

SHARED OWNERSHIP
BY PEABODY

LZ
SQ

L S A Q Z U E A N R B E Y

BERMONDSEY • SE1

FLOORPLANS



Specification

High quality design runs through every aspect of this exceptional new development



Interior Finishes

- Timber veneer entrance door and white architrave and skirting
- White flush internal doors and contemporary satin ironmongery
- Whole house ventilation system
- Underfloor heating throughout
- Havwoods timber flooring to the hallway, living areas and kitchen in Lucan Light Oak

Bedrooms

- Mayfair carpet in Pepper
- Fitted mirrored wardrobes to master bedroom

Bathrooms

- Feature wall and floor tiling in Iron
- Bespoke vanity unit with undermounted cube design sink with matt drawer and silestone countertop
- Bespoke mirror with demister pads above the sink and matt lacquered wall shelf
- Wall hung WC with rimless set and dual flush
- Renaissance bath with deck mounted hand shower, fixed shower head and frameless bath screen
- Feature full tiled recess within bath enclosure with glass shelving
- Chrome heated towel rail



Ensuite Bathrooms

- Feature wall and floor tiling in Iron
- Bespoke vanity unit with undermounted cube design sink with matt drawer and a choice of silestone countertop
- Bespoke mirror cabinet with soft close function with integrated demister pads and LED lighting
- Feature matt lacquered wall shelf with LED lighting underneath
- Shaver socket housed within wall cabinet
- Wall hung WC with rimless set and dual flush Shower enclosure with hand shower, fixed shower head and shower screen
- Feature full tiled recess within bath enclosure with glass shelving
- Chrome heated towel rail

*To selected apartments



Security & Peace of Mind

- Video entry system to apartments
- Security locks to windows and private outdoor space
- Full LDI smoke detection
- Hardwired smoke alarm and heat detection to the kitchen
- CCTV surveillance system to communal external areas
- Ten year NHBC warranty
- 250- year lease
- The development adopts the Secure by Design initiative

Energy Efficiency

- Predicted Energy Assessment (PEA) rating between 79 (C) and 83 (B)
- Double glazed windows to their highest decibel (dB) rating



Kitchens

- Matt laminate kitchen units with soft close hinge in Lotus White
- Silestone worktops and full height splashback in Moka
- Recessed LED lighting to underside of wall units
- Single bowl undermounted stainless steel sink with single lever mixer tap
- Siemens stainless steel single oven
- Siemens stainless steel microwave
- Siemens black glass induction hob
- Siemens fully integrated fridge /freezer
- Siemens fully integrated dishwasher
- Siemens telescopic extractor boiling tap

Wheelchair friendly homes available. Please refer to floorplans and speak to the Sales Team for further details.

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.



Floorplans

Surrounding the new Lime Square landscaped garden is a mix of beautiful new apartments



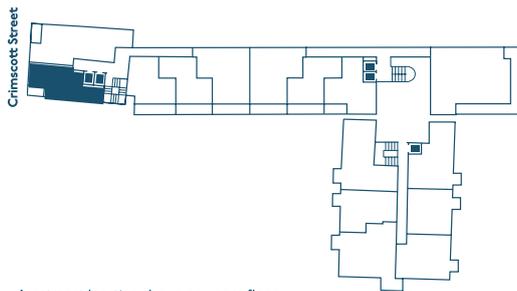
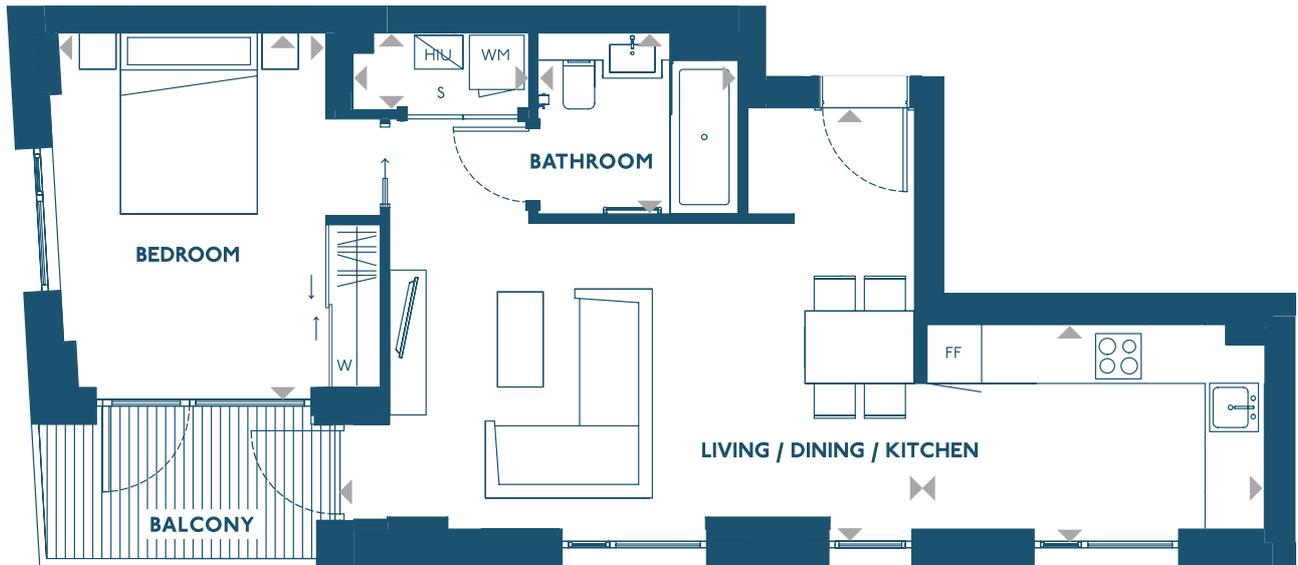
The Tannery

THE TANNERY / 1 BED

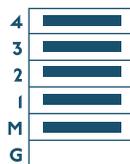
Mezzanine & floors 1, 2, 3 & 4 (Apartments 11, 16, 21, 26 & 31)

Internal area: 53.1 sq m / 571 sq ft

Outside area: 5.0 sq m / 54 sq ft



Apartment location shown on upper floor



- WM - Washing Machine
- FF - Fridge Freezer
- W - Built-in Wardrobe
- HIU - Heat Interface Unit
- S - Storage

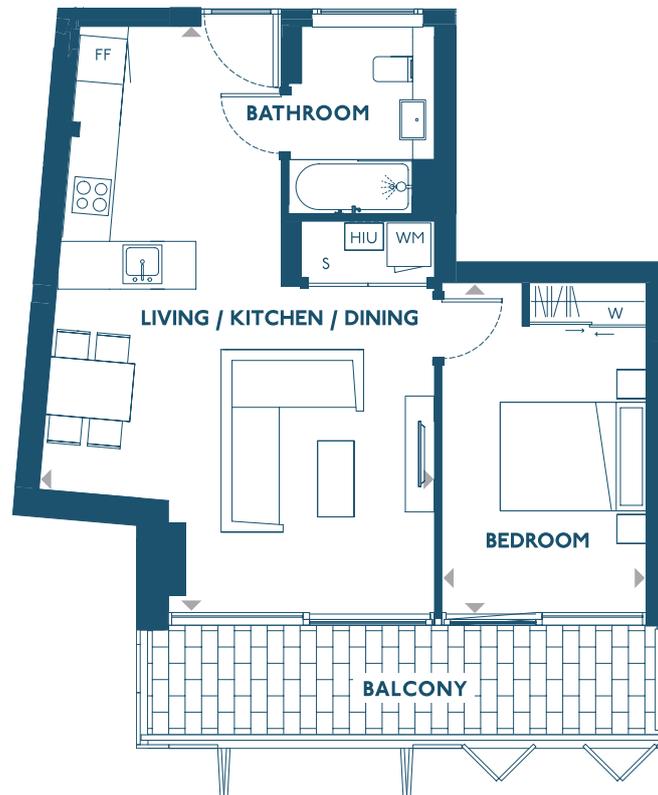
APARTMENT	DIMENSIONS	AREA SQ M	SQ FT
LIVING/DINING	3.2 x 5.7 / 10'8" x 18'10"	18.6	200
KITCHEN	2.2 x 3.7 / 7'5" x 12'1"	8.3	89
BEDROOM	3.9 x 2.9 / 12'10" x 9'8"	11.6	125
TOTAL GROSS INTERNAL AREAS		53.1	571
BALCONY		5.0	54

THE TANNERY / 1 BED

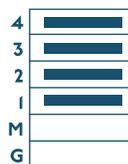
Floors 1, 2, 3 & 4 (Apartments 15, 20, 25 & 30)

Internal area: 52.3 sq m / 563 sq ft

Outside area: 10.2 sq m / 110 sq ft



Apartment location shown on upper floor



- WM – Washing Machine
- FF – Fridge Freezer
- W – Built-in Wardrobe
- HIU – Heat Interface Unit
- S – Storage

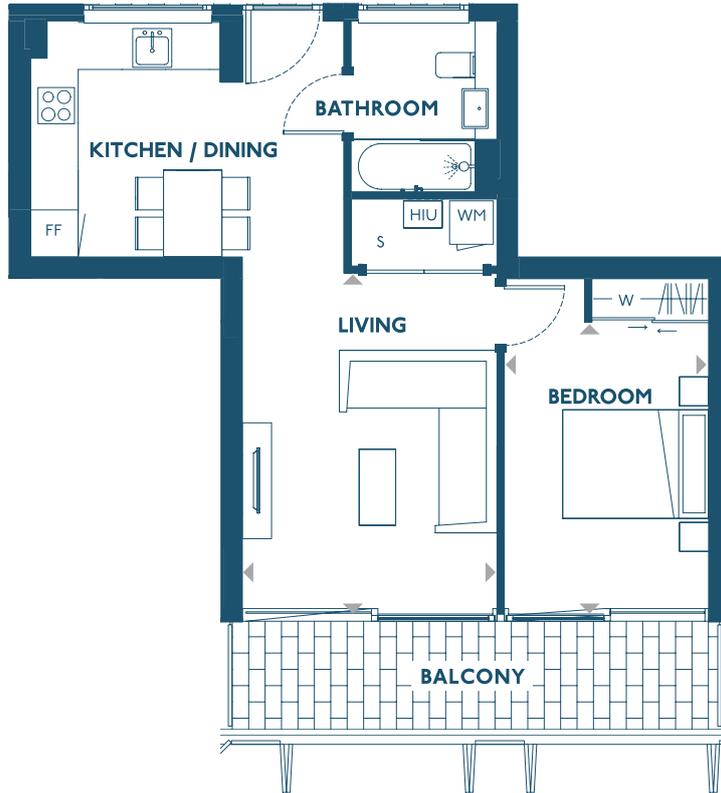
APARTMENT	DIMENSIONS	AREA SQ M	SQ FT
KITCHEN	3.5 x 2.9 / 11'7" x 9'6"	10.1	109
LIVING/DINING	4.5 x 5.3 / 14'11" x 17'3"	23.8	256
BEDROOM	4.0 x 2.8 / 13'0" x 9'2"	11.2	120
TOTAL GROSS INTERNAL AREAS		52.3	563
BALCONY		10.2	110

THE TANNERY / 1 BED

Floors 1, 2, 3 & 4 (Apartments 14, 19, 24 & 29)

Internal area: 50.6 sq m / 545 sq ft

Outside area: 9.6 sq m / 103 sq ft



Apartment location shown on upper floor



- WM – Washing Machine
- FF – Fridge Freezer
- W – Built-in Wardrobe
- HIU – Heat Interface Unit
- S – Storage

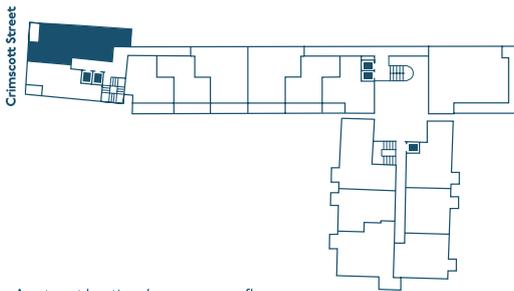
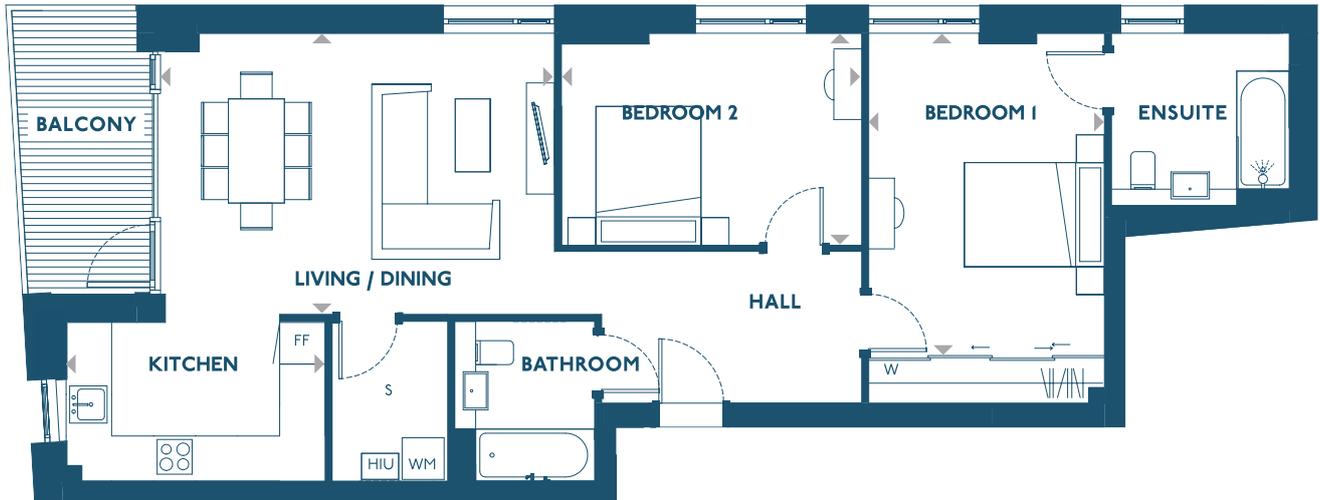
APARTMENT	DIMENSIONS	AREA SQ M	SQ FT
KITCHEN/DINING	3.2 x 2.6 / 10'7" x 8'6"	8.3	89
LIVING	4.6 x 3.5 / 15'2" x 11'5"	16.1	173
BEDROOM	4.0 x 2.8 / 13'0" x 9'2"	11.2	120
TOTAL GROSS INTERNAL AREAS		50.6	545
BALCONY		9.6	103

THE TANNERY / 2 BED

Floors 3 & 4 (Apartments 27 & 32)

Internal area: 87.9 sq m / 946 sq ft

Outside area: 7.5 sq m / 81 sq ft



Apartment location shown on upper floor



- WM - Washing Machine
- FF - Fridge Freezer
- W - Built-in Wardrobe
- HIU - Heat Interface Unit
- S - Storage

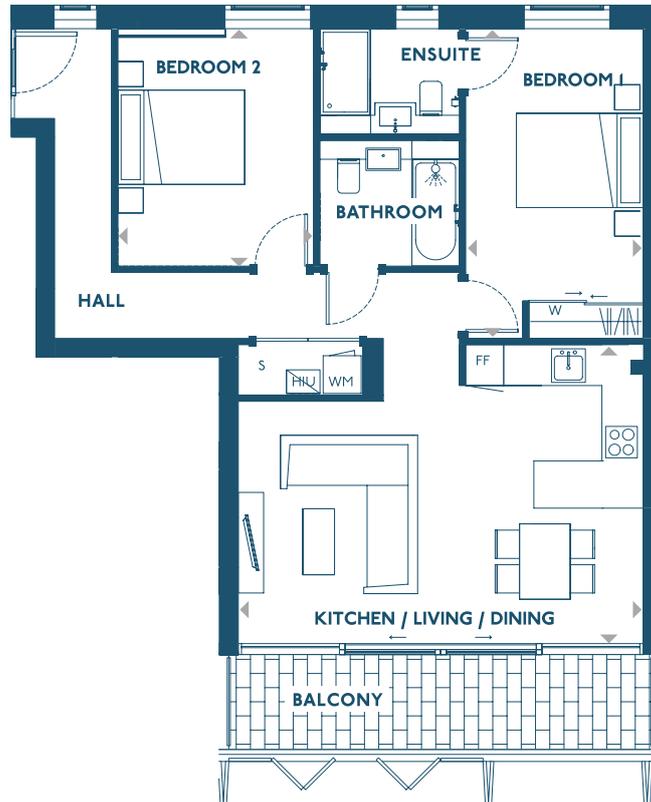
APARTMENT	DIMENSIONS	AREA SQ M	SQ FT
KITCHEN	2.4 x 4.9 / 8'0" x 16'0"	12.0	129
LIVING/DINING	4.0 x 5.6 / 13'3" x 18'6"	24.1	242
BEDROOM 1	4.7 x 3.4 / 15'5" x 12'0"	16.2	186
BEDROOM 2	3.0 x 4.3 / 11'0" x 14'1"	10.0	108
TOTAL GROSS INTERNAL AREAS		87.9	946
BALCONY		7.5	81

THE TANNERY / 2 BED

Floors 1, 2, 3 & 4 (Apartments 13, 18, 23 & 28)

Internal area: 77.2 sq m / 831 sq ft

Outside area: 9.6 sq m / 103 sq ft



Apartment location shown on upper floor



- WM – Washing Machine
- FF – Fridge Freezer
- W – Built-in Wardrobe
- HIU – Heat Interface Unit
- S – Storage

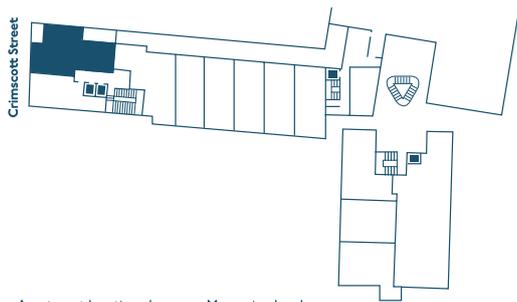
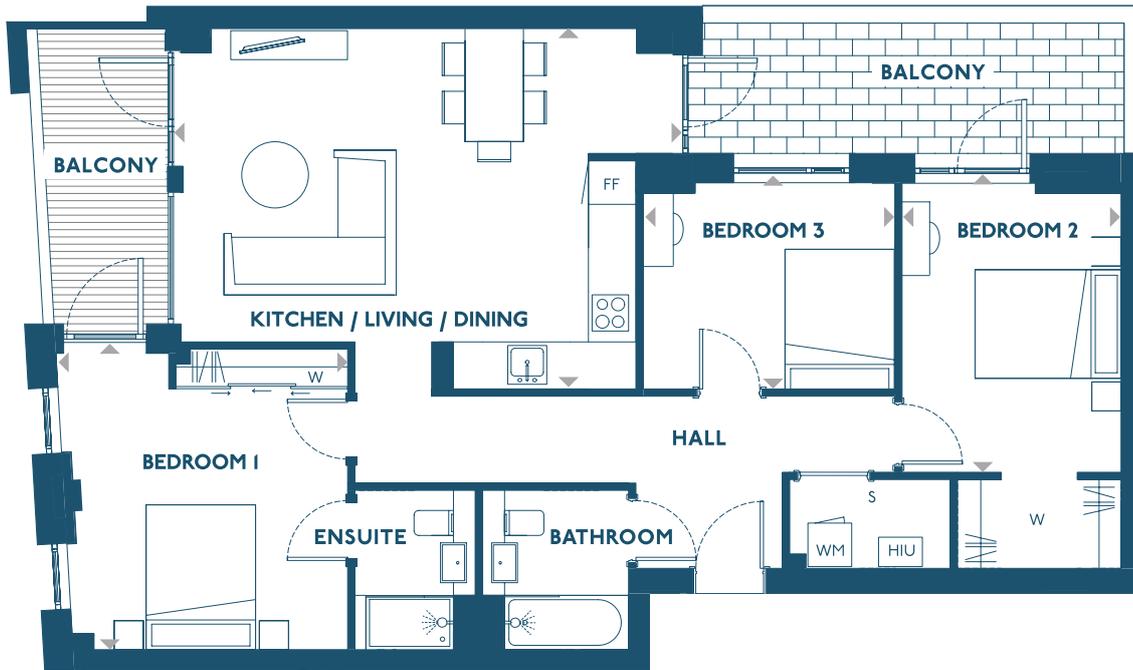
APARTMENT	DIMENSIONS	AREA SQ M	SQ FT
KITCHEN/ LIVING/DINING	4.8 x 6.4 / 15'7" x 21'0"	30.7	331
BEDROOM 1	4.3 x 2.8 / 14'2" x 9'2"	12.0	129
BEDROOM 2	3.6 x 3.1 / 11'11" x 10'2"	11.2	120
TOTAL GROSS INTERNAL AREAS		77.2	831
BALCONY		9.6	103

THE TANNERY / 3 BED

Mezzanine Level (Apartment 12)

Internal area: 95.9 sq m / 1,032 sq ft

Outside area: 17.5 sq m / 185 sq ft



Apartment Location shown on Mezzanine Level

- WM – Washing Machine
- FF – Fridge Freezer
- W – Built-in Wardrobe
- HIU – Heat Interface Unit
- S – Storage

APARTMENT	DIMENSIONS	AREA SQ M	SQ FT
LIVING/DINING/KITCHEN	4.3 x 5.1 / 14'3" x 16'9"	22.0	237
BEDROOM 1	3.6 x 3.7 / 11'10" x 12'3"	13.5	145
BEDROOM 2	4.0 x 3 / 13'2" x 9'11"	12.1	30
BEDROOM 3	2.8 x 3.5 / 9'4" x 11'4"	9.8	105
TOTAL GROSS INTERNAL AREAS		95.9	1,032
BALCONY		17.5	185

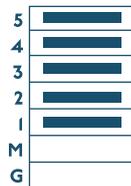
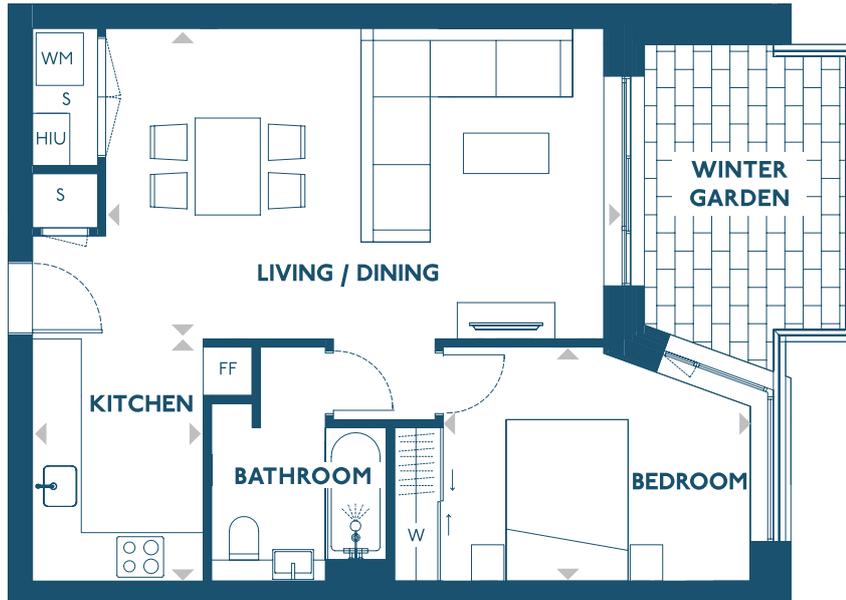
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THE CROSSE / 1 BED

Floors 1, 2, 3, 4 & 5 (Apartments 4, 8, 12, 16 & 20)

Internal area: 52.2 sq m / 562 sq ft

Outside area: 6.7 sq m / 72 sq ft



- WM – Washing Machine
- FF – Fridge Freezer
- W – Built-in Wardrobe
- HIU – Heat Interface Unit
- S – Storage

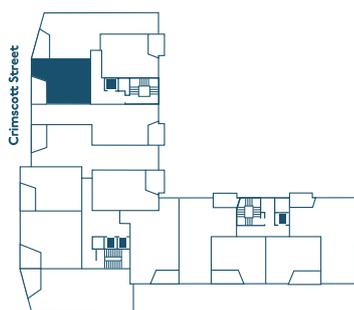
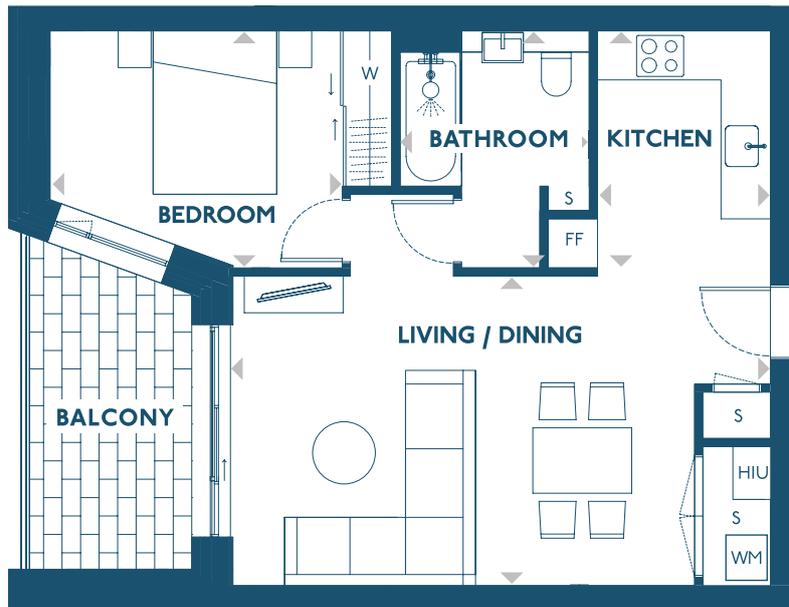
APARTMENT	DIMENSIONS	AREA SQ M	SQ FT
KITCHEN	2.0 x 3.0 / 6'7" x 9'10"	6.0	65
LIVING/DINING	3.7 x 6.1 / 12'0" x 20'1"	22.6	243
BEDROOM	3.0 x 4.4 / 9'11" x 14'4"	13.2	142
TOTAL GROSS INTERNAL AREAS		52.2	562
WINTER GARDEN		7.0	72.0

THE CROSSE / 1 BED

Floors 1, 2, 3, 4 & 5 (Apartments 2, 6, 10, 14 & 18)

Internal area: 50.0 sq m / 537.0 sq ft

Outside area: 6.7 sq m / 72.0 sq ft



- WM – Washing Machine
- FF – Fridge Freezer
- W – Built-in Wardrobe
- HIU – Heat Interface Unit
- S – Storage

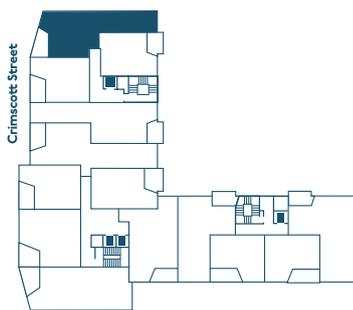
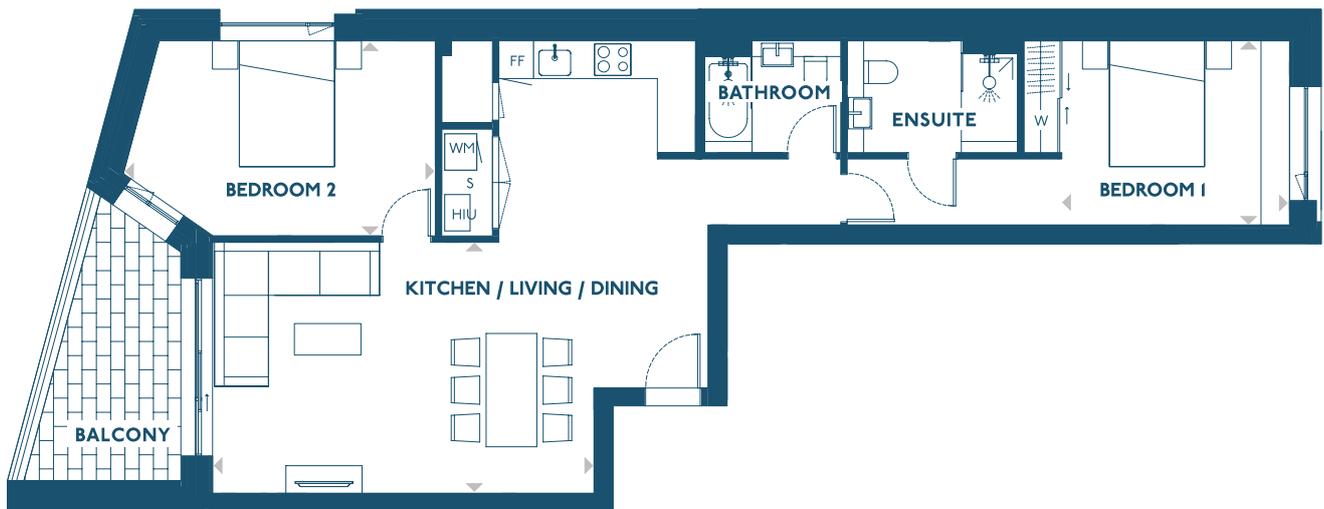
APARTMENT	DIMENSIONS	AREA SQ M	SQ FT
KITCHEN	2.1 X 3.1 / 6'11" x 10'2"	6.5	70
LIVING/DINING	3.7 x 5.6 / 12'1" x 18'5"	21.3	228
BEDROOM	3 x 4.1 / 9'11" x 13'7"	11.9	129
TOTAL GROSS INTERNAL AREAS		50.0	537
BALCONY		6.7	72

THE CROSSE / 2 BED

Floors 1, 2, 3, 4 & 5 (Apartments 3, 7, 11, 15 & 19)

Internal area: 88.0 sq m / 951.0 sq ft

Outside area: 9.0 sq m / 85.0 sq ft



WM – Washing Machine
 FF – Fridge Freezer
 W – Built-in Wardrobe
 HIU – Heat Interface Unit
 S – Storage

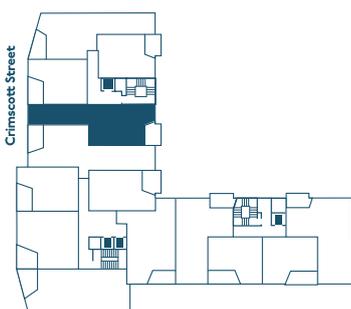
APARTMENT	DIMENSIONS	AREA SQ M	SQ FT
KITCHEN/LIVING/DINING	4.0 x 6.1 / 3'1" x 19'9"	24.4	262
BEDROOM 1	2.9 x 4.2 / 9'7" x 13'9"	12.2	131
BEDROOM 2	3.1 x 4.7 / 10.1 x 15.7	14.6	159
TOTAL GROSS INTERNAL AREAS		88.0	951
BALCONY		9.0	85

THE CROSSE / 2 BED

Floors 1, 2, 3, 4 & 5 (Apartments 1, 5, 9, 13 & 17)

Internal area: 95 sq m / 1020 sq ft

Outside area: 9 sq m / 93 sq ft



WM – Washing Machine
 FF – Fridge Freezer
 W – Built-in Wardrobe
 HIU – Heat Interface Unit
 S – Storage

APARTMENT	DIMENSIONS	AREA SQ M	SQ FT
KITCHEN	2.8 X 1.9 / 9'2" x 6'3"	5.3	57
LIVING/DINING	6.8 x 8.2 / 22'5" x 27'2"	55.8	612
BEDROOM 1	2.9 X 4.0 / 9'5" x 13'1"	11.6	124
BEDROOM 2	2.9 x 5.0 / 9'5" x 16'4"	14.5	156
TOTAL GROSS INTERNAL AREAS		95.0	1020
WINTER GARDEN/ BALCONY*		9.0	93

*Winter Garden to apartments 1, 5, 9 and 23 only. Balcony to apartment 17



Peabody creates great places where people want to live, adding value through long-term, patient investment. This historic organisation is known for upholding high design standards to create homes in great locations which are safe, easy to maintain and long-lasting.



Building history

Peabody has over 158 years of experience and expertise in managing property in London. Founded by the American financier and philanthropist George Peabody in 1862, the organisation now manages over 66,000 homes. Peabody is well-placed to build thousands more top quality, well-maintained homes each year.



Customer focus

Peabody creates and invests in great places where people want to live. Placing customers at the forefront, Peabody recently achieved 'Gold' in the latest, wholly independent, customer satisfaction awards. Over 90% of customers said they would recommend Peabody. Its ambition is to create communities that are healthier, wealthier and happier.



Financial strengths

Peabody delivers long-term returns on investment. It has a strong balance sheet with low gearing and a modest debt burden. Astute business planning, together with robust governance, and an asset base of 8bn, means that Peabody is well placed to build thousands more top quality, well-maintained homes each year.



Social heart

In line with the social purpose of its founder, the organisation re-invests its surpluses to provide more homes and services. Last year it generated a surplus of 197m, investing 313m in building new homes, and 113m in maintaining existing homes. It also runs a community foundation, helping to create prosperity and success for people in London and the south-east of the UK.



Quality, sustainability & innovative design

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality and innovative design. This has been achieved by working with the best designers and robust procedures to monitor quality throughout the design, development and procurement process. Peabody has a long and proud history of providing well-designed, sustainable homes.



Award winning

Since 2017 Peabody has been recognised and awarded more than 55 prestigious awards, including the 2017 Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the 2020 Evening Standard New Homes Awards. We also work with award winning architects and partners to deliver our high-quality design standards, creating homes in great locations which are safe, easy to maintain and long-lasting.



Computer generated image, indicative only.

Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes 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. All private outdoor space 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. 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. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. Lazenby Square is a marketing name and may not form part of the postal address for these properties. Details correct at time of going to print, July 2021.

