

THE IRON WORKS

A selection of modern Shared Ownership apartments

NEW CROSS SE14

All Enquiries

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We understand that choosing the right home is one of the most important decisions you can take. Our simple mission is to make sure that you have the choice of a quality home at the best possible price. Clarion Housing Group has over 100 years' experience of development with a strong focus on innovation and quality. The result is superbly designed, award-winning homes that improve quality of living and encourage real community.

WELCOME TO THE IRON WORKS

An attractive new collection of 1, 2 and 3-bedroom
apartments available for Shared Ownership



A NEW QUARTER IN THE HEART OF LONDON



Ideally located in the central area of New Cross, The Iron Works belongs to a leafy, vibrant quarter only minutes from the City – and in easy reach of the rest of the capital.

Built on the site of the historic Hatcham Iron Works, your apartment will be a superb base for London life, with many highly rated schools, amenities, venues and green spaces nearby.

DESIGN

These modern apartments combine contemporary interiors and flexible open-plan layouts with economical design features – ensuring a minimal impact on both your budget and the environment.

SPACE

Perfect for singles, couples or young families, these homes are designed to maximise light and space – improving your quality of living and making room for everything you need.

OUTDOOR

Each apartment also has its own private balcony or terrace to increase your enjoyment of your home and the area.

CENTRAL

There are three rail stations nearby (10-15 minutes into London Bridge) and two Overground stations to access the rest of London.



Images displayed (including computer-generated images) are intended for illustrative purposes only, and may not correspond exactly to the available properties described in this brochure.

VIBRANT AND CENTRAL

New Cross has a rich history, with many of its residents and institutions having made major contributions to education, industry and the arts.

Today, it is also an exciting area constantly providing new cultural offerings and opportunities: the area is fast gaining ground with London's arts and property journalists, and residents of The Iron Works are only a few streets away from an amazing range of bars, venues and restaurants.



“THERE’S A DEFINITE BUZZ
AROUND THE PECKHAM-
CAMBERWELL-DEPTFORD
TRIANGLE THESE DAYS,
AND NEW CROSS IS
AT ITS CENTRE”

-THE GUARDIAN



WHAT’S IN NEW CROSS?

The Albany, a performing arts centre driven by the creative diversity of South East London.

There are traditional quality pubs The Rose and The Amersham Arms alongside brunch stops like Chinwag (opposite Goldsmiths’ library) and eateries such as New Cross House.

New Cross supports a new opera company, Opera Gold, run by students at Goldsmiths.

There are five primary schools within 10 minutes’ drive including John Donne and Myatt Garden, both highly rated by Ofsted.

Older children can choose from Harris Academy Peckham, Haberdashers’ Aske’s Hatcham College, or St Thomas The Apostle College.

For basic amenities, there are four supermarkets (Sainsburys, Aldi, Asda, Morrison’s) between 10 and 20 minutes’ walk away from The Iron Works.

Need to relax? Take a stroll to nearby Peckham Rye Common and Fordham Park – or head over to Telegraph Hill Park for great views and a skate park.



GETTING AROUND

Well-connected by rail, tube, road and bus, it's easy for residents of The Iron Works to get into central London and the City – and around the rest of London – with the minimum of fuss.

TUBE

Queens Road Peckham overground station (Zone 2) is only five minutes' walk away. Virtually all of inner London is reachable on the Overground line, from Clapham, Hampstead and west London in one direction, to Canada Water, Stratford and Dalston in the other.

TRAIN

Trains run around every ten minutes from New Cross Gate station (seven minutes' walk from The Iron Works), taking around 20-25 minutes.

Queens Road Peckham station has trains every 10 minutes, taking approximately 10-15 minutes.

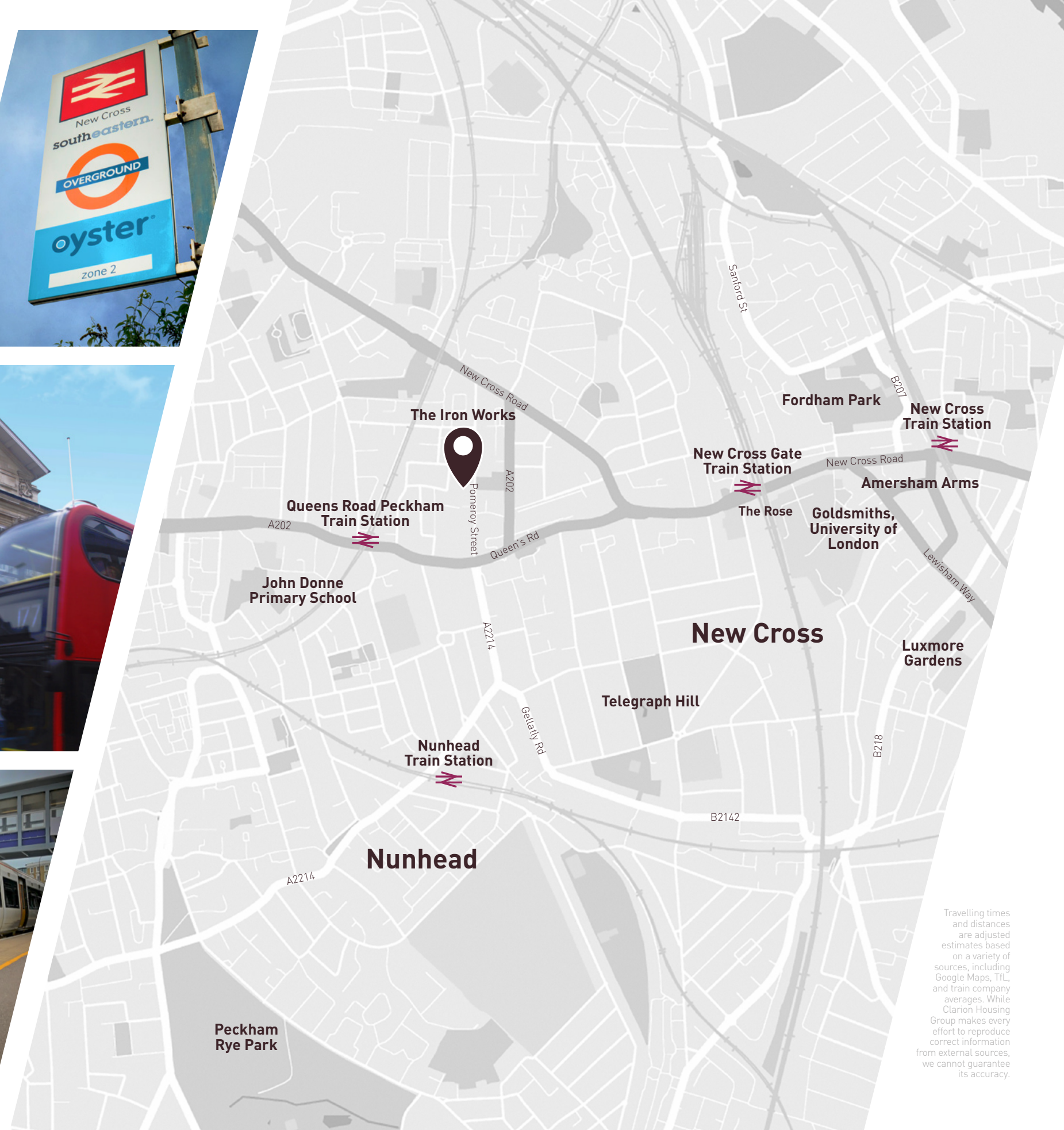
Peckham Rye station (1 mile/20 minutes' walk away) has trains around every 10 minutes, taking 10-15 minutes into London Bridge. (Trains also run to London Victoria with a similar frequency, taking 10-20 minutes.)

BUS

Many routes pass along nearby Queens Road and Old Kent Road, providing easy access to the City: the 171/2 goes to Holborn/St Paul's, the 343 to City Hall on the South Bank, and the 53 to Whitehall. The 436 and 21 go to Lewisham where DLR connections are available.

ROAD

The nearby Queens Road will take you quickly west to Camberwell, the Oval and Westminster; and eastwards to Greenwich and Dartford.



Travelling times and distances are adjusted estimates based on a variety of sources, including Google Maps, TfL, and train company averages. While Clarion Housing Group makes every effort to reproduce correct information from external sources, we cannot guarantee its accuracy.

EXPLORE THE IRON WORKS

The Iron Works is located on the east side of Pomeroy Street, approximately midway between Queens Road to the south and New Cross Road to the north.

The development comprises two separate buildings – Megan Court and Harriet Court – both facing inward onto a lawned courtyard with trees and foliage. Together, Megan Court and Harriet Court contain a total of 34 apartments, and each building is four storeys high. Harriet Court faces outward onto Pomeroy Street, while Megan Court faces onto residential houses and gardens to the rear of the site.

The Iron Works is a car-free development: access is only on foot, and permits for street parking are unavailable. The sole exception is the allocation of two disabled parking bays at the front of the site. There is also a cycle store in each block for your use.

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APARTMENT SPECIFICATION

Each apartment in The Iron Works comes with a selection of high-quality finishes as standard, alongside a range of energy-efficient measures.

There is a fully fitted kitchen with high-end surfaces and integrated appliances – while in the bathroom, finishings have been chosen specifically to create a light and relaxed atmosphere.

Each property is tastefully decorated in a timeless style – which makes it easier to alter elements according to your own decorative needs.

All images displayed throughout are example Clarion properties only, and may not correspond exactly to the available properties described in this brochure.



FLOORING

Carpeting is provided throughout bedrooms, living area and hallways, with tiles in kitchen and bathroom.

KITCHEN

Gloss kitchen units are provided with high-quality slate worktops, alongside a selection of fully integrated appliances.

BATHROOM

A full Ideal Standard bathroom suite is fitted with every new apartment.

FITTINGS

All apartments have an audio/visual door-entry system fitted for your safety and convenience. Sky+ TV ports are also provided in each unit (requires individual subscription).

HEATING

The modern gas central heating system has individual combination boilers for each apartment.

EXTERIOR

All our apartments have a private outdoor space (balcony or terrace) for your enjoyment

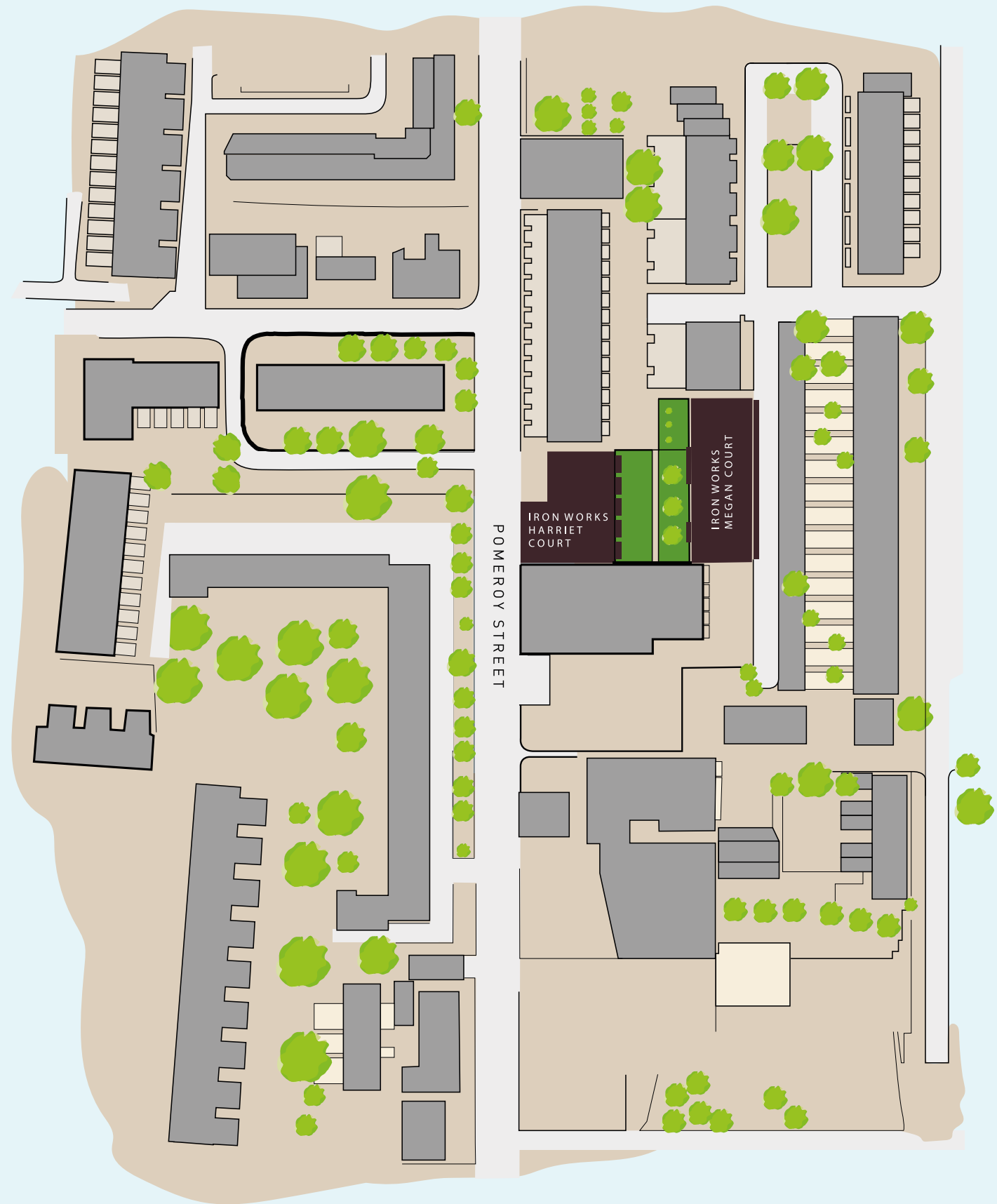
SITE PLAN

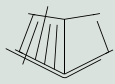
The Iron Works comprises two separate buildings – Megan Court and Harriet Court – both facing inward onto a lawned courtyard with trees and foliage.

Megan Court Front Elevation



Harriet Court Front Elevation





THE IRON WORKS

HARRIET COURT: FLOORS 1 TO 3

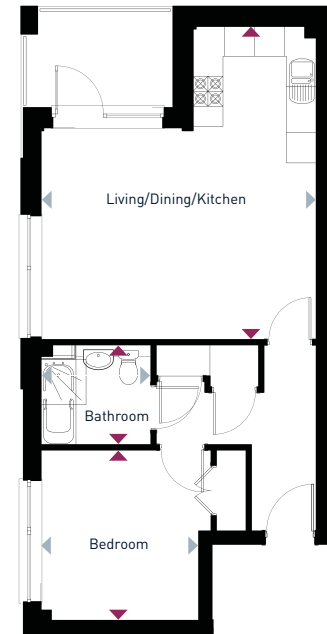
Floors 1-3 each offer a range of four apartments:



PLOTS 4, 8 AND 12

1-bedroom apartments – area 55 m²

These bright apartments feature a spacious bedroom and living/dining/kitchen area leading to a corner balcony. A separate storage closet is built-in.

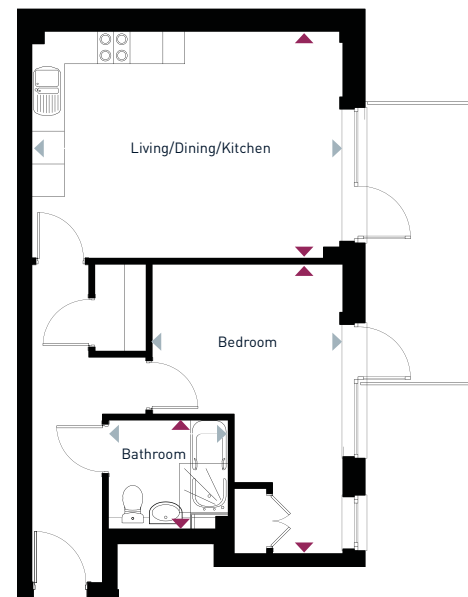


	A	B
Living/Dining/Kitchen	6.262m	x 5.503m
Bathroom	2.000m	x 2.200m
Bedroom	3.410m	x 3.155m
Plot 4	1 st floor	
Plot 8	2 nd floor	
Plot 12	3 rd floor	

PLOTS 5, 9 AND 13

1-bedroom apartments – area 54 m²

Apartments feature a comfortable L-shaped bedroom and living/kitchen area off a main hallway. Separate storage space is provided, and the balcony is accessible from both living area and bedroom.

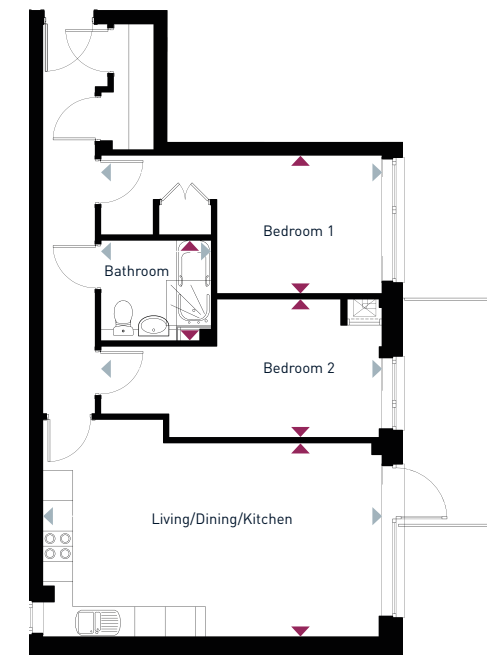


	A	B
Living/Dining/Kitchen	4.157m	x 5.695m
Bathroom	2.000m	x 2.200m
Bedroom	5.315m	x 3.510m
Plot 5	(Two access points to balcony) 1 st floor	
Plot 9	(One access point to balcony) 2 nd floor	
Plot 13	(Two access points to balcony) 3 rd floor	

PLOTS 6, 10 AND 14

2-bedroom apartments – area 70 m²

The layout of these 2-bedroom homes features a sizeable living/dining area leading to a side balcony, in addition to a large storage unit.

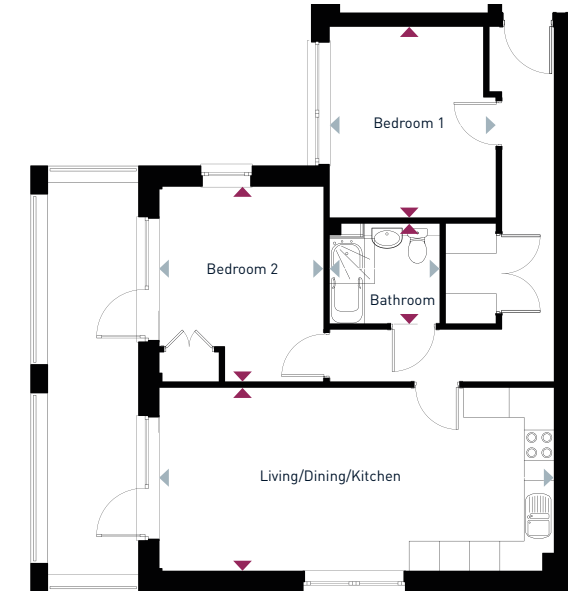


	A	B
Living/Dining/Kitchen	3.850m	x 6.733m
Bathroom	2.000m	x 2.200m
Bedroom 1	2.750m	x 5.582m
Bedroom 2	2.750m	x 5.582m
Plot 6	1 st floor	
Plot 10	2 nd floor	
Plot 14	3 rd floor	

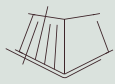
PLOTS 7, 11 AND 15

2-bedroom apartments – area 74 m²

These apartments have a long hallway, comfortably sized bedrooms, a large storage unit, and a spacious balcony accessible from both the living area and one bedroom.



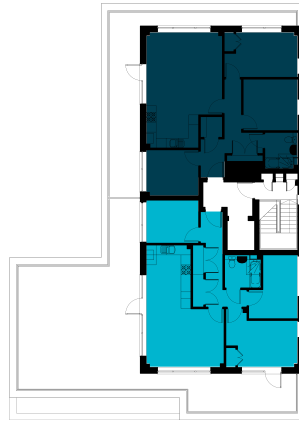
	A	B
Living/Dining/Kitchen	3.650m	x 7.840m
Bathroom	2.000m	x 2.200m
Bedroom 1	3.800m	x 3.315m
Bedroom 2	3.882m	x 3.275m
Plot 7	1 st floor	
Plot 11	2 nd floor	
Plot 15	3 rd floor	



THE IRON WORKS

HARRIET COURT: PENTHOUSE

Floor 4 offers two 3-bedroom penthouse apartments.



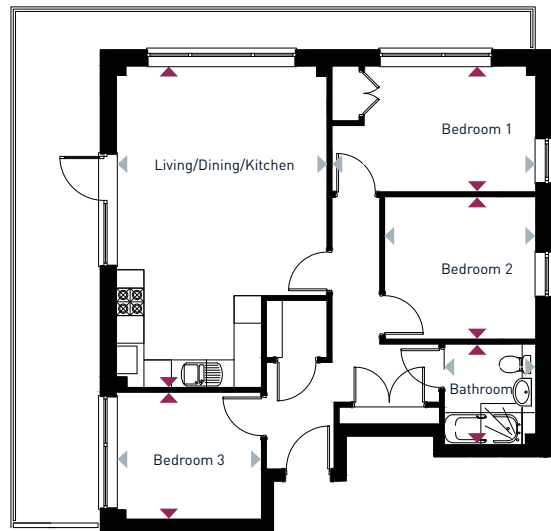
MEGAN COURT: 2-BEDROOM DUPLEX



PLOT 16, PLOT 17

3-bedroom apartments – area 80 m² & 76 m²

The top floor of Harriet Court houses two large 3-bedroom penthouse apartments, each with a comfortable roof terrace and a view of the surrounding neighbourhood. Three sizeable bedrooms and an extremely spacious living/kitchen/dining room are arranged around a central hallway area, while two separate hallway closets store everything you need.



	A	B
Living/Dining/Kitchen	7.007m	x 4.610m
Bathroom	2.200m	x 2.000m
Bedroom 1	2.750m	x 4.450m
Bedroom 2	3.108m	x 3.300m
Bedroom 3	2.787m	x 3.165m

Plot 16 4th floor



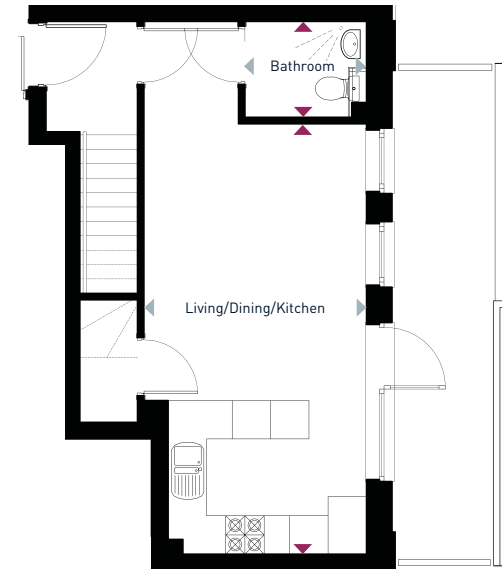
	A	B
Living/Dining/Kitchen	7.380m	x 4.700m
Bathroom	2.000m	x 2.200m
Bedroom 1	2.837m	x 4.345m
Bedroom 2	3.850m	x 2.970m
Bedroom 3	2.600m	x 3.165m

Plot 17 4th floor

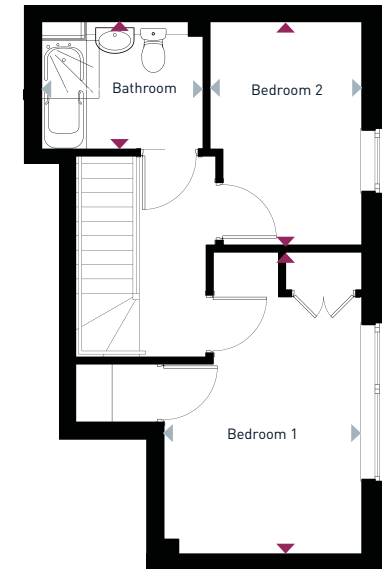
PLOT 8

2-bedroom apartment on floors 1 & 2 – area 72 m²

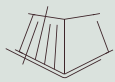
This unique property spans two floors for a city living atmosphere. A large balcony is situated off the sizeable living area on the first floor, while steps lead up to two bedrooms and a bathroom on the second floor. The larger bedroom also features two built-in closet areas.



	A	B
Living/Dining/Kitchen	6.725m	x 3.480m
Bathroom	1.500m	x 1.900m



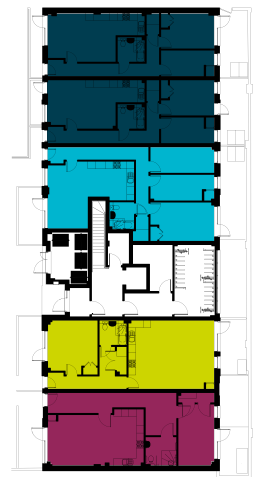
	A	B
Bathroom	2.000m	x 2.530m
Bedroom 1	4.725m	x 3.100m
Bedroom 2	3.500m	x 2.380m



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MEGAN COURT: GROUND FLOOR

The ground floor offers a variety of attractive apartments:



PLOT 1 & 2

2-bedroom apartments – area 67 m²

These unique plots feature a large living/kitchen area and two sizeable bedrooms connected via a long hallway, with a ground floor terrace accessible at both ends of the apartment.

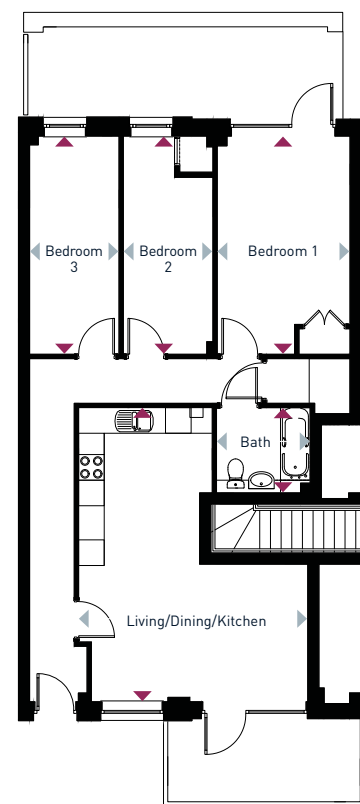


	A	B
Living/Dining/Kitchen	7.739m	x 3.910m
Bathroom	2.200m	x 2.000m
Bedroom 1	4.275m	x 2.860m
Bedroom 2	4.275m	x 2.100m

PLOT 3

3-bedroom apartment – area 89 m²

A spacious hallway connects three bedrooms with a large L-shaped living/kitchen area. Ground floor terraces are accessible at both ends of the property from both the living area and a bedroom.

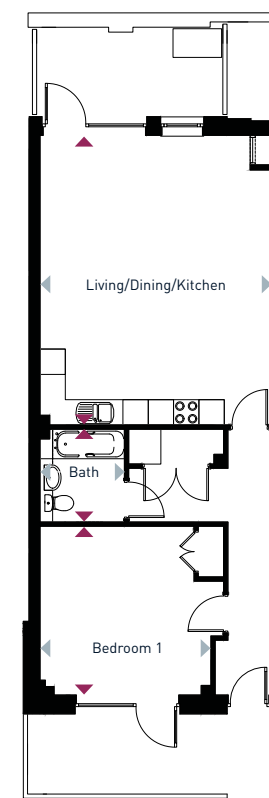


	A	B
Living/Dining/Kitchen	6.896m	x 5.074m
Bathroom	2.000m	x 2.200m
Bedroom 1	5.118m	x 3.115m
Bedroom 2	5.118m	x 2.100m
Bedroom 3	5.118m	x 2.100m

PLOT 4

1-bedroom apartment – area 73 m²

This substantial 1-bedroom apartment features an extremely large living/kitchen area leading to a ground terrace, in addition to a large bedroom and separate storage closet.

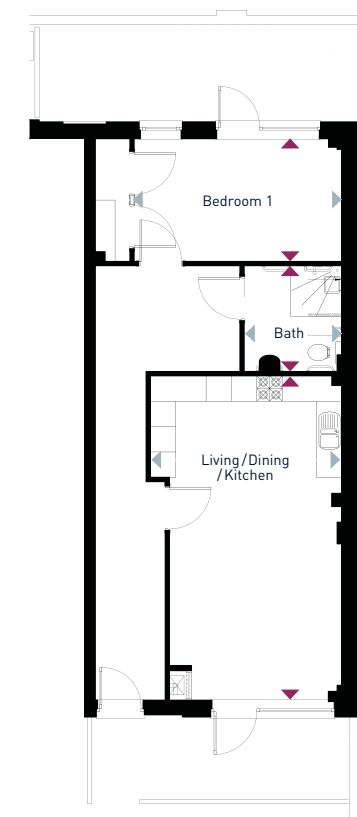


	A	B
Living/Dining/Kitchen	6.863m	x 5.501m
Bathroom	2.200m	x 2.000m
Bedroom 1	4.000m	x 4.051m

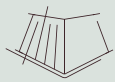
PLOT 5

1-bedroom apartment – area 77 m²

The apartment has a sizeable, wide hallway and a large ground terrace accessible from the bedroom.



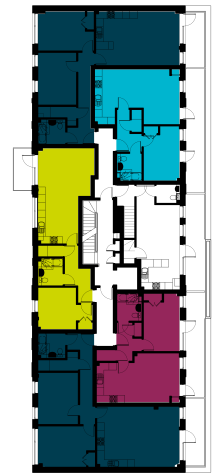
	A	B
Living/Dining/Kitchen	7.664m	x 4.065m
Bathroom	2.500m	x 2.300m
Bedroom 1	2.900m	x 4.900m



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MEGAN COURT: FIRST FLOOR

The first floor offers a range of 1- and 2-bedroom apartments.

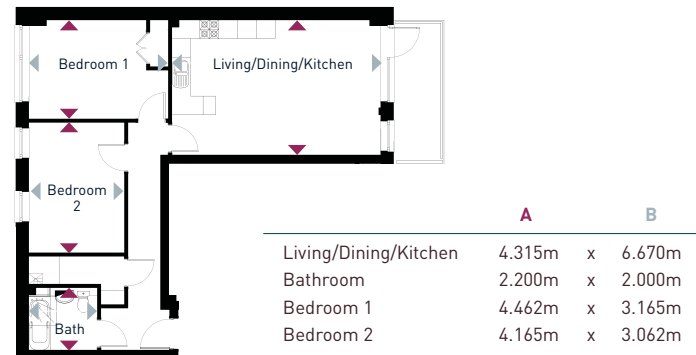


PLOTS 6 & 10

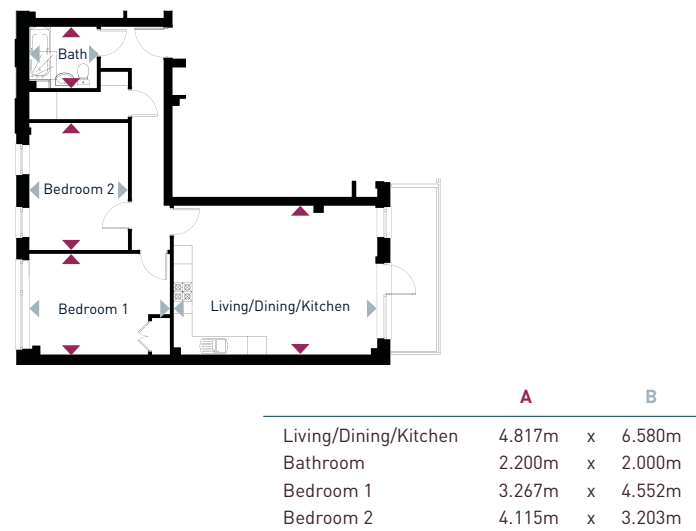
2-bedroom apartments – area 75–79 m²

These apartments have a pleasing L-shape arrangement with rooms leading off a central hallway. The balcony is accessible from the living area, and the properties also feature a large separate storage closet.

Plot 6



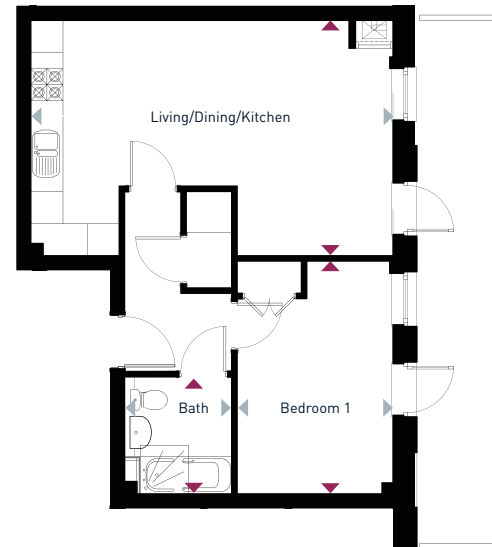
Plot 10



PLOT 7

1-bedroom apartment – area 50–52 m²

With comfortably sized rooms arranged around a central hall space, this apartment also has a large balcony spanning the width of the property which is accessible from both the bedroom and living room.

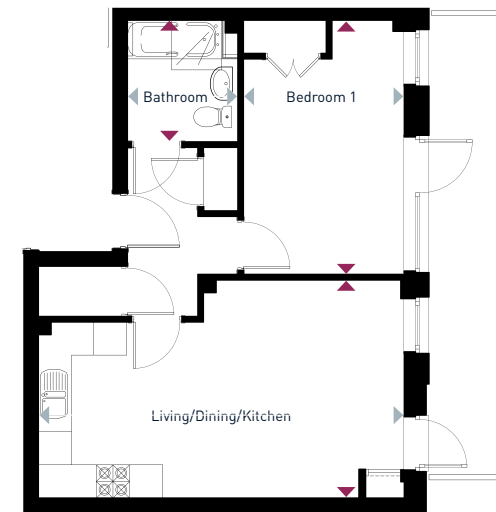


	A	B
Living/Dining/Kitchen	4.395m	x 6.760m
Bathroom	2.200m	x 2.000m
Bedroom 1	4.345m	x 2.910m

PLOT 9

1-bedroom apartment – area 50–52 m²

This bright apartment features a spacious bedroom and living/dining/kitchen area leading to a large full width balcony. A separate storage closet is built-in.

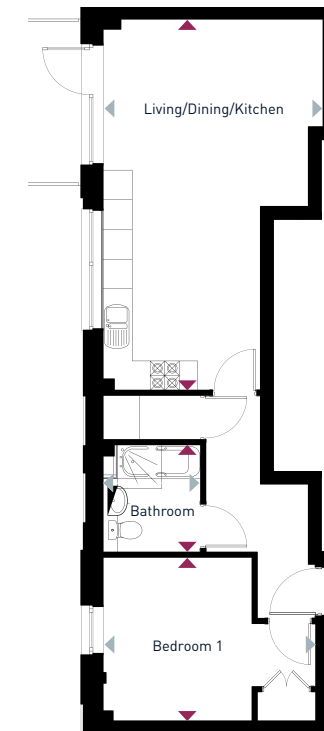


	A	B
Living/Dining/Kitchen	4.395m	x 6.760m
Bathroom	2.200m	x 2.000m
Bedroom 1	4.345m	x 2.910m

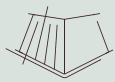
PLOT 11

1-bedroom apartment – area 56 m²

This 1-bedroom property features a uniquely proportioned living/kitchen area from which a balcony is accessed. Other features include a separate storage closet.



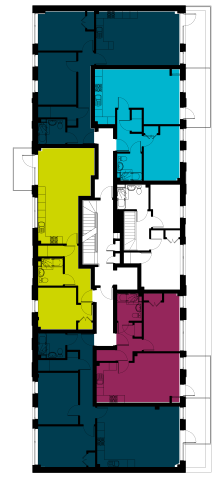
	A	B
Living/Dining/Kitchen	7.590m	x 4.503m
Bathroom	2.200m	x 2.000m
Bedroom 1	3.350m	x 4.353m



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MEGAN COURT: SECOND FLOOR

The second floor offers a range of 1- and 2-bedroom apartments.



PLOTS 12 & 15

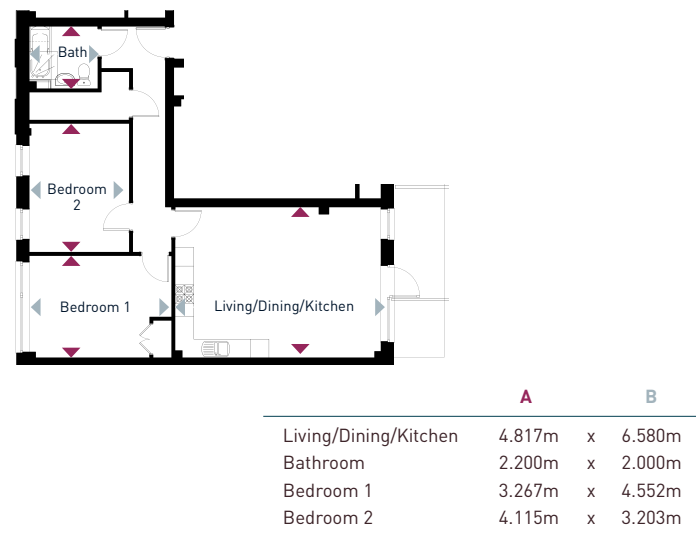
2-bedroom apartments – area 75–79 m²

These apartments have a pleasing L-shape arrangement with rooms leading off a central hallway. The balcony is accessible from the living area, and the properties also feature a large separate storage closet.

Plot 12



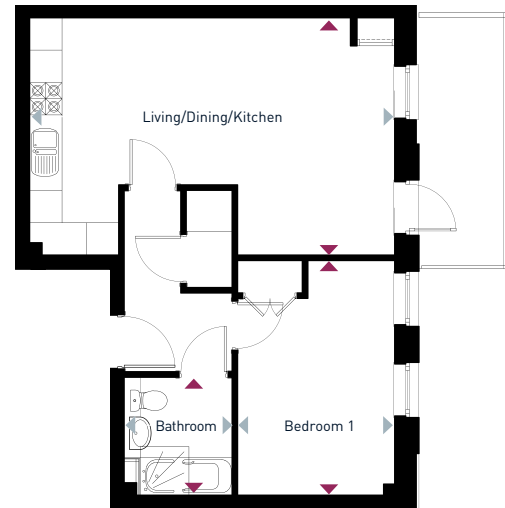
Plot 15



PLOT 13

1-bedroom apartment – area 50–52 m²

With comfortably sized rooms arranged around a central hall space, this apartment also has a good sized balcony accessible from the living room.

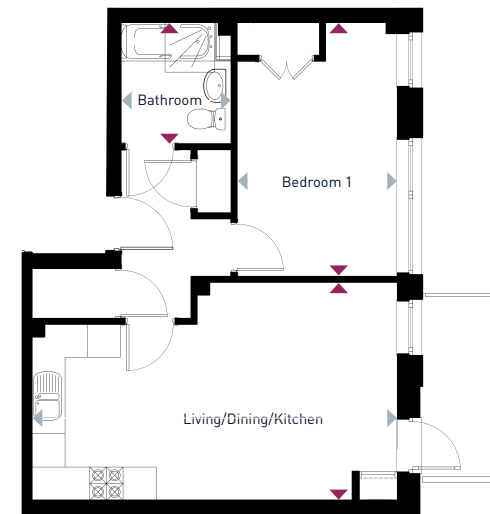


	A	B
Living/Dining/Kitchen	4.395m	x 6.760m
Bathroom	2.200m	x 2.000m
Bedroom 1	4.345m	x 2.910m

PLOT 14

1-bedroom apartment – area 50–52 m²

This bright apartment features a spacious bedroom and living/dining/kitchen area leading to a corner balcony. A separate storage closet is built-in.

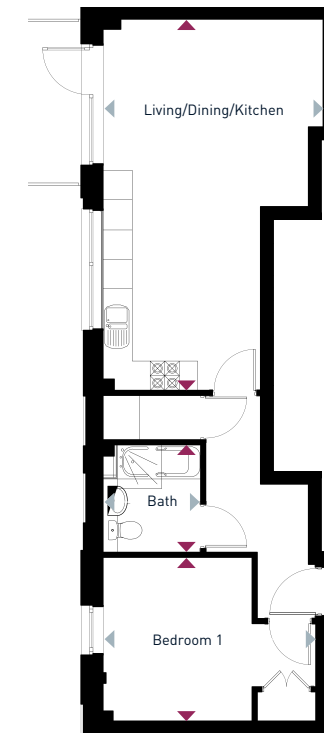


	A	B
Living/Dining/Kitchen	3.945m	x 6.620m
Bathroom	2.200m	x 2.000m
Bedroom 1	4.600m	x 2.910m

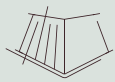
PLOT 16

1-bedroom apartment – area 56 m²

This 1-bedroom property features a uniquely proportioned living/kitchen area from which a balcony is accessed. Other features include a separate storage closet.



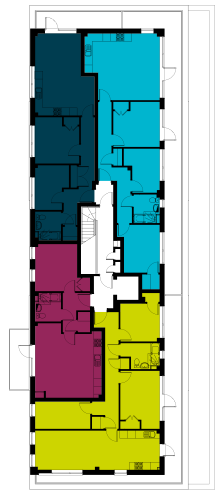
	A	B
Living/Dining/Kitchen	7.590m	x 4.503m
Bathroom	2.200m	x 2.000m
Bedroom 1	3.350m	x 4.353m



THE IRON WORKS

MEGAN COURT: PENTHOUSE

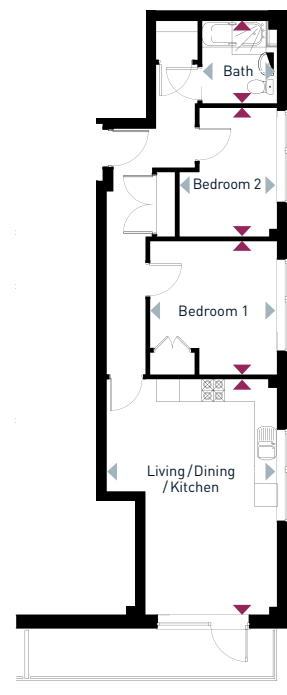
Floor 3 offers a variety of penthouse apartments with roof terraces.



PLOT 17

2-bedroom apartment – area 64 m²

Featuring a distinctive layout with all rooms situated off a long hallway, the apartment includes a private roof terrace accessible from the living area, together with two storage closets.

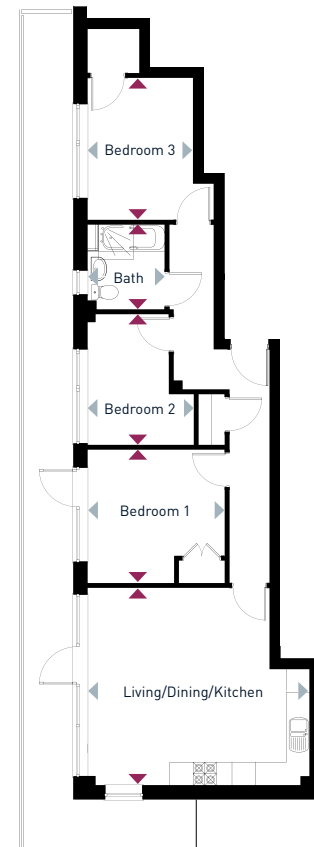


	A	B
Living/Dining/Kitchen	6.250m	x 4.528m
Bathroom	2.200m	x 2.000m
Bedroom 1	3.550m	x 3.377m
Bedroom 2	3.425m	x 2.600m

PLOT 18

3-bedroom apartment – area 78 m²

The property has a very extensive roof terrace spanning the whole apartment, and all rooms are arranged lengthwise along the block for maximum light.

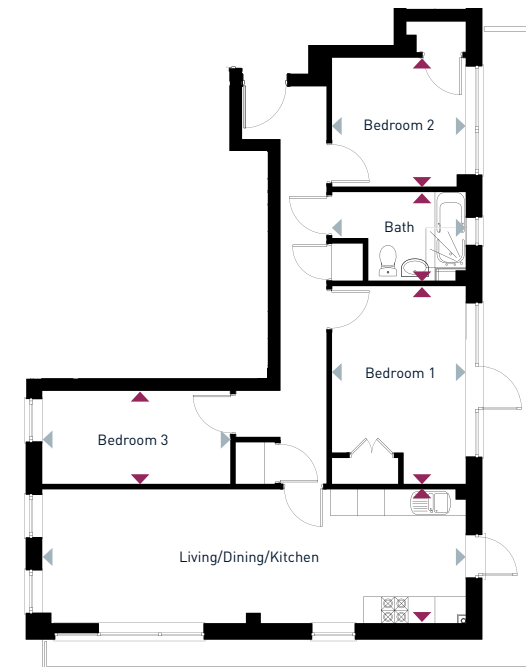


	A	B
Living/Dining/Kitchen	5.090m	x 5.720m
Bathroom	2.200m	x 2.000m
Bedroom 1	3.450m	x 3.545m
Bedroom 2	3.380m	x 2.750m
Bedroom 3	3.670m	x 2.730m

PLOT 19

3-bedroom apartment – area 82 m²

This attractive property has a distinctive L-shape layout, a long central hallway, unique living/kitchen area, a long roof terrace spanning both sides of the block, and multiple storage units.

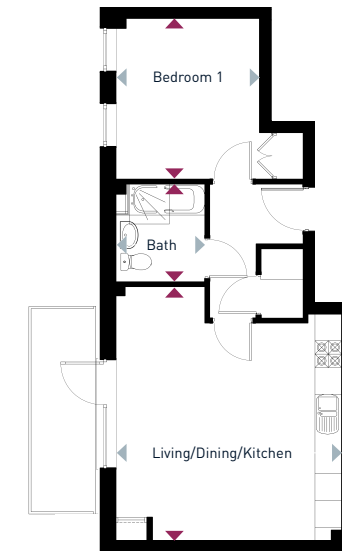


	A	B
Living/Dining/Kitchen	3.010m	x 9.483m
Bathroom	2.000m	x 3.010m
Bedroom 1	4.437m	x 3.010m
Bedroom 2	2.900m	x 3.010m
Bedroom 3	2.100m	x 4.222m

PLOT 20

1-bedroom apartment – area 51 m²

This compact property has a sizeable living/kitchen area and multiple storage options, together with a small private balcony accessed from the living area.



	A	B
Living/Dining/Kitchen	5.692m	x 5.062m
Bathroom	2.200m	x 2.000m
Bedroom 1	3.610m	x 3.223m

SHARED OWNERSHIP

WHAT IS SHARED OWNERSHIP?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. You buy a share of between 25% and 75% of the property's value and pay a subsidised rent on the remaining share. A key advantage is that, as part-owner, you have a security of tenure that renting cannot offer. Over time, you can buy more of the property until you own 100%. You will need a small deposit at the outset – generally a minimum of 5% of your share, subject to conditions – and you will need to raise a mortgage on the rest of the sum required.

AM I ELIGIBLE?

There are certain conditions to be eligible for a Shared Ownership property:

- Your annual household income must be no more than £80,000 (for London boroughs this is £90,000).
- You must be unable to purchase a home suitable for your needs without assistance.
- In many cases, you must be able to demonstrate a connection to the local area of the development. Priority for The Iron Works will mainly go to those who live or work in Lewisham or southeast London.
- You must not have any outstanding credit issues (i.e. unsatisfied defaults or county court judgments).
- You must be a first-time buyer. If you already own a home and need to move but cannot afford to, or you have equity from a recent sale, please contact us, as there are some circumstances under which you may still be eligible.

You will be asked to have a free financial assessment with a mortgage specialist to find out what share you can afford to buy. You will also be asked to complete an application form with the local Help to Buy agent. Sometimes you may need to be registered with your Local Authority. Specific criteria will be detailed on the information for each property.



BUILDING HOMES. DEVELOPING FUTURES.

Clarion Housing Group is a charitable housing association. With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new private and Shared Ownership homes, we provide options for a range of customers at varying price points. Clarion Housing Group owns and manages 125,000 homes across 176 local authorities, and is the largest housing association in the UK.

All images displayed throughout are of example Clarion properties only, and may not correspond exactly to the available properties described in this brochure.



CLARION
HOUSING GROUP

All Enquiries

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Disclaimer: All floor plans in this brochure are for general guidance only. Measures are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion. Clarion supports the development of mixed tenure developments and is proud to provide homes for affordable rent and shared ownership at The Iron Works. We may change the tenure of some properties subject to demand.