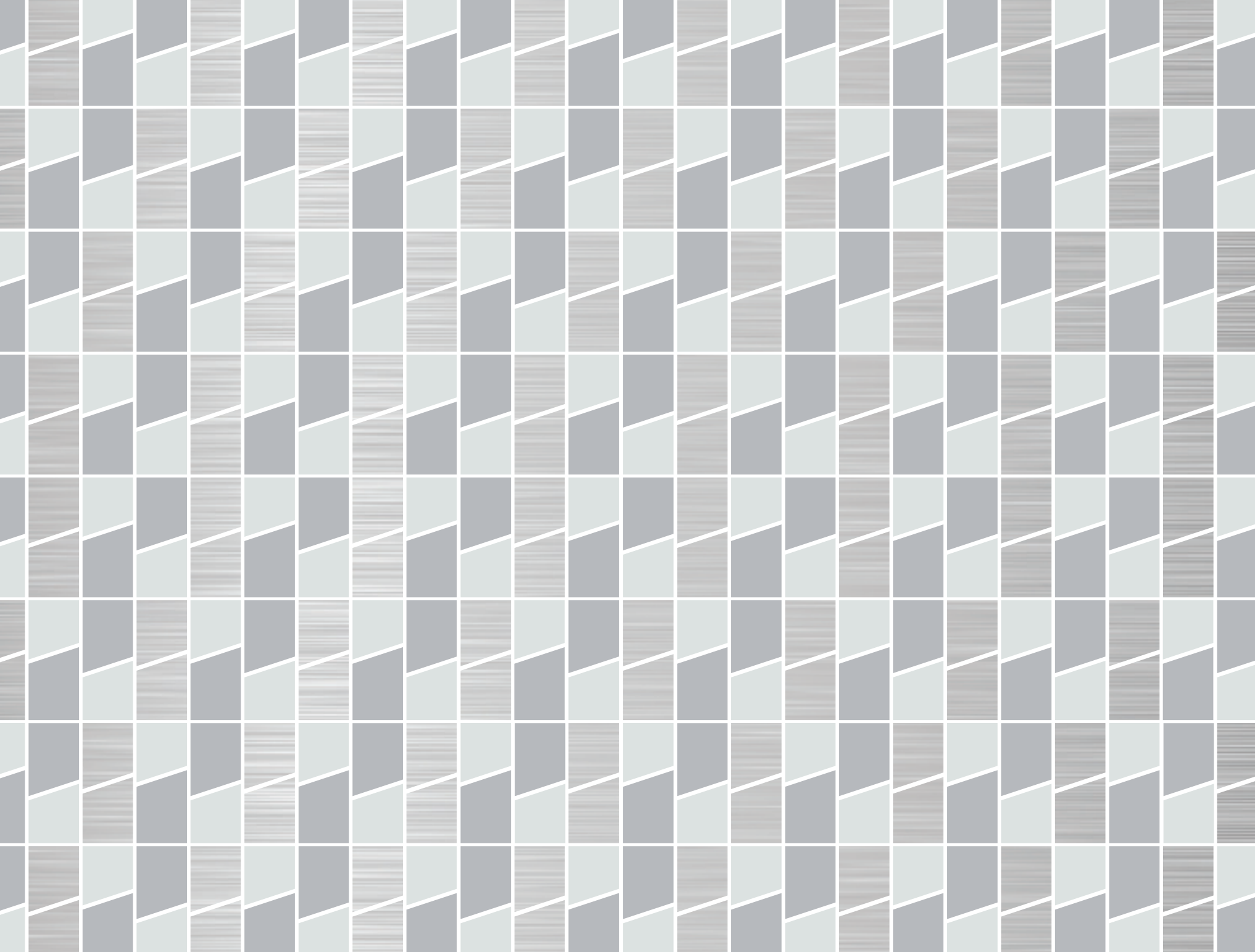




LUXURY HOMES IN BROCKLEY







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CONTACT



A unique collection of eight 3 & 4 bedroom detached houses set within a private gated development based in Brockley, SE4.

Hayward Mews provides eight individually designed family homes, each one contemporary styled and finished to a high standard. All homes boast large living areas with separate TV rooms away from the main kitchen and living areas, large landscaped gardens and off street parking.

Careful thought has been provided to the details, with all homes provided with Greman kitchens with integrated Smeg appliances, well appointed bathrooms with contemporary sanitary ware and Vado taps, and flawless floor and wall coverings throughout.

Hayward Mews is conveniently located just a short walk from Crofton Park railway station, which provides direct connections in to London, the City and the West End.

This unique scheme is the latest project delivered by Hambridge Homes, the award-winning residential development company, highly regarded as providing some of the most unique design-led residential developments in south London.



THE AREA

Hayward Mews is located in the heart of Crofton Park in Brockley, an up and coming neighbourhood in south east London. The area is increasingly popular with young professionals and families who move to the area for the excellent transport links into central London, access to excellent local state and private schools, local green spaces and amenities provided by Ladywell Fields and the wide variety of shops, cafés and pubs located on Brockley Road. Notable local attractions include the Brockley Jack pub, the Crofton Park Library, The Rivoli Ballroom, Arlo and Moe's café and the London Beer Dispensary micro-brewery.

Crofton Park railway station is conveniently located nearby and provides frequent connections into Blackfriars in 25 minutes and London Bridge and access to the London Underground in 19 minutes.





Honor Oak



THE LOCATION

CITY OF LONDON

BERMONDSEY

CROFTON PARK TRAIN STATION

BROCKLEY TRAIN STATION

HM

HAYWARD MEWS
LINDAL ROAD
LONDON
SE4 1EJ



CANARY WHARF

LEWISHAM

HILLY FIELDS PARK

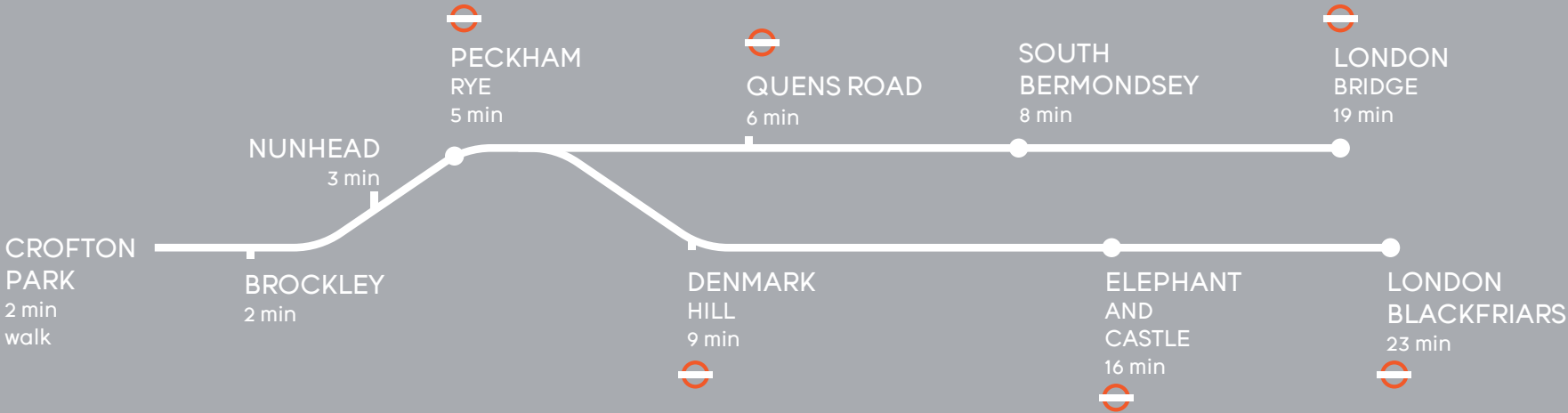
LADYWELL FIELDS

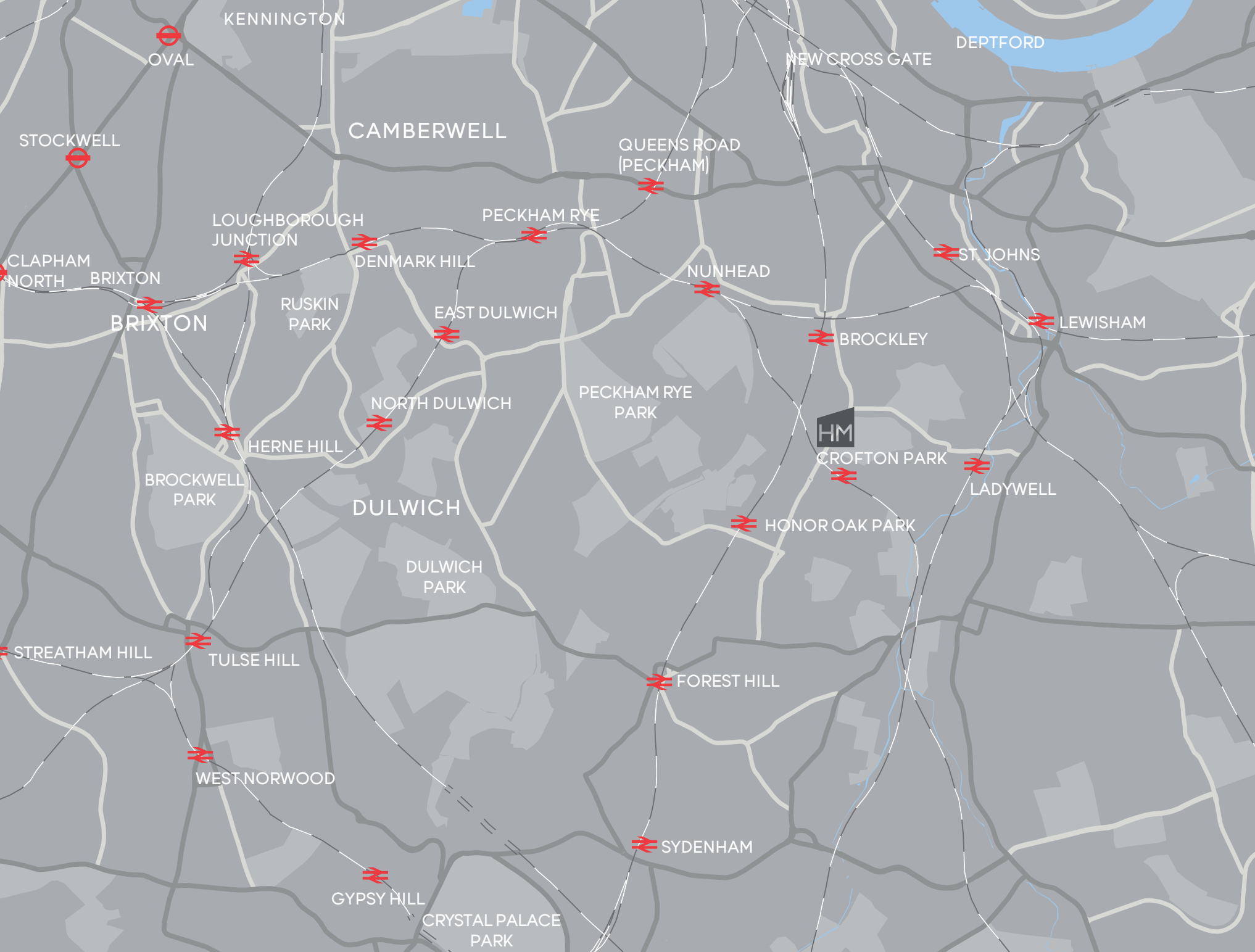
LADYWELL ARENA ATHLETICS





TRANSPORT





KENNINGTON

OVAL

STOCKWELL

CAMBERWELL

NEW CROSS GATE

DEPTFORD

QUEENS ROAD
(PECKHAM)

LOUGHBOROUGH
JUNCTION

PECKHAM RYE

CLAPHAM
NORTH

BRIXTON

BRIXTON

RUSKIN
PARK

DENMARK HILL

EAST DULWICH

NUNHEAD

ST. JOHNS

LEWISHAM

BROCKLEY

NORTH DULWICH

PECKHAM RYE
PARK

BROCKWELL
PARK

HERNE HILL

DULWICH

DULWICH
PARK

HM

CROFTON PARK

LADYWELL

HONOR OAK PARK

STREATHAM HILL

TULSE HILL

FOREST HILL

WEST NORWOOD

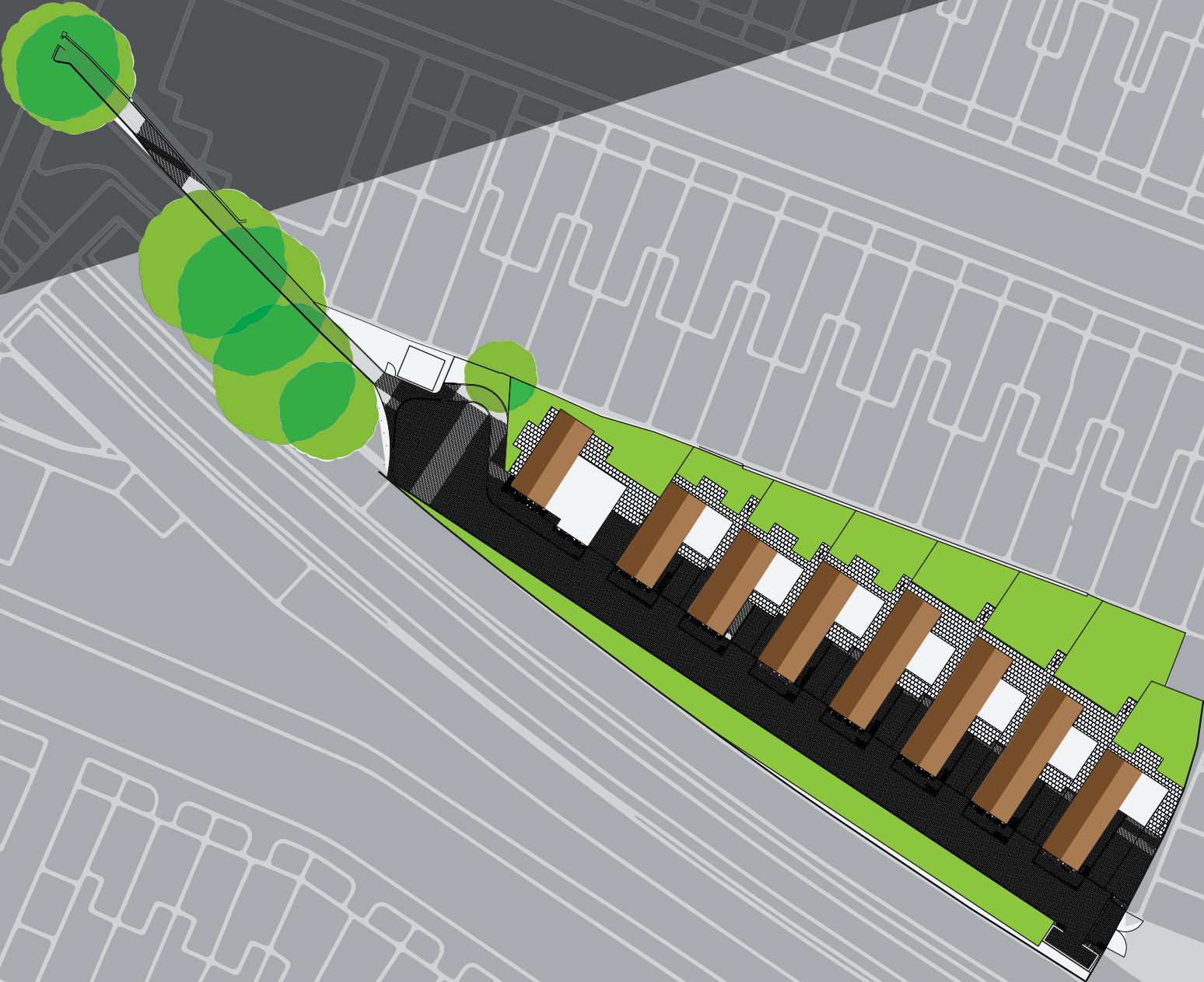
SYDENHAM

GYPSY HILL

CRYSTAL PALACE
PARK

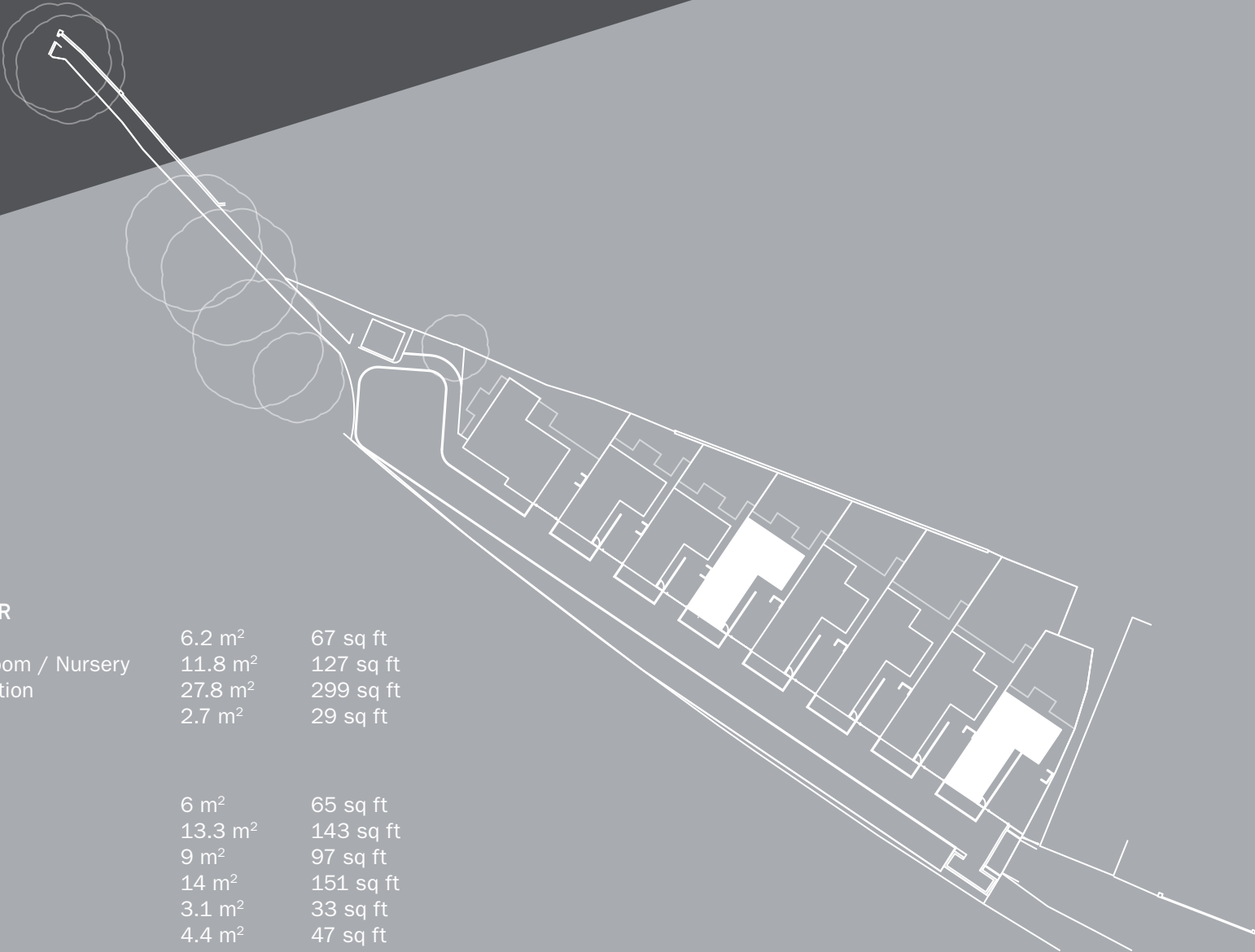


SITE PLAN



FLOOR PLAN - HOUSE TYPE A

TOTAL AREA: 113.7 m² - 1224 sq ft

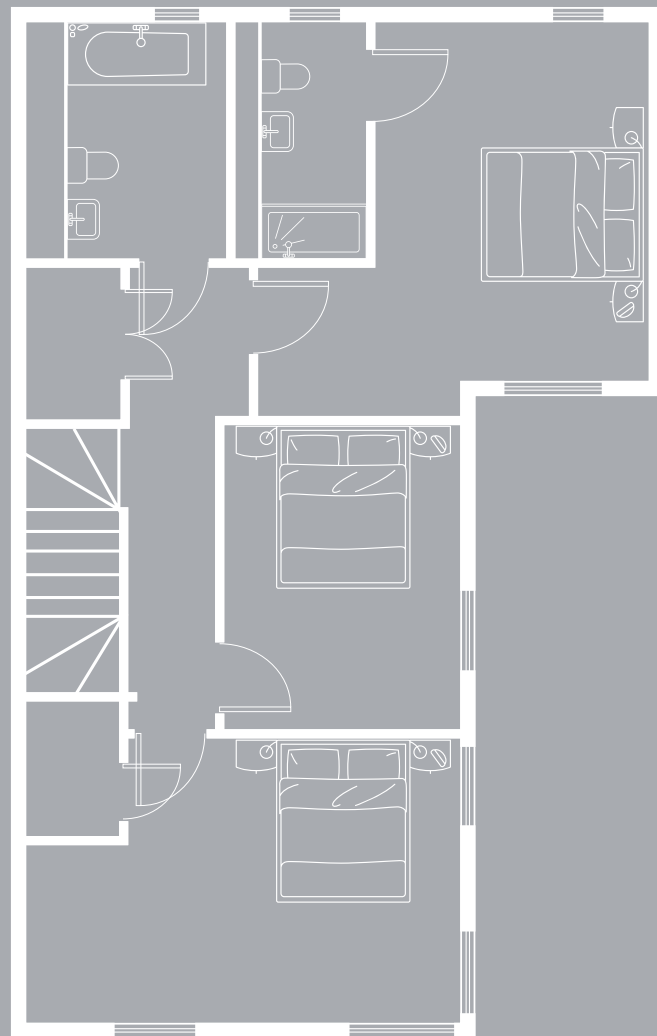
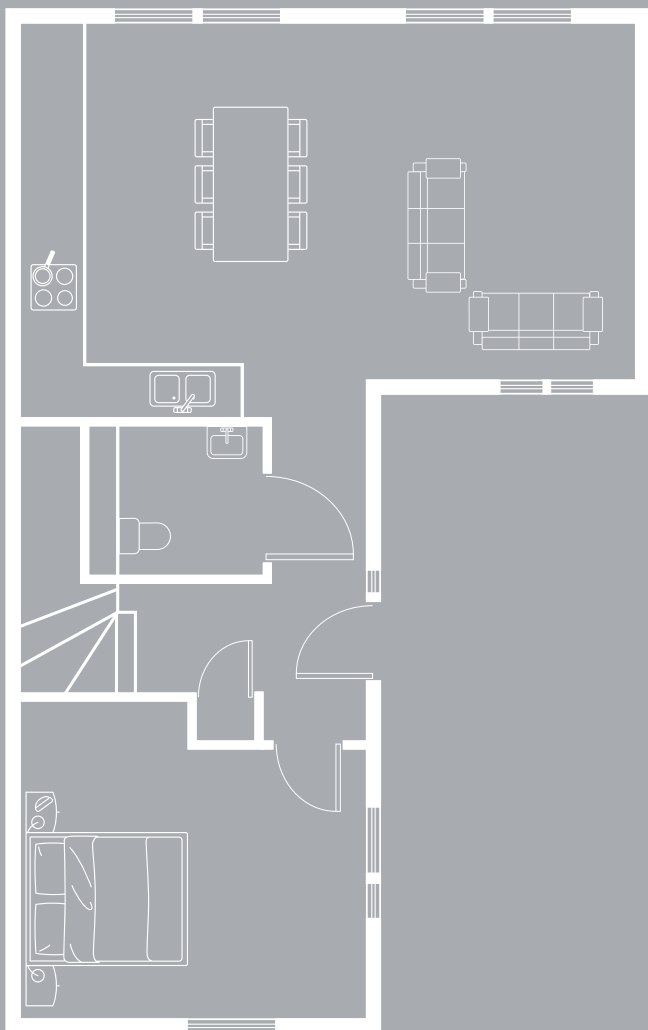


GROUND FLOOR

Hall	6.2 m ²	67 sq ft
Bedroom / TV room / Nursery	11.8 m ²	127 sq ft
Kitchen / Reception	27.8 m ²	299 sq ft
WC	2.7 m ²	29 sq ft

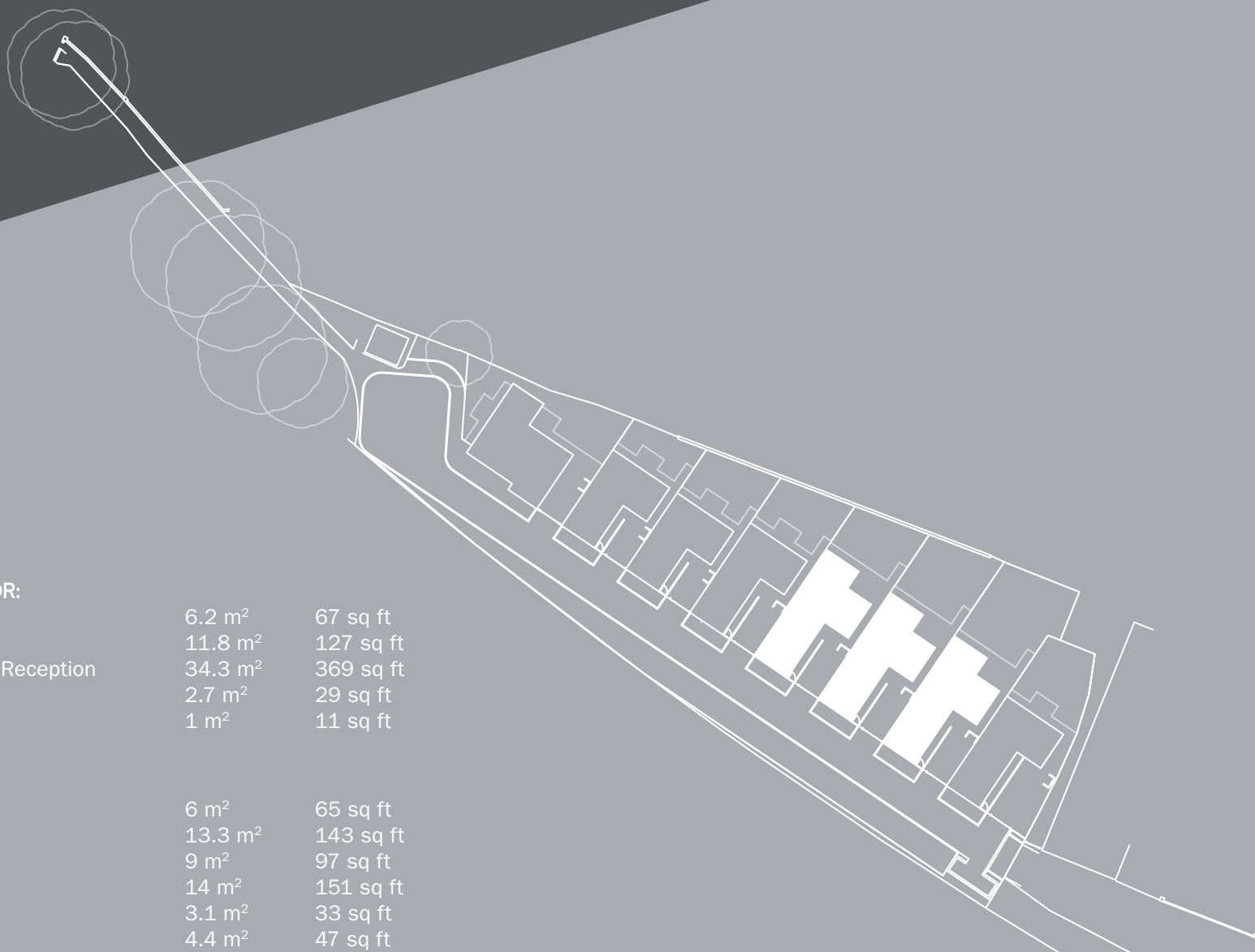
FIRST FLOOR

Hall	6 m ²	65 sq ft
Bedroom	13.3 m ²	143 sq ft
Bedroom	9 m ²	97 sq ft
Bedroom	14 m ²	151 sq ft
En-Suite	3.1 m ²	33 sq ft
Bathroom	4.4 m ²	47 sq ft



FLOOR PLAN - HOUSE TYPE B

TOTAL AREA: 122 m² - 1313 sq ft

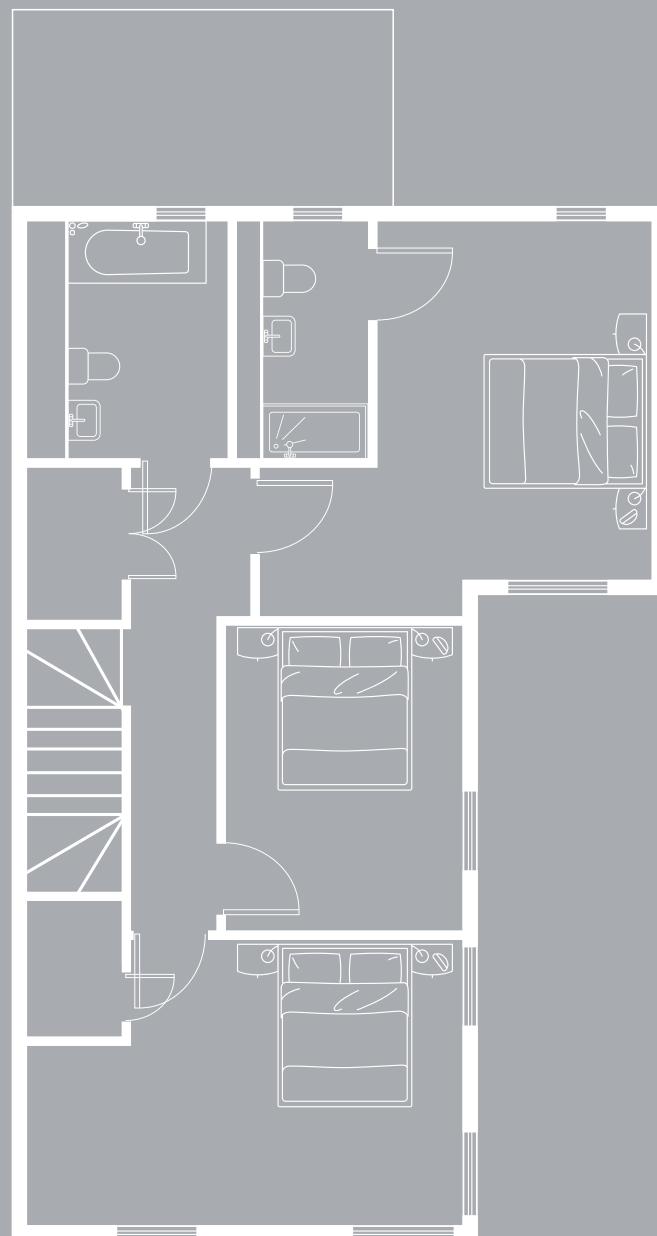
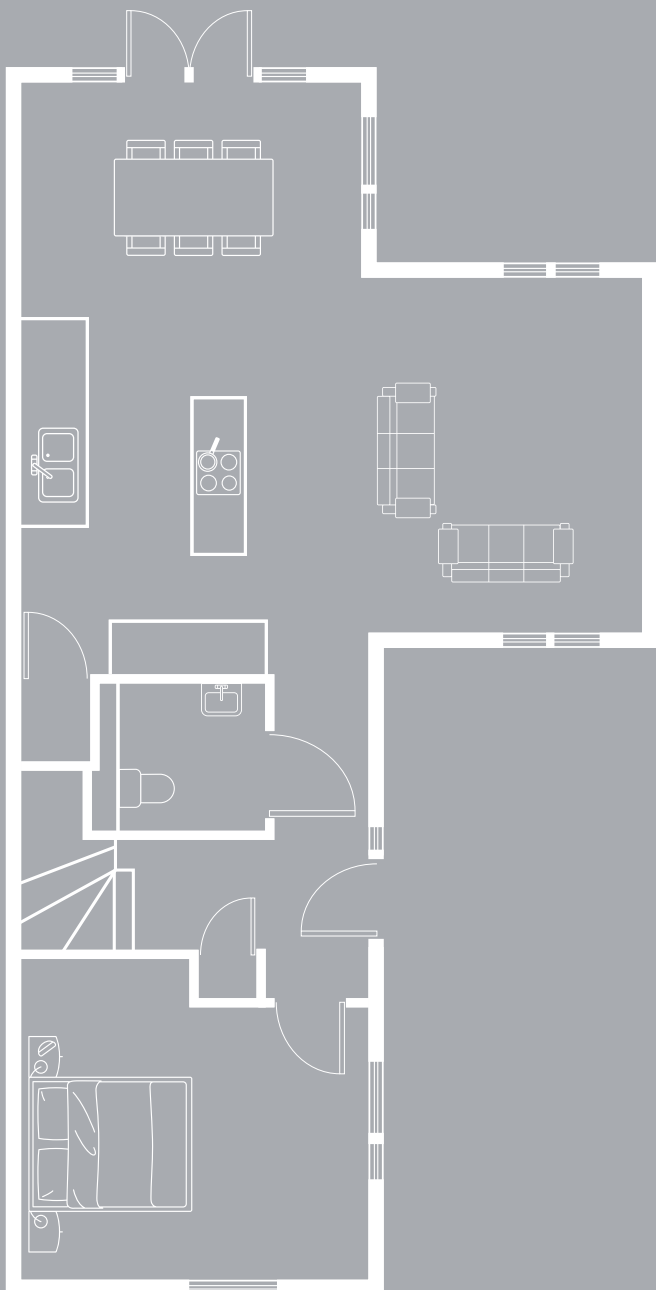


GROUND FLOOR:

Hall	6.2 m ²	67 sq ft
Bedroom	11.8 m ²	127 sq ft
Kitchen/Dining/Reception	34.3 m ²	369 sq ft
WC	2.7 m ²	29 sq ft
Utility	1 m ²	11 sq ft

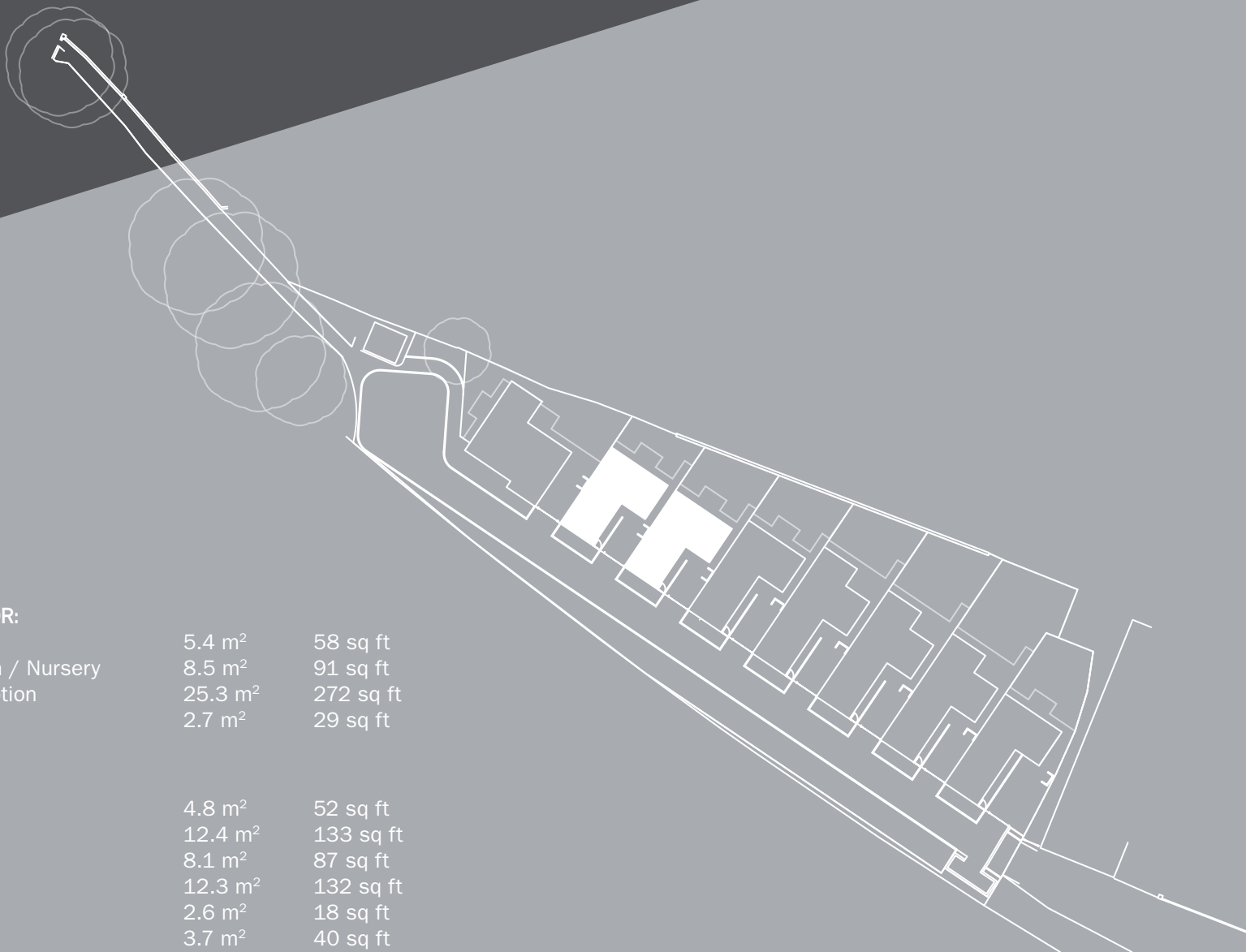
FIRST FLOOR:

Hall	6 m ²	65 sq ft
Bedroom	13.3 m ²	143 sq ft
Bedroom	9 m ²	97 sq ft
Bedroom	14 m ²	151 sq ft
En-Suite	3.1 m ²	33 sq ft
Bathroom	4.4 m ²	47 sq ft



FLOOR PLAN - HOUSE TYPE C

TOTAL AREA: 98.7 m² 1062 sq ft

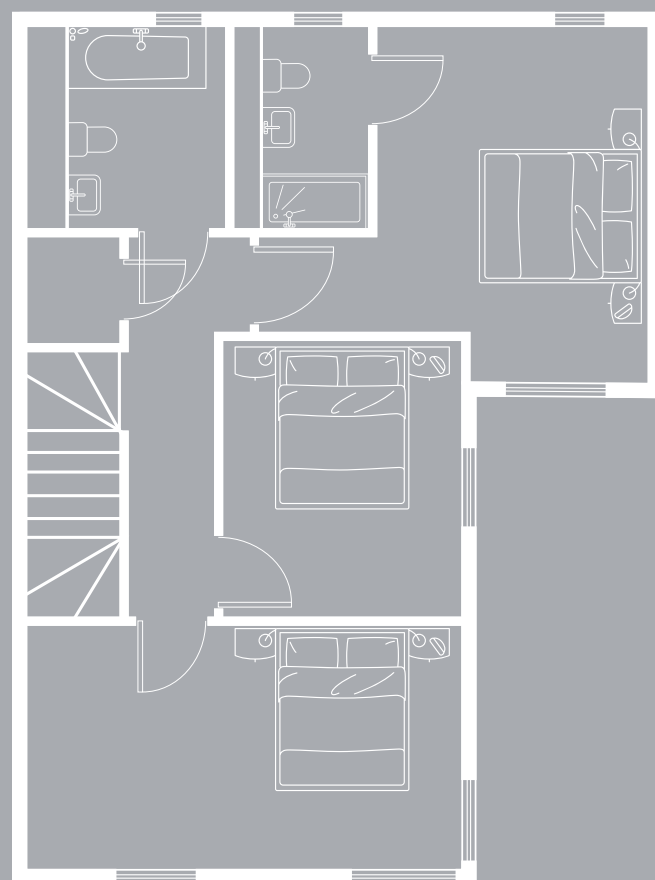
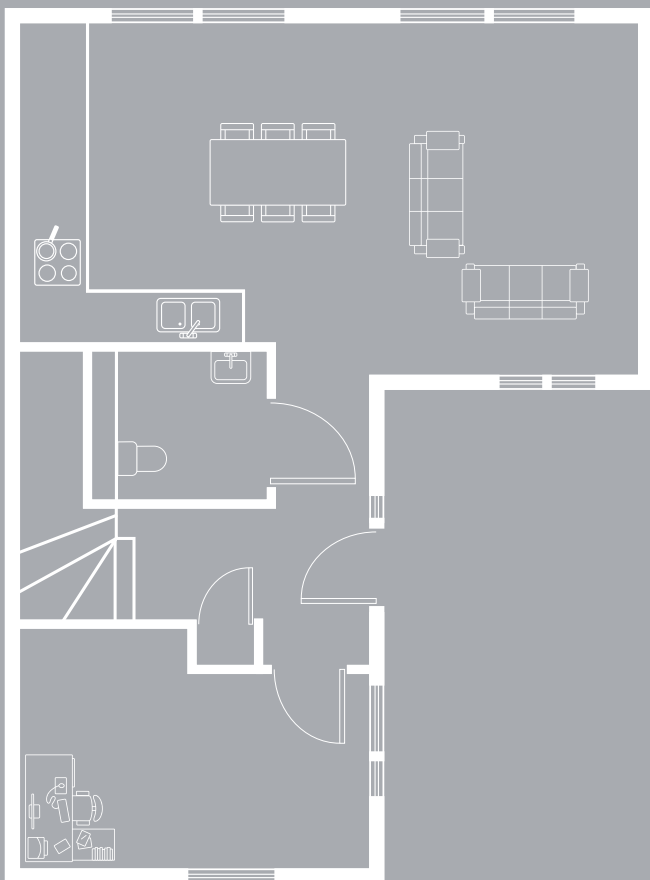


GROUND FLOOR:

Hall	5.4 m ²	58 sq ft
Study / TV room / Nursery	8.5 m ²	91 sq ft
Kitchen / Reception	25.3 m ²	272 sq ft
WC	2.7 m ²	29 sq ft

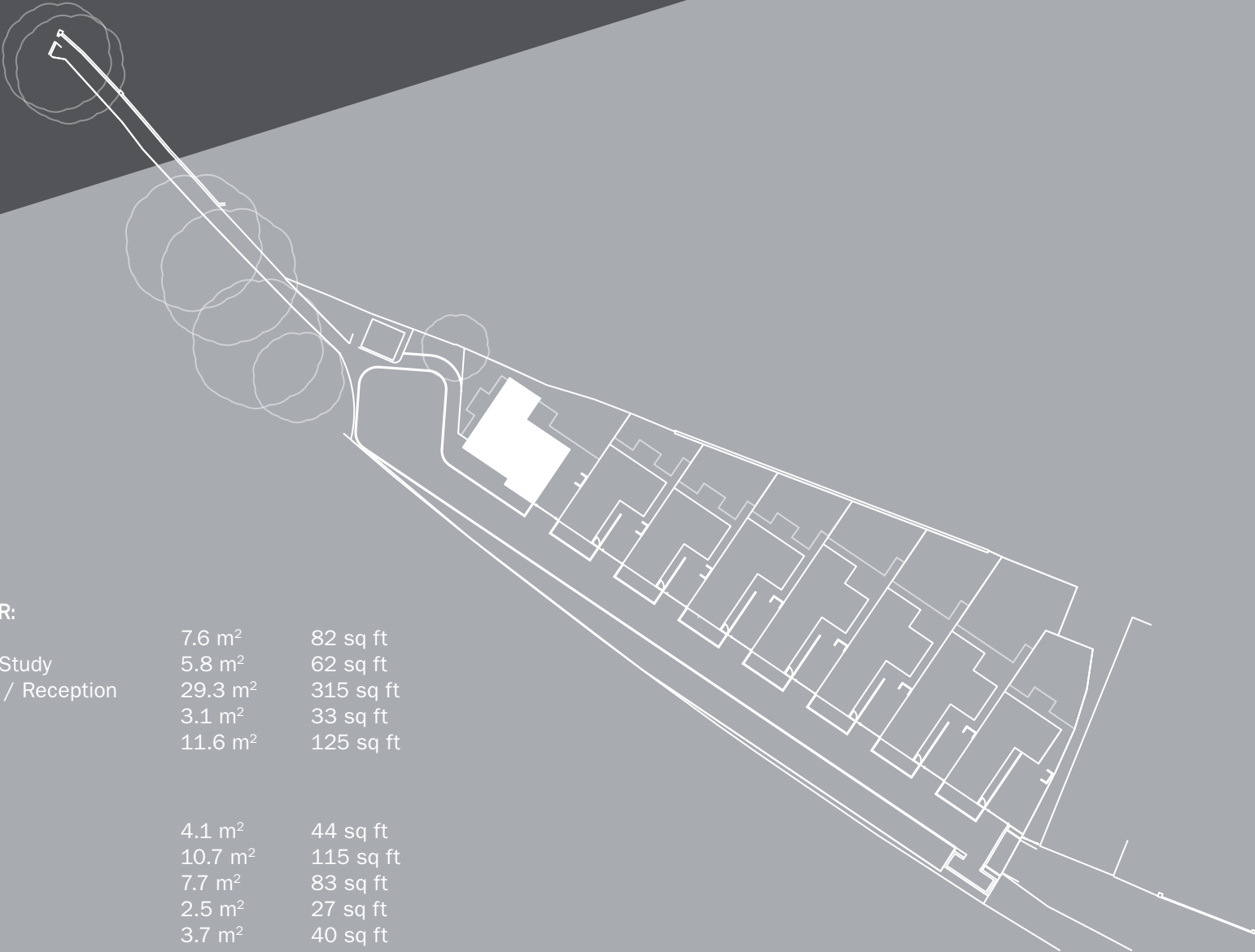
FIRST FLOOR:

Hall	4.8 m ²	52 sq ft
Bedroom	12.4 m ²	133 sq ft
Bedroom	8.1 m ²	87 sq ft
Bedroom	12.3 m ²	132 sq ft
En-Suite	2.6 m ²	18 sq ft
Bathroom	3.7 m ²	40 sq ft



FLOOR PLAN - HOUSE TYPE D

TOTAL AREA: 99.4 m² 1070 sq ft

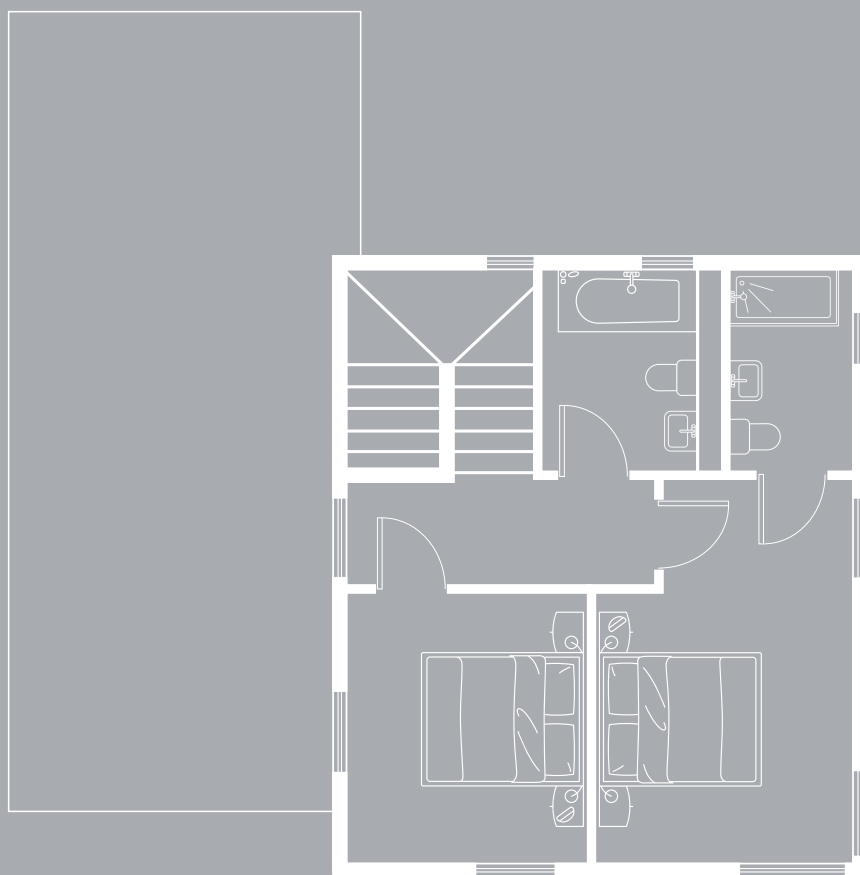
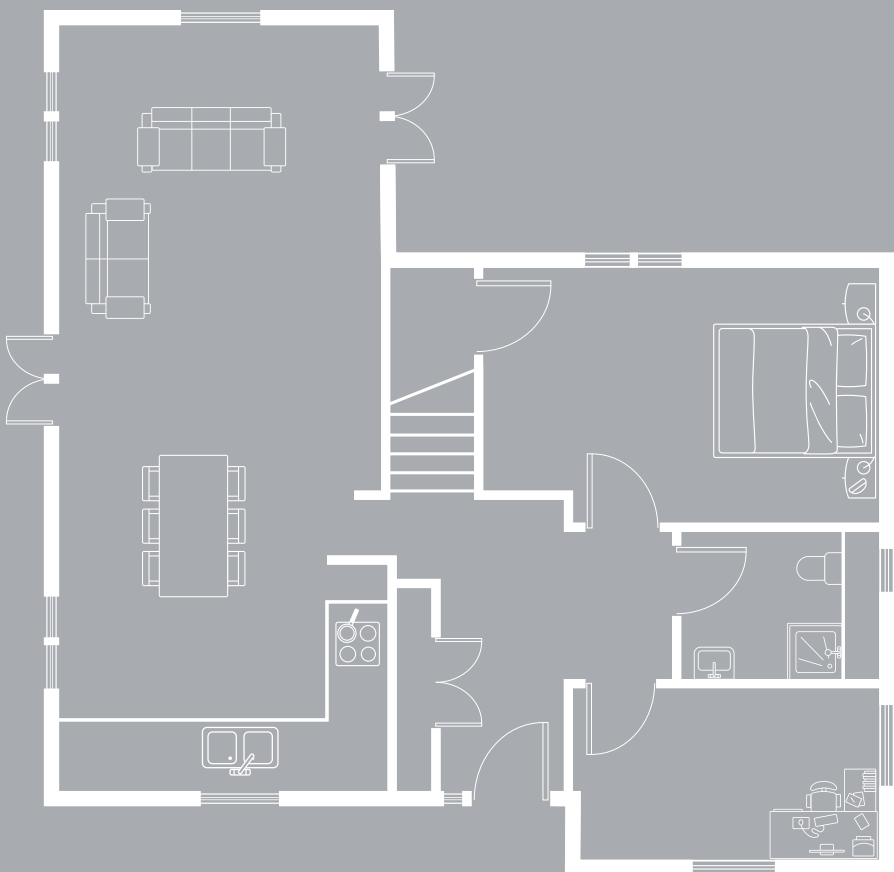


GROUND FLOOR:

Hall	7.6 m ²	82 sq ft
Dressing room /Study	5.8 m ²	62 sq ft
Kitchen / Dining / Reception	29.3 m ²	315 sq ft
WC	3.1 m ²	33 sq ft
Bedroom	11.6 m ²	125 sq ft

FIRST FLOOR:

Hall	4.1 m ²	44 sq ft
Bedroom	10.7 m ²	115 sq ft
Bedroom	7.7 m ²	83 sq ft
En-Suite	2.5 m ²	27 sq ft
Bathroom	3.7 m ²	40 sq ft



SPECIFICATION

PEACE OF MIND

- 10 yr NHBC Guarantee
- Fully fitted alarm
- Multi-point locks
- Electric entry gate
- Pedestrian access to Brockley Road
- Entry phone system

LIGHTING

- Down lighters and pendants throughout
- Low energy lighting
- Communal lighting

ECO

- Double Glazed Velfac windows and doors – 12 year guarantee
- Code for Sustainable Homes Level 4
- Photo Voltaic panels
- Mechanical ventilation and Heat Recovery system

EXTERNAL

- Provision for power and water to garden
- External lighting
- Communal planting

KITCHEN

- German Pronorm kitchen
- Quartz worktop and breakfast bar *
- Smeg glass fronted oven
- Smeg glass fronted microwave oven *
- Smeg stainless steel undermounted sink
- Smeg hob and extractor
- Smeg Washer/Dryer
- Smeg Fridge/freezer

BATHROOM

- White contemporary sanitary ware
- Vado taps and fittings
- Thermostatic shower mixer
- Tiling to wet areas
- Fitted mirrors with LED lighting

GENERAL

- Ideal Boiler
- Mega-flow pressurized hot water cylinder
- Sky points to all bedrooms
- Hardwood flooring to ground floor
- Floor to ceiling height: 2.65m
- High quality carpet fitted to staircase, halls and bedrooms

**selected plots*

BUILD QUALITY

Hambridge Homes provide high-specification design-led homes. The team are focused on delivering market leading products of the highest quality on time. The construction team includes employed ground workers, surveyors and site managers, strictly vetted subcontractors and are supported by a network of professionals including Local Borough Building Surveyors, NHBC inspectors and Bank Monitoring Surveyors. The Hambridge Homes team are proud to differentiate its product within the market, providing attention to the quality of labour, materials and product specification delivered within each project.

Hambridge Homes is proud to minimise its environmental impact and carbon footprint. Thought and planning goes into each scheme to ensure the most efficient homes are produced with minimal impact to the environment.







THE DEVELOPER

Hambridge Homes specialises in the development of residential, commercial and mixed use schemes both in the private and social sectors across London and the home counties. The company is family owned and run focused on quality, integrity and customer service.

The company has made significant contributions to local communities for over 15 years. This is not only through the provision of award winning homes but also through the direct subsidies provided to local education, parks, amenities and infrastructure.

UPCOMING DEVELOPMENTS



ETHERSTONE ROAD, STREATHAM, SW16
A private gated development is to consist of four luxury, three bedroom houses.



THE TRIANGLE, GIPSY ROAD, SE27
The development is to consist of seven luxury apartments over ground floor commercial space.



PAKEFIELD MEWS
A selection of six 5 bed modern family houses.

PREVIOUS DEVELOPMENTS



171 GIPSY ROAD, LONDON SE27
A selection of 2 and 3 bedroom luxury apartments.



BON MARCHE MEWS, GIPSY ROAD, SE27
A contemporary design of seven x3 bedroom houses with garages and private gardens.



GLENTON MEWS
A unique development of 12 modern town houses set in a gated development.

CONTACT



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