

SYDENHAM GROVES

LONDON SE26

Three bed townhouses
and one & two bed apartments

Available through Shared Ownership

 Peabody

SYDENHAM GROVES

LONDON SE26

Find the time
and space you've
been looking for

2



3

Enjoy a welcome breath of fresh air

Here in leafy south-east London, feel closer to nature with wellbeing-boosting parks and green spaces around every corner.

Sydenham's fantastic choice of parks offer plenty of space to relax and work out, get together with friends and family or escape from the stresses of city life.

The tree-lined walkways of nearby Crystal Palace Park are perfect for a run or stroll, and there's plenty for the kids to do too, with activity trails and a giant maze. If you just want to have a walk before starting off your day, Mayow Park is less than a 10-minute walk away.

Time to venture a little further? Within easy reach you'll also find the picturesque rolling hills of Wells Park, Sydenham Hill Wood's unspoilt forest and nature reserve, Alexandra Recreation Ground and Horniman Gardens for history, wildlife and stunning views across London.

4



Crystal Palace Park



Mayow Park



Mayow Park

Local favourites

Mayow Park

Explore the area's oldest public park, a Green Flag Awarded space offering tennis courts, walks and bags of green space.

Home Park

Moments from Sydenham Groves, this calming and grassy park is home to a kids' adventure playground and large, impressive trees.

Crystal Palace Park

A beautifully landscaped Victorian pleasure park surrounding the site of the former Crystal Palace Exhibition building.

Sydenham Wells Park

This sprawling park has something for everyone, from running trails and playgrounds to wildlife, water gardens and sports.



Crystal Palace Park

Streatham Common

Sydenham Wells Park

Sydenham

Dulwich Village

Sydenham Hill Woods

Mayow Park

Horniman Museum

Camberwell

Peckham

The Shard

The City

Surrey Quays

Lewisham

SYDENHAM GROVES
LONDON SE26



8



Kirkdale Bookshop



Brown & Green Cafe



Sugahill Café and Record Store

9

Life's more vibrant in SE26

Take a walk through the neighbourhood and you'll experience Sydenham's unique local flavour

At local pubs The Greyhound and The Dolphin you'll find good food, great beer gardens and the perfect spot for catching up with friends. Alternatively, there's Ignition Brewery and Taproom for craft beers and ales. Head to Mamma Dough for delicious sourdough pizza, and grab a quick bite or coffee at one of the many local cafés, delis and bakeries, such as Cobbs Corner Café near Sydenham station and Brown & Green Café at Mayow Park.

Plus, Sydenham's thriving arts scene will keep your appetite for culture satisfied, too. When you fancy switching things up, take your pick from cool Peckham or villagey Dulwich close by.

Meet the locals

Say hello to the people behind the neighbourhood's favourite hangouts



Paul, Brown & Green Café

Mayow Park, Sydenham Recreation Ground

The Sydenham outpost of this south-east London family of 'brunch kitchens' is the place to go for great coffee and cake, all-day eggs, veggie soul food and the café's famous bacon butties.



Dan & Emily, The Greyhound

Kirkdale, Sydenham

The Greyhound combines the cosy atmosphere of a traditional local pub, with a modern-day twist. As well as all-day dining and classic Sunday roasts, you'll find comedy and cocktails, quiz nights and DJs, plus family-friendly workshops and events.



Geraldine, Kirkdale Bookshop

Kirkdale, Sydenham

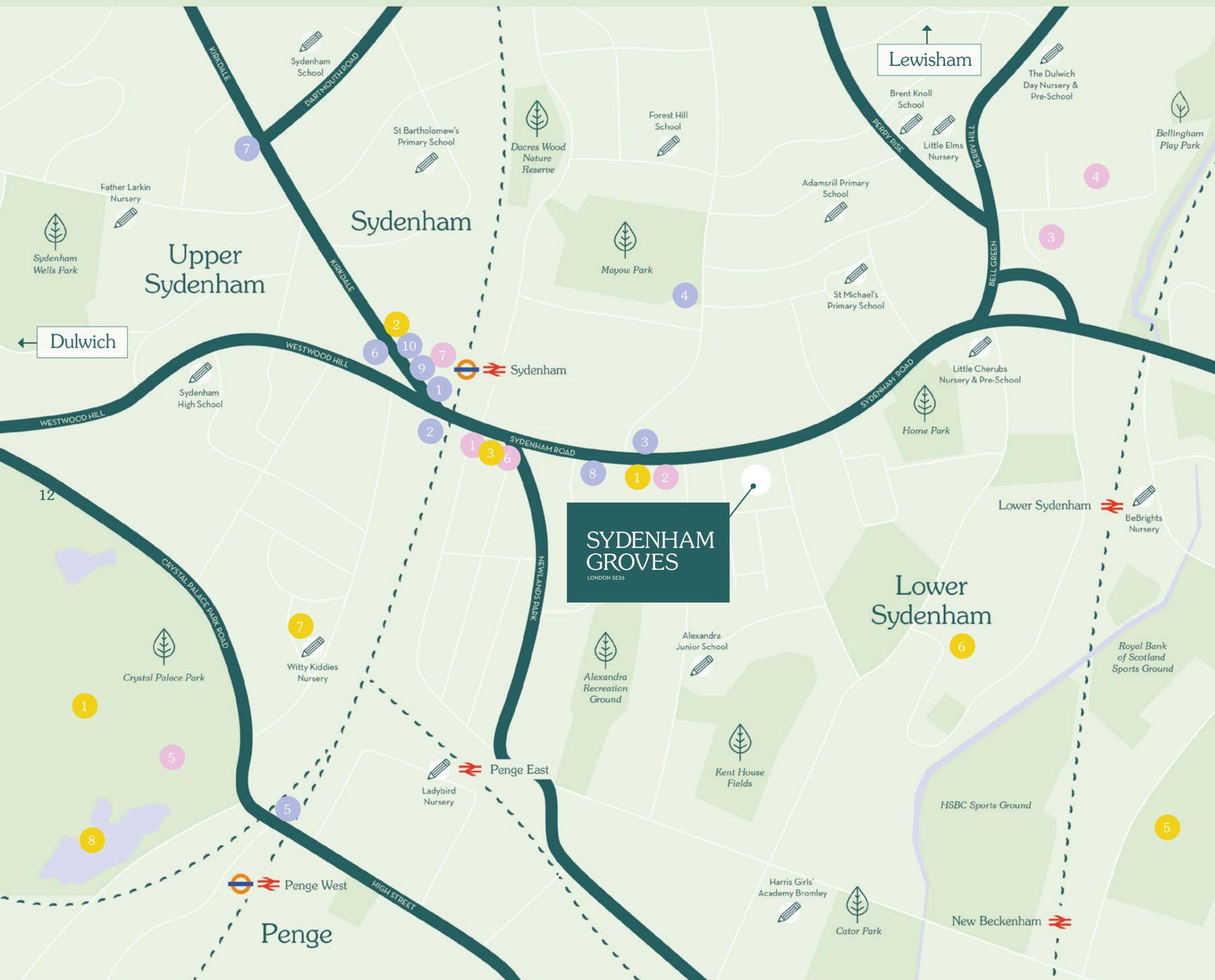
Venture inside south-east London's oldest independent bookshop and you'll find an incredible collection of new and pre-loved books that offer something a little different to the mainstream, plus an interesting selection of greetings cards and unusual gifts.



Julian, Good Food

Sydenham Rd, Sydenham

Stock up on everyday essentials and treats at this grocery store and deli on Sydenham Road. Good Food prioritises all things local including organic fruit and veg, artisan breads and pastries, wines from small independent producers, locally brewed craft beer and more.



Eats & Drinks

- 1 The Greyhound
- 2 Cobb's Corner
- 3 The Dolphin
- 4 Brown & Green Café
- 5 Bridge House
- 6 Sugahill
- 7 The Journey Café
- 8 Ignition Brewery
- 9 Nando's
- 10 Mamma Dough

Everyday essentials

- 1 Good Food
- 2 Lidl
- 3 Sainbury's
- 4 Bell Green Retail Park
- 5 Crystal Palace Farmers Market
- 6 Tesco Express
- 7 Sainbury's Express

Health, Leisure & Fitness

- 1 The Gym Group
- 2 PureGym
- 3 Dragonfly Yoga
- 4 Crystal Palace National Sports Centre
- 5 Kent County Cricket Ground
- 6 Sydenham Sports Club
- 7 Sydenham Tennis Club
- 8 Sydenham Tennis Club

Map not to scale.



Out and about

Your journey times from Sydenham Groves.

Walking	Home Park	Mayow Park	Sydenham	Lower Sydenham	Crystal Palace Park
	4 mins	7 mins	11 mins	14 mins	22 mins
Cycling	Penge East	Crystal Palace Park	Sydenham Wells Park	Beckenham Place Park	Dulwich Village
	4 mins	6 mins	8 mins	9 mins	15 mins
By Bus	Sydenham	Catford	Lewisham	Croydon	Peckham
	7 mins	11 mins	30 mins	32 mins	34 mins
By Train	Crystal Palace*	London Bridge**	Waterloo East**	Shoreditch High Street*	Clapham Junction*
	8 mins	14 mins	20 mins	25 mins	33 mins

*Travelling from Sydenham station

**Travelling from Lower Sydenham station.

Travel times taken from TfL and Google Maps.

Designed for modern life

Homes at Sydenham Groves combine comfort with contemporary design. Neutral hues and timeless finishes make it easy to personalise your new space, while flexible layouts adapt to your changing needs throughout the day. Plus, with green roofs and the clever re-use of rainwater, these are homes to feel good about on every level.

Living/Kitchen/Dining

- Gloss light grey handle less kitchen units for flats and maisonettes with underside LED strip lighting to wall units
- Matt dark grey handle less kitchen units for townhouses with underside LED strip lighting to wall units
- White marble effect laminate worktop with tempered glass splashback and glass upstands to all homes
- Under mounted single bowl stainless steel sink with brushed steel mixer tap
- Bosch frameless touch glass electric hob with grey Elica integrated extractor fan
- Bosch integrated stainless steel oven with easy to operate touch display
- Bosch integrated stainless steel compact microwave
- Bosch integrated fridge/freezer
- Bosch fully integrated dishwasher
- Oak-effect laminate flooring

Bathroom

- Full height wall tiling to bath area, with white painted walls and white bath
- Wall mounted chrome overhead hand shower and clear glass bath screen
- Mirrored cabinet with LED lighting underneath and grey open shelf units above white semi-recessed basin with chrome mixer tap to all homes
- WC with dual flush chrome push plate
- Chrome towel radiators

Ensuites

- Chrome clear glass shower screen and wall mounted chrome overhead fixed and hand shower
- Mirrored cabinet with LED lighting underneath and grey open shelf units above white compact basin with ceramic semi pedestal
- Full height wall tiling to shower area, with white painted walls and tray
- Chrome clear glass shower screen and wall mounted chrome overhead fixed and hand shower
- Chrome towel radiators
- WC with dual flush chrome push plate

Cloakrooms

- White compact basin with ceramic semi pedestal and chrome tap with mirror above to all cloakrooms
- WC with cistern push plate
- Chrome towel radiators





Computer generated image is indicative only.



Computer generated image is indicative only.



Computer generated image is indicative only.

Bedroom(s)

- Cormar easy clean beige carpet to all bedrooms with brushed steel thresholds
- Fitted wardrobes with frosted glass sliding doors to all main bedrooms

Security & Peace of Mind

- Video entry system to apartments in Melody Court
- Doorbell to townhouses and maisonettes in Harmony Court with a ground floor front entrance
- Wired smoke detectors & heat alarms to all homes

Communal

- High quality, durable carpeting, and floor finishes throughout
- Electronic access to Melody Court
- Communal bicycle storage to Melody Court and each individual home in Harmony Court and townhouses

Utility / Electricals

- Individual boilers to each home with heat and hot water smart meters
- White radiators to all homes
- Recessed down lights fitted throughout
- Small linear battens to walk-in cupboards
- Shaver sockets to all bathrooms and en-suites
- Bosch freestanding washing machines to hallway storage cupboards
- Communal aerial, telephone and satellite system wired for Sky+ and Freeview television cover points to living room and master bedroom*
- Fibre optic internet wired to all homes

General

- Entrance doors with concealed door closer and polishes finish to match door handles
- White painted doors with white internal joinery and brushed finish to match door handles
- Ventilation system with humidity controls in kitchen, bathrooms and en-suites
- 10-year NHBC Warranty
- Extended 2 year defects period
- Parking available to all townhouses
- Balconies to all apartments and gardens to all townhouses and apartments in Harmony Court
- Juliette balconies to selected apartments and to all townhouses
- Communal children play area
- Pet friendly
- 990 year lease

Sustainability elements

- Rainwater butts to townhouses only
- Green roofs to all townhouses
- Electricity supplied in conjunction with solar photovoltaic panels
- Surface water run-off stored in attenuation tanks
- 3 stage separation integrated recycling bin
- Double glazed windows and balcony doors for good insulation, meeting London standards
- High rated appliances for energy efficiency

SMALL PRINT:

* Leaseholder will be responsible for SkyQ installation and subscription at additional cost.

Whilst every effort has been taken to ensure the accuracy of the information provided, the specification has been supplied as a guide and Peabody reserves the right to amend the specification as necessary and without notice. Please ask your sales advisor for more information.





Site Plan

Sydenham Groves is a boutique collection of homes positioned in a cul-de-sac with children’s play area and direct access to Sydenham Road.

- **Melody Court**
 Ground Floor - (Affordable Rent and commercial space)
 First Floor - 1 & 2 bedroom apartments (Shared Ownership)

- **No 22–31 Symphony Grove**
 3 bedroom townhouses with parking (Shared Ownership)

- **Harmony Court**
 1 & 2 bedroom maisonettes (Shared Ownership)

- Cycle stand
- Disabled parking bay
- Accommodation entrance
- P** Designated Parking

Sydenham Groves – Melody Court

Floor plans



1 bedroom apartment

1 | 1st floor | Melody Court

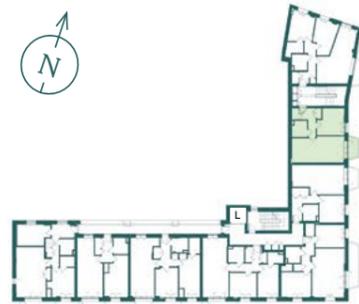
Gross Internal Area – 51sqm | 558sqft



Room dimensions

Kitchen / Dining / Living	7.03m x 3.53m	23'1" x 11'7"
Bedroom	3.68m x 3.67m	12'1" x 12'0"
Bathroom	2.22m x 2.06m	7'3" x 6'9"
Balcony	4.58 sqm	49.3 sqft

Apartment location



FF: Fridge Freezer / TU: Tall Unit / SV: Services / DW: Dishwasher / WM: Washing Machine / W: Wardrobe / S: Storage / B: Boiler / L: Lift

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2 bedroom apartment

2 & 3 | 1st & 2nd floor | Melody Court

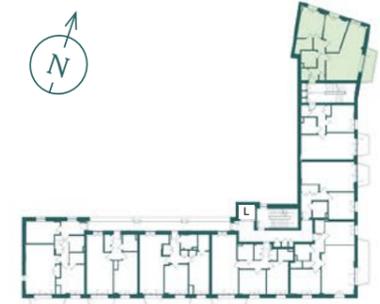
Gross Internal Area – 72sqm | 778sqft



Room dimensions

Kitchen / Dining / Living	7.72m x 4.53m	25'4" x 14'10"
Bedroom	3.67m x 3.23m	12'0" x 10'7"
Bathroom	2.22m x 2.07m	7'3" x 6'9"
Ensuite	2.30m x 1.50m	7'7" x 4'11"
Balcony	7 sqm	75.3 sqft

Apartment location



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1 bedroom apartment

6 | 1st floor | Melody Court

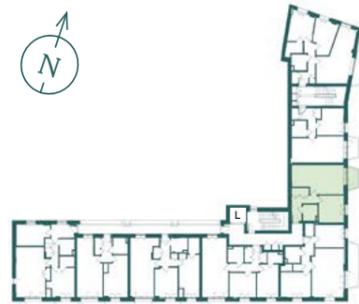
Gross Internal Area – 55sqm | 592sqft



Room dimensions

Kitchen / Dining / Living	7.05m x 4.00m	23'2" x 13'1"
Bedroom	3.65m x 3.40m	11'12" x 11'2"
Bathroom	2.20m x 2.00m	7'3" x 6'7"
Balcony	4.58 sqm	49.3 sqft

Apartment location



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2 bedroom apartment

7 & 13 | 1st & 2nd floor | Melody Court

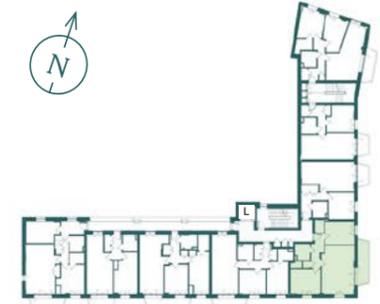
Gross Internal Area – 71sqm | 761sqft



Room dimensions

Kitchen / Dining / Living	6.50m x 4.38m	21'4" x 14'4"
Bedroom 1	4.41m x 4.03m	14'6" x 13'3"
Bedroom 2	3.90m x 3.06m	12'10" x 10'0"
Bathroom	2.16m x 2.00m	7'1" x 6'7"
Balcony	9.29 sqm	100.0 sqft

Apartment location



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2 bedroom apartment

8 & 14 | 1st & 2nd floor | Melody Court

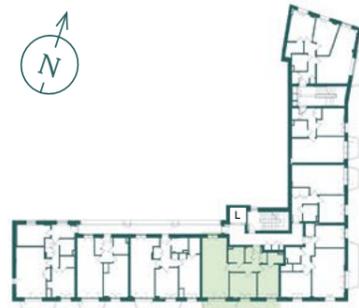
Gross Internal Area – 72sqm | 774sqft



Room dimensions

Kitchen / Dining / Living	7.96m x 3.54m	26'1" x 117"
Bedroom 1	4.40m x 2.82m	14'5" x 9'3"
Bedroom 2	3.60m x 3.33m	11'10" x 10'11"
Bathroom	2.15m x 2.09m	7'1" x 6'10"
Ensuite	2.10m x 1.50m	6'11" x 4'11"
Balcony	7 sqm	75.35 sqft

Apartment location



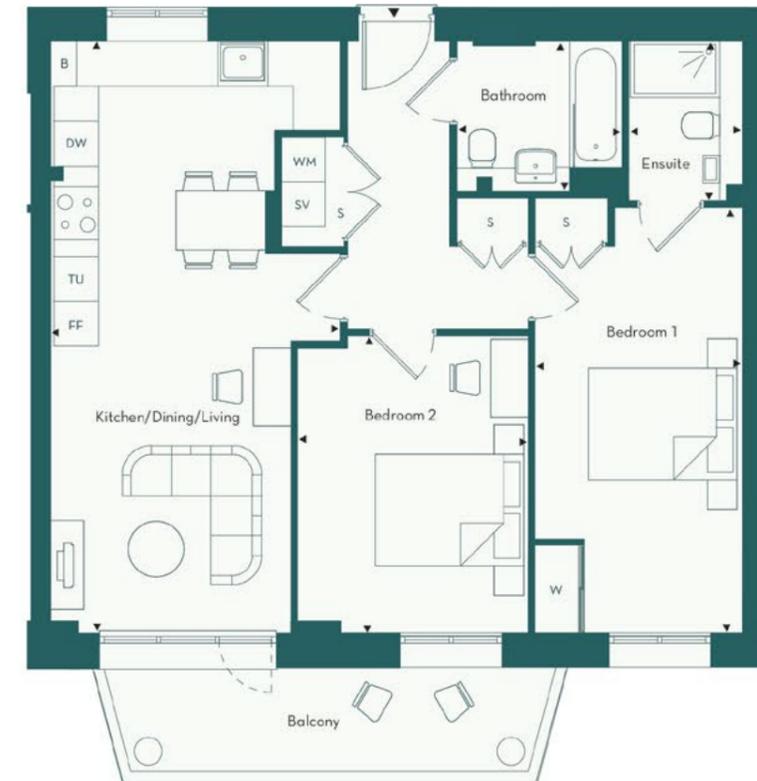
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2 bedroom apartment

9 & 15 | 1st & 2nd floor | Melody Court

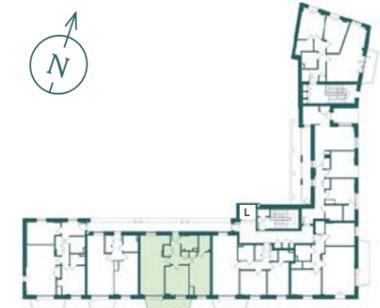
Gross Internal Area – 74sqm | 792sqft



Room dimensions

Kitchen / Dining / Living	7.96m x 3.23m	26'1" x 10'7"
Bedroom 1	5.72m x 2.78m	18'9" x 9'1"
Bedroom 2	4.00m x 3.10m	13'1" x 10'2"
Bathroom	2.22m x 2.01m	7'3" x 6'7"
Ensuite	2.14m x 1.52m	7'0" x 4'12"
Balcony	9.29 sqm	100.0 sqft

Apartment location



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1 bedroom apartment

10 & 16 | 1st & 2nd floor | Melody Court

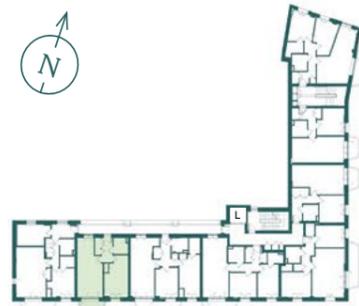
Gross Internal Area – 54sqm | 579sqft



Room dimensions

Kitchen / Dining / Living	7.96m x 3.47m	26'1" x 11'5"
Bedroom	5.66m x 3.21m	18'7" x 10'6"
Bathroom	2.20m x 2.00m	7'3" x 6'7"
Balcony	5.28 sqm	56.8 sqft

Apartment location



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2 bedroom apartment

11 & 17 | 1st & 2nd floor | Melody Court

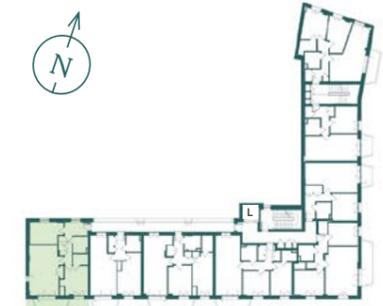
Gross Internal Area – 76sqm | 813sqft



Room dimensions

Kitchen / Dining / Living	6.74m x 3.94m	22'1" x 12'11"
Bedroom 1	3.96m x 3.76m	13'0" x 12'4"
Bedroom 2	4.52m x 3.00m	14'10" x 9'10"
Bathroom	2.20m x 2.00m	7'3" x 6'7"
Ensuite	2.00m x 1.49m	6'7" x 4'11"
Balcony	7 sqm	75.3 sqft

Apartment location



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2 bedroom apartment

12 | 2nd floor | Melody Court

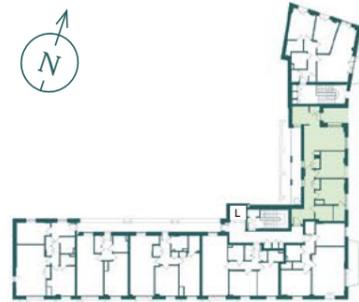
Gross Internal Area – 79sqm | 846sqft



Room dimensions

Kitchen / Dining / Living	7.60m x 5.26m	24'11" x 17'3"
Bedroom 1	3.41m x 3.20m	11'2" x 10'6"
Bedroom 2	3.80m x 3.60m	12'6" x 11'10"
Bathroom	2.35m x 2.10m	7'9" x 6'11"
Ensuite	2.10m x 1.48m	6'11" x 4'10"
Balcony	6.68 sqm	71.9 sqft

Apartment location



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Sydenham Groves

Symphony Grove & Harmony Court

Floor plans



3 bedroom townhouse

22 | Symphony Grove

Gross Internal Area – 121sqm | 1299sqft

Ground floor



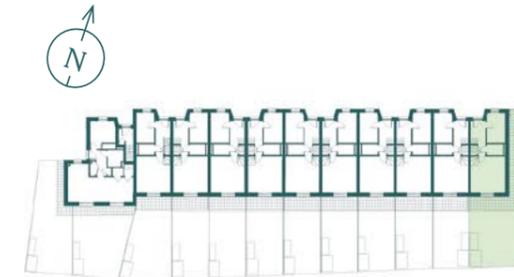
First floor



Second floor



Townhouse location



Ground floor

Kitchen	3.95m x 2.44m	12'12" x 8'0"
Living	4.72m x 4.50m	15'6" x 14'9"

First floor

Bedroom 2	4.50m x 3.50m	14'9" x 11'6"
Bedroom 3	4.50m x 3.20m	14'9" x 10'6"
Bathroom	2.24m x 2.03m	7'4" x 6'8"

Second floor

Bedroom 1	4.50m x 3.20m	14'9" x 10'6"
Ensuite	2.24m x 2.03m	7'4" x 6'8"

Gross External Area	106.3 sqm	1144.2 sqft
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3 bedroom townhouse

23 | Symphony Grove

Gross Internal Area – 121sqm | 1299sqft

Ground floor



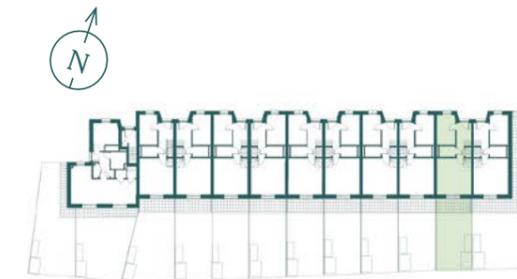
First floor



Second floor



Townhouse location



Ground floor

Kitchen	3.95m x 2.44m	12'12" x 8'0"
Living	4.72m x 4.50m	15'6" x 14'9"

First floor

Bedroom 2	4.50m x 3.50m	14'9" x 11'6"
Bedroom 3	4.50m x 3.20m	14'9" x 10'6"
Bathroom	2.24m x 2.03m	7'4" x 6'8"

Second floor

Bedroom 1	4.50m x 3.20m	14'9" x 10'6"
Ensuite	2.24m x 2.03m	7'4" x 6'8"

Gross External Area	71.4 sqm	768.54 sqft
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FF: Fridge Freezer / TU: Tall Unit / SV: Services / DW: Dishwasher / WM: Washing Machine / W: Wardrobe / S: Storage / B: Boiler

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3 bedroom townhouse

24 | Symphony Grove

Gross Internal Area – 121sqm | 1299sqft

Ground floor



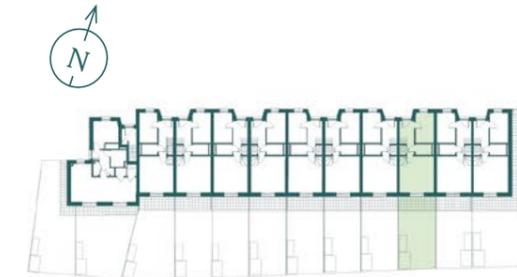
First floor



Second floor



Townhouse location



42

43

Ground floor

Kitchen	3.95m x 2.44m	12'12" x 8'0"
Living	4.72m x 4.50m	15'6" x 14'9"

First floor

Bedroom 2	4.50m x 3.50m	14'9" x 11'6"
Bedroom 3	4.50m x 3.20m	14'9" x 10'6"
Bathroom	2.24m x 2.03m	7'4" x 6'8"

Second floor

Bedroom 1	4.50m x 3.20m	14'9" x 10'6"
Ensuite	2.24m x 2.03m	7'4" x 6'8"

Gross External Area	0 sqm	0 sqft
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FF: Fridge Freezer / TU: Tall Unit / SV: Services / DW: Dishwasher / WM: Washing Machine / W: Wardrobe / S: Storage / B: Boiler

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3 bedroom townhouse

25 | Symphony Grove

Gross Internal Area – 121sqm | 1299sqft

Ground floor



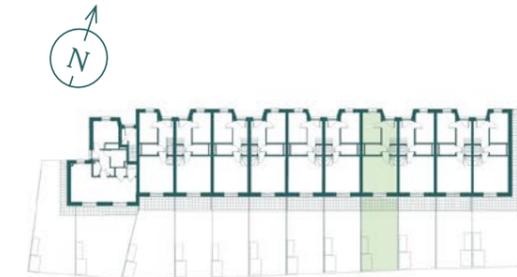
First floor



Second floor



Townhouse location



Ground floor

Kitchen	3.95m x 2.44m	12'12" x 8'0"
Living	4.72m x 4.50m	15'6" x 14'9"

First floor

Bedroom 2	4.50m x 3.50m	14'9" x 11'6"
Bedroom 3	4.50m x 3.20m	14'9" x 10'6"
Bathroom	2.24m x 2.03m	7'4" x 6'8"

Second floor

Bedroom	4.50m x 3.20m	14'9" x 10'6"
Ensuite	2.24m x 2.03m	7'4" x 6'8"

Gross External Area	73.9 sqm	795.45 sqft
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FF: Fridge Freezer / TU: Tall Unit / SV: Services / DW: Dishwasher / WD: Washer Dryer / W: Wardrobe / S: Storage / B: Boiler

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3 bedroom townhouse

26 | Symphony Grove

Gross Internal Area – 121sqm | 1299sqft

Ground floor



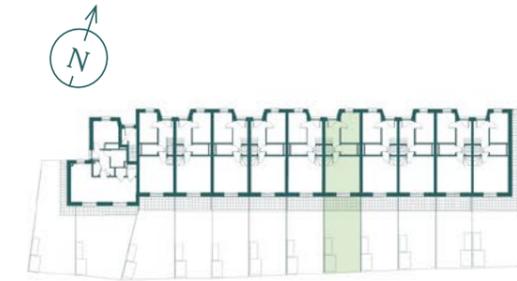
First floor



Second floor



Townhouse location



Ground floor

Kitchen	3.95m x 2.44m	12'12" x 8'0"
Living	4.72m x 4.50m	15'6" x 14'9"

First floor

Bedroom 2	4.50m x 3.50m	14'9" x 11'6"
Bedroom 3	4.50m x 3.20m	14'9" x 10'6"
Bathroom	2.24m x 2.03m	7'4" x 6'8"

Second floor

Bedroom 1	4.50m x 3.20m	14'9" x 10'6"
Ensuite	2.24m x 2.03m	7'4" x 6'8"

Gross External Area	7.8 sqm	794.38 sqft
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FF: Fridge Freezer / TU: Tall Unit / SV: Services / DW: Dishwasher / WM: Washing Machine / W: Wardrobe / S: Storage / B: Boiler

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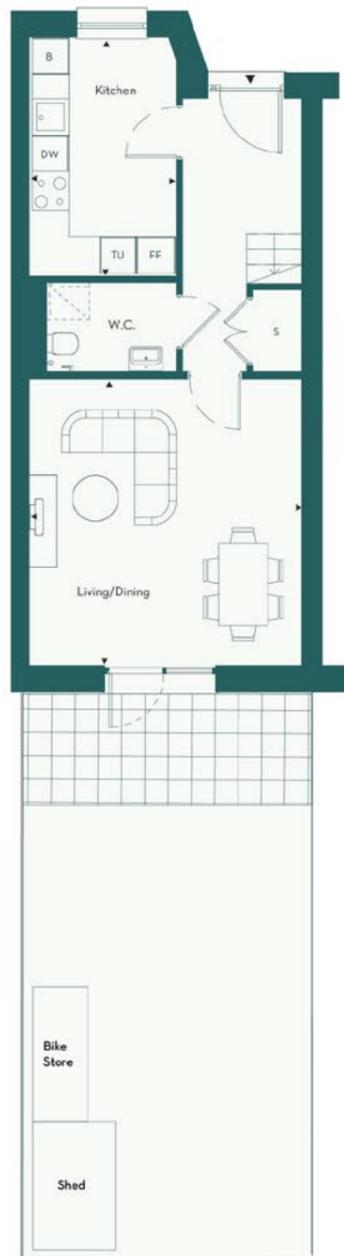
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3 bedroom townhouse

27 | Symphony Grove

Gross Internal Area – 121sqm | 1299sqft

Ground floor



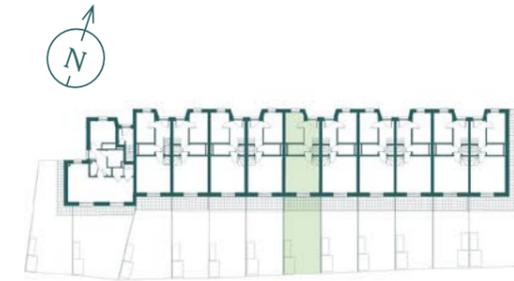
First floor



Second floor



Townhouse location



Ground floor

Kitchen	3.95m x 2.44m	12'12" x 8'0"
Living	4.72m x 4.50m	15'6" x 14'9"

First floor

Bedroom 2	4.50m x 3.50m	14'9" x 11'6"
Bedroom 3	4.50m x 3.20m	14'9" x 10'6"
Bathroom	2.24m x 2.03m	7'4" x 6'8"

Second floor

Bedroom 1	4.50m x 3.20m	14'9" x 10'6"
Ensuite	2.24m x 2.03m	7'4" x 6'8"

Gross External Area	76.1 sqm	819.134 sqft
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FF: Fridge Freezer / TU: Tall Unit / SV: Services / DW: Dishwasher / WM: Washing Machine / W: Wardrobe / S: Storage / B: Boiler

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3 bedroom townhouse

28 | Symphony Grove

Gross Internal Area – 121sqm | 1299sqft

Ground floor



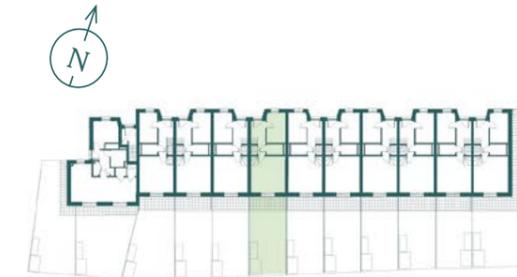
First floor



Second floor



Townhouse location



Ground floor

Kitchen	3.95m x 2.44m	12'12" x 8'0"
Living	4.72m x 4.50m	15'6" x 14'9"

First floor

Bedroom 2	4.50m x 3.50m	14'9" x 11'6"
Bedroom 3	4.50m x 3.20m	14'9" x 10'6"
Bathroom	2.24m x 2.03m	7'4" x 6'8"

Second floor

Bedroom 1	4.50m x 3.20m	14'9" x 10'6"
Ensuite	2.24m x 2.03m	7'4" x 6'8"

Gross External Area	76.7 sqm	825.592 sqft
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3 bedroom townhouse

29 | Symphony Grove

Gross Internal Area – 121sqm | 1299sqft

Ground floor



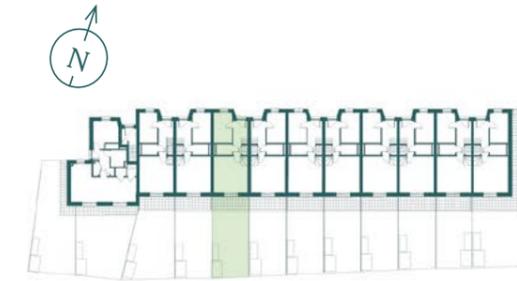
First floor



Second floor



Townhouse location



Ground floor

Kitchen	3.95m x 2.44m	12'12" x 8'0"
Living	4.72m x 4.50m	15'6" x 14'9"

First floor

Bedroom 2	4.50m x 3.50m	14'9" x 11'6"
Bedroom 3	4.50m x 3.20m	14'9" x 10'6"
Bathroom	2.24m x 2.03m	7'4" x 6'8"

Second floor

Bedroom 1	4.50m x 3.20m	14'9" x 10'6"
Ensuite	2.24m x 2.03m	7'4" x 6'8"

Gross External Area	0 sqm	0 sqft
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FF: Fridge Freezer / TU: Tall Unit / SV: Services / DW: Dishwasher / WM: Washing Machine / W: Wardrobe / S: Storage / B: Boiler

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3 bedroom townhouse

30 | Symphony Grove

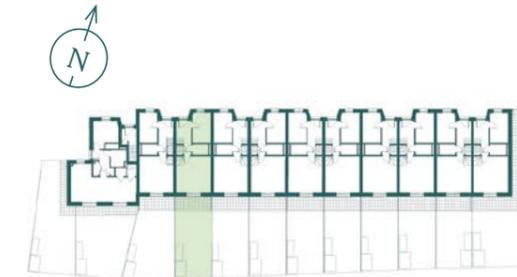
Gross Internal Area – 121sqm | 1299sqft

Ground floor

First floor

Second floor

Townhouse location



54

55

Ground floor

Kitchen	3.95m x 2.44m	12'12" x 8'0"
Living	4.72m x 4.50m	15'6" x 14'9"

First floor

Bedroom 2	4.50m x 3.50m	14'9" x 11'6"
Bedroom 3	4.50m x 3.20m	14'9" x 10'6"
Bathroom	2.24m x 2.03m	7'4" x 6'8"

Second floor

Bedroom 1	4.50m x 3.20m	14'9" x 10'6"
Ensuite	2.24m x 2.03m	7'4" x 6'8"
Gross External Area	77.6 sqm	835.279 sqft

FF: Fridge Freezer / TU: Tall Unit / SV: Services / DW: Dishwasher / WM: Washing Machine / W: Wardrobe / S: Storage / B: Boiler

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3 bedroom townhouse

31 | Symphony Grove

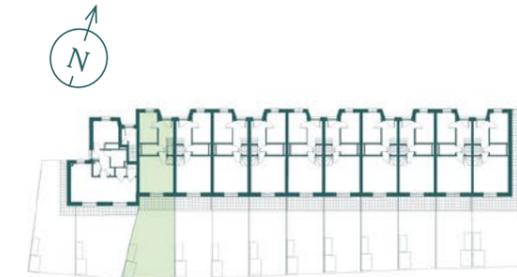
Gross Internal Area – 121sqm | 1299sqft

Ground floor

First floor

Second floor

Townhouse location



Ground floor

Kitchen	3.95m x 2.44m	12'12" x 8'0"
Living	4.72m x 4.50m	15'6" x 14'9"

First floor

Bedroom 2	4.50m x 3.50m	14'9" x 11'6"
Bedroom 3	4.50m x 3.20m	14'9" x 10'6"
Bathroom	2.24m x 2.03m	7'4" x 6'8"

Second floor

Bedroom 1	4.50m x 3.20m	14'9" x 10'6"
Ensuite	2.24m x 2.03m	7'4" x 6'8"

Gross External Area	87.6 sqm	942.919 sqft
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FF: Fridge Freezer / TU: Tall Unit / SV: Services / DW: Dishwasher / WM: Washing Machine / W: Wardrobe / S: Storage / B: Boiler

FF: Fridge Freezer / TU: Tall Unit / SV: Services / DW: Dishwasher / WM: Washing Machine / W: Wardrobe / S: Storage / B: Boiler

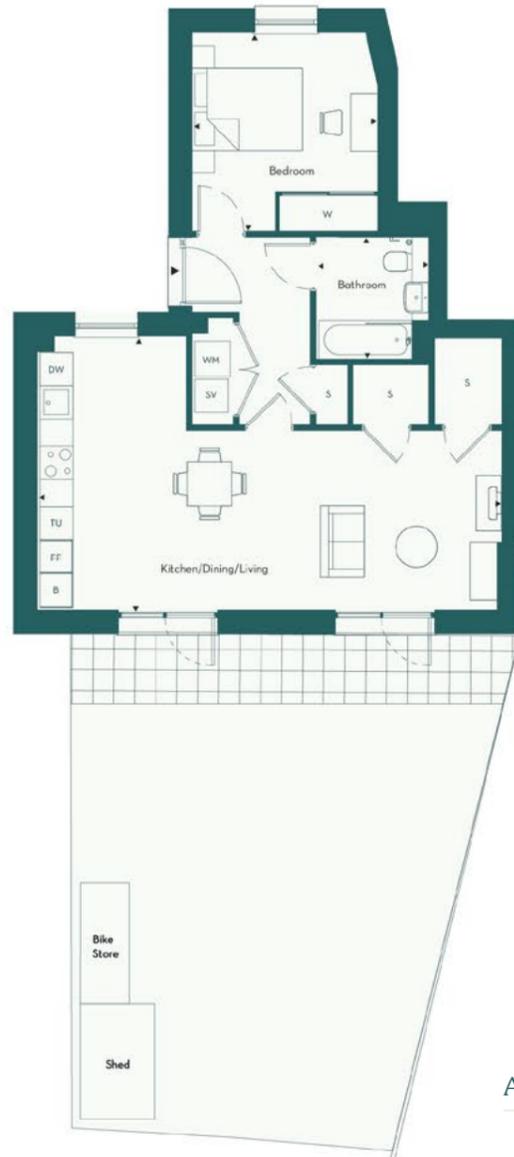
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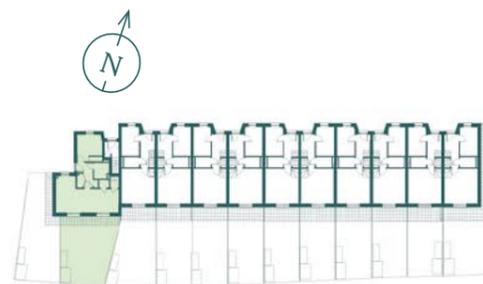
1 bedroom maisonette

32A | Ground floor | Harmony Court

Gross Internal Area – 62sqm | 671sqft



Apartment location



Room dimensions

Kitchen / Dining / Living	8.50m x 4.98m	27'11" x 16'4"
Bedroom	3.65m x 3.42m	11'12" x 11'3"
Bathroom	2.25m x 2.09m	7'5" x 6'10"
Gross External Area	81.46 sqm	876.83 sqft

FF: Fridge Freezer / TU: Tall Unit / SV: Services / DW: Dishwasher / WM: Washing Machine / W: Wardrobe / S: Storage / B: Boiler

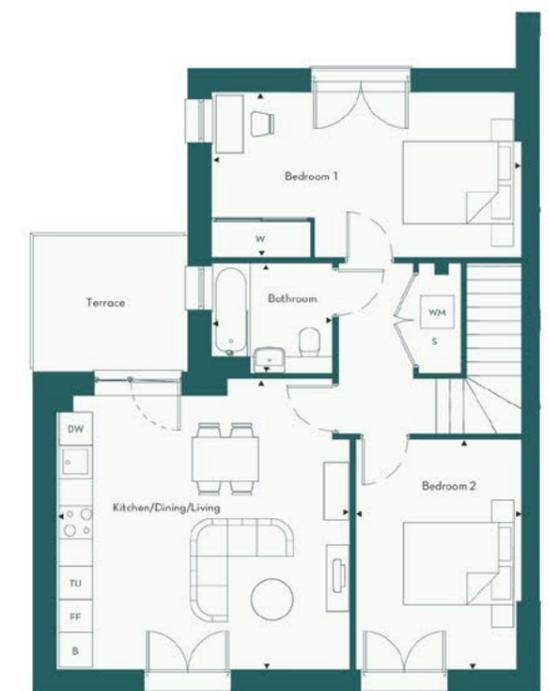
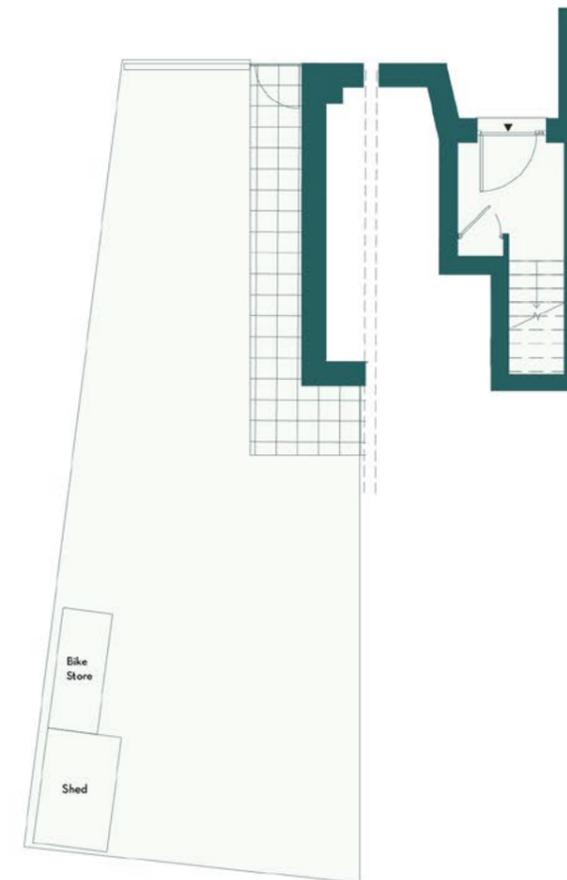
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2 bedroom maisonette

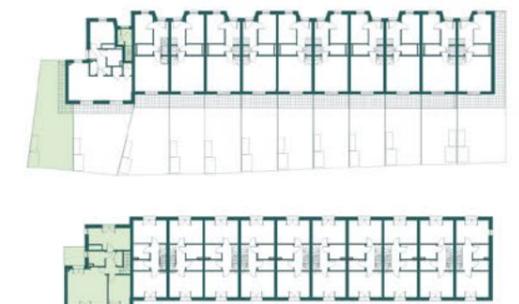
32B | 1st floor | Harmony Court

Gross Internal Area – 79sqm | 852sqft

Ground floor entrance



Apartment location



Room dimensions

Kitchen / Dining / Living	5.37m x 5.03m	17'7" x 16'6"
Bedroom 1	5.63m x 3.05m	18'6" x 10'0"
Bedroom 2	4.22m x 3.06m	13'10" x 10'0"
Bathroom	2.24m x 2.03m	7'4" x 6'8"
Gross External Area	94.1 sqm	1012.88 sqft

FF: Fridge Freezer / TU: Tall Unit / SV: Services / DW: Dishwasher / WM: Washing Machine / W: Wardrobe / S: Storage / B: Boiler

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More than just a place to live.

Peabody creates great places where people want to live, adding value by upholding high design standards, building sustainable, high-quality new homes that stand the test of time and making a positive difference through ongoing commitment to our communities.



Strong growth

With a growing pipeline, Peabody continues to invest in building quality new homes with high design standards. We create homes in great locations which are safe, easy to maintain and long-lasting. Peabody delivers long-term returns on investment. With an asset base of £8.3bn, Peabody is well placed to build thousands more top quality, well-maintained homes each year.



Award winning

In recent years, Peabody has been recognised and awarded more than 60 prestigious awards, including the Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the Evening Standard New Homes Awards. We also work with award winning partners who share our values, high design standards and focus on great customer experience.

Mission Statement – Our mission is to help people flourish.

Find your place: <https://www.peabodysales.co.uk/more-than-just-a-place-to-live/>

60



Building history

Formed 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations. Together with Catalyst Housing who joined the Group in 2022, we are responsible for more than 104,000 homes across London and the Home Counties.



Social impact

In line with our social purpose, Peabody re-invests its surplus to provide more homes and services. We deliver services to 220,000 residents, supporting customers and the wider communities in which we work. We focus on those who need our help the most, working with people and communities to build resilience and promote wellbeing. We invest around £11m each year through our Community Foundation, to support people to be healthier, wealthier and happier.



Customer focus

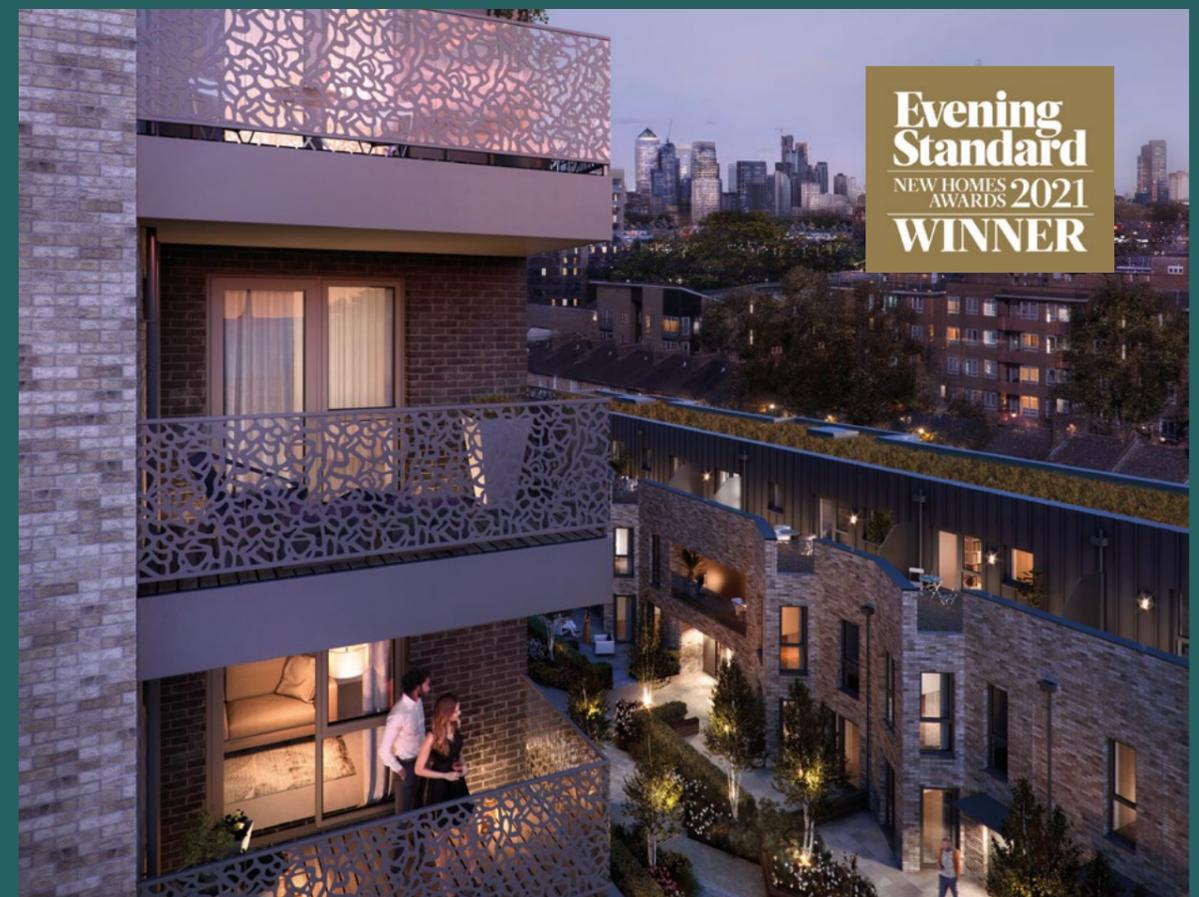
Over 90% of customers said they would recommend Peabody. Our customers' feedback helps shape the design of our homes and community services based on the needs of each neighbourhood. We value our customers and listen to what they have to tell us. Peabody are proud to have achieved 'Gold' in the independent customer satisfaction awards three times in a row and strive for excellence in all that we do.



Quality, sustainability & innovative design

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality, innovative design. We work with industry experts and continually monitor quality throughout the design, procurement and development process. We aim to make a positive impact on climate change for our residents, communities and the environment, with an ambition to achieve net zero carbon in our new and existing homes by 2050.

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The Pomeroy SE14

SYDENHAM GROVES

LONDON SE26

020 3369 0792 / sydenham-groves.co.uk

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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. Measurements are rounded down and we work towards 5% tolerance. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe sizes and position may vary. Ceiling height may vary within select apartments. All balcony/terrace 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. Please speak to the sales team for more information. Information correct as of June 2022.

 Peabody