

LOMBARD  
SQUARE

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Shared Ownership  
Collection





Computer generated image is indicative only

# LONDON LIVING REIMAGINED



Imagine having all the excitement of the city and all the tranquillity of the countryside right on your doorstep. You can expect all of this and more at Lombard Square.

Nestled in the heart of Plumstead and just moments from Woolwich Arsenal, this collection of one and two-bedroom homes offers a new way to enjoy city life. Located in the Royal Borough of Greenwich and less than 20 minutes from central London, you'll be connected to the hustle and bustle while feeling immersed in nature. Centred around 1.8 acres of green space and surrounded by luscious walkways and landscaped gardens, this is an oasis in one of the capital's most up and coming neighbourhoods.

CONNECTED  
TO THE CITY.  
ROOTED IN  
NATURE





Lombard Square isn't just a home, it's a new community which will create over 1,900 homes with 1.8 acres of green space - that's the equivalent of two Wembley football pitches! The lifestyle here will be second to none with a supermarket, gym, cafe and more on your doorstep - not to mention commuting is a dream, taking you just 17 minutes to get into London Bridge.

Computer generated image is indicative only

# THE GARDEN SQUARE

Living here you'll be surrounded by greenery. At the heart of it all is the central square. With natural play spaces, a wildlife pond, and a large lawn area, this is the ideal space to enjoy a breath of fresh air.



Computer generated image is indicative only



Whether it's catching up with your neighbours, socialising with friends or taking some time for you; the square is perfectly placed for everyday life.

With so much variety on offer, there's something to enhance all aspects of your wellbeing. From a picnic in the park and a stroll along the water to lively food markets and pop-up events; every day is different.

Computer generated image is indicative only



# SPACE TO CONNECT



Lombard Square is more than a place to live; it's a place that's building a real sense of belonging and connection.

With so much happening now and in the future, this is a vibrant hub of activity where you'll have everything you need all in one place, so you can make the most of every day. There will be shops, cafes a gym\* and essential services right on the doorstep, so you'll never have to travel far for your weekly grocery haul or Friday flat white.

\*Amenities subject to change

# THE BIGGER PICTURE

The Thamesmead Masterplan is a 30-year vision to realise Thamesmead's full potential and become London's new town. Investments across 200 acres will accommodate 20,000 new homes and welcome 100,000 residents.

## THE THAMESMEAD FESTIVAL

The annual Thamesmead Festival, run by residents, takes place on the shores of Southmere Lake each summer. Showcasing vibrant local talent, it was enjoyed by 8,500 visitors in 2024.

## BREATHING NEW LIFE

Long known for its extensive green and blue spaces, Thamesmead's regeneration plan prioritises preserving and enhancing the area's natural and unique assets. This includes new walking and cycling routes, upgraded parks and improved access to the lakes and canals, creating a healthy, greener neighbourhood connected to nature.



## COMMUNITY-LED CULTURE

The Thamesmead Community Fund allows any resident to apply for a £2,000 grant to deliver community activities, while local radio station RTM.FM has over 40 residents broadcasting shows 24/7.



# A HIDDEN GEM

Plumstead is stepping into a new era. With huge regeneration and investment happening across the area, it's fast becoming one of London's most up and coming neighbourhoods.

As well as new transport links connecting you to the best London has to offer, you'll find a rejuvenated high street lined with independent cafes, shops and restaurants alongside vibrant community spaces and one of the most impressive parks in southeast London.



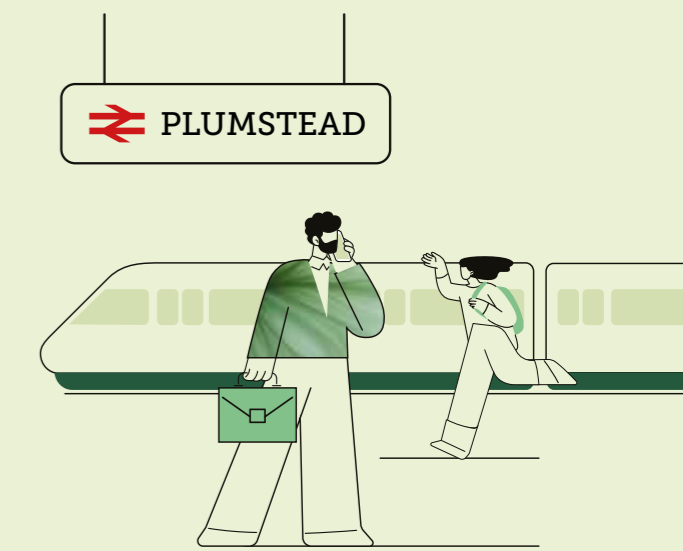
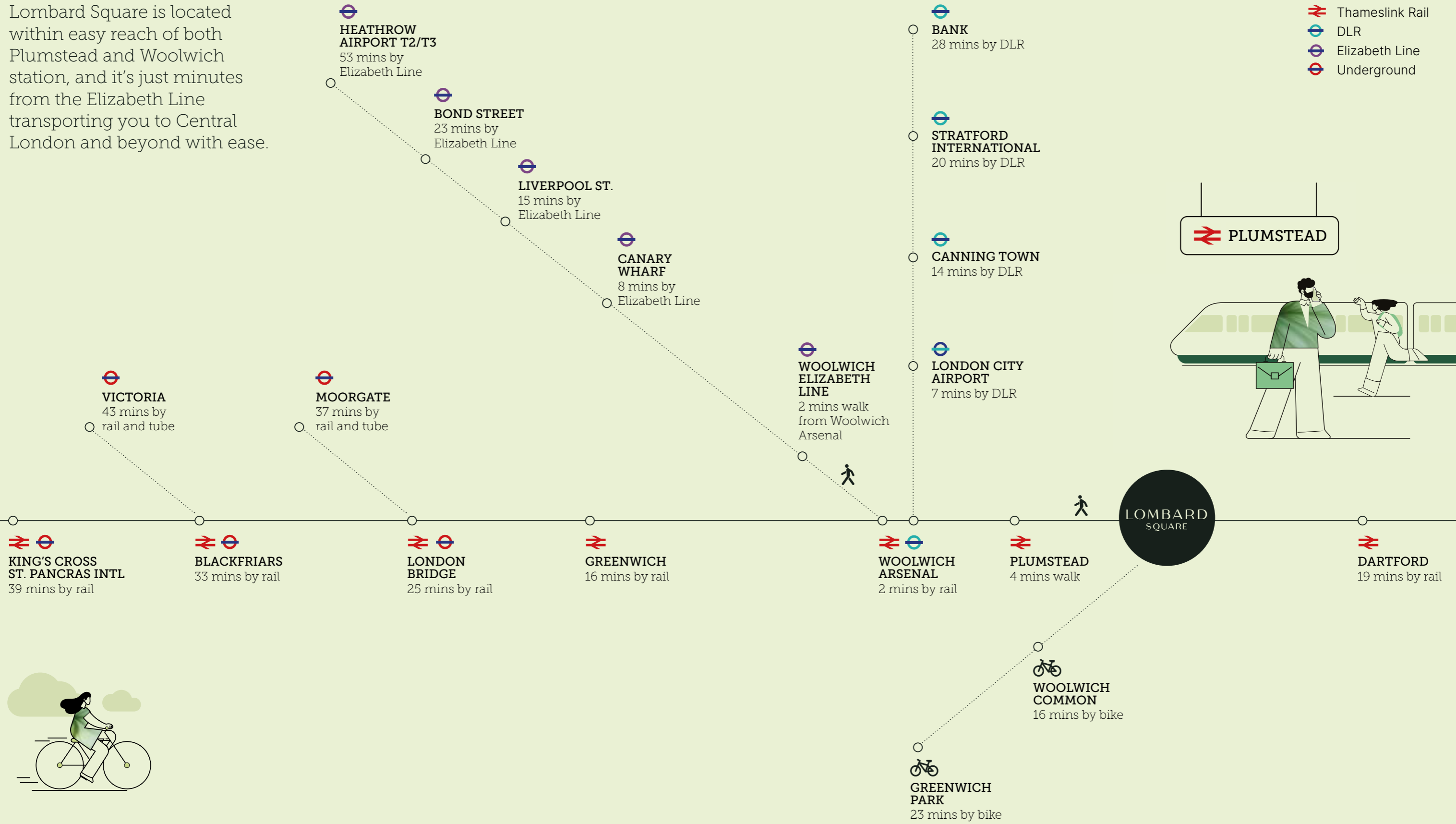
Lombard Square is in a prime location, surrounded by green space, a short walk from the river and boasting brilliant transport connections to the wider area and beyond.

- 1 Plumstead Station**  
Overground & Thameslink trains with direct access to St Pancras International
- 2 Ridgeway**  
Cycle & footpath
- 3 Plumstead High Street**
- 4 Thames Path**  
Cycle & footpath
- 5 Royal Arsenal Riverside**
- 6 Woolwich Works**  
Creative destination for live music, art, comedy, and dance
- 7 Woolwich Pier**  
Uber Boat by Thames Clipper to Central London
- 8 Woolwich Arsenal Station**  
National Rail and Docklands Light Railway (DLR)
- 9 Woolwich Station**  
Elizabeth Line with direct access to Canary Wharf & Bond Street
- 10 London City Airport**  
European and international airport
- 11 Thames Barrier**
- 12 O2 Arena**  
Events arena and shopping destination
- 13 ExCeL Centre**  
International exhibition and convention centre
- 14 City Of London**
- 15 The Shard**
- 16 Westminster**



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Lombard Square is located within easy reach of both Plumstead and Woolwich station, and it's just minutes from the Elizabeth Line transporting you to Central London and beyond with ease.



This graphic illustration shows approximate times only and is not representative of the London transport network. Walking time from Lombard Square to Plumstead station, source: Google maps. All transport times are based on travelling at 6:30 am on a weekday. Source: tfl.gov.uk

# GET TO KNOW ROYAL ARSENAL



Just a short stroll and you'll be at Royal Arsenal Riverside (RAR), a buzzing waterside destination that's packed with places to go and things to do. Start the day with a sunrise Yoga class, end it by dining al fresco. Grab some fresh veggies at the farmers market or grab a drink with a friend after work. Whatever you want, RAR has you covered.



Windsor Square, RAR





Steeped in history and benefitting from the Elizabeth Line & DLR, RAR also offers a real sense of community with over 480,000 sq. ft of retail, leisure and community space to explore.

- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li>01 The Yoga Space London</li> <li>02 Premier Inn Hotel</li> <li>03 Beefeater Restaurant</li> <li>04 Woolwich Works</li> <li>05 The Guard House</li> <li>06 The Waterside Club</li> <li>07 Farmer's Market</li> <li>08 Dial Arch Pub and Dining</li> <li>09 Woolwich Works</li> <li>10 Vanquish Real Estate</li> </ul> | <ul style="list-style-type: none"> <li>11 Woolwich Arsenal Pier (Uber Boat)</li> <li>12 House of Denna</li> <li>13 Punchdrunk</li> <li>14 Royal Arsenal Dentist</li> <li>15 Gail's Bakery</li> <li>16 Boulangerie Jade</li> <li>17 Blue Tit Hair Salon</li> <li>18 Marks &amp; Spencer Foodhall</li> <li>19 Tesco</li> </ul> | <ul style="list-style-type: none"> <li>20 Starbucks</li> <li>21 Foxtons</li> <li>22 Barclays</li> <li>23 SALT Craft &amp; Pizza</li> <li>24 Sainsbury's Local</li> <li>25 PureGym</li> <li>26 Smart Mobility Living Lab</li> <li>27 Zeeba Daycare</li> <li>28 Royal Arsenal Medical Centre</li> <li>29 63 Delis</li> </ul> |
|--|--|--|

Map is not to scale and show approximate locations only. Timings are approximate. Source: Google maps

## FEEL INSPIRED

Inside Royal Arsenal Riverside you'll find Woolwich Works, which has been highlighted as London's 'Best New Culture Spot' by Time Out. Opening its doors in 2021, this multidisciplinary cultural hub is home to stand-out performances spanning comedy, music, theatre and dance.

Royal Arsenal Riverside is bursting with creativity, a major cultural destination that houses some of the most innovative companies. One of the most notable is Punchdrunk, the iconic theatre production company that's pushing boundaries by bringing audiences into the heart of their storytelling. Whether you're catching one of their shows, enjoying a summer social in the yard, or trying your hand at a new hobby and making new connections at the weekly Workers' Social Club; there's always something to spark your imagination.



## FIND A CONNECTION

As well as immersing yourself in the creativity of a live show, you can also boost your productivity at the Workers' Club, which offers an inspiring setting for your 9-5. With natural light flooding the space and tasty treats on tap from the bar and Visitors' Book Cafe, it's the ideal space to plug in for the day and meet like-minded creatives, freelancers and entrepreneurs.

## EVERYTHING YOU WANT, EVERY DAY

With a wide selection of pubs and restaurants, there's something to suit most moods and occasions. Check out one of the best pub gardens in Woolwich at Dial Arch, which is known for serving up delicious seasonal fare and cocktails. Indulge in Boulangerie Jade's authentic French pastry, tuck into a wood-fired pizza at Salt or test your knowledge at the Guard House's weekly quiz. And, conveniently, there's also a Tesco and Marks and Spencer Foodhall for those last-minute top-up shops.





## GET TO KNOW GREENWICH

Known for its rich maritime history, luscious green spaces and dynamic riverside setting, the Royal Borough of Greenwich is one of London's most desirable places to live.

### TAKE IN THE SIGHTS

The area has some of the city's most iconic landmarks including the Cutty Sark, the National Maritime Museum and the Royal Observatory - the birthplace of modern astronomy and home of the Prime Meridian. As well as historic sights, there's plenty of modern delights to discover - from quirky bars and boutique shops to the popular market and world-famous entertainment venues. And the backdrop to all of this is a tapestry of green spaces and parks to explore.



## MAKE A LASTING MEMORY

One of the most well-known attractions in Greenwich is the O2, the famous entertainment venue that commands the skyline and hosts some of the biggest names from around the world. This global destination is home to unforgettable gigs and so much more, with world-class dining options and adrenaline-fuelled experiences to discover. Catch the latest movie at the cinema, spend a day in the ICON outlet browsing designer brands and high-end fashion, or treat your tastebuds to everything from street food to fine dining cuisine. And if you're looking for more of an exhilarating experience, why not try Up at the O2 where you'll get the chance to take in panoramic views of Greenwich, the Olympic Park and Canary Wharf.

# EXPLORE MORE

## CITY AIRPORT & THE ROYAL DOCKS

With a rich heritage and great travel connections, this area is becoming one of the city's most popular live, work and play destinations. It offers a relaxed waterside lifestyle with paddleboarding and watersports alongside cosmopolitan cafes and bars. There's plenty to do here but for those times you want to head further afield, London City Airport offers over 30 routes to destinations all over the world.

🚆 7 mins to City Airport by DLR from Woolwich Arsenal



## STRATFORD

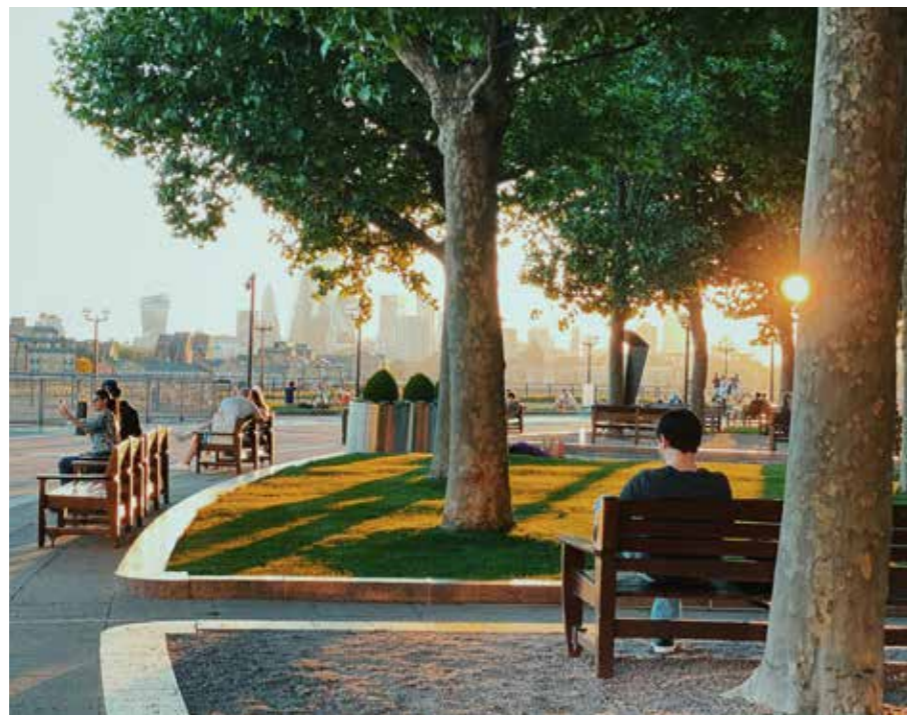
When it comes to things to do, you're spoilt for choice here. Home to Queen Elizabeth Olympic Park and Westfield, it's a hotspot for locals and tourists alike. Discover high street brands, explore delicious street food, enjoy a canalside coffee at Here East, check out a show at East Bank or wander through Victoria Park.

🚆 20 mins to Stratford International by DLR from Woolwich Arsenal

## CANARY WHARF

Most known for being London's thriving financial district, Canary Wharf has gone through a transformation which has seen it additionally emerge into a cultural and wellness hub. You can try everything from indoor padel to open water swimming alongside retail therapy and fine dining.

🚆 8 mins by Elizabeth Line from Woolwich Arsenal



## LONDON BRIDGE & THE CITY

Medieval architecture to Michelin-star dining; this is where historic London meets modern living. Browse Borough Market's epic food offering, step inside The Shard or explore everything the City has to offer - from the Square Mile's iconic landmarks to the Barbican's cultural powerhouse.

🚆 25 mins to London Bridge by rail from Plumstead

# POSTCARDS FROM PLUMSTEAD

Plumstead has a long and proud craft tradition. For centuries the area has been a key hub for a range of disciplines, from ceramics to leatherwork. Today, it's experiencing a modern renaissance, rapidly becoming a haven for young creatives and artistic souls.

We connected with 6 artists from the local area to find out a little bit more about them and how the area has influenced them and their art.





## LINDO KHANDELA

### *The Concrete Jungle Blossoms*

Thamesmead is the quiet pulse behind my vibrant art practice. The walks by the river are everything. Observing the ducks glide across the lake from my studio, I find myself mesmerised by the view. After hectic days in the city, returning here always feels like a wave of calm washing over me. That balance between nature and everyday life continually grounds me. There's nowhere else in London that gives me this feeling. Watching the sunrise over the rooftops or the sunsets mirrored in the lake, the crisp night air filled with stars – these quiet moments are vivid to me, and they find their way into my work through colour, energy, and movement.

Thamesmead's multicultural community inspires me; I see beauty in the diversity that surrounds me daily. Thamesmead is home. It's where I feel most comfortable, most myself.

“

There's something about the energy here that sparks my creativity in a way no other place does. Thamesmead doesn't just inspire me; it's a part of me.”

## JONATHAN LAWES

### *Gorman*

Being by the water is just incredible – this part of the Thames is a constant source of inspiration. I have a great studio out here in Woolwich, and the freedom I reap from that has been very important these last two years. I can just sit by the water and have a cup of tea in the morning or a drink after work and take in the huge stretch of water and the industrial backdrop behind it. I see the colours of the factories and boats around me as things move and change, and it keeps you constantly thinking.

I was based in Camberwell before, and since moving here I really feel like I have a lot more space. I've actually found that it's quicker for me to get into central locations like Tottenham Court Road or Farringdon from here because of the speed of the Elizabeth line.

“

I could spend hours admiring the view and have endless entertainment all around me. I've been here nearly two years, I'm still finding new things nearby I haven't noticed before.”



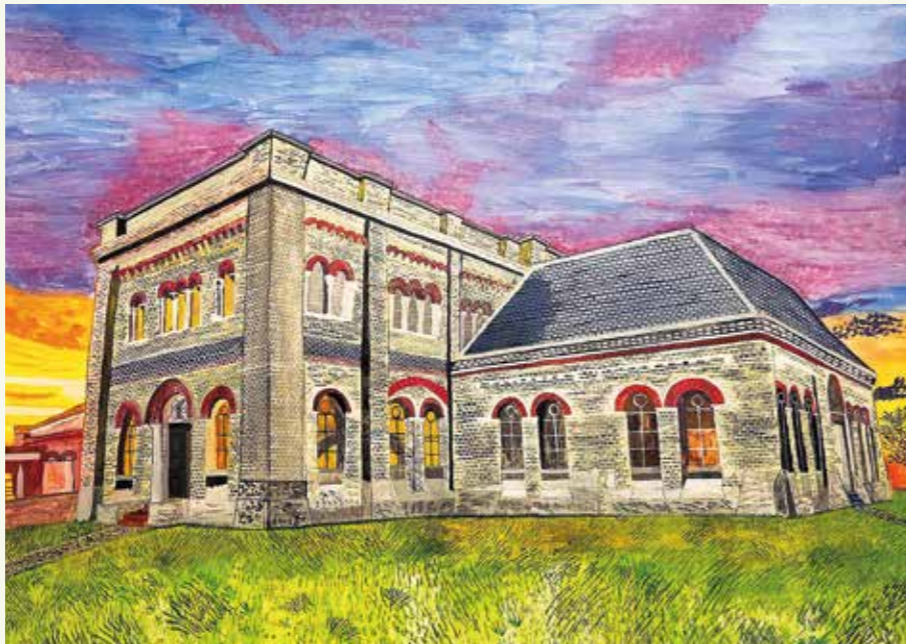
**CLARE DUDENEY**  
*Space Between  
the Trees*

For the past 12 years, I've made my creative home in Woolwich, drawing inspiration from the surrounding ancient woodlands and the River Thames. The landscape is varied and beautiful; I can walk in the woods for hours, but I'm also only a short distance from the centre. Shapes, colours, and forms in my artwork are inspired by the local natural environment, while the vibrant local artist community influences my techniques and processes.



**AMABEL BARLOW**  
*Crossness Pumping  
Station*

Living in Greenwich, my work is shaped by the varied character of Southeast London. I'm drawn to places where architecture and history meet the everyday, often in quieter or overlooked corners of the landscape. The mix of old and new – industrial remnants, regenerated spaces, and quiet waterways – continues to provide material and inspiration, and I find it encouraging that the new builds are being designed to complement and blend into this heritage rather than replace it. The architecture we have is beautiful, and that in itself is art.



**DENNIS LOW**  
*Swans at  
Southmere Lake*

Living amongst Thamesmead's rich biodiversity, I find myself humbled by nature. Art to me is a way to connect people with their surroundings, and this is easy to do in Thamesmead. New development in the area is an opportunity to create community – building homes in a part of the city that people want to be in which at the same time respects the nature that surrounds them.



**OLIVER MULVIHILL**  
*Cloud Above*

I was born and raised in Plumstead and have lived in Southeast London most of my life. While I've visited various other places to study, there's always been something pulling me back, and much of my work is visually inspired by the architecture and urban sprawl of the area. Plumstead has changed a lot since I was growing up, with lots of cafes and bars popping up. I'm raising my family here now, and it's great to be part of such a burgeoning community.



Computer generated image is indicative only

# FIND YOUR SPACE





# NESTLED IN NATURE

THE RIVER THAMES  
10 Mins walk

Broadwater  
Green

WESTERN WAY

ROYAL ARSENAL RIVERSIDE  
14 Mins walk

WOOLWICH STATION  
14 Mins walk

HOPPER  
HOUSE

GILHAM  
HOUSE

CONCIERGE

GYM

KUBRICK  
HOUSE

DRAY  
HOUSE

BURRELL  
HOUSE

NATHAN WAY

PETTMAN CRESCENT

PLUMSTEAD STATION  
4 Mins walk

● Future Phase

● Affordable Homes

● Private Sale

This siteplan is indicative only and subject to change. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Walking distances are approximate and taken from Google maps.

# MORE THAN JUST A PLACE TO LIVE

Just a few steps from your front door you'll find a variety of on-site amenities, designed to help you get more out of everyday life. From coffee shops to convenience stores, everything you need is never far away.



Computer generated image is indicative only

## ELEVATE YOUR EVERYDAY

Start your day with an endorphin boost; join the on-site gym, kitted out with the latest equipment so you can work out and stay strong. If having your own wellness suite on hand wasn't convenient enough, the 24-hour concierge service is all about making life easier. From receiving packages and managing deliveries to providing local area information and booking services, the team has your daily needs covered.



## LIVE GREEN

Lombard Square has sustainability woven into the fabric of everyday life. As well as being surrounded by nature, there are a host of on-site, eco-friendly facilities including electric charging points for vehicles, and secure bike storage. So whether you're commuting to work or exploring the trails at the weekend, everything you need is here.



## LIVING SPACES

Every detail has been thoughtfully considered, with large open spaces that have been designed for style and comfort. So whether you're entertaining friends and family or sitting and relaxing solo, you'll feel right at home.



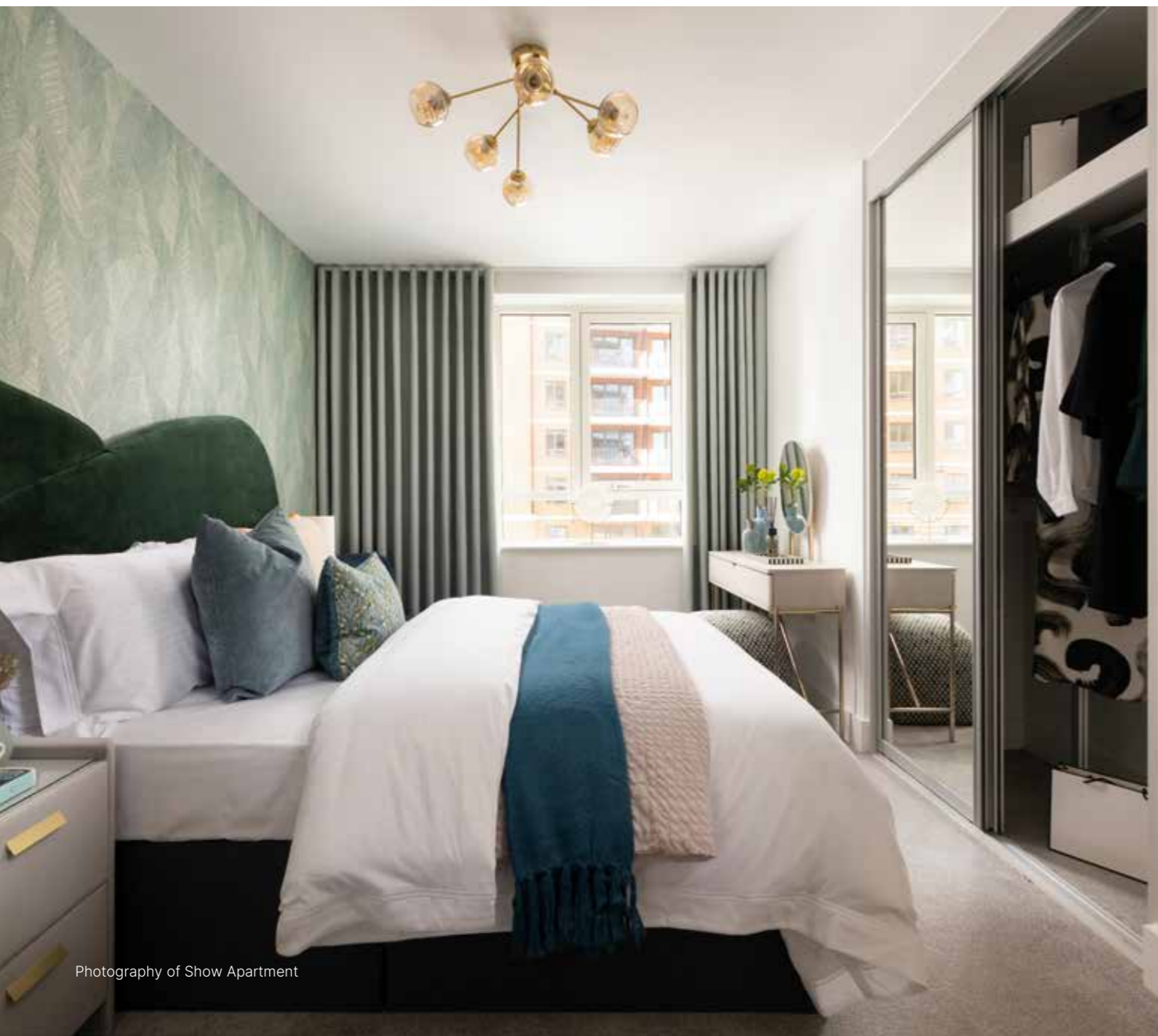
## KITCHEN

The kitchen has been crafted with busy lifestyles in mind. From the stylish soft-close cupboards to the Bosch and Electrolux integrated appliances, it's all about everyday convenience.



## BEDROOM

Your haven away from the hustle and bustle; this space offers ultimate relaxation. The luxurious carpet makes sure you feel cosy as soon as you step through the door, while the fully-fitted wardrobes make sure you can tuck everyday items out of view and keep your space clutter-free.



Photography of Show Apartment



Photography of Show Apartment

## BATHROOM

It's all in the detail; from the stylish tiles to the heated towel rail, the bathroom has been designed to be your ultimate sanctuary. Whether it's feeling energised at the start of your day or relaxing and rejuvenating at the end of it, this is your space.





## IT'S ALL IN THE DETAIL

### KITCHEN

- Cashmere kitchen cabinets with handleless soft close doors
- White speckled Silestone worktops with chalk upstand and splashback
- Satin steel undermounted sink with single lever Cascata mixer brushed steel tap
- Under sink 3 stage separation waste bin
- Bosch integrated single under counter oven with Bosch black glass hob
- Elica wall mounted grey extractor fan
- Bosch integrated fridge freezer
- Electrolux integrated dishwasher

### BATHROOMS

- Large dark grey ceramic wall tiles
- Light grey floor tiles
- Semi-recessed white washbasin with chrome mixer tap
- Wall-hung WC with standard-close seat and chrome flushplate
- White acrylic bath with built-in bath/shower mixer, shower head and clear bath screen to main bathroom
- Mobiform black bath panel to main bathroom
- Mobiform cabinet with mirror and matching under sink towel store to main bathroom
- White shower with built-in mixer, shower head and sliding screen to en-suite
- Full height and width mirror above sink to en-suite
- Heated towel rail

### BEDROOMS

- Cormar Sensation Twist carpet in light grey
- Fitted full height wardroom with silver mirrored doors

### INTERNAL DOORS & IRONMONGERY

- Polished chrome fittings
- White painted wooden doors
- White satinwood finish to woodwork and skirting boards

### FLOORING & HEATING

- Pergo Espoo laminate flooring in grey wooden effect
- White radiator panel heaters

### SECURITY & PEACE OF MIND

- Video entry system (via App)
- High quality, lockable, restricted opening windows and external doors
- 'Secured by Design' certification achieved throughout the development
- 24-hour concierge service and monitored CCTV
- Smoke detectors to corridors and living space
- Heat detector to kitchen
- Sprinkler system
- 12 year new build warranty
- 2 year defects period
- 265 year lease

### ELECTRICAL & LIGHTING

- Downlights to living/kitchen/dining room, hall, bathroom and en suites
- White pendant lights to bedrooms and cupboards
- LED strip lights under kitchen cabinets

### GENERAL

- Electrolux freestanding washer/dryer housed in utility cupboard
- Wired for Hyperoptic internet service
- White paint finish to walls and ceilings throughout

# HOMEOWNER STORIES

Hear from our homeowners and find out how Peabody helped them onto the property ladder to find their dream home through Shared Ownership.

## CONRAD, SOUTHMERE, SE2

Conrad works as a personal trainer in Canary Wharf, so travelling into London was a key factor when buying his new home. He knew a lot about the history of the area from previously living in London and has seen Thamesmead develop with Southmere really transforming the area.

“It has become a fantastic place over the last few years and with the arrival of the Elizabeth Line it’s a complete gamechanger.”



## BOBBY & FARIDEH, SOUTHMERE, SE2

After renting in Chingford for three years, Bobby and Farideh and their two daughters, Vida and Tina, have settled in nicely in their two-bedroom home at our Southmere development. Initially faced with some resistance from their teenage daughters who were reluctant to leave their friends behind, the family are loving life at Southmere.

“We wanted to be part of a friendly community and the new impressive facilities here coupled with the shared green and blue spaces.”





# 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 109,000 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.



Scan here to find out more

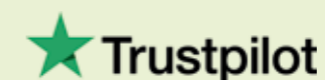


## SOCIAL IMPACT

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.



Scan here to find out more



### \*2024/2025 Annual Report

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 Peabody

**THAMESMEAD** 