
MAYBREY WORKS

SYDENHAM

MAYBREY WORKS

A BRAND NEW COLLECTION OF 1, 2 AND 3 BEDROOM APARTMENTS
SET ALONGSIDE POOL RIVER, A FEW MINUTES WALK
TO LOWER SYDENHAM STATION

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STRIKING APARTMENTS IN A WELL CONNECTED LOCATION



Computer generated image of Gatesby Court and Warmley Apartments.



Maybrey Works is a collection of contemporary one, two and three bedroom apartments that have been designed to cater for lifestyles of today. Situated in Lower Sydenham, the tranquillity of the Pool River and the speedy connections to the capital offer residents the best of both worlds. There is a residents-only gym and a concierge, with parking included to most homes.



HOME WORKING THAT WORKS FOR YOU

WORKING FROM HOME IS MADE EASIER WITH DEDICATED WORKING SPACE AND HYPERFAST CONNECTIVITY FROM THE DAY YOU MOVE IN

The apartments at Maybrey Works offer versatility to create a practical home-working environment. Spacious, open-plan interiors with additional sockets and USB ports for home working zones and the option of transforming a spare bedroom into a dedicated home office, makes it easy to create a healthy balance between personal and professional life.

Getting online couldn't be easier, your new home at Maybrey Works will be connected to hyper-fast broadband and can be activated on the day you move in with a simple telephone call.



DEDICATED HOME WORKING
ZONE WITH ADDITIONAL SOCKETS
AND USB PORTS



RESIDENTS' ONLY ACCESS TO
YOUR ONSITE WORK HUB, WITH
CONFERRING FACILITIES, MEETING
SPACE AND PRIVATE BOOTHS

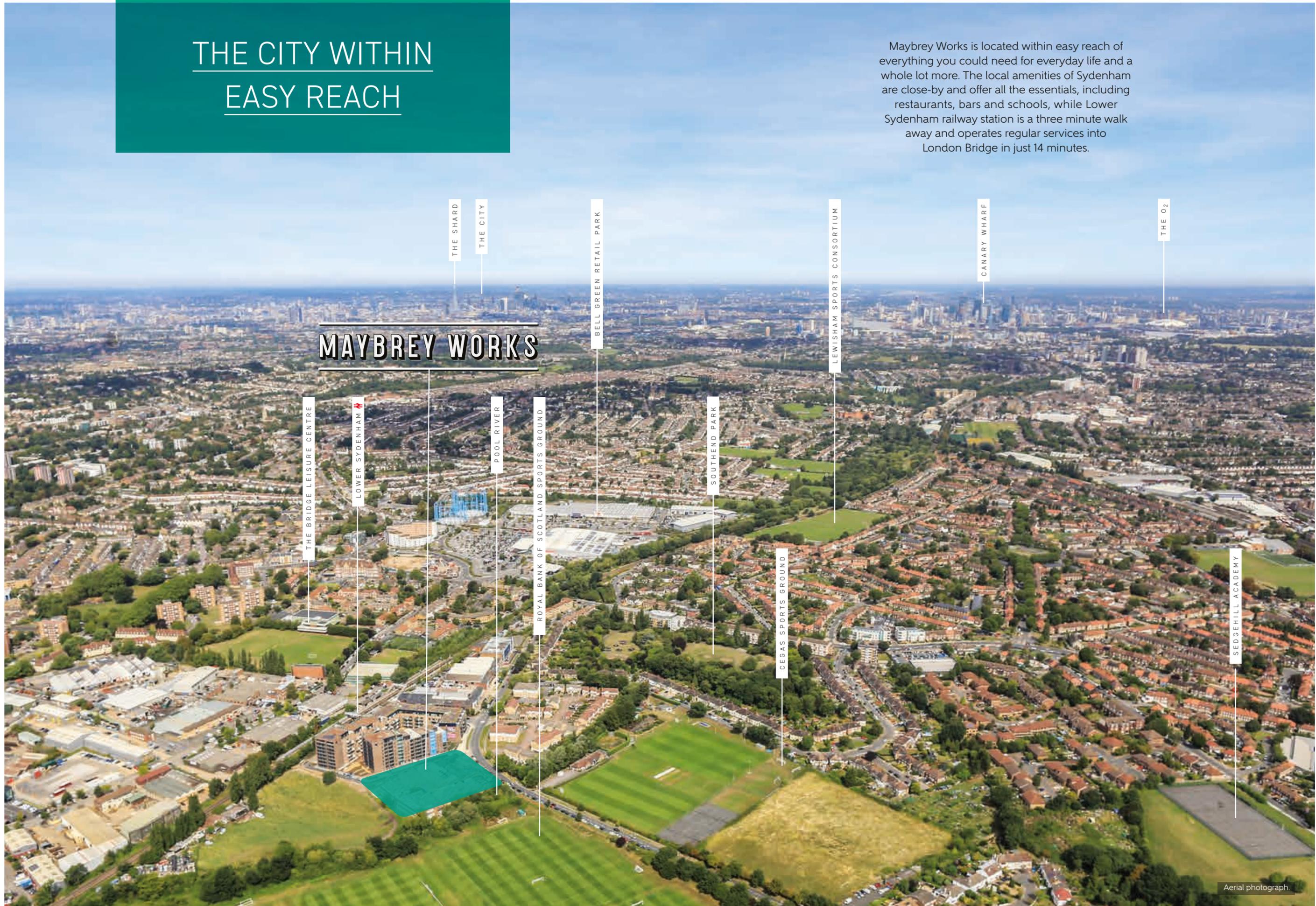


CONNECT TO HYPEROPTIC
BROADBAND, THAT'S 12X FASTER*
THAN THE UK AVERAGE, FROM
THE DAY YOU MOVE IN

Photograph taken at nearby development.
*Broadband speed calculations: The UK's average broadband speeds are 71.8Mbps for downloads and 14.2Mbps for uploads, compared to Hyperoptic's top average speed of 900Mbps which is achieved through a wired connection. Average speeds taken from Ofcom's 'UK Home Broadband Performance' measurement period May 2020.

THE CITY WITHIN EASY REACH

Maybrey Works is located within easy reach of everything you could need for everyday life and a whole lot more. The local amenities of Sydenham are close-by and offer all the essentials, including restaurants, bars and schools, while Lower Sydenham railway station is a three minute walk away and operates regular services into London Bridge in just 14 minutes.



MAYBREY WORKS

Aerial photograph.

PERFECTLY CONNECTED

Maybrey Works is the ideal base for those that want to keep their finger on the pulse of the capital. The development is just a three-minute walk from Lower Sydenham train station which provides fantastic links to the whole of London. Whether you're commuting to the City, shopping in the West End, sightseeing in central London or partying south of the river, it's all just a short journey away.

MAYBREY WORKS

KEY TO PLAN

-  London Underground
-  Docklands Light Railway
-  Crossrail
-  London Overground
-  National Rail

THAMES CLIPPER STOPS

- | | |
|-----------------------------|----------------------------------|
| 1. Woolwich (Royal Arsenal) | 13. Embankment |
| 2. Royal Wharf | 14. London Eye (Waterloo) |
| 3. North Greenwich | 15. Westminster |
| 4. Greenwich | 16. Millbank |
| 5. Masthouse Terrace | 17. Vauxhall (St George Wharf) |
| 6. Greenland (Surrey Quays) | 18. Battersea Power Station |
| 7. Doubletree Docklands | 19. Cadogan |
| 8. Canary Wharf | 20. Chelsea Harbour |
| 9. Tower | 21. Plantation Wharf |
| 10. London Bridge City | 22. Wandsworth Riverside Quarter |
| 11. Bankside | 23. Putney |
| 12. Blackfriars | |

Map is drawn for illustrative purposes only and not all roads and stations have been included, please refer to Google maps for further information.

ON YOUR DOORSTEP

MAYBREY WORKS IS PERFECTLY PLACED TO ENJOY THE BEST OF BOTH SYDENHAM & BECKENHAM

It's not just excellent connections to the city that this attractive part of south London has going for it, in fact you might just end up spending more time at home than you do away.

Nearby Sydenham provides all the amenities you could need including supermarkets, retail parks, shops and cafés, while neighbouring Beckenham offers spectacular open spaces, delicious lunch options and attractive village charm.

From its charming terraces to its inviting cafés and interesting independents, this area of London is brimming with culture and a sense of fun. There is a certain character that has remained ever-present since the days of Crystal Palace which has evolved to create the perfect mix of pleasant suburbia and urban edge.



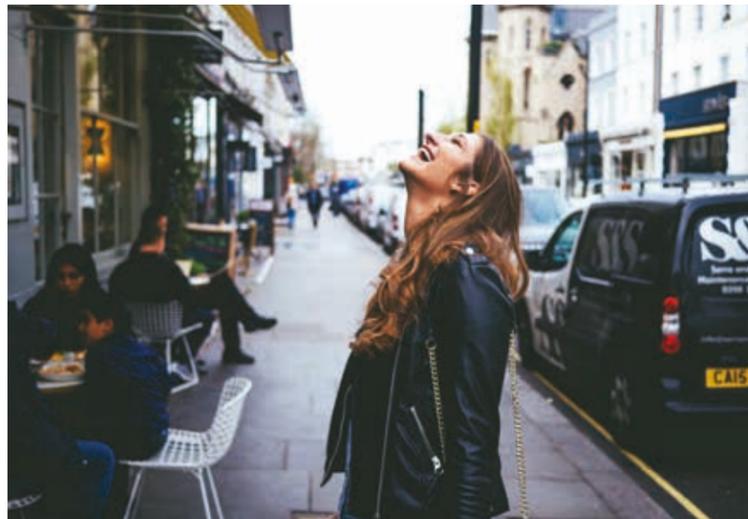
THE POODLE CLUB

Enjoy live stand-up comedy on a Friday and Saturday evening in 'London's happiest little comedy club', an intimate venue with a theatre bar and warm friendly service.



BRIDGE HOUSE THEATRE

Bridge House Theatre, just over two miles from home, is a fantastic new venue offering everything from film clubs, to comedy, to full theatre productions. What's more, it is situated above the excellent Bridge House pub which provides tasty food, drinks and regular live music so you're never short of entertainment.



BROWN & GREEN CAFÉ

Brown & Green's self-proclaimed 'wholesome cluster of brunch kitchens' has built a strong reputation for its irresistibly fresh and outrageously tasty menu. The Mayow Park branch is just over a mile from Maybrey Works and makes the perfect venue for refreshments after a morning stroll.



CHERRY & ICE

Satisfy your sweet tooth at Cherry & Ice on Sydenham Road where you can find a huge selection of delicious ice creams, milkshakes, smoothies and waffles. Whether it's a weekend treat or a refreshing recharge, your perfect flavour is waiting to be discovered at this friendly local spot.

PARK LIFE

ENJOY AN ABUNDANCE OF PARKS AND GREEN
OPEN SPACES ON YOUR DOORSTEP FOR
BOTH ENERGETIC MORNINGS AND
LAZY AFTERNOONS



SOUTHEND PARK

- 🚶 5 minutes on foot
- 🚲 1 minute by bike

Just a few minutes from home you'll discover this delightful, small park tucked away with a children's playground and ample outdoor recreational space to work out or relax in.



WATERLINK WAY ALONG POOL RIVER

- 🚶 8 minutes on foot
- 🚲 5 minutes by bike

A short walk following the Pool River north you'll find the start of Waterlink Way. This 8 mile walking and cycling route leads from Sydenham to the Thames following the river through many parks and green open spaces.



BECKENHAM PLACE PARK

- 🚶 17 minutes on foot
- 🚲 7 minutes by bike

Set around the Georgian grandeur of Beckenham Place Mansion, with 98 hectares of sprawling green and ancient woodland. Add to this a sports pitch, swimming lake, cycle way and café, and Beckenham Place Park can provide the ideal day out.



CATOR PARK

- 🚶 23 minutes on foot
- 🚲 8 minutes by bike

The Pool River meanders past Maybrey Works and continues down through Cator Park to the south. With tennis courts, picnic benches, a children's play area plus there's even a small seat zip-wire.



MAYOW PARK

- 🚶 24 minutes on foot
- 🚲 9 minutes by bike

Opened in 1878, this is the borough's oldest park notable for its mature Oak trees (some even older than the park) with 17 acres of open space that is kept well-managed to earn its Green Flag award.



CRYSTAL PALACE PARK

- 🚶 41 minutes on foot
- 🚲 15 minutes by bike

Take time out to discover this impressive Victorian pleasure ground with a maze, lakes and a concert bowl where open-air concerts can be held in the summer.

YOUR NEW HOME AWAITS

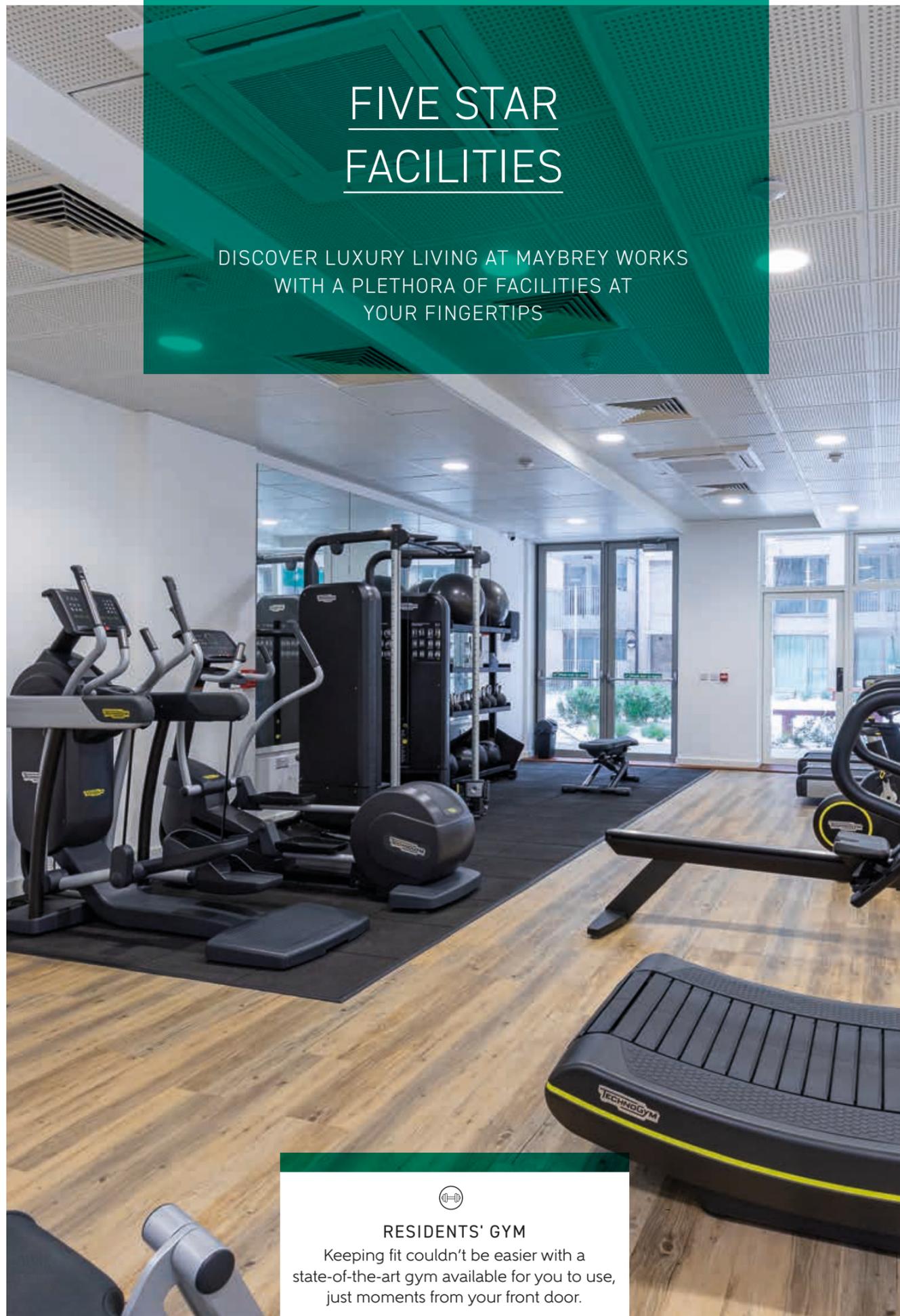
INTRODUCING OUR
COLLECTION OF 1, 2 AND
3 BEDROOM APARTMENTS



Computer generated image of Jessop Court and Warmesley Apartments.

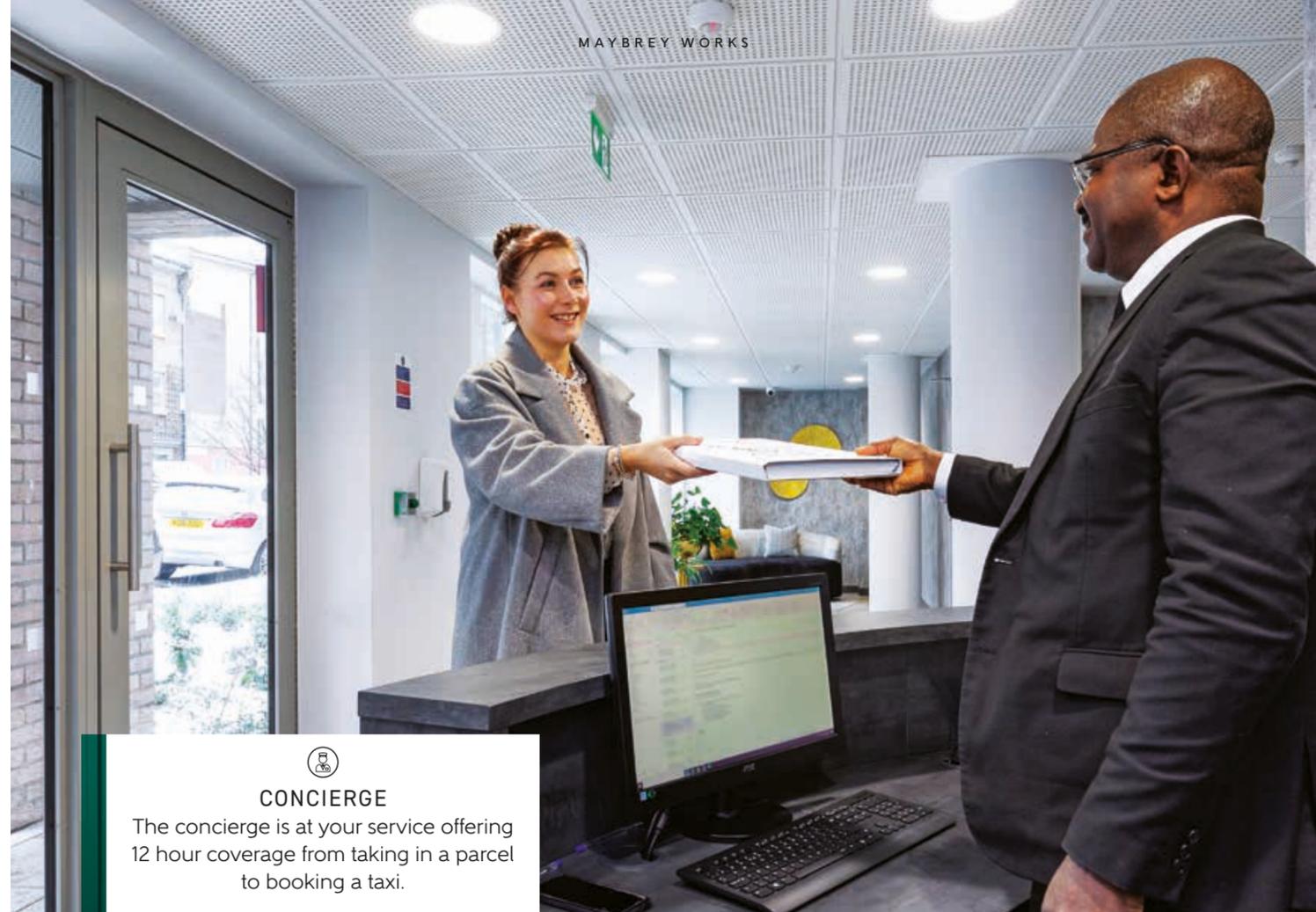
FIVE STAR FACILITIES

DISCOVER LUXURY LIVING AT MAYBREY WORKS WITH A PLETHORA OF FACILITIES AT YOUR FINGERTIPS



RESIDENTS' GYM

Keeping fit couldn't be easier with a state-of-the-art gym available for you to use, just moments from your front door.



CONCIERGE

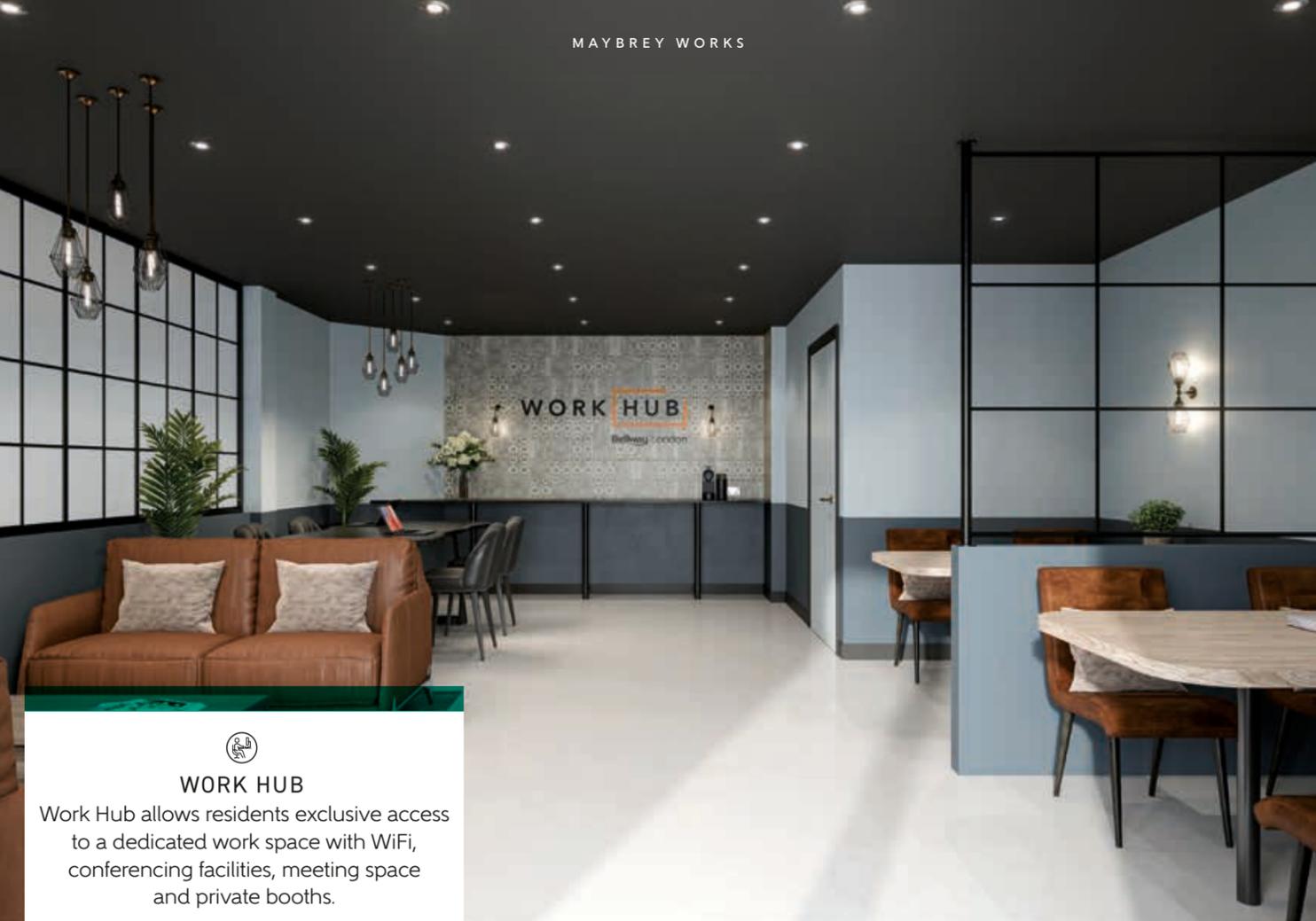
The concierge is at your service offering 12 hour coverage from taking in a parcel to booking a taxi.



SECURE CAR PARKING

An underground car park space is included with every apartment in Jessop Court, Warmley Apartments and Gatesby Court, with the added benefit of a selection of electric charging points.

Photograph of similar residents' gym and concierge from nearby developments.



WORK HUB

Work Hub allows residents exclusive access to a dedicated work space with WiFi, conferencing facilities, meeting space and private booths.



SECURE CYCLE STORAGE

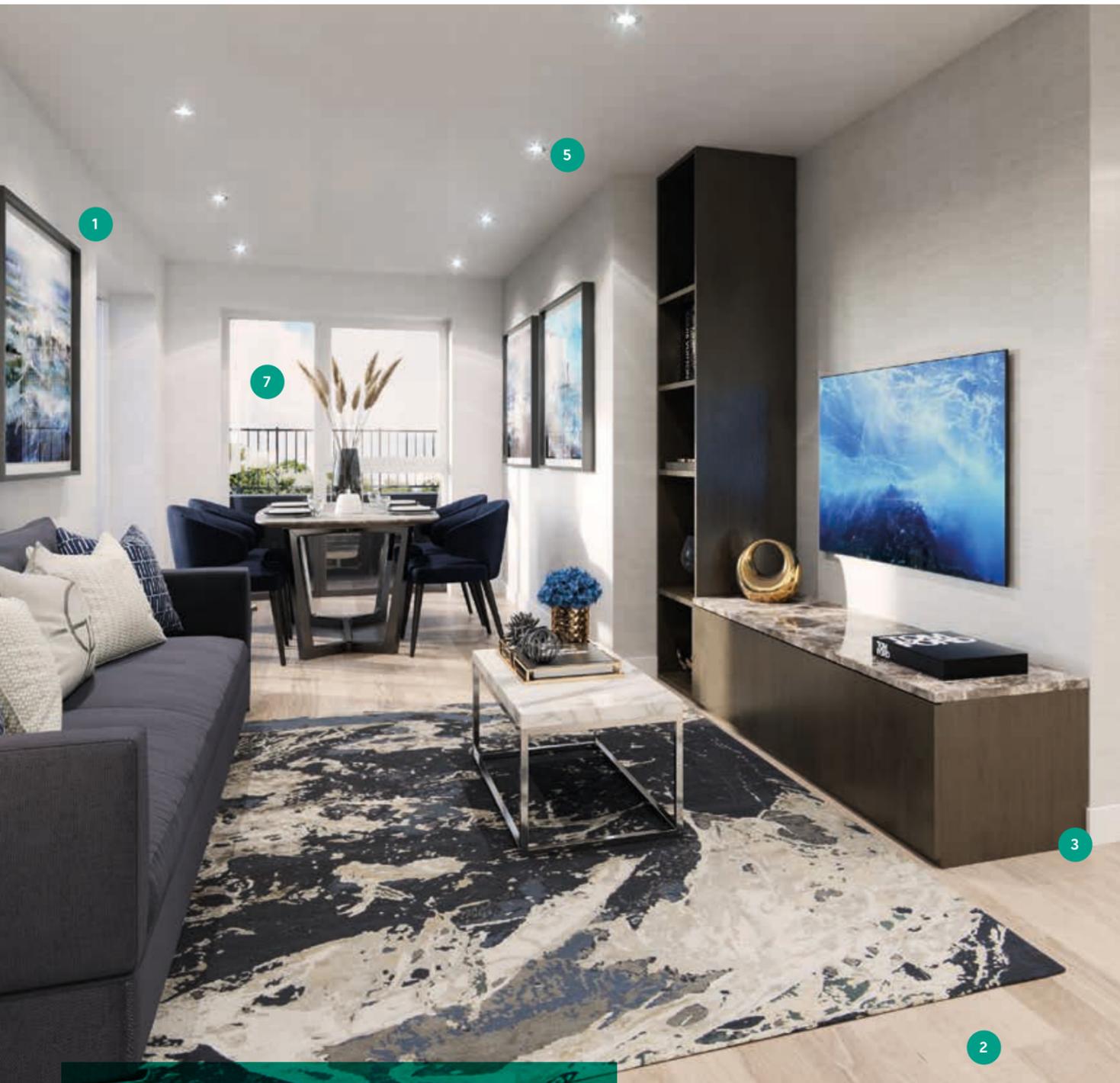
Travelling by bike couldn't be easier, with a secure cycle store available on the ground floor.

Photography and Work Hub CGI is indicative only.



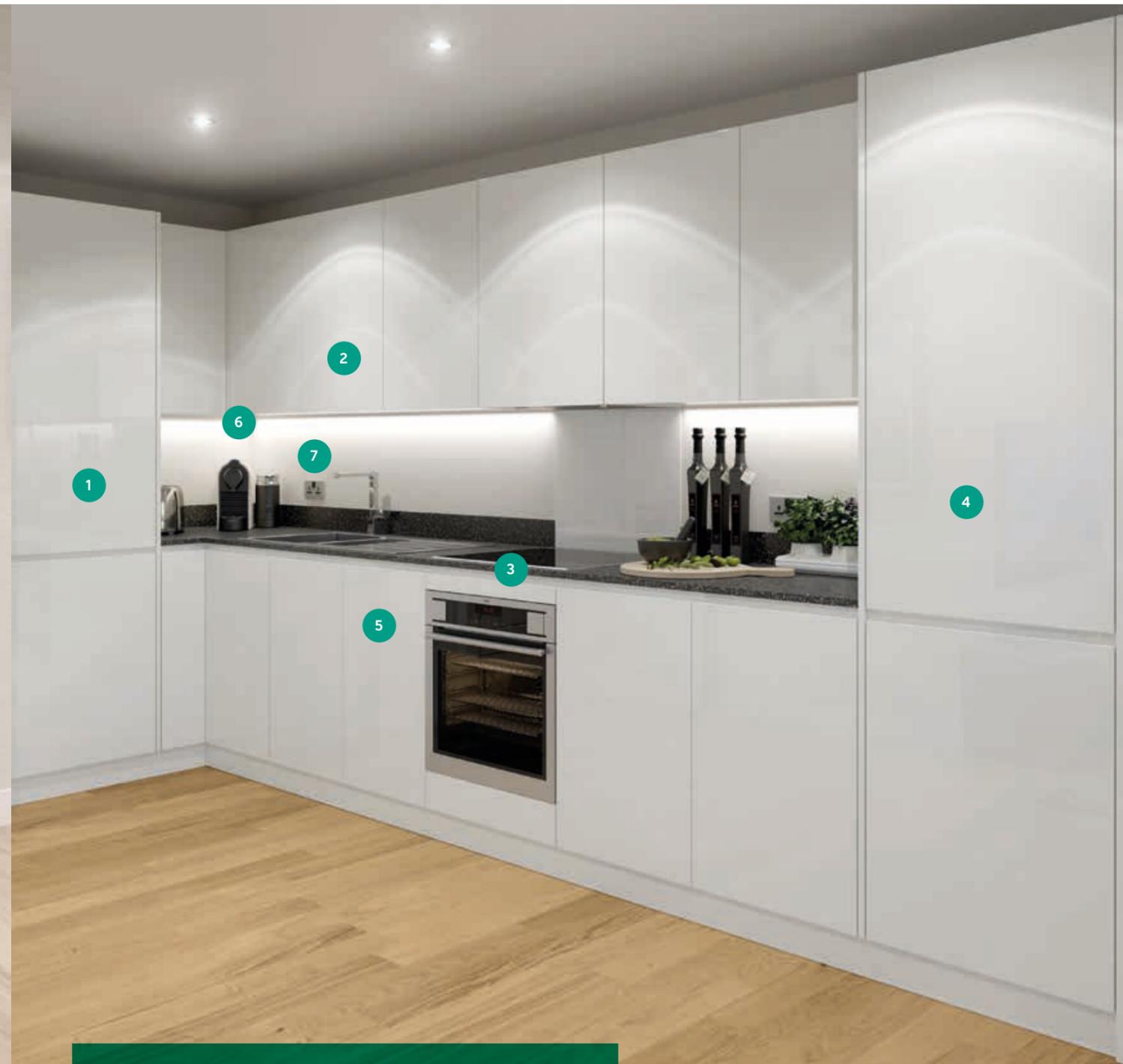
COMMUNAL GARDENS

Landscaped communal gardens allow you to enjoy natural outdoor space in the middle of the capital.



THE LIVING SPACE

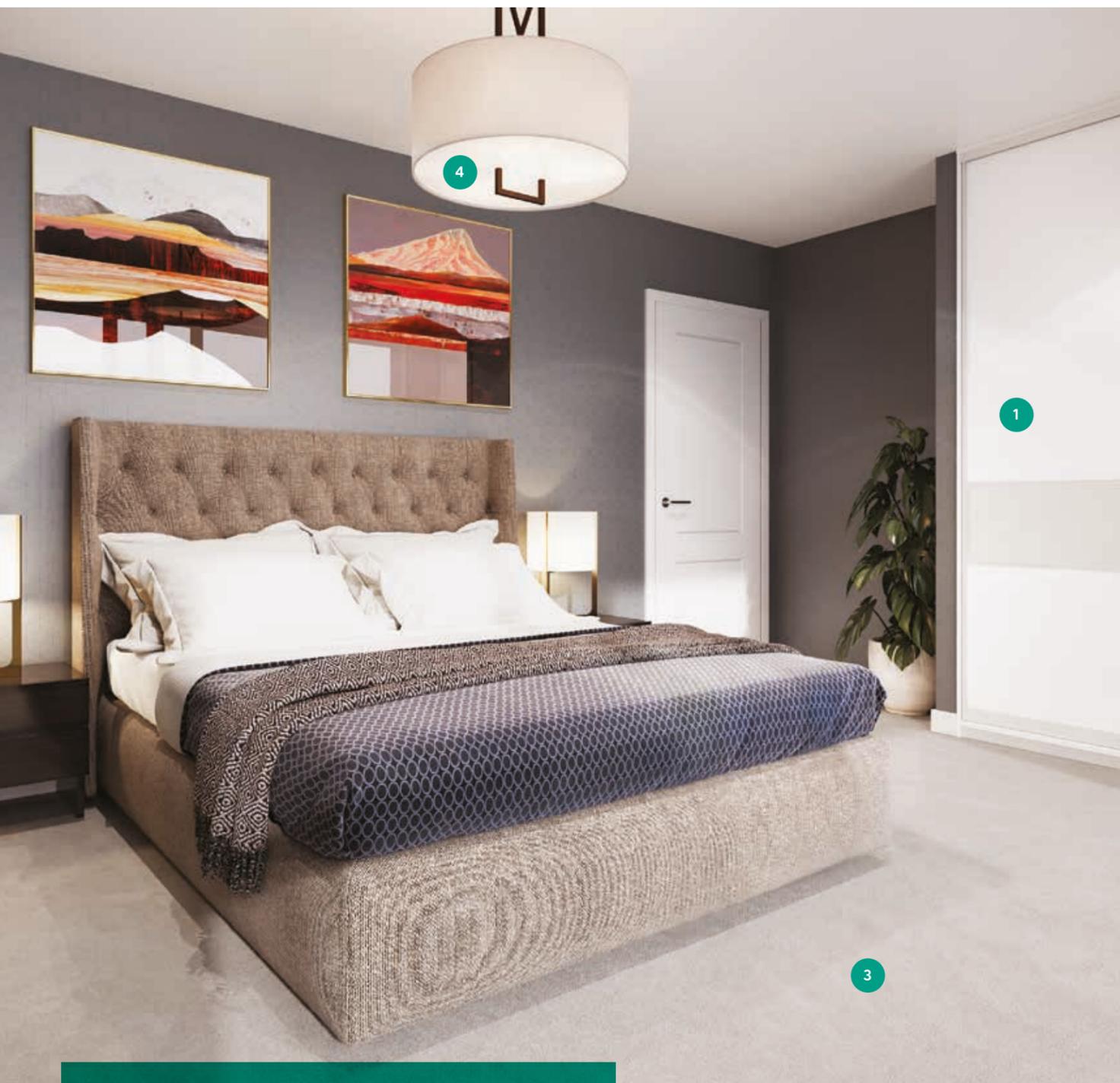
- 1 | Walls and ceilings finished in white
- 2 | Laminate wood flooring
- 3 | Pencil rounded skirting and architraves
- 4 | Media plate to living room with Sky Q (connection to Sky to be arranged by purchaser via communal satellite dish)
- 5 | Lower energy downlights to living area with dimmer switch
- 6 | Mains linked smoke detector with battery backup
- 7 | Composite French doors and windows
- 8 | Video door entry system
- 9 | Energy efficient community heating system



THE KITCHEN

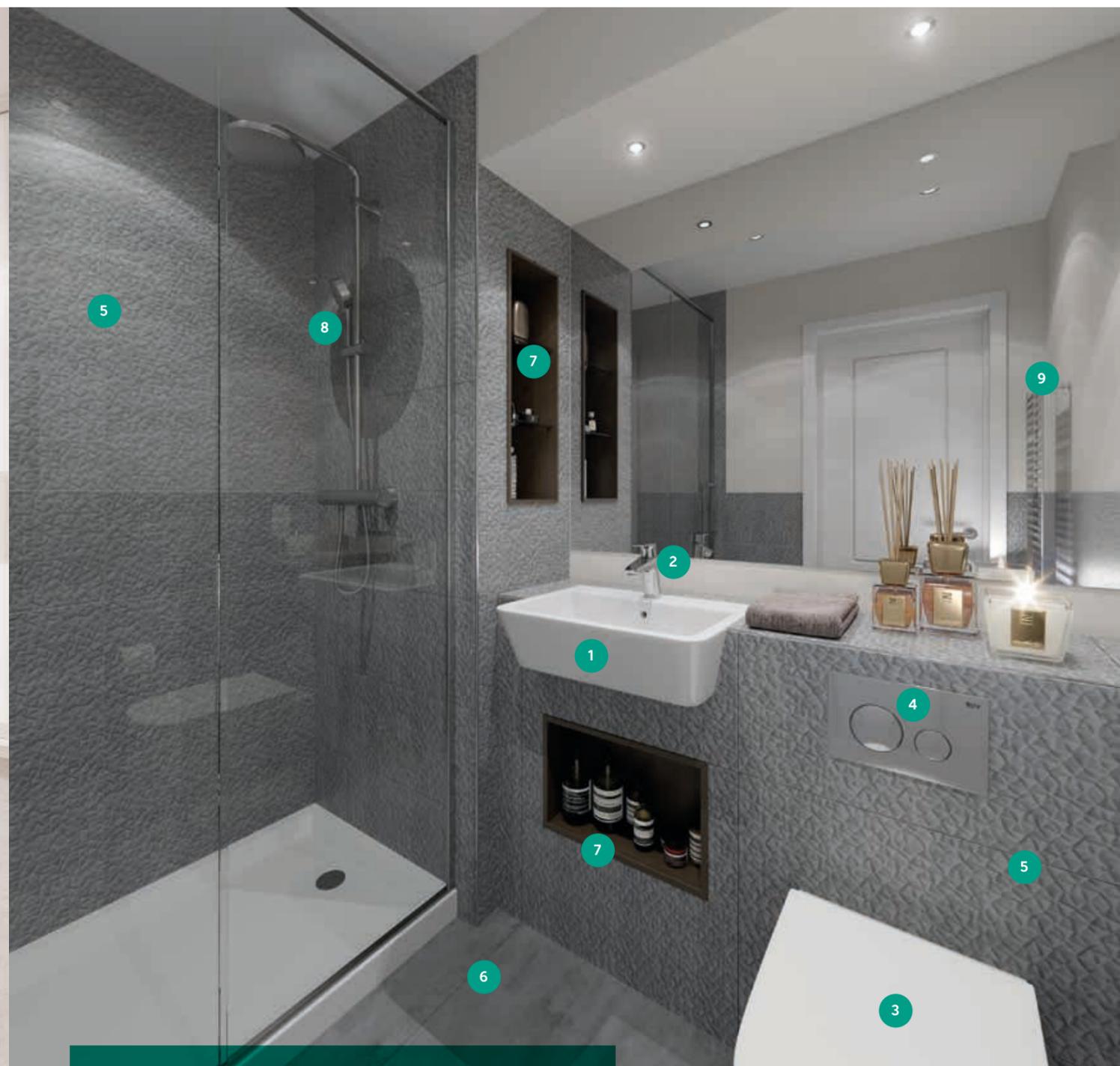
- 1 | Soft close doors and drawers
- 2 | Handle-less wall and base units
- 3 | Integrated oven (typically in tall housing unit where space permits) with ceramic hob and hood
- 4 | Integrated fridge/freezer
- 5 | Removable cupboard with space for a dishwasher and microwave where possible
- 6 | Feature LED lighting
- 7 | Satin chrome sockets and switches

All appliances come complete with manufacturer warranties for your peace of mind.



THE BEDROOMS

- 1 | Fitted wardrobes to bedroom 1
- 2 | BT socket and TV/data point to bedroom 1
- 3 | Oaklands carpets to all bedrooms
- 4 | Energy efficient pendant lighting to all bedrooms



THE BATHROOM AND EN SUITE

- 1 | White Roca sanitaryware
- 2 | Chrome Bristan fittings
- 3 | Soft close WC with concealed cistern
- 4 | Dual chrome flush
- 5 | Fully ceramic tiled walls around bath/shower (half tiled to remaining walls)
- 6 | Ceramic tiles to floor
- 7 | Armarii slot-in shelving
- 8 | Mira thermostatic shower
- 9 | Heated chrome towel rail

UPGRADE AND PERSONALISE YOUR HOME

TAILOR YOUR INTERIORS TO REFLECT YOUR TASTE

Every Bellway home has been lovingly designed and crafted to provide a versatile living space that is simply begging to be turned from a blank canvas into a place to call home. It's for this reason that Bellway Additions offers you the opportunity to upgrade your interior specification to reflect your own personality.

We have a range of options available, from adding integrated appliances to upgrading your flooring and bathroom tiles. Once you have chosen your Additions we'll ensure they are all expertly fitted and finished by the time you move in, giving you the peace of mind that your new home will reflect your own personal taste from day one.

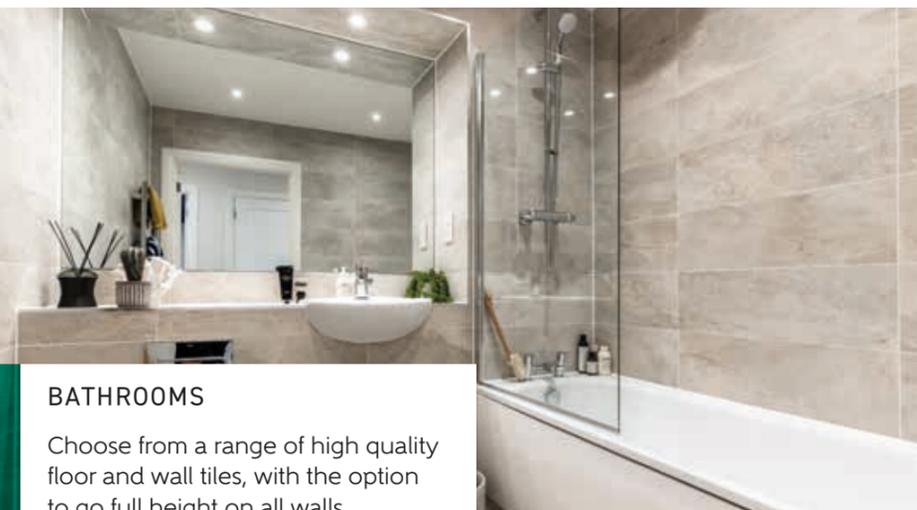
FLOORING

Completely transform your interior by selecting from a variety of laminate and carpets.



BEDROOMS

Additional fitted wardrobes can be installed to spare bedrooms providing extra made-to-measure storage.



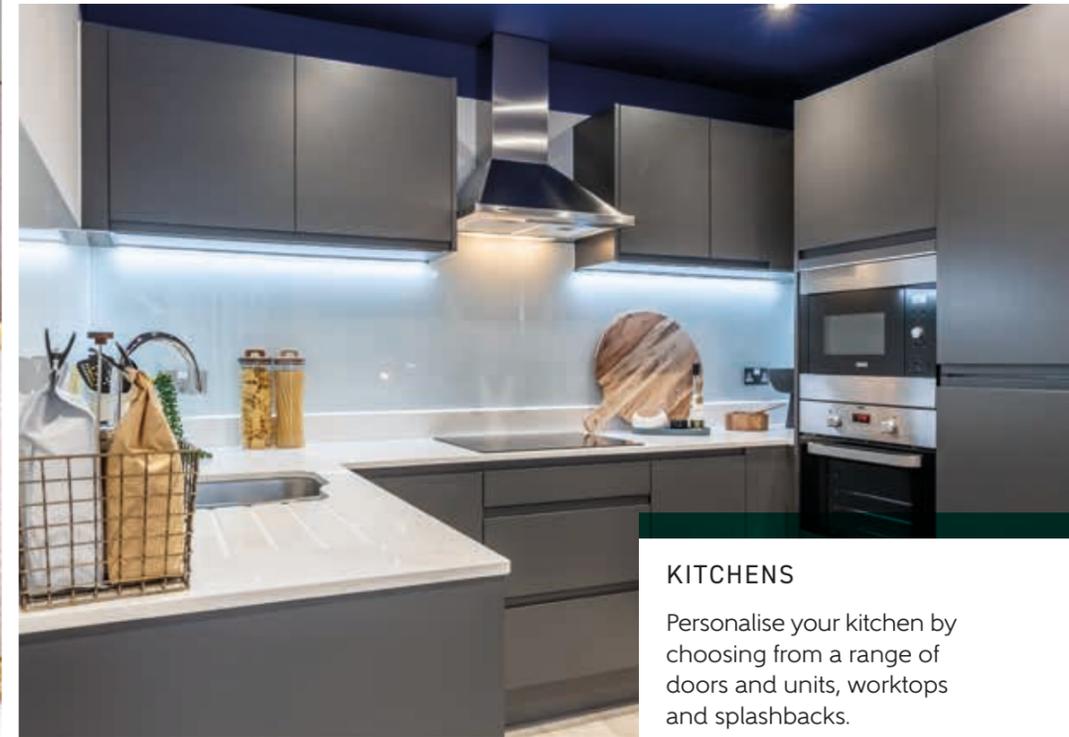
BATHROOMS

Choose from a range of high quality floor and wall tiles, with the option to go full height on all walls.



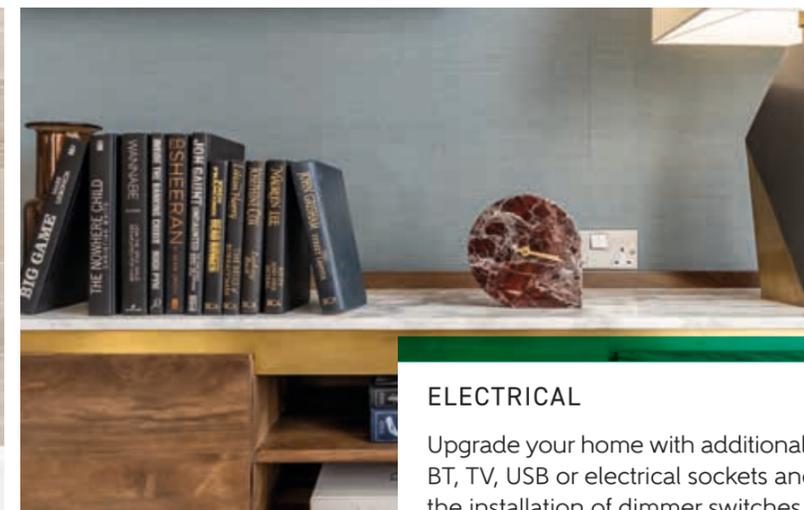
APPLIANCES

In addition to the appliances included as standard, we can supply and install an A+ rated dishwasher or microwave in your kitchen or a washer dryer in hall cupboard.



KITCHENS

Personalise your kitchen by choosing from a range of doors and units, worktops and splashbacks.



ELECTRICAL

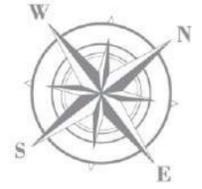
Upgrade your home with additional BT, TV, USB or electrical sockets and the installation of dimmer switches.

The options available may vary by development and orders can only be accepted up to certain stages of the construction process. Please ask your Sales Advisor to show you the full range of product upgrades available on your development and chosen home.

MAYBREY WORKS

DEVELOPMENT SITE PLAN

The site plan is drawn to show the relative position of individual properties. Not to scale. These are drawings and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor. Hard and soft landscaping is indicative only.



DELTA COURT

Level 1

PLOT 126 TYPE A-02

Kitchen/Living/ Dining Room	5.140m x 5.103m	16'10" x 16'9"
Bedroom	4.938m x 2.750m	16'2" x 9'0"
Total area	50 sq.m.	538 sq.ft.



PLOT 126
TYPE A-02

DELTA COURT

Levels 2, 3 & 4

PLOTS 226, 326 & 426 TYPE A-02

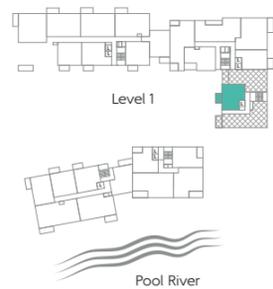
Kitchen/Living/ Dining Room	5.140m x 5.103m	16'10" x 16'9"
Bedroom	4.938m x 2.750m	16'2" x 9'0"
Total area	50 sq.m.	538 sq.ft.



PLOTS 226, 326 & 426
TYPE A-02



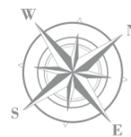
Elevation



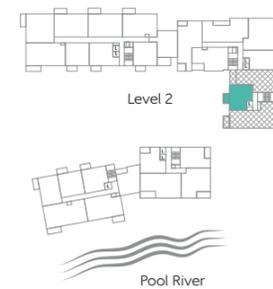
Pool River

Please note, the remaining apartments in Delta Court are Affordable Homes. Parking spaces can be purchased separately with the apartments in Delta Court.

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Elevation



Pool River

KEY

- 1 Bedroom
- Affordable Homes
- W Fitted Wardrobe
- ▶ Indicates where dimensions are taken from
- Suggested working from home area with USB socket

GATESBY COURT

Levels 1, 2 & 3

PLOTS 111, 211 & 311 TYPE C-09

Kitchen/Living/ Dining Room	6.903m x 3.966m	22'8" x 13'0"
Bedroom	4.603m x 3.220m	15'1" x 10'7"
Total area	50 sq.m.	538 sq.ft.

PLOTS 112, 212 & 312 TYPE C-01

Kitchen/Living/ Dining Room	6.893m x 4.122m	22'7" x 13'6"
Bedroom	4.603m x 3.138m	15'1" x 10'4"
Total area	54 sq.m.	581 sq.ft.

PLOTS 113, 213 & 313 TYPE C-02

Kitchen/Living/ Dining Room	6.903m x 4.122m	22'8" x 13'6"
Bedroom	4.603m x 3.173m	15'1" x 10'5"
Total area	51 sq.m.	549 sq.ft.

PLOTS 115, 215 & 315 TYPE C-04

Kitchen/Living/ Dining Room	5.443m x 4.742m	17'10" x 15'7"
Bedroom 1	3.521m x 3.063m	11'7" x 10'1"
Bedroom 2	3.332m x 3.020m	10'11" x 9'11"
Total area	71 sq.m.	764 sq.ft.

PLOTS 116, 117, 216, 217, 316 & 317 TYPE C-10

Kitchen/Living/ Dining Room	6.763m x 4.298m	22'2" x 14'1"
Bedroom 1	4.463m x 3.231m	14'8" x 10'7"
Bedroom 2	3.643m x 3.067m	11'11" x 10'1"
Total area	73 sq.m.	786 sq.ft.

PLOTS 118, 218 & 318 TYPE C-07

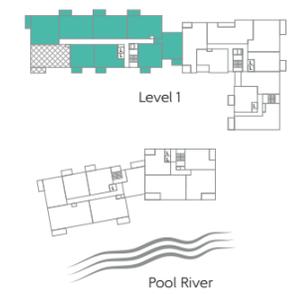
Kitchen/Living/ Dining Room	6.743m x 3.890m	22'1" x 12'9"
Bedroom 1	4.613m x 3.435m	15'2" x 11'3"
Bedroom 2	3.663m x 3.147m	12'0" x 10'4"
Total area	71 sq.m.	764 sq.ft.

PLOTS 119, 219 & 319 TYPE C-08

Kitchen/Living/ Dining Room	8.111m x 3.300m	26'7" x 10'10"
Bedroom	4.745m x 2.964m	15'7" x 9'9"
Total area	55 sq.m.	592 sq.ft.



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KEY

□ 1 Bedroom	W Fitted Wardrobe
□ 2 Bedroom	▶ Indicates where dimensions are taken from
□ 3 Bedroom	● Suggested working from home area with USB socket
□ Affordable Homes	

GATESBY COURT

Levels 4, 5 & 6

PLOTS 411, 524 & 611 TYPE C-09

Kitchen/Living/ Dining Room	6.903m x 3.966m	22'8" x 13'0"
Bedroom	4.603m x 3.220m	15'1" x 10'7"
Total area	50 sq.m.	538 sq.ft.

PLOTS 412, 511 & 612 TYPE C-01

Kitchen/Living/ Dining Room	6.893m x 4.122m	22'7" x 13'6"
Bedroom	4.603m x 3.138m	15'1" x 10'4"
Total area	54 sq.m.	581 sq.ft.

PLOTS 413, 512 & 613 TYPE C-02

Kitchen/Living/ Dining Room	6.903m x 4.122m	22'8" x 13'6"
Bedroom	4.603m x 3.173m	15'1" x 10'5"
Total area	51 sq.m.	549 sq.ft.

PLOTS 414, 513 & 614 TYPE C-03

Kitchen/Living/ Dining Room	6.891m x 3.441m	22'7" x 11'3"
Bedroom 1	3.901m x 3.391m	12'10" x 11'2"
Bedroom 2	3.603m x 2.650m	11'10" x 8'8"
Bedroom 3	3.603m x 2.150m	11'10" x 7'1"
Total area	81 sq.m.	872 sq.ft.

PLOTS 415, 514 & 615 TYPE C-04

Kitchen/Living/ Dining Room	5.443m x 4.742m	17'10" x 15'7"
Bedroom 1	3.521m x 3.063m	11'7" x 10'1"
Bedroom 2	3.332m x 3.020m	10'11" x 9'11"
Total area	71 sq.m.	764 sq.ft.

PLOTS 416, 417, 515, 516, 616 & 617 TYPE C-10

Kitchen/Living/ Dining Room	6.763m x 4.298m	22'2" x 14'1"
Bedroom 1	4.463m x 3.231m	14'8" x 10'7"
Bedroom 2	3.643m x 3.067m	11'11" x 10'1"
Total area	73 sq.m.	786 sq.ft.

PLOTS 418, 517 & 618 TYPE C-07

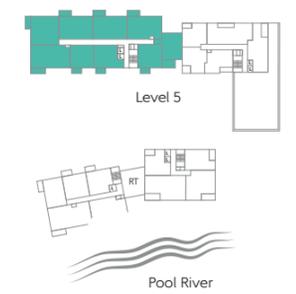
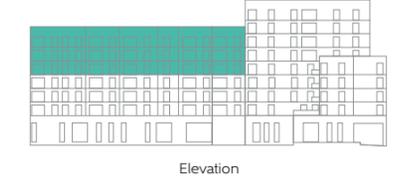
Kitchen/Living/ Dining Room	6.743m x 3.890m	22'1" x 12'9"
Bedroom 1	4.613m x 3.435m	15'2" x 11'3"
Bedroom 2	3.663m x 3.147m	12'0" x 10'4"
Total area	71 sq.m.	764 sq.ft.

PLOTS 419, 518 & 619 TYPE C-08

Kitchen/Living/ Dining Room	8.111m x 3.300m	26'7" x 10'10"
Bedroom	4.745m x 2.964m	15'7" x 9'9"
Total area	55 sq.m.	592 sq.ft.



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KEY

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□ 2 Bedroom	▶ Indicates where dimensions are taken from
□ 3 Bedroom	● Suggested working from home area with USB socket
RT Roof Terrace	

JESSOP COURT

Levels 1, 2, 3, 4, 5 & 6

PLOTS 101, 201, 301, 401, 501 & 601 TYPE D-01

Kitchen/Living/ Dining Room	6.133m x 4.415m	20'1" x 14'6"
Bedroom	4.625m x 2.833m	15'2" x 9'4"
Total area	50 sq.m.	538 sq.ft.

PLOTS 102, 202, 302, 402, 502 & 602 TYPE D-02

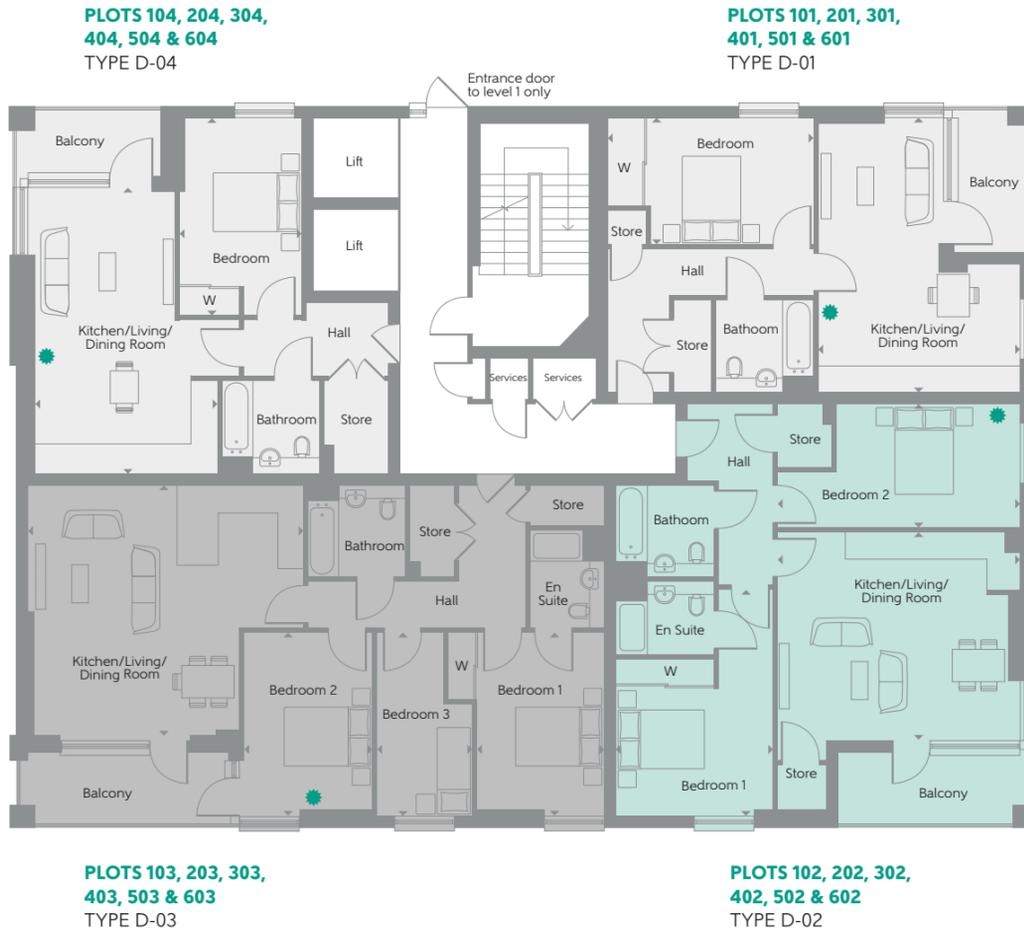
Kitchen/Living/ Dining Room	5.315m x 4.570m	17'5" x 15'0"
Bedroom 1	5.078m x 3.528m	16'8" x 11'7"
Bedroom 2	5.325m x 2.750m	17'6" x 9'0"
Total area	72 sq.m.	775 sq.ft.

PLOTS 103, 203, 303, 403, 503 & 603 TYPE D-03

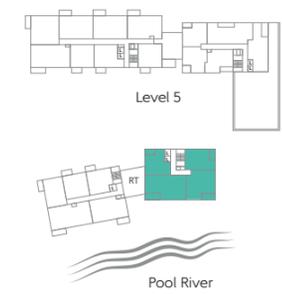
Kitchen/Living/ Dining Room	6.096m x 5.620m	20'0" x 18'5"
Bedroom 1	4.120m x 2.845m	13'6" x 9'4"
Bedroom 2	4.015m x 2.883m	13'2" x 9'6"
Bedroom 3	4.120m x 2.150m	13'6" x 7'1"
Total area	87 sq.m.	936 sq.ft.

PLOTS 104, 204, 304, 404, 504 & 604 TYPE D-04

Kitchen/Living/ Dining Room	6.246m x 4.140m	20'6" x 13'7"
Bedroom	4.435m x 2.755m	14'7" x 9'0"
Total area	50 sq.m.	538 sq.ft.



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KEY

□ 1 Bedroom	W Fitted Wardrobe
■ 2 Bedroom	▶ Indicates where dimensions are taken from
■ 3 Bedroom	● Suggested working from home area with USB socket
RT Roof Terrace	

WARMSLEY APARTMENTS

Level 1

PLOT 105 TYPE E-06

Kitchen/Living/ Dining Room	5.931m x 4.230m	19'6" x 13'11"
Bedroom	3.791m x 3.494m	12'5" x 11'6"
Total area	50 sq.m.	538 sq.ft.

PLOT 106 TYPE E-01

Kitchen/Living/ Dining Room	6.607m x 4.674m	21'8" x 15'4"
Bedroom 1	4.663m x 3.584m	15'4" x 11'9"
Bedroom 2	4.663m x 2.832m	15'4" x 9'3"
Total area	73 sq.m.	786 sq.ft.

PLOT 107 TYPE E-02

Kitchen/Living/ Dining Room	6.752m x 5.098m	22'2" x 16'9"
Bedroom 1	5.013m x 2.750m	16'5" x 9'0"
Bedroom 2	3.463m x 3.399m	11'4" x 11'2"
Bedroom 3	3.463m x 2.597m	11'4" x 8'6"
Total area	86 sq.m.	926 sq.ft.

PLOT 108 TYPE E-03

Kitchen/Living/ Dining Room	5.853m x 5.352m	19'2" x 17'7"
Bedroom	4.563m x 3.146m	15'0" x 10'4"
Total area	50 sq.m.	538 sq.ft.

PLOT 109 TYPE E-04

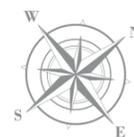
Kitchen/Living/ Dining Room	6.903m x 4.097m	22'8" x 13'5"
Bedroom	4.604m x 3.247m	15'1" x 10'8"
Total area	51 sq.m.	549 sq.ft.

PLOT 110 TYPE E-05

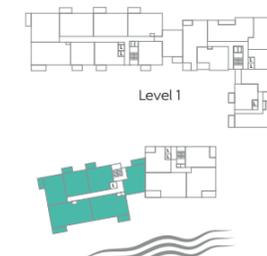
Kitchen/Living/ Dining Room	4.845m x 4.753m	15'11" x 15'7"
Bedroom	4.753m x 2.785m	15'7" x 9'2"
Total area	51 sq.m.	549 sq.ft.



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Elevation



Pool River

KEY

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- W Fitted Wardrobe
- ▶ Indicates where dimensions are taken from
- Suggested working from home area with USB socket

WARMSLEY APARTMENTS

Levels 2, 3 & 4

PLOTS 205, 305 & 405 TYPE E-07

Kitchen/Living/ Dining Room	8.121m x 3.718m	26'8" x 12'2"
Bedroom	3.819m x 2.883m	12'6" x 9'6"
Total area	50 sq.m.	538 sq.ft.

PLOTS 206, 306 & 406 TYPE E-01

Kitchen/Living/ Dining Room	6.607m x 4.674m	21'8" x 15'4"
Bedroom 1	4.663m x 3.584m	15'4" x 11'9"
Bedroom 2	4.663m x 2.832m	15'4" x 9'3"
Total area	73 sq.m.	786 sq.ft.

PLOTS 207, 307 & 407 TYPE E-02

Kitchen/Living/ Dining Room	6.752m x 5.098m	22'2" x 16'9"
Bedroom 1	5.013m x 2.750m	16'5" x 9'0"
Bedroom 2	3.463m x 3.399m	11'4" x 11'2"
Bedroom 3	3.463m x 2.597m	11'4" x 8'6"
Total area	86 sq.m.	926 sq.ft.

PLOTS 208, 308 & 408 TYPE E-03

Kitchen/Living/ Dining Room	5.853m x 5.352m	19'2" x 17'7"
Bedroom	4.563m x 3.146m	15'0" x 10'4"
Total area	50 sq.m.	538 sq.ft.

PLOTS 209, 309 & 409 TYPE E-04

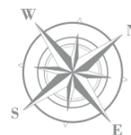
Kitchen/Living/ Dining Room	6.903m x 4.097m	22'8" x 13'5"
Bedroom	4.604m x 3.247m	15'1" x 10'8"
Total area	51 sq.m.	549 sq.ft.

PLOTS 210, 310 & 410 TYPE E-05

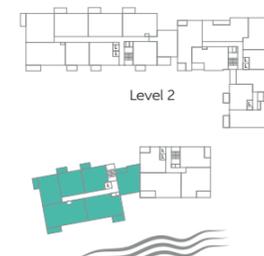
Kitchen/Living/ Dining Room	4.845m x 4.753m	15'11" x 15'7"
Bedroom	4.753m x 2.785m	15'7" x 9'2"
Total area	51 sq.m.	549 sq.ft.



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Elevation



Pool River

KEY

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- W Fitted Wardrobe
- ▶ Indicates where dimensions are taken from
- Suggested working from home area with USB socket

WARMSLEY APARTMENTS

Level 5

PLOT 506 TYPE E-01

Kitchen/Living/ Dining Room	6.607m x 4.674m	21'8" x 15'4"
Bedroom 1	4.663m x 3.584m	15'4" x 11'9"
Bedroom 2	4.663m x 2.832m	15'4" x 9'3"
Total area	73 sq.m.	786 sq.ft.

PLOT 507 TYPE E-02

Kitchen/Living/ Dining Room	6.752m x 5.098m	22'2" x 16'9"
Bedroom 1	5.013m x 2.750m	16'5" x 9'0"
Bedroom 2	3.463m x 3.399m	11'4" x 11'2"
Bedroom 3	3.463m x 2.597m	11'4" x 8'6"
Total area	86 sq.m.	926 sq.ft.

PLOT 508 TYPE E-03

Kitchen/Living/ Dining Room	5.853m x 5.352m	19'2" x 17'7"
Bedroom	4.563m x 3.146m	15'0" x 10'4"
Total area	50 sq.m.	538 sq.ft.

PLOT 509 TYPE E-04

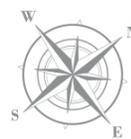
Kitchen/Living/ Dining Room	6.903m x 4.097m	22'8" x 13'5"
Bedroom	4.604m x 3.247m	15'1" x 10'8"
Total area	51 sq.m.	549 sq.ft.

PLOT 510 TYPE E-05

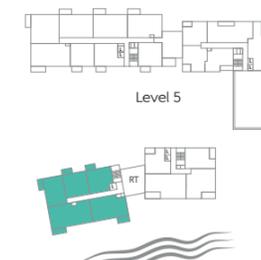
Kitchen/Living/ Dining Room	4.845m x 4.753m	15'11" x 15'7"
Bedroom	4.753m x 2.785m	15'7" x 9'2"
Total area	51 sq.m.	549 sq.ft.



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Elevation

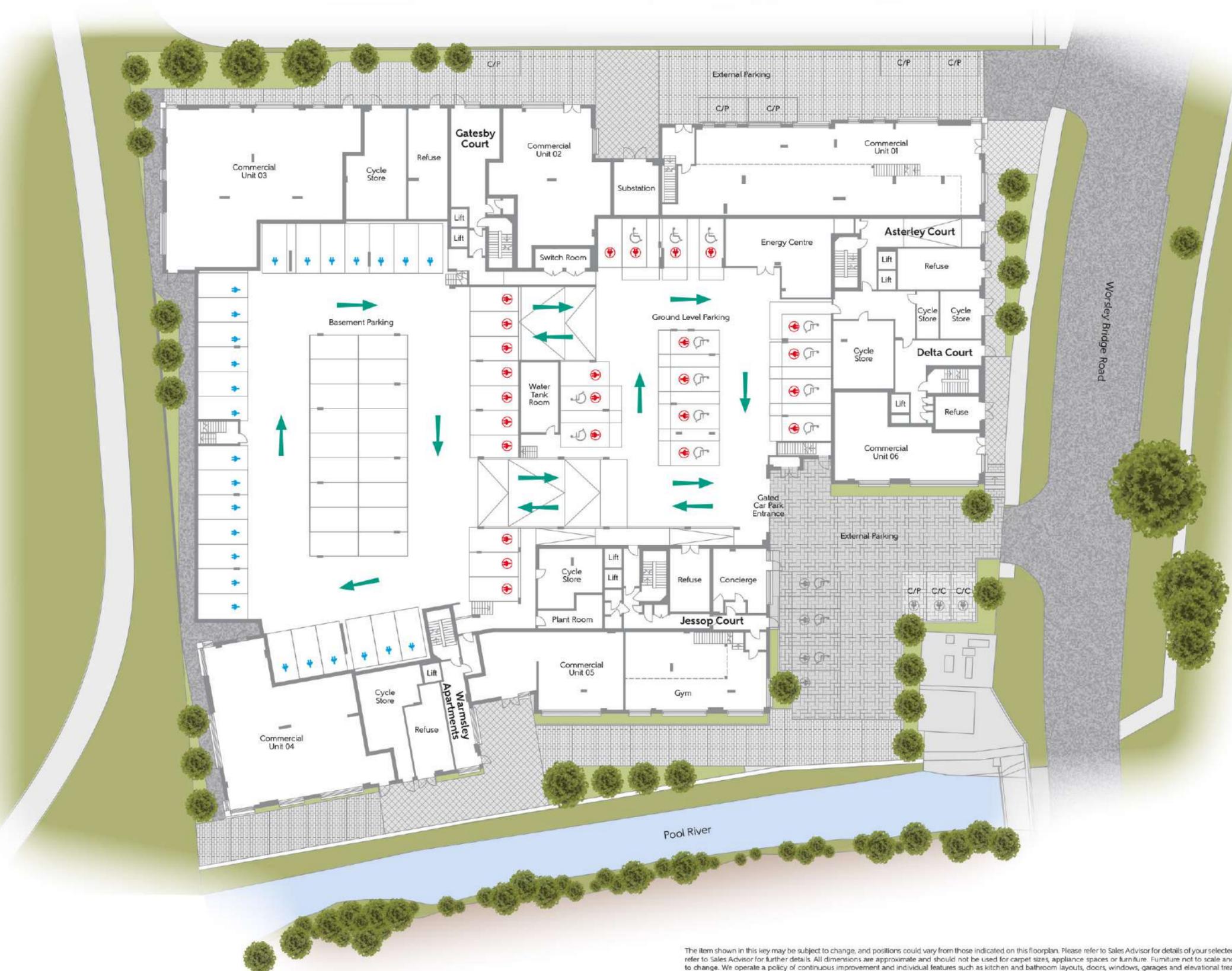
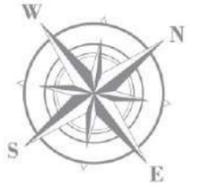


Pool River

KEY

□ 1 Bedroom	W Fitted Wardrobe
□ 2 Bedroom	▶ Indicates where dimensions are taken from
□ 3 Bedroom	★ Suggested working from home area with USB socket
RT Roof Terrace	

PARKING PLAN GROUND FLOOR



KEY

-  Electric charge point (Active)
-  Electric charge point (Passive)
- C/P Commercial Parking
- C/C Car Club Parking

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PARKING PLAN UPPER GROUND FLOOR



KEY

-  Electric charge point (Passive)

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A REPUTATION BUILT ON SOLID FOUNDATIONS

BELLWAY LONDON HAS BEEN BUILDING EXCEPTIONAL QUALITY NEW HOMES THROUGHOUT THE UK FOR OVER 75 YEARS, CREATING OUTSTANDING PROPERTIES IN DESIRABLE LOCATIONS

Bellway London has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway London commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway London home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway London team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

Bellway London abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



OUR PASSION FOR GREAT CUSTOMER CARE

FROM THE FIRST DAY YOU VISIT ONE OF OUR SALES CENTRES TO THE DAY YOU MOVE IN, WE AIM TO PROVIDE A LEVEL OF SERVICE AND AFTER-SALES CARE THAT IS SECOND TO NONE

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens, it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing

this process we have after sales support that is specifically tasked to respond to all customer enquiries. We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. Our homes come with a 10-year NHBC Buildmark policy which includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.*

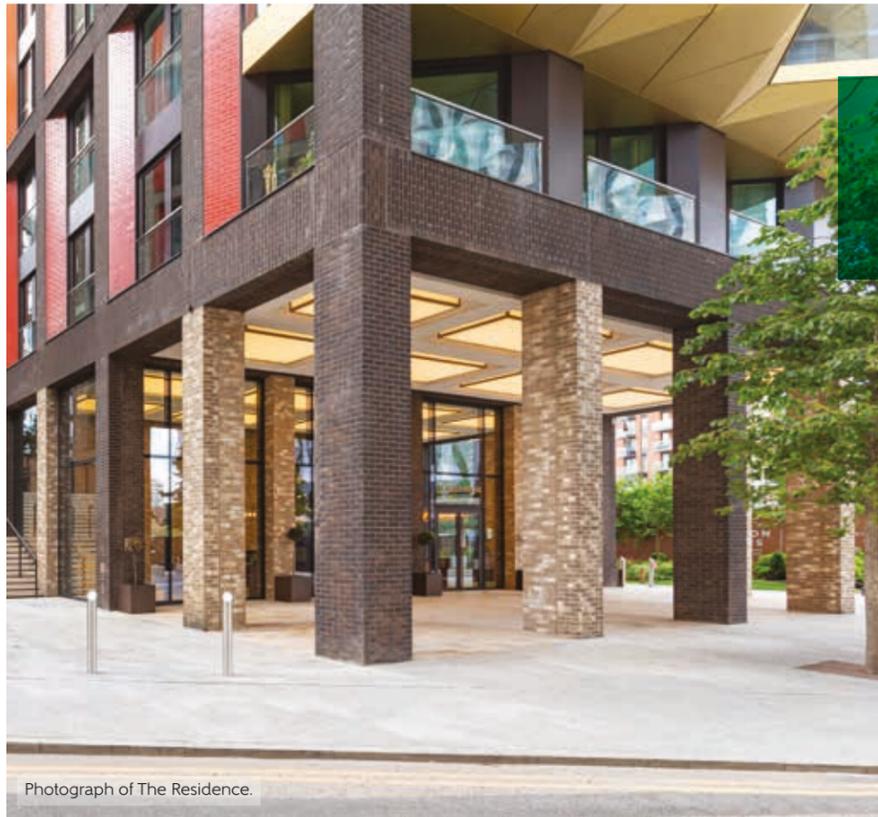
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

*For more details, we advise you to visit the NHBC website at www.nhbc.co.uk/homeowners and take a look at the 'Welcome to NHBC warranty and insurance' brochure.

Bellway | London

OUR PORTFOLIO

BELLWAY LONDON IS COMMITTED TO DELIVERING THE VERY BEST NEW HOMES ACROSS THE CAPITAL. ALL OF OUR FLAGSHIP DEVELOPMENTS HAVE BEEN CAREFULLY CRAFTED TO MEET THE NEEDS AND DEMANDS OF LIFE IN LONDON TODAY.

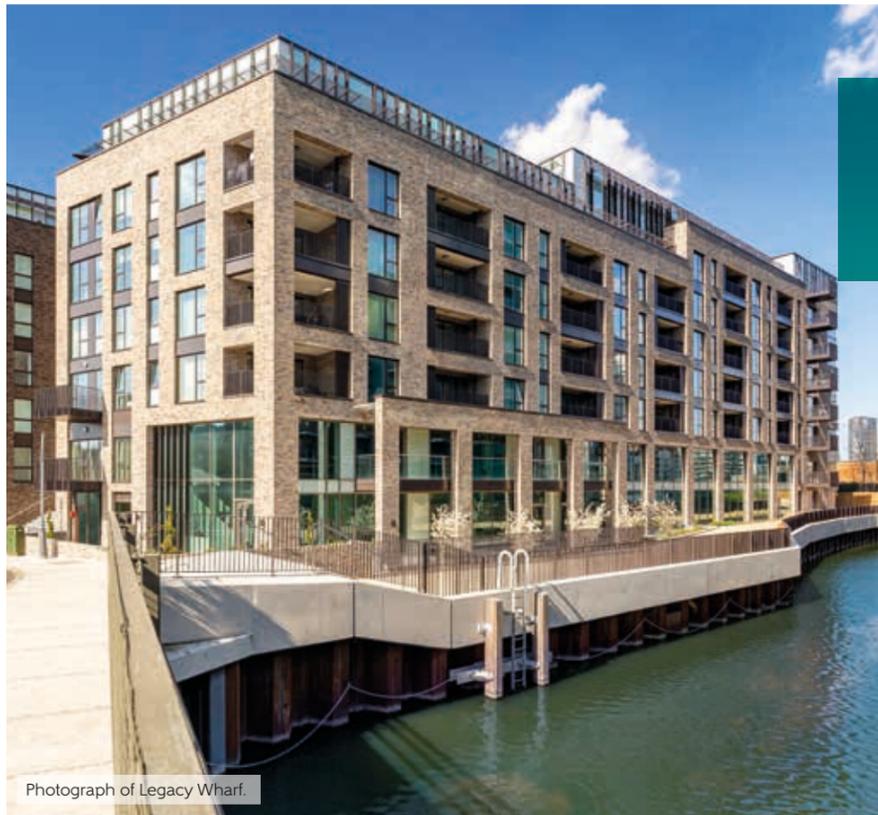


Photograph of The Residence.

THE RESIDENCE NINE ELMS

KEY FACTS

- 1, 2 and 3 bedroom apartments and penthouses
- Podium gardens
- 24 hour concierge
- Private residents' gym
- Meeting suite
- Media room
- Secure car parking
- Opposite the new US Embassy
- Walking distance to new Nine Elms Zone 1 station



Photograph of Legacy Wharf.

LEGACY WHARF STRATFORD

KEY FACTS

- 1, 2 and 3 bedroom apartments
- Concierge
- Fitness centre
- Communal gardens and play areas
- Part of the regeneration of Stratford
- Walking distance of Pudding Mill Lane DLR



Computer generated image of Explorer's Wharf.

EXPLORER'S WHARF LIMEHOUSE

KEY FACTS

- 1, 2 and 3 bedroom waterside apartments
- Residents' gym
- Concierge
- Landscaped podium and roof gardens
- Walking distance to Westferry DLR



Photograph of Dockside.

DOCKSIDE TURNBERRY QUAY

KEY FACTS

- 1, 2 and 3 bedroom apartments with panoramic views of Canary Wharf
- Concierge
- Parking
- Commercial space
- Walking distance to Crossharbour DLR

BUILDING COMMUNITIES

Our contribution extends beyond building new HBF-awarded five star homes. We are proud to support local community projects and invest in facilities and infrastructure. This includes improvements towards transport connections, green open spaces and leisure facilities, funding towards education and providing affordable new homes. In turn, this also helps to create new jobs for local people and help boost the local economy.



OLD ISLEWORTH OVER £1.1 MILLION

including
£319k towards local infrastructure
£318k towards local employment

NINE ELMS OVER £29 MILLION

including
£10 million towards affordable housing
£109k towards local employment

CROYDON OVER £1 MILLION

including
£242k towards carbon offset
£239k towards local employment and training

SYDENHAM OVER £1.5 MILLION

including
£591k towards local infrastructure
£532k towards employment

FOREST HILL £624K

including
£253k towards local infrastructure
£167k towards Crossrail

POPLAR OVER £1 MILLION

including
£932k towards local infrastructure
£62k towards local employment



HAYES £395K

including
£175k towards improving public open space
£175k towards carbon offset



BECKTON OVER £2 MILLION

including
£2.1 million towards local infrastructure
£150k towards local workplace contribution



HORNCHURCH OVER £6 MILLION

including
£3.4 million towards local infrastructure
£1.5 million towards education



WOOLWICH £612K

including
£408k towards local infrastructure
£97k towards carbon offset



DARTFORD OVER £6 MILLION

towards local infrastructure

BEXLEYHEATH £4.9 MILLION

towards local infrastructure

STRATFORD OVER £1.5 MILLION

including
£1.1 million towards local infrastructure
£400k towards public realm

GREENWICH OVER £2.5 MILLION

including
£1.5 million towards education and community projects

TOTAL CONTRIBUTIONS £58,847,989



Beckton Parkside Show Apartment.

SHARMIN & GERGO

SHARMIN AND GERGO RECENTLY FOUND THEIR DREAM TWO-BEDROOM APARTMENT AT BELLWAY LONDON'S NEARBY BECKTON PARKSIDE DEVELOPMENT.



"It was only when we looked around Beckton Parkside that we were sure of what we wanted – it ticked all the boxes. There was also something about owning a new-build home that was really attractive to us," says Sharmin.

"We are really looking forward to the summer when the weather gets a bit better, so we can take full advantage of the garden and meet more of our neighbours."

Describing how their lives have changed since moving in, Sharmin said: "I think the main thing is how happy we are. Having our own space was a really big thing for us and we feel much more content now that we have achieved it.

"The customer service we received was amazing. I have already recommended Bellway to my friends and family who are also looking to purchase their first property soon."



AWARDED HIGHEST RATING BY HBF

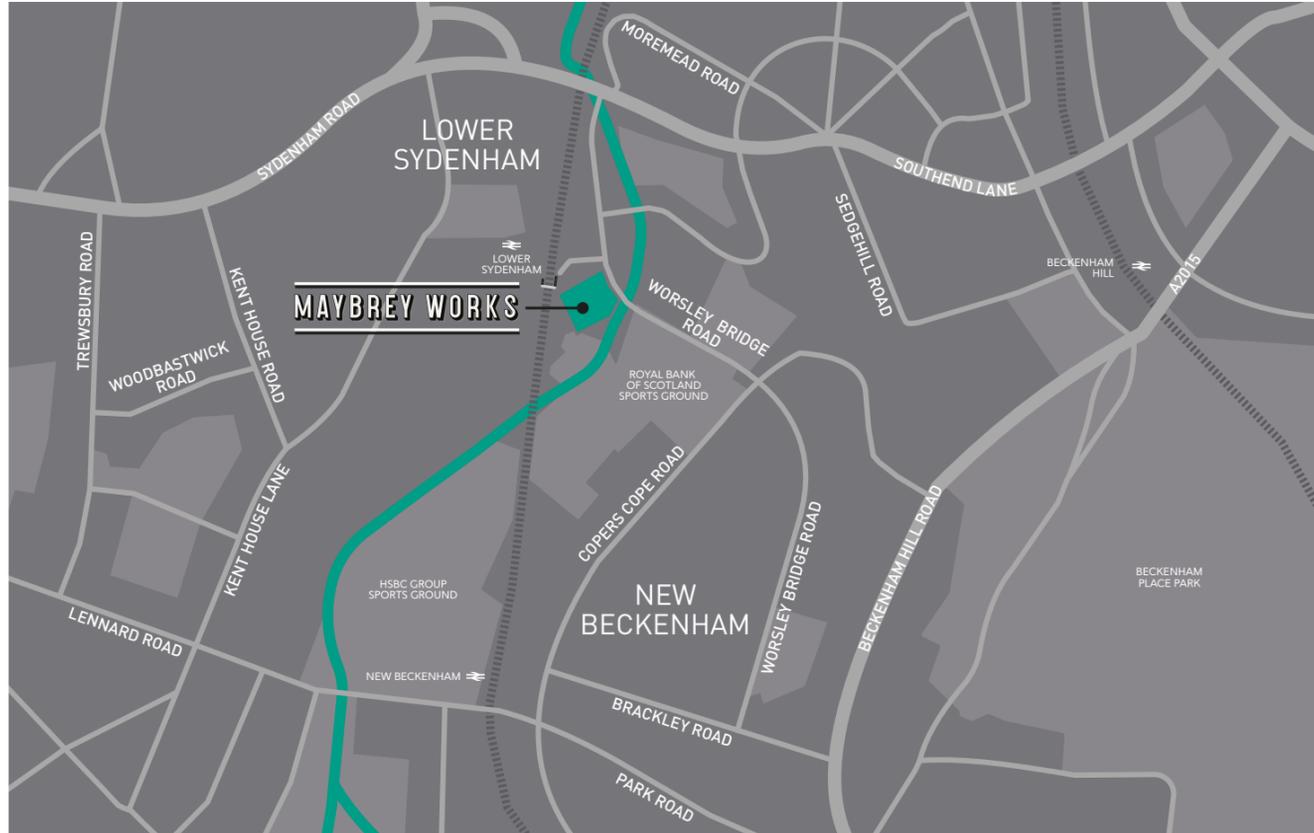
9/10 WOULD RECOMMEND US TO A FRIEND

Bellway London has been awarded five-star status by the Home Builders Federation (HBF), confirming the developer's place among the country's elite house-builders. More than nine out of ten customers said they would recommend Bellway London to a friend.

The award is the highest accolade a new homes developer can receive. HBF ratings are based on feedback from customers in the weeks after they move into their new home. Only a small handful of housebuilders achieved five-star status this year.



WORSLEY BRIDGE ROAD, SYDENHAM, BROMLEY SE26 5AZ



Bellway Homes Limited (Thames Gateway Division), Bellway House,
Anchor Boulevard, Crossways Business Park, Dartford, Kent DA2 6QH

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Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and Transport for London. The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. All maps are for illustrative purposes only and not to scale. 00637-13/09/22.

