



PARK  
AVENUE  
PLACE



Deptford • London Borough of Lewisham SE8



Park Avenue Place  
Grinstead Road  
Deptford  
London SE8 5FE

# PARK AVENUE PLACE

## THE APARTMENTS

A NEW SHOWCASE  
FOR LUXURIOUS LONDON LIVING  
BY GALLIARD HOMES



Park Avenue Place is situated directly opposite  
the open green, 17 acre expanse of Deptford Park.

Many apartments will overlook this serene green space - with the  
formal entrance retaining its traditional iron gates leading to an  
avenue lined by mature London Plane trees.



- A new landmark development comprising 176 private apartments.
- A choice of 1, 2 & 3 bedroom lateral apartments and 1 & 2 bedroom duplex apartments.
- All with private balcony or terrace.
- Central podium garden and landscaped courtyards.
- Secure undercroft car parking and cycle store.
- Concierge and services.
- Selected upper level apartments with panoramic skyline views.
- Extensive new public realm.

Park Avenue Place  
is setting a new benchmark  
for regeneration in one of  
the most prolific & upcoming  
districts south of the River


**DEPTFORD • LONDON BOROUGH OF LEWISHAM**



This ever expanding finance and technology centre has a daily working population of 120,000 with the district supporting around 400,000 jobs across the UK.

The 97 acre district is home to over 150 major tenants, many of which are national, European or global headquarters of international companies. Canary Wharf is also a truly sustainable 24/7 lifestyle destination and has one of the largest Crossrail Interchanges on the Elizabeth Line.

## CANARY WHARF

 **6 MINUTES**  
FROM SURREY QUAYS VIA  
CANADA WATER



Now a thriving state of the art commercial hub and destination, London Bridge Quarter incorporates over 450 businesses with a work force in excess of 50,000.

Located on the riverside between Tower Bridge and London Bridge, this dynamic cluster of award-winning contemporary architecture and culturally rich public space has rapidly grown to become the capital's third mixed-use business district.

## LONDON BRIDGE QUARTER

 **7 MINUTES**  
ONE STOP FROM SOUTH  
BERMONDSEY DIRECT



The City needs little introduction as a global financial powerhouse - where over 540,000 workers are employed in some 24,000 business and institutions.

Home to the Bank of England, The London Stock Exchange, investment banks, insurance companies and financial markets, The City remains the centre of global foreign exchange dealing, with its financial and professional services continuing to outstrip the likes of New York, Singapore, Hong Kong, Paris and Frankfurt.

## BANK & THE CITY

 **12 MINUTES**  
FROM SOUTH BERMONDSEY  
VIA LONDON BRIDGE

# PARK AVENUE PLACE

CONNECT WHEN MINUTES MATTER

“Park Avenue Place will be well placed to maximise on the rental catchment of London’s three largest employment hubs.”

QUEEN ELIZABETH  
OLYMPIC PARK

GREENLAND  
DOCK

CANARY WHARF  
PIER

SOUTH DOCK  
MARINA

GREENLAND  
PIER

CANARY WHARF  
FINANCIAL DISTRICT

DEPTFORD  
PARK

THE O2  
ARENA

EXCEL  
LONDON

LONDON CITY  
AIRPORT

 PARK  
AVENUE  
PLACE



With its famous anchor symbolising Deptford's rich maritime era, the High Street has everything from colourful stalls to one of London's finest baroque churches.

Quirky eateries, bars and bistro's abound, so too, a seemingly endless array of independents and retro haunts.

The entire area is now a cutting edge postcode and mecca for creatives, artisans and entrepreneurs, it is also an established residential neighbourhood enjoying everything that is quintessentially Deptford.

## DEPTFORD HIGH STREET

 **7 MINUTES**  
OR 20 MINUTE WALK APPROX



Now a cosmopolitan and purely recreational retreat, Greenland Dock and the adjoining South Dock Marina offer a plethora of nautical and waterside pursuits for all ages.

Located deceptively close to Park Avenue Place, Greenland Dock is the largest remaining dock in South London - with a sea faring legacy dating back to its excavation in 1696.

Today, it is home to Surrey Quays Watersports Centre, numerous walks, a notable waterside pub and the dock's Thames Clipper Pier.

## GREENLAND DOCK

 **9 MINUTES**  
OR 5 MINUTES DRIVE TIME



Known worldwide as the London Royal Borough where hemispheres meet, Greenwich is a UNESCO World Heritage Site and one of the most historic areas of the capital.

Greenwich is also an eclectic, vibrant village, unique in character and epitomised by its market - dubbed 'London's favourite market' having been established in 1700 by Royal Charter.

Today, the market is the centre of Greenwich's shopping life, packed with stalls displaying art, antiques, fashion, jewellery and more.

## GREENWICH VILLAGE

 **13 MINUTES**  
OR 15 MINUTES DRIVE TIME

PARK AVENUE PLACE  
DIVERSITY ON YOUR DOORSTEP

“Deptford High Street was named London's coolest street and the 17th coolest street in the world in 2022 by Time Out Magazine.



## LONDON BRIDGE AND ZONE 1 CONNECTIVITY

7 MINS

(BANK 1 MINUTE VIA NORTHERN LINE)



South Bermondsey MAINLINE



One stop from Zone 1 tube travel across the Capital

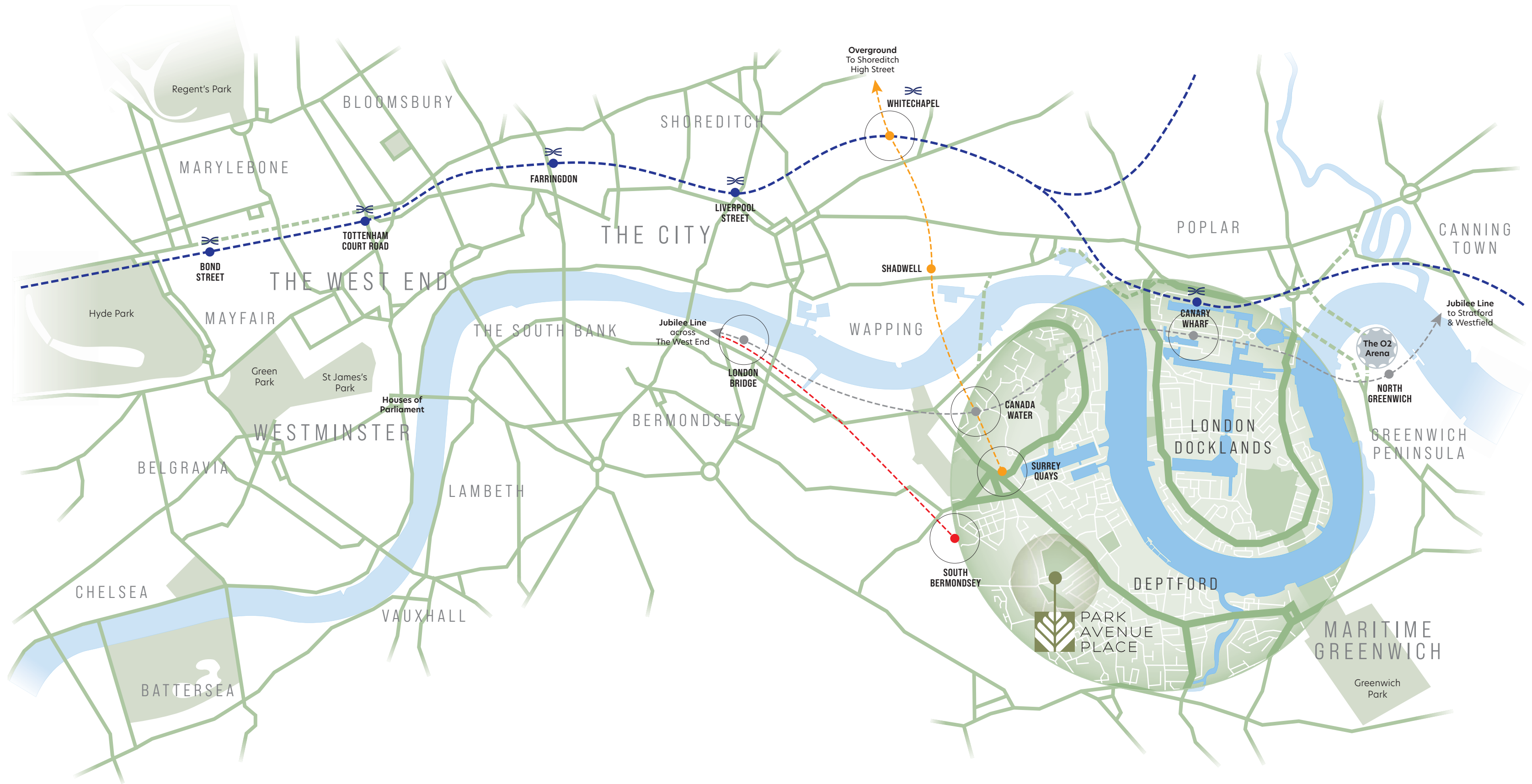
Superb transport links, major retail, leisure, marinas, parkland, street markets, restaurants and a buzzing high street... all within a 1200 metre radius of Park Avenue Place.



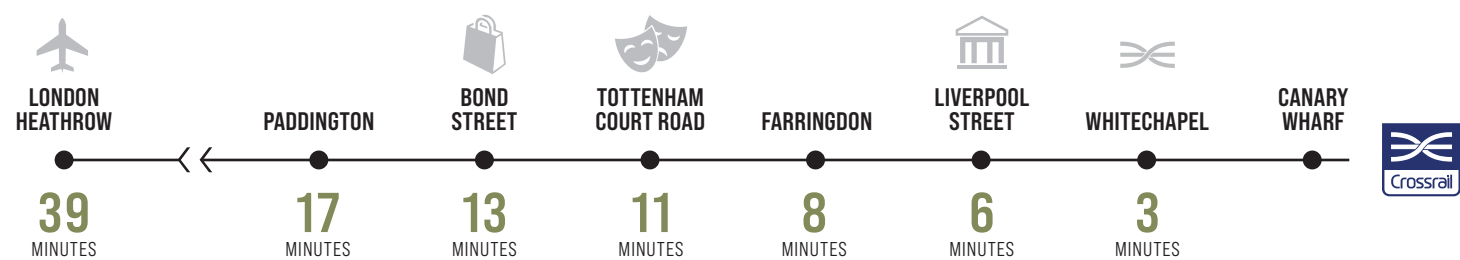
Residents at Park Avenue Place will be a one stop 7 minute hop by rail from Zone 1 connectivity at London Bridge - with Jubilee and Northern Line services connecting to the Capitals' entire transport network.

Overground services from Surrey Quays will be equally impressive with a 1 minute journey to Canada Water and Jubilee Line tube travel, while continuing to Whitechapel station in 9 minutes - a new Elizabeth Line Interchange.





Park Avenue Place will be within 3 stops of the Capitals' most technologically advanced fast track rail network.



**CROSSRAIL ELIZABETH LINE**

Bringing London Heathrow to within 39 minutes journey time of Canary Wharf.



## More London

More London covers around 13 acres of riverside stretching from Tower Bridge up to London Bridge Station and Hays Galleria. The futuristic area includes the City Hall, a sunken amphitheatre known as 'The Scoop', together with some two million square feet of office space, shops, restaurants, cafés and pedestrianised public realm with open air sculptures and water features.

The Hilton London Tower Bridge with its refined 1751 Distillery Bar & Kitchen is also located within More London.

## The Shard

Now Western Europe's tallest building, The Shard is a vertical city in itself, designed for state of the art commerce and exclusive living complete with sky level viewing galleries.

The Shard has six restaurants and bars - Aqua Shard, Bar 31, Oblix, Hutong, Ting and Gong.

## London Bridge Quarter

This iconic regeneration landmark comprises the shimmering glass spectacle of The Shard itself together with a cluster of high end state of the art office buildings where some 50,000 people are employed.


The Quarter also incorporates London Bridge Station - the fourth busiest transport hub in the UK. London Bridge provides direct access to 61 tube stations across the Capital.




London's third major commercial centre will be one stop by rail from Park Avenue Place.



 LONDON BRIDGE

 SOUTH BERMONDSEY

 SURREY QUAYS

 PARK AVENUE PLACE

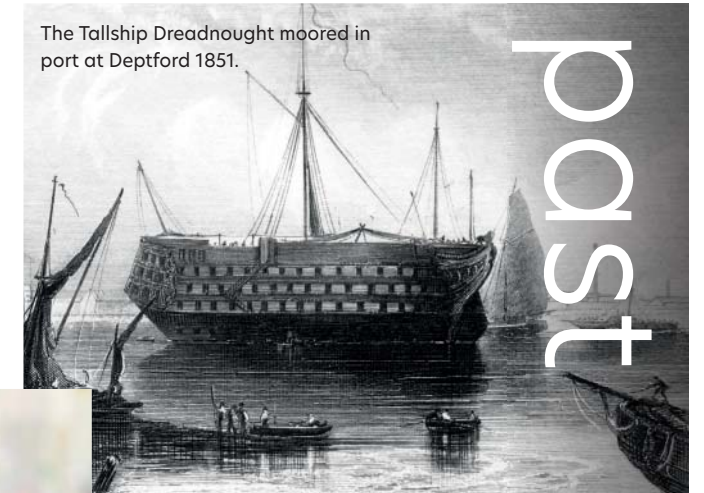


# Deptford

Going places

- Today, Deptford is a thriving residential enclave with the character of its retained industrial warehouses blending seamlessly with striking new contemporary architecture.
- Deptford is home to a young population with over half (54%) of its residents being under 35 years of age.
- The borough is made up of many young professionals and young families drawn to its superb lifestyle opportunities and proximity to London's commercial centres.

Deptford's maritime legacy dates back to 1513 when Henry VIII founded its first boatyard. By the 1770's it was the fourth largest of the Royal Dockyards and renowned for its shipbuilding and international trade.



The Tallship Dreadnought moored in port at Deptford 1851.

The past



The present

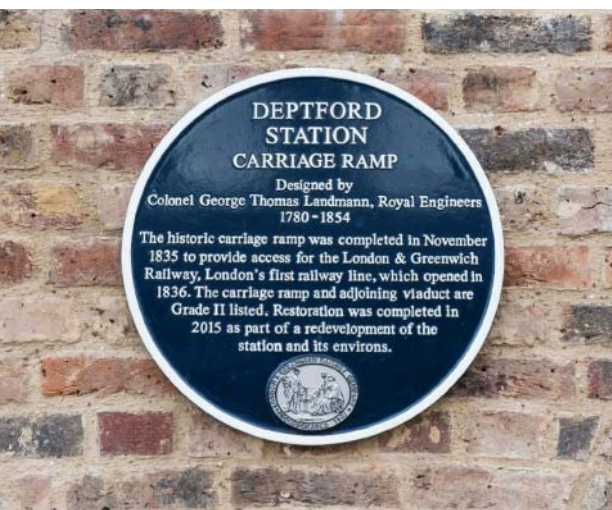
- Increasing investment in Deptford and the surrounding neighbourhoods is fuelling regeneration and in turn the local economy.
- Over 15,000 new households are forecast in Lewisham over the next decade (2021 - 2031) which is equivalent to a 12% growth in the number of households.
- The SE8 postcode is seeing sustained growth in house prices which are on average 74% higher than 10 years ago - outperforming Greater London which rose 66% over the same period.



future

The SE8

All forecasts, data and predictions sourced and supplied by JLL Research, no representation or warranty is made as to the accuracy thereof.



Artsy bars, independents and gastro menus define Deptford today.



Deptford's Market Yard and re-purposed railway arches truly capture the spirit of the neighbourhood with an eclectic mix of foodie haunts, bars, independents and delis.

In the town you can dine in anything from a converted double decker bus (The Big Red) to an in-house board games bar (Tanuki) tucked inside Badger Badger, a Japanese - American small plates eatery.





Located in the heart of Deptford, this vibrant, diverse arts centre hosts a huge variety of events across the venues four performing spaces - the largest with capacity to accommodate an audience of 300 for seated events and up to 500 for standing.



The Albany, a neighbourhood theatre is also associated with the Deptford Lounge - providing further creative entertainment together with a public library, computer labs, cafe and rooftop ball court.



## The Albany

South East London's leading arts centre and hub for creative enterprises

### Deptford Market Yard

The Yard is characterised by the 14 arches that formed part of the carriage ramp dating back to 1835. It is today, the oldest railway structure in London and now home to a vibrant mix of cafés, restaurants, independents, artisan florists and a new market square. Minutes away, you'll find Deptford Street Market which remains one of the busiest, oldest and most diverse in London.



### Parkland

There are two parks bordering Park Avenue Place - Deptford Park, originally a market garden and Folkestone Gardens with its large pond and distinctive weeping willows. Together, the parks offer around 23 acres of green space with a mix of woodland and a diverse array of flora and fauna.



**Deptford.**  
Where creativity, culture, convenience & sheer ambience abound.



### Surrey Quays Shopping & Leisure

With 309,000 sq ft of retail space, top brands, restaurants, a 9 screen RealD 3D Odeon and 24 hour opening, the centre is a fabulous destination and fun day out for all the family.

# Maritime Greenwich

Residents at Park Avenue Place will be less than 1 mile from the Royal Borough of Greenwich.

Greenwich - home to the Royal Observatory and Meridian Line, Cutty Sark, The Old Royal Naval College, Queen's House and Greenwich Park - a former Royal hunting park and one of the largest single green spaces in south east London.

Greenwich also exudes a vibrant village atmosphere centred around its market, colourful shops and diverse array of bars, restaurants and gastro eateries - some Michelin starred and together, serving everything from traditional fish & chips to sashimi and nigiri at Sticks 'n' Sushi.

Residents at Park Avenue Place will surely never tire of places to eat and things to do and see in maritime Greenwich.

Over 180 acres of Royal parkland, heritage and world renowned landmarks on your doorstep.



### University of East London

A careers - led public university, UEL is counted among the top academic institutions for quality education.

The Docklands Campus features a £21 million sports dock complex with two indoor arenas and a multitude of outdoor activities.

*Journey time: 25 minutes approx from Cutty Sark DLR.*



### University of Greenwich

Located on a World Heritage Site on the bank of the Thames, the main campus is located in the Old Royal Naval College.

The universities Alumni include two Nobel Laureates, the campus is home to the business school and faculty of liberal arts & sciences.

*Journey time: 7 minutes by car (10 minutes by bike).*



### Goldsmiths, University of London

This prestigious public research institution specialises in the arts, design, humanities and social sciences. Alumni include Antony Gormley, Damien Hurst, Mary Quant, Bridget Riley and Steve McQueen.

*Journey time: 21 minutes walk (10 minutes by bike).*



### Primary & Secondary Education

There will be two primary schools within 5 minutes walk of Park Avenue Place - Twin Oaks Primary and Deptford Park Primary, the latter with Ofsted Ranking.

Numerous secondary schools will also be within close proximity - the nearest, Deptford Green being a 14 minute walk.

Tidemill Academy and Lewisham College will also be around 25 minutes walk from Park Avenue Place.

### King's College London

An internationally renowned university, King's is ranked among the top 10 UK universities in the world (QS World Rankings 2021). There are five campuses in the heart of London, the nearest being King's College Guys Campus.

*Journey time: 7 minutes by rail to London Bridge.*

Park Avenue Place will be within convenient proximity of numerous prestigious universities together with all-age education





# PARK AVENUE PLACE

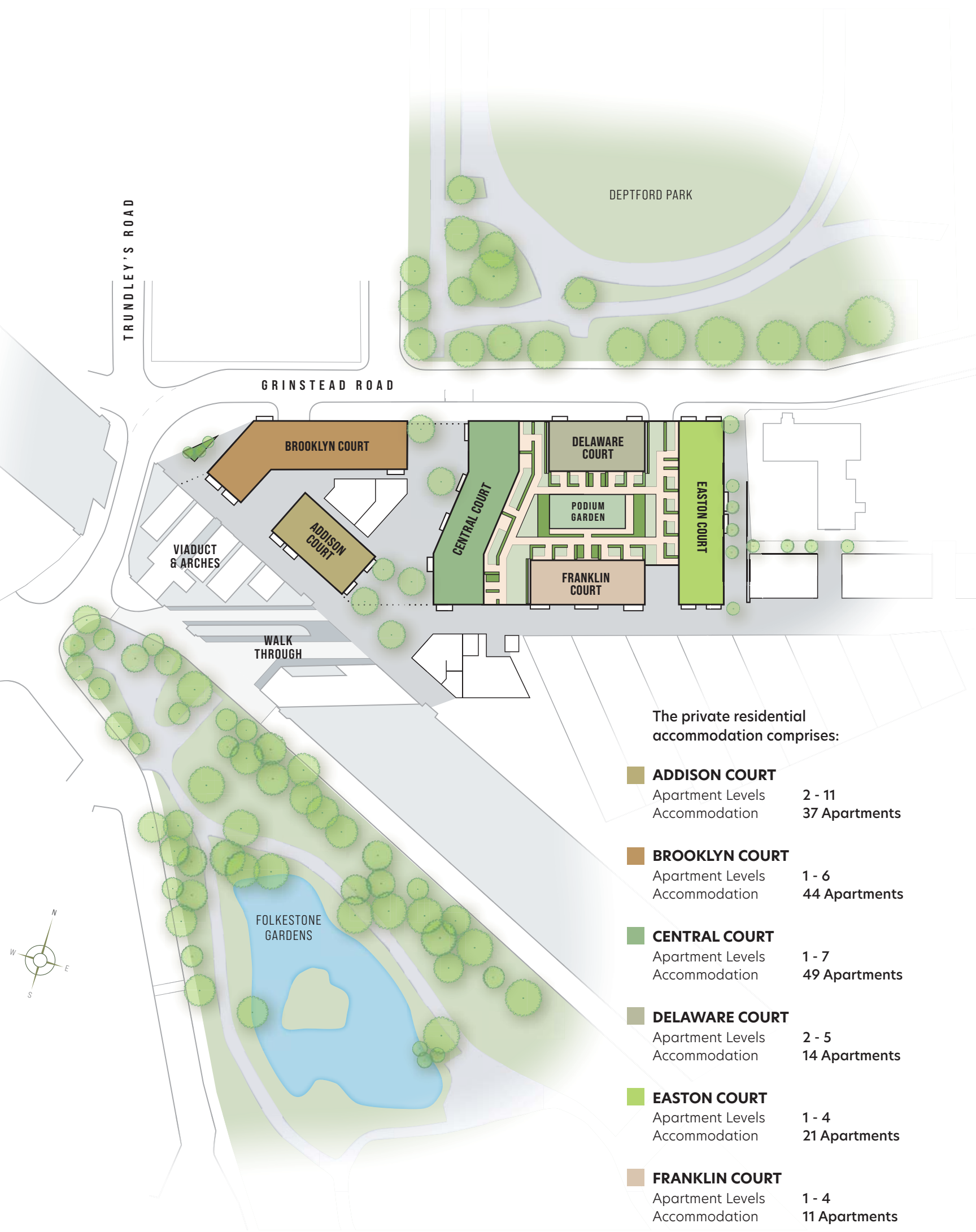
## THE DEVELOPMENT

SIX FABULOUS APARTMENT BUILDINGS  
EACH WITH ACCESS TO A PRIVATE LANDSCAPED  
PODIUM GARDEN



## Park Avenue Place.

A new landmark for exclusive London living south of the river.



The private residential accommodation comprises:

<b>ADDISON COURT</b>	Apartment Levels Accommodation	2 - 11 37 Apartments
<b>BROOKLYN COURT</b>	Apartment Levels Accommodation	1 - 6 44 Apartments
<b>CENTRAL COURT</b>	Apartment Levels Accommodation	1 - 7 49 Apartments
<b>DELAWARE COURT</b>	Apartment Levels Accommodation	2 - 5 14 Apartments
<b>EASTON COURT</b>	Apartment Levels Accommodation	1 - 4 21 Apartments
<b>FRANKLIN COURT</b>	Apartment Levels Accommodation	1 - 4 11 Apartments

Site plan shown for illustrative purposes only.

# Facilities

The development will incorporate extensive new public realm with mixed use units at ground level.

Residents facilities will include:

- Concierge & services.
- Key fob access to the central podium garden.
- Secure undercroft car parking.
- Cycle store.
- Lift access to all apartment floors including undercroft parking and podium levels.



The central podium garden will provide a green oasis with extensive landscaping that is planned to include flowering vines trained over a feature trellis, raised planting and grassed amenity space. The garden will also provide a pleasant aspect for many courtyard facing apartments.





Computer generated image viewed from Easton Court showing blocks Franklin Court, Central Court & Delaware Court surrounding the podium garden.



Step into style.

Contemporary elegance will define each luxurious living space.



Computer generated image of principal living dining area.

With clean contemporary lines, each kitchen has been specified in a palette of navy and oak tones with contrasting white recon stone worktops and urban style white brick tile splashback.

Kitchen appliances will be fully integrated with specifications including a 3 in 1 hot, cold and boiling water tap.

Each kitchen will be a statement of style offering sleek functionality



**Plan showing 2 bedroom apartment Addison Court 1104.**

There will be 10 of this style offering 73.4 sq.m (790 sq.ft) of luxurious living space together with 4.3 sq.m (46 sq.ft) of external balcony space.

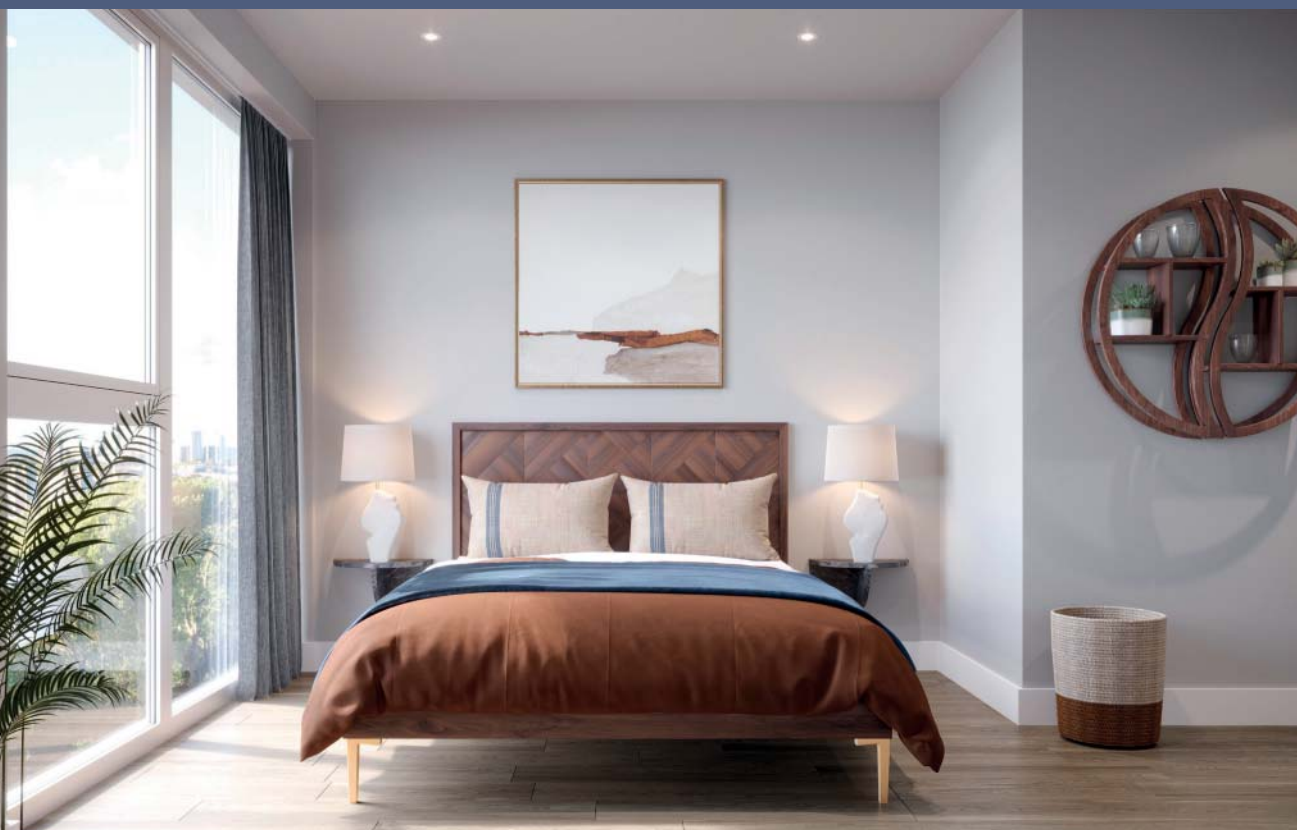


Fabulous space  
to live, chill  
or entertain.

Computer generated image of 2 bedroom  
apartment Addison Court 1104.



Computer generated images of principal and second bedroom.



With a choice of 1, 2 & 3 bedroom apartment styles, Park Avenue Place will offer a contemporary lifestyle for young professionals to luxurious family living.



# Specification

## GENERAL

- Light grey matt emulsion finish to walls and ceilings.
- Satin white finish to door linings, skirting & architraves.
- Oatmeal carpeted staircase to duplex apartments with satin white painted stair strings, newels, hand rails and balusters.
- Light oak plank style click flooring to principal living areas, hallways and bedrooms.
- Satin white finish internal doors.
- Brushed steel door furniture.
- Brushed steel switch & socket plates with USB charging ports to selected sockets in kitchen, living/dining and bedrooms.
- Recessed LED low energy downlighting.
- Digital terrestrial TV, FM & DAB radio sockets to living room & bedrooms.
- TV sockets Sky Q enabled to living room (subject to subscription).

- Telephone/data socket cabled for broadband in living room.
- Thermostatically controlled space heating via tall flat panel white finish wet radiators.
- Aluminium double glazed windows with light grey painted cills.

## KITCHENS

- Designer kitchens with navy base units and oak style wall units all with concealed handles.
- White recon stone worktops with full height white brick tile splashback to underside of wall units.
- LED underlighting to all units.
- Fully integrated electric stainless steel appliances to include:
  - Single low level oven
  - 4 ring ceramic hob
  - Re-circulating cooker hood
  - Fridge/freezer
  - High level microwave
  - Dishwasher

- Stainless steel bowl and half undermounted sink with hot, cold & boiling water chrome mixer tap.
- Washer/dryer (free standing if within services cupboard).
- Centralised appliance isolator switch panel.

## BEDROOMS

- Floor to ceiling fitted wardrobe to principal bedroom with part gloss white and part mirrored sliding doors.

## BATHROOM/SHOWER ROOM

- Large format white marbled porcelain tiling to floor & walls.
- Grey stained oak veneered alcove with integral mirror, mirrored cabinet and white recon stone vanity top.
- Chrome shaver socket.
- White bathroom suite featuring chrome framed bath/shower screen, back to wall WC, concealed dual flush cistern & wall hung (or semi recessed) basin.
- Chrome plated single lever basin tap, bottle trap, cistern push plate, thermostatic shower mixer, shower rail, fixed shower head and low level handset and hose.
- Chrome thermostatic electric heated towel rail.

## SECURITY/FIRE

- Video entryphone system to each apartment.
- Fire sprinkler system and smoke detector to each apartment.
- CCTV coverage to communal areas and podium garden.

## COMMUNAL AREAS

- Residents' podium garden with lift and stair access via secure fob controlled doors.
- Fully tiled communal entrance foyer to each block.
- Carpeted lift lobbies, stairs and common corridors.
- Private residents' lifts serving all apartment levels to each block.
- Low energy wall lighting.
- Secure undercroft car parking.
- Secure cycle store.



Step outside and enjoy  
the stunning views from  
dawn to dusk...

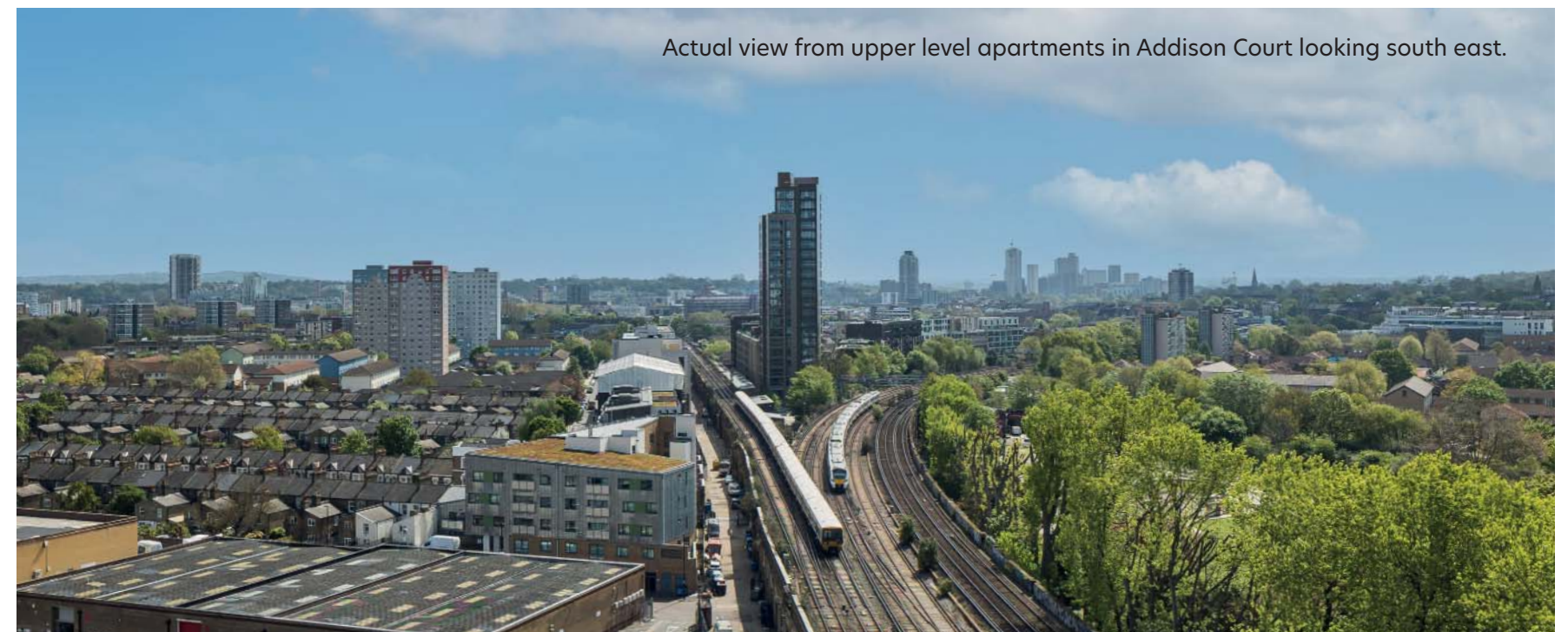




Actual view from upper level apartments in Addison Court looking north east.



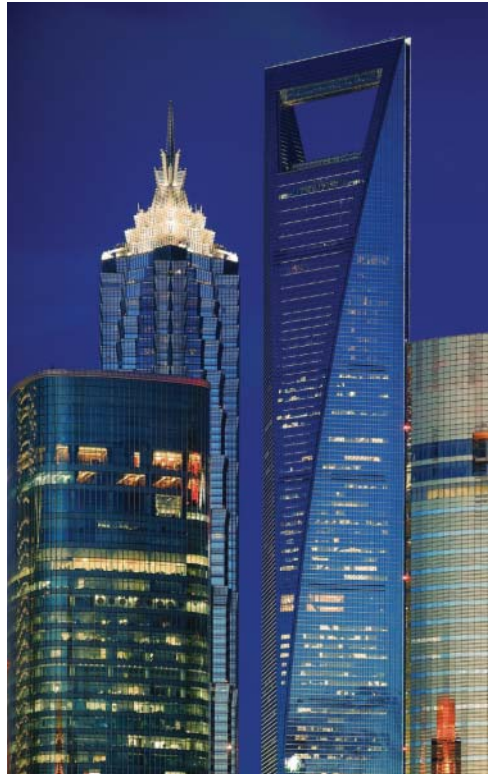
Actual view from upper level apartments in Addison Court looking north west.



Actual view from upper level apartments in Addison Court looking south east.

# Galliard Homes

## INTERNATIONAL MARKETING SUITES



### Galliard Homes LONDON

Founded in 1992 the Galliard brand has grown to become an industry leader predominantly focussed on the London residential market. Since 2010 the group has expanded its pioneering regeneration success into cities including Bath, Bristol and Birmingham.

Today, it operates an international suite of offices ranking Galliard as one of just three developers with dedicated marketing suites in London, Shanghai and Hong Kong.

**LONDON CENTRAL SALES**  
**+44 (0) 207 620 1500**



### Galliard Homes HONG KONG

SALES & MARKETING SUITE

With Hong Kong remaining a resilient and major player in the prime London residential market, Galliard recognise the importance of having a permanent presence and opened a 950 sq.ft marketing suite in 2021.

This new Hong Kong base showcases numerous high end London developments which will include Neptune Wharf, enabling greater management and control of investment sales, while being able to provide 'hands on' expertise.

**HONG KONG CENTRAL SALES**  
**+852 2550 5598**

### Galliard Homes SHANGHAI

SALES & MARKETING SUITE

Galliard Homes opened their first sales & marketing suite located in Shanghai during late 2019.

Since opening, the office has become a vital asset for promoting London developments, with their multi-lingual staff being able to engage with potential buyers from initial enquiry to property completion. The suite has also proved to be an ideal venue for holding small marketing events and as a meeting hub for local agents.

**SHANGHAI CENTRAL SALES**  
**+86 (21) 6090 5799**



[galliardhomes.com](http://galliardhomes.com)  
[galliardhomeschina.com](http://galliardhomeschina.com)

GALLIARD HOMES'  
FURNITURE SOLUTION SPECIALISTS



**NEW CONCEPT**  
FURNISHINGS

[www.newconceptfurnishings.com](http://www.newconceptfurnishings.com)  
**+44(0) 208 502 3308**

---

GALLIARD HOMES' OFFICIAL LETTING &  
MANAGEMENT AGENTS

**LiFE** Residential

[www.liferesidential.co.uk](http://www.liferesidential.co.uk)  
**+44(0) 208 896 9990**

---

A DEVELOPMENT BY



**Galliard**  
Homes

These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. The developer reserves the right to alter any specifications and floor plan layouts without prior notice. All journey and walking times stated are approximate, source tfl.gov.uk, google.co.uk and crossrail.co.uk. Interior images are computer generated and are for illustrative purposes only. All development CGIs and artwork contained in this brochure is subject to copyright owned by Galliard Homes and cannot be reproduced in any way without prior written consent. Park Avenue Place is a preferred marketing name only and may not be adopted as the postal address.

V1 MAY 2023