SYNERGY

CHARLTON SE7

A TALE OF
TWO CITIES

WELCOME TO THE BEST OF BOTH WORLDS

S

Synergy effortlessly blends contemporary
urban design with beautiful green landscaping to create
a welcoming, attractive and lively community feeling.
A feeling that you will discover extends into
the surrounding, sought-after area of Charlton.

CHAPTER ONE
CITY LIVING
9

CHAPTER TWO
NATURAL SPACES
23

CHAPTER THREE
AND EVERYTHING IN BETWEEN
29

CHAPTER FOUR
LIVE IN HARMONY
35

FLOOR PLANS
45

S

A new home at Synergy means you don't have to choose between the things you really want. This new development of 1, 2 & 3 bedroom apartments and five 4 bedroom houses is where you will discover the perfect balance of city life and natural surroundings, work and play, and history and modern. It's everything you could possibly need.

Computer generated image is for illustrative purposes only.

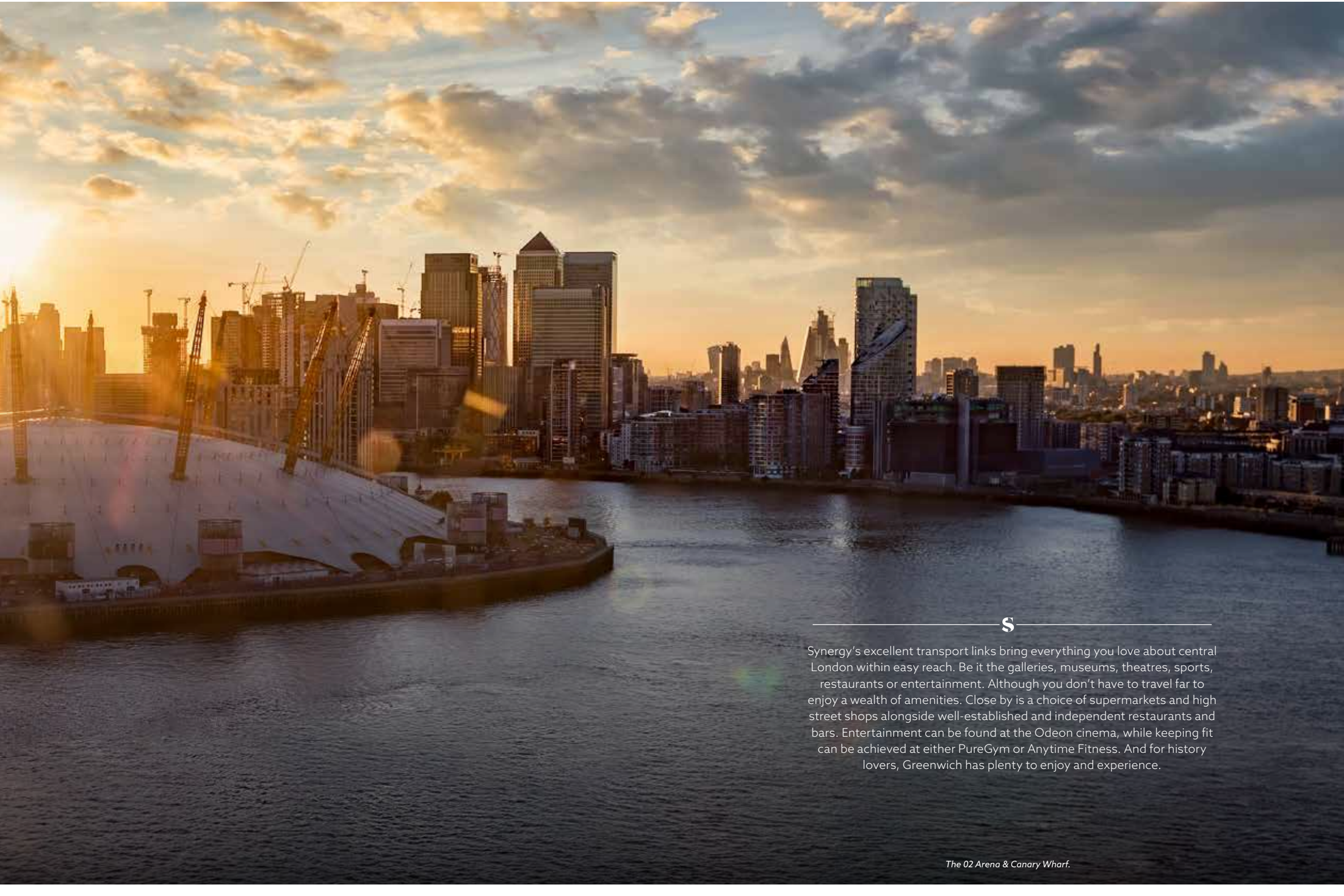
Computer generated image is for illustrative purposes only.

CHAPTER ONE

CITY LIVING

S

MAKE SYNERGY YOUR HOME AND ALL YOU LOVE ABOUT LONDON LIFE IS THERE FOR THE TAKING.



S

Synergy's excellent transport links bring everything you love about central London within easy reach. Be it the galleries, museums, theatres, sports, restaurants or entertainment. Although you don't have to travel far to enjoy a wealth of amenities. Close by is a choice of supermarkets and high street shops alongside well-established and independent restaurants and bars. Entertainment can be found at the Odeon cinema, while keeping fit can be achieved at either PureGym or Anytime Fitness. And for history lovers, Greenwich has plenty to enjoy and experience.

The 02 Arena & Canary Wharf.

S

Discover another side to city living. One that offers you a vibrant, modern community alive with things to see and do, alongside convenient transport connections. Together with a sea of green open spaces where you can relax and unwind, as well as inspiring places steeped in history. At Synergy, no sacrifices have to be made.

Computer generated image is for illustrative purposes only.

Cable car at Greenwich Peninsula

Canary Wharf

Greenwich Maritime Museum

Greenwich Park

The 02 Arena

EFFORTLESS JOURNEYS. TO WHATEVER PART OF THE CAPITAL.

S

Travelling around London is really easy when you live at Synergy. There's a great selection of convenient transport connections, providing you with simple access to all the City has to offer.

Charlton Station
SE7 7QG
7 minutes' walk
from Synergy

Westcombe Park Station
SE3 7EQ
9 minutes' walk
from Synergy

Greenwich Station
SE10 8JQ
6 minutes' train
from Charlton Station

London Bridge
SE1 9RA
15 minutes' train
from Charlton Station

City of London
Cannon Street Station
21 minutes' train
from Charlton Station

Gatwick Airport
RH6 0NP
54 minutes' train
from Charlton Station

Greenwich Park
SE10 8QY
22 minutes'
walk and bus

Emirates Greenwich
Peninsula SE10 0FR
19 minutes'
walk and bus

North Greenwich (O2)
SE10 0BB
14 minutes'
walk and bus

Canary Wharf/Crossrail
E14 4HJ
27 minutes'
bus and tube

Woolwich Ferry
SE18 6DX
8 minutes'
walk and train

Leicester Square
WC2H 7LU
39 minutes'
bus and tube

All times and distances approximate. Sourced from Google Maps, National Rail & TfL.

All times and distances approximate. Sourced from Google Maps, National Rail & TfL.

Cutty Sark, Greenwich

Greenwich Maritime Museum

A UNITY OF MODERN RETAIL AND A RICH HISTORY

S

Step outside Synergy and you'll be greeted with everything you need. Alongside the supermarkets and larger stores is a wonderful range of independent retailers in Charlton Village, including The Village Green Grocers, which always has plenty of fresh produce to choose from. And the area's heritage also brings a wide selection of historic attractions close to home, with the National Maritime Museum, Cutty Sark and the Royal Observatory Greenwich all under 2 miles from Synergy.

But if you'd rather shop 'til you drop than step back in time, you won't be disappointed. Just 5 minutes' walk away is Greenwich Shopping Park and Peninsular Retail Park, while the Millennium Leisure Park is only 15 minutes away on foot. For even more choice, Gallions Reach Shopping Park, Surrey Quays and Westfield Stratford City are all within 5 miles of Synergy.

All times and distances approximate. Sourced from Google Maps.

A WORLD OF CUISINE ON YOUR DOORSTEP

When you move to Synergy, you'll discover an eclectic mix of local restaurants, eateries and places to enjoy a drink. Chinese, Indian and Turkish are all readily available, while those who enjoy sushi will find Sensuru restaurant to be their new-found favourite, which is conveniently just 16 minutes away on foot. Of course, if a relaxing night in with a takeaway is required, you will once again have an abundance of choice.

If you're in the mood for a couple of drinks, there's a good selection of bars and pubs nearby, including The White Swan, which offers an extensive range of real ales and ciders. Further out on the riverfront there is the Anchor & Hope pub, and Con Gustro Italian restaurant housed in a Grade II Listed building in Royal Arsenal. There are also several cafés and coffee shops locally – the Old Cottage Shop Café in Charlton Park is a popular place to go.

All times and distances approximate. Sourced from Google Maps.

TAKE YOUR TASTE BUDS ON A CULINARY JOURNEY

Travel slightly further afield to Greenwich and you'll have your pick of fine dining establishments. There are charming French bistros, Japanese sushi bars and historic gastropubs to choose from, as well as Peninsula Restaurant, which offers a menu full of delicious European cuisine in an understated yet premium atmosphere.

Those in search of more traditional London fayre won't be disappointed either. Often recognised as one of the Capital's best pie and mash shops, Goddards at Greenwich is ideal if you're in need of some proper comfort food.

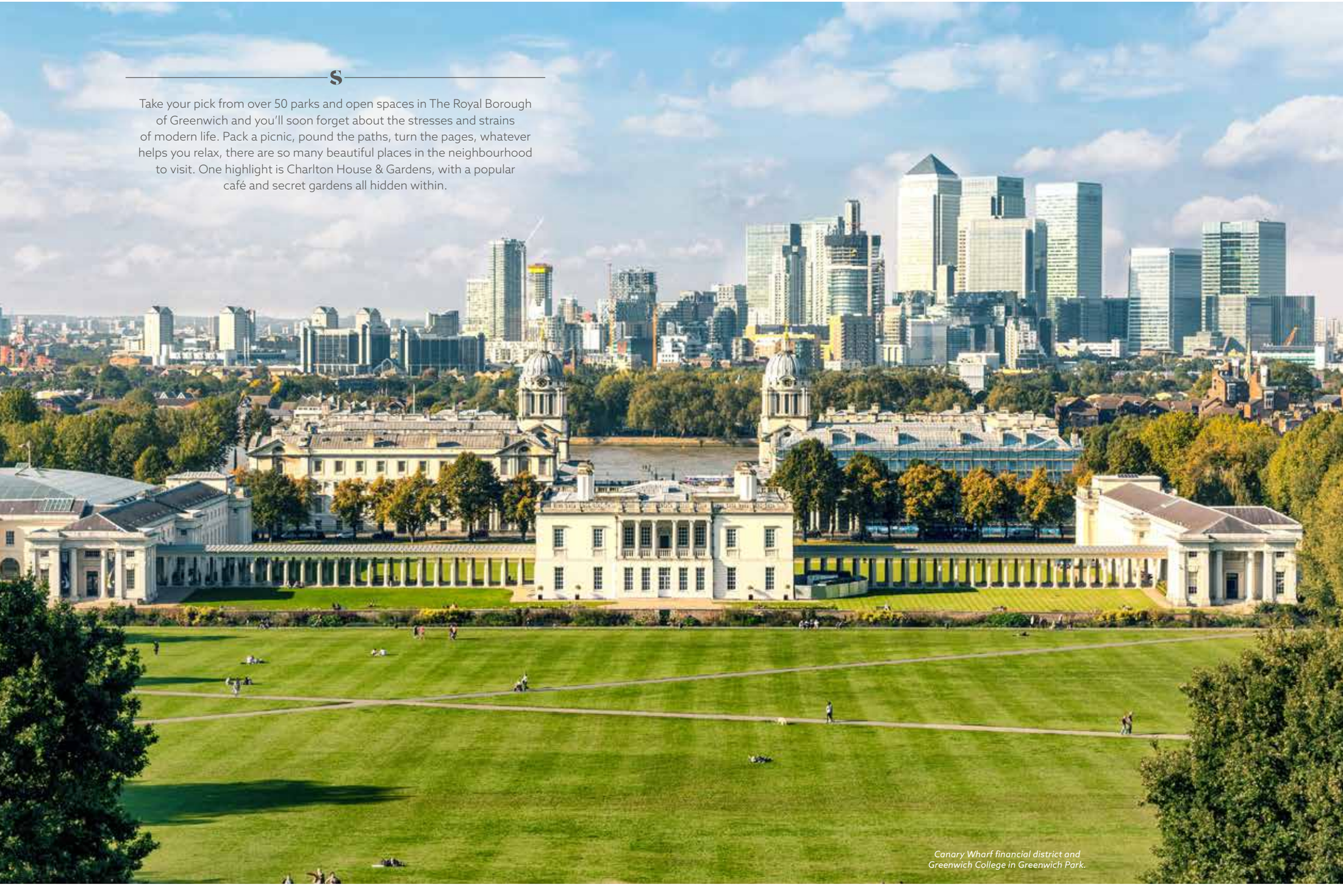
CHAPTER TWO

NATURAL SPACES

S

NOT FAR FROM SYNERGY IS ANOTHER WORLD. A GREEN AND TRANQUIL ONE.

Take your pick from over 50 parks and open spaces in The Royal Borough of Greenwich and you'll soon forget about the stresses and strains of modern life. Pack a picnic, pound the paths, turn the pages, whatever helps you relax, there are so many beautiful places in the neighbourhood to visit. One highlight is Charlton House & Gardens, with a popular café and secret gardens all hidden within.



Canary Wharf financial district and Greenwich College in Greenwich Park.

Thames Path

Charlton Park

Greenwich Park

AND IN A MOMENT, THE CITY IS LEFT BEHIND YOU

S

Off in the distance, the City's office buildings tower into the sky. Yet as soon as you step foot in one of the many leafy parks, they'll feel a million miles away.

If you prefer to enjoy the area's greenery by gently walking through it rather than lying on it, Greenwich Get Active have a number of planned walks around different parts of the borough.

More adventurous walkers haven't been forgotten either. The Green Chain Walk runs through hundreds of parks and open spaces as part of a 40-mile network of signposted paths. There's also the Thames Path walk, which stretches from the Thames Barrier in Charlton, 184 miles to the river's source near Kemble in Gloucestershire.

Charlton House and Gardens

CHAPTER THREE

AND EVERYTHING IN BETWEEN

S

YOU WILL EASILY FIND THE PERFECT WORK/LIFE BALANCE AT SYNERGY. COMMUTING AND ENJOYING LEISURE ACTIVITIES COULD NOT BE SIMPLER.

TURN THE PAGE ON GETTING FIT, OR GET BUSY DOING NOTHING

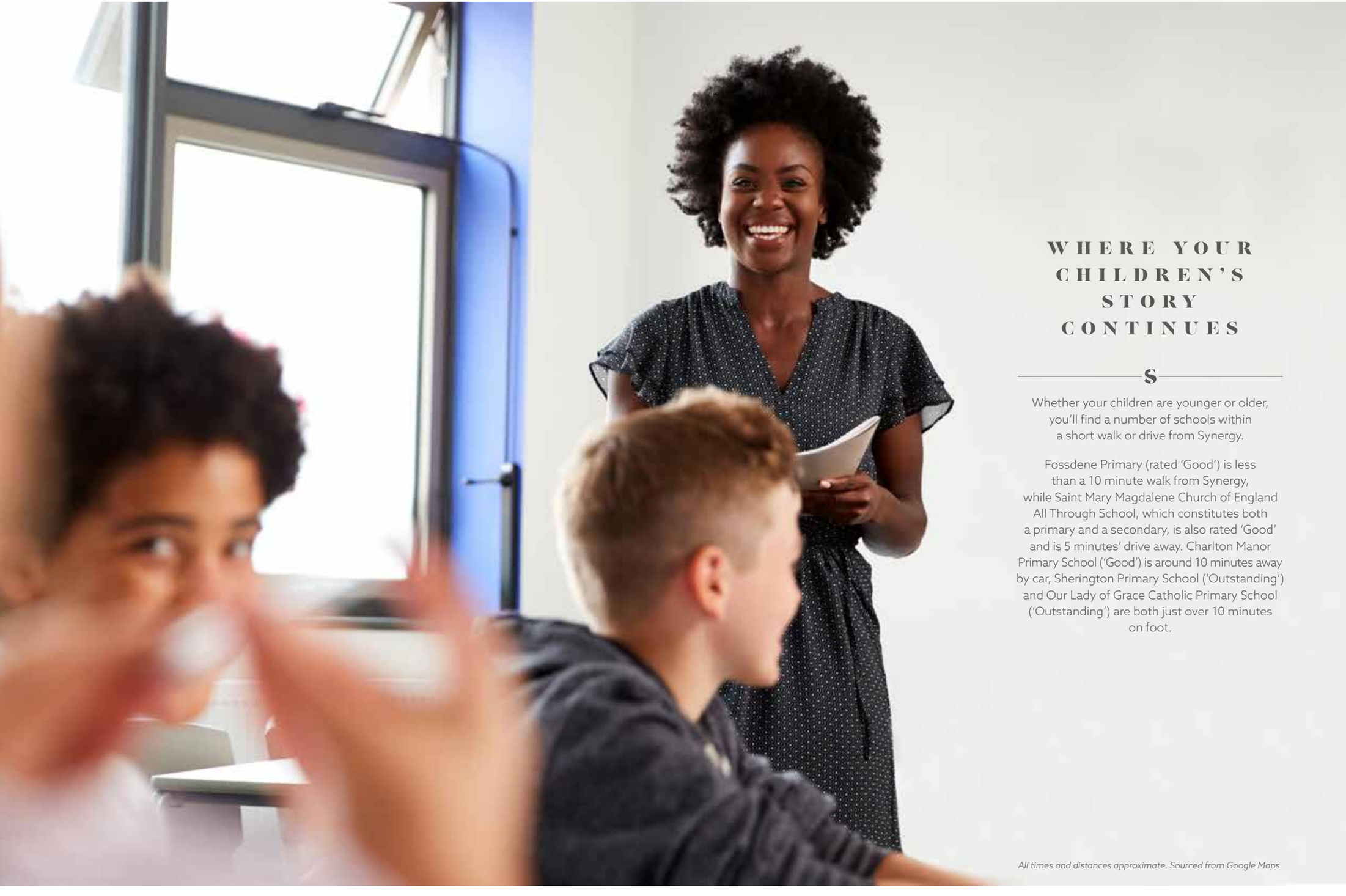
S

Whatever you decide to do, there's plenty to keep you entertained close to Synergy.

For those less energetic days, Millennium Leisure Park with its 14-screen cinema and choice of chain restaurants is just over half a mile by foot. If you're a fan of football but prefer to watch it rather than play it, you don't even need to walk a mile to get to Charlton Athletic's stadium. And of course, The O2 Arena with its countless live performances, can be reached in around 20 minutes via public transport.

If you are into your fitness, there's a gym at the leisure park. Charlton Lido and Lifestyle Club also boasts a gym, as well as a 50m heated outdoor pool, a studio, a sun terrace, a café, an open-air cycle studio – even a BMX track. Tennis players will be especially thrilled too. Established in 1885, Blackheath Lawn Tennis Club has three grass courts and eight floodlit, all-weather courts, and is just 16 minutes' walk away.

All times and distances approximate. Sourced from Google Maps.



WHERE YOUR CHILDREN'S STORY CONTINUES

Whether your children are younger or older, you'll find a number of schools within a short walk or drive from Synergy.

Fossdene Primary (rated 'Good') is less than a 10 minute walk from Synergy, while Saint Mary Magdalene Church of England All Through School, which constitutes both a primary and a secondary, is also rated 'Good' and is 5 minutes' drive away. Charlton Manor Primary School ('Good') is around 10 minutes away by car, Sherington Primary School ('Outstanding') and Our Lady of Grace Catholic Primary School ('Outstanding') are both just over 10 minutes on foot.

All times and distances approximate. Sourced from Google Maps.

CHAPTER FOUR

LIVE IN HARMONY

S

LEAVE THE VIBRANT COMMUNITY OUTSIDE AND STEP INSIDE YOUR OWN HAVEN, A HOME WE'VE FINISHED TO A HIGH SPECIFICATION, READY FOR YOU TO ENJOY TO THE MAXIMUM.

S

Choosing to live at Synergy is a wonderful combination of city bustle whenever you want it, and the calm of the welcoming green environment right outside your door. But it's on the inside, where peace can be found throughout your stylishly-designed home, that makes life truly uncomplicated.

Computer generated image is for illustrative purposes only.

WRITING OUR OWN RULES

Everything in your new home has been expertly considered to beautifully complement everything else and to create an effortless, contemporary look. From the clean, minimal white gloss kitchen to the polished chrome door handles, your stylish home is just waiting for you to add your unique touch.

VERSAILLES
1, 2 & 3 bedroom apartments

BASTILLE
1 & 2 bedroom apartments

ANTOINE
1 & 2 bedroom apartments

TOWNHOUSES
4 bedroom homes

GEORGE
1 & 2 bedroom apartments

DARNAY
1, 2 & 3 bedroom apartments

MANETTE
2 & 3 bedroom apartments

SOHO
3 bedroom apartments and affordable housing

Drive Through/Car Port Entrance
Cycle Store
Bin Store

Development plan is a guide for illustrative purposes only and may be subject to change. Landscaping is indicative only.

SPACIOUS LIVING AREAS

S

- Amtico sun-bleached oak flooring throughout (except to bedrooms, bathrooms and ensuites)
- Hanging light pendant to lounge, dining area, hallways and bedrooms
- TV/FM/SAT/Telephone socket to lounge
- Video entry phone to hallway
- Polished chrome/satin ironmongery throughout
- Thermostatically controlled radiators

CONTEMPORARY KITCHENS

S

- White high gloss handleless wall and base units
- Soft close doors and drawers
- Black granite worktops with drainer grooves for sink area
- Stainless steel undermount sink with single lever mixer tap
- Zanussi stainless steel built-in electric oven
- Zanussi black induction hob
- Smeg integrated cooker hood
- Integrated Zanussi appliances including fridge/freezer, washer/dryer*, dishwasher and microwave
- Brushed aluminium downlights with 'white light' LED bulbs
- Lighting under wall units

Computer generated images are for illustrative purposes only, illustrated aspects of specification are subject to change.
**Washer/dryer located in the store cupboard in some apartment types, please speak to your Sales Advisor for more information.*

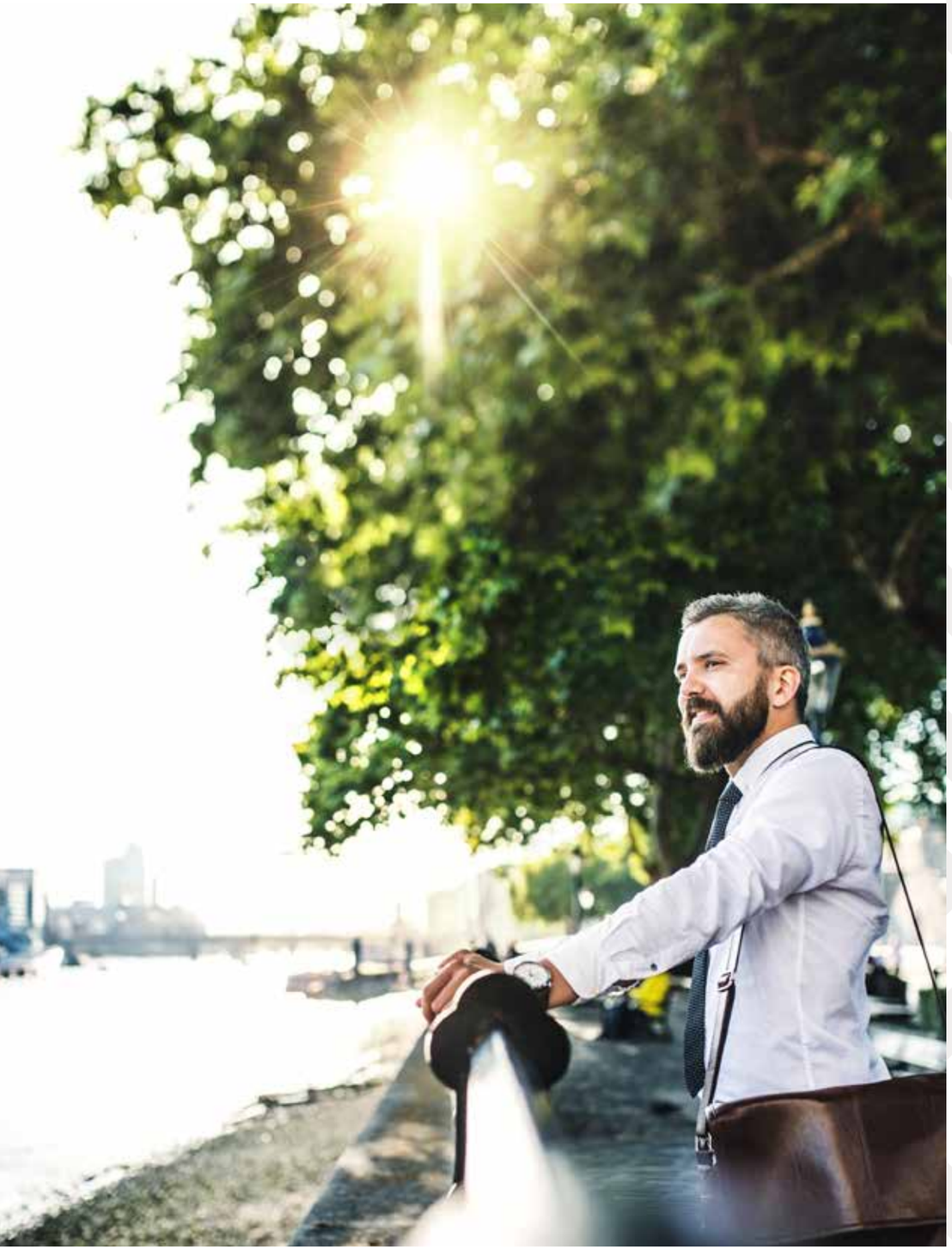
COMFORTABLE BEDROOMS

- TV socket
- Secondary telephone socket to master bedroom
- New Dublin carpet twist in grey
- Walls and ceilings decorated in matt emulsion with satinwood white woodwork

Computer generated images are for illustrative purposes only, illustrated aspects of specification are subject to change.

BRIGHT BATHROOMS

- White sanitaryware by Ideal Standard
- White bath
- Chrome single-lever mixer tap to bath and basin
- Thermostatic shower
- Shower screen by Ideal Standard
- Future Stone white porcelain tiles to wall and floor
- Chrome downlights with 'white light' LED bulbs
- Chrome heated towel rail
- Shaver point



FLOOR PLANS

VERSAILLES

Computer generated images are for illustrative purposes only.

GROUND FLOOR | FIRST FLOOR | SECOND FLOOR | THIRD FLOOR | FOURTH FLOOR

E03

2 bedroom apartment
Plot 101

Kitchen/Living/Dining	7.22m x 3.85m	23'8" x 12'8"
Master Bedroom	4.03m x 3.20m	13'3" x 10'6"
Bedroom 2	5.01m x 2.42m	16'4" x 7'11"
Total Apartment Floor Area	65.7 sq m	707 sq ft
Terrace Area	8.0 sq m	86 sq ft

FIFTH FLOOR | SIXTH FLOOR | SEVENTH FLOOR | EIGHTH FLOOR | NINTH FLOOR

E13

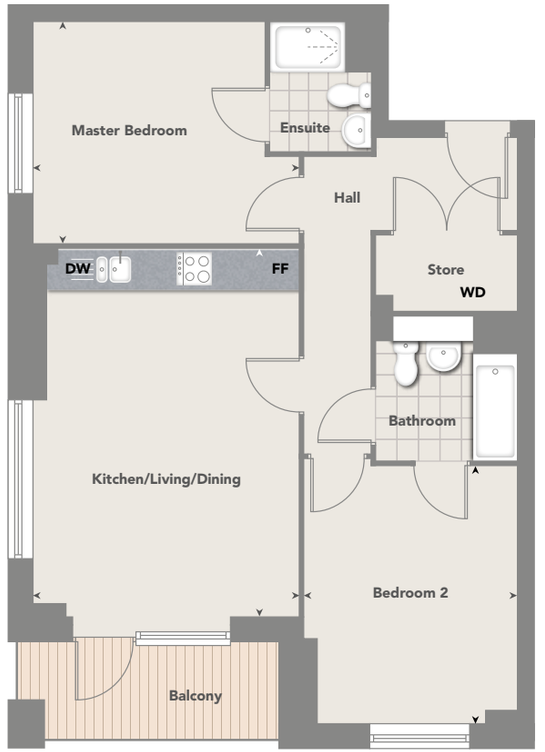
2 bedroom apartment
Plots 103, 111 & 119

S

Kitchen/Living/Dining	4.99m x 4.59m	16'4" x 15'1"
Master Bedroom	4.99m x 2.75m	16'4" x 9'0"
Bedroom 2	3.51m x 3.34m	11'6" x 10'11"
Total Apartment Floor Area	70.1 sq m	755 sq ft
Balcony Area	7.2 sq m	78 sq ft

E06

2 bedroom apartment
Plots 104, 112, 120, 128, 136, 144, 152, 160 & 165

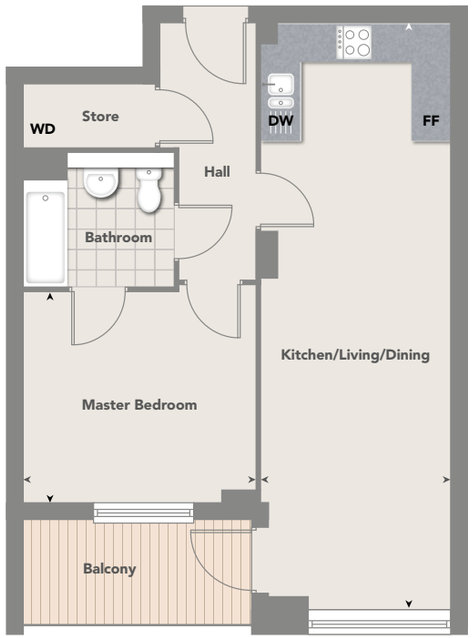


S

Kitchen/Living/Dining	5.83m x 4.20m	19'2" x 13'9"
Master Bedroom	4.20m x 3.49m	13'9" x 11'5"
Bedroom 2	4.07m x 3.36m	13'4" x 11'0"
Total Apartment Floor Area	73.2 sq m	788 sq ft
Balcony Area	6.0 sq m	65 sq ft

E07

1 bedroom apartment
Plots 105, 113, 121, 129 & 137

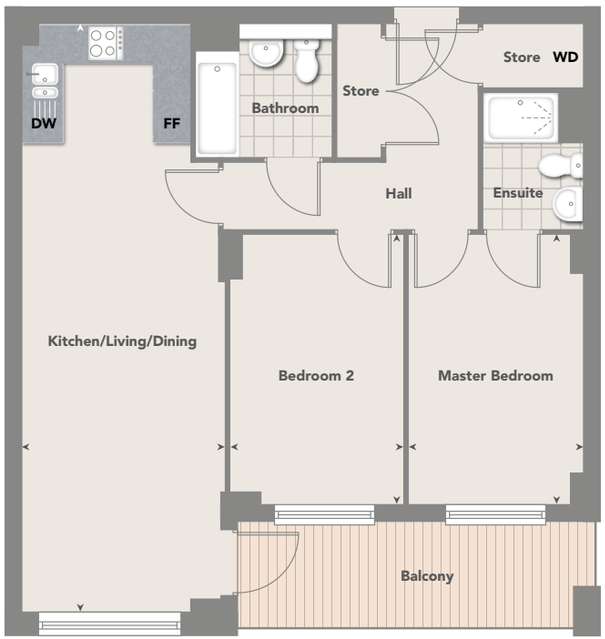


S

Kitchen/Living/Dining	9.26m x 3.00m	30'5" x 9'10"
Master Bedroom	3.68m x 3.33m	12'1" x 10'9"
Total Apartment Floor Area	53.8 sq m	579 sq ft
Balcony Area	5.2 sq m	56 sq ft

E08

2 bedroom apartment
Plots 106, 114, 122, 130, 138, 146, 154, 162 & 167

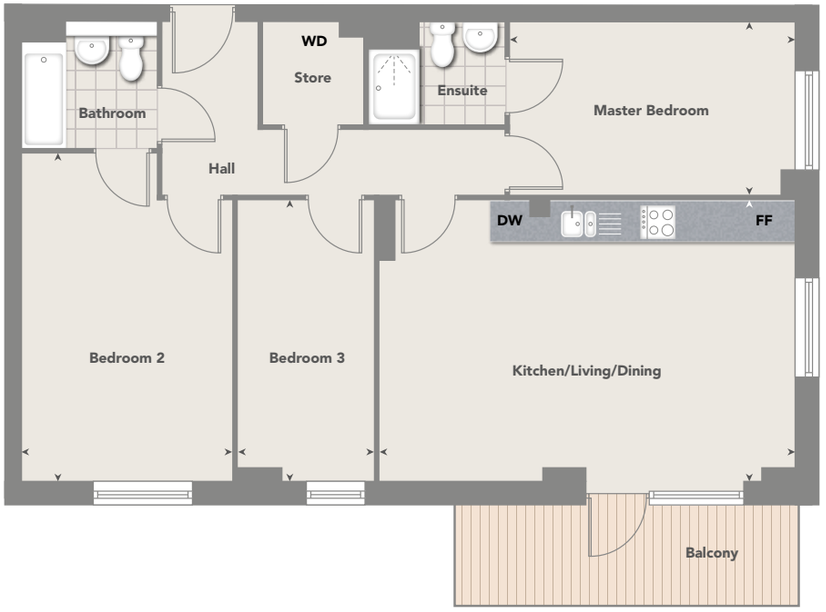


S

Kitchen/Living/Dining	9.26m x 3.20m	30'5" x 10'6"
Master Bedroom	4.26m x 2.77m	14'0" x 9'1"
Bedroom 2	4.26m x 2.75m	14'0" x 9'0"
Total Apartment Floor Area	72.4 sq m	779 sq ft
Balcony Area	8.3 sq m	89 sq ft

E09

3 bedroom apartment
Plots 107, 115, 123, 131, 139, 147 & 155



S

Kitchen/Living/Dining	6.57m x 4.41m	21'7" x 14'6"
Master Bedroom	4.50m x 2.75m	14'9" x 9'0"
Bedroom 2	5.05m x 3.33m	16'6" x 10'11"
Bedroom 3	4.41m x 2.15m	14'6" x 7'1"
Total Apartment Floor Area	88.2 sq m	949 sq ft
Balcony Area	8.5 sq m	91 sq ft

E10

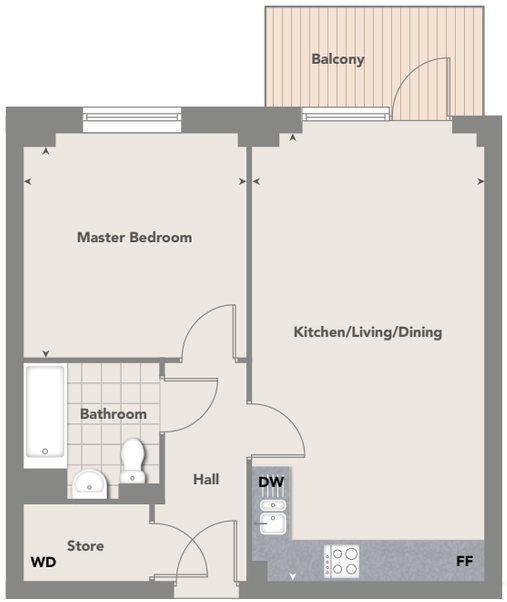
2 bedroom apartment
Plots 108, 116, 124, 132, 140, 148 & 156

S

Kitchen/Living/Dining	5.95m x 4.26m	19'6" x 14'0"
Master Bedroom	4.26m x 2.87m	14'0" x 9'5"
Bedroom 2	3.50m x 3.29m	11'6" x 10'10"
Total Apartment Floor Area	70.5 sq m	759 sq ft
Balcony Area	7.6 sq m	82 sq ft

E11

1 bedroom apartment
Plots 109, 117 & 125

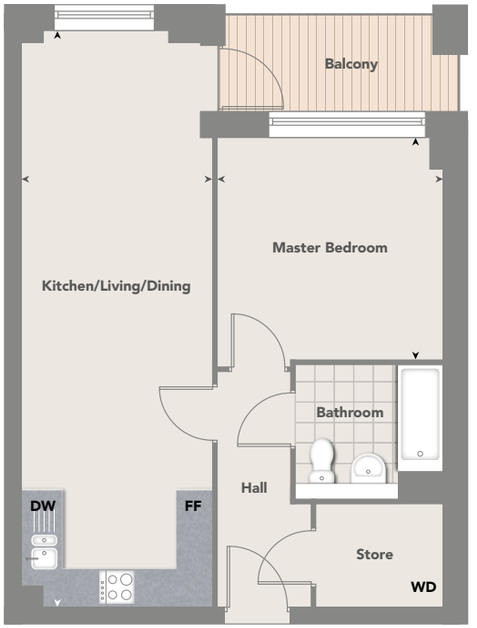


S

Kitchen/Living/Dining	7.08m x 3.67m	23'3" x 12'0"
Master Bedroom	3.55m x 3.54m	11'8" x 11'7"
Total Apartment Floor Area	51.5 sq m	554 sq ft
Balcony Area	5.3 sq m	57 sq ft

E16

1 bedroom apartment
Plots 110, 118, 126 & 134



S

Kitchen/Living/Dining	9.10m x 3.00m	29'10" x 9'10"
Master Bedroom	3.52m x 3.52m	11'7" x 11'7"
Total Apartment Floor Area	54.0 sq m	581 sq ft
Balcony Area	5.3 sq m	57 sq ft

E03

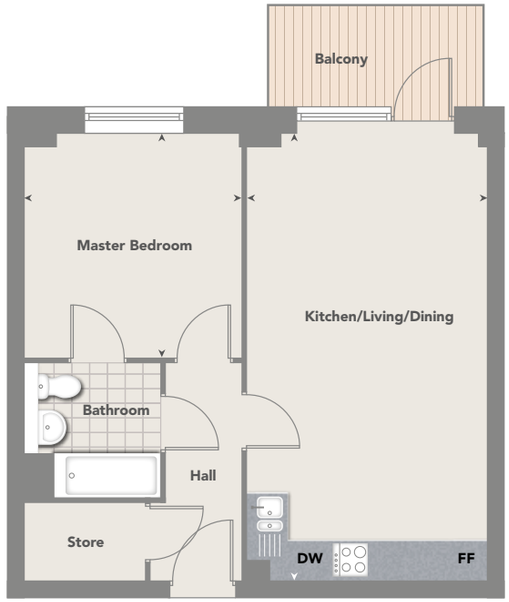
2 bedroom apartment
Plots 127, 135, 143, 151, 159 & 164

S

Kitchen/Living/Dining	4.99m x 4.59m	16'4" x 15'1"
Master Bedroom	4.99m x 2.75m	16'4" x 9'0"
Bedroom 2	3.52m x 3.30m	11'7" x 10'8"
Total Apartment Floor Area	70.4 sq m	758 sq ft
Balcony Area	7.2 sq m	78 sq ft

E14

1 bedroom apartment
Plots 133, 141, 149 & 157

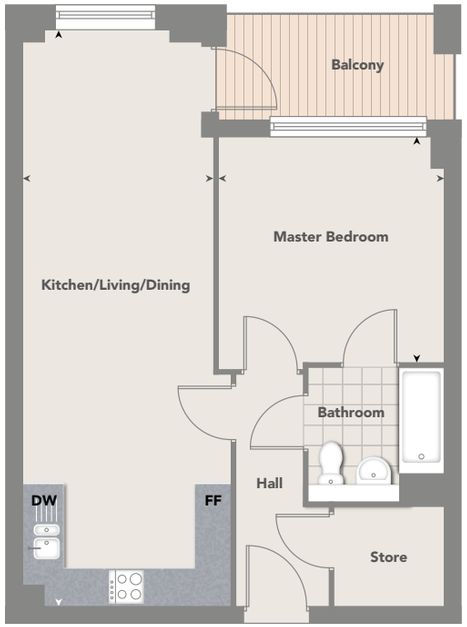


S

Kitchen/Living/Dining	7.08m x 3.77m	23'3" x 12'4"
Master Bedroom	3.55m x 3.44m	11'8" x 11'3"
Total Apartment Floor Area	51.5 sq m	554 sq ft
Balcony Area	5.3 sq m	57 sq ft

E12

1 bedroom apartment
Plots 142, 150, 158 & 163

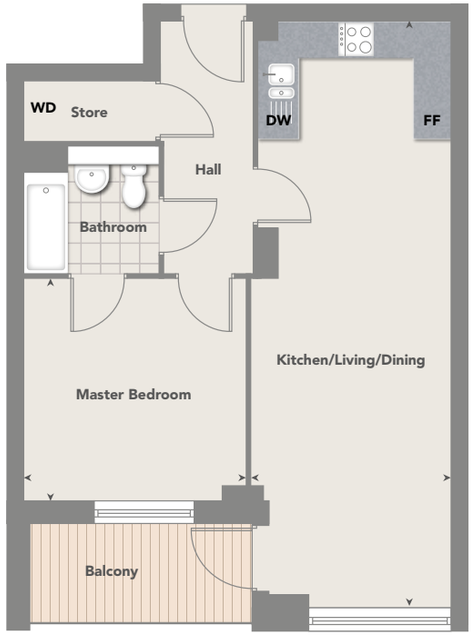


S

Kitchen/Living/Dining	9.10m x 3.30m	29'10" x 10'10"
Master Bedroom	3.65m x 3.28m	11'9" x 10'9"
Total Apartment Floor Area	54.0 sq m	581 sq ft
Balcony Area	5.3 sq m	57 sq ft

E13

1 bedroom apartment
Plots 145, 153, 161 & 166



S

Kitchen/Living/Dining	9.26m x 3.15m	30'5" x 10'4"
Master Bedroom	3.53m x 3.48m	11'7" x 11'5"
Total Apartment Floor Area	53.8 sq m	579 sq ft
Balcony Area	5.2 sq m	56 sq ft

Lexicon, Harrow

Venue, Anerley

CREATING UNIQUE PLACES WHERE PEOPLE ASPIRE TO LIVE.

Fairview have been building homes since 1961.

With headquarters in Enfield, Middlesex, the company specialises in designing and creating desirable places to live for singles, couples and young families seeking a stylish, hassle-free home in the capital.

Fairview is firmly established as one of London's leading housebuilders, a position achieved and maintained by building to quality standards, which is evident in our recent developments: The Broadway in Cricklewood, Venue in Anerley and now Lexicon in Harrow.

Fairview has wide experience in building new houses and apartments for modern living, as well as restoring older buildings to create unique living spaces.

The Broadway, Cricklewood

HOW TO RESERVE

Upon receipt of a £2,000 reservation deposit (£500 with Help to Buy), the price of your new home will be fixed and the reservation money deducted from the final balance of monies owed on exchange of contracts.

To secure your reservation, please provide:

- AML (Anti Money Laundering) documents (Passport/Driving Licence/Utility Bill)
- Proof of income
- Available deposit funds

Please provide our Sales Advisor with the name and address of your chosen solicitor who will act on your behalf following the reservation. If you do not have a solicitor, our Advisor will be able to provide a list of recommended solicitors and licensed conveyancers for your reference.

FINDING A MORTGAGE

Mortgages are available, subject to status and valuation, through any leading financial institution. Once pre-sale valuations have been completed and your personal circumstances evaluated, we can assist you with arrangements for a mortgage with an approved, leading independent financial institution.

OUR MANAGEMENT COMPANY

A dedicated Management Company will be formed for the benefit of all homeowners. Homeowners will become members upon legal completion.

The Management Company will be responsible for buildings insurance and for the maintenance and cleaning of common areas, e.g. staircases, gardens, access ways, refuse and cycle stores, etc.

When you buy with Fairview you get peace of mind that all of the communal areas are kept clean and well looked after. Service charges will be payable to the Management Company.

Our Sales Advisor will be able to provide you with information specifically relating to estimated service charges.

Interior image is of the showhome and is representative only.

FOR MORE INFORMATION OR TO BOOK YOUR APPOINTMENT CONTACT US ON

020 3944 9676

synergy-london.co.uk

Victoria Way, Charlton, London SE7 7QS

Please note: These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form any part of any contract or be a representation inducing such contract. These properties are offered subject to availability and final specification. Purchasers are advised to contact the Marketing Suite or Selling Agent to ascertain the availability of any particular property and to ensure that what may be on offer suits their particular requirements so as to avoid a fruitless journey. Synergy is a marketing name and may not necessarily form part of the approved postal address. Layouts, window positions and styles may vary; please check with the Sales Advisor at time of reservation. Please ensure to clarify exact layout and specification of your new home at the time of reservation as the floorplans are a guide only and may be subject to change. The room sizes shown in this brochure are taken to the widest points in each room; wall to wall tolerance of +/-5% is allowed. External finish may vary on certain plots, please check with the Sales Advisor. The positions of full height boxing detail to the apartments are provisional and indicative. Full details of the definitive positions can be obtained from the development Sales Advisor. FVIC108/September 2020.

020 3944 9676

SYNERGY-LONDON.CO.UK

Fairview®
NEW HOMES Ltd.