

180 BROCKLEY ROAD SE4

A COURTYARD DEVELOPMENT
OF 1, 2 AND 3 BEDROOM APARTMENTS

IT'S YOUR TURN
TO DISCOVER THE DIFFERENCE

TURNING HEADS IN SE4

NOTICEABLY STYLISH, 180 BROCKLEY ROAD IS A STATEMENT COLLECTION OF NEW 1, 2 AND 3 BEDROOM APARTMENTS, IN A PROMINENT LOCATION CLOSE TO BROCKLEY STATION.

IT IS A LANDMARK BUILDING SET AROUND A LANDSCAPED COURTYARD, AND THE APARTMENT INTERIORS CONTINUE THE THEME OF SMART CONTEMPORARY DESIGN. ALL ARE BRIGHT AND SPACIOUS, WITH PRIVATE BALCONIES AND A HIGH QUALITY SPECIFICATION.

AN IMPECCABLE NEW APARTMENT IN AN EXCELLENT LOCATION?
IT'S YOUR TURN TO CHOOSE.





BROCKLEY IS ON THE UPTURN

NEW TRANSPORT LINKS HAVE BROUGHT BROCKLEY TO THE ATTENTION OF HOMEBUYERS IN LONDON. 180 BROCKLEY ROAD HAS ARRIVED AT EXACTLY THE RIGHT TIME.

Those who already know SE4 know that it has always had a lot going for it. Although only six miles from central London, it has a distinctive character of its own, with a thriving, engaged community and an arty reputation. Look no further than the authentically 1950s Rivoli Ballroom or the respected Brockley Jack Theatre for proof of the area's individuality.

Highly rated schools, scenic parks and a range of independent shops and restaurants are further reasons why people move to Brockley, and choose to stay.

For those who don't know Brockley, it's all waiting to be discovered, and 180 Brockley Road is a great place to start.





A RETURN TO LOCAL SHOPPING

Photography of Brockley lifestyle is indicative only

180
BROCKLEY
ROAD
SE4



FOR THE ULTIMATE IN CONVENIENCE, YOU NEED GO NO FURTHER THAN THE GROUND FLOOR OF 180 BROCKLEY ROAD, WHERE YOU CAN RE-STOCK WITH THE ESSENTIALS AT SAINSBURY'S LOCAL.

Most of the neighbourhood shops are clustered around Brockley Cross, opposite 180 Brockley Road. As well as convenience stores, a post office, a DIY supplier, hairdressers and takeaways, there are some more unexpected shops. Gently Elephant, for example, specialises in toys and children's shoes, Magi in unusual gifts and cards. The local deli and food shop scene is flourishing too. Try The Brockley Deli, Brockley Market, Safika or Broca Food Market for special ingredients and local produce.

If you can't find what's on your shopping list in Brockley, nearby Honor Oak, Crofton Park and Ladywell all have large numbers of independent businesses that include butchers, florists and delicatessens.

And when you'd rather shop big-brand style, Lewisham Shopping Centre has Marks & Spencer, BHS, Boots, TK Maxx, H&M, Next and many more. It's about 25 minutes* away by bus.

* Source: www.tfl.gov.uk



THERE'S NO SHORTAGE OF RESTAURANTS, PUBS AND COFFEE SHOPS IN SE4, AND MANY OF THEM ARE JUST A SHORT STROLL FROM 180 BROCKLEY ROAD.

The only problem will be deciding where to go. But whatever your appetite and the occasion demands, Brockley will supply.

Some local favourites include highly-rated Turkish food at Meze Mangal; Sardinian specialties and superb ice cream at La Querce; hearty pub food at The Amersham Arms; and

seasonal European fare at The Gantry, a tardis-like bar and restaurant with a hidden garden.

You can get your early morning coffee fix at Brown's or Broca, both close to the station. As for pubs and bars, Brockley has an eclectic selection, as the names indicate: Brockley Mess, Jam Circus, The Brockley Barge, LP Bar, Orchard Bar and Kitchen, and Brockley Jack.



WHEN THOUGHTS **TURN TO FOOD AND DRINK**



TAKE A TURN AROUND THE PARK

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BROCKLEY AND THE SURROUNDING AREAS HAVE PLENTY OF PARKS, AND, THANKS TO LIE OF THE LAND, SEVERAL ARE GREEN SPACES WITH VIEWS. YOU CAN ADMIRE CENTRAL LONDON FROM AFAR AS YOU TAKE YOUR DAILY STROLL.

Hilly Fields, aptly named, is close to 180 Brockley Road and from its heights, 175 feet above sea level, you can see from Canary Wharf to the North Downs. The park, awarded Green Flag status, also has tennis courts, cricket and football pitches, plus a café.

Blythe Hill Park and Telegraph Hill Park have magnificent views too, with the latter also featuring ponds, ornamental gardens, tennis and basketball courts.

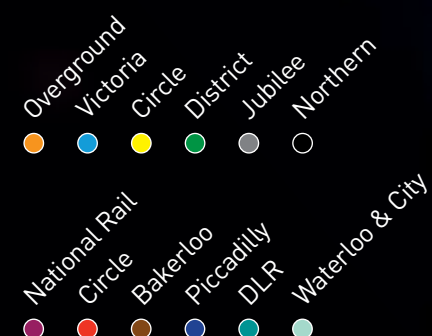
A DAY RETURN JUST GOT EASIER

THE EXTENSION OF THE OLD EAST LONDON LINE AS THE OVERGROUND MEANS THAT MUCH OF SOUTH EAST LONDON IS NOW INTEGRATED INTO THE CAPITAL'S TRANSPORT NETWORK.

Commuters from Zone 2 Brockley station now have a much wider choice of destinations. You can use National Rail to reach London Bridge in 12 minutes, or East Croydon in 25 minutes. Alternatively, use London Overground and be at Canary Wharf in 9 minutes*, changing at Canada Water. The Overground also has an interchange with the DLR at

Shadwell, where you can travel on to Tower Gateway or Bank.

Local buses offer alternative routes for London workers. The 171 runs to Holborn, the 172 to St Paul's and the 343 to City Hall. And don't forget, with ample secure bicycle storage at 180 Brockley Road, travelling on two wheels is always an option.



TIMES FROM 180 BROCKLEY ROAD BY PUBLIC TRANSPORT

*By DLR via Shadwell
**By Jubilee Line via Canada Water
*All timings are approximate. Source: www.tfl.gov.uk & www.nationalrail.co.uk



Computer Generated Images of 180 Brockley Road are indicative only

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TURN YOUR ATTENTION TO THE QUALITY

**THE INTERIORS AT 180 BROCKLEY ROAD INCLUDE EVERY DESIRABLE
FEATURE FROM ENGINEERED OAK FLOORS TO THE LATEST LOOKS
IN FITTED KITCHENS AND BATHROOMS.**

KITCHENS

- Bespoke, highly specified kitchens with solid work surfaces
- Most apartments designed with an island unit/breakfast bar
- Undermounted stainless steel sink
- Fully integrated appliances, AEG or similar, to include stainless steel oven and ceramic hob
- Fully integrated fridge/freezer and dishwasher*

BATHROOMS & EN SUITES

- Contemporary white sanitaryware, including basin, concealed cistern wall hung WC and bath/shower tray
- Large format porcelain tiling to walls and floor
- Clear glass shower enclosure and/or bath screen
- Chrome heated towel rails

FLOOR FINISHES

- Kahrs Oak engineered wood flooring to hallways, kitchen and living areas
- Large format porcelain tiling to bathroom and en suite shower rooms
- Quality carpets to bedrooms

FIXTURES & FITTINGS

- Recessed LED down lights throughout ^{ECO}
- Sky+/HD TV point to all living areas and bedrooms**
- Fitted sliding wardrobes*
- All ventilation fitted with heat recovery units to ensure high air quality and minimise energy waste. Especially good for people that suffer with allergies ^{ECO}

HEATING & HOT WATER

- Heating and hot water provided by energy efficient air source heat pumps ^{ECO}
- Underfloor heating throughout with individual room controls ^{ECO}

FINISHES

- Smooth finish to all walls and ceilings, matt emulsion
- Smooth painted internal doors, eggshell – with contemporary door handles

SECURITY & COMMON AREAS

- Access to development controlled via security fob system or similar
- Video entry phone system linked to each apartment
- Carpeted communal entrance lobby and stairs
- Communal lighting with movement and daylight sensitive sensors ^{ECO}
- Secure bicycle storage
- Bauder living roof will create a local ecology and support the natural colonisation of plants, birds and insects ^{ECO}

EXTERNAL

- Most apartments have access to a private balcony or terrace
- Secure landscaped communal courtyard for use by residents

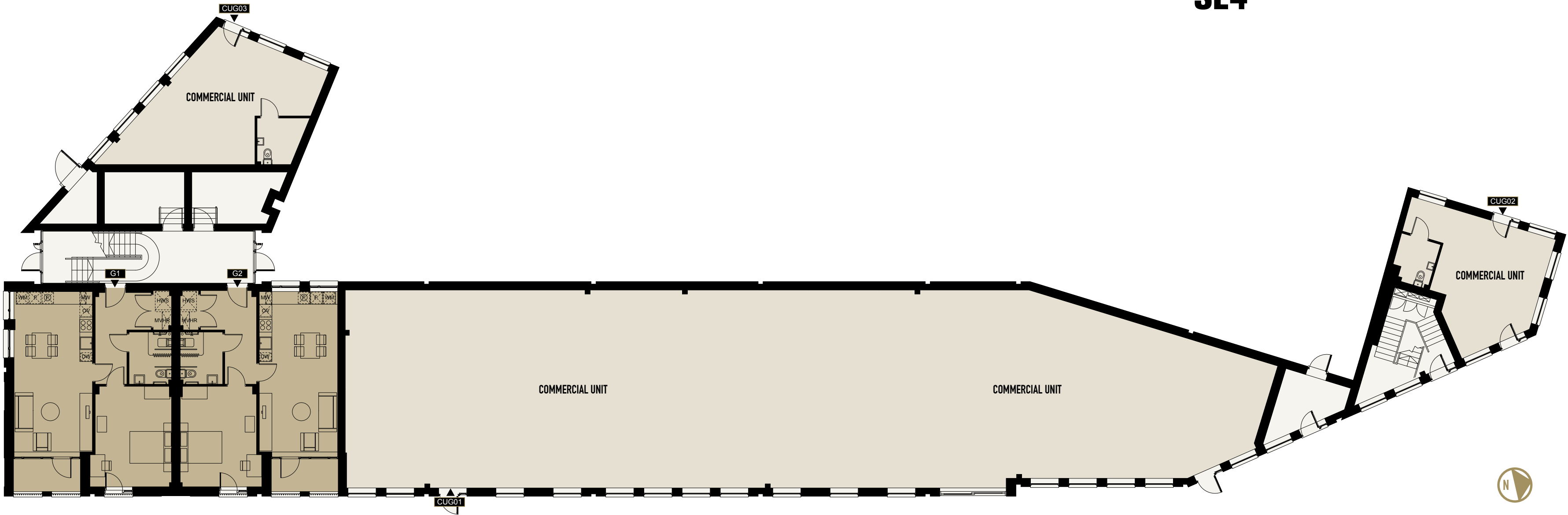
BUILDING STANDARDS & WARRANTY

- All apartments constructed to meet Code for Sustainable Homes Level 4 ^{ECO}
- 10 Year warranty provided by Premier Guarantee

ECO

180 Brockley Road has been carefully designed to be as energy efficient as possible and will be constructed to meet Code for Sustainable Homes Level 4. This means that all apartments benefit from being highly insulated and utilise the latest technologies to reduce the running costs and improve the health and wellbeing of the residents. Look out for 'ECO' within the specification for examples of these technologies

*Selected apartments only
**Requires subscription



CUG01 – COMMERCIAL UNIT

Total Area	375.6 sq m	4,042.9 sq ft
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CUG02 – COMMERCIAL UNIT

Total Area	34.2 sq m	368.1 sq ft
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CUG03 – COMMERCIAL UNIT

Total Area	43.6 sq m	469.3 sq ft
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G1 – 1 BEDROOM APARTMENT

Kitchen/Living/Dining	7.55m x 3.70m	24'9" x 12'2"
Bedroom	4.75m x 3.85m	15'7" x 12'8"
Total Area	63.4 sq m	682.4 sq ft

G2 – 1 BEDROOM APARTMENT

Kitchen/Living/Dining	7.60m x 3.70m	24'11" x 12'2"
Bedroom	4.75m x 3.85m	15'7" x 12'8"
Total Area	63.5 sq m	683.5 sq ft



1.01 – 2 BEDROOM APARTMENT

Kitchen/Living/Dining	7.70m x 4.05m	25'3" x 13'3"
Bedroom 1	4.40m x 2.65m	14'5" x 8'8"
Bedroom 2	3.30m x 2.50m	10'10" x 8'2"
Total Area	70.6 sq m	759.9 sq ft

1.05 – 2 BEDROOM APARTMENT

Kitchen/Living/Dining	7.85m x 3.15m	25'9" x 10'4"
Bedroom 1	4.40m x 2.80m	14'5" x 9'2"
Bedroom 2	3.35m x 2.85m	11'0" x 9'4"
Total Area	64 sq m	688.9 sq ft

WM – WASHING MACHINE | F – FRIDGE | F – FREEZER | DW – DISHWASHER | MW – MICROWAVE | OV – OVEN | HWS – HOT WATER SYSTEM | MVHR – MECHANICAL VENTILATION HEAT RECOVERY

1.02 – 1 BEDROOM APARTMENT

Kitchen/Living/Dining	7.70m x 4.05m	25'3" x 13'3"
Bedroom	4.65m x 2.80m	15'3" x 9'2"
Total Area	57.2 sq m	615.7 sq ft

1.06 – 3 BEDROOM APARTMENT

Kitchen/Living/Dining	7.40m x 5.15m	24'3" x 16'11"
Bedroom 1	4.05m x 2.76m	13'3" x 9'1"
Bedroom 2	3.55m x 3.35m	11'8" x 11'0"
Bedroom 3	4.40m x 2.40m	14'5" x 7'10"
Total Area	91.9 sq m	989.2 sq ft

1.03 – 2 BEDROOM APARTMENT

Kitchen/Living/Dining	7.85m x 3.15m	25'9" x 10'4"
Bedroom 1	4.40m x 2.65m	14'5" x 8'8"
Bedroom 2	3.35m x 2.85m	11'0" x 9'4"
Total Area	64 sq m	688.9 sq ft

1.07 – 1 BEDROOM APARTMENT

Kitchen/Living/Dining	4.25m x 3.20m	13'11" x 10'6"
Bedroom	3.65m x 2.40m	12'0" x 7'10"
Total Area	36.7 sq m	395 sq ft

180 Brockley Road apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

1.04 – 1 BEDROOM APARTMENT

Kitchen/Living/Dining	7.85m x 3.75m	25'9" x 12'4"
Bedroom	4.35m x 2.75m	14'3" x 9'0"
Total Area	50.8 sq m	546.8 sq ft

1.08 – 2 BEDROOM APARTMENT

Kitchen/Living/Dining	5.50m x 3.60m	18'1" x 11'10"
Bedroom 1*	5.50m x 5.30m	18'1" x 17'5"
Bedroom 2	3.65m x 3.40m	12'0" x 11'2"
Total Area	66.4 sq m	714.7 sq ft



2.01 – 2 BEDROOM APARTMENT

Kitchen/Living/Dining	7.70m x 4.05m	25'3" x 13'3"
Bedroom 1	4.40m x 2.65 m	14'5" x 8'8"
Bedroom 2	3.30m x 2.85m	10'10" x 9'4"
Total Area	70.6 sq m	759.9 sq ft

2.05 – 2 BEDROOM APARTMENT

Kitchen/Living/Dining	7.85m x 3.15m	25'9" x 10'4"
Bedroom 1	4.40m x 2.80m	14'5" x 9'2"
Bedroom 2	3.35m x 2.85m	11'0" x 9'4"
Total Area	64 sq m	688.9 sq ft

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2.03 – 2 BEDROOM APARTMENT

Kitchen/Living/Dining	7.85m x 3.15m	25'9" x 10'4"
Bedroom 1	4.40m x 2.85m	14'5" x 9'4"
Bedroom 2	3.35m x 2.85m	11'0" x 9'4"
Total Area	64 sq m	688.9 sq ft

2.07 – 1 BEDROOM APARTMENT

Kitchen/Living/Dining	4.25m x 3.20m	13'11" x 10'6"
Bedroom	3.65m x 2.40m	12'0" x 7'10"
Total Area	36.7 sq m	395 sq ft

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3.01 – 2 BEDROOM APARTMENT

Kitchen/Living/Dining	7.70m x 4.05m	25'3" x 13'3"
Bedroom 1	4.40m x 2.65m	14'5" x 8'8"
Bedroom 2	3.30m x 2.85m	10'10" x 9'4"
Total Area	69.7 sq m	750.2 sq ft

3.05 – 3 BEDROOM APARTMENT

Kitchen/Living/Dining	9.50m x 4.60m	31'2" x 15'1"
Bedroom 1	4.25m x 3.15m	13'11" x 10'4"
Bedroom 2	3.50m x 3.15m	11'6" x 10'4"
Bedroom 3	3.35m x 2.85m	11'0" x 9'4"
Total Area	83.1 sq m	894.5 sq ft

WM – WASHING MACHINE | F – FRIDGE | F – FREEZER | DW – DISHWASHER | MW – MICROWAVE | OV – OVEN | HWS – HOT WATER SYSTEM | MVHR – MECHANICAL VENTILATION HEAT RECOVERY

3.02 – 1 BEDROOM APARTMENT

Kitchen/Living/Dining	7.85m x 4.05m	25'9" x 13'3"
Bedroom	4.65m x 2.80m	15'3" x 9'2"
Total Area	56.3 sq m	606 sq ft

3.06 – 1 BEDROOM APARTMENT

Kitchen/Living/Dining	4.25m x 3.20m	13'11" x 10'6"
Bedroom	3.85m x 2.40m	12'8" x 7'10"
Total Area	36.9 sq m	397.2 sq ft

3.03 – 2 BEDROOM APARTMENT

Kitchen/Living/Dining	7.85m x 3.15m	25'9" x 10'4"
Bedroom 1	4.40m x 2.85m	14'5" x 9'4"
Bedroom 2	3.35m x 2.85m	11'0" x 9'4"
Total Area	63.1 sq m	679.2 sq ft

3.07 – 2 BEDROOM APARTMENT

Kitchen/Living/Dining	5.30m x 3.60m	17'5" x 11'10"
Bedroom 1	5.50m x 5.30m	18'1" x 17'5"
Bedroom 2	3.85m x 3.40m	12'8" x 11'2"
Total Area	66.6 sq m	716.8 sq ft

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