

SOUTHMERE

SKYLINE

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.

Welcome to Southmere in the heart of Thamesmead, south-east London's most exciting regeneration story.

Introduction	2
Development site plan	4
Amenities	10
Specification	19
Floorplans	22

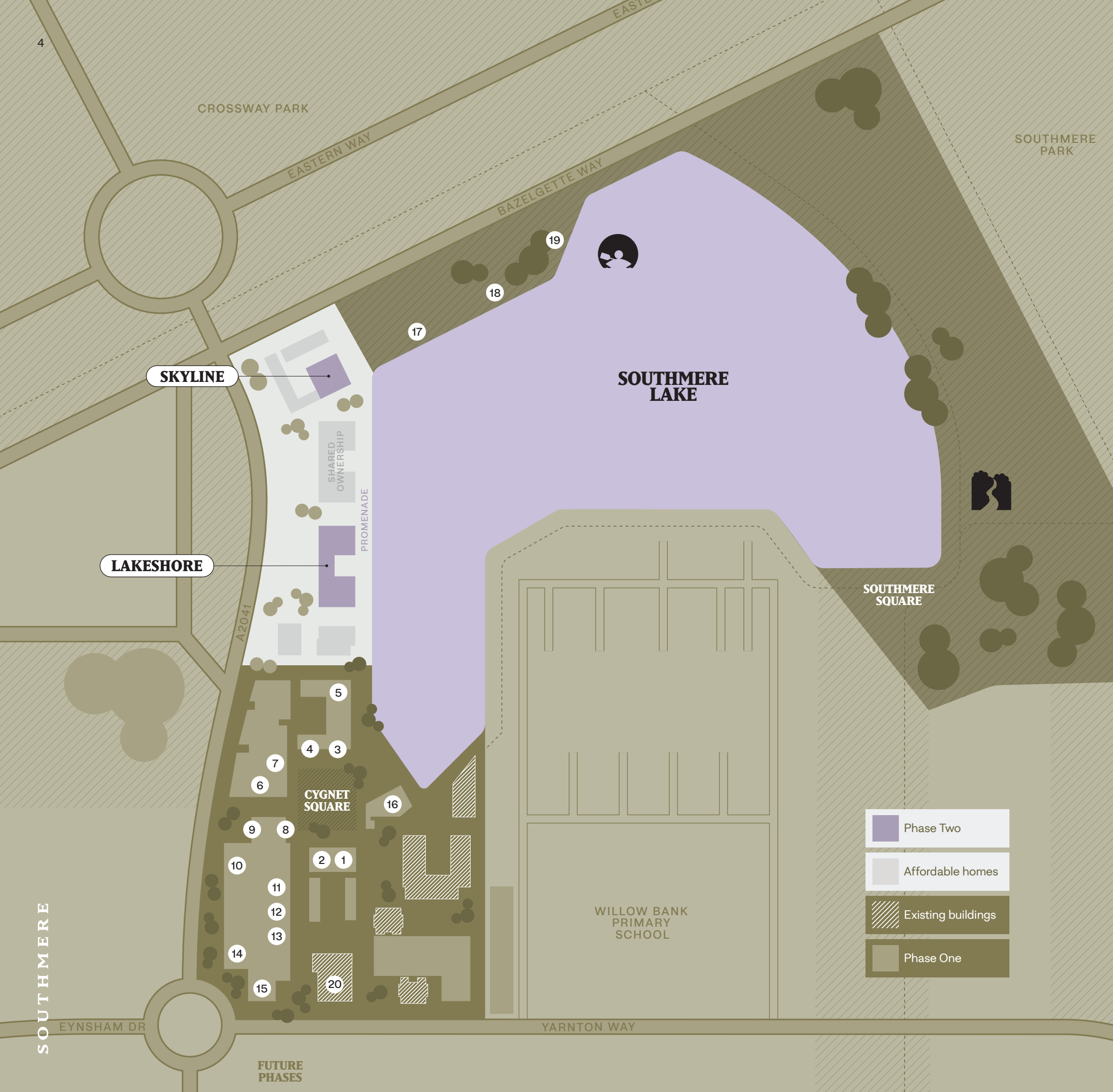
SKY

LINE

Introducing Skyline, a collection of 114 homes with contemporary styling, set at the north-west corner of Southmere Lake. Most apartments have lake views, and all 2-bed apartments have dual aspect views towards the lake or city skyline, or both.



SITE PLAN



- 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.

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.



ENTERTAINMENT ROOM





CINEMA ROOM

A

Computer generated image is indicative only



B

A	Cinema room
B	Concierge and management office
C	Co-working and breakout space

As a Skyline resident, you'll enjoy access to a range of amenities, including a 16-hour concierge service and a stylish residents' lounge, where you can meet up with friends or catch up on work.

There are also communal and private dedicated working spaces, plus a bookable meeting room. And when it's time to unwind, watch a blockbuster or the big match in the snug cinema room.



C

CO-WORKING SPACES

Computer generated image is indicative only

Welcome to your very own Entertainment Room, exclusive to Skyline residents. This welcoming communal space offers a range of fun games and superb views across Southmere Lake.



ENTERTAINMENT ROOM

Featuring a striking kitchen and living area, with large windows for maximum light and a spacious outdoor terrace, your new Skyline home is the perfect place to relax, work or entertain.







Computer generated image is indicative only

KITCHEN

Contemporary handleless Rok Misty Blue kitchen

Siemens integrated oven, microwave and induction hob

Bosch extractor hood, integrated fridge/freezer and dishwasher*

Stainless steel undermount sink with Hansgrohe matt black mixer tap

Bespoke cut full height tiled splashback

Silestone 20mm composite worktop in light grey

Soft close drawers

LED feature lighting to wall units

BATHROOM

600 x 600mm blue porcelain wall tiles

Contemporary Roca white sanitaryware

Roca white soft close WC with matt black flush plate

Hansgrohe matt black tap

Interior designed vanity unit with Silestone worktop and below shelving lighting

Shaving socket within vanity unit

Hansgrohe matt black thermostatic bath/shower mixer including overhead and hand shower

Heated towel rail in matt black

Shower screen with matt black finish and clear glass

BEDROOM

Full height fitted wardrobes with light grey hinged doors and brushed black handles (to main bedroom only)

EN-SUITE

600 x 600mm blue porcelain wall tiles

Contemporary Roca white sanitaryware

Roca white soft close WC with matt black flush plate

Hansgrohe matt black tap

Hansgrohe matt black Thermostatic shower mixer including overhead and hand shower

Interior designed vanity unit with Silestone worktop and below shelving lighting

Sliding shower screen with classic white shower tray

Heated towel rail in matt black

GENERAL

Bosch washer dryer located in hallway utility cupboard

Matt black pull handles to utility cupboard

Tarkett Scandinavian Oak Light Grey flooring throughout

Underfloor heating throughout the apartment

Dulux Emulsion Grey painted internal doors throughout

Square grooved architraves and skirtings throughout

Single lever round matt black door handles for bedrooms, bathrooms and en-suites

Heating and water supplied by central plant and charged separately

Virgin, Open Reach and Hyperoptic data points to living room and main bedrooms

Terrestrial, Sky + and Sky Q TV connections available

Heat interface units located in hallway utility cupboards

ELECTRICAL

Recessed LED downlights throughout

Pendant light to utility cupboard

USB and USBC electrical sockets to kitchen, living area and bedroom

SECURITY/ PEACE OF MIND

Multi lock door with security chain and spy hole

Video entry phone system

Sprinkler system fitted throughout the apartment

Smoke and heat detectors

999-year lease

12-year NHBC warranty

2-year defect warranty

*Slimline dishwasher for 1 bedroom apartments

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Peabody reserves the right to make these changes as required.

SOUTHMERE

SKYLINE

LAKESHORE



SOUTHMERE

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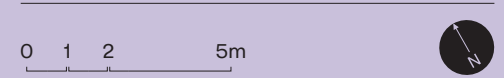
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Computer generated image is indicative only



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BLOCK: A

FLOOR: 01-04

A02

A-01-02 / A-01-06
A-02-02 / A-02-06
A-03-02 / A-03-06
A-04-02 / A-04-06

Dining	4.20 x 2.21m	13' 9" x 7' 3"
Living	2.90 x 4.25m	9' 6" x 13' 11"
Kitchen	2.46 x 2.86m	8' 0" x 9' 4"
Bedroom 1	4.35 x 3.51m	14' 3" x 11' 6"
Bedroom 2	4.35 x 3.27m	14' 3" x 10' 8"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"
En-suite	1.45 x 2.00m	4' 9" x 6' 6"

Total internal area	76m²	815ft²
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Balcony	3.16 x 3.16m	10' 4" x 10' 4"
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A03

A-01-01 / A-01-04 / A-01-05 / A-01-08
A-02-01 / A-02-04 / A-02-05 / A-02-08
A-03-01 / A-03-04 / A-03-05 / A-03-08
A-04-01 / A-04-04 / A-04-05 / A-04-08

Dining / Living / Kitchen	3.23 x 6.74m	10' 7" x 22' 1"
Bedroom 1	3.10 x 4.63m	10' 2" x 15' 2"
Bathroom	1.98 x 2.20m	6' 6" x 7' 2"

Total internal area	51m²	554ft²
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Balcony	2.82 x 1.81m	9' 3" x 5' 11"
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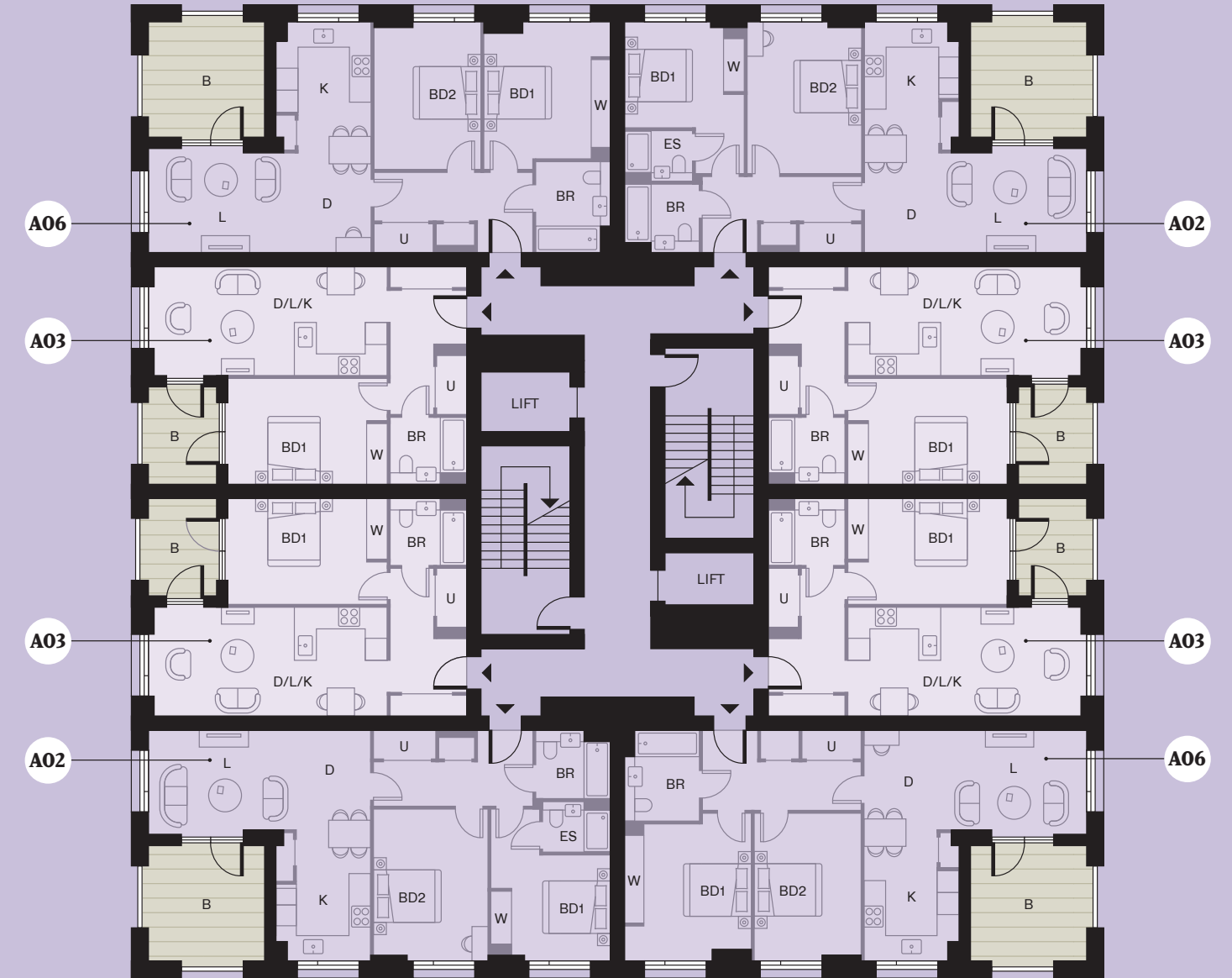
A06

A-01-03 / A-01-07
A-02-03 / A-02-07
A-03-03 / A-03-07
A-04-03 / A-04-07

Dining	4.10 x 2.21m	13' 5" x 7' 3"
Living	2.90 x 4.25m	9' 6" x 13' 11"
Kitchen	2.55 x 2.86m	8' 4" x 9' 4"
Bedroom 1	3.90 x 3.70m	12' 9" x 12' 1"
Bedroom 2	4.20 x 3.08m	13' 9" x 10' 1"
Bathroom	2.65 x 2.20m	8' 8" x 7' 2"

Total internal area	76m²	815ft²
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Balcony	3.16 x 3.16m	10' 4" x 10' 4"
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KEY:

D / L / K	Dinning / Living / Kitchen
BD	Bedroom
BR	Bathroom
ES	En-suite
W	Wardrobe
U	Utility
B	Balcony

0 1 2 5m



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BLOCK: A FLOOR: 05

A03

A-05-01 / A-05-04 / A-05-05 / A-05-08

Dining / Living / Kitchen	3.23 x 6.74m	10' 7" x 22' 1"
Bedroom 1	3.10 x 4.63m	10' 2" x 15' 2"
Bathroom	1.98 x 2.20m	6' 6" x 7' 2"

Total internal area 51m² 554ft²

Balcony 2.82 x 1.81m 9' 3" x 5' 11"

A04

A-05-02 / A-05-06

Dining / Living / Kitchen	3.05 x 8.53m	10' 0" x 28' 0"
Bedroom 1	3.48 x 3.51m	11' 5" x 11' 6"
Bedroom 2	3.48 x 2.85m	11' 5" x 9' 4"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"

Total internal area 64m² 689ft²

Balcony 3.16 x 2.93 10' 4" x 9' 7"

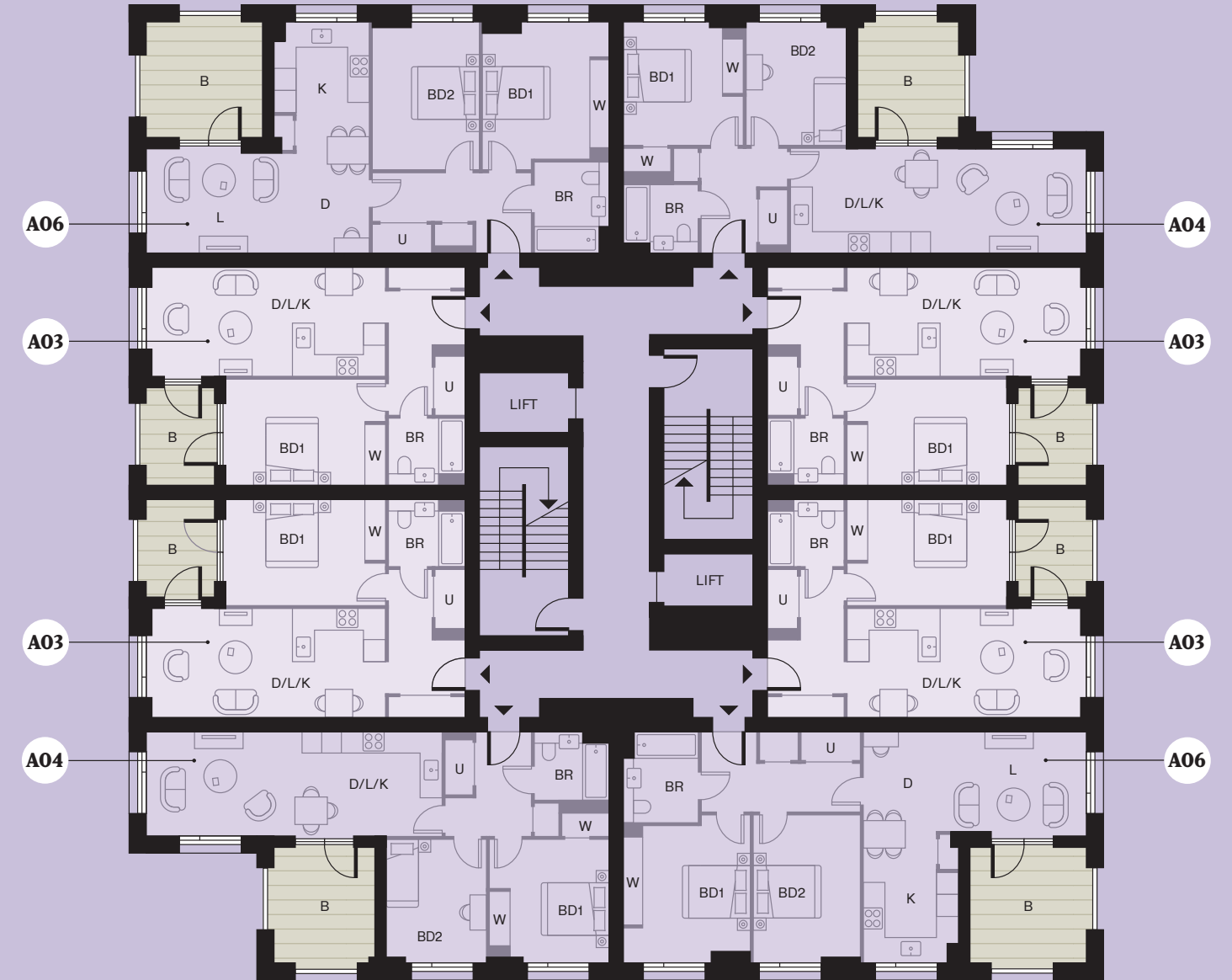
A06

A-05-03 / A-05-07

Dining	4.10 x 2.21m	13' 5" x 7' 3"
Living	2.90 x 4.25m	9' 6" x 13' 11"
Kitchen	2.55 x 2.86m	8' 4" x 9' 4"
Bedroom 1	3.90 x 3.70m	12' 9" x 12' 1"
Bedroom 2	4.20 x 3.08m	13' 9" x 10' 1"
Bathroom	2.65 x 2.20m	8' 8" x 7' 2"

Total internal area 76m² 815ft²

Balcony 3.16 x 3.16m 10' 4" x 10' 4"



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BLOCK: A

FLOOR: 06–08

A02

A-06-03 / A-06-07
A-07-03 / A-07-07
A-08-03 / A-08-07

Dining	4.20 x 2.21m	13' 9" x 7' 3"
Living	2.90 x 4.25m	9' 6" x 13' 11"
Kitchen	2.46 x 2.86m	8' 0" x 9' 4"
Bedroom 1	4.35 x 3.51m	14' 3" x 11' 6"
Bedroom 2	4.35 x 3.27m	14' 3" x 10' 8"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"
En-suite	1.45 x 2.00m	4' 9" x 6' 6"

Total internal area 76m² 815ft²

Balcony 3.16 x 3.16m 10' 4" x 10' 4"

A03

A-06-01 / A-06-04 / A-06-05 / A-06-08
A-07-01 / A-07-04 / A-07-05 / A-07-08
A-08-01 / A-08-04 / A-08-05 / A-08-08

Dining / Living / Kitchen	3.23 x 6.74m	10' 7" x 22' 1"
Bedroom 1	3.10 x 4.63m	10' 2" x 15' 2"
Bathroom	1.98 x 2.20m	6' 6" x 7' 2"

Total internal area 51m² 554ft²

Balcony 2.82 x 1.81m 9' 3" x 5' 11"

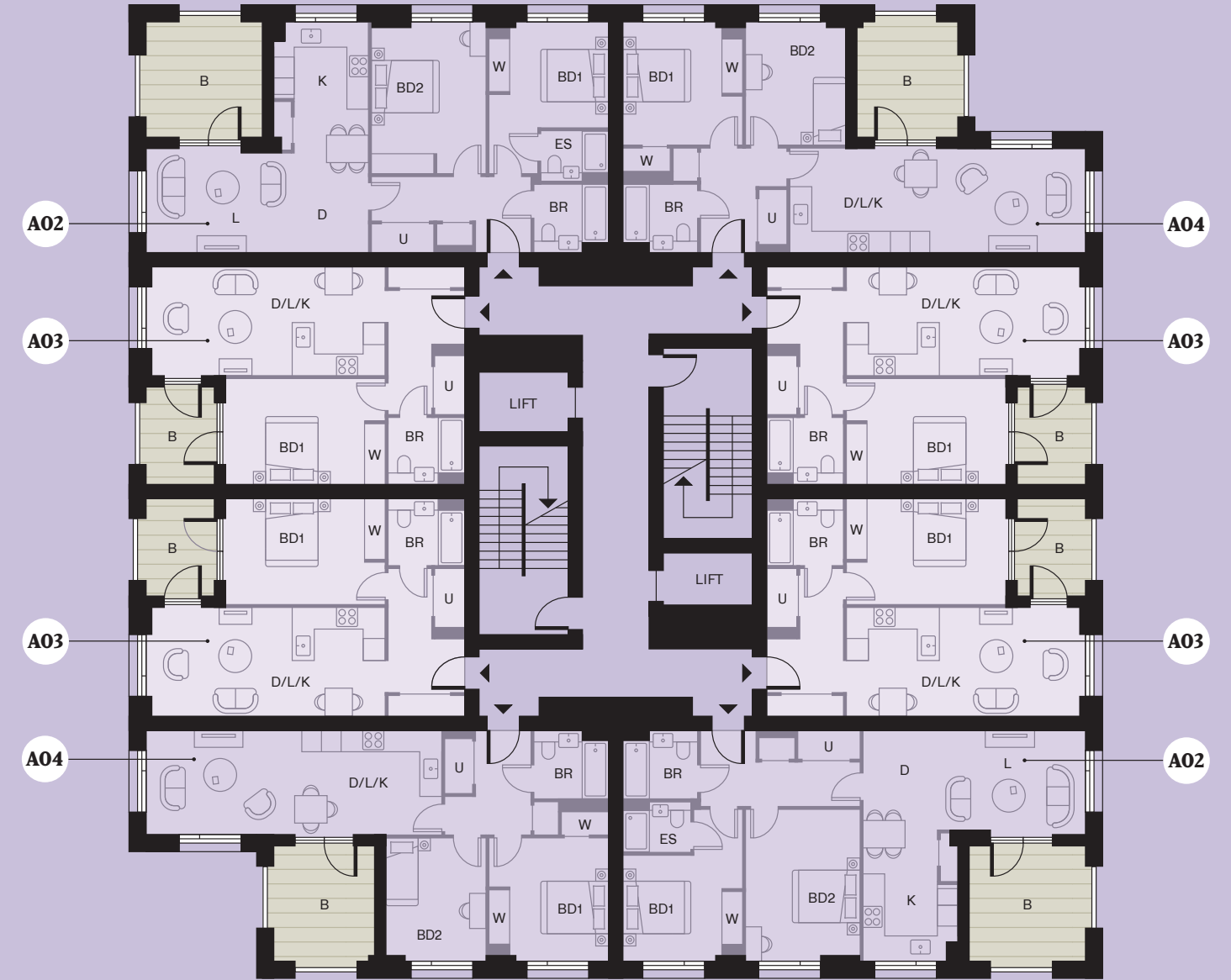
A04

A-06-02 / A-06-06
A-07-02 / A-07-06
A-08-02 / A-08-06

Dining / Living / Kitchen	3.05 x 8.53m	10' 0" x 28' 0"
Bedroom 1	3.48 x 3.51m	11' 5" x 11' 6"
Bedroom 2	3.48 x 2.85m	11' 5" x 9' 4"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"

Total internal area 64m² 689ft²

Balcony 3.16 x 2.93 10' 4" x 9' 7"



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BLOCK: A

FLOOR: 09–12

A03

A-09-01 / A-09-04 / A-09-05 / A-09-08
 A-10-01 / A-10-04 / A-10-05 / A-10-08
 A-11-01 / A-11-04 / A-11-05 / A-11-08
 A-12-01 / A-12-04 / A-12-05 / A-12-08

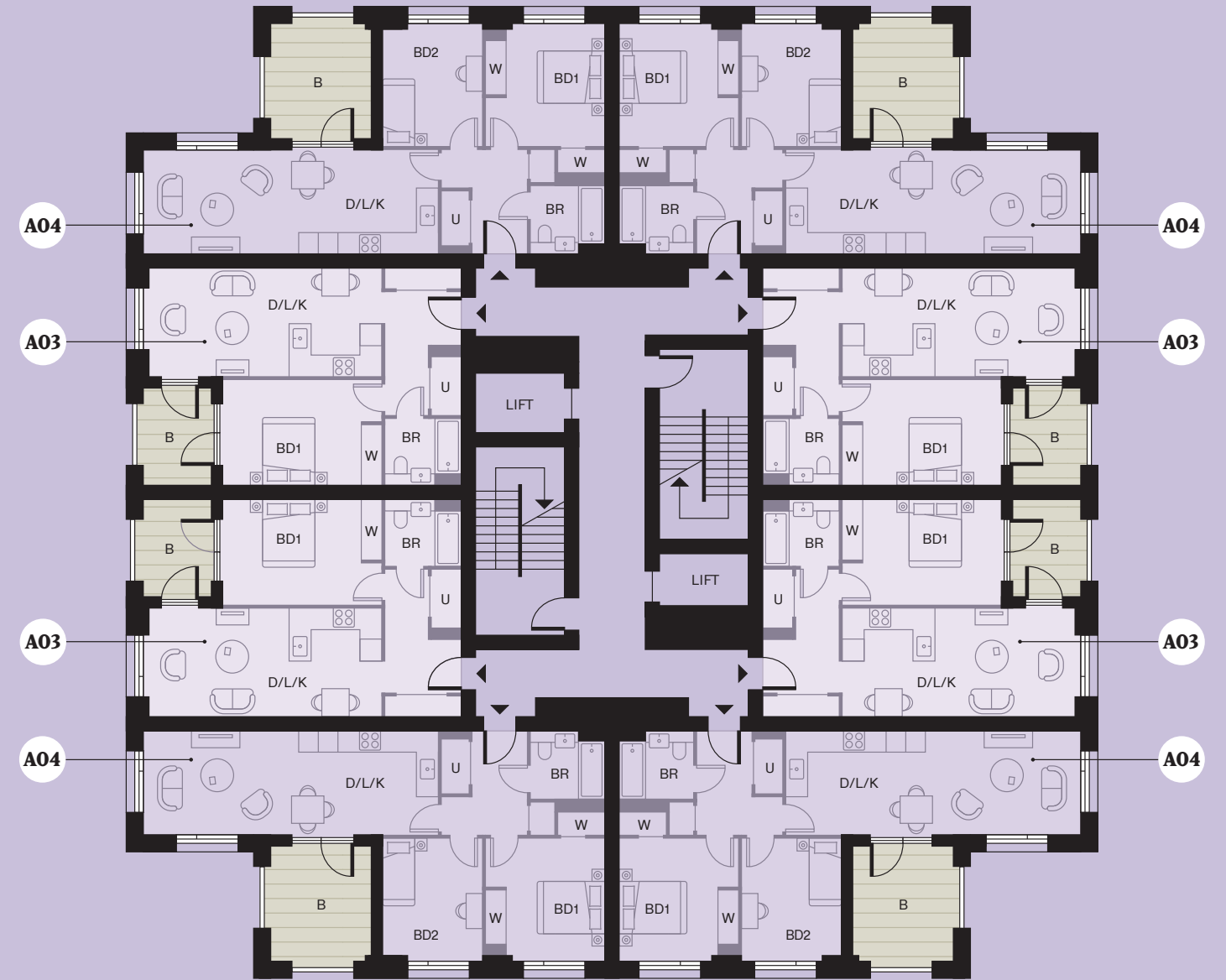
Dining / Living / Kitchen	3.23 x 6.74m	10' 7" x 22' 1"
Bedroom 1	3.10 x 4.63m	10' 2" x 15' 2"
Bathroom	1.98 x 2.20m	6' 6" x 7' 2"
Total internal area	51m²	554ft²
Balcony	2.82 x 1.81m	9' 3" x 5' 11"

A04

A-09-02 / A-09-03 / A-09-06 / A-09-07
 A-10-02 / A-10-03 / A-10-06 / A-10-07
 A-11-02 / A-11-03 / A-11-06 / A-11-07
 A-12-02 / A-12-03 / A-12-06 / A-12-07

Dining / Living / Kitchen	3.05 x 8.53m	10' 0" x 28' 0"
Bedroom 1	3.48 x 3.51m	11' 5" x 11' 6"
Bedroom 2	3.48 x 2.85m	11' 5" x 9' 4"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"
Total internal area	64m²	689ft²
Balcony	3.16 x 2.93 10'	4" x 9' 7"

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KEY:

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0 1 2 5m



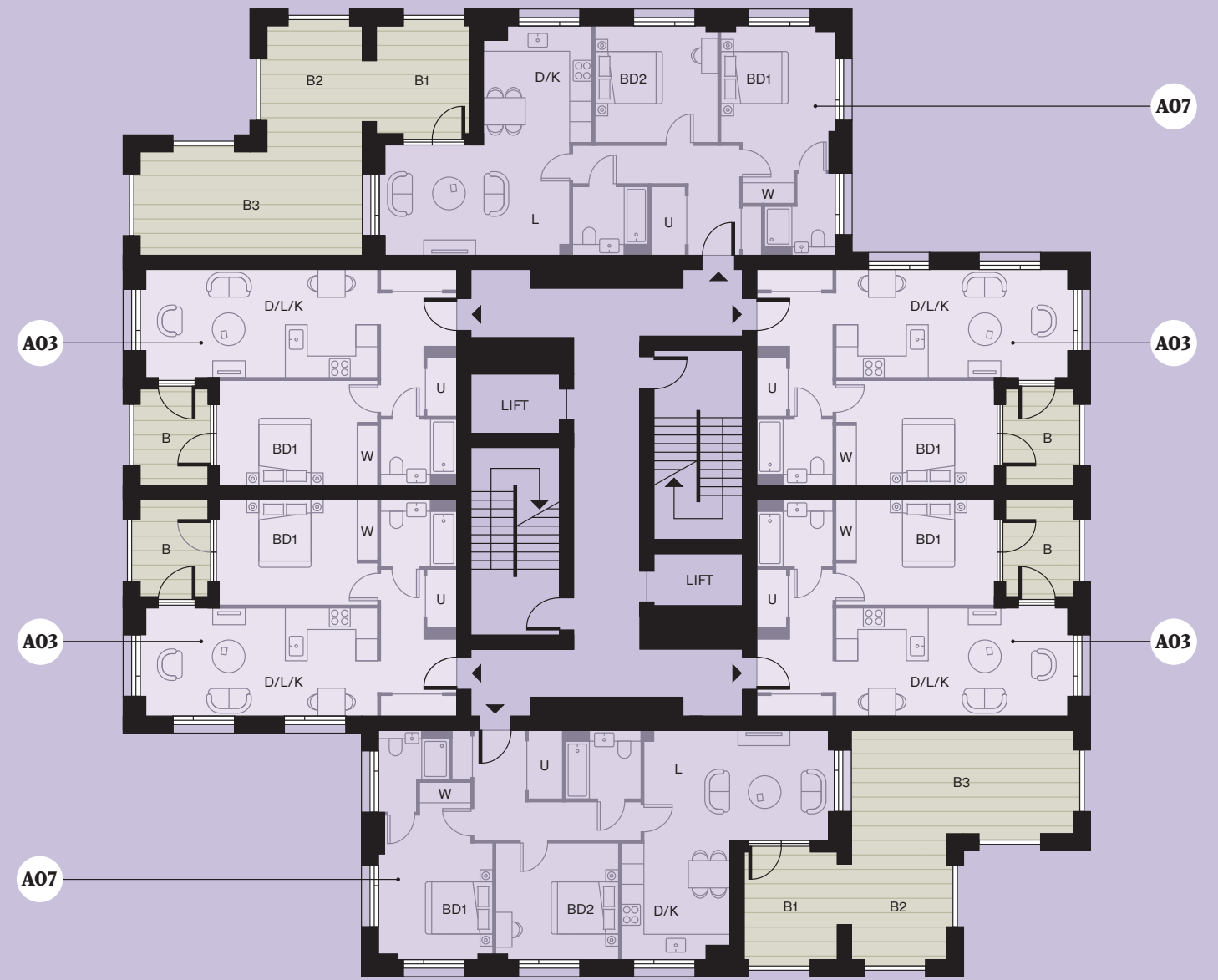
BLOCK: A FLOOR: 13

A03	A-13-01 / A-13-03 / A-13-04 / A-13-06	
Dining / Living / Kitchen	3.23 x 6.74m	10' 7" x 22' 1"
Bedroom 1	3.10 x 4.63m	10' 2" x 15' 2"
Bathroom	1.98 x 2.20m	6' 6" x 7' 2"
Total internal area	51m²	554ft²
Balcony	2.82 x 1.81m	9' 3" x 5' 11"

A07	A-13-02 / A-13-05	
Dining / Kitchen	3.49 x 3.22m	11' 5" x 10' 6"
Living	3.16 x 5.40m	10' 4" x 17' 8"
Bedroom 1	4.50 x 3.25m	14' 9" x 10' 8"
Bedroom 2	3.33 x 3.57m	10' 11" x 11' 8"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"
En-suite	1.45 x 2.00m	4' 9" x 6' 6"
Total internal area	77m²	825ft²
Balcony 1*	3.05 x 3.15m	10' 0" x 10' 4"
Balcony 2*	3.60 x 2.82m	11' 9" x 9' 3"
Balcony 3*	2.82 x 6.49m	9' 3" x 21' 3"

*One continuous balcony

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	ES	En-suite
	W	Wardrobe
	U	Utility
	B	Balcony

0 1 2 5m



BLOCK: A

FLOOR: 14-15

A03

A-14-01 / A-14-03 / A-14-04 / A-14-06
A-15-01 / A-15-03 / A-15-04 / A-15-06

Dining / Living / Kitchen	3.23 x 6.74m	10' 7" x 22' 1"
Bedroom 1	3.10 x 4.63m	10' 2" x 15' 2"

Total internal area 51m² 554ft²

Balcony 2.82 x 1.81m 9' 3" x 5' 11"

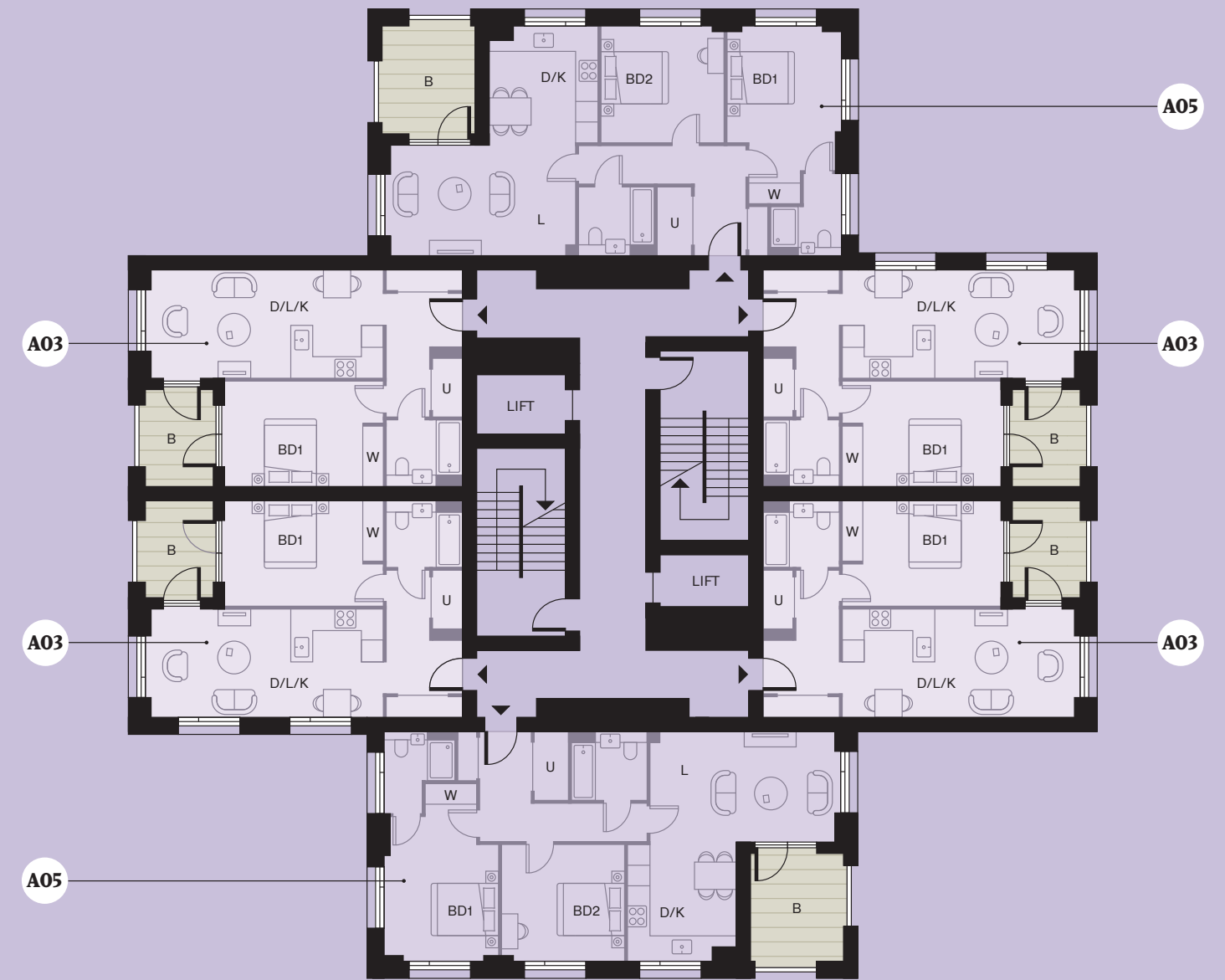
A05

A-14-02 / A-14-05
A-15-02 / A-15-05

Dining / Kitchen	3.49 x 3.22m	11' 5" x 10' 6"
Living	3.16 x 5.40m	10' 4" x 17' 8"
Bedroom 1	4.50 x 3.25m	14' 9" x 10' 8"
Bedroom 2	3.33 x 3.57m	10' 11" x 11' 8"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"
En-suite	1.45 x 2.00m	4' 9" x 6' 6"

Total internal area 77m² 825ft²

Balcony 3.05 x 2.60m 10' 0" x 8' 6"



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KEY: D / L / K Dinning / Living / Kitchen
 BD Bedroom
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 ES En-suite
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0 1 2 5m



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An aerial photograph of two people kayaking on a dark green river. The kayakers are on blue and white kayaks, and their shadows are cast on the water. The text 'DISCOVER MORE THAN JUST A VIEW AT SOUTHMERE' is overlaid in white, bold, serif font.

DISCOVER MORE THAN JUST A VIEW AT SOUTHMERE

