



PARK
AVENUE
PLACE

Development Overview

Grinstead Road, Deptford, London SE8 5FE

Key Facts

Development Park Avenue Place
Developer Galliard Homes
Location Grinstead Road, Deptford, London SE8 5FE
Borough London Borough of Lewisham
Sales Contact Galliard Homes, London Central Sales
+44 (0) 20 7620 1500

Accommodation 176 private apartments arranged in 6 blocks.
1, 2 & 3 bedroom lateral, 1 & 2 bedroom duplex.

*** Completion** From Q4 2023.

*** Rental Returns**

1 Bed:	£1,740 - £1,950pm
2 Bed:	£2,050 - £2,510pm
2 Bed Duplex:	£2,050 - £2,460pm
3 Bed:	£2,610 - £2,770pm

*** Service Charge**

Addison Court	£4.80psf
Brooklyn Court	£4.66psf
Central Court	£4.72psf
Delaware Court	£5.66psf
Easton Court	£5.87psf
Franklin Court	£6.19psf

Tenure 999 year lease.

Ground Rent Peppercorn.

Parking Option £30,000 (limited spaces for 2 bed duplex & 3 bed apartments).

Building Insurer Premier Guarantee.

Payment Structure

- 1) £2,000 payable upon reservation.
- 2) 10% deposit (less reservation fee) paid on exchange, 21 days from reservation.
- 5) 90% balance due on completion.


Development Independent Solicitors

Alan Samuels & Co	020 8349 6630	alan@asamuels.co.uk
Boulter & Company	07711 421 162	a.winter@boulterandco.com
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Development Associated Financial Advisors

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Marc Cohen	0203 984 1153	marc@remulate-protect.co.uk

* Estimated & subject to change.



Computer generated image of Central Court - the largest of the six apartment blocks, looking through the main piazza towards Deptford Park.

Location at a glance

Park Avenue Place is located within 15 minutes mainline/tube journey time of London's three largest commercial districts - Canary Wharf, The City & London Bridge Quarter.*



* Journey time stated above is from departing station and does not include walking/transfer time between stations. Travel time to departing stations not included.

The development

- 176 private apartments arranged in 6 self-contained blocks.
- A choice of 1, 2 & 3 bedroom lateral apartments and 1 & 2 bedroom duplex apartments.
- All with a private balcony or terrace.
- Selected upper level apartments with panoramic skyline views.
- Highly refined specifications throughout.
- Designer kitchens with recon stone worktops and a suite of fully integrated electrical appliances.
- Luxuriously appointed bathrooms.
- Secure undercroft car parking (at additional cost) and cycle store.
- Central podium garden with extensive landscaping and feature uplighting.
- Lift access to all apartment levels including undercroft and podium levels.
- New landscaped public realm with mixed use units at ground level.



Image shown for illustrative purposes only

- The development will feature a concierge desk with services.

Park Avenue Place is located opposite Deptford Park with its 17 acres of green space and avenue of mature London Plane trees. In addition, residents will be a stones throw from Folkestone Gardens with new pedestrianised access via the viaduct arches.



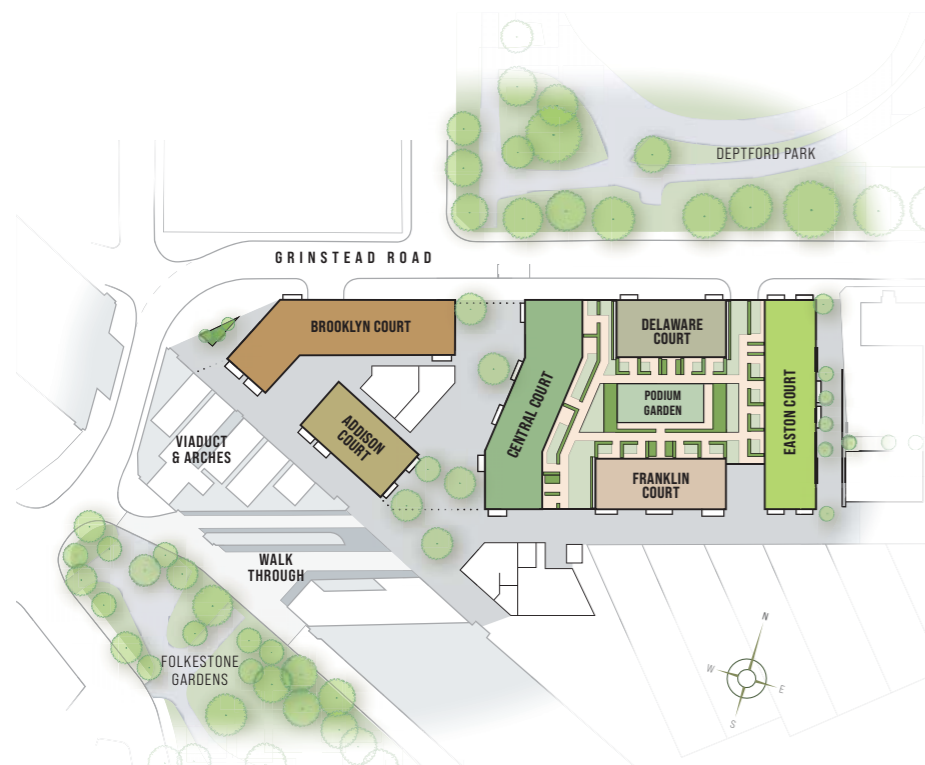
Computer generated image of Addison Court



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



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



Site plan shown for illustrative purposes only.

The private residential accommodation comprises:

ADDISON COURT	Levels 2 - 11	37 Apartments
BROOKLYN COURT	Levels 1 - 6	44 Apartments
CENTRAL COURT	Levels 1 - 7	49 Apartments
DELAWARE COURT	Levels 2 - 5	14 Apartments
EASTON COURT	Levels 1 - 4	21 Apartments
FRANKLIN COURT	Levels 1 - 4	11 Apartments

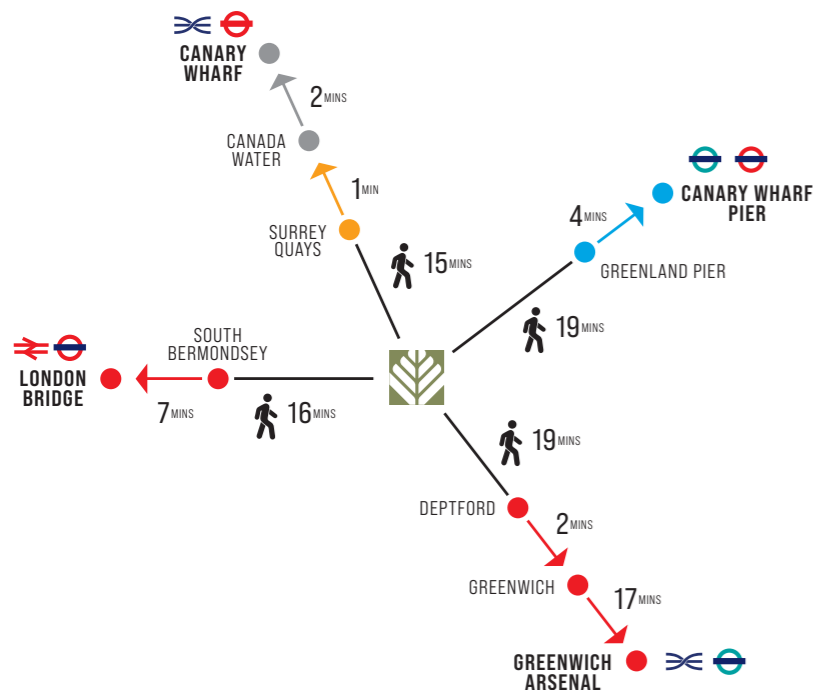
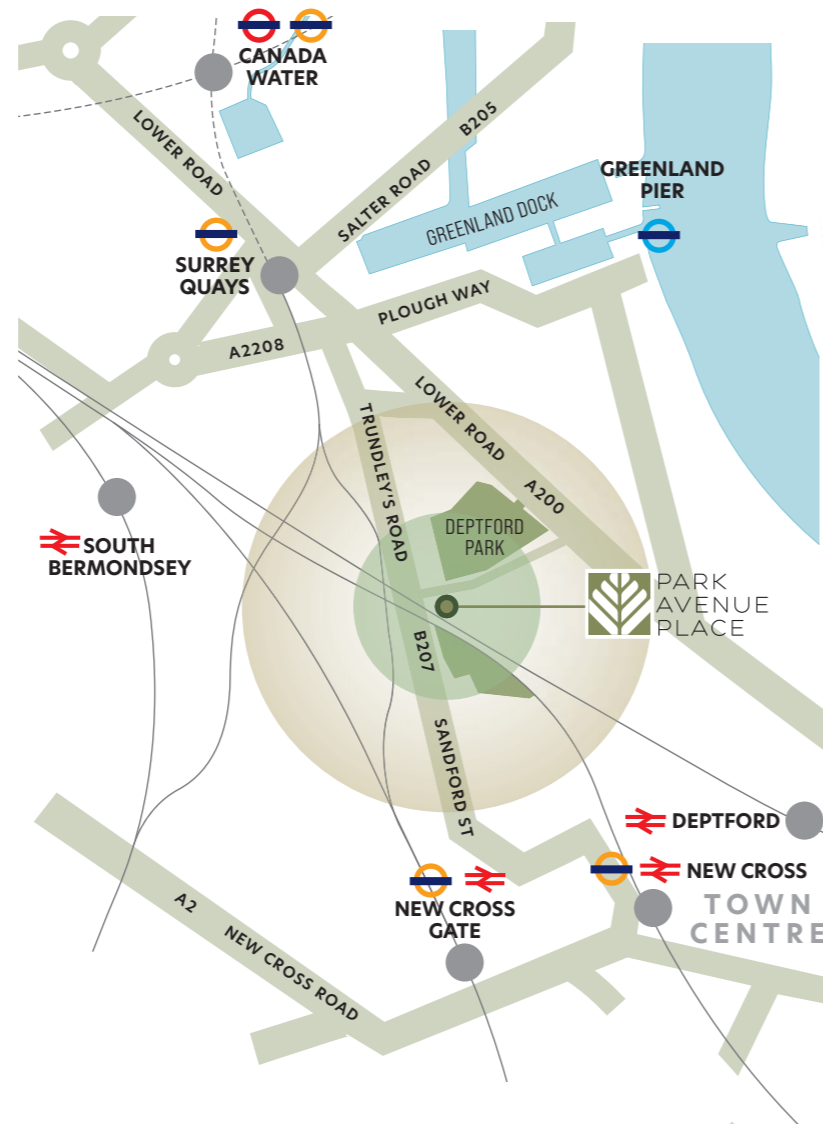


Computer generated image of Brooklyn Court & Central Court viewed from Deptford Park.

Connectivity

Located 7 minutes rail time from London Bridge Zone 1 transport hub and London Bridge Quarter, Park Avenue Place will provide a superb central base for connecting to Canary Wharf, The City and all that nearby Greenwich has to offer.

- 6 minutes travel time to Canary Wharf and Crossrail Place from Surrey Quays overground.
- London Bridge 7 minutes direct from South Bermondsey mainline.
- 10 minutes journey time to Bank and the heart of the City (via London Bridge) from South Bermondsey.
- 9 minutes to Whitechapel Crossrail Interchange from Surrey Quays direct.
- Crossrail services from Canary Wharf include Bond Street in 13 minutes and London Heathrow in 39 minutes.



- 10 minutes by bike to Goldsmiths University of London.
- Fast and frequent Thames Clipper services from Greenland Pier.
- Within 7 minutes cycling of Deptford mainline and the buzzing, vibrant atmosphere of Deptford Market Yard.
- 13 minutes cycling time to Greenwich Market, village, royal parkland and historic riverside.
- Conveniently located for Surrey Quays shopping centre (with 24 hour opening and leisure park).

Locality



GREENLAND DOCK



DEPTFORD PARK



DEPTFORD HIGH STREET

With the High Street voted as London's coolest street by Time Out in 2022, Deptford has a vibrant bar, restaurant, street food and arts scene together with one of the oldest and most diverse street markets in London. The locality also enjoys an abundance of green space, parkland and waterside walks.

Academia



Goldsmiths, University of London

This prestigious public research institution specialises in the arts, design, humanities and social sciences.

Journey time: 21 mins walk (10 mins by bike).

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.

Journey time: 7 mins by car (10 mins by bike).

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).

Journey time: 7 mins by rail to London Bridge.

University of East London

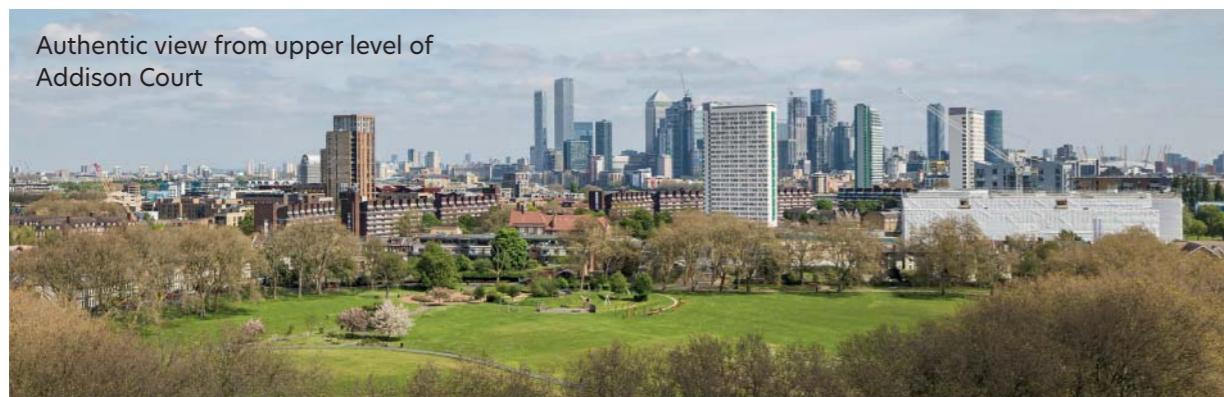
A careers - led public university, UEL is counted among the top academic institutions for quality education.

Journey time: 25 mins approx from Cutty Sark DLR.

Primary & Secondary Education

The borough has 21 schools rated 'outstanding' by Ofsted and a further 72 rated as 'good'. There will be two primary schools within 5 minutes walk of Park Avenue Place - Twin Oaks Primary and Deptford Park Primary.

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



Authentic view from upper level of Addison Court



SPECIFICATION & FEATURES INCLUDE:

GENERAL

- A palette of light grey finish to walls and ceilings, complemented by satin white to skirting and architraves with brushed steel door furniture and switch & socket plates.
- Light oak plank style click flooring to principal living areas, hallways and bedrooms.
- TV sockets Sky Q enabled to living room (subject to subscription).
- Telephone/data socket cabled for broadband in living room.
- Heating via tall flat panel white finish wet radiators.

KITCHENS

- Fully integrated 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.
- Hot, cold & boiling water chrome mixer tap.

BEDROOMS

- Floor to ceiling fitted wardrobe to principal bedroom with gloss white and 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.
- White bathroom suite with chrome framed bath/shower screen.
- Electric heated towel rail.

SECURITY/FIRE

- Video entryphone and fire sprinkler system to each apartment.

COMMUNAL AREAS

- Residents podium garden with lift and stair access via secure fob controlled doors.
- Private residents' lifts serving all apartment levels to each block.
- Secure undercroft car parking.
- Secure cycle store.

Deptford forecast trend



Over half (**54%**) of Deptford's residents are aged under 35 consisting mainly of young professionals and young families.



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.



On average, Deptford offers a more **affordable lifestyle** option than its surrounding neighbourhoods:

13% lower than Blackheath

15% lower than Greater London

23% lower than Greenwich



Increasing investment in **Deptford** and the surrounding neighbourhoods is fuelling regeneration and in turn the local economy.



Average sale prices for apartments in the **SE8 postcode** area are continuing to rise:

- **Up 4.1% in 2022 (compared with 2021).**

- **On average, 74% higher than 10 years ago, out performing Greater London which rose 66% over the same period.**



London house prices are **forecast to rise by 13.9%** between 2023 - 2027.

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



Furniture Solutions

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