

CENTRALIS

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87-89 Loampit Vale,  
Lewisham SE13 7TG

Brand new one, two and three bedroom  
apartments in the heart of Lewisham.

# LEWISHAM LIVING LIKE NEVER BEFORE — WELCOME TO CENTRALIS.



Computer generated image

Welcome to Centralis, a high quality collection of brand new, contemporary one, two and three bedroom apartments in Lewisham. Each apartment combines generous living spaces with comprehensive specifications to create highly desirable homes in a central location.

The clean, modern design emphasises both space and light, with open-plan living arrangements ideal for entertaining. All apartments boast a contemporary and luxurious specification with oak engineered flooring to hallways and living rooms and bespoke built-in wardrobes to the master bedrooms. There are high quality, custom designed German handleless kitchens, and Villeroy and Boch sanitaryware to the bathrooms. Selected apartments also benefit from en-suites.

Additional benefits include winter gardens and balconies to selected apartments and a 10 year LABC Warranty for added peace of mind.









# SPECIFICATION

## Key features

- 10 year LABC Warranty
- Velfac windows and communal doors
- Stylish, modern communal areas with passenger lift
- Landscaped communal garden
- All apartments include a balcony, terrace or winter garden

## Internal

- Contemporary white doors with chrome ironmongery
- High quality single plank oak engineered wood to hallways, living areas and kitchens
- Carpet to all bedrooms
- Bespoke built-in wardrobes to master bedrooms
- Sprinkler system fitted to all apartments

## Kitchens

- High quality, custom designed German handleless kitchens by Krieder, with soft close drawers and doors
- Silestone quartz worktops
- Bosch built-in stainless steel oven & microwave
- Bosch ceramic four burner hob
- Zanussi integrated fridge/freezer
- Freestanding Zanussi washer/dryer in utility cupboard\*

## Bathrooms & en-suites

- Villeroy & Boch contemporary white sanitaryware with wall hung WCs
- Ultra modern chrome taps and fittings
- High quality luxury tiling
- Bespoke glazed vanity units
- Heated chrome towel radiator
- Feature lighting

## Electrical

- Generous use of LED downlighters
- Provision for digital TV & satellite service (subject to future purchaser connection)
- Provision for fibre broadband connection (subject to future purchaser connection)
- TV points to living room and all bedrooms
- Polished chrome light switches
- Video entry system to all apartments
- USB sockets to all apartments



\*Apart from apartment 31 where the washer/dryer is integrated







# A BUSTLING NEW NEIGHBOURHOOD AWAITS.

— *A brief area guide on all things Lewisham*

# EATERIES & GASTROS

# COMMUNITY

## FARMER'S MARKETS

*Get on the go*

DLR, TRAIN OR BUS

## OPEN GREEN SPACES WITH CITY VIEWS

*Neighbouring areas of Brockley, Deptford, Ladywell,  
New Cross, Greenwich and Blackheath.*

## BARS & CAFÉS

# Love

# Lewisham

# isham.

Lewisham Town Centre continues to be one of South East London's foremost property hotspots, with its vibrant street market, leisure centre, bars, restaurants, cafés and popular shopping centre.

Centralis is surrounded by some of the most iconic open spaces including Blackheath, Royal Greenwich Park and Hilly Fields - which has amazing City views, tennis/basketball courts and a café.



**The Lewisham Gateway regeneration project is currently well underway revitalising the town centre and shopping area.**

Improvements to road layouts have also been made, ready to welcome more shops, restaurants, bars and cafés, leisure facilities, as well as Confluence Place, a park where the Ravensbourne and Quaggy rivers will meet.

Situated right in the heart of the regeneration, Centralis is the perfect opportunity to be a part of one of London's most exciting new projects.





# LEWISHAM'S GOT IT ALL

Centralis is perfectly located for young professionals looking to take advantage of the surrounding amenities, whilst presenting an excellent long term investment opportunity.

Situated on Loampit Vale which has already been transformed by the 'Renaissance' development at the southern end, which saw the opening of the Glass Mill Leisure Centre in 2013, boasting an 8 lane, 25 metre swimming pool, health club and indoor climbing wall.

Just around the corner, Lewisham's Model Market has become a must-go place to eat. Running every weekend throughout the warmer months, what was originally a 1950s market now serves up a diverse range of street food and drink. Along with a host of other year-round local bars and eateries, leafy parks and shopping facilities, this South London neighbourhood truly has it all.



On your doorstep in the centre of one of South East London's most exciting neighbourhoods.



## Eat & drink

**The Talbot**  
0.3 miles away

**Maggie's Café & Restaurant**  
0.4 miles away

**Sutton's Radio**  
0.5 miles away

**Model Market**  
0.5 miles away

**Rox Burger**  
0.7 miles away

**Ladywell Tavern**  
0.7 miles away

**Dirty South**  
0.9 miles away



## Get physical

**Glass Mill Leisure Centre**  
0.2 miles away

**The Gym Group**  
0.2 miles away

**Soho Gym**  
0.5 miles away

**Wavelengths Leisure Centre**  
1.1 miles away



## Hit the shops

**Lewisham Retail Park**  
0.1 miles away

**Lewisham Shopping Centre**  
0.2 miles away

**Brockley Market (weekly)**  
0.3 miles away

**Deptford Market Yard**  
1.3 miles away



## Go outdoors

**Hilly Fields**  
0.6 miles away

**Lewisham Park**  
1 mile away

**Ladywell Fields**  
1.4 miles away

**Mountsfield Park**  
1.5 miles away



# Stay

**Services from Lewisham train and DLR station are just a 5 minute walk away, perfect for commuting into London.**

Centralis is the commuter's dream. Just a 5 minute walk from Lewisham Station which offers excellent direct routes into a number of Central London's most popular destinations including; London Bridge, London Victoria, Charing Cross, Bank and Canary Wharf.

Further enhancements to transport links are planned with the new Bakerloo Line extension connecting Lewisham to Waterloo East, the West End and beyond, as well as Woolwich Arsenal which is currently under regeneration to include a Crossrail line by the end of 2018.\*

\*Sources [crossrail.co.uk](http://crossrail.co.uk), [tfl.gov.uk](http://tfl.gov.uk)

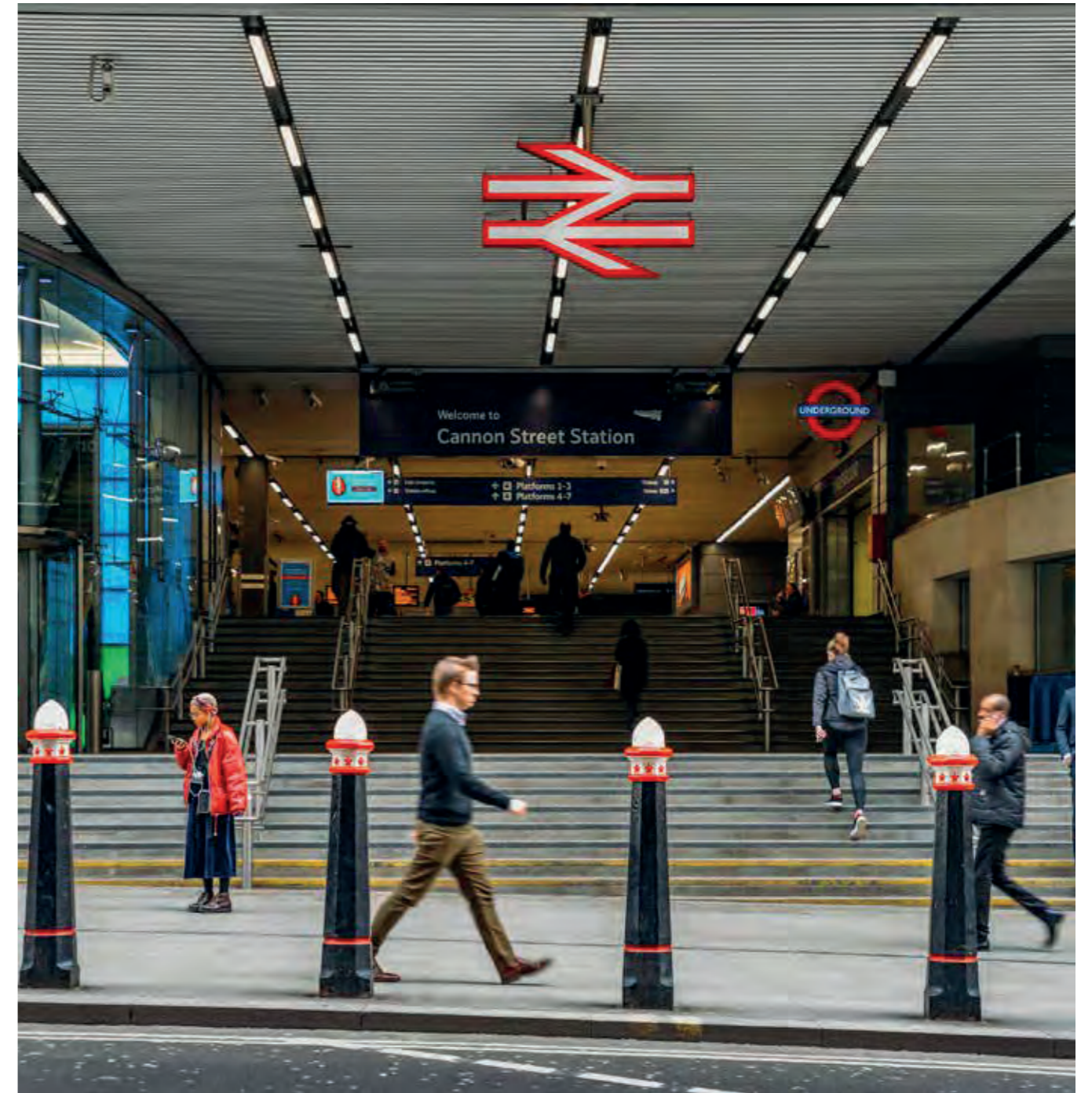
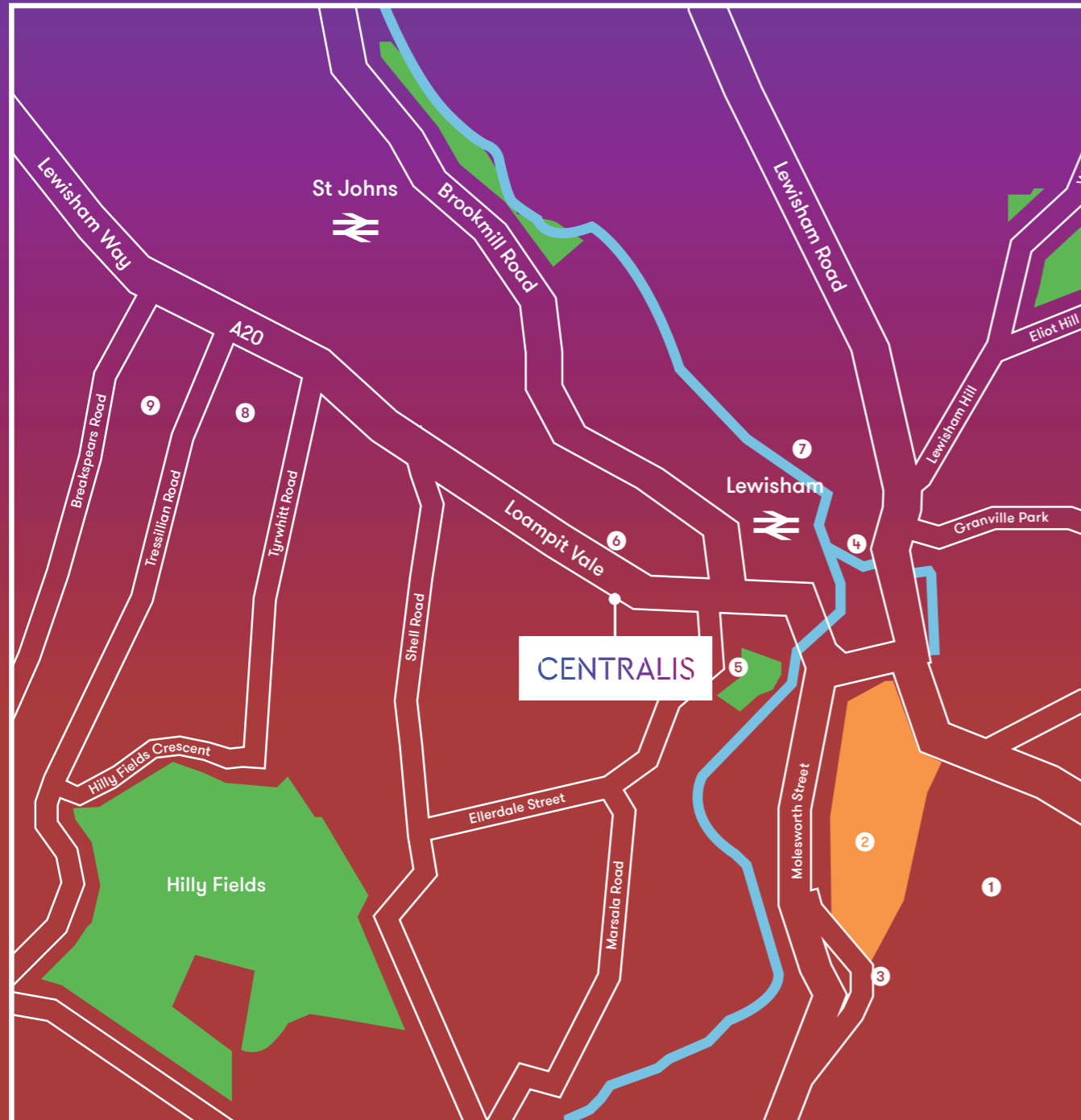
# connected



# ted.

## On the map

1. Sutton's Radio
2. Lewisham Shopping Centre
3. Model Market
4. Maggie's Café & Restaurant
5. Glass Mill Leisure Centre
6. The Gym Group
7. Tesco Superstore
8. The Talbot
9. Brockley Market (weekly)



**3 mins**  
to New Cross

**14 mins**  
to Cannon Street

**5 mins**  
to Greenwich

**16 mins**  
to Canary Wharf

**9 mins**  
to London Bridge

**18 mins**  
to Charing Cross

**7 mins**  
to Cutty Sark

**24 mins**  
to Shadwell

**13 mins**  
to Waterloo East

**20 mins**  
to Victoria

**15 mins**  
to Heron Quays

**28 mins**  
to Bank

All train times are correct at time of print. Source tfl.gov.uk





Manor House Gardens, SE13

FEELS LIKE HOME

*Love*

**LONDON**

*Love*

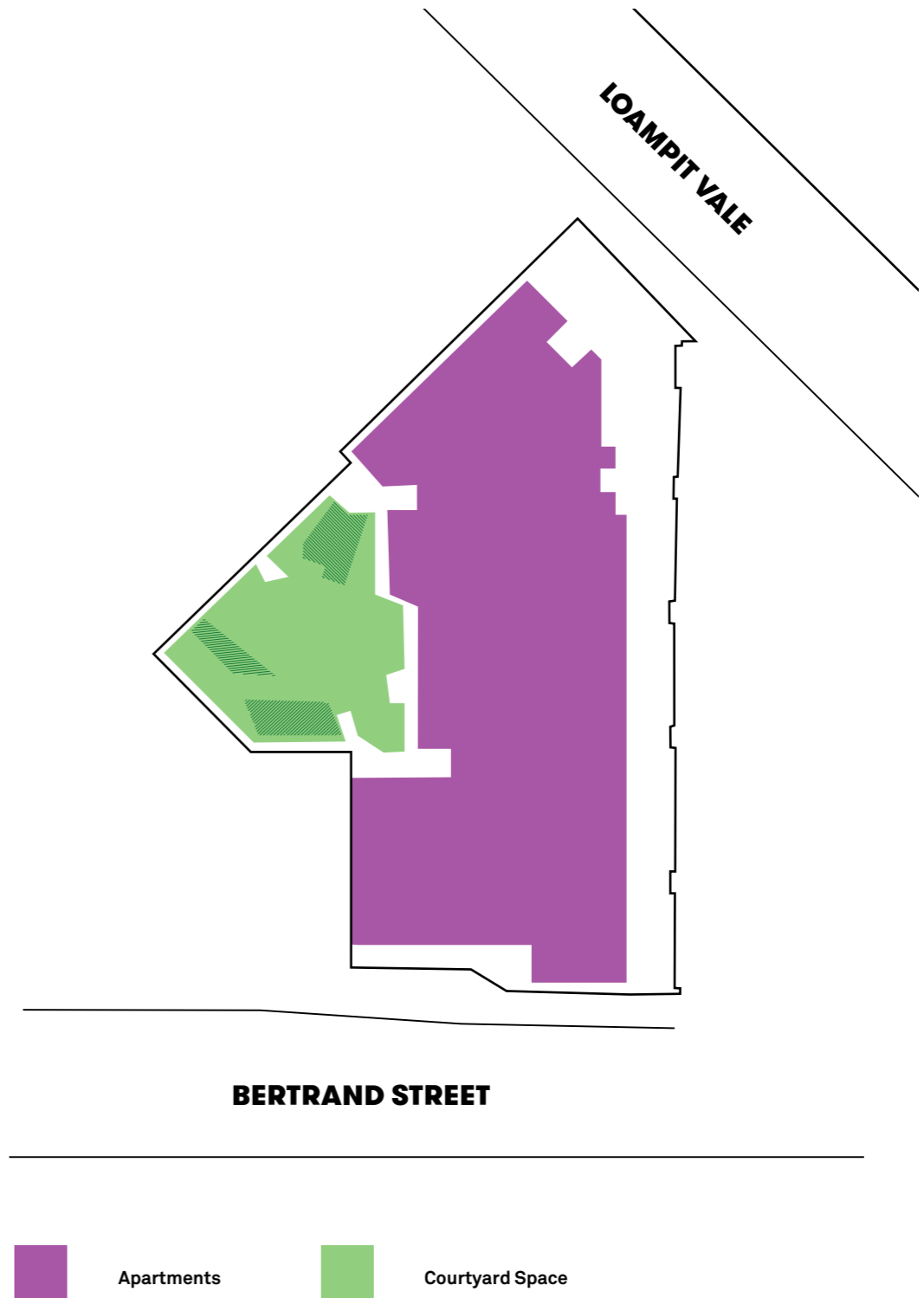
**LEWISHAM**

**SOUTHEAST  
THIRTEEN**

**THERE IS  
NO PLACE**

*QUITE LIKE IT*

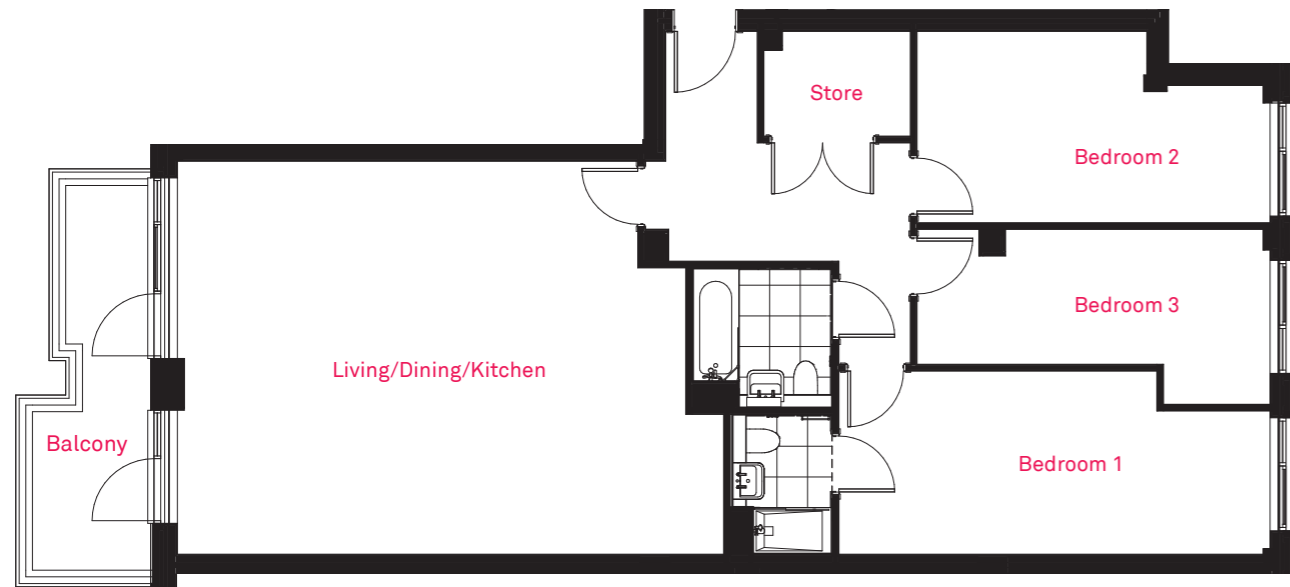
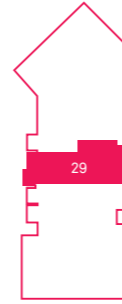
**IT'S A LEWISHAM THING**



# APT. 29

## THIRD FLOOR THREE BEDROOMS

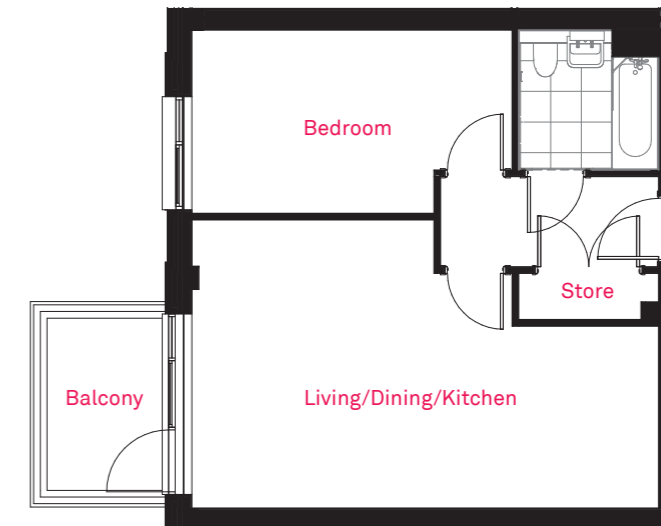
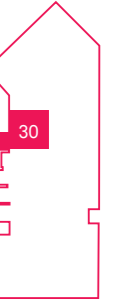
Room	Measurement	Gross Internal Area
Living/Dining/Kitchen	26ft 11 x 19ft 4 (8.2m x 5.9m)	1,216 sqft/113 sqm
Bedroom 1	21ft 3 x 9ft 1 (6.5m x 2.8m)	
Bedroom 2	17ft 5 x 9ft 5 (5.3m x 2.9m)	
Bedroom 3	17ft 5 x 8ft 8 (5.3m x 2.6m)	



# APT. 30

## THIRD FLOOR ONE BEDROOM

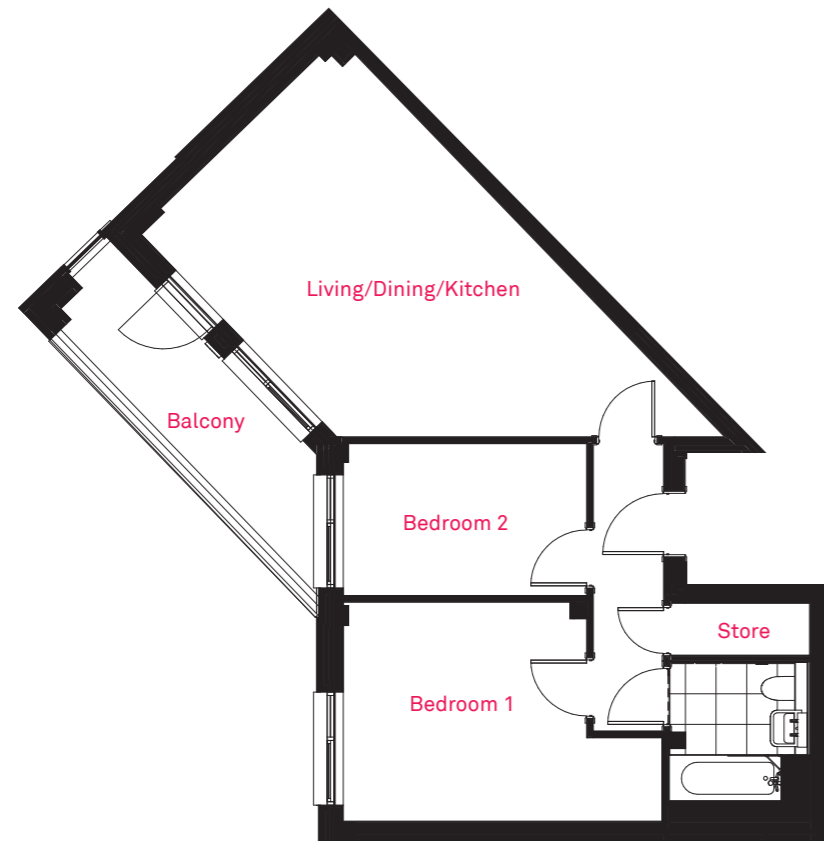
Room	Measurement	Gross Internal Area
Living/Dining/Kitchen	23ft x 14ft 3 (7m x 4.3m)	541 sqft/50.3 sqm
Bedroom	15ft 9 x 9ft 1 (4.8m x 2.8m)	



# APT. 31

## THIRD FLOOR TWO BEDROOMS

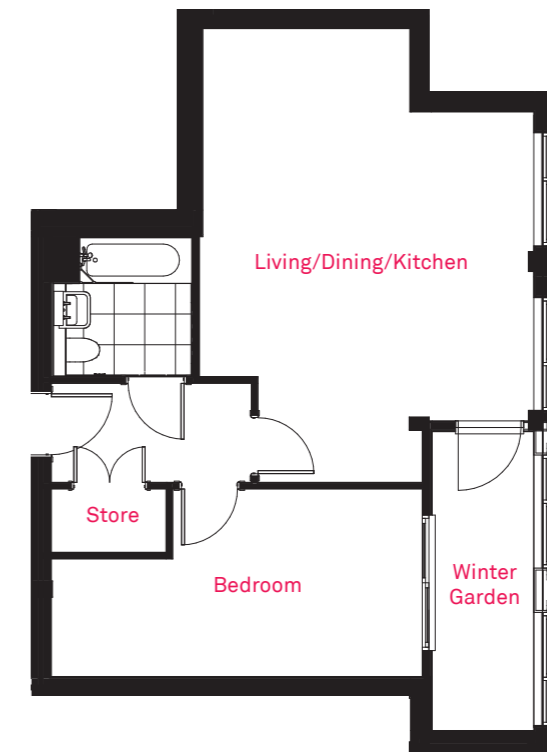
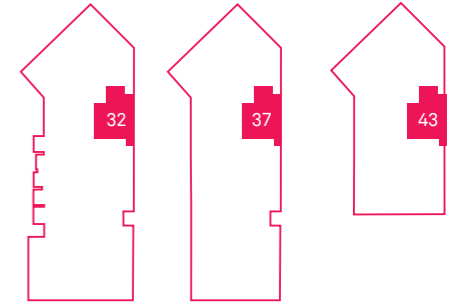
Room	Measurement	Gross Internal Area
Living/Dining/Kitchen	19ft 6 x 13ft 9 (5.9m x 4.2m)	711 sqft/66.1 sqm
Bedroom 1	15ft 9 x 10ft 10 (4.8m x 3.3m)	
Bedroom 2	12ft x 7ft 6 (3.7m x 2.3m)	



# APT. 32, 37 & 43

## THIRD, FOURTH & FIFTH FLOORS ONE BEDROOM

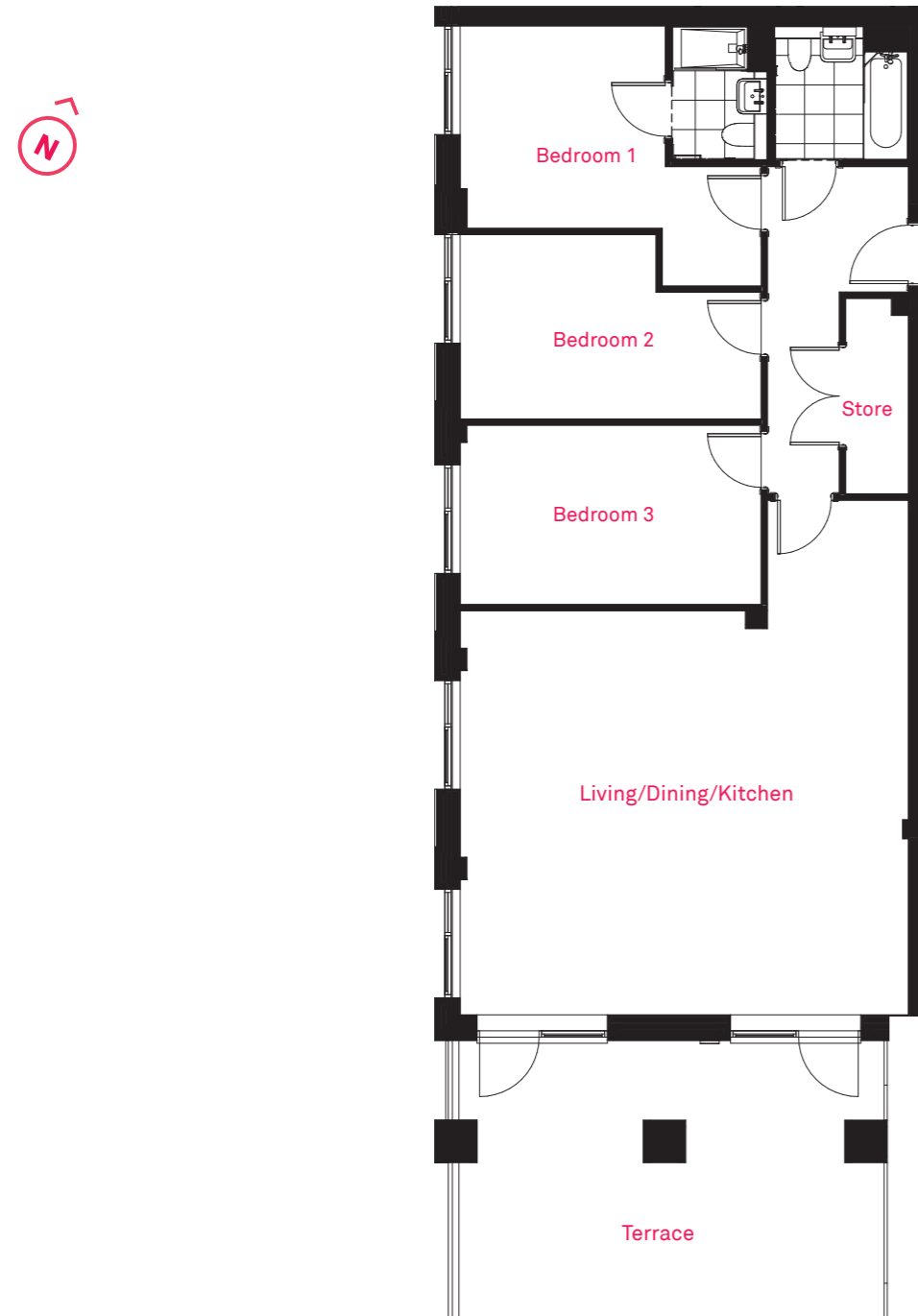
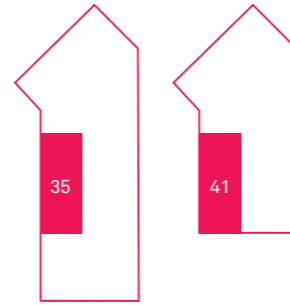
Room	Measurement	Gross Internal Area
Living/Dining/Kitchen	16ft 6 x 22ft 4 (5m x 6.8m)	578 sqft/53.7 sqm
Bedroom	18ft 3 x 9ft 3 (5.6m x 2.8m)	



# APT. 35 & 41

## FOURTH & FIFTH FLOORS THREE BEDROOMS

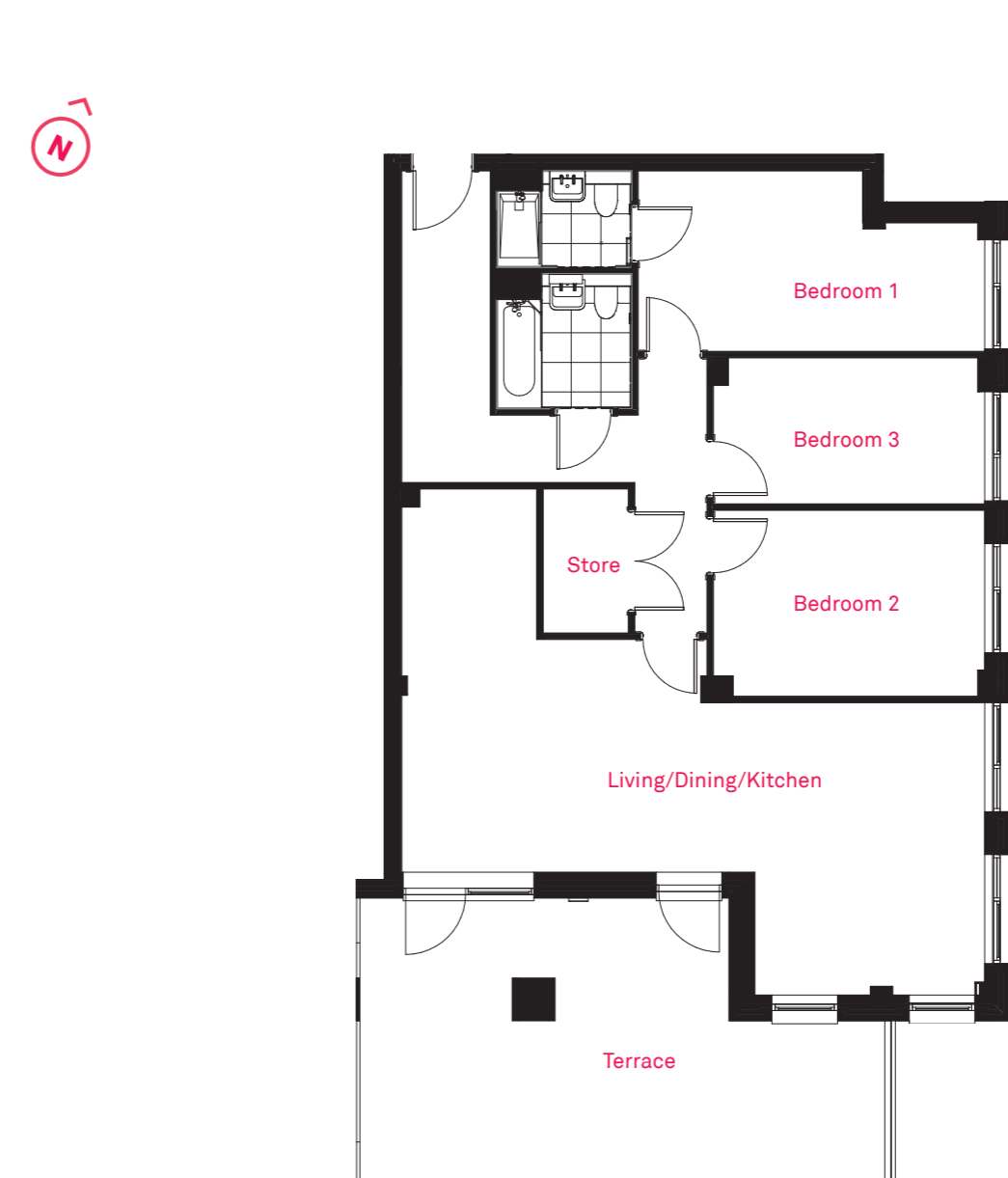
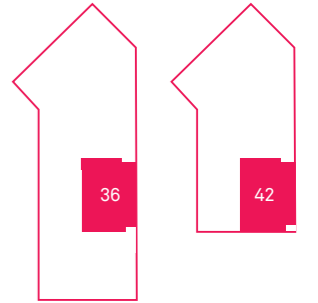
Room	Measurement	Gross Internal Area
Living/Dining/Kitchen	23ft x 20ft 9 (7m x 6.3m)	1,165 sqft/108.3 sqm
Bedroom 1	15ft 6 x 10ft 5 (4.7m x 3.2m)	
Bedroom 2	15ft 6 x 9ft 6 (4.7m x 2.9m)	
Bedroom 3	15ft 6 x 9ft 2 (4.7m x 2.8m)	
Terrace	22ft 2 x 14ft 5 (6.7m x 4.4m)	



# APT. 36 & 42

## FOURTH & FIFTH FLOORS THREE BEDROOMS

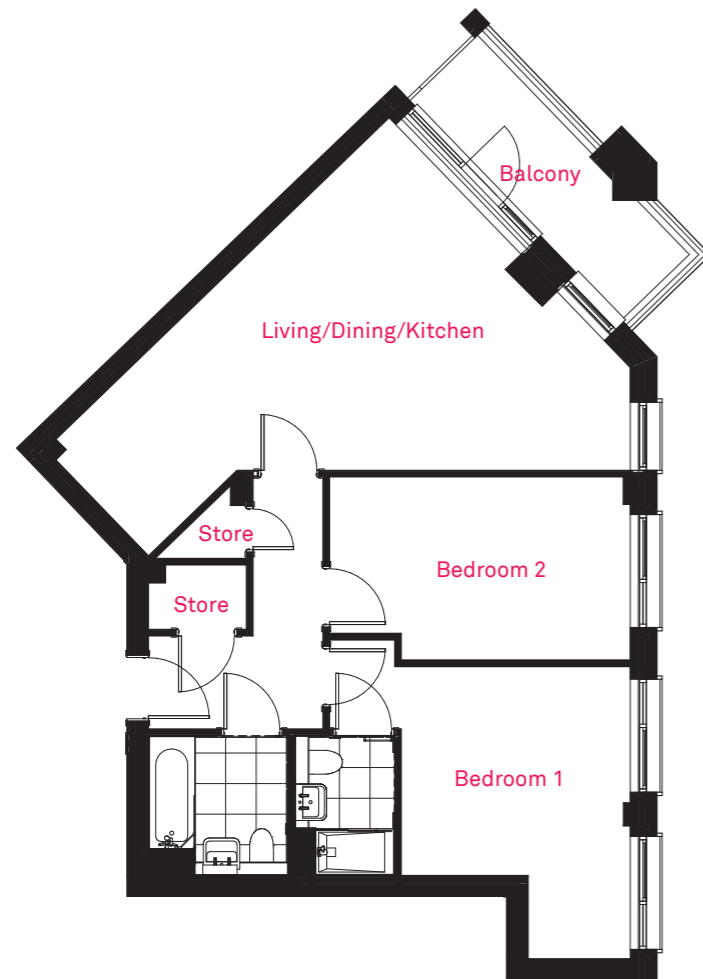
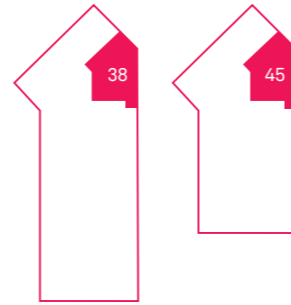
Room	Measurement	Gross Internal Area
Living/Dining/Kitchen	29ft 9 x 19ft 7 (9.1m x 6m)	1,126 sqft/104.6 sqm
Bedroom 1	17ft 9 x 9ft 3 (5.4m x 2.8m)	
Bedroom 2	13ft 10 x 9ft 6 (4.2m x 2.9m)	
Bedroom 3	13ft 10 x 7ft 6 (4.2m x 2.3m)	
Terrace	27ft 4 x 14ft 5 (8.3m x 4.4m)	



# APT. 38 & 45

## FOURTH & FIFTH FLOORS TWO BEDROOMS

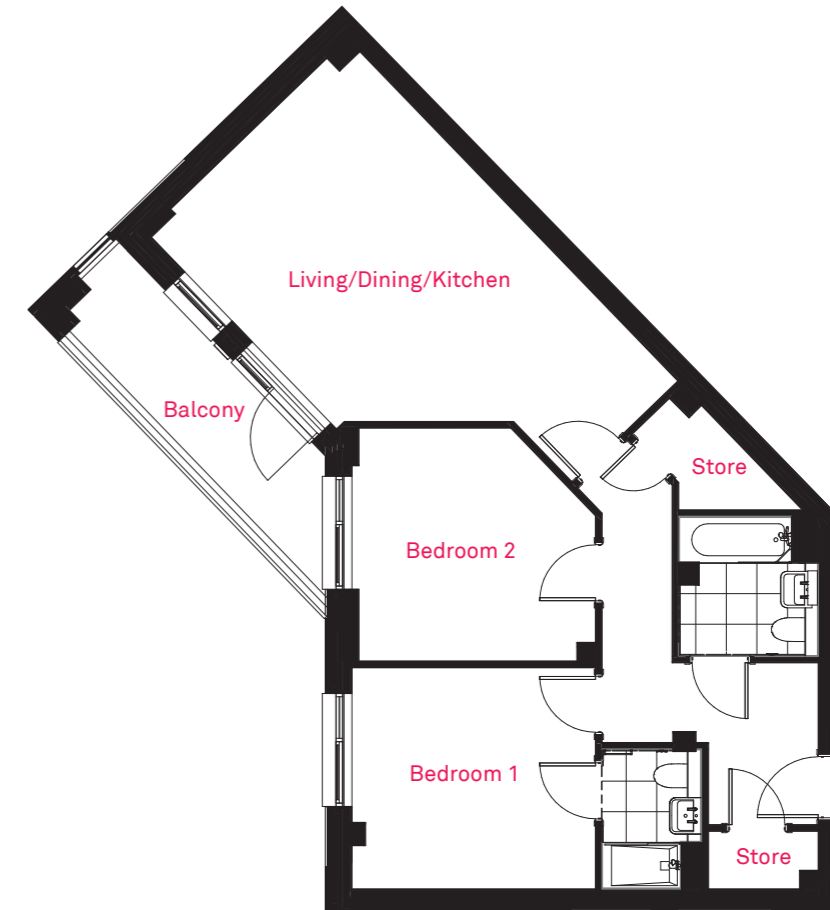
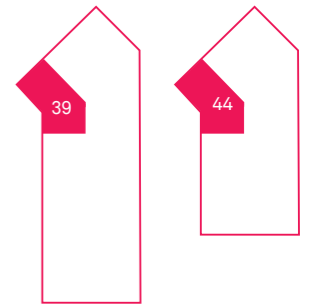
Room	Measurement	Gross Internal Area
Living/Dining/Kitchen	23ft 7 x 20ft 9 (7.2m x 6.3m)	792 sqft/73.6 sqm
Bedroom 1	14ft 10 x 14ft 5 (4.5m x 4.4m)	
Bedroom 2	14ft 7 x 9ft 1 (4.4m x 2.8m)	



# APT. 39 & 44

## FOURTH & FIFTH FLOORS TWO BEDROOMS

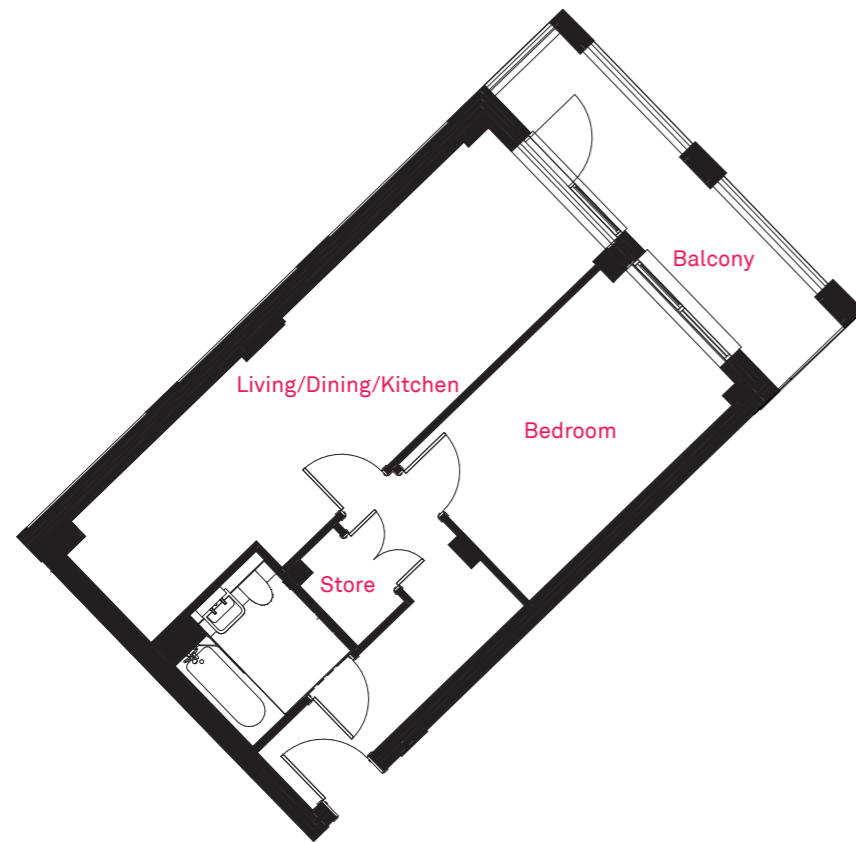
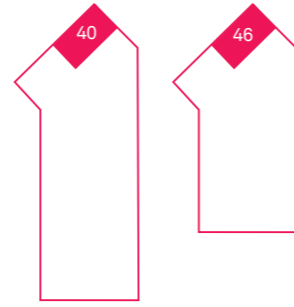
Room	Measurement	Gross Internal Area
Living/Dining/Kitchen	23ft 5 x 13ft 9 (7.1m x 4.2m)	787 sqft/73.1sqm
Bedroom 1	12ft x 10ft 11 (3.7m x 3.3m)	
Bedroom 2	11ft 8 x 11ft 6 (3.6m x 3.5m)	



# APT. 40 & 46

## FOURTH & FIFTH FLOORS ONE BEDROOM

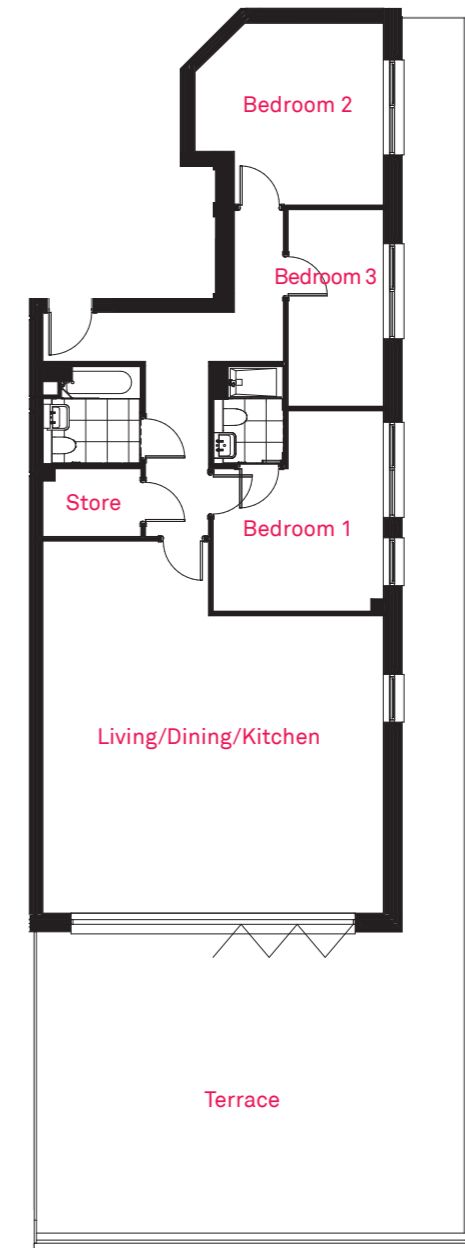
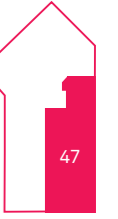
Room	Measurement	Gross Internal Area
Living/Dining/Kitchen	29ft 7 x 8ft 11 (9m x 2.7m)	548 sqft/50.9 sqm
Bedroom	14ft 9 x 9ft 4 (4.5m x 2.8m)	



# APT. 47

## SIXTH FLOOR THREE BEDROOMS

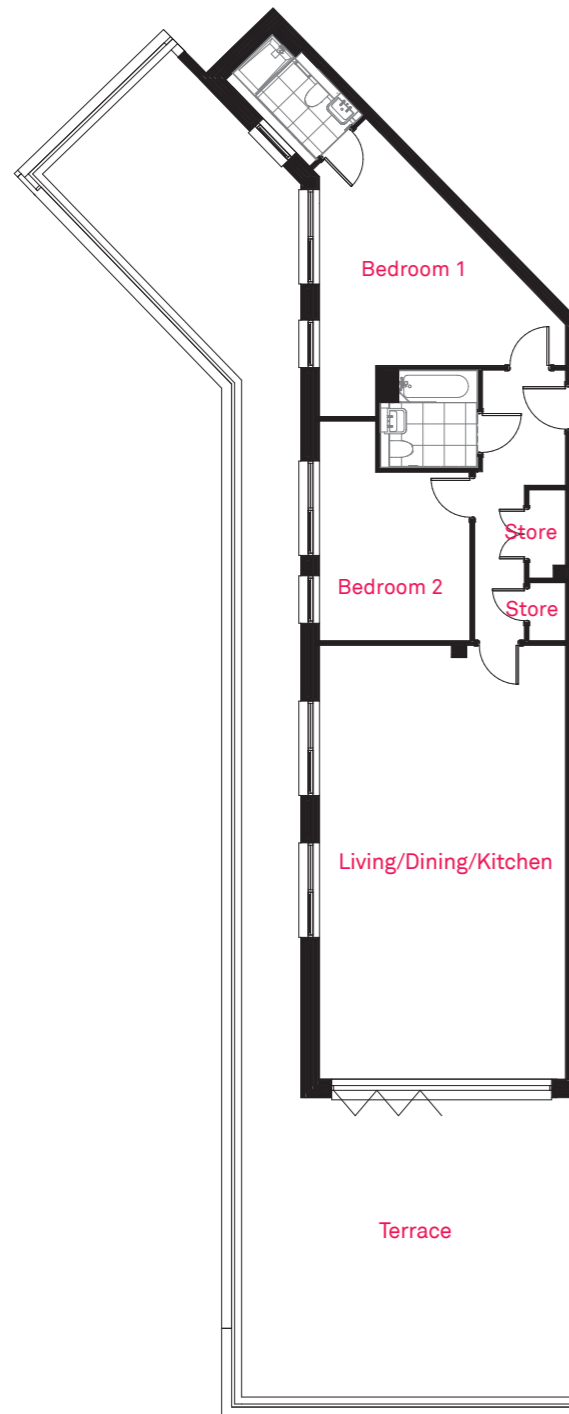
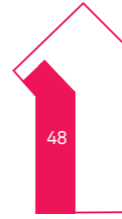
Room	Measurement	Gross Internal Area
Living/Dining/Kitchen	24ft 2 x 26ft 2 (7.3m x 8m)	1,241 sqft/115.3 sqm
Bedroom 1	12ft x 14ft 2 (3.6m x 4.3m)	
Bedroom 2	13ft 3 x 12ft 9 (4m x 3.9m)	
Bedroom 3	6ft 8 x 13ft 10 (2m x 4.2m)	
Terrace	30ft 2 x 85 ft 5 (9.2m x 26m) max	



# APT. 48

## SIXTH FLOOR TWO BEDROOMS

Room	Measurement	Gross Internal Area
Living/Dining/Kitchen	17ft 5 x 30ft 8 (5.3m x 9.4m)	1,114 sqft/103.5sqm
Bedroom 1	17ft 5 x 20ft 2 (5.3m x 6.1m)	
Bedroom 2	10ft 8 x 15ft 7 (3.2 x 4.7m)	
Terrace	23ft 4 x 86ft 11 (7.1m x 26.5m) max	



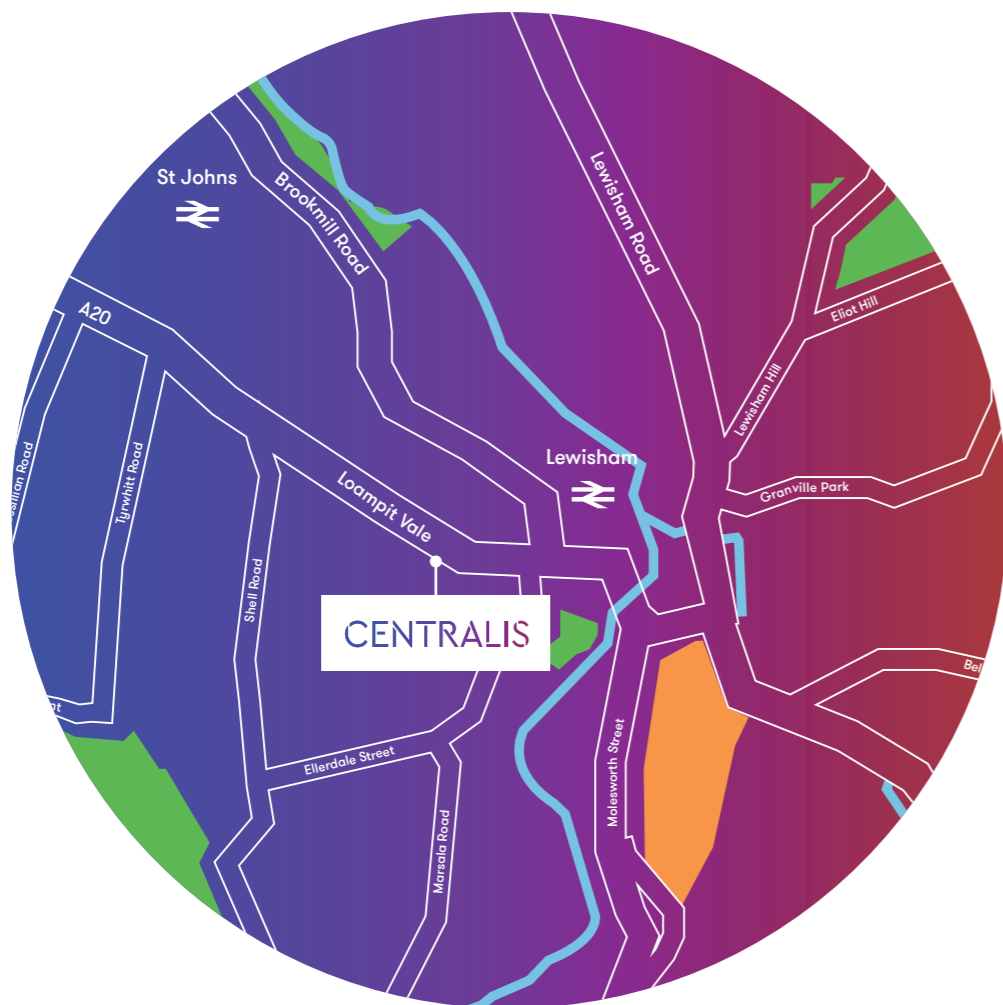
# APT. 49

## SIXTH FLOOR TWO BEDROOMS

Room	Measurement	Gross Internal Area
Living/Dining/Kitchen	23ft 8 x 11ft 11 (7.2m x 3.6m)	860 sqft/79.9 sqm
Bedroom 1	13ft 4 x 17ft 4 (4m x 5.3m)	
Bedroom 2	12ft 6 x 10ft 8 (3.8m x 3.3m)	
Terrace	39ft 10 x 11ft 3 (12.1m x 3.4m)	







**87-89 Loampit Vale, Lewisham SE13 7TG**

**SELLING AGENT**

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newhomes@acorn.ltd.uk  
acornnewhomes.co.uk



**DEVELOPED BY**

purelake.co.uk *The pure lake group*  
The Distinctive Developer

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