



NINETY
PECKHAM ROAD
FIVE

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CGI



Views from the upper floor apartments



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Love Peckham, Love South East London.

Ninety Five Peckham Road is a vibrant new residential building located in a prominent position on Peckham Road. The building has been carefully designed, providing modern apartments of a high quality specification within a beautiful facade.

Hidden behind the beautiful facade and positioned to the rear of the development is a delightful, tree-lined communal courtyard garden for all residents to enjoy. Providing secure access to the six homes arranged around its edge, it's a generous, peaceful space to relax and unwind in – a spectacular hub surrounded by greenery and seating perfect for those summer months.

As well as the stunning communal courtyard, each apartment has its own outside space by way of a terrace or balcony. Selected apartments also benefit from their own private entrance, whilst some upper floor apartments offer amazing panoramic views from The City to Canary Wharf.

All apartments boast underfloor heating throughout, video entry system and a 10 year warranty. Internal secure cycle and refuse storage is provided to the ground floor.



All apartments are spacious and flooded with natural light. Living spaces are open-plan and kitchens are finished with matt grey handleless units, Corian worktops and integrated Bosch appliances.

The building's multiple entrances, the picturesque detailing and its varying height achieves an urban form similar to an Edwardian Mansion block.





Down to a fine art

Peckham has a huge presence in London's art and culture scene and attracts artists, culture lovers and trendy crowds from all over.

Take the very short stroll along to the historic South London Gallery, which has been open for over 125 years and showcases year-round exhibitions in international contemporary art, complemented by events for people of all ages and interests.

Alternatively, the considerably newer Peckham Platform public art gallery commissions and exhibits work by contemporary artists, usually in collaboration with local community groups, and has become a real creative centrepiece of Peckham in recent years.

After something a little different? The CLF Art Café, part of the iconic Bussey Building, is a versatile warehouse space which stages innovative theatre, art, cabaret and music events including the highly popular 'South London Soul Train.'

For those wanting to immerse themselves in the art scene further, Camberwell College of Arts (part of the University of the Arts London) is right on your doorstep and is regarded as one of the UK's foremost art and design institutions.



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A COSMOPOLITAN ARRAY OF PLACES TO EAT & DRINK

A simultaneously bustling and quaint location that is renowned for its fashionable mix of food and drink choices.

At the heart of the relatively recent transformation of Peckham is the popular eating and drinking scene that now attracts people to the area from all over London.

You just have to spend a day in the area to see how much it's got to offer. From cosy pubs, to rooftop bars, vegan cafés to award winning restaurants, Peckham really has it all covered!



**FLOCK
& HERD**

Frank's

*The Peckham
Pelican*

**Peckham
Springs**

Persepolis

**THE
BEGGING
BOWL**

**PECKHAM
BAZAAR**

*Bussey
Rooftop Bar*

M. Manze

ARTUSI

Bar Story

**HONEST
BURGERS**

Zionly Manna
Vegan

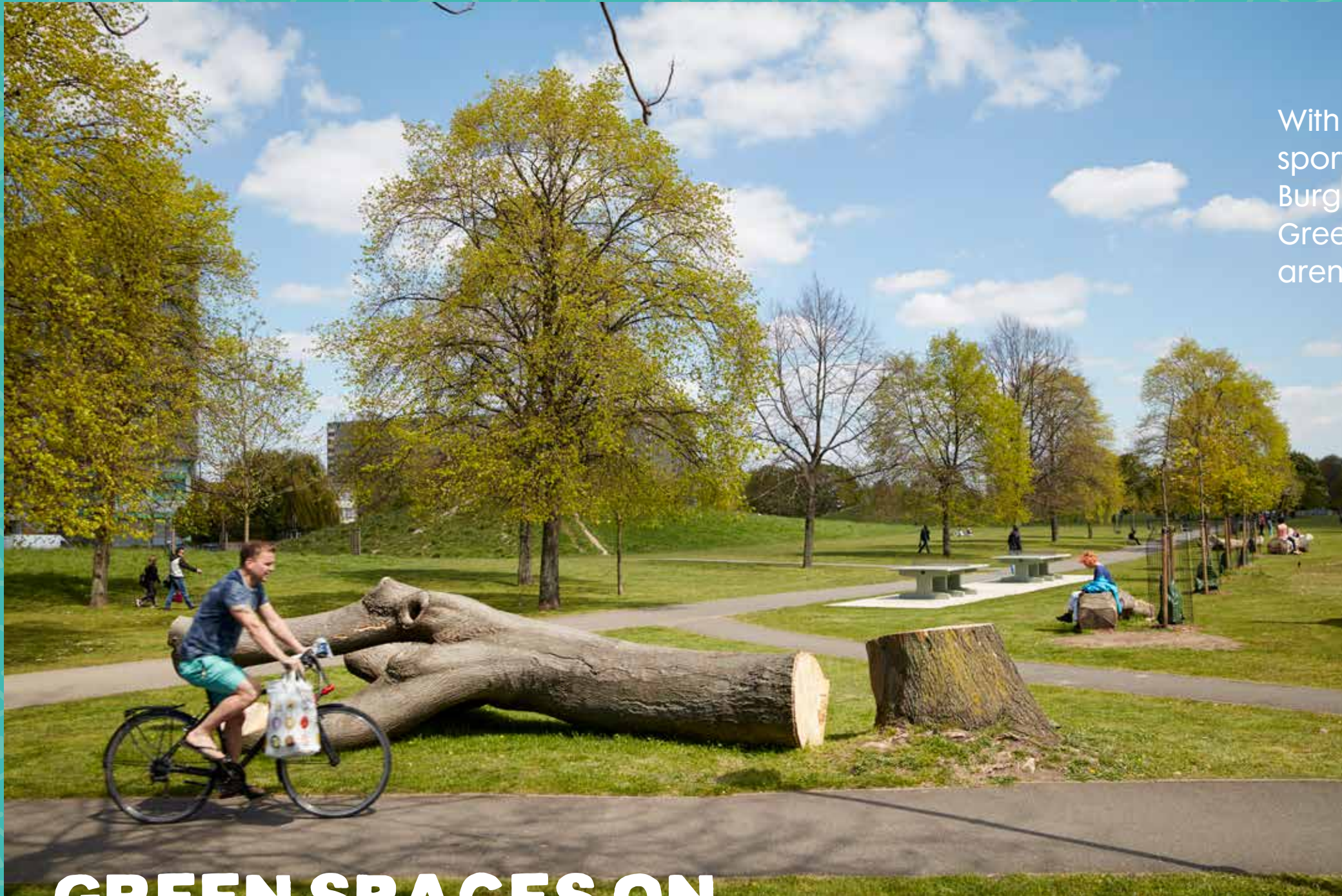




You don't have to travel far to get a taste of the wide variety of food and drink on offer in Peckham.

Just opposite is the bohemian Peckham Pelican, a great spot for daytime bagels, salads and cakes, plus evening pizzas with live music and events. Alternatively, The Habit Café at the South London Gallery is perfect for a spot of lunch, locally roasted coffee, cakes and sandwiches to takeaway, and delicious brunch and lunch menus.

Located just a short stroll away and arguably the jewel in the Peckham crown is Bellenden Road. Offering fancy dining spots, boutique shops, and indie grocery shops including the popular General Store delicatessen with its supply of fresh, seasonal produce and lavish store cupboard essentials.



With Peckham Rye and its extensive sports fields and cafés, the bordering Burgess Park to the north and Goose Green to the south, green spaces aren't hard to come by in SE15.

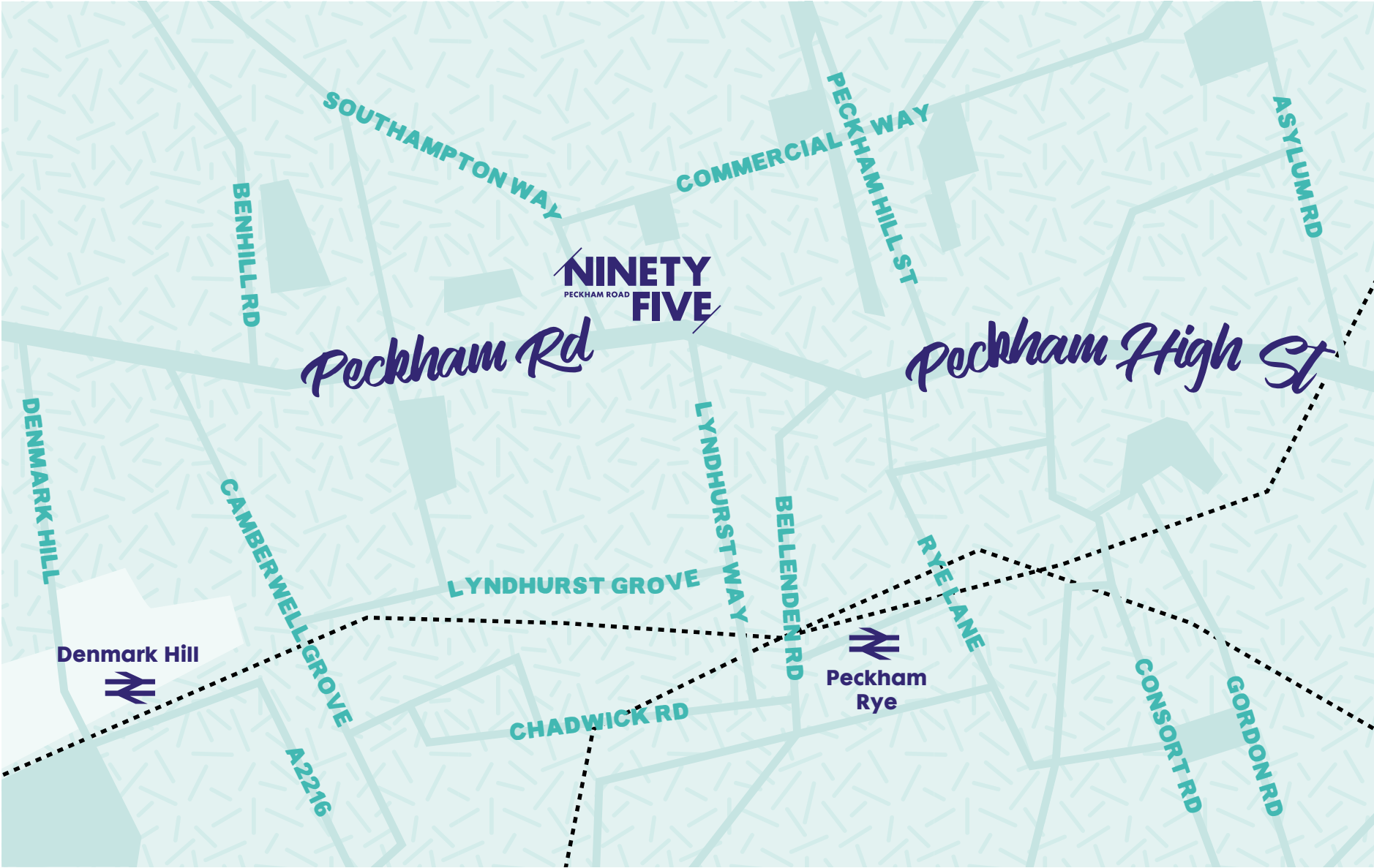


**GREEN SPACES ON
YOUR DOORSTEP**

Expertly connected

Ninety Five Peckham Road is well located for transport links, with Peckham Rye Station (Overground, National Rail and Thameslink) just a short walk away and providing direct links in to London Blackfriars, London Bridge, Victoria, St Pancras

and Clapham Junction just to name a few. Alternately, hop on a bus from Peckham Road itself and reach an abundance of different locations across Central and South East London in a matter of minutes.



Journey times from nearest bus stop or train station. Walking times not included.

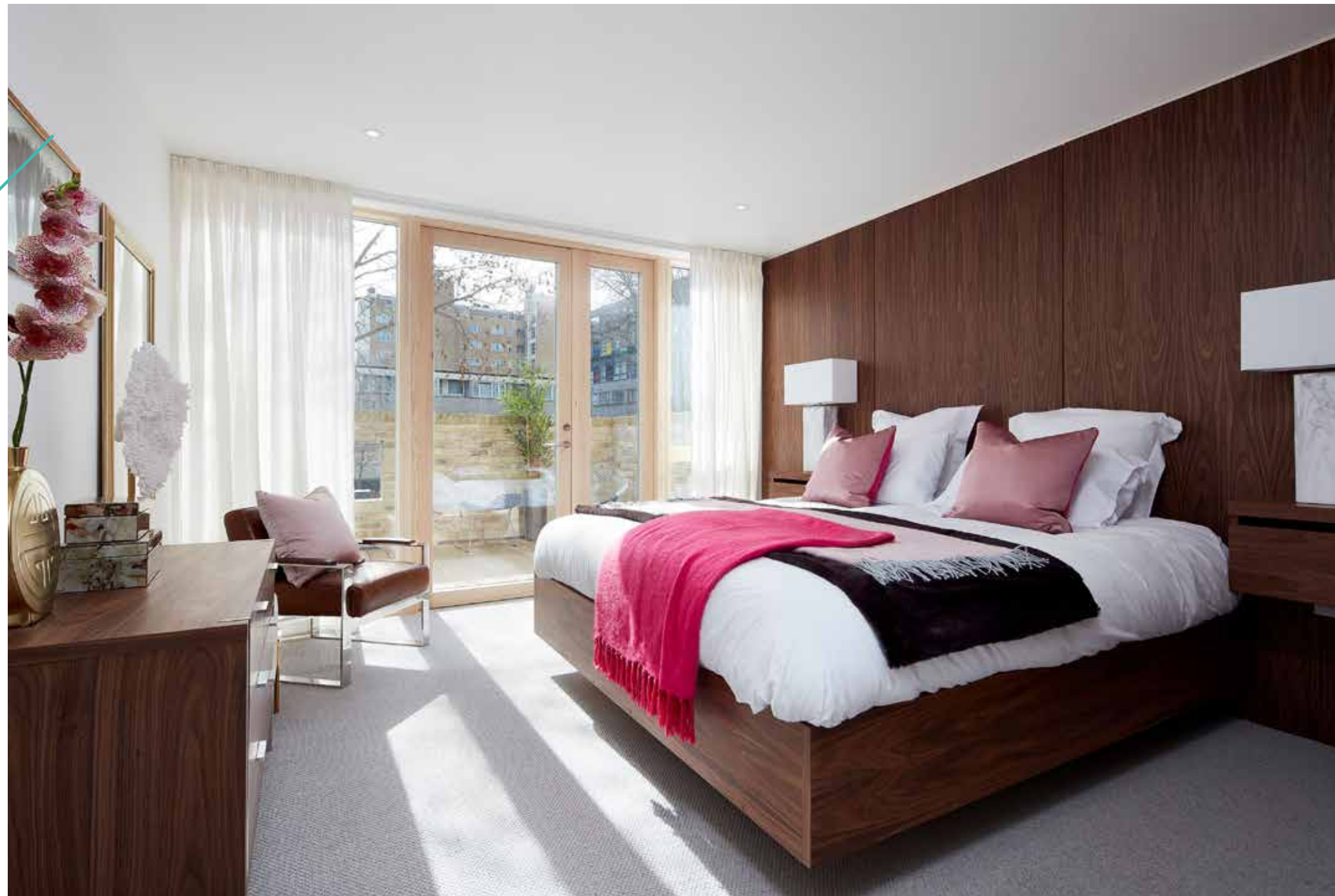


LONDON BRIDGE
9 minutes
Westminster
24 minutes

Victoria
15 minutes
CANADA WATER
10 minutes

Clapham Junction
18 MINUTES
LONDON WATERLOO
34 minutes

All apartments boast underfloor heating throughout, video entry system and a 10 year warranty.



Specification and finishes



Kitchens

- Corian worktops
- Matt grey handleless cabinets
- Bosch ceramic hob and single oven
- Integrated Bosch washer/dryer, dishwasher and fridge/freezer

Bathrooms

- Roca suite and Saneux Bath
- Electric towel rail
- Thermostatically controlled shower
- Porcelain tiles

Heating and insulation

- Underfloor heating
- Vaillant combination boiler
- Double glazed windows

Electrical and security

- Sky Q/digital satellite TV
- Video/audio entry system
- Smoke alarm
- CCTV



Contact

Acorn New Homes

020 7089 6566 | acornnewhomes.co.uk



**95 Peckham Road,
Peckham, London SE15 5JW**

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