SO flexi Peckham

Making Home Ownership Possible

Spend less on rent – and save for your Shared Ownership home

Saving for a deposit can be hard when you're renting. But with SO Flexi it's much easier. Just choose a great place to live and pay a lower-than-market rent, while you save up to buy your home with Shared Ownership.

How does it work?

- Choose a high quality home from the wide range on offer
- Check you're eligible and apply – our team will help
- Live in your new home for at least three years, paying a lower-than-market rent
- Save up the deposit to buy your home with Shared Ownership

Who can benefit?

SO Flexi is helping as many people as possible save up for their first home. Talk to us today if you can't afford to buy in your local area, even with Shared Ownership, and you:

- Have a formal rental tenancy or an informal arrangement with family or friends
- Are in full or part time employment and able to save whilst paying rent
- Have a household income below £80,000
- Don't own any other residential home

Why wait any longer to live the way you want to?

Get in touch with our friendly team today to check you're eligible and apply.

Search SO Flexi
Visit soflexi.co.uk

A collection of 1 & 2 bed apartments

Convenient urban living – redefined

SO Flexi Peckham is a collection of contemporary 1 and 2 bedroom apartments nestled within a beautifully designed development on the ever-evolving Old Kent Road..

Bordering Brimmington Park, with its outdoor gym and playpark and with coffee, groceries and outdoor space just downstairs, this is more than contemporary urban housing. It's a place with an unobtrusive sense of community built in. Welcoming, convenient and grounded – modern Peckham through and through.

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This is a computer generated image for illustrative purposes only.

> Excellent staff, friendly and helpful. Great food choices and wonderful atmosphere.
>
> **Nola Coffee Shop**
> **Trip Advisor**

A place to call home

The Saxon name 'Peckham' dates back to a time when the River Peck (which was actually more like a small stream) ran through the district. Now a buzzing, diverse London borough, it's better known as birthplace to a host of famous actors, musicians and sports stars – including legendary footballer Rio Ferdinand.

The impressive villas and terraces that neighbour SO Flexi Peckham are the legacy of huge development in the Victorian era, while a £290 million regeneration plan during the late 1990s has brought huge improvements to the area between Old Kent Road and Peckham High Street.

Today, you'll find galleries, trendy bars and restaurants side-by-side with colourful shops and multicultural market stalls. Fantastic transport links put the centre of London within easy reach for commuters, while families and fitness enthusiasts love Peckham's vast green spaces, conservation areas and superb choice of specialist schools, academies and colleges.

Head over to the Prince of Peckham pub for amazing food, delicious cocktails and great music — just a 5 minute bike ride from SO Flexi Peckham.

*Travel times by Google maps.

1

2

3

4

5

6

Explore the local area

1 A breath of fresh air in Burgess Park

A speedy 7 minutes on two wheels takes you to the glorious surroundings of Burgess Park – the largest in Southwark, with its BMX track, sports centre, tennis courts, colourful playparks for children of all ages, a splash zone for the summer months and two stunning community gardens. There's even a fishing lake, open to all angling enthusiasts through the Catch app.

7 minutes

2 A gastronomic adventure at Peckham Cellars

Brush up on your grape varieties and take your palate for a posh night out at Peckham's trendy bistro and wine bar. Here you'll choose from a small but carefully curated wine menu, paired with seasonal plates and snacks created by French Head Chef Pablo Urain Alfonso, using the best of British and European produce. Multiple listings in the Michelin and Good Food Guides say it all.

3 minutes

3 Contemplate at the South London Gallery

The best things in life are free, so they say – and the South London Gallery is most definitely one of them. Open to all from Tuesday to Sunday, the Peckham Road gallery hosts incredible exhibitions as well as events ranging from film screenings and performances to supper clubs and family-friendly workshops. Be sure to browse the bookshop on your way out – packed with unusual stationery and gifts, magazines and independently published books.

8 minutes

4 Live music and entertainment at Music Room

On the New Cross Road, you'll find a mecca for musicians and gig enthusiasts housed in a unique, glass-domed Edwardian building – the old library, which is now the name of Music Room's intimate music venue and bar. An eclectic schedule of live music brings audiences from all over London, so we'd recommend booking tickets rather than chancing it, even for midweek performances.

2 minutes

5 A warm welcome for all at Prince of Peckham pub

Bottomless brunches, mates & dates Tuesdays and a kids' pub quiz on Saturday afternoons – and that's just scratching the surface of a packed schedule at Peckham's warm and welcoming local. A leisurely 15 minutes' stroll from SO Flexi Peckham takes you door to door – or follow in the footsteps of fellow commuters and make it your Friday afternoon pitstop as you walk home from Peckham Rye station.

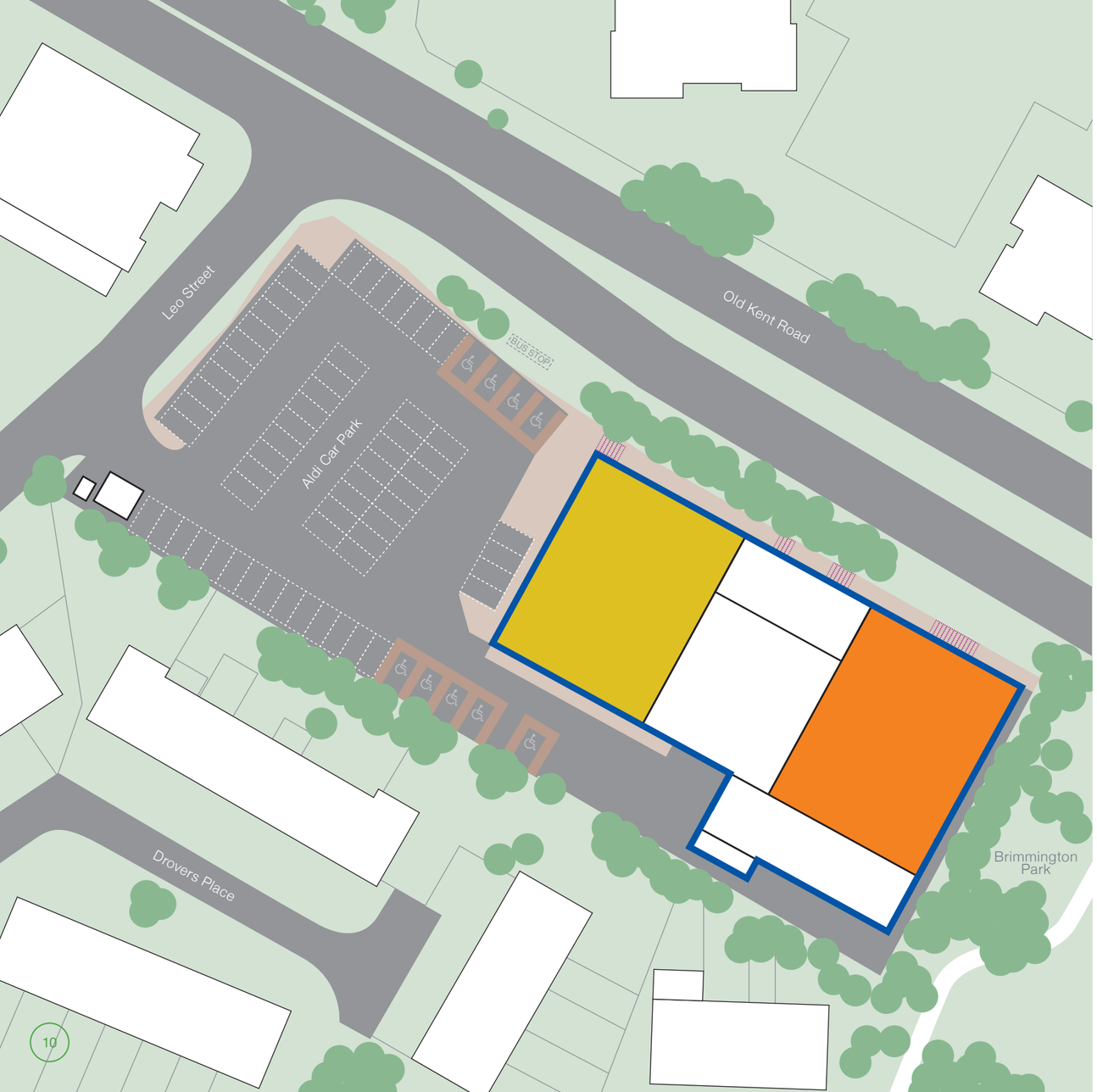
5 minutes

6 Get lost in Rye Lane Market

Discover a myriad of treasures and eclectic eats spread across 56 independents in Peckham's bustling indoor market and food hall. Open 7 days a week, the market's been at the heart of Peckham's community since the 1980s, attracting visitors and locals with its diverse range of eateries and shops. Expect everything from exotic herbs and spices to designer shoes and bags – with everything you can imagine and more in between.

6 minutes

Travel times by Google maps.



Development overview

Sat Nav location
SE15 1NQ

The majority of SO Flexi Peckham apartments are dual aspect, benefitting from multi-directional views of the surrounding area and flooding your home with invigorating natural daylight.

Balconies leading from the main living space and bedrooms mean you'll benefit from your own, private outdoor space.

As you'd expect, SO Flexi Peckham is a car-free development, so it has its own cycle storage in a secure, purpose built store.

Key

- Aldi store on ground floor
- Cycle bays
- Existing buildings
- Rent to Buy
- Affordable Rent

The site layout is intended for illustrative purposes only and is subject to change. This is a car-free development - Residents will not be eligible for a parking permit.

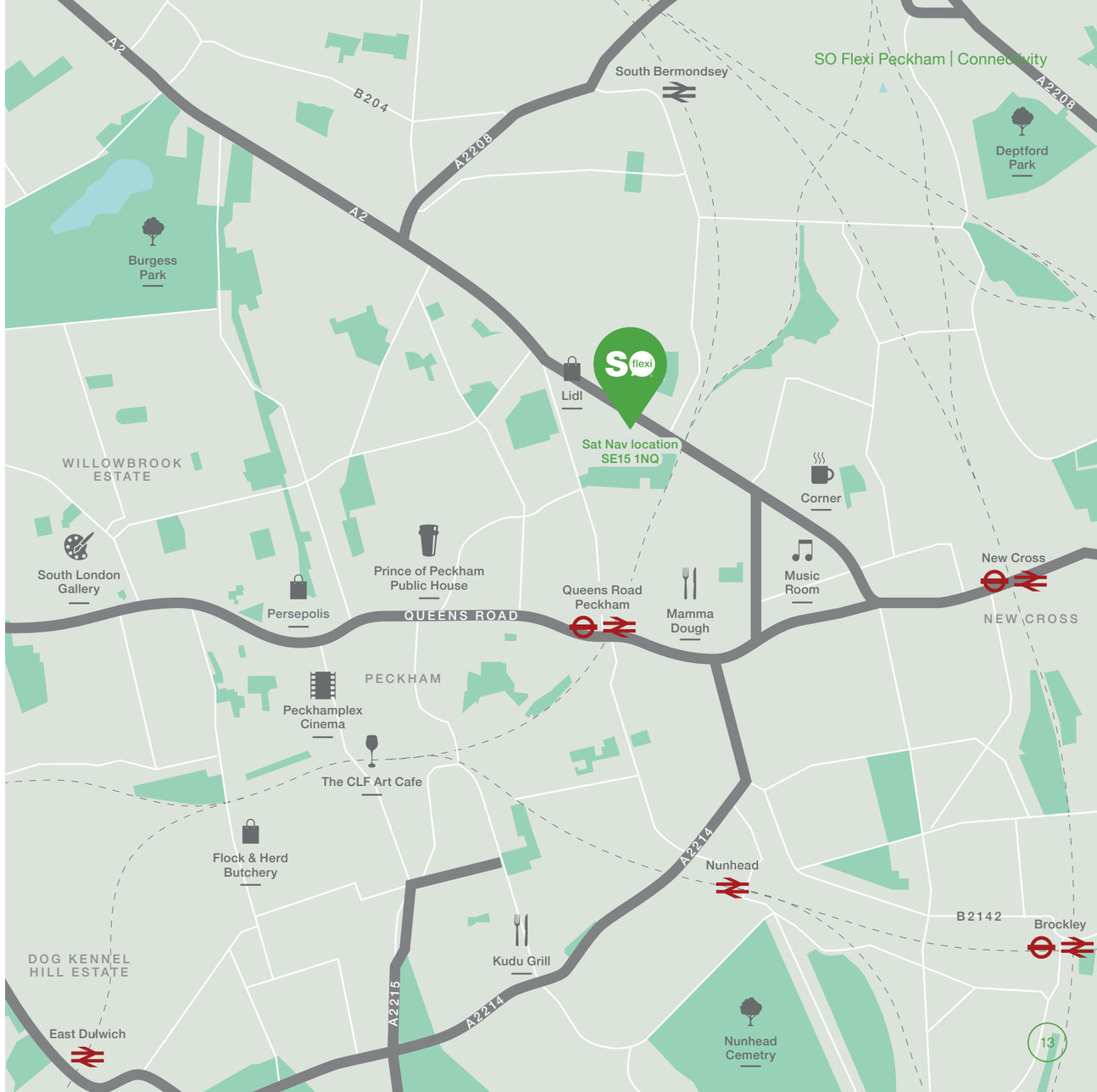
Effortless connections

Sat Nav location
SE15 1NQ

London Bridge	Clapham Junction	Canary Wharf	Gatwick Airport
24 mins	29 mins	32 mins	58 mins

Esq Bar and Grill	Corner	Mamma Dough	Peckham Cellars
3 mins	7 mins	10 mins	11 mins

Rye Lane	Peckham Rye Station	Burgess Park	Covent Garden
6 mins	7 mins	7 mins	33 mins



These images are for illustrative purposes only.
Customers should not rely on these images.

A serene, contemporary space

Welcome to your very own home, fitted out with high quality, modern fixtures and fittings as standard. All apartments at SO Flexi Peckham are covered by a four-year BLP warranty, for peace of mind in your new home from day one.

Kitchen

Zanussi A rated washer / dryer

Rienza Polished Chrome Swan Neck Mixer Tap

Zanussi Single fitted oven

Zanussi Ceramic Hob

Zanussi glass cooker hood

Integrated Zanussi 50/50 fridge freezer

10 litre recycle bins under sink unit

White/grey marble effect composite stone worktops

Bathroom

Ideal Standard Tempo 55cm washbasin

Ideal Standard Tempo close coupled WC bowl

Ideal Standard Alto Ecotherm Bath shower mixer

Heated electric ladder towel rail

General

LED spotlights to living room, bedroom and hallways

Amtico flooring to living room, kitchen, bathroom, hallways and en-suites

New kendall twist carpet in smoke to bedrooms

Smoke alarm and carbon monoxide detectors

Audio/ visual intercom systems

Balconies and terraces to select units

Balcony wall lights

Access to a communal area with picnic tables and a pergola

External

Aurora chrome-finished wall lights fitted to balconies for stylish outdoor lighting

Security and peace of mind

Wylex NH metal case consumer control unit installed for reliable electrical management

Aurora LED spotlights installed in living areas, kitchens, and bathrooms for energy-efficient lighting

MK white plastic face plates used in kitchens and bathrooms

Parking

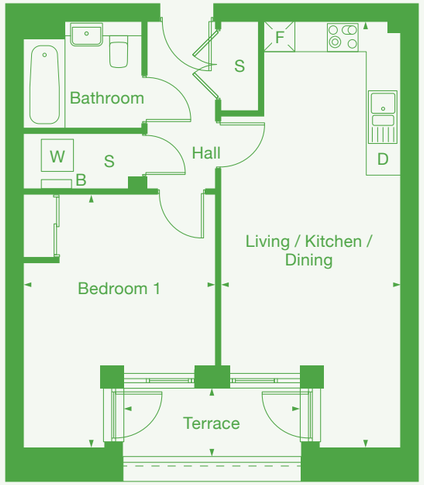
SO Resi Peckham is a car-free development

Specifications stated in this brochure are for guidance only. These particulars do not constitute any part of an offer or contract and are subject to change.

Type 1

1 Bedroom Apartment

Block



Floor	1	2	3	4	5	6	7	8	9	10	11
Plot	62	67	72								
*Handed											

Room	Metric	Imperial
Living / Kitchen / Dining**	3.4m x 8.1m	11’3” x 26’7”
Bedroom 1	3.7m x 4.8m	12’0” x 15’9”
GIA	50.0 m²	538.2ft²

N

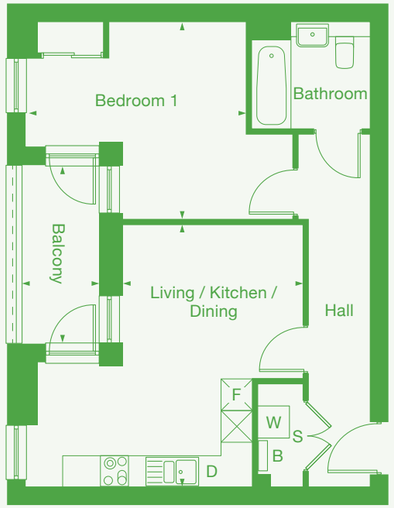
- S Storage
- F Fridge freezer
- D Dishwasher
- W Washer dryer
- B Boiler

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measures are from plans and “as built” dimensions may vary. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. **Kitchen layouts including cupboards and appliances are subject to change.

Type 2

1 Bedroom Apartment

Block



Floor	1	2	3	4	5	6	7	8	9	10	11
Plot				76*	82*	88*	94*				
*Handed				79	85	91	97				

Room	Metric	Imperial
Living / Kitchen / Dining**	4.1m x 3.8m	13’6” x 12’4”
Bedroom 1	3.4m x 5.0m	11’3” x 16’4”
GIA	50.5 m²	544ft²

N

- S Storage
- F Fridge freezer
- D Dishwasher
- W Washer dryer
- B Boiler

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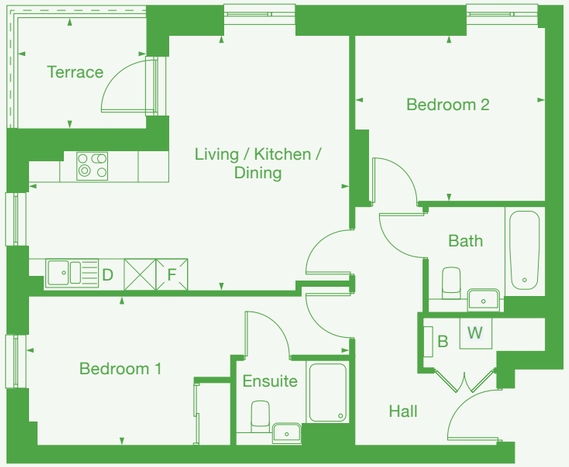
Type 3

2 Bedroom Apartment

Block



Floor	1	2	3	4	5	6	7	8	9	10	11
Plot	59	64	69	74	80	86	92				
*Handed	60*	65*	70*	75*	81*	87*	93*				

N

Room	Metric	Imperial
Living / Kitchen / Dining**	6.1m x 4.8m	20’0” x 15’11”
Bedroom 1	6.1m x 2.9m	20’0” x 9’4”
Bedroom 2	3.6m x 3.2m	12’0” x 10’4”
GIA	70.2 m²	755ft²

- S Storage
- F Fridge freezer
- D Dishwasher
- W Washer dryer
- B Boiler

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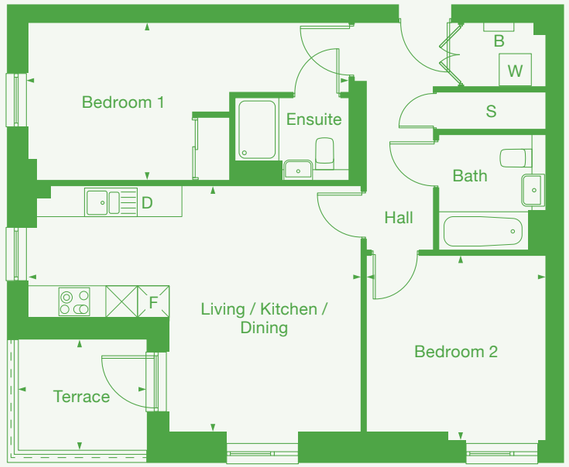
Type 4

2 Bedroom Apartment

Block



Floor	1	2	3	4	5	6	7	8	9	10	11
Plot				77*	83*	89*	95*				
*Handed				78	84	90					

N

Room	Metric	Imperial
Living / Kitchen / Dining**	6.3m x 4.7m	20’9” x 15’4”
Bedroom 1	6.1m x 3.0m	19’11” x 9’11”
Bedroom 2	3.4m x 3.5m	11’3” x 11’6”
GIA	72.0 m²	774ft²

- S Storage
- F Fridge freezer
- D Dishwasher
- W Washer dryer
- B Boiler

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Rent and save before you buy

A simple step towards home ownership

With SO Flexi you pay less rent while you save to buy your home with Shared Ownership. It's secure and simple, so you can relax and get on with life. Here's how it works…

- Choose a great home at the exciting new SO Flexi Peckham development, or find out about other SO Flexi homes in great locations at **soflexi.co.uk**
- Check you're eligible and apply online at soflexi.co.uk – our team are on hand to help.
- Live in your new home for at least three years, paying a lower-than-market rent to help you save. There are the other usual costs too, like household utility bills.
- Build up the deposit to buy your home with Shared Ownership. We'll help you work out how much you'll need, so you have a goal to work towards.
- When you're ready to buy your Shared Ownership home, the friendly SO Resi team will help you apply and guide you at every step.

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May 2025