

SOUTHMERE

LAKE SHORE

Imagine the scene: a beautiful new home beside Southmere Lake, in the midst of so much green and blue space you'll find it hard to believe you're still in London - yet just 11 minutes from Canary Wharf.

Welcome to Southmere in the heart of Thamesmead, south-east London's most exciting regeneration story.

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LAKE SHORE

Introducing Lakeshore, a collection of 78 homes with contemporary styling, set along the western edge of Southmere Lake. Many apartments have lake views, and all 2 and 3-bed apartments have dual aspect views towards the lake or city skyline, or both.

SITE PLAN



- 1** Thamesmead Arts & Culture Office (TACO!)
- 2** Medical / Health
- 3** Coffee Shop
- 4** Taproom and Microbrewery
- 5** Cycle Shop
- 6** Anytime Fitness
- 7** Bakery
- 8** Residents' Lounge, Co-working and Meeting Space & Cinema Snug Room
- 9** Concierge/Management Office
- 10** Brighter Futures Skills Hub
- 11** Hairdresser
- 12** Dry Cleaner
- 13** Pharmacy
- 14** Dentist
- 15** Co-Op Supermarket
- 16** The Nest Community & Library Building
- 17** The Link Outdoor Gym
- 18** Lakeside Centre (Restaurant, Event Space and Artist Studios)
- 19** Boating Club
- 20** Lakeside Health Centre

Site plan not to scale. Landscaping is indicative only.
Commercial uses are subject to change.

Designed to integrate harmoniously with the lakeside setting and leafy natural surroundings, elegant brick-built Lakeshore and Skyline buildings are linked by peaceful gardens and inviting play spaces.





CINEMA ROOM



A

Computer generated image is indicative only



B

- A Cinema room
- B Concierge and management office
- C Co-working and breakout space

As a Lakeshore resident, you'll enjoy access to a range of amenities, including a 16-hour concierge service and a stylish residents' lounge, where you can meet up with friends or catch up on work.

There are also communal and private dedicated working spaces, plus a bookable meeting room. And when it's time to unwind, watch a blockbuster or the big match in the snug cinema room.



C

CO-WORKING SPACES

Computer generated image is indicative only

Featuring a striking kitchen and living area, with large windows for maximum light and views and a spacious outside space, your new Lakeshore home is the perfect place to relax, work or entertain.



Your elegant kitchen has sleek built-in appliances, smooth stone-coloured worktops and eye-catching cabinets, for a fresh modern look you'll be proud to show off.





Computer generated image is indicative only



Computer generated image is indicative only

KITCHEN

Contemporary handleless Rok Reed Green kitchen

Siemens integrated oven, microwave and induction hob

Bosch extractor hood, integrated fridge/freezer and dishwasher*

Stainless steel undermount sink with Hansgrohe matt black mixer tap

Bespoke cut full height tiled splashback

Silestone 20mm composite worktop in light grey

Soft close drawers

LED feature lighting to wall units

BATHROOM

600 x 600mm green porcelain wall tiles

Contemporary Roca white sanitaryware

Roca white soft close WC with matt black flush plate

Hansgrohe matt black tap

Interior designed vanity unit with Silestone worktop and below shelving lighting

Shaving socket within vanity unit

Hansgrohe matt black thermostatic bath/shower mixer including overhead and hand shower

Heated towel rail in matt black

Shower screen with matt black finish and clear glass

BEDROOM

Full height fitted wardrobes with light grey hinged doors and brushed black handles (to main bedroom only)

EN-SUITE

600 x 600mm green porcelain wall tiles

Contemporary Roca white sanitaryware

Roca white soft close WC with matt black flush plate

Hansgrohe matt black tap

Hansgrohe matt black Thermostatic shower mixer including overhead and hand shower

Interior designed vanity unit with Silestone worktop and below shelving lighting

Sliding shower screen with classic white shower tray

Heated towel rail in matt black

GENERAL

Bosch washer dryer located in hallway utility cupboard

Matt black pull handles to utility cupboard

Tarkett Scandinavian Oak Dark Grey flooring throughout

Underfloor heating throughout the apartment

Dulux Emulsion Grey painted internal doors throughout

Square grooved architraves and skirtings throughout

Single lever round matt black door handles for bedrooms, bathrooms and en-suites

Heating and water supplied by central plant and charged separately

Virgin, Open Reach and Hyperoptic data points to living room and main bedrooms

Terrestrial, Sky + and Sky Q TV connections available

Heat interface units located in communal corridors

ELECTRICAL

Recessed LED downlights throughout

Pendant light to utility cupboard

USB and USBC electrical sockets to kitchen, living area and bedroom

SECURITY/ PEACE OF MIND

Multi lock door with security chain and spy hole

Video entry phone system

Sprinkler system fitted throughout the apartment

Smoke and heat detectors

999-year lease

12-year NHBC warranty

2-year defect warranty

*Slimline dishwasher for 1 bedroom apartments

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Peabody reserves the right to make these changes as required.

SOUTHMERE

SKYLINE

LAKESHORE



SOUTHMERE

Computer generated image is indicative only

BLOCK: C FLOOR: GROUND

C01	Duplex Lower C-00-01 / C-00-06	
Dining	3.65 x 2.93m	11' 11" x 9' 7"
Kitchen	2.90 x 3.89m	9' 6" x 12' 9"
Total internal area	118m²	1266ft²
Terrace	2.26 x 3.50m	7' 5" x 11' 5"

C02	Duplex Lower C-00-02 / C-00-03 / C-00-04 / C-00-05	
Kitchen/Dining	3.25 x 3.45m	10' 8" x 11' 4"
Living	4.47 x 3.74m	14' 8" x 12' 3"
Total internal area	90m²	968ft²
Terrace	2.26 x 3.50m	7' 5" x 11' 5"

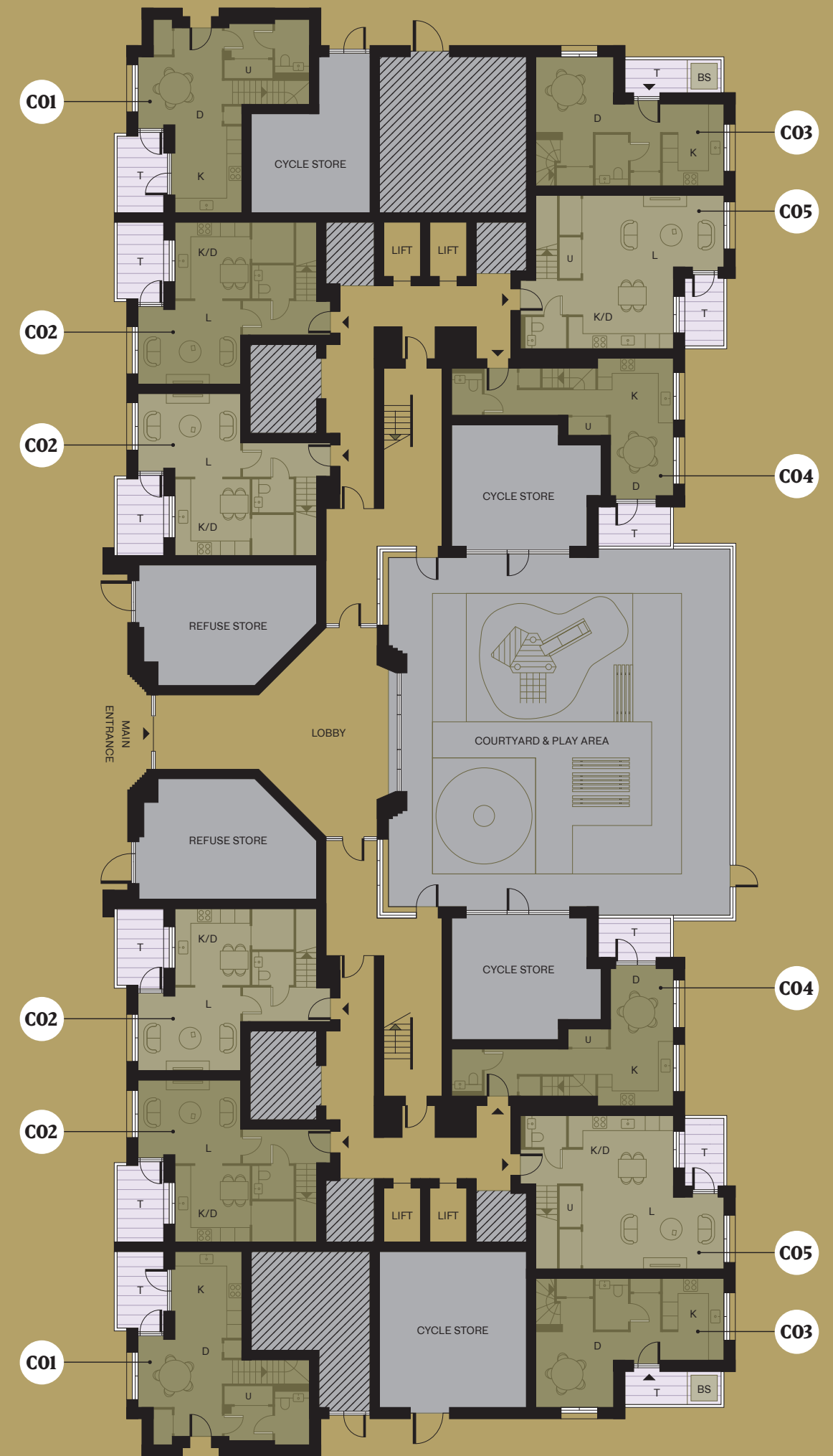
C03	Duplex Lower C-00-07 / C-00-12	
Dining	3.42 x 3.34m	11' 2" x 10' 11"
Kitchen	2.70 x 3.60m	8' 10" x 11' 10"
Total internal area	112m²	1205ft²
Terrace	2.70 x 1.71m	8' 10" x 5' 7"

C04	Duplex Lower C-00-09 / C-00-10	
Dining	2.80 x 3.16m	9' 2" x 10' 4"
Kitchen	3.37 x 2.85m	11' 0" x 9' 4"
Total internal area	103m²	1104ft²
Terrace	3.39 x 1.81m	11' 1" x 5' 11"

C05	Duplex Lower C-00-08 / C-00-11	
Kitchen/Dining	4.00 x 3.54m	13' 1" x 11' 7"
Living	6.16 x 3.24m	20' 2" x 10' 7"
Total internal area	97m²	1047ft²
Terrace	1.81 x 3.16m	5' 11" x 10' 4"

Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Measurements are rounded down and we work towards 5% tolerance. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Ceiling height may vary within select apartments. All balcony/terrace dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Please speak to the sales team for more information.

KEY:	D / L / K	Dinning / Living / Kitchen
	BD	Bedroom
	BR	Bathroom
	ES	En-suite
	W	Wardrobe
	U	Utility
	T	Terrace
	BS	Bin Store



BLOCK: C FLOOR: 01

C01 Duplex Upper C-00-01 / C-00-06		
Living	4.07 x 5.79m	13' 4" x 19' 0"
Bedroom 1	3.38 x 5.34m	11' 1" x 17' 6"
Bedroom 2	4.74 x 2.75m	15' 6" x 9' 0"
Bedroom 3	3.27 x 2.74m	10' 9" x 9' 0"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
En-suite	2.00 x 1.47m	6' 6" x 4' 10"
Total internal area	118m²	1266ft²
Balcony	2.21 x 3.50m	7' 3" x 11' 5"

C02 Duplex Upper C-00-02 / C-00-03 / C-00-04 / C-00-05		
Bedroom 1	3.39 x 3.31m	11' 1" x 10' 10"
Bedroom 2	4.14 x 3.78m	13' 7" x 12' 4"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
En-suite	1.47 x 2.00m	4' 10" x 6' 6"
Total internal area	90m²	968ft²
Balcony	2.26 x 3.50m	7' 5" x 11' 5"

C03 Duplex Upper C-00-07 / C-00-12		
Living	4.64m x 3.61m	15' 3" x 11' 10"
Bedroom 1	2.74 x 4.70m	9' 0" x 15' 5"
Bedroom 2	3.25 x 3.40m	10' 8" x 11' 2"
Bedroom 3	2.87 x 3.40m	9' 5" x 11' 2"
Bathroom	2.20 x 2.11m	7' 2" x 6' 11"
En-suite	1.55 x 2.11m	5' 1" x 6' 11"
Total internal area	112m²	1205ft²
Balcony	4.40 x 1.70m	14' 5" x 5' 7"

C04 Duplex Upper C-00-09 / C-00-10		
Living	4.62 x 3.14m	15' 2" x 10' 3"
Bedroom 1	3.24 x 4.06m	10' 7" x 13' 3"
Bedroom 2	2.55 x 3.64m	8' 4" x 11' 11"
Bedroom 3	4.62 x 2.73m	15' 2" x 8' 11"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"
En-suite	2.00 x 1.47m	6' 6" x 4' 10"
Total internal area	103m²	1104ft²
Balcony	3.39 x 1.81m	11' 1" x 5' 11"

C05 Duplex Upper C-00-08 / C-00-11		
Bedroom 1	3.91 x 3.38m	12' 10" x 11' 1"
Bedroom 2	4.49 x 3.35m	14' 9" x 11' 0"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
En-suite	2.00 x 1.47m	6' 6" x 4' 10"
Total internal area	97m²	1047ft²
Balcony	1.81 x 3.16m	5' 11" x 10' 4"

C06 C-01-04 / C-01-05		
Kitchen/Dining	4.20 x 3.49m	13' 9" x 11' 5"
Living	4.68 x 3.49m	15' 4" x 11' 5"
Bedroom 1	3.79 x 3.60m	12' 5" x 11' 9"
Bedroom 2	3.78 x 3.60m	12' 4" x 11' 9"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"
Total internal area	74m²	796ft²
Balcony 1*	2.26 x 3.50m	7' 5" x 11' 5"
Balcony 2*	1.02 x 3.66m	3' 4" x 12' 0"

KEY:	D / L / K	Dinning / Living / Kitchen
	BD	Bedroom
	BR	Bathroom
	ES	En-suite
	W	Wardrobe
	U	Utility
	B	Balcony

*One continuous balcony
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BLOCK: C

FLOOR: 02-04

C06	C-02-04 / C-02-05	
	C-03-04 / C-03-05	
	C-04-04 / C-04-05	

Kitchen/Dining	4.20 x 3.49m	13' 9" x 11' 5"
Living	4.68 x 3.49m	15' 4" x 11' 5"
Bedroom 1	3.79 x 3.60m	12' 5" x 11' 9"
Bedroom 2	3.78 x 3.60m	12' 4" x 11' 9"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"

Total internal area	74m²	796ft²
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Balcony 1*	2.26 x 3.50m	7' 5" x 11' 5"
Balcony 2*	1.02 x 3.66m	3' 4" x 12' 0"

C07	C-02-10 / C-02-13	
	C-03-10 / C-03-13	
	C-04-10 / C-04-13	

Kitchen	2.95 x 2.20m	9' 8" x 7' 2"
Living/Dining	5.31 x 3.24m	17' 5" x 10' 7"
Bedroom 1	3.01 x 3.47m	9' 10" x 11' 4"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"

Total internal area	51m²	549ft²
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Balcony	1.81 x 3.16m	5' 11" x 10' 4"
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C08	C-02-02 / C-02-03 / C-02-06 / C-02-07	
	C-03-02 / C-03-03 / C-03-06 / C-03-07	
	C-04-02 / C-04-03 / C-04-06 / C-04-07	

Dining/Living/Kitchen	6.78 x 3.69m	22' 3" x 12' 1"
Bedroom 1	3.94 x 3.40m	12' 11" x 11' 2"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"

Total internal area	51m²	549ft²
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Balcony	2.27 x 3.50m	7' 5" x 11' 5"
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*One continuous balcony
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C09	C-02-09 / C-02-14	
	C-03-09 / C-03-14	
	C-04-09 / C-04-14	

Kitchen/Dining	3.56 x 5.75m	11' 8" x 18' 10"
Living	3.94 x 3.61m	12' 11" x 11' 10"
Bedroom 1	3.66 x 4.16m	12' 0" x 13' 8"
Bedroom 2	2.40 x 3.55m	7' 10" x 11' 7"
Bathroom	2.33 x 2.65m	7' 7" x 8' 8"

Total internal area	73m²	788ft²
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Balcony	4.40 x 1.70m	14' 5" x 5' 7"
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C10	C-02-11 / C-02-12	
	C-03-11 / C-03-12	
	C-04-11 / C-04-12	

Dining/Living/Kitchen	4.69 x 5.99	15' 4" x 19' 8"
Bedroom 1	3.20 x 3.25m	10' 6" x 10' 8"
Bedroom 2	2.58 x 4.82m	8' 6" x 15' 9"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
En-suite	2.00 x 1.47m	6' 6" x 4' 10"

Total internal area	72m²	770ft²
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Balcony	3.39 x 1.81m	11' 1" x 5' 11"
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C11	C-02-01 / C-02-08	
	C-03-01 / C-03-08	
	C-04-01 / C-04-08	

Kitchen/Dining	4.50 x 3.25m	14' 9" x 10' 8"
Living	3.93 x 3.60m	12' 11" x 11' 10"
Bedroom 1	2.93 x 3.60m	9' 7" x 11' 9"
Bedroom 2	2.96 x 3.56m	9' 8" x 11' 8"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
En-suite	1.47 x 2.00m	4' 10" x 6' 6"

Total internal area	73m²	791ft²
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Balcony 1*	2.26 x 3.50m	7' 5" x 11' 5"
Balcony 2*	6.83 x 1.14m	22' 5" x 3' 8"

KEY:	D / L / K	Dinning / Living / Kitchen
	BD	Bedroom
	BR	Bathroom
	ES	En-suite
	W	Wardrobe
	U	Utility
	B	Balcony



BLOCK: C

FLOOR: 05

C06	C-05-04 / C-05-05	
Kitchen/Dining	4.20 x 3.49m	13' 9" x 11' 5"
Living	4.68 x 3.49m	15' 4" x 11' 5"
Bedroom 1	3.79 x 3.60m	12' 5" x 11' 9"
Bedroom 2	3.78 x 3.60m	12' 4" x 11' 9"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"
Total internal area	74m²	796ft²
Balcony 1*	2.26 x 3.50m	7' 5" x 11' 5"
Balcony 2*	1.02 x 3.66m	3' 4" x 12' 0"

C08	C-05-02 / C-05-03 / C-05-06 / C-05-07	
Dining/Living/Kitchen	6.78 x 3.69m	22' 3" x 12' 1"
Bedroom 1	3.94 x 3.40m	12' 11" x 11' 2"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
Total internal area	51m²	549ft²
Balcony	2.27 x 3.50m	7' 5" x 11' 5"

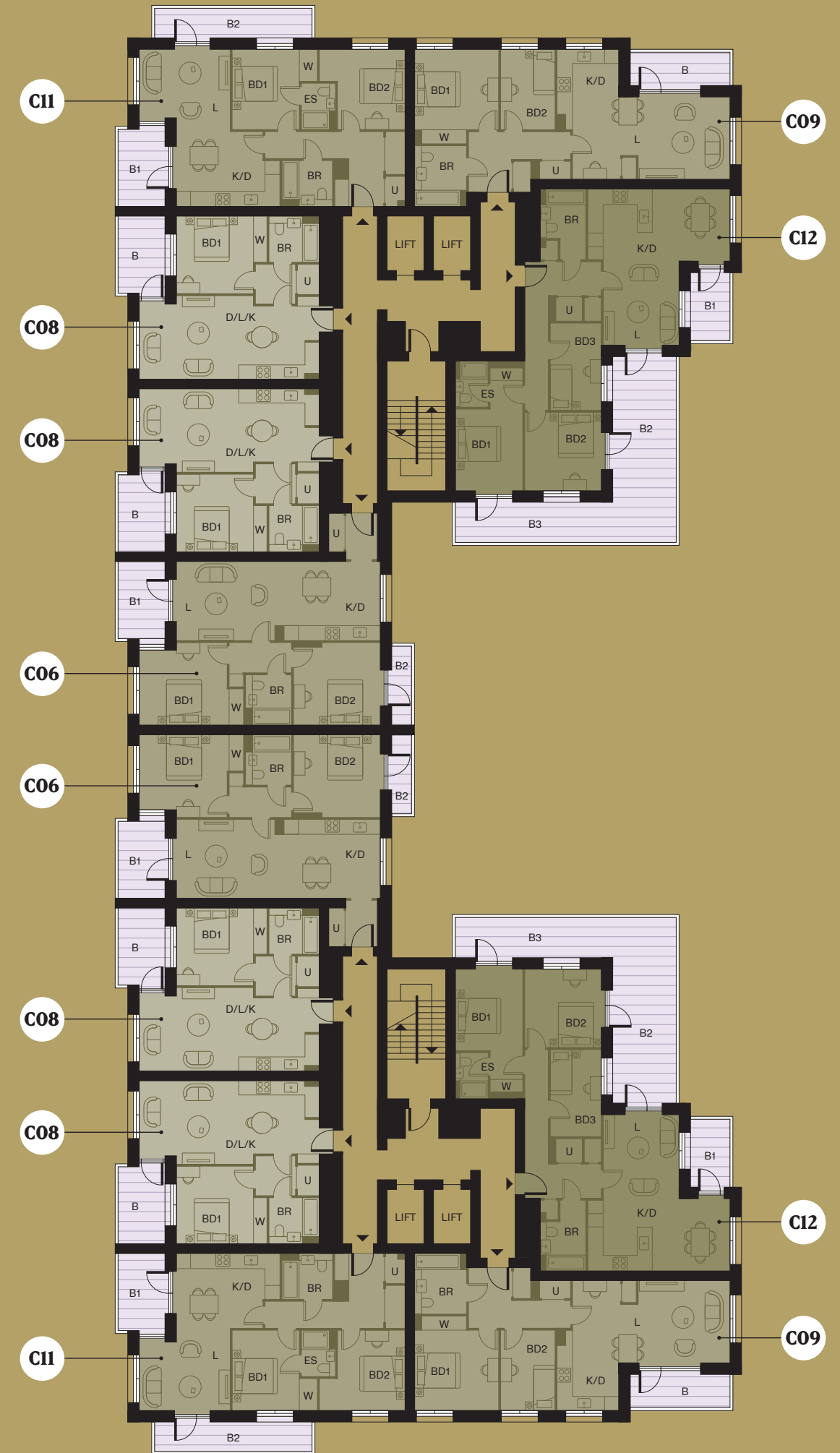
C09	C-05-09 / C-05-12	
Kitchen/Dining	3.56 x 5.75m	11' 8" x 18' 10"
Living	3.94 x 3.61m	12' 11" x 11' 10"
Bedroom 1	3.66 x 4.16m	12' 0" x 13' 8"
Bedroom 2	2.40 x 3.55m	7' 10" x 11' 7"
Total internal area	73m²	788ft²
Balcony	4.40 x 1.70m	14' 5" x 5' 7"

C11	C-05-01 / C-05-08	
Kitchen/Dining	4.50 x 3.25m	14' 9" x 10' 8"
Living	3.93 x 3.60m	12' 11" x 11' 10"
Bedroom 1	2.93 x 3.60m	9' 7" x 11' 9"
Bedroom 2	2.96 x 3.56m	9' 8" x 11' 8"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
En-suite	1.47 x 2.00m	4' 10" x 6' 6"
Total internal area	73m²	791ft²
Balcony 1*	2.26 x 3.50m	7' 5" x 11' 5"
Balcony 2*	6.83 x 1.14m	22' 5" x 3' 8"

C12	C-05-10 / C-05-11	
Kitchen/Dining	6.16 x 3.24m	20' 2" x 10' 7"
Living	3.28 x 3.60m	10' 9" x 11' 9"
Bedroom 1	2.91 x 4.81m	9' 6" x 15' 9"
Bedroom 2	3.42 x 3.47m	11' 2" x 11' 4"
Bedroom 3	2.27 x 3.79m	7' 5" x 12' 5"
Bathroom	2.00 x 3.15m	6' 6" x 10' 4"
En-suite	1.47 x 2.00m	4' 10" x 6' 6"
Total internal area	90m²	974ft²
Balcony 1*	1.81 x 3.16m	5' 11" x 10' 4"
Balcony 2*	2.71 x 7.89m	8' 10" x 25' 10"
Balcony 3*	6.75 x 1.59m	22' 2" x 5' 2"

KEY:	D / L / K	Dinning / Living / Kitchen
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	BR	Bathroom
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*One continuous balcony
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BLOCK: C FLOOR: 06

C13 C-06-03 / C-06-04		
Kitchen	3.09 x 3.15m	10' 1" x 10' 4"
Living/Dining	6.07 x 3.09m	19' 11" x 10' 1"
Bedroom 1	3.94 x 3.16m	12' 11" x 10' 4"
Bedroom 2	3.44 x 3.05m	11' 3" x 10' 0"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
En-suite	2.00 x 1.47m	6' 6" x 4' 10"
Total internal area	71m²	761ft²
Balcony	1.87 x 6.76m	6' 1" x 22' 2"

C14 C-06-08 / C-06-09		
Dining	2.05 x 4.65m	6' 8" x 15' 3"
Kitchen	3.00 x 1.85m	9' 10" x 6' 1"
Living	3.80 x 3.60m	12' 5" x 11' 9"
Bedroom 1	3.80 x 3.29m	12' 5" x 10' 9"
Bedroom 2	2.53 x 3.39m	8' 3" x 11' 1"
Bathroom	2.00 x 2.20m	6' 6" x 7' 2"
Total internal area	63m²	678ft²
Balcony	1.59 x 4.03m	5' 2" x 13' 2"

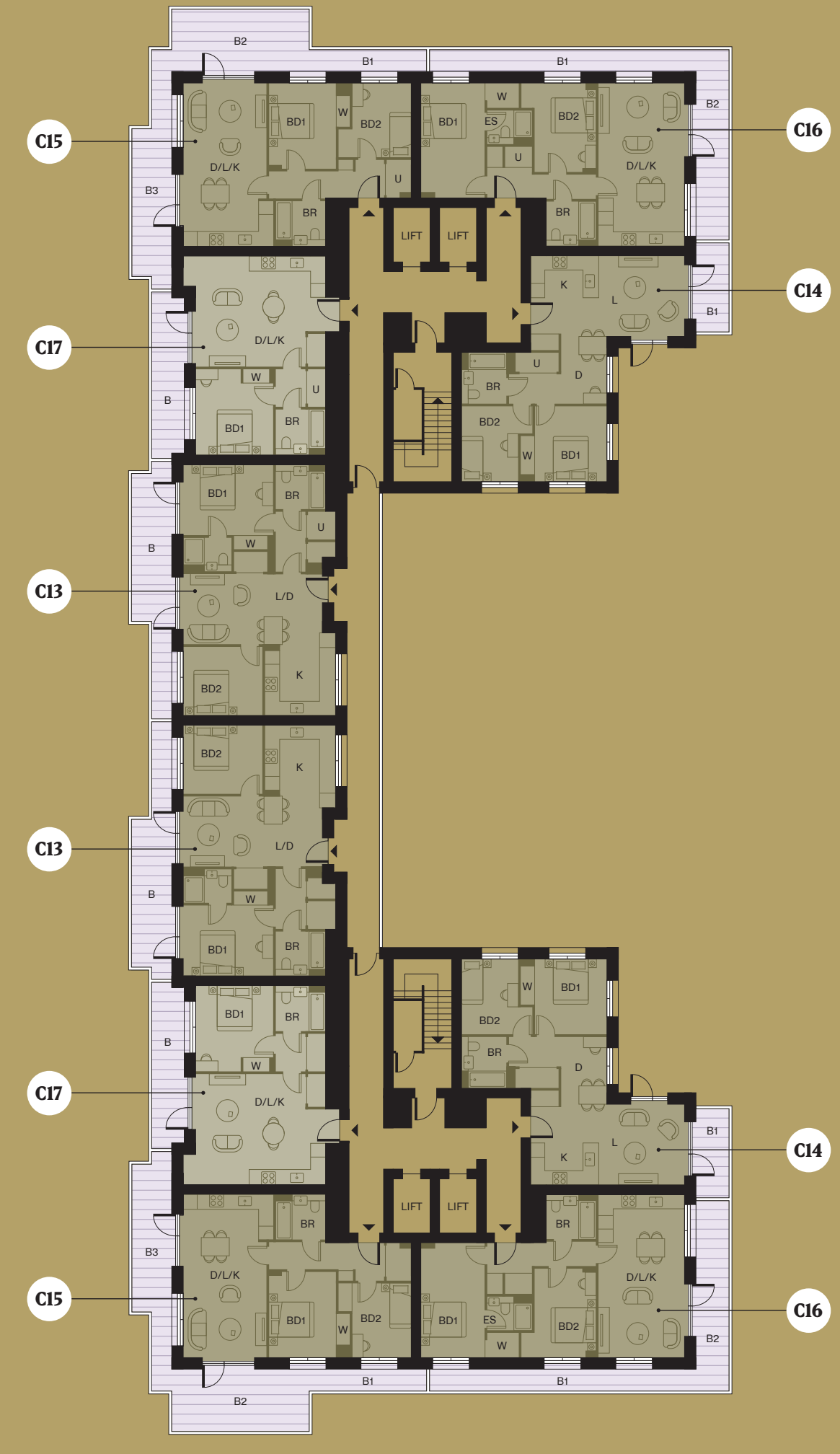
C15 C-06-01 / C-06-06		
Dining/Living/Kitchen	3.64 x 7.12m	11' 11" x 23' 4"
Bedroom 1	3.53 x 3.81m	11' 7" x 12' 6"
Bedroom 2	2.70 x 3.30m	8' 10" x 10' 10"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
Total internal area	64m²	685ft²
Balcony 1*	1.87 x 6.76m	6' 1" x 22' 2"
Balcony 2*	6.32 x 2.88m	20' 8" x 9' 5"
Balcony 3*	5.03 x 1.14m	16' 6" x 3' 8"

*One continuous balcony
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C16 C-06-07 / C-06-10		
Dining/Living/Kitchen	3.80 x 7.22m	12' 5" x 23' 8"
Bedroom 1	2.73 x 5.11m	8' 11" x 16' 9"
Bedroom 2	2.68 x 3.95m	8' 9" x 12' 11"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
En-suite	2.00 x 1.47	6' 6" x 4' 10"
Total internal area	72m²	771ft²
Balcony 1*	1.59 x 8.53m	5' 2" x 28' 0"
Balcony 2*	11.67 x 1.13m	38' 3" x 3' 8"

C17 C-06-02 / C-06-05		
Dining/Living/Kitchen	4.78 x 4.89m	15' 8" x 16' 0"
Bedroom 1	3.38 x 3.75m	11' 1" x 12' 4"
Bathroom	2.20 x 2.00m	7' 2" x 6' 6"
Total internal area	51m²	551ft²
Balcony	1.59 x 7.38m	5' 2" x 24' 2"

KEY:	D / L / K	Dinning / Living / Kitchen
	BD	Bedroom
	BR	Bathroom
	ES	En-suite
	W	Wardrobe
	U	Utility
	B	Balcony





DISCOVER MORE THAN JUST A VIEW AT SOUTHMERE

