



BOND HOUSE

FIVE CONTEMPORARY 2-BEDROOM
APARTMENTS FOR SHARED OWNERSHIP

**LIVE YOUR LIFE
LESS ORDINARY**

EXCLUSIVE LONDON LIVING SE14





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AUTHENTIC LONDON LIVING



WELCOME

Love to live an extraordinary lifestyle in an edgy, arty neighbourhood with a retro aesthetic? Want to be at the heart of things in an urban area where the pace is fast and all that's happening is on your doorstep? Then - welcome to Bond House in New Cross.

This collection of spacious, light-filled apartments, double-height art gallery and artists' studios is set in a modern, eye-catching building in vibrant SE14. Designed to suit creative professionals living or working in South London, the new apartments come complete with stylish, contemporary fixtures and fittings.

For those struggling to afford an apartment on the open market, five two-bedroom apartments are available on shared ownership basis through Optivo. Shared ownership means buying a share of between 30% and 75% in your new home and paying rent on the remaining share. It's possible to buy more shares, as and when you can afford, until you own your apartment outright. The total cost of your monthly mortgage, rent and service charges may be less than renting privately and you'll be investing in your own, bright future.*

*please ask for full details of eligibility, terms and conditions.



Computer
generated
image



At the heart of the buzzing Peckham-Camberwell-Deptford triangle, New Cross has been described as the 'new Shoreditch' but it's an area with a 'pulse' and vibrancy all of its own.

New Cross is home to a richly-diverse community; a blend of artists, writers, musicians and students of Goldsmiths, University of London. The music scene is thriving and there's an abundance of restaurants, lively cafes, theatres and cinemas, pubs and bars. Festivals are a way of life - from the local party in the park to the free film festival and if you're looking for night life, there are plenty of places to go 'after dark' including The Venue, with its seven bars, DJs and live bands.

All the retail therapy London can offer is within easy reach but you won't find any markets better than the local ones. Brockley Market on Saturdays sells fresh produce, artisan breads, wonderful cheeses and craft beer. Deptford Market boasts quirky independent shops and eateries whilst the area around the station is regularly transformed into one of London's most exciting, historic street markets. In Greenwich, home to the Observatory, Park and Maritime Museum, there are 120 stalls selling antiques, food and fashion in a world heritage setting. There's even a Saturday farmers' market at Horniman Gardens, Gallery and Museum in Forest Hill

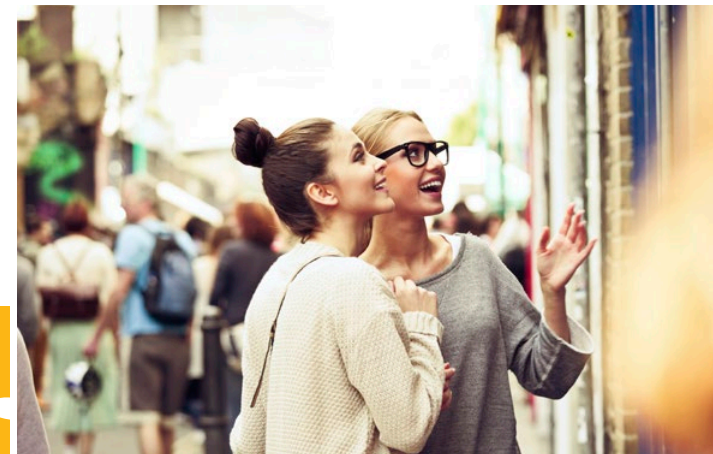
And, when you need to 'recharge your batteries,' walk around the lake and take in the cityscape from Telegraph Hill, follow the Thames path from Deptford to Greenwich or enjoy the green, open spaces of Blackheath.



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LOOKING LOCAL

A LOOK AT THE LOCAL AREA





ON THE MOVE

TRANSPORT & TRAVEL TIMES

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Living at Bond House in New Cross, you'll never have to worry about owning a car. With New Cross Gate station approximately 3 minutes' walk away and New Cross station about 8 minutes' walk, there's an excellent rail network to take you to central London and beyond.

In just 3 minutes you can be at Surrey Quays station, within 7 minutes you'll be in Forest Hill and in less than 10 minutes at London Bridge. Travelling to East Croydon takes just 25 minutes, Highbury & Islington 31 minutes and, if you're travelling abroad, Gatwick airport is approximately 45 minutes by rail. If you're travelling by bus, the area is served by 10 bus routes and a further five routes will get you home at night.

If cycling is more your scene, you'll be happy to learn that route 21 of the national cycle route runs right outside Bond House. It's possible to cycle from New Cross Gate to Canary Wharf, passing through Deptford and Greenwich, close to the Cutty Sark, across the Thames and past Mudchute Park and Farm and onto Canary Wharf. And when you get home, there's a cycle store at the development.









TRAVEL TIMELINE

New Cross to

	Lewisham	4 mins
	London Bridge	5 mins
	Cannon Street	10 mins
	Clapham Junction	33 mins

New Cross Gate to

	Liverpool Street	22 mins
	Stratford	23 mins
	East Croydon	25 mins
	Victoria	27 mins
	Brighton	1 hr 19 mins
	Gatwick Airport	52 mins



Travel data supplied by tfl.gov.uk



LOCAL MAP

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INSIDE STORY

INTERIORS AND
SPECIFICATIONS



Images are of a previous Optivo show home

Kitchen

- Grey gloss kitchen from Howdens "Greenwich" range with soft-close drawers
- White, speckled, square-edged laminate worktop with matching upstand
- Integrated appliances from Zanussi to including oven, electric hob, chimney hood, fridge/freezer and dishwasher
- Stainless steel splashback behind hob

Bathroom & WC

- Contemporary white bathroom suite from Roca's "Laura" range including WC with close-coupled cistern
- Heated chrome towel rail
- Chrome fittings and taps from Vado
- Ceramic tiles from Porcelanosa to walls, full height to wet areas
- Shaver socket

Security & Connectivity

- IPGuard door entry system - can be linked to owner's smart device
- Mains powered smoke and heat detectors
- Telephone connection to Hall, Living Area and Bedroom 1 (service subject to owner's subscription)
- Sky Q, Hyperoptic and Digital Television connections to Living Area (service subject to owners' subscription)

Flooring

- Ceramic floor tiling to kitchen, bathroom and en-suite (where applicable)
Style varies between apartments
- Cream-coloured wool-mix carpet to living areas and bedroom(s)

General

- Downlighters to lounge
- Washer/dryer to hall cupboard
- Cycle storage
- Generous internal storage areas are provided
- Large private balcony
- NHBC warranty
- 2 year free car club membership run by Enterprise

Lewisham Council will not issue new parking permits for surrounding streets or transfer any existing parking permits across to this development. Optivo has no authority on parking restrictions that already exist or may be introduced in the future



Images are of a previous Optivo show home



SITE MAP



BATAVIA ROAD

GOODWOOD ROAD





TYPE ONE

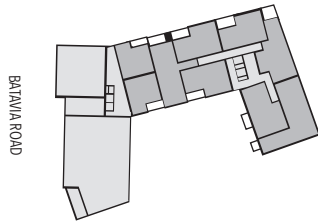
72 SQM / 775 SQFT

2 BEDROOM



APARTMENT 8

LIVING/ DINING/ KITCHEN	7.85m x 3.90m / 25' 9" x 12' 9"
BEDROOM 1	2.77m x 5.58m / 9' 1" x 18' 3"
BEDROOM 2	2.18m x 3.93m / 7' 1" x 12' 10"



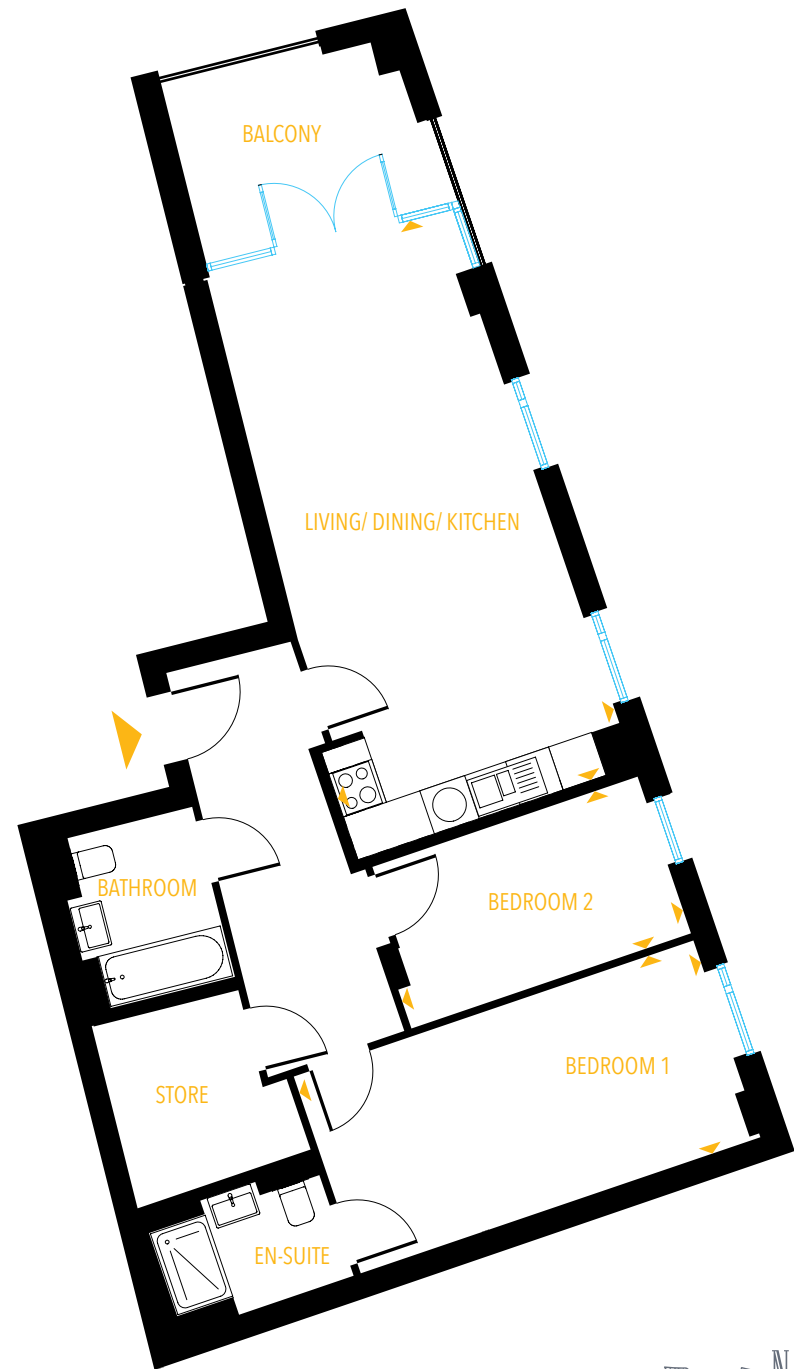
FIRST FLOOR



UPPER GROUND FLOOR

LOWER GROUND FLOOR AND FIRST TO EIGHTH FLOORS ARE PRIVATE SALE APARTMENTS

The particulars within this document are for illustrative purposes and should be treated as guidance only. They cannot be relied upon as accurately describing any of the specified matters prescribed by any Order made under The Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract, part of a contract, or warranty. A mortgage may be required. Service charges, rent and other costs may apply. Your home is at risk of repossession if you do not keep up repayments on a loan secured against it. Details are correct at time of going to print: April 2019





TYPE TWO

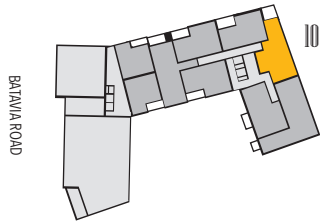
74 SQM / 793 SQFT

2 BEDROOM

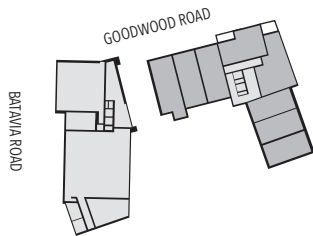


APARTMENT 10

LIVING/ DINING/ KITCHEN	7.85m x 3.35m / 25' 9" x 10' 11"
BEDROOM 1	3.35m x 5.14m / 10' 11" x 16' 10"
BEDROOM 2	3.00m x 3.90 / 9' 10" x 12' 9"



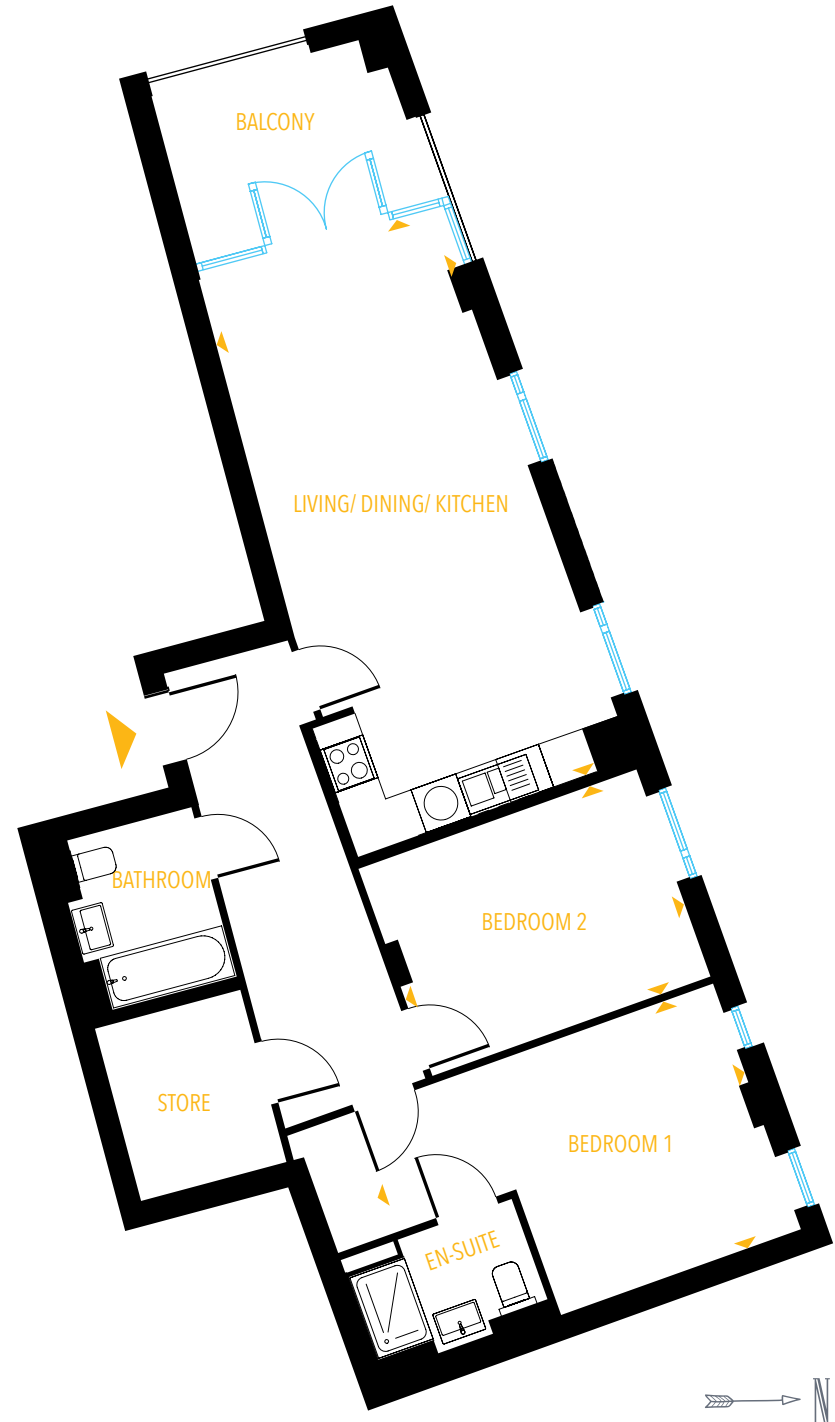
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TYPE THREE

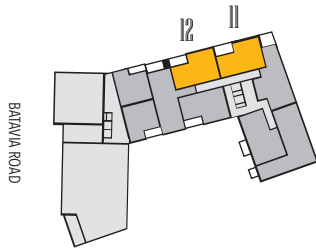
67 SQM / 722 SQFT

2 BEDROOM



APARTMENTS 9, 11 & 12

LIVING/ DINING/ KITCHEN	5.38m x 4.24m / 17' 7" x 13' 10"
BEDROOM 1	3.24m x 4.68m / 10' 7" x 15' 4"
BEDROOM 2	3.69m x 2.41m / 12' 1" x 7' 11"



FIRST FLOOR



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SHARED OWNERSHIP/ OPTIVO CREDENTIALS

Space, style and affordability...

Purchasing a new home can be financially challenging but, at Bond House, shared ownership is available from Optivo. If eligible, you'll be able to buy a share of between 30% and 75% of a new home - paying a smaller deposit than you might expect.*

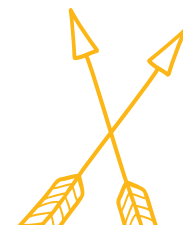
You'll need to be able to afford the monthly mortgage on the share you buy plus the monthly rent on the share owned by Optivo - along with any services charges but the total cost may be less than renting privately. The more shares you own, the less rent you pay - and you'll be able to buy additional shares until you own your apartment outright.

* Please ask the sales team for further details of shared ownership.

Optivo are one of the largest housing providers in the UK, our 44,000 homes give 90,000 people in London, the South East and the Midlands, somewhere affordable to call their own.

We work with residents, local authorities, and partners to meet housing need, and to create safe, sustainable communities for our residents.

Here are just a few of the awards we've won for exceptional service:





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FOR FURTHER INFORMATION,
PLEASE CONTACT US ON

0800 012 1442

SALES@OPTIVO.ORG.UK



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