

# ST OLAVE'S

CANADA WATER



ST OLAVE'S  
CANADA WATER

Stay close to the city.  
Live closer to nature.

1, 2 & 3-bedroom thoughtfully designed  
homes in Canada Water with  
Shared Ownership



Quick links

6 St Olave's	10 Canada Water	15 History	16 Location
21 Connectivity	23 Interiors	24 Specification	26 Site Plan
27 Norse House	36 Parkside House	41 About Peabody	







# Where London life feels more connected

Connect one minute, switch off the next.

Here's where Canada Water's buzzing neighbourhood meets the peaceful open spaces of Southwark Park, and where it's easy to get around the capital with speedy transport connections both east to west and north to south.

Inspired by Peabody's mission to help people make the most of their lives, St Olave's is a place that keeps Londoners in touch with the things that matter most.



# You're going places...

RIVER THAMES

BRUNEL  
MUSEUM

ROTHERHITHE

CANARY  
WHARF

CANADA  
WATER

GREENLAND  
DOCK

SURREY QUAYS  
SHOPPING CENTRE

SOUTHWARK  
PARK SPORTS &  
ATHLETICS CENTRE

SOUTHWARK PARK

ST OLAVE'S

Computer generated image is indicative only.



# A short journey into work

Canada Water's fantastic transport connections make heading east or west faster and more efficient than ever.

Jump on the tube at Canada Water station, just 6 minutes' walk from St. Olave's, and you'll be in the West End or Canary Wharf in no time. Plus, Borough and London Bridge are in easy reach too.



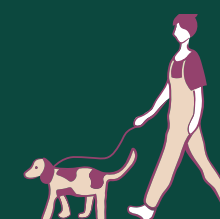
North Dock at West India Quay



# A shorter walk to the park

And when it's time to switch off?  
Leafy Southwark Park feels like  
a lush extension of your home's  
outdoor space.

South London's gem of a park never feels crowded,  
making it the perfect spot for morning runs, weekend  
walks, summer picnics or simply a sense of escapism  
from the hum of the city beyond.





# The life & soul of south-east London

Canada Water has always welcomed change with open arms. Today the neighbourhood's getting ready for the arrival of new shops, public parks, community facilities and affordable homes.

Visit the neighbourhood today and you'll see that Canada Water has never felt buzzier, yet its transformation is for the benefit of the entire community's future.

This means that alongside the new crop of street food markets, waterside cafés and restaurants springing up, the Canada Water Masterplan is set to deliver important local amenities including a new leisure centre and high street, improved educational and healthcare services, a supermarket and library. All within just one stop of Canary Wharf.

- 1 / Mousetail Café
- 2 / The Mayflower
- 3 / Canada Water Station
- 4 / Canada Water Market





# All change at Canada Water

This part of London is getting ready for an exciting transformation

2,000,000 sqft

of new state-of-the-art  
smart-enabled workspaces.

1,000,000 sqft

of shops, restaurants,  
culture and leisure plus  
London's first new high  
street for 100 years.

1,200 new trees

alongside 24,000 new plants  
around Canada Dock including  
a new 3.5 acre park.



5 mins  
by foot

Canada Water Café



Breakfast, lunch or dinner, Canada Water Café is always buzzing. When this brilliant neighbourhood Italian café, bar and restaurant opened 10 years ago, it helped to kickstart a local foodie scene that's still going strong today.

Bag a table on the south-facing terrace and take your pick from freshly made pasta and Neapolitan-style pizza. It's a great spot for an after work cocktail, too.



10 mins  
by foot

The Mayflower



This centuries-old watering hole is about as perfect as a local pub could be. Tucked away on a cobbled street, The Mayflower combines cosy, old-world charm and excellent food, with its Sunday roast voted one of the world's best. A riverside deck has great views across the water to Wapping.



15 mins  
by foot

Stave Hill



Looking out from atop Stave Hill, you can see why London is one of the world's greenest capitals. Even more incredible than the view is the fact that this woodland wildlife haven was created from the rubble that remained when the area's disused docks were filled.



15 mins  
by foot

Greenland Dock



At Greenland Dock, you can soak up the charm of London's oldest surviving dock, now a vibrant hub for leisure and relaxation. Stroll along its waterside paths, or for those feeling adventurous, try your hand at paddleboarding or kayaking, with rentals available on-site.





# It's all going on

If there's a place that captures London's multi-faceted character, it's Canada Water. Whatever you're into, find it right here.

## Cafés, pubs & restaurants

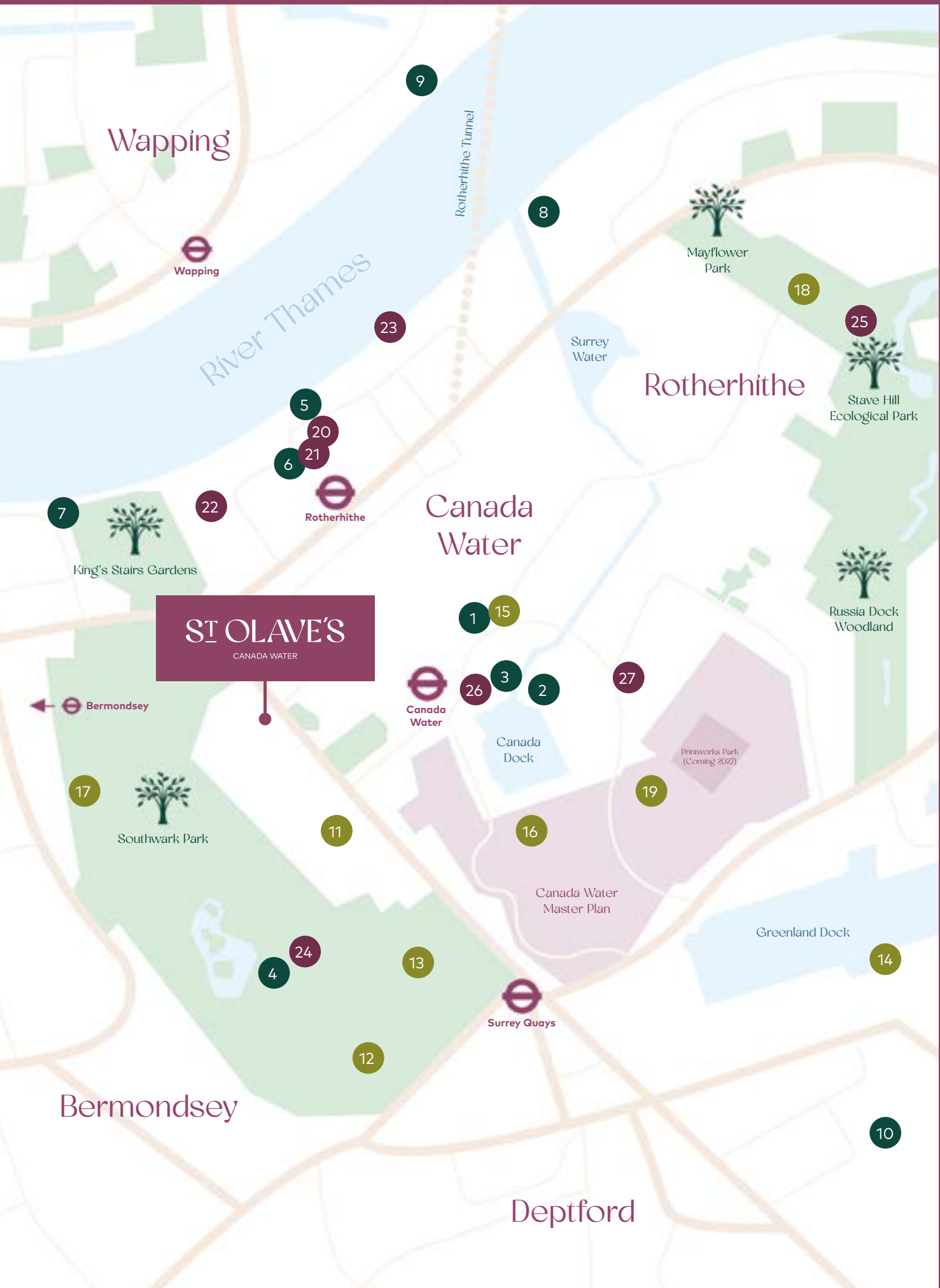
- 1 Canada Water Café  
Italian café serving breakfast, lunch and evening meals
- 2 Mouse Tail Café  
Speciality coffee and bakery
- 3 Leadbelly's Bar & Kitchen  
Industrial-chic dining room and bar
- 4 Southwark Park Pavilion Café  
Pondside café with indoor and outdoor seating
- 5 The Mayflower  
Historical Thameside pub
- 6 Watchhouse Café  
Cosy coffee shop with pastries and cakes
- 7 The Angel  
Victorian pub with river views
- 8 Salter Quay  
Gastropub in a converted warehouse overlooking the River Thames
- 9 Prospect of Whitby  
London's oldest riverside tavern dating back to 1520
- 10 The Pear Tree  
Australian inspired restaurant and deli

## Sports & leisure

- 11 Seven Islands Leisure Centre  
Leisure centre with swimming pool
- 12 Southwark Park Sports & Athletics Centre  
400m running track with fitness gym
- 13 Southwark Park Outdoor Gym  
Free-use equipment and starting point for Parkrun
- 14 Surrey Docks Water & Fitness Centre  
Watersports, gym and classes
- 15 Canada Water Studios  
Dance, yoga and fitness classes
- 16 Arch Climbing Wall  
Rock climbing gym
- 17 Southwark Park Tennis Courts  
Popular outdoor courts in Southwark Park
- 18 Mellish Sports Ground  
Athletics field
- 19 Hollywood Bowl  
Multi-lane bowling alley

## Places of interest

- 20 Brunel Musuem  
The story of the Thames Tunnel
- 21 Sands Film Studios  
Cultural hub for film, music, theatre
- 22 London Bubble Theatre Company  
Community-based theatre with live events
- 23 Rotherhithe Beach  
Accessible Thames Riverside bank
- 24 Southwark Park Art Galleries  
Contemporary art gallery hosting exhibitions
- 25 Stave Hill Viewpoint  
Scenic views across London
- 26 Canada Water Theatre  
Theatre and library hosting community events
- 27 Phantom Peak  
Immersive live events venue



Map not to scale.



# Canada Water is calling

You're never more than 10 minutes from the water's edge, and all the possibilities it brings. When London's most vibrant waterside is right on your doorstep, there's no need to seek adventure elsewhere.

Canada Water's tranquil waterways means that it's easy to forget that you're just a couple of stops from central London.

Dip into waterside life with paddleboarding at nearby Greenland Dock, head to Surrey Docks Fitness and Watersports Centre to try out sailing, kayaking, wind surfing and canoeing, and welcome the day with a picturesque run that takes in parks, docks and historical sights.



## Where history runs deep

A colourful history as a trading port has left its mark on Rotherhithe's landscape and culture.

It is from these docks that The Mayflower set sail to the New World over 400 years ago, and from where London welcomed whaling ships from Canada and timber supplies from Scandinavia – connections that survive today in its fascinating history and place names.

During the 19th and early 20th centuries, workers carrying timber over their shoulders – known as 'Deal Porters' – would have been a familiar sight on the docks.

Today, though still filled with character, these waterways have become a hub for enjoying life's simple pleasures.



Surrey Quays 1930s dockworkers.  
Image courtesy of Mirrorpix



# Let's go outside

With Southwark Park as your back garden, and Canada Water boasting more green space per person than almost anywhere else in London, enjoying precious time outdoors is easy.

Southwark Park couldn't be closer and within you'll find tennis courts, peaceful landscaped gardens and a playground, a tranquil boating lake and bandstand, all surrounded by unspoilt open spaces. Catch the latest exhibition at the lakeside gallery before heading over to the Pavilion Café for a coffee overlooking the water.

For a real sense of escapism, journey east to Stave Hill and Russia Dock Woodland and, as you meander untamed woodland trails, the hum of urban life melts away. Created on the site of Rotherhithe's disused docks, these secluded green spaces inspire you to reconnect with nature, closer to home.

- 1 / St Mary's Churchyard Garden
- 2 / Melish Sports Ground
- 3 / Southwark Park







# Authentically Bermondsey

The food and drink scene in South London is thriving. The arches snaking their way through these historic streets are alive with some of the city's most exciting foodie destinations.

Take your pick from Maltby Street Market, Bermondsey Beer Mile, Borough Market and more – all within walking distance or a short bike ride from St. Olave's.



7 minutes by bike  
from St. Olave's



# Foodie central

The best of south London's food scene is on your doorstep. Culinary adventure is never far away.

Over at nearby Ropewalk, Maltby Street Market's eclectic mix of traders has Borough Market vibes, and from there it's just a stroll to Bermondsey Street's smart restaurants, stopping by 'Beer Mile' for local brews on tap.

Every great London neighbourhood has its own market, and Canada Water continues this long tradition. Popping up every Sunday, right by the tube station, Canada Water Market's 40-plus stalls offer locals an ever-changing line-up of handpicked street food vendors, artisan makers, coffee and cake. And it's just a short trip south to the fun-filled arches of Deptford Market Yard, which at the weekend are joined by one of London's oldest, liveliest street markets.

- 1 / Ropewalk
- 2 / Bermondsey Street
- 3 / Deptford Market
- 4 / Borough Market





# The city that (almost) never sleeps

As well as being a great place to work,  
Canary Wharf has evolved into a vibrant,  
round-the-clock destination.

Throughout Canary Wharf's waterside walks, lush parks and landscaped squares, you'll come across world-class culture – including London's largest collection of free outdoor public art – a packed programme of events throughout the year, brilliant shopping, and a thriving food and drink scene.





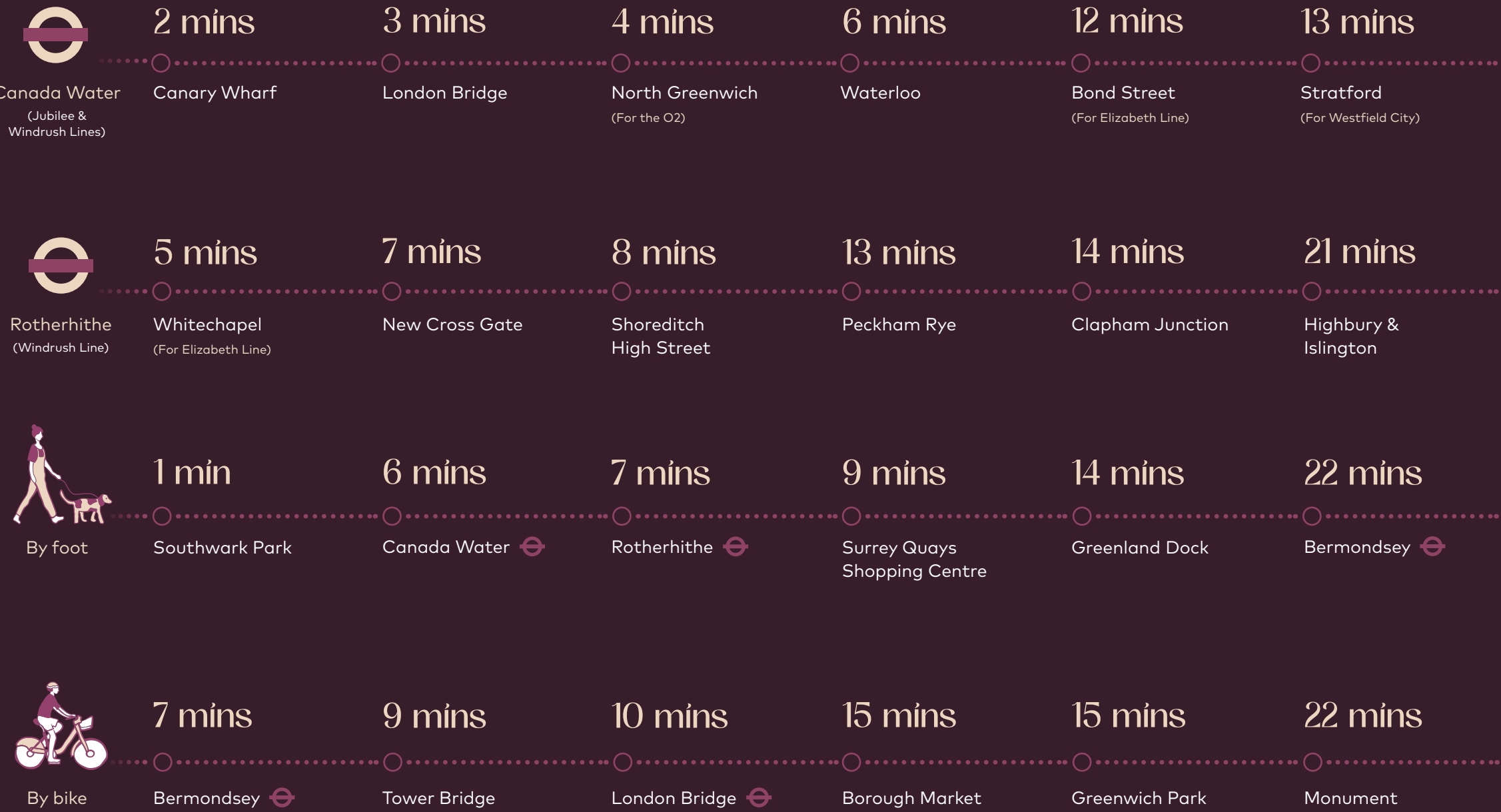
## Perfectly placed

Life at St Olave's provides the perfect balance between natural beauty and excellent connectivity, offering easy access to central London and beyond.



# Life, connected

Living at St Olave's means you're always connected.



Canada Water Underground and Overground station (Jubilee & Windrush Lines)



Rotherhithe Overground Station (Windrush Line)

Travel times

Walking and cycling travel times sourced from Google Maps and taken from St Olave's.  
Underground and Overground travel times sourced from TfL.



# City and serenity, in perfect balance



Computer generated image is indicative only.

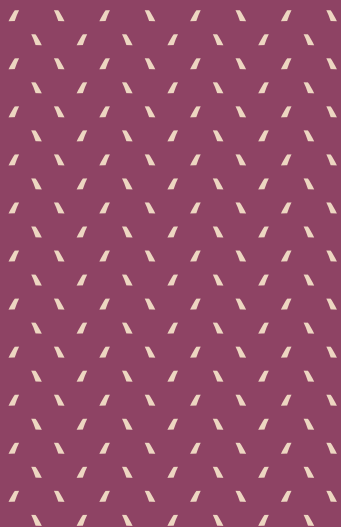




Computer generated image of Apartment 36 is indicative only.

# Life in harmony

St Olave's stylish spaces are inspired by modern, connected lifestyles. Each home comes with a high specification, private outside space and contemporary internal finishes.





# Specification

## Kitchen

Matte smooth green handleless base and tall kitchen units with oak laminate wall units
LED lighting under wall units
Composite worktops in light marble effect, including matching splashback
Brushed steel mixer tap
Bosch integrated fridge/freezer and dishwasher
Bosch integrated induction hob
Bosch built-in electric oven
Bosch built-in microwave
Bosch extractor

## Bathroom

Shower bath with glass shower screen
Chrome bath/shower filler; shower head and rail
Matte warm beige porcelain tiles to floor and walls
White basin and W/C
Chrome mixer tap and push plate
Chrome heated towel rail
Shaver socket

## En-suite

Walk-in shower with sliding glass shower screen
Chrome mixer tap with rain shower head and hand-held shower head
Matte warm beige porcelain tiles to floor and walls
White basin and W/C
Chrome mixer tap and push plate
Chrome heated towel rail
Shaver socket

## Bedroom

Cormar luxelle sensation carpet
Full height built-in wardrobes to bedroom 1

## General

Underfloor heating
Amtico honey oak vinyl flooring to hallways, kitchen, living and dining areas
White matte emulsion finish to walls
Energy efficient downlights throughout
Bosch freestanding washer/dryer
Mechanical Ventilation with Heat Recovery (MVHR) system providing whole home ventilation
Pet-friendly development*
Landline telephone and Virgin & BT fibre optic data points to living room and main bedroom**
Television (terrestrial and satellite) points with SkyQ+ provisions to living room and main bedroom**

## Security and Peace of Mind

Video entry system
Sprinkler system fitted throughout apartments
Wired smoke and heat detectors
Multi-lock door with spy hole
12 year NHBC warranty
2 year defect period from practical completion

\*Peabody pet policy applies  
\*\*Subject to separate subscription



The details

Computer generated image of Apartment 36 is indicative only.







Computer generated image of Apartment 36 is indicative only.



# Site plan

Homes at St Olave's are connected by landscaped courtyards, play areas and paved pathways to create a welcoming living environment, just a short walk from Southwark Park and Canada Water station.

- Norse House**  
Shared Ownership homes
- Parkside House**  
Shared Ownership homes  
& Social rent





FLOOR PLANS

# Norse House

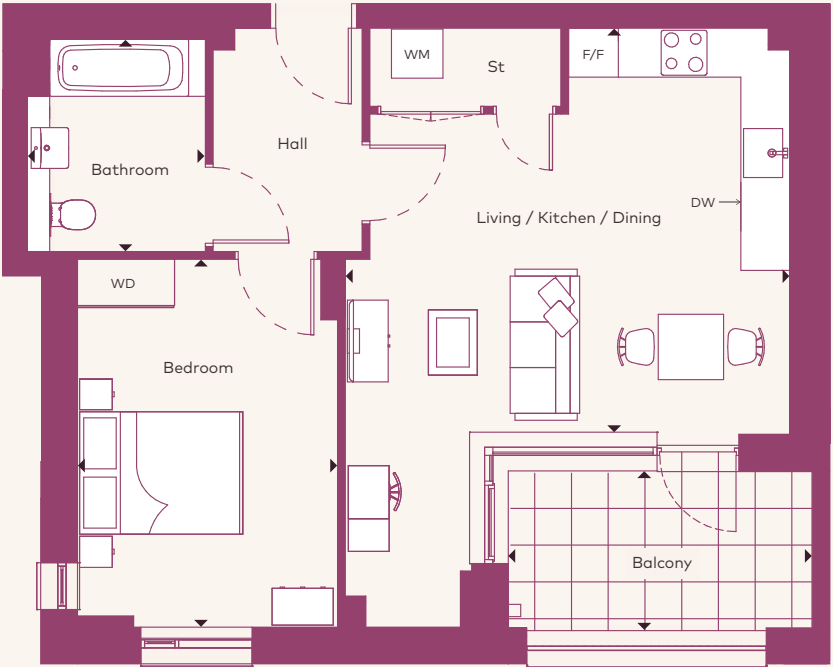
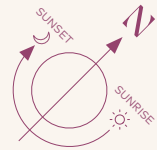
1, 2 & 3 bedroom apartments

## 1 bedroom apartment

### Norse House

Ground Floor Apartment 3

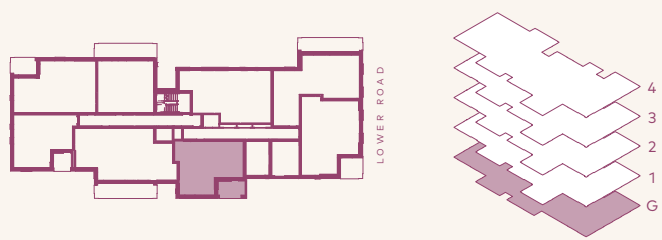
 Wheelchair  
adaptable



#### Apartment Dimensions

Internal Area	56 sqm	604.7 sqft
Internal & External Area	63.1sqm	679.2 sqft
Living / Kitchen / Dining	5.4m x 5.0m	17'10" x 16'4"
Bedroom	4.5m x 3.2m	14'9" x 10'5"
Bathroom	2.2m x 2.6m	7'2" x 8'6"
Balcony	3.7m x 1.9m	12'3" x 6'3"

#### Ground Floor



#### Key

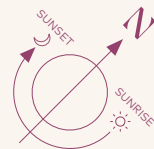
WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardrobe	DW	Dishwasher
St	Storage		



# 1 bedroom apartment

## Norse House

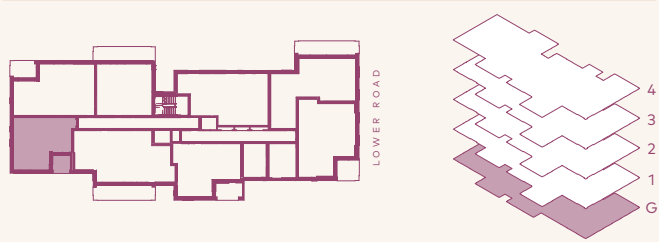
Ground Floor	Apartment 5
1st Floor	Apartment 14
2nd Floor	Apartment 23
3rd Floor	Apartment 32



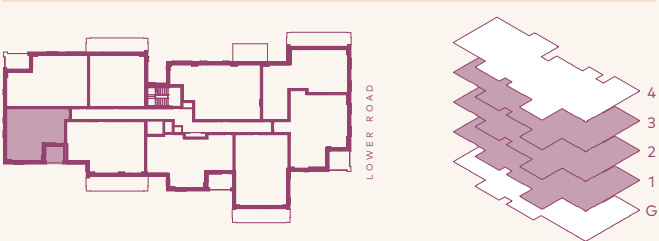
### Apartment Dimensions

Internal Area	51 sqm	552 sqft
Internal & External Area	56 sqm	602.8 sqft
Living / Kitchen / Dining	4.9m x 4.8m	16'1" x 15'9"
Bedroom	4.2m x 3.0m	13'9" x 10'0"
Bathroom	2.2m x 2.0m	7'1" x 6'6"
Balcony	2.5m x 2.0m	8'2" x 6'7"

### Ground Floor



### 1st / 2nd / 3rd Floors



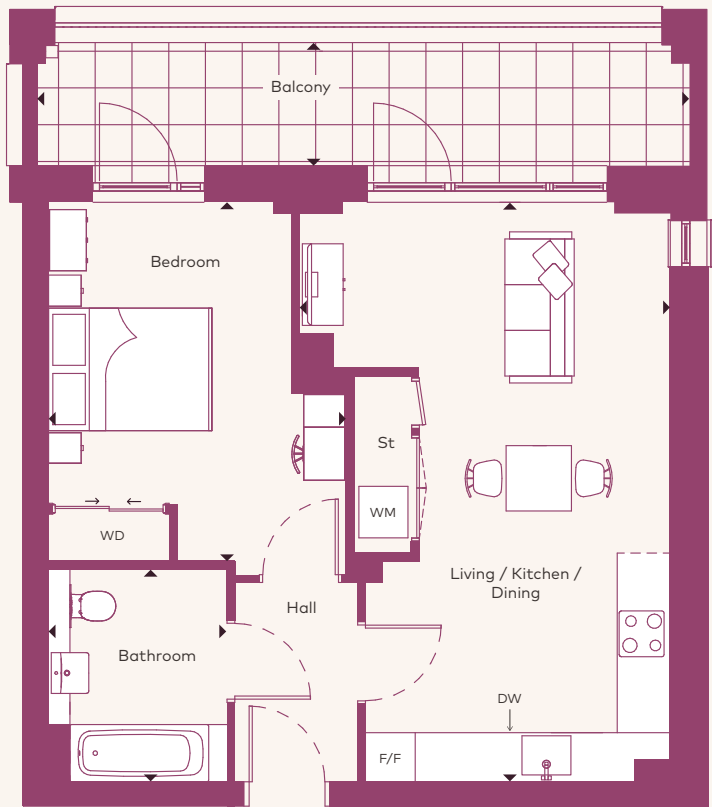
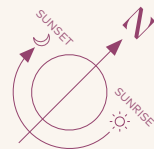
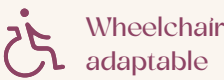
### Key

WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardrobe	DW	Dishwasher
St	Storage		

# 1 bedroom apartment

## Norse House

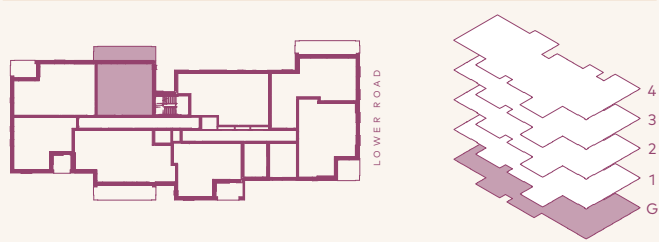
Ground Floor Apartment 7



### Apartment Dimensions

Internal Area	54 sqm	582.4 sqft
Internal & External Area	65.7 sqm	707.2 sqft
Living / Kitchen / Dining	4.5m x 7.1m	14'10" x 23'3"
Bedroom	3.7m x 4.4m	12'0" x 14'5"
Bathroom	2.2m x 2.6m	7'2" x 8'6"
Balcony	7.9m x 1.5m	25'11" x 4'10"

### Ground Floor



### Key

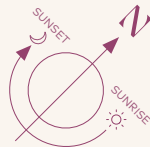
WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardrobe	DW	Dishwasher
St	Storage		



# 1 bedroom apartment

## Norse House

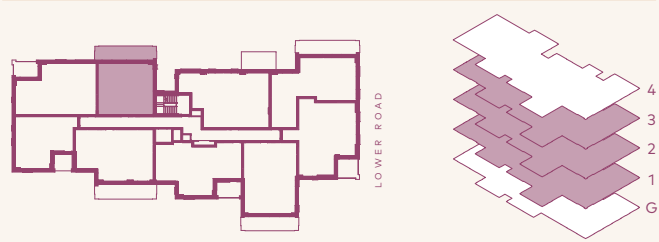
1st Floor	Apartment 16
2nd Floor	Apartment 25
3rd Floor	Apartment 34



### Apartment Dimensions

Internal Area	54 sqm	582.4 sqft
Internal & External Area	65.4 sqm	704 sqft
Living / Kitchen / Dining	7.1m x 4.4m	23'3" x 14'4"
Bedroom	3.2m x 4.8m	10'5" x 15'11"
Bathroom	2.0m x 2.2m	6'7" x 7'1"
Balcony	7.8m x 1.5m	25'6" x 4'10"

### 1st / 2nd / 3rd Floors



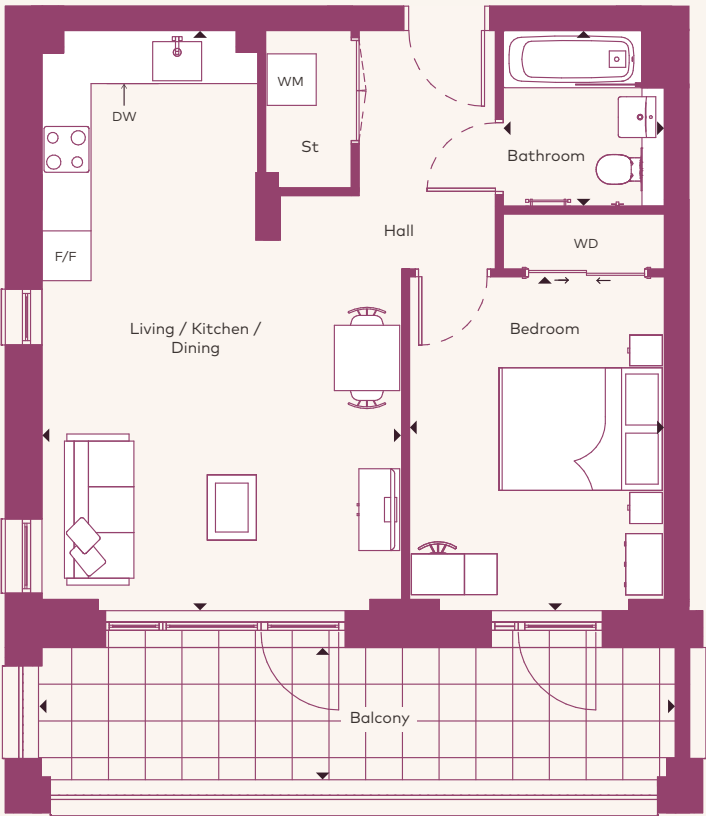
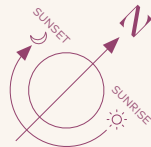
### Key

WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardrobe	DW	Dishwasher
St	Storage		

# 1 bedroom apartment

## Norse House

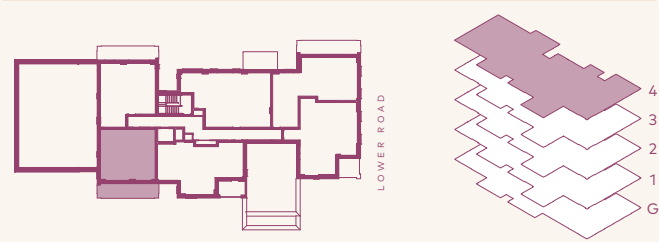
4th Floor	Apartment 39
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### Apartment Dimensions

Internal Area	54 sqm	582.9 sqft
Internal & External Area	66.2 sqm	712.6 sqft
Living / Kitchen / Dining	4.4m x 7.1m	14'4" x 23'4"
Bedroom	3.1m x 4.1m	10'3" x 13'5"
Bathroom	2.0m x 2.2m	6'6" x 7'2"
Balcony	7.8m x 1.6m	25'5" x 5'2"

### 4th Floor



### Key


WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardrobe	DW	Dishwasher
St	Storage		

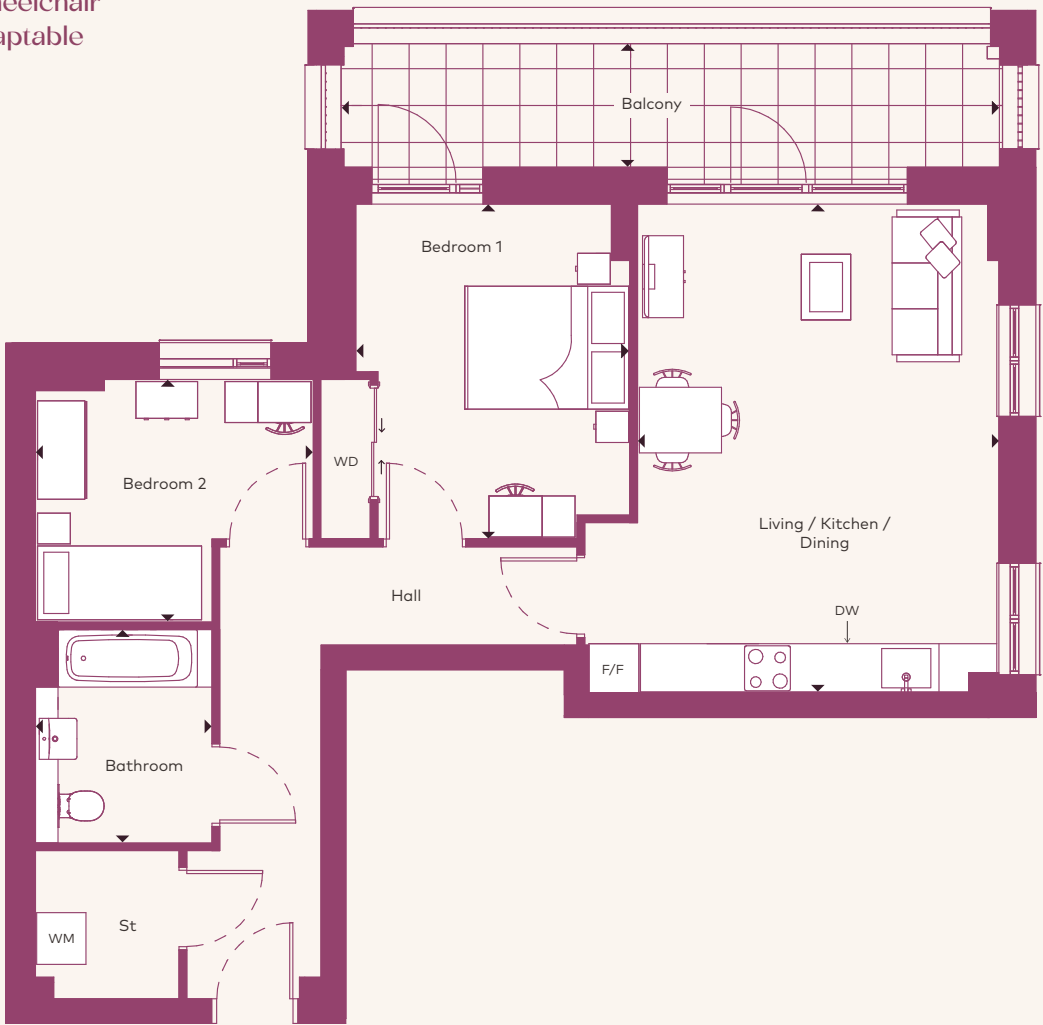
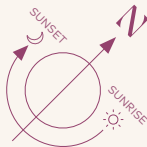


# 2 bedroom apartment

## Norse House

Ground Floor Apartment 1

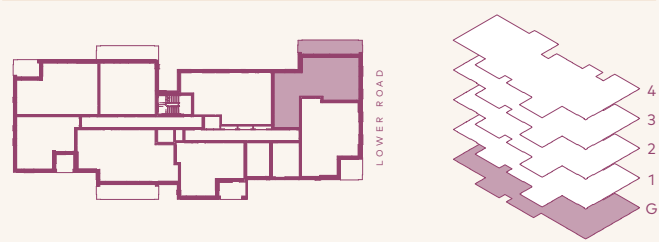
 Wheelchair adaptable



### Apartment Dimensions

Internal Area	73 sqm	790.7 sqft
Internal & External Area	84.7sqm	911.7 sqft
Living / Kitchen / Dining	4.4m x 5.9m	14'6" x 19'6"
Bedroom 1	3.3m x 4.1m	10'11" x 13'5"
Bedroom 2	3.4m x 3.0m	11'1" x 9'8"
Bathroom	2.2m x 2.6m	7'1" x 8'6"
Balcony	8.0m x1.6m	26'2" x 5'3"

### Ground Floor




### Key

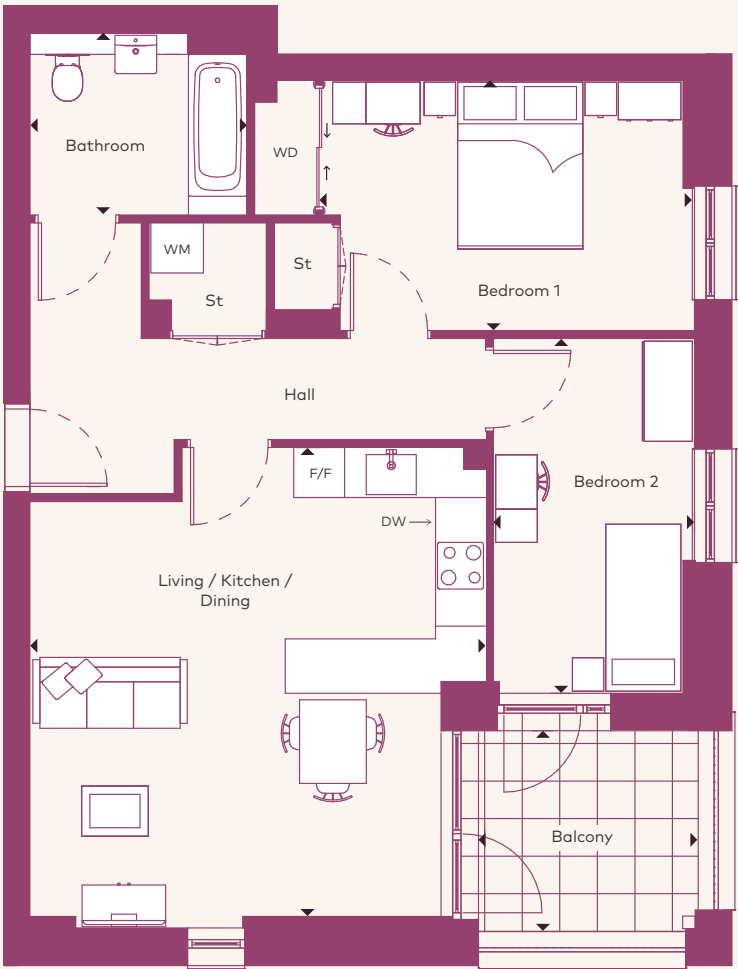
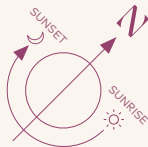
WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardrobe	DW	Dishwasher
St	Storage		

# 2 bedroom apartment

## Norse House

Ground Floor Apartment 2

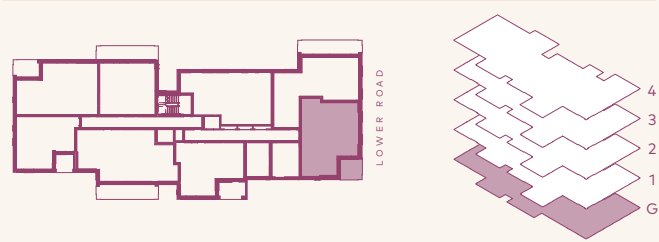
 Wheelchair adaptable



### Apartment Dimensions

Internal Area	74 sqm	795.3 sqft
Internal & External Area	80.2 sqm	863.3 sqft
Living / Kitchen / Dining	5.5m x 5.6m	17'11" x 18'5"
Bedroom 1	4.4m x 3.0m	14'5" x 9'10"
Bedroom 2	2.4m x 4.3m	7'11" x 13'11"
Bathroom	2.6m x 2.2m	8'6" x 7'3"
Balcony	2.8m x 2.6m	9'2" x 8'6"

### Ground Floor



### Key

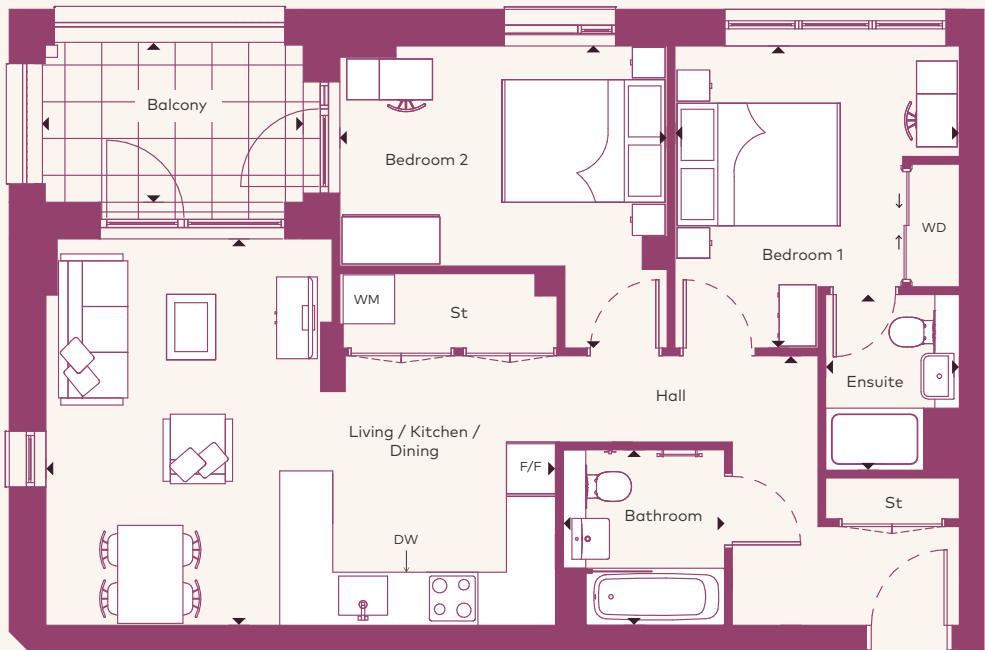
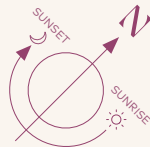
WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardrobe	DW	Dishwasher
St	Storage		



# 2 bedroom apartment

## Norse House

Ground Floor	Apartment 6
1st Floor	Apartment 15
2nd Floor	Apartment 24
3rd Floor	Apartment 33



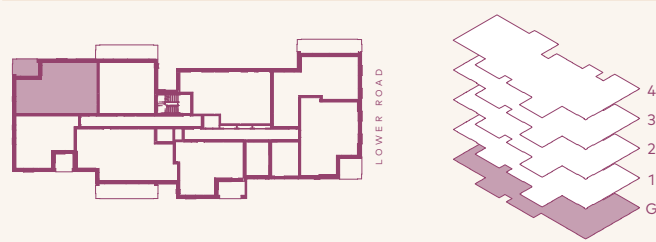
### Apartment Dimensions

Internal Area	71 sqm	762.9 sqft
Internal & External Area	77.1 sqm	829.9 sqft
Living / Kitchen / Dining	6.2m x 4.7m	20'6" x 15'6"
Bedroom 1	3.5m x 3.7m	11'5" x 12'2"
Ensuite	1.6m x 2.2m	5'4" x 7'1"
Bedroom 2	4.0m x 3.7m	13'2" x 12'2"
Bathroom	2.0m x 2.2m	6'6" x 7'1"
Balcony	3.2m x 1.9m	10'6" x 6'3"

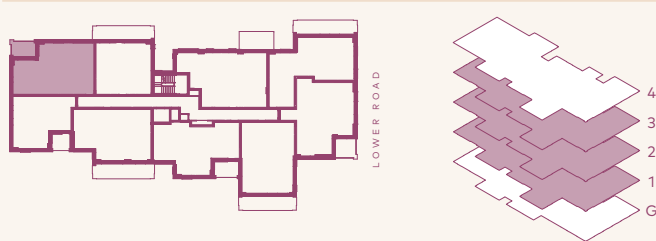
### Key

WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardrobe	DW	Dishwasher
St	Storage		

### Ground Floor



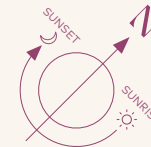
### 1st / 2nd / 3rd Floors



# 2 bedroom apartment

## Norse House

1st Floor	Apartment 9
2nd Floor	Apartment 18
3rd Floor	Apartment 27
4th Floor	Apartment 36



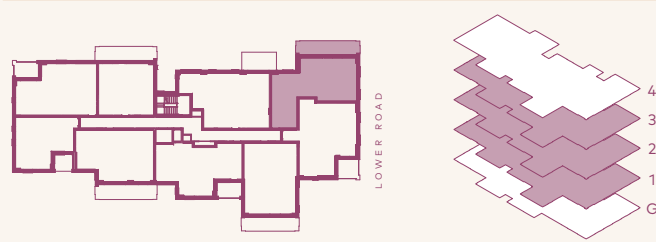
### Apartment Dimensions

Internal Area	74 sqm	793.5 sqft
Internal & External Area	85.7 sqm	922.5 sqft
Living / Kitchen / Dining	8.2m x 5.4m	27'0" x 17'8"
Bedroom 1	3.8m x 3.2m	12'5" x 10'8"
Ensuite	1.6m x 2.1m	5'4" x 7'1"
Bedroom 2	4.6m x 2.6m	15'1" x 8'7"
Bathroom	2.0m x 2.1m	6'6" x 7'1"
Balcony	8.0m x 1.5m	26'2" x 4'11"

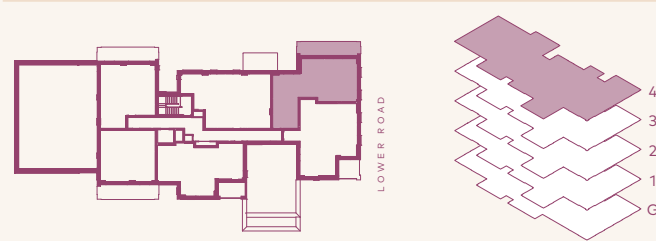
### Key

WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardrobe	DW	Dishwasher
St	Storage		

### 1st / 2nd / 3rd Floors



### 4th Floor

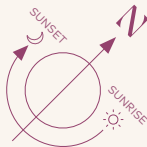




# 2 bedroom apartment

## Norse House

1st Floor	Apartment 10
2nd Floor	Apartment 19
3rd Floor	Apartment 28
4th Floor	Apartment 37



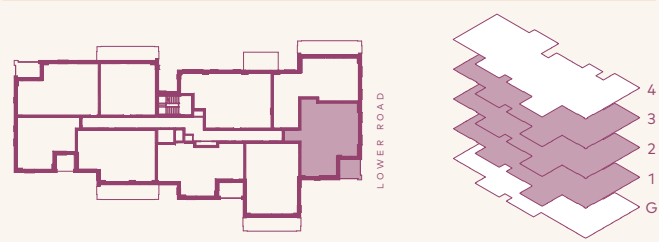
### Apartment Dimensions

Internal Area	77 sqm	829 sqft
Internal & External Area	83.1 sqm	894.5 sqft
Living / Kitchen / Dining	4.9m x 5.8m	16'3" x 19'2"
Bedroom 1	4.1m x 2.9m	13'7" x 9'7"
Ensuite	2.1m x 1.6m	6'11" x 5'3"
Bedroom 2	2.9m x 4.3m	9'7" x 14'2"
Bathroom	2.2m x 2.0m	7'1" x 6'6"
Balcony	2.6m x 2.4m	8'6" x 7'9"

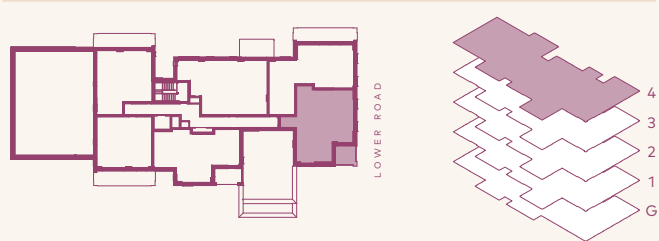
### Key

WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardobe	DW	Dishwasher
St	Storage		

### 1st / 2nd / 3rd Floors



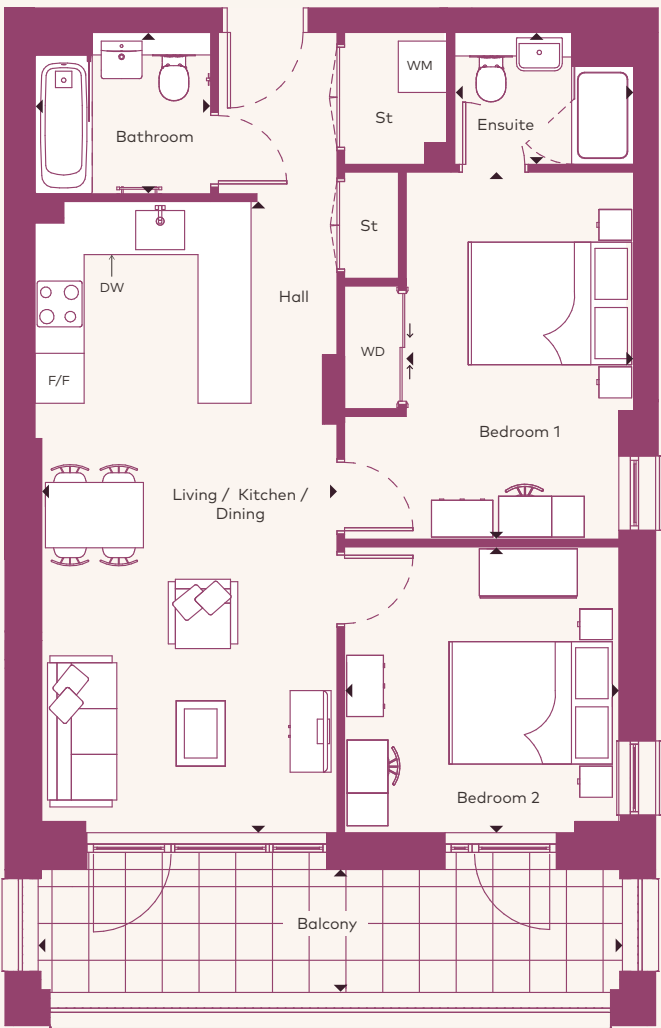
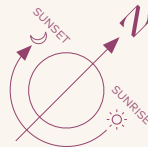
### 4th Floor



# 2 bedroom apartment

## Norse House

1st Floor	Apartment 11
2nd Floor	Apartment 20
3rd Floor	Apartment 29



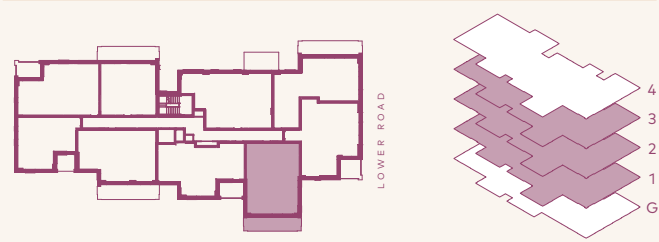
### Apartment Dimensions

Internal Area	71 sqm	759 sqft
Internal & External Area	81.4 sqm	876.2 sqft
Living / Kitchen / Dining	7.7m x 3.6m	25'4" x 11'10"
Bedroom 1	4.5m x 2.8m	14'9" x 9'2"
Ensuite	2.2m x 1.6m	7'2" x 5'4"
Bedroom 2	3.5m x 3.4m	11'6" x 11'0"
Bathroom	2.2m x 2.0m	7'1" x 6'6"
Balcony	1.5m x 7.1m	4'10" x 23'3"

### Key

WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardobe	DW	Dishwasher
St	Storage		

### 1st / 2nd / 3rd Floors

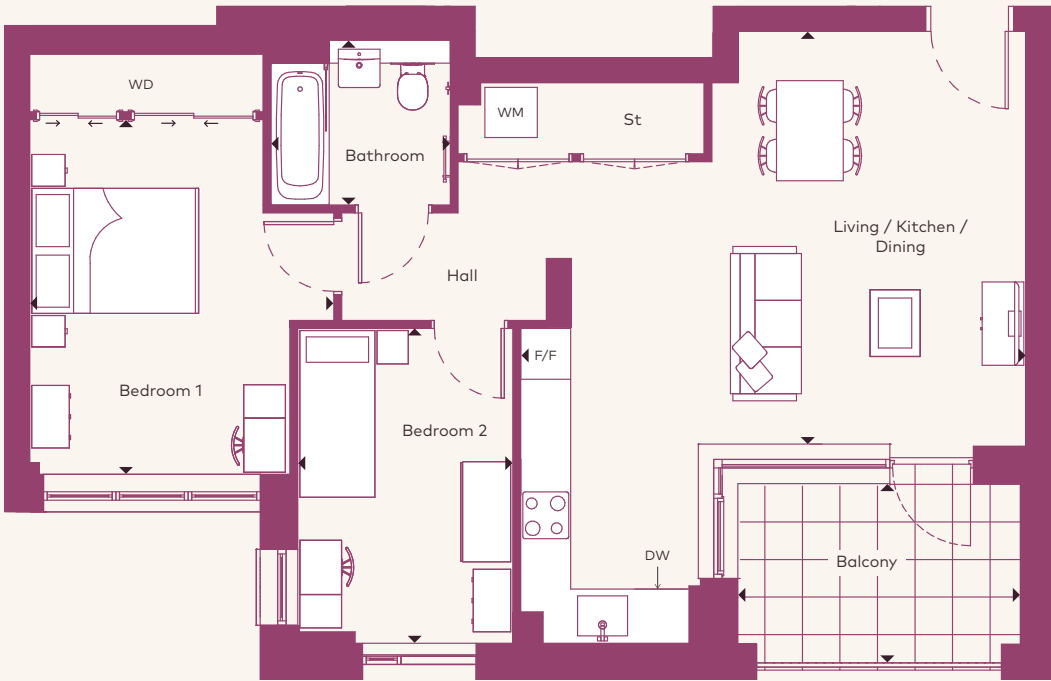
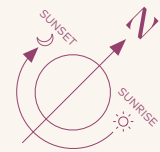




# 2 bedroom apartment

## Norse House

1st Floor	Apartment 12
2nd Floor	Apartment 21
3rd Floor	Apartment 30
4th Floor	Apartment 38



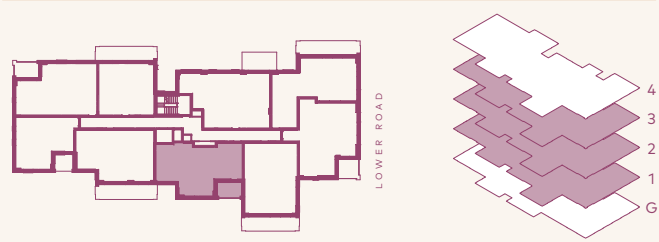
### Apartment Dimensions

Internal Area	69 sqm	743.8 sqft
Internal & External Area	83.1 sqm	894.5 sqft
Living / Kitchen / Dining	6.1m x 4.9m	19'11" x 16'1"
Bedroom 1	3.6m x 4.1m	12'0" x 13'5"
Bedroom 2	2.6m x 3.8m	8'6" x 12'5"
Bathroom	2.2m x 2.0m	7'1" x 6'6"
Balcony	3.4m x 1.9m	11'1" x 6'3"

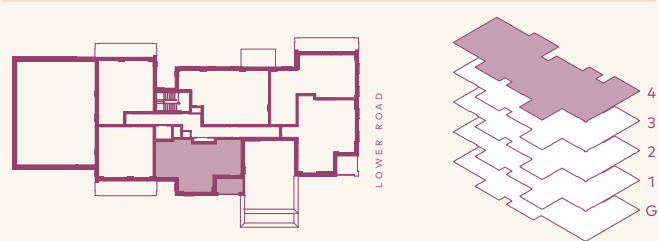
### Key

WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardobe	DW	Dishwasher
St	Storage		

### 1st / 2nd / 3rd Floors



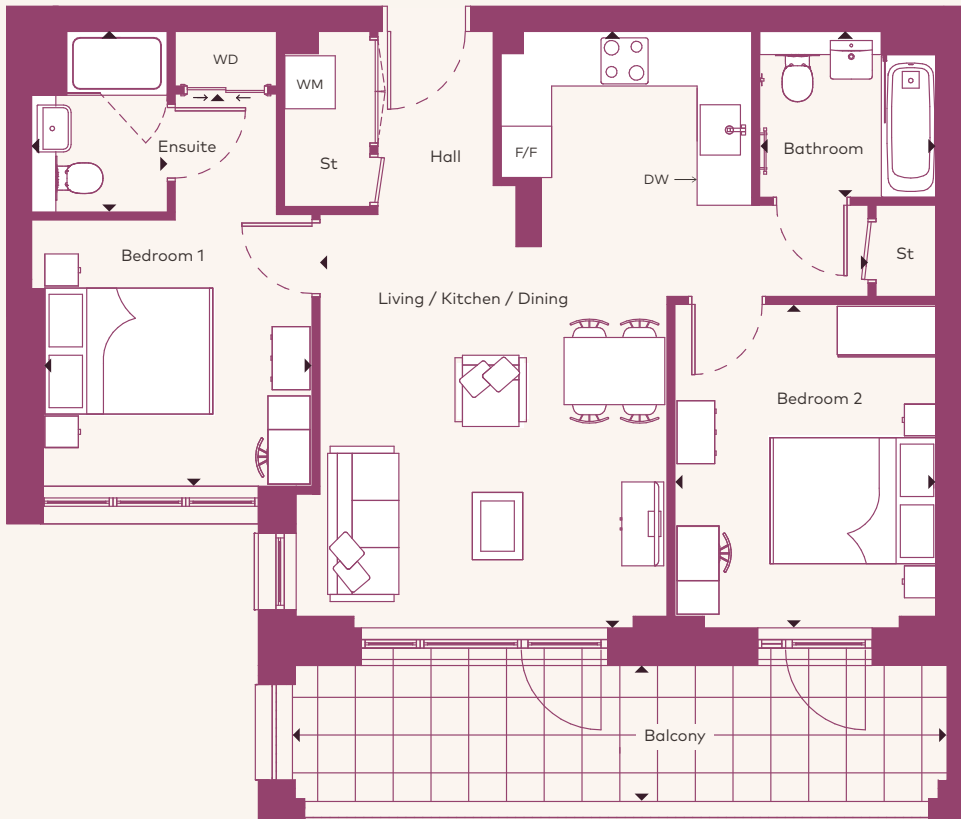
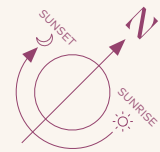
### 4th Floor



# 2 bedroom apartment

## Norse House

1st Floor	Apartment 13
2nd Floor	Apartment 22
3rd Floor	Apartment 31



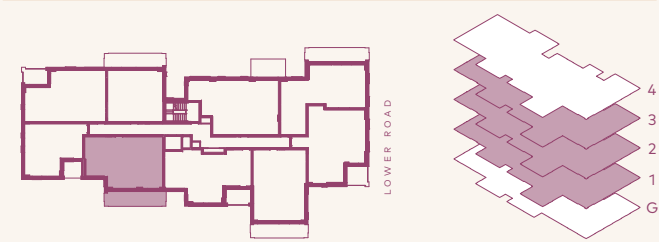
### Apartment Dimensions

Internal Area	71 sqm	766.6 sqft
Internal & External Area	83.1 sqm	894.5 sqft
Living / Kitchen / Dining	6.5m x 7.1m	21'5" x 23'4"
Bedroom 1	3.2m x 4.7m	10'6" x 15'4"
Ensuite	1.6m x 2.1m	5'4" x 7'1"
Bedroom 2	3.1m x 3.9m	10'2" x 12'8"
Bathroom	2.1m x 2.0m	6'11" x 6'6"
Balcony	7.8m x 1.6m	25'5" x 5'2"

### Key

WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardobe	DW	Dishwasher
St	Storage		

### 1st / 2nd / 3rd Floors

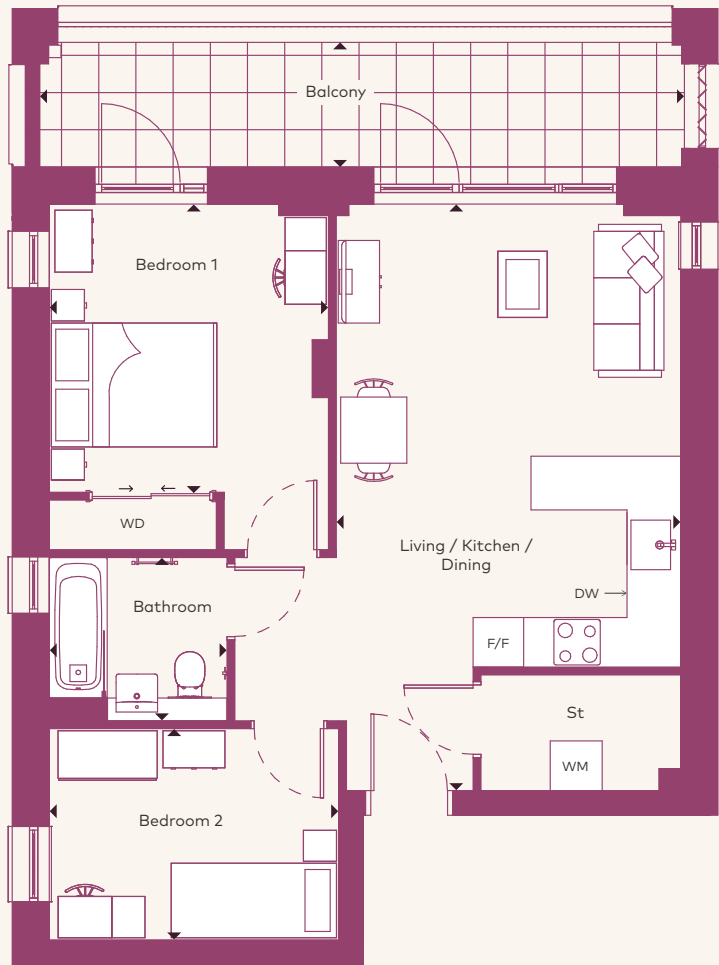
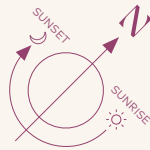




# 2 bedroom apartment

## Norse House

4th Floor Apartment 40



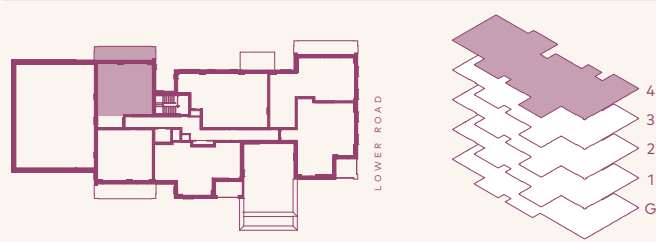
### Apartment Dimensions

Internal Area	61 sqm	651.5 sqft
Internal & External Area	72.6 sqm	781.5 sqft
Living / Kitchen / Dining	4.2m x 7.1m	13'8" x 23'3"
Bedroom 1	3.4m x 3.5m	11'1" x 11'5"
Bedroom 2	3.5m x 2.6m	11'6" x 8'5"
Bathroom	2.2m x 2.0m	7'1" x 6'6"
Balcony	7.8m x 1.5m	25'7" x 4'11"

### Key

WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardrobe	DW	Dishwasher
St	Storage		

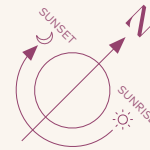
### 4th Floor



# 3 bedroom apartment

## Norse House

Ground Floor Apartment 4



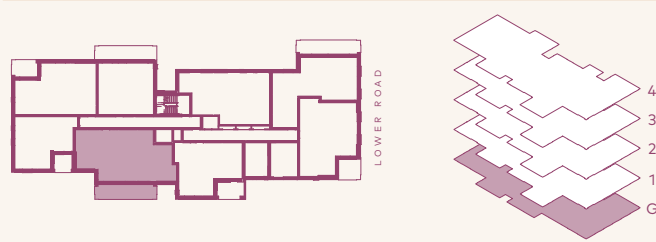
### Apartment Dimensions

Internal Area	86 sqm	921.5 sqft
Internal & External Area	98.1 sqm	1,055.9 sqft
Living / Kitchen / Dining	7.6m x 7.1m	25'0" x 23'4"
Bedroom 1	3.2m x 4.7m	10'6" x 15'4"
Bedroom 2	2.6m x 3.0m	8'5" x 9'10"
Bedroom 3	2.8m x 5.0m	9'3" x 16'6"
Ensuite	1.6m x 2.1m	5'4" x 7'1"
Bathroom	2.2m x 2.0m	7'1" x 6'6"
Balcony	7.7m x 1.6m	25'2" x 5'2"

### Key

WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardrobe	DW	Dishwasher
St	Storage		

### Ground Floor

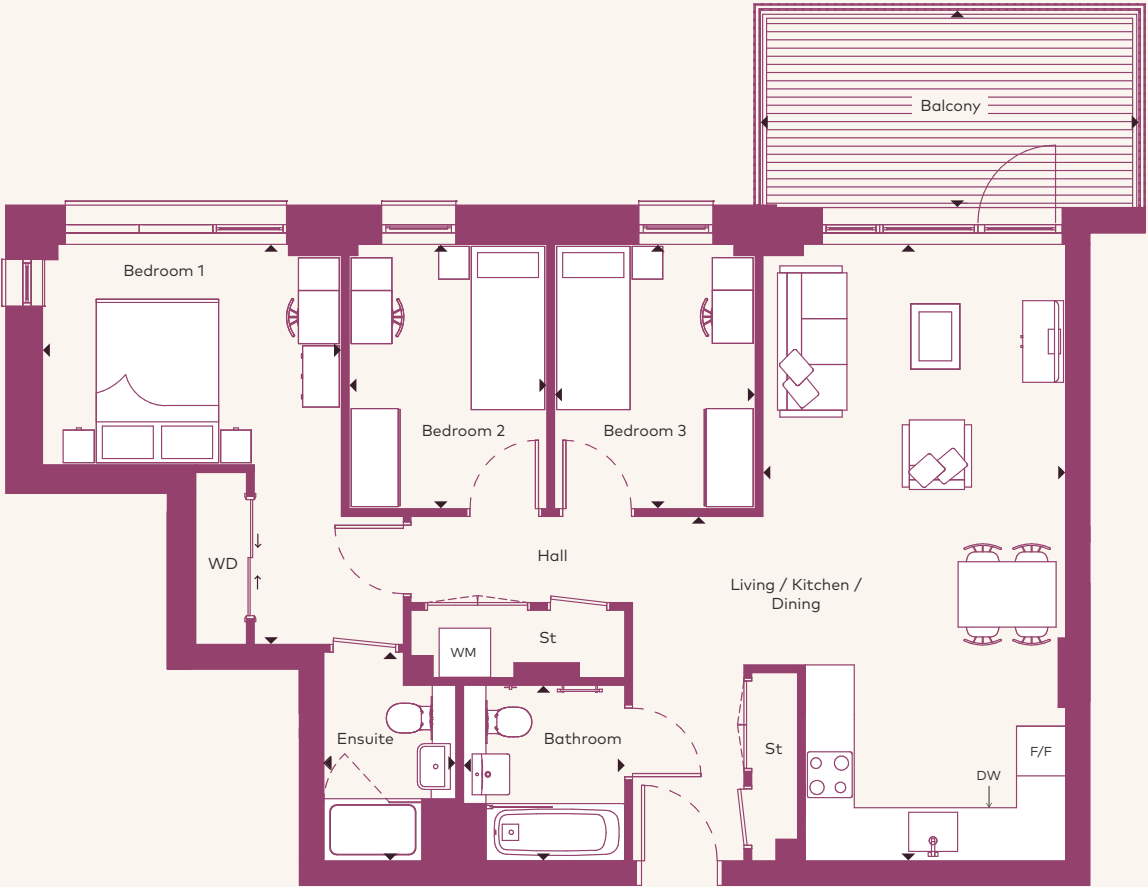
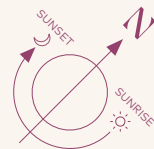




# 3 bedroom apartment

## Norse House

1st Floor	Apartment 8
2nd Floor	Apartment 17
3rd Floor	Apartment 26
4th Floor	Apartment 35



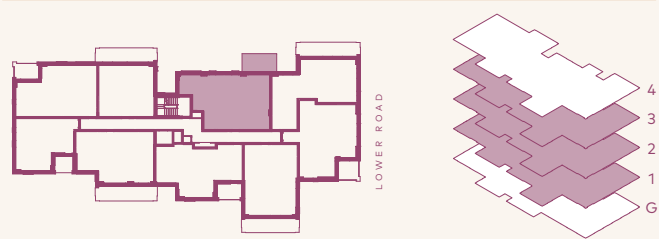
### Apartment Dimensions

Internal Area	81 sqm	874.5 sqft
Internal & External Area	92.2 sqm	992.4 sqft
Living / Kitchen / Dining	3.7m x 7.5m	12'2" x 24'9"
Bedroom 1	3.7m x 4.9m	12'0" x 16'1"
Ensuite	1.6m x 2.6m	5'4" x 8'5"
Bedroom 2	2.4m x 3.2m	7'11" x 10'7"
Bedroom 3	2.5m x 3.2m	8'1" x 10'7"
Bathroom	2.0m x 2.2m	6'6" x 7'1"
Balcony	4.6m x 2.4m	15'3" x 7'11"

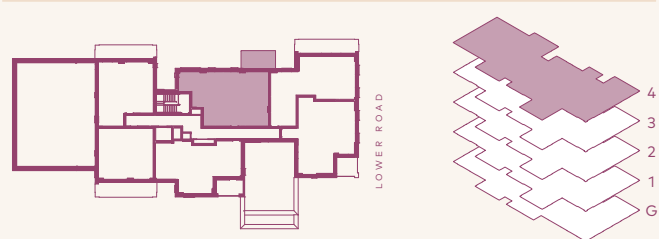
### Key

WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardrobe	DW	Dishwasher
St	Storage		

### 1st / 2nd / 3rd Floors



### 4th Floor



Computer generated imagery is indicative only.  
Balcony image is view from Parkside House.



FLOOR PLANS

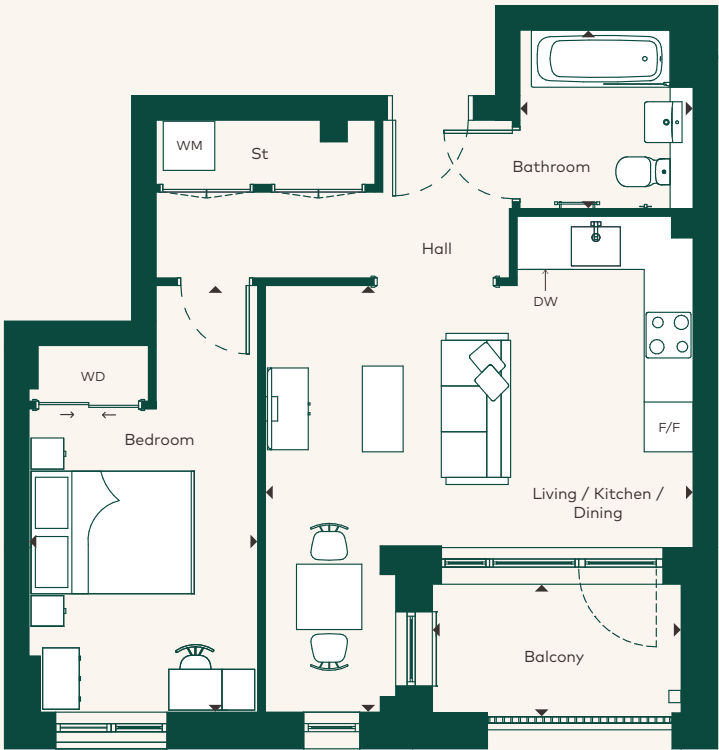
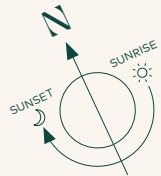
# Parkside House

1 & 3 bedroom apartments

## 1 bedroom apartment

### Parkside House

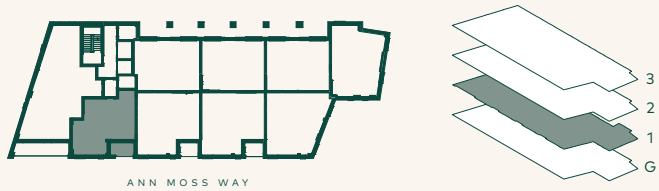
1st Floor    Apartment 2



#### Apartment Dimensions

Internal Area	50 sqm	534.4 sqft
Internal & External Area	55 sqm	592 sqft
Living / Kitchen / Dining	5.2m x 5.2m	17'1" x 17'2"
Bedroom	2.8m x 5.2m	9'2" x 17'2"
Bathroom	2.1m x 2.2m	6'11" x 7'2"
Balcony	3.0m x 1.5m	10'0" x 4'11"

#### 1st Floor



#### Key

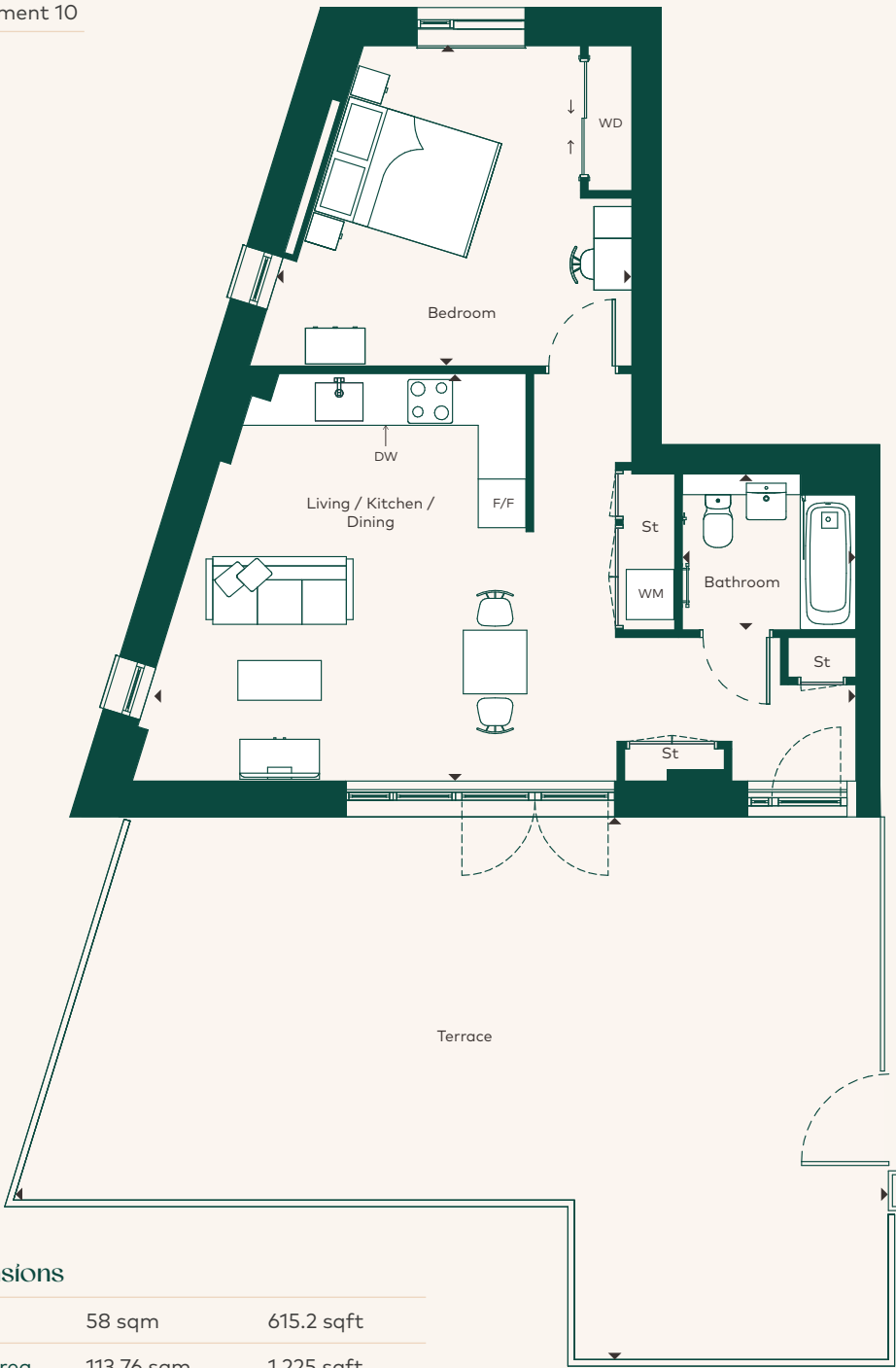
WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardrobe	DW	Dishwasher
St	Storage		



1 bedroom apartment

Parkside House

3rd Floor    Apartment 10



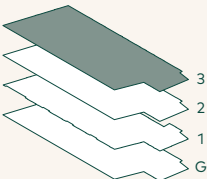
Apartment Dimensions

Internal Area	58 sqm	615.2 sqft
Internal & External Area	113.76 sqm	1,225 sqft
Living / Kitchen / Dining	5.1m x 8.8m	16'10" x 29'0"
Bedroom	4.0m x 4.5m	13'2" x 14'9"
Bathroom	2.0m x 2.2m	6'5" x 7'2"
Terrace	4.8m x 9.8m	15'10" x 32'0"

Key

WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardobe	DW	Dishwasher
St	Storage		

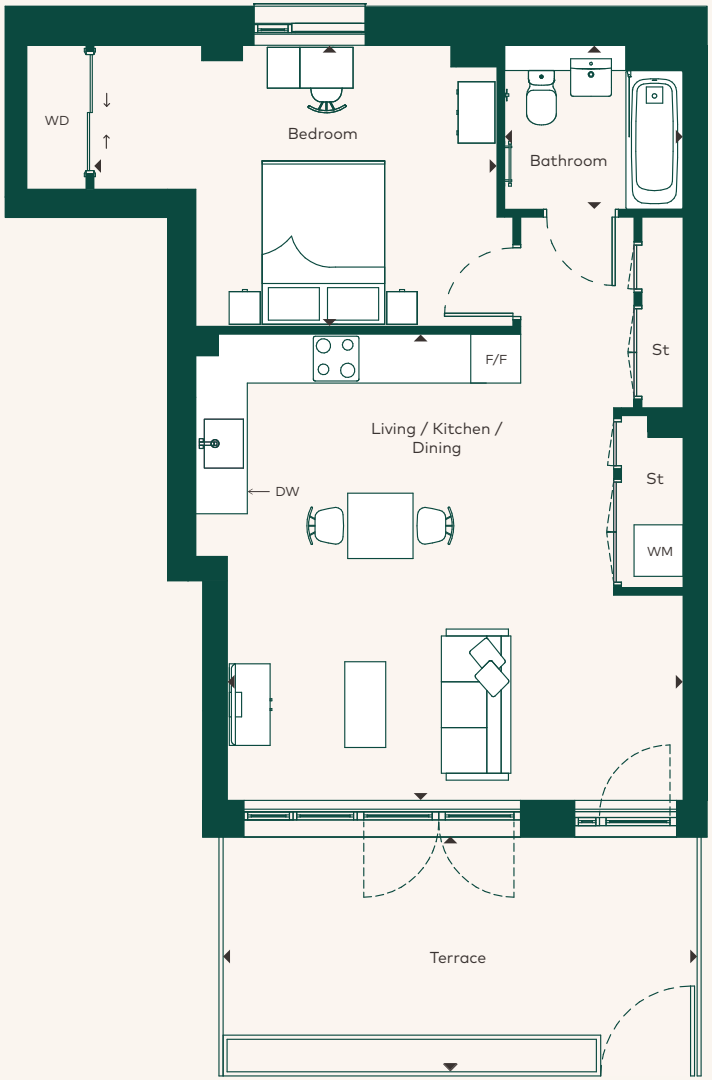
3rd Floor



1 bedroom apartment

Parkside House

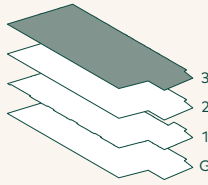
3rd Floor    Apartment 11



Apartment Dimensions

Internal Area	58 sqm	620.2 sqft
Internal & External Area	72 sqm	775 sqft
Living / Kitchen / Dining	5.7m x 5.6m	18'9" x 18'4"
Bedroom	3.4m x 4.9m	11'3" x 16'2"
Bathroom	2.0m x 2.2m	6'7" x 7'2"
Terrace	2.4m x 5.8m	7'11" x 19'11"

3rd Floor



Key

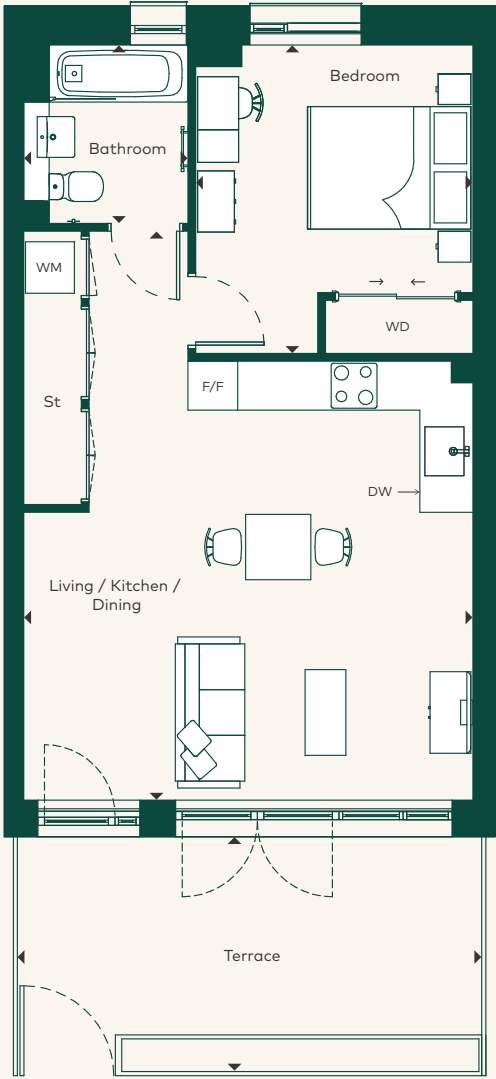
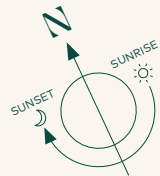
WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardobe	DW	Dishwasher
St	Storage		



# 1 bedroom apartment

## Parkside House

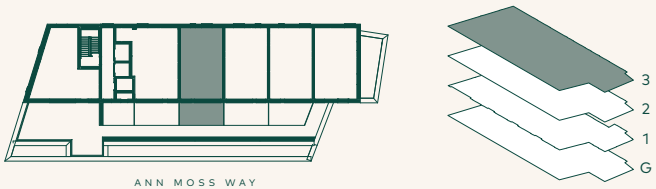
3rd Floor    Apartment 12



### Apartment Dimensions

Internal Area	51 sqm	547.5 sqft
Internal & External Area	64.79 sqm	697.4 sqft
Living / Kitchen / Dining	7.0m x 5.5m	22'10" x 18'1"
Bedroom	3.8m x 3.4m	12'5" x 11'2"
Bathroom	2.2m x 2.0m	7'2" x 6'7"
Terrace	2.4m x 5.7m	7'11" x 18'8"

### 3rd Floor



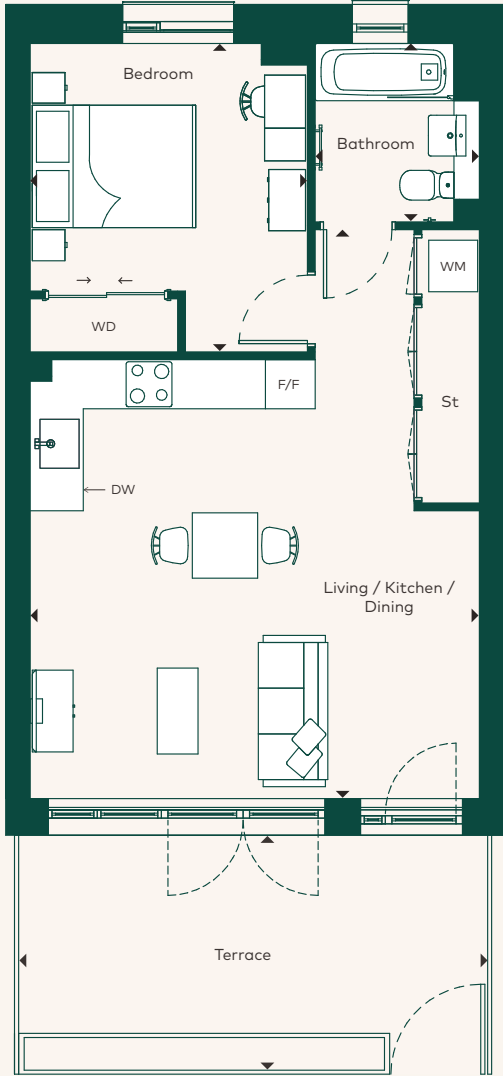
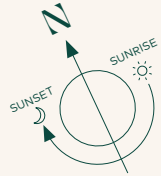
### Key

WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardrobe	DW	Dishwasher
St	Storage		

# 1 bedroom apartment

## Parkside House

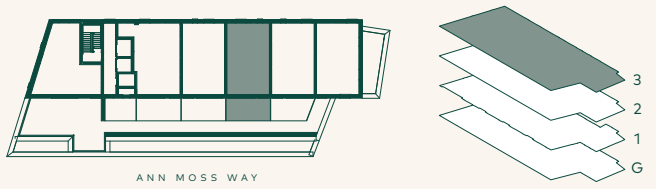
3rd Floor    Apartment 13



### Apartment Dimensions

Internal Area	51 sqm	547.4 sqft
Internal & External Area	64.92 sqm	698.8 sqft
Living / Kitchen / Dining	7.0m x 5.5m	22'10" x 18'1"
Bedroom	3.8m x 3.4m	12'5" x 11'2"
Bathroom	2.2m x 2.0m	7'2" x 6'7"
Terrace	2.4m x 5.7m	7'11" x 18'8"

### 3rd Floor



### Key

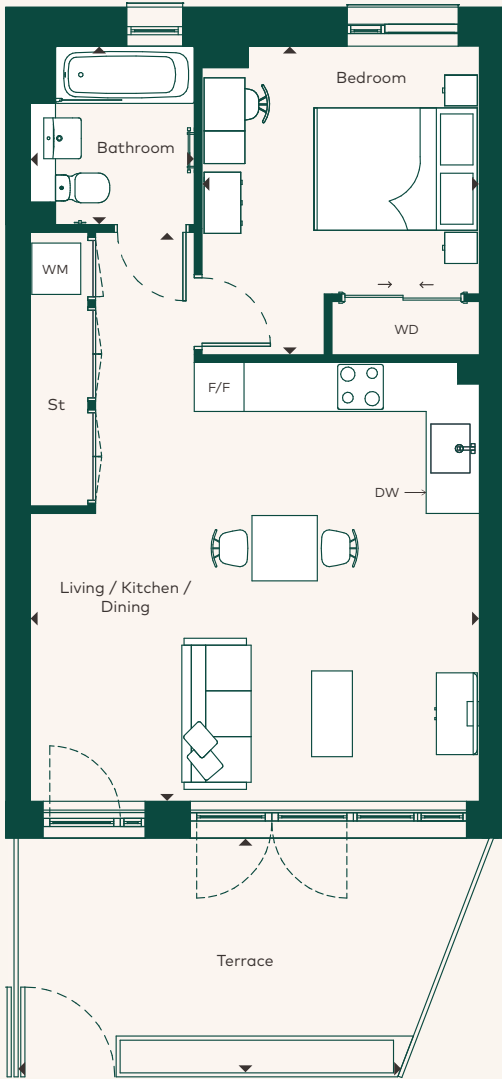
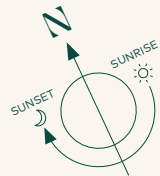
WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardrobe	DW	Dishwasher
St	Storage		



1 bedroom apartment

Parkside House

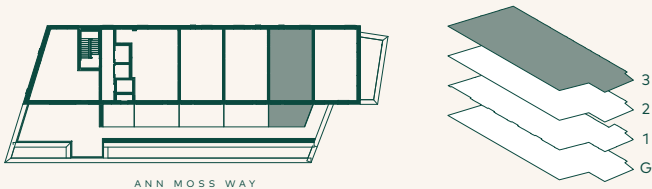
3rd Floor    Apartment 14



Apartment Dimensions

Internal Area	51 sqm	547.5 sqft
Internal & External Area	63.87 sqm	687.5 sqft
Living / Kitchen / Dining	7.0m x 5.5m	22'10" x 18'1"
Bedroom	3.8m x 3.4m	12'5" x 11'2"
Bathroom	2.2m x 2.0m	7'2" x 6'7"
Terrace	2.4m x 4.9m	7'11" x 16'0"

3rd Floor



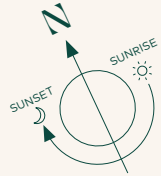
Key

WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardobe	DW	Dishwasher
St	Storage		

1 bedroom apartment

Parkside House

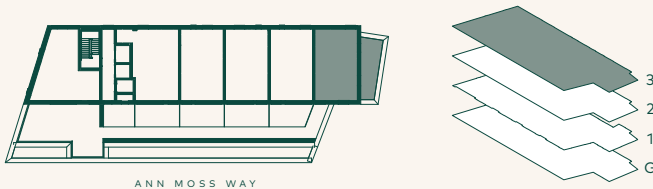
3rd Floor    Apartment 15



Apartment Dimensions

Internal Area	51 sqm	546.9 sqft
Internal & External Area	69.5 sqm	748.1 sqft
Living / Kitchen / Dining	7.0m x 5.5m	22'10" x 18'1"
Bedroom	3.8m x 3.4m	12'5" x 11'1"
Bathroom	2.2m x 2.0m	7'2" x 6'7"
Terrace	8.3m x 2.5m	27'3" x 8'2"

3rd Floor



Key

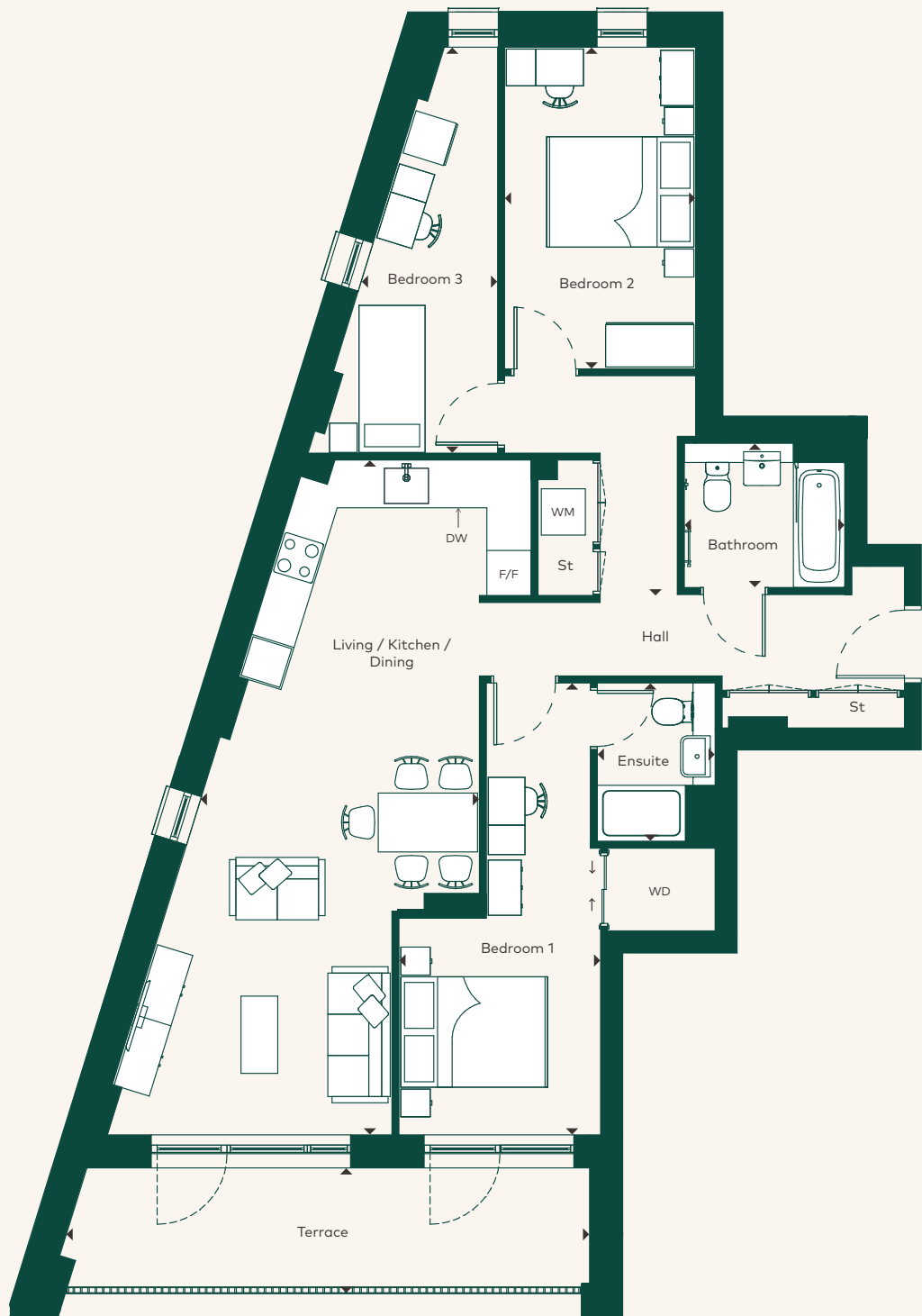
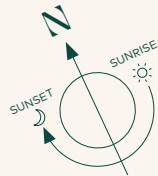
WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardobe	DW	Dishwasher
St	Storage		



# 3 bedroom apartment

## Parkside House

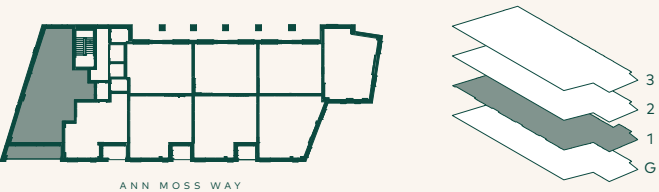
1st Floor      Apartment 1



### Apartment Dimensions

Internal Area	93 sqm	1004.7 sqft
Internal & External Area	104 sqm	1119.4 sqft
Living / Kitchen / Dining	9.2m x 3.8m	30'1" x 12'4"
Bedroom 1	6.1m x 2.7m	20'2" x 9'0"
Bedroom 2	4.4m x 2.6m	14'4" x 8'6"
Bedroom 3	5.5m x 1.9m	18'1" x 6'3"
Bathroom	2.1m x 1.8m	6'9" x 5'11"
Ensuite	2.0m x 1.5m	6'7" x 4'11"
Terrace	7.0m x 1.4m	23'0" x 4'7"

### 1st Floor



Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. Peabody reserves the right to make changes to these plans prior to exchange of contracts.

For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a Sales Executive for more details.

### Key

WM	Washing Machine	F/F	Fridge/Freezer
WD	Wardrobe	DW	Dishwasher



# More than just a place to live

We at Peabody have a proud legacy of helping generations of homebuyers and residents find their place in thriving neighbourhoods, communities and homes for over 160 years.

The team at Peabody New Homes is dedicated to finding you a home that is more than just a place to live. A place you can call your own. A place to belong. A place that you're proud to call home.

Find @PeabodyNewHomes on



## Building history

Formed over 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations responsible for more than 108,000 homes and around 220,000 residents across London and the Home Counties.



## Customer focus

Whether it's your first or forever home, we know that buying a new place can be a demanding time. Our sales team is committed to guiding you through the process and helping you every step of the way. Rated "Excellent" on Trustpilot, we're proud to offer you a service that makes a difference.



## Quality, design & sustainability

Peabody's reputation is one of the most respected in the housing industry renowned for quality, multi-award-winning and innovative design. We work with industry experts and continually monitor quality throughout the building process to reduce our impact on climate change, lessen our carbon footprint and create properties people are proud to call home.

Our Greener Homes Programme is our commitment to the environment and will aim to minimise our impact on the planet and support thriving neighbourhoods.

[Find out more >](#)



## Social impact

Our social purpose is why we exist. We re-invest the surplus made from the sale of our homes to provide more homes and services to those who need it most.

We deliver services that support customers and the wider communities that we work in, and invest in local projects through our Community Foundation.

[Find out more >](#)



\*2023/24 Annual Report





“  
The Peabody  
team have  
been brilliant,  
answering all my  
questions and  
helping me along  
the way.  
”

Conrad, Peabody Shared  
Ownership homeowner



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