

SW9

THE

DEPOT

BRIXTON



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THE DEPOT

The Depot offers a unique opportunity for shared ownership in the much sought-after Brixton area. Featuring contemporary 1 and 2 bed apartments for individuals and small families, The Depot is the perfect central location situated between Brixton Market and the railway arches. Each stunning apartment is designed to reflect the fabric of the local area, which has witnessed a remarkable transformation in recent years making it the perfect destination for first time buyers.

Just a short walk from Brixton station, the transport connections make The Depot the ideal choice for professionals commuting into the West End, with direct routes into Oxford Circus and King's Cross St Pancras.

BRIXTON



LIFE- STYLE BRIXTON

The birthplace of David Bowie, Brixton is a bustling and lively urban village. Brixton also benefits from the sprawling delights of Brockwell Park, a Green Flag award winning large, historic park located between Brixton, Dulwich and Herne Hill, which is also home to Brockwell Lido.

Discerning readers will adore Bookmongers, a quintessential second-hand bookstore with resident pet dog - the perfect way to spend a slow weekend perusing the shelves. If you've worked up a thirst, head over to Federation Coffee, popular with locals for its one-of-a-kind bespoke blend that changes with the seasons.

Keen shoppers will enjoy browsing Brixton Market with its wide range of foods and goods: best known for its African and Caribbean produce, which reflect the diverse community of Brixton.



BRIXTON



CULTURE



SW 9

ART & MUSIC

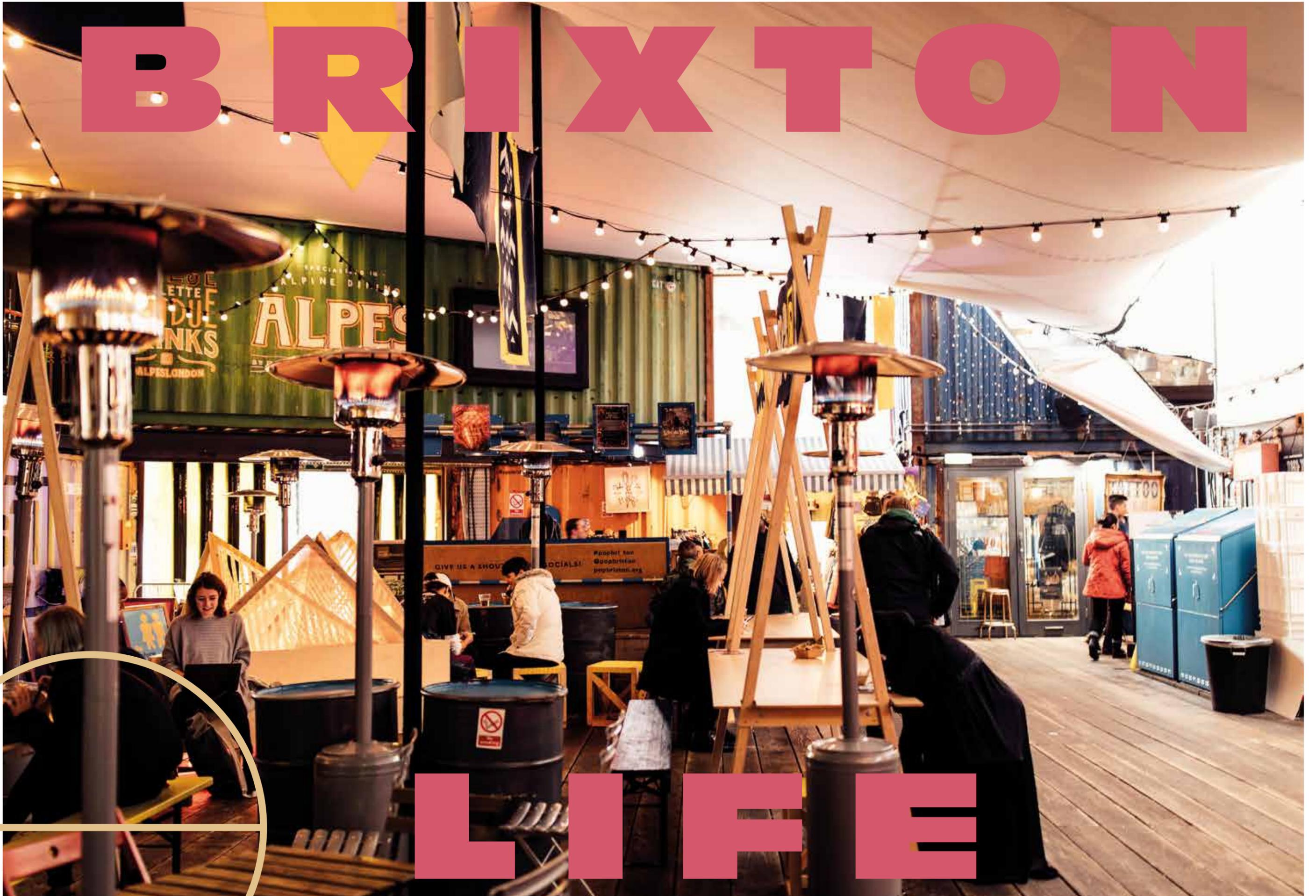
BRIXTON

Brixton is a vibrant and dynamic hive at the heart of South London, with enough art and music to rival the West End itself. For music lovers, the O2 Brixton Academy hosts a variety of live music, or for a more laid-back vibe you can visit Hootenanny. Behind Brixton Hill you will find Windmill Brixton, a fully functional windmill, which doubles up as a performance venue for emerging artists who have recently been named by The Independent newspaper as one of the Top Ten Venues in the UK. For club goers, you can't beat Electric Brixton for its full calendar of live music and club events.

Film critics will be happy to visit the Picturehouse Ritzy Cinema, a beautiful Grade 2 listed building with a multi-screen complex and bar and café facilities. Art lovers are spoilt for choice; Brixton is its own street gallery, and Studio 73 on Coldharbour Lane is well worth a visit.

Brixton has a strong local identity and produces its own newspaper, the Brixton Bugle. You can also start spending in local currency by getting your hands on the Brixton Pound.

BRIXTON



LIFE

SW 9

FOOD & CULTURE

BRIXTON



The main hub of restaurants is to be found in Brixton Village, with a changing seasonal menu on offer at Naughty Piglets and Kaosarn offering up bowls of incredible Thai food. To quench your thirst, nearby Hope & Anchor is a vibrant pub with an enormous beer garden and cosy firepit.

Pop Brixton is an incredible start-up, reclaiming disused space and is home to more than 50 young, local and independent businesses. Winner of the Foodism 'Best Food Market' 2018 award, Pop Brixton offers international cuisine including Venezuelan street food at Petare, to Don Luigi for Italy's finest dishes.

Brixton is a rich tapestry of culture, with a fascinating social history. Head to Windrush Square in front of the Brixton Tate Library and enrich your understanding of West Indian immigration to the UK by browsing the Black Cultural Archives.



SW 9

GETTING

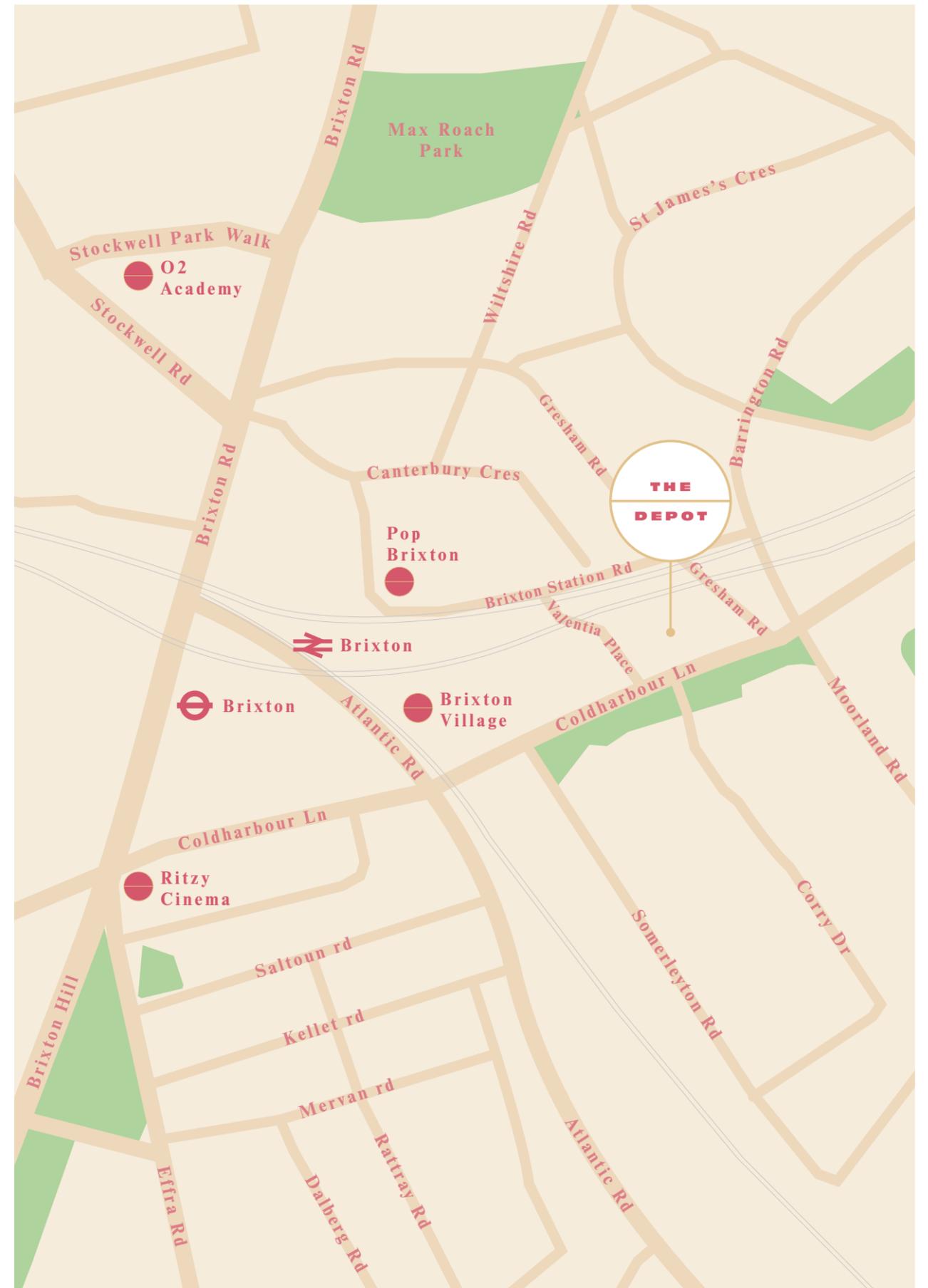
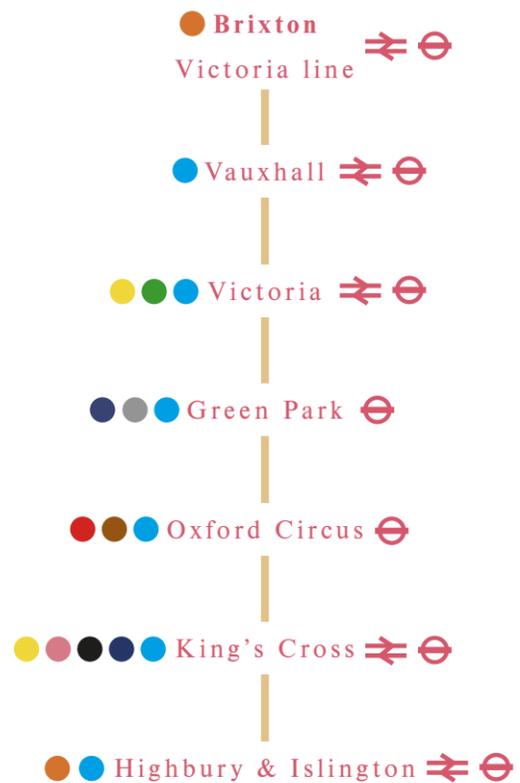
AROUND

BRIXTON

Only a six-minute walk to Brixton Station, you are just a stone's throw away from accessing the Victoria Line. From here you will find yourself in Oxford Circus within 12 minutes, and King's Cross St Pancras in 15 minutes.

You are ideally situated for accessing Heathrow, Gatwick and London City airports, as all can be reached by rail within 50 minutes, making this the ideal location for both frequent or occasional flyers.

Brixton is located on several main roads. The A203, A204 connect the area to Vauxhall Bridge and the A23 London to Brighton Road runs through the area from the north to the south.



SW 9

DESIGN FEATURES

BRIXTON

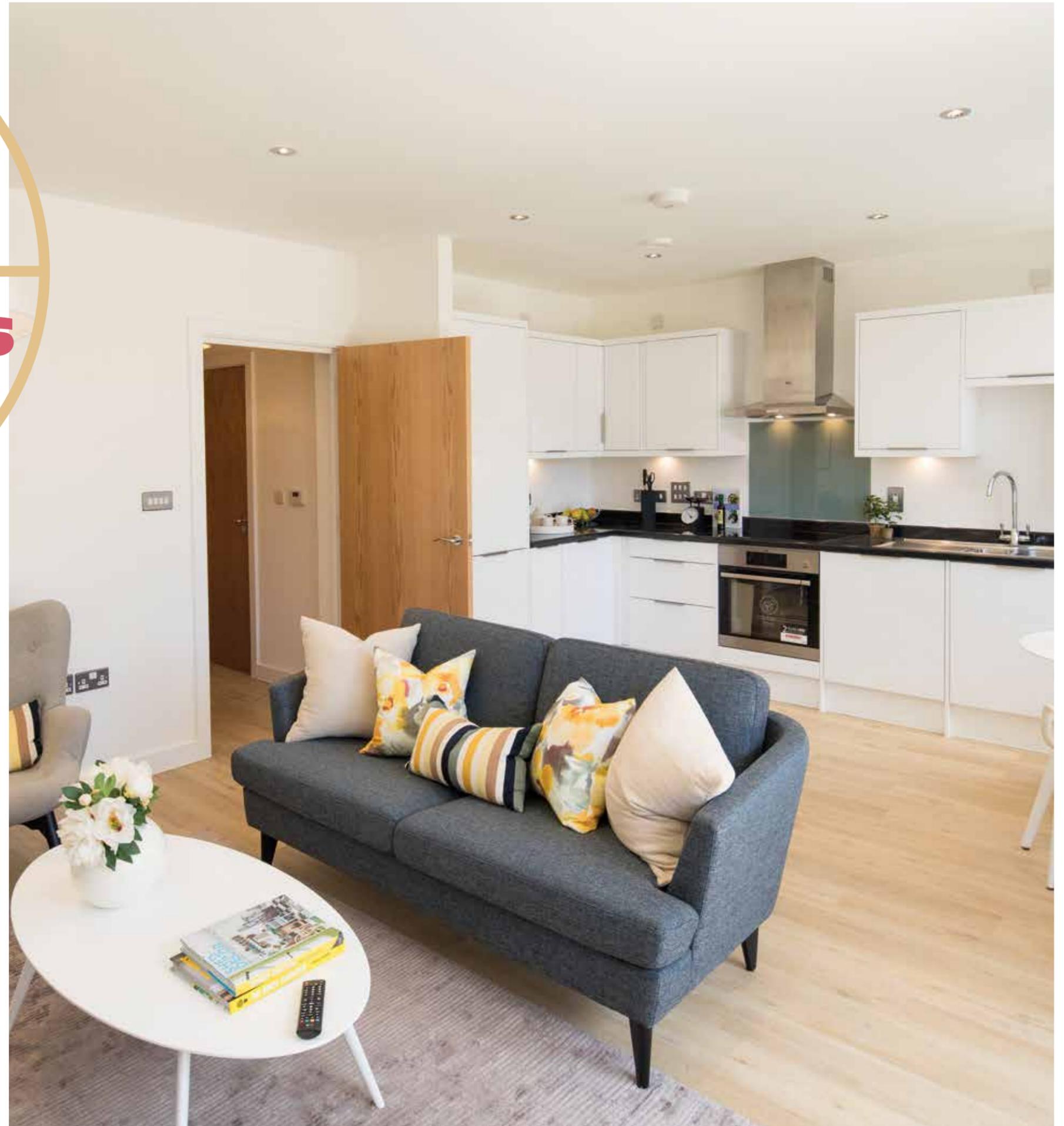
The Depot apartments benefit from superb designer kitchens with integrated appliances – electric oven, hob, extractor and fridge/freezer. Bathrooms and ensuites feature sparkling white sanitaryware with chrome fittings, thermostatic shower and glass shower screens.

For your viewing pleasure TV/SAT/DAB/FM points can be found in the living room, with TV points in all bedrooms. You'll find a landline point, LED downlighters, shaver points, heated towel rails – the list goes on.

Apartments include a door entry system and acoustically enhanced double-glazing. All the apartments at The Depot are built to the 'London Design Guide', offering well-proportioned rooms and plenty of storage space throughout.

Internal features

- Carpets in neutral colour in hall, living area & bedrooms.
- PVCu Double glazed windows throughout
- Mains operated smoke detectors /heat detectors.
- Communal Heating Plant (CHP) serving apartments hot water and heating
- BT points to the living room and master bedroom. Only one live socket to each apartment extensions maybe required if necessary and independent contract required per unit.
- Wiring for Sky+ (independent satellite contract required per unit)
- Audio door entry system to apartments only





Kitchen

- High quality fitted kitchen units with coordinated worktop and up stand. Colour ways have been pre-selected for each plot
- Stainless steel integrated Zanussi electric single fan oven and Electrolux chimney hood with stainless steel splash back
- Zanussi ceramic hob
- A rated Integrated Zanussi fridge/freezer
- A rated Integrated Indesit washer/dryer
- Integrated Zanussi dishwasher
- Designertex Vinyl flooring

Ensuites to 2 bed apartments

- White fitted sanitary wear
- Heated chrome ladder towel rail

General

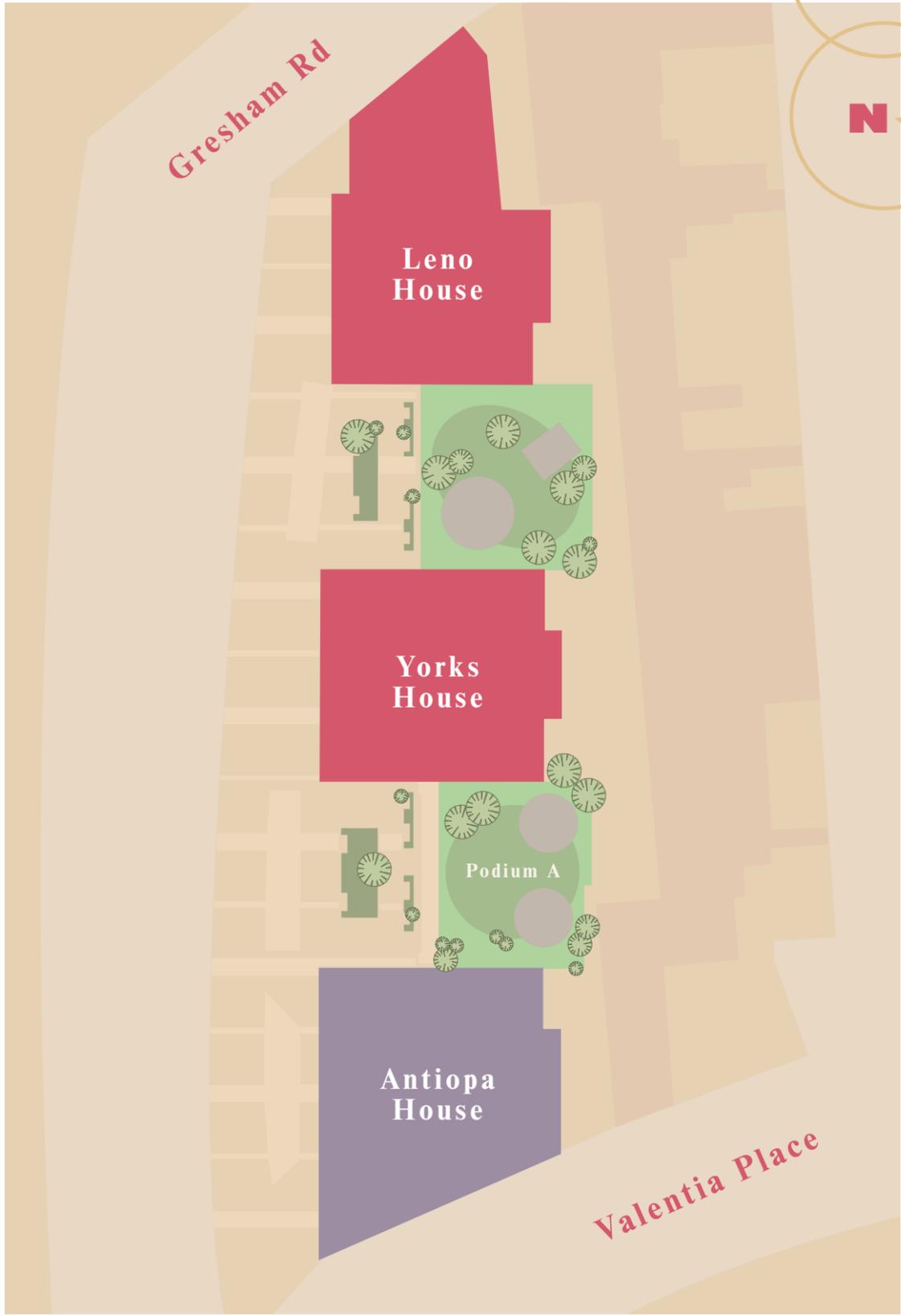
- 12 year NHBC Warranty

Bathroom

- High quality white bathroom suite
- Luxury wall tiles
- Glass shower screen
- Thermostatically controlled shower mixer to bath
- Designertex Vinyl flooring
- Downlighters
- Heated chrome ladder towel rail
- Secure bicycle store
- Unallocated car parking for Blue Badge holders only

External features to apartment

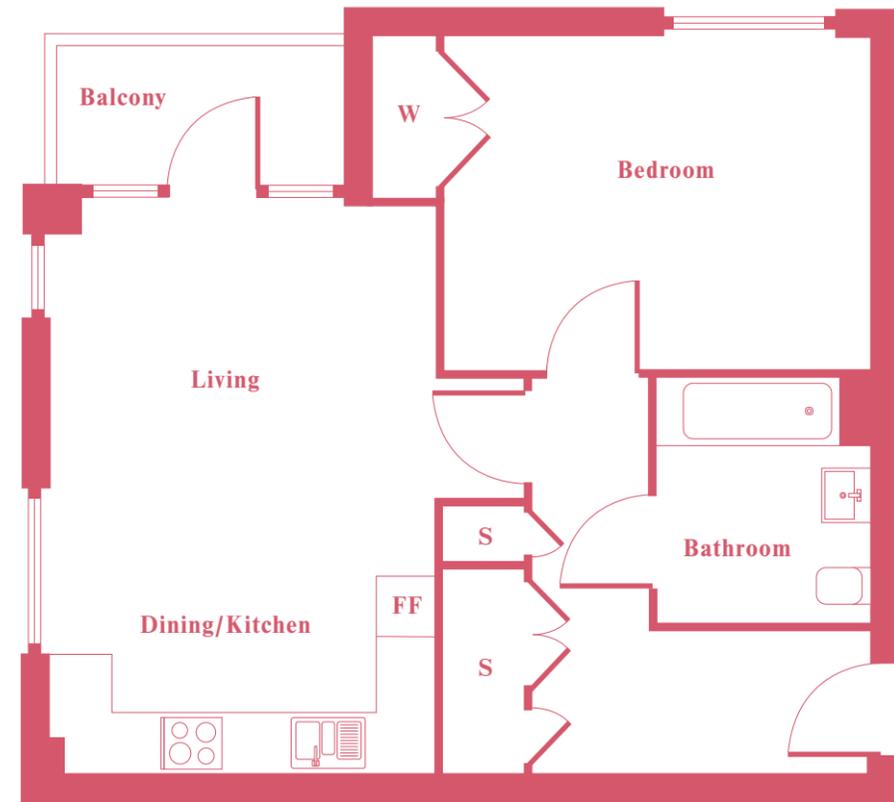
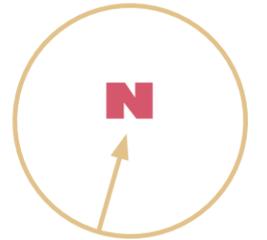
- Access to communal 1st floor terrace
- Private balcony to each plot



1 bed apartment

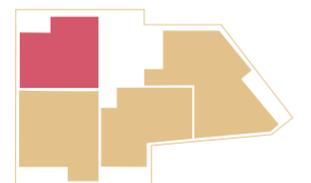
Plots 65 & 69

- FF – Fridge freezer
- S – Storage
- W – Wardrobe



	Metres	Feet/Inches
Living/Dining/Kitchen	5.89 x 3.95	19'3" x 12'9"
Bedroom	4.34 x 3.37	14'2" x 11'0"
Bathroom	2.51 x 2.15	8'2" x 7'0"
Total	58.1 m²	625.3 sqft²

Leno House: 4th - 5th Floor



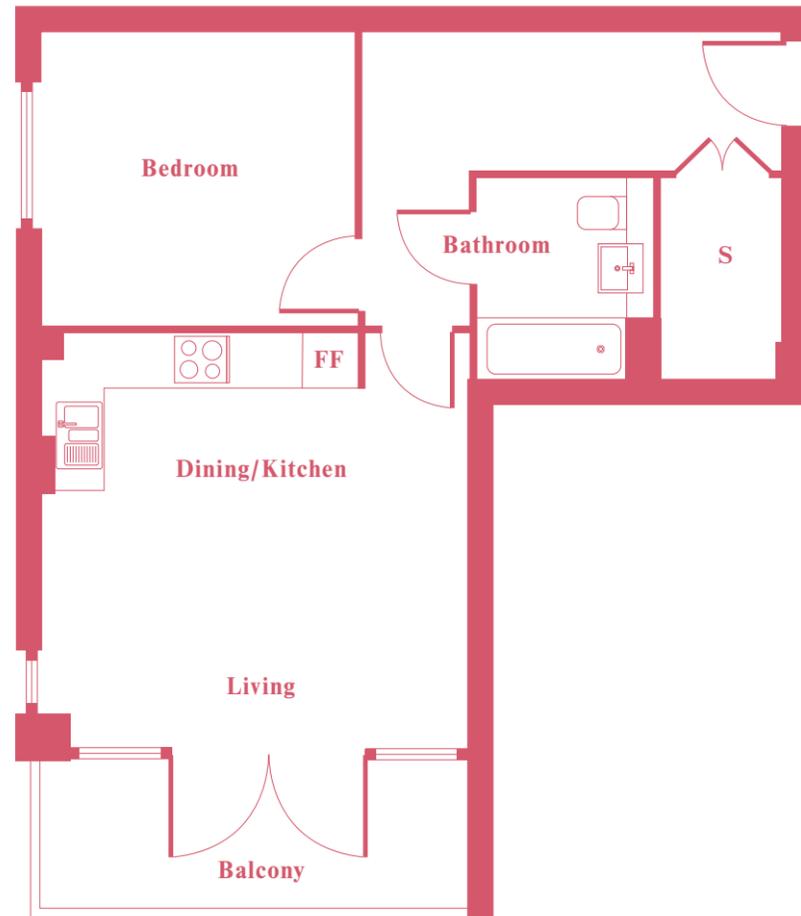
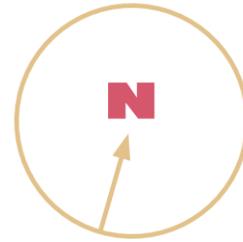
■ Shared Ownership and Rented ■ Private Sale

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Please check with the Sales & Marketing Team.

1 bed apartment

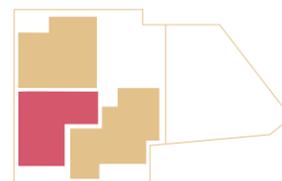
Plot 70

FF – Fridge freezer
S – Storage



	Metres	Feet/Inches
Living/Dining/Kitchen	4.86 x 4.65	15'9" x 15'2"
Bedroom	3.56 x 3.34	11'6" x 10'9"
Bathroom	2.30 x 2.00	7'5" x 6'5"
Total	53.9 m²	580.1 sqft²

Leno House: 5th Floor



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1 bed apartment

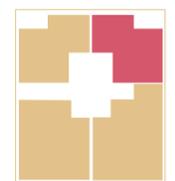
Plots 29 & 30

FF – Fridge freezer
S – Storage



	Metres	Feet/Inches
Living/Dining/Kitchen	6.26 x 3.43	20'5" x 11'2"
Bedroom	4.45 x 2.74	8'9" x 14'5"
Bathroom	2.25 x 2.13	7'3" x 6'9"
Total	51.7 m²	556.4 sqft²

Yorks House: 1st Floor

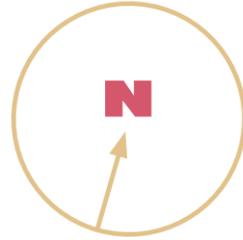


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2 bed apartment

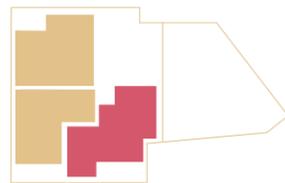
Plot 71

FF – Fridge freezer
S – Storage



	Metres	Feet/Inches
Living/Dining/Kitchen	5.22 x 5.37	21'2" x 12'7"
Bedroom 1	4.60 x 3.88	15'1" x 12'7"
Bedroom 2	3.16 x 2.50	10'3" x 9'4"
Bathroom	2.05 x 2.00	6'5" x 6'7"
Total	64.8 m²	697.5 sqft²

Leno House: 5th Floor

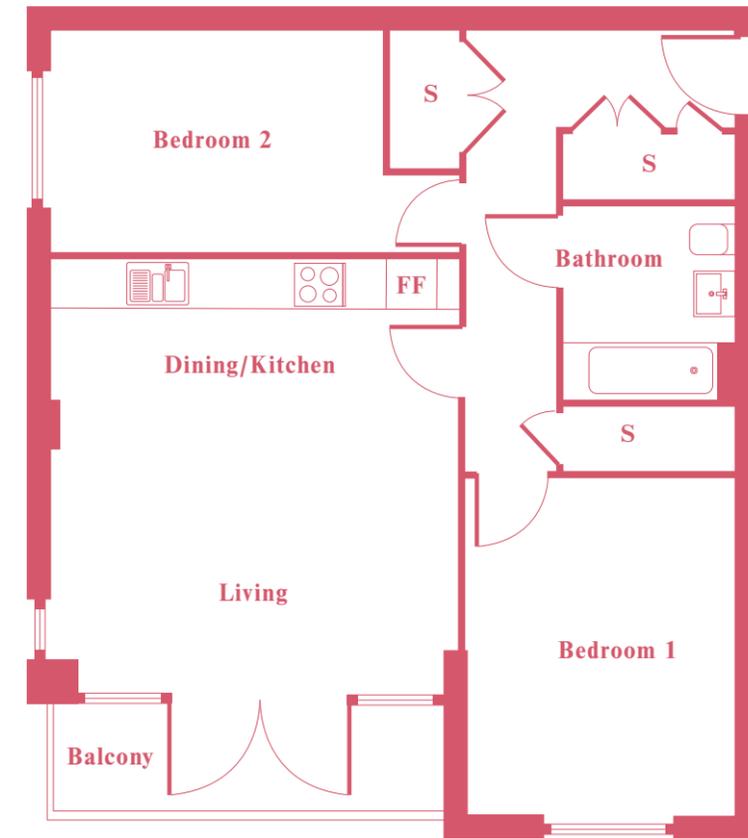
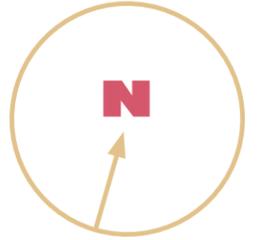


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2 bed apartment

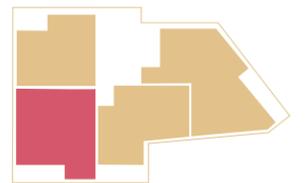
Plot 66

FF – Fridge freezer
S – Storage



	Metres	Feet/Inches
Living/Dining/Kitchen	5.36 x 5.02	17'5" x 16'4"
Bedroom 1	4.13 x 3.34	13'5" x 10'9"
Bedroom 2	4.09 x 2.83	16'4" x 9'2"
Bathroom	2.38 x 2.20	7'8" x 7'2"
Total	74.3 m²	799.7 sqft²

Leno House: 4th Floor



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PA Housing build quality homes, but our business is about more than property – it's about people.

PA Housing was created in April 2017, following the amalgamation of three registered housing associations – Paragon Community Housing Limited, asra Housing Association and Leicester Housing Association (the latter two being part of asra Housing Group).

PA Housing owns around 23,600 homes, predominantly traditional social housing but including nearly 1,300 shared ownership properties and a small portfolio of other rental tenures including student accommodation and market rent.

CONTACT US TO FIND OUT MORE

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All photography is indicative of typical home styles only. Internal finishes at The Depot may differ. 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.

