Nunhead Green
London SE15

A fantastic collection
of 1 & 2 bedroom apartments
and 3 & 4 bedroom houses
INTRODUCING NUNHEAD GREEN, A BEAUTIFULLY DESIGNED NEW COMMUNITY OF STYLISH, WELL-EQUIPPED HOMES OPPOSITE THE TRANQUIL GREEN OPEN SPACES OF NUNHEAD GREEN IN SOUTHWARK.
THE GREEN
FROM A NEW PERSPECTIVE

This convenient location is 0.6 miles walk to Peckham Rye Park and 0.4 miles to Nunhead train station where you are within only 20 minutes of London Victoria by train.
NUNHEAD GREEN HAS A CALM ATMOSPHERE THAT SETS IT APART FROM ITS NEIGHBOURS. WHETHER YOU ARE ENJOYING A QUIET COFFEE IN AN ARTISAN CAFÉ OR A LEISURELY STROLL ACROSS THE GRASS, YOU WILL FEEL AT HOME.

From your front door, you are just minutes from the local butcher, a family run bakery, a tempting deli and a fruiterer. Nunhead Green has a pub on each of its four corners and the family friendly Old Nun’s Head reputedly gave the area its name.

Peckham Rye Park offers a wildlife garden, adventure playground and football pitches while Telegraph Hill Park is a great place to take a picnic on a summer’s day as you sit back and enjoy the panoramic views of the city.
GET A TASTE
FOR LIFE ON THE GREEN

NUNHEAD IS RAPIDLY BECOMING ONE OF LONDON’S MOST
Sought-after Areas with Young Professionals
Attracted to its Unique Atmosphere and Close
Proximity to the Fashionable Areas of Southwark,
Camberwell and Peckham. It Feels as Though New
Shops, Cafés and Galleries are Constantly Being Added.

**ONE | THE OLD HUN HEAD**
A modern British bistro that serves fresh, seasonal food in a light and airy atmosphere. A great place for weekend brunch.

**TWO | CAFE 5**
With an accent on World cuisine, this delightful restaurant is located in a converted pub right in the heart of Nunhead.

**THREE | TELEGRAPH HILL PARK & MARKET**
The park with a view! Enjoy a picnic with a landscape of the most beautiful city line. The upper park has tennis courts while the lower park contains ponds and children’s playgrounds. A farmers’ market is held every Saturday.

**FOUR | THE GREEN COMMUNITY CENTRE**
From yoga classes to movie nights, this new, modern and well-equipped building is right at the heart of the local community.

**FIVE | FOUR HUNDRED RABBITS**
Come for the pizza, try one of the craft beers and discover how this quirky restaurant and bar got such an unusual name.

**SIX | THE BEER SHOP**
A carefully curated range of bottled beers and real ales served straight from the barrel, complete with street food pop-ups.

**SEVEN | THE NUNHEAD GARDENER**
Add a splash of green to the inside of your new home with a plant or two from the inspiring range at the local garden centre.

**EIGHT | NAPURA**
A Portuguese restaurant that prides itself on its homely, traditional dishes and wine list – inspired by a true Portuguese mum.
AN OASIS OF CALM

RIGHT NEXT TO THE CITY

ENJOY MAGNIFICENT VIEWS FROM TELEGRAPH HILL OF LONDON’S SKYLINE STRETCHING OUT BEFORE. THE CITY IS RIGHT ON YOUR DOORSTEP AND NUNHEAD IS A SPECIAL PLACE TO LIVE.
This is a part of London that’s gaining more and more of a reputation for creativity as talented people are attracted here. You’ll find local galleries and pop-up exhibitions in Nunhead itself while the neighbouring areas have long enjoyed a dynamic artistic energy.

Camberwell College of Arts and the Camberwell Festival are two of the reasons this area is so associated with the arts. The Tate Modern, in nearby Southwark, is another. Alongside the Tate is the Globe Theatre and these two creative powerhouses have inspired galleries and theatres to grow around them.

There are so many places to explore: Dulwich Art Gallery, for example, and the Lewisham Art House. Peckham Springs cleverly combines art with food and drink, while Peckham Library is a handy resource. Make sure to check out the Peckham Flea too – considered to be one of the cheapest cinemas in London.
EDUCATION
IN A CLASS OF ITS OWN

FROM PRE-PRIMARY THROUGH TO FURTHER
EDUCATION, SOUTH EAST LONDON HAS A DESERVED
REPUTATION FOR THE EXCELLENCE OF ITS SCHOOLS.
THIS IS A GREAT PART OF TOWN TO RAISE A FAMILY.

STATE PRIMARY SCHOOLS
St Mary Magdalene C of E
Brayards Road
Ivydale
Ivydale Road
Both judged ‘Good’ by Ofsted

STATE SECONDARY SCHOOLS
Harris Girls’ Academy, East Dulwich
(Ages 11 to 18) Honorstall Road
Harris Boys’ Academy, East Dulwich
(Ages 11 to 18) Peckham Rye
Haberdashers’ Aske’s Hatcham College
(co-ed, ages 3 to 18) New Cross
All judged ‘Outstanding’ by Ofsted

INDEPENDENT SCHOOLS
Dulwich College, Alleyn’s School
and James Allen’s Girls’ School
Dulwich

Images depict typical school life
FROM YOUR NUNHEAD VANTAGE POINT IT’S EASY TO REACH THE SHOPS OF DULWICH, LEWISHAM AND BROMLEY, THE FANTASTIC SPORTS FACILITIES AT CRYSTAL PALACE, THE HISTORY OF GREENWICH AND THE BARS OF NEW CROSS.
NUNHEAD STATION IS A SHORT WALK FROM YOUR HOME WITH TRAINS DIRECT TO LONDON VICTORIA. OR HOP ON A BUS AND YOU ARE SOON IN THE CITY.

WALK
FROM NUNHEAD GREEN
NUNHEAD RAIL STATION
Southeastern & Thameslink
0.4 miles / 9 mins
PECKHAM RYE PARK
0.4 miles / 9 mins
PECKHAM RYE STATION
Southeastern, Thameslink,
0.7 miles / 13 mins

CYCLE
FROM NUNHEAD GREEN
BURGESS PARK
1.6 miles / 8 mins
DULWICH PARK
1.7 miles / 11 mins
GREENWICH MARKET
3 miles / 16 mins
GREENWICH PARK
3.1 miles / 18 mins

TRAINS
FROM NUNHEAD RAIL STATION
PECKHAM RYE
Overground
2 mins
LEWISHAM
DLR
10 mins
EAST DULWICH
17 mins
VICTORIA
Circle, District & Victoria
Gatwick Express
22 mins
BLACKFRIARS
Circle, District
23 mins
GREENWICH
DLR
23 mins
LONDON BRIDGE
Jubilee & Northern
23 mins
CANARY WHARF
Jubilee & DLR
31 mins
LONDON CITY AIRPORT
46 mins

All times are approximate and taken from www.tfl.gov.uk and www.google.co.uk/maps
FROM LARGE WINDOWS TO THE GENEROUS BALCONIES AND GARDENS, THE ARCHITECTS HAVE CREATED CONTEMPORARY HOMES THAT REFLECT THE WAY YOU LIVE TODAY.
SPECIFICATION
IT’S ALL ABOUT THE DETAIL

GENERAL
- Smooth white painted walls and ceilings
- Contemporary white square edged architrave and skirting
- Internal white satin doors with brushed stainless steel ironmongery
- Oak engineered wood flooring to hall, kitchen/dining and living areas
- Carpet to bedroom, landing and stairs
- Composite double glazed windows
- Wardrobes*
- White painted handrail to stairs (where applicable)
- 10 Year warranty by Premier Guarantee

KITCHEN Houses – 3 beds (D)
- Matt Handleless kitchen units
- Laminate worktops
- Laminate Splashback and matching upstands and full height glass splashback behind hob
- Under unit LED lighting
- Single bowl inset sink with Hansgrohe lever mixer tap
- Integrated telescopic cooker hood
- Bosch integrated oven
- Bosch integrated microwave
- Bosch 4 zone induction hob
- Neff integrated washer/dryer
- Neff integrated fridge/freezer
- Neff integrated dishwasher

KITCHEN Houses – 4 beds (B)
- Matt Handleless kitchen units
- Silestone worktop
- Silestone composite upstand and full height splashback behind hob
- Under unit LED lighting
- 1 and a half bowl undermounted sink with Hansgrohe lever mixer tap
- Integrated telescopic cooker hood
- Siemens integrated oven
- Siemens integrated compact combi microwave
- Siemens 5 zone induction hob
- Bosch integrated washer/dryer
- Bosch integrated dishwasher
- Bosch integrated fridge/freezer
- Under counter wine cooler

BATHROOM & ENSUITE
- Contemporary white sanitaryware including bath, wash basin and wall hung WC with chrome fittings
- Wall mounted vanity unit with drawer
- Square shower head
- Additional handheld shower to baths*
- Large format matching floor and wall tiles
- Full width mirror above sink to 3 & 4 bedroom townhouses
- Glass shower screen
- Chrome heated towel rail to main bathroom and en suites
- Mirrored cabinet above basin with internal light and shaver socket to 4 bedroom townhouses**

HEATING & ELECTRICAL
- White sockets and switches throughout
- Telephone point to living room and master bedroom
- Underfloor heating
- Downlights to kitchen/dining, study, hallway and bathrooms throughout
- Pendant lighting to bedrooms and living room

COMMUNAL AREA
- Letter boxes
- Lockable external bike shed
- Lifts to apartments accept (C3–C6)

SECURITY + TV
- Video door entry system (C3–C6)
- Smoke detector and carbon monoxide detector
- Sky+, Sky Q enabled (own decoder box required)

The company reserves a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.
* Fittings subject to house and apartment type. **Approximate. **In the main bathroom & en suite.

Images depict typical show home interiors.
THE MASTERPLAN
FIND YOUR FUTURE HOME

THE COLLECTION OFFERS A CHOICE OF 1 & 2 BEDROOM APARTMENTS AND 3 & 4 BEDROOM HOUSES.

The site plan has been prepared with all due care for the convenience of the intending purchaser. However,
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BLOCK B
THREE BEDROOM TOWNHOUSES

HOUSE D1
THREE BEDROOM TOWNHOUSE

LIVING/DINING ROOM
5.13m x 4.60m
16' 9" x 15' 1"

KITCHEN
3.58m x 2.54m
11' 9" x 8' 4"

BEDROOM 1
4.36m x 2.93m
14' 4" x 9' 7"

BEDROOM 2
4.61m x 3.63m
15' 1" x 11' 7"

BEDROOM 3
6.65m x 3.55m
21' 10" x 11' 7"

TOTAL AREA
115.1 sq.m., 1,238 sq.ft.

HOUSE D2
THREE BEDROOM TOWNHOUSE

LIVING/DINING ROOM
3.60m x 3.10m
11' 10" x 9' 10"

KITCHEN
3.85m x 2.06m
12' 8" x 6' 9"

BEDROOM 1
3.92m x 2.93m
12' 11" x 9' 7"

BEDROOM 2
3.53m x 3.00m
11' 7" x 9' 10"

BEDROOM 3
4.70m x 3.60m
15' 5" x 11' 10"

TOTAL AREA
102.9 sq.m., 1,107 sq.ft.

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