



THE RESIDENCE
SOUTH EAST FIVE



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Take up residence in one of nine unique 1 & 2 bedroom apartments located on the border of Camberwell & Peckham, two of the trendiest areas in South London.

The Residence South East Five provides a unique development of nine stylish 1 & 2 bedroom apartments. The development is located on Peckham Road in Camberwell and is extremely well placed for the amenity, entertainment and connections of both Peckham and Camberwell town centres. Each of the apartments provide a modern open-plan kitchen-living area fitted with Beeck kitchen units and integrated Siemens appliances. The living space has direct access to spacious private terraces. All flats contain well-proportioned double bedrooms with ample space for storage and contemporary family bathrooms. The development is accessed via a communal lobby which provides elevator access to the residential levels at first, second and third floors.

PECKHAM ♥ CAMBERWELL

Camberwell is renowned for its leafy and tree lined streets and for its architecturally significant residential properties. The area boasts a thriving art scene fuelled by the Camberwell College of Arts and is home to a variety of galleries, project spaces and studios such as the famous South London Art Gallery located on Peckham Road.

Peckham provides plenty of opportunity for shopping at both independent boutiques and high street retail shops, quirky coffee shops and many well-renowned forward-thinking restaurants such as Ganapati and No 67 which is located conveniently nearby to The Residence. The music scene is especially exciting with the local bars and clubs providing a platform for many up and coming DJ's and artists. It is no wonder that Peckham has recently been dubbed the new cultural epicentre of London.





CAMBERWELL COLLEGE OF ARTS - UAL

The Residence, South East Five is located adjacent to Camberwell College of Arts - UAL which is undergoing a full-scale regeneration of its campus on Peckham Road. UAL began construction on the project at Camberwell College of Arts in summer 2015 with the investment in these buildings to provide new lecture theatres and studios for students, along with a new gallery and library. The college's exterior will also get a facelift, with major alterations planned for the front façade on Peckham Road.

The College is a famous South London art institution and boast Alumni including Pink Floyd lead singer Syd Barrett, Florence and the Machine front woman Florence Welch and a host of award-winning artists and performers. The regeneration on site will not only provide enhanced student facilities but will also have an overwhelmingly positive impact on the wider area.



SPACE TO LIVE

The Residence is the latest development by Tailored Living Solutions who specialise in acquiring brownfield sites in sought after locations and transforming them into high quality bespoke developments. TLS work closely alongside award winning architectural and design studios and focus on providing purchasers with beautifully finished homes, whose hallmarks are bright and airy living spaces, expanses of glazing, high tech accessories and a modern finish.

The apartments at The Residence South East Five provide functional and generous bedrooms and bathrooms, technologically informed design features and quality specification together with well-considered living spaces.





THE DETAILS

KITCHEN

- Beeck Kuchen- Sinus Range. Artic White melamine-coated finish with stainless steel plinth. Handleless GL system. With soft close hinges with 110 degree opening.
- Compac Glacier Composite Quart 2 Worktop & Upstand
- Integrated Fridge/Freezer - Indesit
- Integrated Oven, Microwave, Ceramic Hob – Siemens
- 1810 Cascata Square Spout
- Freestanding Washer/Dryer- Bosch

LIVING ROOM

- Wall Finish – Painted
- Floor Finish – Engineered Oak (HavWood HW 2208, Matt Lacquered, Classic Grade Surface Brushed, Engineered Clic Flooring 14 X 180MM)
- External Window/Door– UPVC
- Internal Door/Architrave - Vicaima (Dekordor Black)
- Door- Vicaima (Dekordor Black)
- Lighting – Recessed Down lights throughout.

BEDROOM

- Wall Finish – Painted
- Floor Finish – Carpet (Westom Hammer, Supreme Boucle)
- External Window/Door– UPVC
- Internal Door/Architrave - Vicaima (Dekordor Black)
- Lighting – Recessed Down Lights throughout

MASTER EN-SUITE

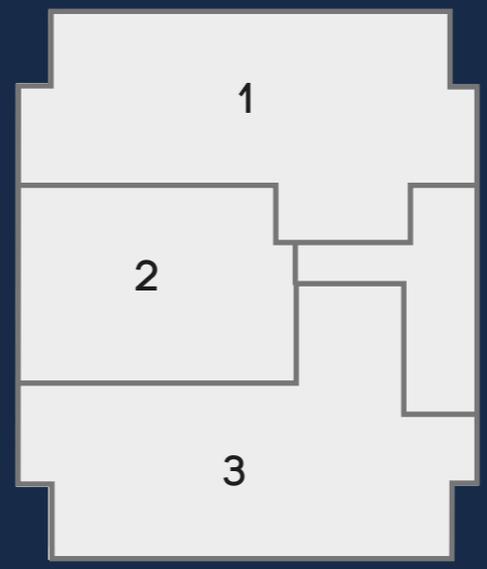
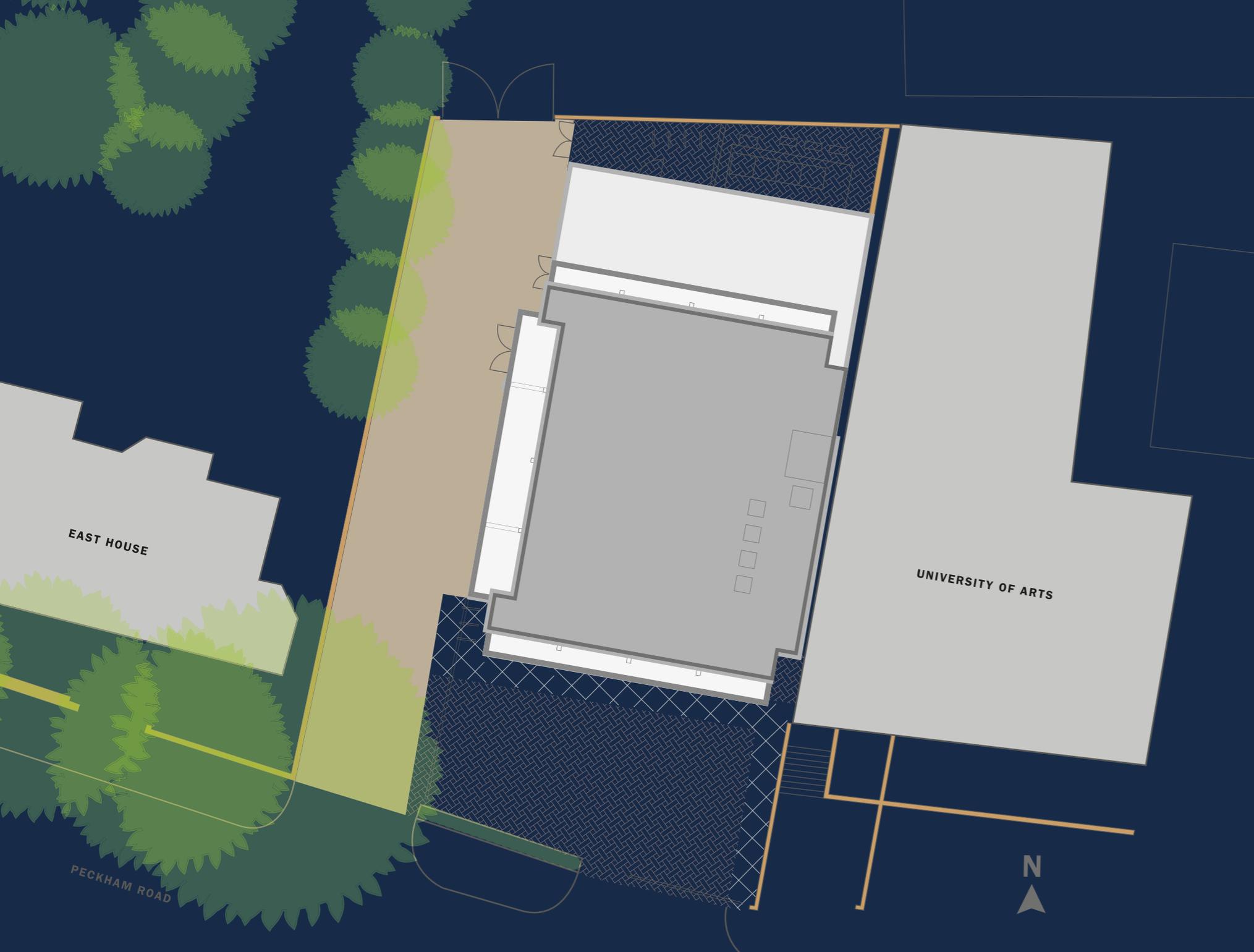
- Tile Wall Finish (Marca Corona, White)
- Floor Finish (Marca Corona, Creation Grey)
- Marble Detail (Marca Corona, Polished Nero Marquina Black)
- Mirrored Vanity Unit and Bespoke Shelving
- Thermostatic Shower and heated towel rails
- Duravit Washbasin and Toilet
- Hansgrohe Tap

FAMILY BATHROOM

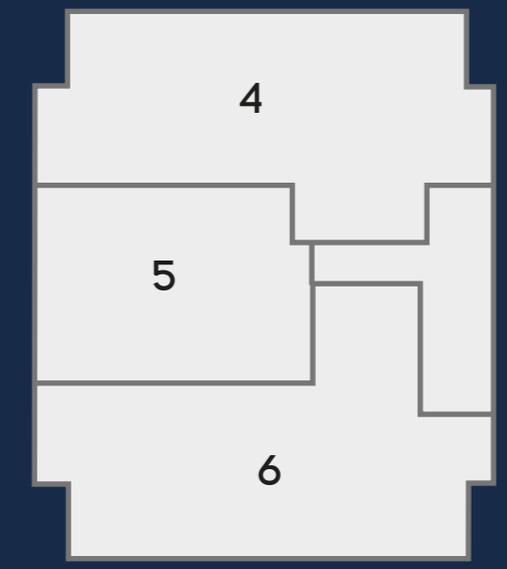
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OTHER

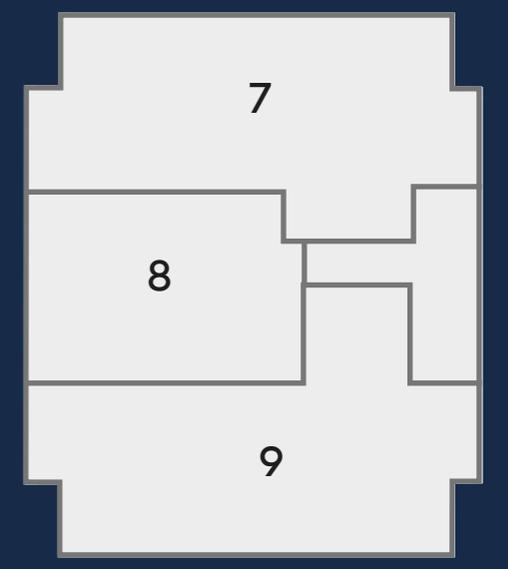
- Under floor heating throughout
- Under floor heating to bathrooms
- Electrical Fittings – BT and TV point to living area and all bedrooms
- Communal Residential Entry System
- Sonus Audio system to principle living room and master bedroom
- Sustainable Design – CFSH L4
- Secure Cycle Storage
- Secure Refuse Storage



FIRST FLOOR

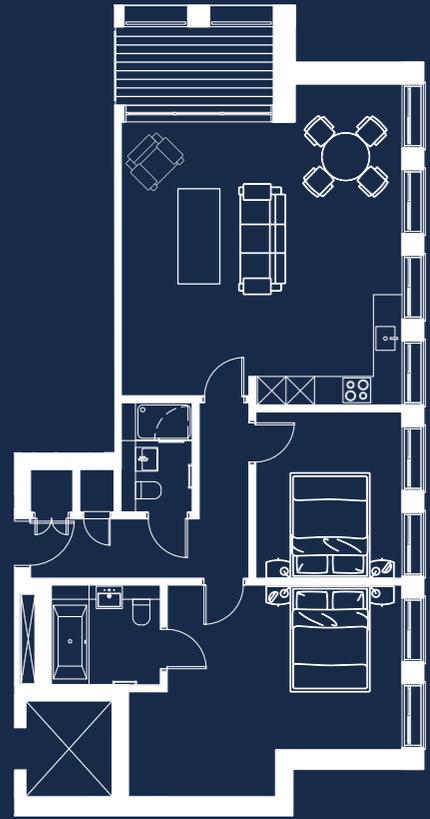


SECOND FLOOR

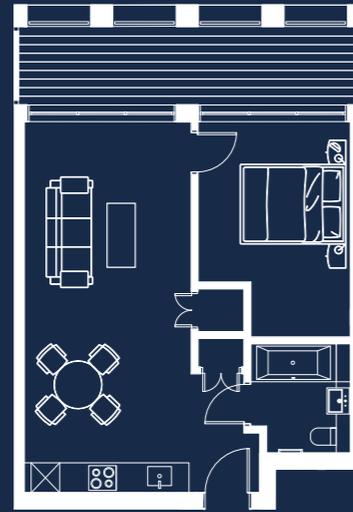


THIRD FLOOR

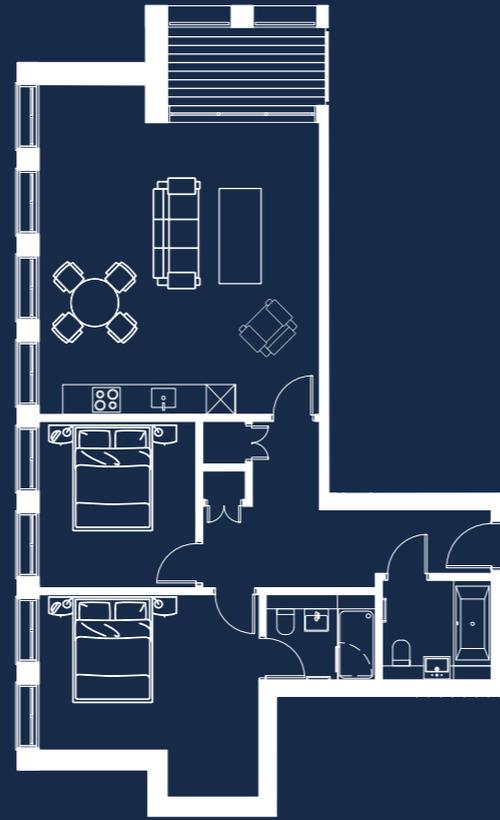
FIRST + SECOND FLOOR



UNIT 1 + 4



UNIT 2 + 5



UNIT 3 + 6

UNIT 1 + 4

Total Area	91 sq m/980 sq ft
Living Room/Kitchen	36.6 sq m/394 sq ft
Bedroom 1 (en suite)	21.4sq m/230 sq ft
Bedroom 2	11 sq m/118 sq ft
Bathroom	3.6 sq m/39 sq ft

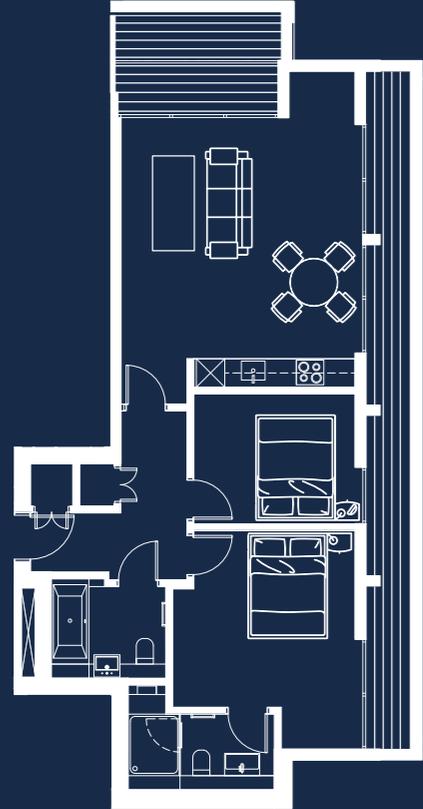
UNIT 2 + 5

Total Area	53 sq m/570 sq ft
Living Room/Kitchen	31.3 sq m/337 sq ft
Bedroom 1	13.8 sq m/149 sq ft
Bathroom	5 sq m/54 sq ft

UNIT 3 + 6

Total Area	94.3 sq m/1015 sq ft
Living Room/Kitchen	39 sq m/420 sq ft
Bedroom 1	11.6 sq m/125 sq ft
Bedroom 2 (en suite)	17.8 sq m/192 sq ft
Bathroom	4.8 sq m/52 sq ft

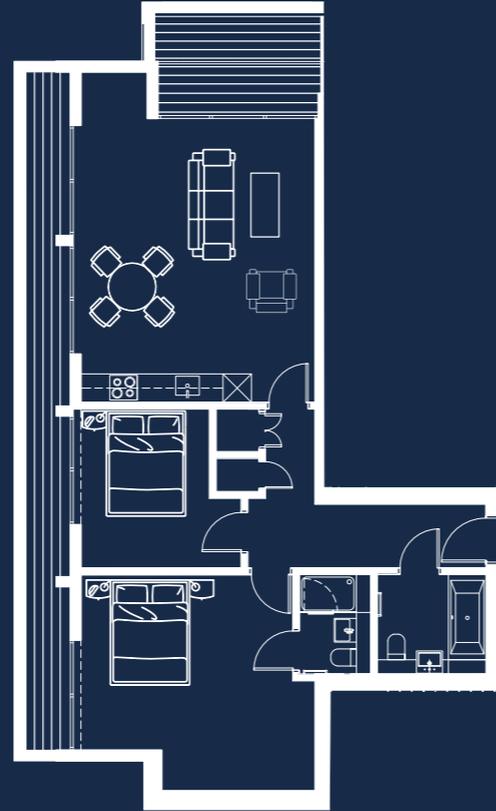
THIRD FLOOR



UNIT 7



UNIT 8



UNIT 9

UNIT 7

Total Area	75.7 sq m/815 sq ft
Living Room/Kitchen	28.5 sq m/307 sq ft
Bedroom 1	9.3 sq m/100 sq ft
Bedroom 2 (en suite)	14.7 sq m/158 sq ft
Bathroom	5 sq m/54 sq ft

UNIT 8

Total Area	53.2 sq m/573 sq ft
Living Room/Kitchen	31.1 sq m/335 sq ft
Bedroom 1	14 sq m/151 sq ft
Bathroom	5 sq m/54 sq ft

UNIT 9

Total Area	82 sq m/883 sq ft
Living Room/Kitchen	30.2 sq m/325 sq ft
Bedroom 1	9.1 sq m/98 sq ft
Bedroom 2 (en suite)	20 sq m/215 sq ft
Bathroom	4.8 sq m/52 sq ft

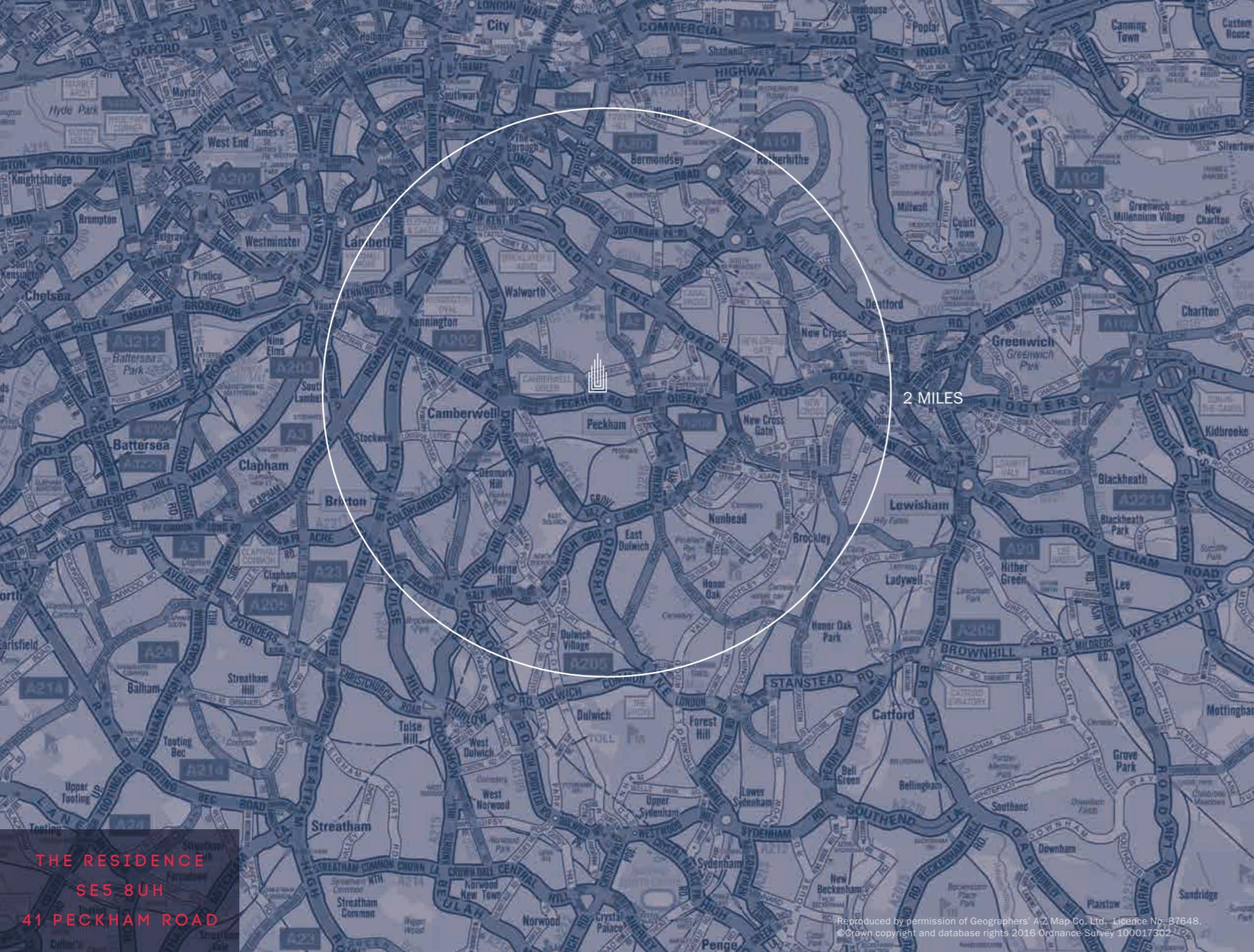


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SE5 8UH
41 PECKHAM ROAD



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CONNECTED

LOCATION & TRANSPORT

Both Peckham and Camberwell offer extremely quick and easy transport links to the city and around South London via Peckham Rye, Denmark Hill and myriad Bus routes.

UNDERGROUND

- Peckham Rye - - - - Canada Water – 13 mins
- Peckham Rye - - - - Queen Road – 9 mins
- Queens Road - - - - Surrey Quays – 1 mins

BY FOOT

- 12 min walk to Peckham Rye Railway station
- 10 min walk to “Grand Union” on Camberwell Grove
- 8 min was to “Hermits Cave” on Camberwell Church Street
- 10 min walk to “The Crooked Well” on Grove Lane
- 3 min walk to “No67 Café & Restaurant” on Peckham Road
- 9 min walk to “The Tiger” on Camberwell Green
- 12 min walk to The Camberwell Green on Camberwell Road
- 19 min walk to Burgess Park on Albany Road

OVERGROUND

- Peckham Rye- - - - London Bridge – 12mins
- Peckham Rye- - - - London Victoria – 13 mins
- Peckham Rye- - - - Black friars – 13 mins
- Denmark Hill - - - - St Pancras – 19 mins
- Peckham Rye- - - - Shoreditch High Street – 22 mins
- Peckham Rye- - - - Canary Warf - 26 mins
- Peckham- - - - London Charing Cross – 26 mins
- Denmark Hill - - - - Gatwick – 48mins
- Peckham Rye- - - - Heathrow – 1:26mins

BY BUS

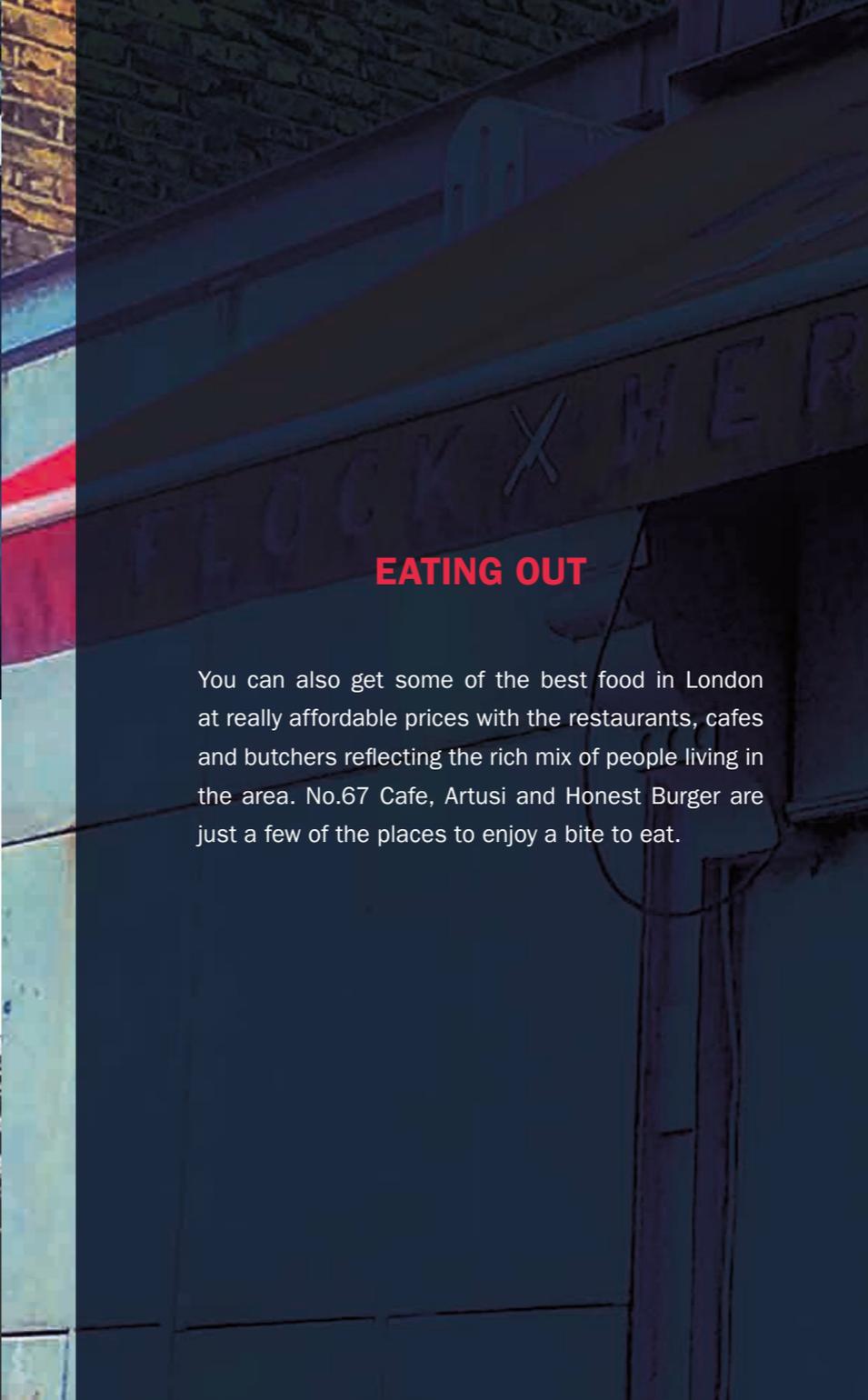
- 12 - Oxford Circus Station / Margaret Street - Dulwich Library
- 36 - Claremont Road - New Cross Bus Garage
- 171 - Museum Street - Catford Garage
- 345 - Natural History Museum / Cromwell Road - Peckham Bus Station
- 436 - Molesworth Street - Paddington Station / London Street

TRAINS FROM PECKHAM RYE

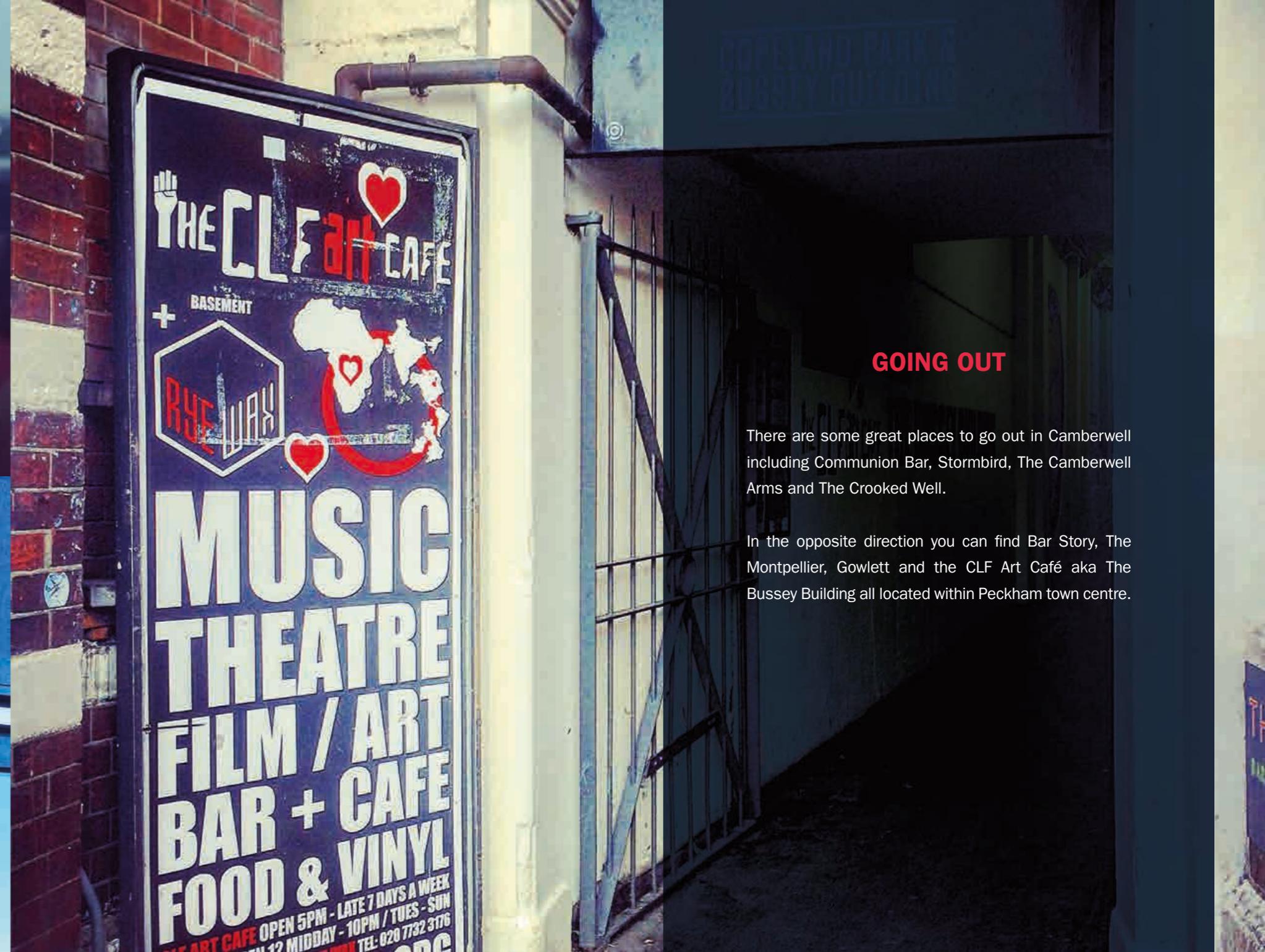
- Dartford via Sidcup
- Dalston Junction
- Clapham Junction
- Beckenham Junction via Crystal Palace
- West Croydon via Norbury
- West Hampstead Thameslink
- Dartford via Bexleyheath

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You can also get some of the best food in London at really affordable prices with the restaurants, cafes and butchers reflecting the rich mix of people living in the area. No.67 Cafe, Artusi and Honest Burger are just a few of the places to enjoy a bite to eat.



GOING OUT

There are some great places to go out in Camberwell including Communion Bar, Stormbird, The Camberwell Arms and The Crooked Well.

In the opposite direction you can find Bar Story, The Montpellier, Gowlett and the CLF Art Café aka The Bussey Building all located within Peckham town centre.



ART & CULTURE

The area is home to an abundance of artistic venues, some of the most notable include the Hannah Barry Gallery, Peckham Platform, South London Gallery and CLF Art Café a multi-purpose café, art gallery and performance space.



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