



NEW CROSS SE14



Safa House offers a brand new collection of contemporary studio, one and two bedroom apartments in SE14.

Once the Welcome Coffee Tavern and Institute for workers of the J. Stone & Co foundry in Deptford, the building's transformation is characterized by a sympathetic restoration approach. This approach ensures that architectural features reflecting its past, such as original façades or distinctive interior elements, are preserved or restored where possible. By seamlessly blending historical significance with contemporary design, the redevelopment honours Safa House's legacy as a community institution while offering residents a unique living experience rooted in local heritage.

Dating back to 1890, the building's unique Victorian exterior is being restored whilst retaining original design features.



The local area and former home of the J. Stone & Co foundry has been largely redeveloped to provide a new community.

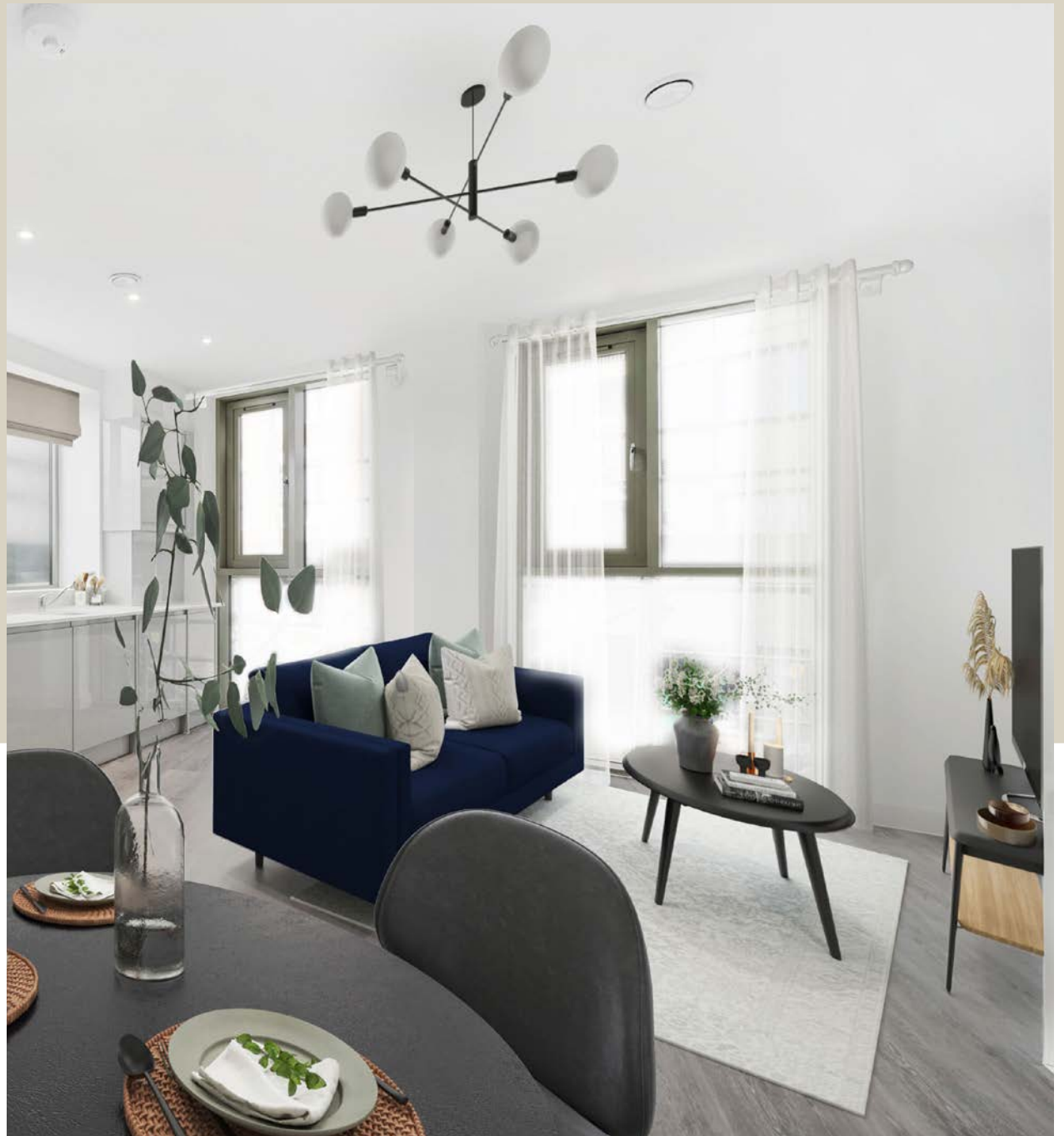
Bright and spacious, the open-plan living and dining areas have plenty of room to relax and socialise in an airy and welcoming environment. Stripped grey oak-style flooring is laid to the hallway, living area and kitchen. The luxury carpeted bedrooms are generously-proportioned with selected apartments offering built-in storage.

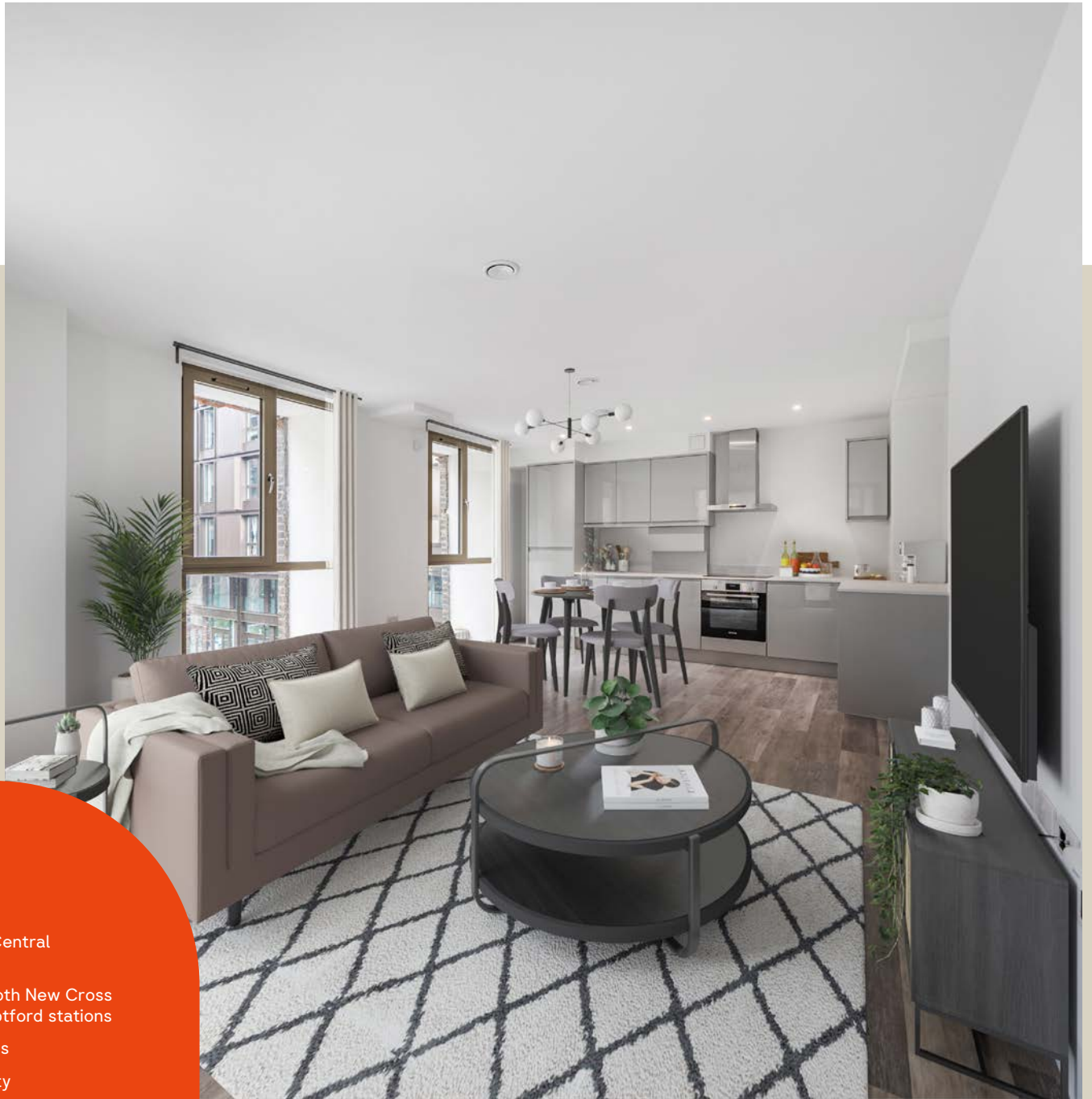
Contemporary kitchens include modern grey cabinets, Quartz stone worktops and integrated appliances including oven, hob, fridge-freezer, dishwasher and washer-dryer. Bathroom suites are complete with a thermostatically controlled shower, heated towel rail and are finished in a contemporary grey tile.

Double-glazed floor-to-ceiling windows allow an abundance of light to flood into the living areas and bedrooms.



Kitchens come with modern grey cabinets with gloss finish, integrated appliances and Quartz stone worktops.





## Key features

- Studio, 1 & 2 bedroom apartments
- High quality handleless kitchens
- Private balconies/terraces to selected apartments
- Modern fully-tiled bathrooms
- Secure cycle storage
- Easy connections to Central & East London
- Just moments from both New Cross (Overground) and Deptford stations
- Lift accessing all floors
- 10 Year Build Warranty

Bedrooms are spacious, carpeted and flooded with natural light by large floor-to-ceiling windows.



### Kitchens

- Quartz Stone Worktops
- Gloss Finish Grey Cabinets
- Integrated Appliances to Include:
  - Oven
  - Hob & Extractor
  - Washing/Dryer
  - Dishwasher
  - Fridge/Freezer

### Electrical & Lighting

- Downlights to Kitchens & Bathrooms
- Pendant Lighting to Bedrooms, Living Areas & Hallways
- TV Points in Kitchens & Bedrooms
- Telephone Points in Kitchens & Bedrooms
- Satellite TV (Sky compatible) in Living Areas

### Bathrooms

- Wall Hung Sanitaryware
- Contemporary Grey Wall Tiles
- Heated chrome Towel Rail

### Heating & Insulation

- Combination Boiler
- Gas Central Heating
- Double glazed, Aluminium Windows

### Flooring

- Light Grey LVT Flooring in Hallways, Living Areas, Kitchens & Bathrooms
- Grey Carpet in Bedrooms

### General & Security

- Video Door Entry
- 10 Year Build Warranty
- Secure Cycle Storage

# 12 Mins

Walk to New Cross Station

# 7 Mins

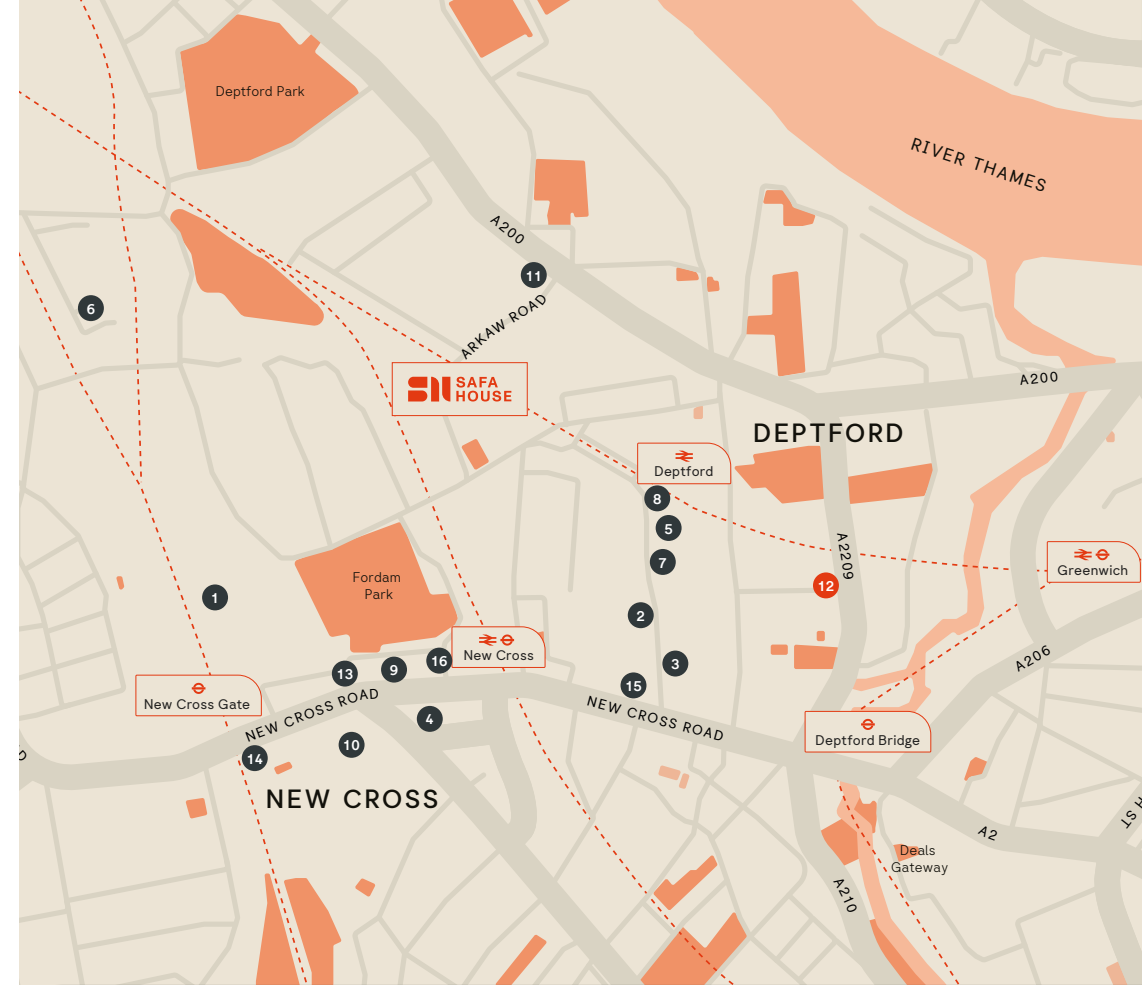
Into London Bridge from New Cross Station

# 17 Mins

To Shoreditch High St from New Cross Station

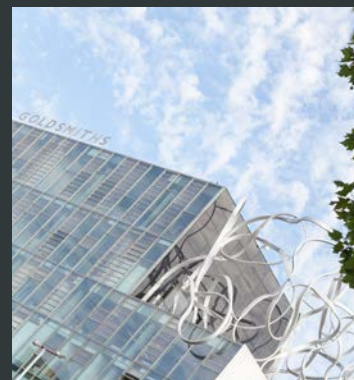
Putting you at the centre of all that New Cross the and surrounding areas has to offer.

Safa House is ideally positioned just a short walk from New Cross and Deptford which offer a vibrant and diverse living experience in London. With their rich cultural heritage, bustling markets, and artistic communities, these areas appeal to those seeking a dynamic urban lifestyle. Residents enjoy a plethora of independent shops, cafés, and pubs, fostering a strong sense of community, as well as boasting easy connections in the Central & East London.



### Deptford Market Yard

A local gem, this bustling South London hub, alive with diverse stalls, vibrant culture and authentic street experiences is just a short walk away.



### Key amenities

- |                              |                            |
|------------------------------|----------------------------|
| 1. Sainsbury's Supermarket   | 9. Mughead Coffee Roastery |
| 2. Asda Supermarket          | 10. Goldsmiths             |
| 3. Tesco Express             | 11. Baldr CrossFit         |
| 4. Sainsbury's Local         | 12. Wavelengths/Better Gym |
| 5. Deptford Market Yard      | 13. New Cross Inn          |
| 6. Forest Road Brewing       | 14. Roses Bar & Kitchen    |
| 7. The Albany Arts Centre    | 15. The Pizza Room         |
| 8. Elsewhere Coffee Roastery | 16. Mez Mengal             |



Travelling from your doorstep to Piccadilly Circus / Regent Street / Oxford Circus takes **less than 35 minutes** via New Cross station.

Getting around is simple, whether on the Overground, DLR, bus or bike, within 30 minutes you can be in The City, Canary Wharf, the East End and the O2, or experiencing all that central London and the West End has to offer.



Just a 12 minute stroll, New Cross station offers both National Rail, and London Overground routes to Canada Water and Shoreditch, whilst Deptford Station provides quick National Rail links to London Bridge, Cannon Street and St Pancras Intl.

A commuters dream, with both Deptford and New Cross stations offering regular fast connections into several stations in Central London.

#### Overground Line

From New Cross

Canada Water	10 Minutes
Whitechapel	14 Minutes
Shoreditch High St	17 Minutes
Hoxton	19 Minutes



#### National Rail

From New Cross

Lewisham	5 Minutes
London Bridge	7 Minutes
Blackheath	8 Minutes
London Cannon Street	11 Minutes



#### National Rail

From Deptford

Blackfriars	14 Minutes
City Thameslink	16 Minutes
Farringdon	19 Minutes
St Pancras Intl.	23 Minutes

# Ground Floor

## APARTMENT 1 58 SQM

Living/dining/kitchen	4.3m x 7m
Bedroom	5.2m x 3.2m

## APARTMENT 2 80 SQM

Living/dining/kitchen	6.9m x 3.8m
Bedroom one	3.4m x 4.5m
Bedroom two	4.4m x 3.9m





# First Floor

## APARTMENT 3 54 SQM

Living/dining/kitchen 4.6m x 4.4m

Bedroom 4.4m x 2.8m

## APARTMENT 4 51 SQM

Living/dining/kitchen 6m x 4.9m

Bedroom 3.9m x 4.7m

## APARTMENT 5 50 SQM

Living/dining/kitchen 7.3m x 3.4m

Bedroom 3.9m x 2.9m

## APARTMENT 6 37 SQM

Studio 5.3m x 6.8m

## APARTMENT 7 63 SQM

Living/dining/kitchen 5.3m x 4m

Bedroom one 2.7m x 4.2m

Bedroom two 2.3m x 3.6m



# Second Floor

## APARTMENT 8 (DUPLEX) 92 SQM

Bedroom one	4.1m x 4.4m
Bedroom two	4.4m x 3.1m

## APARTMENT 9 51 SQM

Living/dining/kitchen	6m x 4.9m
Bedroom	4.7m x 3.9m

## APARTMENT 10 50 SQM

Living/dining/kitchen	6.9m x 4.1m
Bedroom	3.3m x 4.2m

## APARTMENT 11 37 SQM

Studio	5.3m x 6.8m
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## APARTMENT 12 63 SQM

Living/dining/kitchen	5.3m x 4m
Bedroom one	2.7m x 4.2m
Bedroom two	2.3m x 3.6m



# Third Floor

## APARTMENT 8 (DUPLEX) 92 SQM

Living/dining/kitchen 6m x 5m

## APARTMENT 13 93 SQM

Living/dining/kitchen 4.7m x 5.3m

Bedroom 4.5m x 4.5m

Bedroom two 3.2m x 4m

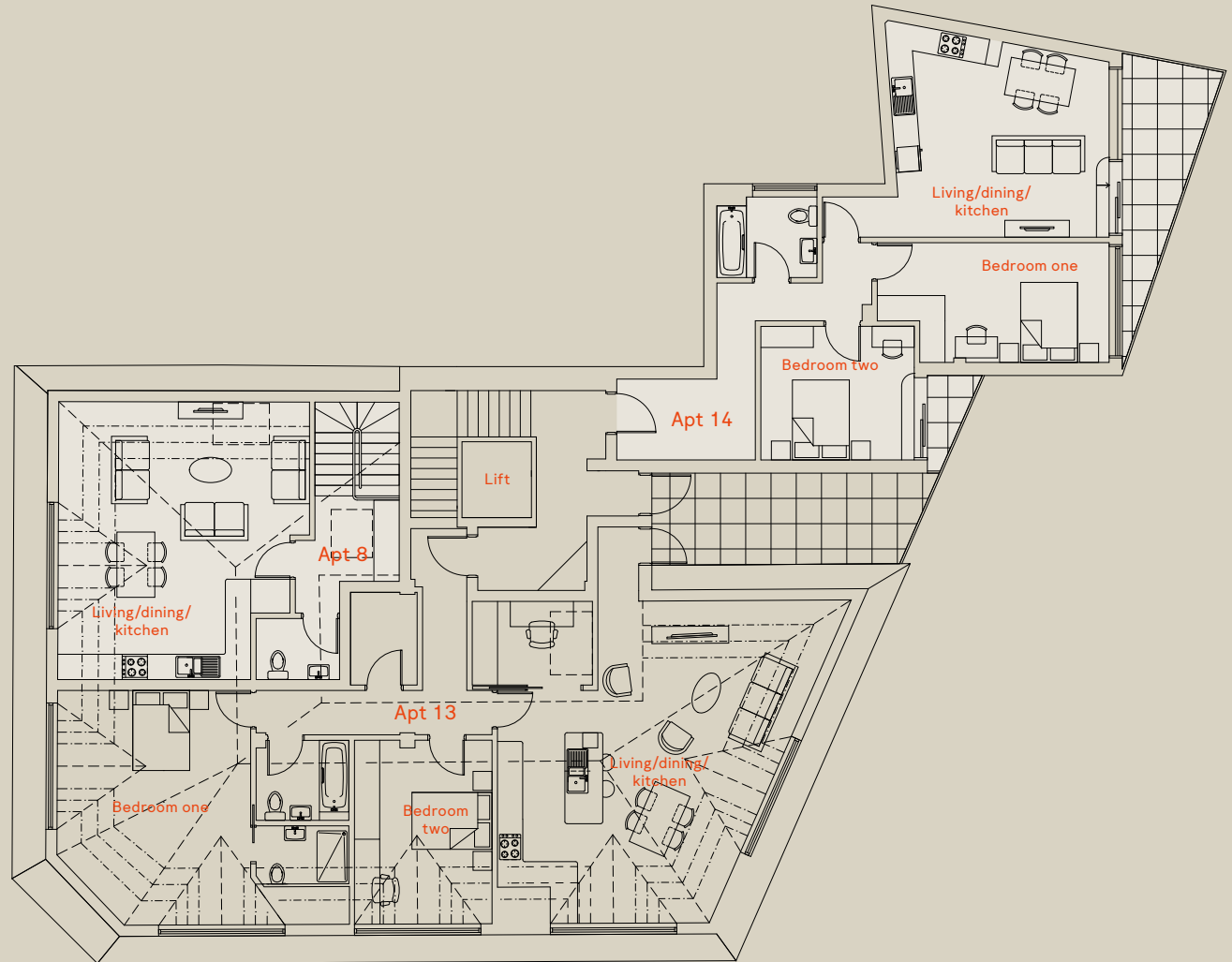
Office 2.9m x 2m

## APARTMENT 14 71 SQM

Living/dining/kitchen 4.5m x 5.1m

Bedroom 2.8m x 5.5m

Bedroom two 3.6m x 3.3m



FOR MORE INFORMATION CONTACT

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[SATNAV REF: SE14 6EN](#)

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