

NEW SCHOOL HOME LAYOUTS

FW
FRANKHAM
WALK
DEPTFORD



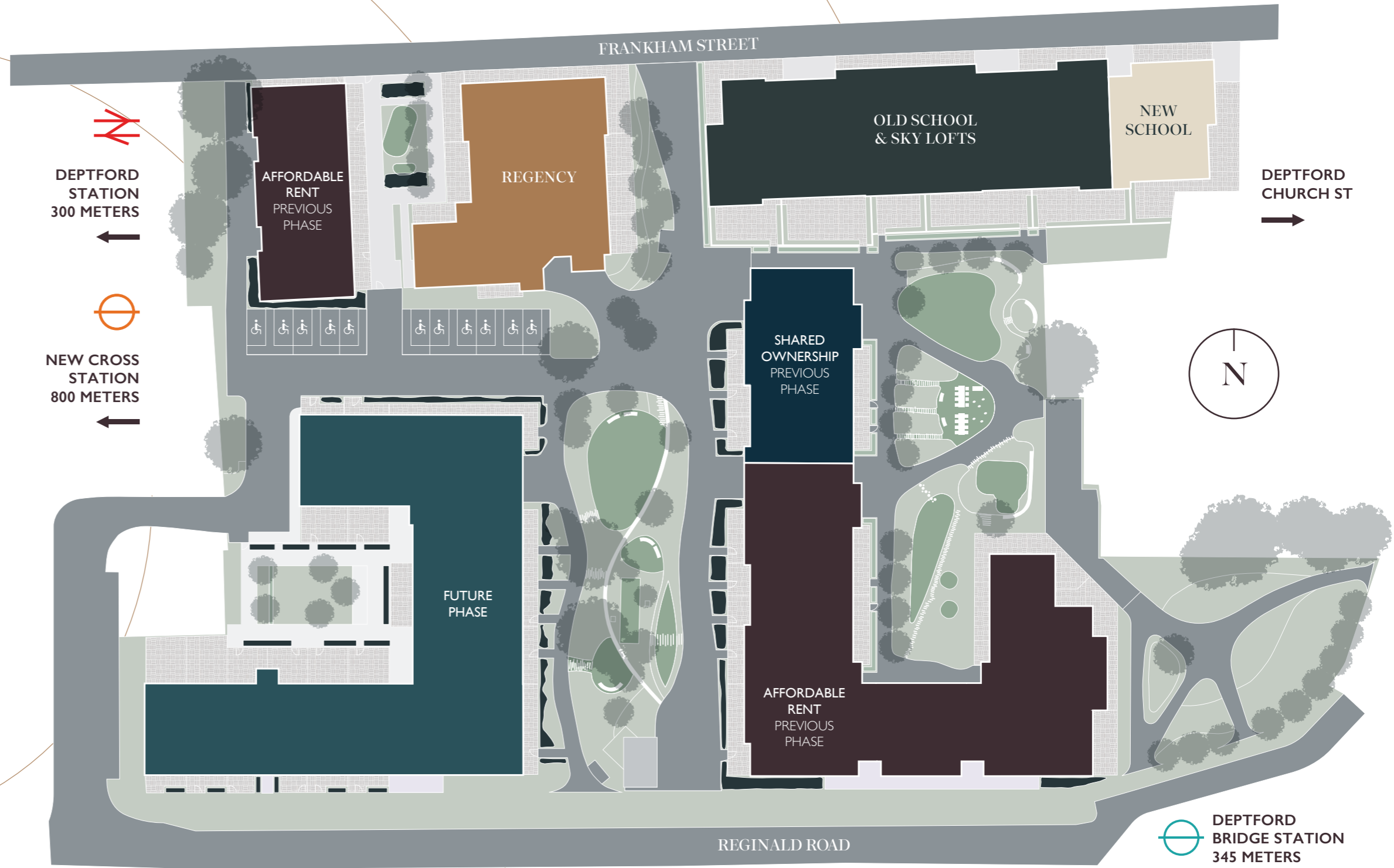


Computer generated artist impression. Parking not included.

NEW SCHOOL

The New School introduces a bold contemporary presence to the development, bringing striking modern architecture to this evolving neighbourhood. The building's elegant lines and refined materials create a distinctive landmark that sits effortlessly alongside the area's historic character. Beautifully crafted, light-filled homes with considered interiors and generous spaces support a sophisticated modern lifestyle.

Residence SITE PLAN



Site plan not to scale. Tenures may be subject to change. Landscaping is indicative only.



New School SPECIFICATION

Kitchen

- Traditional shaker-style kitchen units
- Silestone quartz worktops with polished edges
- White gloss porcelain tiled splashback
- Soft close drawers and cupboards
- Ceramic farmhouse sink
- Brushed steel mixer tap
- Integrated Bosch appliances including:
 - Electric single oven
 - Induction hob
 - Integrated fridge freezer
 - Integrated dishwasher
 - Built in microwave
- Freestanding washing machine housed within utility cupboard
- Integrated waste and recycling bin
- Feature pendant lighting to selected layouts
- LED under cabinet task lighting

Bathroom & En Suite

- Contemporary white sanitaryware throughout
- Framed glass bath screen
- Thermostatic shower with rainfall style shower head
- Hansgrohe chrome taps and shower fittings
- Wall-mounted mirrored storage cabinet with integrated shaver socket
- Co-ordinated porcelain wall tiling in white gloss or marble effect finish
- Slip resistant floor tiling
- Heated chrome towel rail to all bathrooms and en suites

The specification is correct at the time of publication but may be subject to change as construction progresses. Images are indicative of the intended quality and style and may not reflect the final fixtures, fittings or furnishings.

Interior Finishes

- Wood-effect Amtico vinyl flooring to living, kitchen and hallway areas
- Carpet to bedrooms
- Painted white walls and ceilings throughout
- Contemporary brushed metal door furniture
- Square edged skirting boards and architraves
- Stained timber thresholds

Electrical & Lighting

- LED downlights throughout the apartment
- Video entry system
- Data and multimedia points to living areas and bedrooms

Heating & Comfort

- Underfloor heating throughout the apartment
- Electric chrome towel radiators to bathrooms and en suites

Storage

- Fitted wardrobe to principal bedroom with shelf and hanging rail
- Built-in storage provided where layouts allow

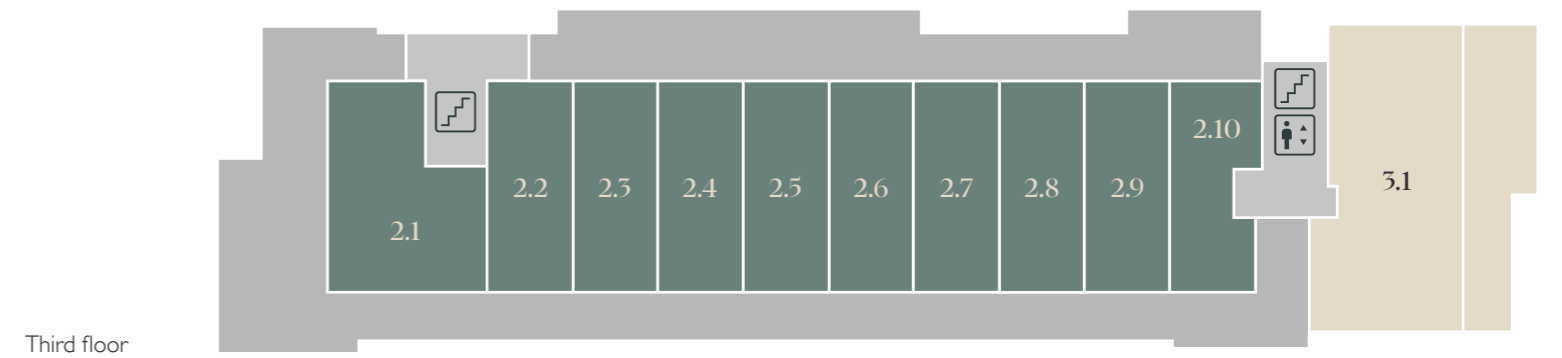
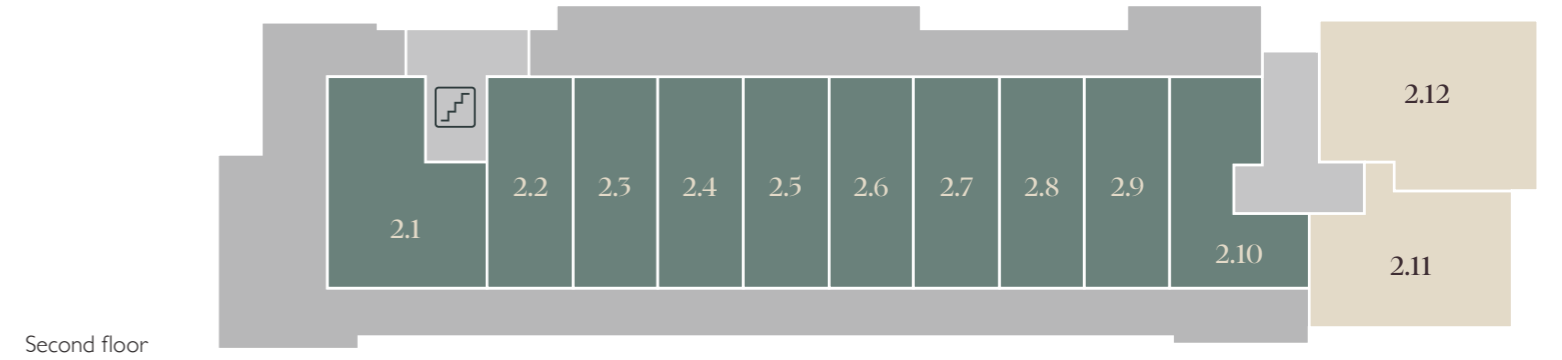
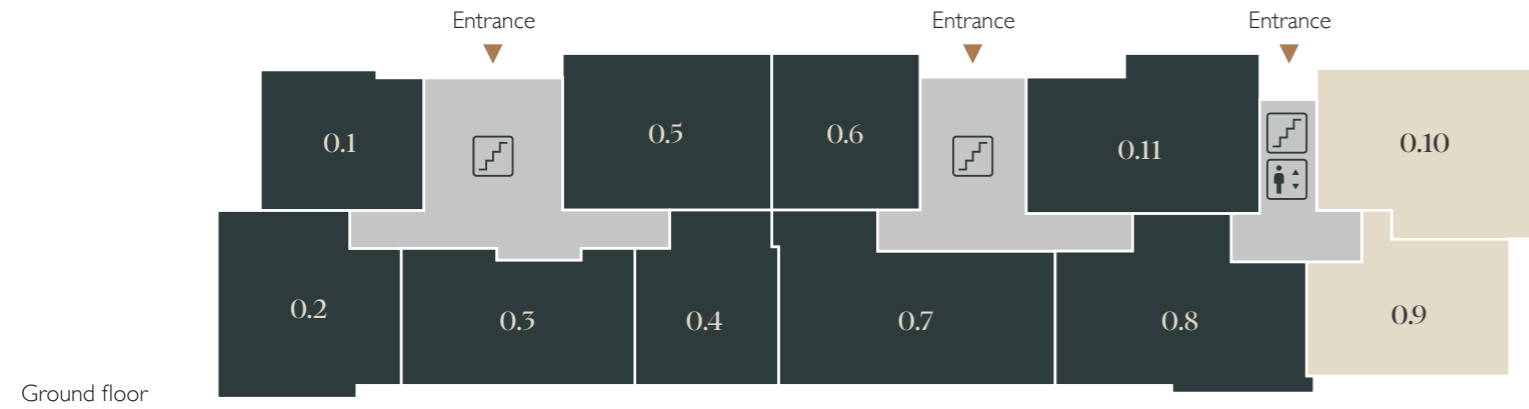
Communal Areas

- Lift to all floors
- Secure entrance lobby with contemporary tiled finishes
- Coordinated lighting and finishes throughout shared spaces

Peace of Mind

- Long lease period
- 12 year NHBC warranty
- 2 year defect period from practical completion

APARTMENT POSITIONS



KEY

- Sky Lofts Residence
- Old School Residence
- New School Residence
- Stairs
- Lift (New School usage only)

Apartment 0.9

TWO BEDROOM APARTMENT

GROUND FLOOR

Gross Internal Area
63.4 sqm / 682.4 sqft

DIMENSIONS

Living/Kitchen/Dining
6.75m x 3.34m / 22'1" x 10'11"

Bedroom 1
4.46m x 2.79m / 14'7" x 9'2"

Bedroom 2
3.19m x 3.54m / 10'5" x 11'7"

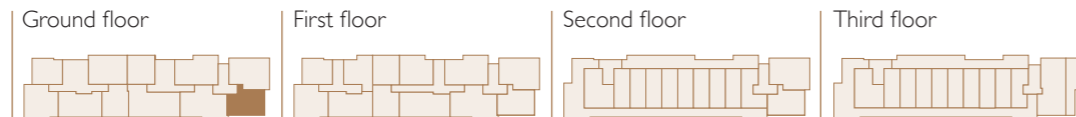
Private Garden
5.52m x 10.15m / 18'1" x 33'3"

Private Garden Area
35.8 sqm / 384.8 sqft



FF Fridge Freezer **DW** Dishwasher
WM Washing Machine **W** Wardrobe
ST Storage **HIU** Heat Interface Units
UFH Underfloor heating
MVHR Mechanical Ventilation with Heat Recovery

POSITION



10

Apartment 0.10

TWO BEDROOM APARTMENT

GROUND FLOOR

Gross Internal Area
71.8 sqm / 773.1 sqft

DIMENSIONS

Living/Kitchen/Dining
7.65m x 4.10m / 25'1" x 13'5"

Bedroom 1
3.07m x 4.07m / 10'1" x 13'4"

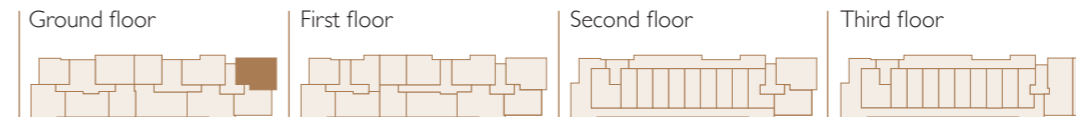
Bedroom 2
4.30m x 2.31m / 14'1" x 7'7"

Private Garden
12.53m x 4.15m / 41'1" x 13'7"

Private Garden Area
52.6 sqm / 566.4 sqft

Private Patio
2.20m x 10.28m / 7'2" x 33'9"

POSITION



Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. There may be some high level boxing for services within units. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. Peabody reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a Sales Executive for more details.

Apartment 1.10

TWO BEDROOM APARTMENT

FIRST FLOOR

Gross Internal Area
63.4 sqm / 682.4 sqft

DIMENSIONS

Living/Kitchen/Dining
6.75m x 3.34m / 22'1" x 10'11"

Bedroom 1
4.46m x 2.79m / 14'7" x 9'2"

Bedroom 2
3.19m x 3.54m / 10'5" x 11'7"

Balcony
1.34m x 4.26m / 4'5" x 14'0"

Balcony Area
6.1 sqm / 65.8 sqft



FF Fridge Freezer **DW** Dishwasher
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ST Storage **HIU** Heat Interface Units
UFH Underfloor heating
MVHR Mechanical Ventilation with Heat Recovery



POSITION



Apartment 1.11

TWO BEDROOM APARTMENT

FIRST FLOOR

Gross Internal Area
65.0 sqm / 699.3 sqft

DIMENSIONS

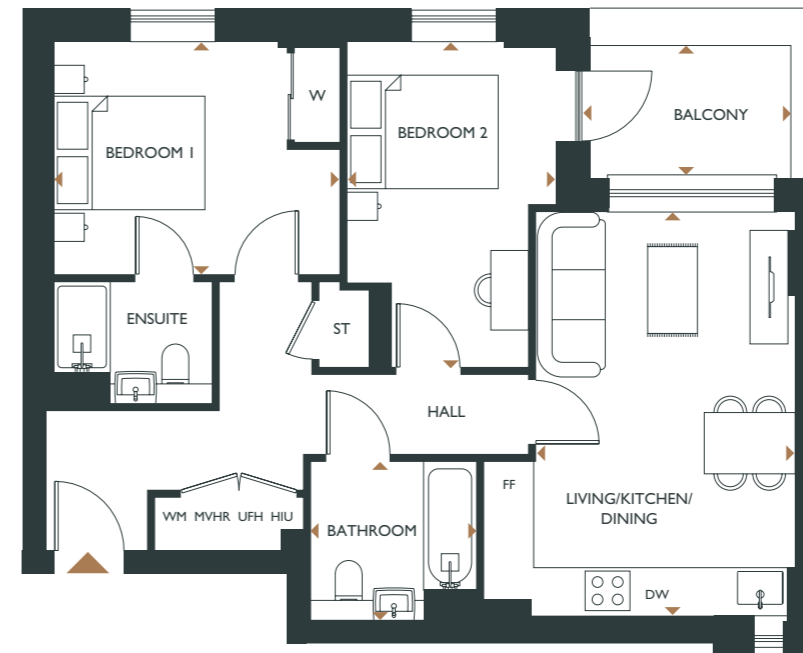
Living/Kitchen/Dining
5.34m x 4.10m / 17'6" x 13'5"

Bedroom 1
3.07m x 3.80m / 10'1" x 12'5"

Bedroom 2
4.30m x 2.75m / 14'1" x 9'0"

Balcony
1.64m x 2.54m / 5'4" x 8'4"

Balcony Area
4.5 sqm / 47.9 sqft



POSITION



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Apartment 2.11

TWO BEDROOM APARTMENT

SECOND FLOOR

Gross Internal Area
63.4 sqm / 682.4 sqft

DIMENSIONS

Living/Kitchen/Dining
6.75m x 3.34m / 22'1" x 10'11"

Bedroom 1
4.46m x 2.79m / 14'7" x 9'2"

Bedroom 2
3.19m x 3.54m / 10'5" x 11'7"

Balcony
1.34m x 4.26m / 4'5" x 14'0"

Balcony Area
5.8 sqm / 62.6 sqft



FF Fridge Freezer **DW** Dishwasher
WM Washing Machine **W** Wardrobe
ST Storage **HIU** Heat Interface Units
UFH Underfloor heating
MVHR Mechanical Ventilation with Heat Recovery

POSITION



Apartment 2.12

TWO BEDROOM APARTMENT

SECOND FLOOR

Gross Internal Area
65.0 sqm / 699.3 sqft

DIMENSIONS

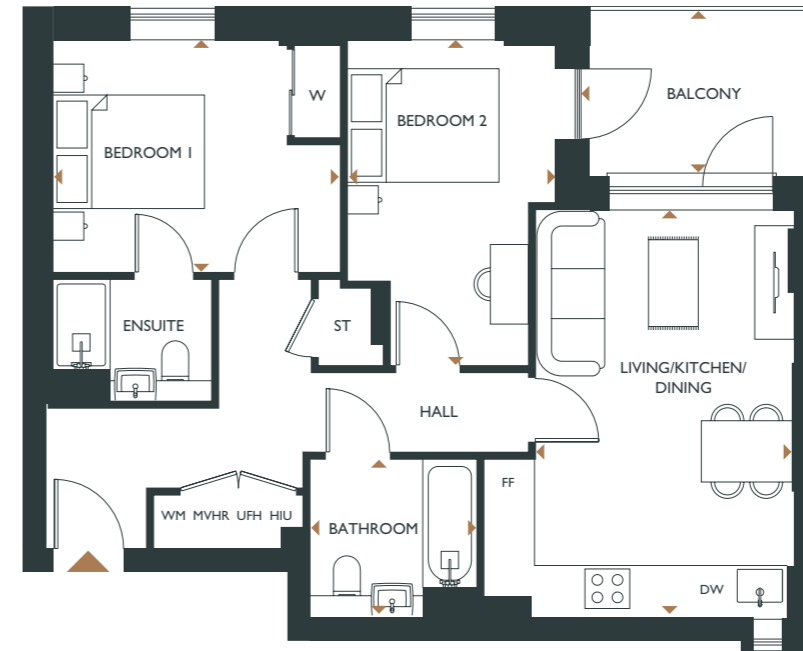
Living/Kitchen/Dining
5.53m x 4.10m / 18'1" x 13'5"

Bedroom 1
3.07m x 3.80m / 10'1" x 12'5"

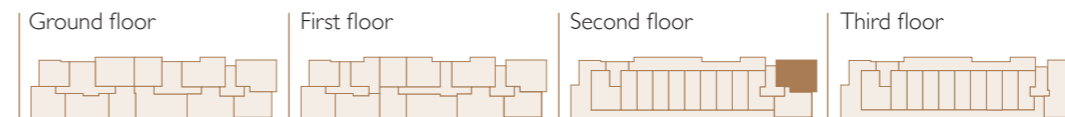
Bedroom 2
4.30m x 2.75m / 14'1" x 9'0"

Balcony
2.20m x 3.08m / 7'2" x 10'1"

Balcony Area
6.8 sqm / 72.8 sqft



POSITION



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Apartment 3.1

TWO BEDROOM APARTMENT

THIRD FLOOR

Gross Internal Area
84.8 sqm / 912.4 sqft

DIMENSIONS

Living/Kitchen/Dining
7.70m x 4.90m / 25'3" x 16'1"

Bedroom 1
2.98m x 5.26m / 9'9" x 17'3"

Bedroom 2
3.30m x 3.95m / 10'10" x 12'11"

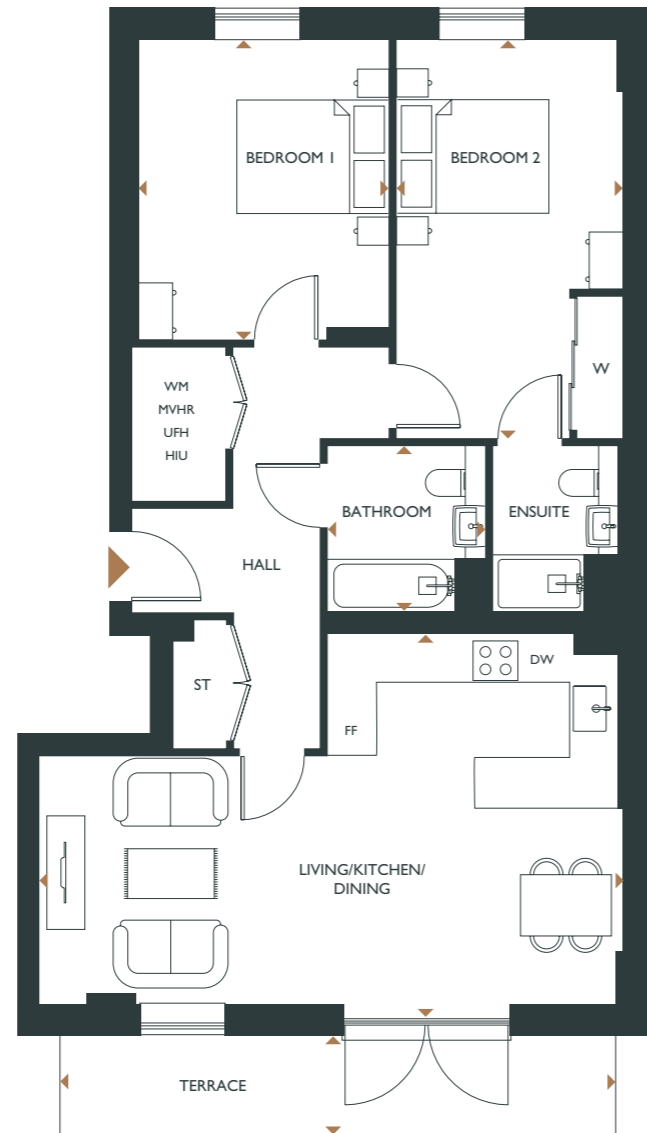
Terrace
7.23m x 1.31m / 23'8" x 4'3"

Terrace Area
10.4 sqm / 112.4 sqft

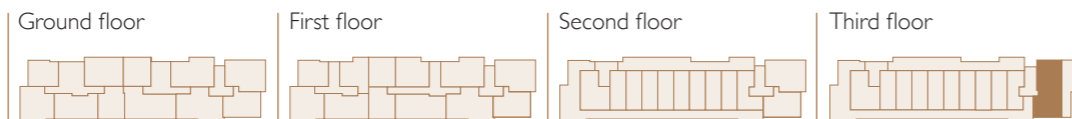
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POSITION



CHAPTER FOUR

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.



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

*2024/25 Annual Report



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.



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



