

SE 22

PORTMAN TERRACE

EAST DULWICH



Nestled between Dulwich Village and Peckham Rye Park, and in the Dulwich Gardens Conservation Area, Portman Terrace is a brand new sophisticated boutique development in East Dulwich.

Although within easy walking distance of the dynamic and eclectic café and restaurant culture of Dulwich and Peckham, the three townhouses and two apartments of Portman Terrace are situated in a quiet residential quarter away from the high streets and traffic.

Designed by RIBA Architects and built by a developer well-known for luxury and contemporary residential developments, these properties will not fail to impress. Combining style with comfort, good connections, green spaces, and a wide selection of social venues, Portman Terrace is a winning combination to call home.

OUR DEVELOPMENT

Portman Terrace

BRAND NEW SOPHISTICATED BOUTIQUE DEVELOPMENT IN EAST DULWICH

Portman Terrace consists of three 3-bed tall elegant townhouses all with full width sliding doors to private gardens, and stunning south facing roof terraces, large enough for entertaining and watching the sun set over leafy Dulwich. Seamlessly built in the same genre, the two individual apartments are perfect for London living. The one bed apartment has a private garden whilst the two-bedroom top apartment, boasts the same south facing roof terrace as the townhouses.

Every house and apartment is built to the highest standards in a smooth, stylish, contemporary design and with high environmental credentials. Hand fitted kitchens, stunningly handcrafted oak stairs, and bespoke fitted cupboards, finish these homes to give that extra touch of luxury. Viewing is a must.

Just over 5 minutes away is Lordship Lane, East Dulwich's oldest street boasting a huge range of places to eat and socialise as well as useful stores to shop for the essentials and the eclectic.

Gather your fresh fruit and vegetables from the farm shop, and fish from Moxons, one of London's leading fishmongers of 25 years. Get your fresh bread and pastries from Tart, and super healthy and vegan options from As Nature Intended.

Browse for that unique gift at the Second Hand antiques shop, or

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THE AREA BOASTS A HUGE RANGE OF PLACES TO EAT AND SOCIALISE

a bouquet from the Pear Spring House Plants, get that picture framed or have your hair done, all within a stroll of Portman Terrace.

Lordship Lane is home to Picturehouse Cinema, a neighbourhood chain which provides a broad range of movies from the latest blockbusters to film festival favourites, and live screenings of cultural shows, ballets and operas.



OUR AREA

Lordship Lane



CAFÉ CULTURE

Things To Do

A PLETHORA OF INDEPENDENT CAFÉS IN THE AREA WILL LEAVE YOU SPOILT FOR CHOICE

Tart is a bakery and café specialising in tasty savoury tarts, fresh salads, brunch and cakes. They stock Volcano coffee and are housed in a historic building on Lordship Lane.

The Round Café in Peckham Rye Park provides a haven of green tranquillity as well as a delicious coffee, and the sensational **Kanella & Co** also serves an excellent brew and fresh food.







From tandoori's to tortillas, fair trade coffees to mixology cocktails, sushi to sourdough, there is no shortage of both chain and independent places to eat at or order from.

Yamamomo restaurant and bar is a contemporary Japanese new style Izakaya and sushi restaurant which combines the traditional Japanese Izakaya dishes with modern European style tapas cuisine. The drinks menu has been designed with some of London's leading mixologists, to create an innovative modern and Japanese influenced cocktail list.

Maria's Tortilla is an Authentic Spanish tapas bar priding themselves on their delicious home-made food, fine beverages, great service, and comfortable surroundings. Open 6 days a week, they welcome you morning, afternoon, and evening, to indulge in their delicious food and drinks whilst you immerse into your own Spanish hide away.

The area is also home to several Indian restaurants, vegetarian, Thai, Turkish, Spanish, and Italian including the chain Franca Mama.

RESTAURANTS

Things To Do



RELAX

PUBS & BARS

East Dulwich



Pubs and bars are dotted throughout the area offering a range of traditional historic buildings with gastro-pub menus, gardens and cosy atmospheres, through to sophisticated wine bars in contemporary spaces of sleek designs attracting a professional crowd.

East Dulwich and surrounding areas supports a number of microbreweries, each with their unique flavours, some with taprooms and food, some offer workshops, so each social occasion can be different, unique and interesting.

GREEN SPACES & Recreation



GETTING AWAY FROM THE HUSTLE AND BUSTLE OF CITY LIVING

On your doorstep is Peckham Rye Park and Common which boasts 113 acres of grassland, ornamental and water gardens, woodlands, wildflower gardens, children's and adventure playgrounds and a café. Nearby are Goose Green, the woods and ancient ruins at Nunhead Cemetery, as well as Camberwell and Honor Oak Parks. For a healthy lifestyle, abundant outdoor activities and clubs abound including football, rugby, horse riding, walking, skate boarding and more. A simple 5 minute stroll

away is the Dulwich Leisure Centre which recently underwent a multi-million pound renovation. Culturally, Dulwich Picture Gallery is home to a significant collection of European Old Masters. The Horniman Museum is a gem of a family friendly museum with gardens, butterfly house and aquarium. It champions the Natural Environs and often hosts exhibitions from around the world.

Restaurants

1. MEATLiquor
2. Franco Manca
3. Yama Momo
4. Spinach
5. Begging Bowl
6. Peckham Bazaar
7. Ganapati
8. Levan

Cafe's & Coffee

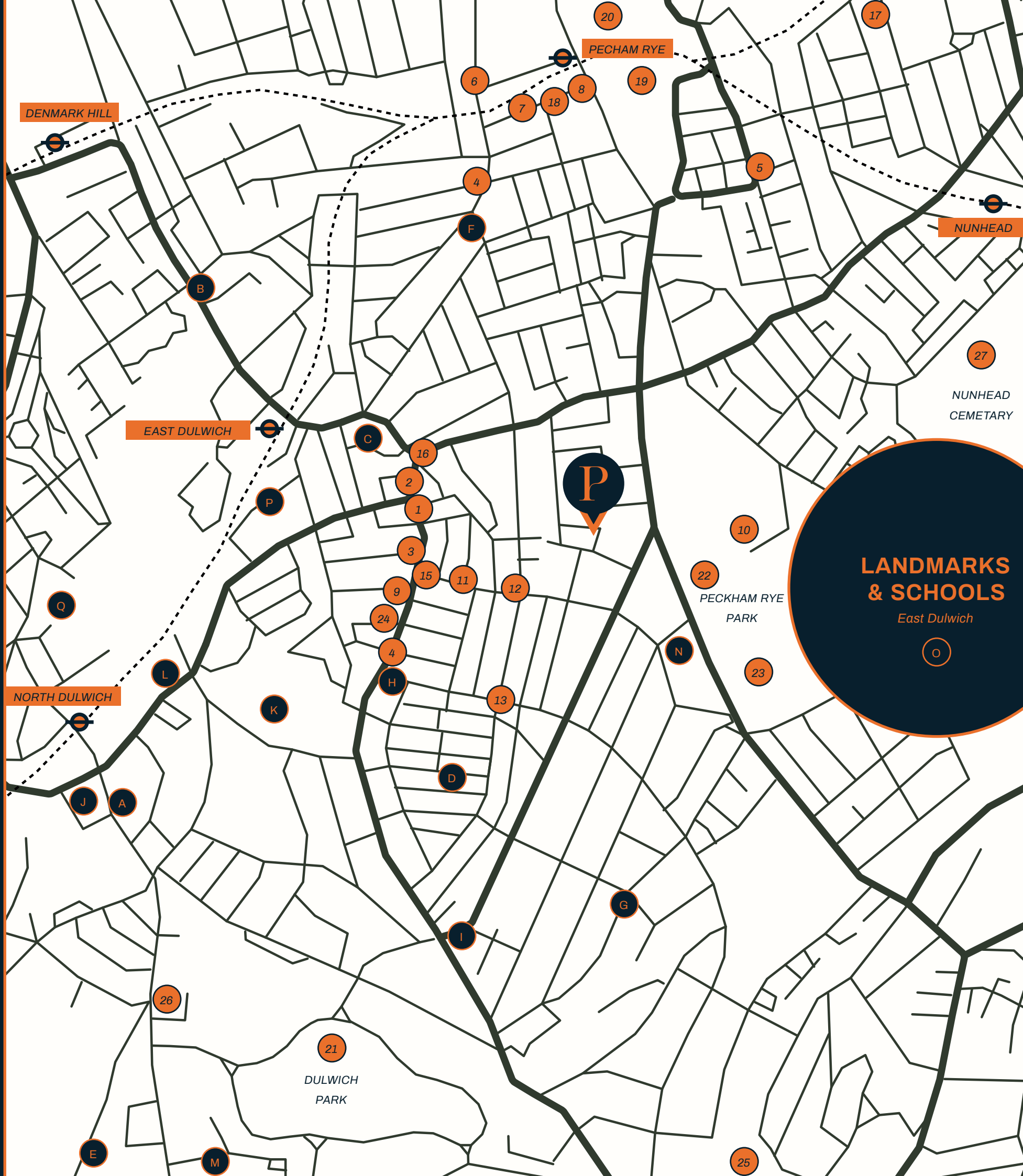
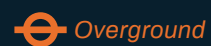
9. Kanella & Co
10. Round Café
11. Luca's Kitchen & Bakery

Pubs & Bars

12. The Actress
13. The Great Exhibition
14. The Clock House
15. The Palmerston
16. East Dulwich Tavern
17. Peckham Cellars
18. Bar Story
19. Bussey Rooftop Bar
20. Frank's bar

Entertainment

21. Dulwich Park
22. Peckham Rye Park
23. Japanese Garden
24. East Dulwich Picturehouse & Café
25. Horniman Museum & Gardens
26. The Dulwich Picture Gallery
27. Nunhead Cemetery



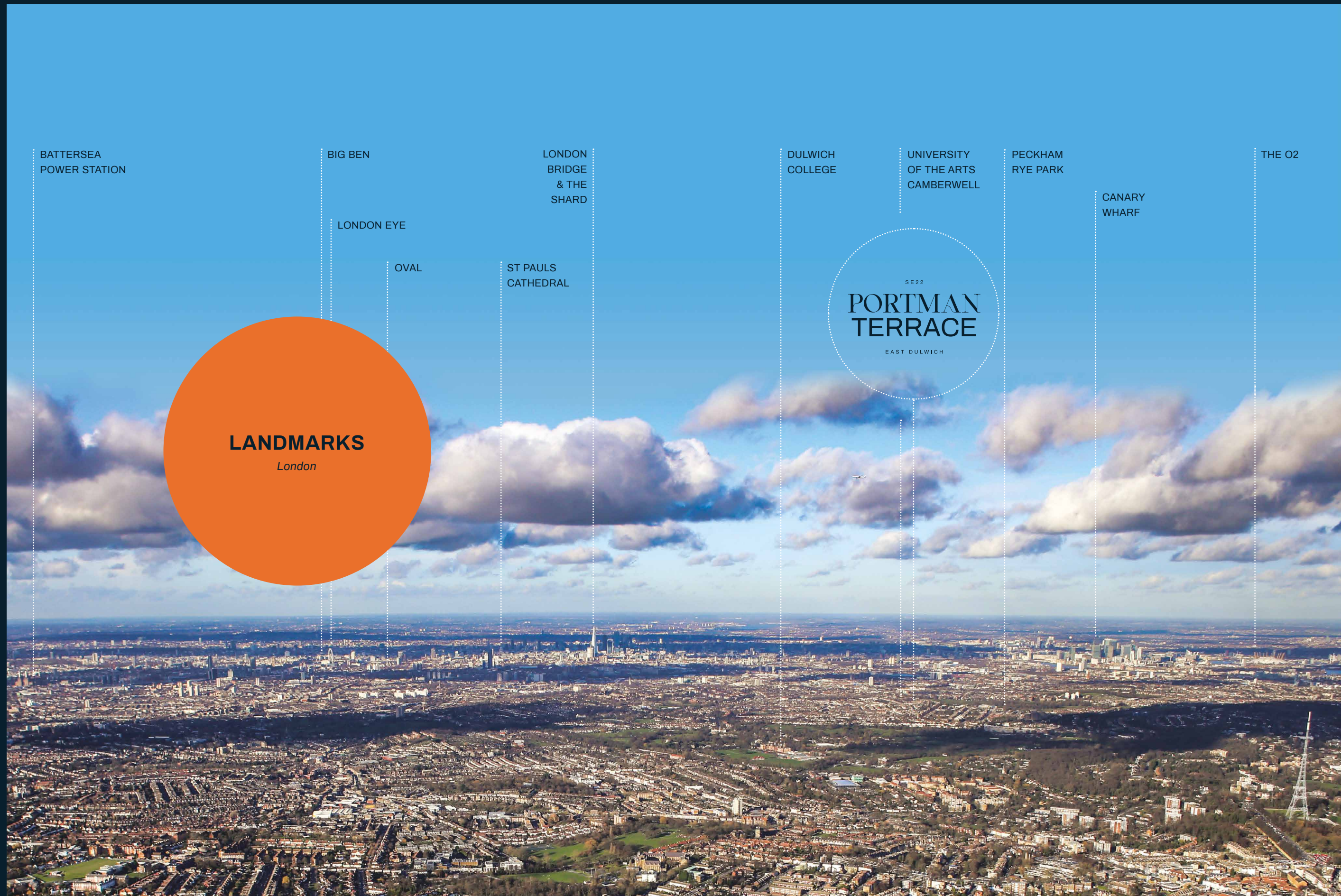
Some of the most historic and reputable schools in London can be found in the area and a significant number are Ofsted 'Outstanding' or 'Excellent'

Infant And Primary Schools

- A. Dulwich Village Church of England Primary School
- B. Dog Kennel Hill Primary School
- C. Goose Green Primary School
- D. Heber Primary School
- E. Dulwich Hamlet Junior School
- F. The Belham Primary School
- G. Goodrich Community Primary School
- H. Harris Academy Primary School
- I. St Anthony's School
- J. James Allen's Preparatory School

Secondary Schools

- K. James Allen's Girls' School – rated 'Excellent' by Independent Schools Inspectorate
- L. Alleyn's established in 1619 – rated 'Excellent'
- M. Dulwich College – Gorgeous grounds, historic buildings, and international connections
- N. Harris Boys Academy East Dulwich – rated 'Outstanding'
- O. Harris Girls Academy East Dulwich – rated 'Outstanding'
- P. The Charter School East Dulwich
- Q. The Charter School North Dulwich



BATTERSEA
POWER STATION

BIG BEN

LONDON EYE

OVAL

ST PAULS
CATHEDRAL

LONDON
BRIDGE
& THE
SHARD

DULWICH
COLLEGE

UNIVERSITY
OF THE ARTS
CAMBERWELL

PECKHAM
RYE PARK

CANARY
WHARF

THE O2

LANDMARKS

London

SE22
PORTMAN
TERRACE

EAST DULWICH

The area is well connected to multiple transport options, with Peckham Rye Station which in 2020 received £1 million for access improvements including new lifts and wider platforms.

Cycle Links

- Brixton – 19 minutes
- London Bridge – 27 minutes
- Clapham Junction – 35 minutes
- London Victoria – 29 minutes
- Liverpool Street – 32 minutes
- Oxford Circus – 39 minutes

Train/Overground

Peckham (0.9 miles away)

- Canada Water - 10 minutes
- London Victoria - 15 minutes
- Blackfriars - 15 minutes
- London Bridge - 10 minutes
- DLR - 8 minutes
- Shoreditch - 20 minutes
- Clapham Junction - 17 minutes
- Kings Cross - 30 minutes

Bus

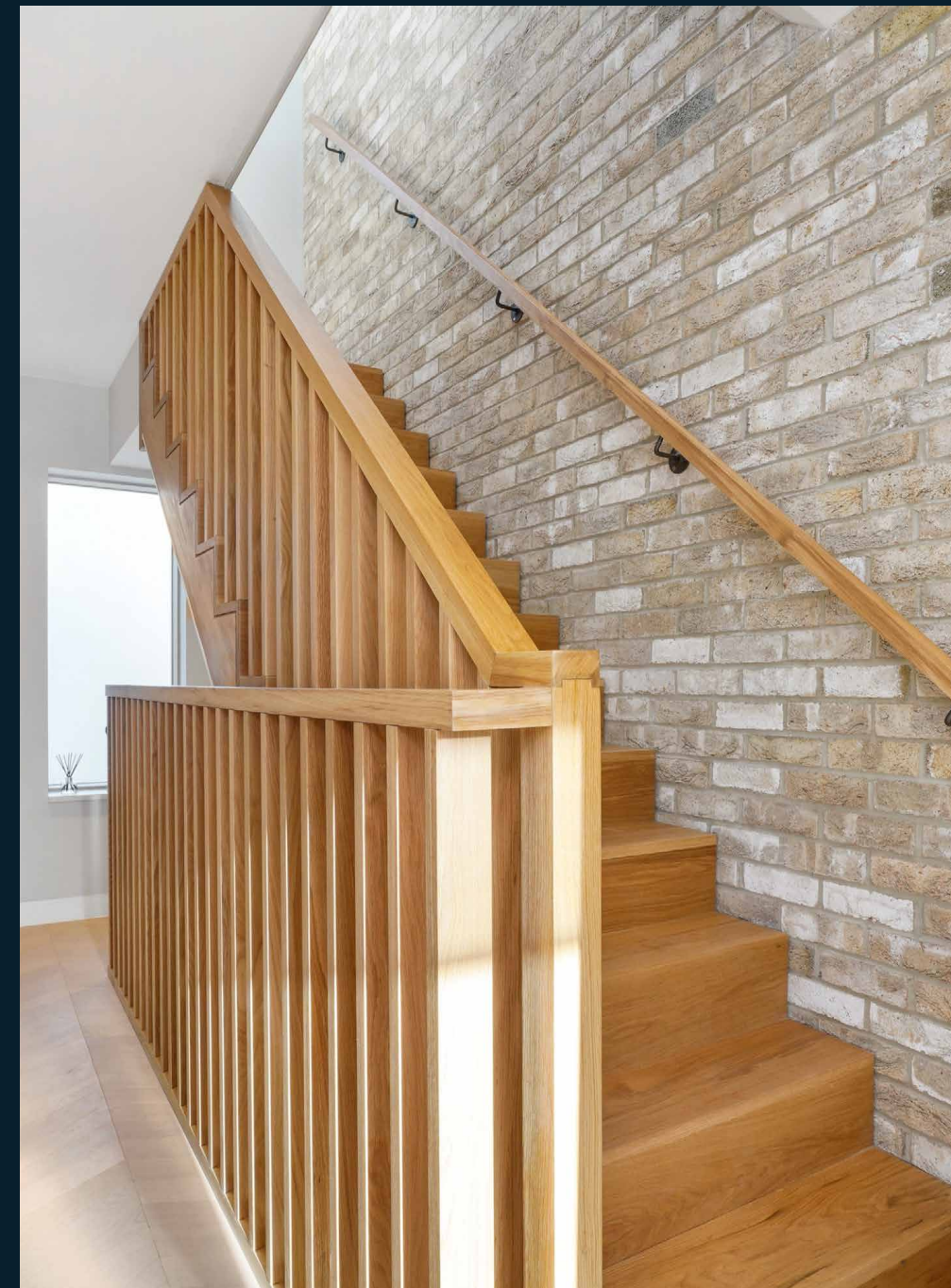
- Brixton – 29 minutes
- Waterloo – 45 minutes
- Clapham Junction – 45 minutes

Bus routes have recently been improved as have cycle lanes and footpaths allowing for active travel. This make it a superb location for commuting and recreation in London and beyond.



OUR DEVELOPMENT

Portman Terrace



FLOORPLANS

Portman Terrace

APARTMENT ONE

Ground Floor

1 BEDROOM

417 sqft // 37.7m²



*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.

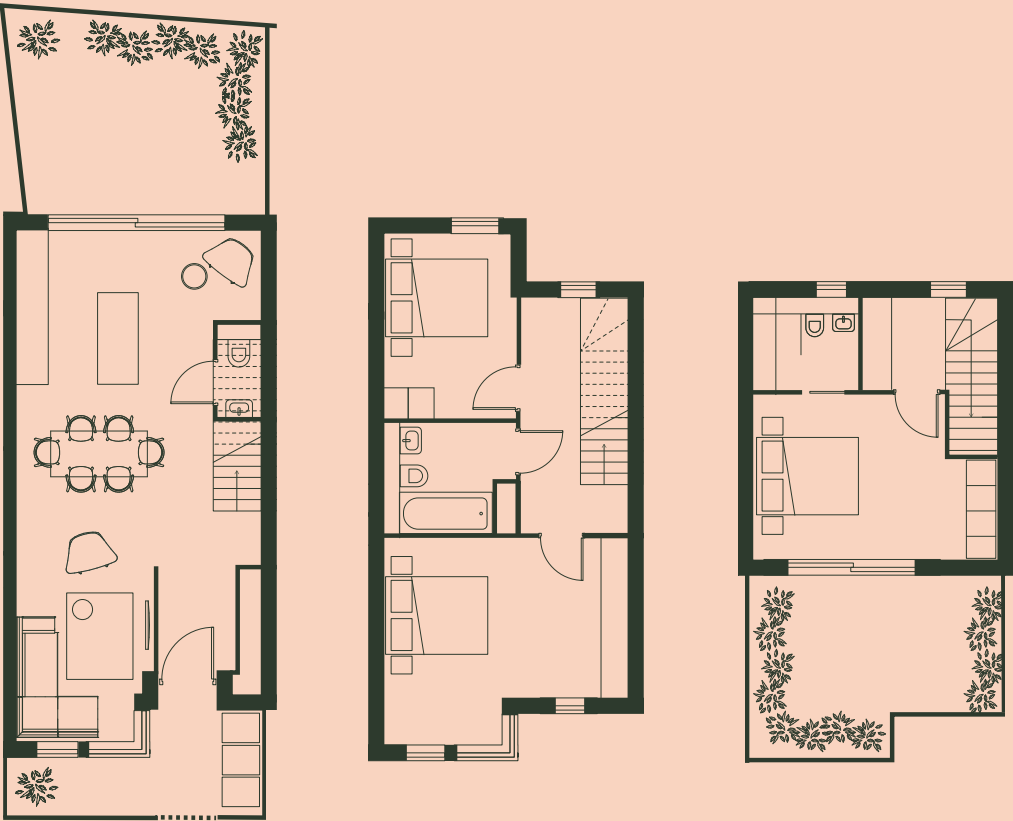
APARTMENT TWO

First/Second Floor
2 BEDROOM
764 sqft // 71.1m²



TOWNHOUSE ONE

3 Floors
3 BEDROOM
1,250 sqft // 116.1m²

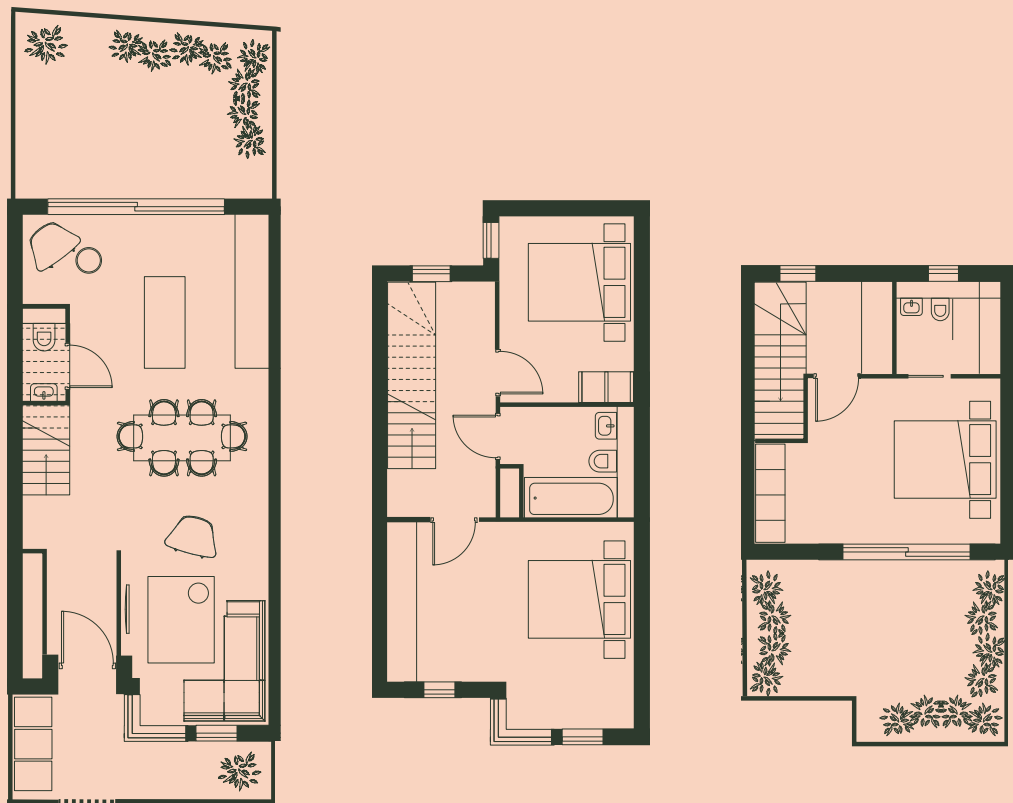


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TOWNHOUSE TWO

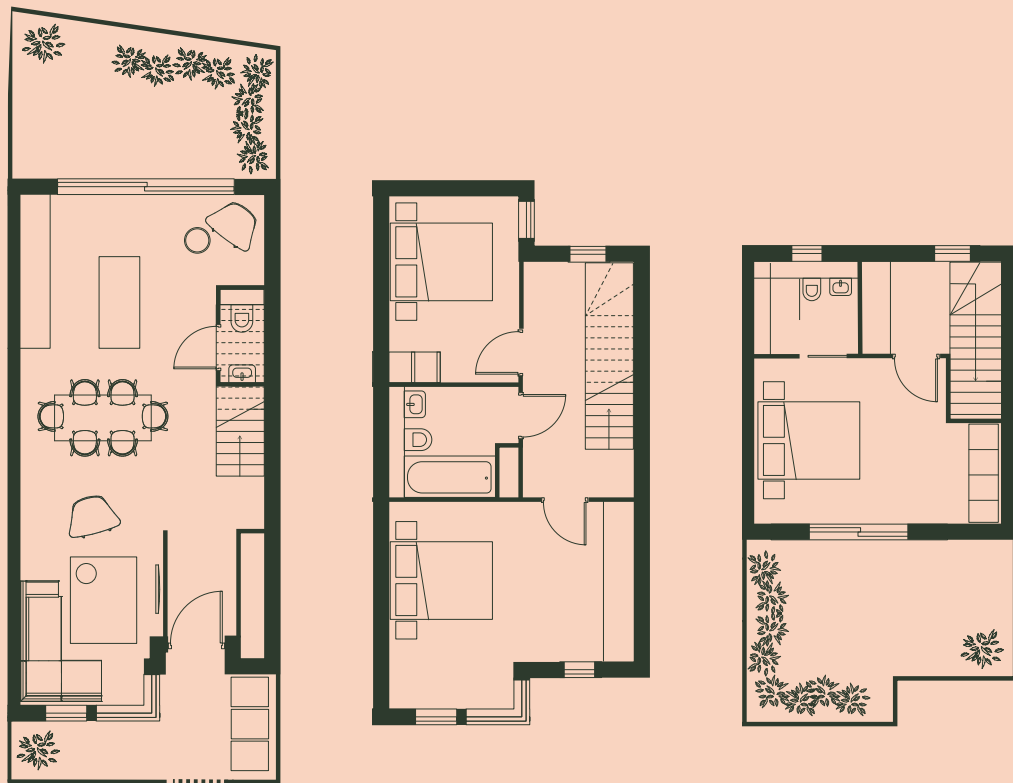
3 Floors
3 BEDROOM
1,250 sqft // 116.1m²



**DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.*

TOWNHOUSE THREE

3 Floors
3 BEDROOM
1,250 sqft // 116.1m²



**DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.*

SPECIFICATION

The Details

THREE FAMILY HOUSES

- Underfloor heating throughout
- Italian made kitchen with Siemens appliances and Dekton works tops that are made from natural quartz stone, porcelain and glass
- Private roof terrace with rich chestnut coloured hardwood timber decking in parquet pattern
- MVHR air recycling system throughout
- Polished concrete ground floor
- Solid oak well-crafted staircase with detailing leading to oak wooden flooring upstairs
- Large scale Italian composite double glazed corner windows on ground and first floors
- Ultra-thin modern composite window frames, soft oak finish internally with striking aluminium finish externally
- En-suite bathroom and downstairs W.C, both with discrete pocket sliding doors
- Bespoke wall to wall skylight above en-suite shower
- Italian porcelain tiles
- Bespoke handcrafted wardrobes
- Recessed skirting detail for a minimal, contemporary feel
- Exposed brickwork wall along the staircase spanning from ground to second floor
- Bespoke, extra tall and wide entrance doors evoking a sense of grandeur on arrival.
- Brushed matt black contemporary door handles

- Luxurious Italian / British designed stone resin sinks by Lusso
- High quality, stylish terrazzo tiles to rear gardens
- Elegant light fittings from British lighting designers Astro
- Well-designed, unique flush door architraves
- Low level ambient tread lighting to ground floor stair case
- Tiling to entrance hall flooring echoing traditional Victorian features in a contemporary manner
- Farrow & Ball paint colours

SPECIFICATION

The Details

TWO APARTMENTS

- Underfloor heating throughout property
- Italian made kitchen with Bosch appliances
- The top apartment has a private roof terrace with rich chestnut coloured hardwood timber decking in parquet pattern
- MVHR air recycling system throughout
- Italian porcelain tiles
- Oak flooring extra wide board format
- Bespoke handcrafted wardrobes
- Ultra-thin modern composite double-glazed windows, soft oak finish internally with striking aluminium finish externally
- Skirting-free details and well-designed, unique flush door architraves for a minimal, contemporary feel
 - Large-scale double-glazed corner windows
 - Exposed brickwork wall internally
 - Bespoke, full height external entrance door evoking a sense of grandeur on arrival
 - Brushed matt black contemporary door handles
 - Luxurious Italian / British designed stone resin sinks by Lusso (top flat only)
- Elegant light fittings from British lighting designers Astro
- Farrow & Ball paint colours

*subject to change and availability



Help to Buy (HTB) is a government scheme allowing first time buyers of a new flat or house to borrow up to 40% of the property's value (20% outside London). These schemes are available to first-time buyers or homeowners who want to buy a brand-new home with a purchase price of up to £600,000.

THE DEVELOPERS

Lanbury Group



Lanbury, founded in 2017, is a property development company operating throughout London and the South East. Each development is innovatively designed, with a strong environmental emphasis, and expertly created, where uniqueness, quality, and desirability are at the forefront of the whole process.



“We pride ourselves on delivering high-quality design to our properties, helping to transform underutilised urban spaces and redeveloping them into bright, dynamic and exciting environments that people want to live in.” Ben Kelly, Founder and Director, The Lanbury Group.

The Architects

Aros Architects are one of the top Architect studios in London. Aros are members of RIBA - the Royal Institute of British Architects where only exceptional standards of design and quality are allowed. Aros offer designs of unique style whilst ensuring the highest possible standards and sympathy with the surrounding areas to create places where people want to call home. Aros have lovingly designed these units which give these properties their distinctive look and feel.

OUR PROMISE

Lanbury Group



Delivering high quality homes that people love living in, is at the core of what Lanbury does. That is why we specifically choose to work with some of the most highly regarded and innovative professional teams across all aspects of the development process. We embrace a collaborative approach with all stakeholders in our projects, working closely with the architects, craftsmen, suppliers and planners alike. Understanding the needs of today's urban professionals and being part of the whole project process from

inception to delivery, allows Lanbury to ensure every detail meets its exacting standards to guarantee exceptional quality and style. We take tremendous pride in both what we do and what we produce, so our clients can relax and thoroughly enjoy living in comfort and style.

PREVIOUS DEVELOPMENTS

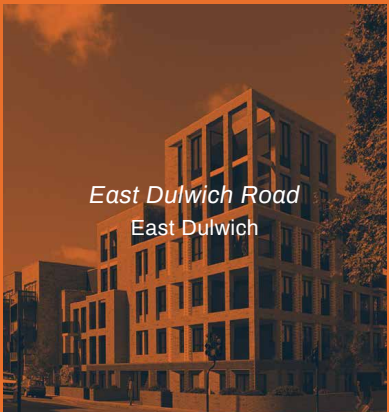
Lanbury Group



Number 67
East Dulwich



Blackwall Lane
Greenwich



East Dulwich Road
East Dulwich



Wingfield Mews
Peckham

ENQUIRE

Pedder property



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