



Hyde
New Homes

Copper Creek

HERITAGE SETTING MEETS CITY LIVING

Great homes for everyone



Welcome to Copper Creek

Beautiful new homes in a riverside setting

Copper Creek is a beautifully designed, contemporary new development from Hyde New Homes of one, two and three bedroom shared ownership apartments in the historic Royal Borough of Greenwich, ideal for first time buyers to get that step on the property ladder.

Homes are situated a stone's throw from Deptford Creek, with many boasting city and river views.

History and the future coexisting harmoniously

Deptford is situated in the Royal Borough of Greenwich, which has long been a beautiful place to live, defined by its maritime history, parks and of course the Royal Observatory. Sitting atop Greenwich Park, looking out over London and its iconic skyline, it also defines the world's time.

All apartments have private balconies, and are built and finished to a superior standard, many with stunning city and river views. The location allows quick access to the various transport links that Greenwich enjoys.

Just a stone's throw from the heart of Greenwich and all it offers, Copper Creek is a fabulous place to live, combining rich history with an exciting future.



Computer generated image of Copper Creek, indicative only

A great location

Copper Creek

- The Shard (London Bridge)
- St. Paul's Cathedral
- Tower Bridge
- Twentytwo Bishopsgate
- 30 St Mary Axe (The Gherkin)
- Shoreditch
- Printworks London
- River Thames
- Canary Wharf
- Cuttty Sark
- Blackheath Common
- University of Greenwich (Old Royal Naval College)
- Queen Elizabeth Olympic Park
- Westfield Stratford City
- Greenwich Park
- Greenwich Power Station
- Royal Observatory & Prime Meridian
- Greenwich Peninsula
- The O2 Arena

Love living local

Love living local Heritage meets city cool

Copper Creek is less than 200m from the River Thames in Greenwich, one of only four Royal Boroughs in London. A few minutes' walk from Cutty Sark DLR station and its direct link to the heart of the City of London and beyond.

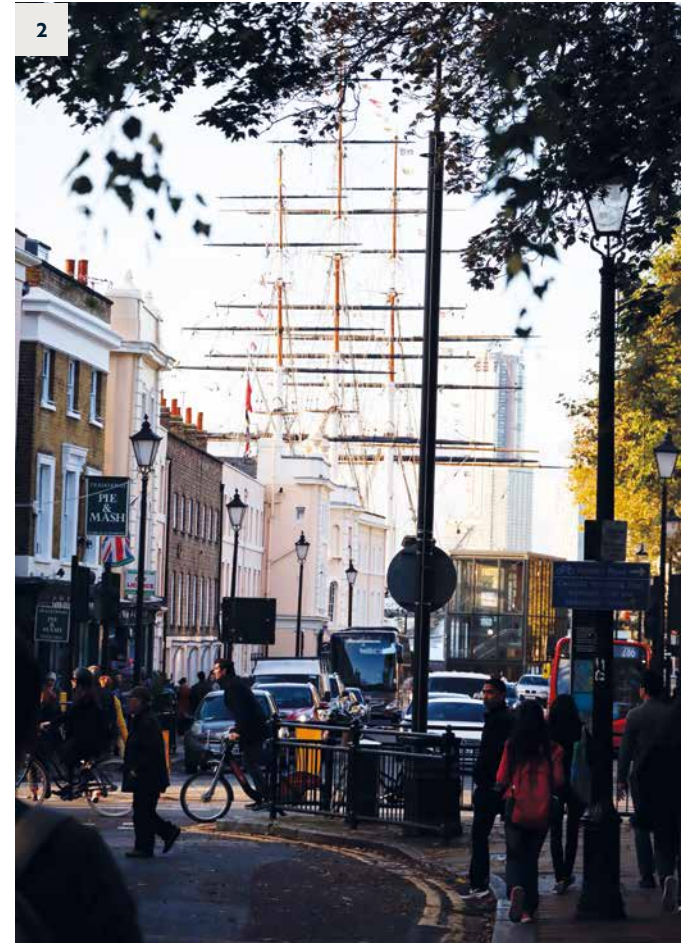
The development, part of the wider 'London Plan', is perfectly situated for residents to enjoy the best the local area has to offer.

Greenwich is impressive in its offerings. Greenwich Park, the oldest of the Royal Parks, covers 180 acres and has its own herds of fallow and red deer. A beautiful place for a Sunday stroll before a fabulous pub lunch.

For gourmet lovers, the area has an abundance of great restaurants, whether you want fine dining, traditional pub fare or the latest street food craze, it's all to be found within walking distance of Copper Creek.

Images

1. Sunset from Greenwich Park
2. Busy Greenwich street, with Cutty Sark in the background
3. Greenwich Market
4. Greenwich Tavern near the Royal Maritime Museum



Love living local

Hidden gems

Restaurants, cafés, pubs & bars



1. Champagne+Fromage

34 Church Street, SE10 9BL

Champagne+Fromage is the magic combination of two different companies, both lovers of artisanal and unique French products. FrenchBubbles is a collection of fine quality, limited production grower champagne with personality and heritage.

2. Davy's Wine Vaults

161 Greenwich High Road, SE10 8JA

Historic Wine Merchants, Davy's, run this characterful and charming wine bar/restaurant offering modern British cooking and a - to be expected - well curated wine list.



3. Marcella

165A Deptford High Street, SE8 3NU

Marcella is the sister restaurant to Peckham's now legendary Artusi offering blissful yet reasonably priced seasonal pasta dishes as well as a few traditional Italian mains. Restaurant critic Grace Dent declared it "heavenly".



4. Trafalgar Tavern

Park Row, SE10 9NW

The Trafalgar Tavern is a Grade II listed house, designed by architect Joseph Kay and opened in 1837, situated on the south bank of the River Thames, east of, and adjacent to, the Old Royal Naval College. Each room is named after great naval victories or celebrated officers. On the ground floor is The Nile Restaurant and Trafalgar Bar open for breakfast, lunch and dinner. In the basement is Cribb's Parlour, a late night bar and private hire space.



5. The Tapas Room

133 Deptford High Street, SE8 4BX

The Tapas Room is a wine shop, tapas bar and delicatessen, focussed on thorough sourcing and fantastic ingredients.

It specialises in thoughtfully designed tapas, charcuterie and cheese menus and wisely sourced wines, sherries, vermouths and Cava from the Basque/Spanish regions.



6. Greenwich Picture House

180 Greenwich High Road, SE10 8NN

An independent five screen cinema showing both major releases but also arthouse and foreign films. A lovely bar and café complement the cinema, offering somewhere to chill for a couple of hours overlooking the High Road.

7. Up the Creek Comedy Club

302 Creek Road, SE10 9SW

Declared by Time Out as "one of the best places to see live comedy", Up the Creek features regular nights with well-known comedians as well as open mic nights and late discos!



8. Cutty Sark

King William Walk, SE10 9HT

The world's sole surviving Tea Clipper may not be a hidden gem itself, but the Cutty Sark café is somewhat hidden. Once you've explored the ship you can find the café underneath it, where you can relax and enjoy that fine British tradition of an afternoon tea in a unique and fitting setting.

9. The Admiral Hardy

7 College Approach, SE10 9HY

Centrally located in the heart of Greenwich, one minute walk from the Cutty Sark, the Admiral Hardy provides a comforting escape from the bustling streets and market, in this classic pub serving local craft beer, traditional British pub fare and a carefully selected array of wines.



Connections

On your doorstep and beyond

Whether you choose to get around on two wheels, on foot, by bus or by train, there are plenty of ways to explore Greenwich and the wider area. Deptford Thameslink and Greenwich DLR stations are both just a short walk away and offer quick travel times into London’s financial heart. The area is served by seven bus routes and two night bus routes heading in all directions including central London, Peckham and Woolwich.

For a more scenic journey head to Greenwich Pier and board an Uber Boat by Thames Clippers, which calls at 23 different piers from Woolwich to Putney. The boats operate seven days a week from early in the morning until late evening.

On Foot

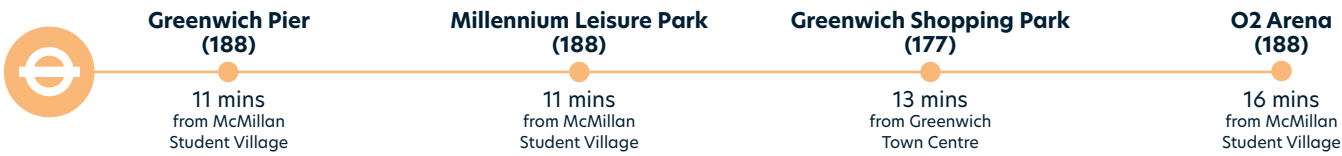
McMillan Student Village	3 mins
Waitrose	5 mins
Cutty Sark for Greenwich Maritime DLR	7 mins
Greenwich Market	8 mins
Greenwich Town Centre	9 mins
Deptford Station	11 mins
Greenwich Park	13 mins
Greenwich Station	14 mins

By Bicycle

Greenwich Park	5 mins
Borough Market	22 mins
Canary Wharf	23 mins
Bank	25 mins

Note: Walking and cycling times start from postcode SE8 3EA
All times sourced from google.com/maps & Citymapper

By Bus



By Underground/DLR

Cutty Sark for Greenwich Maritime DLR to:



By Overground Train

Deptford Station to:



Explore and discover

An iconic location



Food and drink

1. Davy's Wine Vaults
2. Marcella
3. The Tapas Room
4. The Old Joinery
5. Arapina Bakery
6. Little Faith Greenwich

Amenities

1. Rose Pharmacy
2. Tesco Express
3. Sainsbury's Local
4. Nisa Local
5. Greenwich Dental Practice
6. South Street Medical Centre
7. Fu Qing Supermarket
8. Waitrose & Partners

Recreation

1. Meridian Fitness Health Club & Spa
2. More Yoga
3. Cockpit Arts, Deptford
4. Wavelengths Leisure Centre
5. Archery Fit
6. The Gym Group
7. Up the Creek Comedy Club
8. Cutty Sark
9. Old Royal Naval College
10. National Maritime Museum

Education

1. Tropics Global College
2. Rachel McMillan Nursery School
3. Invicta Primary School
4. Little Elms Nursery and Pre-school
5. James Wolfe Primary School
6. St Alfege Primary School

From the moment you leave your front door the area's finest is at your fingertips. Head east and find yourself exploring historic Greenwich. Teeming with culture from The Royal Observatory to the Cutty Sark, immerse yourself in its fascinating past.

If you fancy some retail therapy, just stroll through the colourful Greenwich Market and browse the 250 stalls showcasing independent local makers and creators. For the foodies there are many bars, restaurants and pubs offering fabulous tastes and experiences from around the globe.

To the west lies Deptford, historic in its own right, and where you can discover a different side to the area. In recent years it has undergone a regeneration and now feels distinctly chic, stylish and cool. For the health conscious there are gyms and leisure facilities to help keep you in shape.

Close to home your everyday needs are well catered for, with an array of pharmacies, doctors, dentists, and a selection of supermarkets.



Computer generated image of Copper Creek, indicative only

Specification and design

These impressive light-filled apartments provide all the features of modern living from flexible open-plan living spaces with contemporary-designed kitchens to spacious bedrooms with fitted wardrobes. The neutrally designed interiors make it easy to apply your own style to create your perfect home.

Kitchen

- White matt kitchen units from Symphony
- Laminate worktops with matching upstands
- Brushed Nickel D handles
- Chrome monoblock mixer tap
- Blanco stainless steel one and a half sink bowl and drainer
- Glass splashback in Anthracite Grey behind hob
- Integrated single stainless steel oven
- Ceramic 4 burner electric hob
- Built in extractor hood
- Integrated fridge/freezer
- Integrated slimline dishwasher

Bathroom

- White bathroom suite
- Chrome mixer taps
- Chrome bath filler
- Chrome shower above bath
- Glass shower screen
- Shaver socket
- White WC with concealed cistern and soft close seat
- Mirror above sink
- Saloni Proyeccion Marfil tile wall tiles (full height to bath and half height to WC and sink) and countertop



Flooring

- Karndean grey limed oak vinyl tile to kitchen, living/dining and hallway
- Carpet in Nordic Sky to bedroom(s)
- Saloni Proyeccion Marfil tile to bathroom

General

- White walls throughout
- Fitted sliding mirror wardrobe to principal bedroom
- Stylish fitted side winder double sprung fabric roller blinds in 'Frost'. Incorporating Slipstream Technology for super-smooth movement
- Freestanding washer/dryer to store
- Gas boiler

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.

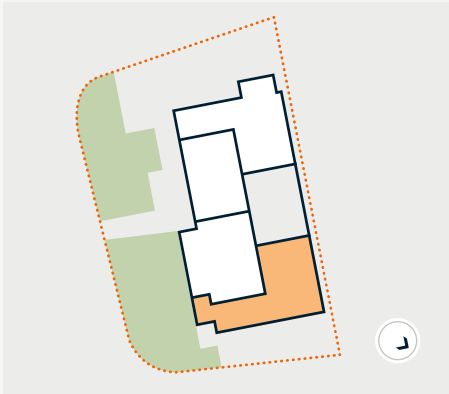
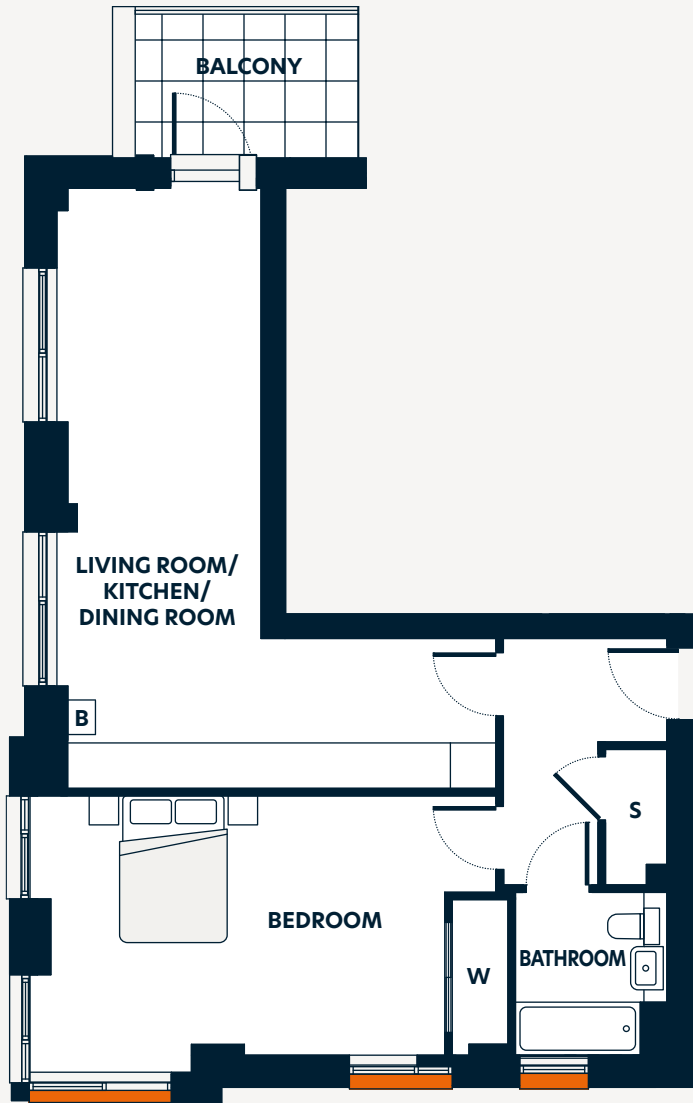
Copper Creek

Plots 19, 23

1 bedroom apartment
Floors 7, 8

Floorplan key

- W Wardrobe
- S Storage space
- B Boiler
- Window is opaque



Locator key

Plots 19, 23

Dimensions	m	ft
Living Room/Kitchen/Dining Room	5.65 x 7.92	18'6" x 26'0"
Bedroom	6.02 x 3.42	19'9" x 11'3"
Bathroom	2.00 x 2.15	6'6" x 7'0"
Gross Internal Area	61.7m²	664.13ft²
Balcony	2.94 x 1.90	9'8" x 6'3"

Note: Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).

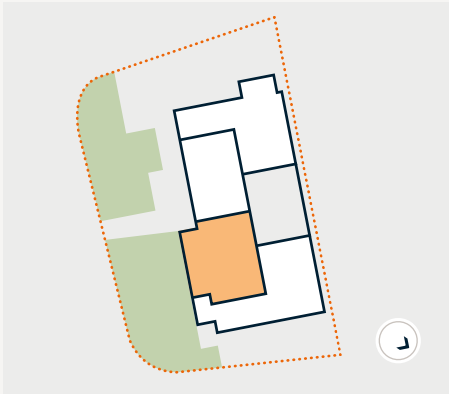
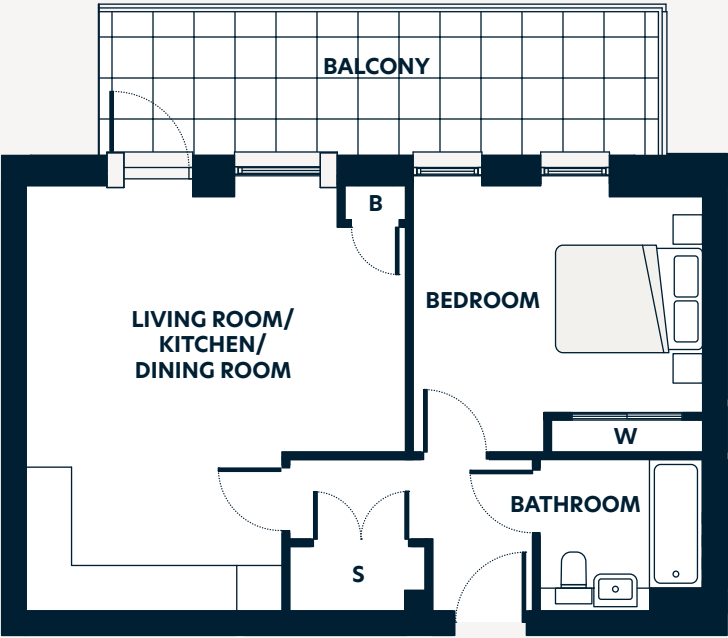
Copper Creek

Plots 20, 24

1 bedroom apartment
Floors 7, 8

Floorplan key

- W Wardrobe
- S Storage space
- B Boiler



Locator key

Plots 20, 24

Dimensions	m	ft
Living Room/Kitchen/Dining Room	5.01 x 5.62	16'5" x 18'5"
Bedroom	3.83 x 3.52	12'7" x 11'6"
Bathroom	2.15 x 2.00	7'0" x 6'6"
Gross Internal Area	50.6m²	544.65ft²
Balcony	7.39 x 1.90	24'3" x 6'3"

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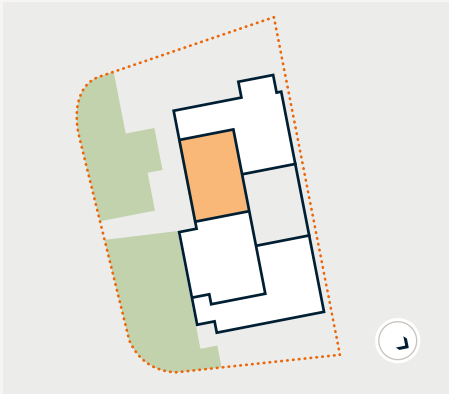
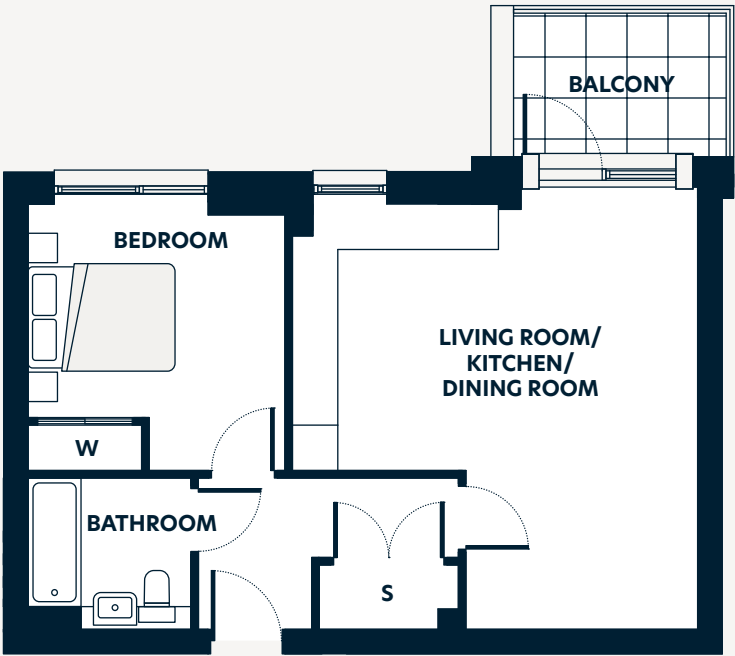
Copper Creek

Plots 21, 25

1 bedroom apartment
Floors 7, 8

Floorplan key

- W Wardrobe
- S Storage space



Locator key

Plots 21, 25

Dimensions	m	ft
Living Room/Kitchen/Dining Room	5.36 x 5.84	17'7" x 19'2"
Bedroom	3.39 x 3.52	11'1" x 11'6"
Bathroom	2.15 x 2.00	7'0" x 6'6"
Gross Internal Area	50.4m²	542.50ft²
Balcony	2.81 x 1.90	9'2" x 6'3"

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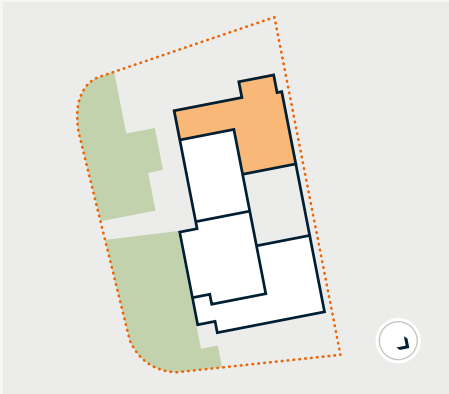
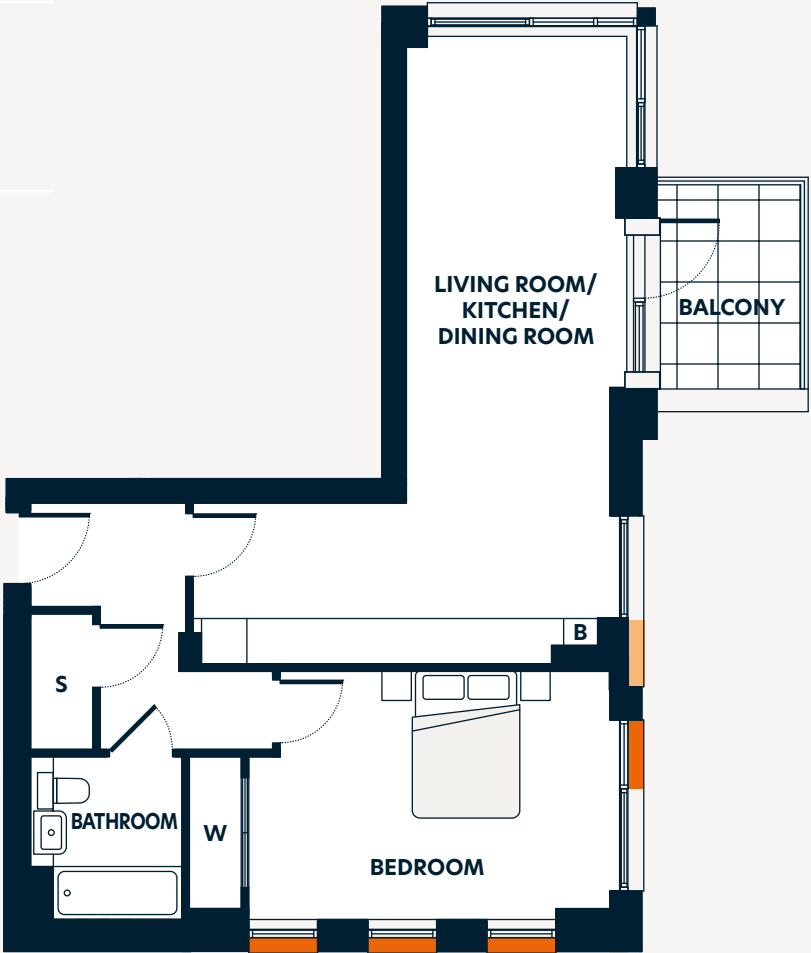
Copper Creek

Plots 22, 26

1 bedroom apartment
Floors 7, 8

Floorplan key

- W Wardrobe
- S Storage space
- B Boiler
- False window
- Window is opaque



Locator key

Plots 22, 26

Dimensions	m	ft
Living Room/Kitchen/Dining Room	5.51 x 8.29	18'1" x 27'2"
Bedroom	4.77 x 3.28	15'8" x 10'9"
Bathroom	2.00 x 2.15	6'6" x 7'0"
Gross Internal Area	59.9m²	644.75ft²
Balcony	2.70 x 1.90	8'10" x 6'3"

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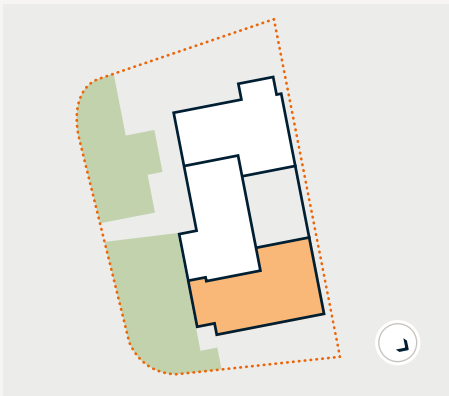
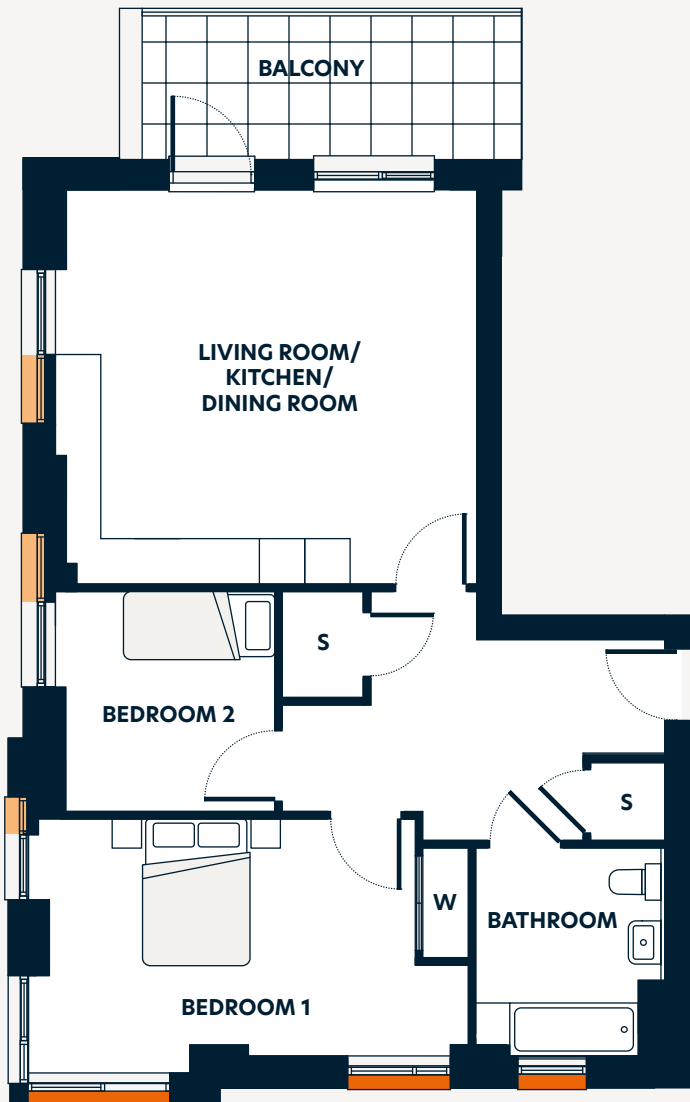
Copper Creek

Plot 7

2 bedroom apartment
Floor 3

Floorplan key

- W Wardrobe
- S Storage space
- B Boiler
- False window
- Window is opaque



Locator key

Plot 7

Dimensions	m	ft
Living Room/Kitchen/Dining Room	5.57 x 5.21	18'3" x 17'1"
Bedroom 1	5.68 x 3.13	18'8" x 10'3"
Bedroom 2	2.90 x 2.91	9'6" x 9'6"
Bathroom	2.45 x 2.45	8'0" x 8'0"
Gross Internal Area	78.7m²	847.11ft²
Balcony	5.02 x 1.90	16'6" x 6'3"

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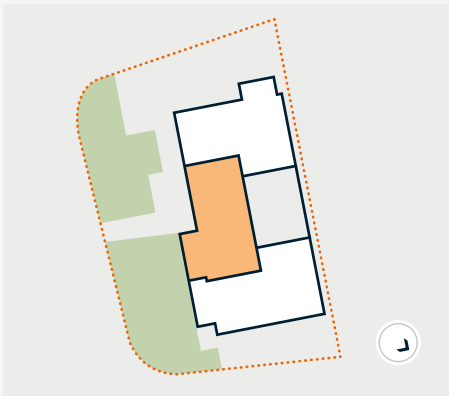
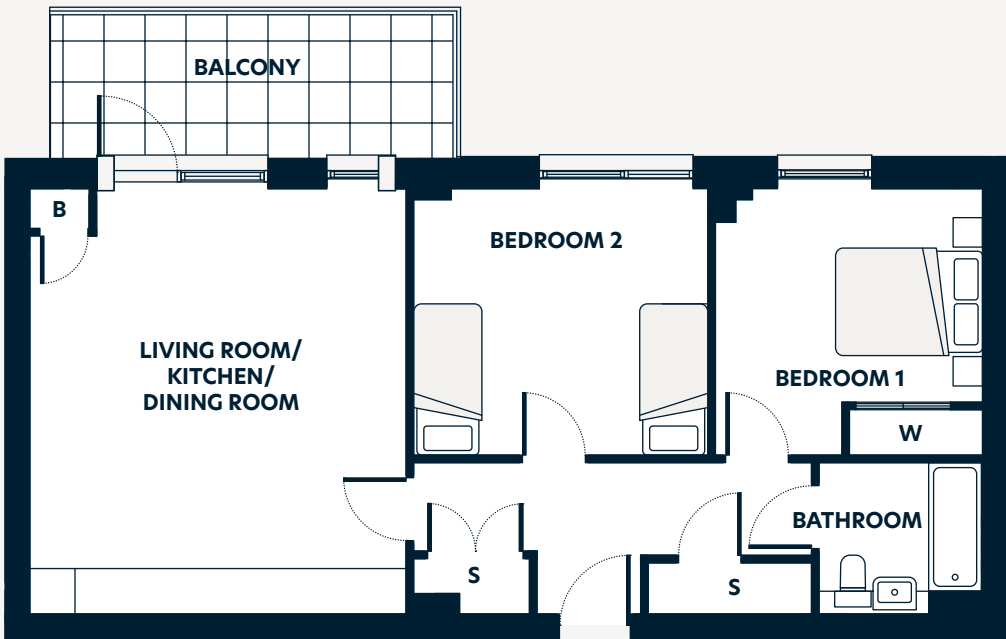
Copper Creek

Plots 8, 11, 14, 17

2 bedroom apartment
Floors 3, 4, 5, 6

Floorplan key

- W Wardrobe
- S Storage space
- B Boiler



Locator key

Plots 8, 11, 14, 17

Dimensions	m	ft
Living Room/Kitchen/Dining Room	4.98 x 5.62	16'4" x 18'5"
Bedroom 1	3.53 x 3.52	11'7" x 11'6"
Bedroom 2	3.89 x 3.52	12'9" x 11'6"
Bathroom	2.16 x 2.00	7'1" x 6'6"
Gross Internal Area	70.9m²	763.16ft²
Balcony	5.32 x 1.90	17'5" x 6'3"

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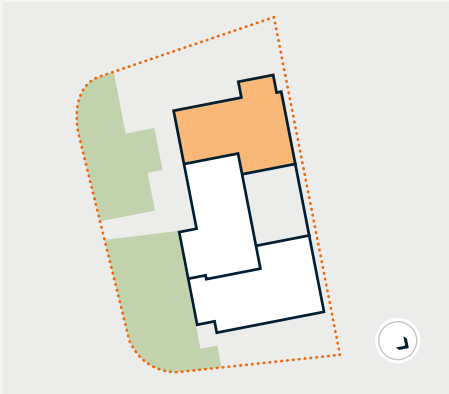
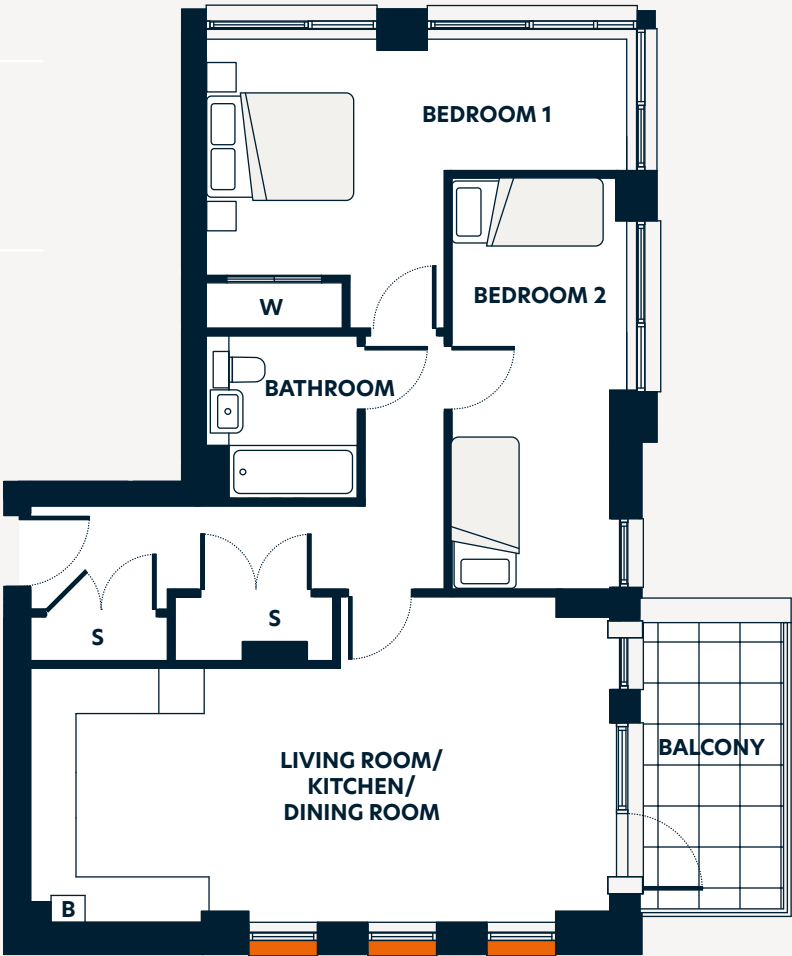
Copper Creek

Plots 9, 12, 15, 18

2 bedroom apartment
Floors 3, 4, 5, 6

Floorplan key

- W Wardrobe
- S Storage space
- B Boiler
- Window is opaque



Locator key

- Plots 9, 12, 15, 18

Dimensions	m	ft
Living Room/Kitchen/Dining Room	7.61 x 4.30	24'11" x 14'1"
Bedroom 1	5.56 x 3.82	18'3" x 12'6"
Bedroom 2	2.08 x 5.43	6'10" x 17'10"
Bathroom	2.00 x 2.15	6'6" x 7'0"
Gross Internal Area	76.2m²	820.21ft²
Balcony	1.90 x 3.78	6'3" x 12'5"

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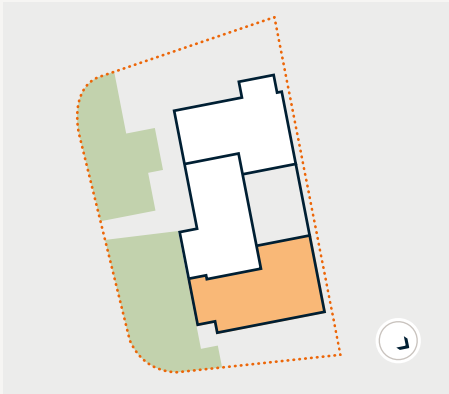
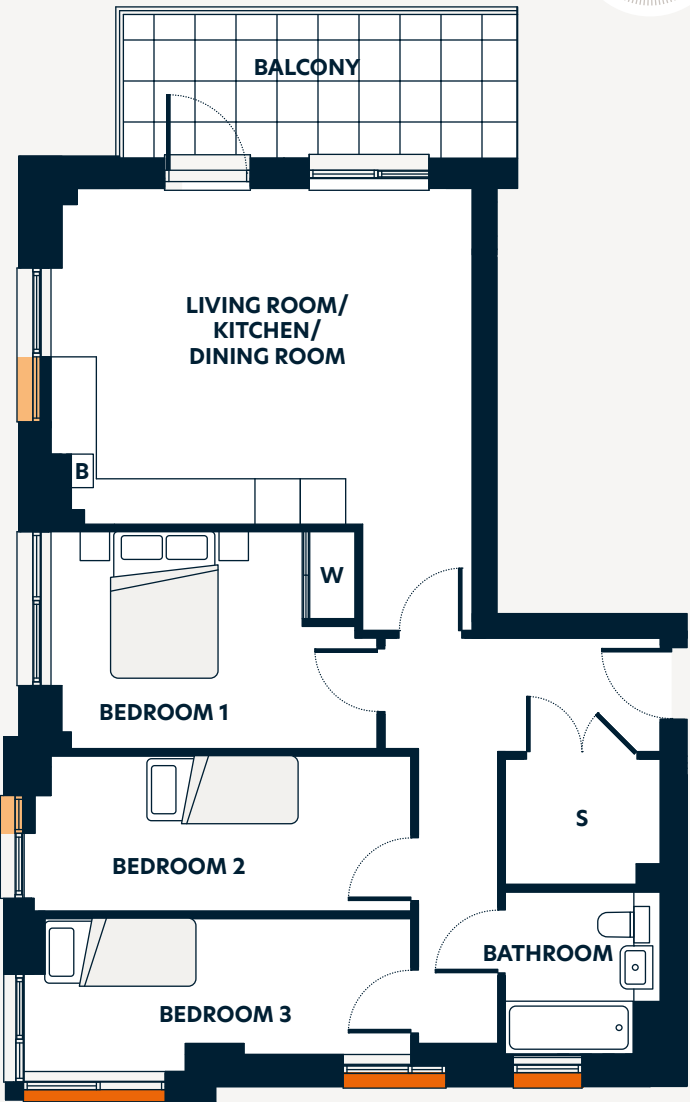
Copper Creek

Plots 10, 13, 16

3 bedroom apartment
Floors 4, 5, 6

Floorplan key

- W Wardrobe
- S Storage space
- B Boiler
- False window
- Window is opaque



Locator key

- Plots 10, 13, 16

Dimensions	m	ft
Living Room/Kitchen/Dining Room	5.57 x 4.44	18'3" x 14'7"
Bedroom 1	4.31 x 2.86	14'2" x 9'5"
Bedroom 2	4.98 x 2.05	16'4" x 6'8"
Bedroom 3	4.98 x 1.79	16'4" x 5'10"
Bathroom	2.00 x 2.15	6'6" x 7'0"
Gross Internal Area	79.0m²	850.34ft²
Balcony	5.20 x 1.90	17'1" x 6'3"

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What our customers say

"This apartment is a long-term investment, and I am already planning to increase my equity share in a couple of years, and eventually buy my home outright."

Purchaser at Rochester Riverside



Buying your new home

Our in-house team of sales consultants are dedicated to providing exceptional service to all of our customers and we aim to make the experience of buying your new home with us as smooth, enjoyable and straightforward as possible. From your initial enquiry, through to handing you the keys to your new home, our friendly and knowledgeable team are available both in person and online, to answer your questions and help you find the home buying option that's right for you.

Shared ownership

Shared ownership is a scheme which has been specifically designed to help those who are unable to afford the cost of buying a property outright on the open market.

It works by enabling you to purchase a share in your new home, and pay a subsidised rent on the part you don't own to Hyde New Homes.

You will own an equity share in your new home. A lease is a legal document between the freeholder or landlord and the purchaser and is binding on both sides and since you will own a lease you will be a 'leaseholder'. The lease covers the responsibilities including maintenance, rent settings, purchasing more equity, selling and insurance. You will have these responsibilities as a full owner occupier.

You can also find out more on our website:

[hydenewhomes.co.uk](https://www.hydenewhomes.co.uk)



To find out more about the home buying options we offer visit [hydenewhomes.co.uk](https://www.hydenewhomes.co.uk)

My Hyde

Set up an account online and personalise your home buying journey with us:

- ✓ Save and share your searches, favourite properties and developments
- ✓ Create and keep track of your shared ownership application
- ✓ Manage your appointments

About Hyde New Homes

Hyde New Homes is the award-winning affordable home ownership part of the Hyde Group, a leading G15 developer of homes for all needs and incomes, providing homes and services to over 95,000 customers across London and the South East. The 30-strong Hyde New Homes team sits within Business Development and provides expertise in sales and marketing.

Award-winning design

Hyde plans to develop 7,500 homes over the next five years and is investigating ways to build further homes. As a not-for-profit business, surplus is invested to build more affordable homes.

Hyde's significant skills and experience are reflected in its approach to both new build and large-scale regeneration harnessing a multi-disciplined approach where all relevant stakeholders input into each scheme at an early stage to ensure the product is suited to its target audience and commercially viable.

Homes are generously-sized, striking a balance between style and functional design, appealing to a wide range of home buyers. Quality finishes, fittings and long-lasting materials are used and current sustainability standards employed using latest heating and insulation technology, to reduce fuel bills and cut emissions.

The focus is on customer satisfaction, innovative product, award-winning design and locations, making Hyde's new homes attractive to buyers and investors alike.



94% of our customers would recommend us to a friend

What our customers say

"We're so grateful for everything Hyde New Homes did for us. They understood that this was going to be our forever home and we weren't willing to settle for something that wasn't perfect."

Purchaser at Wing, Camberwell

« Apartment locator

See inside back cover

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Purchaser at Wing, Camberwell

Development layout

Overview of Copper Creek

Copper Creek is a modern development consisting of one, two and three bedroom apartments, all with private balconies and finished to a premium specification. Many feature sweeping views over the iconic London skyline.

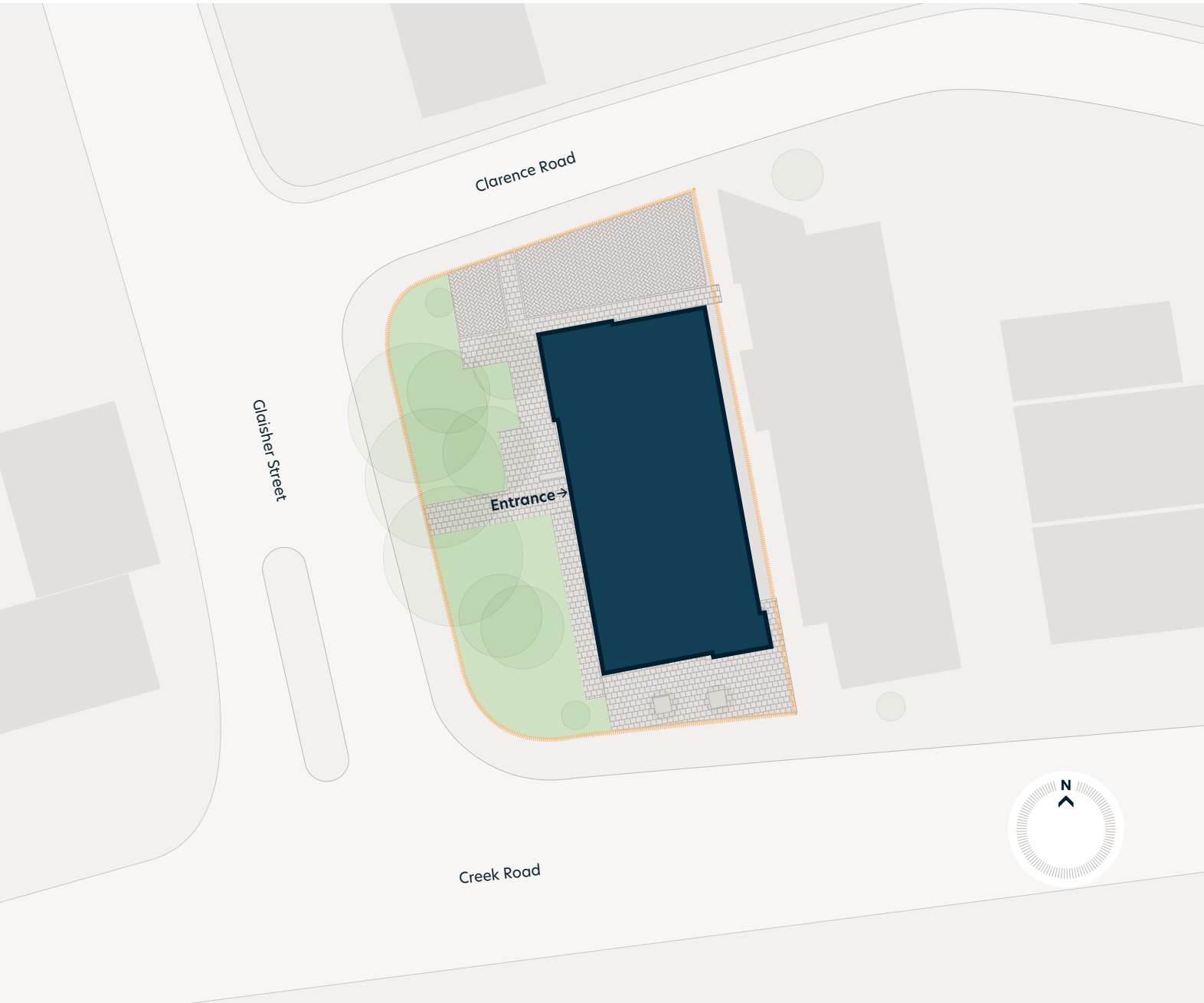
Copper Creek embraces a sustainable and more environmentally friendly way of living with solar panels installed to generate electricity for the building and the whole development is a car-free* zone, prioritising pedestrians and cyclists. Mature trees in front of the building on Glaisher Street provide an abundance of green cover to the generous communal space on the ground floor.

The location allows quick and easy access to the various transport links that Greenwich enjoys.

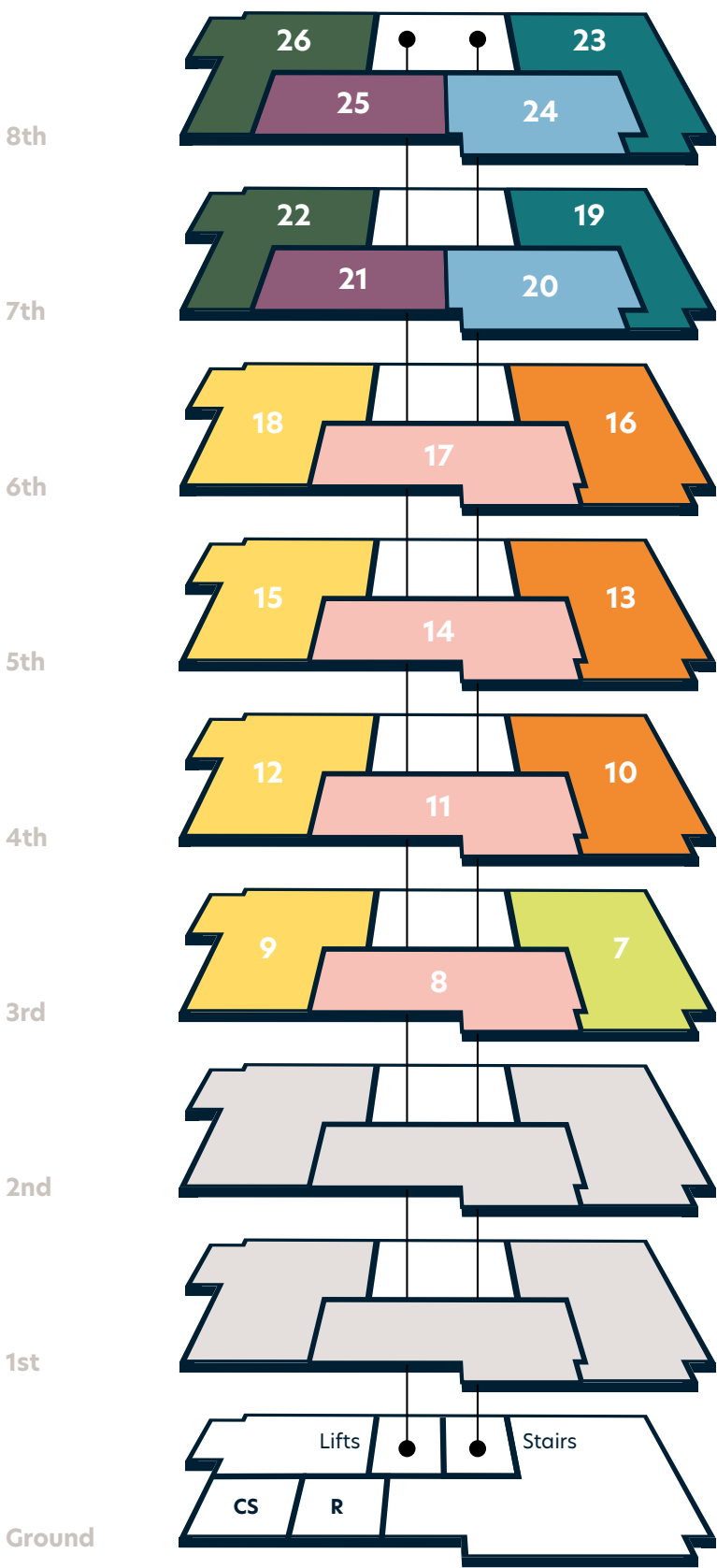
Key

- Building
- Site boundary

*Residents are unable to apply for a council parking permit, and must surrender any existing parking permit.



Apartment locator



Locator key

One bedroom apartments

- Type 1
- Type 2
- Type 3
- Type 4

Two bedroom apartments

- Type 5
- Type 6
- Type 7

Three bedroom apartments

- Type 8

Affordable apartments

R Refuse/recycling

CS Cycle store

Directions to Copper Creek

Sat Nav Address: SE8 3EA

Walking from Greenwich DLR Station

- Exit Greenwich DLR Station and walk East towards Kay Way
- Continue onto Kay Way and turn right when you reach Greenwich High Road/A206
- Walk for 0.1 mile and turn right onto Norman Road/B208
- Turn left to cross Deptford Creek
- Turn right onto Creekside, continue for 0.2 miles and destination is on the right



Walking from Deptford Station

- Turn left on the exit of Deptford Station, then left onto Deptford High Street
- Continue along Deptford High Street for 0.2 miles
- Turn right onto Creek Road/A200
- Continue along Creek Road/A200 for 0.3 miles
- Destination is on the left



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Details correct at time of publication: May 2022

Disclaimer: Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units, appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition). The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.

Occupiers of dwellings in the development:

a) Shall not be entitled to apply to the Council or to hold a parking permit (inclusive of resident, business and carers parking permits) in respect of on-street parking unless such Occupier is a holder of a disabled persons badge issued pursuant to section 21 of the Chronically Sick and Disabled Person Act 1990 and has first notified the Director in writing of that entitlement; and b) shall not be entitled to apply to the Council or to hold trades persons parking permits.

Any Occupier:

a) Who has an on-street parking permit or contract shall surrender such entitlement before taking up Occupation unless such Occupier is or becomes entitled to be a holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1990 and the Occupier has first notified the Director in writing of such entitlement; and b) Shall not bring any motor vehicle to be brought on to the land to be left abandoned and/or parked within the Land other than in one of the approved and designated parking spaces; and (c) Shall not lease, sublet or assign any parking space allocated to them.