

# SO

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## TANNERS HILL

**INNOVATIVE NEW BUILD  
DEVELOPMENT COMPRISED OF 43  
1, 2 & 3 BEDROOM APARTMENTS  
AVAILABLE FOR PURCHASE ON A  
SHARED OWNERSHIP BASIS**



Computer Generated Image

**TANNERS HILL, NEW CROSS,  
LONDON SE8 4QD**

 **Affinity Sutton**



Computer Generated Image

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LONDON SE8 4QD

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YOU'D LIKE TO  
**LIVE HERE?**

This is an exciting opportunity to invest in New Cross, a dynamic area of South East London, in a development that is architecturally unique, yet sympathetic to the character of the local area.

The development provides 43 1, 2 and 3 bedroom apartments, as well as 4 wheelchair apartments. All homes have large private balconies or gardens as well as access to communal garden space. Careful attention has been paid to the design of the building to create an intimate yet attractive living environment with a neighbourly, community feel. All apartments will be finished to a high standard to ensure comfort and convenience in your new home.

# GO

## AND EXPLORE

The development is located in the Borough of Lewisham, just minutes from the heart of New Cross, a diverse and eclectic community home to families, professionals, creatives and the students of Goldsmiths, University of London alike.

The area is well served by existing retail and commercial services with nearby schools, health centres and entertainment facilities making it a desirable and vibrant pocket of London to reside in.

The closest parade of shops is conveniently located on Lewisham Way boasting convenience stores and other local amenities (eateries, newsagent, pharmacy etc.). There are more facilities in nearby New Cross and Deptford Bridge (shopping, cafes, eateries, leisure amenities) and the Lewisham Shopping Centre and Model Market Street Feast is only a short drive, cycle or bus journey away.

Lucas Vale Primary School is located on Tanners Hill, just opposite the development, with a number of other primary and secondary schools and Sixth Form Colleges nearby. Goldsmiths, University of London is also in close proximity (650 metres away) with its vibrant music and arts scene.

In addition, the London borough of Lewisham boasts 66 parks and open spaces, a number of these within minutes from your front door.

Information correct at time of going to print. Proximity to schools does not guarantee a place at your preferred school. Please check with the local authority or school for specific details.

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## WELL CONNECTED

The development is located in close proximity to a wide range of public transport links.

There are several bus routes within a 5 minute walk and four key Zone 2 rail stations within a 10-15 minute walk. You can reach Waterloo station (for national rail links) in 21 minutes, London Bridge in 7 minutes and central London (Oxford Circus) in 32 minutes. London Bridge rail and tube station is 7 minutes away from New Cross station or 9 minutes away from St Johns station, Canary Wharf is 12 minutes away via DLR from Deptford Bridge station and Greenwich is 1 minute on the DLR from Deptford Bridge station. Gatwick airport is reachable by car in 50 minutes.

**Nearby rail and DLR stations:**

- Deptford Bridge DLR station
- St Johns Rail Station
- New Cross Rail Station
- Deptford Rail Station

Parking spaces will be allocated to the disabled dwellings. The development will have secure cycle parking spaces for every apartment.

Parking spaces are not guaranteed.



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## STYLISH

- Quality fitted kitchen
- Stainless steel oven, hob and extractor
- Integrated fridge/freezer
- Washer/dryer
- Carpets
- Parking
- Sky+ enabled\*
- NHBC warranty
- Living Room with TV and telephone points

\* Sky+ TV subject to future connection by purchaser.



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Image taken from previous Affintiy Sutton show home

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## ECO-FRIENDLY

As a responsible developer Affinity Sutton is dedicated to the creation of sustainable communities, the protection of the environment and the conservation of energy.

The development will be designed to achieve Code for Sustainable Homes Level 4. A variety of energy efficient measures will be implemented, including a high level of insulation, low energy lighting, water saving spray taps and low flush WCs. All of these solutions should make your home more efficient to run, meaning lower energy bills, whilst being kinder on the environment.



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## WORTH IT

Property prices in Lewisham are expected to experience some of the highest growth rates in London by 2020.

With the prospect of significant capital growth and being part of an ever-flourishing local community Tanners Hill is both an attractive investment and lifestyle opportunity.

Source: [www.homesandproperty.co.uk/property-news/lewisham-and-waltham-forest-tipped-to-record-the-highest-five-year-growth-across-the-capital-50681.html](http://www.homesandproperty.co.uk/property-news/lewisham-and-waltham-forest-tipped-to-record-the-highest-five-year-growth-across-the-capital-50681.html)

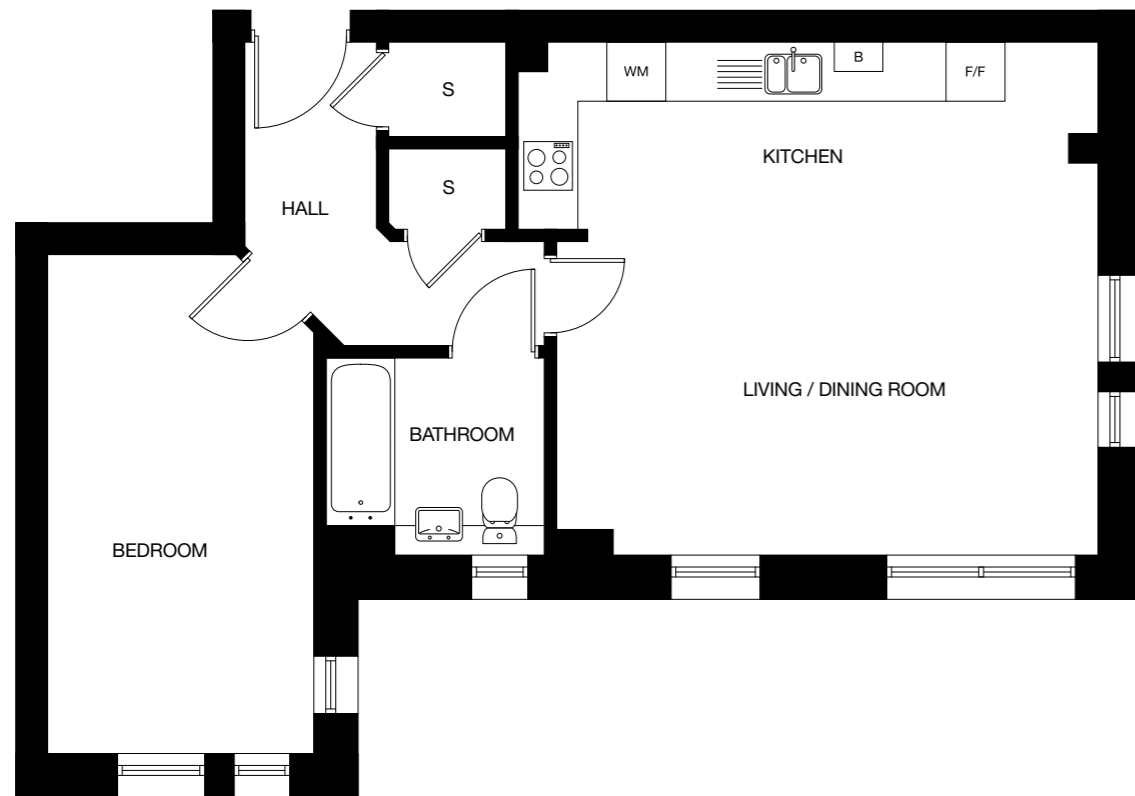
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TANNERS HILL, NEW CROSS,  
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## 1 BEDROOM APARTMENT

**BLOCK A** GROUND FLOOR  
Plot: A1 57 sq m



### Room dimensions\* (approximate)

Living/Kitchen/Dining	5.96 x 5.30	19'7" x 17' 5"
Bedroom	2.78 x 5.08	9'1" x 16' 8"
Bathroom	2.23 x 2.05	7'4" x 6'9"

### Key

S = Store  
F/F = Fridge Freezer  
WM = Washing Machine  
B = Boiler

\*All measurements are taken from the widest points of each room.

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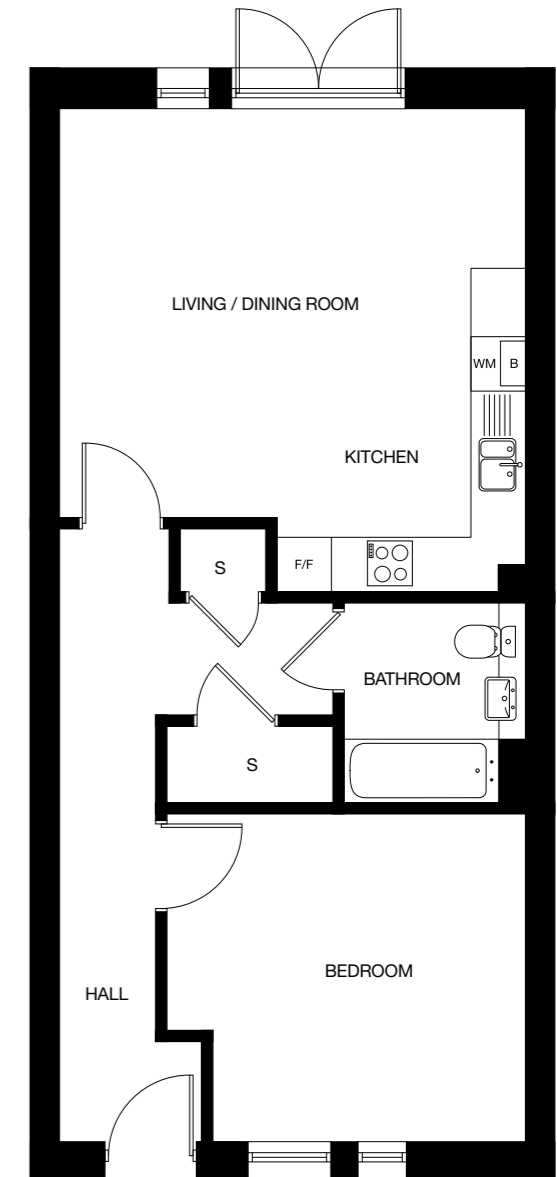
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TANNERS HILL, NEW CROSS,  
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## 1 BEDROOM APARTMENT

**BLOCK B** GROUND FLOOR  
Plot: B3 58 sq m



### Room dimensions\* (approximate)

Living/Kitchen/Dining	5.20 x 5.36	17'1" x 17' 7"
Master Bedroom	3.96 x 3.65	13' 0" x 11'11"
Bathroom	2.05 x 2.23	6'9" x 7' 4"

### Key

S = Store  
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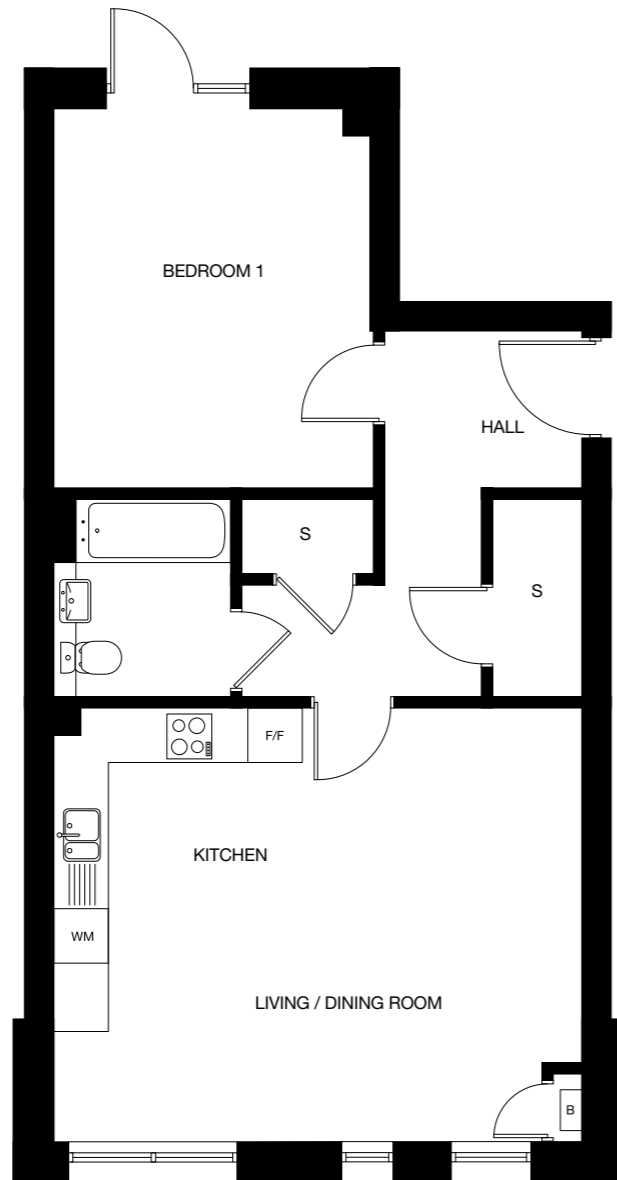
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## 1 BEDROOM APARTMENT

**BLOCK C** GROUND FLOOR  
Plot: C2 61.3 sq m



### Room dimensions\* (approximate)

Living/Kitchen/Dining	5.95 x 4.76	19'6" x 15' 7"
Bedroom 1	3.63 x 4.25	11'11" x 13'11"
Bathroom	2.05 x 2.23	6'9" x 7'4"

### Key

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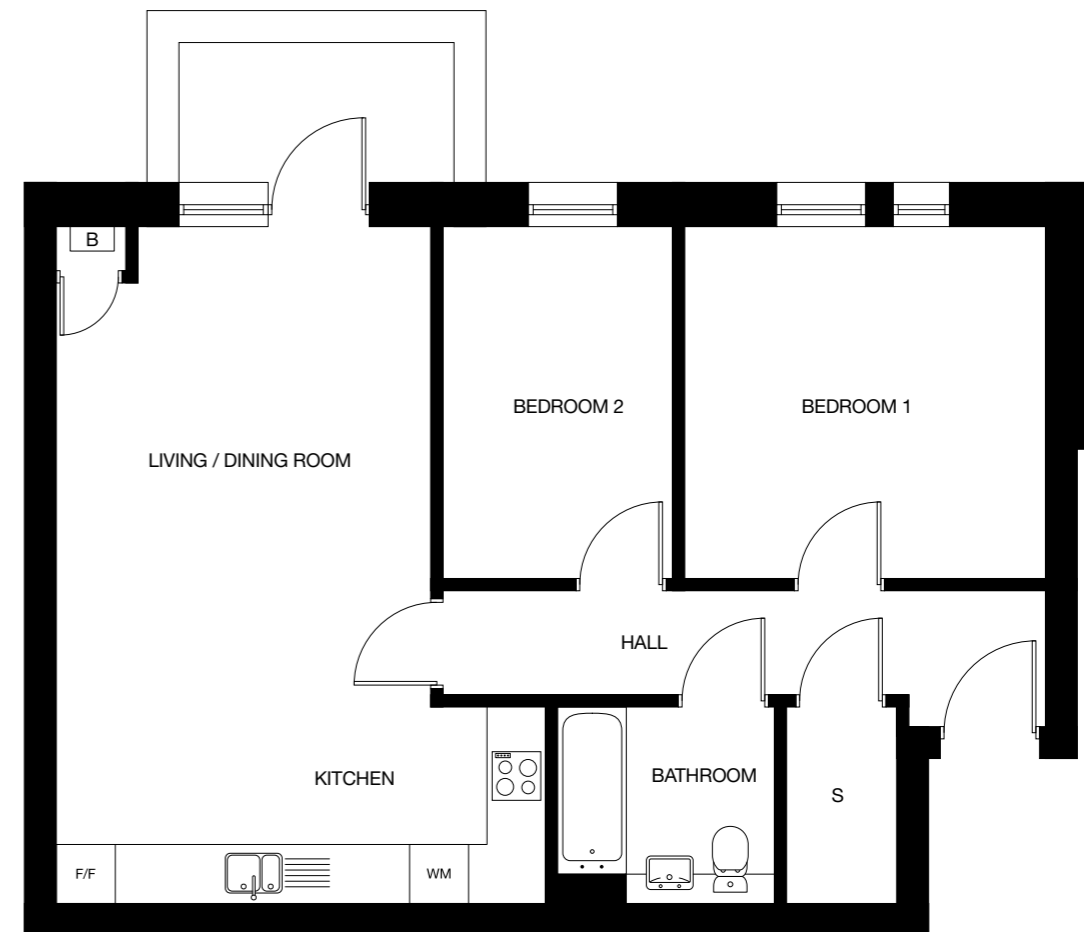
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## 2 BEDROOM APARTMENT

**BLOCK A** GROUND FLOOR  
Plot: A2 66 sq m  
Other Plots A-5, A-8, A-11



### Room dimensions\* (approximate)

Living/Kitchen/Dining	3.86 x 6.96	12' 8" x 22'10"
Maser Bedroom	3.72 x 3.58	12'3" x 11' 9"
Bedroom 2	2.35 x 3.58	7'9" x 11' 9"
Bathroom	2.23 x 2.05	7'4" x 6'9"

### Key

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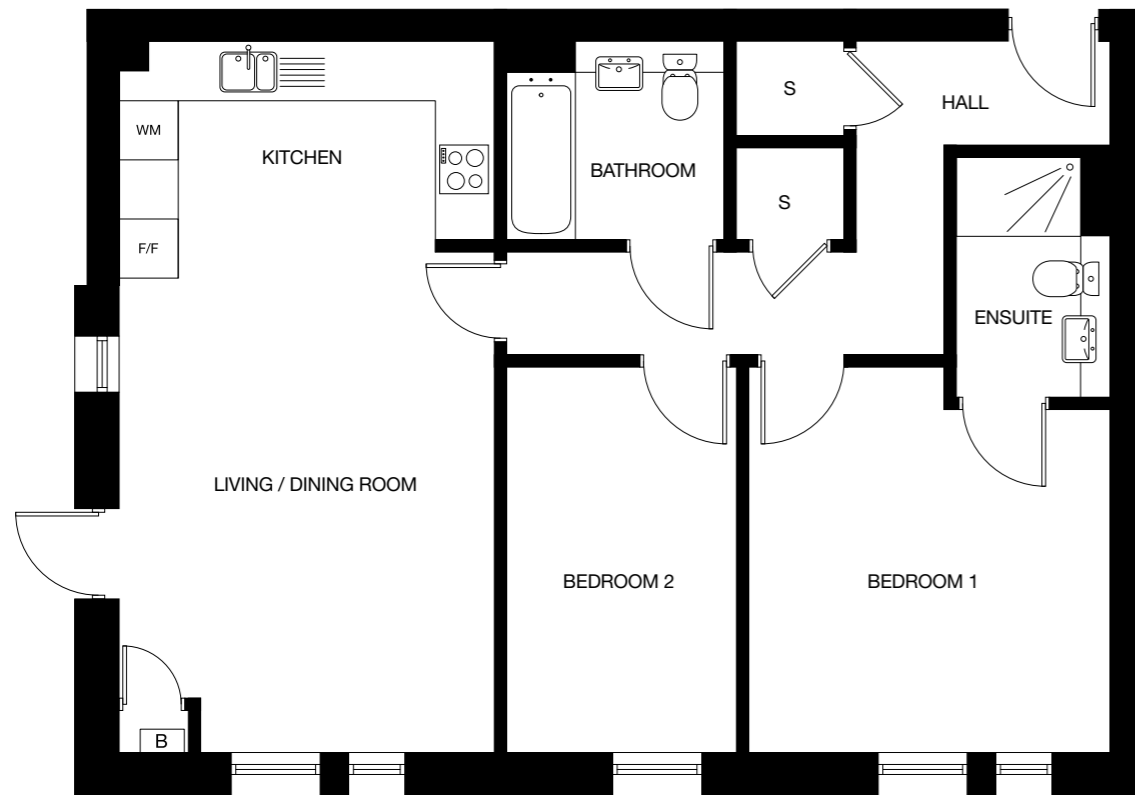
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## 2 BEDROOM APARTMENT

**BLOCK A** **GROUND FLOOR**  
**Plot: A3** **72 sq m**  
Other Plots A-6, A-9, A-12



### Room dimensions\* (approximate)

Living/Kitchen/Dining	3.86 x 7.30	12'8" x 23'11"
Master Bedroom	3.72 x 3.93	12'3" x 12' 11"
Bedroom 2	2.35 x 3.97	7'9" x 13' 0"
Ensuite	1.59 x 2.46	2'6" x 8'1"
Bathroom	2.23 x 2.05	7'4" x 6'9"

\*All measurements are taken from the widest points of each room.

### Key

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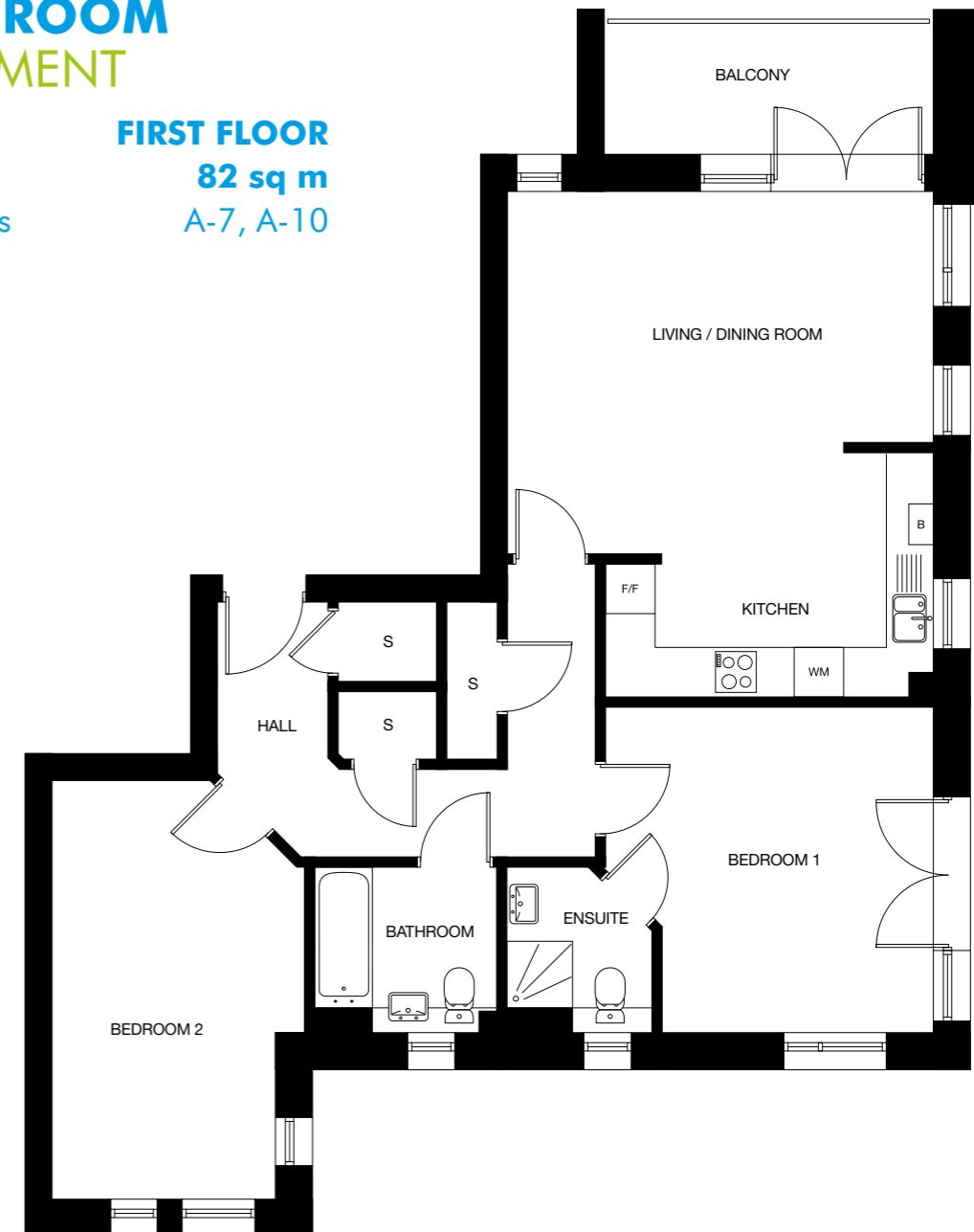
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## 2 BEDROOM APARTMENT

**BLOCK A** **FIRST FLOOR**  
**Plot: A4** **82 sq m**  
Other Plots A-7, A-10



### Room dimensions\* (approximate)

Living/Kitchen/Dining	5.23 x 7.24	17'2" x 23' 9"
Master Bedroom	3.34 x 3.98	10'12" x 13'1"
Bedroom 2	3.13 x 3.93	10'3" x 12' 11"
Bathroom	2.23 x 2.05	7'4" x 6'8"
Ensuite	1.78 x 2.05	5'10" x 6'9"

\*All measurements are taken from the widest points of each room.

### Key

S = Store  
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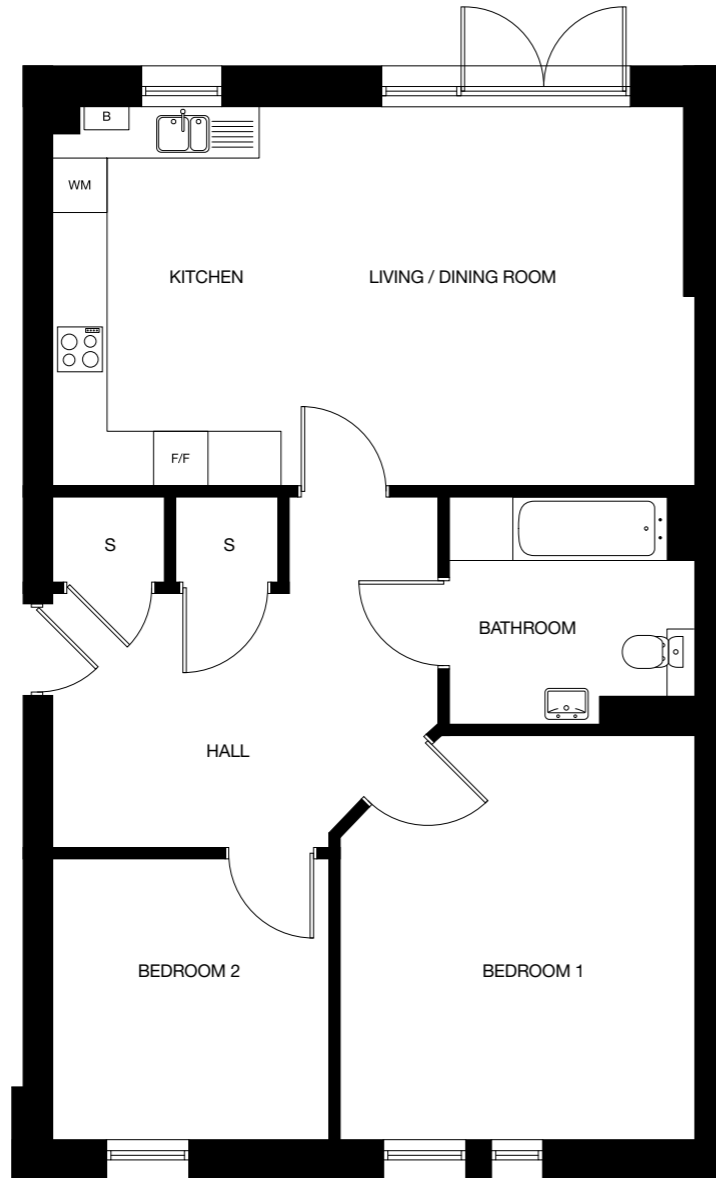
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## 2 BEDROOM APARTMENT

**BLOCK B** **GROUND FLOOR**  
**Plot: B1** **80.8 sq m**



### Room dimensions\* (approximate)

Living/Kitchen/Dining	7.08 x 5.49	23'6" x 18'0"
Master Bedroom	3.94 x 4.91	12'11" x 16'1"
Bedroom 2	3.12 x 3.14	10'3" x 10'3"
Bathroom	2.73 x 2.53	8'12" x 8'4"

### Key

S = Store  
F/F = Fridge Freezer  
WM = Washing Machine  
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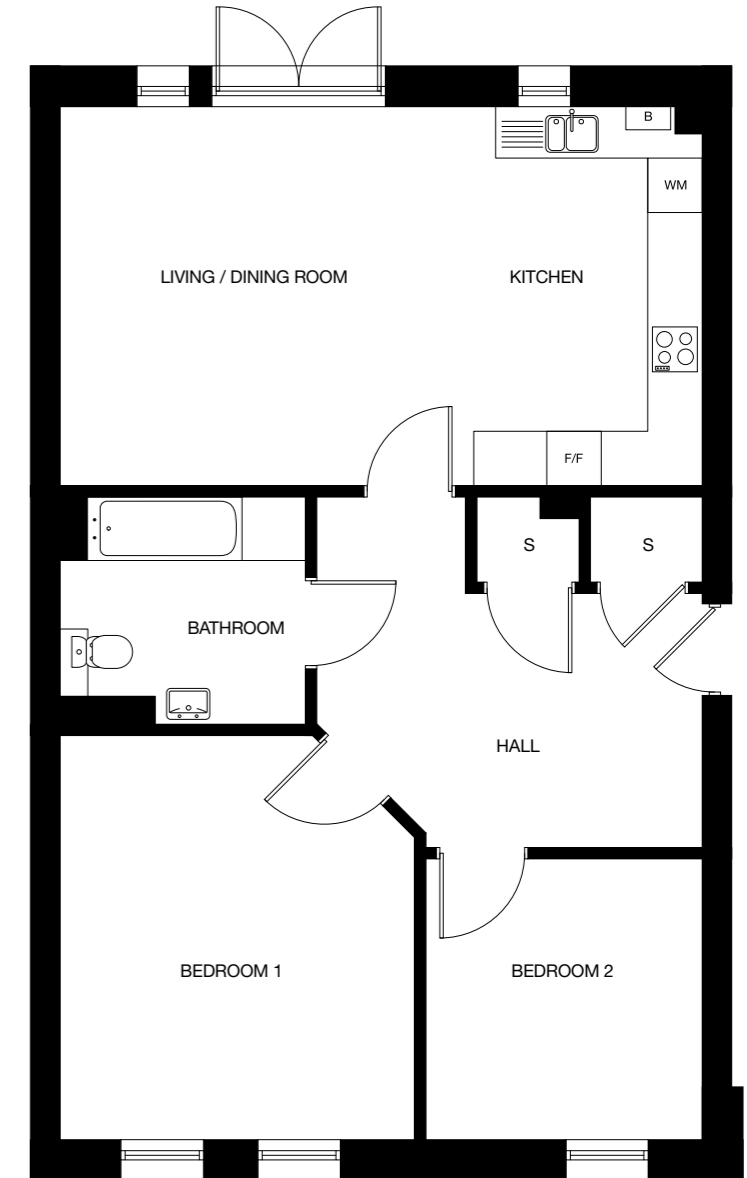
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## 2 BEDROOM APARTMENT

**BLOCK B** **GROUND FLOOR**  
**Plot: B2** **81 sq m**



### Room dimensions\* (approximate)

Living/Kitchen/Dining	7.16 x 4.25	23'6" x 13'11"
Master Bedroom	3.89 x 4.50	12' 9" x 16'1"
Bedroom 2	3.12 x 3.14	10'3" x 10'4"
Bathroom	2.73 x 2.53	8'12" x 8'4"

### Key

S = Store  
F/F = Fridge Freezer  
WM = Washing Machine  
B = Boiler

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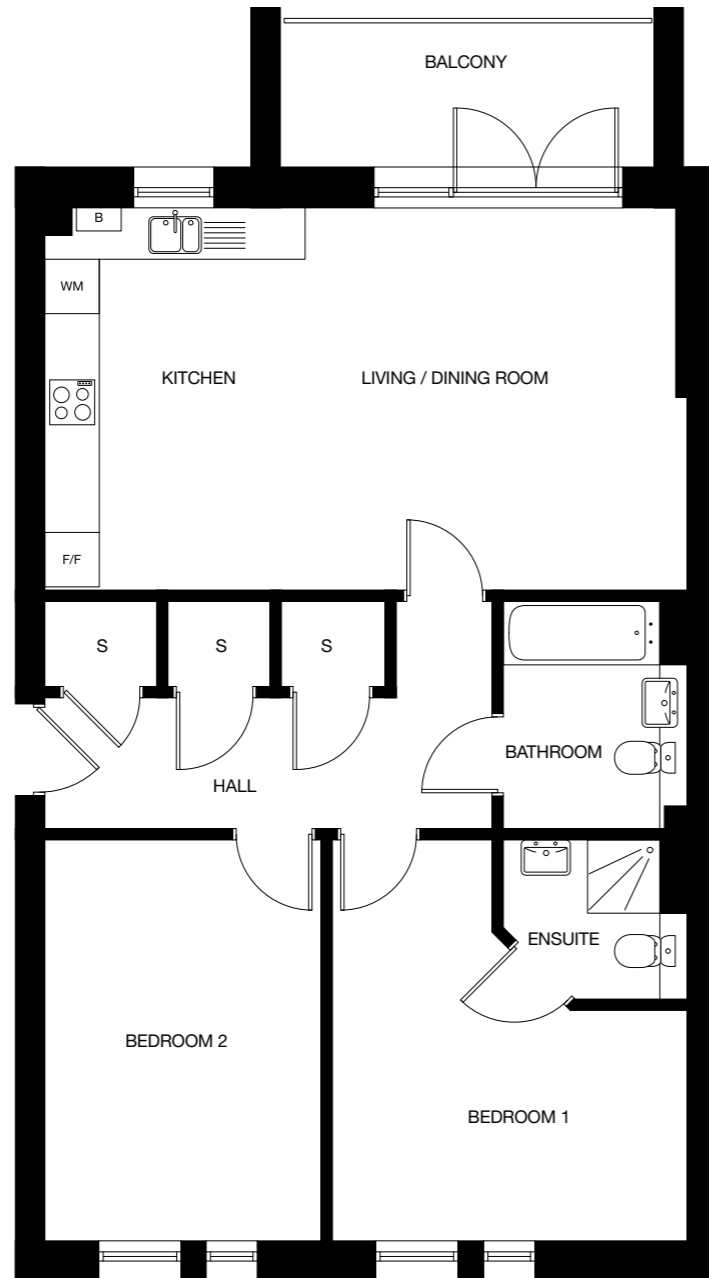
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## 2 BEDROOM APARTMENT

**BLOCK B** **FIRST FLOOR**  
**Plot: B4** **80.8 sq m**  
Other Plots B-7



### Room dimensions\* (approximate)

Living/Kitchen/Dining	7.16 x 4.20	23'6" x 13' 9"
Master Bedroom	3.94 x 4.46	12' 11" x 14' 8"
Bedroom 2	3.12 x 4.50	10'3" x 14'9"
Ensuite	2.05 x 1.78	6'9" x 5'10"
Bathroom	2.05 x 2.52	6'9" x 8'4"

\*All measurements are taken from the widest points of each room.

### Key

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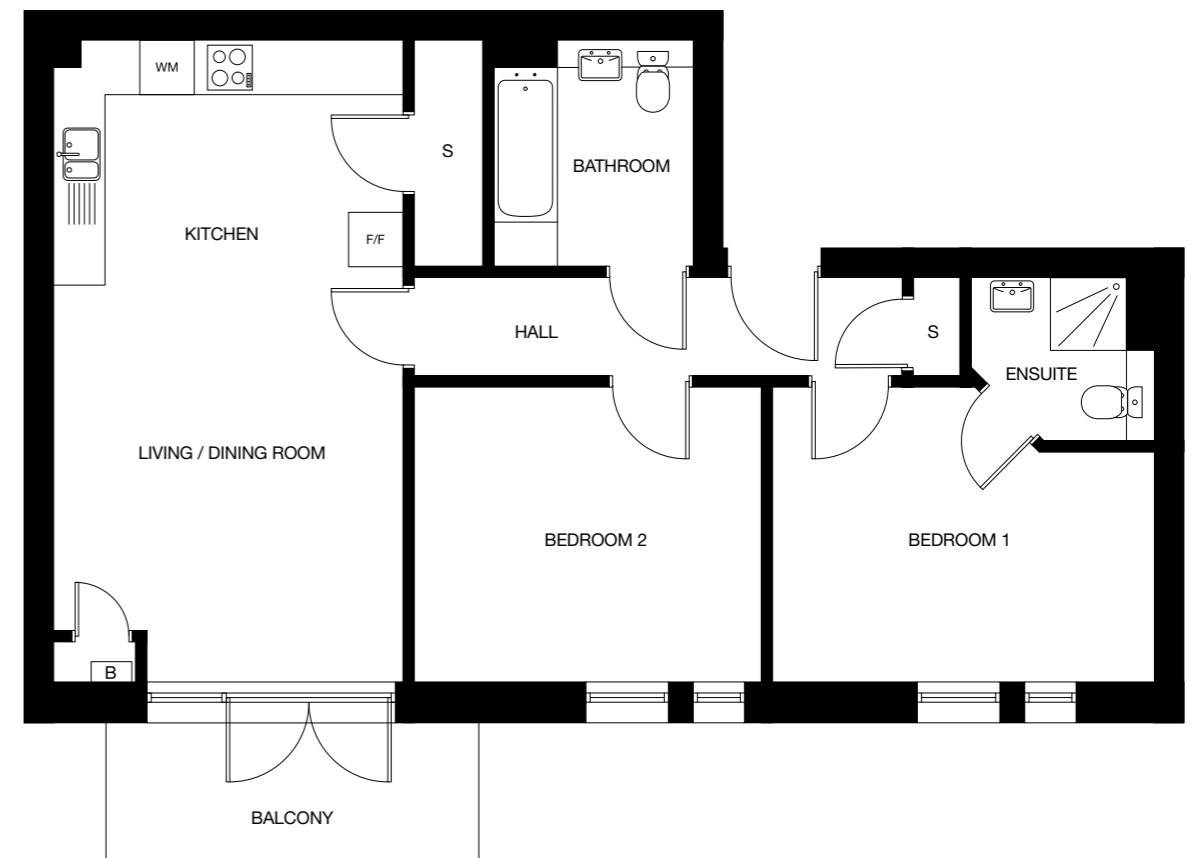
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## 2 BEDROOM APARTMENT

**BLOCK B** **GROUND FLOOR**  
**Plot: B5** **72.4 sq m**  
Other Plots B-8



### Room dimensions\* (approximate)

Living/Kitchen/Dining	3.89 x 7.07	12' 9" x 23' 2"
Master Bedroom	4.25 x 3.25	14'10" x 10' 8"
Bedroom 2	3.83 x 3.29	12'7" x 10'10"
Ensuite	2.02 x 1.83	6'7" x 6'0"
Bathroom	2.25 x 2.53	7'5" x 8'4"

\*All measurements are taken from the widest points of each room.

### Key

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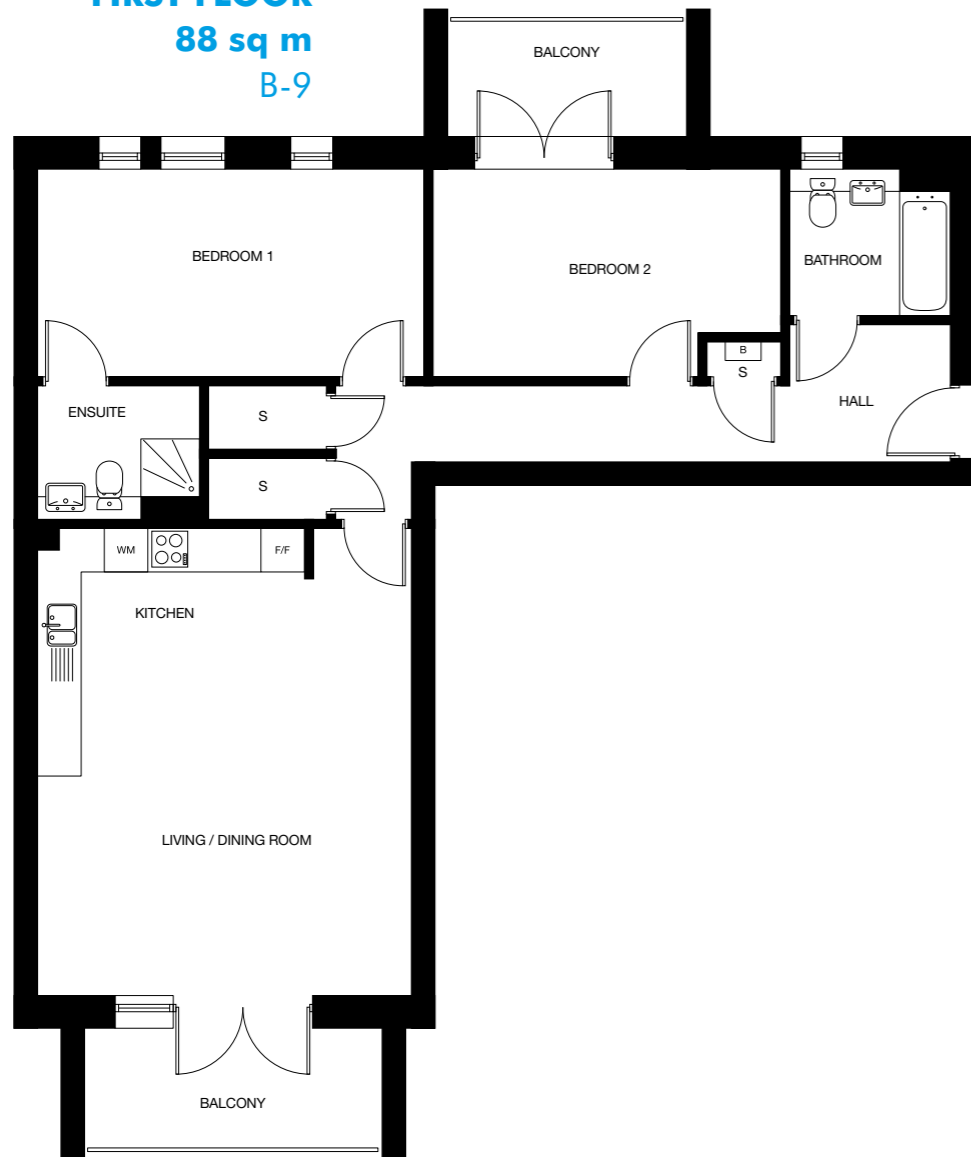
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## 2 BEDROOM APARTMENT

**BLOCK B** **FIRST FLOOR**  
**Plot: B6** **88 sq m**  
Other Plots **B-9**



### Room dimensions\* (approximate)

Living/Kitchen/Dining	5.14 x 6.48	16' 10" x 21' 3"
Master Bedroom	5.30 x 2.90	17' 5" x 9' 6"
Bedroom 2	4.80 x 2.85	15' 9" x 9' 4"
Ensuite	2.25 x 1.86	7' 5" x 6' 1"
Bathroom	2.25 x 2.05	7' 5" x 6' 9"

\*All measurements are taken from the widest points of each room.

### Key

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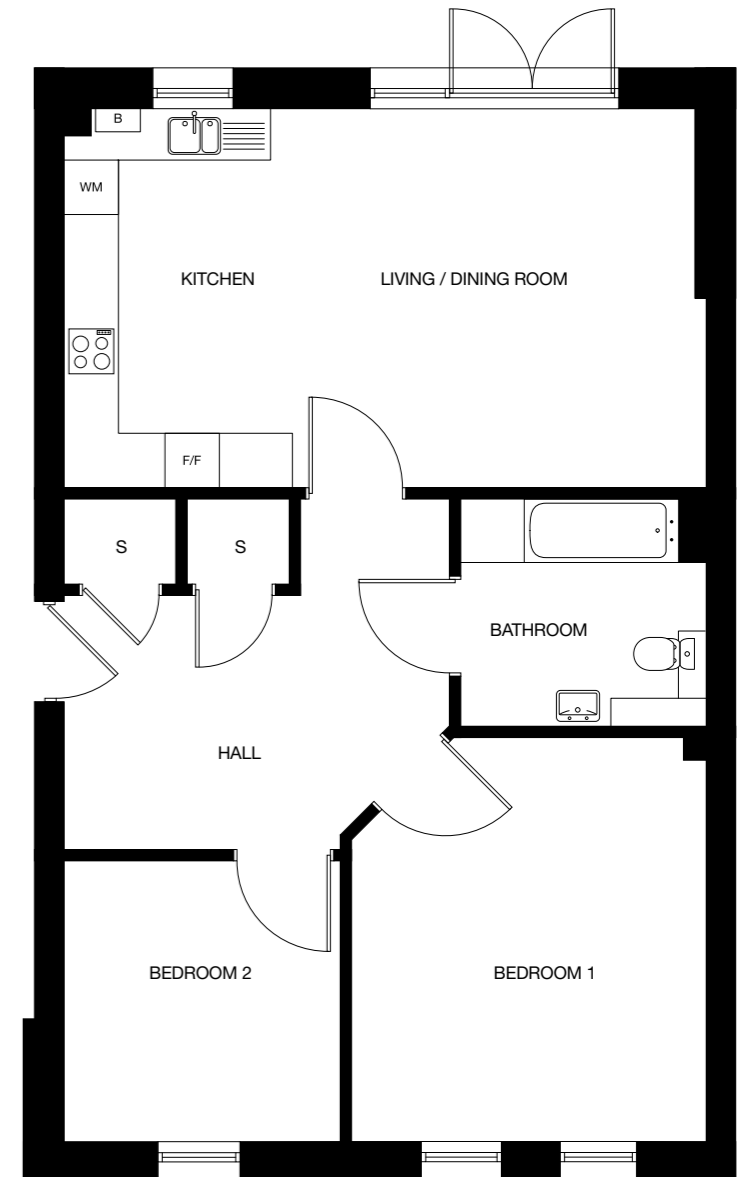
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## 2 BEDROOM APARTMENT

**BLOCK C** **GROUND FLOOR**  
**Plot: C1** **81.2 sq m**



### Room dimensions\* (approximate)

Living/Kitchen/Dining	7.19 x 4.20	23' 7" x 13' 9"
Master Bedroom	3.94 x 4.41	12' 11" x 14' 6"
Bedroom 2	3.15 x 3.14	10' 4" x 10' 4"
Bathroom	2.73 x 2.51	8' 12" x 8' 3"

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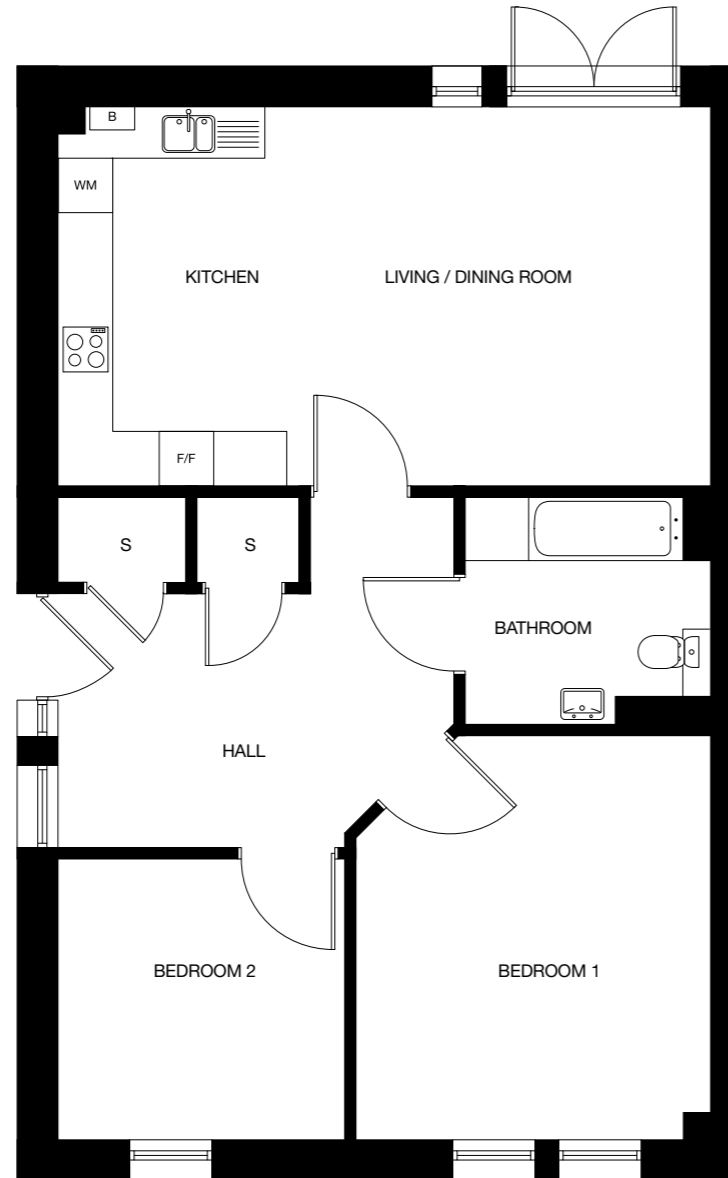
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LONDON SE8 4QD

## 2 BEDROOM APARTMENT

**BLOCK C** **GROUND FLOOR**  
**Plot: C3** **82.2 sq m**



### Room dimensions\* (approximate)

Living/Kitchen/Dining	7.30 x 4.20	23'11" x 13' 9"
Master Bedroom	3.95 x 4.50	12'12" x 14'9"
Bedroom 2	3.25 x 3.14	10'8" x 10'4"
Bathroom	2.53 x 2.75	8'4" x 9'0"

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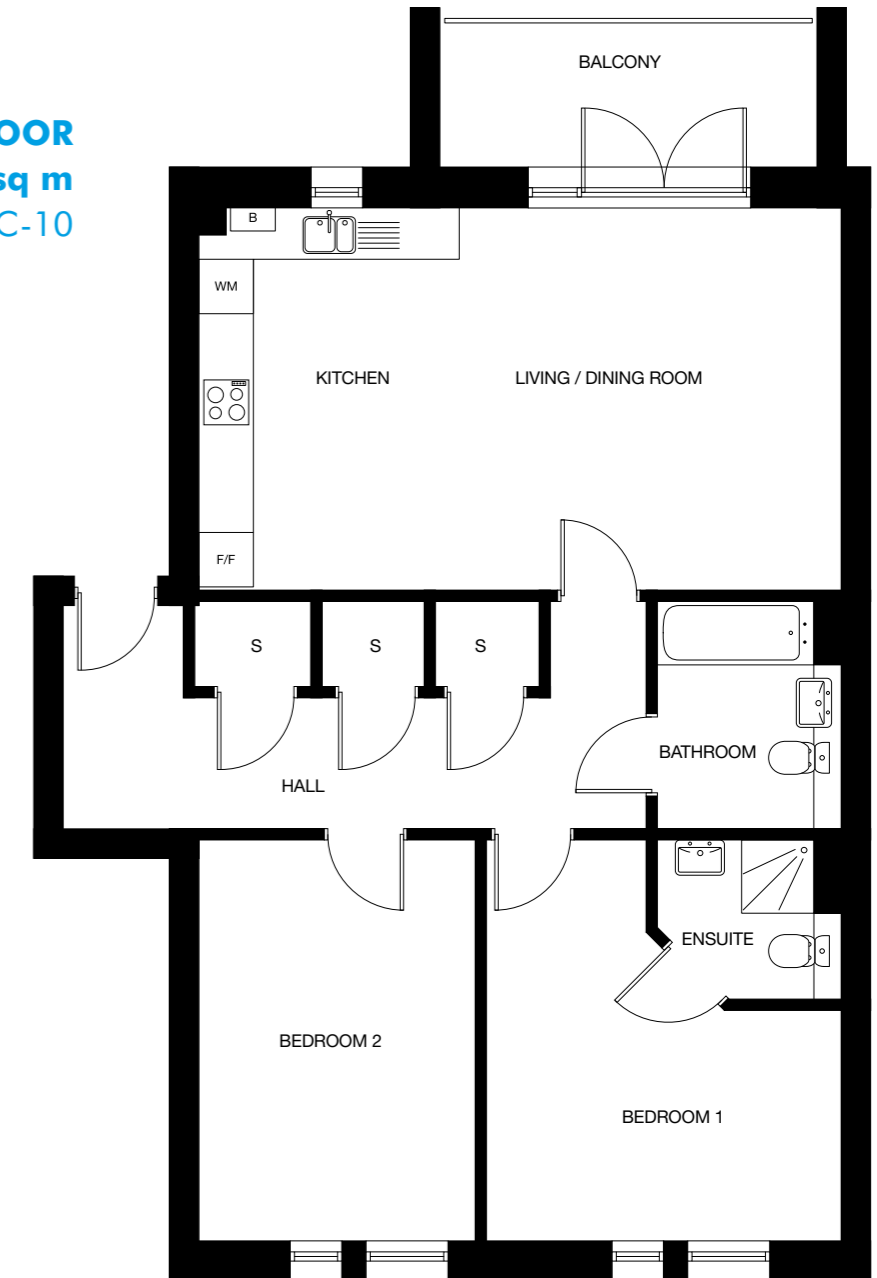
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## 2 BEDROOM APARTMENT

**BLOCK C** **FIRST FLOOR**  
**Plot: C4** **84 sq m**  
Other Plots C-7, C-10



### Room dimensions\* (approximate)

Living/Kitchen/Dining	7.19 x 4.25	23'11" x 13'11"
Master Bedroom	3.96 x 4.50	12'12" x 14'9"
Bedroom 2	3.13 x 4.50	10'3" x 14'9"
Ensuite	2.05 x 1.76	6'9" x 5'9"
Bathroom	2.05 x 2.53	6'9" x 8'4"

### Key

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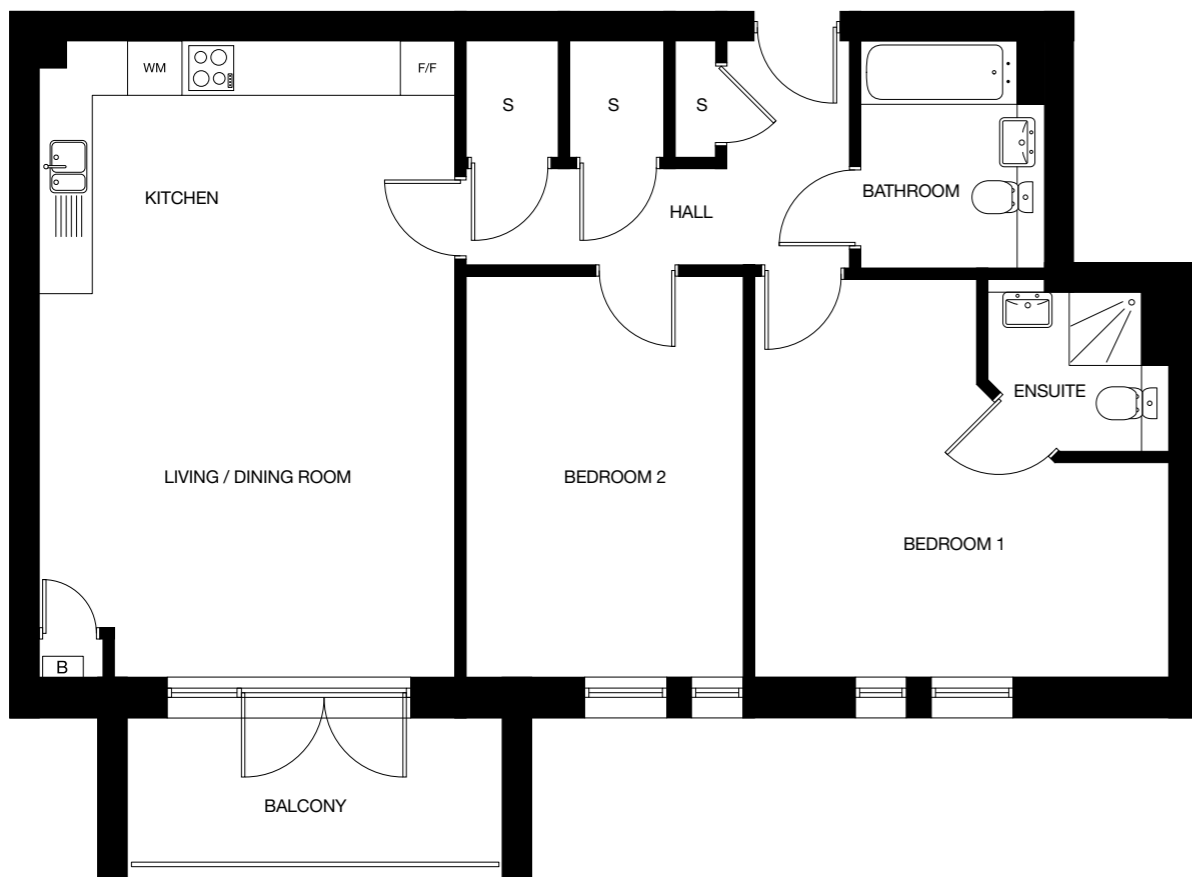
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## 2 BEDROOM APARTMENT

**BLOCK C**      **FIRST FLOOR**  
**Plot: C5**      **84 sq m**  
Other Plots      C-8, C-11



### Room dimensions\* (approximate)

Living/Kitchen/Dining	4.63 x 4.68	15'2" x 15'4"
Master Bedroom	4.62 x 4.46	15'2" x 14' 8"
Bedroom 2	3.10 x 4.50	10'2" x 14'9"
Ensuite	1.99 x 1.75	6' 6" x 5' 9"
Bathroom	2.05 x 2.53	6'9" x 8'4"

\*All measurements are taken from the widest points of each room.

### Key

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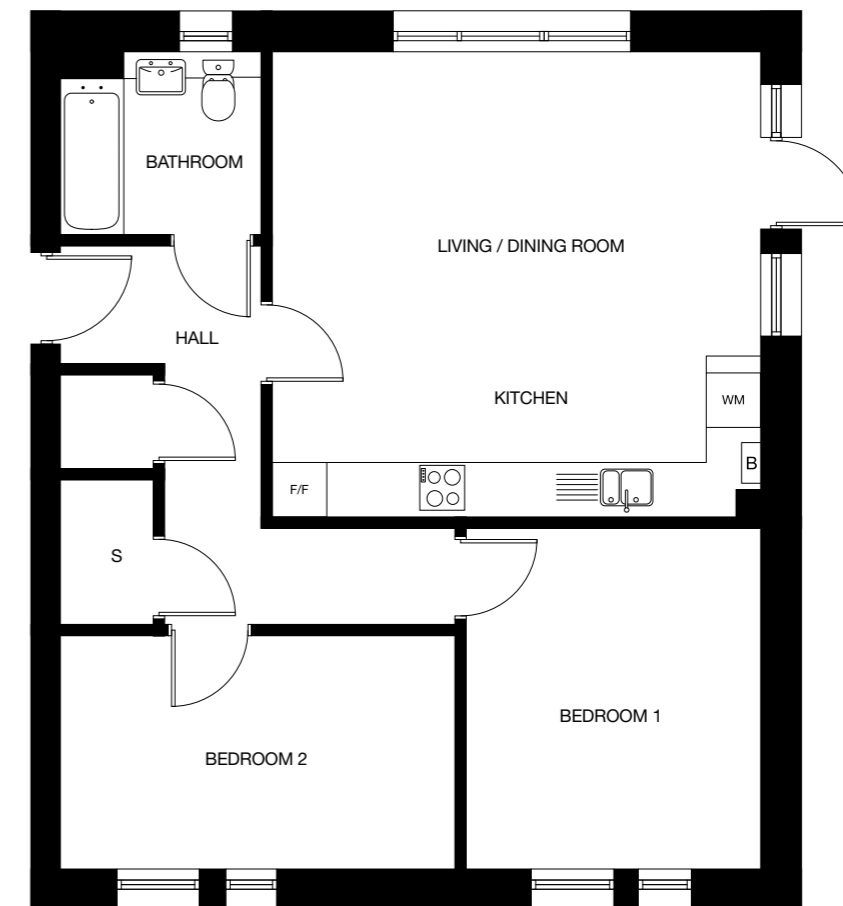
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## 2 BEDROOM APARTMENT

**BLOCK F**      **GROUND FLOOR**  
**Plot: F1**      **69.5 sq m**



### Room dimensions\* (approximate)

Living/Kitchen/Dining	5.46 x 5.24	7'11" x 17'2"
Master Bedroom	3.34 x 3.74	10'12" x 12' 3"
Bedroom 2	4.41 x 2.64	14'6" x 8' 8"
Bathroom	2.28 x 2.07	7'6" x 7'0"

\*All measurements are taken from the widest points of each room.

### Key

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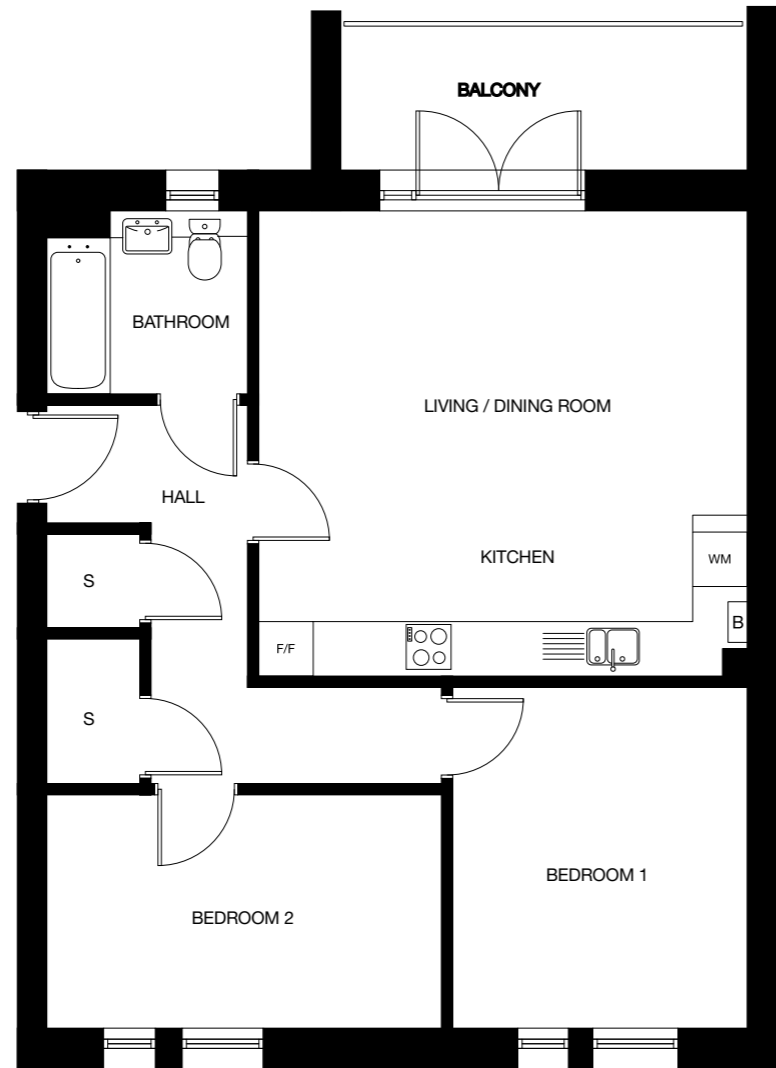
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## 2 BEDROOM APARTMENT

**BLOCK F** **FIRST FLOOR**  
**Plot: F2** **69.5 sq m**  
 Other Plots F-4 & F-6.  
 Handed Plots F-3, F-5 & F-7



### Room dimensions\* (approximate)

Living/Kitchen/Dining	5.48 x 5.24	17'12" x 17' 2"
Master Bedroom	3.34 x 3.74	10'12" x 12' 3"
Bedroom 2	4.41 x 2.64	14'6" x 8'8"
Bathroom	2.28 x 2.05	7'6" x 6'9"

\*All measurements are taken from the widest points of each room.

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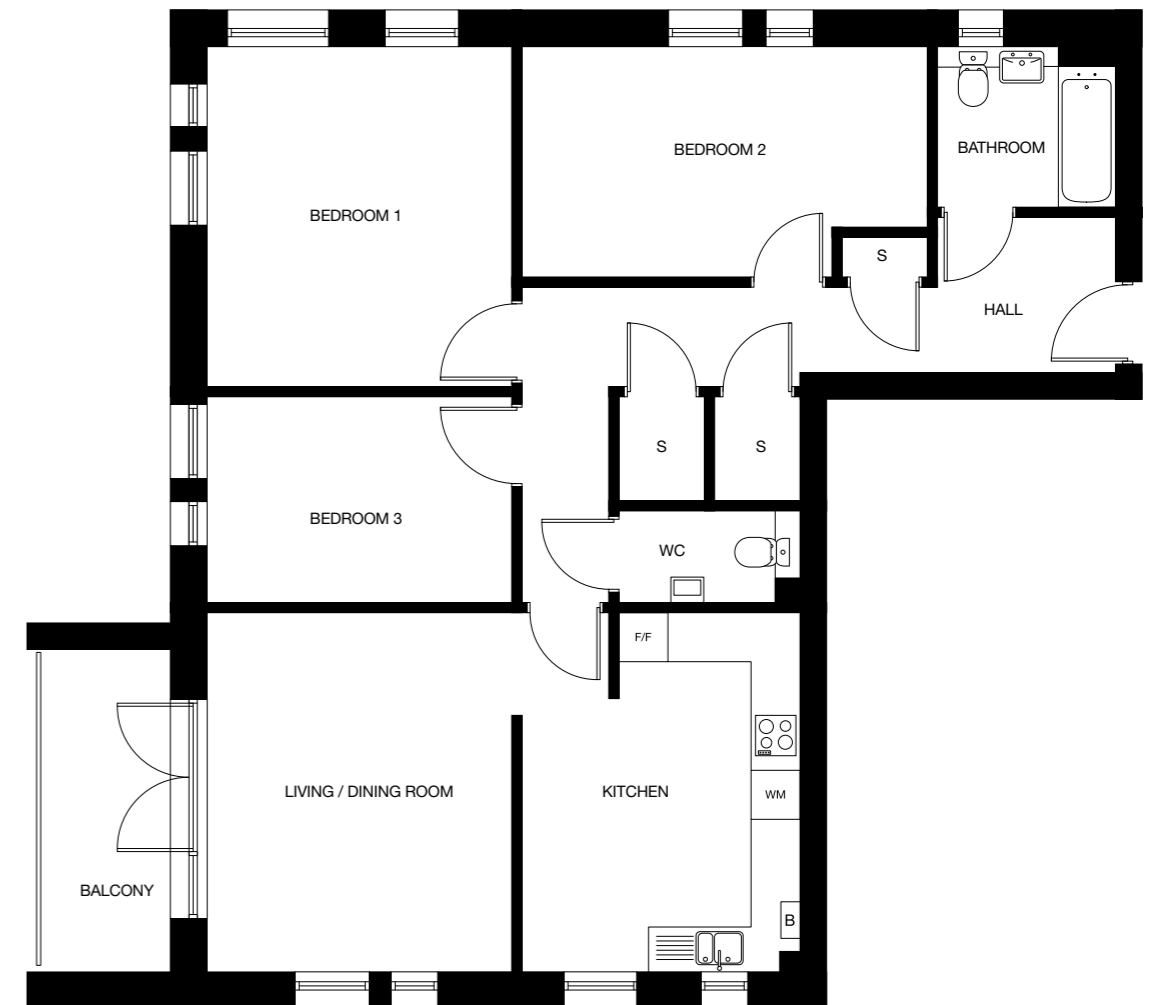
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## 3 BEDROOM APARTMENT

**BLOCK C** **FIRST FLOOR**  
**Plot: C6** **98 sq m**  
 Other Plots C-9, C-12



### Room dimensions\* (approximate)

Living/Kitchen/Dining	7.24 x 4.50	23' 9" x 14'9"
Master Bedroom	3.76 x 4.25	12'4" x 13'11"
Bedroom 2	4.98 x 2.85	16'4" x 9' 4"
Bedroom 3	3.76 x 2.50	12'4" x 8'2"
Bathroom	2.25 x 2.05	7'5" x 6'9"

\*All measurements are taken from the widest points of each room.

### Key

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 WM = Washing Machine  
 B = Boiler

In accordance with the Consumer Protection from Unfair Trading Regulations Act 2008 these details have been prepared with due care. However, the information contained here is intended as a preliminary guide only and all dimensions are approximate. Affinity Sutton reserves the right to amend tenure, site or home layouts, specifications or materials.

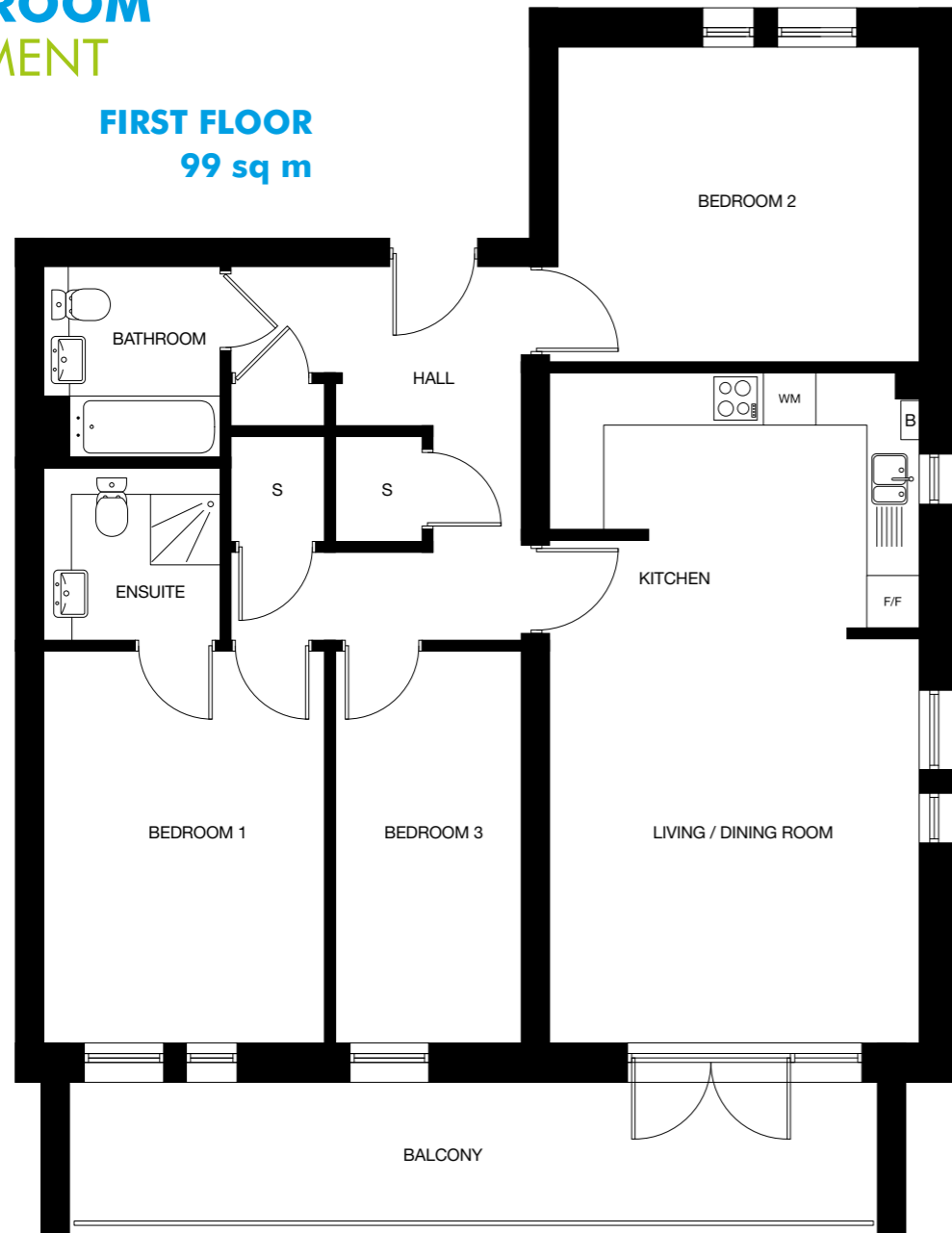
# SO



TANNERS HILL, NEW CROSS,  
LONDON SE8 4QD

## 3 BEDROOM APARTMENT

**BLOCK E**  
**Plot: E2**      **FIRST FLOOR**  
**99 sq m**



### Room dimensions\* (approximate)

Living/Kitchen/Dining	4.31 x 7.73	14'2" x 25' 4"
Master Bedroom	3.25 x 4.46	10'8" x 14' 8"
Bedroom 2	4.22 x 3.64	13' 10" x 11'11"
Bedroom 3	2.25 x 4.46	7'5" x 14' 8"
Bathroom	2.05 x 2.25	6'9" x 7' 5"
Ensuite	2.05 x 2.03	6'9" x 6'8"

### Key

S = Store  
F/F = Fridge Freezer  
WM = Washing Machine  
B = Boiler

\*All measurements are taken from the widest points of each room.

In accordance with the Consumer Protection from Unfair Trading Regulations Act 2008 these details have been prepared with due care. However, the information contained here is intended as a preliminary guide only and all dimensions are approximate. Affinity Sutton reserves the right to amend tenure, site or home layouts, specifications or materials.

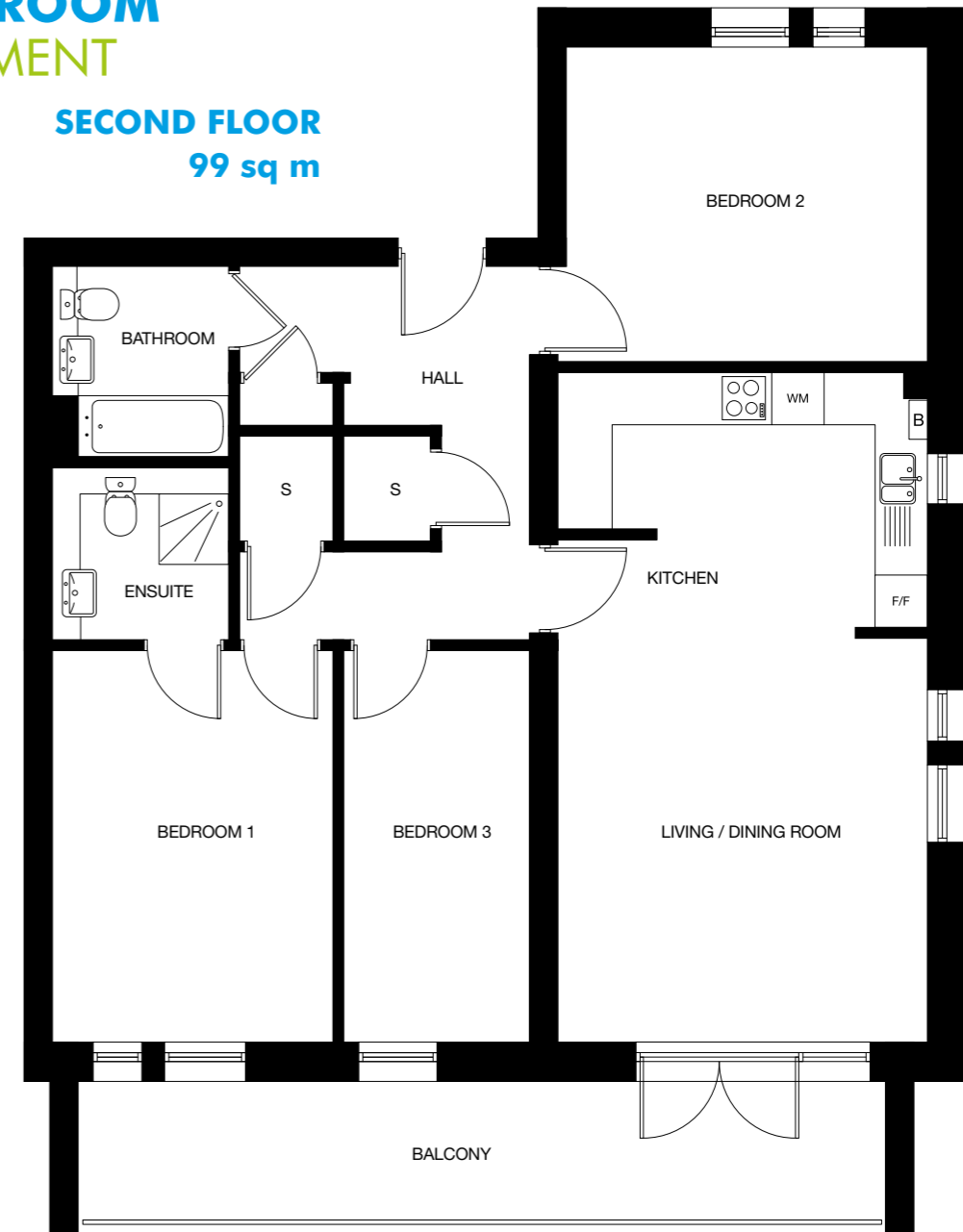
# SO



TANNERS HILL, NEW CROSS,  
LONDON SE8 4QD

## 3 BEDROOM APARTMENT

**BLOCK E**  
**Plot: E3**      **SECOND FLOOR**  
**99 sq m**



### Room dimensions\* (approximate)

Living/Kitchen/Dining	4.31 x 7.73	14'2" x 25' 4"
Master Bedroom	3.25 x 4.46	10'8" x 14' 8"
Bedroom 2	4.22 x 3.64	13' 10" x 11'11"
Bedroom 3	2.25 x 4.46	7'5" x 14' 8"
Bathroom	2.05 x 2.25	6'9" x 7' 5"
Ensuite	2.05 x 2.03	6'9" x 6'8"

### Key

S = Store  
F/F = Fridge Freezer  
WM = Washing Machine  
B = Boiler

\*All measurements are taken from the widest points of each room.

In accordance with the Consumer Protection from Unfair Trading Regulations Act 2008 these details have been prepared with due care. However, the information contained here is intended as a preliminary guide only and all dimensions are approximate. Affinity Sutton reserves the right to amend tenure, site or home layouts, specifications or materials.



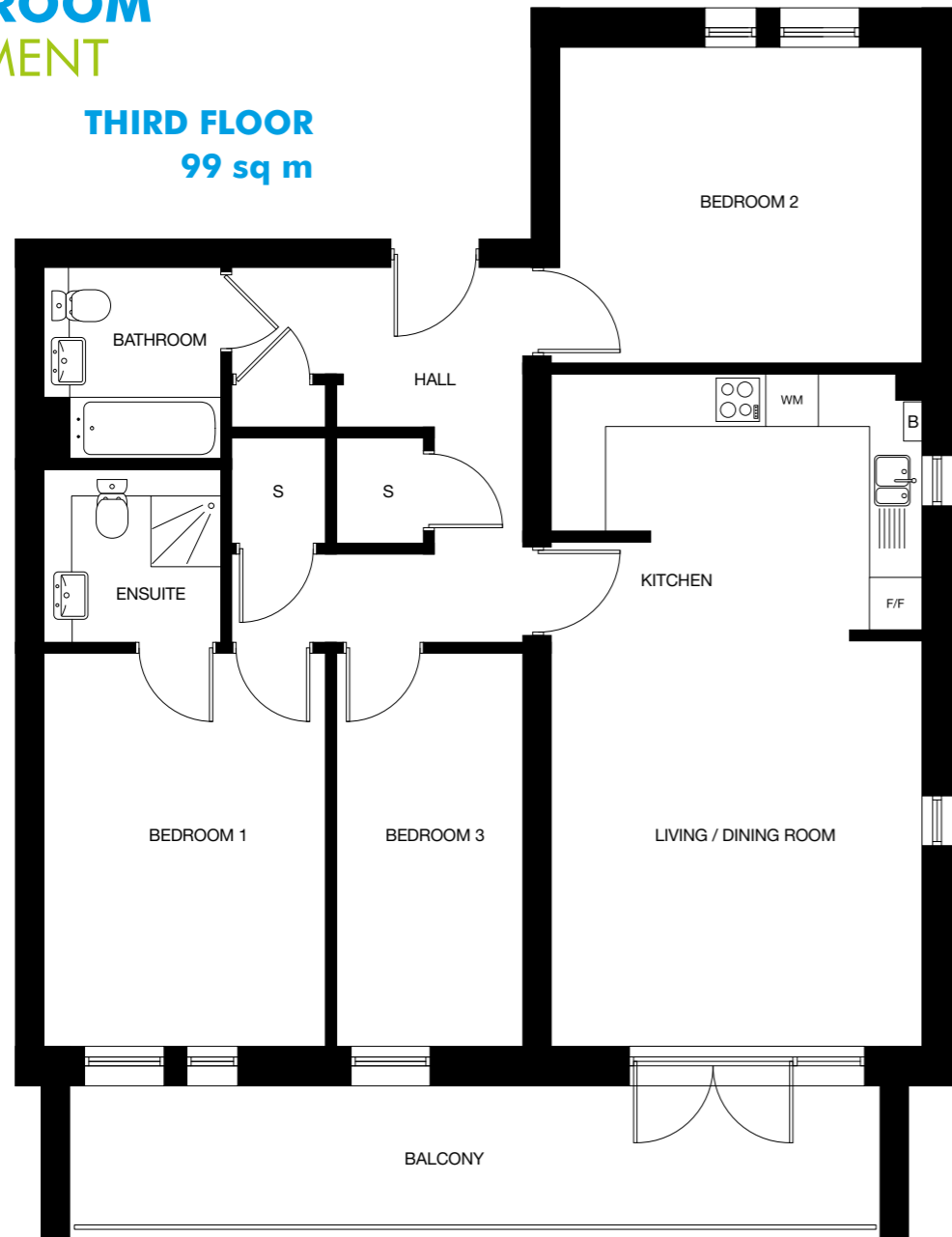
# SO



**TANNERS HILL, NEW CROSS,  
LONDON SE8 4QD**

## 3 BEDROOM APARTMENT

**BLOCK E  
Plot: E4**      **THIRD FLOOR  
99 sq m**



### Room dimensions\* (approximate)

Living/Kitchen/Dining	4.31 x 7.73	14'2" x 25' 4"
Master Bedroom	3.25 x 4.46	10'8" x 14' 8"
Bedroom 2	4.22 x 3.64	13' 10" x 11'11"
Bedroom 3	2.25 x 4.46	7'5" x 14' 8"
Bathroom	2.05 x 2.25	6'9" x 7' 5"
Ensuite	2.05 x 2.03	6'9" x 6'8"

### Key

S = Store  
F/F = Fridge Freezer  
WM = Washing Machine  
B = Boiler

\*All measurements are taken from the widest points of each room.

In accordance with the Consumer Protection from Unfair Trading Regulations Act 2008 these details have been prepared with due care. However, the information contained here is intended as a preliminary guide only and all dimensions are approximate. Affinity Sutton reserves the right to amend tenure, site or home layouts, specifications or materials.

# SO

## AFFINITY SUTTON

Affinity Sutton has a deserved reputation for providing well designed, high quality homes that meet the demands of today's discerning buyers. Winning numerous highly coveted awards in the UK for its design, eco-credentials or simply being a great place to live, it invests in what it believes matters most – its residents and its communities. With over a 100 year history, Affinity Sutton completed 805 new properties last year. Its new homes are designed to meet a range of customer needs.

### AWARDS: 2016

First Time Buyer Readers' Award – Shortlisted  
(Awards take place in April 2016)

### AWARDS: 2015

UK housing awards – Outstanding Landlord of the Year finalist

### AWARDS: 2014

First Time Buyer Awards – Affordable Housing Provider of the Year – Highly Commended  
The Housing Design Awards – Best Completed Scheme – Winner

### AWARDS: 2013

First Time Buyer Awards – Affordable Housing Provider of the Year – Highly Commended  
What House – Housing Provider of the Year – Silver

Previous developments by Affinity Sutton



Whilst every effort has been made to ensure that this information is correct, it is intended as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection from Unfair Trading Regulations 2008. No responsibility or liability will be accepted by Affinity Sutton in relation to the information provided and this does not constitute or form any part of a contract of sale. Purchasers should satisfy themselves with regard to the accuracy of the information. All dimensions are approximate and to the widest point. Given that each home has a unique layout, please check the actual plot or ask the sales team for further details. Affinity Sutton and associated companies reserve the right to amend the site, tenure or home layouts, specifications or materials. Central Street offers an element of affordable housing for local people. Please ask the sales team for further information. All details correct as above at time of going to print. February 2016.



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**TANNERS HILL, NEW CROSS,  
LONDON SE8 4QD**