



Hyde
New Homes

Hyde New Homes at Kidbrooke Village

A natural choice for London living





Welcome to Hyde New Homes
at Kidbrooke Village

A place to love life with the city on your doorstep

Find your dream home at Kidbrooke Village, a new neighbourhood that's close to the city but connected to nature. The area has been expertly crafted to create a modern urban living environment that combines excellent amenities and convenient transport links combined with plenty of green space.

Our 140 shared ownership homes are located at the heart of this characterful and sustainable development. Housed within three stylish buildings set around a podium garden, the collection of 1, 2 & 3-bedroom apartments offer all the comforts of contemporary living with outdoor space in which to relax.

Kidbrooke Village offers the opportunity to enjoy a perfectly balanced lifestyle, bringing together the best elements of city living. This is a place to put down roots, feel part of the community and get the most out of life.

High quality homes

With living landscapes

Featuring an exceptional specification that has been created for 21st century living, your Hyde apartment at Kidbrooke Village will be so much more than a well-designed living space. It will also be a sanctuary where you can relax and recharge after a busy day.

For a breath of fresh air, you can enjoy your own personal outside space or the residents' private podium garden. Sit and read, soak up some sunshine or simply chill out and enjoy some quiet time amidst the stylish landscaping, attractive planting and shady trees.

To enjoy the freedom of wide, open spaces, take a short stroll to nearby Cator Park. With acres of verdant parkland as well as walkways and water features, this is an ideal spot for a summer picnic or family fun and games.



Meandering walkways through Kidbrooke Village



Computer generated image of Mundell House, Elphick House, B



elton House and the Podium Garden at Hyde New Homes, Kidbrooke Village.

Bringing it all together

In a relaxed village vibe

Kidbrooke Village is a vibrant community that has the feel of a rural village, but with the kind of local amenities that are essential for modern day living. The development has its own shops and leisure facilities, not to mention being set in many acres of established and newly created natural environment. The green spaces are linked by a network of footpaths and cycle paths.

A short walk from our shared ownership apartments is Pegler Square, a central hub of village life. Share a drink or dinner with friends at The Depot. Pop into the Sainsbury's Local to pick up some provisions. Work out at one of the private local gyms, then grab a coffee and a sweet treat at the local branch of Starbucks. Other facilities include a dentist, doctors' surgery and a nursery.

Visit the Kidbrooke Village Farmers' Market which offers a variety of quality locally sourced artisan food stalls on the first Saturday of the month.

A secure multi-use games area offers facilities for sports such as tennis, football or basketball. Cator Park Playground is a great place for parents to meet up and chat while the children can let off steam on the imaginatively-designed play equipment.



The Depot, Pegler Square



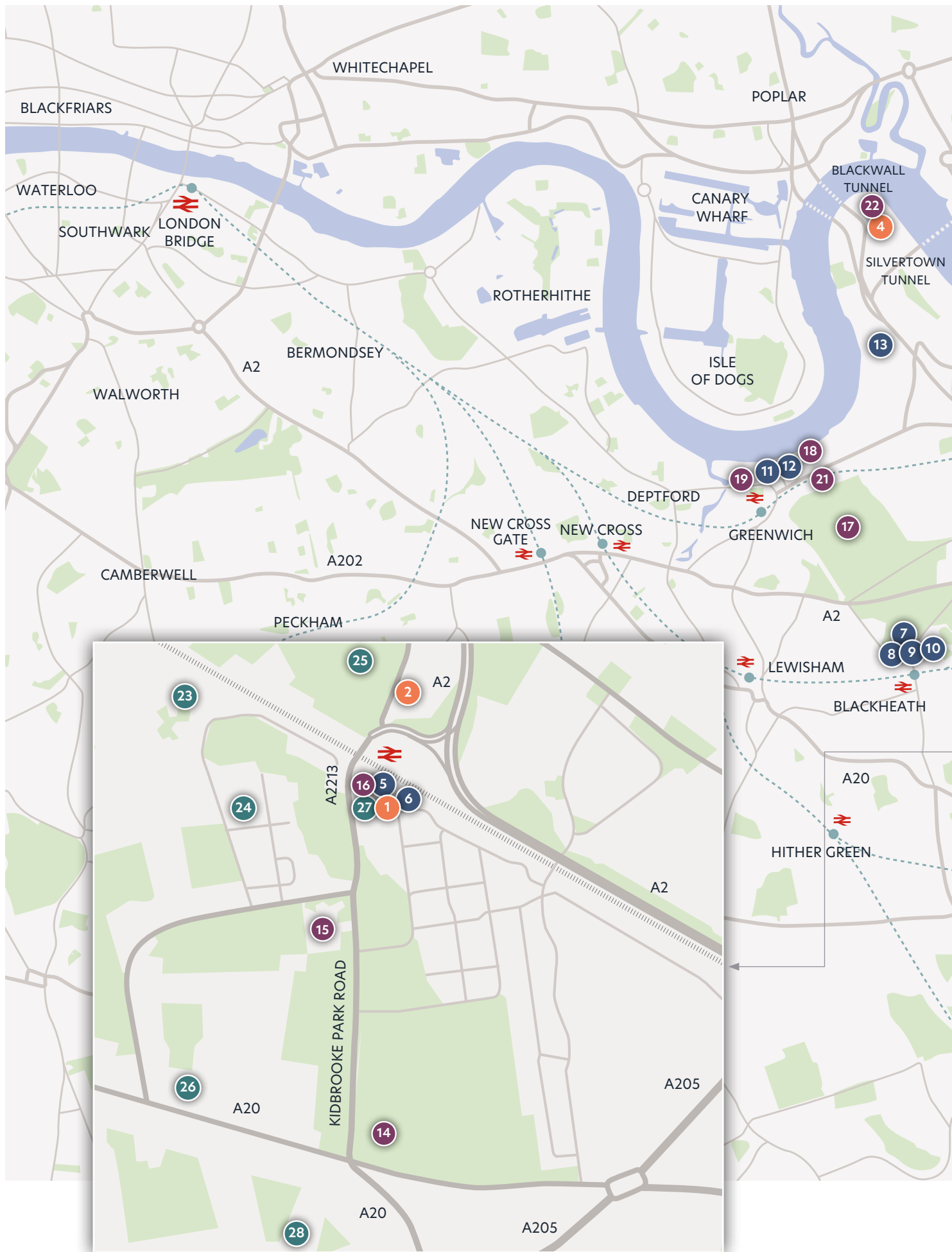
PURE GYM Kidbrooke Village



Cator Park Playground



Computer generated image of Elphick House and Mundell House at Hyde New Homes, Kidbrooke Village.





Explore and discover

Making your home at Kidbrooke Village means being able to get out and enjoy life. As well as having plenty of amenities within walking distance, the brilliant location of the development makes it easy to take advantage of the amazing shopping and social life in the surrounding area and further afield.

Whether you love hunting for bargains, exploring history, dining out with friends or challenging yourself with health and fitness activities, you won't have to travel far to make the most of your spare time. From cafés, bars and restaurants to sports centres and entertainment venues, there's a wide variety of places to get active, relax and socialise.

You can also feel the buzz of the big city any time you feel like it. Browse the Capital's big department stores or street markets. Take in a show, an exhibition or visit a renowned restaurant. London's many world-class attractions are within easy reach.

Amenities

1. **Pegler Square**
Kidbrooke Station
Tesco Express
Chemcare Pharmacy
Sainsbury's Local
Kidbrooke Village Dental
YoHome Oriental Lifestyle
Kidbrooke Food Market
2. Aldi
3. Ikea
4. Outlet Shopping at the O2

Recreation

14. Sutcliffe Park Sports Centre
15. David Lloyd Leisure Centre
16. Pure Gym
17. Greenwich Park
18. Cutty Sark
19. Up the Creek Comedy Club
20. Royal Blackheath Golf Club
21. National Maritime Museum
22. O2 Arena

Food and drink

5. The Depot Pub & Dining
6. Starbucks
7. The Ivy cafe
8. Cote
9. Franco Manca
10. Zerodegrees
11. Greenwich Market
12. The Old Brewery
13. Nine Lounge

Education

23. Brooklands Primary
24. Wingfield Primary
25. Thomas Tallis Secondary
26. Riverston School
27. Fennies Nursery
28. Colfe's School

A vibrant park scene with lush green trees, a paved path, and people enjoying the outdoors. A signpost points towards Sutcliffe Park.

Love living local

← Sutcliffe Park
Marketplace

→ Sutcliffe Park →

Perfectly placed

Close to amenities and green space

Located in the Royal Borough of Greenwich, Kidbrooke Village is not just a collection of comfortable, modern homes. Over the past decade it has evolved into a cohesive new neighbourhood, with a diverse community of all ages. Shops, parks and other amenities are integral to the development, giving residents easy access to life's essentials.

London Wildlife Trust is closely involved in the development and maintenance of Kidbrooke Village's bio-diverse green spaces. Over 750 trees have been planted and the open leisure spaces feature species-rich grassland and a variety of wildlife habitats, including a chalk stream that runs through Cator Park.

A short walk from Kidbrooke Village takes you to Blackheath, a historic and picturesque area, alive with restaurant and café culture and home to a good selection of independent, village-style shops. Alternatively, hop on the train to Greenwich, the focal point of London's maritime heritage. It's a lively place with many shops, pubs, cafés and restaurants, as well as a cinema, a theatre and the famous Greenwich Market for crafts and collectables.



All Saints Church, Blackheath



Blackheath Village



Kidbrooke Food Market



Greenwich Market

Love living local

Top destinations



O2 Arena

Peninsula Square, London SE10 0DX

The O2 Arena is one of the world's most iconic entertainment venues. Originally built as the Millennium Dome, it was transformed into a state-of-the-art arena in 2007 with a capacity 20,000. It hosts major concerts, sporting events, and exhibitions, attracting global stars. Beyond the arena, The O2 complex includes cinemas, restaurants and bars.

Greenwich Market

Greenwich, London SE10 9HZ

Originally a market for fruits, vegetables, and livestock, it has evolved into a vibrant hub for art, antiques, crafts, fashion, jewellery, and handmade gifts. The market is open seven days a week, including bank holidays.



Greenwich Park

Charlton Way, Greenwich, London, SE10 8QY

Greenwich Park is one of London's oldest Royal Parks, rich in history and beauty. The park offers stunning panoramic views over the River Thames and central London from its famous hilltop. At the heart of the park is the Royal Observatory, where the Prime Meridian Line is marked - the global reference for Greenwich Mean Time (GMT).

The Cutty Sark

Greenwich, London SE10 9HT

The Cutty Sark is one of the most iconic and well-preserved 19th-century sailing ships in the world. Built in 1869 the ship was designed to be one of the fastest clippers on the seas, primarily used for transporting tea from China to Britain. Today, the Cutty Sark stands as a powerful symbol of Britain's maritime heritage and the golden age of sail.



Borough Market

London SE1 9AL

A few minute's walk from London Bridge Station (16 minute train journey from Kidbrooke Station) is one of the Capital's oldest and largest food markets, with delicatessens, butchers, fishmongers, and cheesemakers selling fresh produce, meats and artisanal delicacies. It's where locals come to shop for some of the best British food.



Eltham Palace and Gardens

Court Yard, Eltham, London, SE9 5QE

A remarkable blend of medieval grandeur and 1930s Art Deco elegance. Originally a royal residence, it was a favourite of Henry VIII during his childhood. Adjacent to the Palace are the beautifully maintained gardens. The gardens are a serene retreat featuring a mix of formal landscapes, vibrant flowerbeds, and tranquil water features.

Blackheath Village

Blackheath, London, SE3 0TA

A charming historic enclave known for its atmosphere and elegant Georgian and Victorian architecture. Nestled beside the open expanse of the heath itself, the area offers a unique blend of countryside calm and city convenience. The Village is dotted with restaurants, cosy cafés, independent boutiques and traditional pubs.



Royal Blackheath Golf Club

Court Road, Eltham SE9 5AF

Royal Blackheath Golf Club is the oldest English golf club, founded in 1766 and traced back to traditions from 1608 when King James VI's Scottish courtiers played golf at Blackheath. The club moved from its original Blackheath Common course to its current location in 1923 where the 18-hole course offers a strategic challenge for golfers of all levels

Up The Creek Comedy Club

Creek Road, Greenwich SE10 9SW

Up the Creek is one of London's top Comedy Clubs offering brilliant live stand-up comedy throughout the week. The club is famous for its quirky upstairs bar mural - a cheeky take on The Last Supper featuring leading comedians. The venue offers Detroit-style pizza and their own Micro Brewery, so pay a visit and sample their latest brews.



Getting around in a connected community

Kidbrooke Village is a place to put down roots yet with the buzz and bright lights of central London just a short journey away. It's around 16 minutes to London Bridge from Kidbrooke station, with rail connections to Waterloo, Victoria and Canary Wharf.

There are convenient road links to the Blackwall and Silvertown Tunnels, the M25 and the Dartford Crossing. If you're planning an international trip, London City and Gatwick Airports are also within easy reach.

Bus services run regularly from Kidbrooke Village to a range of local destinations.

On Foot



Kidbrooke Train Station	2 mins
Pegler Square amenities: Starbucks, Sainsbury's Local & Tesco Express	2 mins
David Lloyd Leisure Centre	4 mins
Wingfield Primary School	6 mins
Sutcliffe Park Sports Centre	12 mins

By Bicycle

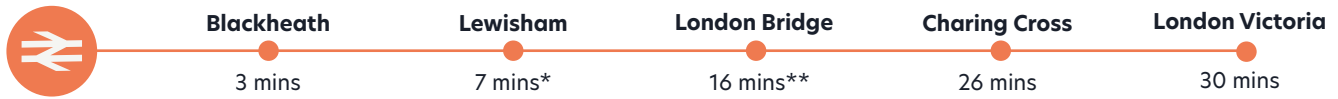


Sutcliffe Park Sports Centre	4 mins
Colfe's School	7 mins
Blackheath Village	11 mins
Greenwich Park	14 mins
Lewisham	16 mins
Greenwich Market	18 mins



By train from Kidbrooke Station

Train times taken from nationalrail.co.uk

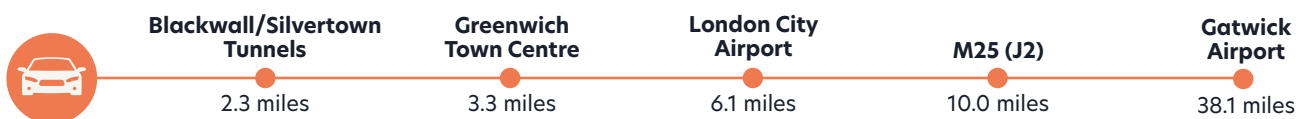


* Lewisham Station gives access to DLR to Greenwich, Canary Wharf, Stratford, the Isle of Dogs and London City Airport.

** London Bridge Station gives access to mainline services to Gatwick Airport.

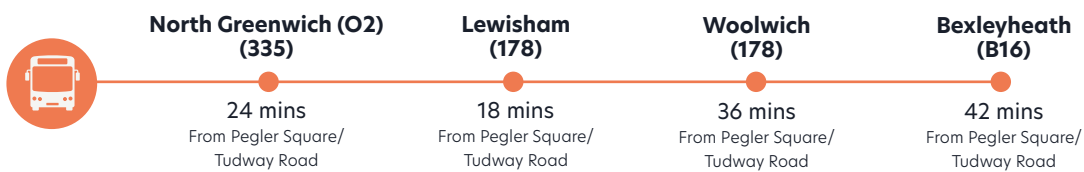
By car or taxi

Driving mileage taken from postcode SE3 9LD. All distances sourced from google.co.uk/maps



By bus

Average travel times. Information sourced from google.co.uk/maps More information available at: tfl.gov.uk/modes/buses/



Bus routes may temporarily change due to building work.



Development layout

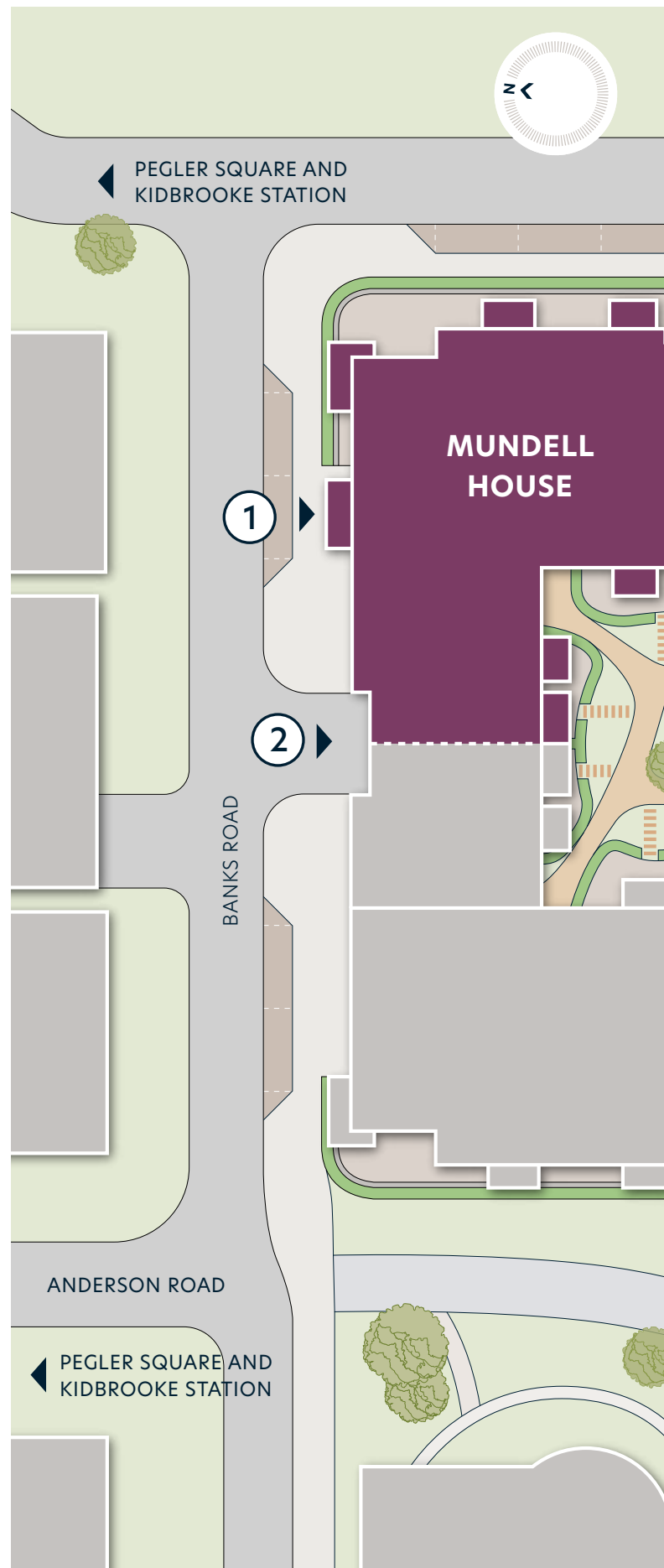
Spread over three buildings, positioned around a central communal garden with walkways, the development features high-quality, energy-efficient homes, along with attractive landscaping, green space and tasteful planting to provide a strong connection with the natural world.

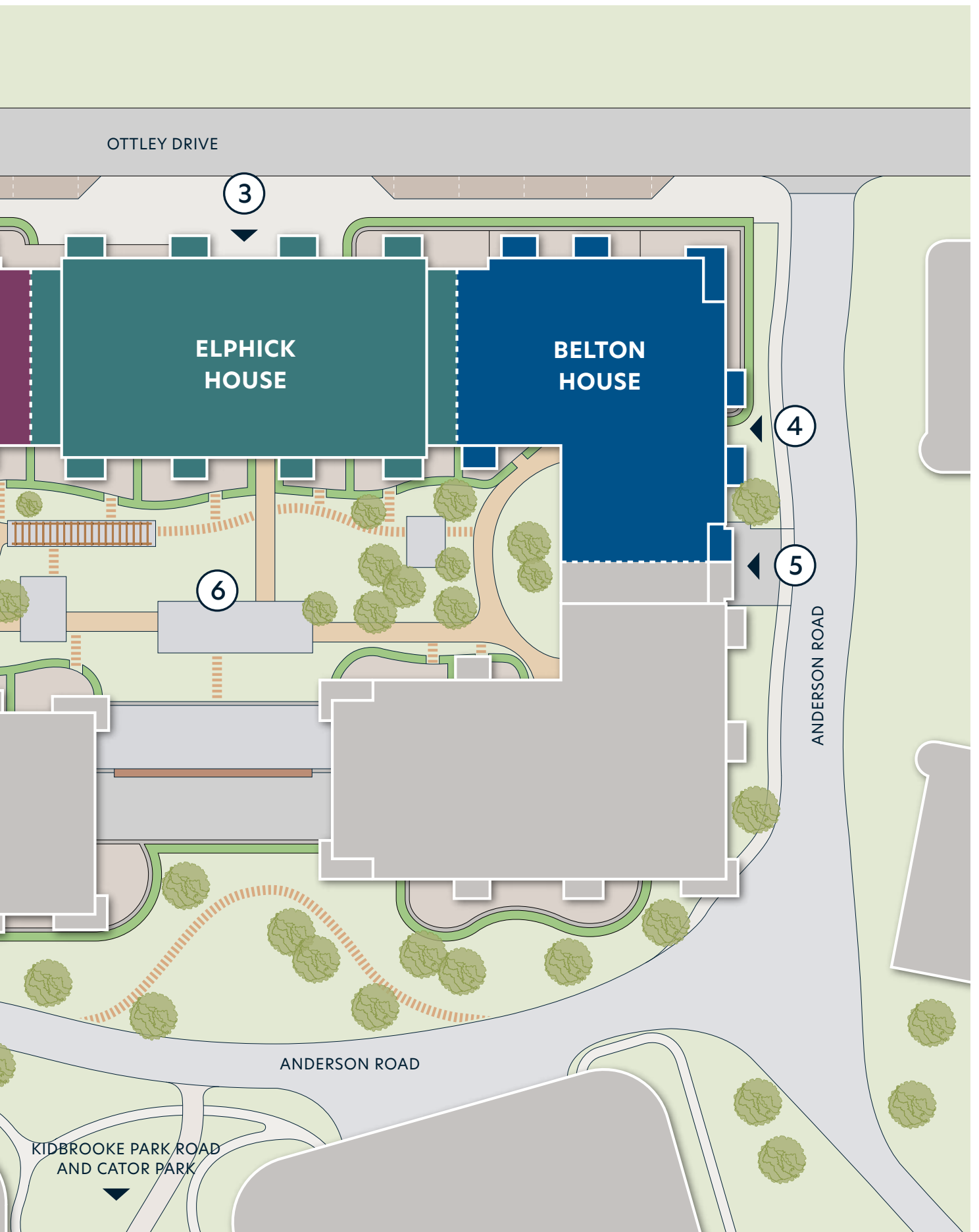
The design of the development gives a feeling of privacy and seclusion, with trees and other greenery providing natural screening. However, the location places you in close proximity to the amenities of Pegler Square, Kidbrooke station and the green, open spaces of Cator Park.

Each home features modern finishes, its own private outdoor space and thoughtfully designed interior living space. The three buildings feature their own communal cycle storage and selected homes have secure car parking spaces with fob entry.

KEY

- ① Mundell House core G2 pedestrian entrance and exit
- ② Ground Level car park vehicle entrance and exit
- ③ Elphick House core G3 pedestrian entrance and exit
- ④ Belton House core G4 pedestrian entrance and exit
- ⑤ Lower Ground Level car park vehicle entrance and exit
- ⑥ Communal podium garden





A look inside

Specification

Personalise your space against a contemporary and elegant backdrop, complete with quality fixtures and finishes included as standard. Enjoy bright, spacious rooms enhanced by superior flooring throughout. The modern, streamlined kitchens come fully equipped with integrated, energy-efficient appliances, combining style with functionality.

Kitchen

- Matt finish kitchen units
- Quartz worktop with matching upstands
- Glass splashback to rear of hobs
- Stainless steel single bowl satin finish sink
- Chrome square spout single lever mixer tap
- Electric single oven
- Induction hob
- Integrated extractor hood
- Integrated dishwasher
- Integrated fridge/freezer 50/50 split
- Freestanding washer dryer

Bathroom and ensuite (where applicable)

- Vitra white suite
- Chrome monobloc tap
- Semi-recessed basin
- Wall mounted thermostatic shower
- Mixer over bath and in shower to ensuite
- Steel enamel bath
- Glass bath/shower screen, where applicable
- Chrome ladder towel rail
- Shaver socket in bathroom
- White WC with dual flush
- Tiled floor to bathrooms and ensuite
- Full height wall tiles to baths and showers
- Vanity mirror cabinet and LED light with sensor switch to bathroom and mirror to ensuite

Energy, security and peace of mind

- Double glazed windows
- Extract ventilation
- Smoke and carbon monoxide alarm detectors
- White LED downlights to living area and bathroom/ensuite
- Kitchen LED strip lighting to under cabinets
- Pendant light to bedrooms
- Energy Performance Certificate Rating B
- Premier Buildmark Warranty
- 993 year lease

General

- White matt emulsion to walls and ceilings
- White satin finish to woodwork
- White satin finish to internal doors, with brass door ironmongery
- Winchester Oak Polyflor vinyl to hallway and kitchen/living spaces
- Cormar carpets to bedrooms
- Wardrobes with mirrored sliding doors to main bedrooms
- Fibre data point to living room
- Allocated parking to selected homes
- Balcony or terrace to all homes
- Communal cycle storage
- Passenger lift
- Video door entry system

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.



Buying your new home

Our in-house team of sales consultants are dedicated to providing exceptional service to all 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.

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 can also find out more on our website:

hydenewhomes.co.uk



To find out more about the home buying options we offer visit 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



Shared ownership explained

Who's eligible?

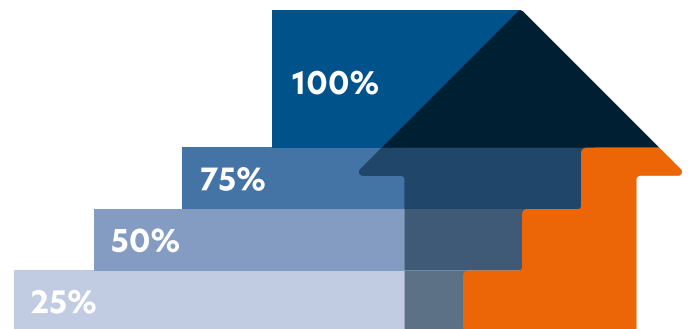
Anyone with a household income of under £90,000 per year is eligible for shared ownership in London.

How does shared ownership work?

- The minimum initial share you can buy in a new home is 25%
- The maximum initial share you can buy is 75%
- You will only need a deposit for the share you buy
- As a shared owner you will be a leaseholder
- You will pay a mortgage on the share you buy and a subsidised rent to Hyde on the remaining share
- The leases on our new build homes are typically 993 years

How does staircasing work?

- You can buy more shares in the future until you own your home outright
- Once you own your home outright, you will no longer pay rent, but you will carry on paying the relevant service charges



“I wanted a place to call home and I have found it with Hyde”

Hyde New Homes resident



About Hyde New Homes

Hyde New Homes is part of the Hyde Group, one of England's largest housing associations. We are proud of the homes we build and bring home ownership within reach of many more people than could otherwise afford one. To find out more about the Hyde Group, visit hyde-housing.co.uk

Gold standard service

Our ambition is to be a truly customer-driven housing provider. This means communicating clearly and listening to you throughout your home buying journey, from the initial viewing to when you move into your new home.

Through the use of technology, you can view, secure and complete your purchase from the comfort of your sofa. Our aim is to make your experience smooth and enjoyable. We also work hard to ensure you settle in comfortably and our Product Quality Team will be in touch with you regularly over the first twelve months. During this time, we also engage an independent research company called In-house to conduct feedback surveys on our behalf and consistently review this feedback to continue improving our service to you.

In fact, over 99% of customers have said they would recommend us to friends and family and we are delighted that, as a result, we have been granted the In-house Gold Award accolade for the twelfth year running.

In addition, we've also received the prestigious Outstanding Achievement Award for customer satisfaction for Net Promoter Score®, a trademark measure used to gauge customer satisfaction. 77.8% of our customers rated us a 9 or 10, on a scale of 0-10, indicating they're highly likely to recommend Hyde New Homes to their friends, colleagues, or family members without hesitation.

The Hyde Difference

- Over 90% customer satisfaction for twelve consecutive years
- High specification as standard
- 993 year lease
- Quality fitted flooring included
- Contemporary kitchens with integrated appliances



What our customers say

"The team at Hyde New Homes were incredibly helpful at guiding us through the conveyancing process and made it a stress-free experience."

Purchasers at Bluebell Heights





Hyde

New Homes

Directions to Marketing Suite

Sat Nav Address: SE3 9LD



Walking from Kidbrooke Station

- Exit Kidbrooke train station on to Pegler Square.
- Walk across Pegler Square in to Anderson Road.
- In approximately 180 metres turn left on to Banks Road.
- See map for entrance to Marketing Suite.



Driving to Hyde New Homes

- **Travelling from the north or the east on the A2.**
- From the A2 join the A2213 towards Kidbrooke/ Kidbrooke Station.
- Turn left on to **Pegler Square** following signs to Kidbrooke station.
- **Travelling north from the A20/A210.**
- From the A20/A210 turn right on to the A2213 towards Kidbrooke.
- Turn right on to **Pegler Square** following signs to Kidbrooke station.
- **From Pegler Square.**
- Turn right on to Anderson Road and then left on to Banks Road.
- See map for entrance to Marketing Suite.



Alternative route from Pegler Square



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

0204 635 0690

Details correct at time of publication: January 2026

Disclaimer: Computer Generated Images are indicative only. 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.