



*Farmstead*  
**ROAD**

BELLINGHAM SE6

# Welcome to your new home

AT FARMSTEAD ROAD

*Farmstead Road is a uniquely designed collection of new 2 & 3 bedroom, mixed tenure homes set in beautifully landscaped gardens and each with their own private outside space. The homes are all built to a high standard with sustainability and energy efficiency incorporated through Passivhaus low energy building standards, meaning residents will benefit from a comfortable living environment and lower energy bills.*





Young people sitting in a park in South-East London

# An urban oasis in SE6

*Bellingham strikes an excellent balance between urban lifestyle and suburban tranquillity. There are excellent green spaces like Beckenham Place Park, Forster Memorial Park and Mountsfield Park, offering large open areas, woodland trails, and facilities such as a café and a restored lake for outdoor enthusiasts. Bellingham is ideal for families and nature lovers seeking a friendly neighbourhood and a peaceful retreat.*



Beckenham Place Park swimming lake





# Meet your neighbours

*Bellingham and the surrounding areas are rich in facilities, amenities, and activities, offering something for everyone to explore.*

Bellingham, originally designed as a garden city, retains its green neighbourhood charm. At its heart, Randlesdown Road features a supermarket, hair salons, restaurants, and a leisure and lifestyle centre. You'll also find the newly refurbished Fellowship Inn, a community hub, boasting a vintage 86-seater cinema offering live music, theatre, and comedy.

To the north, Catford is home to Catford Mews, a quirky community hub with an independent cinema, eateries, and events, while the Broadway Theatre shines as a venue for live performances. Nearby, Lewisham is a hotspot for shopping and diverse dining, with lively street markets like Lewisham and Brockley Markets and cultural attractions like Lewisham Arthouse.

Historic Greenwich offers maritime treasures, including the Royal Observatory, Cutty Sark, and Greenwich Park, known for its breathtaking views. The nearby O2 Arena hosts world-class concerts and dining.

Heading south, Beckenham and Bromley blend history, shopping, and nature. Bromley's 800-year-old market is a haven for unique finds, fresh produce, and local crafts while premier shopping and big-name brands can be found at The Glades shopping centre. Explore cultural landmarks like Churchill Theatre and Bromley Parish Church, and learn about local icons like Charles Darwin and David Bowie.

Beckenham's vibrant high street is lined with shops, cafés, and

restaurants. Outdoor enthusiasts can enjoy Kelsey Park, with its large lake, playground, tennis courts and crazy golf, or Beckenham Place Park, featuring woodland trails, a swimming lake, the elegant Georgian Mansion with its welcoming bar and café, and seasonal events like open-air cinema nights.

With shopping, dining, cultural, and outdoor activities, Bellingham and its neighbours offer something for everyone, combining vibrant community life with opportunities for relaxation and discovery.



The Glass Mill Leisure Centre - Lewisham



Greenwich Park with views of Canary Wharf



Local cheese producer's stall at Brockley Market



The Glades Shopping Centre - Bromley



The Fellowship Inn - Bellingham



The Homestead Café at Beckenham Place Park



# Spread your wings

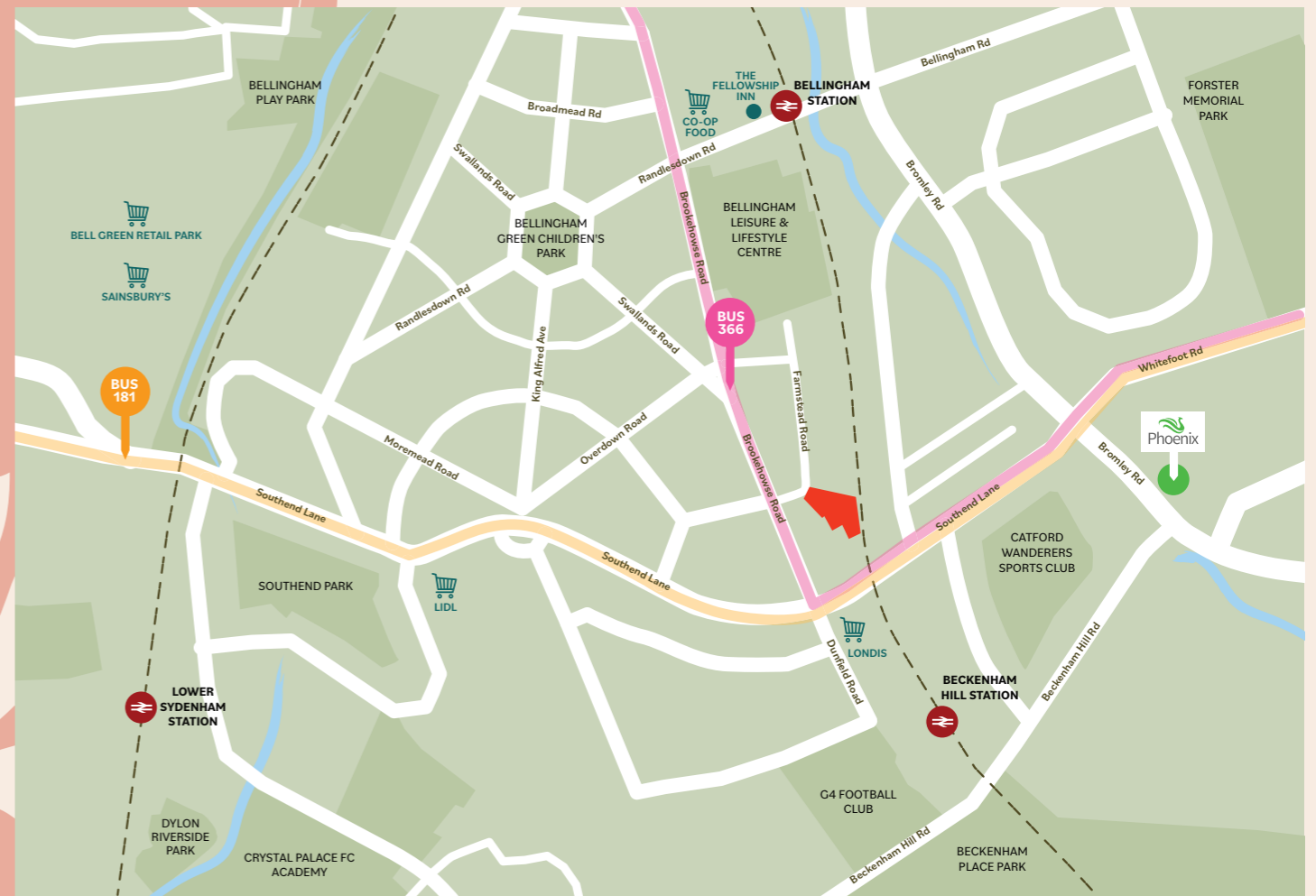
*There are excellent transport connections, amenities and green spaces within close proximity making Farmstead Road very accessible to live, work & relax.*

Bellingham (SE6) is well-connected by a range of transport options, making it an ideal location for commuters and residents seeking easy access to London and surrounding areas. The area is served by Bellingham and Beckenham Hill Stations, which are on the Thameslink line. Regular train services provide quick connections to Blackfriars, City Thameslink, and St Pancras International, making central London easily accessible for work or leisure. Services also connect to destinations further south, including Bromley and Kent.

The local bus network is extensive, with multiple routes passing through Bellingham and its surrounding areas. Buses connect residents to key destinations such as Lewisham, Greenwich, Catford, and Crystal Palace, as well as other parts of South East London. Key routes include the 336 and 181 offering frequent services to shopping centres, schools, and cultural landmarks.

For drivers, Bellingham benefits from proximity to the South Circular (A205), providing convenient road access to other

parts of London. The nearby A20 and A21 roads facilitate travel toward Kent and beyond. Cyclists can also take advantage of quieter residential streets and dedicated cycle paths in the area, linking Bellingham to parks and nearby neighbourhoods like Sydenham and Beckenham. With excellent transport links, Bellingham is a well-connected hub for residents and visitors alike.



## Walk

- BELLINGHAM GREEN PARK  
**3-5 MINUTES**
- BECKENHAM HILL STATION  
**7 MINUTES**
- BELLINGHAM STATION  
**9 MINUTES**
- BECKENHAM PLACE PARK  
**9 MINUTES**
- SOUTHEND PARK  
**10 MINUTES**
- FORESTER MEMORIAL PARK  
**18 MINUTES**



## Cycle

- BROMLEY ROAD RETAIL PARK  
**0.9 MILES**
- SAINSBURY'S  
**0.9 MILES**
- BECKENHAM JUNCTION  
**1.4 MILES**
- BROMLEY  
**2.6 MILES**
- CRYSTAL PALACE NATIONAL SPORTS CENTRE  
**2.8 MILES**
- GREENWICH PARK  
**4.3 MILES**



## Train\*

- CATFORD STATION  
**3 MINUTES**
- BROMLEY  
**7 MINUTES**
- PECKHAM RYE STATION  
**9 MINUTES**
- BLACKFRIARS  
**25 MINUTES**
- ST PANCRAS INTERNATIONAL  
**36 MINUTES**
- SEVENOAKS  
**40 MINUTES**

\*From Beckenham Hill Station

# Homes built for a better future



ARCHITECTURE  
PRINZIP

sign



# Specification

*From elegant floors to concealed lighting, everything about Farmstead Road celebrates your good taste while the neutral décor invites you to add your own particular style statement.*

## **Kitchen**

- Reed green matt contemporary kitchen units with square edge Calacatta Mineral laminate worktop and matching upstand
- Stainless steel 1.5 bowl sink with chrome mixer tap
- Zanussi built-in electric single oven
- Integrated 70/30 fridge/freezer and Zanussi dishwasher
- Freestanding washing/dryer in utility cupboard
- 4 zone ceramic hob (energy rating A+ ) and stainless steel extractor hood
- Downlighters

## **Bathrooms**

- Contemporary white bathroom suite with Roca steel bath
- Glass shower screen to bath
- White sanitaryware with chrome thermostatic bath shower mixer kit
- Concealed tank Roca WC with soft close seat and dual flush
- Chrome electric towel radiator
- Full height ceramic wall tiling to all walls in Ivory Matt
- Ceramic floor tiles in Ivory Matt

## **General**

- **Unique, award winning, design build - Passivhaus Low Energy Building scheme - energy efficiency**
- CFS Kensington carpets to bedrooms
- Karndean Warm-Brushed Oak finish flooring to kitchen/living and corridor
- Hollow core MDF primed white internal doors
- Video door entry system
- TV and telephone points provided in the living room and master bedroom
- Smoke detectors and sprinklers to all apartments
- Balconies to all apartments
- Rear communal garden
- Electric, temperature controlled radiators in living rooms and bedrooms
- Secure by design
- EV charging points
- Build Life Plan Warranty

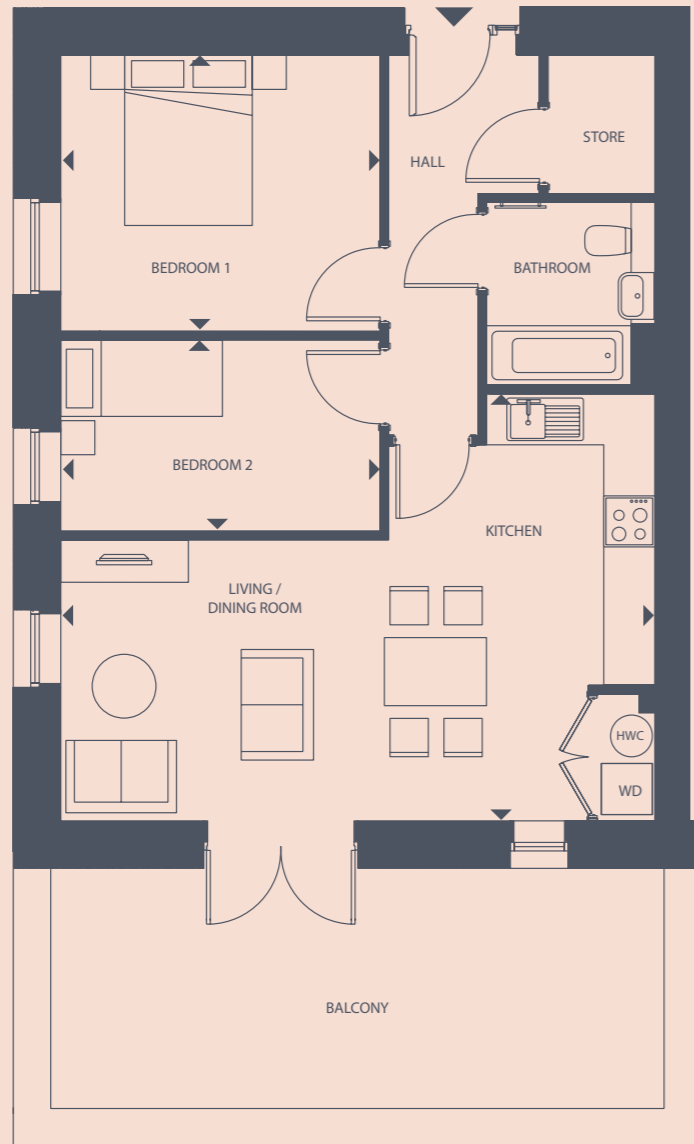
# Site Plan





# Two Bedroom Apartment

**FLAT 15**  
SECOND FLOOR



### Key

- WD** - Washer/Dryer
- S** - Storage
- HWC** - Hot Water Cylinder

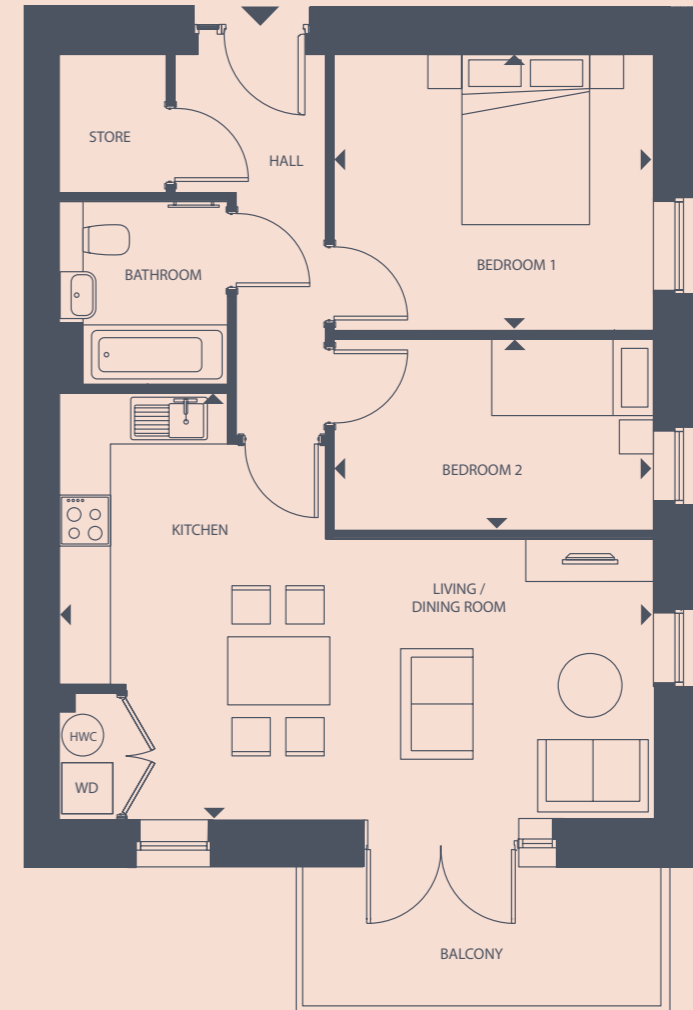
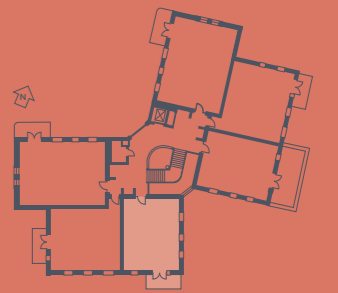
### Dimensions:

Living / Dining / Kitchen	7.07m x 5.06m	23' 2" x 16' 7"
Bedroom 1	3.68m x 3.15m	12' 0" x 10' 0"
Bedroom 2	3.68m x 2.28m	12' 0" x 7' 6"
<b>Total Area</b>	<b>63.1 m<sup>2</sup></b>	<b>679 ft<sup>2</sup></b>

The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

# Two Bedroom Apartment

**FLAT 16**  
SECOND FLOOR



### Key

- WD** - Washer/Dryer
- S** - Storage
- HWC** - Hot Water Cylinder

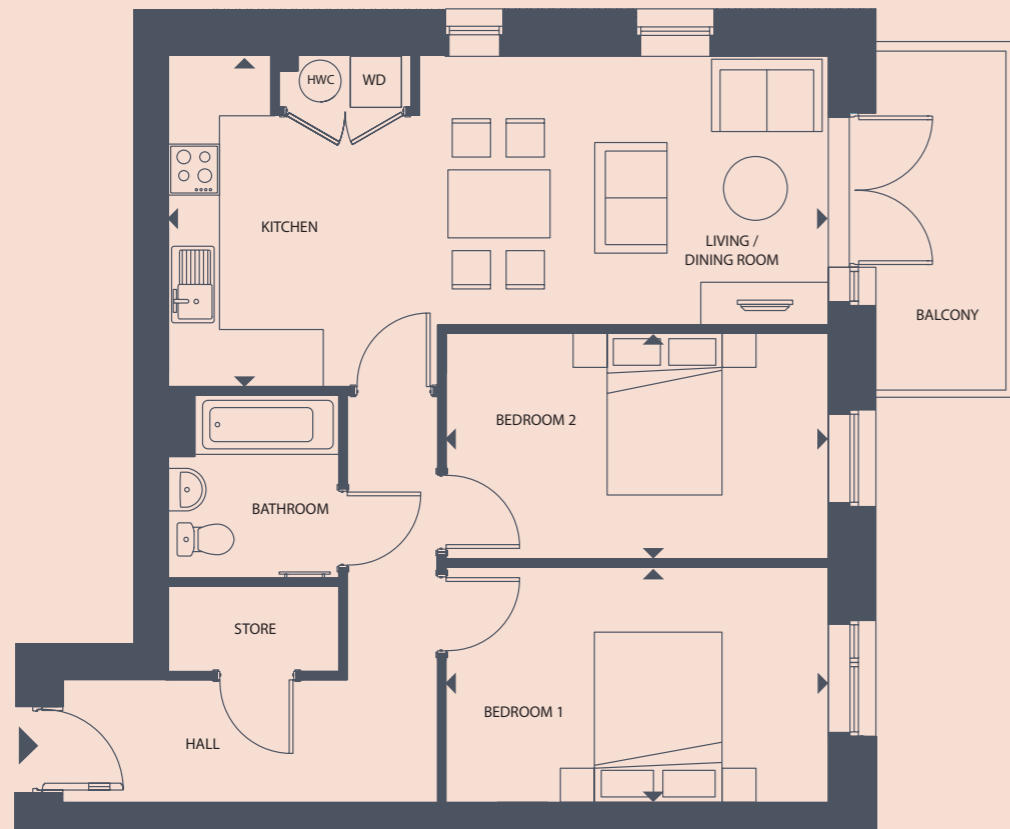
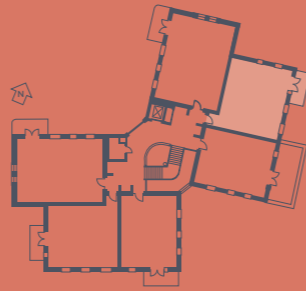
### Dimensions:

Living / Dining / Kitchen	7.07m x 5.06m	23' 2" x 16' 7"
Bedroom 1	3.82m x 3.31m	12' 6" x 10' 10"
Bedroom 2	3.82m x 2.28m	12' 6" x 7' 6"
<b>Total Area</b>	<b>63.1 m<sup>2</sup></b>	<b>679 ft<sup>2</sup></b>

The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

# Two Bedroom Apartment

**FLAT 14**  
SECOND FLOOR



### Key

- WD** - Washer/Dryer
- S** - Storage
- HWC** - Hot Water Cylinder

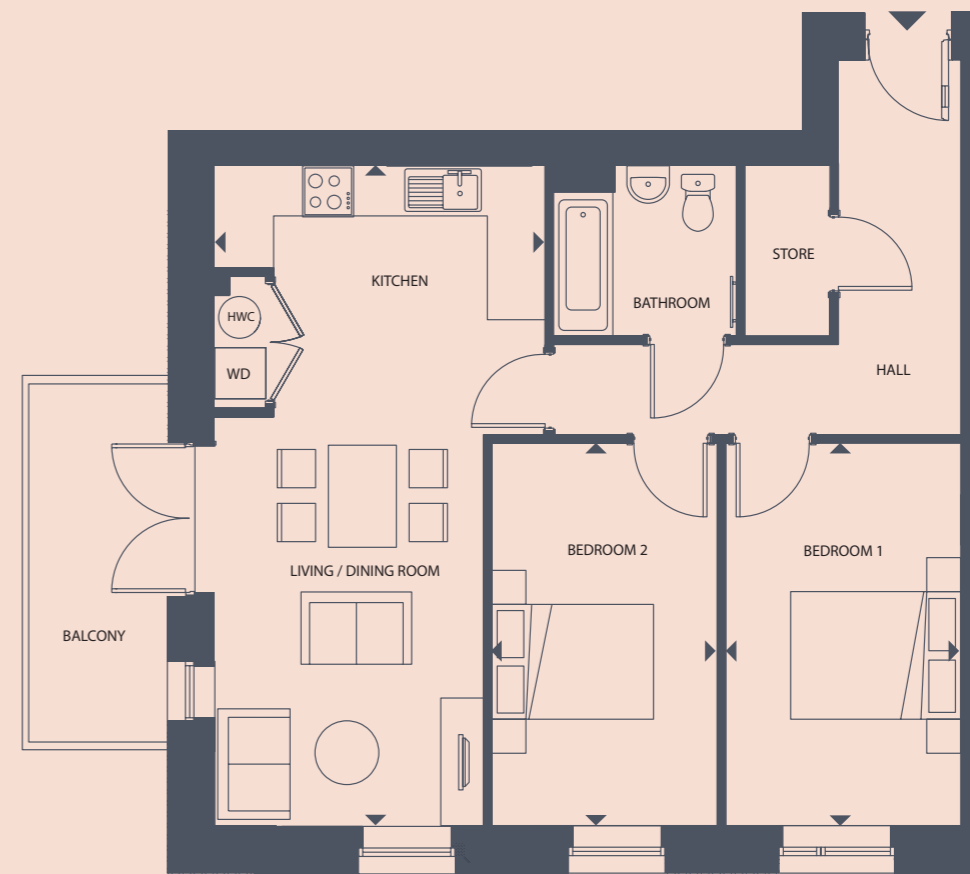
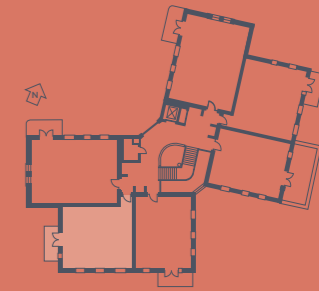
### Dimensions:

Living / Dining / Kitchen	7.75m x 3.94m	25' 4" x 12' 11"
Bedroom 1	4.46m x 2.82m	14' 6" x 9' 3"
Bedroom 2	4.46m x 2.68m	14' 6" x 8' 10"
<b>Total Area</b>	<b>70 m<sup>2</sup></b>	<b>753 ft<sup>2</sup></b>

The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

# Two Bedroom Apartment

**FLAT 17**  
SECOND FLOOR



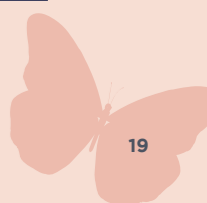
### Key

- WD** - Washer/Dryer
- S** - Storage
- HWC** - Hot Water Cylinder

### Dimensions:

Living / Dining / Kitchen	7.76m x 3.84m	25' 5" x 12' 6"
Bedroom 1	4.56m x 2.82m	14' 11" x 9' 3"
Bedroom 2	4.56m x 2.68m	14' 11" x 8' 10"
<b>Total Area</b>	<b>70 m<sup>2</sup></b>	<b>753 ft<sup>2</sup></b>

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# Three Bedroom Apartment

**FLAT 13**  
SECOND FLOOR



## Key

- WD - Washer/Dryer
- S - Storage
- HWC - Hot Water Cylinder

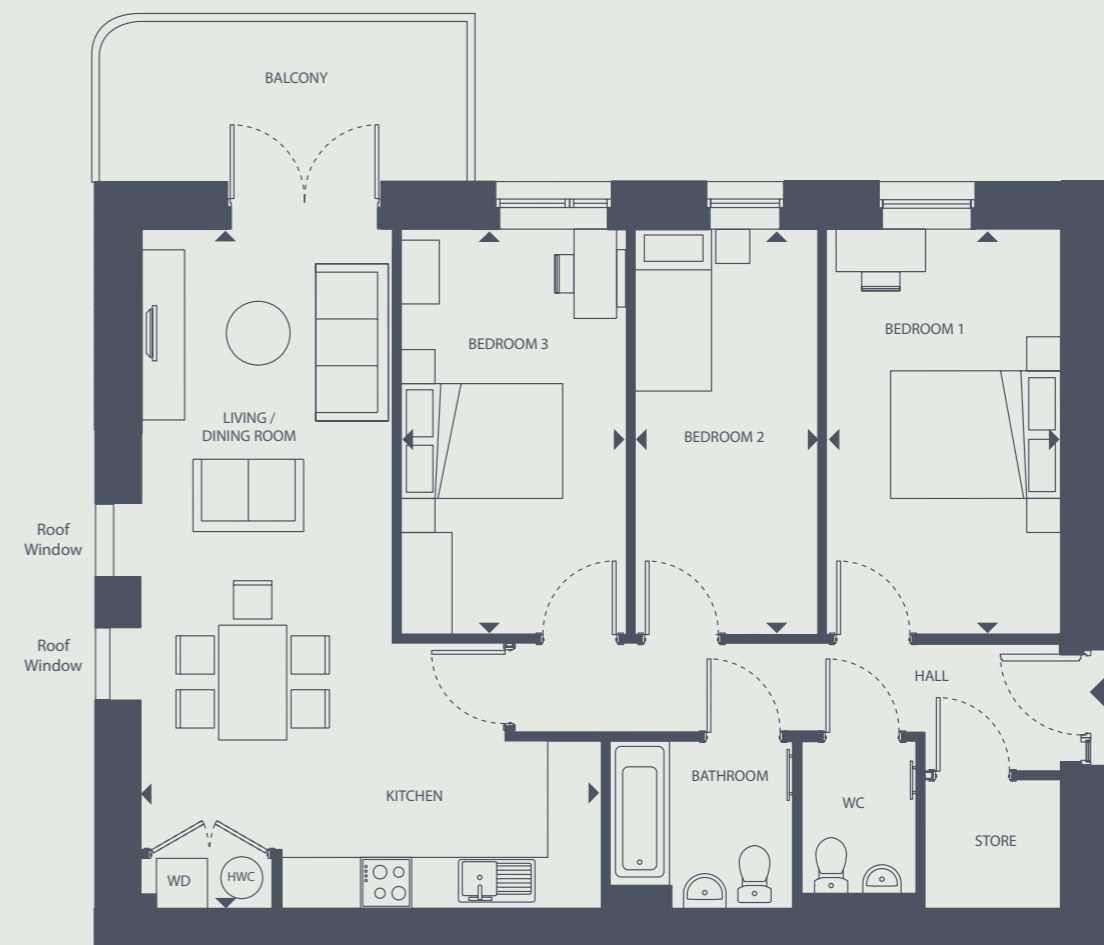
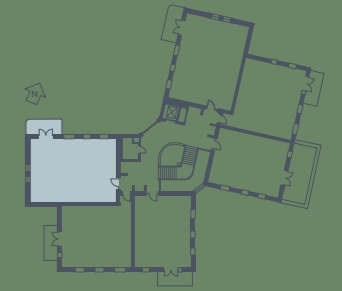
## Dimensions:

Living / Dining / Kitchen	8.46m x 5.33m	27' 8" x 17' 5"
Bedroom 1	4.83m x 2.82m	15' 10" x 9' 3"
Bedroom 2	4.83m x 2.18m	15' 10" x 7' 2"
Bedroom 3	4.83m x 2.68m	15' 10" x 8' 10"
<b>86.5 m<sup>2</sup></b>	<b>86.5 m<sup>2</sup></b>	<b>931 ft<sup>2</sup></b>

The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

# Three Bedroom Apartment

**FLAT 18**  
SECOND FLOOR



## Key

- WD - Washer/Dryer
- S - Storage
- HWC - Hot Water Cylinder

## Dimensions:

Living / Dining / Kitchen	8.08m x 5.46m	26' 6" x 17' 11"
Bedroom 1	4.83m x 2.82m	15' 10" x 9' 3"
Bedroom 2	4.83m x 2.18m	15' 10" x 7' 2"
Bedroom 3	4.83m x 2.68m	15' 10" x 8' 10"
<b>Total Area</b>	<b>86.5 m<sup>2</sup></b>	<b>931 ft<sup>2</sup></b>

The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.



# What is Shared Ownership

*Shared ownership offers a home ownership opportunity for those who may not be able to purchase a home outright at the full market value.*

This scheme allows for a share (25-75%) to be purchased in a property while you pay rent on the remaining share. Over time you can buy the remaining shares of the property up to 100%.

## Why Shared Ownership?

There are many benefits to shared ownership, including:

- Your deposit may be lower than buying a home outright
- It can offer the security of home ownership
- You can sell the shares you own at any time, or buy more when you are ready



- CHOOSE YOUR NEW HOME.
- PAY A 5% DEPOSIT ON THE SHARE YOU PURCHASE.
- YOU CAN PURCHASE BETWEEN 25 - 75% OF THE FULL VALUE.
- PAY A LOW-COST RENT ON THE SHARE YOU DON'T OWN.
- YOU CAN INCREASE YOUR SHARE AT A LATER STAGE WHEN YOU CAN AFFORD TO.
- PAY A MONTHLY SERVICE CHARGE

*If you would like to talk to someone about the shared ownership purchase process, you can call a member of our team on 0800 0285 700 or email us at [sharedownership@phoenixch.org.uk](mailto:sharedownership@phoenixch.org.uk)*

# About Phoenix

*Phoenix Community Housing is a not-for-profit resident-led housing association managing more than 7,600 homes in Lewisham, south London. With a model that empowers residents to take a central part in decision-making, they are now building new homes with an emphasis on sustainability and high quality design.*



Phoenix is building new affordable homes to help tackle the housing crisis in Lewisham and support the Council's Housing Strategy. It is committed to excellent design quality and keeping maintenance and living costs low.

## Phoenix will continue to:

- Develop high quality, affordable homes in Lewisham and north Bromley, prioritising opportunities on Phoenix owned land and within Phoenix estates.
- Engage and consult existing residents where new homes are

developed with the residents' needs at the heart of the design, seeking to balance the efficient use of land through quality of design with local priorities.

- Phoenix is committed to keeping residents safe, demonstrating and achieving compliance against all of its statutory, regulatory, building and fire safety responsibilities.
- Improve places and public realm by combining development and a programme of environmental improvements that will benefit the local community.

- Develop new homes that meet future energy efficiency targets.
- Let new rented homes at Social Rents in line with GLA funding conditions.
- Work with the Council to maximize the use of existing Phoenix homes by building new homes that meet local residents' needs and free up larger family homes for those that need them.
- Maximize social value from our contractors and suppliers and creating training and employment opportunities.

*“Together, we are building a better future for our Phoenix community”*



*0800 0285 700*

*[www.phoenixch.org.uk](http://www.phoenixch.org.uk)*

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