

Lakeside living.
More than just a view.



S O O T H E R N R E

Hire a paddleboard from the boating club. Meet friends in the park for a walk. Head out to Cygnet Square for a coffee, before hopping on the Elizabeth line for an afternoon's retail therapy on Bond Street. There's nowhere quite like Southmere.

MORE THAN MEETS THE EYE



SOUTHMERE

Imagine the scene: a beautiful new home beside Southmere Lake, in the midst of so much green and blue space you'll find it hard to believe you're still in London - yet just 11 minutes from Canary Wharf. Southmere. Far more than the eye can see.

SKYLINE

LAKESHORE

SOUTHMERE

Computer generated image is indicative only



**£2.5m
INVESTED**

into Southmere Lake

Waterside living

Page 52

SKY LINE



Phase Two Page 36



**18km
RIVERSIDE
WALKS**

Green story Page 56



Local amenities Page 34

TACO!



**11 MINS
TO CANARY
WHARF**

via the Elizabeth Line

Connectivity Page 18

FIVE LAKES

including revitalised Southmere Lake



Lakeside living

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**LOCAL
SCHOOL &
WORLD-CLASS
UNIVERSITIES**

Education

Page 28



**ENTERTAINMENT
ROOM**

LAKE SHORE



Phase Two

Page 36

THAMES

THAMESMEAD™



MEAD



THAMESMEAD TM

Enhanced aerial photo of Thamesmead area

SOUTHMERE

- 1** Southmere (Phase One)
- 2** Southmere Lake
- 3** Southmere Park
- 4** Lakeside Centre

- 5** Boating and Sailing Club
- 6** Future Phases
- 7** Sainsbury's Superstore
- 8** Abbey Wood Village

- 9** Retail Park / Town Centre
- 10** Thamesmead Waterfront
- 11** Gallions Hill
- 12** The Reach

- 13** Birchmere Lake & Park
- 14** Lombard Square
- 15** London City Airport
- 16** City of London

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.

Thamesmead Waterfront, on the banks of the River Thames, is Peabody's joint venture with Lendlease. This 100-hectare site has the potential to deliver up to 15,000 homes, thousands of jobs and a major park for London. There are also proposals to bring the Docklands Light Railway to Thamesmead.



SOUTHMERE PHASE ONE

Fully complete in 2023, Southmere Phase One includes £2.5 million invested in improvements to Southmere Lake - bustling with a lively, well-established community. Southmere Phase 2 will continue this journey, to be a founding part of an ambitious regeneration story that will create a sustainable, sought-after new town in the capital.

Right →



Completed in 2019, The Reach was Peabody's first new, award-winning development in Thamesmead.

THE REACH



LOMBARD SQUARE

Peabody's partnership with Berkeley will include 1,913 new homes and a public park.

Above ↑

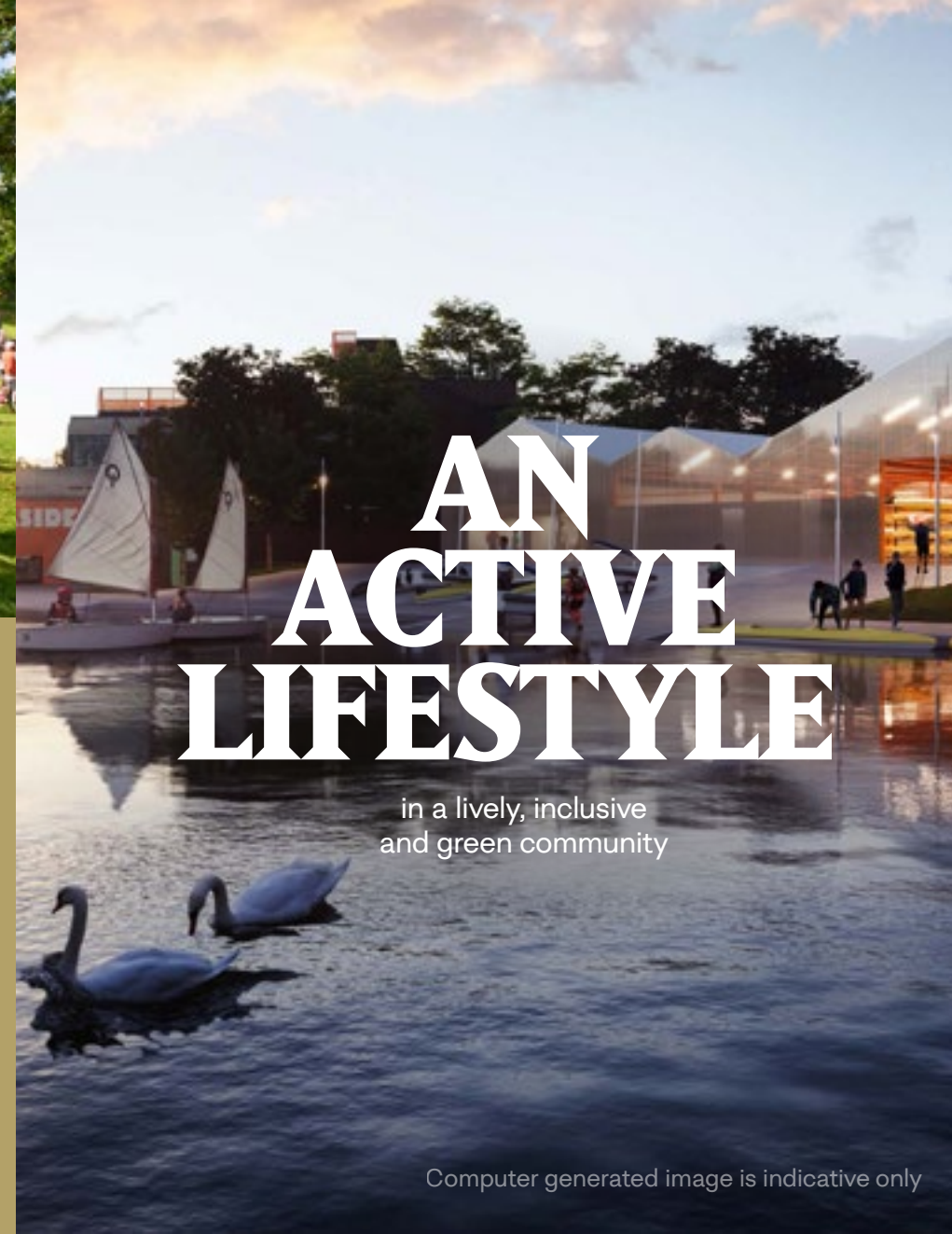


Southmere's first phase is now complete and thriving, with a new public space, Cygnet Square, featuring The Nest Library, Community Space and more.





Home to over
**100,000
PEOPLE**
by 2050



AN ACTIVE LIFESTYLE

in a lively, inclusive
and green community

Computer generated image is indicative only



Computer generated image is indicative only




£2.5m
INVESTED INTO
SOUTHMERE LAKE

**20,000
HOMES**
over the coming decades

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.

Better connected

Improved transport links are critical to the success of Thamesmead's transformation. The arrival of the Elizabeth Line at Abbey Wood, less than 10 minutes' walk from Southmere, provides a high-speed link to Canary Wharf, central London and beyond. Plans are also being explored for a potential DLR extension to Thamesmead.

A thriving community

Peabody aims to reshape Thamesmead into a lively, inclusive and green community. This vision includes delivering 20,000 new homes over the coming decades, making Thamesmead one of London's largest housing-led regeneration projects. When completed in 2050, it will be a place that over 100,000 people call home.

Peabody is taking a 'whole place approach' to Southmere, which means going beyond bricks and mortar to put culture at the heart of Thamesmead's future, building a true sense of community.

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.

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.

40+ RESIDENT RADIO SHOWS

- A** Thamesmead Festival
- B** Lakeside light show
- C** Live festival radio show



JOURNEYS YOU CAN



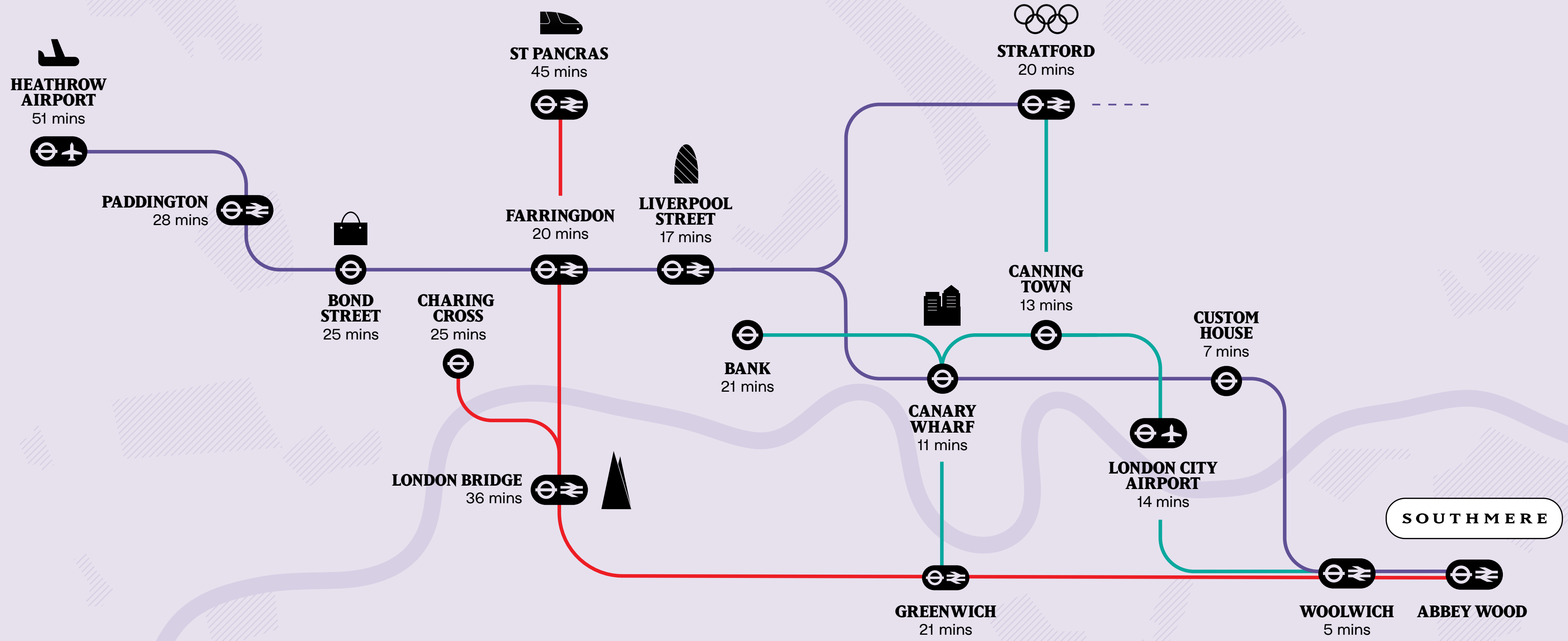
MAKE IN MINUTES

Southmere feels like a world away from the hustle and bustle of traditional urban living. Yet with the Elizabeth line whisking you to Canary Wharf in just 11 minutes, you can go from work to paddleboard or lakeside stroll in less time than you ever dreamed possible.

THE CITY AND BEYOND CLOSER THAN EVER

- Elizabeth Line
- Docklands Light Railway (DLR)
- Thameslink

The arrival of the Elizabeth line at Abbey Wood has transformed Southmere's connections across London and beyond. There's also convenient access to the Docklands Light Railway and Thameslink and Southeastern rail services.



11 mins to

CANARY WHARF



A

SOUTHMERE



B



C



D

Home to the UK's central business district and one of the world's leading financial centres, Canary Wharf offers so much more than a place to work.

With five malls, dozens of places to eat and drink, 16.5 acres of open space and the city's largest collection of outdoor art, a home in Southmere means you're just 11 minutes from one of London's most vibrant quarters.

- **A** Canary Wharf
- **B** Crossrail Place Roof Garden
- **C** Blank Street Coffee
- **D** The Park Pavilion, Canada Square

OVER 120,000 PEOPLE

work in Canary Wharf every day

TIME TO EXPLORE

SOUTHMERE

A

A St. Paul's Cathedral

B Selfridges, Oxford Street

C National Theatre, Southbank

Abbey Wood station is less than 10 minutes' walk from Southmere, offering direct connections to an incredible range of destinations via the Elizabeth line and National Rail. Hop on the Elizabeth line for West End boutiques and world-class entertainment or commuting into the City, or take the Southeastern and Thameslink lines down to Kent for a weekend by the coast.



B

⊖ HOP ON THE ELIZABETH LINE

for West End boutiques and world-class entertainment.



C



A



B

25 MINS TO BOND STREET

From Abbey Wood on the Elizabeth Line



D



C



E

- **A** Borough Market
- **B** University of Greenwich
- **C** Bond Street shopping at Christmas
- **D** Houses of Parliament
- **E** Kings Cross Granary Square

HORIZONS YOU CAN STRETCH FURTHER

In addition to a host of local primary and secondary schools, Southmere has convenient access to all of London's higher education institutions.

Local Schools:

YARNTON WAY NURSERY

24 min walk / 6 min cycle

WILLOW BANK PRIMARY SCHOOL

16 min walk / 4 min cycle

PARKWAY PRIMARY ACADEMY

26 min walk / 6 min cycle

ST PAUL'S ACADEMY

25 min walk / 6 min cycle

HARRIS GARRARD ACADEMY

23 min walk / 6 min cycle

Walking, cycling and travel times sourced from Google Maps

SOUTHMERE

 **LONDON METROPOLITAN UNIVERSITY**
15 mins

 **UNIVERSITY OF GREENWICH**
19 mins

ual: university of the arts london
20 mins

 **UCL**
23 mins

ual: london college of fashion
25 mins

KING'S College LONDON
27 mins

 **University of East London**
36 mins

Goldsmiths UNIVERSITY OF LONDON
36 mins

London School of Business & Finance 
43 mins

IMPERIAL
53 mins

*Travel times based on using Elizabeth Line from Abbey Wood station and sourced from Google Maps

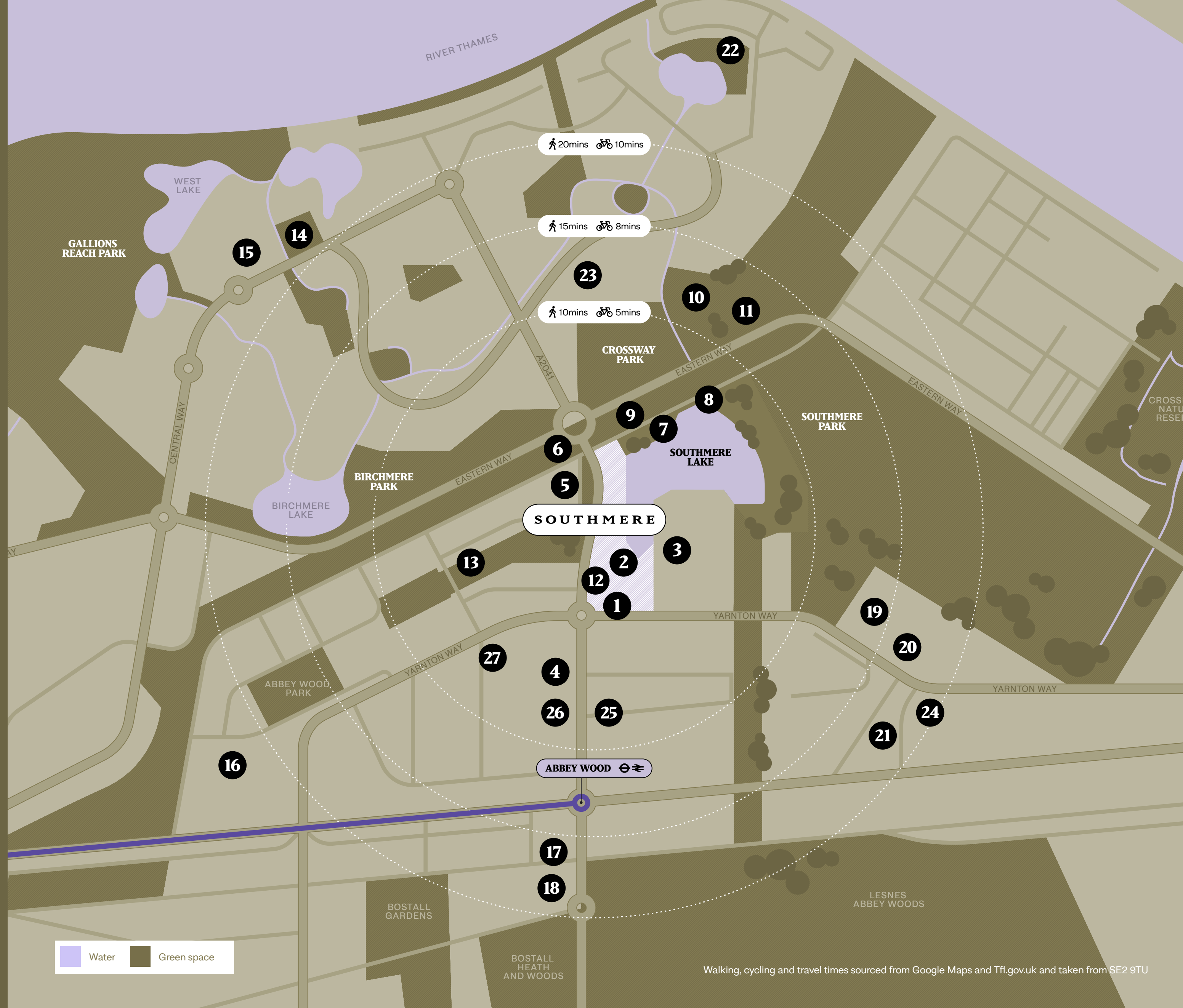
AFTERNOONS YOU CAN WHILE AWAY

SOUTHMERE

Views you can dive into. Waters you can glide across. Spaces you can make your own. Living at Southmere offers a unique blend of tranquil lakeside vibes, abundant green space and ultra-fast connections, located in a prime spot in Thamesmead - the site of south-east London's most exciting large-scale transformation.

GET OUT AND ABOUT CLOSER TO HOME

- 1 Lakeside Health Centre
- 2 Nest Community & Library Building
- 3 Willow Bank Primary School
- 4 Sainsbury's Superstore
- 5 Thamesmead Gym
- 6 London College of Performing Arts
- 7 Lakeside Centre
- 8 Boating and Sailing Club
- 9 Ridgeway - cycling and walking footpath
- 10 Crossway Tennis Courts
- 11 Sporting Club Thamesmead
- 12 Thamesmead Arts & Culture Office (TACO!)
- 13 The Birchwood Pub
- 14 Thamesmead Leisure Centre
- 15 Retail Park (Aldi, Morrisons, Argos, Superdrug and more)
- 16 St Pauls Academy
- 17 Abbey Arms Pub
- 18 Abbey Wood Village shops and market
- 19 Harris Garrard Academy
- 20 Yarnton Way Nursery
- 21 Parkway Primary Academy
- 22 Thamesmead Ecology Study Area
- 23 Jubilee Primary School
- 24 Northwood Primary School
- 25 Pret A Manger
- 26 Post Office / Amazon counter / Mini Market
- 27 Lidl supermarket





TACO!

SOUTHMERE

A

B

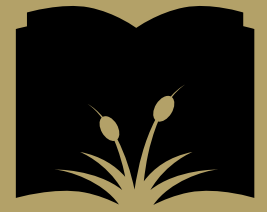


D



THE NEST

C



LAKESIDE CENTRE

- A** TACO! coffee shop, bakery & deli
- B** Cygnet Square
- C** Convenient daily shopping
- D** Nest Community Building & Library

LAKE VIEWS

Introducing the new phase of homes at Southmere, set alongside revitalised Southmere Lake and promenade. Designed to integrate harmoniously with the lakeside setting and leafy natural surroundings, elegant brick-built Lakeshore and Skyline buildings are linked by peaceful gardens and inviting play spaces. Most homes have lake views, and many offer dual aspects towards the lake or city skyline, or both.

For home ownership in South-East London, Southmere offers more than you ever imagined.



TIME TO UNWIND



As a Southmere resident, you can expect more than just an impressive contemporary home in a stunning lakeside setting.

A 16-hour concierge service will be on hand to accept deliveries, hold keys and answer queries. Meet up with friends, connect with new neighbours or catch up on work in the stylish residents' lounge. There are also communal and private dedicated working spaces, including a bookable meeting room. And when it's time to unwind, watch a blockbuster or the big match in the snug cinema room.

CO-WORKING SPACES

B

- **A** Concierge lobby
- **B** Co-working spaces
- **C** Entertainment room
- **D** Cinema room

COMMUNITY CONNECTIONS

C

A



SOUTHME

Computer generated image is indicative only

CINEMA ROOM



Computer generated image is indicative only



TIME TO EXPLORE

SOUTHMERE



A



B

For a neighbourhood to take root and grow, it needs a wide range of amenities and a flourishing cultural scene. Add to this a well-established community, and you have a place where people love to live. In fact, what you have is Southmere.

From picking up a morning latte to browsing the library shelves at The Nest, pop down to Southmere's inviting neighbourhood hub, Cygnet Square.

Taking a starring role in films, TV shows and fashion shoots over the years, Thamesmead's famous appearances in Stanley Kubrick's classic A Clockwork Orange is echoed in the orange colour scheme of the Lakeside Centre, transformed into a café, creche and creative workspaces for local artists. You'll also find TACO! (Thamesmead Arts and Culture Office) nearby, offering cutting-edge arts events, including a lively programme aimed at children.

SOUTHMERE

C



D



E



F



Computer generated image is indicative only

- **A** Lakeside Centre
- **B** Wendy Carlos exhibition at TACO!
- **C** TACO! coffee shop, bakery & deli
- **D** Anytime Fitness on site
- **E** Outside seating on Cygnet Square
- **F** Future plans for Southmere Market

SOUTHMERE AMENITIES



- 1** Thamesmead Arts & Culture Office (TACO!)
- 2** Medical / Health
- 3** Coffee Shop
- 4** Taproom and Microbrewery
- 5** Cycle Shop
- 6** Anytime Fitness
- 7** Bakery
- 8** Residents' Lounge, Co-working and Meeting Space & Cinema Snug Room
- 9** Concierge/Management Office
- 10** Brighter Futures Skills Hub
- 11** Hairdresser
- 12** Dry Cleaner
- 13** Pharmacy
- 14** Dentist
- 15** Co-Op Supermarket
- 16** The Nest Community & Library Building
- 17** The Link Outdoor Gym
- 18** Lakeside Centre (Restaurant, Event Space and Artist Studios)
- 19** Boating Club
- 20** Lakeside Health Centre

Site plan not to scale.
Landscaping is indicative only.
Commercial uses are subject to change



SKYLINE

A 15 storey collection of 114 homes set at the north-west corner of Southmere Lake.



Computer generated images are indicative only



SOUTHMERE



A 7 storey collection of 78 homes set along the western edge of Southmere Lake.

LAKE SHORE

Life at the water's edge in Southmere is a life immersed in nature, where you can be as active or serene as you desire. Offering more than double the amount of green space per person than the London average, Thamesmead is somewhere to relax, think and breathe.

VISTAS YOU CAN PADDLE ACROSS



After £2.5 million investment, revitalised Southmere Lake will include a new boating club and fishing platforms, giving you the chance to go sailing, kayaking or paddleboarding moments from your front door. For running, walking or simply hanging out in the fresh air, there's the equivalent of over 105 football pitches of green space.

- A** Southmere Boat Club
- B** Getting ready to kayak
- C** Discovering riverside walks
- D** Paddleboarding on the lake

A



TAKE A DIP

at nearby Birchmere Lake, with regular organised swims.



D



18km RIVERSIDE WALKS

FIVE PUBLIC PARKS

You're also close to 18 kilometres of riverside walks, including the Green Chain Walk, and cycle routes on the Thames Path, tennis courts in Crossway Park and artificial and grass pitches at Sporting Club Thamesmead. Or take an invigorating dip at nearby Birchmere Lake, with regular organised swims.

370 ACRES OF GREEN SPACE

including the beautiful nature reserves of Tump 53, Lesnes Abbey Woods and Crossness

53,000 TREES

SOUTHMERE

FIVE LAKES

including revitalised Southmere Lake

Lovell & Peabody: Creating Quality Homes and Thriving Communities

Together, Lovell and Peabody bring extensive expertise in development and regeneration, delivering high-quality homes and vibrant communities for the long term.

LOVELL HOMES

Lovell, part of Morgan Sindall Group plc, is a leading provider of partnership and open-market housing, with expertise in regeneration, affordable and build-to-rent homes, refurbishment, later living, and strategic land. Operating across England, Scotland, and Wales, Lovell delivers full residential solutions as both contractor and developer.

TRINITY WALK WOOLWICH, SE18

The first phase of Lovell's 1500-home regeneration project, features 445 new apartments and houses, carefully considered features and beautiful open spaces.



FISH ISLAND VILLAGE HACKNEY WICK, E3

Peabody's vibrant and award-winning canalside community of 580 new homes, just moments from the Olympic Park. This thriving, cultural creative hub is a truly inspiring place with unique spaces to live and work.



Peabody

Peabody, one of the UK's oldest and largest not-for-profit housing associations, manages over 108,000 homes for 220,000 residents across London and the Home Counties. With a strong focus on placemaking, regeneration, and community investment, Peabody provides quality affordable homes and services that help people flourish.

SOUTHMERE HOMEOWNER STORIES

With Phase One fully completed in 2023, Southmere is growing into a vibrant community. A place people are proud to call home.

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



Conrad
Personal Trainer, working in Canary Wharf

Bobby & Farideh
Freelance Journalist & Psychologist

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



