



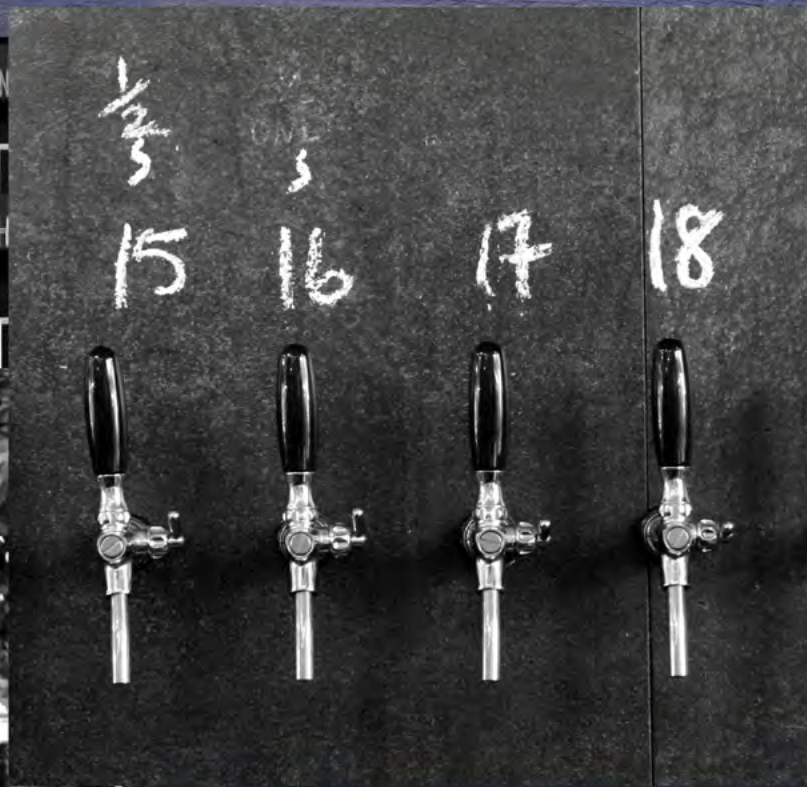
B E L L E N D E N   S T U D I O S

S E 1 5





Nine hot  
properties in  
London's coolest  
neighbourhood





Inspired by its industrial  
heritage, but designed for  
21st Century living

BELLENDEN STUDIOS

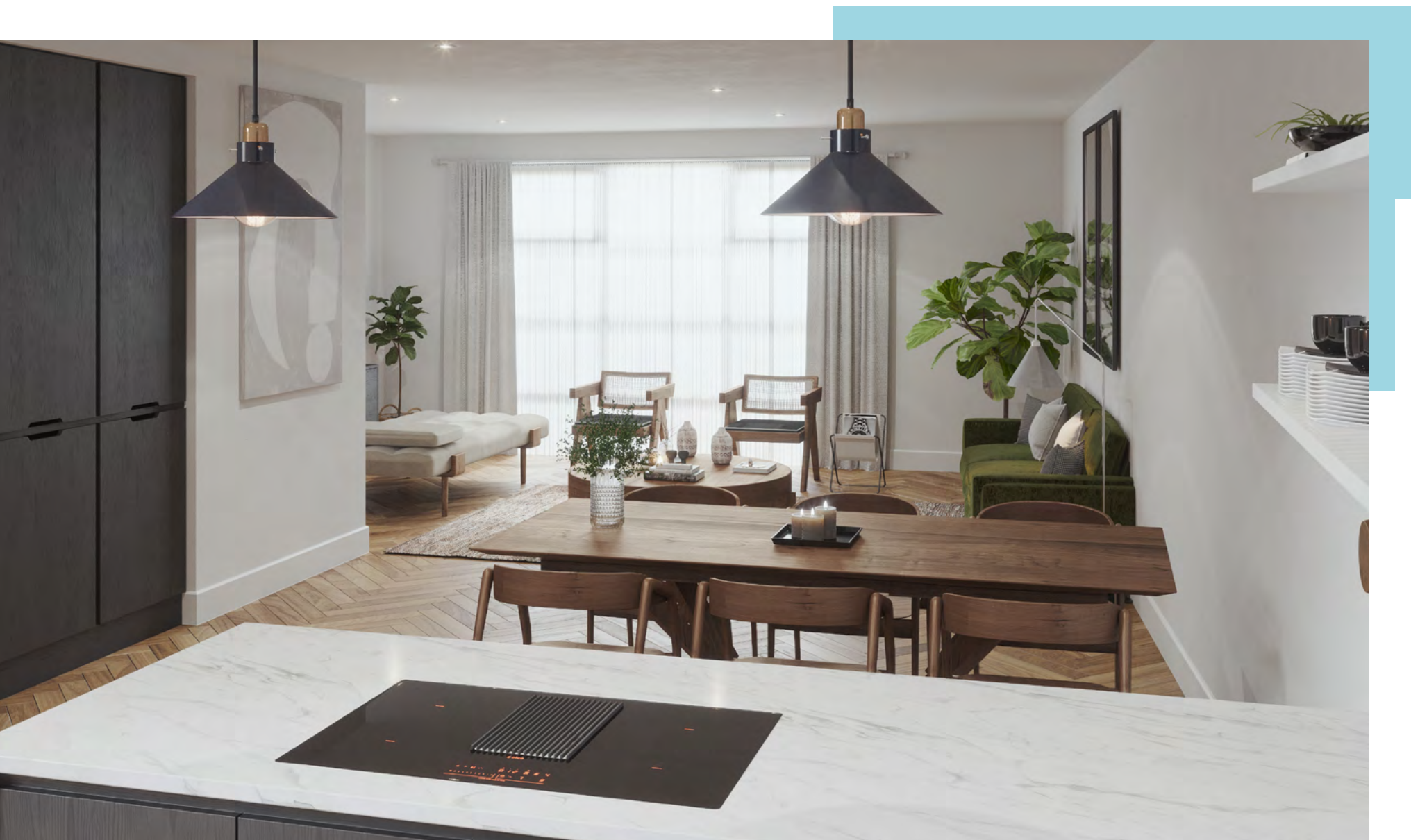
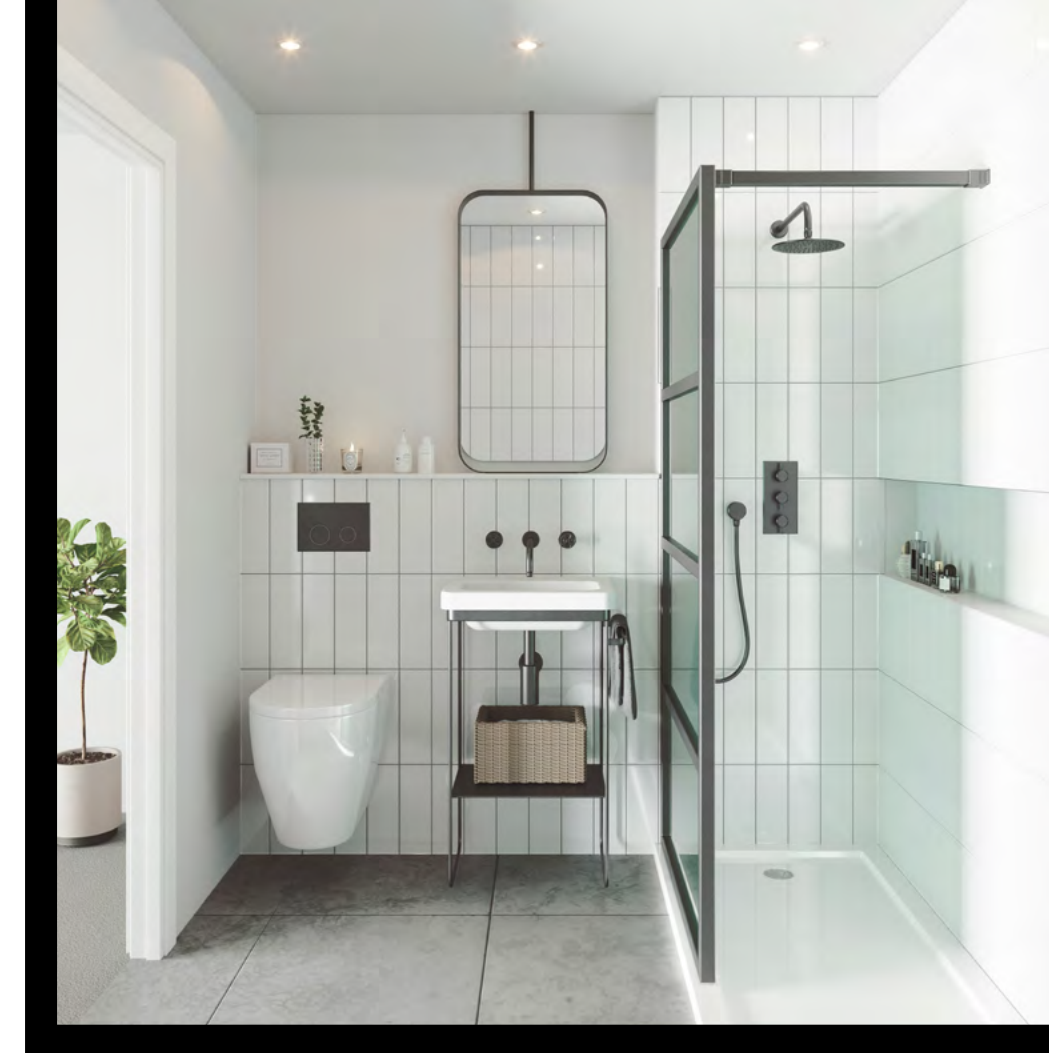


# LIGHT, SPACIOUS AND BUILT FOR COMFORT

Welcome to a new development from Formål Property Group, who have been creating desirable living spaces in London since 2008.

**Right:** Only high quality sanitary ware has been used throughout

**Left:** Large industrial-style windows flood the rooms with light



Positioned just a short walk from Peckham High Street and Peckham Rye, the properties are ideally located for easy access to the West End, Canary Wharf and the City. Bellenden Studios is a unique opportunity to buy a home in an area that has enormous potential.

The properties' industrial design pay homage to the commercial history of the site, which previously housed a photographic studio.

Interiors are well-lit and roomy, boasting high ceilings and large Crittall-style windows.

These stylish high spec accommodations are ideally equipped for comfortable, modern living.



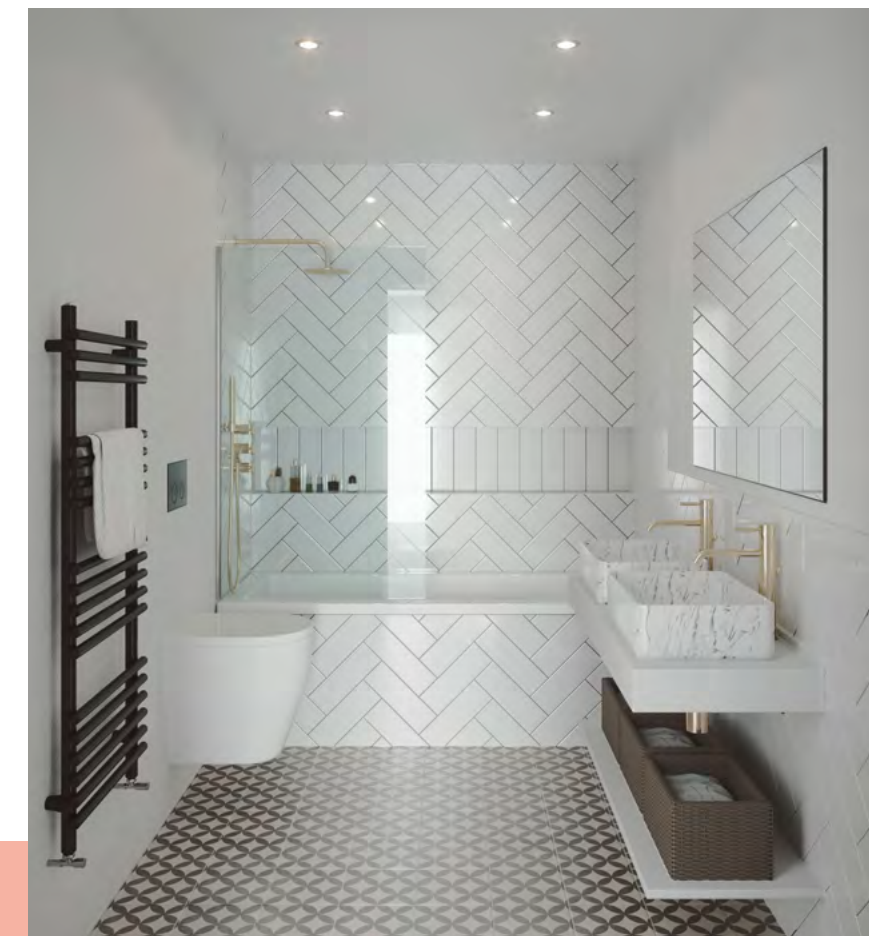


# STYLISH AND AUTHENTIC WITH TOUCHES OF LUXURY

Interiors have been thoughtfully assembled using carefully selected materials to recreate the industrial aesthetic. High quality appliances, fixtures and fittings guarantee comfort.

**Above:** Good sized double bedrooms with built in wardrobes throughout.

**Right:** Bespoke kitchens with composite splashback and worktops, Bosch appliances and Elica downdraft hobs.







# LOCAL AREA

BELLENDEN  
STUDIOS

PECKHAM RYE STATION

LONDON BRIDGE

THE CITY

QUEENS PARK  
STATION

SHOREDITCH

BURGESS PARK

ELEPHANT  
AND CASTLE

WEST END

WATERLOO  
STATION

VAUXHALL

DENMARK HILL  
STATION



# PECKHAM

## Peckham is so up-and-coming the press are running out of superlatives

The once unloved and unglamorous Peckham is now benefiting from Hipsterfication, but don't let it's reputation as the new Shoreditch put you off. This vibrant and characterful area is starting to get the recognition it deserves.

In 2017, the Sunday Times named it the Best Place to Live in London. And in September 2019, Time Out described Peckham as London's coolest neighbourhood.

Just walk down its main streets to experience a huge mix of amazing cultures and artistic variations and to feel its energy and excitement. Or, if you prefer it quieter, leave the rickety shopfronts and busy arcades to stroll down leafy, low-rise side streets.

**01** One of South London's largest parks, Burgess Park has undergone an £8m regeneration. **02** Copeland Park & The Bussey Building is a haven for creatives, boasting a diverse community of bars, restaurants and cinemas.

**03 & 04** Peckham is benefitting from the careful regeneration of its buildings and public spaces.

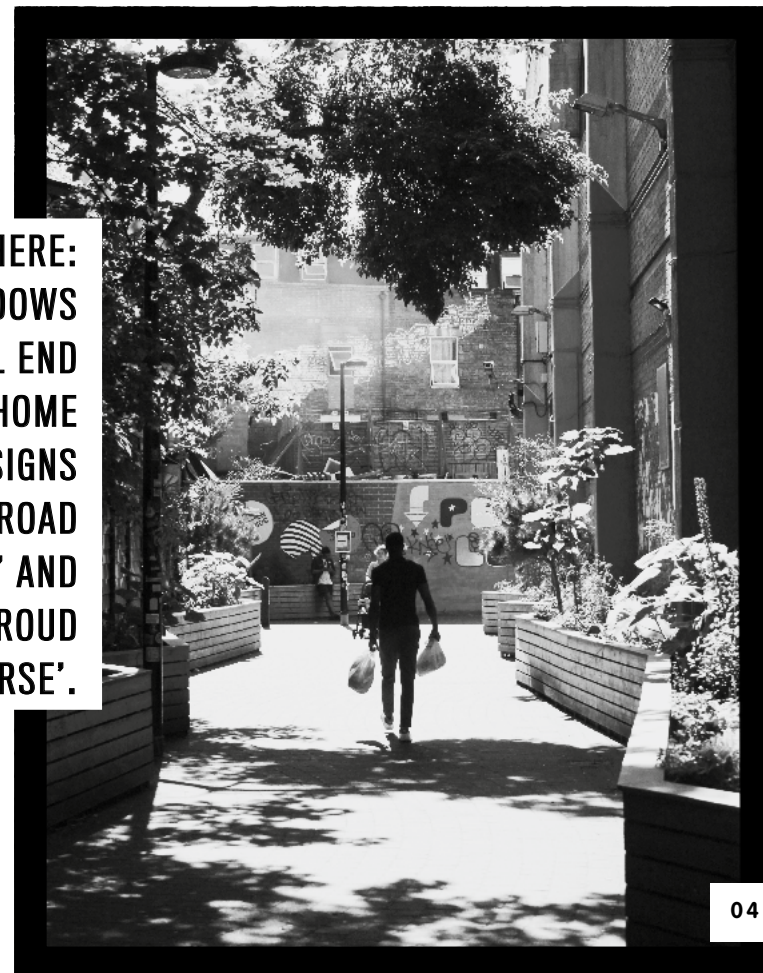


02

01

"BEST PLACE TO LIVE  
IN LONDON 2017"  
SUNDAY TIMES

COMMUNITY IS KING HERE:  
TAPED UP ON WINDOWS  
ALONG THE RESIDENTIAL END  
OF THE ROAD ARE HOME  
PRINTED POST-BREXIT SIGNS  
READING 'BELLENDEN ROAD  
IS A RACISM-FREE ZONE' AND  
'BELLENDEN ROAD IS PROUD  
TO BE DIVERSE'.



04

In the late 18th and early 19th centuries, this was a much sought out area, and the main shopping precinct was the equivalent of south London's Oxford Street, frequented by well off Victorians in horse-drawn cabs. Now Peckham is being transformed towards previous lofty heights, as original architecture evolves into new and exciting structures.

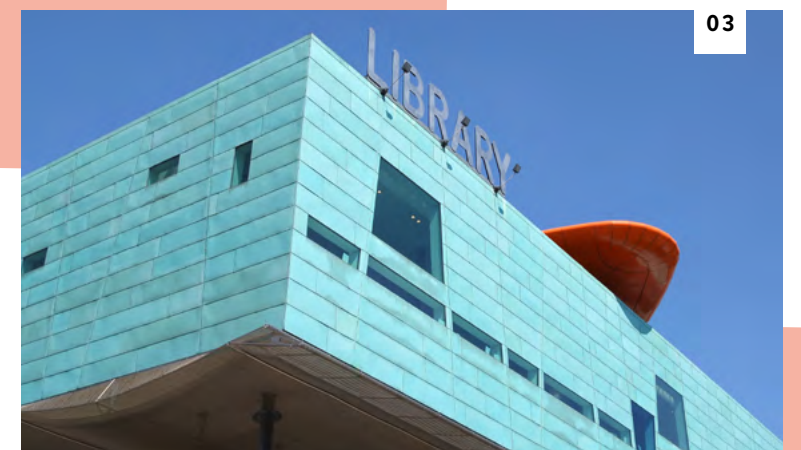
The Townscape Heritage Initiative has awarded grant money towards the preservation and improvement of Peckham's iconic buildings.

And the Mayors Regeneration Fund, working in conjunction with Network Rail, Southern Railways and Southwark Council, is reinstating Peckham Rye Overground, a Grade II listed building and Peckham's main station as well as reinvigorating the area to encourage new small businesses.

Everywhere there are surprises to enjoy, even its library has won awards – in 2000, it became the UK's only library to win the Stirling Prize, British architecture's highest accolade.

The huge potential here is beginning to be realised and Peckham is rapidly becoming one of the capital's more sought after areas.

But while property prices compare so favourably with other parts of London, we believe there's no better place to buy property than Peckham, and no better time than now.



03





# ART AND CULTURE

A permanent fixture on London’s art and culture maps

Never mind the South Bank or the Barbican, if you’re a connoisseur of art and culture, everything you need to satisfy your appetite is here in Peckham. For example, there’s the South London Gallery, established in the 19th century and today one of London’s best loved art galleries with an enviable reputation for hosting contemporary exhibitions. Or Camberwell College of Arts, whose graduates include many who have gone on to gain international prominence.

**EVERYTHING YOU NEED TO SATISFY YOUR APPETITE IS HERE IN PECKHAM**

If you prefer a more contemporary venue, the Bussey Building is a former cricket bat factory saved from demolition, and now the home of CLF Art Café hosting leading events in music, theatre, dance, film, art, and more.

Peckham Levels is a reinvented multi-story car park whose seven floors now host over 100 local and independent businesses, supporting creative enterprises from jewellery designers to ceramicists, and from screen printers food and drink start-ups.

Add the many other venues showcasing modern and traditional art and culture, and you can see why Peckham is held in high esteem among the cognoscenti.



**“THE BEATING HEART OF LONDON'S MOST DYNAMIC ART SCENE”**  
NEW YORK TIMES



**01** There is arguably no better place than Frank's Cafe to drink an Aperol spritz and watch the sun set. **02** Visit Level 6 of Peckham Levels to enjoy the plethora of bars and independent eateries. **03** Social is a place to work and get coffees during the day, and have casual beers and top notch cocktails by night.

# FOOD & DRINK

## Whatever your favourite dish, a restaurant that serves it is never far away here

Testament to its unique diversity, Peckham is now among the hippest destinations for food, drink and nightlife. Breakfast? Take your pick from Peddlers and its varied menu, Petitou for hearty, old-fashioned food. Otherwise, Levan, the Bistronomy inspired sister restaurant to Brixton's critically acclaimed Salon, starts the day by offering healthy, feel-good dishes, and some naughty options too.

For lunch choose Iranian at Persepolis, Nigerian at one of the local suyas, Carribean, jerk food from JB's Soul Food, Kurdish at Nandines, Vietnamese at Banh Banh or traditional pie and mash at the famous Manze's.

One and All Cafe is great for salads and soups, Mr Bao serves Taiwanese delights, The Begging Bowl is Thai, Artusi, Il Giardino and Forza Win are Italian. Or spice it up at Ganapati's South Indian restaurant or the Peckham Bazaar serving pan-Balkan cuisine. For something special, you cannot go wrong with food from the family run, South African inspired Kudu, followed by cocktails at their recently opened bar which sits in the arches beneath the railway.

For drinks the Tap Room serves award-winning beers brewed on site at Brick Brewery, the Montpellier has a large choice of ales and the Hope serves craft beer.

Then there's The Rye, The Prince of Peckham, the Four Quarters and plenty more fine drinking establishments to explore.







POINTS OF INTEREST

1. Peckham Rye Common

ART & CULTURE

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

BARS & PUBS

- 13. Bar Story
- 14. Brick Brewery
- 15. Canavan's Peckham Pool Club
- 16. The Four Quarters
- 17. Frank's Café
- 18. John the Unicorn
- 19. The Montpelier
- 20. The Peckham Pelican
- 21. Peckham Springs
- 22. Prince of Peckham

RESTAURANTS & CAFÉS

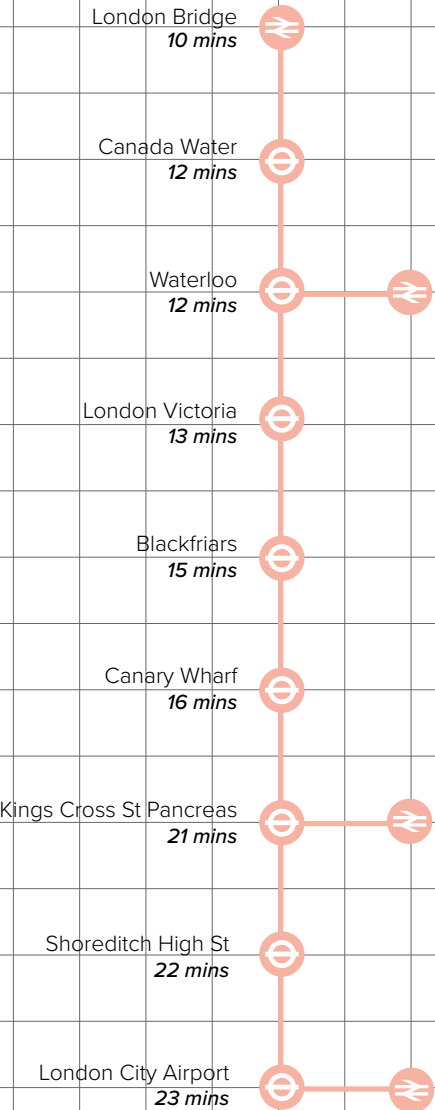
- 23. Anderson & Co
- 24. Artusi
- 25. Begging Bowl
- 26. Coal Rooms
- 27. Forza Win
- 28. Ganapati
- 29. Levan
- 30. M.Manze
- 31. Made of Dough
- 32. Mr Bao
- 33. The Habit
- 34. Peckham Bazaar
- 35. Peckham Farmers Market
- 36. Peckham Refreshment Rooms
- 37. Pedler
- 38. Persepolis
- 39. Petitou
- 40. Small White Elephant

||| Rail / Overground

TRANSPORT

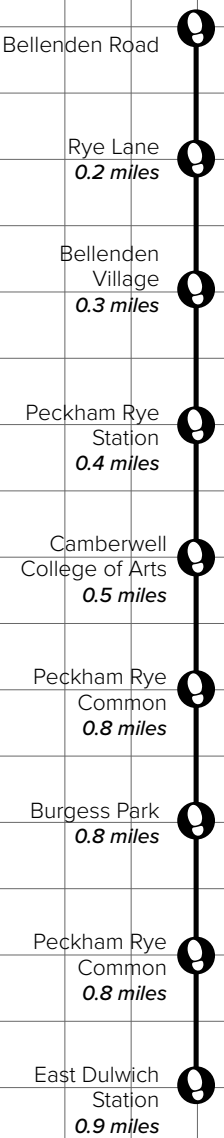
BY RAIL

PECKHAM RYE



ON FOOT

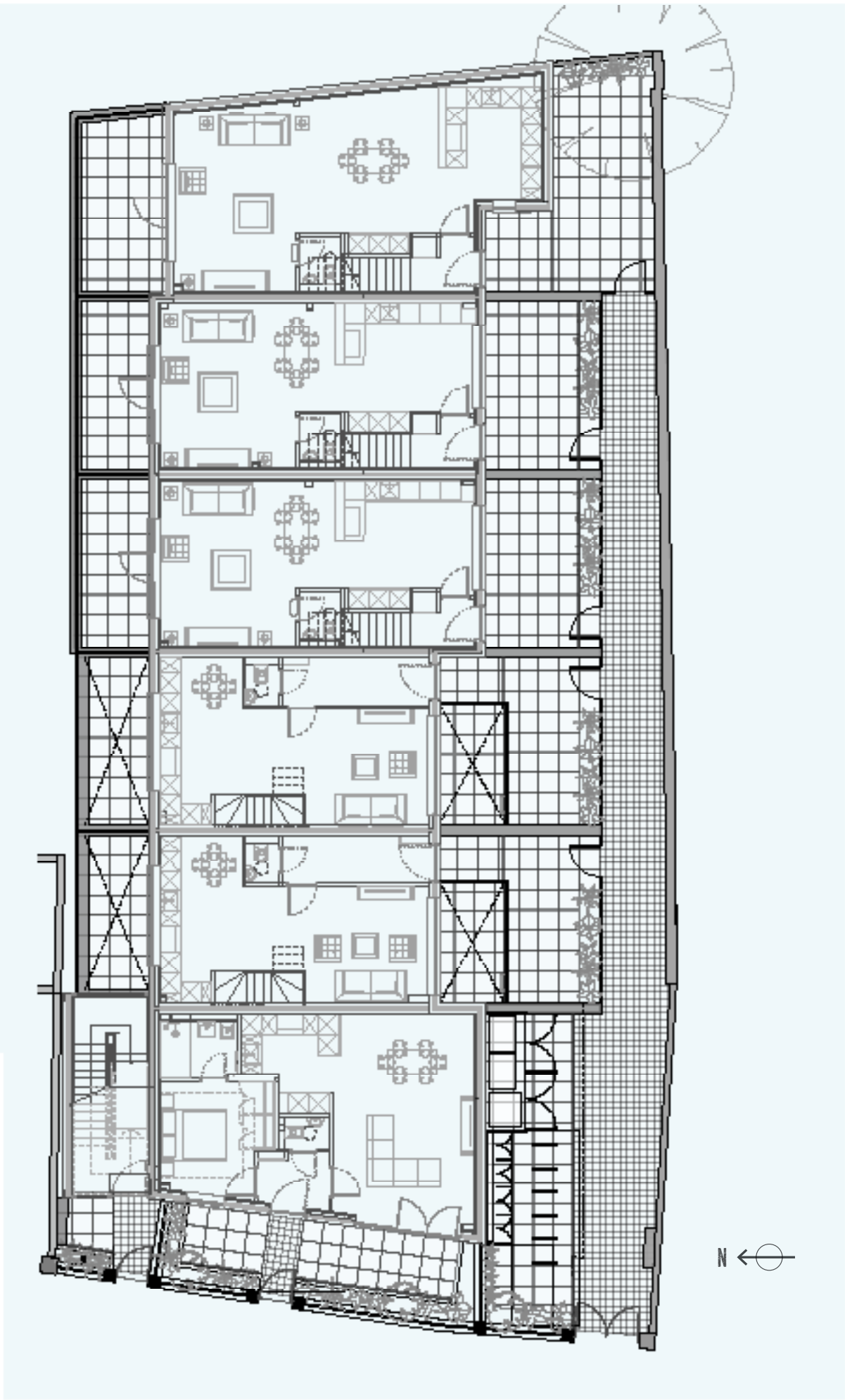
BELLENDEN RD



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



SITE PLAN



## SPECIFICATION

### Throughout

- Square edged skirting
- Knurled stainless-steel ironmongery
- Wet UFH system with Neo thermostats
- Recessed LED downlights
- Painted plaster walls
- Dowsing & Reynolds knurled dimmers and toggle switches
- Crittall style aluminum windows
- Flush-mounted Silent Gliss curtain tracks.
- Opaque voile fabric for privacy on flush-mounted Silent Gliss track

### Bedrooms

- Built-in wardrobes.
- Telenzo fitted carpet with Heatflow underlay.

### Bathrooms

- Porcelain floor tiles
- Ceramic wall tiles
- Ceramics and washstands (selected locations) by Saneux
- Matt black and Zanzibar gold industrial chic brassware by Bagno
- Matt black Crittall-style shower screens by Lusso (selected locations)
- Matt black electric heated towel rails
- Electric UFH with Neo thermostats
- Shaver sockets

### Kitchen/Living Room

- 20mm calacatta composite worktops and splash-backs
- Bespoke handleless, black wood veneer style kitchens by Rok Kitchens
- Bosch appliances including induction hob, single oven, microwave (selected units), washer-dryer, dishwasher, fridge-freezer and extractor hoods
- Elicia induction hobs with integrated downdraft extractors (selected units)
- Franke carbon black single bowl sink with brushed brass Franke mixer tap
- Oak aged herringbone engineered timber flooring
- Industrial-style pendants above breakfast bars (selected units)

### Hallways and Stairs

- Oak aged timber floor
- Stairs clad in oak aged timber

### AV, Door Entry and Security

- Dual TV/FM including Sky Q and Virgin 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.
- Comelit Maxi video door entry system with colour monitors

### Warranty

- BLP Insurance Secure 10 year new homes warranty





# FLOORPLAN

Apartment 01  
Ground Floor  
GIA 55.18sqm / 594sqft



Area	Dimenslons (m)		
Kitchen/Living Room	6.99	x	6.42
WC	1.52	x	0.96
Bedroom	3.54	x	3.37

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.

# FLOORPLAN

Apartment 02  
Lower Ground and Ground Floor  
GIA 78.11sqm / 841sqft



Area	Dimenslons (m)		
Kitchen/Living Room	8.44	x	4.93
WC	1.38	x	0.97
Bedroom 1	4.58	x	3.90
En-suite 1	2.12	x	1.60
Bedroom 2	4.58	x	3.50
En-suite 2	2.11	x	1.62

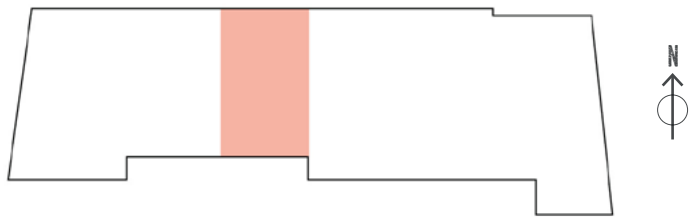
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Area	Dimenslons (m)		
Patio 1	4.96	x	1.84
Patio 2	4.76	x	2.00
Garden	5.10	x	4.50



# FLOORPLAN

Apartment 03  
Lower Ground and Ground Floor  
GIA 77.59sqm / 835sqft

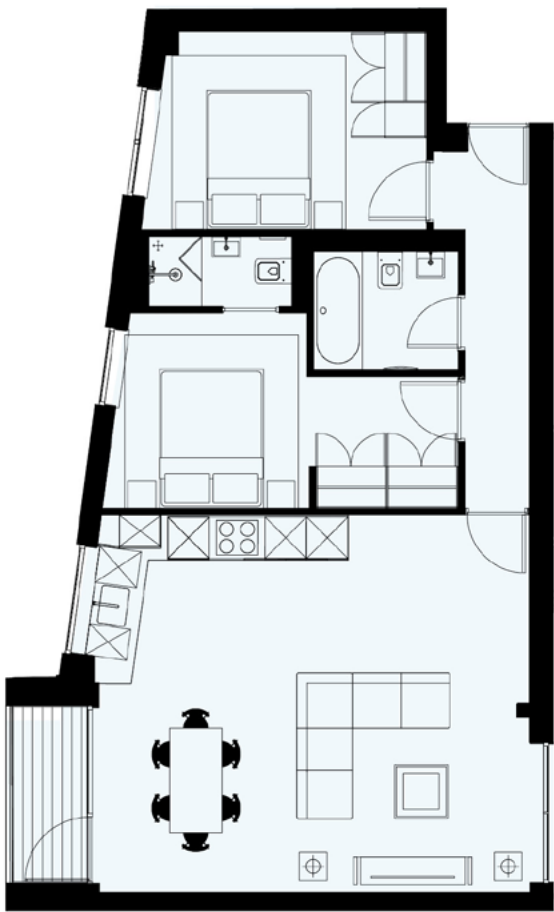


Area	Dimenslons (m)		
Kitchen/Living Room	8.48	x	4.93
WC	1.38	x	0.97
Bedroom 1	4.55	x	3.88
En-suite 1	2.12	x	1.60
Bedroom 2	4.55	x	3.50
En-suite 2	2.11	x	1.60

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# FLOORPLAN

Apartment 04  
First Floor  
GIA 72.15sqm / 777sqft



Area	Dimenslons (m)			Area	Dimenslons (m)		
Kitchen/Living Room	6.26	x	5.42	Bedroom 2	4.05	x	2.84
Bedroom 1	5.13	x	2.84	Bathroom	2.06	x	1.62
En-suite 1	2.07	x	0.96	Balcony	2.50	x	1.00

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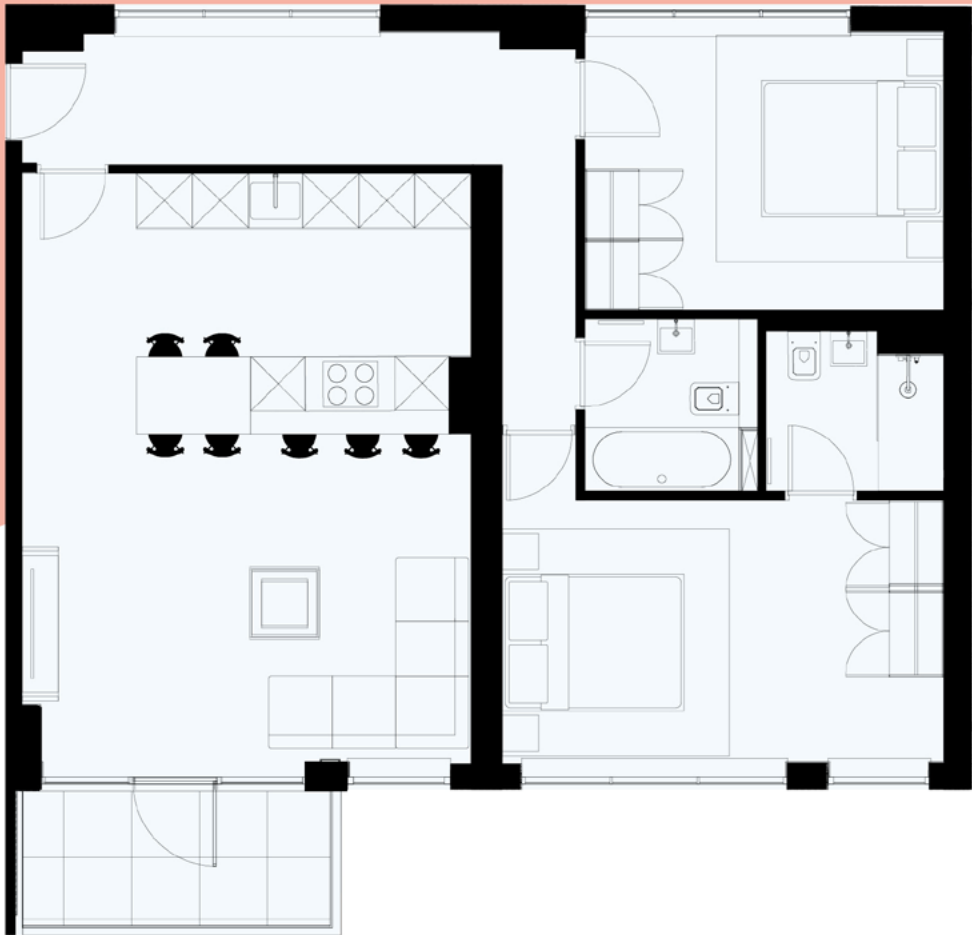
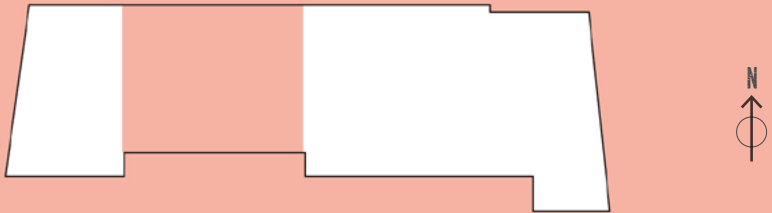


# FLOORPLAN

Apartment 05

First Floor

GIA 82.53sqm / 888sqft



Area	Dimenslons (m)		
Kitchen/Living Room	6.46	x	4.92
Bedroom 1	4.88	x	3.53
En-suite 1	1.94	x	1.80

Area	Dimenslons (m)		
Bedroom 2	3.85	x	3.05
Bathroom	1.83	x	1.72
Balcony	3.40	x	1.40

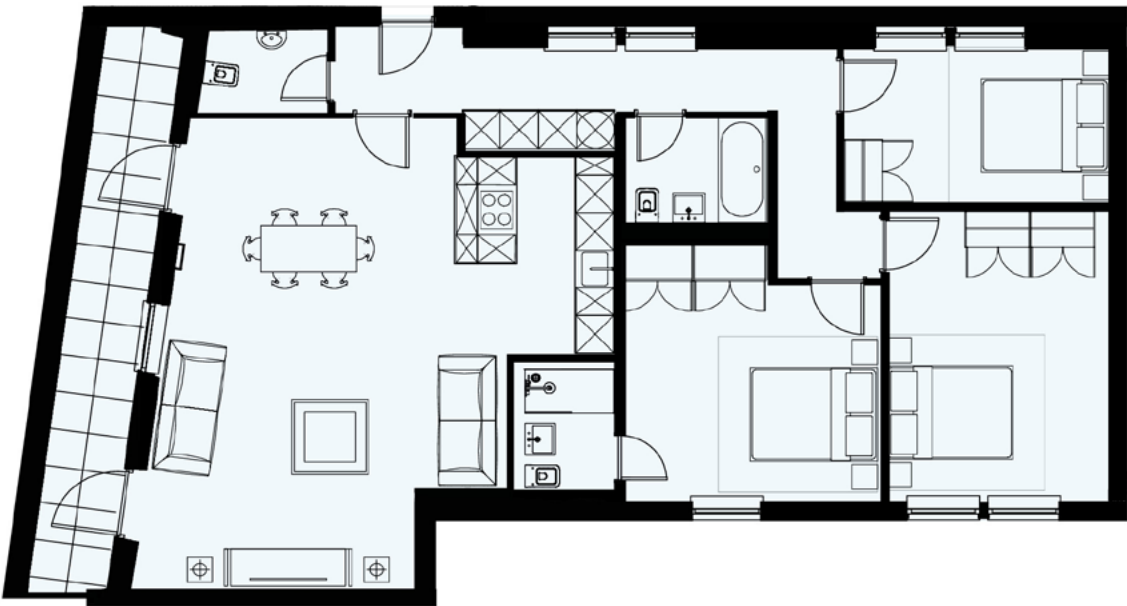
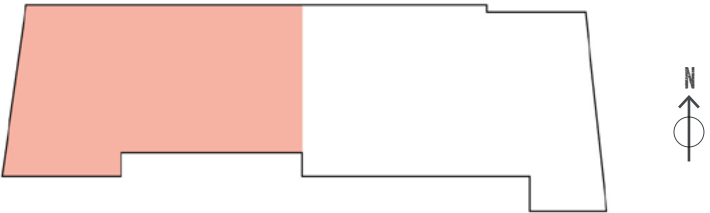
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# FLOORPLAN

Apartment 06

Second Floor

GIA 117.50sqm / 1,256sqft



Area	Dimenslons (m)		
Kitchen/Living Room	7.60	x	7.46
Bedroom 1	4.32	x	4.05
En-suite 1	2.30	x	1.40
Bedroom 2	4.88	x	3.48

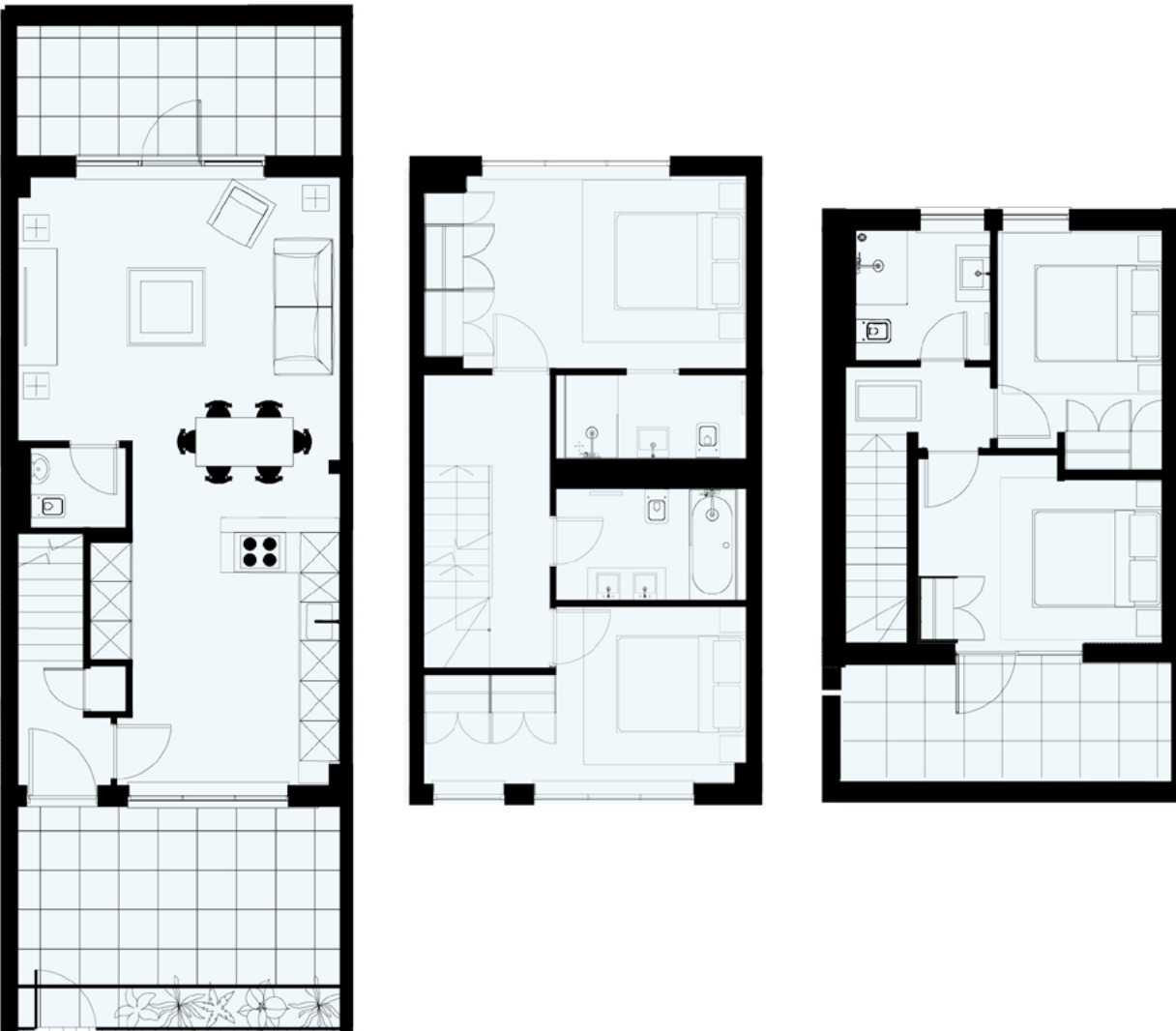
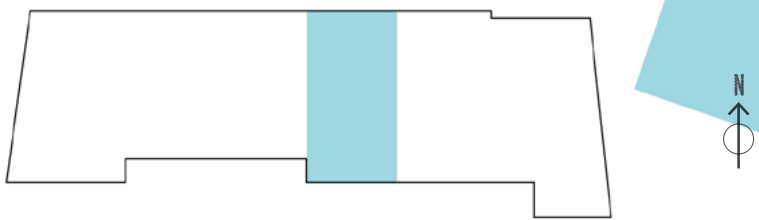
Area	Dimenslons (m)		
Bedroom 3	4.16	x	2.71
Bathroom	2.26	x	1.87
WC	1.70	x	1.30
Terrace	8.70	x	1.17

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# FLOORPLAN

House 01  
GIA 125.87sqm / 1,355sqft

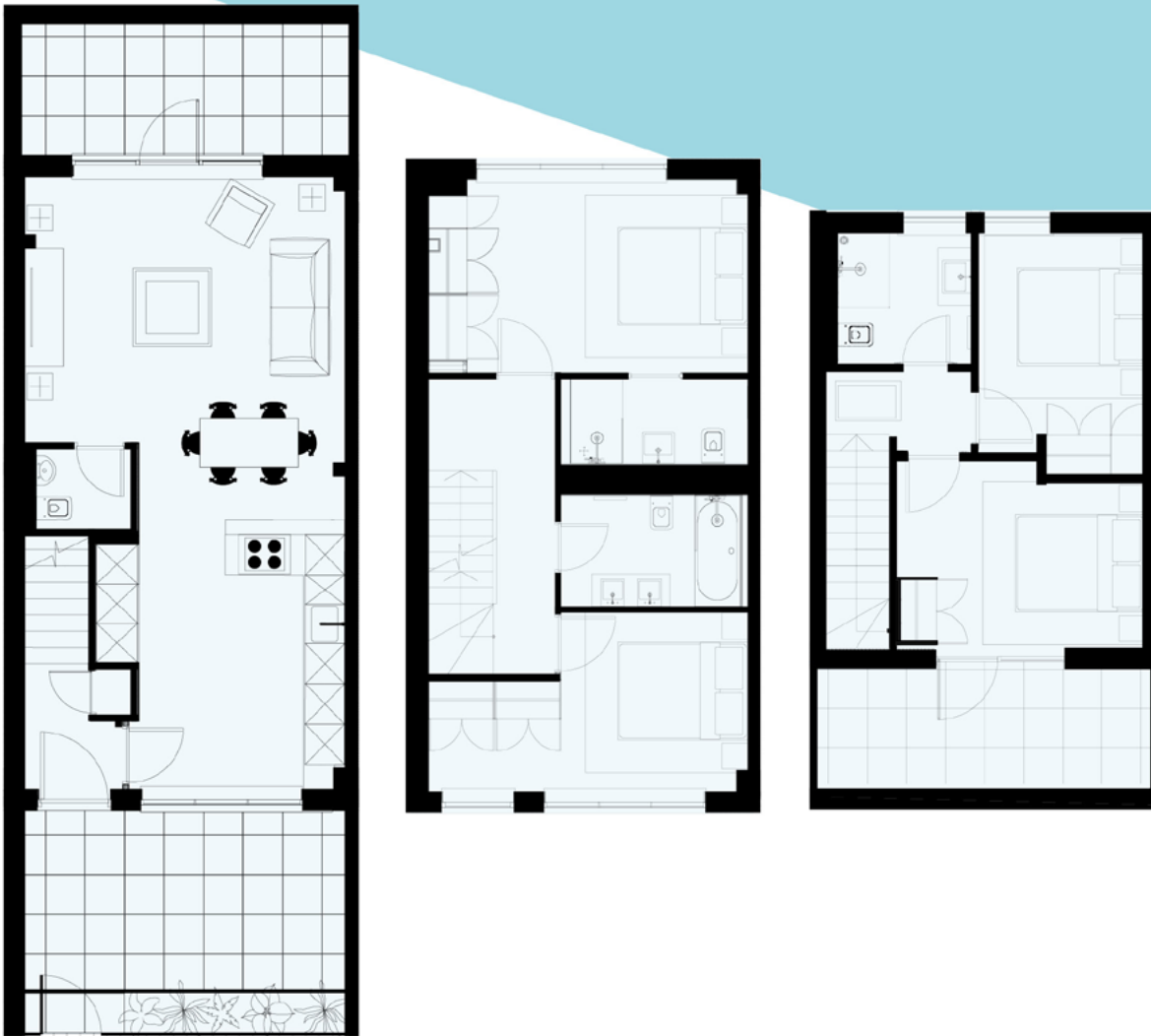
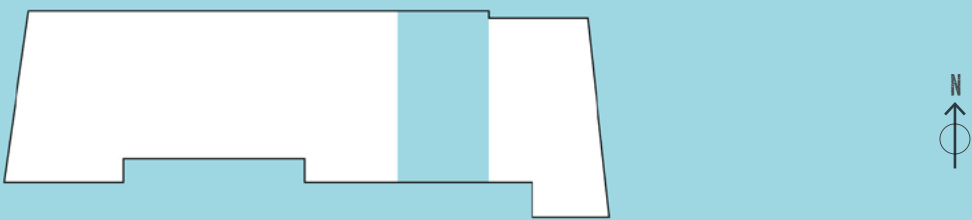


Area	Dimenslons (m)		
Kitchen/Living Room	9.84	x	4.92
WC	1.50	x	1.44
Bedroom 1	4.78	x	2.93
En-suite 1	2.90	x	1.30
Bedroom 2	4.90	x	2.94
Bathroom	2.90	x	1.70

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# FLOORPLAN

House 02  
GIA 125.50sqm / 1,351sqft



Area	Dimenslons (m)		
Kitchen/Living Room	9.80	x	4.90
WC	1.50	x	1.44
Bedroom 1	4.76	x	3.20
En-suite 1	2.81	x	1.30
Bedroom 2	4.90	x	2.94
Bathroom	2.92	x	1.70

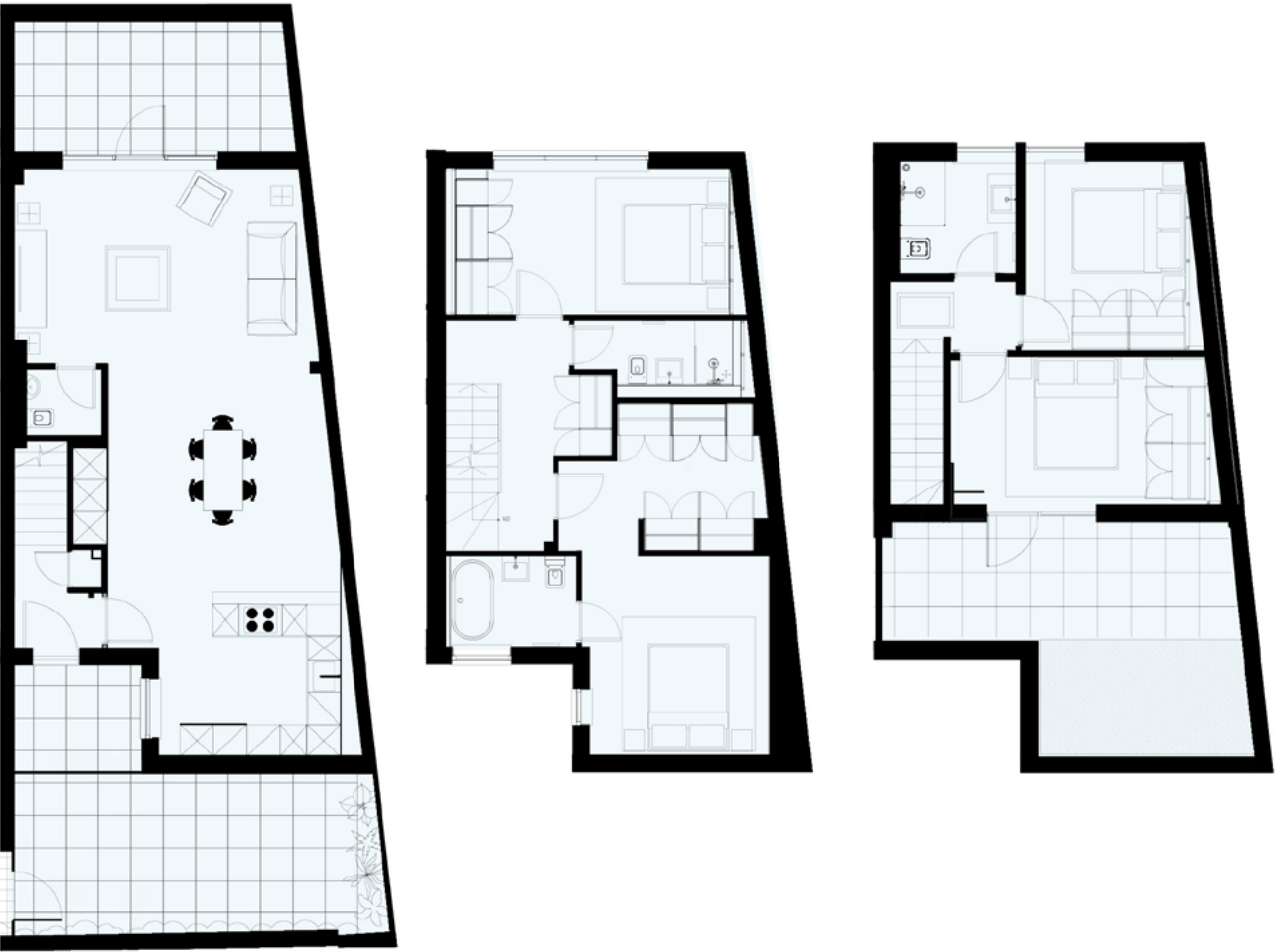
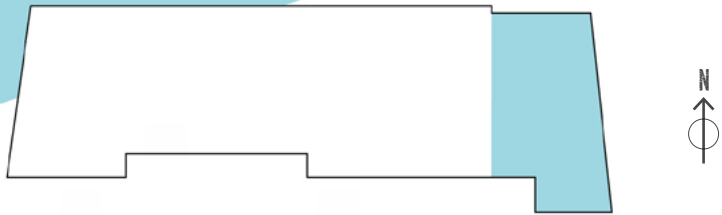
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Area	Dimenslons (m)		
Bedroom 3	3.77	x	3.10
Bedroom 4	3.78	x	2.52
Shower	2.20	x	2.00
Terrace	5.14	x	1.80
Garden 1	5.20	x	3.80
Garden 2	4.90	x	3.12



# FLOORPLAN

House 03  
GIA 147.89sqm / 1,592sqft



Area	Dimenslons (m)		
Kitchen/Living Room	10.93	x	45.26
WC	1.50	x	1.44
Master Bedroom + WC	6.56	x	3.48
En-suite 1	2.30	x	1.92
Bedroom 2	5.03	x	2.95
Shower 1	3.03	x	1.20

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Area	Dimenslons (m)		
Bedroom 3	4.60	x	2.80
Bedroom 4	3.59	x	2.85
Shower 2	2.21	x	2.03
Terrace	6.30	x	2.10
Garden 1	7.00	x	3.80
Garden 2	5.62	x	3.82

A Development By



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



Sumner Road

Eleven new build flats and three town houses in Peckham



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

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.



