

the cotton yard

the cotton yard

A collection of nine contemporary, three and four bedroom townhouses woven into the fabric of New Cross Gate, London SE14. With a rich tapestry of history, the yard in centuries past was in the hands of the Worshipful Company of Haberdashers, who controlled the trade of velvet, silk and cotton.

Tailor-made for modern city living

A thread of exceptional quality runs throughout every home, sympathetically designed to fit a hidden pocket of London SE14.

Each house offers two or three floors of carefully configured, exquisitely considered space. On the ground floor, a spacious open-plan living room kitchen leads onto a private landscaped garden. First and second floors comprise of fully fitted bathrooms (family/en suites) and bedrooms. The Cotton Yard is expertly landscaped, with large sedum roofs, mature trees and carefully designed private gardens and main courtyard. Tucked away yet central, these striking homes provide an aura of tranquillity amidst the city.



CGI showing The Cotton Yard courtyard

Close to The Cotton Yard

Set within the Hatcham Conservation Area, The Cotton Yard is moments from the buzz of one of London's most diverse quarters and minutes from transport links.

The Cotton Yard is conveniently located for quick journeys into London's centre. A 12-minute walk takes you to New Cross Gate Station. Nearby stations provide commuter services into London Bridge, Canada Water, London Victoria and Charing Cross (London Overground, Southern and Southeastern).

You can hop on a bus too along New Cross Road for regular services straight into the city centre (via Old Kent Road).

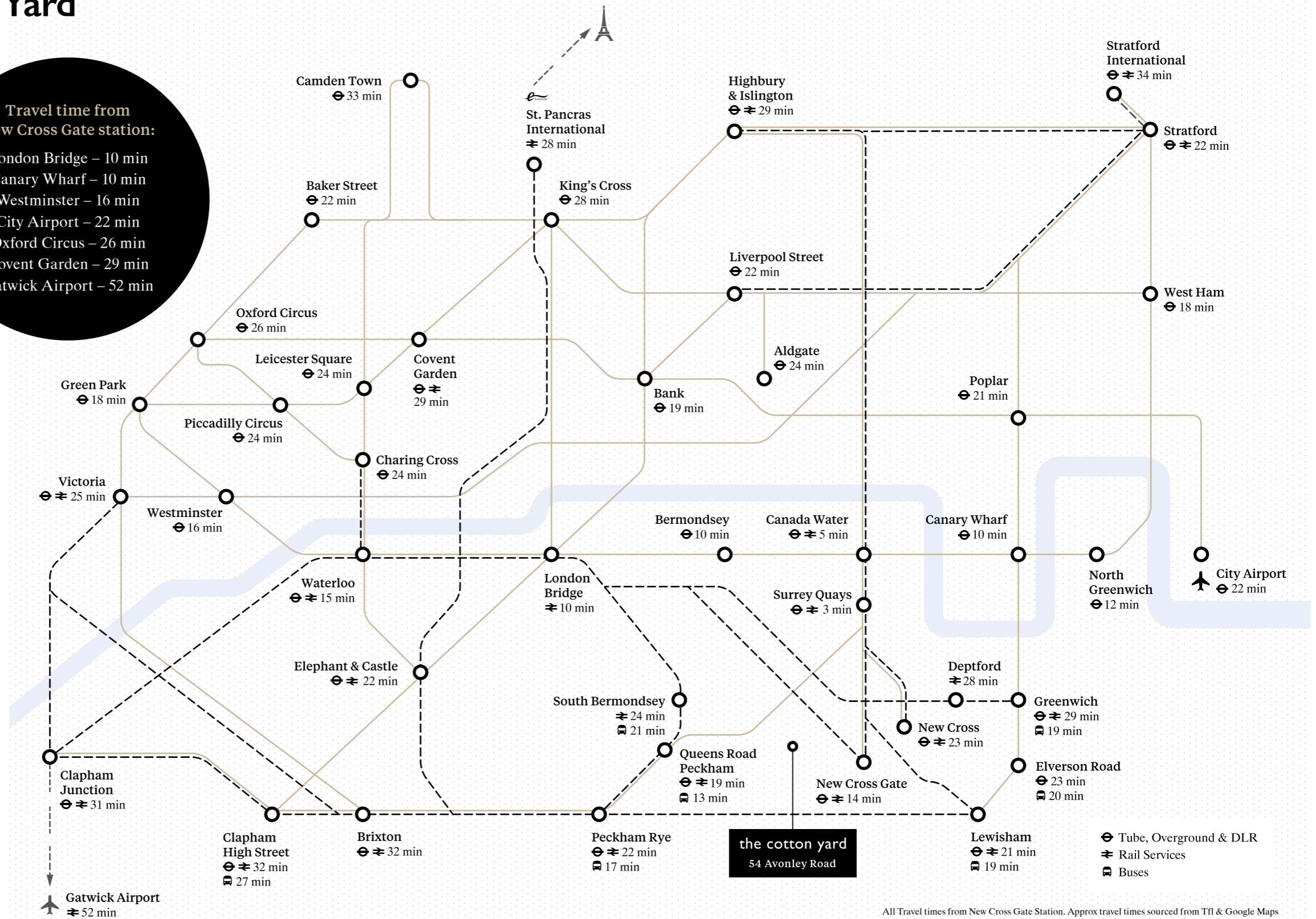
On the horizon

The London Underground's proposed Bakerloo line extension to The Cotton Yard's closest station, New Cross Gate will offer unparalleled access to the city of London and the wider south east.

Property values are already booming locally, with investment in housing, high-quality retail spaces and leisure amenities part of the wider Southwark Area Action Plan.

Travel time from New Cross Gate station:

- London Bridge – 10 min
- Canary Wharf – 10 min
- Westminster – 16 min
- City Airport – 22 min
- Oxford Circus – 26 min
- Covent Garden – 29 min
- Gatwick Airport – 52 min





Bermondsey Street - This vibrant entertainment hub of Bermondsey Street is characterised by its rich selection of bars, restaurants and art galleries.

Telegraph Hill Park - A green space with a view, locals would say, to rival Greenwich Royal Park. Enjoy a picnic, a jog or some time out, while taking in the London skyline.

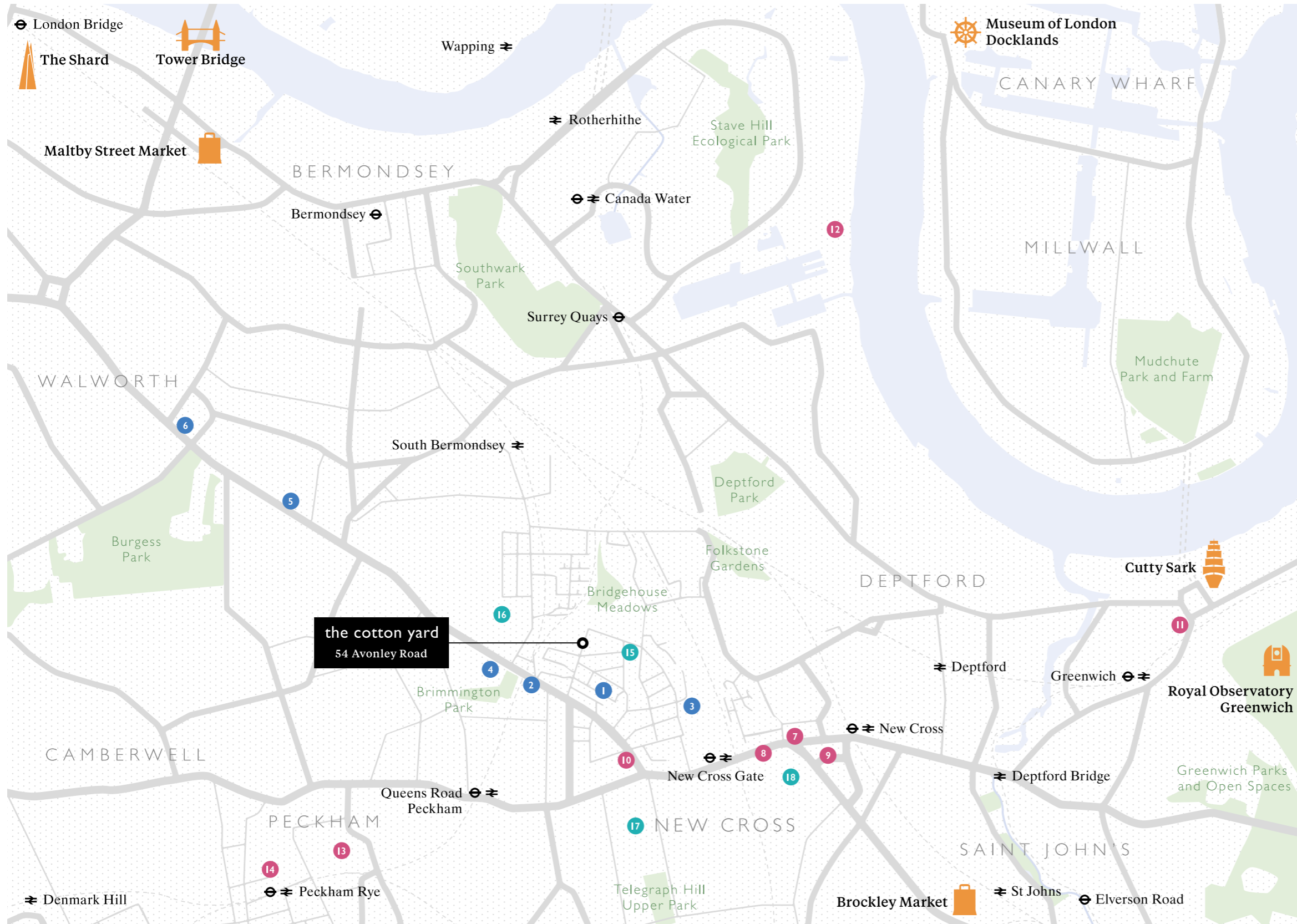
Brockley Market - An award-winning weekly food market, championing local farmers and traders.



Franks Café & Bar - On the 10th floor of a multi-storey car park in Peckham, this really is the perfect spot to enjoy a panoramic view of the capital.

Bar Story - Under a Peckham Rye railway arch you'll find this spacious and perennially popular bar. Serving local craft beer, ales and ciders.

Bussey rooftop - Best known for its rooftop cinema and bar, the Bussey Building, Peckham, has something for everyone. Whether it's a movie, some drinks, an hour of yoga or even some life drawing (4th floor).



Around the yard

Everyday

- 1 Dolcissimo Bakery & Patisserie
- 2 The Training Place
- 3 Sainsbury's
- 4 Aldi
- 5 Asda Superstore
- 6 Tesco Superstore

Eating & Drinking

- 7 New Cross House
- 8 The Rose Pub & Kitchen
- 9 Birdie Num Nums Café
- 10 The Rosemary Hungarian Restaurant
- 11 The Mitre
- 12 The Ship & Whale
- 13 Frank's Café
- 14 Bar Story

Education

- 15 Hatcham Temple Grove Primary School
- 16 Pilgrims Way Primary School
- 17 Edmund Waller Primary School
- 18 Goldsmiths, University of London



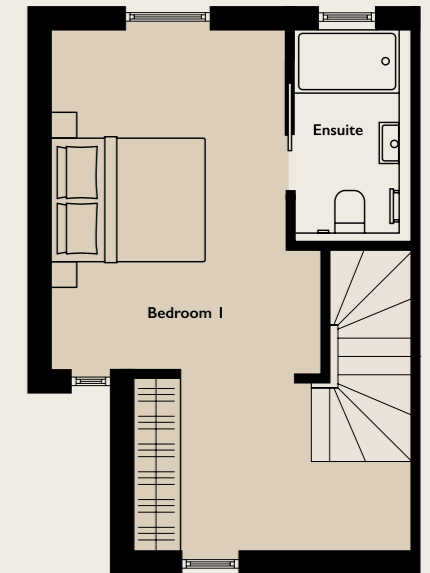
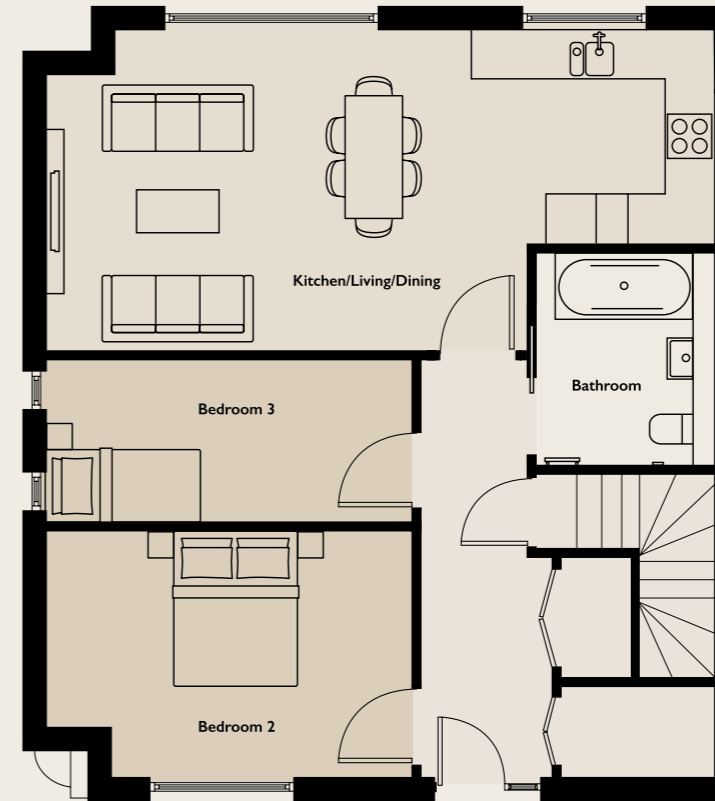






Floor Plans & Specification

House One Three Bedrooms



General

- Underfloor heating
- Engineered oak flooring
- 100% wool carpets
- Bespoke joinery
- Architectural detailing
- Landscaped gardens
- Electric car charging points
- Private car parking space
- Smart phone compatible security systems

Kitchen

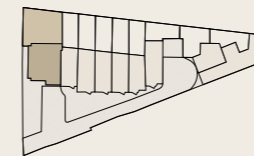
- Integrated Siemens appliances
- Quartz worktops
- Contemporary matt finish kitchen cabinets

Bathroom

- Italian bathroom tiles
- Villeroy & Boch sanitaryware
- VADO taps
- Zehnder chrome towel rails

Ground floor

First floor

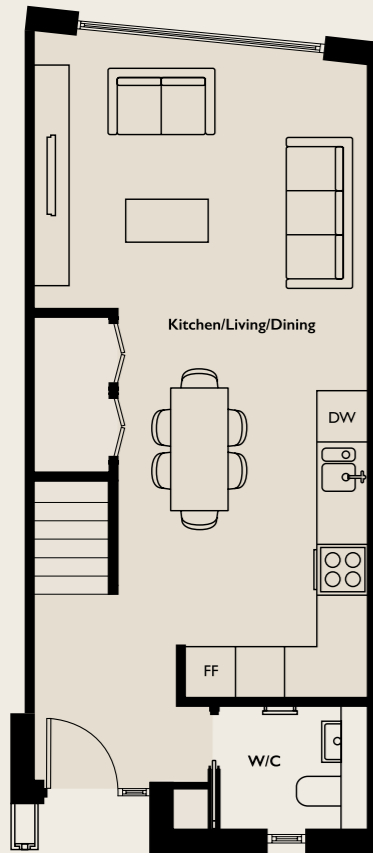


The kitchen, furniture layouts and dimensions on the following plans are for guidance only. All measurements are approximate room dimensions and not intended for carpet sizes, appliance space or items of furniture. Plans not to scale.

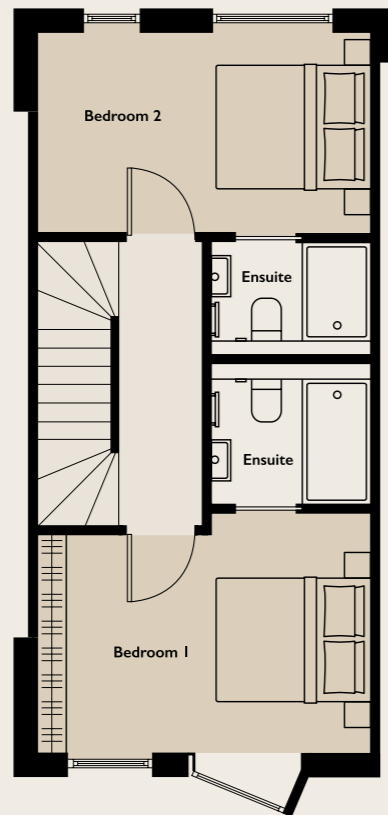
Kitchen/Dining/Living Area	8.15 x 3.93 m	26.7 x 12.9 ft
Bedroom 1	2.91 x 6.43 m	9.54 x 21.0 ft
Bedroom 2	3.00 x 4.45 m	9.84 x 14.6 ft
Bedroom 3	2.00 x 4.47 m	6.56 x 14.7 ft
Approx. gross internal area	100 sq m	1,076 sq ft

House Two

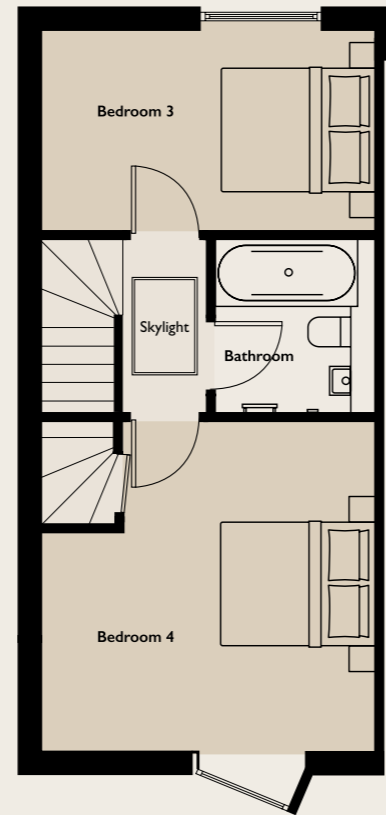
Four Bedrooms



Ground floor

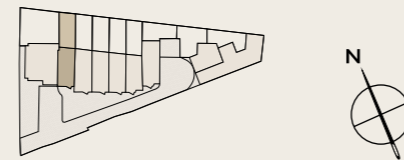


First floor



Second floor

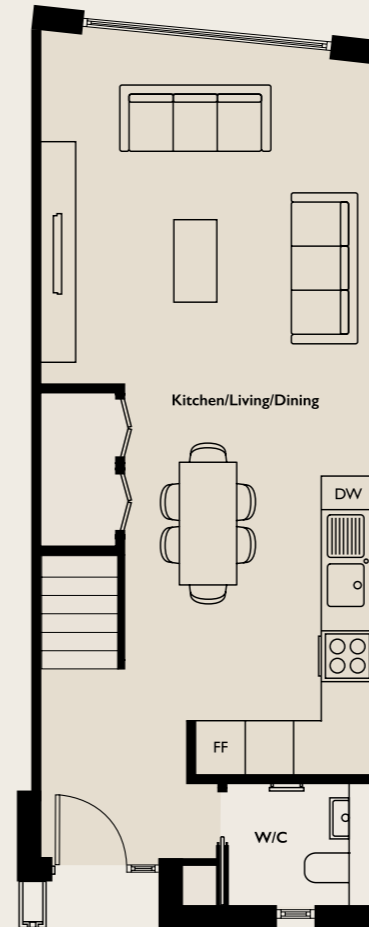
Kitchen/Dining/Living Area	7.82 x 4.05 m	25.6 x 13.2 ft
Bedroom 1	4.05 x 2.94 m	13.2 x 9.64 ft
Bedroom 2	4.05 x 2.51 m	13.2 x 8.23 ft
Bedroom 3	4.05 x 4.05 m	13.2 x 13.2 ft
Bedroom 4	4.05 x 2.51 m	13.2 x 8.23 ft
Approx. gross internal area	103 sq m	1,109 sq ft



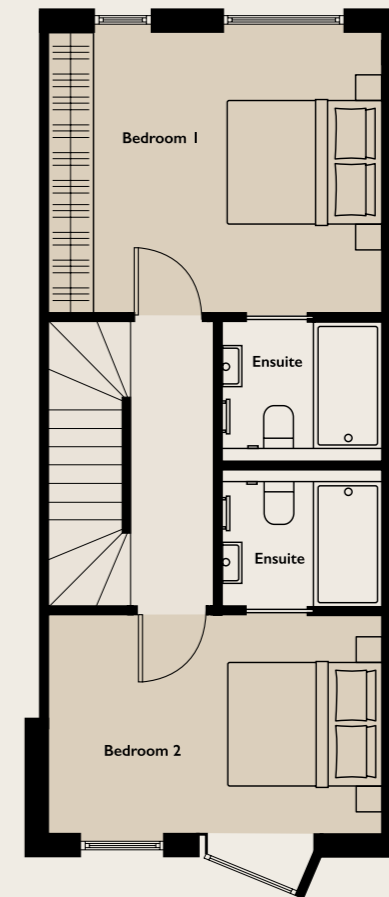
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House Three

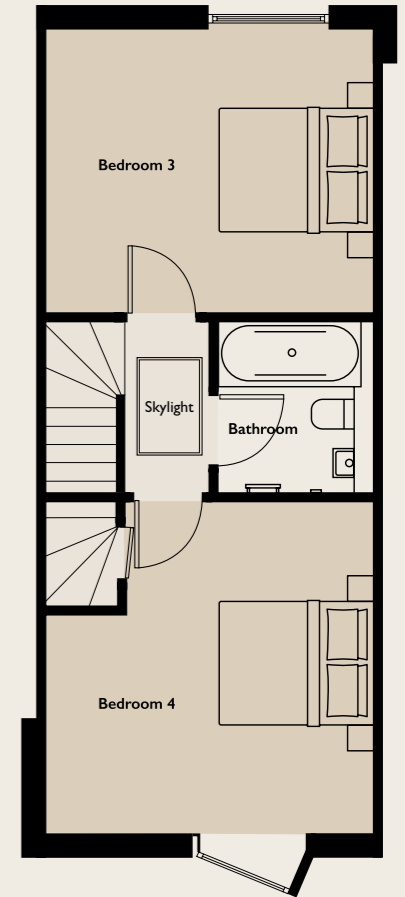
Four Bedrooms



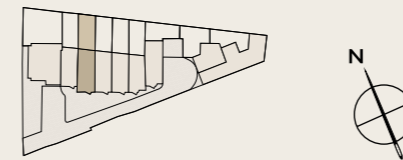
Ground floor



First floor



Second floor



The kitchen, furniture layouts and dimensions on the following plans are for guidance only. All measurements are approximate room dimensions and not intended for carpet sizes, appliance space or items of furniture. Plans not to scale.

Kitchen/Dining/Living Area	8.80 x 4.05 m	28.9 x 13.2 ft
Bedroom 1	4.05 x 3.46 m	13.2 x 11.3 ft
Bedroom 2	4.05 x 2.69 m	13.2 x 8.82 ft
Bedroom 3	4.05 x 4.07 m	13.2 x 13.3 ft
Bedroom 4	4.05 x 3.47 m	13.2 x 11.4 ft
Approx. gross internal area	114 sq m	1,227 sq ft

House Four

Four Bedrooms

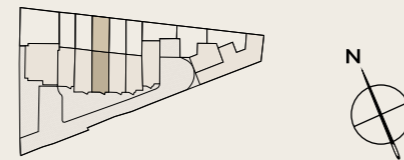


Ground floor

First floor

Second floor

Kitchen/Dining/Living Area	8.40 x 4.05 m	27.6 x 13.2 ft
Bedroom 1	4.05 x 3.03 m	13.2 x 9.94 ft
Bedroom 2	4.05 x 2.69 m	13.2 x 8.82 ft
Bedroom 3	4.05 x 4.05 m	13.2 x 13.2 ft
Bedroom 4	4.05 x 3.03 m	13.2 x 9.94 ft
Approx. gross internal area	112 sq m	1,206 sq ft



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House Five

Four Bedrooms

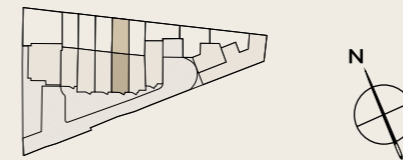


Ground floor

First floor

Second floor

Kitchen/Dining/Living Area	7.95 x 4.05 m	26.1 x 13.2 ft
Bedroom 1	4.05 x 2.60 m	13.2 x 8.53 ft
Bedroom 2	4.05 x 3.02 m	13.2 x 9.91 ft
Bedroom 3	4.05 x 4.07 m	13.2 x 13.3 ft
Bedroom 4	4.05 x 2.06 m	13.2 x 6.76 ft
Approx. gross internal area	105 sq m	1,130 sq ft



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House Six

Three Bedrooms

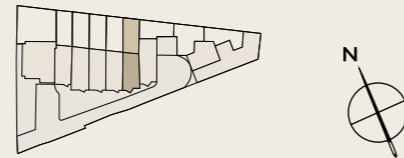


Ground floor

First floor

Second floor

Kitchen/Dining/Living Area	7.32 x 4.05 m	24.0 x 13.2 ft
Bedroom 1	4.05 x 5.04 m	13.2 x 16.5 ft
Bedroom 2	4.05 x 3.18 m	13.2 x 10.4 ft
Bedroom 3	4.05 x 3.29 m	13.2 x 10.8 ft
Approx. gross internal area	100 sq m	1,076 sq ft



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House Seven

Three Bedrooms

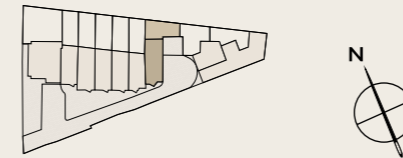


Ground floor

First floor

Second floor

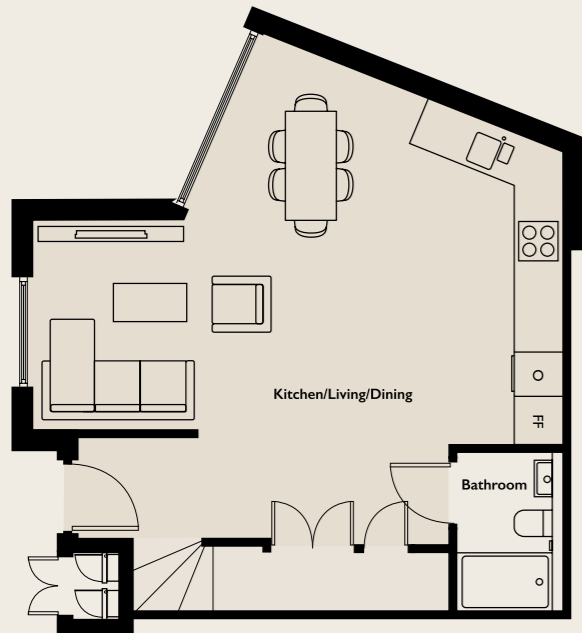
Kitchen/Dining/Living Area	7.99 x 4.05 m	26.2 x 13.2 ft
Bedroom 1	4.05 x 4.13 m	13.2 x 13.5 ft
Bedroom 2	4.05 x 2.79 m	13.2 x 9.15 ft
Bedroom 3	4.05 x 1.82 m	13.2 x 5.97 ft
Approx. gross internal area	94 sq m	1,012 sq ft



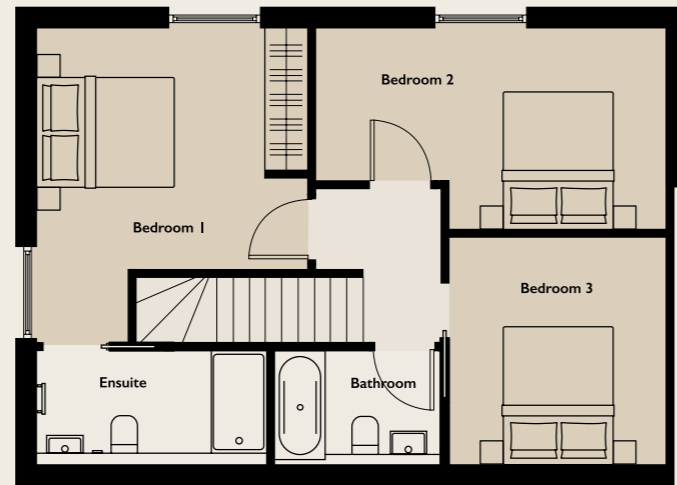
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House Eight

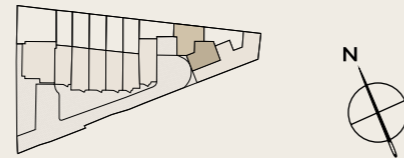
Three Bedrooms



Ground floor



First floor

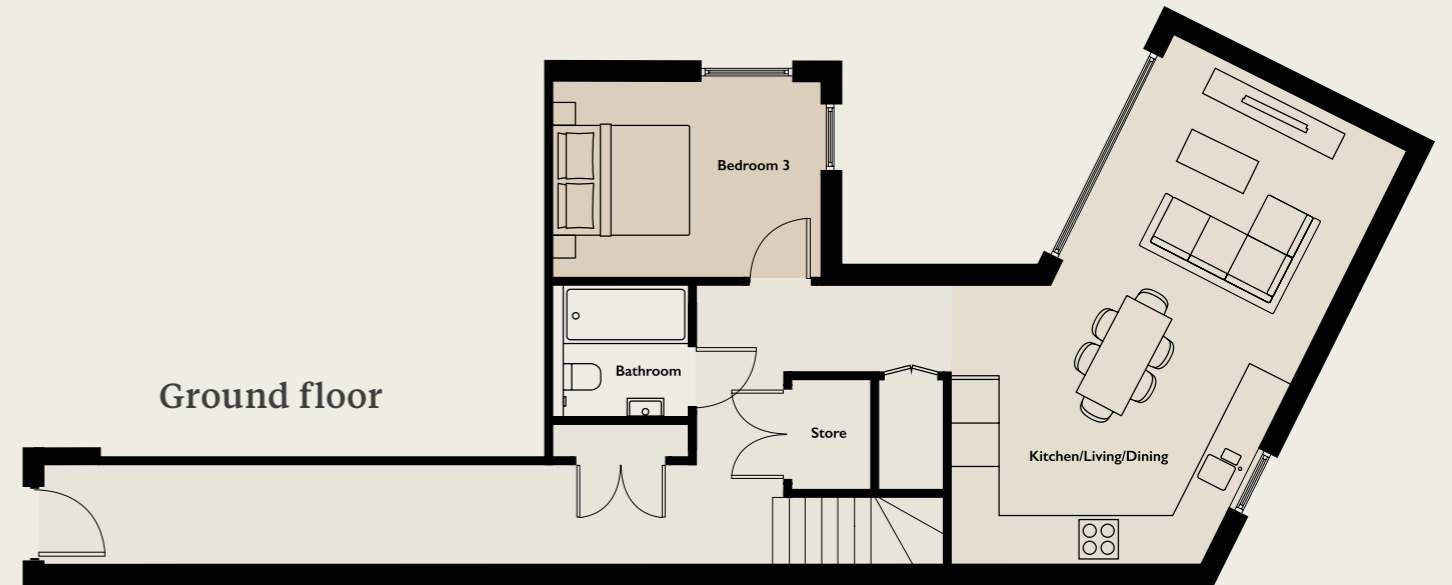


The kitchen, furniture layouts and dimensions on the following plans are for guidance only. All measurements are approximate room dimensions and not intended for carpet sizes, appliance space or items of furniture. Plans not to scale.

Kitchen/Dining/Living Area	7.28 x 6.51 m	23.9 x 21.4 ft
Bedroom 1	4.32 x 3.73 m	14.2 x 12.2 ft
Bedroom 2	4.80 x 2.76 m	15.7 x 9.05 ft
Bedroom 3	3.13 x 2.98 m	10.3 x 9.77 ft
Approx. gross internal area	99 sq m	1,066 sq ft

House Nine

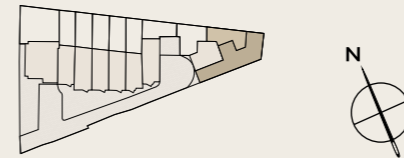
Three Bedrooms



Ground floor



First floor



The kitchen, furniture layouts and dimensions on the following plans are for guidance only. All measurements are approximate room dimensions and not intended for carpet sizes, appliance space or items of furniture. Plans not to scale.

Kitchen/Dining/Living Area	7.14 x 3.56 m	23.4 x 11.7 ft
Bedroom 1	3.94 x 3.56 m	12.9 x 11.7 ft
Bedroom 2	3.82 x 3.00 m	12.5 x 9.84 ft
Bedroom 3	3.68 x 2.70 m	12.1 x 8.87 ft
Approx. gross internal area	110 sq m	1,184 sq ft

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44 Welbeck Street
London W1G 8DY

020 7299 9525
hornandhorne.com

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020 7089 6566
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