



LEWISHAM | SHARED OWNERSHIP



# STRIKING DEVELOPMENT

Set in Waldram Crescent in the borough of Lewisham, South East London. Waldram Cross is a stunning development with a choice of 22 stylish, 1, 2 and 3-bed Shared Ownership apartments. Make your next big move to a vibrant, welcoming neighbourhood.

# CITYSCAPE BRILLIANCE

These high-spec apartments have high-spec fixtures and fittings, well-planned, light-filled interiors and each has a private terrace or balcony. With lifts to all floors, bike storage and the option of 3 adaptable units, Waldram Cross is the perfect place to call home for singles, couples and young families alike.

Want an easy commute to work? You've come to the right place – Forest Hill overground station and local bus stops are just moments away on foot, so travelling across the borough and beyond is a breeze.



Computer Generated Imagery



# IN YOUR LOCAL AREA



Dulwich Park is just under 10 minutes by bike and here you can enjoy golf, rugby, horse riding, cricket or football; stop for drinks at the lively Signal Pub on the way home!



Easily reached on foot, Horniman Museum & Gardens is a free, family-friendly venue, home to curiosity collections and beautiful architecture.



Spend the day at Crystal Palace Park, two rail stops away, and marvel at the panoramic views, dinosaur sculptures, lakes, cafes and charming Victorian buildings.





# GOING PLACES



Local rail and bus services enable easy access to leisure and entertainment hotspots in the neighbourhood, across London and beyond.

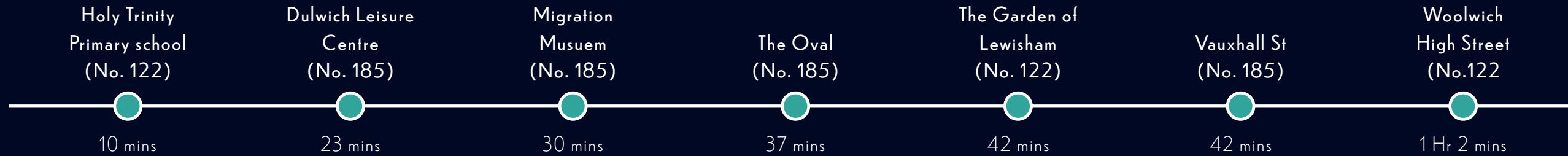
Visit Crystal Palace Bowl for big name concerts and music festivals. Swim outdoors by day or night at the superb Brockwell Lido only 30 minutes away – a 50-metre pool surrounded by a stunning art deco building. Catch a big game at The Emirates or The Oval.

Reach Canary Wharf or central London in only half an hour by train. Whether for work or play, you can experience all that the capital has to offer.

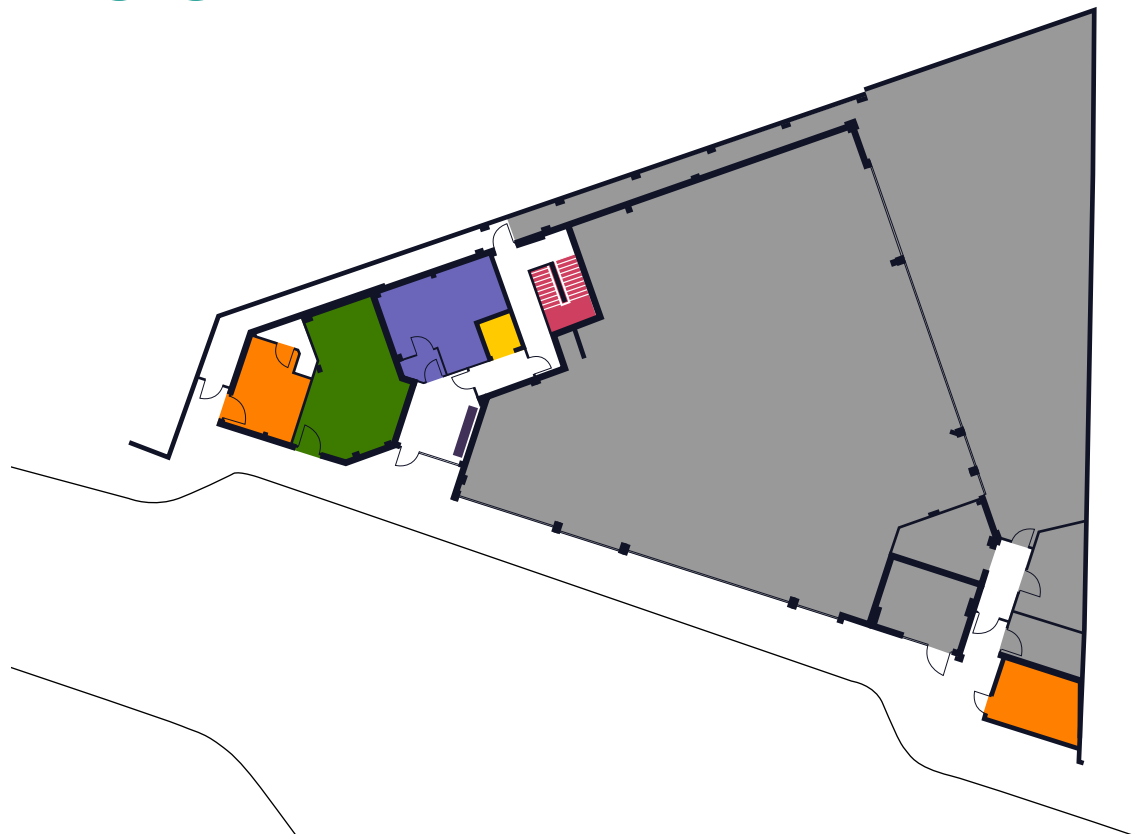


# JOURNEY PLANS

The journey times are only approx. The details were collected from various sources. For more info, please visit [www.google.co.uk/maps](http://www.google.co.uk/maps) or [www.tfl.gov.uk](http://www.tfl.gov.uk)



# YOUR LOCAL



-  Bins storage
-  Bike storage
-  Posts
-  Lift
-  Stairs
-  Plant room
-  Commercial spaces

The plans are not drawn to scale. All floor layouts may be subject to change. Information shown on the map has been compiled from numerous sources. It may not be accurate and should not be relied upon. For more information, please check with our Sales and Marketing Team.



Forest Hill Station



Waldram Crescent (A205)

Waldram Place

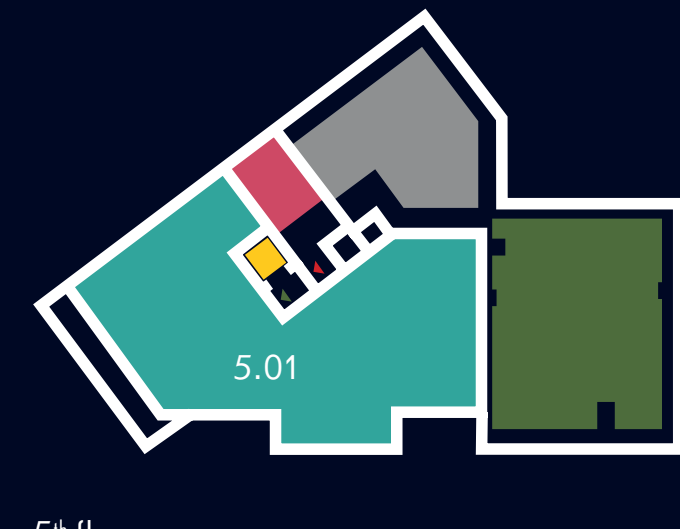
Perry Vale (B227)

# PLOTS LOCATOR



-  Shared Ownership apartments
-  Shared Ownership adaptable apartments
-  Shared Ownership apartment entrances
-  Communal entrances
-  Lifts
-  Staircases
-  Commercial space
-  Plant roofs\*

1-bed apartments		2-bed apartments		3-bed apartment
Plot 1.02	Plot 3.04	Plot 1.01	Plot 2.04	Plot 5.01
Plot 1.06	Plot 3.05	Plot 1.03	Plot 3.01	
Plot 2.02	Plot 4.02	Plot 1.04	Plot 3.03	
Plot 2.05	Plot 4.04	Plot 1.05	Plot 4.01	
Plot 2.06		Plot 2.01	Plot 4.03	
Plot 3.02		Plot 2.03		



\*Plant roofs are not accessible. The plans are not drawn to scale. All floor layouts may be subject to change. For more information, please check with our Sales and Marketing Team.



## PLOTS

1.01, 2.01,  
3.01 & 4.01



4<sup>th</sup> floor:  
4.01



3<sup>rd</sup> floor:  
3.01



2<sup>nd</sup> floor:  
2.01



1<sup>st</sup> floor:  
1.01

Type: FT01

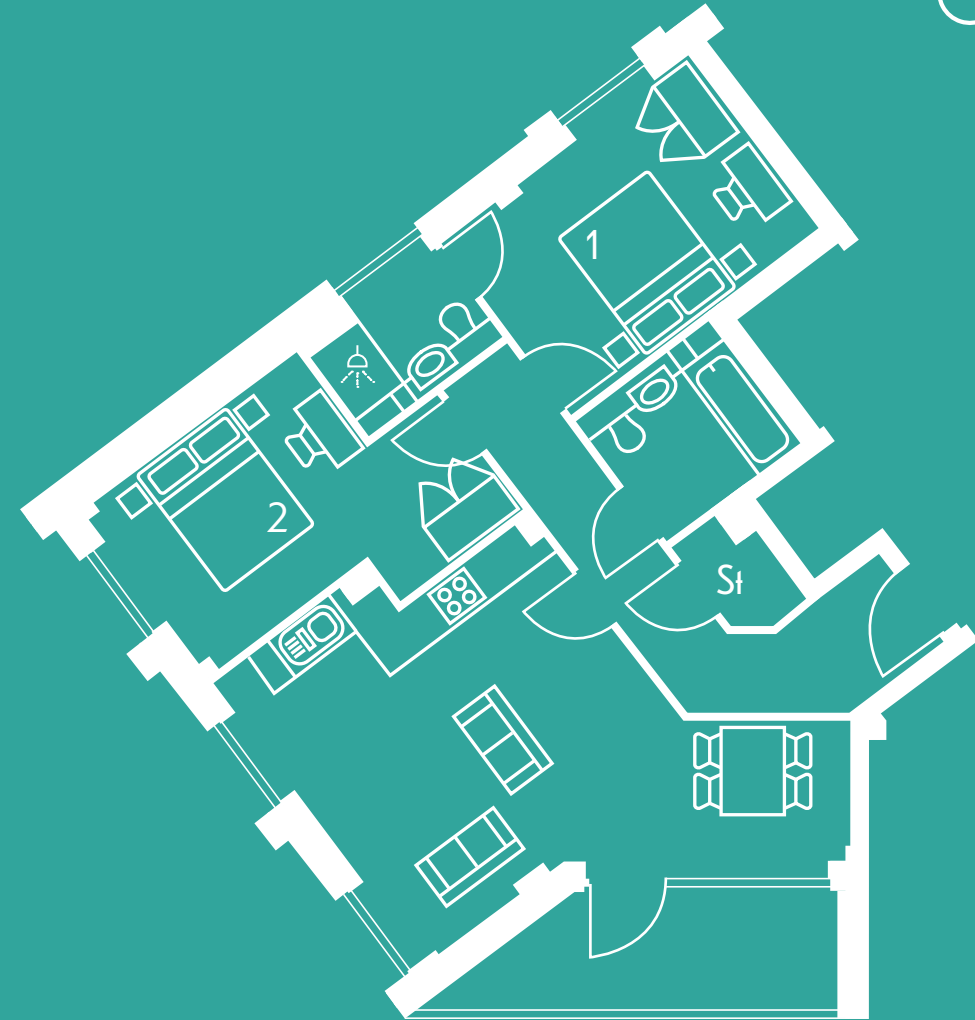
Total: 70.8m<sup>2</sup>

Living/Kitchen: 25.2m<sup>2</sup>

Bedroom 1: 11.8m<sup>2</sup>

Bedroom 2: 12.5m<sup>2</sup>

Terrace: 6.9m<sup>2</sup>



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## PLOTS

1.02, 2.02,  
3.02 & 4.02



4<sup>th</sup> floor:  
4.02



3<sup>rd</sup> floor:  
3.02



2<sup>nd</sup> floor:  
2.02



1<sup>st</sup> floor:  
1.02

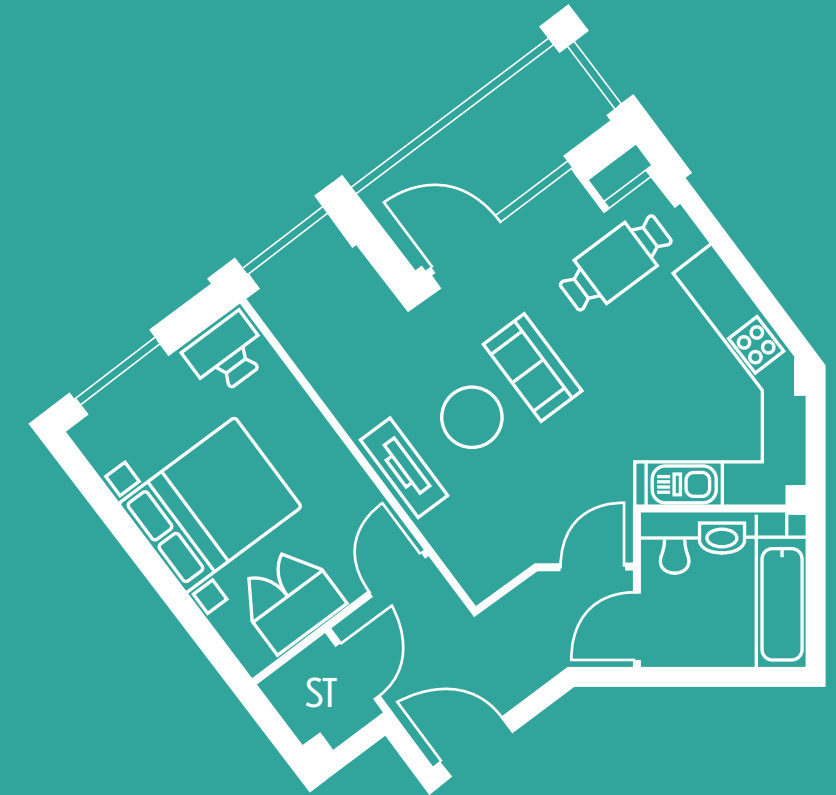
Type: FT02

Total: 50.2m<sup>2</sup>

Living/Kitchen: 25m<sup>2</sup>

Bedroom: 11.7m<sup>2</sup>

Terrace: 4.9m<sup>2</sup>



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## PLOTS 1.03, 2.03 & 3.03



3<sup>rd</sup> floor:  
3.03



2<sup>nd</sup> floor:  
2.03



1<sup>st</sup> floor:  
1.03

Type: FT03

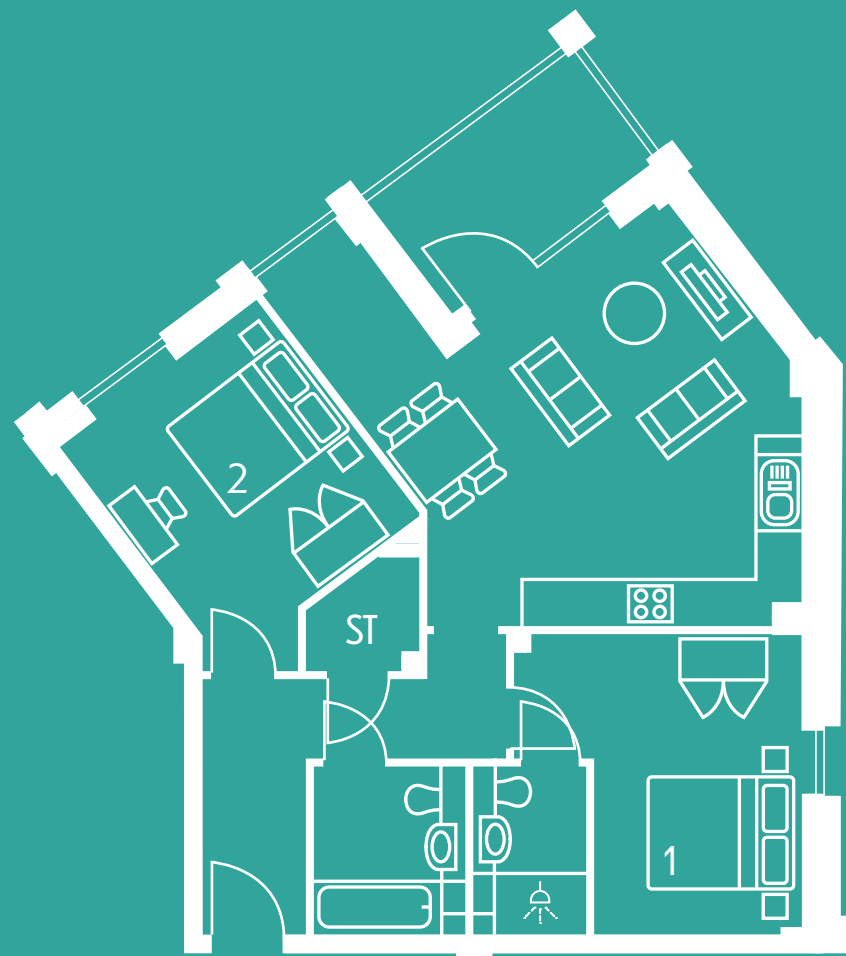
Total: 72m<sup>2</sup>

Living/Kitchen: 26.5m<sup>2</sup>

Bedroom 1: 12.6m<sup>2</sup>

Bedroom 2: 12.3m<sup>2</sup>

Terrace: 6.3m<sup>2</sup>



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## PLOTS 1.04 & 2.04



2<sup>nd</sup> floor:  
2.04



1<sup>st</sup> floor:  
1.04

Type: FT04

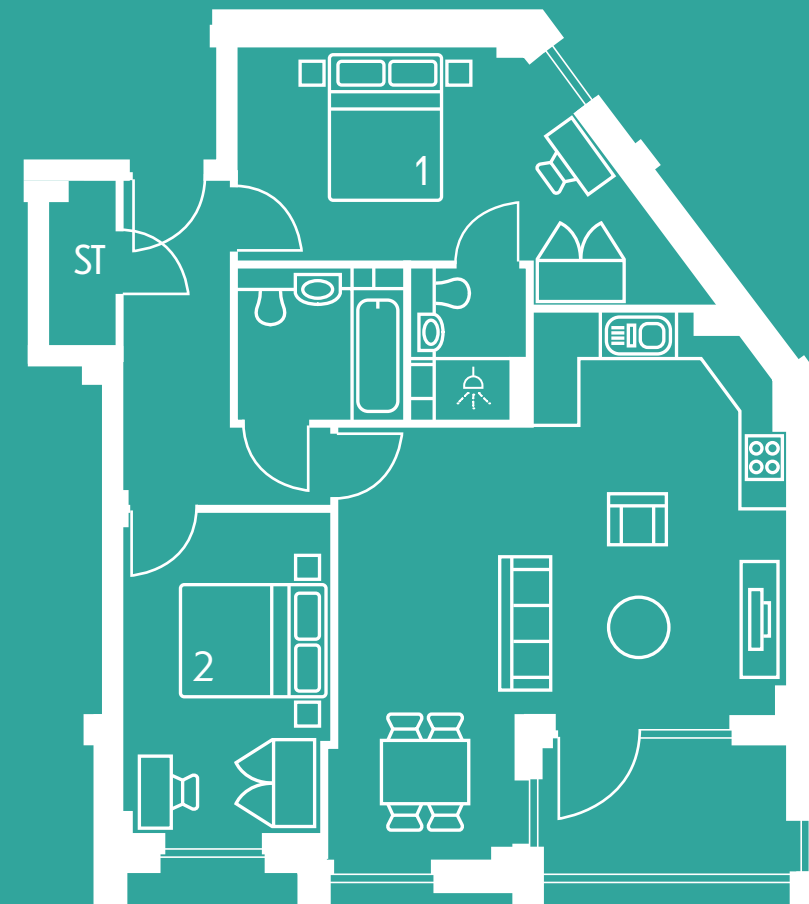
Total: 77.7m<sup>2</sup>

Living/Kitchen: 31.7m<sup>2</sup>

Bedroom 1: 14.9m<sup>2</sup>

Bedroom 2: 11.5m<sup>2</sup>

Terrace: 5.1m<sup>2</sup>



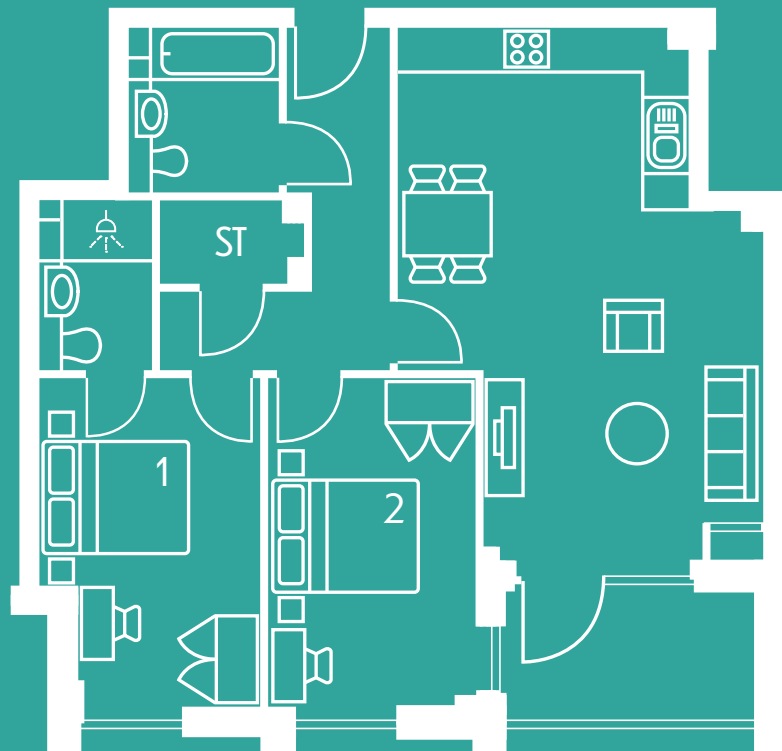
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## PLOT 1.05



1<sup>st</sup> floor:  
1.05



Type: FT05

Total: 72.8m<sup>2</sup>

Living/Kitchen: 28.9m<sup>2</sup>

Bedroom 1: 11.9m<sup>2</sup>

Bedroom 2: 11.9m<sup>2</sup>

Terrace: 4.9m<sup>2</sup>

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## PLOTS 1.06, 2.06, 3.05 & 4.04



4<sup>th</sup> floor:  
4.04



3<sup>rd</sup> floor:  
3.05



2<sup>nd</sup> floor:  
2.06



1<sup>st</sup> floor:  
1.06

Type: FT06

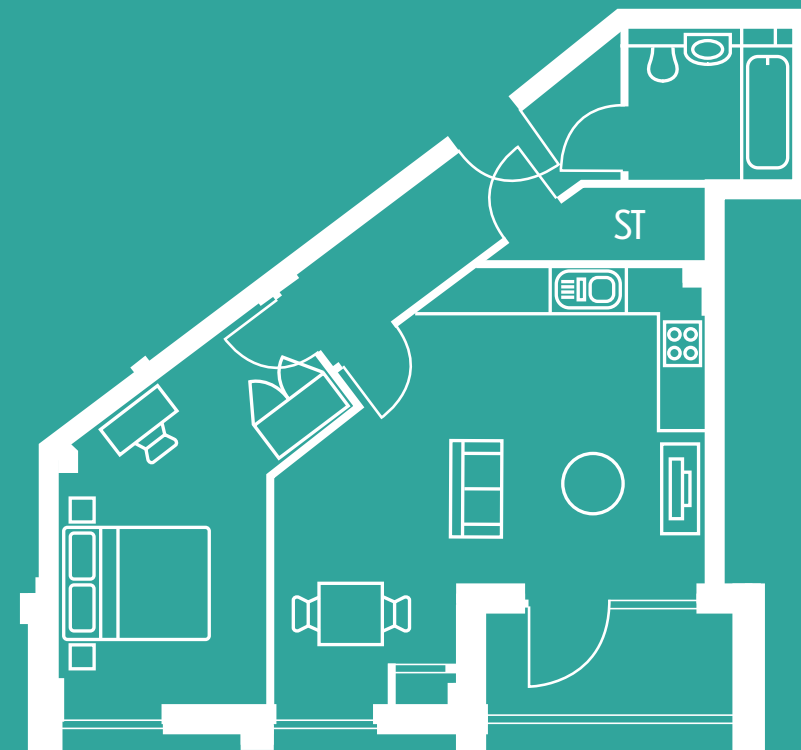
Total: 52.6m<sup>2</sup>

Living/Kitchen: 24.3m<sup>2</sup>

Bedroom: 13.3m<sup>2</sup>

Terrace: 3.7m<sup>2</sup>

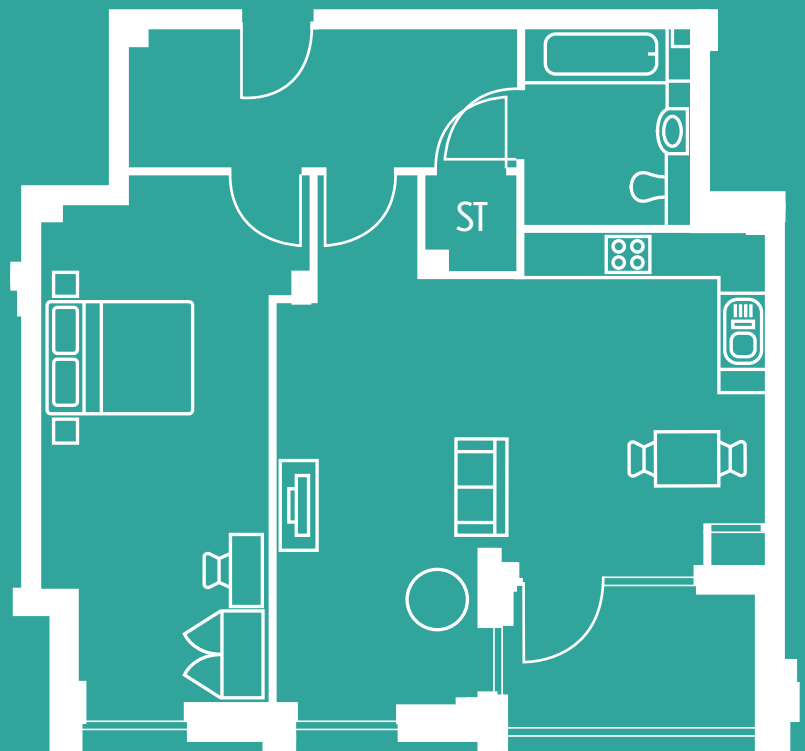
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**PLOT**  
**2.05**



2<sup>nd</sup> floor:  
2.05



Type: FT10

Total: 72.8m<sup>2</sup>

Living/Kitchen: 33.3m<sup>2</sup>

Bedroom: 20.7m<sup>2</sup>

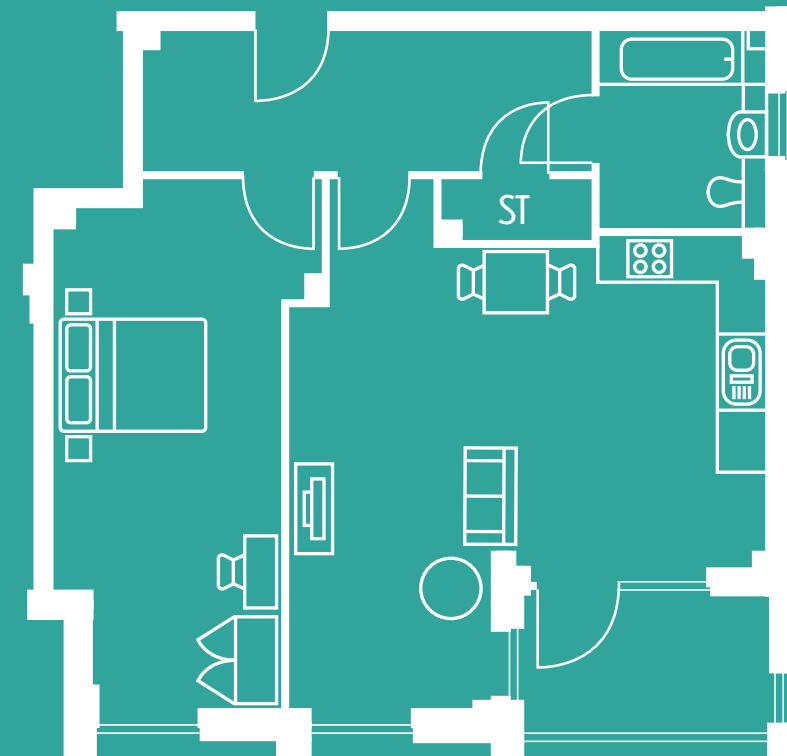
Terrace: 6.5m<sup>2</sup>

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**PLOT**  
**3.04**



3<sup>rd</sup> floor:  
3.04



Type: FT07

Total: 73.8m<sup>2</sup>

Living/Kitchen: 32.7m<sup>2</sup>

Bedroom: 20.7m<sup>2</sup>

Terrace: 6.5m<sup>2</sup>

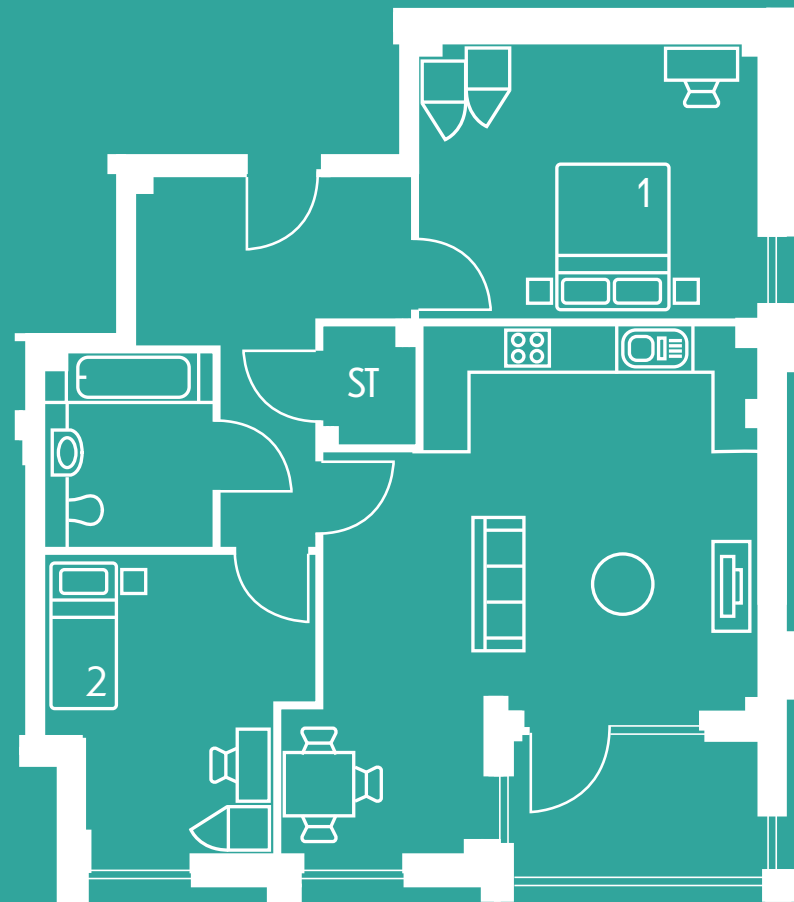
The plans are not drawn to scale. All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team.



# PLOT 4.03



4<sup>th</sup> floor:  
4.03



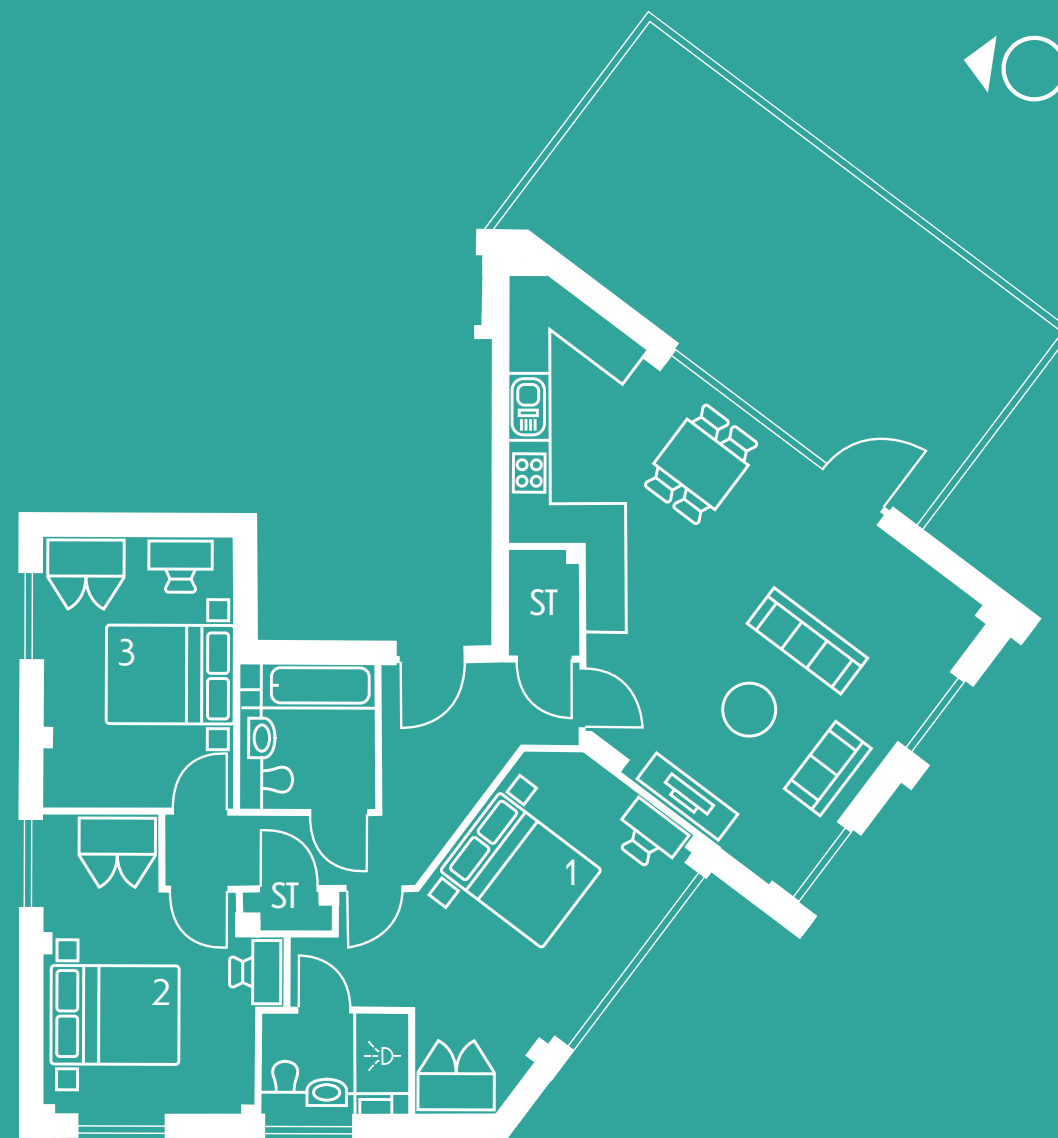
- Type: FT08
- Total: 81.7m<sup>2</sup>
- Living/Kitchen: 32.1m<sup>2</sup>
- Bedroom 1: 16.1m<sup>2</sup>
- Bedroom 2: 12.2m<sup>2</sup>
- Terrace: 6.3m<sup>2</sup>

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# PLOT 5.01



5<sup>th</sup> floor:  
5.01



- Type: FT09
- Total: 99.6m<sup>2</sup>
- Living/Kitchen: 34.6m<sup>2</sup>
- Bedroom 1: 16.8m<sup>2</sup>
- Bedroom 2: 12.8m<sup>2</sup>
- Bedroom 3: 11.8m<sup>2</sup>
- Terrace: 28.7m<sup>2</sup>

The orientation of the plan is rotated. The plans are not drawn to scale. All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team.

# HOME FEATURES

## Internal

- Timber engineered flooring to the kitchen, living areas and hallways
- White sockets (excluding the kitchen areas)
- Energy efficient pendants to the hallways, bedrooms, living room areas
- LED downlights to the kitchen and bathroom areas
- Oaklands Cormar White Pepper carpets to the bedrooms
- Dulux white to the walls and ceilings

These new homes are under construction at time of issue. Specifications are subject to change due to availability or design alterations. All images shown are for illustration purpose only.

Computer Generated Imagery







Computer Generated Imagery

### Bathrooms/En-suites

- Vitra wash basins and toilets
- Ideal Standard baths to the main bathrooms
- Ideal Standard shower mixers to the en-suites
- Hansgrohe taps, thermostatic mixers and overhead showers to selected units
- Porcelanosa tiles to the floors and walls

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## Kitchens

- Symphony Woodbury Gloss Anthracite kitchen cupboards
- Laminate worktops in marble effect finish
- Blanco Tipo kitchen sinks
- Hansgrohe mixer taps
- LED strip under wall unit lighting
- AEG freezers/fridges
- Zannussi hobs and washers/dryers
- Brushed stainless steel sockets

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Computer Generated Imagery







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#### External

- Private outdoor spaces
- Audio/Visual door entry system

#### Other

- Aerial/satellite dish for Sky Q and Freeview

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# REGISTER YOUR INTEREST TODAY!

## About us

PA Housing is an award-winning provider of affordable, quality homes, but our business is about more than property – it's about people. We put our customers at the centre of everything we do and offer first class services. Our business is built around decades of experience in the housing sector across the Midlands, London, Home Counties and South East. We hold almost 24,000 homes and employ 600 plus staff to provide best service to our customers.

## Eligibility

To be eligible you must live or work in the following London Boroughs of Lewisham, Bexley, Bromley, Lewisham and Southwark. Income caps apply. You must not earn more than £90K. Terms & Conditions apply.

## Visit our website:

[sales.pahousing.co.uk/waldramcross](https://sales.pahousing.co.uk/waldramcross)

## Email us at:

[waldramcross@pahousing.co.uk](mailto:waldramcross@pahousing.co.uk)

## Call us on:

0203 3940 078



Paragon Asra

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### General Disclaimer

All photography is indicative of typical home styles only. Internal finishes at this development may differ. Any information may change at any given time. Any details included are correct at time of going to print. These details are for guidance only and do not form part of any contract. They cannot be relied upon as accurately describing any of the specified matters prescribed. Please check with the Sales & Marketing Team.



