



STABLE YARD

CONSORT ROAD, PECKHAM, LONDON





# welcome

We are thrilled to introduce you to The Stable Yard, a bespoke collection of just 6 spacious apartments and 4 contemporary houses

Designed in close partnership with local residents, this exciting new development combines a welcoming community spirit with exceptional access to central London. It sits on the Peckham Coal Line, a brand new linear park space that will connect the neighbourhoods of Peckham and provide a 900m cycling greenway through this vibrant part of the city.

Peckham was named the most desirable place to live in London by The Times, and with its abundant eateries and trendy hangouts, it's easy to see why.

As this first section of the Coal Line bursts into life, don't miss your opportunity to secure a home in this enchanting new green space.

We look forward to welcoming residents in early 2021.

Find your perfect property in  
London's new oasis, The Peckham  
Coal Line. It's a space to unwind, enjoy  
nature, cycle, play and now, call...

# home





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## STABLE YARD

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# a place to feel connected.

There's a lot to love about Peckham. It's a close-knit community, where artists, entrepreneurs and families live amongst trendy pubs, delicious foodie hangouts and even a rooftop cinema. It's easy to see why The Times named it the most desirable place to live in London recently.

The newly fashionable high street, eclectic shops and hip restaurants are set against quieter back-streets filled with fine architecture. This south-east London neighbourhood is now perhaps as sought after by young professionals in the media, fashion and digital industries as Dalston or Shoreditch, which both have a very similar feel.

Perhaps the most striking thing one feels in Peckham is the tangible sense of community. The same community who played a vital role in the concept and development of this exciting new development.



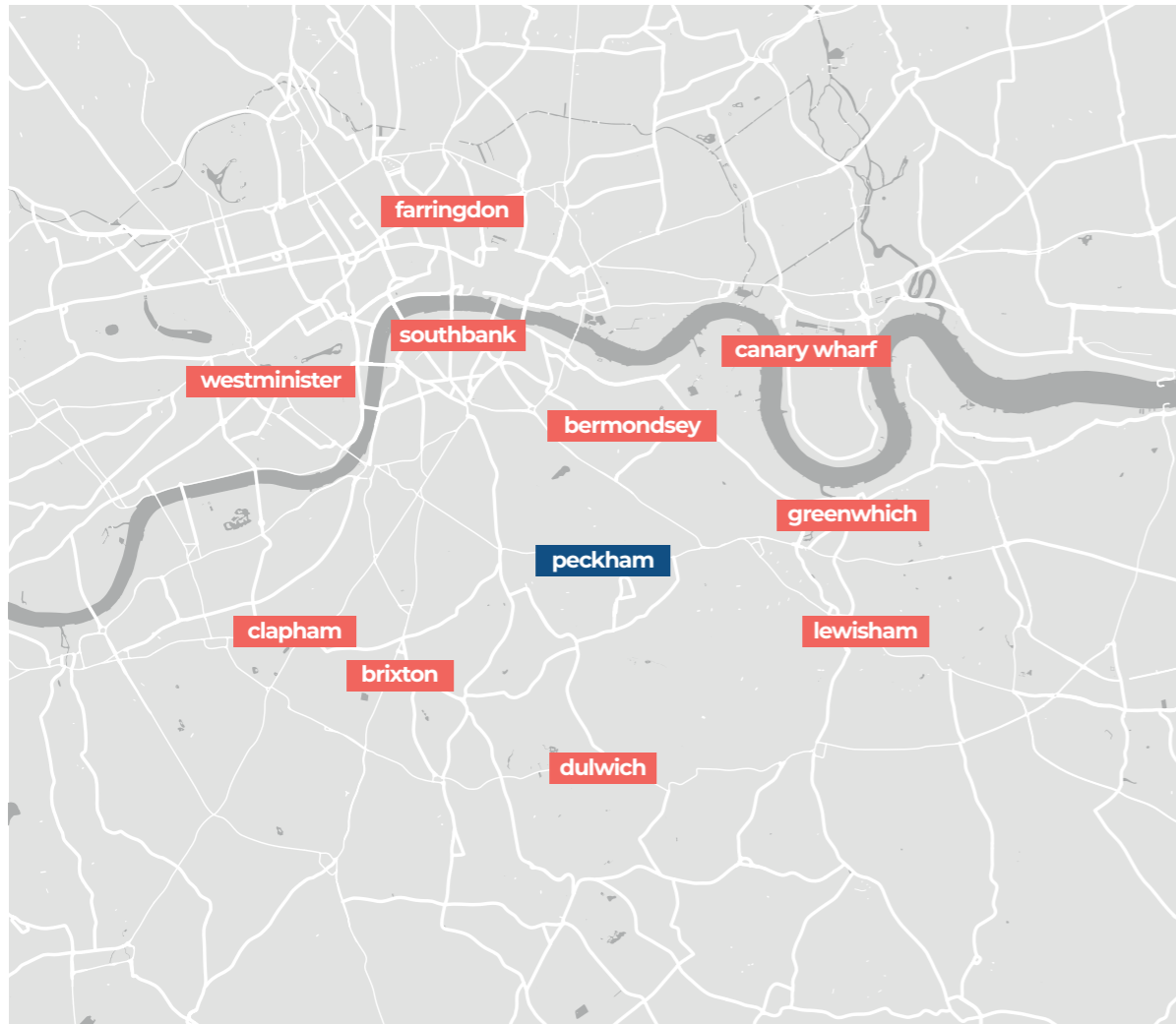
  
THE SUNDAY TIMES

Best place to  
live in London

Socialising, enjoying a drink and taking in the view from Frank's Café rooftop bar and restaurant in Peckham.

1. Quoted from The Sunday Times March 19 2017







## now you're in the zone.

With a Zone 2 location and excellent transport links, you can connect to central London in just minutes.

Although this development itself is car free, occupiers are able to obtain street permits for parking. So you can enjoy peaceful, quiet streets and keep your car nearby.

Your nearest stations.

 **Peckham Rye**  
5 mins walk  
approx.

 **Queens Road**  
10 mins walk  
approx.

# Travel Zone!

## rail.

Travel times from Peckham Rye Rail Station (TFL data)

London Bridge	10mins
Canary Wharf	16mins
Clapham High Street	8mins
Blackfriars	15mins
Clapham Junction	17mins
Waterloo	23mins
Westminster	24mins
Liverpool Street	30mins
Old Street	30mins

## road.

Travel times from Consort Rd (Google data. In good traffic)

M25 (Junction 2)	22mins
M4 (Junction 1)	26mins
M11	28mins
M1	30mins

## air.

Drive times from Consort Rd (Google data. In good traffic)

London City Airport	25mins
Heathrow Airport	35mins
Gatwick Airport	50mins



# discover the peckham coal line.

Inspired by members of the local community, the Peckham Coal Line will be a new space to enjoy nature in the city. It will flow along the previously overgrown 'coal line' – the space beside the railway tracks which served as a coal drop in the mid 19th century – and will lovingly breathe new life into a piece of London's industrial heritage.



The Coal Line will be a wonderful oasis for local residents, with completely car-free outdoor spaces ideal for recreation and relaxation. Pathways and cycle routes are planned, as well as new workspaces for local people.

With the community fully invested in its transformation, the redevelopment project is now underway – and Stable Yard is just the beginning.

Throughout the planning phases, we've collaborated with local residents, sharing our ideas and inviting their feedback. We're proud to say that the local community has played a significant role in the design of the new Stable Yard development.

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A photograph of a teacher and four students in a library setting, focused on a hands-on project. The teacher, a man with glasses and a plaid shirt, is leaning over a table, pointing at a circuit board. The students, two boys and two girls, are also leaning in, looking intently at the project. On the table, there are various electronic components, including a Raspberry Pi, a breadboard, wires, and a battery pack. A spiral notebook with a diagram is open on the table. The background shows bookshelves filled with books, creating a warm and educational atmosphere.

# a sense of community at every age.

Families are flocking to Peckham and it's easy to see why. At Stable Yard, you'll benefit from primary schools, academies and even a university on your doorstep.

## Primary Schools

St Mary Magdalene  
(Ofsted: Good) 0.2 miles

John Donne Primary  
(Ofsted: Outstanding) 0.3 miles

Hollydale Primary  
(Ofsted: Outstanding) 0.6 miles

## Secondary Schools

St.Thomas the Apostle  
(Ofsted: Outstanding) 0.4 miles

Harris Academy  
(Ofsted: Good) 0.4 miles

Hatcham College  
(Ofsted: Outstanding) 1 mile





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# specification.

## Media & telecommunications

Virgin Media fibre optic superfast broadband with speeds up to 200 MBPS

Prewired for Virgin Media Cable TV and Sky TV multiroom viewing

## Heating

Underfloor heating <sup>1</sup>

Independent gas boiler system for heating and hot water

## Kitchens

High quality bespoke contemporary kitchens

Ceramic anthracite worktops in apartments and light oak worktops in houses with upstands throughout and glass splashbacks behind hobs

Stainless steel mono-block mixer taps with recessed drainers

Siemens fully integrated appliances: <sup>2</sup>

Dishwasher

Full height fridge freezer

Stainless steel oven

Stainless steel microwave <sup>3</sup>

Glass and stainless steel cooker hood

Ceramic top induction hob (electric)

Washer & dryer

Integrated wine cooler <sup>4</sup>

Recessed LED spotlighting

Feature lighting to underside of cabinets

Engineered oak flooring

Independent utility areas <sup>5</sup>

<sup>1</sup>. Underfloor heating to ground floor of houses only

<sup>2</sup>. This has been delivered across most of the properties, however due to COVID-19 Siemens had manufacturing constraints and therefore some properties may have one or more appliances of a different but equal standard brand and model installed. Please check with your conveyancer if your property is affected by this.

<sup>3</sup>. In apartment 6 and all houses only

<sup>4</sup>. In apartments 5, 6 and all houses only

<sup>5</sup>. To select units only.



Show home kitchen from previous development

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### Living areas / halls

- Engineered oak flooring
- Recessed LED spotlighting

### Bedrooms

- Luxury soft underfoot carpet
- Industrial loft style pendant lighting
- Built in wardrobes with hanging space and shelves<sup>1</sup>

### Bathrooms

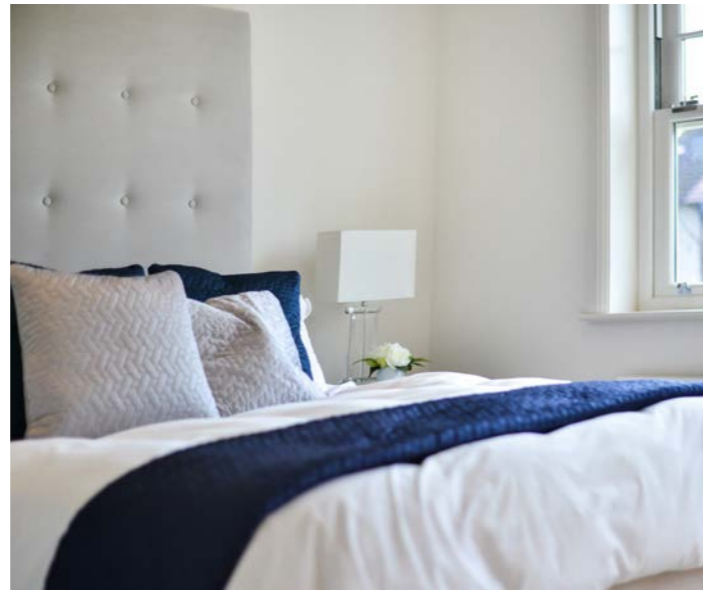
- Bath tubs with tiled panel & frameless shower screen<sup>2</sup>
- Chrome finish mono-block thermostatic mixer
- Wall mounted rain shower head and handheld spray chord
- Chrome finish heated towel rail<sup>3</sup>
- Mirrored wall cabinets
- Spacious vanity cabinets
- Shaver sockets
- Back-to-wall WCs with soft close seats and concealed cisterns
- Chrome toilet roll and towel ring fittings
- Premium floor tiling

### Interior finishes

- Contemporary engineered oak doors with stainless steel finish lever door handles
- Premium aluminium windows

1. Some smaller bedrooms do not contain built in wardrobes.  
2. Frameless shower screens will only be installed in bathrooms, not shower rooms  
3. Towel rails are only fitted in houses (ground floor)





### Security

Smoke, heat and carbon monoxide sensors

Individual intercom system to flats

High security multi-point locking entrance doors with spyholes

### Others

Balconies, terraces or private landscaped areas to all properties for private amenity

Bicycle storage

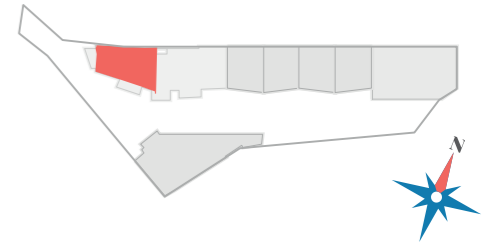
Structural warranties supplied by ICW

Communal amenity space as part of the Peckham Coal Line with planting and benches for relaxation

Please note that in some cases it may not be possible to provide the exact products described in the Specification, in which case a close alternative will be provided. Picfare Homes reserves the right to make these changes as required.



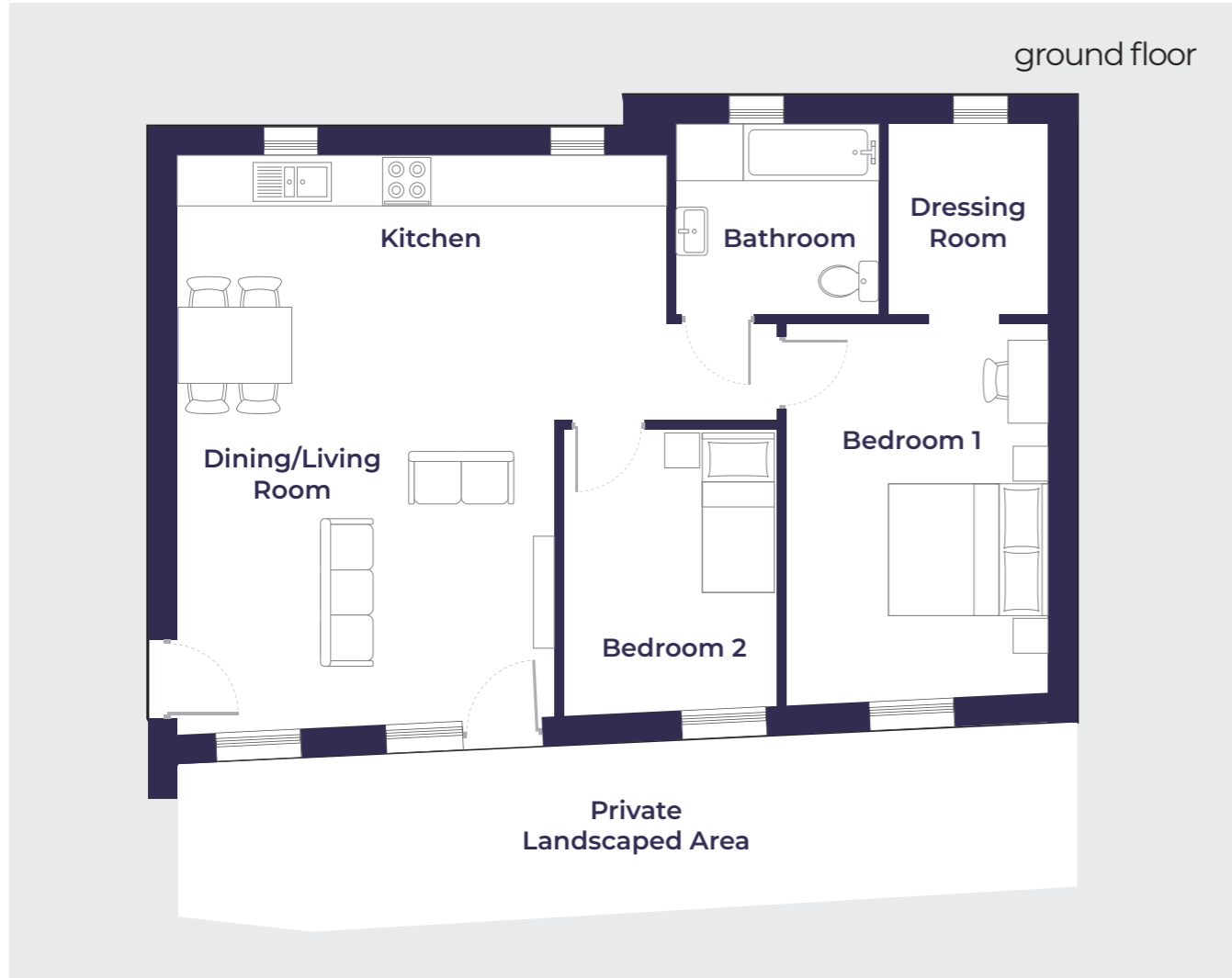
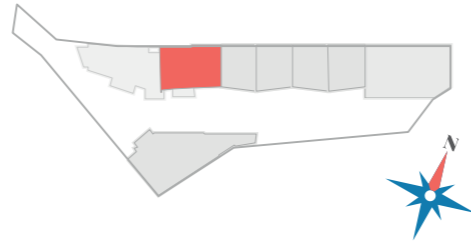
# apartment one



Kitchen/Dining/Living	31.8 sqm
Utility	2.7 sqm
Bedroom	12.5 sqm
Study/Spare Room	7.4 sqm
Shower room	4.5 sqm
Outdoor Amenity	5.3 sqm
Private Landscaped Area	16.9 sqm

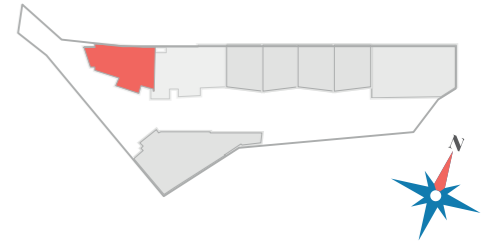


# apartment two



Kitchen/Dining/Living	40 sqm
Bedroom 1	20.6 sqm
Bedroom 2	9.5 sqm
Bathroom	6.1 sqm
Private Landscaped Area	13.7 sqm

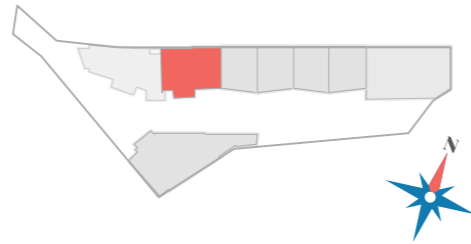
# apartment three



Kitchen/Dining/Living	31.8 sqm
Utility	2.7 sqm
Bedroom	12.5 sqm
Study/Spare Room	7.4 sqm
Shower room	4.5 sqm
Balconies	11.3 sqm

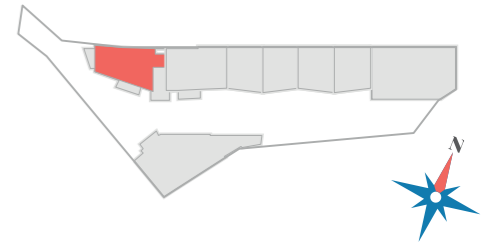


# apartment four

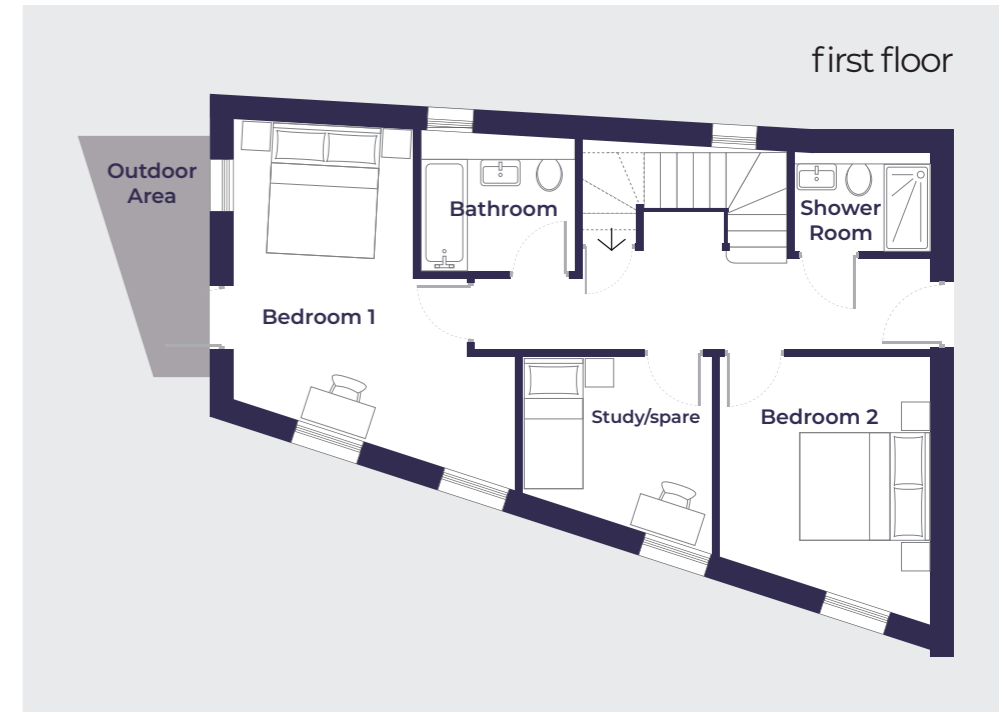


Kitchen/Dining/Living	35.7 sqm
Utility	3.1 sqm
Bedroom 1	17.4 sqm
Bedroom 2	12.4 sqm
Bathroom	4.8 sqm
Balconies	5.7 sqm

# apartment five (duplex)



Bedroom 1	16.6sqm
Bedroom 2	11.6sqm
Study/spare	7.4sqm
Bathroom	5sqm
Shower	3.1sqm
Balcony	4.9sqm

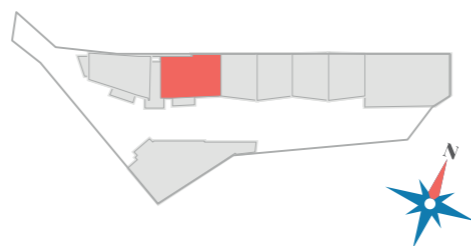


Kitchen, Living & Dining	41.8sqm
Terrace	17.9sqm

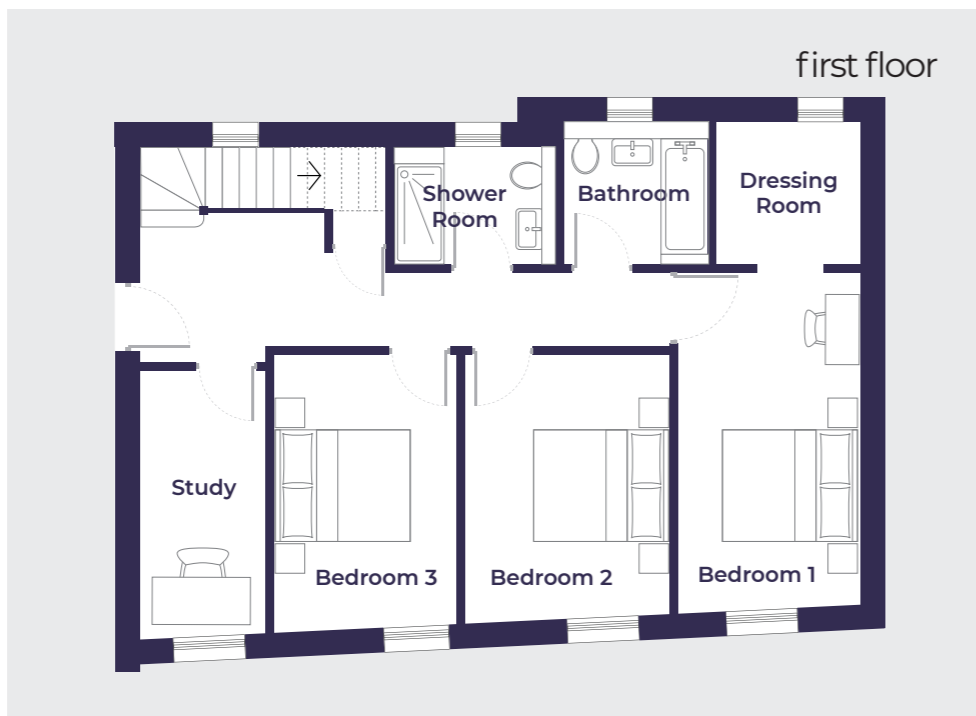




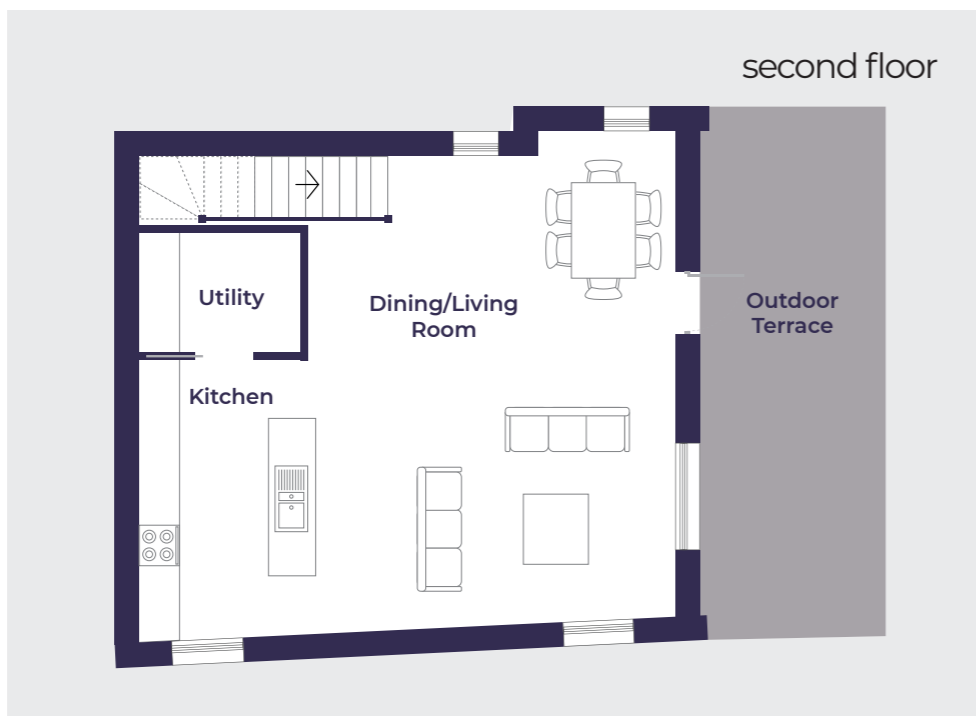
# apartment six (duplex)



Bedroom 1	18.5sqm
Bedroom 2	12.5sqm
Bedroom 3	11.9sqm
Study/Spare	7.4sqm
Bathroom	4.5sqm
Shower	4sqm

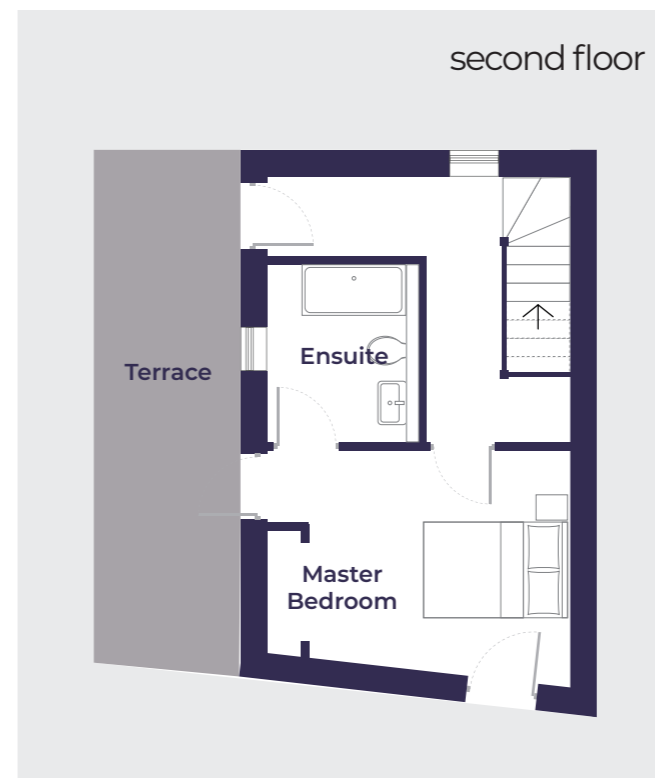
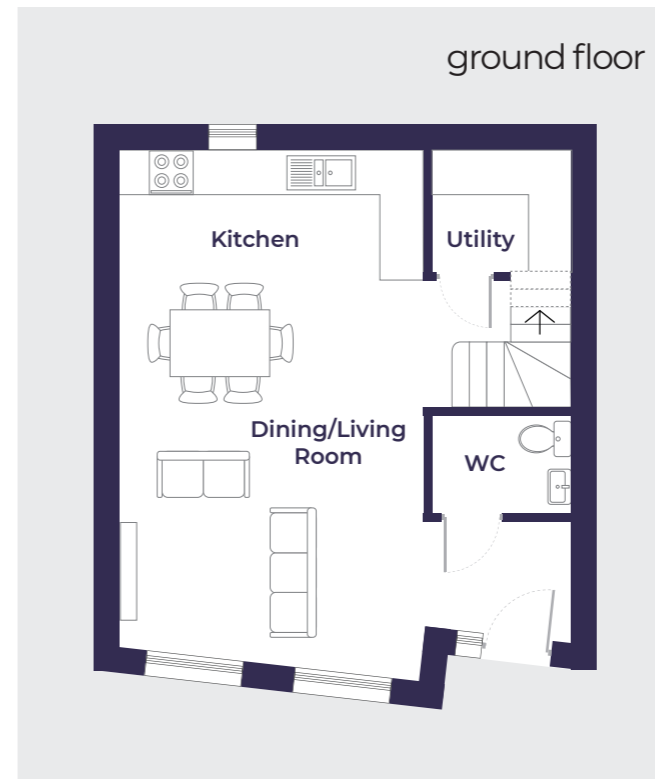
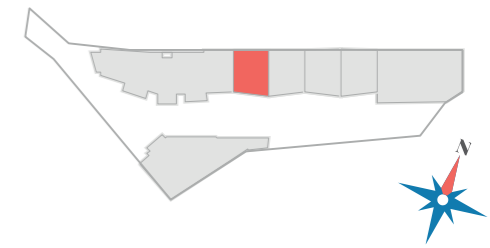


Kitchen, Living & Dining	48.7sqm
Utility	4.3sqm
Terrace	18.1sqm





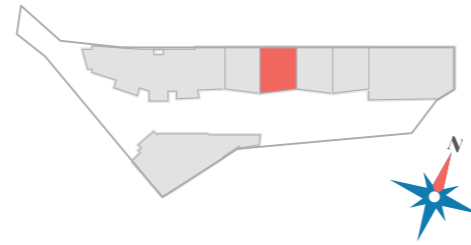
# house one



GROUND FLOOR	
Kitchen/Living/Dining	37.5sqm
Utility	3.5sqm
WC	2.8sqm
Private Landscaped Area	7.2sqm
FIRST FLOOR	
Bedroom 1	19.3sqm
Bedroom 2	10.5sqm
Bathroom	4.6sqm
SECOND FLOOR	
Master Bedroom	12.8sqm
Ensuite	5.2sqm
Landing	6.2sqm
Terrace	12.9sqm



# house two



ground floor



first floor



**GROUND FLOOR**

Kitchen/Living/Dining	37.5sqm
Utility	3.5sqm
WC	2.8sqm
Private Landscaped Area	7.2sqm

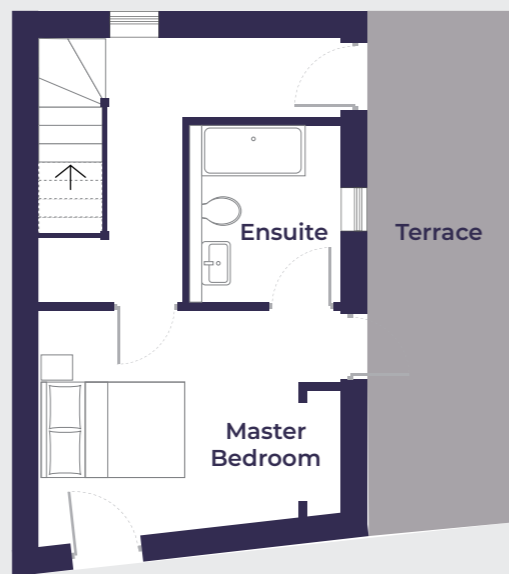
**FIRST FLOOR**

Bedroom 1	19.3sqm
Bedroom 2	10.5sqm
Bathroom	4.6sqm

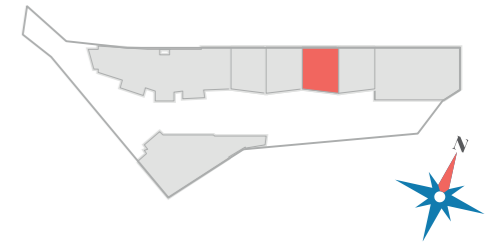
**SECOND FLOOR**

Master Bedroom	12.8sqm
Ensuite	5.2sqm
Landing	6.2sqm
Terrace	12.9sqm

second floor



# house three



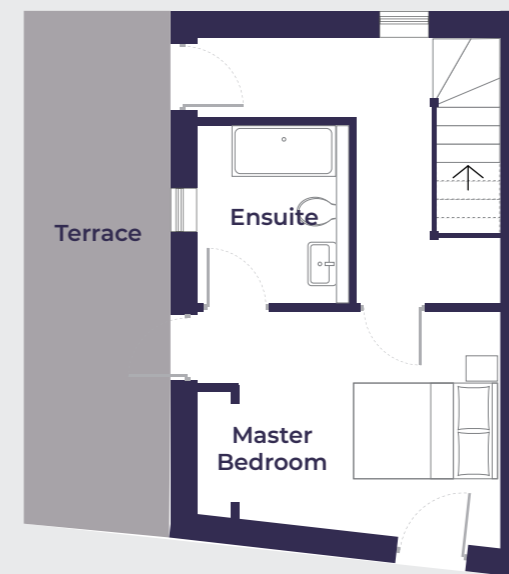
ground floor



first floor



second floor



**GROUND FLOOR**

Kitchen/Living/Dining	37.5sqm
Utility	3.5sqm
WC	2.8sqm
Private Landscaped Area	7.2sqm

**FIRST FLOOR**

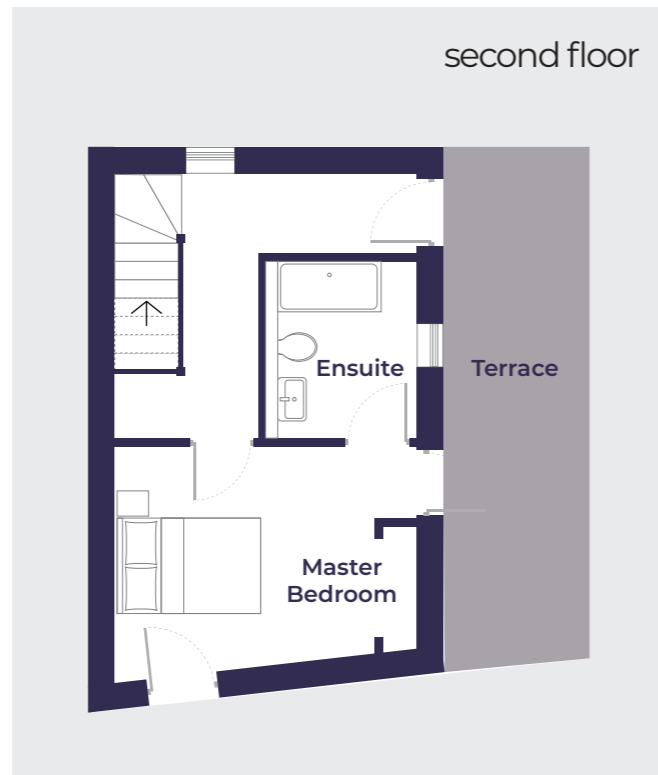
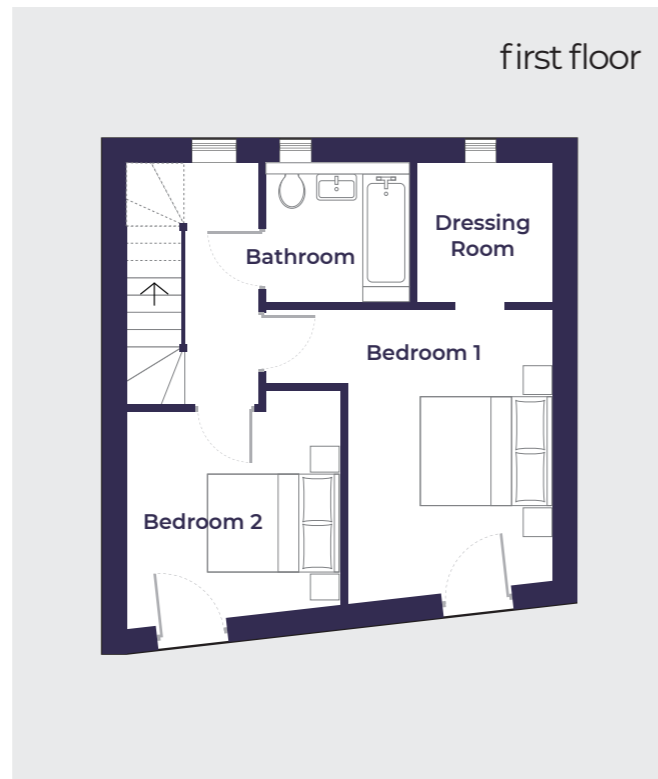
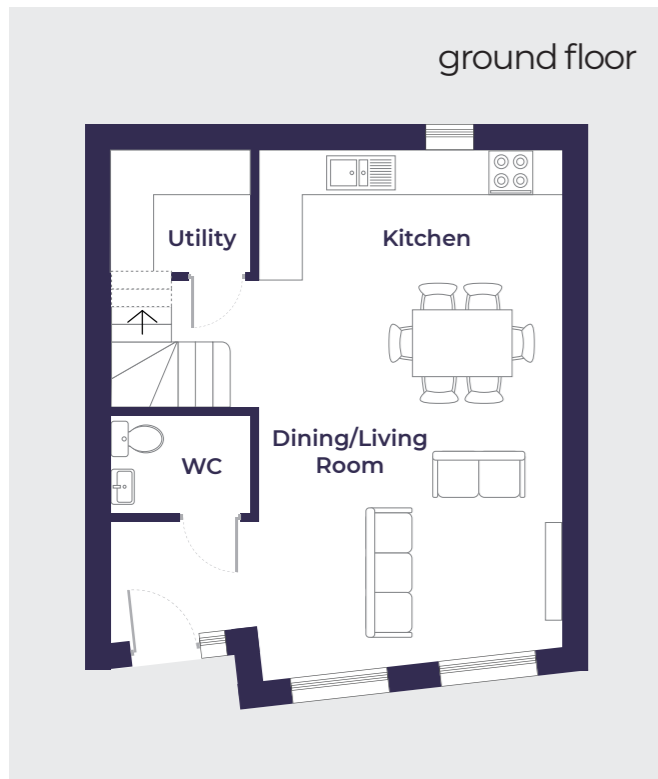
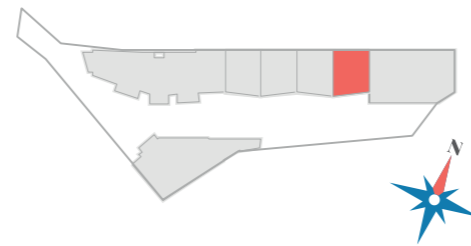
Bedroom 1	19.3sqm
Bedroom 2	10.5sqm
Bathroom	4.6sqm

**SECOND FLOOR**

Master Bedroom	12.8sqm
Ensuite	5.2sqm
Landing	6.2sqm
Terrace	12.9sqm



# house four



**GROUND FLOOR**

Kitchen/Living/Dining	37.5sqm
Utility	3.5sqm
WC	2.8sqm
Private Landscaped Area	7.2sqm

**FIRST FLOOR**

Bedroom 1	19.3sqm
Bedroom 2	10.5sqm
Bathroom	4.6sqm

**SECOND FLOOR**

Master Bedroom	12.8sqm
Ensuite	5.2sqm
Landing	6.2sqm
Terrace	12.9sqm

## you're in good company.

Picfare Homes is a privately-owned property development company creating expertly designed residential and commercial spaces in Greater London and the Home Counties.

We work alongside our design team to deliver developments of exceptional quality through a bespoke approach for each scheme, where residents are able to write their own stories.

**Previously completed developments include:**



**Penmans Row**

A scheme comprising 11, four bedroom family homes. Located just over 30 minutes South West of London in the suburbs of Morden.

For more information and pictures: [picfarehomes.co.uk/penmans-row](http://picfarehomes.co.uk/penmans-row)



**Parkview Apartments**

A collection of 9 contemporary apartments located directly opposite Morden Park. Ideally located for those commuting into London each day.

For more information and pictures: [picfarehomes.co.uk/parkview-apartments](http://picfarehomes.co.uk/parkview-apartments)





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PECKHAM

COAL LINE

Coffee  
HOUSE

PECKHAM

PECKHAM  
COAL LINE





**For more details please contact:  
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The brochure was correct at the time of going to print but specification and plans can vary and you should check with your conveyancer before commitment to exchange a purchase and not just rely on the brochure information.

All CGIs (both internal and external) are indicative only and final choices, design, textures and colours may be different.