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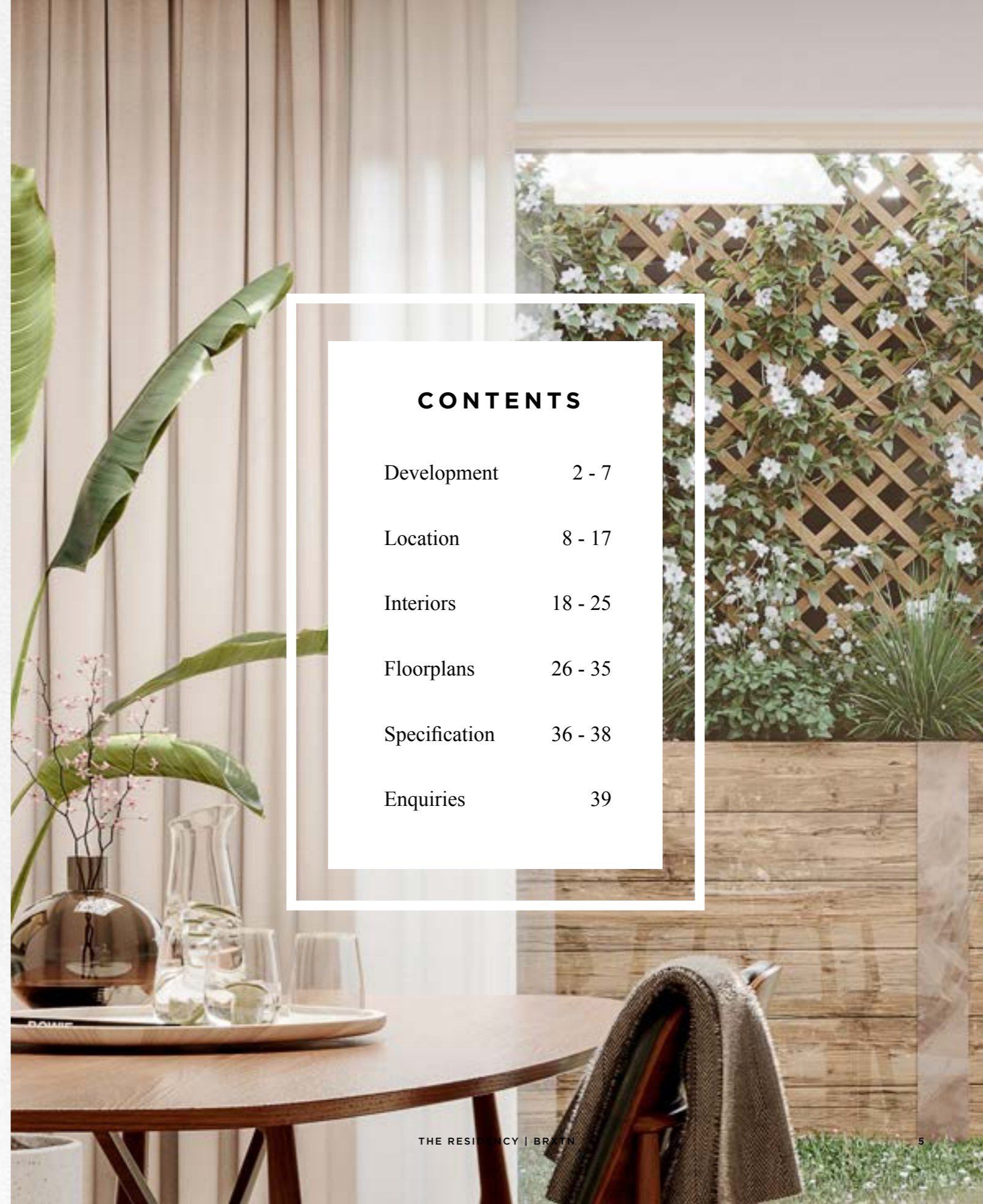
BRIXTON

FORMAL PROPERTY



THE  
RESIDENCY  
BRXTN

A stunning development of two houses and four flats by boutique London developer Formål Property Group. Located on a Victorian street just off Brixton Hill, The Residency is a quiet haven just a short walk away from the vibrancy of Brixton. The properties offer chic, high-end design whilst being perfectly situated for ease of access to the local area, with quick links into the West End, The City, and Canary Wharf.



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WELCOME TO  
**B R I X T O N**

Cultural mecca and beating heart of South London. A rich and diverse history of Victorian splendour and post war immigration has seen Brixton grow into the colourful, energetic, closely-knit community that it is today. Urban regeneration in recent years has modernised the local area, attracting new residents and businesses, without compromising its vibrant soul. National supermarkets and high street stores now sit in harmony amongst the vast array of food markets, speciality grocers, and independent shops.

Brixton is the destination of choice if you are looking for food, drink, music and excitement. Meanwhile the tranquil rolling hills and meadows of Brockwell Park together with its views across the city provide the perfect yin to the yang of downtown Brixton. 'Come in Love/Stay in Peace' reads the colourful sign emblazoned on the railway bridge as you enter Brixton - a welcoming and enduring message to everyone who calls the area home.



# TRANSPORT

With excellent transport links - and a guaranteed seat on the Victoria Line - Brixton is a favourite for anyone commuting to Central London.

<b>THE RESIDENCY</b> On foot			<b>BRIXTON</b> By rail
Corpus Christi School <b>0.2 miles</b>	■	■	Victoria <b>8 mins</b>
Jetts Gym <b>0.2 miles</b>	■	■	Oxford Circus <b>12 mins</b>
Sainsburys Supermarket <b>0.3 miles</b>	■	■	Bank <b>16 mins</b>
Brockwell Park <b>0.4 miles</b>	■	■	London Bridge <b>17 mins</b>
Ritzy Cinema <b>0.6 miles</b>	■	■	Kings Cross <b>18 mins</b>
Brixton Underground Station <b>0.7 miles</b>	■	■	Liverpool Street <b>23 mins</b>
Brockwell Lido <b>0.7 miles</b>	■	■	Canary Wharf <b>29 mins</b>
Substation Climbing Centre <b>0.7 miles</b>	■	■	London City <b>45 mins</b>
Brixton Market <b>0.7 miles</b>	■	■	London Gatwick <b>46 mins</b>
Herne Hill Station <b>0.9 miles</b>	■	■	London Heathrow <b>46 mins</b>



## CAFES & RESTAURANTS

1. Brixton Market & Village
2. Knife
3. Krocket
4. Kurisu Omakese
5. Naughty Piglets
6. Stir Coffee Brixton

## BARS & PUBS

7. Brixton Brewery Tap Room
8. Duke of Edinburgh
9. Pop Brixton
10. The Shrub and Shutter
11. Three Eight Four
12. Trinity Arms

## MUSIC & CULTURE

13. Brixton House
14. Electric Brixton
15. Hootananny
16. O2 Brixton Academy
17. Ritzy Cinema
18. Windmill Brixton

## FITNESS & WELLBEING

19. Brockwell Lido
20. Brockwell Park
21. Hot Pod Yoga
22. Jetts Gym
23. Substation Brixton
24. Yoga Point

## EDUCATION & SCHOOLS

25. Corpus Christi School
26. Sudbourne Primary School
27. James Allens Girls School
28. Dulwich College
29. La Retraite
30. The White House Prep School



NAUGHTY PIGLETS



BRIXTON MARKET

## FOOD & DRINK

A foodie's paradise with a rich mix of exciting independent start-ups and established favourites fusing traditional and contemporary flavours, Brixton caters for all tastes.

The arches, stalls and containers in and around Brixton Village and Pop Brixton are a breeding ground for fresh talent and flavours, with Franco Manca, Honest Burger, and Cricket all starting-out life here.

Alfresco courtyards and arcades offer convivial spaces for visitors to enjoy drinks from experimental cocktail bars whilst sampling cuisines from around the world.



BRIXTON MARKET



POP BRIXTON



ELECTRIC BRIXTON



BRIXTON HOUSE

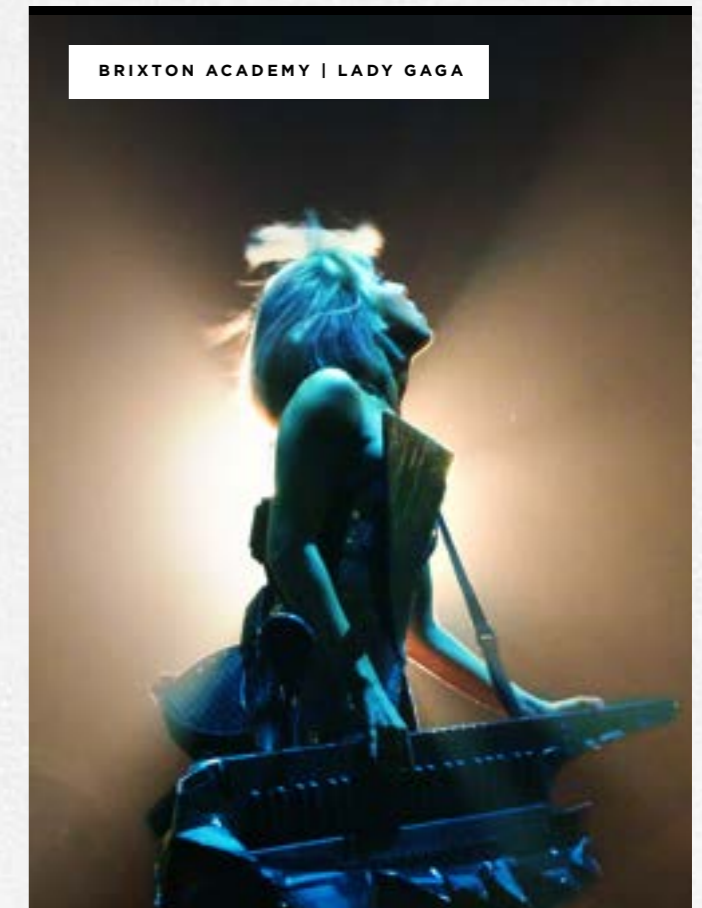


BROCKWELL PARK FESTIVAL

## MUSIC & CULTURE

Long established as a cultural hub, Brixton is a bohemian neighbourhood with a rich artistic heritage. The streets are adorned with colourful murals that pay tribute to its history, and to the musicians who have called it home.

Many of London's last remaining live music venues can be found here. Renowned small venues such as the Brixton Windmill showcase up-and-coming talent, whilst Electric Brixton and the O2 Academy regularly host global superstars. Outdoor music festivals and events are held throughout the summer in nearby Brockwell Park.



BRIXTON ACADEMY | LADY GAGA



DULWICH COLLEGE



## SCHOOLS & AMENITIES

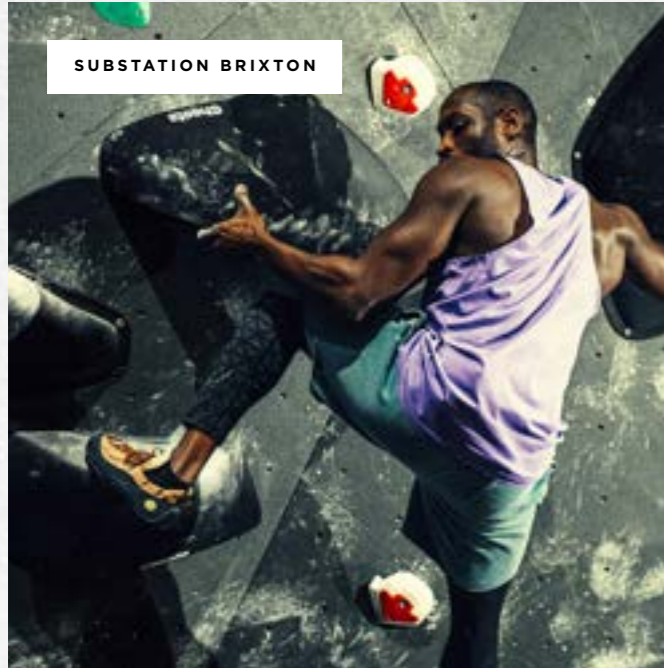
A short walk away, Corpus Christi and Sudbourne Primary School are both Ofsted rated Outstanding state schools. Slightly further afield, Dulwich College and James Allen Girl's School are recognised as two of the best independent schools in the country.

Brockwell Park with its numerous amenities, Lido and views across London is widely regarded by residents of the area as its jewel in the crown. Clapham Common and Ruskin Park are also nearby.

BROCKWELL LIDO



SUBSTATION BRIXTON



BROCKWELL PARK





## INTERIORS

# WELCOME HOME

At Formål we aim to make each of our developments a unique celebration of its environment, which is why we collaborated with interior design studio Scenesmith.

Seamlessly blending traditional with contemporary, Scenesmith has harnessed the period heritage of the road and combined it with elegant modern features. The result are chic yet inviting homes where every detail tells a story.

Sage green shaker doors have been paired with white marble worktops and antique brass fittings. The traditional kitchens are complimented by 1930s style oak doors warm toned strip wood flooring.

INTERIORS

## COMBINING THE VICTORIAN WITH THE ARTISANAL

The period vernacular has been continued throughout the features of the bathroom. Exposed period shower risers are combined with Victorian penny mosaic floors, and set against beautiful artisanal wall tiles. Reeded glass shower screens, freestanding baths, and chic vanity units provide touches of luxury.





“

*All of the rooms have been thoughtfully designed to create warm inviting spaces to relax in and unwind.*

”

INTERIORS  
**WARMTH  
& COMFORT  
IN EVERY  
DETAIL**

The bedrooms are perfectly proportioned and generously sized. Master bedroom walls are clad in timber panels to create a warm luxurious period feel. Fitted wardrobes have been installed to optimise space and comfort.





## PROPERTIES

UNIT	BEDS	FLOOR	TOTAL AREA SQM	TOTAL AREA SQM	PAGE
House 1	4	Ground/First/Second	198.6	2,137	28-29
House 2	4	Ground/First/Second	198.7	2,138	30-31
Apartment 1	2	First	80.8	869	32
Apartment 2	1	First	51.9	559	33
Apartment 3	2	Second	72.8	784	34
Apartment 4	1	Second	54.5	586	35

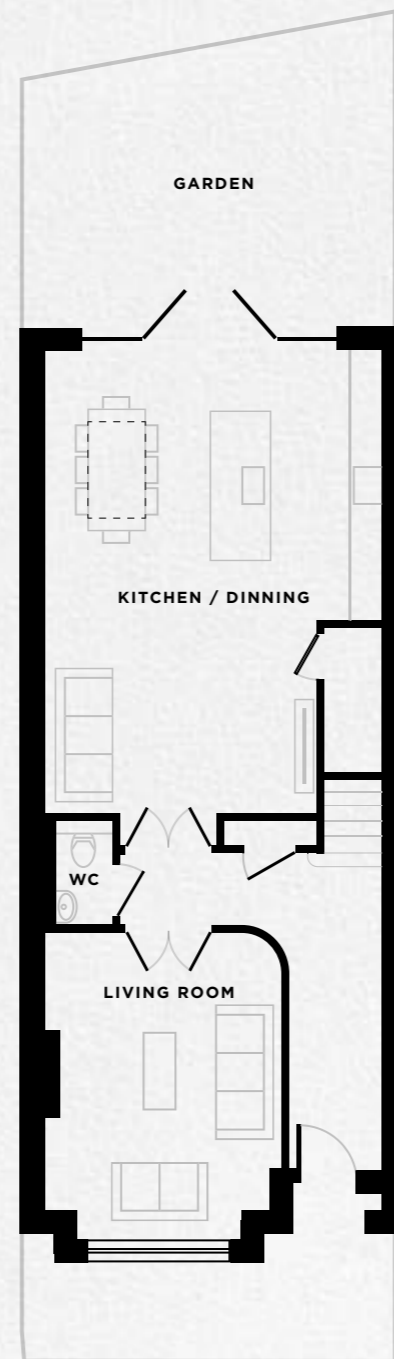
# HOUSE 1

GIA: 198.8 Sqm / 2,140 Sqft

GROUND	LXB (m)	AREA (SQM)
Kitchen/Dining	8.0 x 5.4	37.0
Living Room	5.0 x 3.7	17.4
Entrance Hall	5.2 x 4.3	12.2
WC	1.7 x 0.9	1.5
Storage	2.3 x 1.0	2.3
Storage	1.4 x 0.4	0.6
Rear Garden	5.9 x 5.0	26.6
Front Garden	5.6 x 2.5	9.5

FIRST	LXB (m)	AREA (SQM)
Bedroom 2	4.6 x 3.7	15.6
En Suite	2.8 x 1.6	4.5
Bedroom 3	4.1 x 3.1	12.3
Bedroom 4	3.3 x 3.0	9.6
Bathroom	2.2 x 1.9	4.2
Landing	6.3 x 3.4	15.5
Storage	1.6 x 0.9	1.5
Storage	1.0 x 0.8	0.9

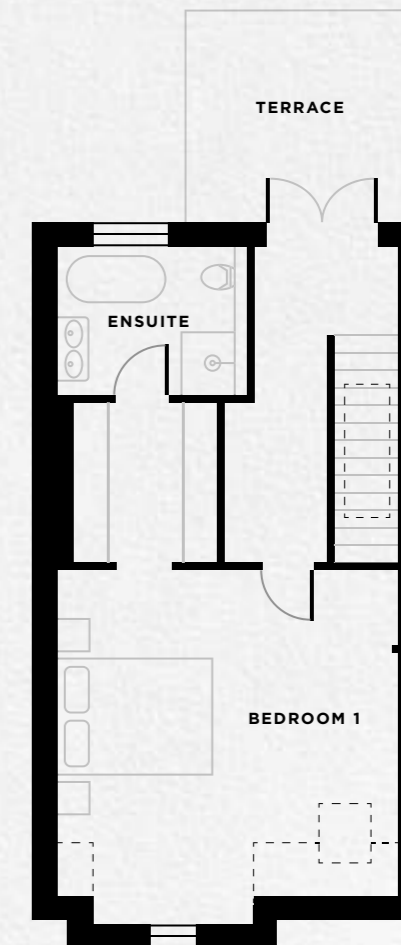
SECOND	LXB (m)	AREA (SQM)
Master Bedroom	5.7 x 5.2	27.3
Walk-in Wardrobe	2.5 x 2.2	5.5
En Suite	3.0 x 2.4	7.1
Hallway	5.1 x 2.6	12.8
Terrace	3.0 x 3.0	9.4



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



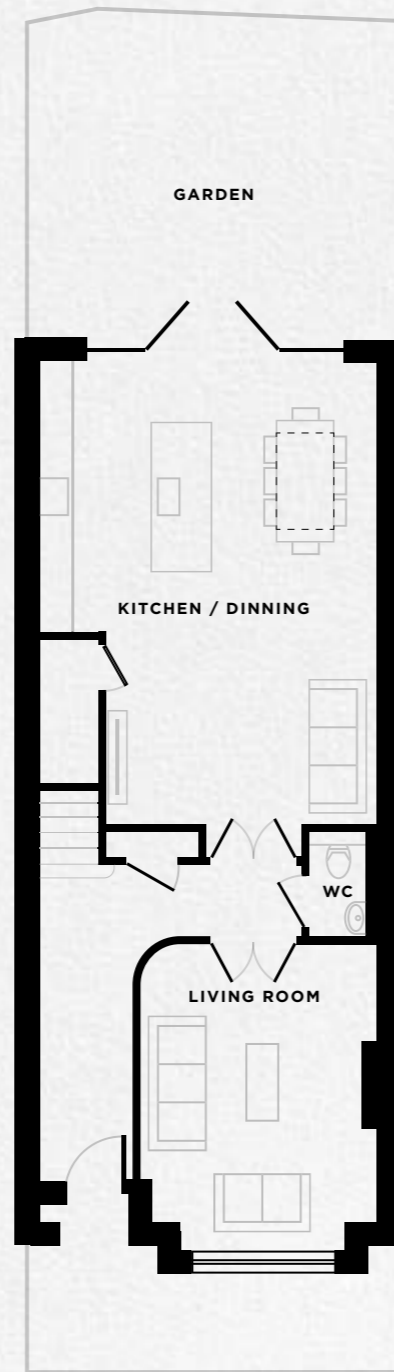
# HOUSE 2

GIA: 198.8 Sqm / 2,140 Sqft

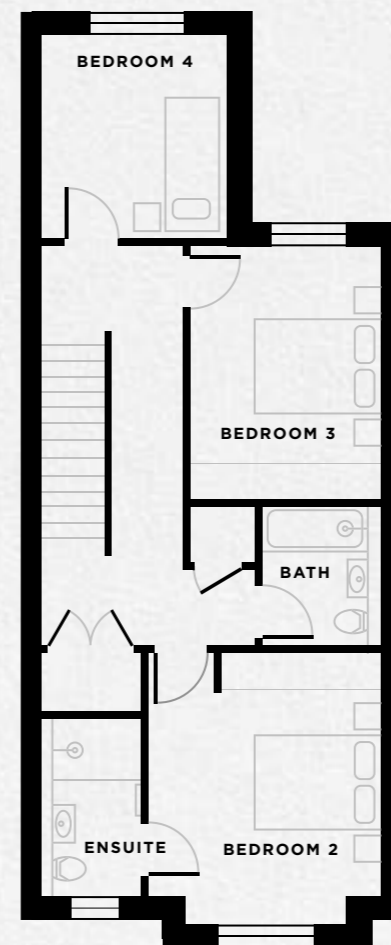
GROUND	LXB (m)	AREA (SQM)
Kitchen/Dining	8.0 x 5.4	37.0
Living Room	5.0 x 3.7	17.4
Entrance Hall	5.2 x 4.3	12.2
WC	1.7 x 0.9	1.5
Storage	2.3 x 1.0	2.3
Storage	1.4 x 0.4	0.6
Rear Garden	5.4 x 5.2	28.4
Front Garden	5.6 x 2.5	9.5

FIRST	LXB (m)	AREA (SQM)
Bedroom 2	4.6 x 3.7	15.6
En Suite	2.8 x 1.6	4.5
Bedroom 3	4.1 x 3.1	12.3
Bedroom 4	3.3 x 3.0	9.6
Bathroom	2.2 x 1.9	4.2
Landing	6.3 x 3.4	15.5
Storage	1.6 x 0.9	1.5
Storage	1.0 x 0.8	0.9

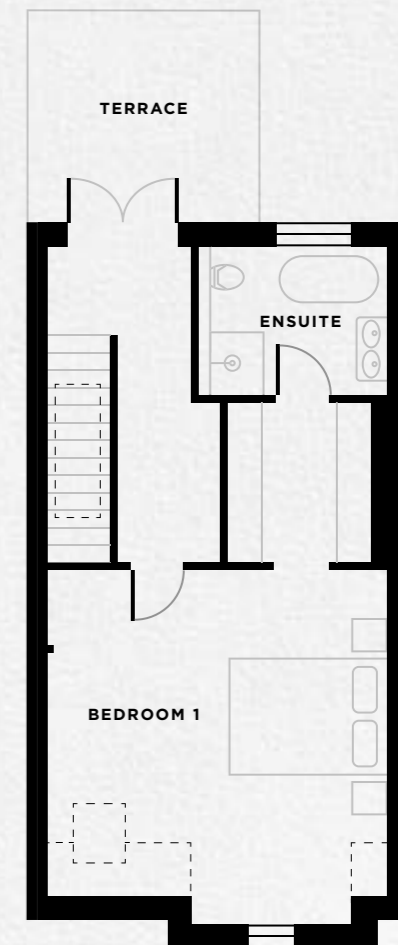
SECOND	LXB (m)	AREA (SQM)
Master Bedroom	5.7 x 5.2	27.3
Walk-in Wardrobe	2.5 x 2.2	5.5
En Suite	3.0 x 2.4	7.1
Hallway	5.1 x 2.6	12.8
Terrace	3.0 x 3.0	9.4



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





# FLAT 1

First floor

GIA: 80.8 Sqm / 869 Sqft

	LXB (m)	AREA (SQM)
Living Rm/Kitchen	6.4 x 5.3	31.2
Bedroom 1	4.2 x 3.6	14.0
En Suite	2.4 x 1.8	4.4
Bedroom 2	4.3 x 2.9	12.1
Bathroom	3.1 x 1.9	5.9
Hallway	4.6 x 1.7	5.6
Storage	1.7 x 0.9	1.6
Storage	1.7 x 0.9	1.6
Storage	0.6 x 0.5	0.3
Terrace	5.3 x 3.9	20.0

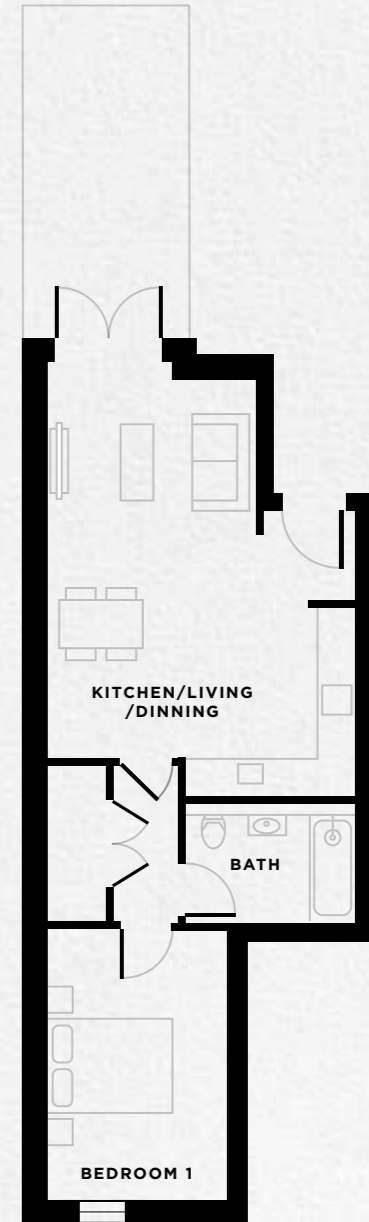


# FLAT 2

First floor

GIA: 52.8 Sqm / 568 Sqft

	LXB (m)	AREA (SQM)
Living Rm/Kitchen	6.6 x 4.9	28.3
Bathroom	2.7 x 1.9	5.1
Bedroom	4.2 x 2.9	12.4
Storage	2.5 x 1.0	2.4
Hallway	2.5 x 1.1	2.6
Terrace	5.0 x 2.0	9.8



# FLAT 3

GIA: 72.8 Sqm / 783 Sqft

Second floor

	LXB (m)	AREA (SQM)
Living Rm/Kitchen	6.3 x 5.1	27.5
Bedroom 1	5.0 x 4.1	16.0
Bedroom 2	4.1 x 2.9	12.0
Bathroom	3.1 x 1.9	5.8
Hallway	4.0 x 1.1	4.4
Storage	1.6 x 0.9	1.6
Storage	1.1 x 0.9	1.0
Terrace	5.2 x 1.6	8.0



# FLAT 4

GIA: 54.9 Sqm / 586 Sqft

Second floor

	LXB (m)	AREA (SQM)
Living Rm/Kitchen	6.4 x 5.8	28.4
Bathroom	3.0 x 1.9	5.6
Bedroom	4.0 x 2.8	11.2
Walk-in Wardrobe	1.7 x 1.7	2.8
Storage	1.9 x 0.9	1.5
Hallway	2.7 x 1.2	3.1
Terrace	2.3 x 2.0	4.6





# SPECIFICATION

## THROUGHOUT

- Period ironmongery
- Velfac composite aluminum windows
- Opaque voile fabric for privacy on flush-mounted Silent Gliss track
- Dowsing & Reynolds dimmers and toggle switches
- Recessed LED slim trim downlights

## BEDROOMS

- Fitted wardrobes
- Fitted carpets with Heatflow underlay
- Painted tongue & groove panelling (master bedrooms)

## ENTRANCE HALLWAYS (HOUSES)

- Bracken oak engineered timber flooring
- Painted tongue & groove panelling

## HALLWAYS AND STAIRS (HOUSES)

- Stained continuous oak handrail with painted spindles
- Painted stairs with a runner
- Painted tongue & grooved panelling

## AV, DOOR ENTRY & SECURITY

- Sky Q and FreeSat enabled connection points to all habitable rooms
- Fully futureproofed with centrally distributed cabling in place for AV distribution and home integration
- Video door entry system with colour monitors (apartments)

## BATHROOMS

- Mosaic floor tiles and ceramic wall tiles
- Burlington sanitary ware
- Traditional style brassware
- Reeded glass shower screens\*
- Electric heated towel rails

## KITCHEN/LIVING ROOM

- Bespoke shaker style kitchens with Carrara composite worktops and splash-backs
- Smeg appliances including single oven, microwave\*, washer-dryer, dishwasher, fridge-freezer and extractor hoods
- Elicia induction hobs with integrated downdraft extractors\*
- Franke ceramic sink with brushed brass mixer tap
- Bracken oak engineered timber flooring
- Pendants above breakfast bars\*

## WARRANTY

- Build Zone 10-year new homes warranty

## PLUMBING, HEATING & SUSTAINABILITY

- Air Source Heat Pumps
- UFH heating with Heatmeiser Neo thermostats
- PV panels\*

\* Selected units only



## SUSTAINABILITY

Formål is committed to creating sustainable homes that are both comfortable to live in and energy efficient.

All the properties in the development have a predicted EPC rating of B, benefitting from air source heat pumps, photovoltaic panels, energy efficient appliances, fixtures and fittings, and cycle storage spaces.

These sustainable features are not only environmentally friendly but their addition will also lead to significant savings in the running costs of your home.

Formal Property Group is a boutique property development company focused on residential schemes within London. The company is led by functional and aesthetic design. Our aim is to create ‘property with purpose’. Each and every one of our property developments is designed to exceed the expectations of the local market.

[enquiries@formalproperty.com](mailto:enquiries@formalproperty.com) | [formalproperty.com](https://formalproperty.com)



**BELLENDEN STUDIOS**  
Six new build flats and two houses  
in Peckham



**NORTH END ROAD**  
Four new build flats above an existing  
commercial unit in Fulham



**MAKERS ROW**  
A terrace of nine new build houses and one  
refurbished period property in Streatham



**KINGS AVENUE**  
Nine new build flats and two houses  
in Clapham

**DISCLAIMER:**

All details contained within this sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions, the developer reserves the right to modify any exteriors, specifications, and products without notice or obligation. Actual usable floor space may vary from stated floor area. Any computer-generated images depicted are an artist's concept of the completed building and/or its interiors only. Photos shown are of previous development of similar specification. The content contained within these particulars may not be current and can change at any time without notice.

