

Welcome to

# Trundleys Road

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Brand New  
**21**  
1 & 2 Bedroom Homes

# Hello

Own Your Home with PPHA.  
Park Properties Housing Association (PPHA) is proud to offer these beautifully designed Shared Ownership homes.

## How It Works

Shared Ownership helps make owning a home possible for more people.

With this scheme, you start by purchasing a share of your home, requiring a smaller deposit and mortgage, while paying an affordable monthly rent on the remaining share.

Over time, you can increase your ownership share as your circumstances allow, and sell your share whenever you're ready to move on.

## Making It Easy

At PPHA, we're here to make buying your Shared Ownership home simple and straightforward. Our team will help you understand the costs and determine what's affordable for you. If you choose to proceed, we'll be available to guide you every step of the way and answer any questions.



Get in Touch

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Take the first step toward owning your home



## Trundleys Road

### Contents

|                       |      |
|-----------------------|------|
| On your doorstep      | - 4  |
| Whats Around          | - 5  |
| Great Days Out        | - 6  |
| Development Overview  | - 7  |
| Finding Us            | - 8  |
| What's Included       | - 9  |
| General Specification | - 10 |
| Floor Plans           | - 11 |
| Shared Ownership      | - 19 |
| Getting in Touch      | - 20 |

PPHA are proud to present Trundleys Road, a collection of 21 brand new 1 & 2-bedroom apartments available through Shared Ownership on Trundleys Road, Lewisham.

# On your doorstep



Deptford is a vibrant and well-established area of south-east London, offering a mix of maritime history, creative energy and modern urban living. Set along the River Thames, it appeals to those who enjoy a lively, characterful neighbourhood while remaining well connected to central London. The area is known for its historic dockyard roots, strong community

spirit and cultural diversity, with residential streets attracting families, young professionals and creatives. Riverside walks, independent shops, local markets and a growing food and arts scene give Deptford a dynamic pace of life. Nearby Greenwich adds further appeal with its park, historic landmarks and extra leisure and transport options.

**Nearest Transport Links**

**Road**  
 A200 - Central London, Canary Wharf  
 A2 - Greenwich, Blackheath & M25  
 South Circular (A205) - wider south London

**Train**  
 Deptford Bridge (DLR)  
 Deptford Station (National Rail)  
 New Cross & New Cross Gate

**Plane**  
 London City, Gatwick, Heathrow

# Whats Around

Deptford, on the River Thames in south-east London, offers easy access to nearby boroughs, riverside areas and green spaces. With excellent transport links, it's a great base for exploring central London, Canary Wharf, and Greenwich while enjoying a vibrant community.

## Greenwich

Train: DLR via Deptford Bridge for 5 mins / Walk: 15-20 mins

-  Pubs, Cafes & Restaurants
-  Shopping Hotspots
-  Top Rated Schools
-  Heritage Charm



## Blackheath

Train: 10 mins via Southeastern / Walk: 30-40 mins

-  Shopping Hotspots
-  Community Events
-  Pubs, Cafes & Restaurants

## New Cross

Bus: 53 for 6 mins / Walk: 15 mins

-  Shopping Hotspots
-  Pubs, Cafes & Restaurants
-  Community Events
-  Heritage Charm



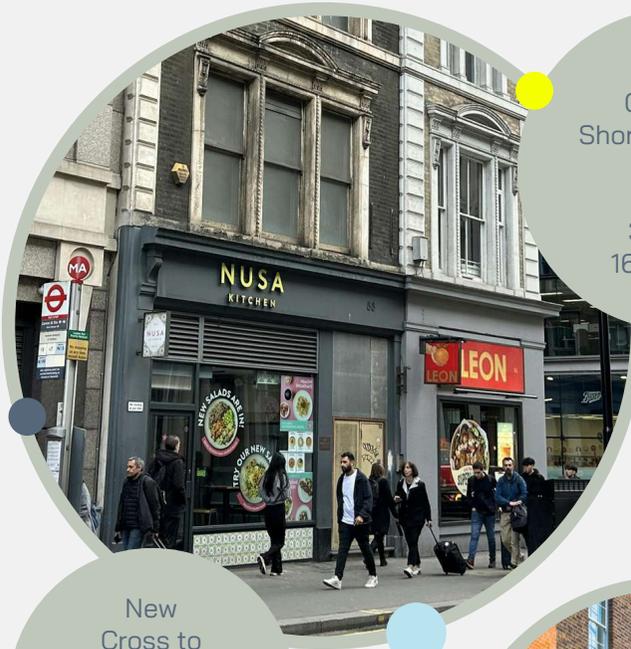
## Canary Wharf

Train: DLR via Deptford Bridge for 15 mins

-  Pubs, Cafes & Restaurants
-  Shopping Hotspots
-  Major Business District

All travel times are approximate and will vary according to route(s) taken.

# Commuting & Travel



New Cross to Shoreditch High Street

3 Stops  
16 minutes



Deptford to London Bridge

1 Stop  
7 minutes



New Cross to Cannon Street

2 Stops  
11 minutes



All travel times are approximate and will vary according to route(s) taken.



Deptford to Blackfriars

2 Stops  
15 minutes



# Development Overview



Trundleys Road offers a combination of fourteen 1-bedroom apartments, and seven 2-bedroom apartments completed to a high specification, finished with integrated Zanussi appliances. Many apartments offer stunning views of the London skyline, including impressive outlooks over Canary Wharf and Folkestone Gardens. Residents can also enjoy a communal roof terrace, perfect for taking in the panoramic city views.

Located in Deptford, Lewisham, residents are able to enjoy a vibrant community that includes a mix of urban city living and open green spaces. Located within reach of New Cross Station, Surrey Quays, and South Bermondsey stations, each providing great connections into Central London, Canary Wharf, and the City.

**Modern & Energy Efficient**

These homes are built to reduce energy use and lower your bills.

**High-quality interiors**

Contemporary finishes with premium appliances.

**History & culture**

Rich maritime and industrial heritage reflected in the architecture and community.

**Excellent transport links**

Close to Deptford Station (National Rail) and Deptford Bridge (DLR) for easy access to central London, Canary Wharf etc.

**Green spaces & leisure**

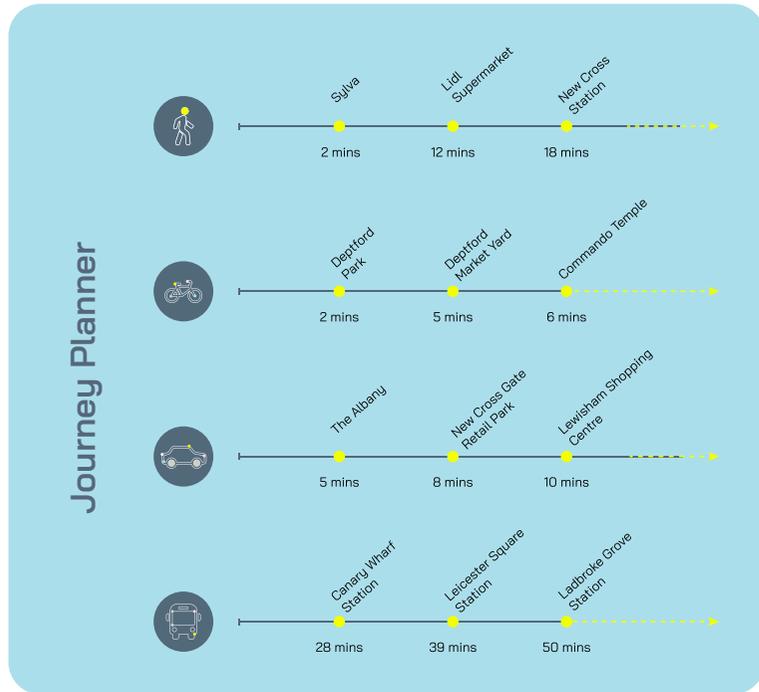
Nearby parks: Deptford Park, Folkestone Gardens and the Thames Path.

**Lifestyle balance**

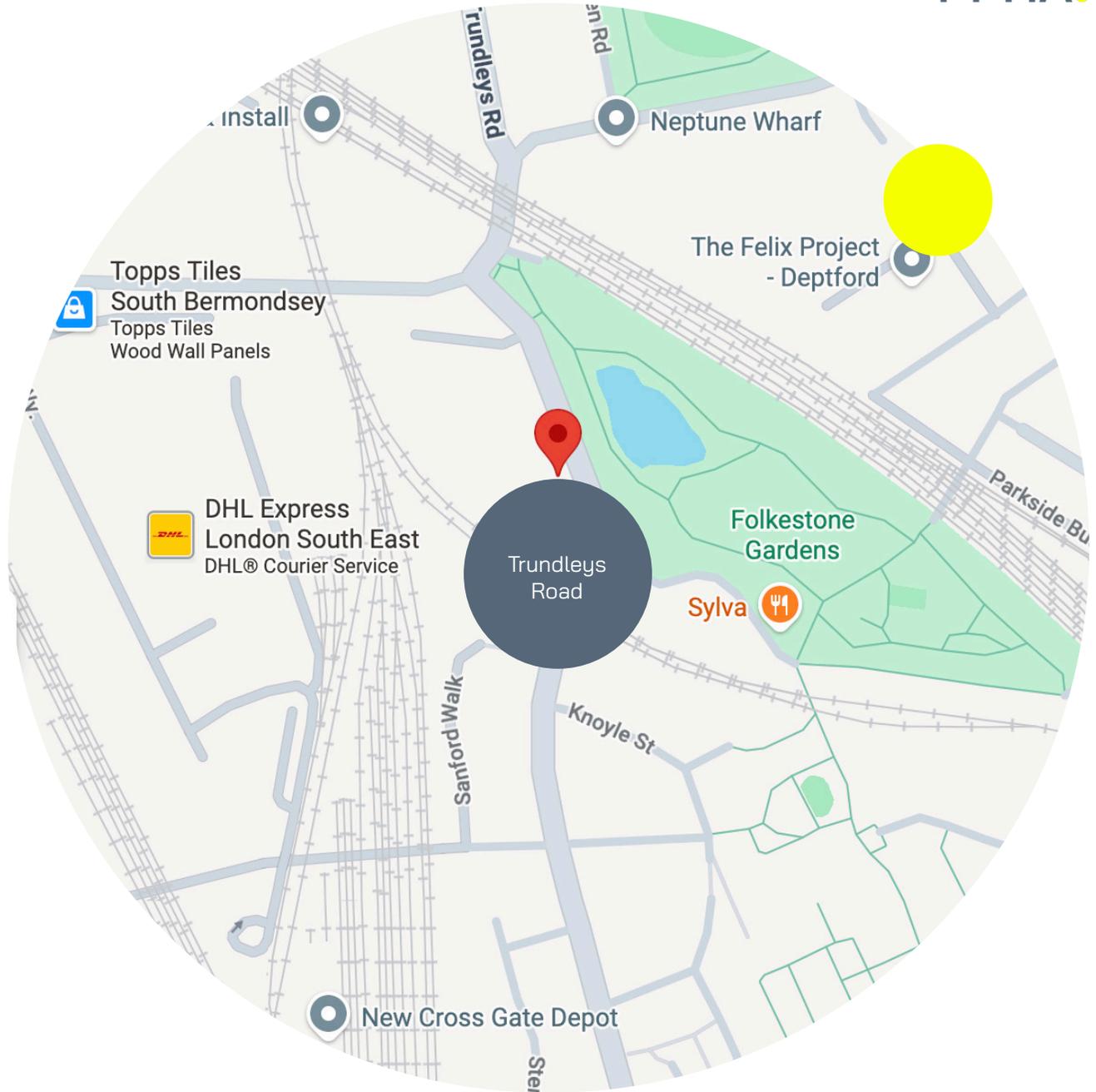
Close to local shops, cafés, pubs, and independent restaurants.

# Finding Us

Shops, schools, pubs, restaurants, and everyday essentials are all close by, with supermarkets, cafés, leisure facilities, and the vibrant Deptford town centre within easy walking or bus distance. The area is very well connected, with frequent buses, Deptford Station and Deptford Bridge DLR offering fast links across central London and Canary Wharf, plus easy road access via the A2 and South Circular and quick journeys to London City Airport.



All travel times are approximate and will vary according to route(s) taken.



# What's Included

## Kitchen

- Modern kitchen cabinets with a complementary worktop / upstand
- Splashback behind hob
- Under cupboard lighting
- Stainless steel single bowl sink with accompanying chrome mixer tap
- Fully suite of appliances including oven, ceramic induction hob, microwave, fridge/freezer, dishwasher, and integrated extractor



## Bathroom & En Suites

- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Large mirror cabinet
- Chrome heated towel rail
- Hinged shower screen over the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower and hair wash attachment



## Wall & Floor Finishes

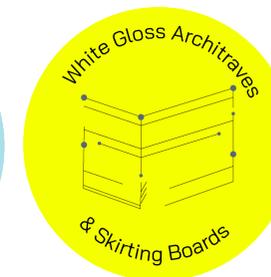
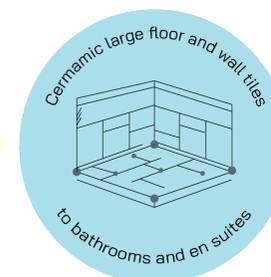
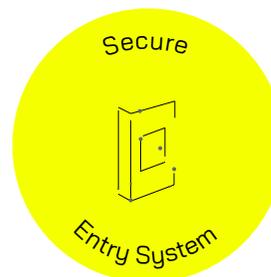
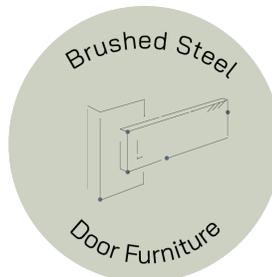
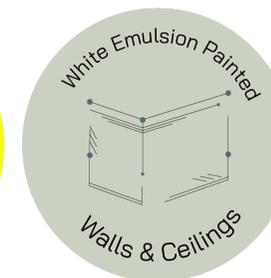
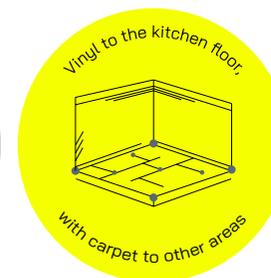
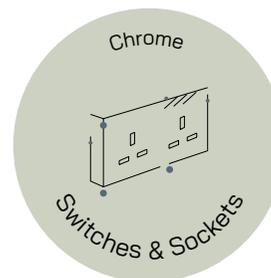
- Fitted wardrobes – size dependant on single or double room
- LED downlights to kitchen/ dining/living area and bathrooms and hallways
- Pendant lights to bedrooms, hallways and store cupboards
- Chrome switches and sockets
- Dual voltage shaver socket white



# General Specification

Every PPHA - Trundleys Road home is made to the highest standard.

We put quality and attention to detail at the heart of everything we do. Our standard specification is exceptionally well equipped, featuring a wide range of high-quality finishes and thoughtful extras included as standard. This means you get outstanding value and a beautifully finished home from day one.



Specifications stated in this brochure are for guidance only. These particulars do not constitute any part of an offer or contract and are subject to change.

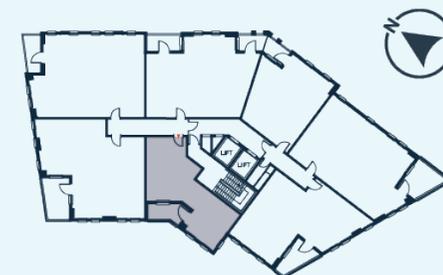
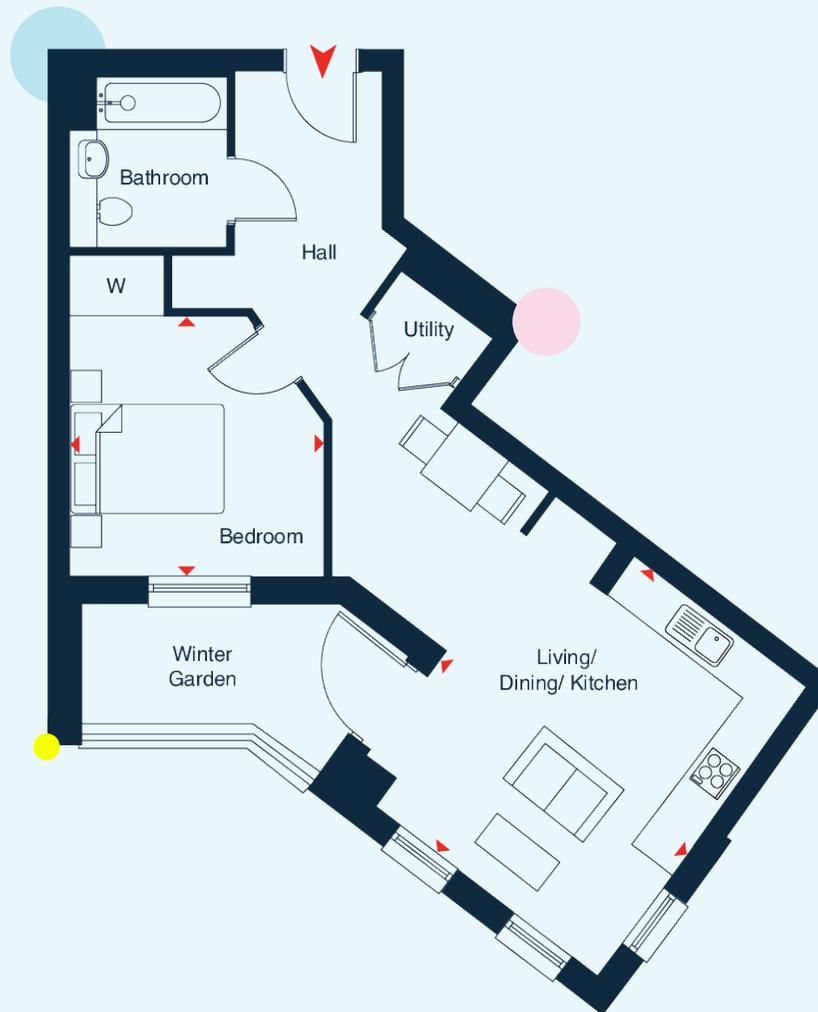
# Plot 165

A modern one-bedroom apartment featuring an open-plan kitchen, dining, and living area. The property includes a well-proportioned bedroom, contemporary bathroom, and a practical utility cupboard. The living space opens onto a private Winter Garden, offering an inviting outdoor area.

## Dimensions

|                   |  |
|-------------------|--|
| Lounge / Kitchen  | 4.55m x 4.08m   14'11" x 13'4"               |
| Bedroom           | 4.14m x 3.49m   13'6" x 11'5"                |
| Bathroom          | 2.18m x 1.98m   7'1" x 6'5"                  |
| Winter Garden     | 7.1 m <sup>2</sup>   17.86 ft <sup>2</sup>   |
| <b>Total Area</b> | <b>54 m<sup>2</sup> / 581 ft<sup>2</sup></b> |

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measurements are taken from plans representing the largest cross-section of each room - the actual build may vary. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract with regard to the specifications.



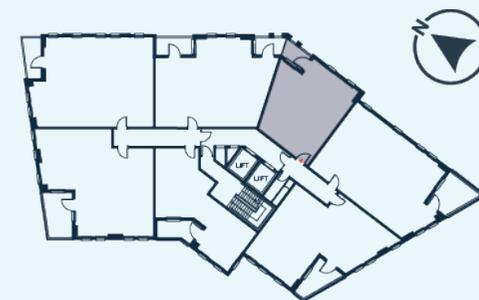
5TH FLOOR

# Plot 169

A well-designed one-bedroom apartment with an open-plan kitchen, living, and dining area. The home includes a comfortable principle bedroom, a modern bathroom, and a handy utility cupboard. A door from the living space opens onto a private balcony, providing valuable outdoor space

## Dimensions

|                  |   |
|------------------|---|
| Lounge / Kitchen | 5.70m x 4.05m   18'8" x 13'3"           |
| Bedroom          | 5.46m x 3.84m   18'2" x 12'7"           |
| Bathroom         | 2.18m x 1.98m   7'1" x 6'5"             |
| Winter Garden    | 5 m <sup>2</sup>   53.8 ft <sup>2</sup> |
| Total Area       | 53 m <sup>2</sup> / 570 ft <sup>2</sup> |



5TH FLOOR

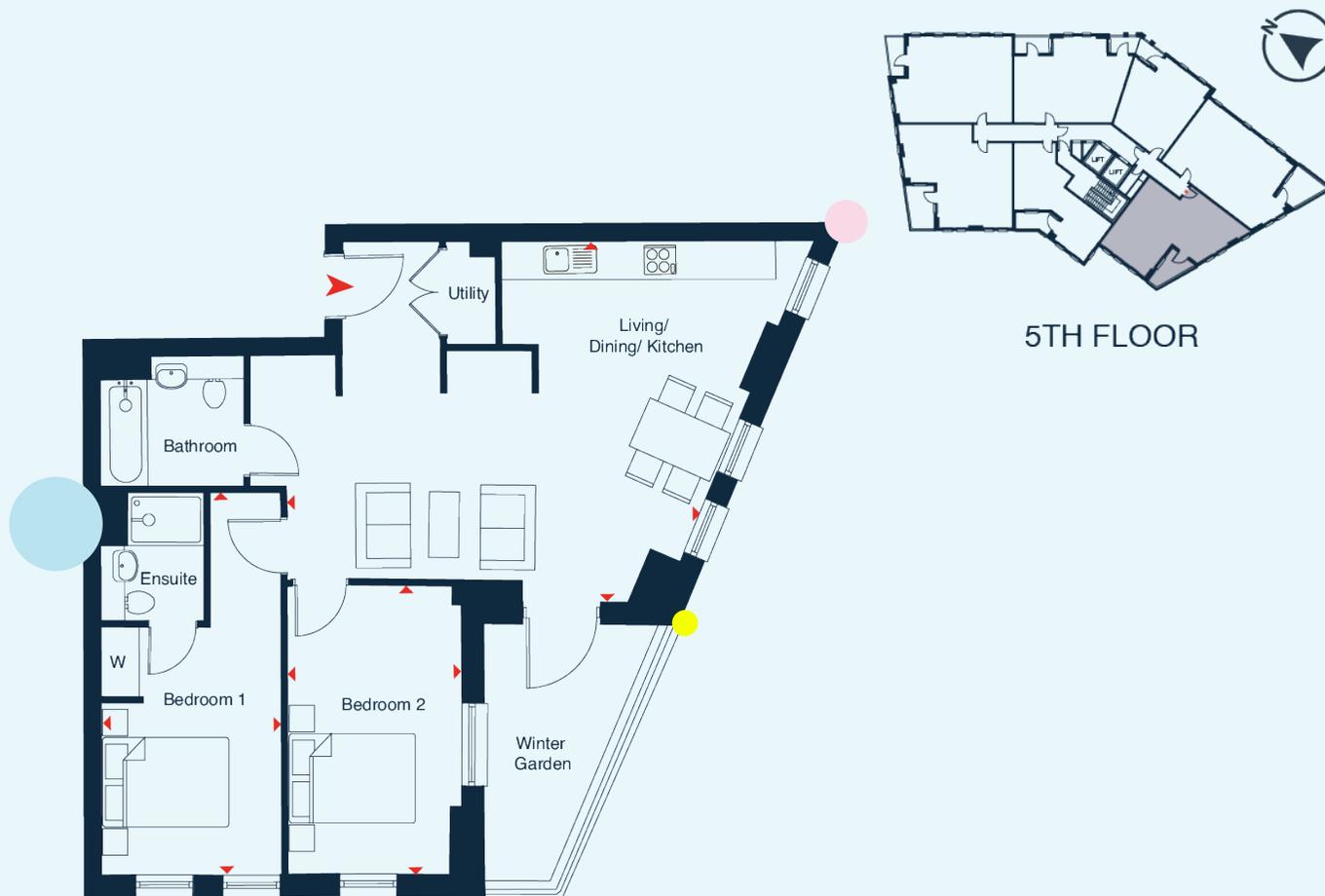
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# Plot 171

A contemporary two-bedroom apartment offering a spacious open-plan kitchen, dining, and living area. The main bedroom benefits from an en-suite, complemented by a second bedroom, modern bathroom, and a practical utility cupboard. The living space opens onto a private Winter Garden, creating an ideal spot for year-round enjoyment.

## Dimensions

|                   |  |
|-------------------|--|
| Lounge / Kitchen  | 5.61m x 4.90m   18'4" x 16'0"                |
| Bedroom 1         | 5.99m x 2.81m   19'7" x 9'2"                 |
| Bedroom 2         | 3.86m x 2.73m   12'7" x 8'11"                |
| Bathroom          | 2.27m x 1.69m   7'5" x 5'6"                  |
| Winter Garden     | 8.3 m <sup>2</sup>   89.31 ft <sup>2</sup>   |
| <b>Total Area</b> | <b>73 m<sup>2</sup> / 786 ft<sup>2</sup></b> |



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# Plots 172, 178 & 184

This one-bedroom apartment features a dual aspect open-plan kitchen, dining, and living space. It includes a well-sized bedroom, a modern bathroom, and a useful utility cupboard. Doors from the living area open onto a private Winter Garden, offering flexible outdoor space year-round.

## Dimensions

|                  |  |
|------------------|--|
| Lounge / Kitchen | 4.55m x 4.08m   14'11" x 13'4"             |
| Bedroom          | 4.14m x 3.49m   13'6" x 11'5"              |
| Bathroom         | 2.18m x 1.98m   7'1" x 6'5"                |
| Winter Garden    | 7.1 m <sup>2</sup>   17.86 ft <sup>2</sup> |
| Total Area       | 54 m <sup>2</sup> / 581 ft <sup>2</sup>    |



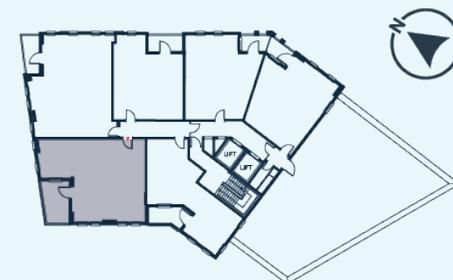
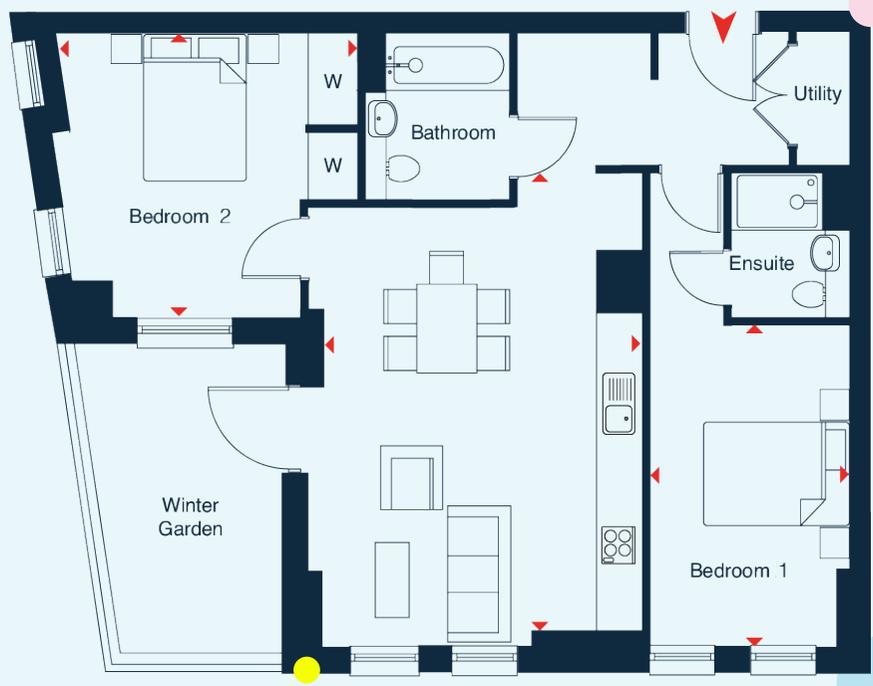
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# Plots 173, 179 & 185

A stylish two-bedroom apartment with an open-plan kitchen, dining, and living area designed for modern living. The principle bedroom benefits from a contemporary en-suite, alongside a second bedroom, separate bathroom, and a useful utility cupboard. The living space opens onto a private and spacious Winter Garden.

### Dimensions

|                   |  |
|-------------------|--|
| Lounge / Kitchen  | 6.44m x 4.64m   21'1" x 15'2"                |
| Bedroom 1         | 4.07m x 3.82m   13'4" x 12'6"                |
| Bedroom 2         | 4.38m x 2.74m   14'4" x 8'11"                |
| Bathroom          | 2.27m x 1.99m   7'5" x 6'6"                  |
| Winter Garden     | 11.7 m <sup>2</sup>   125.89 ft <sup>2</sup> |
| <b>Total Area</b> | <b>79 m<sup>2</sup> / 850 ft<sup>2</sup></b> |



6TH - 8TH FLOORS

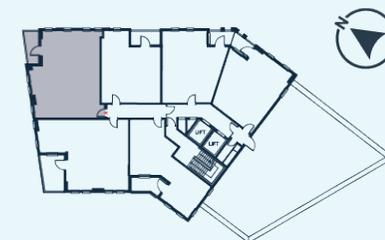
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# Plots 174, 180 & 186

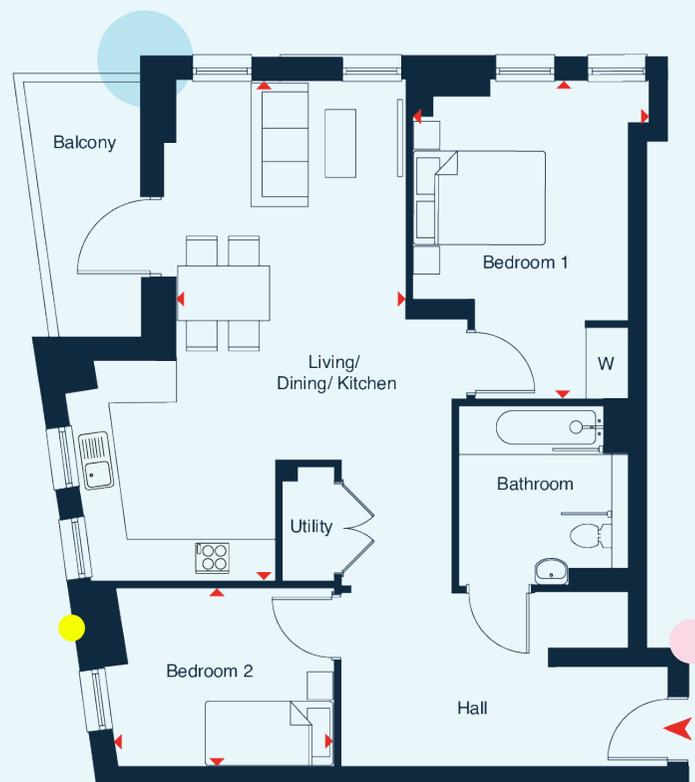
A modern two-bedroom apartment offering a bright open-plan kitchen, dining, and living area. The layout includes two well-proportioned bedrooms, a contemporary bathroom, and a practical utility cupboard. A door from the living space open onto a private balcony, providing welcome outdoor space.

## Dimensions

|                  |  |
|------------------|--|
| Lounge / Kitchen | 7.54m x 3.57m   24'8" x 11'8"            |
| Bedroom 1        | 4.72m x 3.55m   15'5" x 11'7"            |
| Bedroom 2        | 3.21m x 2.58m   10'6" x 8'5"             |
| Bathroom         | 2.78m x 2.50m   9'1" x 8'2"              |
| Balcony          | 6 m <sup>2</sup>   64.56 ft <sup>2</sup> |
| Total Area       | 74 m <sup>2</sup> / 797 ft <sup>2</sup>  |



6TH - 8TH FLOORS



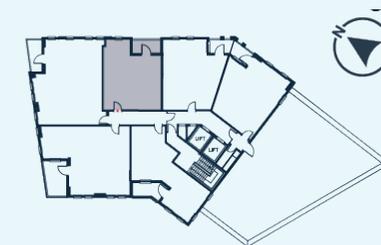
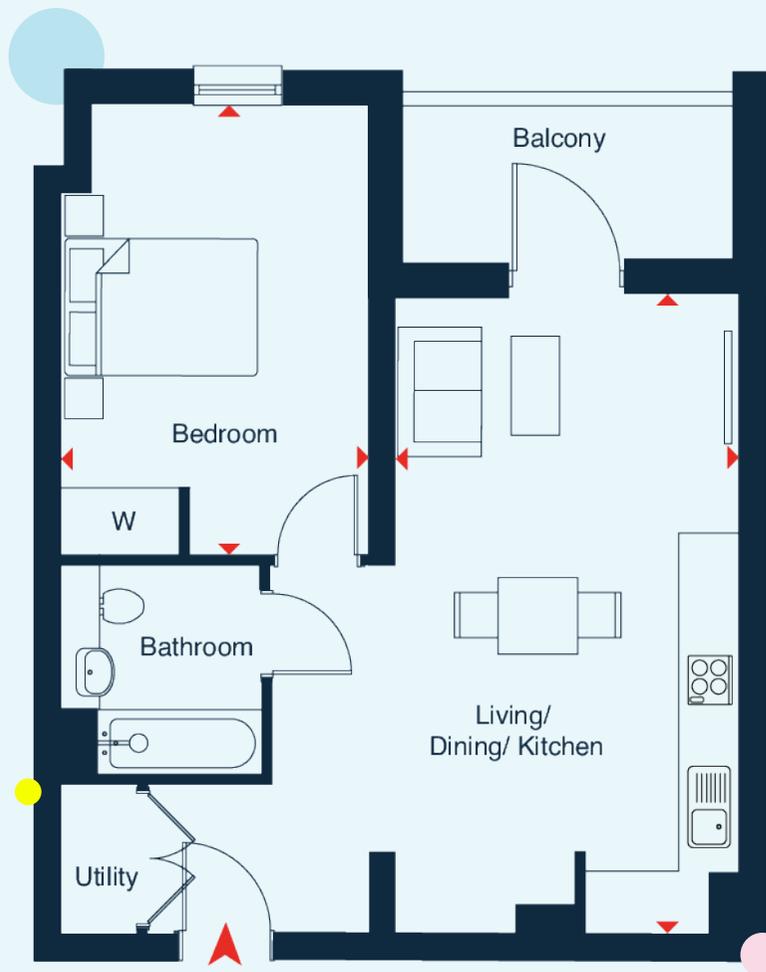
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# Plots 175, 181 & 187

This modern one-bedroom apartment offers a well-planned open-plan kitchen, living, and dining area. The property includes a comfortable bedroom, a sleek bathroom, and a useful utility cupboard. The living space opens onto a private balcony, providing an ideal spot for outdoor relaxation.

## Dimensions

|                  |  |
|------------------|--|
| Lounge / Kitchen | 6.49m x 3.50m   21'3" x 11'5"              |
| Bedroom          | 4.55m x 3.14m   14'11" x 10'3"             |
| Bathroom         | 2.18m x 1.78m   7'1" x 5'10"               |
| Balcony          | 5.8 m <sup>2</sup>   62.41 ft <sup>2</sup> |
| Total Area       | 52 m <sup>2</sup> / 560 ft <sup>2</sup>    |



6TH - 8TH FLOORS

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# Plots 176, 182 & 188

A contemporary one-bedroom apartment with an open-plan kitchen, dining, and living area. The home features a spacious bedroom, a modern bathroom, and a convenient utility cupboard. Doors from the living area lead onto a private balcony, offering enjoyable outdoor space.

## Dimensions

|                  |   |
|------------------|---|
| Lounge / Kitchen | 8.36m x 4.99m   27'5" x 16'4"             |
| Bedroom          | 4.42m x 2.75m   14'6" x 9'0"              |
| Bathroom         | 2.18m x 1.98m   7'1" x 6'5"               |
| Balcony          | 5.0 m <sup>2</sup>   53.8 ft <sup>2</sup> |
| Total Area       | 53 m <sup>2</sup> / 570 ft <sup>2</sup>   |



6TH - 8TH FLOORS

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# Plots 177, 183 & 189

A stylish one-bedroom apartment offering an open-plan kitchen, dining, and living area. The property includes a spacious bedroom, a modern bathroom, and a handy utility cupboard. From the living room, doors open onto a private balcony, perfect for enjoying some outdoor space.

## Dimensions

|                  |   |
|------------------|---|
| Lounge / Kitchen | 5.70m x 4.03m   18'8" x 13'2"             |
| Bedroom          | 5.46m x 3.84m   18' 2" x 12'7"            |
| Bathroom         | 2.18m x 1.98m   7' 1" x 6' 5"             |
| Balcony          | 5.0 m <sup>2</sup>   53.8 ft <sup>2</sup> |
| Total Area       | 53 m <sup>2</sup> / 570 ft <sup>2</sup>   |



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# Shared Ownership

With Shared Ownership, you can buy a home in your own way – starting with a share that’s right for you – between 25% and 75%. You can choose to buy more later, when it suits your income. Buying a Shared Ownership Home means your mortgage deposit and monthly mortgage payments are smaller than if you bought your home outright.

In addition to any mortgage, there are two other main monthly payments for a Shared Ownership property:

**1. Rent** – this is paid on the share of your home that PPHA owns.

**2. Service charge** – this contributes to the maintenance, building insurance and management of the building and communal areas/estate charges.

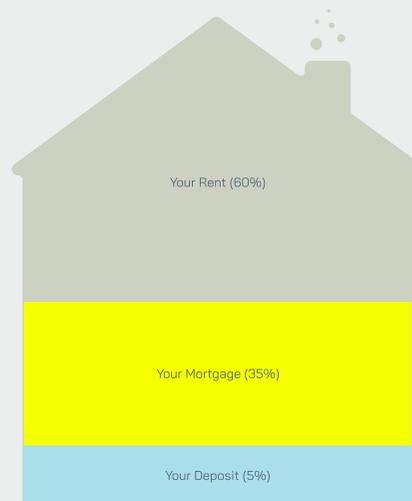
You will also need to pay the usual household costs, such as utility bills, council tax, and contents insurance. In the future you can buy more of your home, and even own 100%. The more you own, the less rent you’ll pay. You can sell your share at any time if you decide to move on.

## Staircasing - Increasing Your Share

Over time, you can choose to buy more of your home, and this is called staircasing. You can do this in stages that suit your finances. You can purchase additional shares gradually or all at once. As your ownership grows, the amount of rent you pay to PPHA will reduce, and you may eventually decide to own your home outright.

## Resale - Selling Your Shared Ownership Home

If you decide to move on, you can sell your share whenever it’s right for you. Your home will be valued to confirm the price of your share, and any potential buyer will need to meet the Shared Ownership criteria. Once a suitable buyer is found and approved, the sale continues just like any other property sale.



## Example of purchasing a property valued at £200,000

- 1 Your 40% share of the property would be worth £80,000 so you’d need a 5% deposit of £4,000
- 2 A mortgage lender could loan you the remaining £76,000 to make up the full value of your 40% share
- 3 You will then pay subsidised rent to PPHA on the remaining 60% of the property you don’t own

## Get in Touch

ppha@redloft.co.uk  
0207 539 3745

*Take the first step toward owning your home*

PPHA.

## Trundleys Road

## Find Us Here

192 Trundleys Road  
Deptford  
London  
SE8 5GB

*Take the first step toward owning your home*

**PPHA** Park Properties  
Housing Association

The property is sold off-plan. Images, computer-generated visuals and virtually dressed images are for illustrative purposes only and may include finishes, fittings, layouts or appliances that are not included in the sale. No specification is fixed or agreed at exchange of contracts and the design and specification may change at any time up to build completion. All details are indicative and purchasers must rely on the contract terms agreed at exchange. Images used for illustrative purposes only. Copyright remains with the respective owners. No ownership is claimed.