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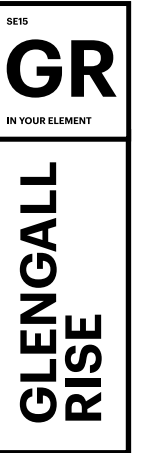
GR

IN YOUR ELEMENT

**GLENGALL
RISE**

**1, 2 & 3 Bedroom
Shared Ownership
Apartments**

**SOUTHERN
HOUSING**
new homes



Introducing Glengall Rise

Glengall Rise is part of our Southwark Living collection, a boldly designed series of homes across the borough.

Positioned on the edge of Burgess Park, these striking new homes offer a unique blend of contemporary living and community spirit, on the cusp of both the iconic Old Kent Road and the largest green space in Southwark.

This stylish new development comprises of 109 1, 2 & 3 bedroom apartments.

Each home is designed for modern, sustainable living, built to support an energy-efficient lifestyle. Discover the range of available apartments and find a home that suits your way of life.

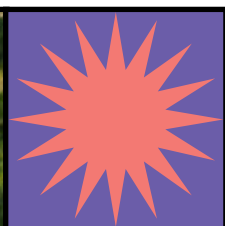
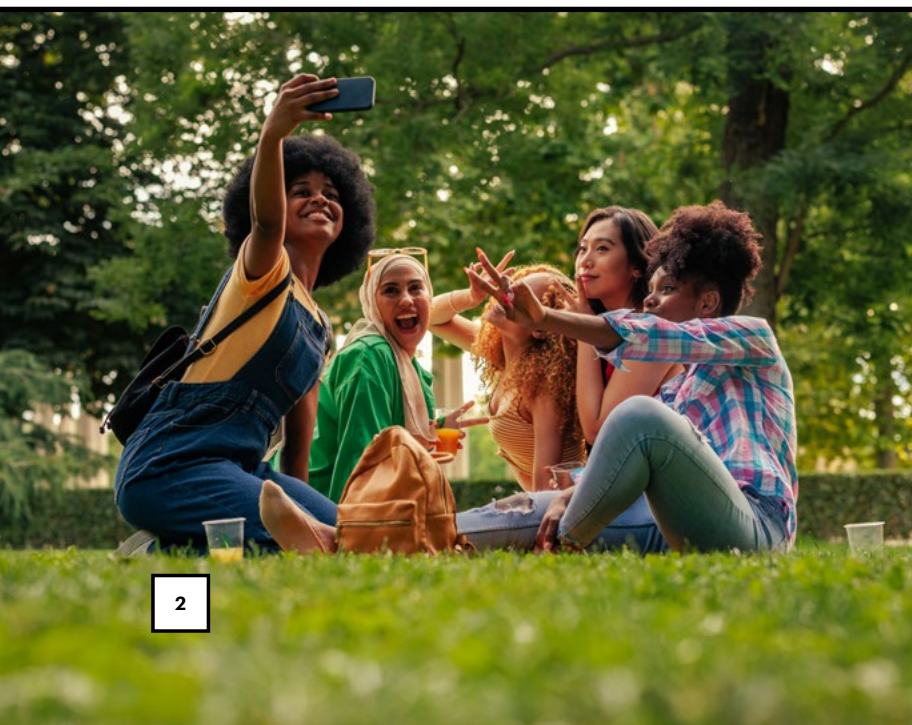


Discover Your Home

Glengall Rise is thoughtfully designed to foster a sense of belonging and connectivity, with spacious living areas ideal for hosting gatherings and shared outdoor spaces perfect for getting to know your neighbours.

On Glengall Rise's doorstep you'll find 56-hectare Burgess Park, renowned for its diverse landscapes, modern sports facilities, and scenic lake brimming with wildlife. Boasting cricket nets, football pitches, tennis courts, fishing spots, a BMX track and international gardens, this expansive green space is a go-to destination for active exercise and relaxation in the great outdoors.

Some of these buildings features, such as the chimney on Bianca Road, will be retained to preserve the industrial heritage of the past and inform the design of the area in the future.



Find your place



Glengall Rise is a car-free development, designed to promote a greener way of living by encouraging walking and cycling. Located on the cusp of the Old Kent Road, between Peckham Rye and Bermondsey, homes offer easy access to a diverse mix of shops, restaurants, parks, and cultural destinations, with Queen's Road Peckham station also close by for convenient rail connections across London.

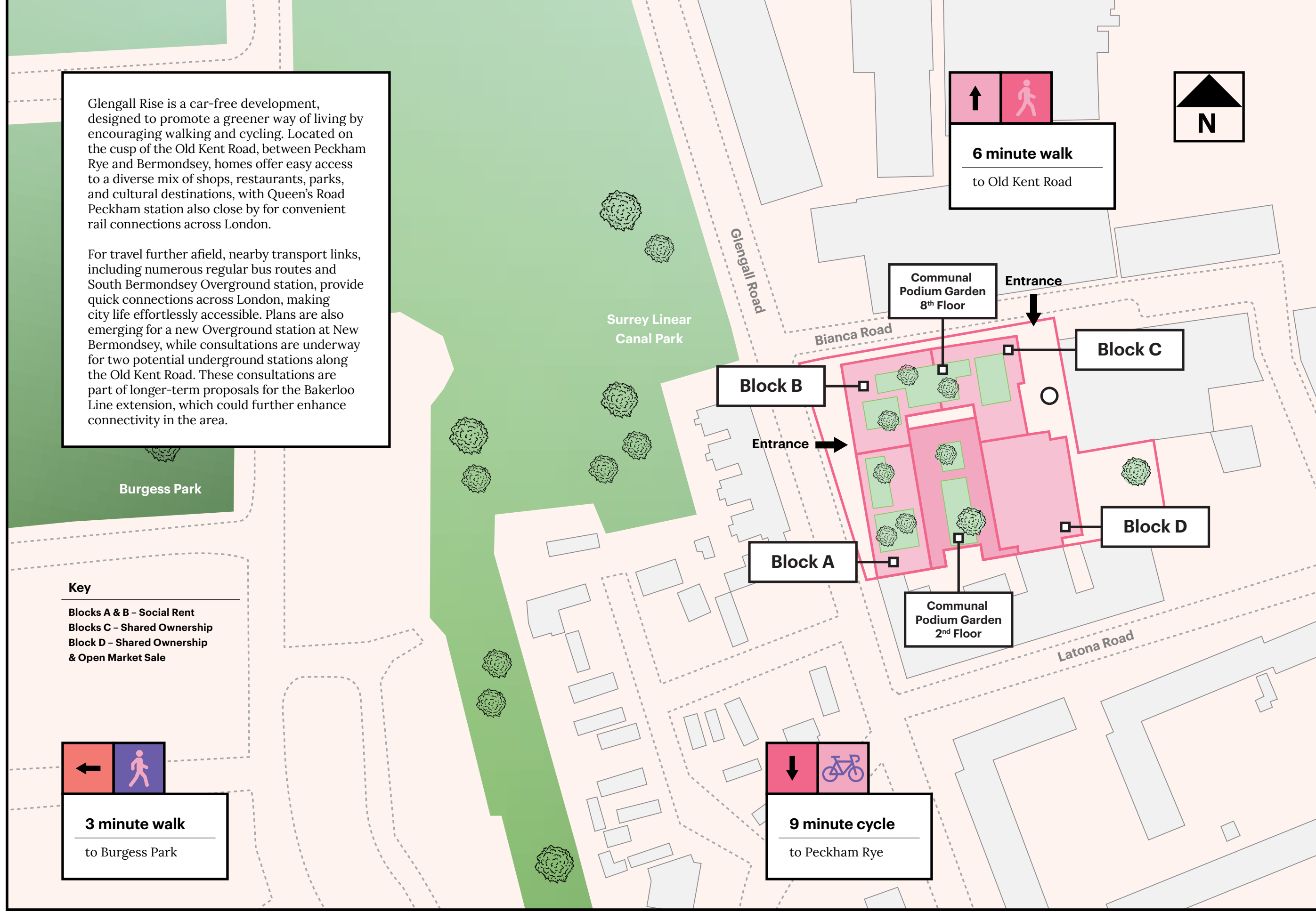
For travel further afield, nearby transport links, including numerous regular bus routes and South Bermondsey Overground station, provide quick connections across London, making city life effortlessly accessible. Plans are also emerging for a new Overground station at New Bermondsey, while consultations are underway for two potential underground stations along the Old Kent Road. These consultations are part of longer-term proposals for the Bakerloo Line extension, which could further enhance connectivity in the area.

Key
 Blocks A & B – Social Rent
 Blocks C – Shared Ownership
 Block D – Shared Ownership & Open Market Sale

3 minute walk
to Burgess Park

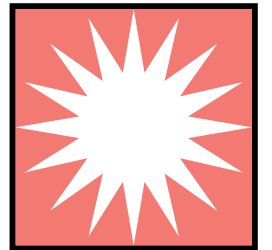
9 minute cycle
to Peckham Rye

6 minute walk
to Old Kent Road



Look inside

At Glengall Rise, generous full-height windows create bright, welcoming living spaces, with private terraces and balconies providing a peaceful outdoor retreat at home.



Kitchen/Dining/Living

- Two-tone Clerkenwell handle-less kitchen units with charcoal base units and Greenwich Dove Grey push to open wall units in matt finish
- Under cabinet downlights
- Apollo Quartz worktop, upstand and backsplash in Lyksam White
- Rienza Right Angle Kitchen mixer tap in Polished Chrome
- Lamona chrome undermounted 1.5 sink
- Integrated kitchen appliances include:
 - Bosch single oven, black induction hob and combi microwave
 - Lamona fridge freezer, dishwasher and canopy extractor
- Beko washer dryer to utility cupboards
- Integrated Anthracite mounted pull out bin for recycling and waste
- Quickstep Elka wood effect laminate flooring in colour driftwood
- LED Downlights featuring duo-therm technology in white to kitchen and hallway
- Pendant lights to living room

Bedroom

- Built-in mirrored wardrobe to main bedroom and a selection of second bedrooms*
- Pendant lights
- Forte 18 Dapple carpet in grey

Bathroom/En-suite

- Duravit sanitary ware in white including WC and sink
- Kaldewei Eurowa bath with bespoke tiled bath panel, Scudo Hinged Bath Screen and Crosswater mixer tap in chrome
- Silestone Blanco Norte vanity top with mirror
- Roman Haven sliding shower door to shower to en-suite
- Hoxton Slide Rail shower with wall outlet, Crosswater mixer tap and overhead showerhead in chrome to en-suite
- Domus Drammen beige wall tiles and grey floor tiles to bathrooms
- Domus Drammen grey wall and floor tiles to en-suites

General

- Communal roof terrace on level 8 of block C
- Shared podium garden with children's play area, tables and seating
- Shared Courtyard
- Brompton bike hire station
- Intelligent parcel lockers
- Secure cycle storage with 311 spaces
- Two passenger lifts
- Video entry phone system with fob access

Electrical

- BT and Hyperoptic broadband enabled
- White delta slimline sockets throughout with USB outlets included in bedrooms
- Knightsbridge brushed chrome sockets with USB outlets and white light switches to kitchen

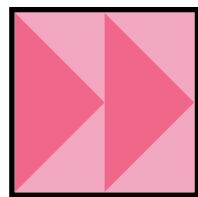
Balcony/Terrace

- Spear lighting stainless steel wall lights in black
- Tobermore textured flag natural concrete slabs

*See floor plans for location of built-in wardrobes

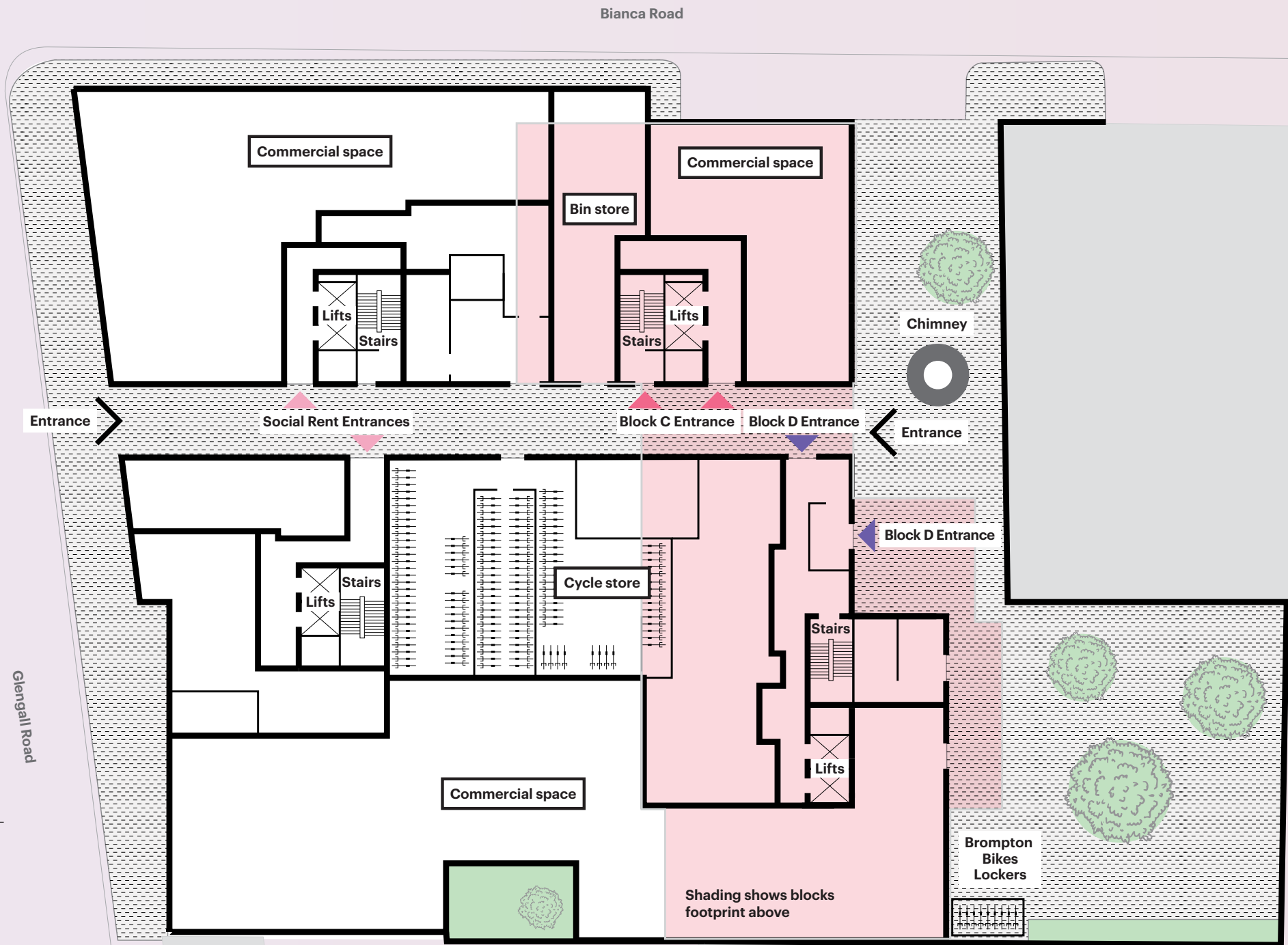
Whilst every effort has been taken to ensure the accuracy of the above specification, it is for general guidance only and is subject to change. Southern Housing reserves the right to amend the specification as necessary and without notice. Please speak to our sales advisor for more details.

Make an entrance



Key

- Blocks A & B – Social Rent
- Blocks C – Shared Ownership
- Block D – Shared Ownership & Open Market Sale



The ground floor plan is for indicative purposes only. The details depicted are designed to give a general indication and the final layout may vary and should not be relied upon. The floor plan, including tenure locations does not form part of any offer, contract, warranty or representation. Please speak to our Sales Team for further information.

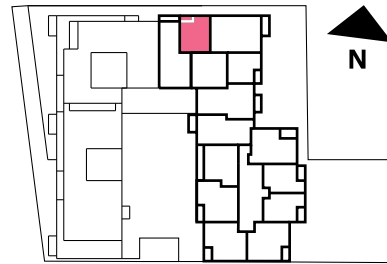
1 Bedroom Apartment Block C

Apartments 47, 52, 57, 62, 67 & 72

Dimensions

Kitchen/Dining/Living	6.25m x 4.25m	20' 6" x 13' 11"
Bedroom	4.47m x 3.17m	14' 8" x 10' 5"
Gross Internal Area	50.11m²	539.38 ft²
Balcony	5.16m ²	55.54 ft ²

Location



Floors

Level	Apartments
7	72
6	67
5	62
4	57
3	52
2	47

1 Bedroom Apartment Block C

Apartments 49, 54, 59, 64, 69 & 74

Dimensions

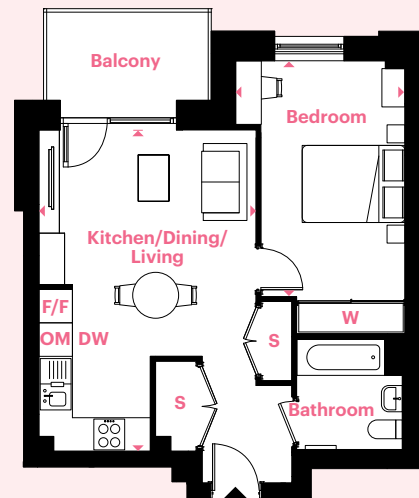
Kitchen/Dining/Living	6.09m x 4.63m	20' 0" x 15' 2"
Bedroom	5.00m x 3.82m	16' 5" x 12' 6"
Gross Internal Area	50.04m²	538.63 ft²
Balcony	7.63m ²	82.13 ft ²

Location



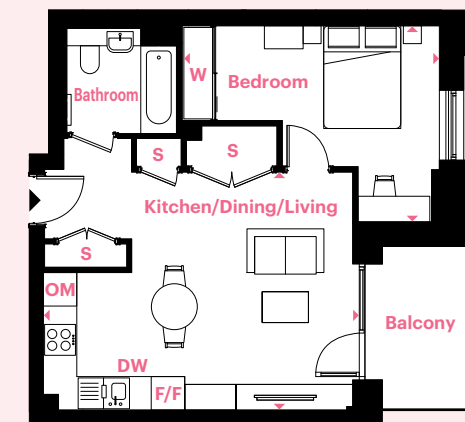
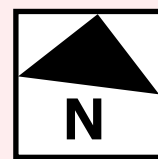
Floors

Level	Apartments
7	74
6	69
5	64
4	59
3	54
2	49



Key

- S Storage
- W Wardrobe
- F/F Fridge/Freezer
- DW Dishwasher
- OM Oven + Microwave



Key

- S Storage
- W Wardrobe
- F/F Fridge/Freezer
- DW Dishwasher
- OM Oven + Microwave



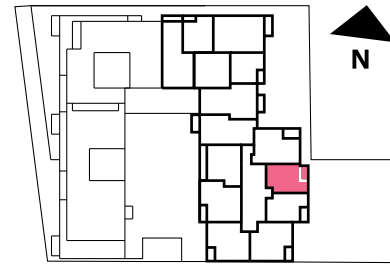
1 Bedroom Apartment Block D

Apartments 81, 89, 97, 105, 113, 121, 129, 137, 145 & 153

Dimensions

Kitchen/Dining/Living	7.69m x 3.18m	25' 3" x 10' 5"
Bedroom	4.76m x 2.86m	15' 7" x 9' 5"
Gross Internal Area	50.24m ²	540.78 ft ²
Balcony	5.19m ²	55.86 ft ²

Location



Floors

Level	Apartments
13	
12	
11	153
10	145
9	137
8	129
7	121
6	113
5	105
4	97
3	89
2	81

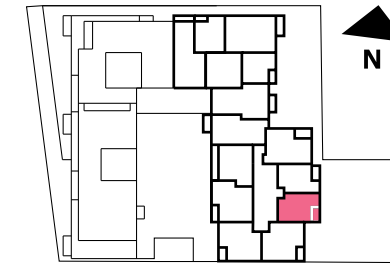
1 Bedroom Apartment Block D

Apartments 82, 90, 98, 106, 114, 122, 130, 138, 146 & 154

Dimensions

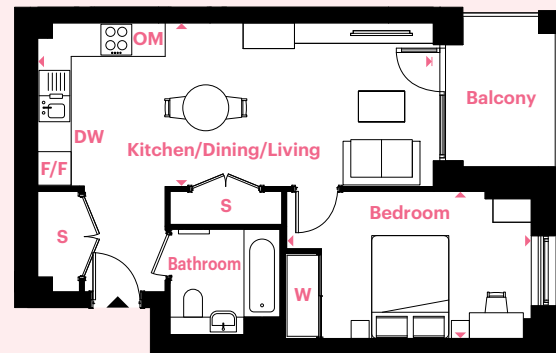
Kitchen/Dining/Living	7.69m x 3.18m	25' 3" x 10' 5"
Bedroom	4.76m x 2.85m	15' 7" x 9' 4"
Gross Internal Area	50.38m ²	542.29 ft ²
Balcony	5.49m ²	58.99 ft ²

Location



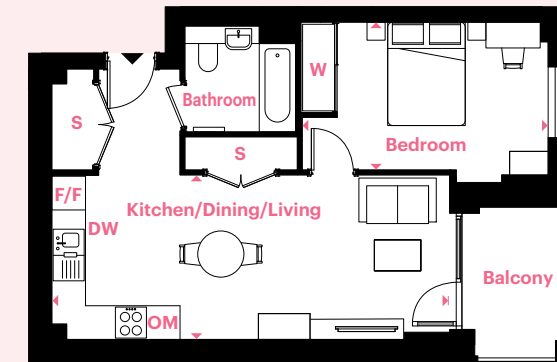
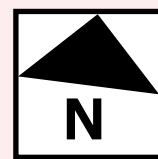
Floors

Level	Apartments
13	
12	
11	154
10	146
9	138
8	130
7	122
6	114
5	106
4	98
3	90
2	82



Key

- S Storage
- W Wardrobe
- F/F Fridge/Freezer
- DW Dishwasher
- OM Oven + Microwave



Key

- S Storage
- W Wardrobe
- F/F Fridge/Freezer
- DW Dishwasher
- OM Oven + Microwave



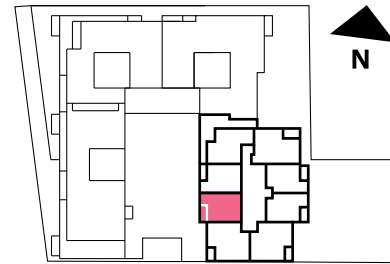
1 Bedroom Apartment Block D

Apartments 125, 133, 141 & 149

Dimensions

Kitchen/Dining/Living	7.65m x 3.41m	25' 1" x 11' 2"
Bedroom	5.86m x 2.73m	19' 3" x 8' 11"
Gross Internal Area	50.14m ²	539.70 ft ²
Balcony	7.62m ²	82.02 ft ²

Location



Floors

Level	Apartments
13	
12	
11	149
10	141
9	133
8	125
7	
6	
5	
4	
3	
2	

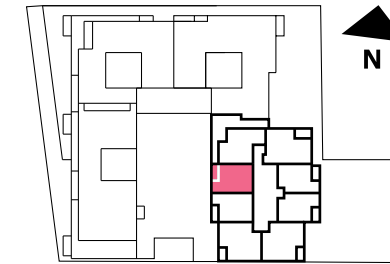
1 Bedroom Apartment Block D

Apartments 126, 134, 142 & 150

Dimensions

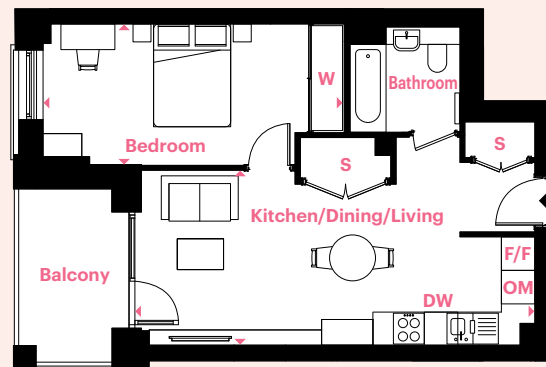
Kitchen/Dining/Living	7.15m x 3.45m	23' 6" x 11' 4"
Bedroom	5.86m x 2.76m	19' 3" x 9' 0"
Gross Internal Area	50.05m ²	538.73 ft ²
Balcony	5.51m ²	59.31 ft ²

Location



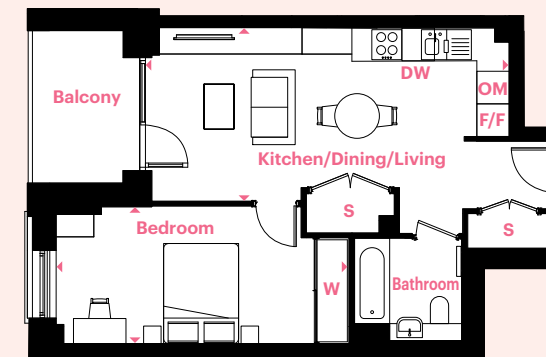
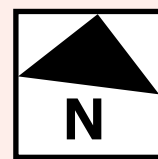
Floors

Level	Apartments
13	
12	
11	150
10	142
9	134
8	126
7	
6	
5	
4	
3	
2	



Key

- S Storage
- W Wardrobe
- F/F Fridge/Freezer
- DW Dishwasher
- OM Oven + Microwave



Key

- S Storage
- W Wardrobe
- F/F Fridge/Freezer
- DW Dishwasher
- OM Oven + Microwave





2 Bedroom Apartment Block C

Apartment 46

Wheelchair adaptable

Dimensions

Kitchen/Dining/Living	7.14m x 4.19m	23' 5" x 13' 9"
Bedroom 1	4.80m x 3.50m	15' 9" x 11' 6"
Bedroom 2	4.27m x 3.20m	14' 0" x 10' 6"
Gross Internal Area	79.97m ²	860.79 ft ²
Balcony	7.85m ²	84.50 ft ²

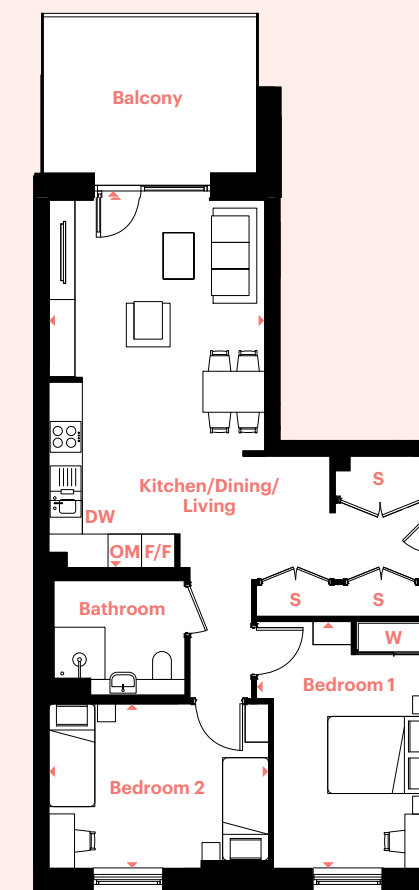
Location



Floors

Level Apartments

7	
6	
5	
4	
3	
2	46



Key

S	Storage
W	Wardrobe
F/F	Fridge/Freezer
DW	Dishwasher
OM	Oven + Microwave



2 Bedroom Apartment Block C

Apartments 51, 56, 61, 66 & 71
 Wheelchair adaptable

Dimensions

Kitchen/Dining/Living	7.14m x 4.19m	23' 5" x 13' 9"
Bedroom 1	4.80m x 3.50m	15' 9" x 11' 6"
Bedroom 2	4.27m x 3.20m	14' 0" x 10' 6"
Gross Internal Area	79.97m²	860.79 ft²
Balcony	7.98m ²	85.90 ft ²

Location



Floors

Level	Apartments
7	71
6	66
5	61
4	56
3	51
2	

2 Bedroom Apartment Block D

Apartments 84, 92, 100, 108, 116, 124, 132, 140 & 148

Dimensions

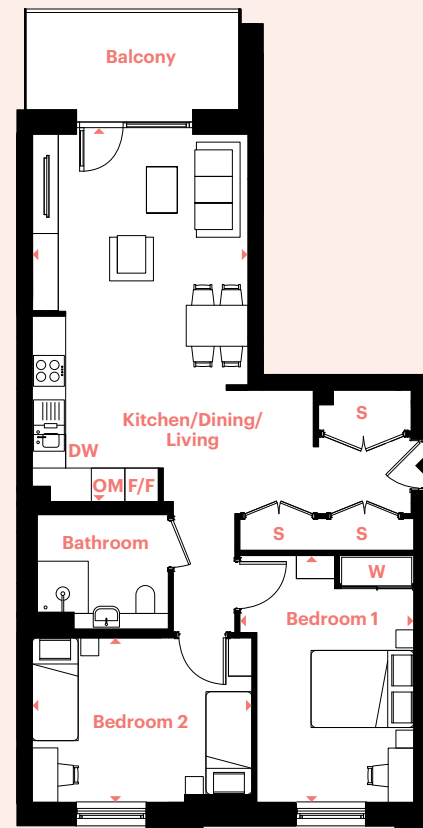
Kitchen/Dining/Living	7.70m x 3.02m	25' 3" x 9' 11"
Bedroom 1	5.12m x 2.75m	16' 10" x 9' 0"
Bedroom 2	4.15m x 2.52m	13' 7" x 8' 3"
Gross Internal Area	74.03m²	796.85 ft²
Balcony	7.17m ²	77.18 ft ²

Location



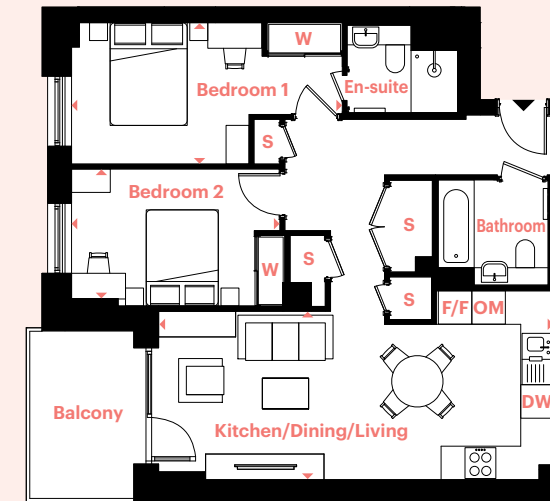
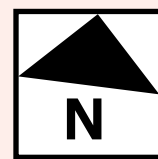
Floors

Level	Apartments
13	
12	
11	148
10	140
9	132
8	124
7	116
6	108
5	100
4	92
3	84
2	



Key

- S Storage
- W Wardrobe
- F/F Fridge/Freezer
- DW Dishwasher
- OM Oven + Microwave



Key

- S Storage
- W Wardrobe
- F/F Fridge/Freezer
- DW Dishwasher
- OM Oven + Microwave



2 Bedroom Apartment Block D

Apartments 91, 99, 107, 115, 123, 131, 139 & 147

Dimensions

Kitchen/Dining/Living	7.70m x 3.03m	25' 3" x 9' 11"
Bedroom 1	5.26m x 2.75m	17' 3" x 9' 0"
Bedroom 2	4.16m x 2.70m	13' 8" x 8' 10"
Gross Internal Area	73.64m²	792.65 ft²
Balcony	7.01m ²	75.46 ft ²

Location



Floors

Level	Apartments
13	
12	
11	147
10	139
9	131
8	123
7	115
6	107
5	99
4	91
3	
2	

2 Bedroom Apartment Block D

Apartments 79, 87, 95, 103, 111 & 119

Dimensions

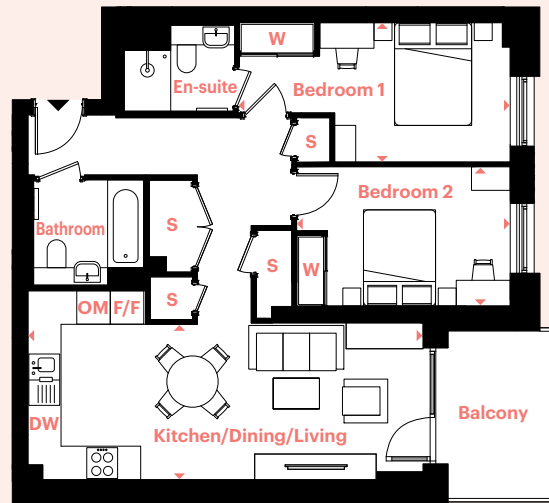
Kitchen/Dining/Living	6.09m x 3.77m	20' 0" x 12' 4"
Bedroom 1	3.99m x 3.31m	13' 1" x 10' 10"
Bedroom 2	4.79m x 2.73m	15' 9" x 8' 11"
Gross Internal Area	72.13m²	776.40 ft²
Balcony	7.63m ²	82.13 ft ²

Location



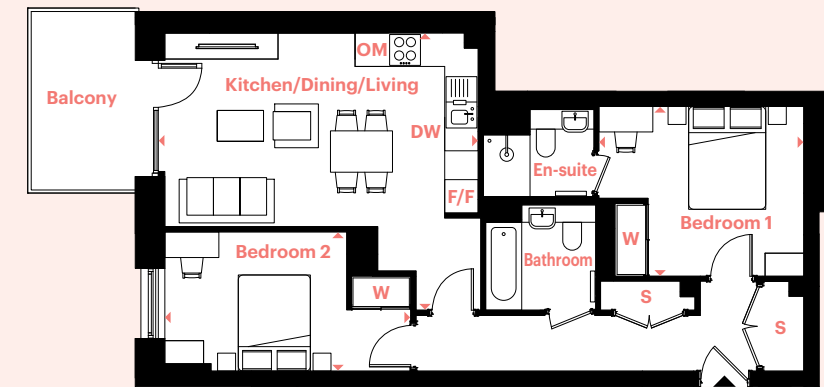
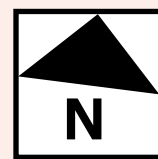
Floors

Level	Apartments
13	
12	
11	
10	
9	
8	
7	119
6	111
5	103
4	95
3	87
2	79



Key

S	Storage
W	Wardrobe
F/F	Fridge/Freezer
DW	Dishwasher
OM	Oven + Microwave



Key

S	Storage
W	Wardrobe
F/F	Fridge/Freezer
DW	Dishwasher
OM	Oven + Microwave



2 Bedroom Apartment Block D

Apartments 76 & 83
 Wheelchair adaptable

Dimensions

Kitchen/Dining/Living	7.69m x 4.08m	25' 3" x 13' 5"
Bedroom 1	4.66m x 3.03m	15' 3" x 9' 11"
Bedroom 2	4.66m x 2.42m	15' 3" x 7' 11"
Gross Internal Area	76.20m²	820.21 ft²
Balcony	6.67m ²	71.80 ft ²

Location



Floors

Level	Apartments
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	83
2	76

2 Bedroom Apartment Block D

Apartments 80, 88, 96, 104, 112, 120, 128, 136, 144 & 152

Dimensions

Kitchen/Dining/Living	6.44m x 3.58m	21' 2" x 11' 9"
Bedroom 1	4.78m x 3.25m	15' 8" x 10' 8"
Bedroom 2	4.78m x 2.99m	15' 8" x 9' 10"
Gross Internal Area	74.46m²	801.48 ft²
Balcony	7.08m ²	76.21 ft ²

Location



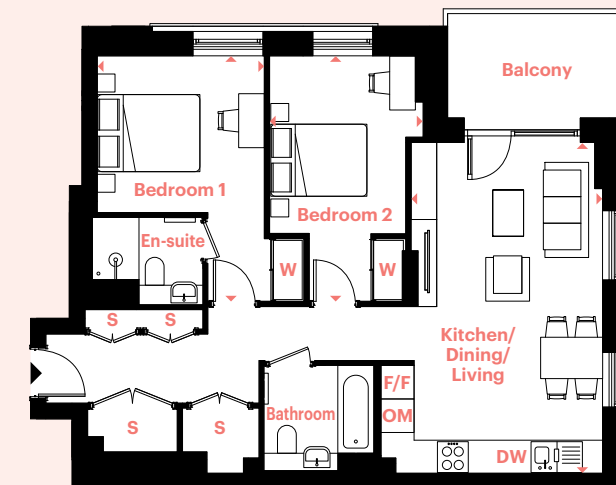
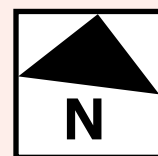
Floors

Level	Apartments
13	
12	
11	152
10	144
9	136
8	128
7	120
6	112
5	104
4	96
3	88
2	80



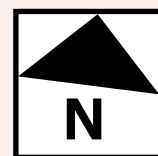
Key

- S** Storage
- W** Wardrobe
- F/F** Fridge/Freezer
- DW** Dishwasher
- OM** Oven + Microwave



Key

- S** Storage
- W** Wardrobe
- F/F** Fridge/Freezer
- DW** Dishwasher
- OM** Oven + Microwave



2 Bedroom Apartment Block D

Apartments 85, 93, 101, 109 & 117

Dimensions

Kitchen/Dining/Living	7.65m x 3.43m	25' 1" x 11' 3"
Bedroom 1	5.66m x 3.08m	18' 7" x 10' 1"
Bedroom 2	4.54m x 2.62m	14' 11" x 8' 7"
Gross Internal Area	70.12m²	754.77 ft²
Balcony	8.12m ²	87.40 ft ²

Location



Floors

Level	Apartments
13	
12	
11	
10	
9	
8	
7	117
6	109
5	101
4	93
3	85
2	

2 Bedroom Apartment Block D

Apartments 86, 94, 102, 110 & 118

Dimensions

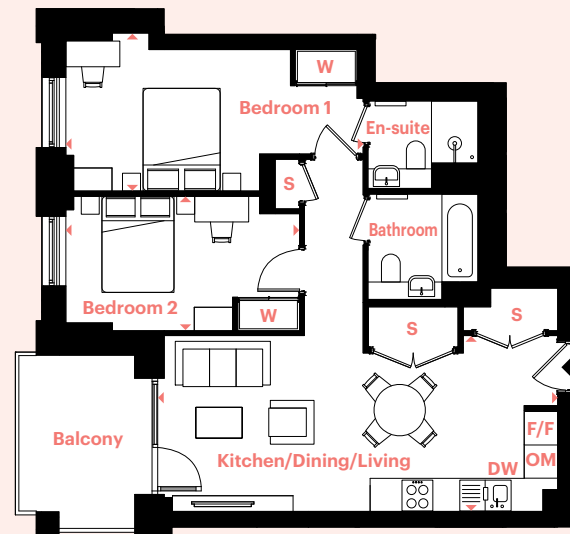
Kitchen/Dining/Living	7.13m x 3.30m	23' 5" x 10' 10"
Bedroom 1	4.95m x 2.75m	16' 3" x 9' 0"
Bedroom 2	3.71m x 2.65m	12' 2" x 8' 8"
Gross Internal Area	70.18m²	755.41 ft²
Balcony	12.96m ²	139.50 ft ²

Location



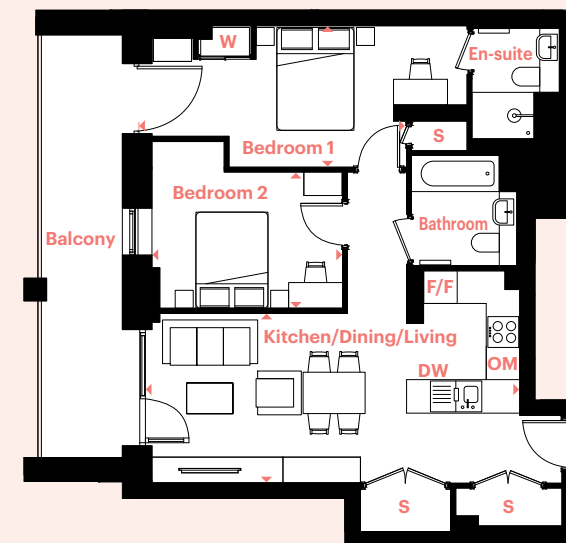
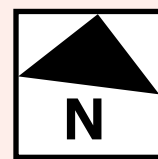
Floors

Level	Apartments
13	
12	
11	
10	
9	
8	
7	118
6	110
5	102
4	94
3	86
2	



Key

- S Storage
- W Wardrobe
- F/F Fridge/Freezer
- DW Dishwasher
- OM Oven + Microwave



Key

- S Storage
- W Wardrobe
- F/F Fridge/Freezer
- DW Dishwasher
- OM Oven + Microwave



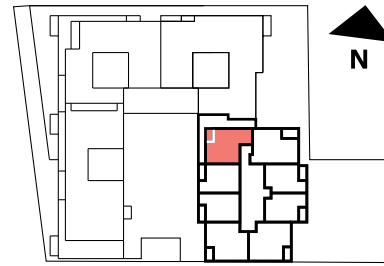
2 Bedroom Apartment Block D

Apartments 127, 135, 143 & 151

Dimensions

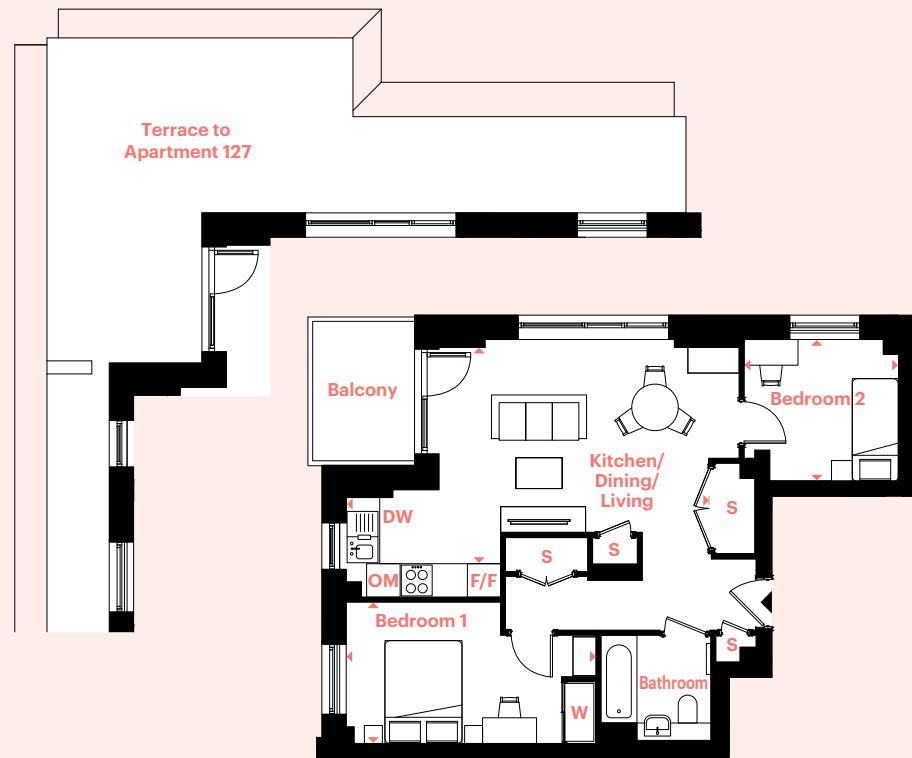
Kitchen/Dining/Living	7.15m x 4.12m	23' 6" x 13' 6"
Bedroom 1	4.86m x 2.75m	15' 11" x 9' 0"
Bedroom 2	3.01m x 2.75m	9' 11" x 9' 0"
Gross Internal Area	62.95m ²	677.59 ft ²
Balcony	6.05m ²	65.12 ft ²
Terrace (Apartment 127)	46.22m ²	497.51 ft ²

Location



Floors

Level	Apartments
13	
12	
11	151
10	143
9	135
8	127
7	
6	
5	
4	
3	
2	



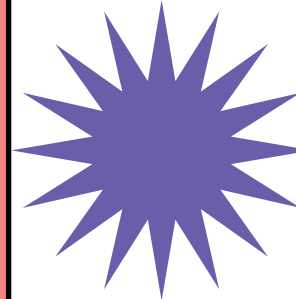
Key

- S** Storage
- W** Wardrobe
- F/F** Fridge/Freezer
- DW** Dishwasher
- OM** Oven + Microwave



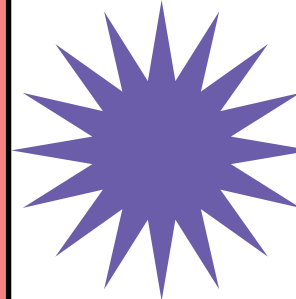
3 Bedroom Apartment Block C

Apartments 48, 53, 58, 63, 68 & 73



3 Bedroom Apartment Block C

Apartments 50, 55, 60, 65, 70 & 75



Dimensions

Kitchen/Dining/Living	6.50m x 4.78m	21' 4" x 15' 8"
Bedroom 1	5.01m x 2.75m	16' 5" x 9' 0"
Bedroom 2	4.09m x 2.65m	13' 5" x 8' 8"
Bedroom 3	5.10m x 2.75m	16' 8" x 9' 0"
Gross Internal Area	87.22m²	938.83 ft²
Balcony	8.06m ²	86.75 ft ²

Location



Floors

Level	Apartments
7	73
6	68
5	63
4	58
3	53
2	48

Dimensions

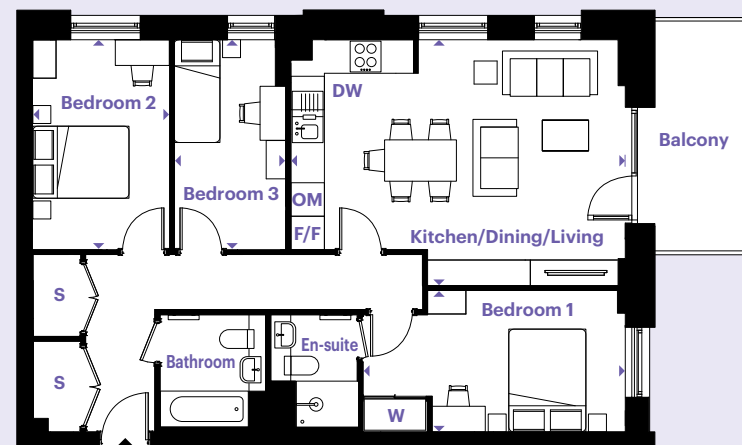
Kitchen/Dining/Living	6.01m x 5.66m	22' 6" x 18' 7"
Bedroom 1	6.33m x 3.00m	20' 9" x 9' 10"
Bedroom 2	4.34m x 2.70m	14' 3" x 8' 10"
Bedroom 3	4.31m x 2.29m	14' 2" x 7' 6"
Gross Internal Area	88.48m²	952.39 ft²
Balcony	8.34m ²	89.77 ft ²
Terrace (Apartment 50)	9.22m ²	99.24 ft ²

Location



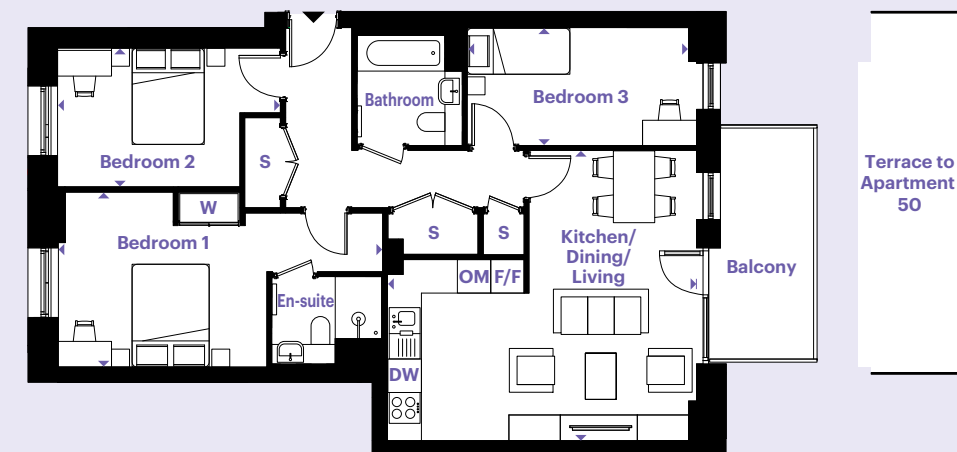
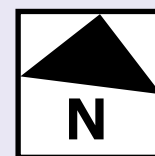
Floors

Level	Apartments
7	75
6	70
5	65
4	60
3	55
2	50



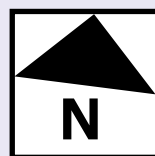
Key

- S Storage
- W Wardrobe
- F/F Fridge/Freezer
- DW Dishwasher
- OM Oven + Microwave



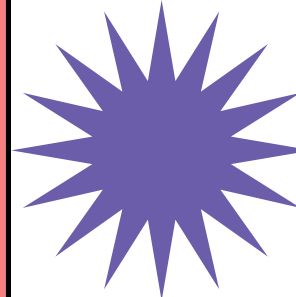
Key

- S Storage
- W Wardrobe
- F/F Fridge/Freezer
- DW Dishwasher
- OM Oven + Microwave



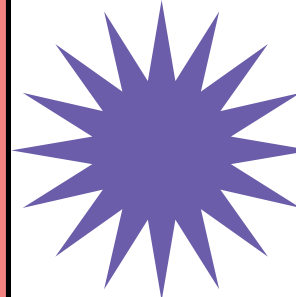
3 Bedroom Apartment Block D

Apartment 77
 Wheelchair adaptable



3 Bedroom Apartment Block D

Apartment 78



Dimensions

Kitchen/Dining/Living	7.65m x 4.94m	25' 1" x 16' 2"
Bedroom 1	5.39m x 3.01m	17' 8" x 9' 11"
Bedroom 2	4.63m x 2.90m	15' 2" x 9' 6"
Bedroom 3	4.63m x 2.39m	15' 2" x 7' 10"
Gross Internal Area	103.80m²	1,117.29 ft²
Terrace	53.01m ²	570.49 ft ²

Location



Floors

Level	Apartments
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	77

Dimensions

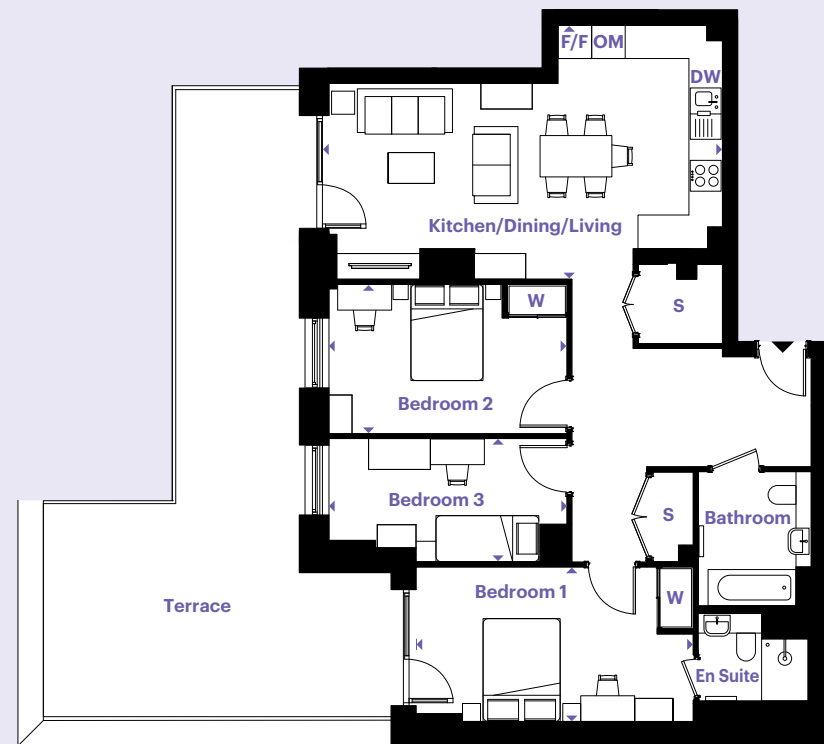
Kitchen/Dining/Living	7.15m x 4.34m	23' 6" x 14' 3"
Bedroom 1	6.06m x 2.75m	19' 11" x 9' 0"
Bedroom 2	4.41m x 2.94m	14' 6" x 9' 8"
Bedroom 3	3.12m x 2.48m	10' 3" x 8' 2"
Gross Internal Area	96.80m²	1,041.95 ft²
Terrace	22.67m ²	244.02 ft ²

Location



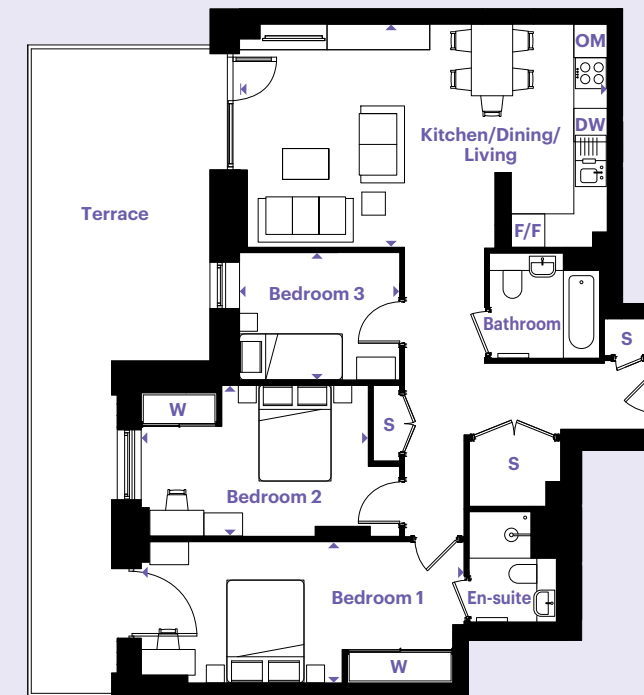
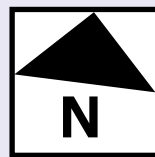
Floors

Level	Apartments
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	78



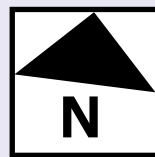
Key

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Key

- S** Storage
- W** Wardrobe
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- DW** Dishwasher
- OM** Oven + Microwave



Shared Ownership buying journey

Shared Ownership

Now that you have found your dream home you're probably asking, "Is Shared Ownership right for me?" At Southern Housing New Homes, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

How does it work?

You'll start by buying a share of your home that's between 25% and 75% of the full value, using a combination of a mortgage and a deposit between 5-10%. You will then pay a subsidised rent on the share you don't buy. In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

Before proceeding, you must consider the following:

- Your total household income must be £90,000 a year or less.
- These apartments are leasehold.
- A service charge is payable to contribute to the management and maintenance of the development. This is reviewed annually and may increase over time (see the price list for details).

Speak to your Sales Executive for more information and to find out if this home could be the right fit for you.

SOUTHERN HOUSING *new homes*

At Southern Housing New Homes we know how important it is to find the perfect home.

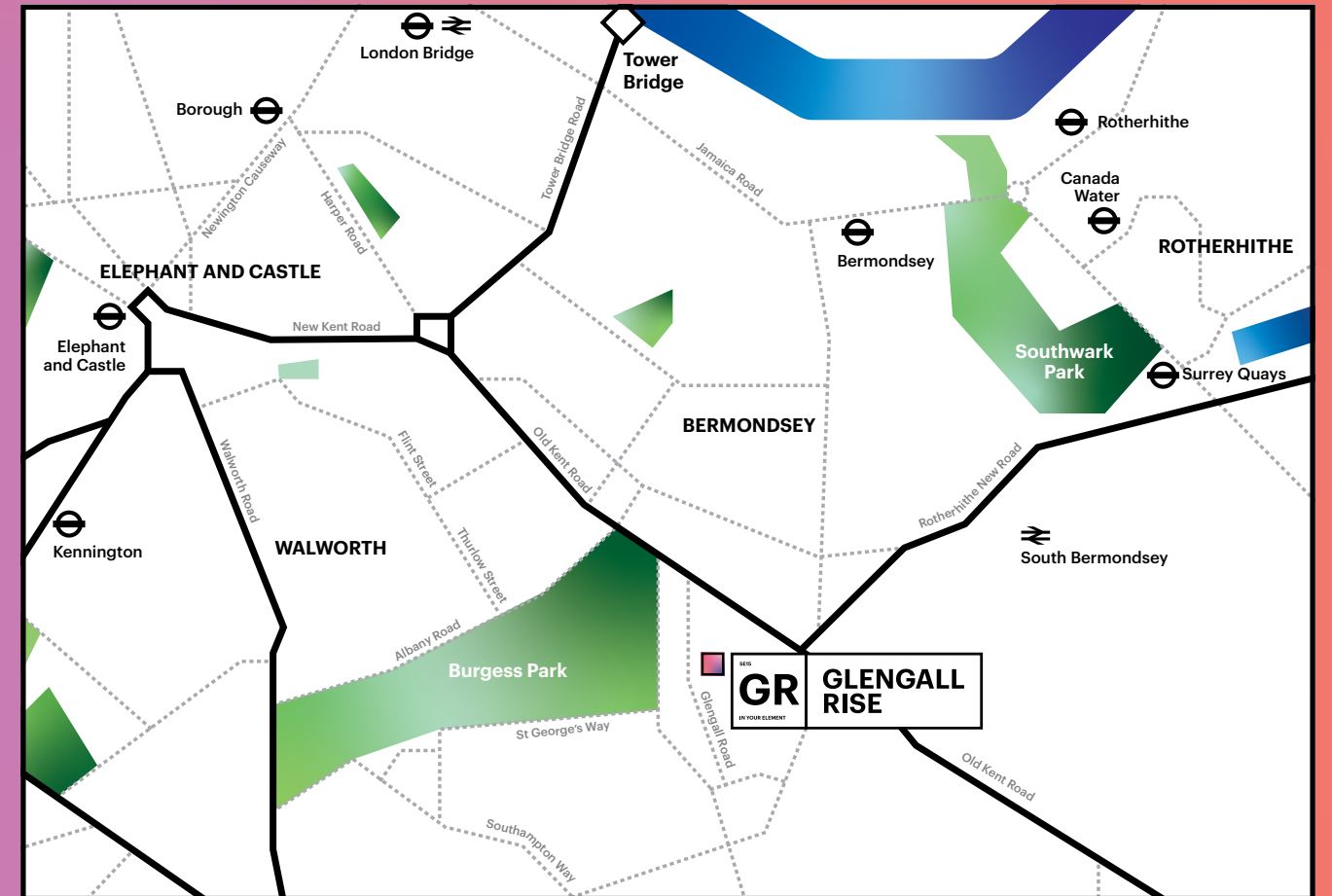
Our mission is to help you do just that by providing the best quality, affordable homes, while creating communities that people love. As an organisation we're one of the largest housing providers in the UK with over 80,000 homes across London, the South East, the Isle of Wight and the Midlands, giving over 167,000 people somewhere to call their own.

Within our Southern Housing New Homes team, we provide homes to suit families of all sizes, through Shared Ownership, London Living Rent and Open Market Sale.

Read more about who we are and what we do as a housing association at: southernhousing.org.uk

Development Address

Glengall Road, London, SE15 6NF



020 3151 0164

shnewhomes.co.uk/glengall-rise-so

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Homes part of:



**SOUTHERN
HOUSING**
new homes