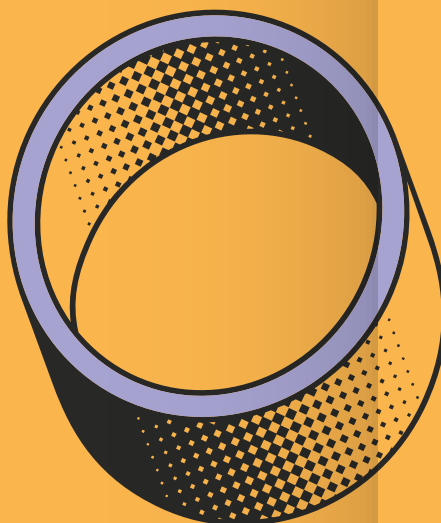


The image features a dark teal background with a vertical orange bar on the left. Scattered around the central text are seven stylized, 3D block letters: 'P' (white outline, black halftone), 'E' (red outline, black halftone), 'C' (yellow outline, black halftone), 'K' (purple outline, black halftone), 'H' (yellow outline, black halftone), 'A' (red outline, black halftone), and 'M' (white outline, black halftone).

peckham place

*London SE15*



Welcome to  
Peckham.  
Where we do  
things our way.



Prince of Peckham

# Vibrant London living

03



Peckham Rye Common

Buzzing with enthusiasm, Peckham is one of the most exciting and talked about neighbourhoods in the capital. We love the eclectic vibe here – and you can be part of it too, with a new home at Peckham Place.

Our homes mix stylish designs with covered outdoor space. And we're right at the heart of things – our smart central location gives you instant access to everything Peckham offers.

We have a beautiful range of one, two and three bedroom apartments and houses, available through different buying options. So join us, on the doorstep of the area that's got everyone talking.





### FUN FACT

*Did you know Peckham is home to a number of annual events including Peckham Festival, Peckham & Nunhead Free Film Festival and Pexmas – our very own mini Christmas fest!*

# Bustling, diverse, authentic

**Peckham is much more than on-the-up – it's positively at the top of its game.**

We think Peckham Place will become part of Peckham's urban landscape – in other words, it'll be as much a part of Peckham as M.Manze's Pie & Mash shop. And you can be part of it too.



# Quirky and cultural

Peckham's a great place to be right now – after all, it recently topped the Sunday Times' list of the best places to live in London.\*

We think Peckham has a unique feel, with an unbeatable spirit and a relaxed welcoming vibe. At the same time, it's full of energy, excitement and diversity. Take time to discover Rye Lane Market with its exotic fruit stalls or head to Bellenden Road for cool boutiques, cafés and quirky restaurants.

Peckham is also home to two of the most iconic rooftop venues in London. Enjoy a cocktail and awesome London skyline views at Frank's, on the top floor of a multi-storey car park (yes, car park!), or sit back and enjoy a summer's evening screening at the Bussey Building's rooftop cinema.



The Rye



Frank's Cafe rooftop bar

If sourdough bread is your thing, you'll find some of the best in the country at Peckham's Brick House Bakery & Bar. Their signature Peckham Rye loaf is just one of the reasons they were recently named one of the best bakeries in Britain by The Telegraph.\*\* You can even try your hand at making your own at their Dulwich bakery's 'Sourdough in a day' class.

## FUN FACT

It is said that Peckham was listed as 'Pecheham' in the Domesday Book of 1086, and later became 'Pekham'. There is some argument over the meaning of the name, with one translation claiming 'homestead by a peak or hill', and others preferring 'the place of the river Peck'.



Brick House Sourdough Bakery



Peckham Rye Common

Green open space isn't far away either. Peckham Rye Park & Common is the perfect spot for recreation and relaxation, with a Japanese garden, landscaped parks, wooded areas, playgrounds and football pitches.

As you would expect, all of life's essentials are nearby – from shops and schools to stations and surgeries. This is Peckham though, which means there's always something a little different on offer. From crazy golf to the South London Gallery, there's never a dull moment here.



Rye Wax

Fitness fanatics and those looking to improve their well-being won't need to look any further than The Yard, Peckham's favourite cross fit gym. Increase your strength and endurance through The Yard's functional cross fit workouts, which can be scaled to suit anyone, of any fitness level.

Down in the basement of Peckham's Bussey Building you'll find Rye Wax – described by Time Out as "far more than just a record shop." Alongside an Aladdin's cave of vinyl and CDs, Rye Wax also doubles up as a bar, Vietnamese street food café and venue with regular live gigs.

\* Sunday Times Best Places to Live Guide 2017.  
\*\* Telegraph – Britain's 20 best bakeries 2016.



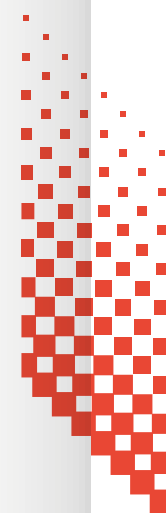
# Authentic and eclectic



Peckham may be one of the most fashionable places to live in London right now, but it's not just for the cool hipsters – families are spoilt for choice too.

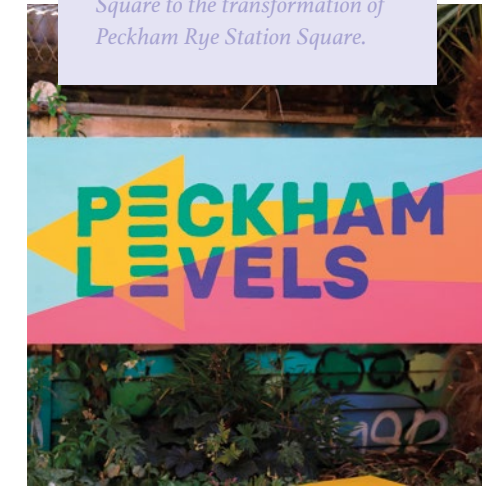
With a good selection of nurseries, both 'good' and 'outstanding' Ofsted-rated state primary and secondary schools, plus several private school options nearby, parents can have confidence in local education choices. As you would expect in such a dynamic neighbourhood, there are plenty of leisure activities on your doorstep for the whole family to enjoy.

A visit to Peckham Pulse will help keep you in tip-top condition, where you can take a swim, join a fitness class or work out at the gym – plus there's a soft play area to keep the kids happy.



## FUN FACT

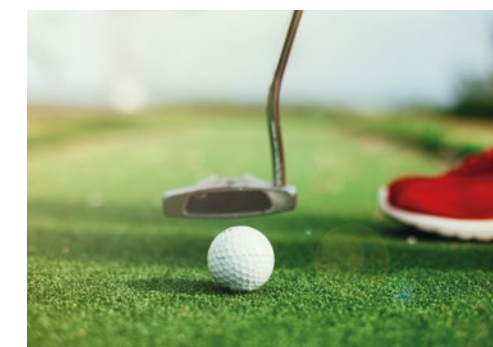
You'll see energetic regeneration everywhere you turn, from the reshaping of Peckham Library Square to the transformation of Peckham Rye Station Square.



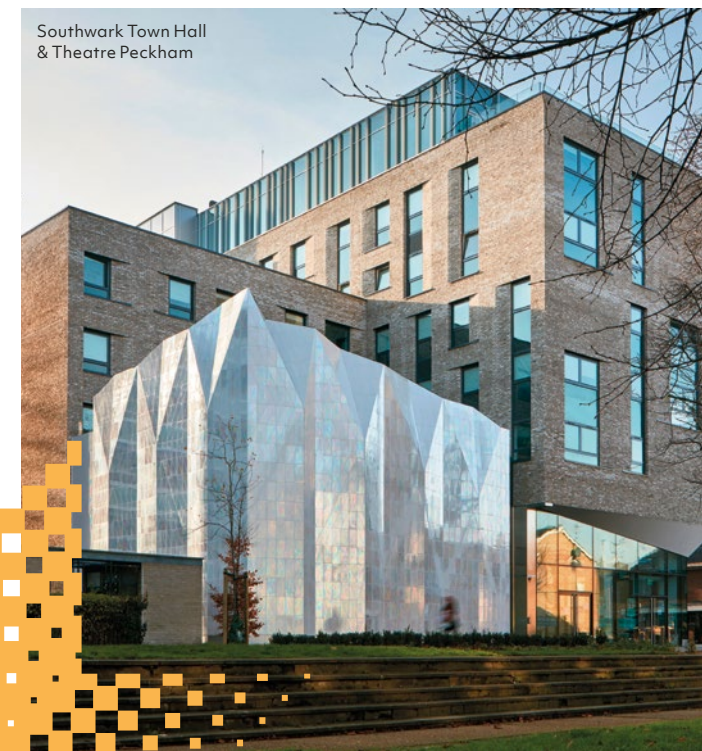
If the tranquillity of yoga is more your thing, Yogarise is a friendly yoga studio based in the iconic Bussey Building with classes for all abilities.

Enjoy the latest blockbuster film at Peckhamplex cinema – famous for its bargain ticket prices, or browse the shelves of bestsellers at the award-winning Peckham Library, where they also run free Rhyme Time sessions for under 5s.

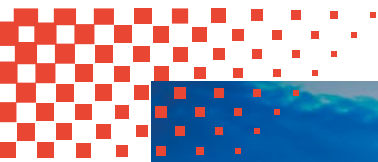
For something a little different, perfect your swing at Plonk – a tropical themed mini-golf course in the heart of creative Peckham Levels; or take a break from the bustle and feel closer to nature at the Centre for Wildlife Gardening.



Southwark Town Hall & Theatre Peckham



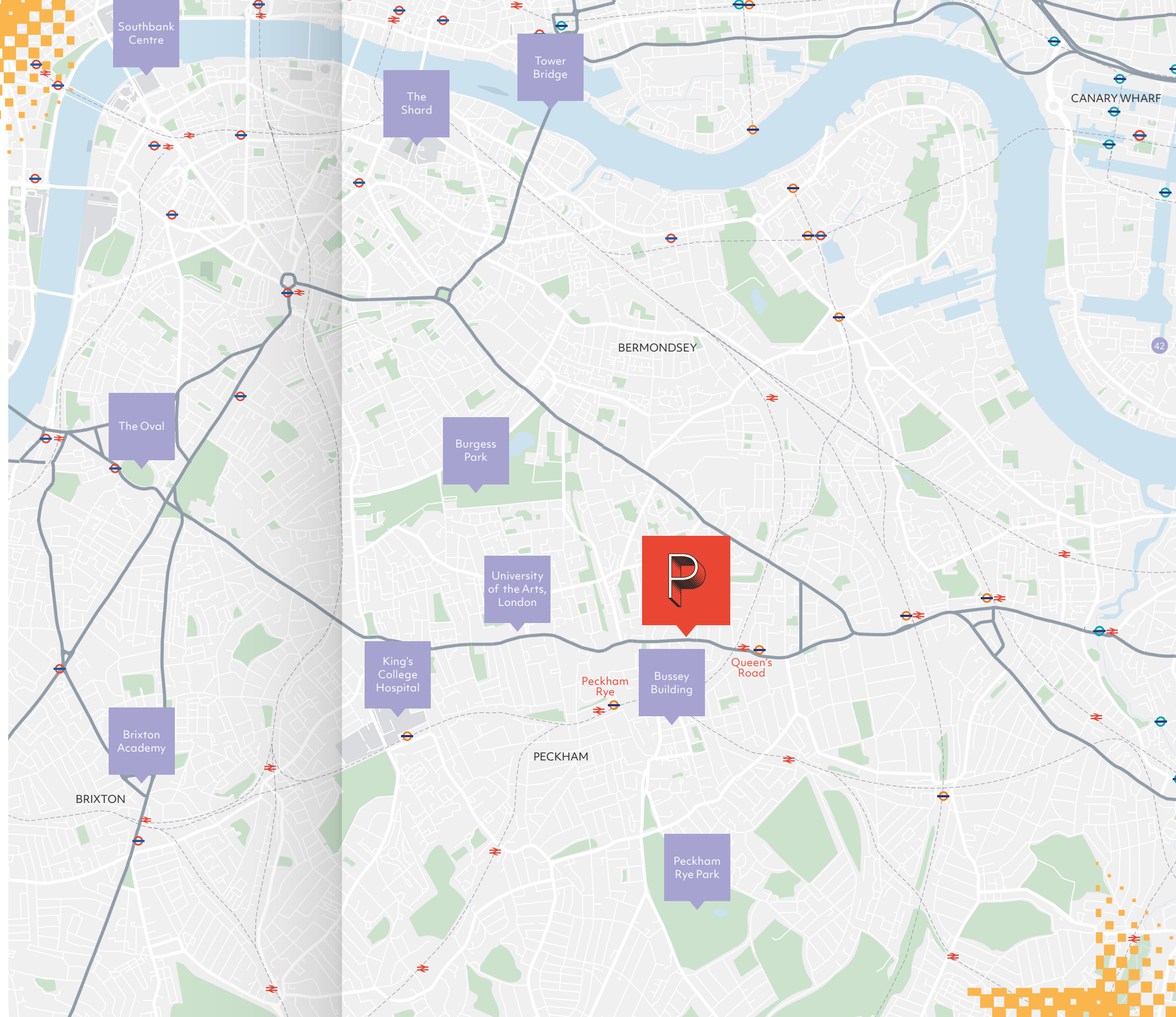
Rooftop Film Club







# Well connected

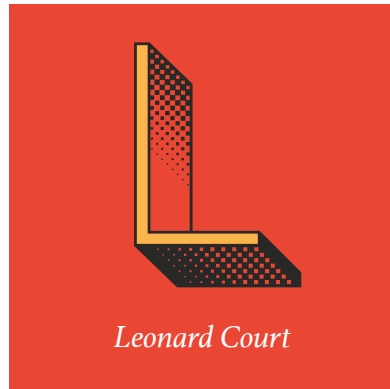
When you feel the need to head out of Peckham, the great transport connections mean you'll have an easy commute no matter what direction you're heading in.

From Peckham Place you're moments from both Queen's Road Peckham and Peckham Rye stations, plus there are more than enough bus routes and cycle paths to help you get from A to B.



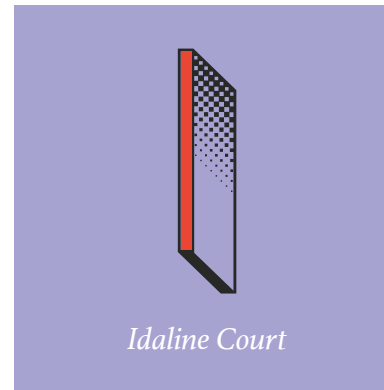
<p>10 </p> <ul style="list-style-type: none"> <li>03 Sainsbury's Local</li> <li>05 Queen's Road Station</li> <li>12 Bussey Building</li> <li>13 Peckham Rye Station</li> <li>27 Burgess Park</li> </ul>	<p></p> <ul style="list-style-type: none"> <li>03 Rye Lane</li> <li>10 Peckham Rye Park</li> <li>11 Brick House Bakery</li> <li>18 Elephant &amp; Castle</li> <li>30 Covent Garden</li> </ul>
<p></p> <ul style="list-style-type: none"> <li>03 Morrisons</li> <li>14 Greenwich Park</li> <li>20 Brixton</li> <li>31 The O2</li> <li>34 IKEA Greenwich</li> </ul>	<p></p> <ul style="list-style-type: none"> <li>18 London Bridge</li> <li>25 Canary Wharf</li> <li>28 Blackfriars</li> <li>29 Clapham Junction</li> <li>51 Gatwick Airport</li> </ul>

Times and distances are indicative only and sourced from Google Maps.



# Be part of Peckham's pulse

Peckham Place is pretty big – it even has its own cycle lanes within the development, plus a pocket park, trees and lush green space. It will not only create much-needed new homes in the area, but also bring life and a real sense of community to Queen's Road.



12

13



Sales Suite Entrance

Queen's Road

Carlton Grove

← Peckham Rye Station

Queen's Road Station →

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with the sales team prior to reservation.

