

170
SUMNER ROAD



A collection of fourteen high specification,
contemporary designed one, two and three bedroom
apartments and maisonettes situated near central
Peckham in between Burgess Park and Peckham Rye.

SEIS SUMNER ROAD



Welcome to the latest development from **Formål Property Group**. Located in between the green open spaces of Burgess Park and the ever-popular Peckham Rye, 170 Sumner Road is a carefully crafted collection of 11 apartments and three maisonettes. The scheme offers a golden opportunity to buy an exceptional home in an area that is benefiting from thoughtful regeneration.

Scandinavian Inspiration



Above: Large windows maximise light and give a feeling of space internally.

Left: Bespoke kitchens with composite worktops and Smeg appliances.



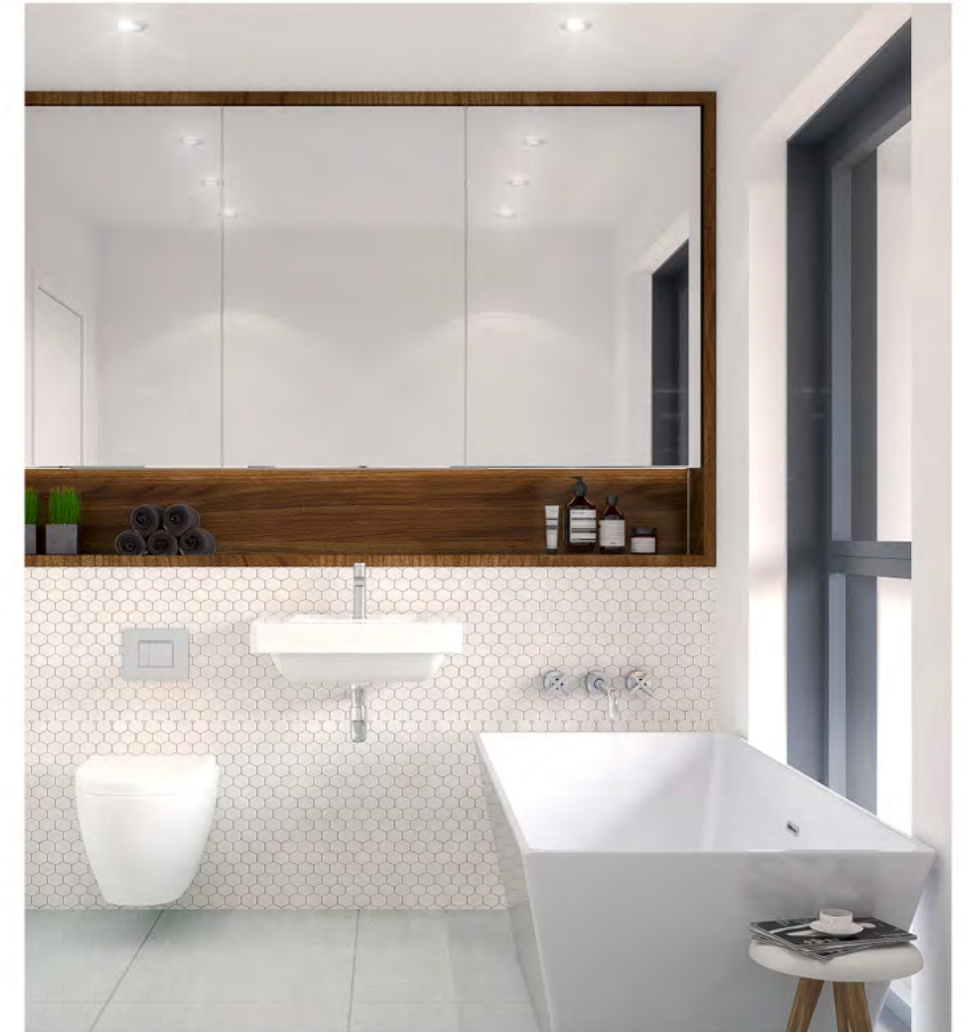
Each unit has been designed and specified to create a functional space with an abundance of light. Living spaces have been left open plan and arranged to create convivial areas for entertaining and socialising. The palette of materials has been carefully selected to enhance the qualities of the units and shape beautiful, modern homes. Wide plank light oak flooring mixes with a gentle palette of greys, marbles and whites. Quality modern fixtures and fittings have been combined with a comprehensive electrical installation to ensure that the units will last a lifetime.

Craftmanship, Simplicity & Functionality

Right: Bathrooms are fitted with bespoke oak cabinets.

Below Right: Mezzanine flats with double height living space.

Below Left: Bedrooms are installed with fitted wardrobes.



DENMARK HILL STATION
VAUXHALL

WATERLOO STATION
THE WEST END

ELEPHANT & CASTLE

BURGESS PARK

PECKHAM RYE STATION

ST PAUL'S CATHEDRAL

LONDON BRIDGE

THE CITY

QUEENS PARK STATION
SHOREDITCH



Peckham

There is a real buzz about Peckham right now. Heralded as Best Place to Live in London by the Sunday Times in 2017, Peckham is where tradition, diversity and culture intertwine. Whilst rival areas Shoreditch and Hackney become overpriced and over commercialised, Peckham comes as a breath of fresh air with its long history as an artistic hub, its strong community feel, and its ability to grow and develop whilst maintaining its community spirit. There really is nowhere more exciting to buy property in London right now.

01 & 02 One of South London's largest parks, Burgess Park has undergone an £8m regeneration. **03** Leafy lined period streets mixed with industrial and contemporary architecture.

04 & 05 Peckham is benefitting from the careful regeneration of its buildings and public spaces. Peckham Library was awarded the Sterling Prize for Architecture.

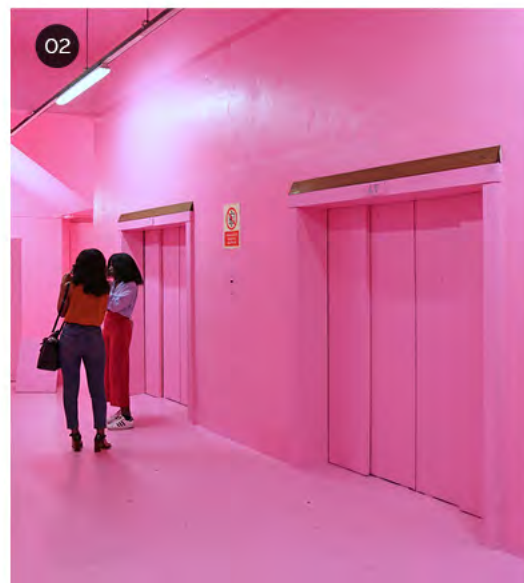
"BEST PLACE
TO LIVE
IN LONDON
2017"
SUNDAY TIMES



Recognition was granted to the area in 2011 for its rich historic background with the designation of the Rye Lane Conservation Area. Grant money has since been made available to owners of the many historic buildings in Peckham by the Townscape Heritage Initiative. This designation and these improvements ensure not only the preservation of Peckham's many landmark buildings, but also help to improve the profile and quality of historic and contemporary architecture in the town centre.

Peckham Rye Overground is the gateway to Peckham. Works are underway to reinstate and extend the existing Grade II listed station, and to open up the surrounding streets to create convivial public spaces. The Mayors Regeneration Fund is working in conjunction with Network Rail, Southern Railways and Southwark Council to deliver the project. These plans will reinvigorate the area by creating interesting, inviting spaces for people to enjoy and for new small businesses and entrepreneurs to flourish in, whilst importantly protecting and maintaining the existing small independent retailers that are an essential part of Peckham's DNA.

Art & Culture



At the heart of Peckham is its vibrant art scene. The South London Gallery and Camberwell College of Arts have been flying the creative flag for Peckham for over a century. Included amongst the famous alumni are Richard Long, Tim Roth, Florence Welch and Lawrence Llewelyn-Bowen. These institutions are now supported by more contemporary venues such as CLF Art Café in the Bussey Building, and fresh emerging talent fostered through the burgeoning local scene.

The most talked about art installation in the capital last Summer was not housed in the Tate Modern or Hyde Park, but was an old staircase leading up a disused multi-storey car park that was painted bubble gum pink, courtesy of artist Simon Whybray. This staircase forms part of the reimagined space known as Peckham Levels, seven storeys of creative space including studios, workshops, trendy cafes and bars. Peckham Levels with its strong community ethos is giving young creatives a platform to blossom from.

Whether you are looking for live music, theatre, poetry, sculpture, or fine art, Peckham is now home to some of the finest venues in the capital.

"THE BEATING
HEART OF
LONDON'S MOST
DYNAMIC ART
SCENE"
NEW YORK TIMES



01 & 02 Peckham Levels and it's pink staircase
03 Multi-Storey Orchestra mid-performance
04 Entrance to the South London Art Gallery
05 Street art mural by Italian artist Giacomo Bufarini, aka Run
06 Evening showing at the Roof Top Cinema Club

Food & Drink

Nowhere is Peckham's creativity in more abundance than the many colourful cafes, restaurants and bars that keep the local residents fed, watered and entertained. People come from far and wide to indulge in the buzzing social scene.

Peckham is brimming with culinary delights. Specialist independent restaurants and cafes offer fresh takes on cuisines from all over the world. Go Italian at Artusi, try Thai at the Begging Bowl, share Tapas at Peckham Refreshment Rooms, indulge in Ottoman inspired cuisine at the Peckham Bazaar, Taiwanese buns at Mr Bao, or contemporary South African food at Kudu. There is something to suit all palettes.

Those fancying a tipple in Peckham are spoilt for choice. Beer aficionados can visit the Tap Room and settle in to one of the award-winning beers that are brewed on site at Brick Brewery. Those looking for cocktails could try Near and Far Bar and Bar Story. For more of a traditional pub atmosphere, then choose between one of the many popular pubs including The Rye, The Montpellier, and The Prince of Peckham.

"ONE OF THE
CAPITAL'S MOST
EXCITING FOOD
SPOTS"

CONDE NAST

01 Peckham is full of bustling cafes and coffee shops **02** The Rye pub is one of the many more traditional boozers **03** Artisan food shops line the roads around Bellenden Village.

04 Selection of beers at Brick Brewery **05** Retro arcade bar, The Four Quarters **06** View from Frank's Café. Peckham is known for its vibrant bar and club scene.



POINTS OF INTEREST

1. Burgess Park

ART & CULTURE

2. Bosse and Baum
3. Camberwell College of Arts
4. CLF Art Café (Bussey Building)
5. Hannah Berry Gallery
6. The Rooftop Film Club
7. Peckham Library
8. Peckham Platform
9. Peckhamplex
10. South London Gallery

BARS & PUBS

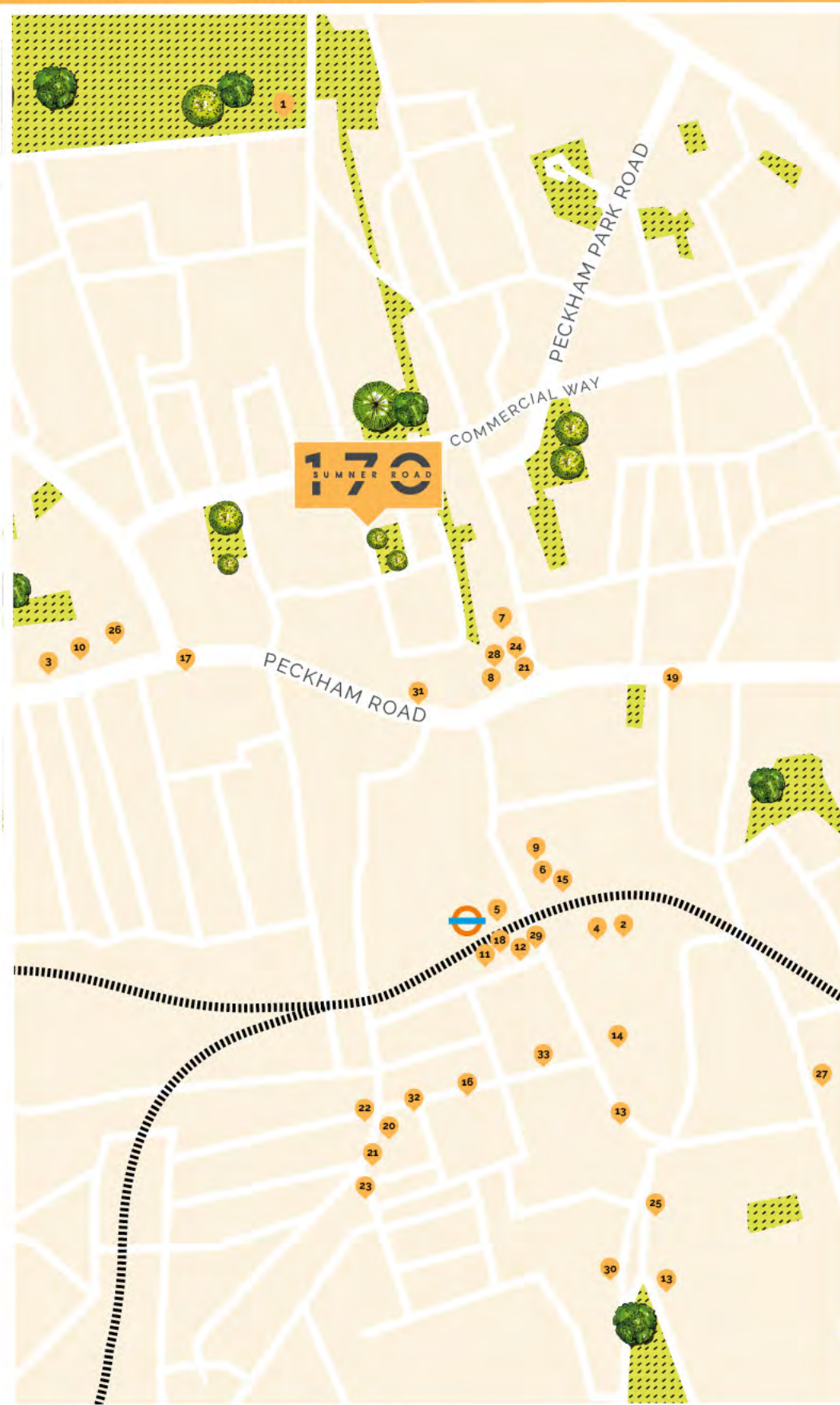
11. Bar Story
12. Brick Brewery
13. Canavan's Peckham Pool Club
14. The Four Quarters
15. Frank's Café
16. The Montpelier
17. The Peckham Pelican
18. Peckham Springs
19. Prince of Peckham

RESTAURANTS & CAFÉS

20. Anderson & Co
21. Artusi
22. Begging Bowl
23. Ganapati
24. M.Manze
25. Mr Baos
26. The Habit
27. Peckham Bazaar
28. Peckham Farmers Market
29. Peckham Refreshment Rooms
30. Pedler
31. Persepolis
32. Petitou
33. Small White Elephant

■■■■ Rail /
Overground

■■■■ Park



Transport



By Rail



On foot

PECKHAM RYE

London Bridge	10 mins	⇒
Canada Water	12 mins	⊖
Waterloo	12 mins	⇒ ⊖
London Victoria	13 mins	⊖
Blackfriars	15 mins	⊖
Canary Wharf	16 mins	⊖
Kings Cross St Pancras	21 mins	⇒ ⊖
Shoreditch High St	22 mins	⊖
London City Airport	23 mins	⇒ ⊖

SUMNER RD

Burgess Park	0.3 miles
Peckham High Street	0.4 miles
Peckham Rye Station	0.6 miles
Camberwell College of Arts	0.6 miles

Local Area

Disclaimer: Travel times and distances from TfL and Google Maps.



Site Plan

Specification

Throughout

- Square edged skirting
- Stainless steel ironmongery
- Wet UFH system
- Recessed downlights
- Painted plaster walls
- Screwless, thin profile, stainless steel, electrical faceplates
- Aluminum windows
- Flush-mounted Silent Gliss curtain tracks
- Opaque voile fabric for privacy on flush-mounted Silent Gliss track in front elevation windows

Bedrooms

- Built-in wardrobes
- Fitted carpet with Heatflow underlay

Bathrooms

- Porcelain floor tiles
- Ceramic wall tiles
- Bespoke oak veneered joinery with mirrored cabinet and niche below.
- Oak veneered bath panel
- Villeroy & Boch wall hung basin and pan
- Concealed Grohe cistern
- Kaldewei bathtub with bath screen
- Vado brassware: monobloc taps, fixed showerhead and shower hose
- Stainless steel electric heated towel rail
- Electric UFH
- Shaver socket in cabinet

Kitchen

- 20mm Cimstone Nebula composite worktops and splashbacks
- Bespoke kitchen from Symphony
- A full range of Smeg appliances including induction hob, single oven, microwave, washer-dryer, dishwasher, fridge-freezer and extractor hood
- Single bowl sink with mixer tap
- Wide plank washed oak engineered timber floor

Hallways and Stairs

- Wide plank washed oak engineered timber floor

AV, Door Entry, Fire and Security

- Dual TV/FM including Sky+ HD enabled connection point to living room and all bedrooms
- Fully futureproofed with centrally distributed cabling in place for AV distribution and home integration
- Grade 2 SSAIB approved alarm system
- Video door entry system with colour monitors
- CCTV system
- Secure by Design approved.

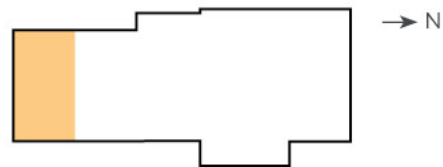
Warranty

- BLP Insurance 12 Year SecurePlus

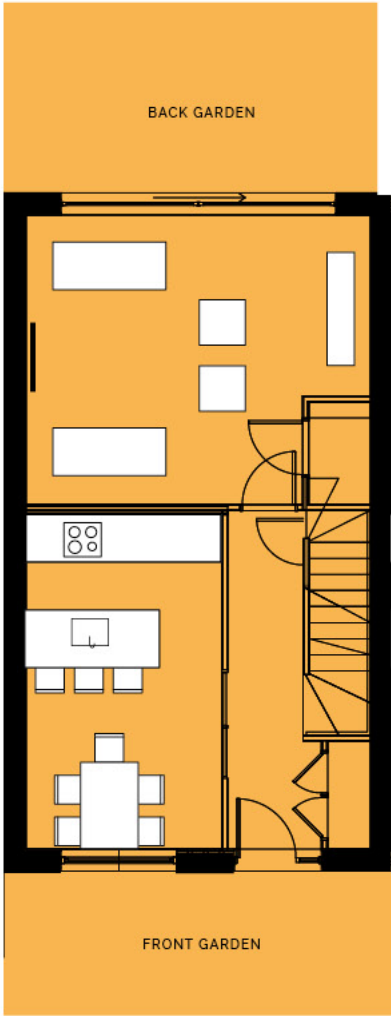
Floorplans

MAISONETTE 1

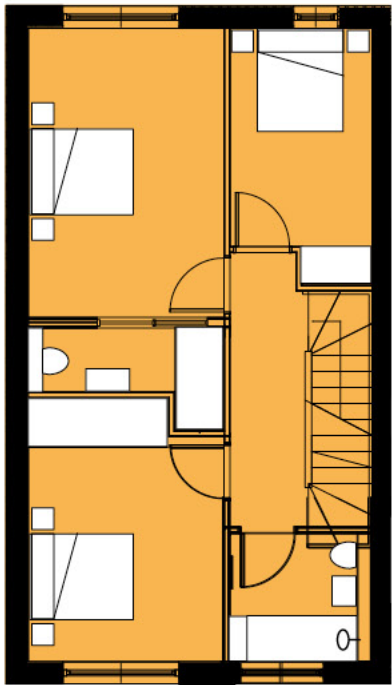
3 BEDROOMS



GROUND FLOOR



FIRST FLOOR



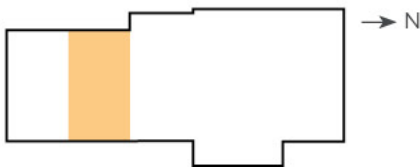
area	m²	ft²	area	m²	ft²
Living Room	22.4	241	Bedroom 3	8.2	88
Dining/Kitchen	15.9	171	Bathroom	4.4	47
Bedroom 1	13.8	148	WC	1.5	16
En-suite Bathroom	3.5	38	Net internal area	106	1,141
Bedroom 2	12	129			

Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the R ICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale.

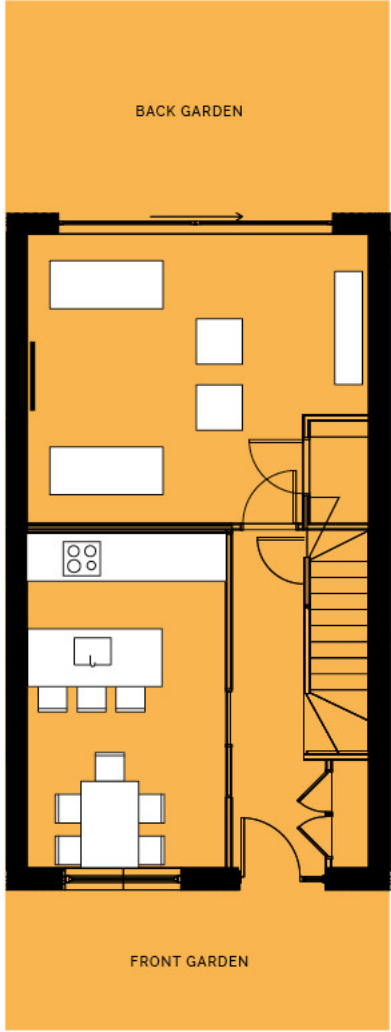
Floorplans

MAISONETTE 2

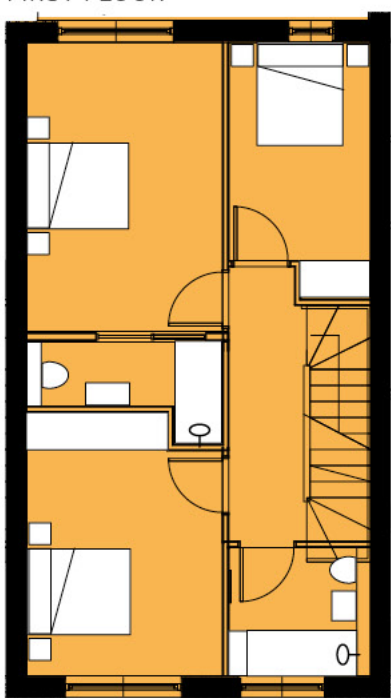
3 BEDROOMS



GROUND FLOOR



FIRST FLOOR



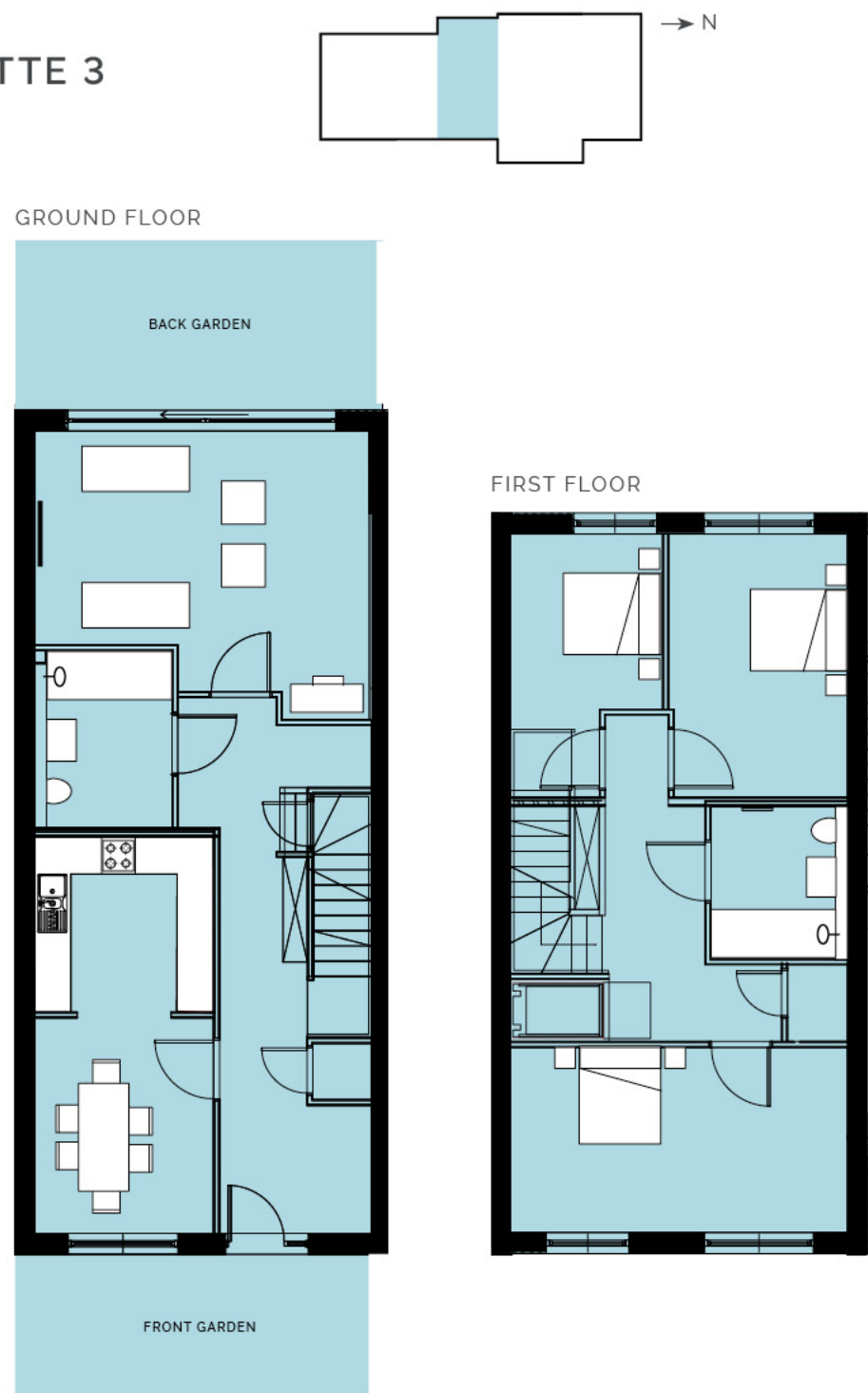
area	m²	ft²	area	m²	ft²
Living Room	22.4	241	Bedroom 3	8.2	88
Dining/Kitchen	15.9	171	Bathroom	4.4	47
Bedroom 1	13.8	148	WC	1.5	16
En-suite Bathroom	3.5	38	Net internal area	106	1,141
Bedroom 2	12	129			

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Floorplans

MAISONETTE 3

3 BEDROOMS



area	m ²	ft ²	area	m ²	ft ²
Living Room	22.3	240	Bedroom 2	12.3	132
Dining/Kitchen	18.5	199	Bedroom 3	9.3	100
Bathroom 1	6.5	70	Bathroom 2	5.6	60
Bedroom 1	16.7	180	Net internal area	135	1,453

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Floorplans

FLAT 1

2 BEDROOMS

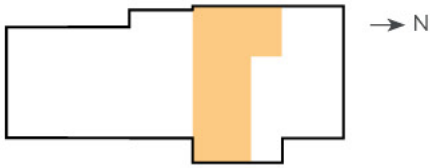


area	m ²	ft ²	area	m ²	ft ²
Living Room/ Dining/Kitchen	28.6	308	Bedroom 2	13.5	145
Bathroom 1	5	54	En-suite Bathroom 2	3.9	42
Bedroom 1	14.3	154	Net internal area	77.8	837

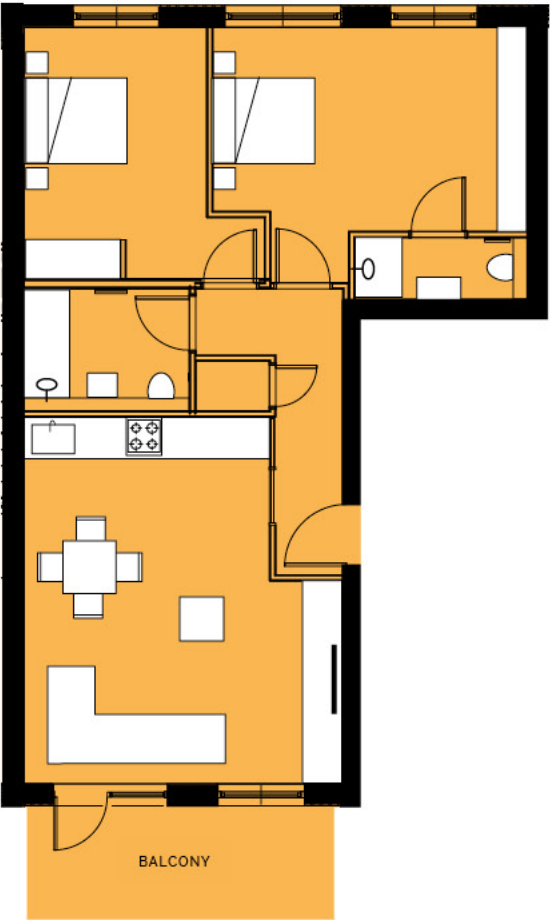
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Floorplans

FLAT 3
2 BEDROOMS



FIRST FLOOR

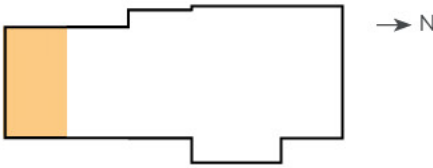


area	m²	ft²	area	m²	ft²
Living Room/ Dining/Kitchen	25.8	278	Bedroom 2	12.3	132
Bedroom 1	16.3	175	En-suite Bathroom	2.6	28
Bathroom	5	154	Net internal area	71.4	768

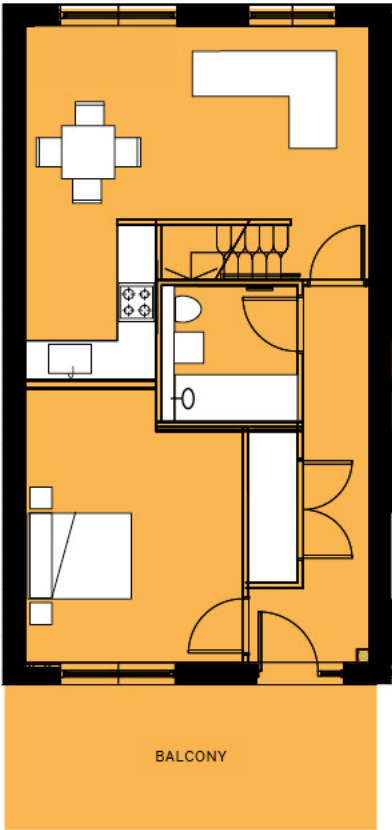
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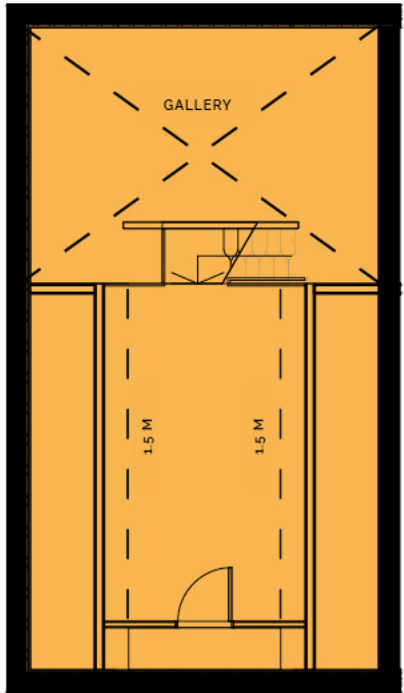
FLAT 5
1 BEDROOM +
MEZZANINE



SECOND FLOOR



MEZZANINE



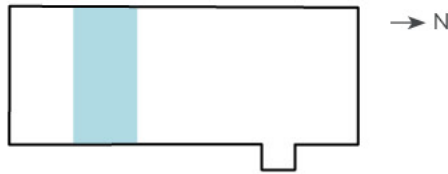
area	m²	ft²	area	m²	ft²
Living Room/ Dining/Kitchen	23.3	251	Bathroom	4.4	147
Bedroom	13.4	144	Mezzanine	16.2	174
			Net internal area	69.2	745

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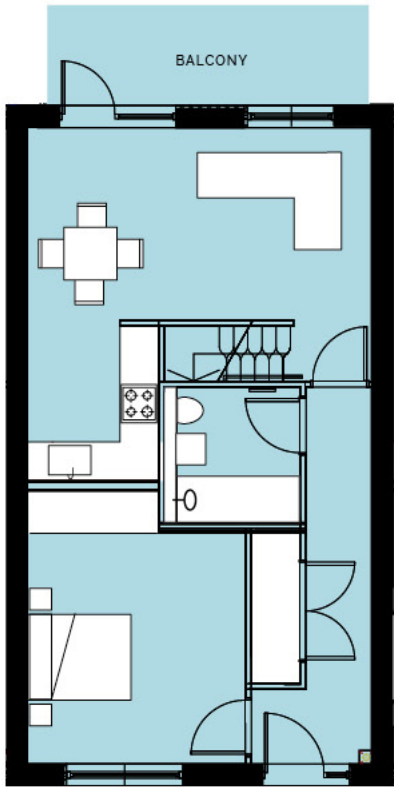
Floorplans

FLAT 6

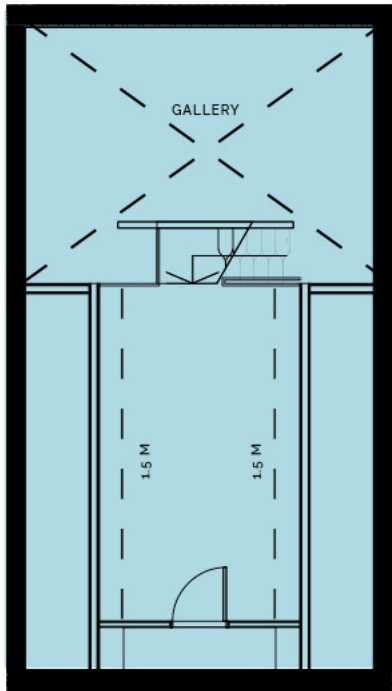
1 BEDROOM +
MEZZANINE



SECOND FLOOR



MEZZANINE



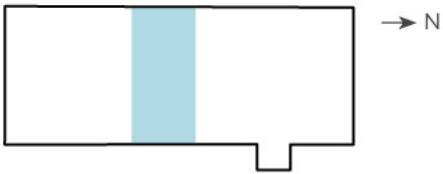
area	m ²	ft ²	area	m ²	ft ²
Living Room/ Dining/Kitchen	23.3	251	Bathroom	4.4	147
Bedroom	13.4	144	Mezzanine	16.2	174
			Net internal area	69.2	745

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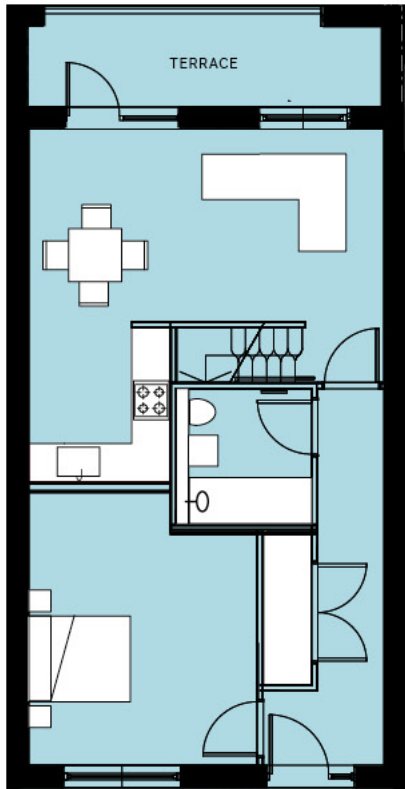
Floorplans

FLAT 7

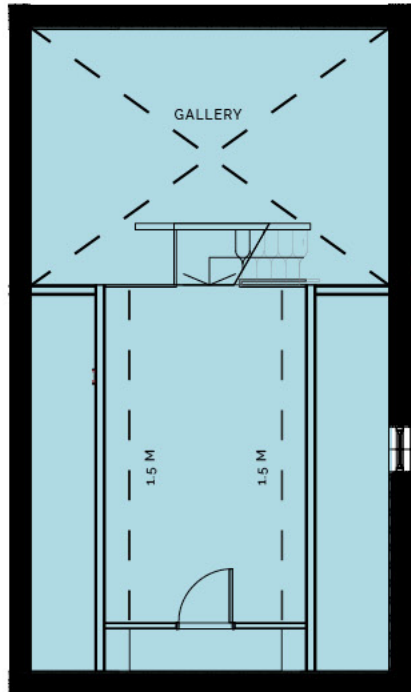
1 BEDROOM +
MEZZANINE



SECOND FLOOR



MEZZANINE

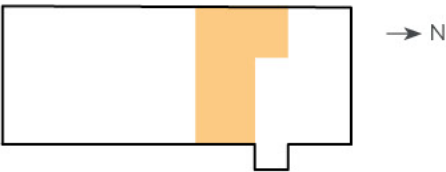


area	m ²	ft ²	area	m ²	ft ²
Living Room/ Dining/Kitchen	24	258	Bedroom	13.9	150
Bathroom	4.4	47	Mezzanine	16.2	174
			Net internal area	70.9	763

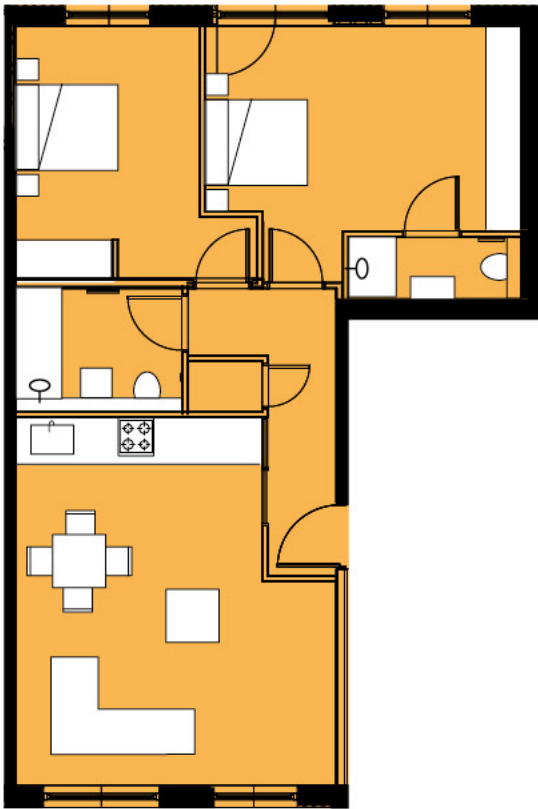
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Floorplans

FLAT 8
2 BEDROOM



THIRD FLOOR



area	m²	ft²	area	m²	ft²
Living Room/ Dining/Kitchen	25.8	278	Bedroom 2	12.2	131
Bedroom 1	16.3	175	En-suite	2.6	28
Bathroom	5	54	Net internal area	71.4	768

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A Development By



Formál Property Group is a boutique property development company focussed on residential schemes within London. The company is led by functional and aesthetic design. Our aim is to create 'property with purpose'. Each and every one of our property developments is designed to exceed the expectations of the local market.

enquiries@formalproperty.com | [formalproperty.com](https://www.formalproperty.com)



Makers Row

A terrace of nine new build houses and one refurbished period property in Streatham.



North End Road

Four new build flats above an existing commercial unit in Fulham.



Kings Avenue

Nine new build flats and two houses. in Clapham



Cathcart Road

A luxury duplex penthouse flat in Chelsea.

All details contained within this sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions, the developer reserves the right to modify plans, exteriors, specifications, and products without notice or obligation. Actual usable floor space may vary from stated floor area. Any computer generated images depicted are an artist's concept of the completed building and/or its interiors only. Photos shown are of previous development of similar specification. The content contained within these particulars may not be current and can change at any time without notice.

