGS DAY NURSERY
(rated Good by Ofsted)
aged 0-4 years.
5 min walk

ST ALFEGE WITH ST PETER'S
C OF E PRIMARY SCHOOL
5 min drive

LITTLE ELMS GREENWICH
NURSERY AND PRE-SCHOOL
6 min drive

MERIDIAN PRIMARY SCHOOL
(rated Good by Ofsted)
9 min drive

SECONDARY SCHOOLS

LEWISHAM COLLEGE
15 min walk

ST URSULA'S CONVENT SCHOOL
(rated Outstanding by Ofsted).
7 min drive

ADDEY & STANHOPE SECONDARY SCHOOL
6 min drive

ST MATTHEW ACADEMY
7 min drive

BELLERBYS COLLEGE LONDON
8 min drive

Heathside is close to many of London's world-famous, highly esteemed universities - giving you easy access to the best-rated education across the capital.



UNIVERSITY OF GREENWICH
17 mins



KING'S COLLEGE LONDON
41 mins



GOLDSMITHS, UNIVERSITY OF LONDON
26 mins



ROYAL ACADEMY OF MUSIC
44 mins



RAVENSBOURNE UNIVERSITY
36 mins



UNIVERSITY COLLEGE LONDON (UCL)
46 mins



LONDON SOUTH BANK UNIVERSITY
38 mins



LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE
52 mins

LEWISHAM & GREENWICH

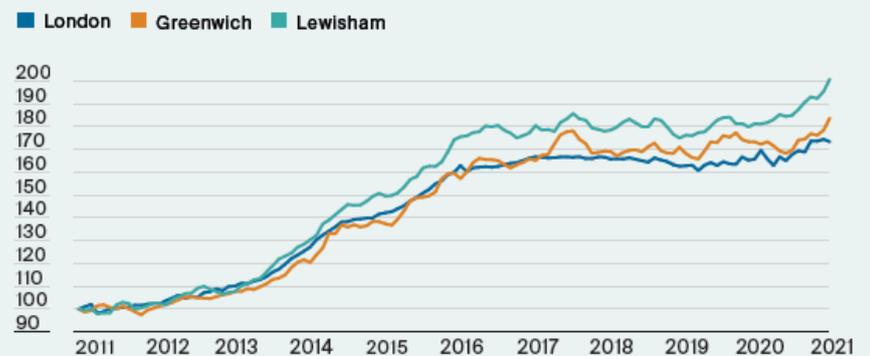
These two London boroughs are attracting new residents through new modes of transport, regeneration and parkland strategies.

A number of key infrastructure projects, including Crossrail and the proposed Bakerloo Line extension, are supporting an increase in housing delivery and investment in areas of south-east London such as Lewisham and Greenwich. In turn, this has supported demand from buyers looking for relatively affordable homes close to existing and future transport hubs.

The homes being built and planned will likely underpin further movement from both purchasers and tenants, as well as helping both boroughs meet ambitious housing targets.

During the past five years values in Lewisham and Greenwich have increased 15%, compared with 8% growth in London over that same period and a 1% decline in nearby Tower Hamlets, which includes Canary Wharf. However, Greenwich and Lewisham remain relatively affordable, with values around 10-15% below the London average of £496,269.

Fig 1. House prices over the decade
Indexed 100= Jan 2010



Source: Knight Frank Research, Macrobond

PARK STRATEGIES

Both Greenwich and Lewisham have substantial parkland, spanning more than 4,500 acres, making them an attractive proposition for both purchasers and renters.

Most of that is in Greenwich, with just over 3,000 acres of parks and woodland equating to 26% of the borough, making it one of the greenest in London. It has over 50 parks, including Greenwich Park and Blackheath and eight nature reserves. Greenwich Park is currently undergoing an £8 million refurbishment project, which includes the opening up of new public spaces, a cafe, community kitchen garden and wildlife orchard. The council is also investing £1 million across 11 other parks in the borough, focusing on basic maintenance, play areas, and nature and wildlife areas.

Lewisham offers 1,500 acres of green space, equating to 17% of the borough. In total it has 47 parks and 18 nature reserves.

CONNECTIVITY

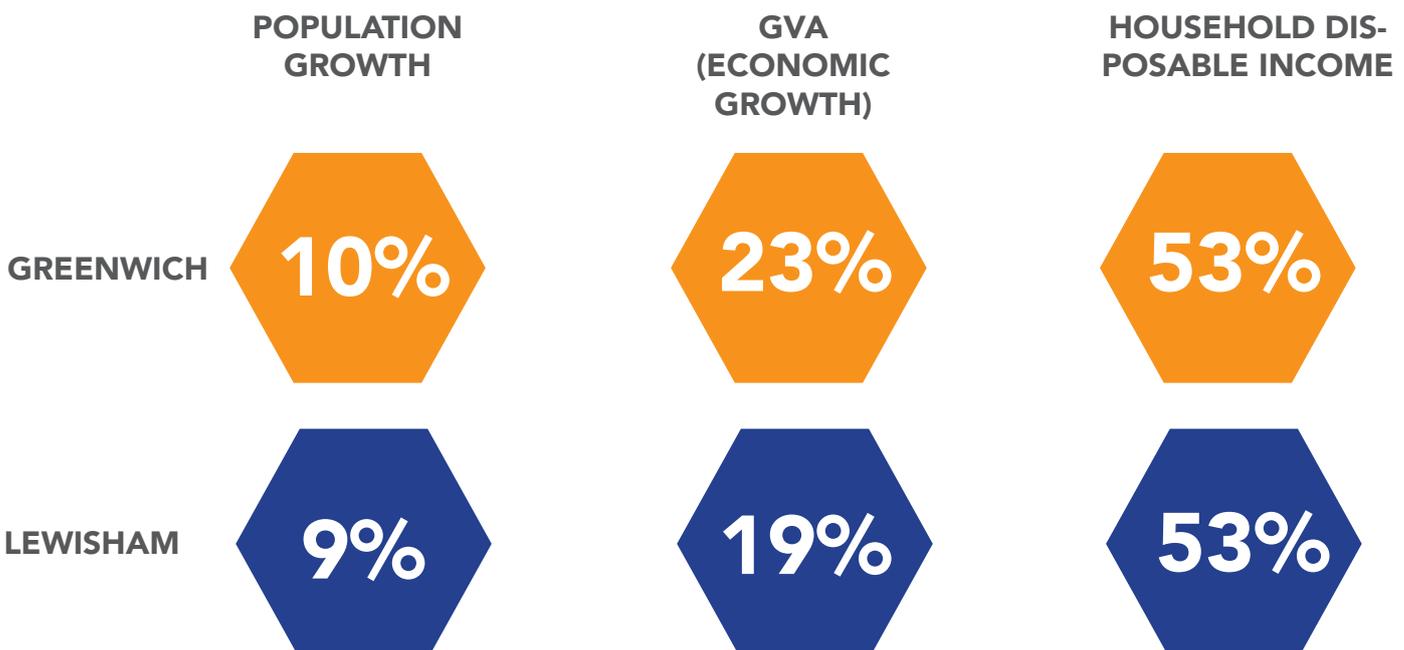
Lewisham and Greenwich benefit from their proximity to Canary Wharf and the Royal Docks business district and easy access to the city. Both boroughs are also within easy reach of London Bridge and the West End. Greenwich is served by the London underground via North Greenwich which connects to the Jubilee line. The DLR is a key route into Canary Wharf and the City, with stations in the two boroughs including Greenwich, Cutty Sark, Elverson Road, Lewisham and Deptford Bridge. The DLR also provides quick access to Westfield Shopping Centre at Stratford.

Greenwich and Deptford are also on the Thameslink and Southeastern train lines which provides a five to eight minute journey to London Bridge and a 16 to 20-minute journey to Farringdon according to Transport for London.

LEWISHAM & GREENWICH IN NUMBERS



ECONOMIC FORECASTS 2021 - 2031



SOURCE: EXPERIAN

DEVELOPMENT VIEWS

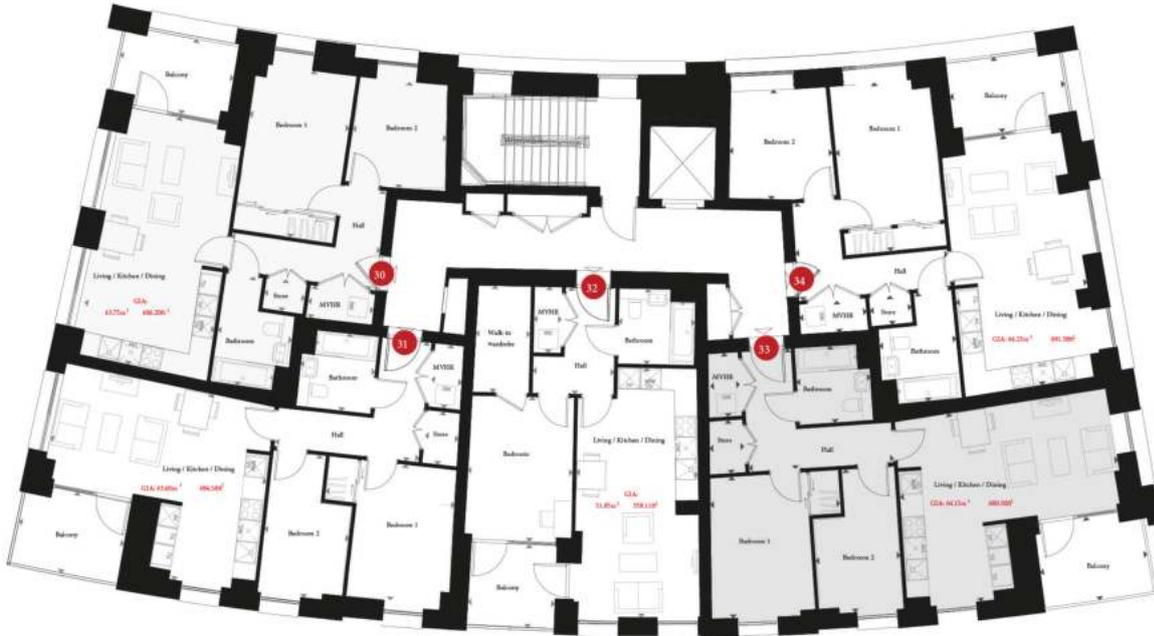


DEVELOPMENT VIEWS



FLOOR PLANS

IC 6th FLOOR



ID 6th FLOOR



AMENITIES & SPECIFICATIONS



GENERAL

- Bosch freestanding white washer/dryer machine to storage cupboards
- Heating and hot water provided by central plant and charge separately
- Television (terrestrial and satellite) points with SkyQ provisions to living room and main bedroom
- Landline telephone and Virgin & BT hyper optic data points to living room and main bedroom
- AMTICO hard-wearing, high-quality flooring to all living areas with carpets in the bedrooms
- Security video entry system
- Underfloor heating

KITCHEN

- Snow white composite worktops with a polished finish
- Zinc-coloured laminate finish to all kitchen cabinetry
- Single under-mounted stainless steel sink with chrome mixer tap
- Mediterranean grey brickwork tiles to all upstands and back plates
- Bosch black ceramic integrated electric hob and integrated extractor fan with LED light
- Bosch built-in stainless steel electric oven with touch control
- Fully integrated Bosch stainless steel microwave with touch control
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher with VarioSpeed
- Under-counter 3-stage separation waste bin

BATHROOM

- White bath unit with bath panel
- Hansgrohe chrome thermostatic bath/shower mixer including overhead and hand shower
- 2-panel shower screen with polished chrome finish and clear glass
- Classic white square semi-recessed hand basin with chrome single-level Hansgrohe mixer tap
- Classic white Geberit WC with soft close seat and chrome Flush plate
- Mirrored storage cabinet with open shelf units and single shaver socket inside
- Sea-green tiling around bath and above WC and hand basin

BEDROOMS

- Full height fitted wardrobes with blanket shelf and hanging rail to all main bedrooms
- Recessed dimmable LED downlights to all bedrooms

ONSITE AMENITIES

- Concierge
- Residents' lounge
- Fitness suite
- Flexible workspace area
- Secure underground parking available
- Secure cycle storage
- Cinema Room

RESERVATION PROCESS



Reservation deposit £5,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents.

10% on exchange within 28 days, 10% 6 months from exchange and 80% on completion.

LEGAL INFORMATION

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VENDOR'S SOLICITOR

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LETTINGS AND MANAGEMENT



REDSTONE PROPERTY PORTFOLIO MANAGEMENT

Register for Letting and Management on reservation to benefit from preferential rates.

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