

# BRAMSHOT

7-17 Bramshot Avenue, London SE7 7HY

RESIDENTIAL SPACE

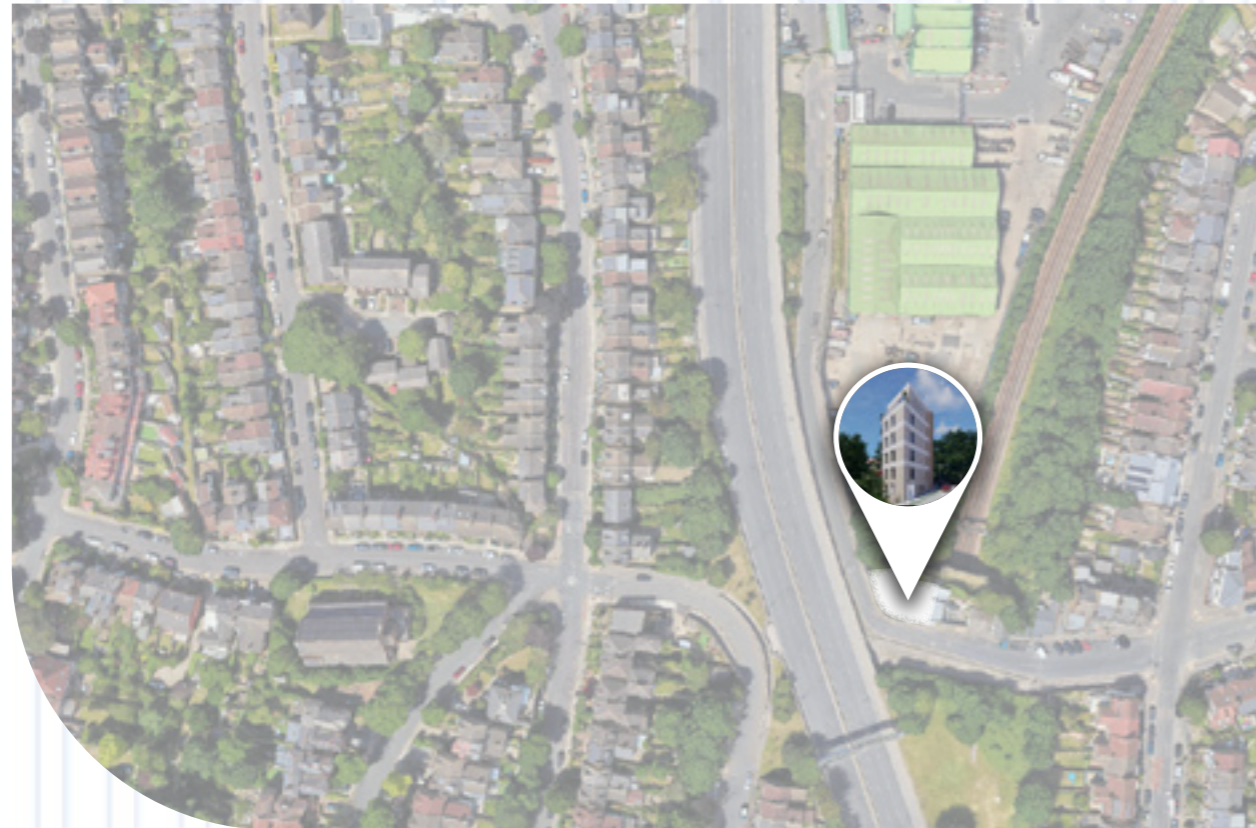


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Bramshott Avenue in London is located in the SE7 area, part of Charlton, between Blackheath and Greenwich. This residential street is known for its convenient access to various amenities and recreational spots.

Bramshott Avenue provides a blend of urban convenience and suburban tranquility, making it an attractive area for residents.

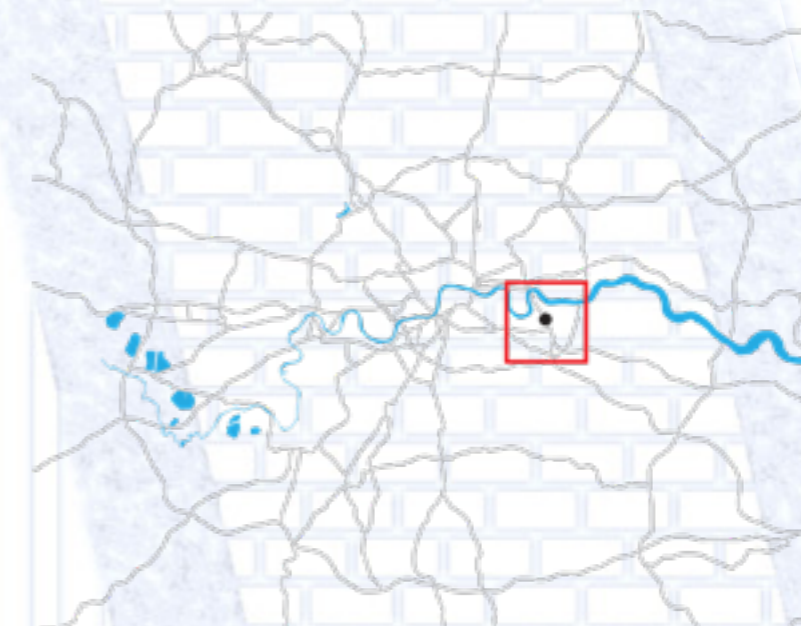
The area is well-served by public transport, with easy access to central London via bus and rail services. Charlton Station and Westcombe Park Station are the nearest railway stations.

One of the key features of Bramshott Avenue is its excellent local schools, making it a top choice for families seeking quality education for their children.

Overall, Bramshott Avenue is desirable due to its blend of green spaces, cultural attractions, and convenient amenities.

Points of Interest and Activities: Greenwich Park; Greenwich Town Centre; Blackheath Village; The O2 Arena.

## UNRIVALED Connection







Getting  
Around

1  
A102



2  
RAILWAY  
LINE

3  
Charlton  
Station

## TRANSPORT

mi		CAR	TRAIN	CYCLE	WALK
					
<b>TRANSIT/SUBWAY</b>					
2.2 mi	Cutty Sark (For Maritime Greenwich) Dlr Station - 2.2 mi	6 min	31 min	13 min	40 min
2.2 mi	North Greenwich Underground Station	6 min	18 min	15 min	46 min
	UnderGround	- min	- min	- min	- min
5.1 mi	Island Gardens Dlr Station	16 min	28 min	23 min	50 min
5.5 mi	Pontoon Dock Dlr Station Platform 1 North Woolwich Road	14 min	27 min	21 min	94 min
5.6 mi	West Silvertown Dlr Station Platform 1 Wesley Avenue	14 min	42 min	35 min	102 min
<b>COMMUTER RAIL</b>					
1.0 mi	Westcombe Park	10 min	- min	6 min	10 min
0.7 mi	Charlton	14 min	22 min	9 min	14 min
1.6 mi	Maze Hill	7 min	16 min	11 min	20 min
1.6 mi	Blackheath	4 min	14 min	10 min	35 min
2.3 mi	Kidbrooke	5 min	23 min	14 min	43 min
<b>AIRPORT</b>					
6.7 mi	London City Airport	19 min	39 min	30 min	88 min
25.7 mi	London Heathrow Airport	60 min	90 min	78 min	480 min

## HEALTH & CARE

	CAR	WALK
		
Queen Elizabeth Hospital	8 mins	38 mins
The Blackheath Hospital	15 mins	36 mins

## EDUCATION

	CAR	WALK
		
MEfA Montessori Children school	3 mins	3 mins
Greenwich Waldorf School	3 mins	10 mins
Invicta Primary School	3 mins	6 mins



## RESIDENCE Specification

- Basement for storage
- Elevated position daylight penetration ventilation
- Variegated Handmade Bricks
- Aluminum windows
- Acoustic shielding of anodized aluminum rain-screen cladding



### General Specification

7-17 Bramshot Avenue enhances the setting and regenerates the existing corner site with a high-quality, bespoke design—a landmark building adjacent to the traffic corridor.

The development will provide pedestrians with access to the circulation space, the basement for storage. The split-level design adds visual interest across the facades and flows with the site's natural topography.

The apartment layouts focus on long-distance views over London, and the building presents a robust, less glazed shielding façade to the busy A102. Large windows that look onto large terraces and, in turn, look over the green railway cutting will provide bright and modern living spaces with good levels of privacy.

The elevated position further enhances the long-distance northerly views, adding an increased sense of openness to the high-quality living accommodation. The whole plan achieves full-height glazing to ensure good daylight penetration and ventilation, with all opening habitable room windows orientated towards the quieter, cleaner air of Eastcombe Avenue.

The top floor is set back on the western edge to reduce the scheme's bulk and provide additional amenity space for unit 9.

The floor plans have been tailored to meet the London Plan space standards. Each room and the overall floor space of the units meet or exceed requirements, and with floor heights of 2.550m throughout, they provide high-quality living spaces.

The terraces are all as per or over housing standards requirements, and you will enjoy the long-distance views. The ground-floor units also access a landscaped roof over the basement. The split-level nature of the terraces assists in maintaining the space's privacy.

External materials will be pale grey render and lightly variegated handmade brick, with aluminum windows and anodized aluminum rain-screen cladding for additional acoustic shielding over the windows.

In this way, the proposed development endeavors to be an appropriate addition to the empty yet prominent corner of Bramshot Avenue, enhancing the site's potential as a quality residential location. The proposed plans, sections, and elevations demonstrate the quality of the proposal.

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## External Specification

The proposal utilizes the sloping Bramshot Avenue site to provide level pedestrian access to the building's entry and includes a basement for storage and an accessible parking spot.

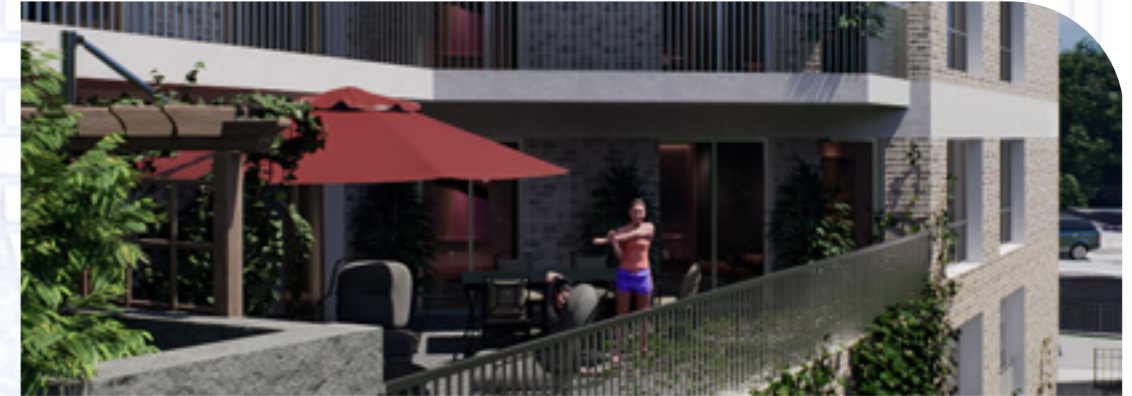
The entrance door will be fitted with high-level security including a visual intercom to the entrance reception and individual floors. Several discreet security cameras will also provide 360-degree surveillance, with a state of the art 'real time' security response.

A twenty-four-hour concierge & reception facility ensures all occupants and guests have immediate access to the property day or night. All post and deliveries are managed via the concierge and front reception.

The proposal is a modern apartment building with a clean, contemporary design. The structure has five stories, featuring a minimalist facade composed of horizontal bands of pale grey render alternating with light variegated handmade brick, giving it a sleek and orderly appearance.

The aluminum windows and anodized aluminum rain screen cladding will add acoustic shielding over windows. High performance double-glazed and triple-glazed windows in aluminum frame ensure the highest-level acoustic sound proofing and thermal insulation.

Each floor is equipped with spacious balconies that run the length of the building, enclosed by simple metal railings, enhancing the building's horizontal emphasis. The overall architectural style is modern, characterized by simplicity, open spaces, and an emphasis on natural light and outdoor connectivity.



## Internal Specification

The main vertical circulation is approached directly from the impressive reception hall, with 8-person capacity lift and wide stair. The lift will be with 900mm wide center opening doors and a high quality, tailored interior finish.

The lift allows level access directly from the entrance hall with the lift landings at each floor level served leading into a further lobby, which in turn has entrance doors to the accommodations.

The stair has one section serving all floors above entry level and then continuing down to basement level.

### Finishing Materials

- Entrance lobby and hallways flooring with the finest Italian marble
- Engineered wood flooring through all habitable rooms
- Finest porcelain tiles in all bathrooms and shower rooms
- Doors in oak veneered with black handles and accessories
- Kitchen joinery and cabinetry designed by Italian top firms
- Anthracite grey steel railing powder coated to all balconies and floor windows.

Bramshot Residential Space is designed in compliance with the new UK national building regulations standards, providing a high standard in acoustic, thermal, environmental performance and carbon reduction requirements. Furthermore, the rainscreen cladding system will enhance acoustic and thermal performance.

The apartments feature cozy underfloor heating, while the entire building is supported by an air source heat pump, ensuring both comfort and energy efficiency throughout the year.

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## Charlton Park

Charlton Park in London is a historical and recreational gem in the Royal Borough of Greenwich.

Charlton Park is a haven for families, featuring well-maintained playgrounds suitable for children of all ages. The Park also includes sports pitches, tennis courts, and outdoor gyms, catering to various sporting activities and fitness enthusiasts. It boasts beautifully landscaped gardens, perfect for leisurely walks, picnics, and relaxation. Notably, the sensory garden is designed to be enjoyed by all, including those with disabilities.

The Park is a habitat for diverse wildlife, such as birds, squirrels, and butterflies, making it an ideal spot for nature lovers. Portions of the park are designated as conservation areas to preserve natural habitats and foster biodiversity.

Charlton Park is easily accessible by public transport, with nearby bus stops and Charlton railway station providing convenient access to central London and surrounding areas. This accessibility ensures a stress-free and enjoyable visit for all.

## GREEN Spaces



## Greenwich Park

Greenwich Park is one of London's most historic and scenic green spaces. Spanning 183 acres, it offers a mix of open grasslands, gardens, and significant landmarks.

Greenwich Park is not just a green space; it's a unique destination. It's home to the Prime Meridian Line, marking Longitude 0°, and the observatory offers a fascinating insight into the history of astronomy and navigation. Plus, it provides panoramic views of London, including landmarks like the River Thames, Canary Wharf, and the O2 Arena. It is a beautifully maintained area with colourful flower beds and stately trees, perfect for a relaxing stroll or picnic.

Greenwich Park is not just about nature; it's about fun and relaxation. It's known for its excellent facilities, including a boating pond for water enthusiasts and various play equipment for kids and the young. There's something for everyone here.

Greenwich Park also features tennis courts, the Ranger's House and Field, a boating lake, and various cafes, such as the Honest Sausage kiosk and the Pavilion Tea House.

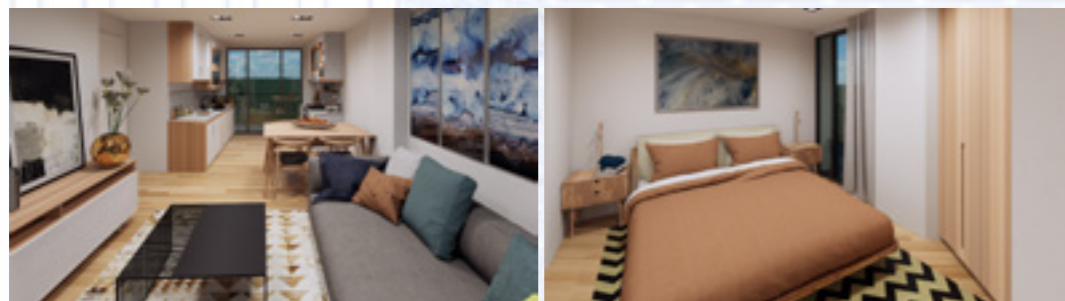
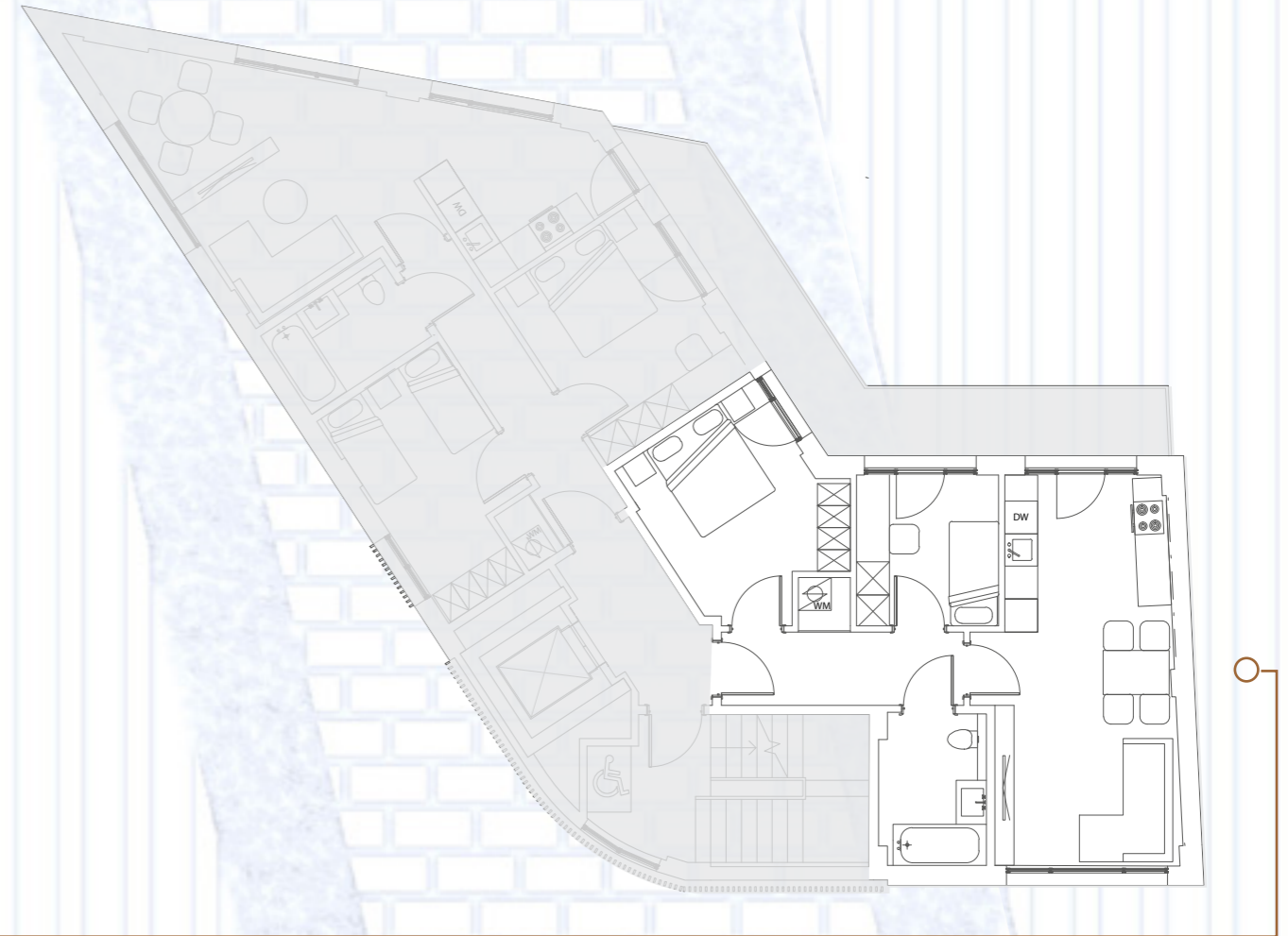
## FLAT TYPE 1

2 bedroom Flat

55.8 m<sup>2</sup>



## FLAT TYPE 1 Ground Floor - 3rd Floor



Flat Type 1   2 bedroom Flat	Meters	Feet & Inches
Living / Dining / Kitchen	7.13 x 3.30	23' 4" x 10' 9"
Master Bedroom	3.13 x 4.13	10' 3" x 13' 6"
Bedroom	2.75 x 2.57	9' 02" x 8' 5"
Bathroom	2.76 x 1.963	9' 06" x 6' 5"
Total Area	55.8 m <sup>2</sup>	183' 08"

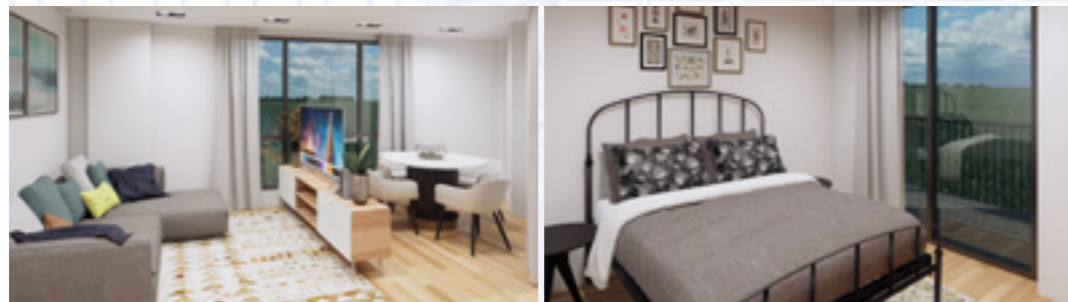
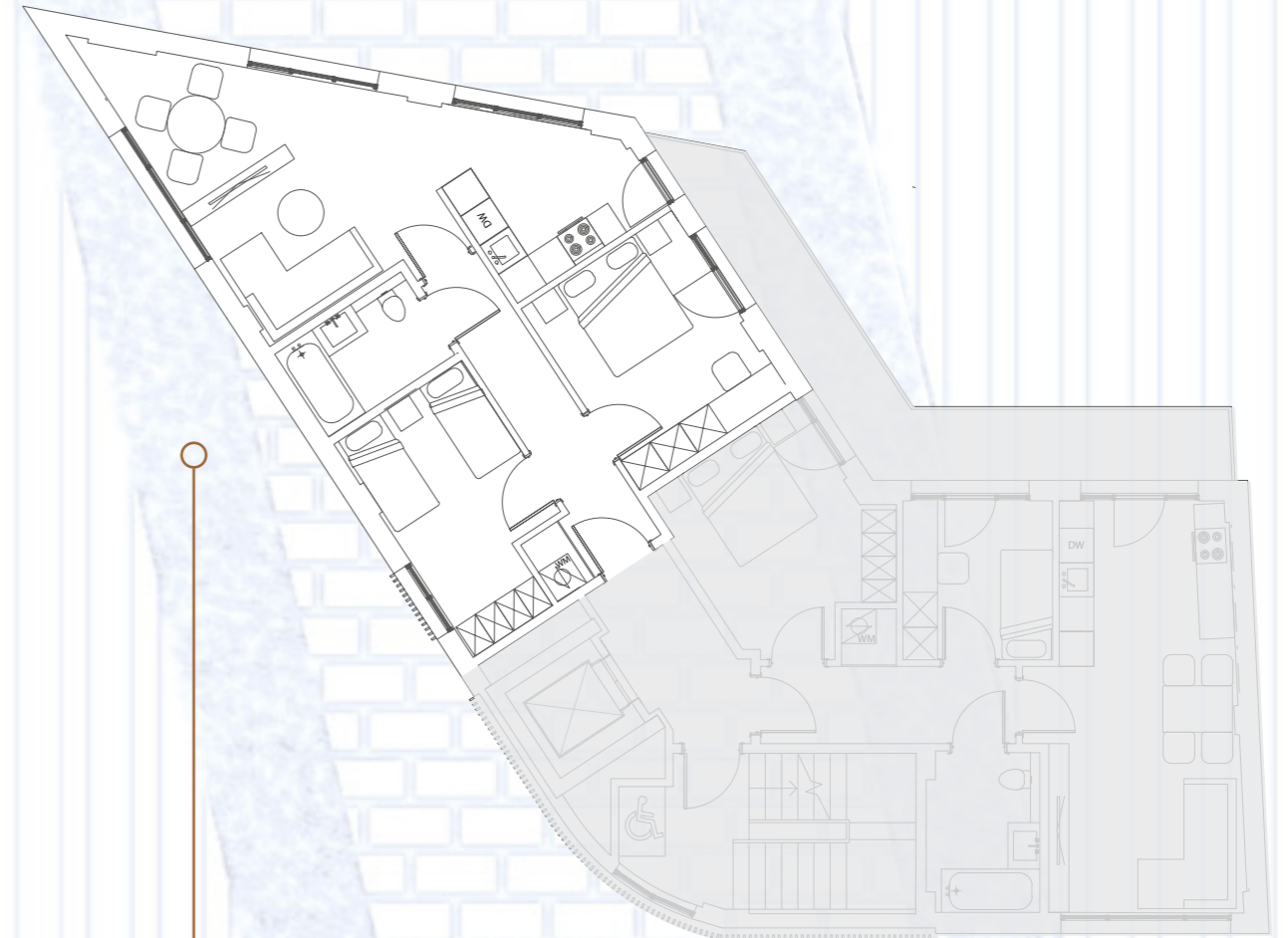
## FLAT TYPE 2

2 bedroom Flat

63.8 m<sup>2</sup>



## FLAT TYPE 2 Ground Floor - 3rd Floor



Flat Type 2   2 bedroom Flat	Meters	Feet & Inches
Living / Dining / Kitchen	7.10 x 6.03	23' 4" x 19' 9"
Master Bedroom	3.13 x 3.746	10' 3" x 12' 3"
Bedroom	2.646 x 4.40	8' 8" x 14' 5"
Bathroom	2.59 x 1.706	8' 6" x 5' 7"
Total Area	63.8 m <sup>2</sup>	209' 4"



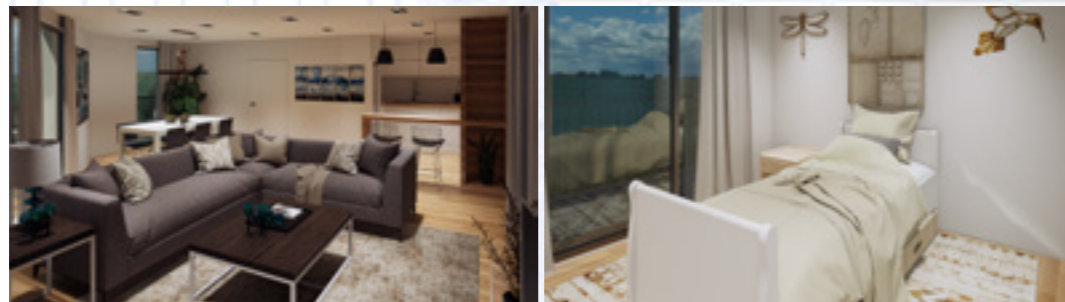
## FLAT TYPE 3

3 bedroom Flat

109.5 m<sup>2</sup>



## FLAT TYPE 3 4th Floor



Flat Type 3   3 bedroom Flat	Meters	Feet & Inches
Living / Dining / Kitchen	7.13 x 11.30	23' 5" x 37' 1"
Master Bedroom	3.69 x 2.85	12' 1" x 9' 4"
Ensuite Bathroom	2.70 x 2.815	8' 10" x 9' 3"
Bedroom 1	2.825 x 3.41	9' 3" x 11' 2"
Bedroom 2	4.81 x 2.77	15' 9" x 9' 1"
Bathroom	1.73 x 2.85	5' 8" x 9' 4"
Total Area	109.5 m <sup>2</sup>	359' 3"

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## Table of all units and metrics

Floor	Unit	Category	Description	GIA ft2	GIA m2
Ground	1	Residential	2 Bedroom Flat	600.6	55.8
Ground	2	Residential	2 Bedroom Flat	686.7	63.8
First	3	Residential	2 Bedroom Flat	600.6	55.8
First	4	Residential	2 Bedroom Flat	686.7	63.8
Second	5	Residential	2 Bedroom Flat	600.6	55.8
Second	6	Residential	2 Bedroom Flat	686.7	63.8
Third	7	Residential	2 Bedroom Flat	600.6	55.8
Third	8	Residential	2 Bedroom Flat	686.7	63.8
Fourth	9	Residential	3 Bedroom Flat	1,179	109.5

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**SALES**

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