



# VAL LEY HOU SE

PRIVATE SALE



**DESIGNED WITH  
YOU IN MIND**

**VALLEYHOUSE-SE7.COM**

Photography of Valley House show home



Photography of Valley House show home

## A BLANK CANVAS ALL OF YOUR OWN

A brand new, high specification home just waiting for you to make it come alive. Our range of two bedroom Private Sale homes with Help to Buy are all fitted to a high specification, with large windows, Amtico Smoked timber flooring and private balconies with sleek glass balustrades. Handleless kitchens, Silestone worktops and glass splashbacks. Everything fresh and gleaming, including your kitchen appliances.

Ready for you to move in and make it a home.





Photography of Valley House balcony

## SPECIFICATION

### **Kitchen:**

Contemporary and stylish kitchen designed for each individual apartment, featuring handleless matte finish Stone Grey doors and drawers with Silestone worktops and matching upstands, and glass splashback. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchen.

- Zanussi touch control electric hob
- Beko integrated fridge/freezer
- Beko integrated dishwasher
- Zanussi integrated single fan oven
- Zanussi integrated Cooker hood
- Caple Mode stainless steel under mounted sink with contemporary Grohe mixer tap
- LED feature lighting to wall units
- Handleless soft close to doors and drawers
- Integrated pull out waste bin with recycling facility
- Beko washer/dryer located in hallway

Kitchen designs and layouts vary; please speak to our Sales advisor for further information.

### **Master En-suite:**

Our elegant and stylish master en-suites feature white Twyford sanitaryware and complementing mixer taps and showers by Hansgrohe.

- Full width shower tray with glass sliding doors
- Wall mounted mirror above semi-recessed basin with light above
- Large format wall and floor tiles
- Heated chrome towel rail

### **Main Bathroom:**

Twyford sanitaryware combined with Hansgrohe taps and showers are used throughout and stone grey effect vanity tops add a touch of elegance to create stunning bathrooms.

- Bath with shower over and glass screen
- Stone Grey effect vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail
- Large full width and height (of reveal) mirror above basin and WC

### **Decorative Finishes:**

To achieve a contemporary style interior we have selected clean lines for doors, architraves and skirting, keeping everything white or in subtle colours to create a calm and tranquil environment.

- Painted solid front entrance door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows
- White painted flush internal doors with contemporary satin stainless steel ironmongery
- Built in mirrored wardrobe with sliding doors to master bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

### **Floor Finishes:**

- Amtico flooring to entrance hall and kitchen/living/dining room
- Flannel grey carpet to bedrooms
- Large format tiles to bathroom and en-suites

### **Heating and Water:**

- White wall hung radiators
- Heated chrome towel rails to bathroom and en-suites
- Heating via communal heating plant with heat meters in each apartment

### **Electrical:**

- Downlights to kitchen/living/dining room, hallway, family bathroom and en-suites
- Pendant fittings to bedrooms
- LED feature lighting to wall units in kitchen
- White moulded electrical switches and sockets throughout
- Shaver points to bathroom and en-suite
- TV points to living/dining room and all bedrooms
- Pre-wired for wall hung TV to living/dining area
- Phone points to living/dining room, master and second bedrooms

- Wiring for optional superfast broadband\*
- Pre-wired for customer's own Sky Q connection\*
- Video entry system to every apartment, linked to main entrance door
- External lighting to balcony/terrace
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments and communal areas

### **External Finishes:**

- Top fixed clear glazed balustrade to balconies
- Hard wearing flagstone paving slabs to balconies and terraces
- Privacy screens between terraces

### **Communal Areas:**

- Fob controlled access system to entrance lobby
- Lift access to all apartments
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobbies

### **Parking:**

- Parking available to selected apartments\*\*
- Fob access control to basement parking via communal lifts and access gate
- Car club with 5 year membership

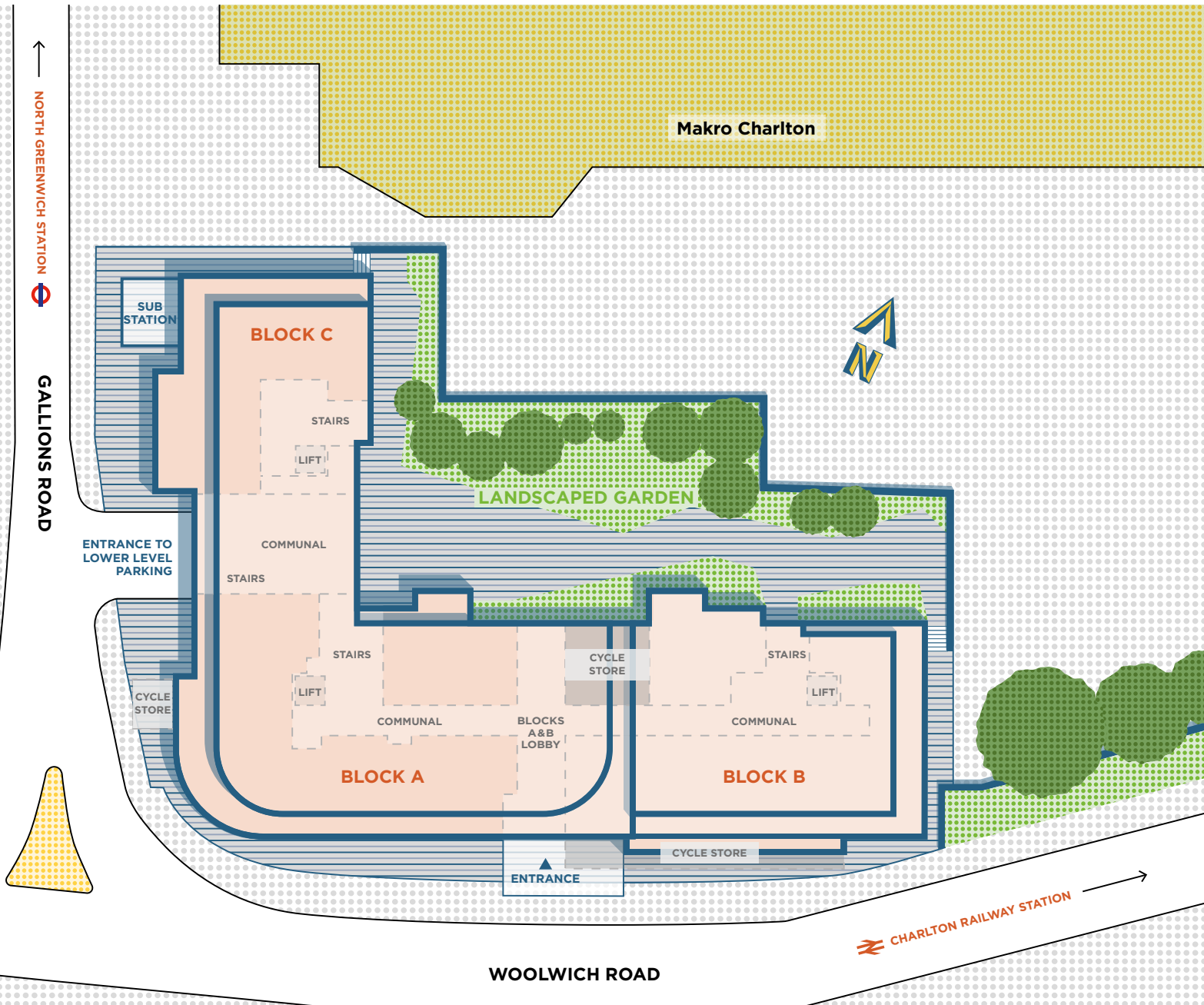
### **General:**

- 10 year NHBC warranty
- 250 year lease
- A service charge will be payable for the maintenance of shared facilities and communal areas

\*Subject to purchaser's own subscription. \*\*Limited parking available. Parking restrictions apply to parking off-site. Speak to the sales advisor for more information.

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.

# SITE PLAN



**BLOCK A:**  
Private sale and  
Shared Ownership

**BLOCK B:**  
Private sale and  
Shared Ownership

**BLOCK C:**  
Affordable rent

\*Tenure is subject to change. Site plan not to scale. Landscaping is indicative only.



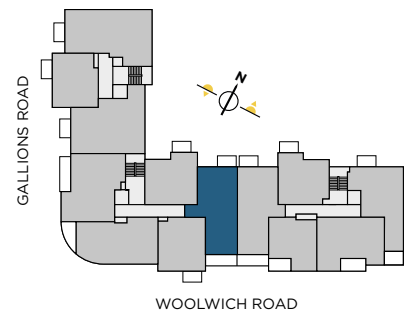
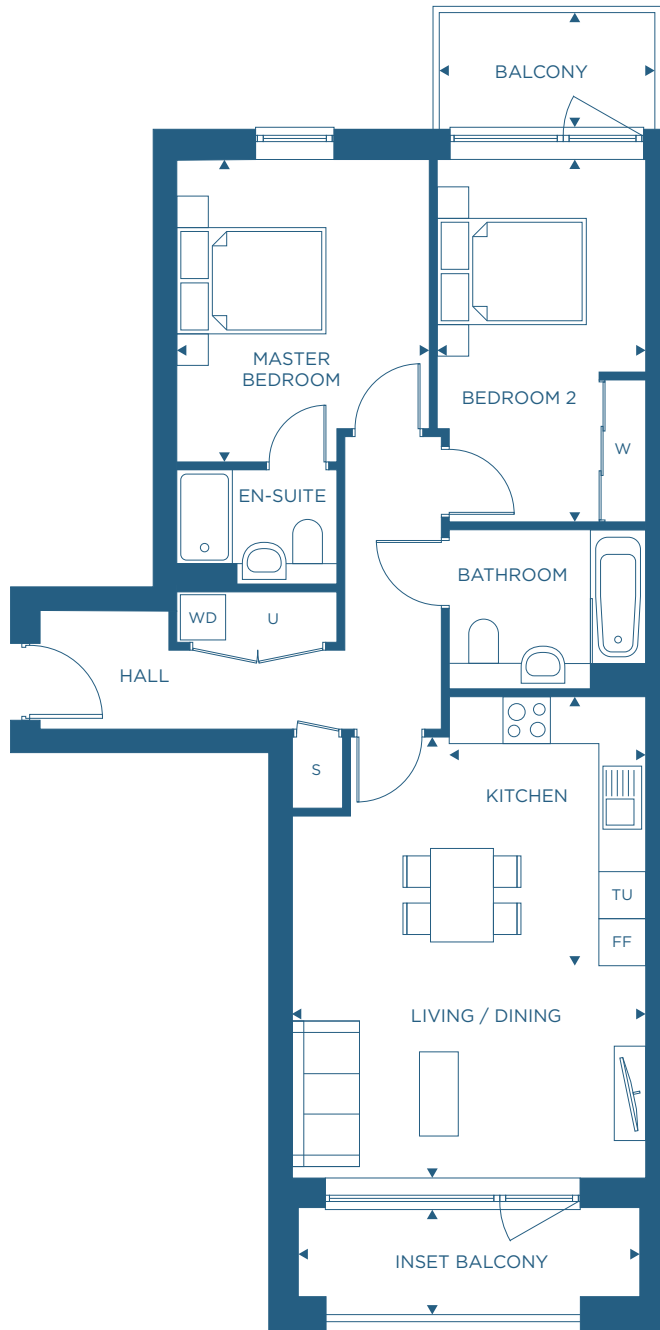
# FLOORPLANS

Photography of Valley House show home

# 2 BEDROOM APARTMENT

## Apartment 22

Gross Internal Area	71.4 sqm	768.5 sqft
Kitchen	3.4m x 2.5m	11'2" x 8'2"
Living/dining	5.6m x 4.5m	18'4" x 14'9"
Master bedroom	3.2m x 3.8m	10'6" x 12'6"
Bedroom 2	4.6m x 2.6m	15'1" x 8'6"
Balcony	2.9m x 1.5m	9'6" x 4'11"
Inset balcony	4.3m x 1.3m	14'1" x 4'3"



Floor 5

S: Store | FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe | TU: Tall Unit

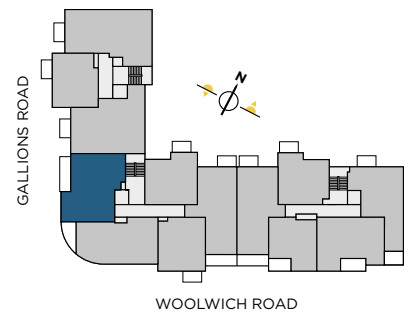


# 2 BEDROOM APARTMENT

## Apartment 25

Wheelchair Adaptable

Gross Internal Area	79.1 sqm	851.4 sqft
Kitchen	1.8 m x 5.9 m	5'11" x 19'4"
Living/dining	2.5 m x 5.9 m	8'2" x 19'4"
Master bedroom	5.2 m x 3.0 m	17'1" x 9'10"
Bedroom 2	5.2 m x 2.7 m	17'1" x 8'10"
Balcony	5.2 m x 1.6 m	17'1" x 5'3"



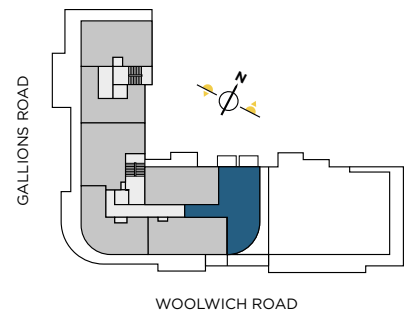
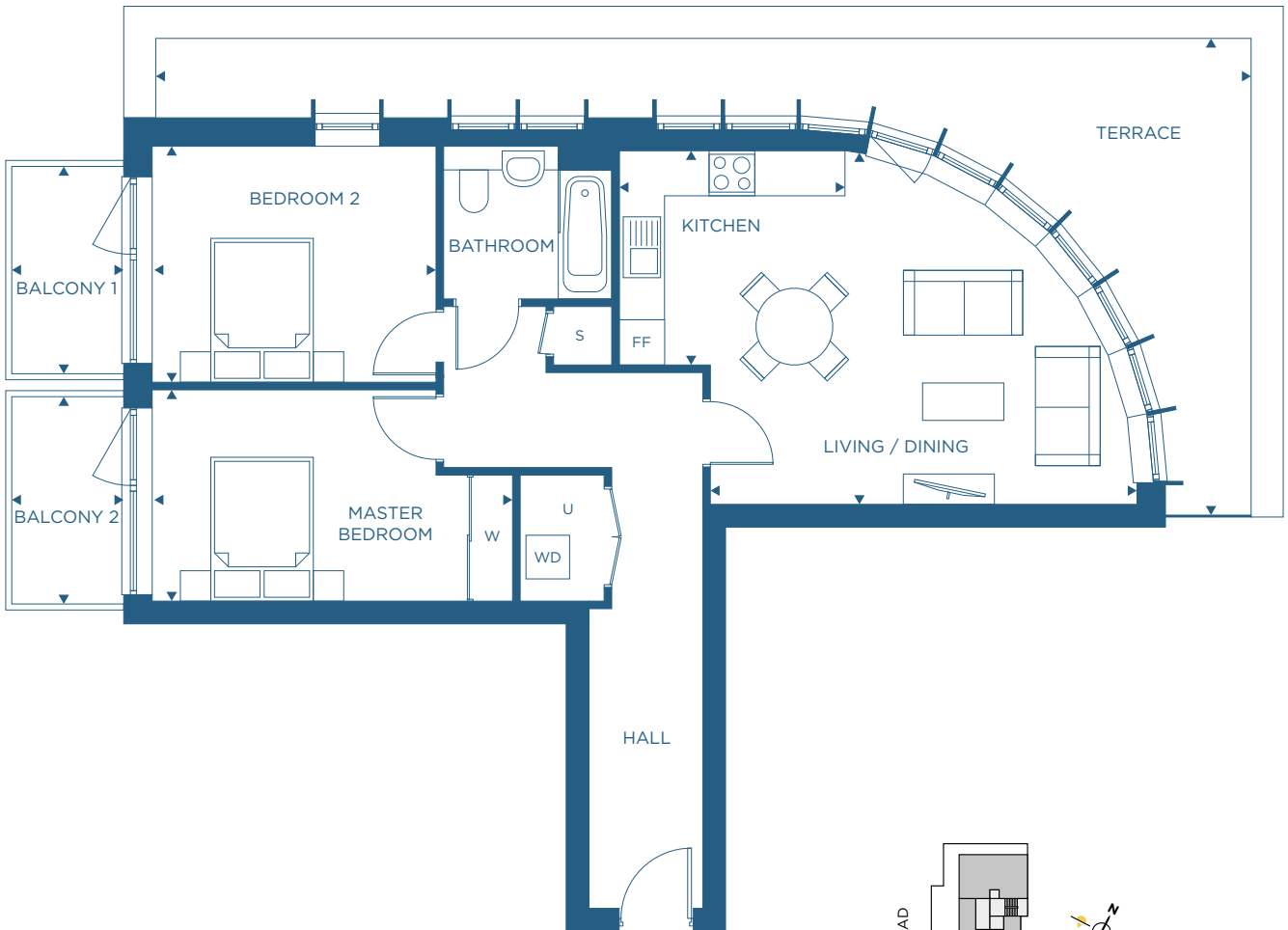
Floor 5

S: Store | FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe | TU: Tall Unit

# 2 BEDROOM APARTMENT

## Apartment 27

Gross Internal Area	71.3 sqm	767.5 sqft
Kitchen	3.0 m x 2.8 m	9'10" x 9'2"
Living/dining	4.7 m x 5.6 m	15'5" x 18'4"
Master bedroom	2.8 m x 4.7 m	9'2" x 15'5"
Bedroom 2	3.0 m x 3.7 m	9'10" x 12'2"
Balcony 1	1.5 m x 2.9 m	4'11" x 9'6"
Balcony 2	1.5 m x 2.9 m	4'11" x 9'6"
Terrace	14.4 m x 6.2 m	47'3" x 20'4"



WOOLWICH ROAD

Floor 6

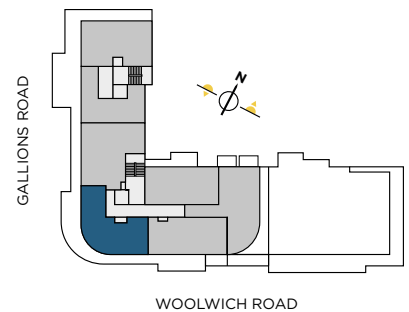
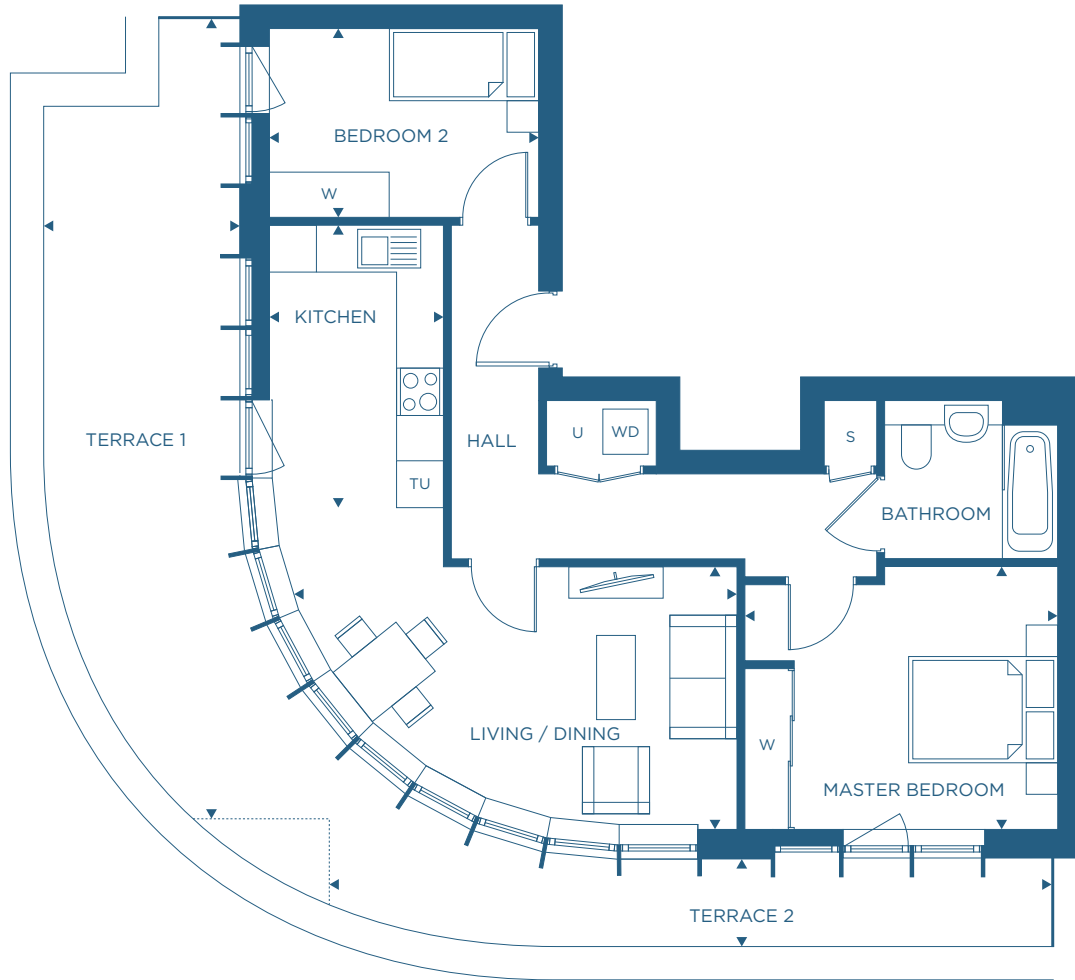


S: Store | FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe

# 2 BEDROOM APARTMENT

## Apartment 29

Gross Internal Area	64 sqm	689 sqft
Kitchen	3.6 m x 2.2 m	11'10" x 7'3"
Living/dining	5.5 m x 3.3 m	18'0" x 10'10"
Master bedroom	3.3 m x 4.0 m	10'10" x 13'1"
Bedroom 2	3.4 m x 2.4 m	11'2" x 7'10"
Terrace	10.0 m x 2.4 m	32'10" x 7'10"
Terrace 2	9.5 m x 1.1 m	31'2" x 3'7"



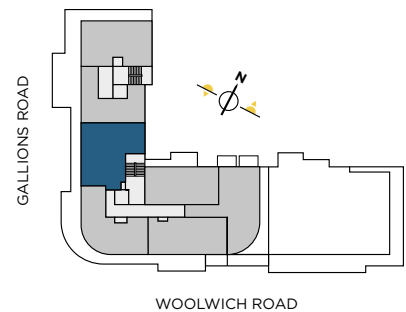
Floor 6

S: Store | FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe | TU: Tall Unit

# 2 BEDROOM APARTMENT

## Apartment 30

Gross Internal Area	75.3 sqm	810 sqft
Kitchen	3.5 m x 2.5 m	11'6" x 8'2"
Living/dining	5.9 m x 4.4 m	19'4" x 14'5"
Master bedroom	3.4 m x 3.4 m	11'2" x 11'2"
Bedroom 2	3.3 m x 3.4 m	10'10" x 11'2"
Terrace	1.0 m x 9.5 m	3'3" x 31'2"



Floor 6

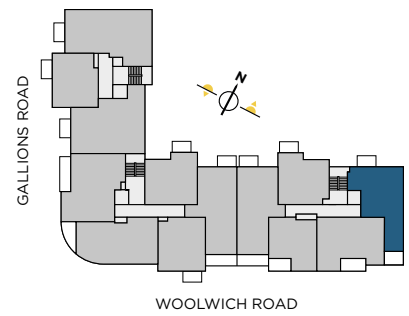
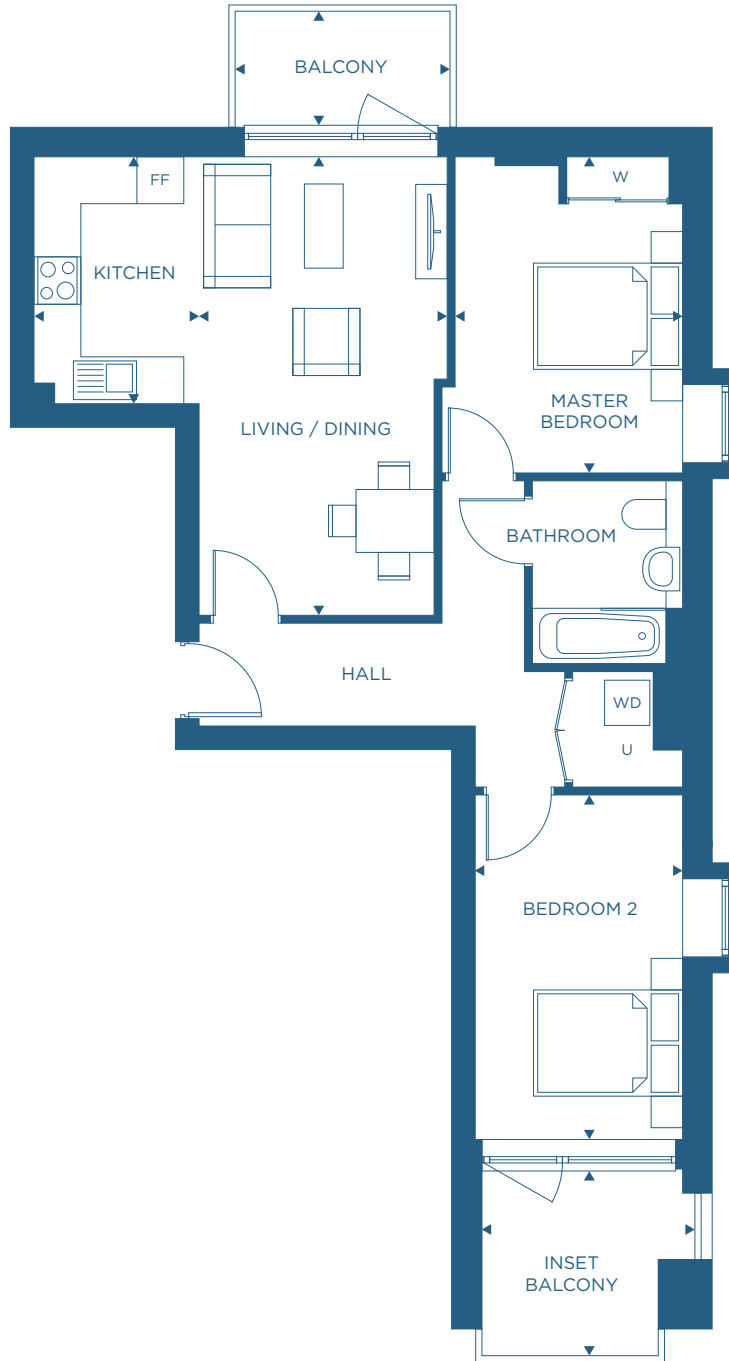
S: Store | FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe | TU: Tall Unit



# 2 BEDROOM APARTMENT

## Apartment 47

Gross Internal Area	64.7 sqm	696.4 sqft
Kitchen	3.1 m x 1.9 m	10'2" x 6'2"
Living / dining	5.8 m x 3.3 m	19'0" x 10'10"
Master bedroom	4.0 m x 2.9 m	13'1" x 9'6"
Bedroom 2	4.4 m x 2.6 m	14'5" x 8'6"
Balcony	2.9 m x 1.5 m	9'6" x 4'11"
Inset balcony	2.4 m x 2.7 m	7'10" x 8'10"



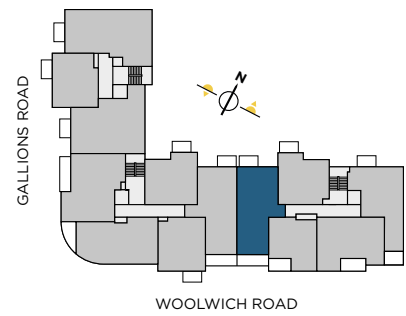
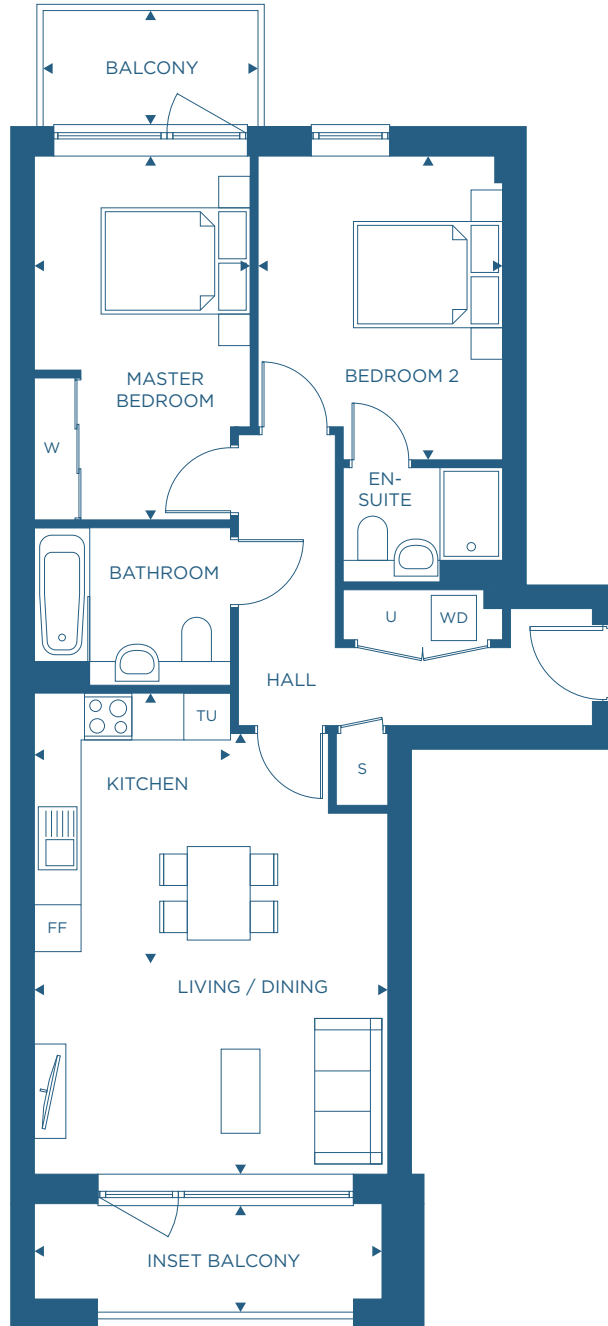
Floor 4

FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe

# 2 BEDROOM APARTMENT

## Apartment 50

Gross Internal Area	70.5 sqm	759 sqft
Kitchen	3.3 m x 2.5 m	10'10" x 8'2"
Living/dining	5.6 m x 4.5 m	18'4" x 14'9"
Master bedroom	4.6 m x 2.7 m	15'1" x 8'10"
Bedroom 2	3.8 m x 3.2 m	12'5" x 10'6"
Balcony	2.9 m x 1.5 m	9'6" x 4'11"
Inset balcony	1.3m x 4.4m	4'3" x 14'5"



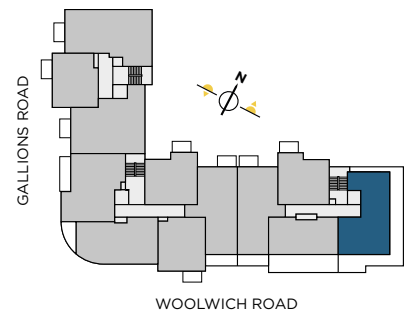
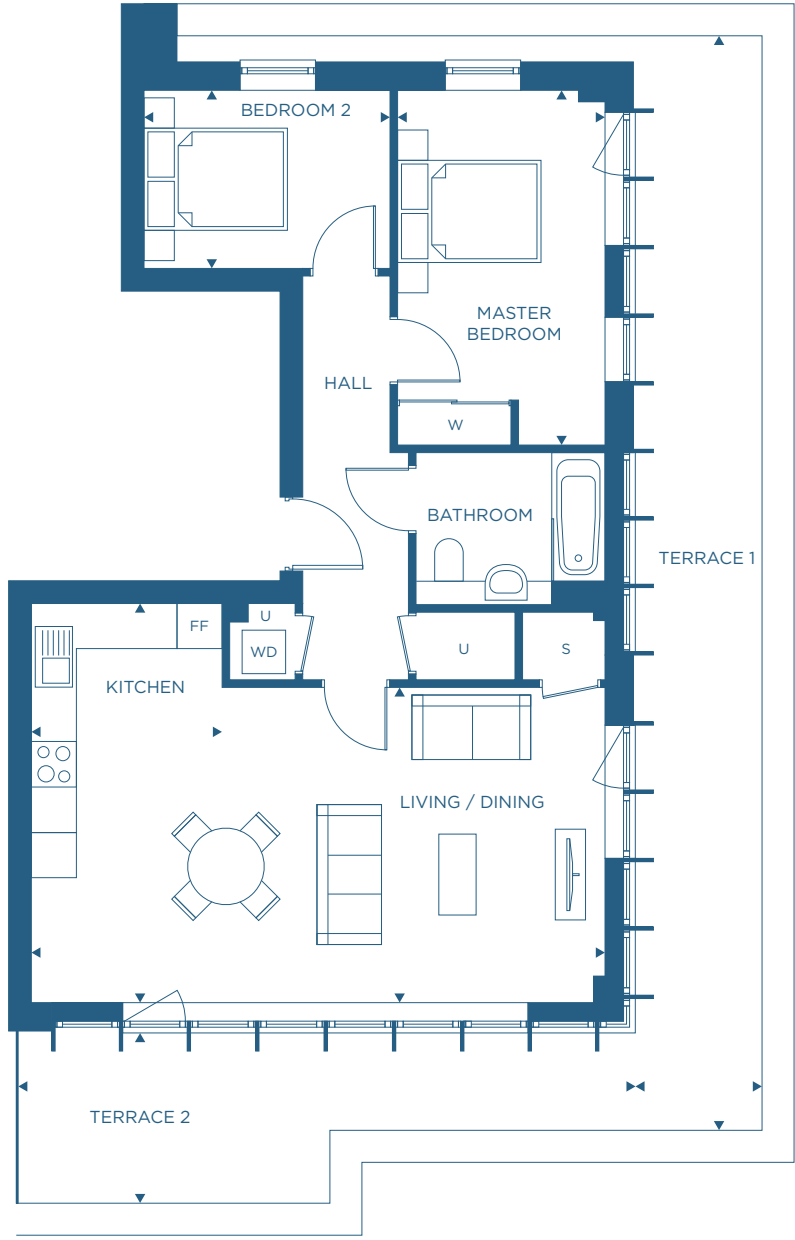
Floor 4

S: Store | FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe | TU: Tall Unit

# 2 BEDROOM APARTMENT

## Apartment 52

Gross Internal Area	72.2 sqm	777 sqft
Kitchen	3.6 m x 2.5 m	11'10" x 8'2"
Living/dining	7.6 m x 4.2 m	24'11" x 13'9"
Master bedroom	4.7 m x 2.8 m	15'5" x 9'2"
Bedroom 2	2.4 m x 3.3 m	7'10" x 10'10"
Terrace	1.7 m x 14.5 m	5'7" x 47'7"
Terrace 2	2.2 m x 8.1 m	7'3" x 26'7"



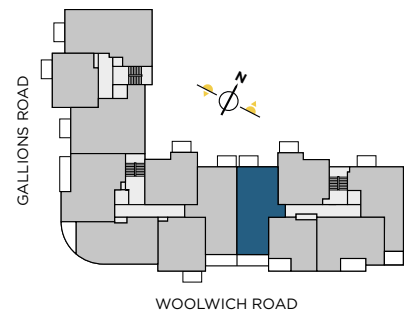
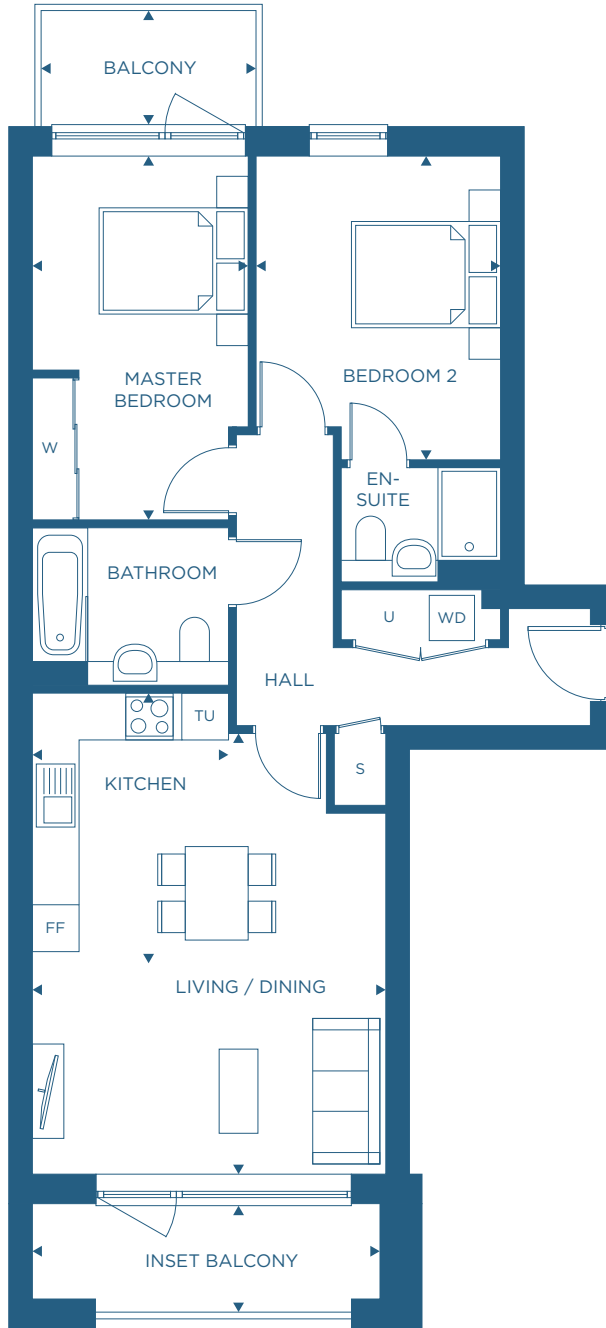
Floor 5

S: Store | FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe

# 2 BEDROOM APARTMENT

## Apartment 54

Gross Internal Area	70.5 sqm	759 sqft
Kitchen	3.3 m x 2.5 m	10'10" x 8'2"
Living/dining	5.6 m x 4.5 m	18'4" x 14'9"
Master bedroom	4.6 m x 2.7 m	15'1" x 8'10"
Bedroom 2	3.8 m x 3.2 m	12'5" x 10'6"
Balcony	2.9 m x 1.5 m	9'6" x 4'11"
Inset balcony	1.3m x 4.4m	4'3" x 14'5"



Floor 5

S: Store | FF: Fridge Freezer | WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe | TU: Tall Unit





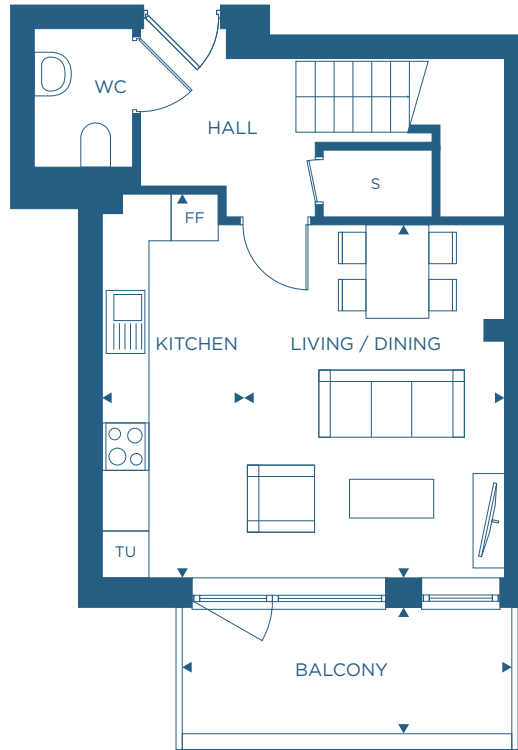
**DUPLEX**

Photography of Valley House show home

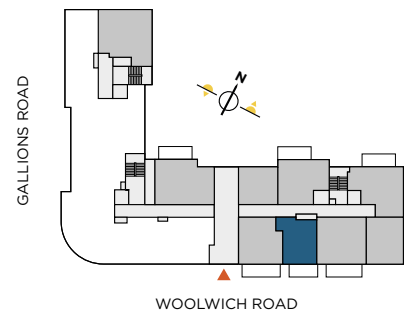
# 2 BEDROOM DUPLEX

## Apartment 35

Gross Internal Area	97.7 sqm	1,052 sqft
Kitchen	2.7 m x 3.2 m	8'10" x 10'6"
Living/dining	5.6 m x 3.9 m	18'4" x 12'9"
Balcony	2.9 m x 1.6 m	9'6" x 5'3"



Lower Floor



WOOLWICH ROAD

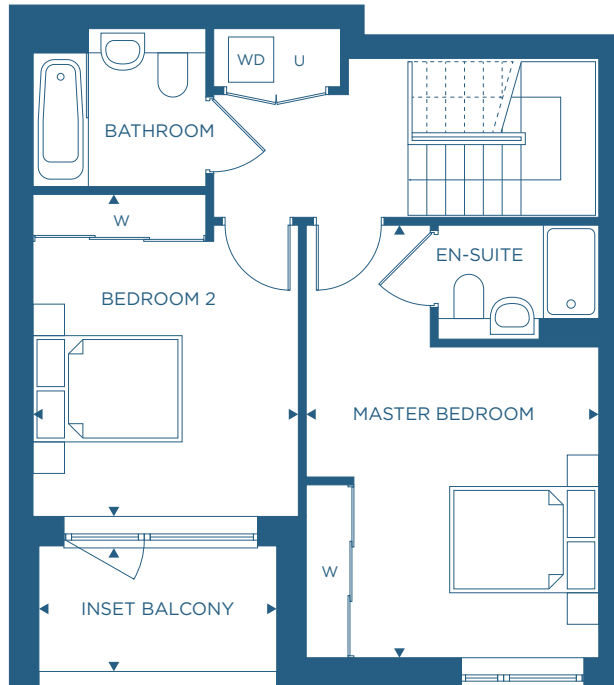
Ground Floor

S: Store | FF: Fridge Freezer | TU: Tall Unit

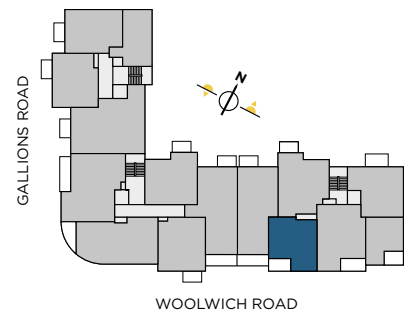
# 2 BEDROOM DUPLEX

## Apartment 35

Gross Internal Area	o sqm	o sqft
Master bedroom	4.3 m x 3.5 m	14'1" x 11'5"
Bedroom 2	3.8 m x 4.9m	12'5" x 16'1"
Inset balcony	5.1 m x 1.75 m	9'6" x 5'11"



Upper Floor



Floor 1

WD: Washer Dryer | U: Utility Cupboard | W: Built In Wardrobe

## HOW DOES HELP TO BUY WORK?

With the Government backed Help to Buy scheme, first time buyers can get assistance buying their first home with an equity loan of up to 40% of the property purchase price. The Help to Buy equity loan limit was raised from 20% to 40% of the properties purchase value for homes in all London boroughs to reflect the higher property values seen across London.

You will need to contribute as little as a 5% deposit on a newly built home and your mortgage will make up the rest after the 40% equity loan. Currently London Help to Buy equity loans are available to buyers looking to purchase a new build home with a purchase price up to £600,000.

For more information and to see if you are eligible for the Help to Buy scheme, speak to a member of the Peabody team on 020 7021 4842 or alternatively email [enquiries@peabodysales.co.uk](mailto:enquiries@peabodysales.co.uk).



Computer generated image of Valley House is indicative only





Computer-generated image of The Pomeroy, New Cross

## ABOUT PEABODY

Peabody has over 150 years of history, experience and expertise. With over 66,000 homes, we are one of the largest housing providers in London and the south-east.

We deliver services to 133,000 residents, 18,000 care and support customers, and the wider communities in which we work.

Our mission is to help people make the most of their lives. We focus on those who need our help the most and our ambition is to create communities that are healthier, wealthier and happier.

We build great quality places and have ambitious plans to deliver 3,300 new homes each year.

**London has been our home for over 150 years.  
Make it yours.**

Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Ceiling height may vary within select apartments, please speak to the sales team for more information. All terrace/balcony dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Indicative imagery from a previous Peabody development.

Every care has been taken in the preparation of this brochure. The details contained herein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. The developer operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. Computer generated images and photography used within this brochure are indicative only. Valley House is a marketing name and may not form part of the postal address for these properties. Information correct at time of production, September 2020.



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