



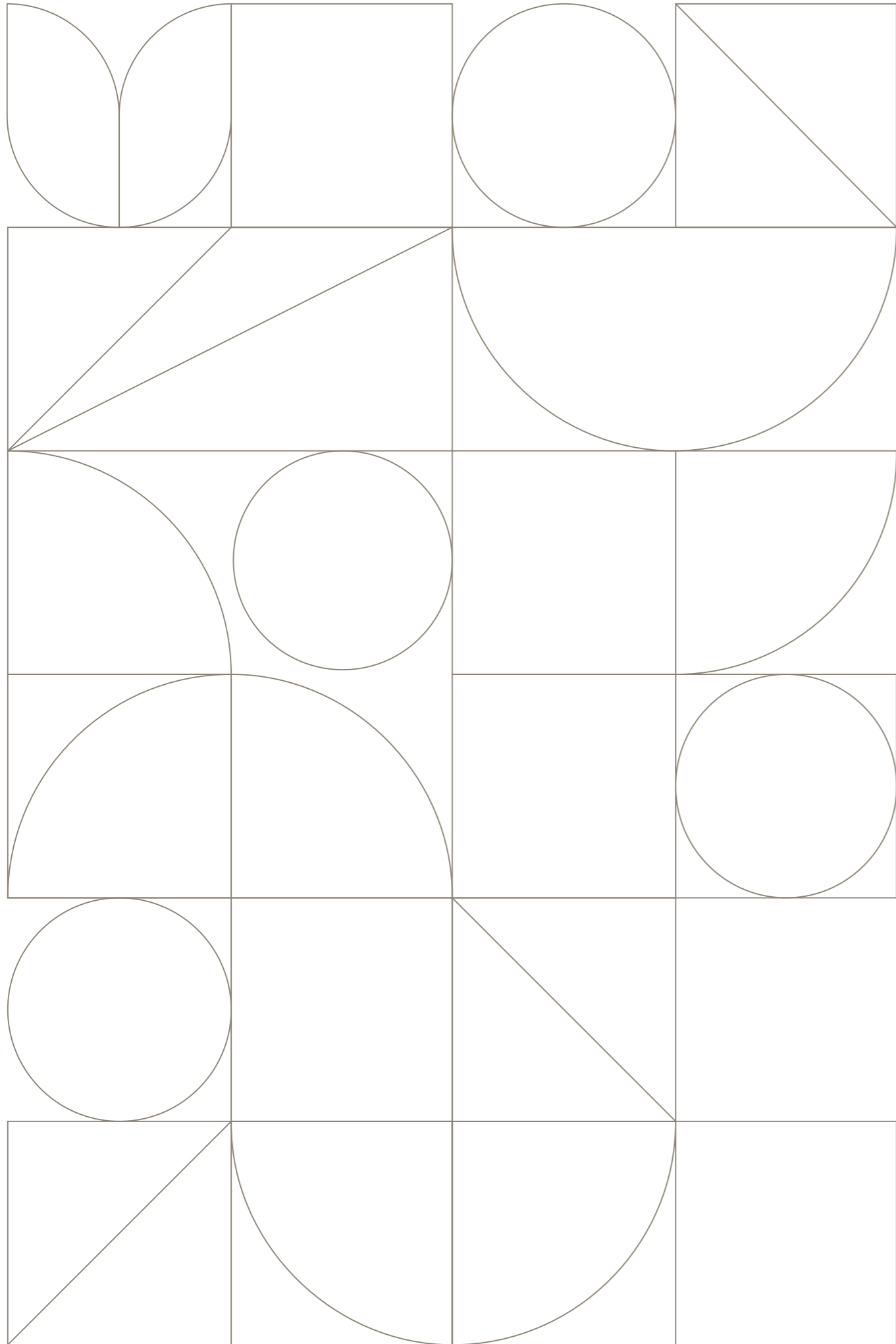
# LEWISHAM

SE13

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A STYLISH COLLECTION OF ONE, TWO AND THREE BEDROOM  
APARTMENTS AND TWO BEDROOM DUPLEXES



# CREATING YOUR ROOTS

INTRODUCING SQUARE ROOTS, THE  
NEW PROVIDER OF STYLISH SHARED  
OWNERSHIP HOMES ACROSS LONDON

At Square Roots, we are dedicated to building a capital that's accessible for everyone who wants to live and work here.

Backed by the award-winning developer London Square, we're making this dream a reality by building high quality shared ownership homes in communities that enrich the lives of our residents and promote a sense of belonging.

Quality homes like Square Roots Lewisham.





# WELCOME TO SQUARE ROOTS LEWISHAM



A place to call home, Square Roots Lewisham truly offers the perfect work-life balance. Discover the exclusive range of one, two and three bedroom apartments and duplexes just a 7-minute walk from Lewisham Station\*.

The easily walkable train and DLR rail links provide a swift hop into the heart of London, connecting you to all the cultural highlights of the capital.

BLACKHEATH





An aerial photograph of a modern residential development, Axion House, during the golden hour of sunset. The building features a light-colored brick facade and large windows, some of which are illuminated from within. A prominent feature is a large, landscaped rooftop terrace with a curved gravel path, greenery, and people walking. The terrace is situated above a courtyard area with a winding path and more greenery. In the background, a dense urban landscape is visible, including a railway line, various residential buildings, and the London skyline with the Shard in the distance. The sky is a mix of orange, yellow, and blue, with a flock of birds flying in the upper left. The overall atmosphere is warm and modern.

# RIVERSIDE LIVING

Lying next to the Ravensbourne River, every home will benefit from a private balcony or terrace. Residents on the upper floors will have views across the famous London skyline whilst others will look out onto newly-landscaped gardens below.



# CITY LIVING





# GREEN

# AND

# SERENE



ENJOY PLEASANT WOOD-LINED WALKS AND SUMMER PICNICS WITH PANORAMIC VIEWS OF GLORIOUS SUNSETS OVER THE CITY.



At Square Roots Lewisham, you are perfectly placed to recharge and unwind. Rediscover the magic of nature with a choice of 46 local parks in Lewisham and acres of Sites of Importance for Nature Conservation.

You are also centrally placed to enjoy Waterlink Way, a picturesque cycle route that follows the rivers Pool and Ravensbourne. The route travels through Lewisham, connecting Beckenham in the south to Greenwich and the River Thames in the north. With so many choices for outdoor spaces, why not treat yourself to a picnic with local produce from one of the several local farmers markets in the area?

On Saturdays, the award-winning Brockley Market can be found a 14-minute walk from your doorstep, with locally-sourced fresh

seasonal produce, breads and pastries, flowers, drinks, and street food. On Sundays, slightly further afield, you will find Blackheath Farmers' Market, perfectly positioned to enjoy the common. In addition, on the first Sunday of every month, Lewisham Food Market takes the stage at Cornmill Gardens, right next to the development.


Under a 10-minute walk away is Hilly Fields where you can find plenty of outdoor sports including cricket, tennis, and golf. Keen runners can also join the local parkrun.

From music festivals and family funfairs to hosting the start of one of the most famous marathons in the world, Virgin London Marathon at Blackheath, Square Roots Lewisham is the ideal base to take advantage of it all.



# LIFE AND SOUL



 BROADWAY THEATRE

When it comes to finding fresh experiences, living in Lewisham means that you won't have to look far. It is home to a diverse range of highlights including access to a range of independent boutiques, high street favourites, and specialist stores such as Longdan Lewisham, a plant-based organic food store.

It is also an area that is becoming known for its eclectic food and drinks scene, with favourites such as the London Beer Dispensary, Vinothec Social, and L'Oculco Cocina restaurant and wine bar, to name a few.

For those who love the arts, you will find the best rising artists at Lewisham Arthouse as well as a great choice of independent theatres like Broadway Theatre, cinemas, and a local bowling alley all within walking distance.

**"Broadway is at the heart of our borough's cultural offerings, providing future generations with opportunities along with the best live entertainment in southeast London; from comedy and pantomime to dance and fresh writing."**

CLLR JAMES-J WALSH,  
CABINET MEMBER FOR CULTURE



Lewisham isn't just a convenient Zone 2 and 3 base to get into Central London. It is a destination in its own right.

2022 saw Lewisham celebrated as the London Borough of Culture for good reason; it is a diverse, authentic, and an exciting place to live that celebrates the uniqueness of the local community.

This year-long cultural programme was curated by the people of Lewisham, celebrating the area's rich history that gives the area so much of its charm.





**AN EFFORTLESS DAY  
IN THE LIFE**

When what you really need is an easy way to get things done and dusted, Square Roots Lewisham is ideally placed to have the 'day-to-day' covered.



**ON YOUR  
DOORSTEP**

**Anytime Fitness**  
Vian St, London  
SE13 7DJ  
**6 min walk**

**Antonio Delicatessen**  
23 Lewis Grove, London  
SE13 6BG  
**12 min walk**

**Lewisham Library**  
199-201 Lewisham  
High St, London  
SE13 6LG  
**6 min walk**

**Longdan Lewisham  
Organic Food Store**  
262-274 Lewisham High  
St, London SE13 6AD  
**12 min walk**

**Sainsbury's**  
Lewisham Centre,  
London SE13 7EP  
**6 min walk**

**Doorstep Bakery**  
23 Brockley Cross,  
London SE4 2AB  
**9 min cycle**

**Lewisham  
Shopping Centre**  
Molesworth St,  
London SE13 7HB  
**9 min walk**

**Belmont Hill Surgery**  
36 Belmont Hill,  
London SE13 5AY  
**6 min cycle**

**Sheel Pharmacy**  
312-314 Lewisham Rd,  
London SE13 7PA  
**9 min walk**



# THE PERFECT POSITION

With Canary Wharf, Bank, and London Victoria all under 25 minutes away, Lewisham is a quick and convenient base to commute from or to simply enjoy all the attractions the city has to offer. The DLR and National Rail services are just a 7-minute walk from Square Roots Lewisham, as well as connections to the London bus network.

Lewisham town centre is only 9 minutes away on foot, offering a range of amenities

and shopping opportunities. If you want to get active, a short bike ride takes you to the historic Greenwich Park.

For a weekend break from the city, you can easily hop on Southeastern Rail from Lewisham Station for a refreshing trip to Brighton beach or the Kent or Sussex countryside.

Wherever you need to be, for work or relaxation, you will be ideally positioned to travel out from Square Roots Lewisham.





# NEW BEGINNINGS TO LIFELONG LEARNING.

## ALL-THROUGH SCHOOL

### PRENDERGAST VALE SCHOOL

*Ofsted: Good*  
2 min walk

## NURSERIES

### BRIGHT HORIZONS BROCKLEY DAY NURSERY AND PRESCHOOL

13 min walk

### SOMMERVILLE DAY NURSERY

13 min walk

### BUSY BEES

14 min walk

## PRIMARY SCHOOLS

### MORDEN MOUNT PRIMARY SCHOOL

*Ofsted: Good*  
15 min walk

### ST MARY'S PRIMARY SCHOOL

*Ofsted: Good*  
15 min walk

### GORDONBROCK PRIMARY SCHOOL

*Ofsted: Outstanding*  
19 min walk

## SECONDARY SCHOOLS

### PRENDERGAST SCHOOL FOR GIRLS

*Ofsted: Outstanding*  
15 min walk

### TRINITY CHURCH OF ENGLAND SCHOOL

*Ofsted: Good*  
32 min walk

### HARRIS GIRLS' ACADEMY EAST DULWICH

*Ofsted: Outstanding*  
13 min by car

## COLLEGES

### PRENDERGAST SIXTH FORM

13 min walk

### LEWISHAM COLLEGE

14 min walk

### HABERDASHERS' HATCHAM COLLEGE

30 min walk

## UNIVERSITIES

### UNIVERSITY HOSPITAL LEWISHAM

16 min walk

### GOLDSMITHS, UNIVERSITY OF LONDON

8 min cycle

### UNIVERSITY OF GREENWICH

16 min by train

### KING'S COLLEGE LONDON, GUY'S CAMPUS

21 min by train

### KING'S COLLEGE LONDON, WATERLOO CAMPUS

30 min by train

Kingston  
University  
London

KING'S  
College  
LONDON

Goldsmiths  
UNIVERSITY OF LONDON



Lewisham is a great place for students of all ages. If you are plotting the course of your child's learning journey, then you will want to consider Prendergast Vale School, a nursery, primary, and secondary all-through school just 2 minutes from your door. But there are also many other Good and Outstanding Ofsted-rated schools in the borough.

Great universities, such as the University of Greenwich and King's College London, are within a commutable distance. One of the closest, the innovative Goldsmiths in New Cross, not only provides undergraduate opportunities but also a host of short creative and vocational courses for lifelong learning.



# YOUR HOME, YOUR WAY



Your new home is designed sleekly for all elements of your life, with flexible space to work, entertain, and relax. In-built storage and integrated appliances make everything seamless, while the open-plan and light-filled living areas make it a beautiful space to spend time in. Private balconies and terraces offer an additional space for relaxing, light gardening, or entertaining friends.







# UNWIND BEAUTIFULLY



As practical as they are stylish, your principal bedroom comes with a fitted wardrobe and USB socket beside the bed. Similarly sleek, your bathroom features contemporary alcoves with a mirrored vanity, matt black fittings, and LED lighting.



# CONTEMPORARY SPECIFICATION

## GENERAL SPECIFICATION

- Charcoal Grey entrance door
- White internal doors
- Black ironmongery to internal doors
- Underfloor heating throughout (excluding utility and storage cupboards)
- Washer dryer to hall service cupboard
- Elka flooring to kitchen/living/hall
- Carpet to bedrooms
- Fitted wardrobe with black frame and mirrored sliding doors to bedroom 1
- White painted walls and ceilings throughout

## KITCHENS

- Contemporary design kitchen with matt black handle units in two colour tones (pre-selected colour themes\*)
- Aria hard surface worktop with matching upstand and full-height splashback behind hob in pre-selected colour themes\*
- LED strip lighting fitted to underside of wall units
- Midnight Sky stainless steel sink with black dual lever water tap
- Integrated single oven
- Integrated microwave
- Induction hob
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated concealed canopy extractor

## BATHROOMS

- Large format tiling with feature dark grout, full height to bath, around basin and WC
- Wall hung basin with black finish exposed bottle trap
- Mirrored vanity unit above basin with soft close hinges, 2 glass shelves and built-in shaver socket
- LED strip lighting fitted to underside of vanity unit

- WC with soft close lid and dual flush plate
- Bath with handheld shower, thermostatic wall-mounted controls and tiled bath panel
- LED strip lighting to recess bath panel
- Single glass panel black frame bath screen
- Tiled niche within bath enclosure for bottle storage
- Black finish taps and fittings
- Black ladder electric heated towel rail

## ENSUITE BATHROOMS

- Large format tiling with feature dark grout, full height to shower, around basin and WC
- Wall hung basin with black finish exposed bottle trap
- Mirrored vanity unit above basin with soft close hinges, 2 glass shelves and built-in shaver socket
- LED strip lighting fitted to underside of vanity unit
- WC with soft close lid and dual flush plate
- Shower enclosure with fixed shower head, handheld shower, thermostatic controls and shower screen
- Tiled niche within shower enclosure for bottle storage
- Black finish taps and fittings
- Black ladder electric heated towel rail



## ELECTRICAL

- White sockets with white inserts throughout the apartment
- 1 USB port to all habitable rooms
- Recessed downlights to kitchen, living area, bathroom, ensuite and hallway
- Pendant lighting to bedrooms
- Sky (subject to availability), Virgin Media, BT, and Hyperoptic connections
- Designated work-from-home station with power and data

## SECURITY & PEACE OF MIND

- Wireless door entry via handheld device
- Security locks to windows, balcony/terrace doors
- Hardwired smoke alarms and detection

- Heat sensor/sounder to kitchen areas
- Sprinkler system installed to each apartment
- 10-year NHBC warranty
- 2-year Square Roots Customer Service Warranty

## COMMUNAL AREAS

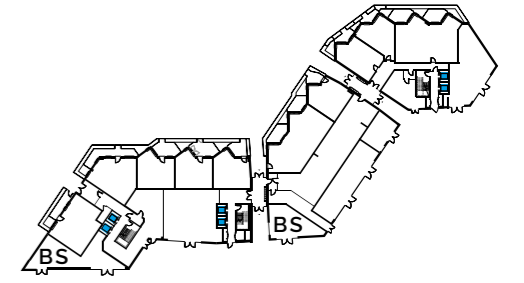
- Composite windows and patio doors where applicable
- Aluminium deck or paved balcony/terrace where applicable
- Metal balustrade to balconies
- Stair and lift access to all residential floors\*\*
- Cycle store
- Bin refuse
- Play area and communal gardens to ground floor and podium levels

\*Please ask your Sales Executive for further details, selected colour palettes and upgrades are subject to timeframes and cut-off dates.

\*\*Lift to shared ownership units.



# AXION HOUSE



**KEY**

- ▶ Bankside Entrance – Apartments: 002 – 802
- ▶ Waterway Entrance – Apartments: 005 – 1502
- ▶ Riverview Entrance
- Lift
- \* Private Terrace
- Cycle Store
- R Refuse
- BS Bin Store
- ES Electric Substation
- SP Roof Level Solar Panels
- PA Children's Play Area
- ⋯ Train Line
- Ground Floor Walkway



ROOFTOP GARDEN, LEVEL 5







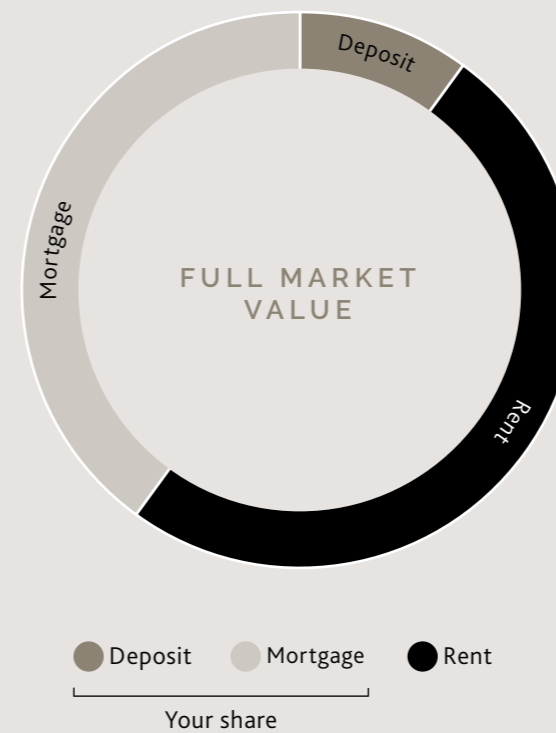
# SHARED OWNERSHIP MADE POSSIBLE

Designed as an alternative way to buy your new home, you can buy a share in your Square Roots home with a small mortgage and deposit. You still pay some rent on the remaining share you haven't purchased, but you live in your home as your own.



## OWNING A HOME IS NOW AN ACHIEVABLE DREAM

### HOW IT WORKS



### BUYING A SHARE

You start by buying a share of the property (usually between 25% and 75%). This helps to reduce the deposit and mortgage amounts you need to pay to get on the property ladder, as you are only borrowing what you can afford.

Your deposit will typically be 5-10% of the share value you decide to buy, not the full market value of the whole property.



Scan the QR code to view our affordability calculator

### PAYING RENT

You pay rent on the remaining share of the property you have not yet bought, but the rent is less than the rate charged on the open market.

You still live in the property as the sole occupier, no one else can buy or rent part of the same property you are living in.

### FUTURE OPTIONS

You can gradually "staircase" and buy additional shares in your home until you own it outright.

The cost of the additional shares is based on the market value of the property at the time that you purchase the shares. If you increase your share in the property, your rent is re-calculated and reduced proportionately. This gives you the possibility to plan fully owning your home in the future.



Scan the QR code to view our staircasing guide

Please note these monthly costs are an estimate and should be used as a guide only. Your mortgage is dependent on your lender agreement which will vary based on your personal circumstances and rent can vary per development and increase over time. These figures do not include the development service charge which must be factored into your monthly costs to evaluate your affordability.



# DESIGNED FOR YOU

AT SQUARE ROOTS, WE PLAN RIGHT DOWN TO THE FINEST DETAIL TO ENSURE THAT YOU FIND THE HOME OF YOUR DREAMS.



**Housing**  
Ombudsman Service



# BENEFITS OF BUYING NEW

NEW BUILD PROPERTIES COME WITH A PROMISE: YOU CAN MOVE STRAIGHT IN AND IMMEDIATELY RELAX IN YOUR HOME. NO STRESS OR COSTLY RENOVATION TO WORRY ABOUT.



## AWARD-WINNING CUSTOMER SERVICE

Our dedicated sales and customer care teams are here to help and guide you through every step of your purchase.



## 10-YEAR WARRANTY

All our homes carry the reassurance of a 10-year warranty that protects our customers should their new property develop any defects arising from construction. We also add our own 2-year Square Roots Customer Care Warranty which ensures that should anything break down as the result of a defect, the cost of repair/replacement is covered.



## HIGH QUALITY BUILD

Quality is built into the very fabric of our homes, so you can buy with complete confidence. From the selection of construction materials to the external and internal finishes, we use only high quality products provided by our trusted supply chain and fitted by skilled craftspeople.



## SECURITY & PEACE OF MIND

When you buy a Square Roots home off-plan, you can be assured that the finished product will meet our very high standards in every aspect of build and finish. All appliances, fixtures and fittings are in perfect working order from day one.



## ENERGY EFFICIENT

Your new home complies with all the most up-to-date building regulations for sustainability, insulation and energy efficiency. Our properties' minimum EPC rating of B, with many achieving A, help keep you warmer and your bills lower. All fitted appliances, including fridge freezers and dishwashers, are A-rated where possible to help reduce energy and water usage.



## COMMUNITY AND HERITAGE

Creating sustainable communities where people thrive is core to our operations. We develop places that are a pleasure to live in, with homes set in beautifully-landscaped and biodiverse grounds. We always ensure our developments are well integrated into the wider local community, and enjoy excellent transport links, services and facilities.



## THE RESIDENTS' COMMUNITY COMMITTEE

Inspired by the ethos of London's famous squares, and the legacy and sense of community they have created over the centuries, Square Roots is committed to shaping exceptional properties that reflect the aspirations of our residents, stimulate thriving communities, and set a new benchmark for modern living in the capital.



For more information on The Residents' Community Committee, please scan the QR code.



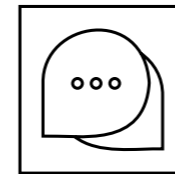
# OUR PREVIOUS SHARED OWNERSHIP DEVELOPMENTS

BUILT BY THE AWARD-WINNING DEVELOPER LONDON SQUARE, THESE SHARED OWNERSHIP HOMES WERE SOLD IN PARTNERSHIP WITH PEABODY AND CLARION.



1. Kingston, KT2 7RG  
 2. Staines upon Thames, TW18 4BY  
 3. Bermondsey, SE1 5TE

# OUR VISION TO BRING SUSTAINABLE LIVING TO THE CAPITAL



## SOCIAL

We focus our efforts on building sustainable communities as they are at the heart of who we are and what we do. We are an Outstanding Employer, having been recognised for our industry-leading employee engagement score in 2021 and 2022. We are also proud to be a Living Wage Employer and accredited with the Greater London Authority's good work standard.

## Communities

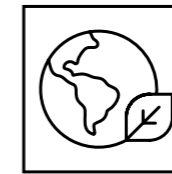
We will keep building sustainable communities where people can live, work, learn and play.

## Inclusion

We will continue to be an inclusive employer of choice and create developments that foster inclusion in the community.

## Employment

We will remain an outstanding employer who people want to work for.



## ENVIRONMENT

Our environmental approach focuses heavily on ways we can reduce our impact on climate change and pressures that modern methods of construction can put on the earth, nature, and precious resources.

We continue to innovate in order to secure a sustainable future for all.

## Carbon

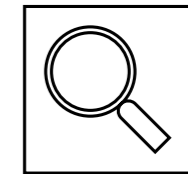
We will work to build net zero carbon homes by 2030, decreasing our greenhouse gas emissions year on year.

## Waste

We will continually strive to reduce, reuse and recycle, recycling a minimum of 98% of our construction waste.

## Natural resources & biodiversity

We will continue to source materials with the least environmental impact, reduce water consumption, and increase biodiversity.



## GOVERNANCE

We know we have work to do to increase the diversity of our Executive Board. However, the Board is supported by a strong team with a higher-than-industry-average representation of female and BAME employees, and we are committed to increasing the diversity of our team. We continue to recruit for talent and skills, without bias.

## Corporate governance

We will continue to be well-governed and do business in a clear and transparent manner.

## Business ethics

We will continue treating our suppliers and customers fairly.

## Reporting

We will continue to pay fair taxes.







SQUARE  
ROOTS

THERE IS LONDON. THERE IS LONDON SQUARE.  
NOW THERE IS SQUARE ROOTS – MAKING  
LONDON GREATER FOR EVERYONE.

**AT SQUARE ROOTS, WE ARE DEDICATED TO BUILDING A CAPITAL FOR EVERYONE WHO WANTS TO LIVE AND WORK HERE, WITH HIGH QUALITY AFFORDABLE HOMES IN COMMUNITIES THAT ENRICH THE LIVES OF OUR RESIDENTS AND PROMOTE A SENSE OF BELONGING.**

Recognising the enormity of sacrifice made by those wanting to purchase in London, Square Roots seeks to fulfill the need for desirable, quality homes in the capital by building shared ownership and affordable rent homes in the most desirable locations. Leveraging the skills and knowledge from parent company London Square, we offer hope and deliver dreams to young families, couples, singles, and any aspirational home-seeker with ambitions to own their own home in Greater London. Square Roots will provide high quality, desirable solutions to people wanting to own or rent in this great city.

An ambitious, fresh and inventive brand at its core, Square Roots recognises opportunities ahead of any other affordable housing provider in London and continues to push boundaries and exceed expectations in making home ownership in London a reality.

Each location is carefully chosen by our team while employing a bespoke approach to architecture, design, and residential needs specific to that location. Our homes are for everyone, as we strive to be part of the community, its people, businesses, schools, and embrace the character and history of the neighbourhood to promote a sense of belonging.

There is no other housing association like us and we strive to stand apart.

Unlocking great places, unlocking quality homes.

Welcome to Square Roots.

# AN UNRIVALLED PARTNERSHIP

**AWARD-WINNING DEVELOPER LONDON SQUARE LAUNCHED SQUARE ROOTS, A REGISTERED HOUSING PROVIDER, TO HELP ADDRESS THE HOUSING SHORTAGE IN THE CAPITAL BY OFFERING A NEW AND LONG-TERM SOLUTION TO BUILDING AFFORDABLE HOMES.**

Although established by London Square, Square Roots remains independent, with a board of leading experts in affordable housing, and with separate governance. Its ambition is to be the leading provider of affordable housing in London, unlocking great places and exceptional homes. In addition to securing its registered provider status, Square Roots is also working with the GLA as an investment partner and has secured £13.6m of grant funding on its first three projects.

Its unique relationship with London Square acting as developer enables Square Roots to deliver affordable homes of the highest quality with unrivalled customer care – in communities that people are proud to live in and put down roots. The Square Roots ethos was inspired by the strong values, disciplines and standards on which London Square was established – creating legacy and bringing communities together.

Established in 2010, London Square now has over a decade of delivering outstanding homes and its own heritage of more than 20 award-winning schemes. Every development has its own sense of place, with attractive gardens and open spaces, and often with new shops and offices and leisure facilities – transforming neighbourhoods and contributing to the local economy to benefit local people.



FUNDED BY **Hestia.**

Disclaimer: This document is intended to provide an indication of the general style of our development along with house and apartment types. Computer generated images are indicative only and do not accurately depict individual plots. Square Roots operates a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. To this end, any drawings, photographs or illustrations shown are non-contractual. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently, these particulars should be treated as general guidance only, nor do they constitute a contract, part of a contract or a warranty. Travel times and distances are approximate and are sourced from [www.google.com/maps](http://www.google.com/maps) and City Mapper. All details are correct at the time of going to press, November 2023.



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