#### MAIDEN COURT COLLECTION

PHASE F1: Apartments and Duplexes



DEPTFORD. SE14

Maiden Court Apartments Edward Street, Valley Road & Wycombe Street Duplexes



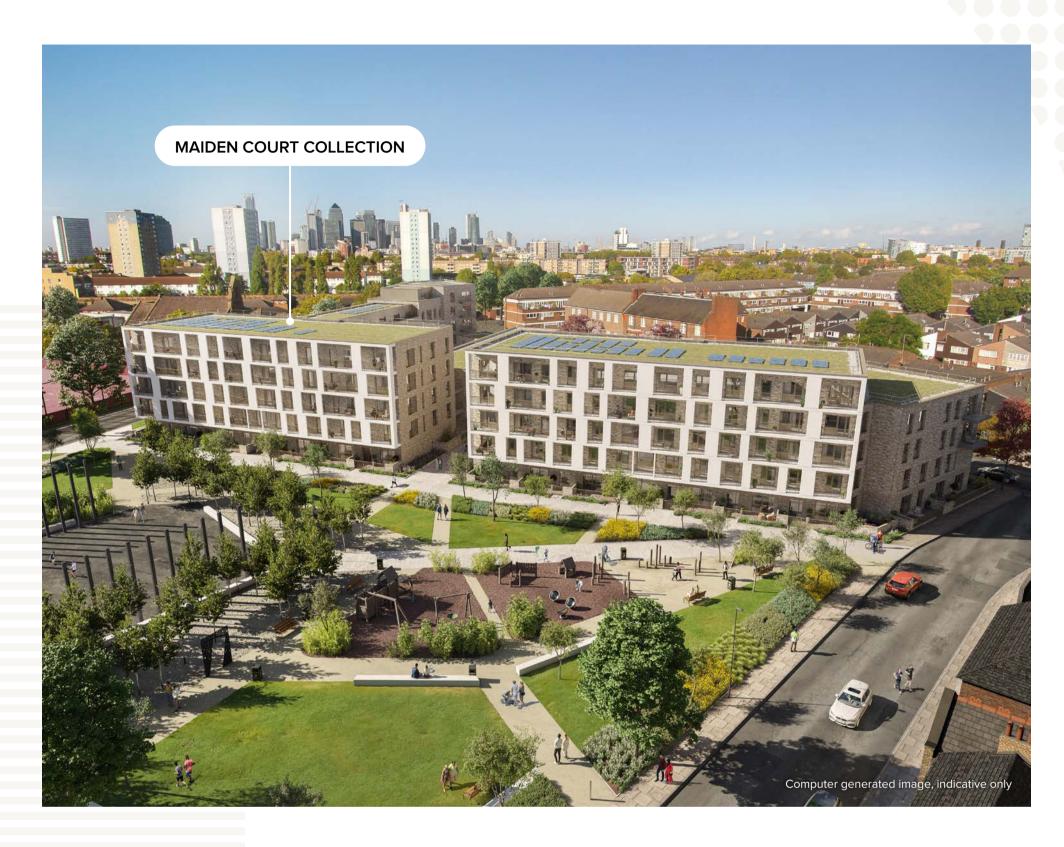
**DEPTFORD. SE14** 

# Make every day a work of art

#### MAIDEN COURT COLLECTION

**Apartments and Duplexes** 

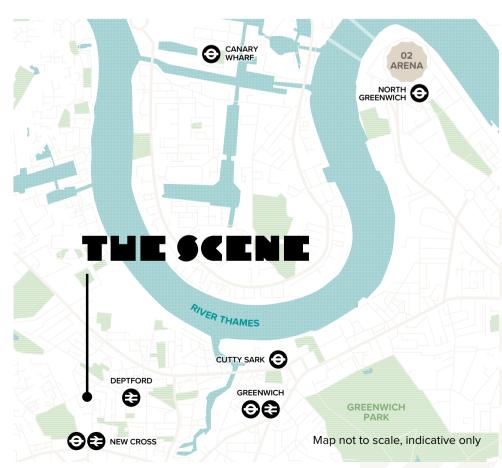
Maiden Court at The Scene comprises a collection of beautiful one and two bedroom apartments and spacious two bedroom duplexes, with many offering views across Charlottenburg Park.



## LIVE PARK-SIDE in the heart of Deptford

Phase F1, The Maiden Court Collection is situated between Edward Street and Wycombe Street, a new walk-way for locals to enjoy between The Scene and Charlottenberg park with Amersham Vale to the North. Maiden Court offers pleasant views across the park transitioning into the backdrop of a typically attractive terrace of Victorian houses.

The Scene places residents within a short stroll of the buzz of Deptford high street, Deptford Market Yard and the nearby transport hubs of both New Cross and Deptford stations whilst maintaining the spirit of a vibrant urban village.



#### **LOVE LIVING LOCAL**

### Independent, creative and diverse

Deptford has an essential vibrancy and warmth that is informed by its diverse and highly creative community. The character of the area exudes an artistic spirit and as a result independent shops, bars, cafés and restaurants thrive in the neighbourhood.

At the popular central hub of Deptford Street Market and Market Yard residents can find everything from vintage interiors, artisan florists, boutiques and salons to international cuisine, traditional pubs, live comedy and gallery spaces – all of this just minutes from Maiden Court.

- RIGHT // Deptford Does Art // One of the many local creative and exhibition spaces, Deptford Does Art is also home to a café and gift shop promoting local artists (Deptford High Street)
- BELOW // The iconic view from Greenwich Observatory over Greenwich Park, the Cutty Sark, London Bridge and The City of London

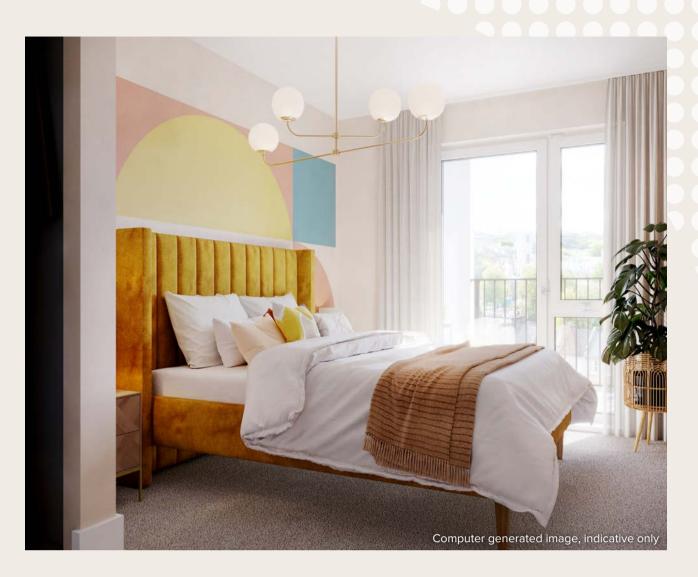




## LIGHT AND OPEN LIVING SPACES

#### Your canvas awaits

Homes at The Scene offer light, open and airy layouts benefiting from a considered, design-led approach to their interiors. A high standard of finishes throughout creates functional but intimate living spaces in which you can make your mark on your home to enjoy for years to come.















#### **LIVING / DINING / KITCHEN**

- Modern handle-less kitchen by Brandt in putty concrete pearl grey
- Silestone stone-effect work surface in snow white with matching upstand
- Single undermounted stainless steel bowl sink with mixer tap in stainless steel
- Bosch electrical hob with touch dials and integrated overhead extractor
- Stainless steel integrated electric Bosch oven and microwave with touch control
- Integrated Bosch fridge / freezer (70/30 size split) and dishwasher
- · Integrated waste and recycling bin
- Free-standing Bosch washer / dryer to hallway cupboards
- · Recessed LED down lights
- Amtico white ash wood-effect flooring

#### **BATHROOM**

- Steel bath in white with wall mounted bath/shower mixer tap and control
- · Frameless glass shower screen
- Semi-recessed handwash basin with chrome mixer tap and base cabinet
- WC pan with concealed cistern and polished chrome dual flush push button to wall
- Half mirrored cabinet above the vanity worktop and sink
- Polished chrome heated towel rails
- Large format tiles in deep natural white to the floor and selected walls
- Recessed LED down lights

#### **EN-SUITES**

- Slide-access glass shower cubicle with shower tray and handheld shower head in chrome
- Semi-recessed handwash basin with chrome mixer tap and base cabinet
- WC pan with concealed cistern and polished chrome dual flush push button to wall
- Large wall-mounted mirror above the vanity worktop and sink
- · Polished chrome heated towel rails
- Large format tiles in deep natural white to the floor and selected walls
- Recessed LED down lights

#### **BEDROOM(S)**

- Built-in wardrobes to the master bedroom
- Soft grey carpet to bedrooms in Atlantic Seal
- Energy efficient pendant lighting

#### **BALCONIES & GARDENS**

- Railed balconies with paved flooring to selected apartments (refer to floorplans)
- Terraces to selected apartments with paved flooring (refer to floorplans)
- Rear landscaped gardens to selected plots

#### **SECURITY & PEACE OF MIND**

- Video entry system with handset
- Sprinkler system fitted throughout apartments and duplexes
- Wired smoke and heat detectors
- Multi-lock door with security chain and spy hole
- 250- year lease
- 10-year NHBC warranty

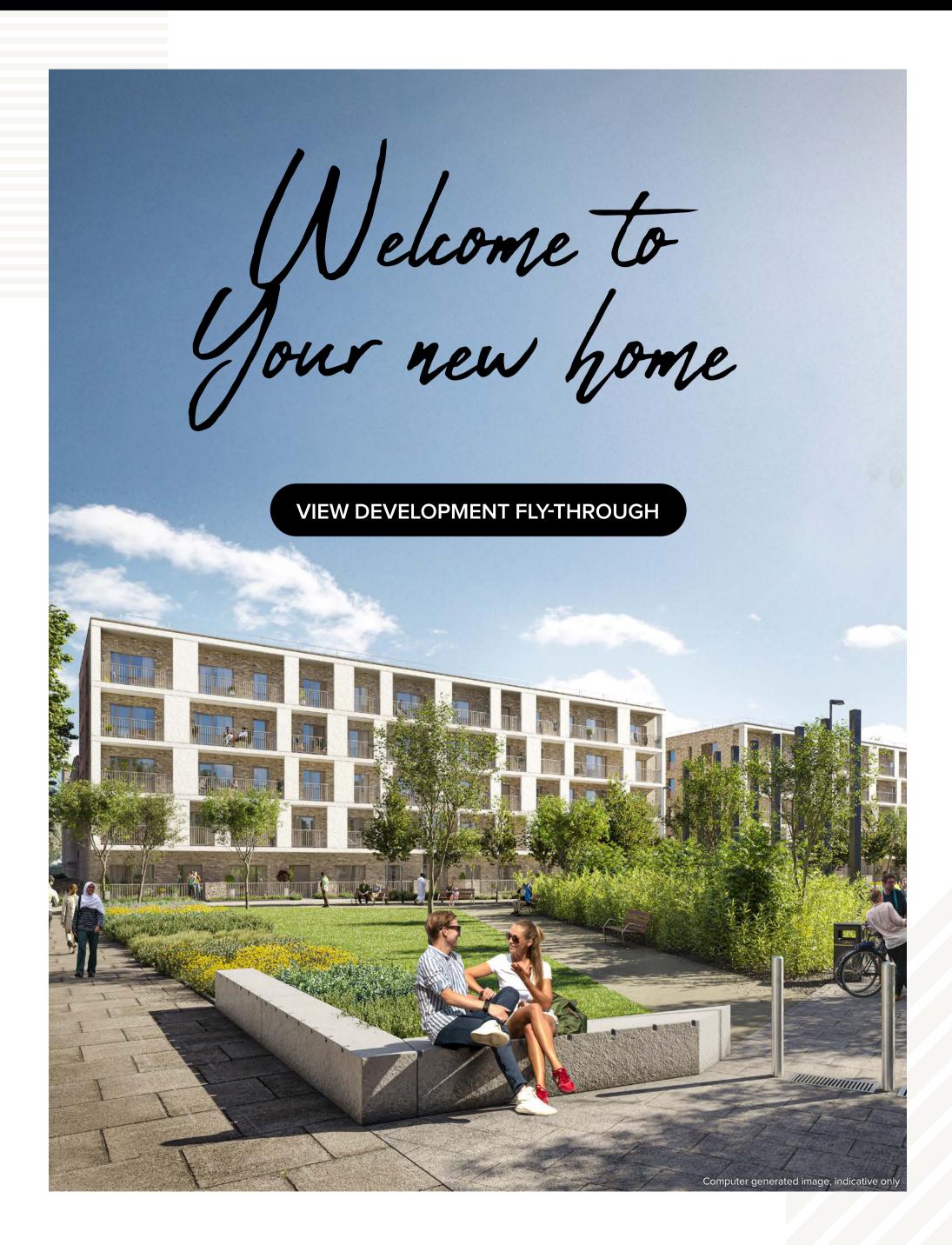
#### **GENERAL**

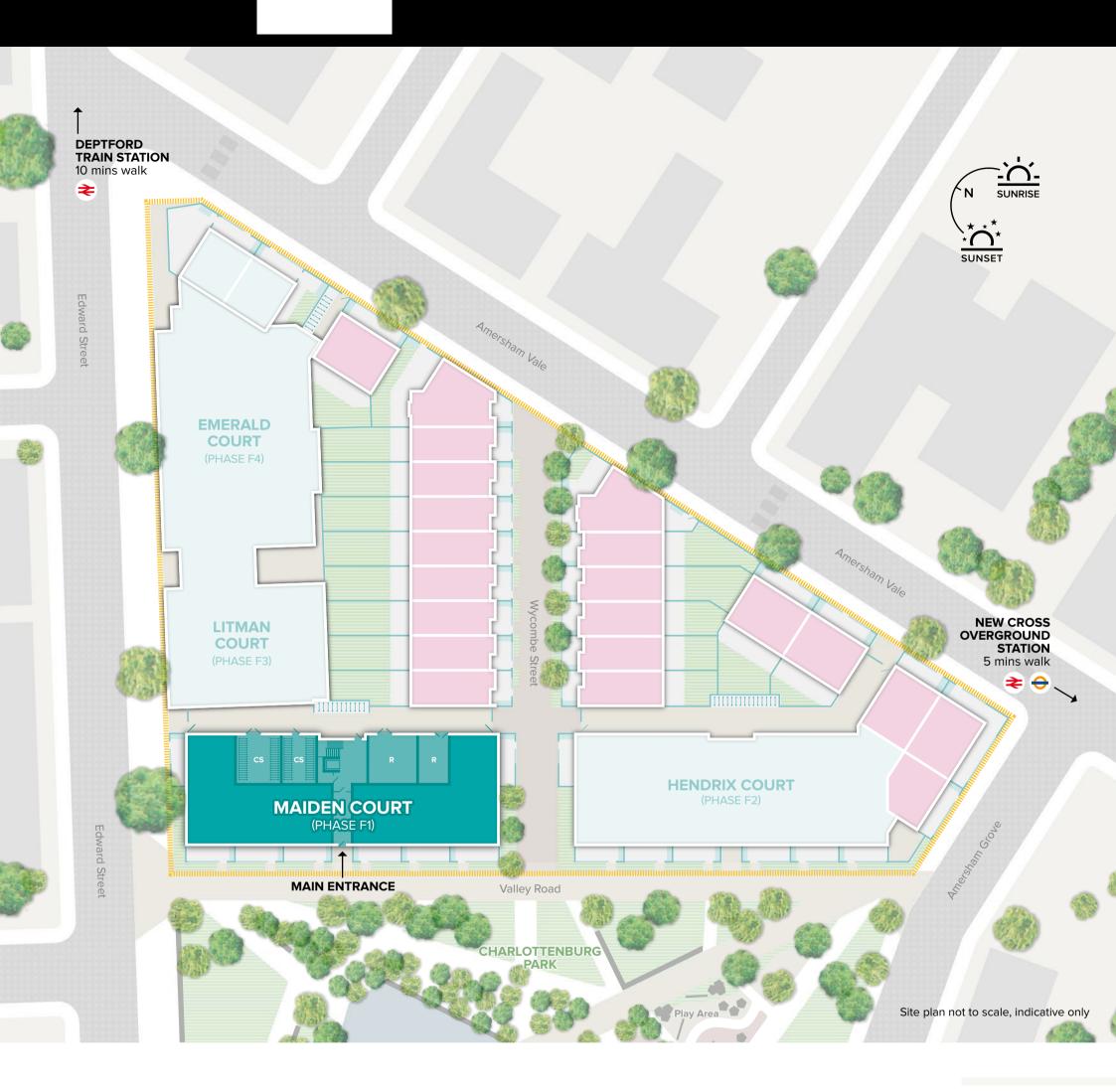
- Underfloor heating throughout apartments and ground and upper floor of duplexes
- Glass door to main entrance / lobby area
- High quality, durable carpeting and floor finishes throughout
- Heating and hot water provided by central plant and charged separately (apartments and duplexes only)
- Television (terrestrial and satellite) points with Sky+ provisions to living room and master bedroom\*
- Landline telephone and BT fibre optic data points to living room\*
- Zipcar car club available nearby (not exclusive to residents)^
- Wheelchair friendly homes available.
   Please refer to floorplans and speak to the Sales Team for more details.

NOTE: Allocated parking is not available at this development. Whilst every effort has been taken to ensure the accuracy of the information provided, the specifications has been supplied as a guide and Peabody reserve the right to amend the specification as necessary and without notice.

<sup>\*</sup> Subject to separate costs

<sup>^</sup>Zipcar is not exclusive to residents





## THE SITE LAYOUT Planned for living

Phase F1 at The Scene comprises a collection of 27 stunning apartments in Maiden Court and 8 spacious two bedroom duplexes with their own private entrances from Valley Road, Edward Street and Wycombe Street.

#### **SITE PLAN KEY**

PHASE F1: Maiden Court Apartments and Duplexes on Valley Road, Edward Street and Wycombe Street

Site Boundary

S Cycle Store

R Refuse and Recycling

Houses and Townhouses

#### **TENURES BY PHASE**

PHASE F1 // Private Sale

PHASE F2 // Private Sale and Shared Ownership

PHASE F3 // Private Sale and Social Rent

PHASE F4 // Social Rented Accommodation

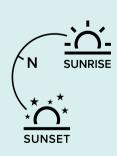


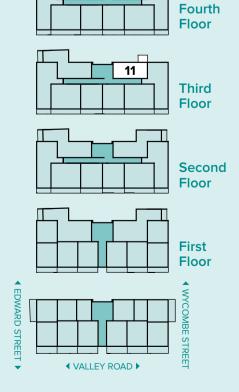
#### **Apartment 11**

Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
Gross Internal Area	<b>51.7</b> m²	556ft <sup>2</sup>
Kitchen/Dining/Living	5.60 x 4.69	18'3" x 15'3"
Master Bedroom	5.36 x 2.75	17'5" x 9'0"
Bathroom	2.09 x 2.19	6'8" x 7'1"
Balcony	2.83 x 2.28	9'2" x 7'4"





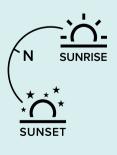
#### FLOORPLAN KEY

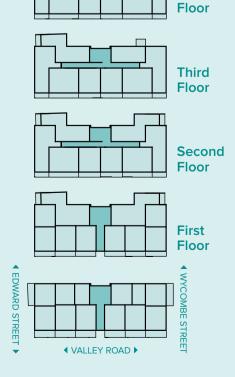
#### **Apartment 26**

Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
<b>Gross Internal Area</b>	<b>51.7</b> m <sup>2</sup>	556ft <sup>2</sup>
Kitchen/Dining/Living	5.60 x 4.69	18'3" x 15'3"
Master Bedroom	5.36 x 2.75	17'5" x 9'0"
Bathroom	2.09 x 2.19	6'8" x 7'1"
Balcony	2.83 x 2.28	9'2" x 7'4"



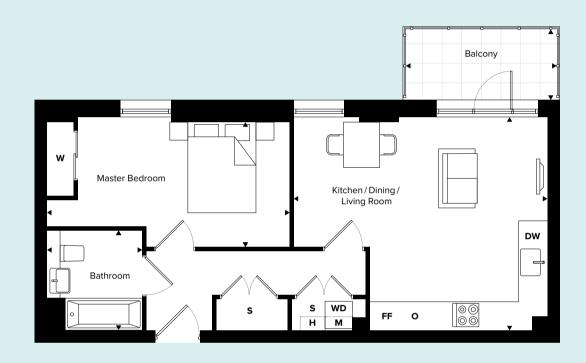


**Fourth** 

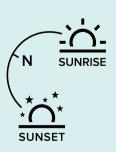
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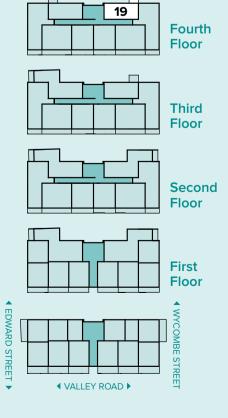
#### **Apartment 19**

Maiden Court // 8 Valley Road



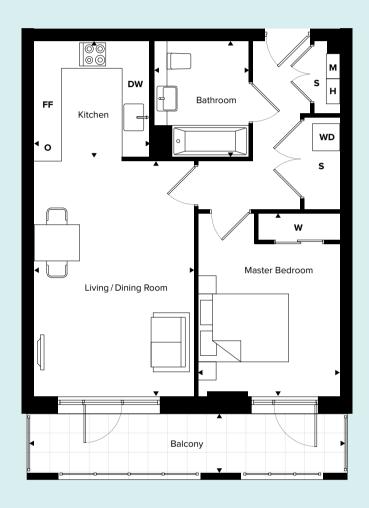
DIMENSIONS	Metric	Imperial
<b>Gross Internal Area</b>	<b>51.7</b> m <sup>2</sup>	556ft <sup>2</sup>
Kitchen/Dining/Living	5.60 x 4.69	18'3" x 15'3"
Master Bedroom	5.36 x 2.75	17'5" x 9'0"
Bathroom	2.09 x 2.19	6'8" x 7'1"
Balcony	2.83 x 2.28	9'2" x 7'4"



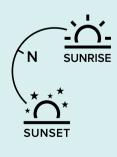


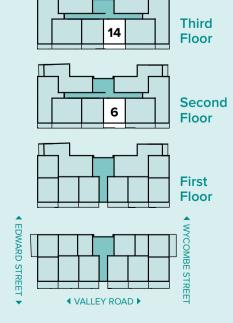
#### FLOORPLAN KEY

Apartments 6, 14 & 22 Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
<b>Gross Internal Area</b>	52.8m <sup>2</sup>	568ft <sup>2</sup>
Living/Dining Room	3.53 x 5.18	11'5" x 16'9"
Kitchen	2.54 x 2.57	8'3" x 8'4"
Master Bedroom	3.13 x 4.03	10'2" x 13'2"
Bathroom	2.09 x 2.56	6'8" x 8'3"
Balcony	7.00 x 1.30	22'9" x 4'2"

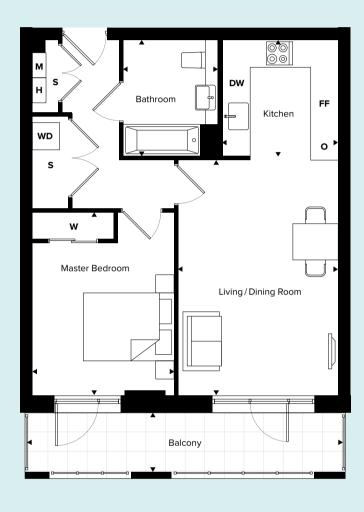




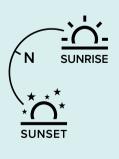
Fourth Floor

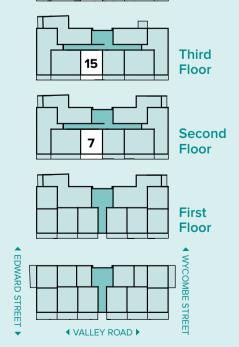
#### FLOORPLAN KEY

Apartments 7, 15 & 23 Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
Gross Internal Area	52.8m <sup>2</sup>	568ft <sup>2</sup>
Living/Dining Room	3.53 x 5.18	11'5" x 16'9"
Kitchen	2.54 x 2.57	8'3" x 8'4"
Master Bedroom	3.13 x 4.03	10'2" x 13'2"
Bathroom	2.09 x 2.56	6'8" x 8'3"
Balcony	7.00 x 1.30	22'9" x 4'2"





Fourth Floor

#### FLOORPLAN KEY

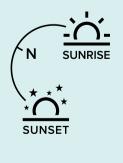


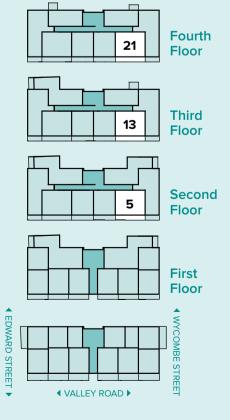
**Apartment 5, 13 & 21** 

Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
<b>Gross Internal Area</b>	73m²	785ft <sup>2</sup>
Living/Dining Room	3.57 x 5.65	11'7" x 18'5"
Kitchen	3.12 x 2.18	10'2" x 7'1"
Master Bedroom	2.75 x 5.55	9'0" x 18'2"
En-suite	1.66 x 2.19	5'4" x 7'1"
Bedroom 2	2.85 x 4.40	9'3" x 14'4"
Bathroom	2.09 x 2.19	6'8" x 7'1"
Balcony	9.59 x 1.30	31'4" x 4'2"



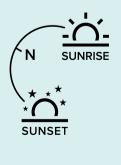


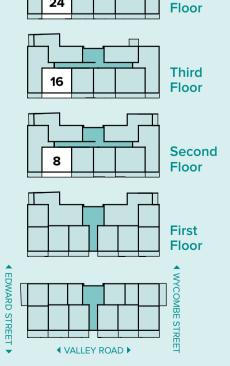
#### **FLOORPLAN KEY**

Apartment 8, 16 & 24 Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
Gross Internal Area	<b>73</b> m²	785ft <sup>2</sup>
Living/Dining Room	3.57 x 5.65	11'7" x 18'5"
Kitchen	3.12 x 2.18	10'2" x 7'1"
Master Bedroom	2.75 x 5.55	9'0" x 18'2"
En-suite	1.66 x 2.19	5'4" x 7'1"
Bedroom 2	2.85 x 4.40	9'3" x 14'4"
Bathroom	2.09 x 2.19	6'8" x 7'1"
Balcony	9.59 x 1.30	31'4" x 4'2"



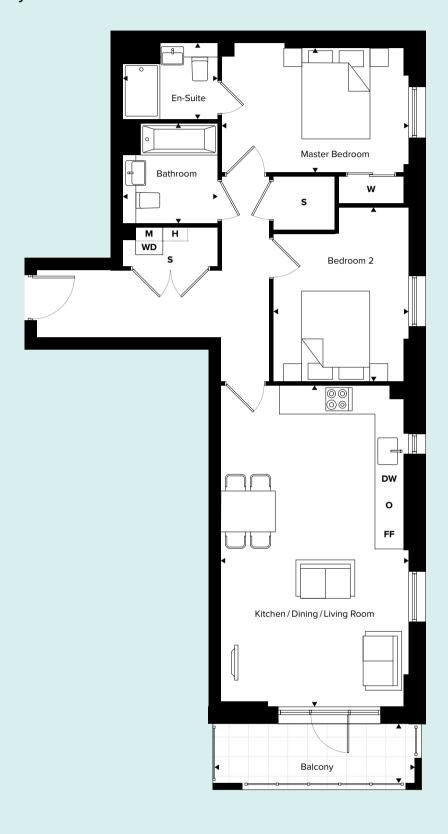


**Fourth** 

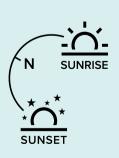
#### **FLOORPLAN KEY**

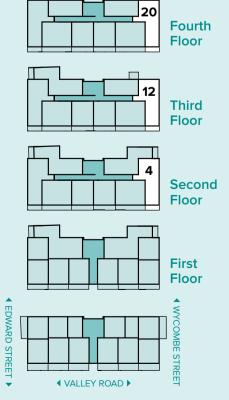
#### Apartment 4, 12 & 20

Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
Gross Internal Area	<b>77</b> m²	828ft <sup>2</sup>
Kitchen/Dining/Living	4.13 × 7.08	13'5" x 23'2"
Master Bedroom	4.11 × 2.74	13'4" x 8'9"
En-suite	2.09 x 1.64	6'8" x 5'3"
Bedroom 2	2.98 x 3.86	9'7" x 12'6"
Bathroom	2.09 x 2.19	6'8" x 7'1"
Balcony	4.41 x 1.30	14'4" × 4'2"

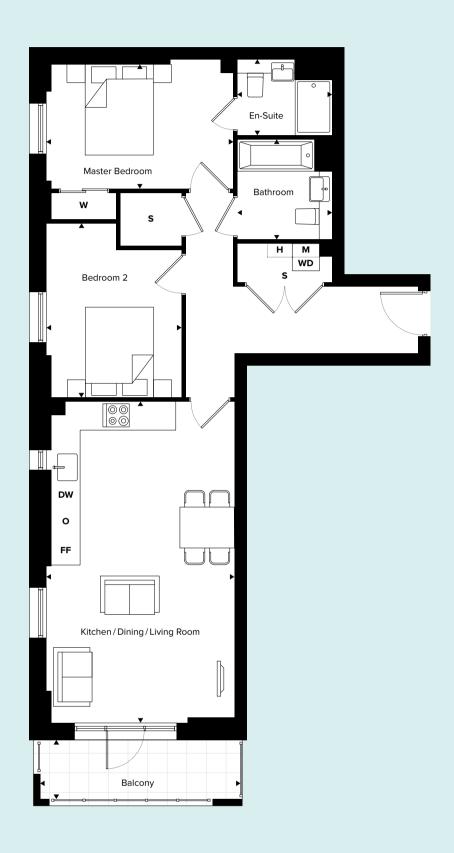




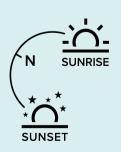
#### **FLOORPLAN KEY**

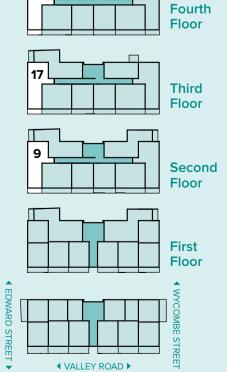
Apartment 9, 17 & 25

Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
Gross Internal Area	<b>77</b> m²	828ft <sup>2</sup>
Kitchen/Dining/Living	4.13 × 7.08	13'5" x 23'2"
Master Bedroom	4.11 × 2.74	13'4" x 8'9"
En-suite	2.09 x 1.64	6'8" x 5'3"
Bedroom 2	2.98 x 3.86	9'7" x 12'6"
Bathroom	2.09 x 2.19	6'8" x 7'1"
Balcony	4.41 x 1.30	14'4" x 4'2"

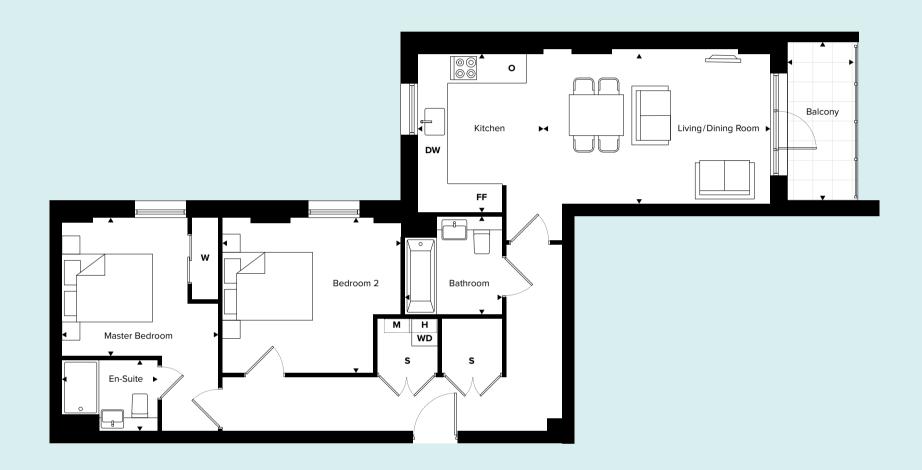




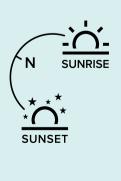
#### **FLOORPLAN KEY**

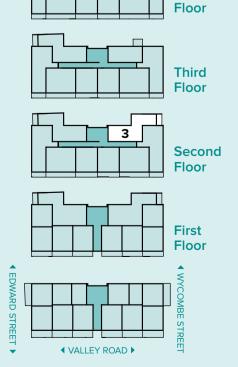
#### **Apartment 3**

Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
Gross Internal Area	78.4m <sup>2</sup>	843ft <sup>2</sup>
Living/Dining Room	4.99 x 3.31	16'3" x 10'8"
Kitchen	2.76 x 3.50	9'0" x 11'4"
Master Bedroom	3.45 x 3.04	11'3" x 9'9"
En-suite	2.11 x 1.56	6'9" x 5'1"
Bedroom 2	3.95 x 3.41	12'9" x 11'1"
Bathroom	2.14 x 2.14	7'0" x 7'0"
Balcony	1.46 × 3.47	4'7" x 11'3"





**Fourth** 

#### FLOORPLAN KEY

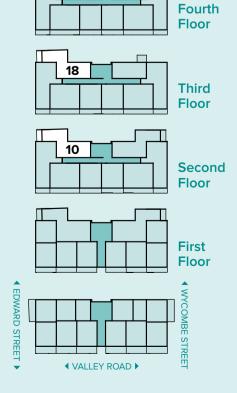
#### Apartment 10 & 18

Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
Gross Internal Area	80.6m <sup>2</sup>	867ft <sup>2</sup>
Living/Dining	4.80 x 3.65	15'7" x 11'9"
Kitchen	2.85 x 3.96	9'3" x 12'9"
Master Bedroom	3.45 x 3.04	11'3" x 9'9"
En-suite	2.11 x 1.56	6'9" x 5'1"
Bedroom 2	3.94 x 3.05	12'9" x 10'0"
Bathroom	2.14 × 2.14	7'0" x 7'0"
Balcony	1.72 x 3.30	5'4" x 10'8"

# N SUNRISE \*\*\* \*\*\* SUNSET



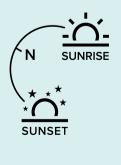
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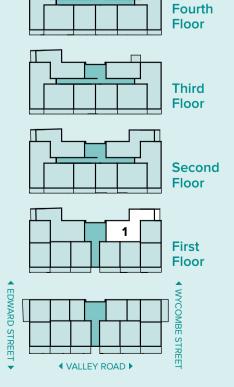
#### **Apartment 1**

Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
Gross Internal Area	98.8m <sup>2</sup>	1063ft <sup>2</sup>
Living/Dining	7.77 x 3.42	25'5" x 11'2"
Kitchen	3.19 x 4.55	10'4" x 14'9"
Master Bedroom	4.37 x 5.03	14'3" x 16'5"
En-suite	1.50 x 2.14	4'9" x 7'0"
Bedroom 2	3.32 x 4.34	10'8" x 14'2"
Bathroom	2.14 x 2.14	7'0" x 7'0"
Balcony	1.46 x 3.47	4'7" x 11'3"





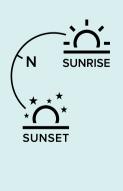
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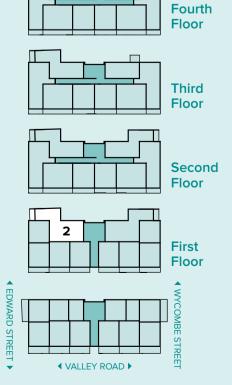
#### **Apartment 2**

Maiden Court // 8 Valley Road



DIMENSIONS	Metric	Imperial
<b>Gross Internal Area</b>	100.3m <sup>2</sup>	1079ft <sup>2</sup>
Living/Dining Room	7.64 x 3.67	25'0" x 12'0"
Kitchen	3.19 x 4.55	10'4" x 14'9"
Master Bedroom	4.38 x 5.03	14'3" x 16'5"
En-Suite	1.50 x 2.04	4'9" x 6'6"
Bedroom 2	3.31 x 4.61	10'8" x 15'1"
Bathroom	2.06 x 2.14	6'7" x 7'0"
Balcony	1.48 x 3.30	4'8" x 10'8"





#### FLOORPLAN KEY

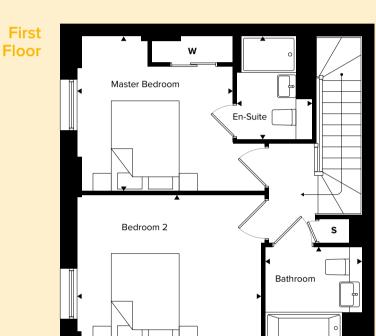


**DUPLEXES** 

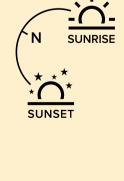
#### TWO BEDROOM DUPLEX

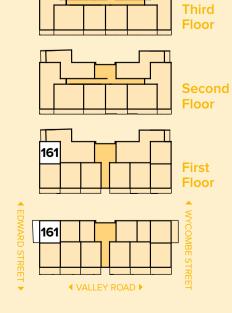
#### **161 Edward Street**





DIMENSIONS	Metric	Imperial
<b>Gross Internal Area</b>	85.4m <sup>2</sup>	919ft <sup>2</sup>
Kitchen/Dining/Living	6.71 x 4.21	22'0" x 13'8"
Master Bedroom	3.44 x 3.42	11'2" x 11'2"
En-suite	2.29 x 1.67	7'5" x 5'4"
Bedroom 2	4.06 x 3.29	13'3" x 10'7"
Bathroom	2.14 × 2.14	7'0" x 7'0"
WC	2.00 x 0.97	6'5" x 3'1"
Terrace	7.01 x 1.84	22'9" x 6'0"





**Fourth** Floor

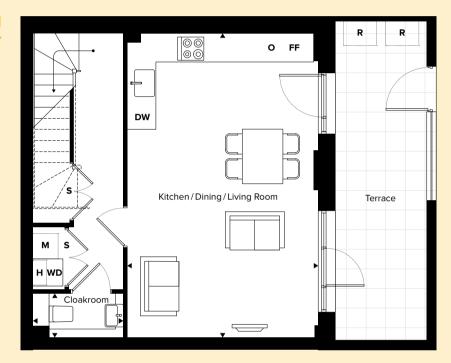
#### **FLOORPLAN KEY**

**DUPLEXES** 

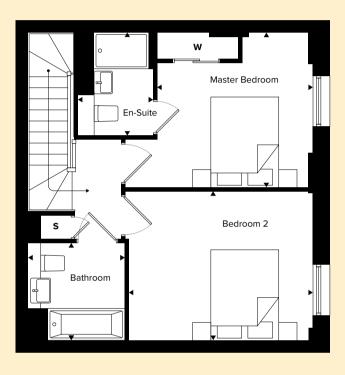
#### TWO BEDROOM DUPLEX

19 Wycombe Street

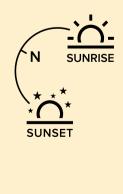
**Ground Floor** 

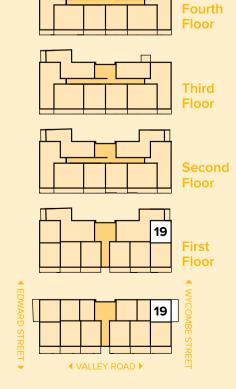


Floor



DIMENSIONS	Metric	Imperial
<b>Gross Internal Area</b>	85.5m <sup>2</sup>	920ft <sup>2</sup>
Kitchen/Dining/Living	6.71 x 4.21	22'0" x 13'8"
Master Bedroom	3.44 x 3.42	11'2" x 11'2"
En-suite	2.29 x 1.67	7'5" x 5'4"
Bedroom 2	4.06 x 3.29	13'3" x 10'7"
Bathroom	2.14 x 2.14	7'0" x 7'0"
WC	2.00 x 0.97	6'5" x 3'1"
Terrace	7.03 x 2.00	23'0" x 6'5"



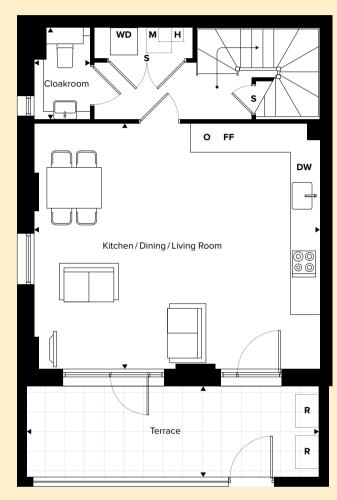


#### **FLOORPLAN KEY**

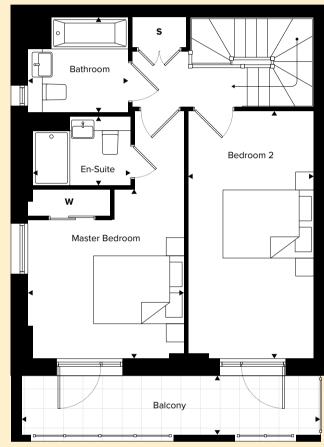
#### TWO BEDROOM DUPLEX

#### 2 Valley Road

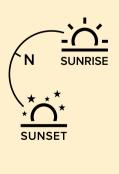
Ground Floor

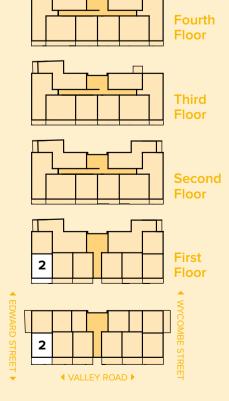






DIMENSIONS	Metric	Imperial
<b>Gross Internal Area</b>	95m²	1022ft <sup>2</sup>
Kitchen/Dining/Living	6.30 x 5.42	20'6" x 17'7"
Master Bedroom	3.44 x 3.72	11'2" x 12'2"
En-suite	2.14 x 1.50	7'0" x 4'9"
Bedroom 2	5.44 x 2.77	17'8" x 9'1"
Bathroom	2.20 x 2.09	7'2" x 6'8"
WC	2.02 x 1.23	6'6" x 4'0"
Balcony	6.57 x 1.30	21'5" x 4'2"
Terrace	6.45 x 2.00	21'1" x 6'5"





#### **FLOORPLAN KEY**

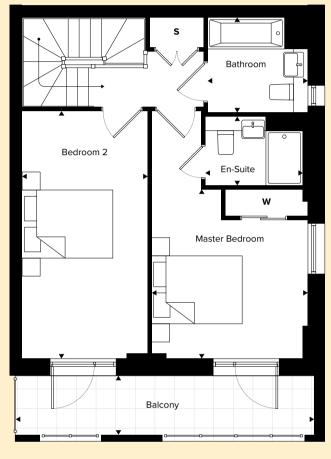
#### TWO BEDROOM DUPLEX

#### 14 Valley Road

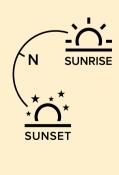
Ground Floor

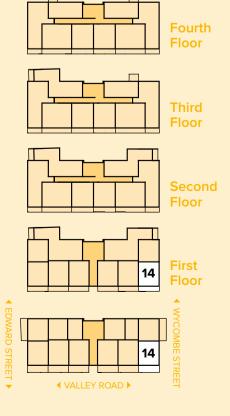






DIMENSIONS	Metric	Imperial
<b>Gross Internal Area</b>	94.5m <sup>2</sup>	1017ft <sup>2</sup>
Kitchen/Dining/Living	6.29 x 5.40	20'6" x 17'7"
Master Bedroom	3.44 x 3.72	11'2" x 12'2"
En-suite	2.14 x 1.50	7'0" x 4'9"
Bedroom 2	5.44 x 2.77	17'8" x 9'1"
Bathroom	2.16 x 2.09	7'1" x 6'8"
WC	1.22 x 2.03	4'0" x 6'6"
Balcony	6.57 x 1.30	21'5" x 4'2"
Terrace	6.38 x 2.00	20'9" x 6'5"





#### **FLOORPLAN KEY**

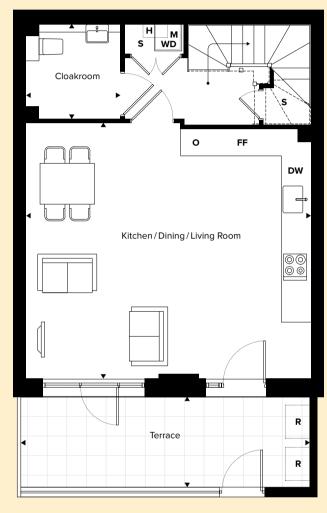
#### TWO BEDROOM DUPLEX

#### 4 & 6 Valley Road

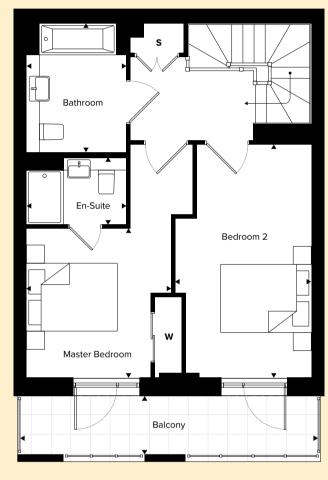


Wheelchair friendly homes available. Please speak to the sales team for more details.

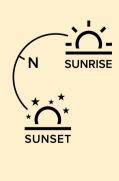
Ground Floor

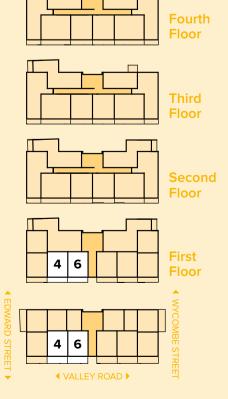


#### **Floor**



DIMENSIONS	Metric	Imperial
<b>Gross Internal Area</b>	98.2m <sup>2</sup>	1057ft <sup>2</sup>
Kitchen/Dining/Living	6.28 x 5.65	20'6" x 18'5"
Master Bedroom	3.20 x 3.30	10'4" x 10'8"
En-Suite	2.20 x 1.49	7'2" x 4'8"
Bedroom 2	5.15 x 3.00	16'8" x 9'8"
Bathroom	2.20 x 2.84	7'2" x 9'3"
Cloakroom	2.08 x 2.10	6'8" x 6'8"
Balcony	6.64 x 1.30	21'7" x 4'2"
Terrace	6.38 x 2.00	20'9" x 6'5"





#### **FLOORPLAN KEY**

**DUPLEXES** 

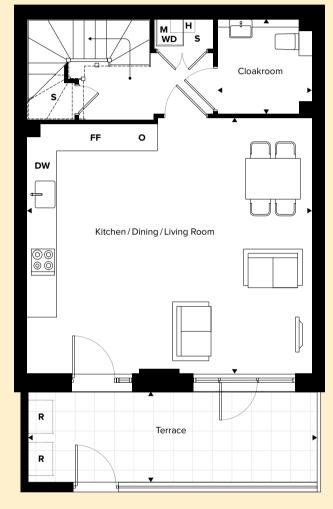
#### TWO BEDROOM DUPLEX

#### 10 & 12 Valley Road

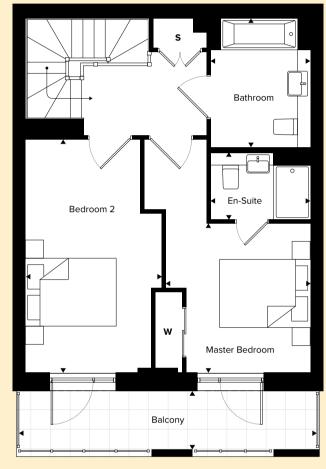


Wheelchair friendly homes available. Please speak to the sales team for more details.

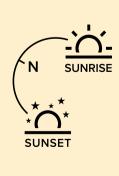
Ground **Floor** 

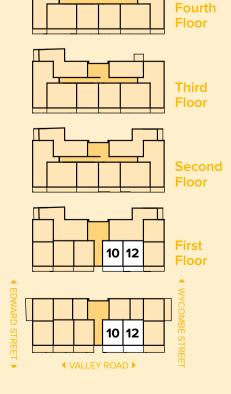


#### **Floor**



DIMENSIONS	Metric	Imperial
<b>Gross Internal Area</b>	98.2m <sup>2</sup>	1057ft <sup>2</sup>
Kitchen/Dining/Living	6.28 x 5.65	20'6" x 18'5"
Master Bedroom	3.20 x 3.30	10'4" x 10'8"
En-Suite	2.20 x 1.49	7'2" x 4'8"
Bedroom 2	5.15 x 3.00	16'8" x 9'8"
Bathroom	2.20 x 2.84	7'2" x 9'3"
Cloakroom	2.08 x 2.10	6'8" x 6'8"
Balcony	6.64 x 1.30	21'7" x 4'2"
Terrace	6.38 x 2.00	20'9" x 6'5"





#### **FLOORPLAN KEY**

# A partnership with a shared vision

Peabody and Sherrygreen Homes bring together over 150 years of expertise in housing and construction to create a shared vision of quality new homes for The Capital.

Our mission is to help people make the most of their lives. We focus on those who need our help the most and our ambition is to create communities that are healthier, wealthier and happier. We build great quality homes and places for communities to grow and thrive in.







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