



A NEW COLLECTION

OF HOMES IN PECKHAM

DELIVERED IN PARTNERSHIP BY:



**LEDBURY
WAY**

PECKHAM

WELCOME TO LEDBURY WAY

A new collection of 1 & 2 bedroom apartments

Located at the junction of Ledbury Street and Commercial Way, Ledbury Way will be a transformative development bringing 20 modern, high-quality private sale homes and revitalised community spaces to Southwark. Delivered across two phases, there will be 340 new homes set within six blocks.

Drawing on London's architectural heritage, the development will feature durable, elegant and robust architecture, making a positive contribution to the Old Kent Road and surrounding conservation areas.

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The CGI is drawn from plan and is indicative only of how the finished street scene will appear.



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EXPLORE PECKHAM

Education

- 01 Tuke School
Daniel Gardens, London SE15 6ER
- 02 Sixth Form, City of London Academy, Southwark
397 Rotherhithe New Rd, London SE16 3HA
- 03 Spa School Camberwell
Southampton Way, London SE5 7EW
- 04 St James the Great RC Primary School
Peckham Rd, London SE15 5LP
- 05 Harris Primary Academy
Marmont Rd, London SE15 5TD
- 06 St Francis Catholic Primary School
Friary Rd, London SE15 1QR

Entertainment

- 07 Moca London Art Gallery
113 Bellenden Rd, London SE15 4QY
- 08 Peckham Library
122 Peckham Hill Street, SE15 5JR
- 09 Peckhamplex
95a Rye Lane, SE15 4ST
- 10 Copeland Park
133 Copeland Rd, London SE15 3SN
- 11 South London Gallery
65 Peckham Rd, London SE5 8UH

Shopping

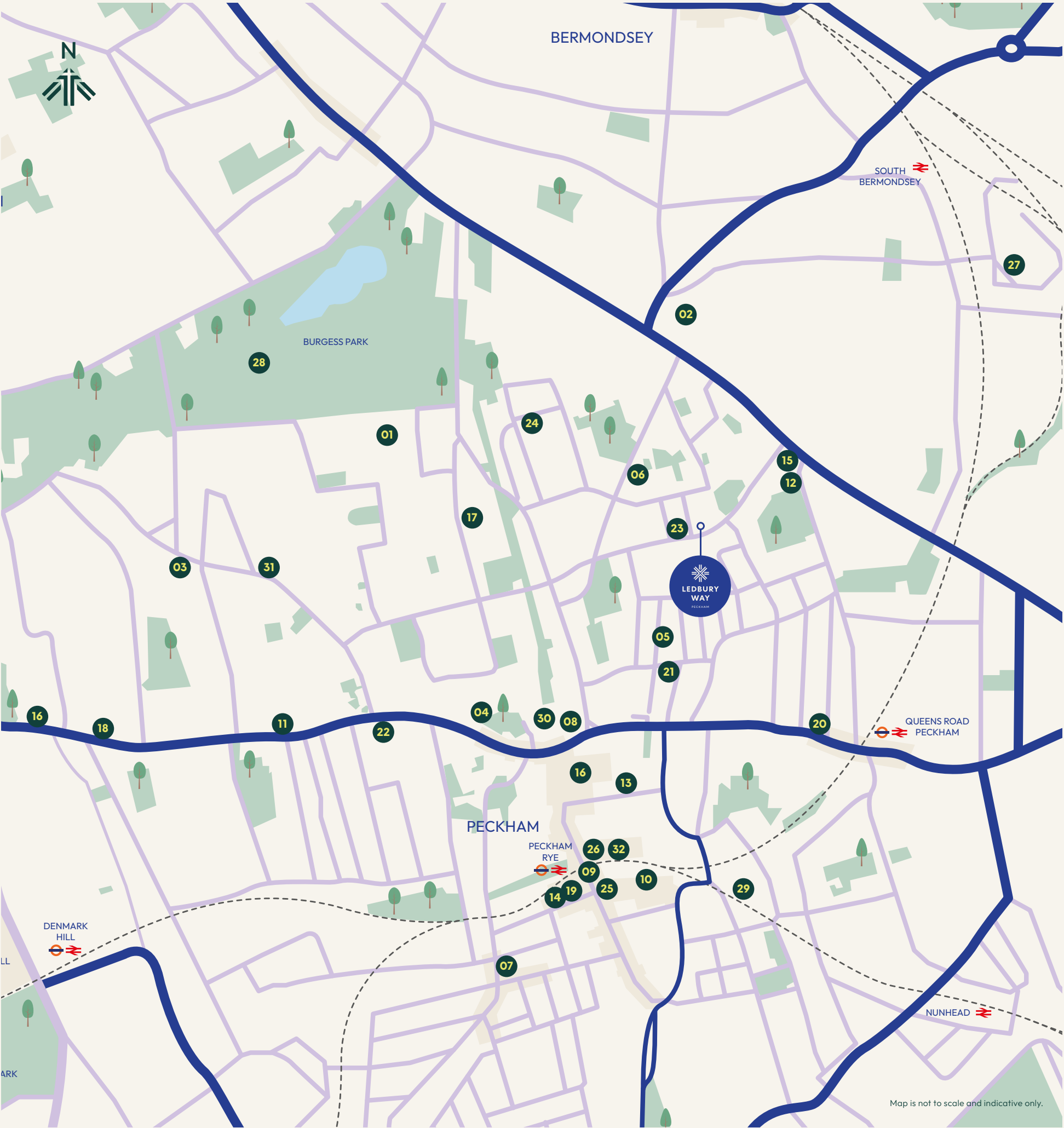
- 12 Lidl
760 Old Kent Rd, London SE15 1NJ
- 13 Morrisons
Aylesham Centre, Rye Ln, London SE15 5EW
- 14 Dovedales Bakery
212 Archway, 24 Blenheim Grove, London SE15 4QL
- 15 Delicias Colombianas
720 Old Kent Rd, London SE15 1NG

Dining & Bars

- 16 NOKO
Camberwell Church St, London SE5 8TR
- 17 The Olde Apple Tree
107 Summer Road, SE15 6JU
- 18 The Camberwell Arms
65 Camberwell Church St, London SE5 8TR
- 19 Levan Restaurant
12-16 Blenheim Grove, London SE15 4QL
- 20 Kudu
119 Queen's Rd, London SE15 2EZ
- 21 Naifs (vegan)
56 Goldsmith Rd, London SE15 5TN
- 22 The Peckham Pelican
92 Peckham Rd, London SE15 5PY
- 23 The Duke of Sussex
77 Friary Rd, London SE15 1QS
- 24 Banook Bagels
7-17 Latona Rd, London SE15 6RX
- 25 Forza Wine
The Rooftop, 133A Rye Ln, London SE15 4BQ
- 26 Frank's Cafe
Bold Tendencies, 7th-10th Floor Multi Storey Car Park, 95A Rye Ln, London SE15 4ST

Sports & Leisure

- 27 Millwall FC Museum
Millwall Football Club The New Den, John Berylson Wy, London SE16 3LN
- 28 Burgess Park
Albany Rd, London SE5 0AL
- 29 Sauna Social Club
Railway Arch, 842 Brayards Rd, London SE15 2AG
- 30 Peckham Pulse Leisure Centre
10 Melon Rd, London SE15 5QN
- 31 PureGym Camberwell
Unit 2, 191-199 Southampton Way, London SE5 7EJ
- 32 The Gym Group
87/95 Rye Lane, SE15 4TG



Map is not to scale and indicative only.



CONNECT, EXPLORE, THRIVE

Ledbury Way places you at the epicentre of an exciting community, where rich history meets cutting-edge culture. The surrounding neighbourhoods of Old Kent Road, Peckham, and Bermondsey offer a vibrant tapestry of experiences, from independent shops and buzzing markets to an incredible food and drink scene – perfect for young professionals and dynamic individuals.

When you're looking for a bite to eat, you have a range of options right on your doorstep. You could be enjoying the rich, authentic flavours of South Africa at Kudu, or perhaps you're in the mood for perfectly steamed dumplings at NOKO.

While the Old Kent Road area has certainly evolved, you'll still discover those hidden gems – characterful pubs like The Duke of Sussex – where you can grab a drink and soak in the area's storied past. This unique blend of rich history and forward-thinking energy means that Ledbury Way isn't just a place to live; it's your ideal launchpad. You'll find yourself at the heart of a vibrant social scene, with incredible transport links nearby, as part of a truly dynamic community.

Peckham's Craft & Charm

EXPERIENCE THE INDUSTRIAL-CHIC VIBE

Peckhamplex

🚶 18 minutes 🚲 4 minutes

Voted the Best Value Cinema by Time Out magazine and Love London Awards Best Entertainment Venue in SE15, this independent six screen cinema screens mainstream, art house, foreign language and independent films. With up to 15 films a week, there's something for everyone!

South London Gallery

🚶 20 minutes 🚲 5 minutes

A cutting edge art gallery located amongst beautiful Victorian architecture, come and explore the latest from artist talks, film screenings and performances to supper clubs, zine fairs and family friendly workshops.

Copeland Park

🚶 22 minutes 🚲 5 minutes

Copeland Park gives you front-row access to one of South London's most imaginative and stimulating areas. From galleries, events, bars, fitness spaces and cafes, this spot gives you it all, with great transit links and real neighbourhood pulse.

Culinary & Social Hotspots

PECKHAM'S INDEPENDENT SPIRIT

Peckham Levels

🚶 16 minutes 🚲 5 minutes

Housed in a repurposed multi-storey car park, this innovative space is home to independent food stalls, bars, creative studios, and a lively atmosphere.

Rye Lane Market

🚶 17 minutes 🚲 4 minutes

A bustling indoor market offering everything from fresh produce and spices to fabrics and electronics, providing a truly authentic local shopping experience.

The Bussey Building

🚶 22 minutes 🚲 5 minutes

A cultural cornerstone, hosting a diverse range of events from live music and club nights to art exhibitions and theatre productions. It's a true multi-arts venue that guarantees something interesting is always happening.

Immerse Yourself in Nature

GREENERY ON YOUR DOORSTEP

Burgess Park

🚶 14 minutes 🚲 4 minutes

Burgess Park is one of the largest parks in South London, featuring a variety of sports facilities. These include football pitches, cricket nets, tennis courts, an outdoor gym, and a BMX track. The park also houses the Burgess Park Sports Centre, which offers indoor facilities, including a gym and a range of classes. Additionally, the park is home to the popular Burgess Parkrun.

Ledbury Way Courtyard

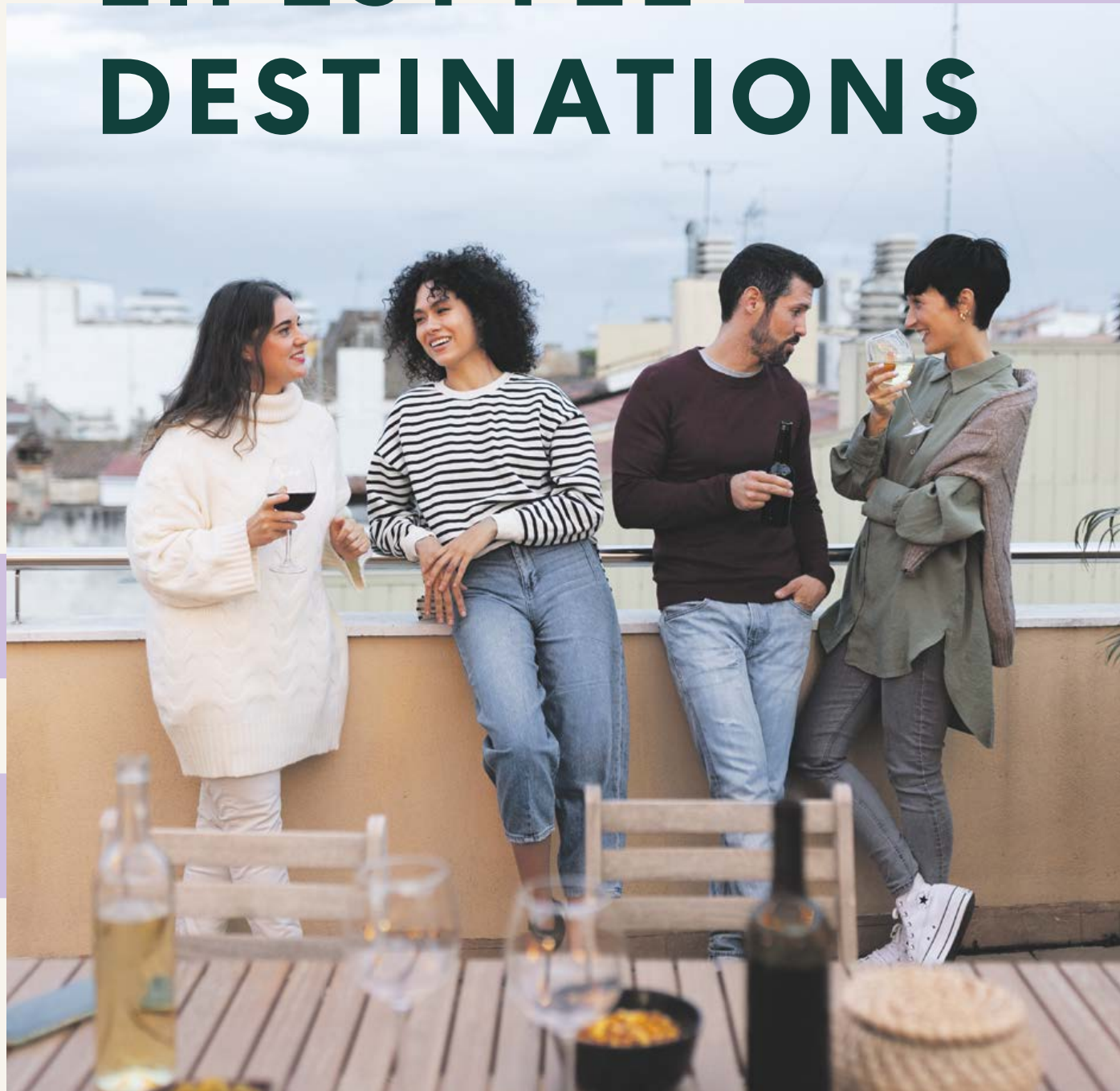
A Green Heart for the Community, with play areas and tree lined spaces for all the family.

Travel times taken from google.co.uk/maps and are approximate only.





LIFESTYLE DESTINATIONS



To truly immerse yourself in the local lifestyle, these two rooftop spots in Peckham are essential visits, offering not just great food and drink but also unparalleled views and an incredible atmosphere.

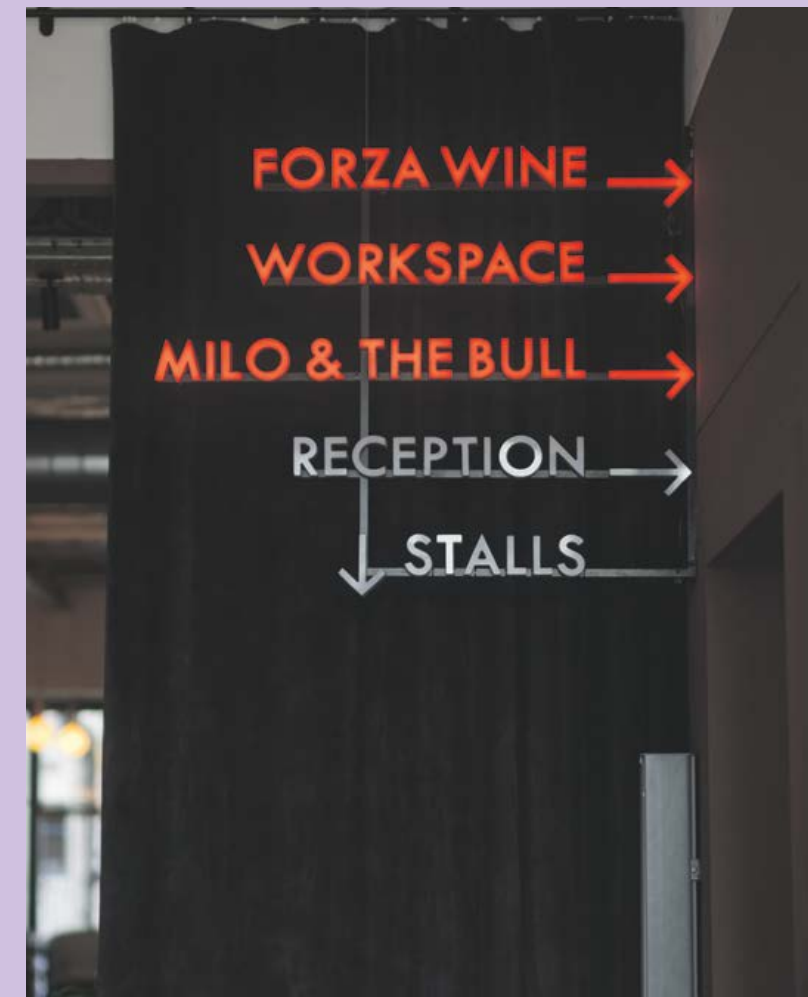
Forza Wine Peckham

ELEVATED ITALIAN-ISH
FLAVOURS WITH A VIEW

Perched atop Market Peckham on Rye Lane, Forza Wine offers relaxed, stylish dining with sweeping views of the London skyline. It's ideal for a casual night out, date, or post-work unwind.

Enjoy favourites like cauliflower fritti with aioli, cured meats, fresh pasta, and their signature "Custardo" soft-serve with coffee. The drinks menu includes natural wines and standout cocktails – don't miss the frozen negroni.

With a chic indoor space and spacious terrace, Forza Wine pairs cool vibes with warm hospitality, making it a local favourite.



Frank's Cafe

THE HALLMARK SUMMER
ROOFTOP EXPERIENCE

An absolute institution in Peckham, Frank's Cafe is a seasonal rooftop bar that comes alive during the summer months (typically May to September). Located on the multi-storey car park on Rye Lane, it's famous for its iconic pink staircase leading up to the raw, industrial-chic space.

Operated by Bold Tendencies, a not-for-profit arts organisation, Frank's offers more than just drinks and simple, delicious food; it's a cultural hub. Enjoy classic cocktails, a selection of beers, and a concise menu of tasty bites while soaking in the expansive, uninterrupted views across the London skyline – particularly stunning at sunset.











TRANSPORT CONNECTIONS

With Queens Road Peckham overground station just a 13-minute walk, and Peckham Rye station just a 20-minute walk away, you have multiple options both into and out of the city. Numerous bus routes are located on the adjacent A2 and London City Airport lies just 10 miles east – so as far away as your next venture may be, you’re never short of ways to get there.

QUEENS ROAD PECKHAM  13 MIN  3 MIN

 Surrey Quays  6 MIN	 Canada Water  8 MIN	 Clapham High Street  12 MIN
 Wandsworth Road  14 MIN	 Shoreditch High Street  17 MIN	  Clapham Junction  22 MIN
 Hoxton  20 MIN	 Highbury & Islington  37 MIN	

PECKHAM RYE  20 MIN  5 MIN

  Elephant and Castle  14 MIN	  Blackfriars  18 MIN
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Travel times taken from tfl.gov.uk and are approximate only.



LOOKING TO THE FUTURE

Ledbury Way is not just a standalone development; it's a pivotal part of a much larger, ambitious regeneration project that is set to redefine the Old Kent Road area. This isn't simply about building new homes; it's about transforming an entire neighbourhood into a dynamic, thriving landmark within London, building on its rich history while embracing a forward-looking vision.

Part of this transformative vision is the Ruby Triangle, bringing brand-new community sports facilities, dedicated public parks with green spaces for relaxation and recreation, and substantial new workspace, including dedicated incubator spaces to support local entrepreneurs and start-ups. This carefully curated blend of residential, commercial, and community

provisions underscores the commitment to creating a truly holistic and sustainable project.

As the Old Kent Road continues its journey of regeneration, the area is set to become a truly iconic part of London's urban fabric. The vision extends beyond individual developments, aiming to create interconnected neighbourhoods with enhanced streets and improved connectivity.

The Old Kent Road is poised to shed its former industrial image and emerge as a lively, contemporary destination, offering a unique blend of old and new, for all. This is your opportunity to be part of a neighbourhood that is shaped to become a landmark of London's exciting future.



Furthermore, Peckham offers a great opportunity for investment with average sold prices having seen a healthy 7.7% increase over the last year, reaching £568,645*. This consistent growth signals a strong demand in the area.

Secondly, Rightmove indicates that sold prices in Peckham have risen by 6% in the past year and are close to the 2022 peak of £634,071†. This shows property values to be steadily growing, highlighting Ledbury Way as a much desired location for investors and home buyers alike.

*<https://www.kfh.co.uk/south-east-london-and-north-kent/peckham/sold-data/>. †<https://www.rightmove.co.uk/house-prices/peckham.html>.

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INTERIORS DESIGNED FOR CONTEMPORARY LIVING



**EXPLORE YOUR NEW
HOME IN PECKHAM**

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Kitchen

- Fitted kitchens by Howdens – Clerkenwell Super Matt Handleless Range with White cabinet doors, drawers and matching plinths.
- Quality appliances by Bosch including built-in electric oven, ceramic hob in black finish, 60cm integrated dishwasher and integrated 60/40 fridge-freezer. Lamona 60cm canopy cooker hood.
- Freestanding Bosch washing machine within utility cupboard.
- 20mm Silestone quartz worktop in Desert Silver with matching full height splashback.
- Hollingworth single bowl stainless-steel sink and Lynstone polished chrome swan neck mixer tap.
- Strip LED under unit lighting to wall units.
- Pull-out wastebin.

Bathroom

- Contemporary sanitaryware by Saneux in white with chrome fittings.
- 1700mm x 700mm Steel bath with tiled bath panel.
- Semi countertop basin with pop up waste and wall hung W/C with concealed cistern, soft close seat, and cover.
- SlabTech White Carrara vanity tops.
- Wall-mounted full height mirror.
- Thermostatic wall mounted shower with additional handset.
- Two-section bath screen with polished silver anodized frame.
- Wall tile – CTD – Carrara White Matt – 300 x 100mm (laid portrait) with matching tiled skirting (laid landscape) with Ardex Flex Grout in 18 Silver Shimmer.
- Tile trim – Stainless Steel.
- Floor tile – CTD – Carpenter Pearl 600 x 600 mm with Arden Flex Grout in 24 Cast Grey.
- Kudox electric heated towel rail with individual thermostat in chrome finish.

Wardrobe

- Portico fitted Anodised Origin Aurora Aluminium Profile wardrobes with silver mirror doors to bedrooms one and two.
- White shelf with pelmet detail and oval chrome hanging rail.

Finishes

- Painted walls and ceilings with Dulux Trade Aircure vinyl matt emulsion and high humidity areas with Dulux Trade Mould Shield matt emulsion, in brilliant white.
- Contemporary 18mm pencil round architrave and skirting boards; window cills with bull nose finish; All painted in brilliant white Dulux Trade Diamond Eggshell finish.
- Recessed white downlighters to hall, living room, bedrooms and bathroom. White track spotlights to kitchen.
- Internal doors painted in a brilliant white eggshell finish by Dulux Trade.
- Ironmongery by Willis in stainless steel finish.



Flooring

- Karndean plank flooring to hall, living room and kitchen in Smoke School Cedar.
- Fitted Abbey Twist carpet to all bedroom(s) in Pure Skies.

Heating

- Heating and hot water via communal district heating system. Combination of Stelrad Vita Deco Vertical and Stelrad Vita Silhouette radiators with programmable thermostat. Individual Heat Interface Unit (HIU) and metering unit to each apartment.

Windows/balcony doors

- Velfac Composite aluminium triple glazed sealed units with IGP-DuraXal powder coating finish.
- Opaque glazing to bathroom (where applicable).

Security

- Video door entry handset.
- Mains operated smoke detector.
- Heat detector within the kitchen area.
- Individual lockable mailbox within entrance lobby.

Home entertainments/communications

- Multimedia outlet points to living room and bedroom(s) including telephone point.
- Communal satellite aerial (Sky Q) – purchasers own decoder required.
- Communal terrestrial digital television aerial.
- Wired for fibre broadband from Hyperoptic and Openreach – Purchaser subscription required.
- Data cables within media plates to living room and bedrooms (linked back to utility cupboard).
- USB and C charging outlets integrated within sockets to bedrooms one and two.

External finishes




- Balcony Floor – Square concrete pavers 600 x 600mm in grey.
- Metalwork & Balustrades – Galvanised steel with IGP-DuraXal powder coating finish.
- Brickwork – Furness Chapel Blend with Dove Holes White mortar.
- Front entrance door – MBP Solid Core oak veneer with satin stainless steel door number, ironmongery, spyhole and door chain.

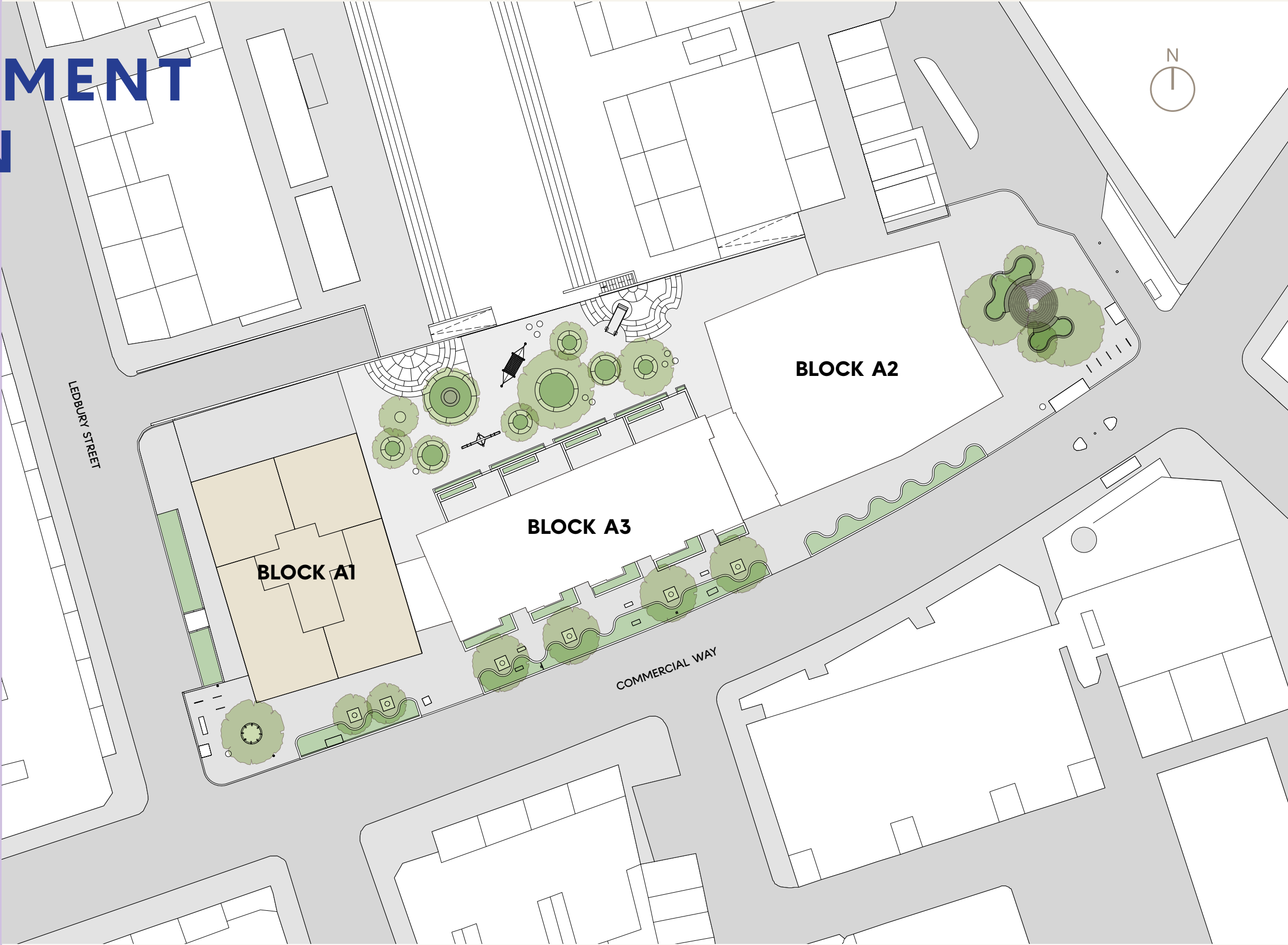
The Company employs a policy of continuous improvement, and it reserves the right to alter or amend the specification as necessary and without prior notice. The CGI is drawn from plan and is indicative only of how the finished internal will appear.



DEVELOPMENT SITEPLAN

KEY

-  BLOCK A1
PRIVATE SALE
-  BLOCK A2
AFFORDABLE HOMES
-  BLOCK A3
AFFORDABLE HOMES



This site plan has been prepared with all due care for the convenience of the intending purchaser. However, the information contained herein is a preliminary guide only. Ground levels and other variances are not shown.



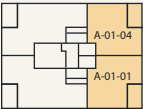
TYPE 1

1 BEDROOM | 57.3 SQ M | 616 SQ FT

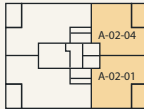
PLOTS: A-01-01* | A-01-04 | A-02-01* | A-02-04 | A-03-01*
A-03-04 | A-04-01* | A-04-04 | A-05-01* | A-05-04



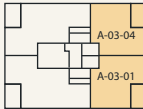
LEVEL ONE



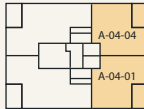
LEVEL TWO



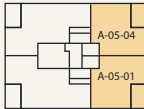
LEVEL THREE



LEVEL FOUR



LEVEL FIVE



KITCHEN/LIVING/DINING AREA

8.1M X 4.1M | 26'7" X 13'5"

BEDROOM

3.5M X 3.5M | 11'6" X 11'6"

BALCONY

3.49M X 2.14M | 11'6" X 7'1"

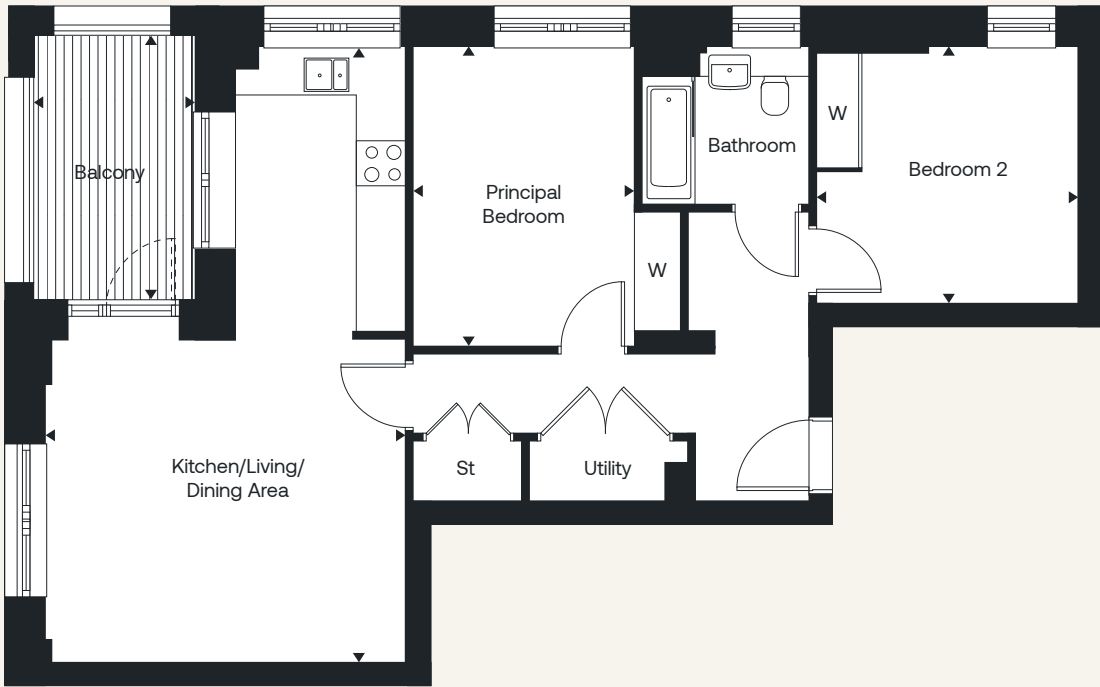
KEY: ST - STORAGE W - WARDROBE

*Plots are handed.

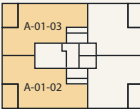
TYPE 2

2 BEDROOM | 73.2 SQ M | 787 SQ FT

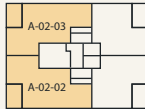
PLOTS: A-01-02* | A-01-03 | A-02-02* | A-02-03 | A-03-02*
A-03-03 | A-04-02* | A-04-03 | A-05-02* | A-05-03



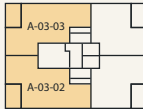
LEVEL ONE



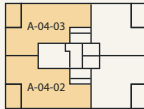
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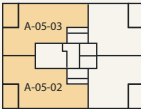
LEVEL THREE



LEVEL FOUR



LEVEL FIVE



KITCHEN/LIVING/DINING AREA

8.1M X 4.8M | 26'7" X 15'9"

PRINCIPAL BEDROOM

4.0M X 2.9M | 13'1" X 9'6"

BEDROOM 2

3.4M X 3.4M | 11'2" X 11'2"

BALCONY

3.49M X 2.14M | 11'6" X 7'1"

KEY: ST - STORAGE W - WARDROBE

*Plots are handed.



EXPLORE YOUR NEW HOME IN PECKHAM

Southwark Council – About Us

We put residents at the heart of everything we do – and nowhere more so than when we build new homes.

Thoughtful, contemporary designs, energy-efficient features, and an abundance of green spaces mean that we create desirable homes in one of London's most vibrant, diverse and exciting boroughs.

Our commitment to high design standards, executed by our experienced and capable project teams, provide assurance of quality, long-lasting homes that are economical to live in and reflect and enhance the character of our local neighbourhoods.

We are proud to be one of the largest local authority homebuilders in the country, and we are proud of each and every one of these homes which are vital foundations of our communities.

Higgins Homes

When choosing a new home, whether it's your first time or the next step on the ladder, at Higgins Homes we understand the importance of individuality, reliability and, above all, quality.

Since we began designing and selling homes over 60 years ago, Higgins Homes has become a well-respected name across London & the South East, winning numerous industry awards and establishing a reputation for excellence along the way.

Our approach is simple. Whether a contemporary urban apartment or rural family home, new build or sensitive restoration, every Higgins Homes development is crafted

with care and attention to detail, from the desirable locations and stand out architectural design to the finishing touches that make all the difference.

What's more, every Higgins Homes property is, naturally, made to stand the test of time. As a company we are committed to the highest build standards, expert workmanship and finest materials, and every home is guaranteed for 10 years by a national warranty provider.

Explore new homes at
ledburyway.co.uk

DELIVERED IN PARTNERSHIP BY:



Ledbury Street, London SE15 1BA

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LEDBURY WAY

PECKHAM

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