

THE BEC

SW16



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INTRODUCTION

COME BACK HOME TO THE BEC

Beyond the famous and lively High Street, which has claims to be the longest in Europe, Streatham is home to many of the capital's most sedate and leafy lanes. One of these, Woodfield Avenue, is home to The Bec, a secluded base in the heart of South London, where nine new apartments make up this modern three-storey new build. Fully gated and secure, The Bec nestles behind the Edwardian and Victorian houses which line the street.

The Bec is sure to appeal to all those eager to join the increasing buzz around the SW16 postcode, and will attract buyers keen to get on the property ladder via the Help to Buy Scheme. The apartments are built to a high specification inside and out, with eco credentials very much to the fore, including electric car charging points, air-sourced heat pumps with an air exchange and filtration system, underfloor heating throughout, solar panels on the roof and extensive bike storage facilities.



STREATHAM

STREET LIFE
IN SW16

Like its now fully gentrified neighbours, Brixton, Balham and Tooting, Streatham once offered buyers a fully urban edge, but is now levelling up with its neighbours, while still offering much better value for money for house buyers. It also offers both tranquility, with quieter streets, and excitement, with its busier thoroughfares.

Streathamites love a festival, and as the numerous restaurants and cafes in the area would suggest, they also love their food. So, it is small wonder that each June sees the arrival of the taste-sensational Streatham Food Festival. In October, you also have the vibrant and long-running Streatham Festival, with its mix of live music and street art. The area also plays host to a free film festival in September, and Streatham Common's annual Kite Day will be sure to blow you away.

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ART & CRAFT SW16 BEER BOTTLE SHOP
- 2

MANOR ARMS
- 3

SW16 BAR & KITCHEN
- 4

BAR 61 RESTAURANT
- 5

BLACKBIRD BAKERY
- 6

BRICKWOOD COFFEE & BREAD
- 7

PRATTS AND PAYNE
- 8

THE HAMLET BAR
- 9

HIDEAWAY JAZZ CAFE
- 10

ITALIAN BISTRO
- 11

CAFÉ BARCELONA
- 12

ALDI
- 13

M&S FOOD HALL
- 14

ODEON CINEMA
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TOOTING BEC COMMON
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TOOTING BEC LIDO
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TOOTING BEC ATHLETICS TRACK AND GYM
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DW FITNESS FIRST
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VIRGIN ACTIVE
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WOODFIELD GROVE TENNIS CLUB
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HENRY CAVENDISH PRIMARY SCHOOL
- 22

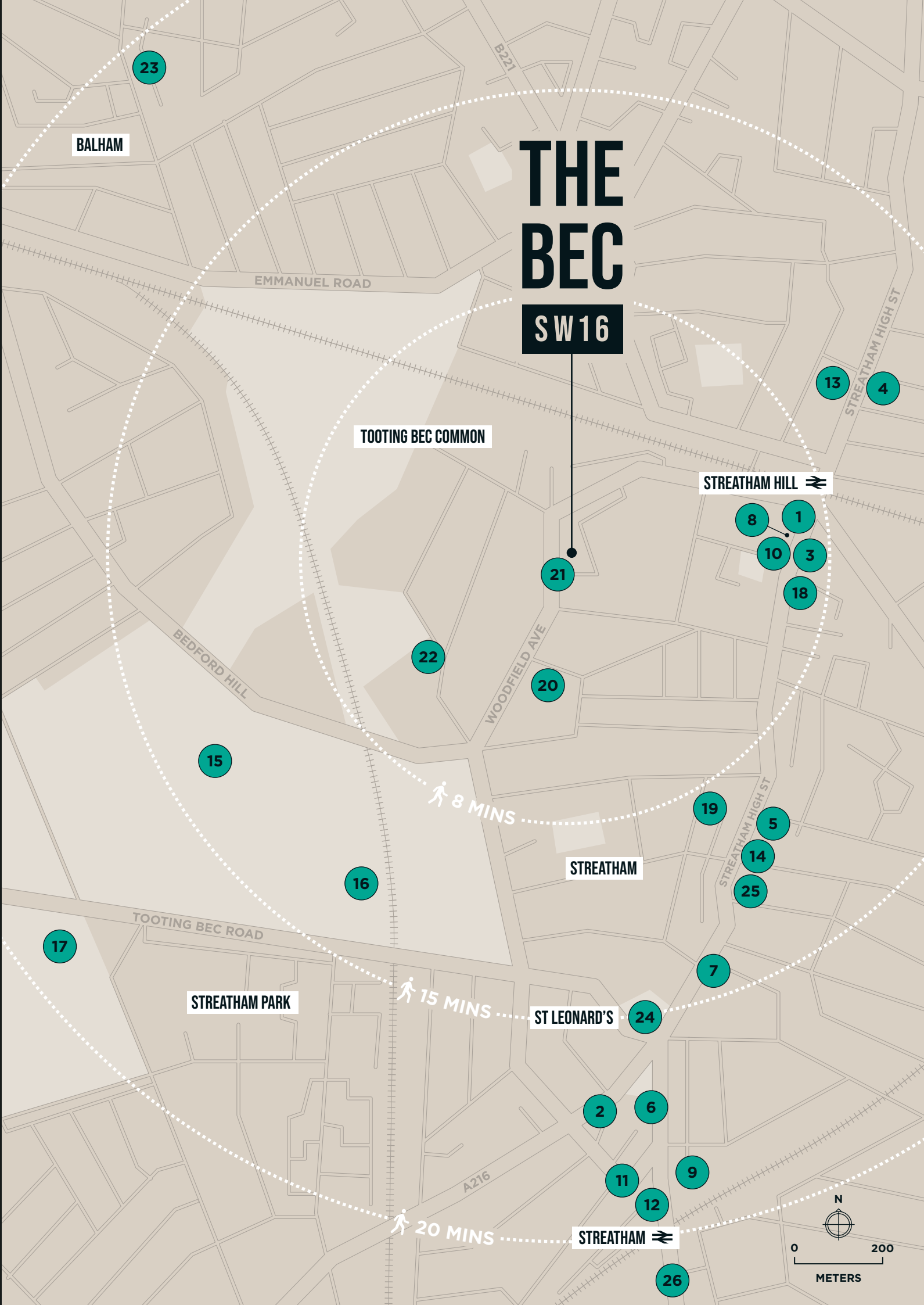
STREATHAM & CLAPHAM HIGH SCHOOL
- 23

AQUATIC DESIGN CENTRE
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ST LEONARD'S CHURCH
- 25

TATE STREATHAM LIBRARY
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TESCO EXTRA





▲ Art & Craft SW16 🚶 8 mins



▲ Hood 🚶 12 mins

EATING OUT

E-A-T IN STREATHAM

Streatham has some of south London's best kept gastronomic secrets, and SW16's bars, markets, cafes and restaurants are on your doorstep at The Bec.

These are among London's best kept secrets, and Streatham residents already know that you can eat your way around the world here without straying too far from home. Italian Bistro, Trio Pizzeria, and LO Paste Tradizionale, are all superb Italian restaurants, and the atmospheric Beyrouths serves outstanding Middle Eastern food. More options feature not just very good Indian and Chinese restaurants, but Polish, Vietnamese, Japanese, Somali, Romanian and Brazilian dining spots.

You'll even find modern British fare at Hood, and for a night on the local tiles there are a range of London-brewed ales at The Bull, historic surrounds at Pratts and Payne, or even cocktails just around the corner, at Hamlet Bar and Lounge. For the morning after, locals wake to scrambled eggs, smoked salmon and chorizo at Catalan Café Barcelona.

Streatham is nestled between the lively cutting-edge bar, restaurant and pub scene of Brixton, a quick bus ride to the north, and the more genteel and sedate pubs and restaurants in now-fully gentrified Balham, a short walk away over the commons.

Brixton offers an arty independent cinema, The Ritzy Picturehouse, praised by Time Out for its “anti-multiplex atmosphere” and even has its own bar and event space. The internationally renowned Brixton Village and Market Row offers the most exciting and vibrant cornucopia of dining options under one roof in the whole of London. The regular markets, including Retro and Vintage, Bakers and Flea, and the trusty Farmers’ market, held every Sunday, are a must-do for every SW16 and SW2 resident.



▲ Ritzy Cinema 🚲 13 mins



▲ Manor Arms 🚶 15 mins



▲ Brixton Village Market 🚲 14 mins



▲ Blackbird Bakery 🚶 10 mins



▲ Brickwood 🚶 16 mins





▲ Brixton Village Market 🚲 14 mins



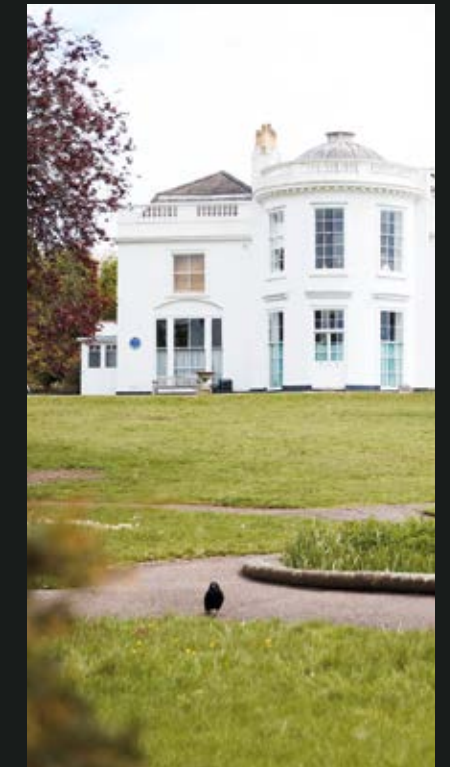
▲ Tooting Bec Common 🚶 5 mins



▲ Rookery Gardens 🚲 11 mins



▲ The Rookery Cafe 🚲 11 mins



▲ Norwood Grove 🚲 14 mins

GREEN SPACES

COMMON INTEREST

Without having to leave the big city, The Bec is well poised to enjoy the great outdoors. Tooting Bec Common offers over 150 acres of green space and is just five minutes from your front door. Here you can walk, run, cycle and even spot the local flock of bright green parakeets. It surprises many to learn that the surrounding borough of Lambeth boasts no less than twelve Green Flag Award-winning parks.

Should you wish to venture a little further, you are not too far from prime strolling areas and tennis courts in Hillside Gardens Park, and a local nature reserve at Streatham Common. Streatham is also home to the Rookery, where the trees and flowers, ponds and fountains transport you to exotic climes. The Rookery Café is a popular spot for coffee and snacks with a real community vibe and strong eco-credentials, serving all their drinks in plant-based biodegradable packaging.

▼ Streatham Library 11 mins



▲ Streatham High Street 5 mins

LEISURE & EDUCATION

A LOCATION TO ACTIVELY LOVE

Not only could the glorious Tooting Bec Common inspire anyone to kick a football or catch a frisbee, it also contains the largest fresh water pool in England. The historic lido is 100 yards long, and offers lane swimming in clear tree-lined water. Along with bookable courts on the common, there are three tennis clubs close by, including Woodfield Grove Tennis Club right on your doorstep. You can also get super active at nearby Streatham Ice and Leisure Centre; and here you'll find, in addition to the Olympic sized ice rink, another two pools, a gym with state-of-the-art equipment and several fitness studios.

While you work on your fitness, Streatham could offer your children an all-round education. Along with the solid private schools that feature in all of London's residential boroughs, you will find a plethora of state schools officially classed 'Good' by OFSTED; there are three additional 'Outstanding' primaries (one of these, Henry Cavendish, is actually on your street), two 'Outstanding' comprehensive secondaries and an impressive all-through school, Dunraven, which takes students from the age of 4 to 18.



▲ St Leonard's Church 14 mins

TRANSPORT

GET AROUND TOWN

For those who call The Bec home, South London is in the backyard. On foot, you can reach Clapham in half an hour, whereas Tooting is a 10-minute cycle ride. For central town, you're a five-minute stroll away from Streatham Hill station where you can pick up hourly trains to London Victoria. From there you can hit the West End in minutes or strike out to Brighton for the sea. You could even check in for your next holiday destination, via Gatwick Airport (be at departures in under an hour).



Journey times taken from Google maps and the trainline.com



▲ Streatham High Street 5 mins



▲ **External:** Private garden or terrace for each apartment and secure cycle storage unit with steel doors

▼ **Reception:** Aluminium sliding doors and dimmable central pendant lighting



▼ **Bedrooms:** Built-in wardrobes to master bedrooms and high quality wool rich carpets



▲ **Kitchen:** True handleless German manufactured kitchen units from Hacker and Quartz solid surface worktop with undermounted sink.



▲ **Bathrooms:** Fully tiled floors and walls with Coalbrook taps and underlit Built-in mirrored cabinet in main bathroom



▲ **Reception:** Invisible oiled engineered oak flooring, dimmable LED wall lights and underfloor heating

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SPECIFICATION

GENERALLY:

- ICW 10 Year Structural Defects Insurance Policy
- Air source heat pumps
- Mechanical Ventilation Heat Recovery System (MVHR)
- 5 x Electric Car Charging Points
- Free local "Car Club" membership for three years
- Underfloor heating throughout
- 1 x double USB plug socket in each room, excluding hallway and bathroom
- Velfac windows, externally clad in aluminium, with a contemporary and warm wood finish internally

ENTRANCE HALL:

- Engineered oak flooring
- Dimmable spotlights on ceiling

KITCHEN:

- True handleless German manufactured kitchen units from Häcker
- Quartz solid surface worktops with undermounted sink
- Filtered water tap
- Siemens appliances (oven, dishwasher, integrated fridge/freezer) Washing machine not included
- Engineered oak flooring
- Double oven including combi oven/microwave
- Undercounter lighting
- Dimmable LED spotlights in ceiling

RECEPTION:

- Aluminium bi-fold or sliding doors
- Satellite TV connections
- Invisible oiled engineered oak flooring
- Dimmable LED wall lights
- Dimmable central pendant lighting
- LED spotlights in ceiling

BEDROOMS:

- High quality wool rich carpets
- Built-in wardrobes to master bedrooms
- Central pendant dimmable lights

BATHROOMS:

- Coalbrook taps
- Fully tiled floors and walls
- Underlit built-in mirrored cabinet in main bathroom
- Heated electric towel rail in both ensuite and main bathrooms
- Shaver/toothbrush socket

EXTERNAL:

- Private garden or terrace for each apartment with external lighting and external weatherproof power socket
- Landscaped communal gardens with beautifully conceived lighting
- Secure cycle storage unit with steel doors and built-in secure cycle stands for 18 bikes

GROUND FLOOR

THE BEC

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FLAT 1

Kitchen/Living
3.93m x 7.57m
12'11" x 24'10"

Bedroom 1
3.35m x 3.43m
11'0" x 11'3"

Bedroom 2
3.99m x 2.88m
13'1" x 9'5"

Bedroom 3
2.55m x 3.43m
8'4" x 11'3"

Private Garden
130 m²
1399 ft²

Total
85.9m²
925 ft²

FLAT 2

Kitchen/Living
4.68m x 7.57m
15'4" x 24'10"

Bedroom 1
4.26m x 4.05m
14'0" x 13'3"

Bedroom 2
3.0m x 4.05m
9'10" x 13'3"

Private Garden
149 m²
1604 ft²

Total
81.5m²
877 ft²

FLAT 3

Kitchen/Living
8.56m x 4.03m
28'1" x 13'3"

Bedroom 1
4.08m x 4.77m
13'5" x 15'8"

Bedroom 2
4.89m x 3.41m
16'1" x 11'2"

Bedroom 3
2.94m x 4.03m
9'8" x 13'3"

Private Garden
70 m²
754 ft²

Total
95.6m²
1029 ft²



FIRST FLOOR



FLAT 4

Kitchen/Living
4.41m x 7.57m
14'6" x 24'10"

Bedroom 1
4.03m x 3.9m
13'3" x 12'10"

Bedroom 2
3.60m x 3.08m
11'10" x 10'1"

Terrace
7.5m x 2.4m
24'7" x 7'11"

Total
76.1 m²
819 ft²

FLAT 5

Kitchen/Living
5.91m x 5.41m
19'5" x 17'9"

Bedroom 1
3.70m x 3.12m
12'2" x 10'3"

Bedroom 2
3.24m x 3.12m
10'8" x 10'3"

Terrace
4.9m x 1.2m
16'1" x 3'11"

Total
65.2 m²
702 ft²

FLAT 6

Kitchen/Living
5.79m x 4.70m
19'5" x 17'9"

Bedroom 1
3.42m x 3.55m
19'5" x 17'9"

Bedroom 2
5.10m x 2.76m
19'5" x 17'9"

Terrace
7.6m x 2m
24'11" x 6'7"

Total
69.7 m²
750 ft²



SECOND FLOOR

THE BEC

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FLAT 7

- Kitchen/Living**
4.82m x 7.57m
15'10" x 24'10"
- Bedroom 1**
3.66m x 3.56m
12'0" x 11'8"
- Bedroom 2**
2.53m x 2.73m
8'4" x 9'0"
- Terrace**
4.3m x 1.2m
14'1" x 3'11"
- Total**
64.6m²
695 ft²

FLAT 8

- Kitchen/Living**
3.67m x 4.57m
12'1" x 15'0"
- Bedroom 1**
4.08m x 3.10m
13'5" x 10'2"
- Bedroom 2**
2.76m x 3.10m
9'1" x 10'2"
- Terrace**
5.4 x 1.9m
17'7" x 6'3"
- Total**
64.5m²
694 ft²

FLAT 9

- Kitchen/Living**
4.30m x 5.87m
14'1" x 19'3"
- Bedroom 1**
2.74m x 4.58m
9'0" x 15'0"
- Bedroom 2**
2.0m x 4.58m
6'7" x 15'0"
- Terrace**
9.2m x 1.4m
30'2" x 4'7"
- Total**
61.7m²
664 ft²

THE BEC ACHIEVES A REDUCTION OF

35%

IN ON-SITE REGULATED EMISSIONS OVER AND ABOVE
CURRENT BUILDING REGULATIONS REQUIREMENTS

TECHNICAL

ECO CREDENTIALS

Newbourne Homes is an environmentally conscious housebuilder, and rather than waiting for government standards to catch up with us, we strive to reduce the carbon footprint of our developments by achieving eco standards well in excess of regulations.

We believe that the lived-in built environment in an urban context has a huge role to play in the mental and physical wellbeing of our buyers, and The Bec achieves a reduction of 35% in on-site regulated emissions over and above current Building Regulations requirements.

Well in advance of the 2025 deadline imposed on the installation of gas boilers by the government, we at Newbourne have taken the decision to move away from outdated, high carbon emission systems, and now equip our developments with Air Source Heat Pumps, mechanical ventilation systems and on-site electric car charging points.

AIR SOURCE HEAT PUMPS:

- Supply constant fresh filtered air for a healthier indoor environment and has a direct impact on the Dwelling Emission Rate required in Standard Assessment Procedure (SAP) which will ultimately reduce the carbon footprint.
- Recover and reuse up to 95% of the waste heat within the property.
- Filter incoming fresh air via a triple-layered Carbon Filter, reduces allergy and asthma symptoms and provides pollen-free air quality throughout the home.
- Reduce moisture levels, prevent condensation, and the development of damp and mould growth.
- Reduce everyday strong odours from cooking or pets.
- Remove harmful pollutants, such as Volatile Organic Compounds (VOCs).

MECHANICAL VENTILATION WITH HEAT RECOVERY (MVHR):

- Supplies constant fresh filtered air for a healthier indoor environment and has a direct impact on the Dwelling Emission Rate required in Standard Assessment Procedure (SAP) which will ultimately reduce the carbon footprint.
- MVHR recovers and reuses up to 95% of the waste heat within the property.
- Incoming fresh air is filtered, reducing allergy and asthma symptoms.
- Reduces moisture levels, preventing condensation, and the development of damp and mould growth.
- Reduces everyday strong odours from cooking or pets.
- Aids in the removal of harmful pollutants, such as Volatile Organic Compounds (VOCs).
- The triple-layered Carbon Filter will provide pollen-free air quality throughout the home.

ELECTRIC CAR CHARGING POINTS:

- The Bec has 5 electric fast car charging points.

PHOTOVOLTAIC SOLAR PANELS:

- Communal lighting is powered by roof mounted solar panels which will reduce the annual service charge.

ATTENUATION TANK:

- The Bec has a stormwater management solution which collects rainwater from the roof, and hard landscaping which is then stored in an underground attenuation tank that gradually releases the water into the mains to avoid flooding.
- Permeable resin paths further help control water run off by allowing rainwater to filter through into the ground below.

NEWBOURNE HOMES

Newbourne Homes is a high quality privately owned development company, with a passion for providing beautiful apartments designed with today’s busy lifestyles in mind. As a relatively small but fast expanding company, we can provide our buyers with a quality of finish and attention to details that larger competitors cannot match. Every apartment is personally inspected by the business owners, and our goal is to provide exceptional spaces for our clients.

PREVIOUS PROJECTS



THE FACTORY APARTMENTS, N12



THE EFFRA APARTMENTS, SW2



182 GLENEAGLE ROAD, SW16



WWW.NEWBOURNEHOMES.COM | info@newbournehomes.com



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