



PEGASUS WALK

LONDON

SE5



1-3

Green Cottages



ABOUT THE DEVELOPMENT

Welcome to Pegasus Walk, a bold new residential scheme in the heart of Camberwell, where contemporary living, community spirit and sustainable design come together.

Pegasus Walk introduces two striking, architecturally refined buildings that deliver 50 exceptional new homes including studio, one, two and three-bedroom apartments, all complemented by commercial spaces at ground level to support local businesses and contribute to the life of the street.

Beautifully positioned at the centre of Camberwell, the development blends modern comfort with a strong sense of place. The architecture brings a confident new presence to the area while remaining sensitive to its surroundings, creating a neighbourhood landmark that feels both fresh and familiar. At street level, a newly pedestrianised environment creates a welcoming sense of arrival and encourages a calmer, people-first streetscape.

Inside, every home is designed around light, openness and everyday practicality. Large expanses of glazing draw in natural daylight, enhancing the feeling of space and connection to the outdoors. Each residence also benefits from its own private terrace - a valuable extension of the living area, ideal for morning coffee, alfresco dining or quiet evening relaxation. Residents additionally enjoy access to shared roof terraces, offering elevated outdoor spaces to unwind, socialise and take in the views across the City.

Pegasus Walk is designed to bring the best of modern urban living to Camberwell - well-crafted homes, inviting shared spaces and a development that feels connected, cohesive and unmistakably part of the community.

**DESIGNED TO SIT
CONFIDENTLY WITHIN
THE CAMBERWELL
STREETScape.**





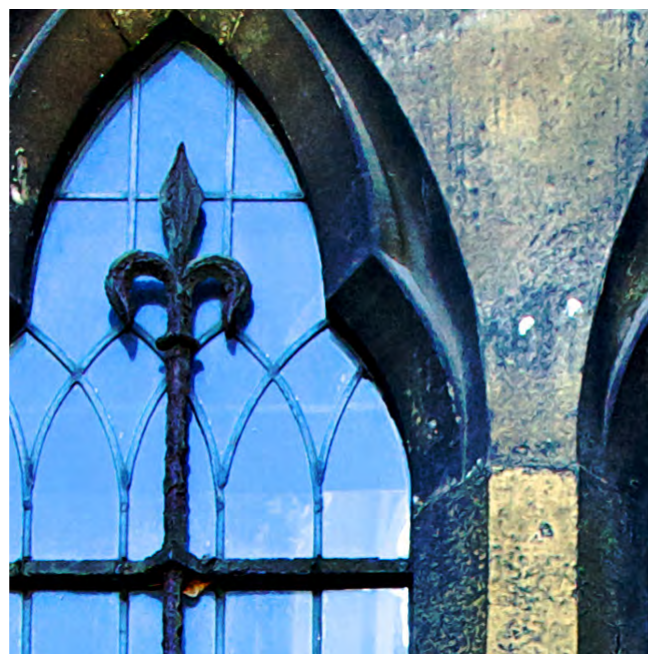
ABOUT THE AREA

ONE OF SOUTH LONDON'S MOST CULTURALLY-RICH ENCLAVES

Camberwell has long stood as one of South London's most culturally-rich enclaves. It is defined by portrait galleries, independent studios, historic Victorian streets and an energetic mix of creatives, families and long-established communities.

As regeneration continues across the wider borough, Camberwell is becoming ever more desirable, offering excellent connectivity, an evolving retail and food culture and a commitment to the arts and enhanced public spaces.

Living in Camberwell means you'll benefit from both inner-city proximity and a strong sense of local identity. With access to vibrant hubs like Peckham, Brixton, Dulwich and beyond.



GREEN SPACES & PUBLIC PLACES

Camberwell is fortunate to offer a variety of inviting outdoor spaces and community hubs. Below are just a few examples that locals can enjoy:

- **Burgess Park** - Situated just to the north of the development, Burgess Park is a sprawling space filled with open, green spaces and a mixture of leisure facilities.
- **Camberwell Green** - A formal common of roughly 1 hectare in size, surrounded by cafés and local shops - long held as a favourite open space among the local community.
- **Myatt's Fields Park** - A 14-acre Victorian park nearby offering lawns, a café, tennis, children's play areas and tranquil spot amongst its urban surroundings.



CAFÉ CULTURE

Camberwell's café scene is eclectic, community-rooted and thriving. Here are a few local favourites worth noting:

- **Lumberjack** - General store, deli and speciality coffee shop. With fresh bread, artisanal supplies and great food - it's not to be missed.
- **Brunchies** - Family-run, serving fresh, high-quality food with a South American twist.
- **Café Mona** - Cozy spot offering homemade cakes, good coffee, lunch options and occasional Polish specialties.



RESTAURANTS

Camberwell's dining offers a rich, multicultural tapestry. Some stand-out venues include:

- **Theo's** - Highly regarded Neapolitan pizza, panuozzo and more.
- **FM Mangal** - This critically-acclaimed Turkish grill (with notable praise from Jay Rayner) is known for its warm hospitality, charcoal-cooked breads and delicious meze.
- **Lao Dao** - Bold, colourful and tasty. This Chinese Xinjiang street food offering provides big flavours in a contemporary setting.



PUBS & BARS

Camberwell's bars and pubs are a mixture of heritage spots and contemporary reinventions:

- **The Camberwell Arms** - A well-loved gastropub with strong food credentials and a local anchor in Camberwell's restaurant scene.
- **Veraison Wines** - Wine bar with relaxed atmosphere, friendly service and an ever-changing and meticulously selected wine list.
- **Grove House Tavern** - A spacious pub with a wide drinks list and the increasingly famous sandwich-makers, Mondo Sando, taking up residence in the kitchen.



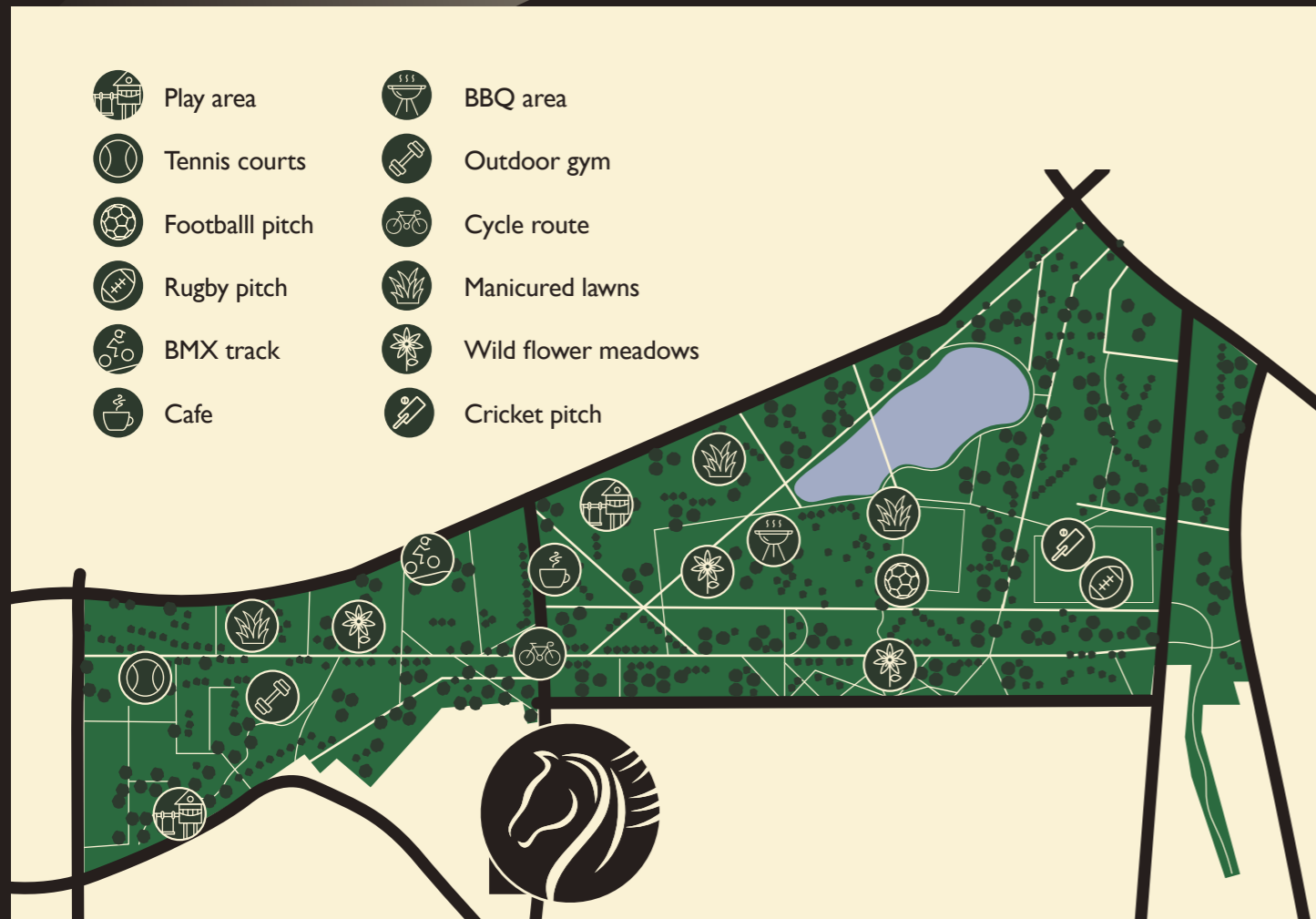
BURGESS PARK

The largest green space in Southwark, Burgess Park offers spectacular views across the City - a rare expanse of open nature in inner London with wildflower meadows, mature trees and a tranquil central lake.

The park has an abundance of leisure facilities for outdoor activities including cycle routes, football pitches, tennis courts, cricket and rugby fields, along with a competition-standard BMX track. The park is also ideal for families and friends looking to socialise with cafes, dedicated barbecue zones, scenic walking routes and much more.

Whether it's a morning jog along the water, a relaxed weekend picnic or an afternoon spent exploring its gardens and cultural landmarks, Burgess Park invites residents to slow down and enjoy the outdoors year-round.

A TRUE URBAN OASIS CONNECTING ITS SURROUNDING NEIGHBOURHOODS.





SEE & DO

Camberwell benefits from a plethora of activities and cultural pursuits. From food & drink to leisure and fitness, there is so much on offer in the immediate and surrounding neighbourhoods. You'll never tire of what's on offer.

GREEN SPACES & PUBLIC SPACES

1. Burgess Park
2. Camberwell Green
3. Myatt's Fields Park
4. Ruskin Park

EDUCATION

17. Camberwell College of Arts
18. King's College London

ENTERTAINMENT

19. Peckhamplex
20. Jazzlive at the Crypt
21. Blue Elephant Theatre

CAFÉ CULTURE

5. Lumberjack
6. Brunchies
7. Café Mona

SPORTS & LEISURE

RESTAURANTS

8. Theo's
9. FM Mangal
10. Lao Dao

22. Camberwell Leisure Centre
23. Kia Oval
24. Dulwich Hamlet FC
25. Kennington Park Sports Facilities

PUBS & BARS

11. The Camberwell Arms
12. Veraison Wines
13. Grove House Tavern

SHOPPING

26. Gladwell's
27. The Nunhead Gardener
28. Morrisons
29. Lidl
30. Camberwell Green market stalls

LANDMARKS

14. South London Gallery
15. St. Giles Church
16. King's College Hospital

PUBLIC TRANSPORT

Pegasus Walk is within close reach of a number of key London transport hubs, with bus routes connecting the property to each in minutes.

LONDON UNDERGROUND:

Once you get to Elephant & Castle, Bakerloo Line & Northern Line services take you directly to some of London's key stations.

- **London Bridge** - 4 mins (Northern Line)
- **Waterloo** - 4 mins (Bakerloo Line)
- **Charing Cross** - 6 mins (Bakerloo Line)
- **Moorgate** - 7 mins (Northern Line)
- **Oxford Circus** - 10 min (Bakerloo Line)
- **Baker Street** - 14 mins (Bakerloo Line)
- **King's Cross** - 15 mins (Northern Line)

BUS:

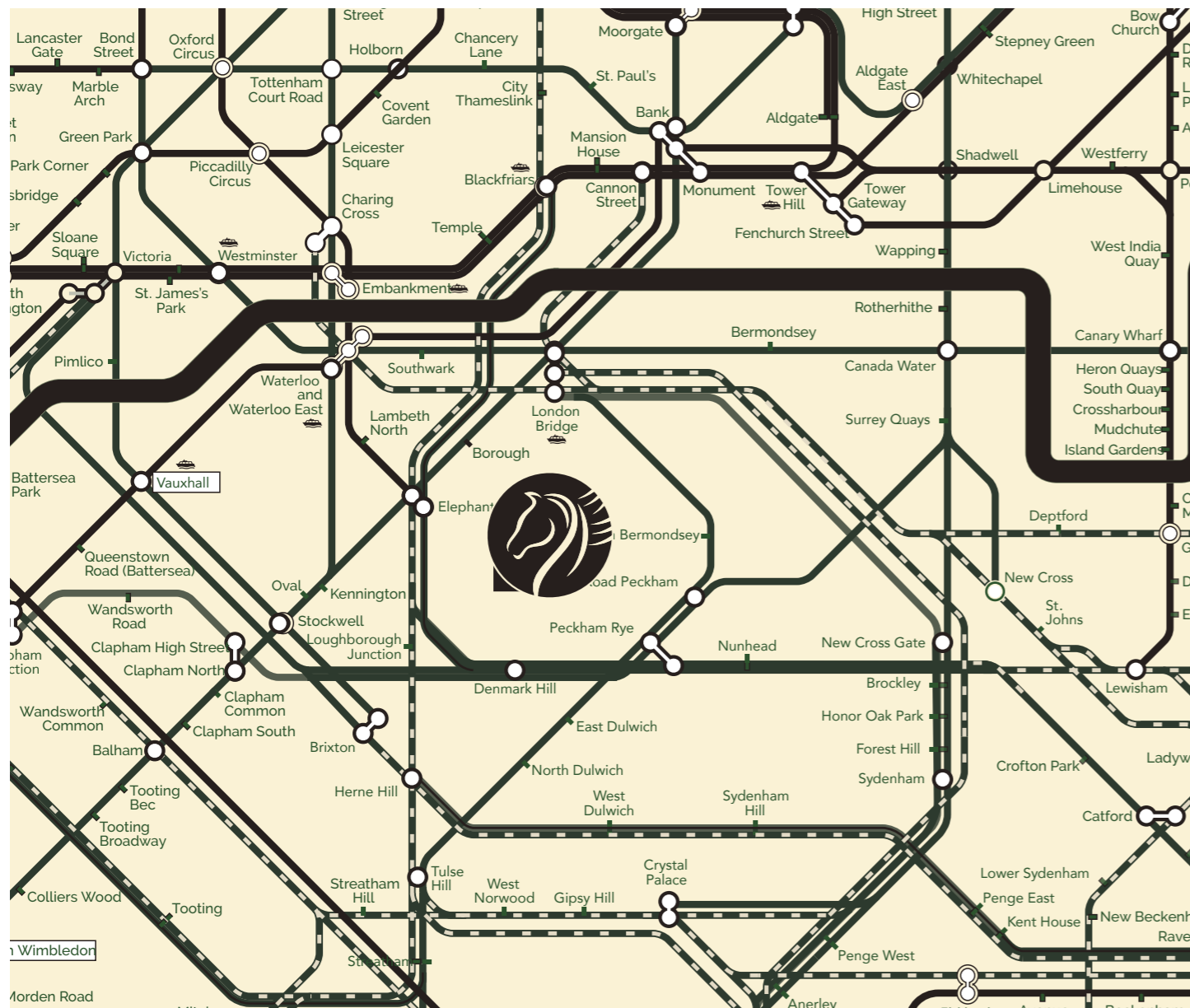
Pegasus Walk is situated at the Cottage Green bus stop, giving residents a short ride to Elephant & Castle tube station. To the South, Peckham Rye station is also accessible via a similarly swift journey.

- **Elephant & Castle** - 17 mins
- **Peckham Rye** - 18 mins
(via bus routes 343 / 136)

CYCLING:

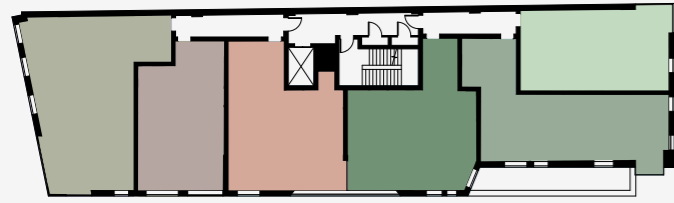
The property is within fast cycling access to some of the city's core business and leisure destinations.

- **London Bridge** - 17 mins
- **Waterloo** - 17 mins
- **Liverpool Street** - 27 mins
- **Clapham Junction** - 28 mins
- **Oxford Circus** - 28 mins
- **King's Cross** - 32 mins

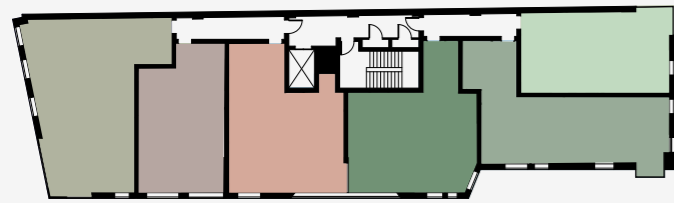


FLOORPLANS

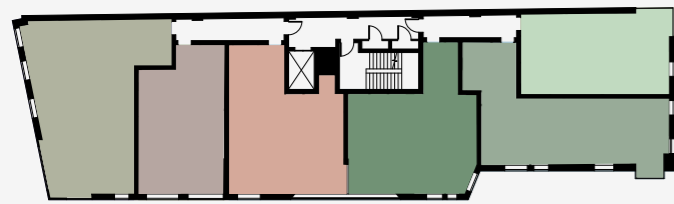
BLOCK B



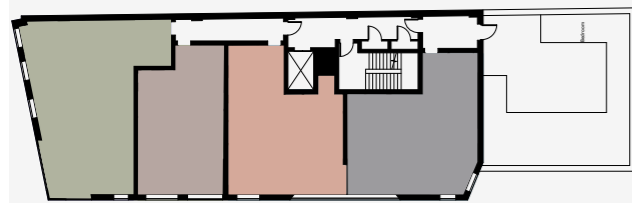
FLOOR 1



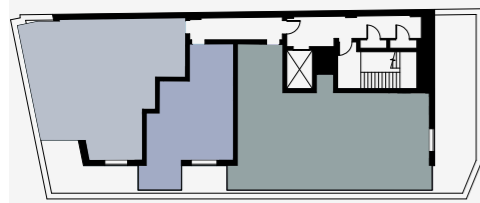
FLOOR 2



FLOOR 3

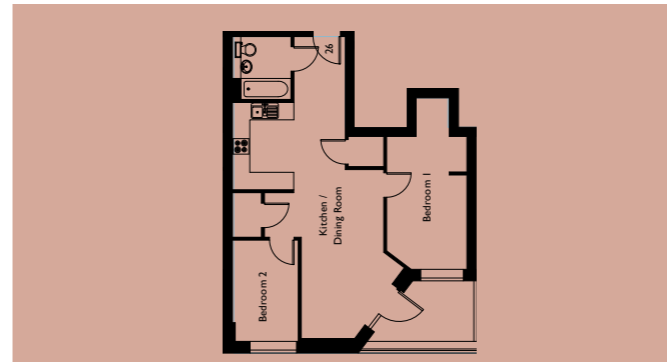


FLOOR 4

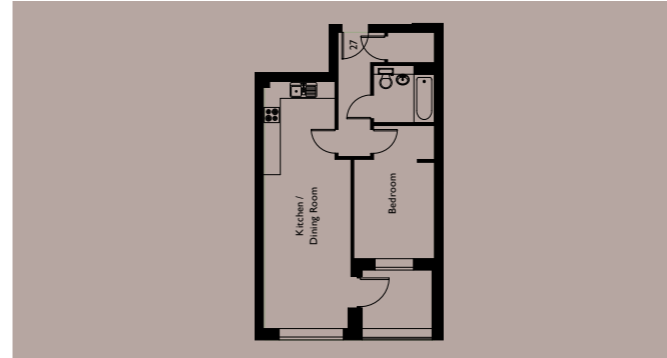


FLOOR 5

APT #	FLOOR	SIZE	BEDROOMS
26	1	63.6 M ² / 685 SQ.FT.	2
27	1	51.2 M ² / 551 SQ.FT.	1
28	1	79.9 M ² / 860 SQ.FT.	3
29	1	53.8 M ² / 579 SQ.FT.	1
30	1	68.8 M ² / 741 SQ.FT.	2
31	1	63.4 M ² / 682 SQ.FT.	2
32	2	63.6 M ² / 685 SQ.FT.	2
33	2	51.2 M ² / 551 SQ.FT.	1
34	2	79.7 M ² / 858 SQ.FT.	3
35	2	52.9 M ² / 569 SQ.FT.	1
36	2	68.7 M ² / 739 SQ.FT.	2
37	2	63.4 M ² / 682 SQ.FT.	2
38	3	63.6 M ² / 685 SQ.FT.	2
39	3	51.2 M ² / 551 SQ.FT.	1
40	3	79.7 M ² / 858 SQ.FT.	3
41	3	52.9 M ² / 569 SQ.FT.	1
42	3	68.8 M ² / 741 SQ.FT.	2
43	3	63.5 M ² / 684 SQ.FT.	2
44	4	63.6 M ² / 685 SQ.FT.	2
45	4	51.2 M ² / 551 SQ.FT.	1
46	4	79.7 M ² / 858 SQ.FT.	3
47	4	66.3 M ² / 714 SQ.FT.	2
48	5	74.9 M ² / 806 SQ.FT.	3
49	5	39.2 M ² / 422 SQ.FT.	STUDIO
50	5	61.0 M ² / 657 SQ.FT.	2



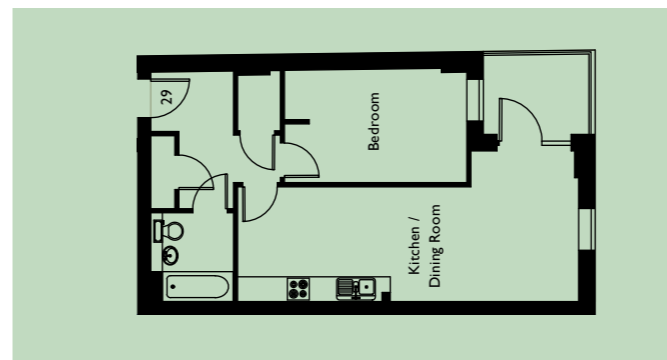
FLAT 26, 32, 38, 44
 64.0 M² / 688 SQ.FT.
 Kitchen / Dining Room - 10.32m x 5.20m / 33'10" x 17'0"
 Bedroom 1 - 5.89m x 2.75m / 19'3" x 9'0"
 Bedroom 2 - 3.43m x 2.27m / 11'2" x 7'5"



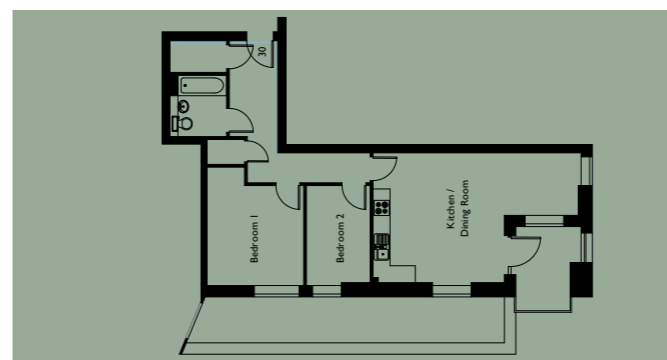
FLAT 27, 33, 39, 45
 51.1 M² / 550 SQ.FT.
 Kitchen / Dining Room - 8.68m x 2.95m / 28'5" x 9'7"
 Bedroom - 4.71m x 2.85m / 15'5" x 9'4"



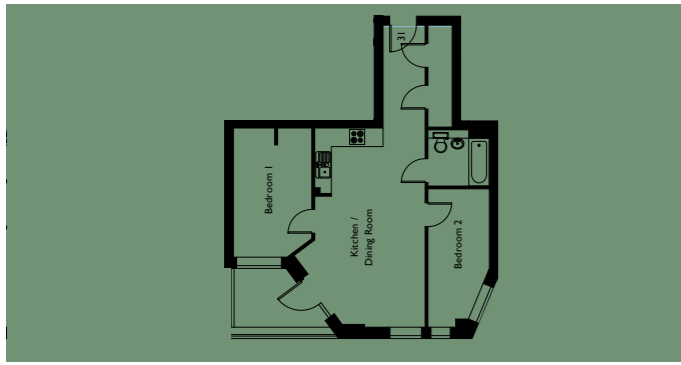
FLAT 28, 34, 40, 46
 79.8 M² / 858 SQ.FT.
 Kitchen / Dining Room - 8.95m x 3.28m / 29'4" x 10'9"
 Bedroom 1 - 4.47m x 3.62m / 14'8" x 11'10"
 Bedroom 2 - 4.24m x 2.45m / 13'10" x 8'0"
 Bedroom 3 - 5.79m x 2.19m / 18'11" x 7'2"



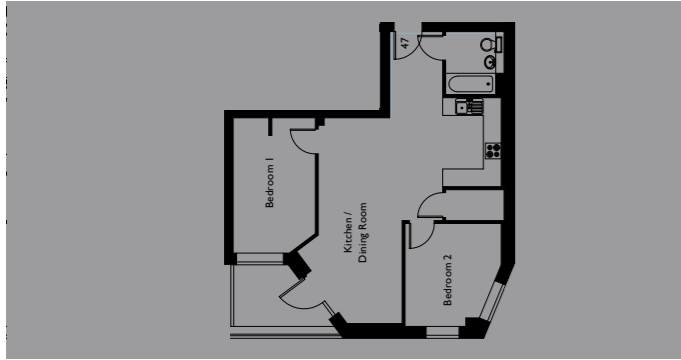
FLAT 29, 35, 41
 53.0 M² / 570 SQ.FT.
 Kitchen / Dining Room - 8.29m x 3.66m / 27'2" x 12'0"
 Bedroom - 4.43m x 2.78m / 14'6" x 9'1"



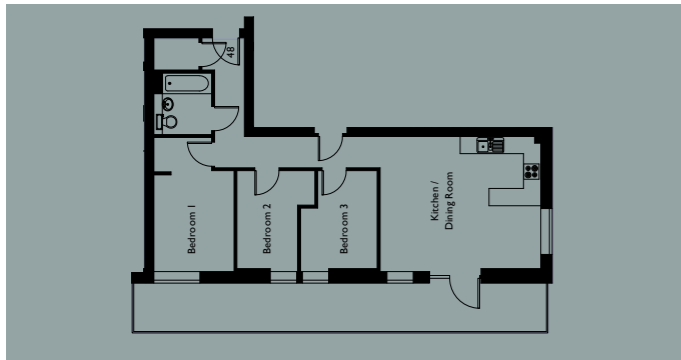
FLAT 30, 36, 42
 69.1 M² / 743 SQ.FT.
 Kitchen / Dining Room - 7.30m x 4.64m / 23'11" x 15'2"
 Bedroom 1 - 4.18m x 3.41m / 13'8" x 11'2"
 Bedroom 2 - 3.53m x 2.25m / 11'6" x 7'4"



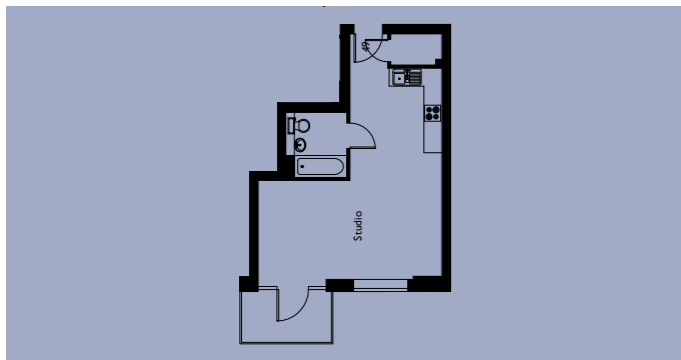
FLAT 31, 37, 43
63.8 M² / 686 SQ.FT.
 Kitchen / Dining Room - 10.67m x 4.63m / 35'0" x 15'2"
 Bedroom 1 - 4.51m x 2.77m / 14'9" x 9'1"
 Bedroom 2 - 4.89m x 2.17m / 16'0" x 7'1"



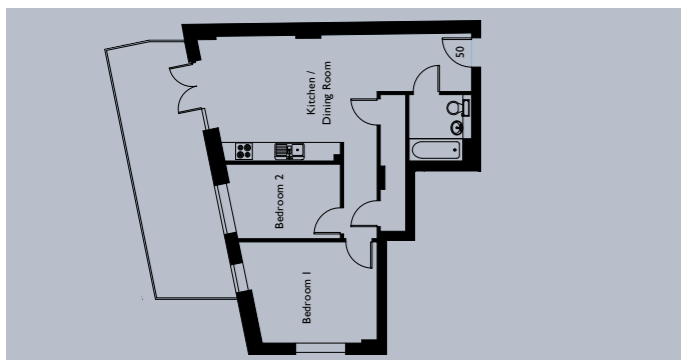
FLAT 47
66.2 M² / 712 SQ.FT.
 Kitchen / Dining Room - 9.79m x 6.12m / 32'1" x 20'0"
 Bedroom 1 - 4.56m x 2.77m / 14'11" x 9'1"
 Bedroom 2 - 3.47m x 3.24m / 11'4" x 10'7"



FLAT 48
75.2 M² / 809 SQ.FT.
 Kitchen / Dining Room - 9.79m x 6.12m / 32'1" x 20'0"
 Bedroom 1 - 4.67m x 2.79m / 15'3" x 9'1"
 Bedroom 2 - 3.41m x 2.71m / 11'2" x 8'10"
 Bedroom 3 - 3.51m x 2.77m / 11'6" x 9'0"



FLAT 49
39.7 M² / 422 SQ.FT.
 Studio - 8.36m x 6.09m / 27'5" x 19'11"



FLAT 50
61.7 M² / 664 SQ.FT.
 Kitchen / Dining Room - 8.82m x 4.04m / 28'11" x 13'2"
 Bedroom 1 - 4.46m x 3.25m / 14'7" x 10'7"
 Bedroom 2 - 3.69m x 2.40m / 12'1" x 7'10"



SPECIFICATION

KITCHEN

British made kitchens include:

- Flat faced contemporary doors
- 20mm quartz worktops
- Glass splash backs
- Square undermount stainless steel sink
- Polished chrome tap
- Recessed under and over counter top lighting
- Bluetooth pop-up pod

Fully intergrated Bosch appliances include:

- Fan assisted oven
- Microwave
- Ceramic hob

BATHROOMS

Ideal Standard fittings include:

- Double ended bath
- Single Drawer vanity unit with basin
- Polished chrome tap
- Low level resin shower trays
- Wall hung WC rimless pan with soft close seat
- Flushplate in polished chrome
- Wall hung electric heated ladder style towel rail in polished chrome
- Over bath, Rain head shower and hand shower in polished chrome
- 8mm glass bath screen

FLOORING & FINISHING TOUCHES

- Contemporary design door levers and bathroom privacy locks in polished chrome
- Amtico vinyl wood flooring in living areas
- Luxury pile carpets to bedrooms

HEATING

- Underfloor wet system throughout

MECHANICAL AND ELECTRICAL FITTINGS

- Flatplate polished chrome dimmer switches to main rooms rooms
- Flatplate white sockets with USB ports
- Downlights to all areas
- Entry phone system

NB: Items may be subject to change during construction

DEVELOPERS

VISION DEVELOP

Pegasus Walk is a development by Vision Develop, a company with a superb track record of delivering outstanding homes across London.

The team at Vision Develop have been creating outstanding residential developments together for over fifteen years. With a passion for excellence and an eye for style, we have delivered exceptional homes in over thirty successfully completed schemes in and around London.

visiondevelop.co





PEGASUS WALK
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SE5



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HOMES