



# EVERGREEN WALK

HONOR OAK PARK



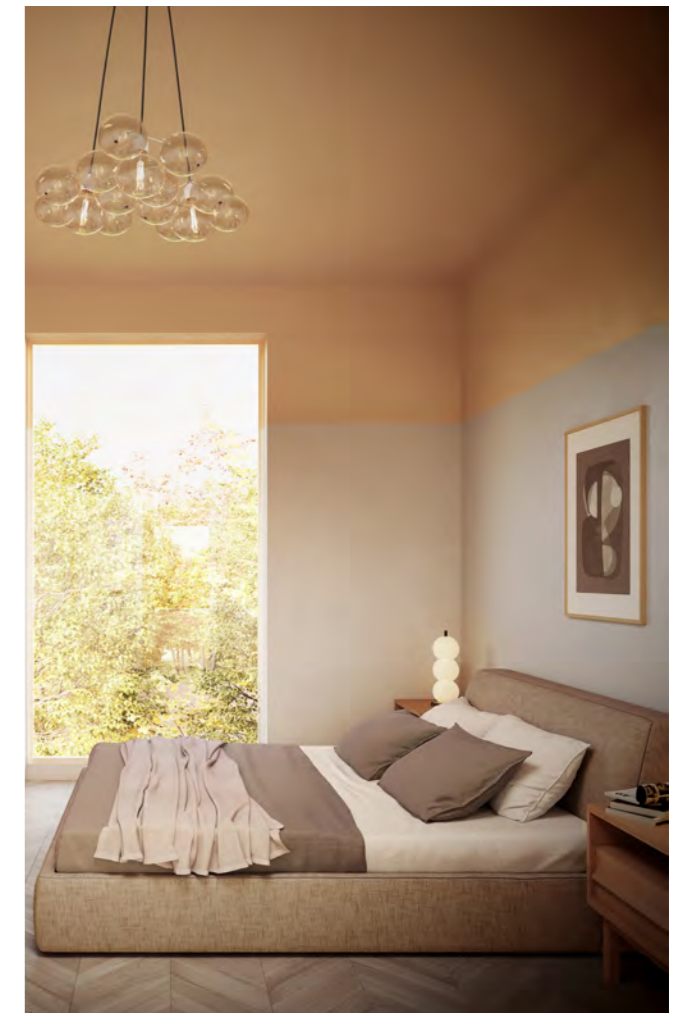


# ABOUT THE DEVELOPMENT

## A STYLISH OASIS

Evergreen Walk blends 'Japandi' styling with its leafy surroundings to create a community of six timber-clad units that are as beautiful as they are unique. Set back from the main road, at the end of an inviting boardwalk, the development sits within its own oasis. Surrounded by trees, long grass and plant-life; the earthy, natural tones inside echo the peace and tranquillity of the outside. The site sits in the heart of Honor Oak Park and under half an-hour from central London by train.

**"THE PERFECT BLEND FOR MODERN LIFE, WHERE PEACE AND NATURE MEET URBAN LIFE AND VIBRANCY"**





# ABOUT THE AREA

## HISTORIC SETTING WITH A BUZZING SCENE

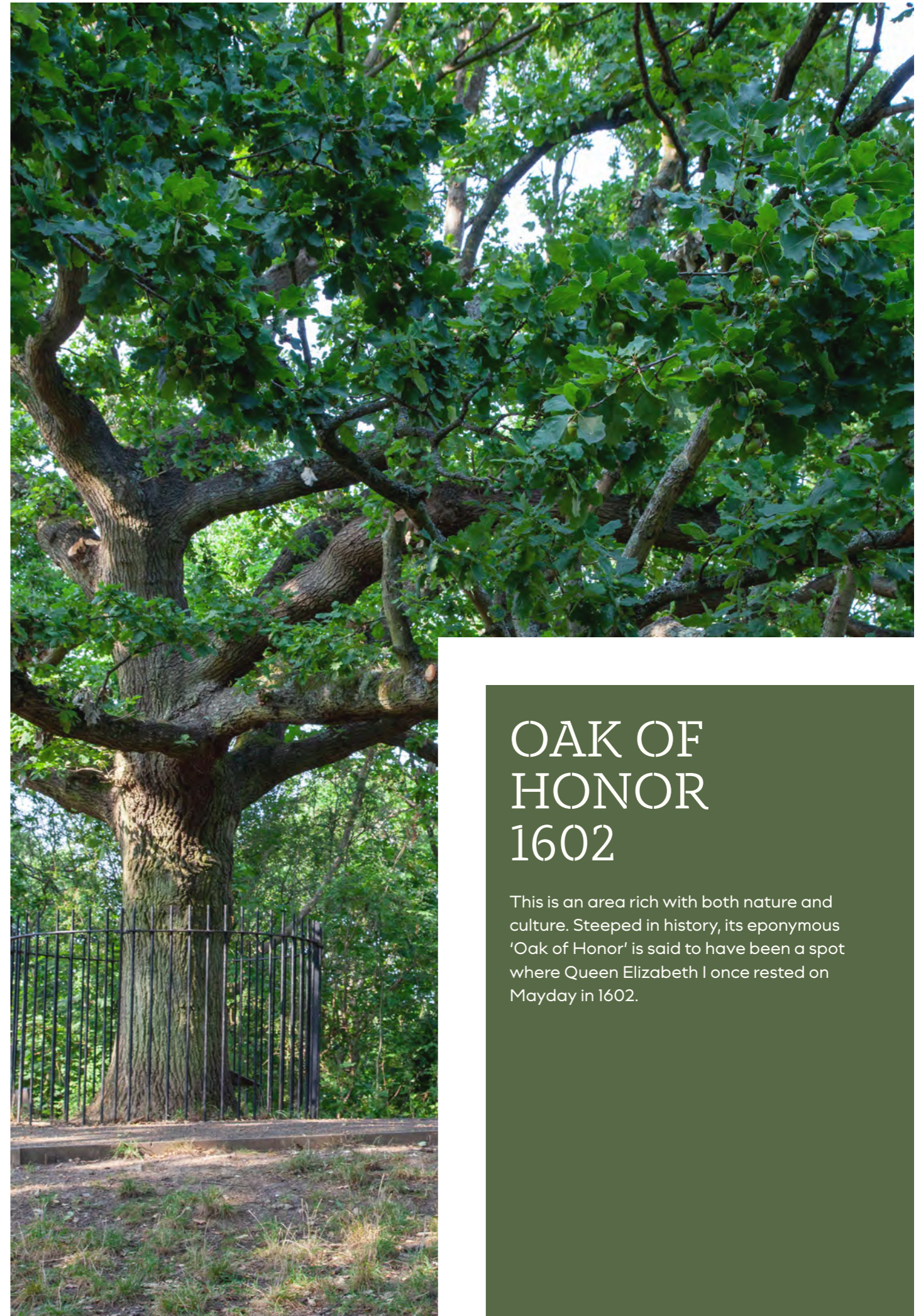
The area of Honor Oak Park is known for its many green spaces, offering a breath of fresh air in amongst some of South East London's most exciting neighbourhoods. Even so, there is plenty on the doorstep with cafes, restaurants and pubs all in rich supply locally. Dulwich, Peckham and Crystal Palace are all nearby offering atmosphere, great food & drink, markets, independent stores and so much more.

Local nature reserves are a short walk away, as is the Horniman Museum and Gardens, with its nature trail and butterfly garden. This is an area rich with both nature and culture. Steeped in history, its eponymous 'Oak of Honor' is said to have been a spot where Queen Elizabeth I once rested on Mayday in 1602.

The local food and drinks scene is buzzing, especially in the likes of Dulwich and Peckham – now seen among London's trendiest spots. Kokum on the East Dulwich Road and Whole Beast in Peckham are both recent additions with rave reviews.

With the many green spaces also come a huge range of leisure and sports activities. Tennis courts, playgrounds, football facilities, cricket nets, yoga studios and so much more are all on offer. Whether you're looking to settle down or to get stuck in, this is an area that has you covered.

**"ATMOSPHERE, GREAT FOOD & DRINK, MARKETS, INDEPENDENT STORES AND SO MUCH MORE"**



## OAK OF HONOR 1602

This is an area rich with both nature and culture. Steeped in history, its eponymous 'Oak of Honor' is said to have been a spot where Queen Elizabeth I once rested on Mayday in 1602.



# FARM TO FORK IDEALS

Deli Twenty Two prides itself on the freshest of produce they can possibly offer, from their coffee being roasted in South London, vegetables being grown in Kent and their cheeses being produced in the UK. They ensure you can follow your foods' journey to your plate.



# CAFE CULTURE

## YOUR MORNING FIX

The local area boasts a wide range of coffee houses, cafes, delis and more. Today these are all spots that keep the vibe of the area buzzing during the day, bringing the community together.

### "A BUZZING VIBE THAT BRINGS THE WHOLE COMMUNITY TOGETHER"

- **Two Spoons:** Coffee, brunch and cocktails, all a couple of minutes from your front door. Known for great music and delicious treats.
- **Rise:** As well as having great coffee, you can find brunch, lunch, sandwiches and even brilliant burgers here.
- **Blue Brick Cafe:** Set on Dulwich's Lordship Lane, this is a veggie hotspot with great coffee and tasty food.
- **Smokey Yard:** Local butchers with a range of delights, known in particular for their smoked sausages.
- **Deli Twenty Two:** Your local delicatessen with a huge range of produce to pick from. With cheese, cakes, veg boxes, fresh flowers and much more; it's a must visit.

# RESTAURANTS

## LONDON'S HOTTEST FOOD SCENE

With stunning options just down the road and even more in the surrounding villages, you'll never be without somewhere to go:

- **Miss Margherita:** Sourdough pizza and tequila. This on-your-doorstep pizzeria does the simple things beautifully.
- **Babur:** A local institution, this Indian restaurant is recognised by a range of foody experts, including the Michelin Guide.
- **Le Querce:** A family-run Italian promising contemporary Sardinian cuisine and local food store.
- **Canvas & Cream:** A brunch spot in the nearby Forest Hill and a favourite among locals.
- **MEATliquor:** The local branch of the famous chain sits in the old Dartmouth Arms serving burgers, platters, filthy sides and cocktails.



# PUBS & BARS

## WELL SERVED

The area is well-served with pubs and bars, offering vibrant nightlife and cozy spots for socialising:

## "VIBRANT NIGHTLIFE AND COZY SPOTS FOR SOCIALISING"

- **The Chandos:** Beer, pizza, live sports and outdoors areas – all you need from a local.
- **Watson's General Telegraph:** Known for its log fires and huge outside space, the WGT has a huge range of beers on tap and a great atmosphere.
- **The Herne Tavern:** Great food, an Insta-worthy secret garden and a range of themed nights, this is a great spot with a family-friendly vibe.
- **The Honor Oak:** A classic gastro pub with great food, great beer and plenty going on. Its live music, drag night and open mic sessions are not to be missed.
- **Sylvan Post:** A neighbourhood pub in the heart of Forest Hill. Its stunning menu and funky decor make it well worth a visit.









# GREEN SPACES & PLACES

## A LEAFY BACKDROP

The area is surrounded by greenery. Large parks, stunning walks, nature reserves and beautiful cemeteries are all woven into the fabric of the area.

- **One Tree Hill:** Directly opposite the development. This is the spot that gave the area its name with the famous 'Oak of Honor'.
- **Honor Oak Recreation Ground:** This large park and gardens also contains two high quality, bookable tennis courts.
- **Peckham Rye Park & Common:** 113 acres of open recreational grassland, ornamental and water gardens, a lake and woodland.
- **Nunhead Cemetery:** A local landmark with beautiful walks and ancient Victorian monuments.

**"THE AREA IS SURROUNDED BY GREENERY... WOVEN INTO THE FABRIC OF THE AREA"**

107 Honor Oak Park is a stunning development with stylish, considered design touches. A place like no other with a huge dose of peace and tranquillity alongside lashings of urban excitement. Whether on your own, with friends or even as a family; this is a place for life to thrive.





# LANDMARKS

## HISTORIC LONDON

The local area is steeped in history and local culture. Beauty spots, green spaces and even some of London's most talked-about restaurants and bars – they're all here. There's much to see, do, taste and experience.

## RESTAURANTS

1. Miss Margherita
2. Babur
3. Le Querce
4. Canvas & Cream
5. MEATliquor

## CAFE'S & COFFEE

6. Two Spoons
7. Rise
8. Blue Brick Cafe
9. Smokey Yard
10. Deli Twenty Two

## PUBS & BARS

11. The Chandos
12. Watson's General Telegraph
13. The Herne Tavern
14. The Honor Oak
15. Sylvan Post

## GREEN SPACES

16. One Tree Hill
17. Honor Oak Recreation Ground
18. Peckham Rye Park & Common
19. Nunhead Cemetery

# IT'S ALL ON YOUR DOORSTEP

Nestled between Peckham and Brockley, the development is perfectly situated to benefit from both the vibrancy of South East London and its green, natural surroundings. With excellent transport links, a number of large parks and exciting food, drink and leisure scenes, the area has so much to offer. The locals are a rich mix of city workers, creatives, independent business owners and much more. The friendly neighbourhood atmosphere belies the proximity to the city. Here, you really can have your cake and eat it too.

# TRANSPORT

## CONNECTED TO IT ALL

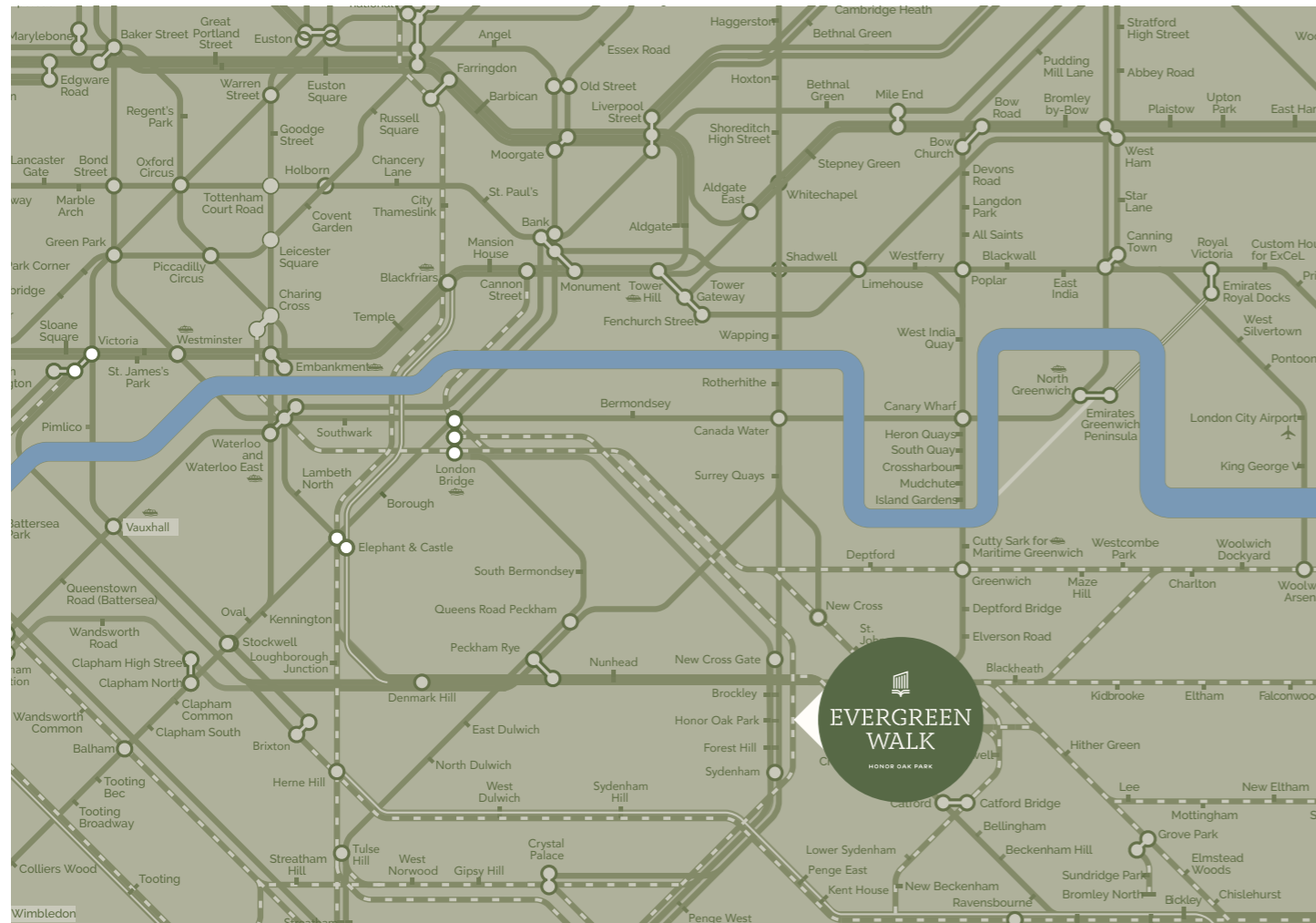
Evergreen Walk is moments from Honor Oak Park station. Served by both Southern Rail and the Overground line, connections into central London are rapid. London Bridge, Liverpool Street, London Victoria and Kings Cross are all under an hour by public transport.

### PUBLIC TRANSPORT:

- Shoreditch High Street – 21 mins (Overground)
- London Bridge – 23 mins (Overground; Jubilee)
- Kings Cross – 36 mins (Overground; Jubilee; Northern)
- Tottenham Court Road – 36 mins (Overground; Elizabeth)
- Clapham Junction – 37 mins (Southern)
- Farringdon – 40 mins (Overground; Elizabeth)
- London Victoria – 45 mins (Southern)

### CYCLING:

- London Bridge – 32 mins
- Liverpool Street – 38 mins
- Oxford Circus – 48 mins
- London Victoria – 42 mins
- Kings Cross – 52 mins



# FLOORPLANS

## CONSIDERED DESIGN TOUCHES

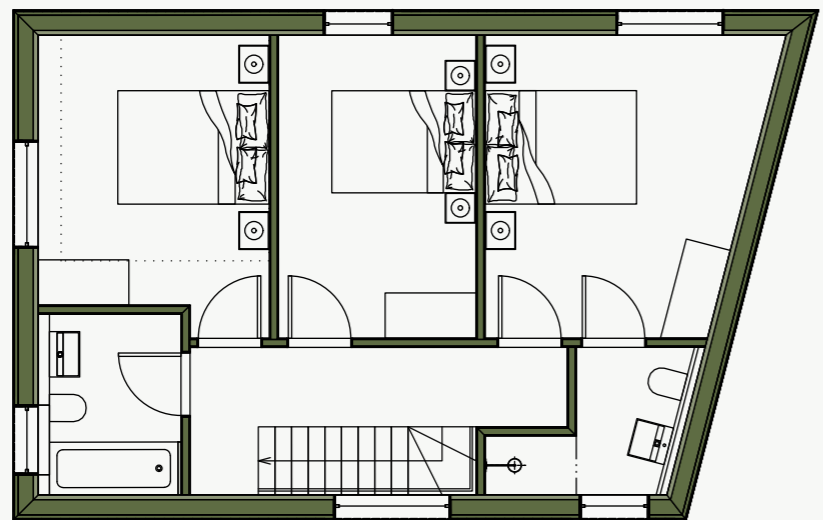
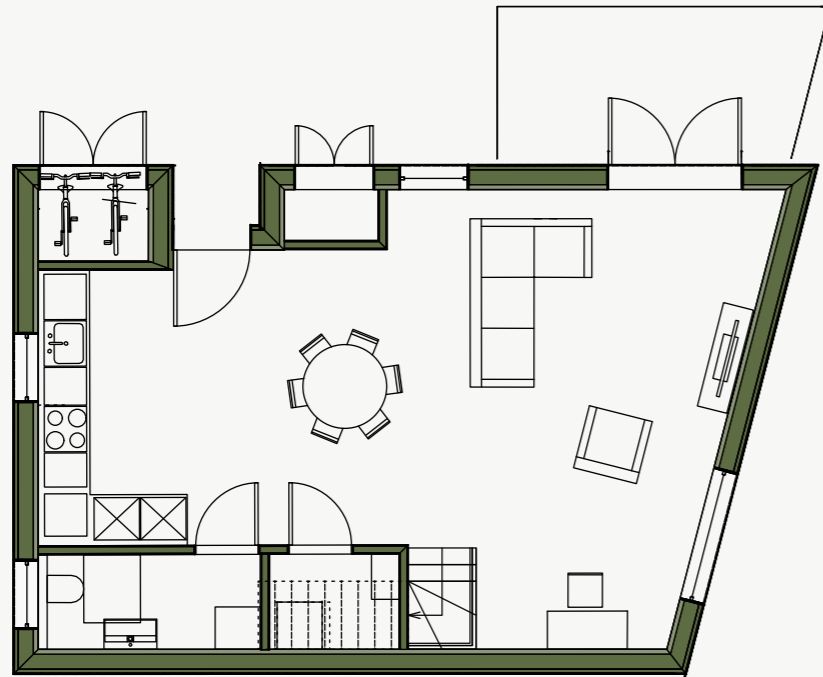
Evergreen Walk is a stunning development with stylish, considered design touches. Open plan living with accents of earthy materials bed the property into its green surroundings. The living spaces drink in natural light, resulting in a bright and airy environment. The connecting terraces between the properties create a sense of community among the trees and the grasses. These features and so many more give an urban idyll that is far from the expected.

# HOUSE 1

3 bedrooms  
1,184sqft / 110M<sup>2</sup>

Internal floor plans may be subject to alteration.

\*Dimensions listed are maximum. Computer generated images are for illustrative purposes only.

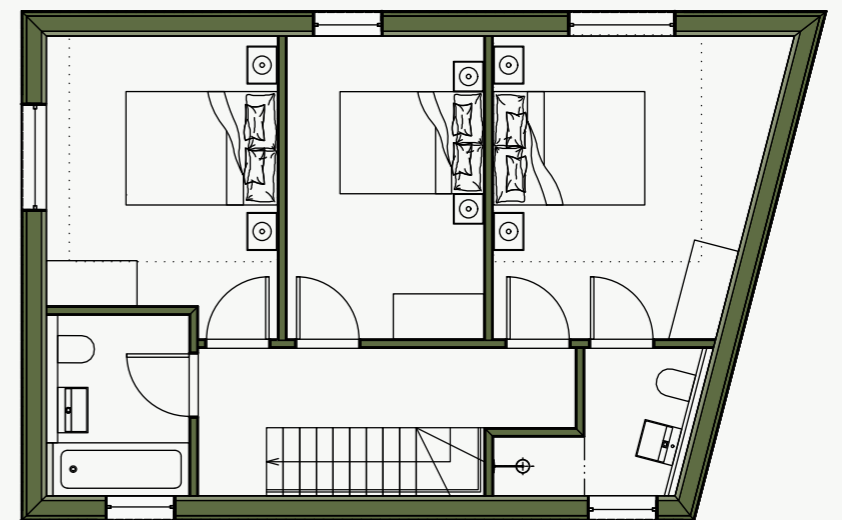
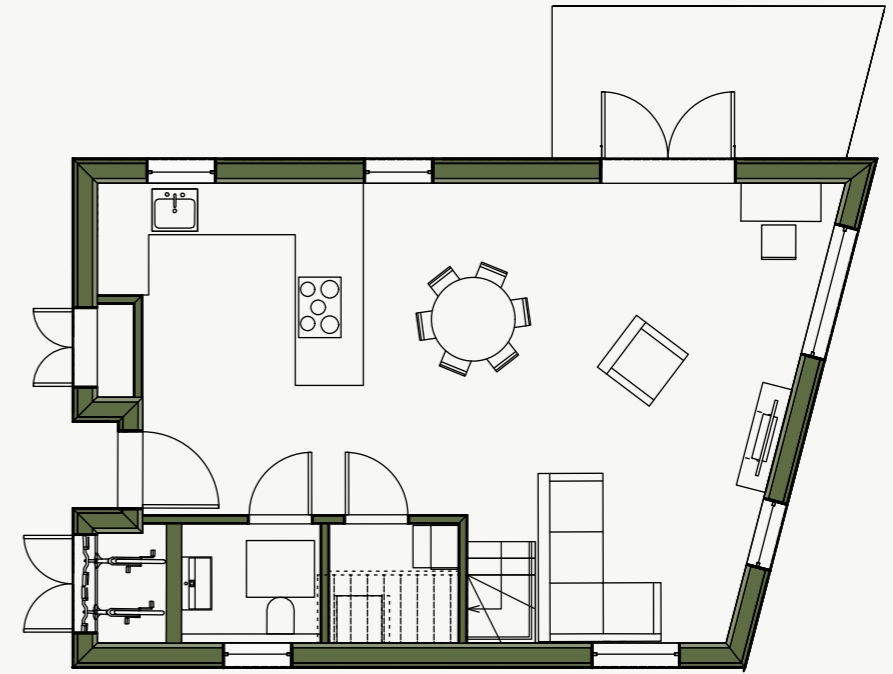


# HOUSE 2

3 bedrooms  
1,184sqft / 110M<sup>2</sup>

Internal floor plans may be subject to alteration.

\*Dimensions listed are maximum. Computer generated images are for illustrative purposes only.

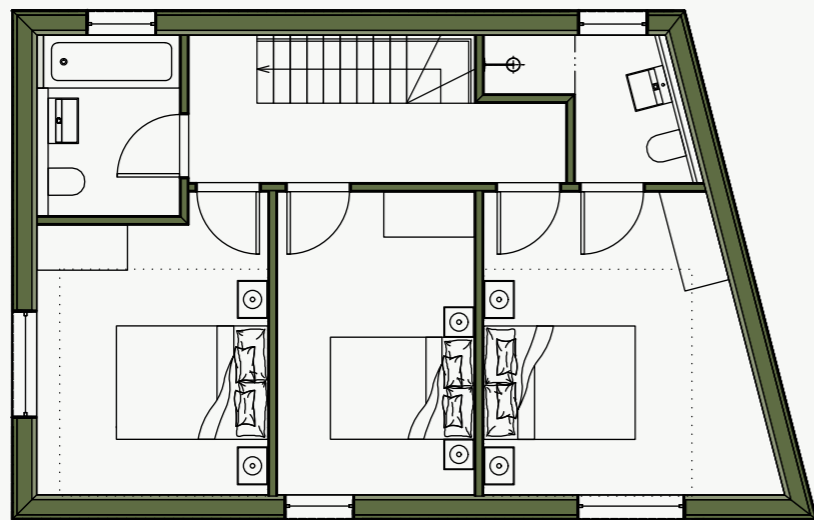
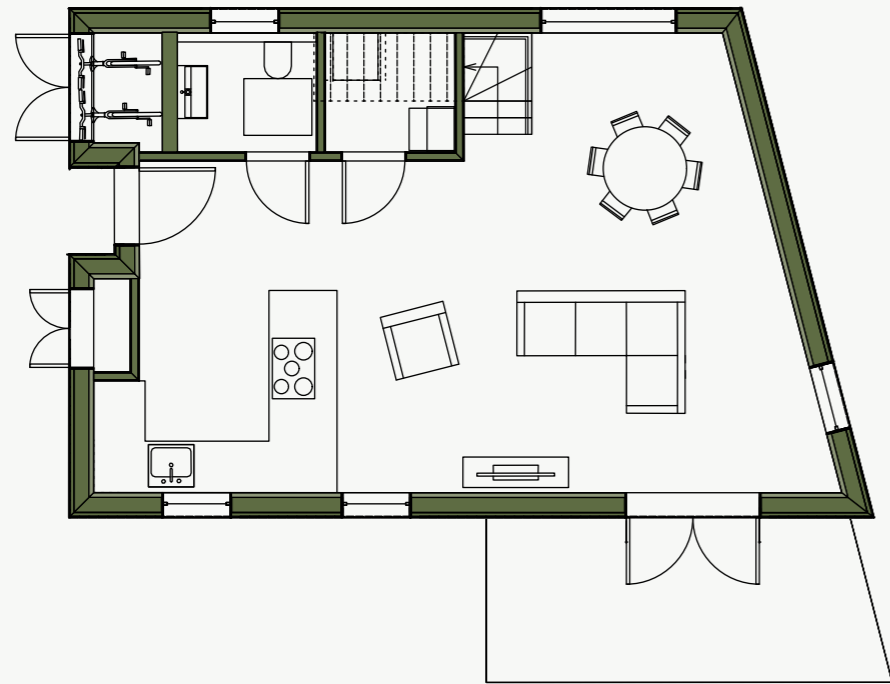


# HOUSE 3

3 bedrooms  
1,184sqft / 110M<sup>2</sup>

Internal floor plans may be subject to alteration.

\*Dimensions listed are maximum. Computer generated images are for illustrative purposes only.

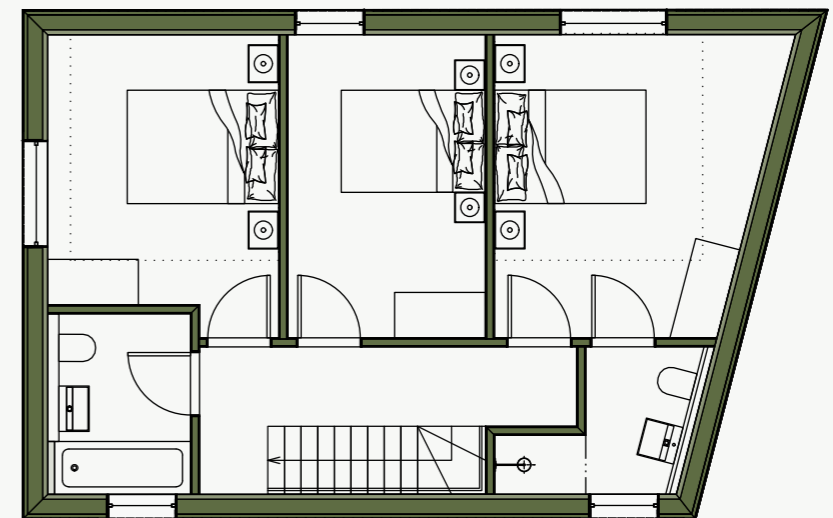
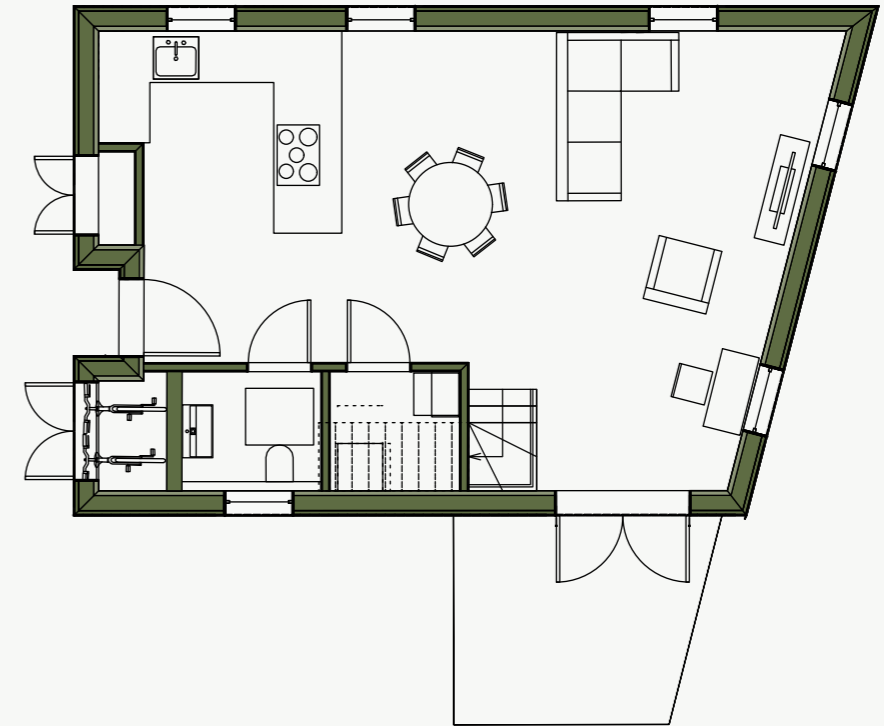


# HOUSE 4

3 bedrooms  
1,184sqft / 110M<sup>2</sup>

Internal floor plans may be subject to alteration.

\*Dimensions listed are maximum. Computer generated images are for illustrative purposes only.

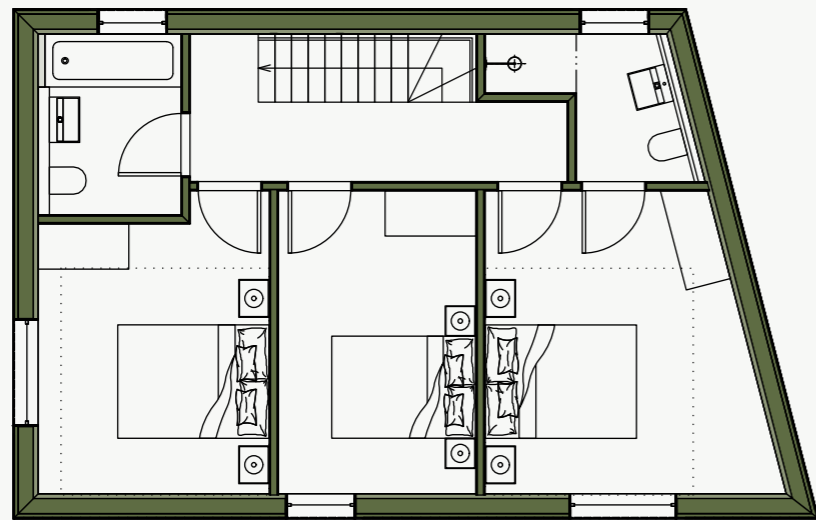
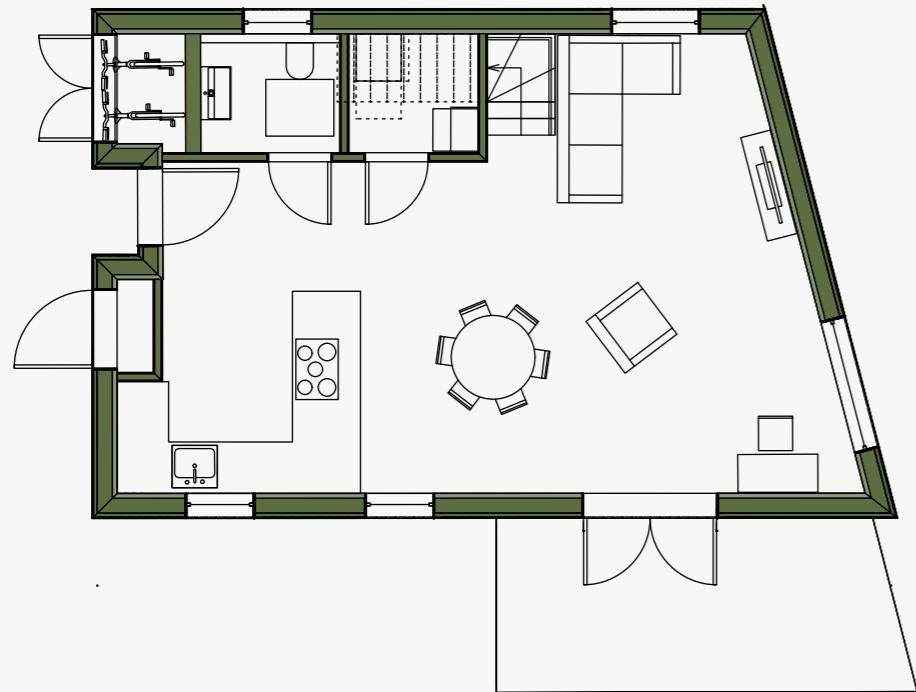


# HOUSE 5

3 bedrooms  
1,184sqft / 110M<sup>2</sup>

Internal floor plans may be subject to alteration.

\*Dimensions listed are maximum. Computer generated images are for illustrative purposes only.

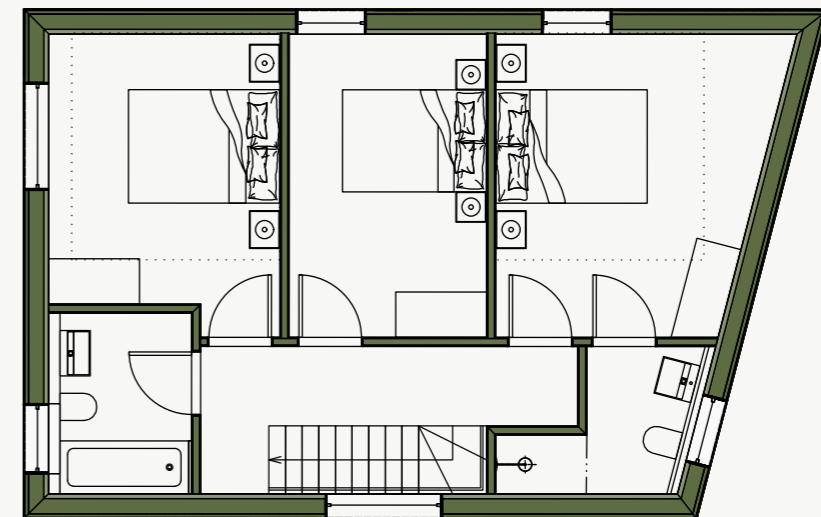
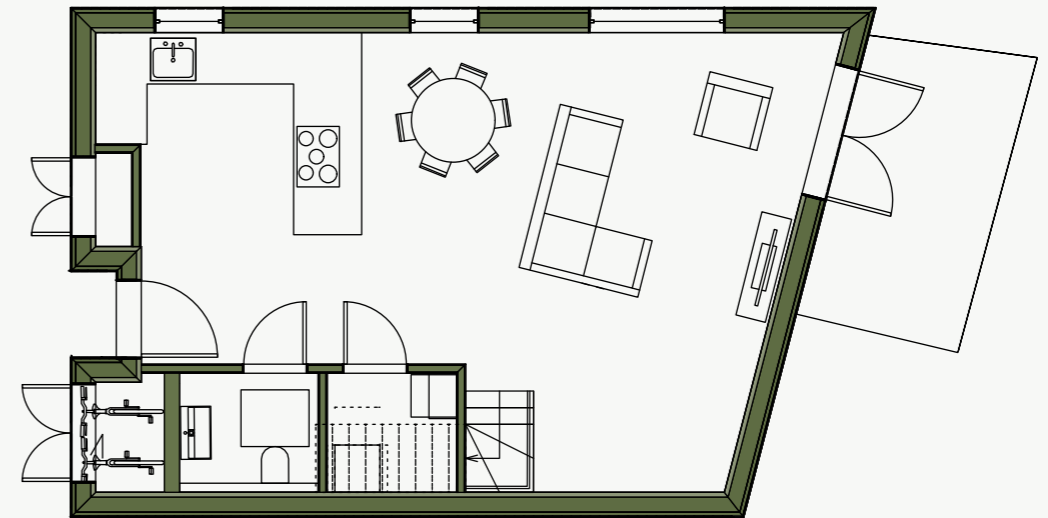


# HOUSE 6

3 bedrooms  
1,184sqft / 110M<sup>2</sup>

Internal floor plans may be subject to alteration.

\*Dimensions listed are maximum. Computer generated images are for illustrative purposes only.



# SPECIFICATION

## EVERGREEN WALK

- Concept architecture by award winning Downen Farmer Architects
- Design development and construction by Silvercrow

## KITCHENS

- 100% Carbon Neutral Kyoto timber kitchens in the Japandi style by German manufacturer LEICHT
- Wyndigo stone worktops by Caesarstone
- Matt black single sink and tap
- Premium integrated appliances from the likes of Bosch and SMEG
- Free-standing Bosch washer / dryer to hallway cupboards
- Downdraft hob extractors, induction hobs
- Recessed LED light strips

## FLOORING

- Natural Terrazzo stone tiles by Diespeker to ground floor areas
- Dalton Chevron Oak wood flooring by Ashton & Rose to bedrooms
- Dalton straight board Oak wood flooring by Ashton & Rose to staircase and landing
- Wet underfloor heating system throughout

## BATHROOMS

- Matt white sanitaryware and fittings
- Backlit bathroom mirrors with integrated shaver sockets
- Matt white electric towel rails
- Tiled wet room to ensuites
- Starburst Ivory Terrazzo tile to main bathrooms and ensuites
- Oslo Oak Fluted feature wall tiles

## ELECTRICS

- Matt white faceplates
- Digital thermostats with individually controlled zones per room
- Hard wired smoke and heat detectors
- Fibre optic broadband
- Energy efficient lighting

## GENERAL

- Built in wardrobes to master and second bedroom
- Matt black ironmongery
- Hampstead Orla knurled door handles
- Triple glazed Acoya timber windows and doors hand made in England by Gowercroft Joinery
- Triple glazed skylights to all roofs
- Private timber decks adjacent to living rooms
- Private gardens with soft and hard landscaping
- Extensive communal landscape with mature trees, shrubs and hedges, timber boardwalk
- Wheelchair friendly access to all homes
- Zipcar car club available nearby

## SECURITY & PEACE OF MIND

- Secure, internal bicycle storage as well as visitor cycle parking bays
- Fully-designed, wildlife friendly external lighting scheme
- 1-year defect liability cover
- 10-year new home warranty
- Sprinkler system
- PAS-24 multi-lock secure doors and windows
- Freehold houses, management company run by owners to control the maintenance of the communal parts

# DEVELOPERS

## SILVERCROW

Silvercrow is a family run development business located in South London. Starting out from humble beginnings in 2014, they have honed their craft and desire for quality. An unrivalled focus on customer care, Silvercrow has built up an impressive portfolio and a long list of satisfied buyers all around London.

A small but mighty team of dedicated professionals, they ensure that their exacting standards are met throughout the whole design and build process. The end results are properties that challenge conventions and redefine the norm.

**"EXACTING STANDARDS ARE MET THROUGHOUT THE WHOLE DESIGN AND BUILD PROCESS"**



SILVERCROW



# EFFICIENCY



- Proposed A Rated EPCs
- Structurally insulated panel construction with low U values beyond current regulations
- Thermo Ayoux timber cladding - natural hardwood product that is non-toxic, highly durable, dimensionally stable and provides a clear grade, virtually knot free
- Triple glazed timber windows with U values as low as 0.84
- Gas free energy efficient Air Source Heat Pumps (ASHP)
- 3kw of solar panels per property, with biosolar wild flower green roofs
- Mechanical Ventilation Heat Recovery (MVHR) across the development
- Wet underfloor heating throughout with digital thermostatic control in each room
- Water harvesting system to rainwater downpipes
- Low air permeability reducing the energy consumption of the building through air changes



- FSC certified sustainably sourced timber cladding
- Soft landscaping and biodiversity enhancements including the introduction of 24 new trees, shrubs and hedges, and bat and bird boxes

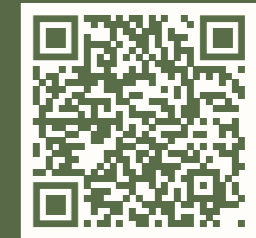


## EVERGREEN PLACE

HONOR OAK PARK

Evergreen Place is a fully refurbished mansion house with studio, one-bed, two-bed and three-bed apartments Overlooking One Tree Hill.

Scan to find out more



**pedder** | NEW HOMES

## ENQUIRE

0208 702 9999

peddernewhomes.com  
newhomes@pedderproperty.com  
93 Queen's Road, London, SE15 2EZ

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Photographs are for illustrative purposes only and layout and specification maybe subject to change at any time.

© 2024 Pedder. All rights reserved.







EVERGREEN-WALK.CO.UK

pedder | NEW  
HOMES



SILVERCROW

IMPORTANT NOTICE: (Computer Generated) Images are for illustrative purposes only. Individual features such as windows, cladding/brick, other materials and colours may vary, as may heating and electrical layouts. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within +/- 50mm. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our sales adviser for details of the treatments specified for individual plots. (Computer Generated) Images and dimensions are not intended to form part of any contract or warranty. Landscaping is shown for illustrative purposes only.