

BRIXTON CENTRIC

FORTY FOUR PRIVATE SALE ONE AND TWO BEDROOM APARTMENTS

“Brixton Centric is designed to stitch seamlessly into the surrounding context and create a great place to live in Brixton.”

- Cartwright Pickard, Brixton Centric Architect



Artist's impression of the façade of Brixton Centric. We do sometimes need to make changes to designs, finishes and features during the development and appearance may vary on completion.



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SALES@BRIXTONCENTRIC.COM



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BRIXTONCENTRIC

INTERACTIVITY KEY

ONE BEDROOM APARTMENTS

Menu link/internal link



External video link

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External Image link



Contents Page



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As one of London's most wonderfully dynamic and diverse neighbourhoods, Brixton is renowned for its colourful street art and live music venues, thriving independent food and drink scene, and lively markets.

Always retaining its authenticity while moving forward, Brixton has become a rich cultural mix of past and present. Brixton Centric is at the heart of that exciting evolution.

Its contemporary one and two-bedroom apartments offer designed open plan living with high-spec finishes which elevate every room.

Every home has a private balcony or terrace so you can experience the energy of Brixton from your own unique vantage point.

THE FINAL PIECE OF THE PUZZLE

Muse has been working on major projects in Brixton for eight years. We have been working in partnership with Lambeth Borough Council and have already delivered the restoration of the historic Art Deco Ivor House into 26 characterful new homes and built Brook House, a new building containing 94 homes.

We have completed the sensitive refurbishment of the Grade II listed Lambeth Town Hall into new council offices and built a new 120,000 sq ft civic and customer centre for the council. A major new cycle hub has also been created, complete with changing facilities and a café, and new landscaped public areas.

Now Brixton Centric is the final piece in the jigsaw in the transformation of Brixton town centre.

BRIXTON CALLING

Right at the heart of south London, Brixton exudes that rare blend of cultural hub and genuine community.

One of the most vibrant neighbourhoods in London, it's established itself as an eclectic go-to for foodies, artists and live music lovers.

There's a world of culinary choices in Brixton, from Caribbean flavours with a carnival vibe at The Rum Kitchen to Latin American specialities, samba and mariachi bands at Barrio.

And for craft beer lovers, Brewdog Brixton does not just have 22 taps

to try, it's also a hot desking option for work from home days.

Upstairs and Soho House Brixton both offer all the benefits of an exclusive private members club, but without the formality, and Soho House's Brixton Studio events space adds an extra members venue for live music, exhibitions, workshops and pop-ups.

Inspired by an exceptional architectural and creative heritage, still evident all around, it's easy to see why Brixton has become a postcode with an exciting future to match its rich backstory.



Love Brixton, T K Maxx



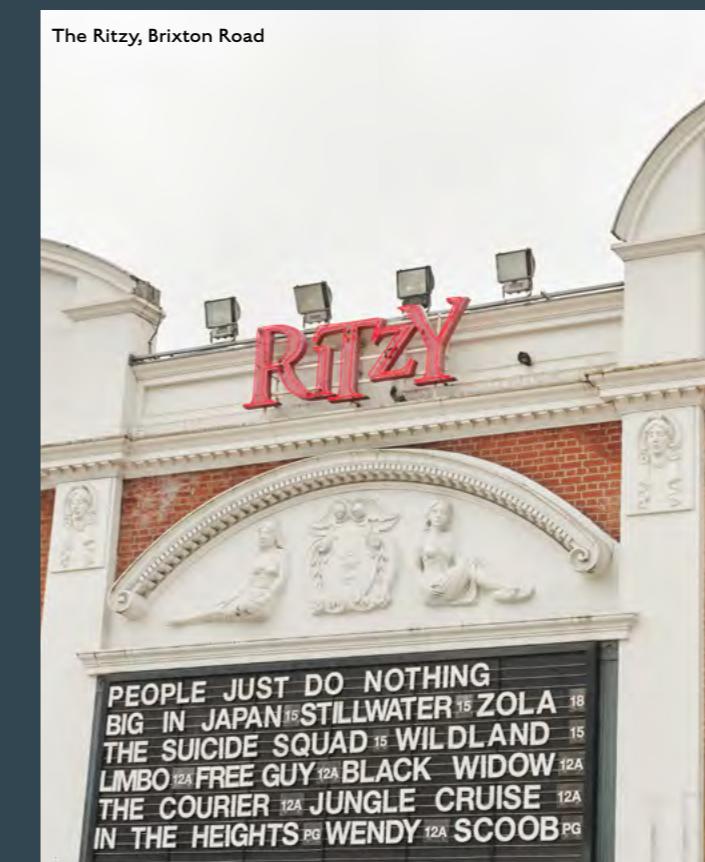
Brixton Windmill, Windmill Gardens



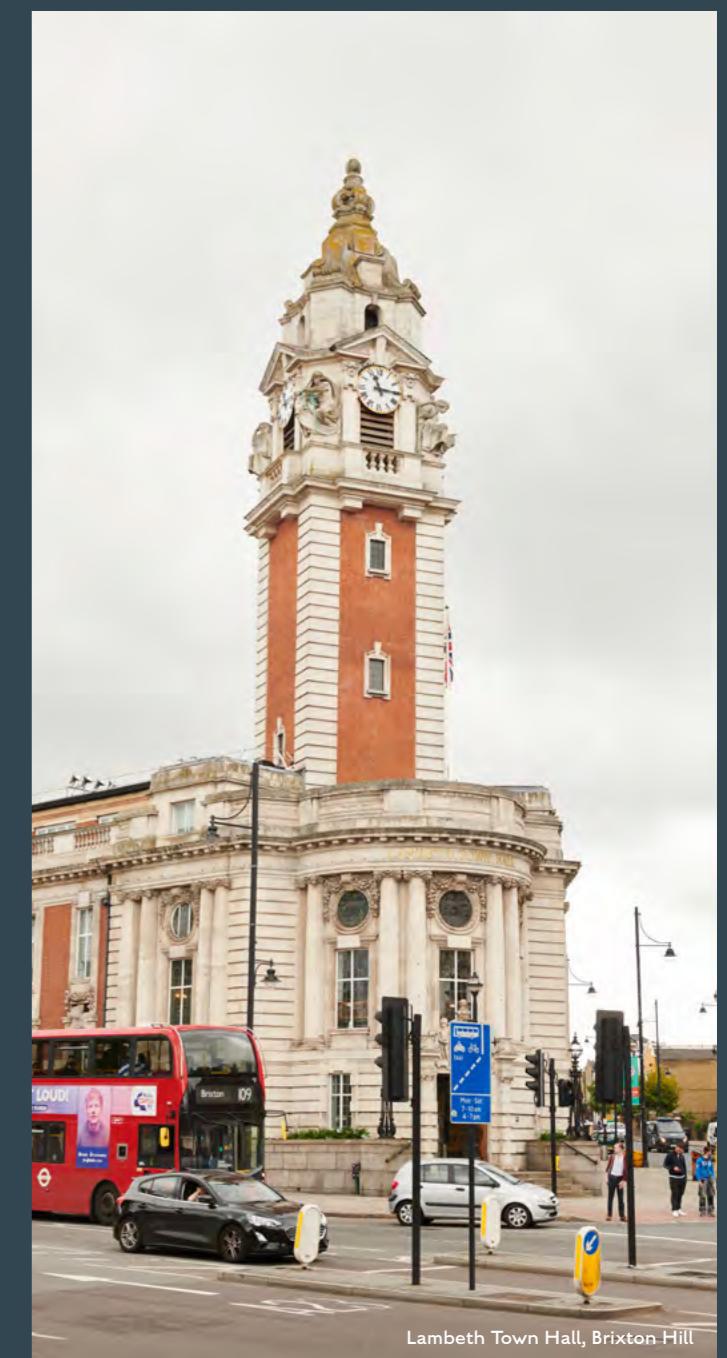
Brixton Road



Electric Avenue



The Ritzy, Brixton Road



Lambeth Town Hall, Brixton Hill





Renowned for live music gigs and club nights, Brixton's venues are bursting with the incredible energy of artists, bands and DJs. Legendary places like the 02 Academy Brixton and Electric Brixton have made it world famous, and the added bonus is in discovering tucked away venues showcasing new talent.

Culture plays a huge part in Brixton life and its maze of street art depicts the area's unique past and present. From Nuclear Dawn and Children at Play to Big Splash telling the story of Brixton's hidden river and the iconic mural of Brixton's most idolised musical son, David Bowie, every picture tells a vivid story.

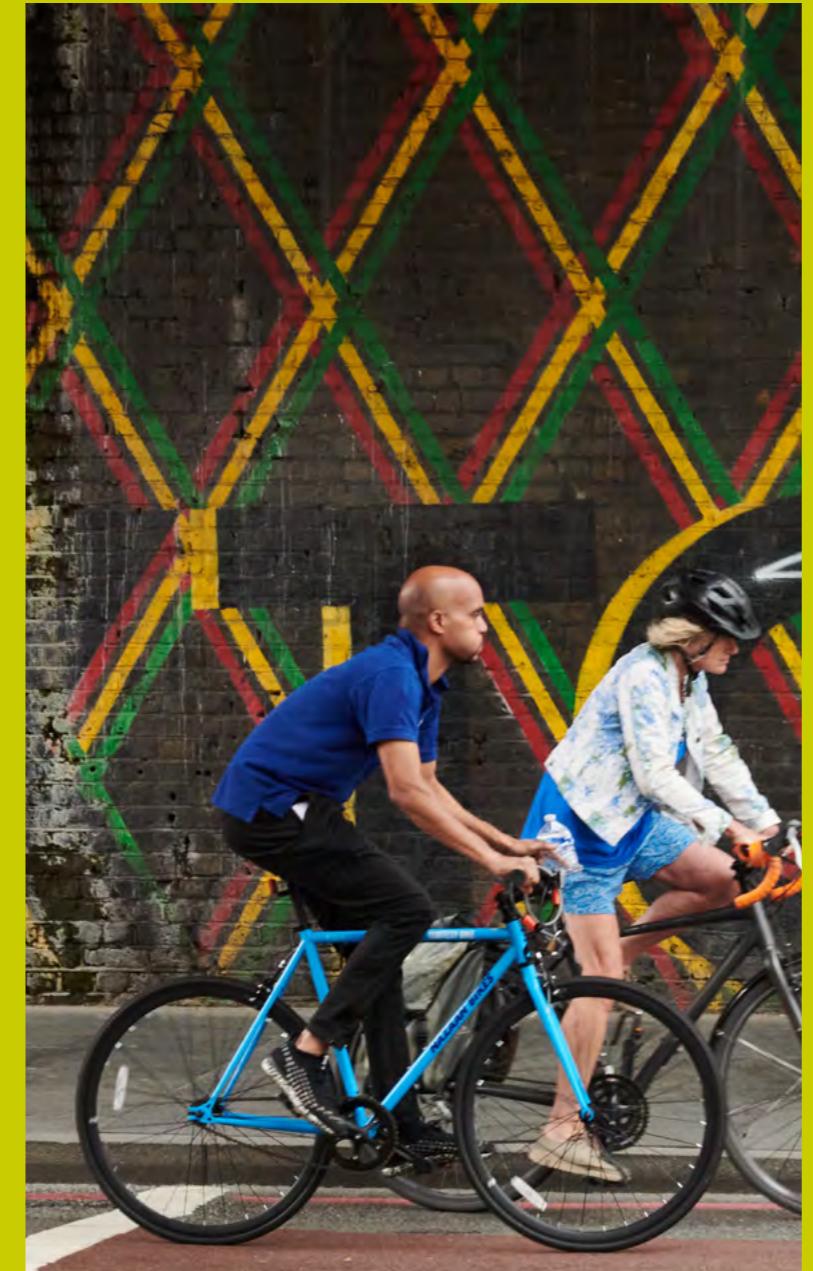
ICONIC CULTURE



Tunstall Road



02 Academy, Stockwell Road



Brixton Road



Valentia Place



Chip Shop Bxtn



F Mondays, Brixton Hill



Amazing dishes from around the globe sit side-by-side with the best homegrown and locally-sourced produce in Brixton's restaurants and cafes. Meet with friends and take a taste tour through every cuisine, from European to Asian, African to Caribbean. Bottomless brunches and wood-fired pizzas, Texan BBQ or Brazilian street food, award-winning coffee shops for anyone who takes their daily grind seriously - and some of the best pubs, craft taprooms and cocktail bars south of the river.



BUSTLING BRIXTON



Shop with style at the bustling Brixton Village Market where vintage traders and food sellers have transformed this old arcade into one of south London's most popular shopping destinations. Alternatively, get immersed in the lively buzz of Electric Avenue, packed with diverse, independent shops and market stalls just made for hours of browsing.



Computer generated image. Details and final as-built product may vary on completion of development.



SPACE TO BREATHE



Take a breather from the pace of the city and relax by escaping to Brixton's beautiful historic green spaces. Soak up the calm of Brockwell Park's ponds and walled gardens, join a yoga class or gym session, or take a swim in the Art Deco gem that is Brockwell Lido's 50-metre outdoor pool.

Sport fans can make the most of a range of facilities including 6-a-side 3G all-weather football pitches at Ferndale Sports Complex, which also has tennis and netball courts and an indoor studio for fitness classes.

Nearby Brockwell Park has more tennis courts, cricket nets, a basketball court and a BMX track which is home to Brixton BMX Club.





THE LONDON CONNECTION

As an end-of-the-line Tube station, in Zone 2, Brixton doesn't just offer a short effortless commute into central London and the City.

Go direct on the Victoria Line to the West End and shop on Oxford Street. Connect on the Northern Line through to Euston and King Cross. And if you're planning an international trip then the Eurostar hub at St Pancras station is a short ride away via the Northern Line.

As well as being well-served by buses, Brixton also has a National Rail overground station, connecting it non-stop to London Victoria and to South-East London.

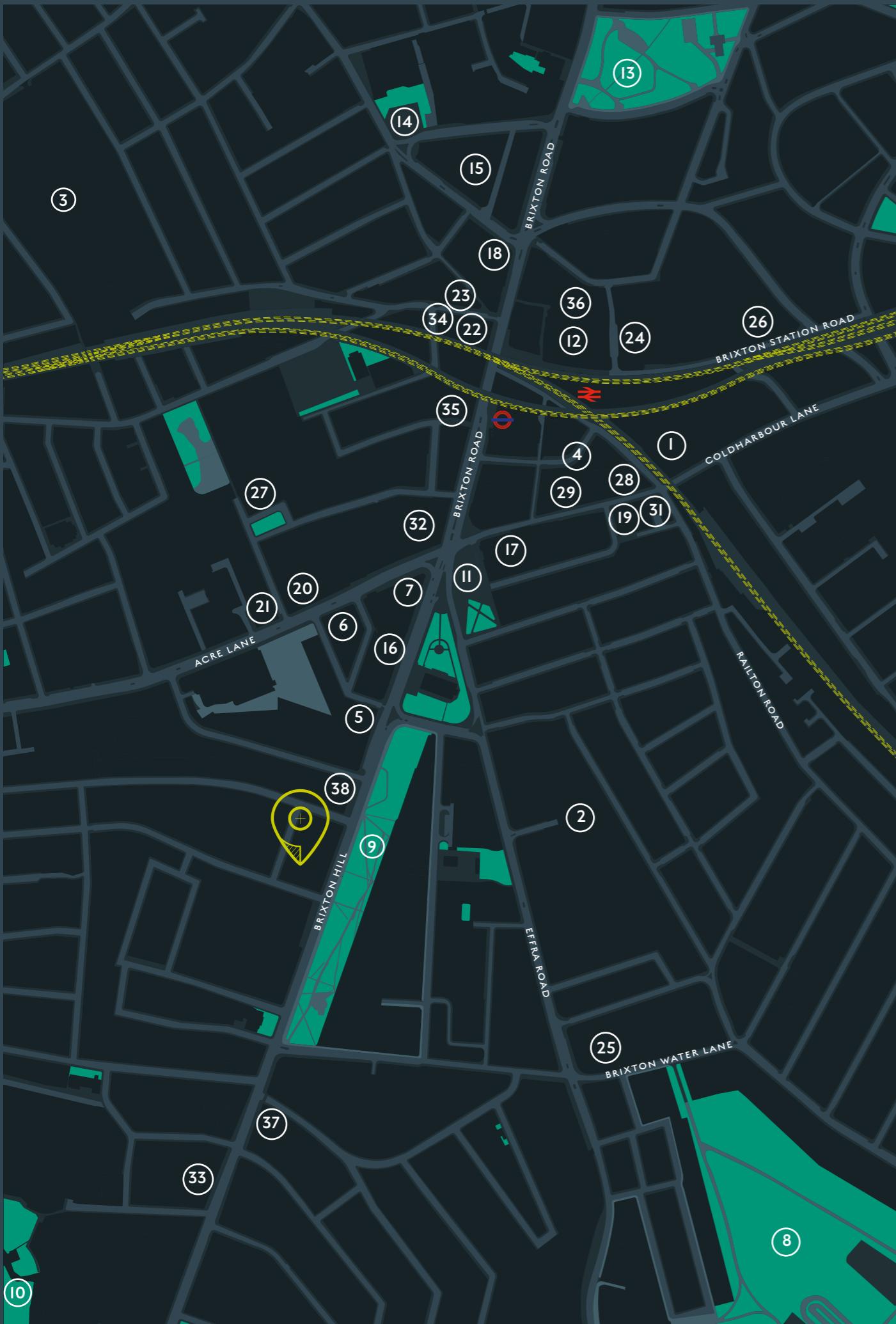


This is a snapshot and doesn't show all stations or lines. Please see TfL's official website for further transport information.

[Click here for TfL's official tube and rail map](#)

[Click here for TfL's official bus map](#)

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ON YOUR DOORSTEP

KEY LOCATIONS	VENUES
3	
14	O2 Academy
15	Electric Brixton
18	The Ritzy
22	Phonox
23	Dogstar
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SPECIFICATION



KITCHEN

We pride ourselves on the level of specification provided in our homes, ensuring they are modern, stylish and practical by featuring branded kitchens, appliances and bathrooms.

DECOR AND INTERNAL FINISHES

Interior designed, matt kitchen cabinets with soft close doors and drawers designed by Commodore Kitchens

Contrasting 20 mm quartz composite work surfaces, with drainage grooves, and glass splashback

Franke single bowl under mount stainless steel sink with contemporary Hansgrohe chrome mixer tap

Built-in Bosch appliances to include single oven, induction hob, microwave, and extractor hood

Zanussi integrated under the worktop fridge and freezer or combined fridge/freezer dependent on kitchen layout

Integrated Zanussi dishwasher

Kitchen will benefit from LED striplights under wall cabinets

Amtico Designers Choice flooring laid in pleat/chevron design pattern to hallway, kitchen and living room floors

Loop pile fitted carpet to bedrooms

Walls and ceilings painted with a smooth matte white finish

Internal doors finished in oak veneer, fitted with satin stainless steel handles

Master bedroom to include wardrobe with sliding doors, shelf and hanging rail

Bosch washer/dryer supplied, located in utility cupboard

Aluminium double glazed windows and balcony doors

 **BOSCH**

amtico

ZANUSSI

PORCELANOSA
TILES · BATHROOMS · KITCHENS · HARDWOOD

hansgrohe

CKL
commodore

Computer generated image. Details and final as-built product may vary on completion of development.
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BATHROOM

- Duravit floor-mounted WC with chrome finish dual flush plate
- Semi-recessed Duravit wash hand basin with Hansgrohe single lever mixer tap
- Bathrooms will feature a steel bath with an enamel finish, with high gloss vinyl wrapped bath panel
- Hansgrohe thermostatic shower mixer over bath with a clear glass hinged bath screen
- Corian countertop with etched glass splashback, mirrored vanity unity with LED lighting strip to underside of cabinet
- Full height Porcelanosa tiles around bath and from floor to underside of vanity countertop
- Porcelanosa tiles to floor
- Chrome finish toilet roll holder
- Stainless steel finish shaver socket
- Polished stainless steel ladder style dual fuel heated towel rail within each bathroom

EN-SUITE

- En-suites to include Corian vanity countertop custom formed around wash hand basin, with full width mirror
- Hansgrohe thermostatic shower mixer, rail, and shower head
- Acrylic low profile shower tray and frameless hinged shower screen
- Duravit floor-mounted WC with chrome finish dual flush plate
- Semi-recessed wash hand basin with Hansgrohe single lever mixer tap
- Full height Porcelanosa tiles to shower enclosure and from floor to underside of vanity countertop
- Porcelanosa tiles to floor
- Chrome finish toilet roll holder
- Stainless steel finish shaver sockets
- Polished stainless steel ladder style dual fuel heated towel rail within each bathroom



LIGHTING AND ELECTRICAL

- White slimline sockets and switch plates with the exception of the kitchen which will feature stainless steel finish above work surface
- Recessed LED downlights to hallway, kitchen, living room, bathroom and en-suite.

Pendant light fitting to bedrooms

Multi-media points will be fitted to living room and master bedroom. They will allow access to terrestrial television/radio, Freeview TV or Freeview and Sky/Virgin media subject to occupier's own subscription to the service provider

Video entry handset installed to all apartments

HEATING

Apartments will feature underfloor heating to all areas

Whole house ventilation system to each apartment (Please note whole house ventilation is not air conditioning or comfort cooling)

Your home also has the benefit of a NHBC warranty

NOTE: TYPE 2B4P-E HAS A DIFFERENT CONFIGURATION TO THE TYPICAL FLOORPLAN TYPES, WITH A REVERSED BATHROOM AND EN-SUITE SPECIFICATION. [CLICK HERE TO VIEW THE FLOORPLAN.](#)

We reserve the right to change specifications from time to time. We may need to substitute equipment, appliances and materials mentioned in this brochure but we will seek to ensure that the replacement brand is of similar quality. Internal images of Brook House.

SITE PLAN





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FLOORPLANS

ONE BEDROOM APARTMENTS

TWO BEDROOM APARTMENTS



ONE BEDROOM APARTMENTS



TYPE IB2P-A

TYPE IB2P-B

TYPE IB2P-C

TYPE IB2P-D

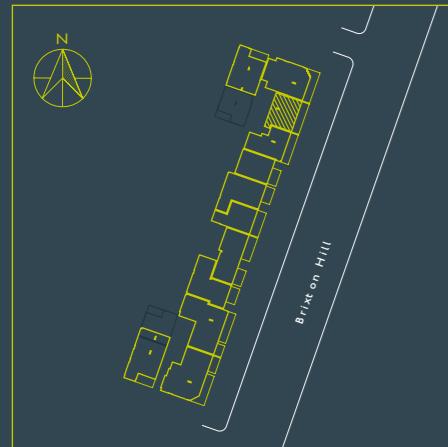
TYPE IB2P-E

TYPE IB2P-G



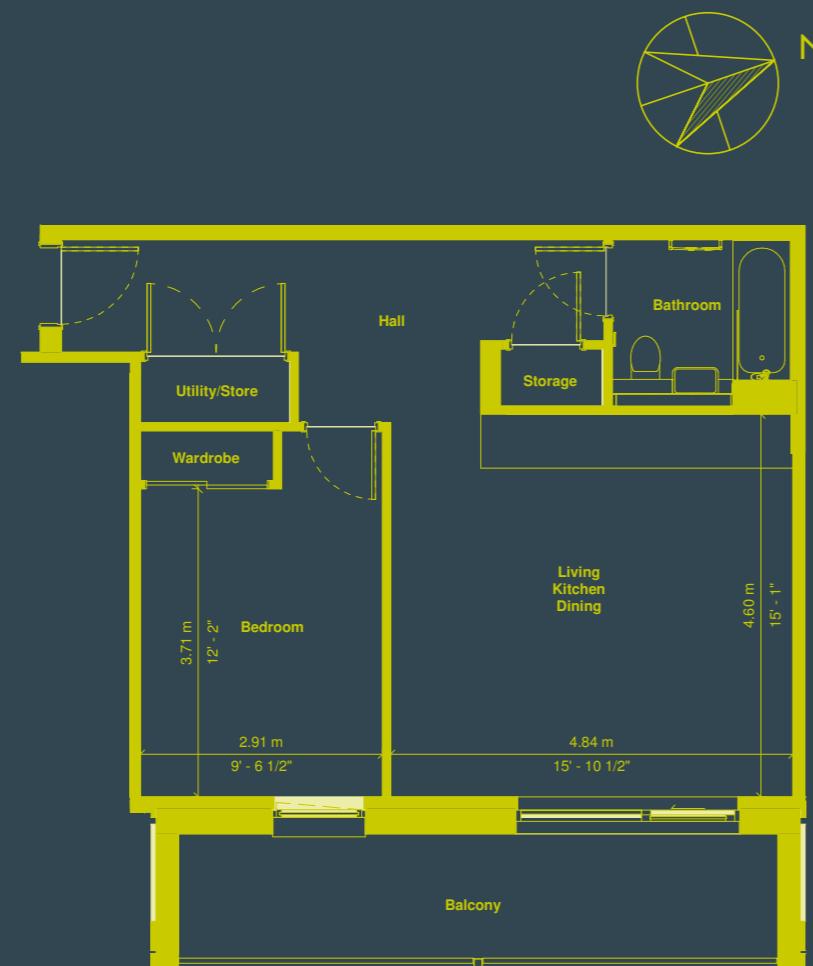
ONE BEDROOM

TYPE IB2P-A



TOTAL AREA: 53.6M²/576.6ft²

APT	LVL
01.08	1
02.08	2
03.07	3
04.07	4
05.08	5

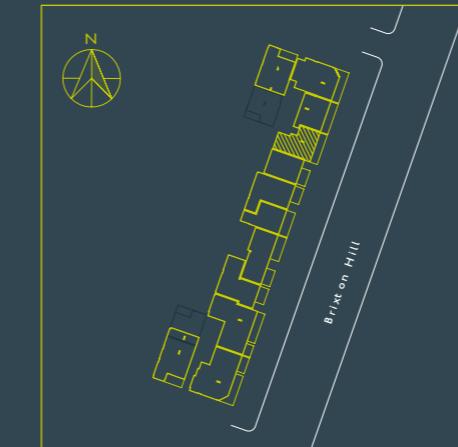


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PLEASE NOTE THAT WINDOW, DOOR, BALCONY AND TERRACE CONFIGURATIONS MAY VARY DEPENDING ON PLOT. KITCHEN LAYOUTS ARE INDICATIVE ONLY. PLEASE CHECK WITH YOUR SALES ADVISOR FOR DETAILS.

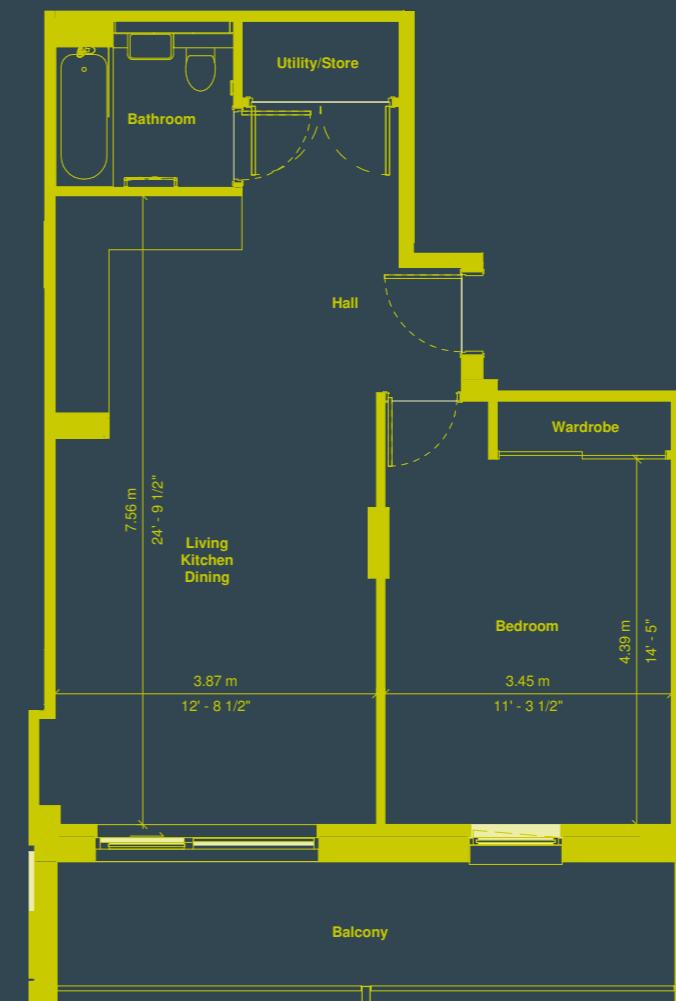
ONE BEDROOM

TYPE IB2P-B



TOTAL AREA: 58.1M²/625.6ft²

APT	LVL
01.09	1
02.09	2
03.08	3
04.08	4
05.09	5



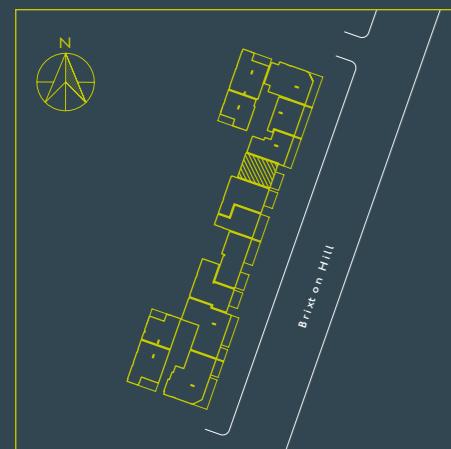
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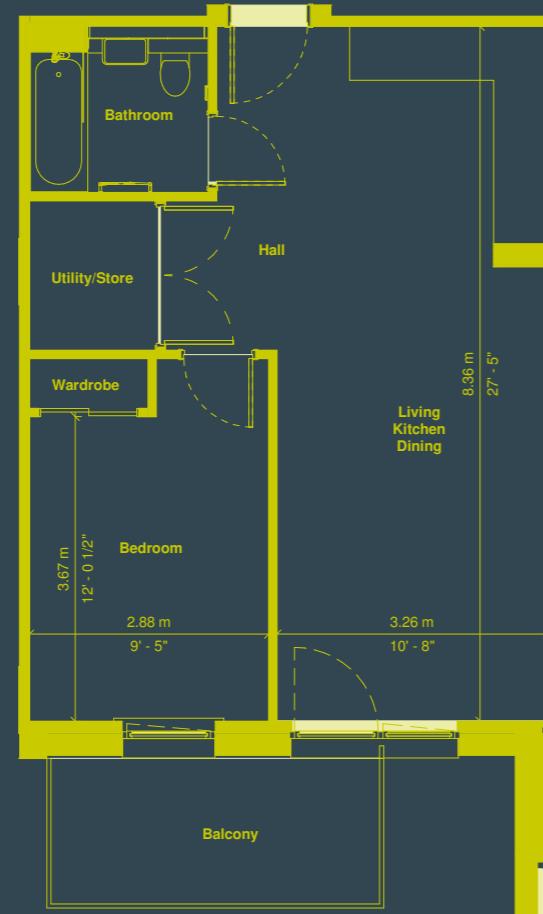
ONE BEDROOM

TYPE IB2P-C



TOTAL AREA: 52.1m²/560.3ft²

APT	LVL
01.10	1
02.10	2
03.09	3
04.09	4
05.10	5

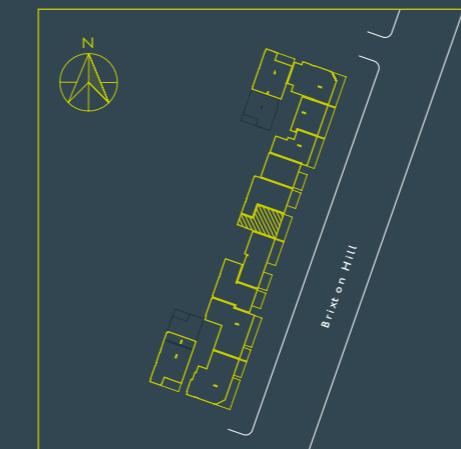


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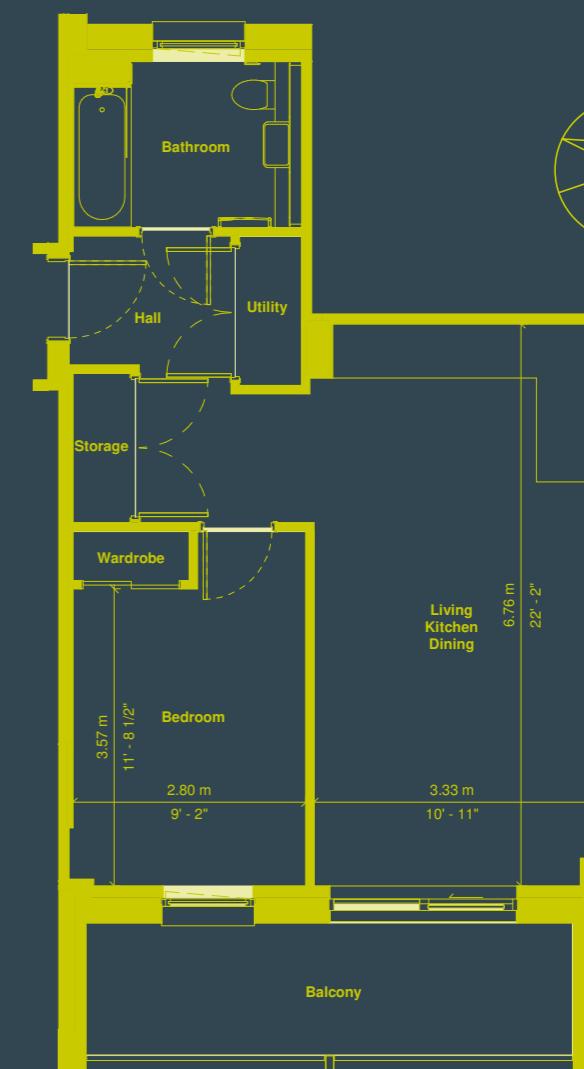
ONE BEDROOM

TYPE IB2P-D



TOTAL AREA: 51.1m²/549.8ft²

APT	LVL
04.04	4
05.05	5



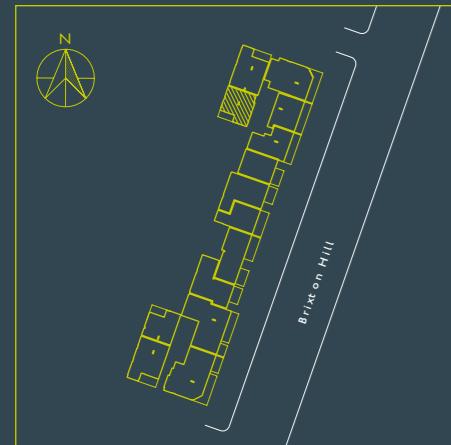
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ONE BEDROOM

TYPE IB2P-E



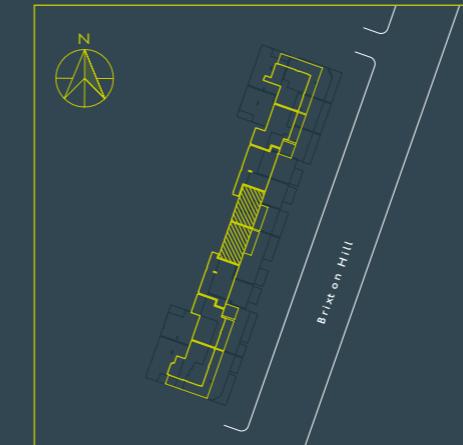
TOTAL AREA: 52.7 m² / 567.1 ft²

APT
01.12
02.12

LVL
1
2

ONE BEDROOM

TYPE IB2P-G



TOTAL AREA: 51.8 m² / 557.1 ft²

APT
06.04
06.05

LVL
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6



N



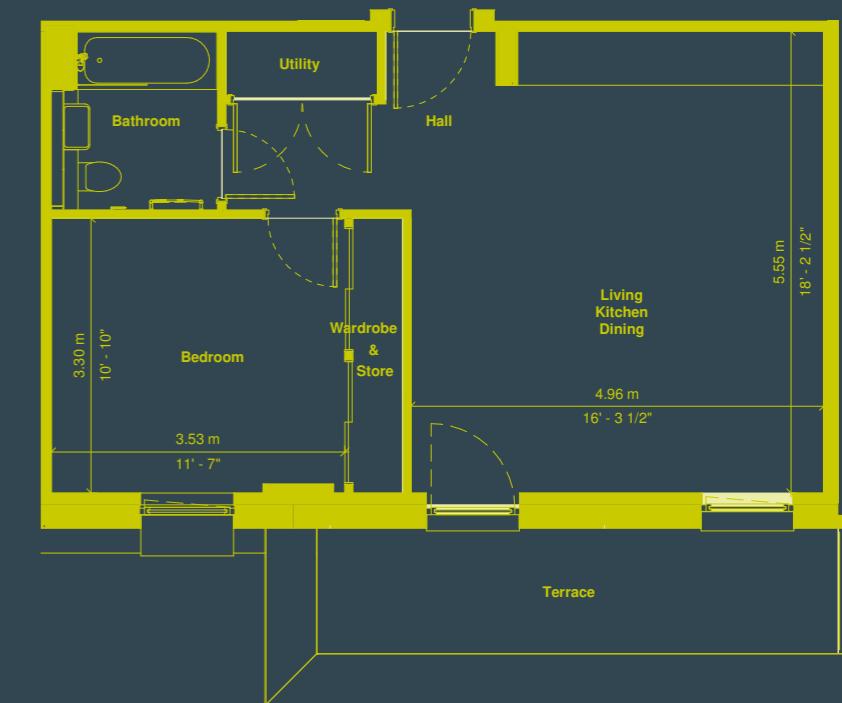
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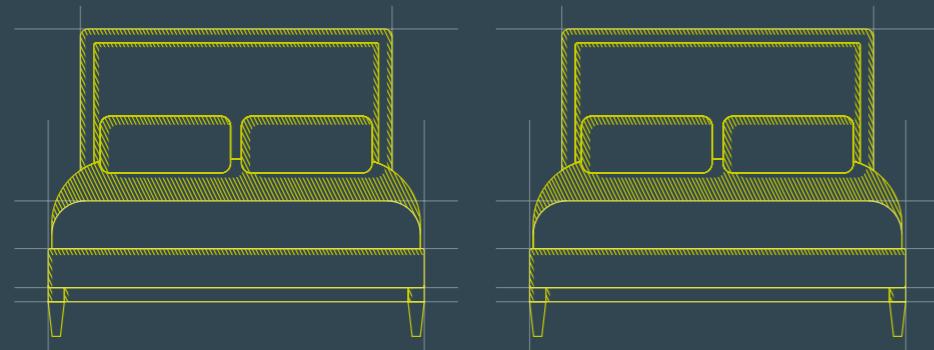
[CLICK HERE FOR HIGH RES VERSION](#)



PLEASE NOTE THAT WINDOW, DOOR, BALCONY AND TERRACE CONFIGURATIONS MAY VARY DEPENDING ON PLOT. KITCHEN LAYOUTS ARE INDICATIVE ONLY. PLEASE CHECK WITH YOUR SALES ADVISOR FOR DETAILS.



TWO BEDROOM APARTMENTS



TYPE 2B4P-B

TYPE 2B4P-C

TYPE 2B4P-D

TYPE 2B4P-D

TYPE 2B4P-E

TYPE 2B4P-G

TYPE 2B4P-L

TYPE 2B4P-M

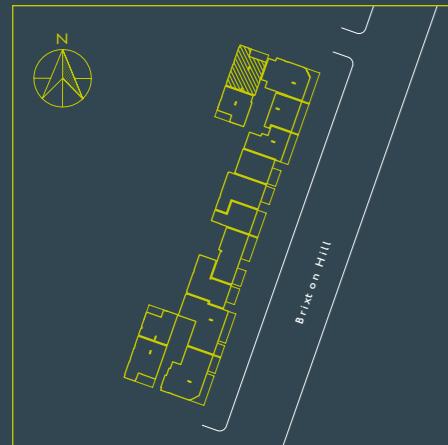
TYPE 2B4P-N

TYPE 2B4P-P



TWO BEDROOM

TYPE 2B4P-B



TOTAL AREA: 70 m²/753.7 ft²

APT	LVL
01.13	1
02.13	2
03.11	3
04.11	4
05.12	5

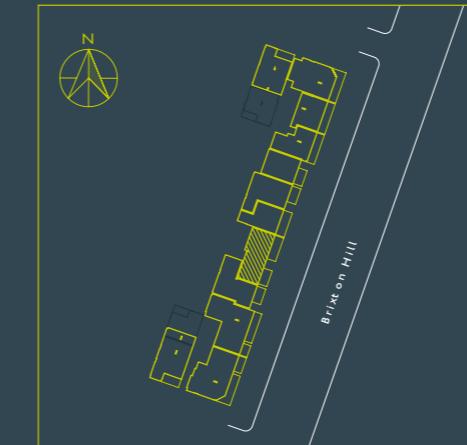


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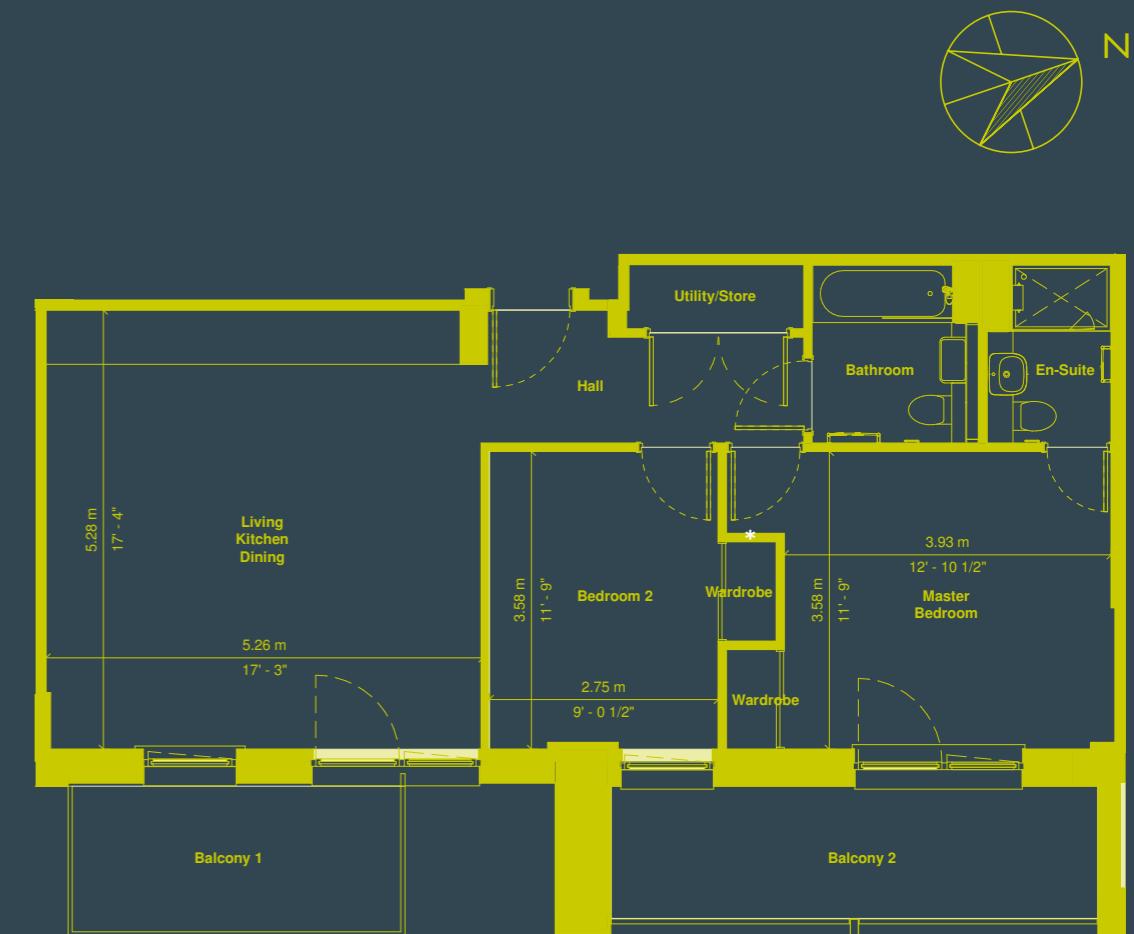
TWO BEDROOM

TYPE 2B4P-C



TOTAL AREA: 71 m²/764.1 ft²

APT	LVL
04.05	4
05.06	5



*Additional wardrobe to bedroom 2 of plots 4.05 and 5.06

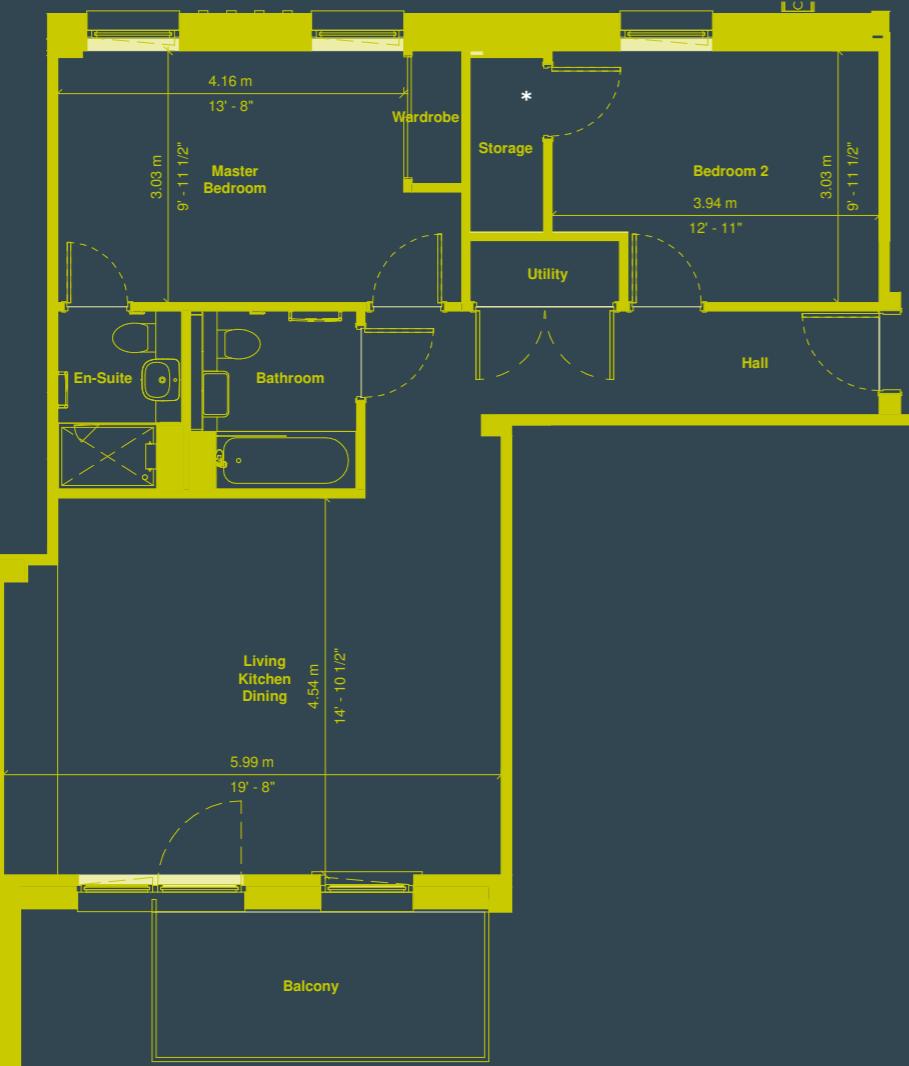
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TWO BEDROOM

TYPE 2B4P-D



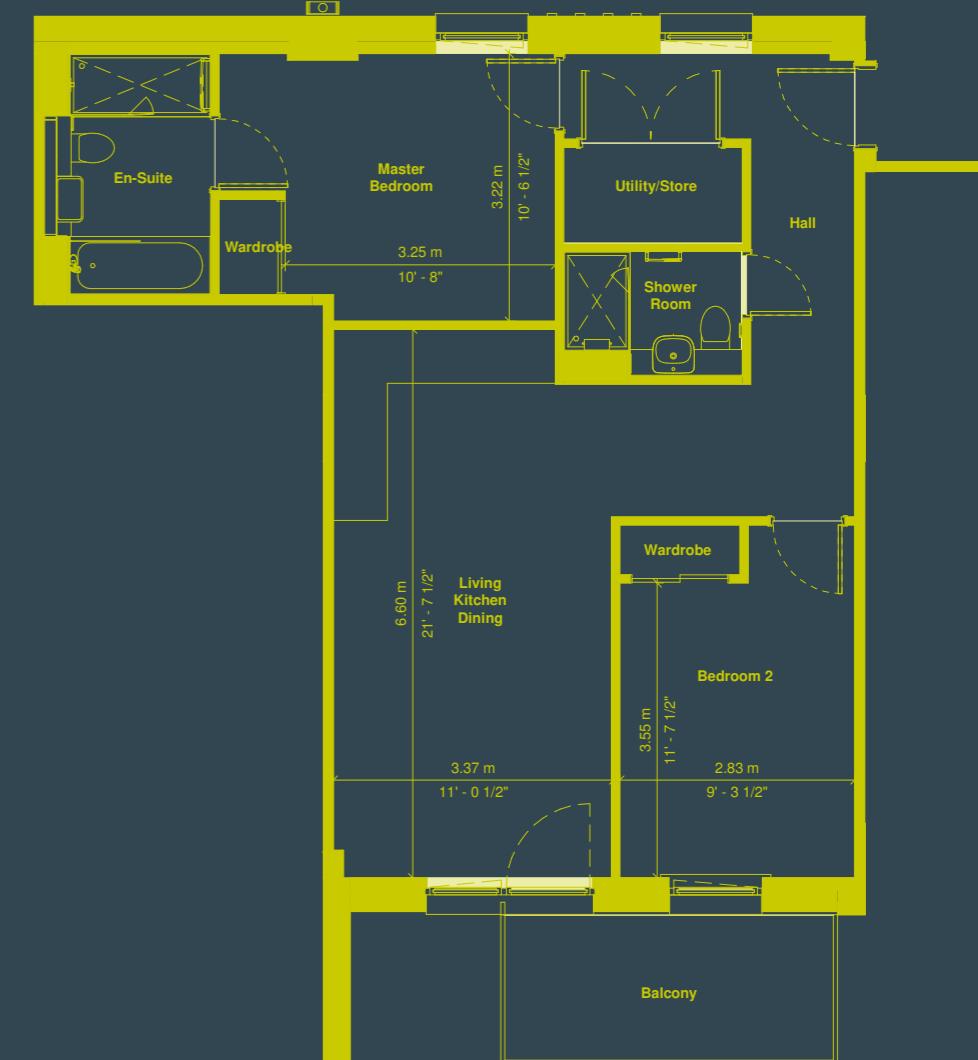
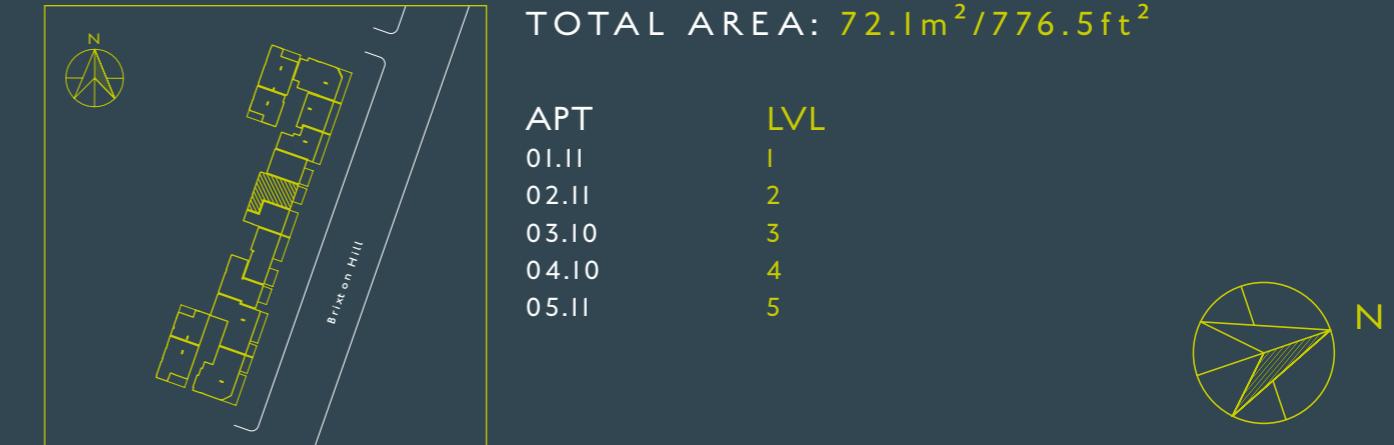
*Storage cupboard to bedroom two of plots 4.06 and 5.07

[CLICK HERE FOR HIGH RES VERSION](#)

PLEASE NOTE THAT WINDOW, DOOR, BALCONY AND TERRACE CONFIGURATIONS MAY VARY DEPENDING ON PLOT. KITCHEN LAYOUTS ARE INDICATIVE ONLY. PLEASE CHECK WITH YOUR SALES ADVISOR FOR DETAILS.

TWO BEDROOM

TYPE 2B4P-E



*Additional wardrobe to bedroom two of plots 1.II, 2.II, 3.II, 4.II and 5.II only

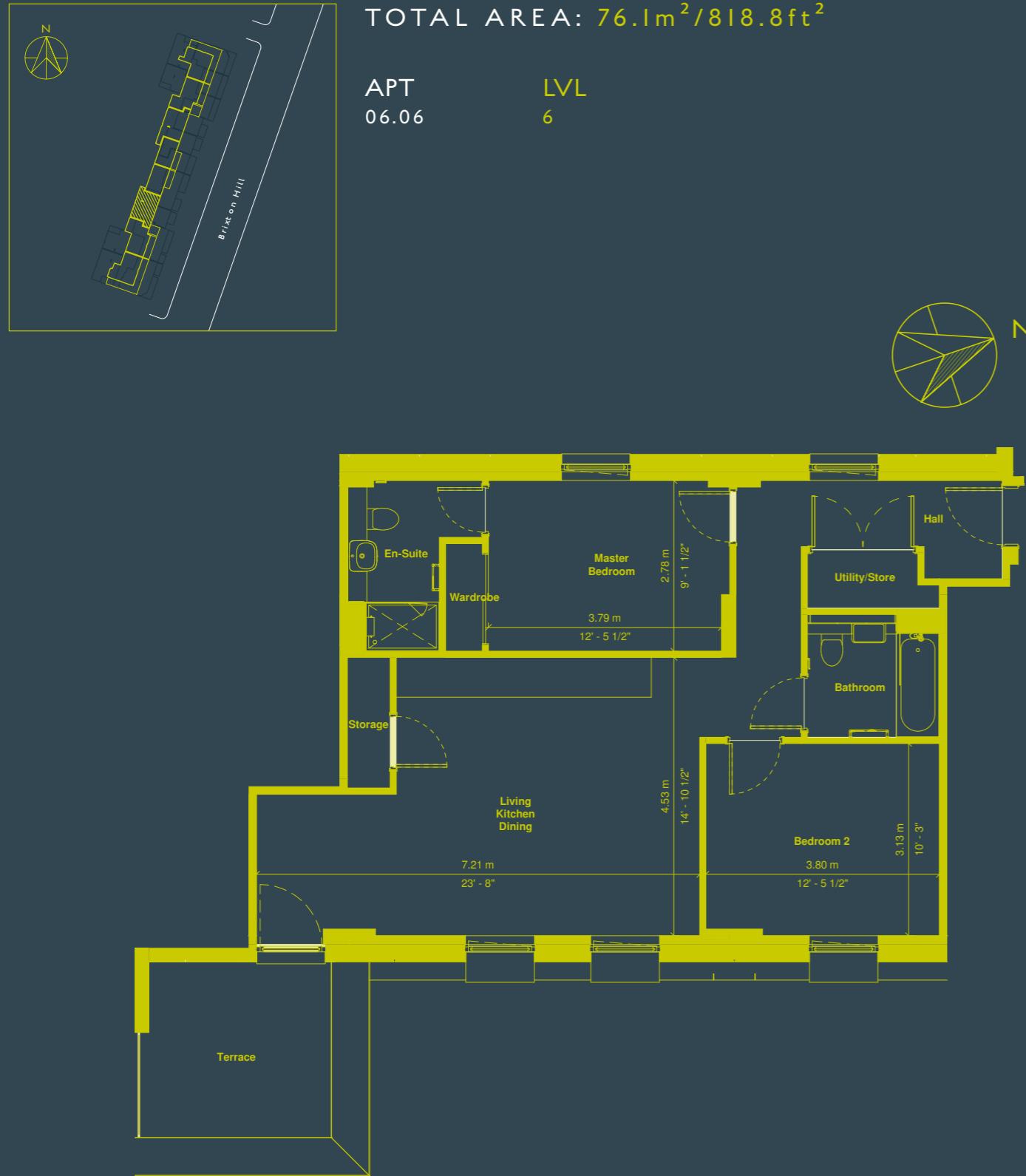
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PLEASE NOTE THAT WINDOW, DOOR, BALCONY AND TERRACE CONFIGURATIONS MAY VARY DEPENDING ON PLOT. KITCHEN LAYOUTS ARE INDICATIVE ONLY. PLEASE CHECK WITH YOUR SALES ADVISOR FOR DETAILS.



TWO BEDROOM

TYPE 2B4P-G



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PLEASE NOTE THAT WINDOW, DOOR, BALCONY AND TERRACE CONFIGURATIONS MAY VARY DEPENDING ON PLOT. KITCHEN LAYOUTS ARE INDICATIVE ONLY. PLEASE CHECK WITH YOUR SALES ADVISOR FOR DETAILS.

TWO BEDROOM

TYPE 2B4P-L



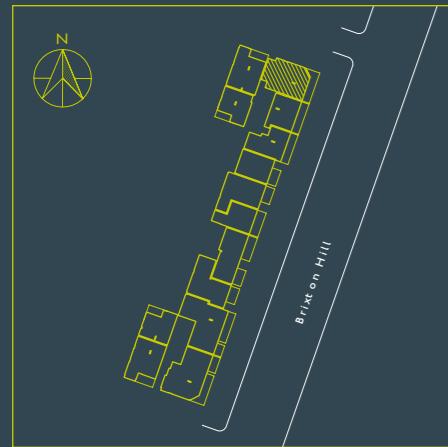
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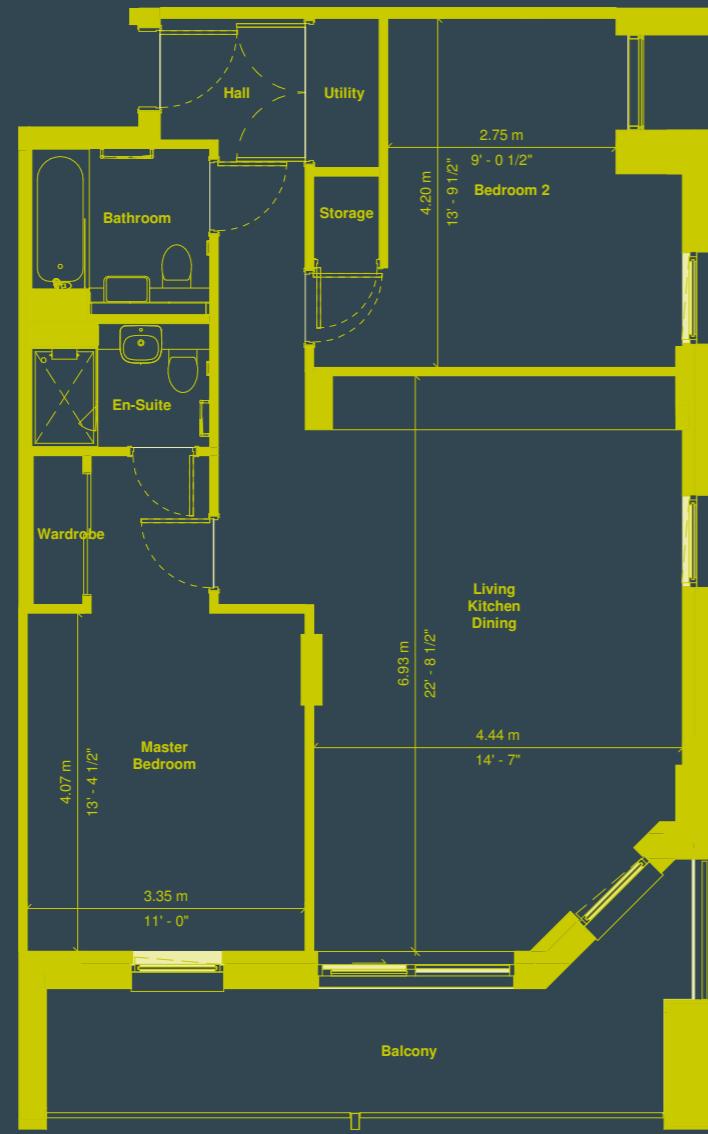
TWO BEDROOM

TYPE 2B4P-M



TOTAL AREA: 82.3m²/886.2ft²

APT	LVL
01.14	1
02.14	2
03.12	3
04.12	4
05.13	5

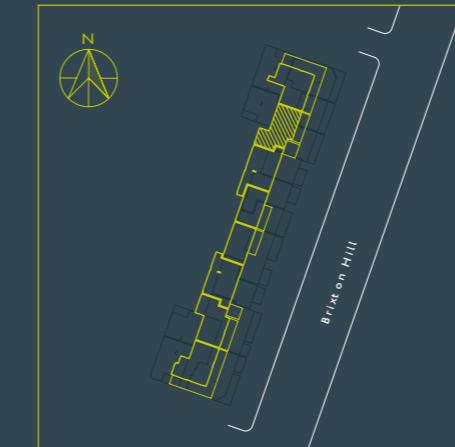


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PLEASE NOTE THAT WINDOW, DOOR, BALCONY AND TERRACE CONFIGURATIONS MAY VARY DEPENDING ON PLOT. KITCHEN LAYOUTS ARE INDICATIVE ONLY. PLEASE CHECK WITH YOUR SALES ADVISOR FOR DETAILS.

TWO BEDROOM

TYPE 2B4P-N



TOTAL AREA: 70.9m²/763.6ft²

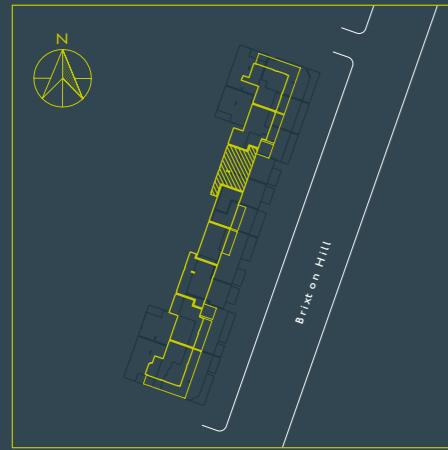
APT	LVL
06.07	6



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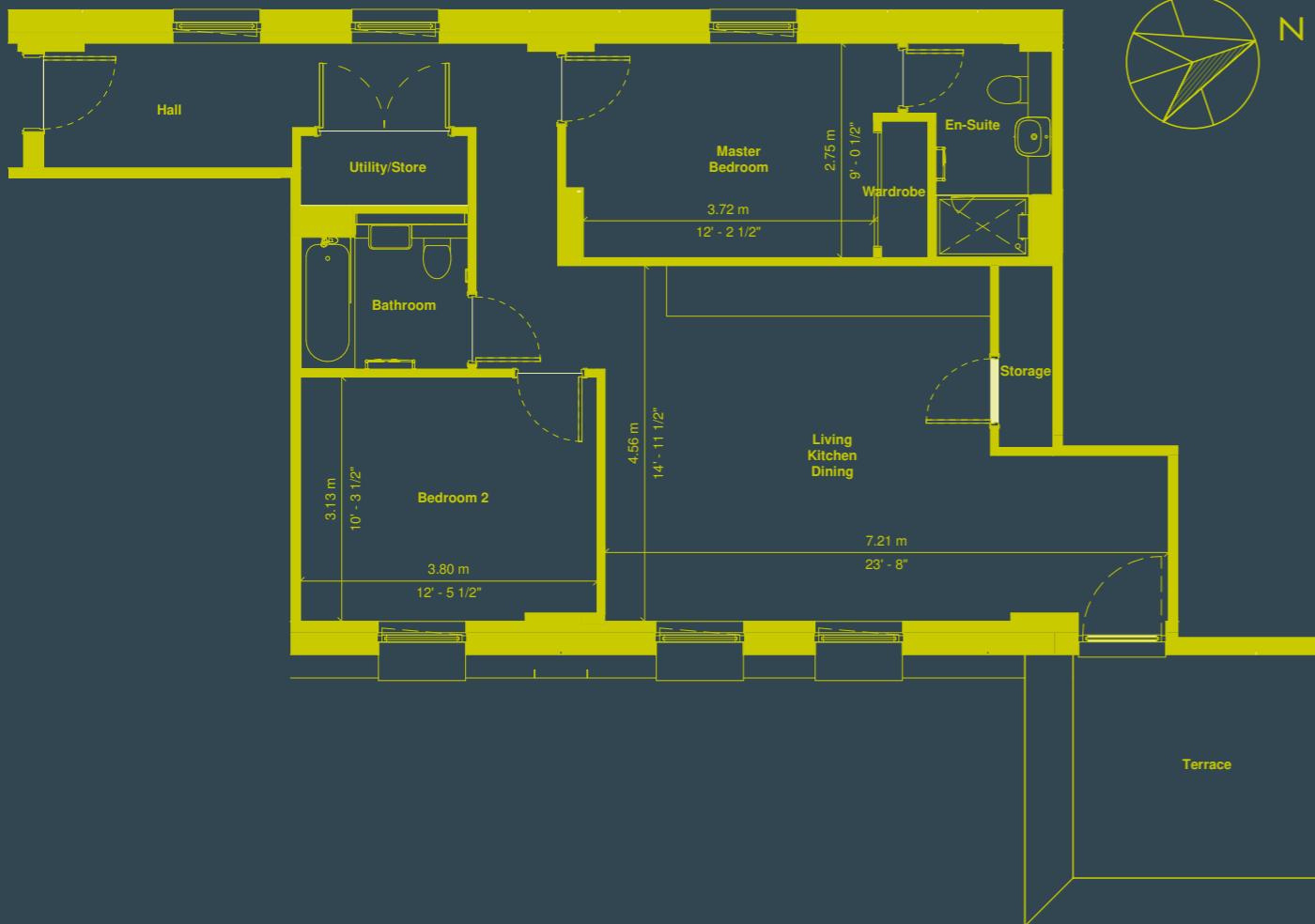




TOTAL AREA: **79.4 m² / 854.7 ft²**

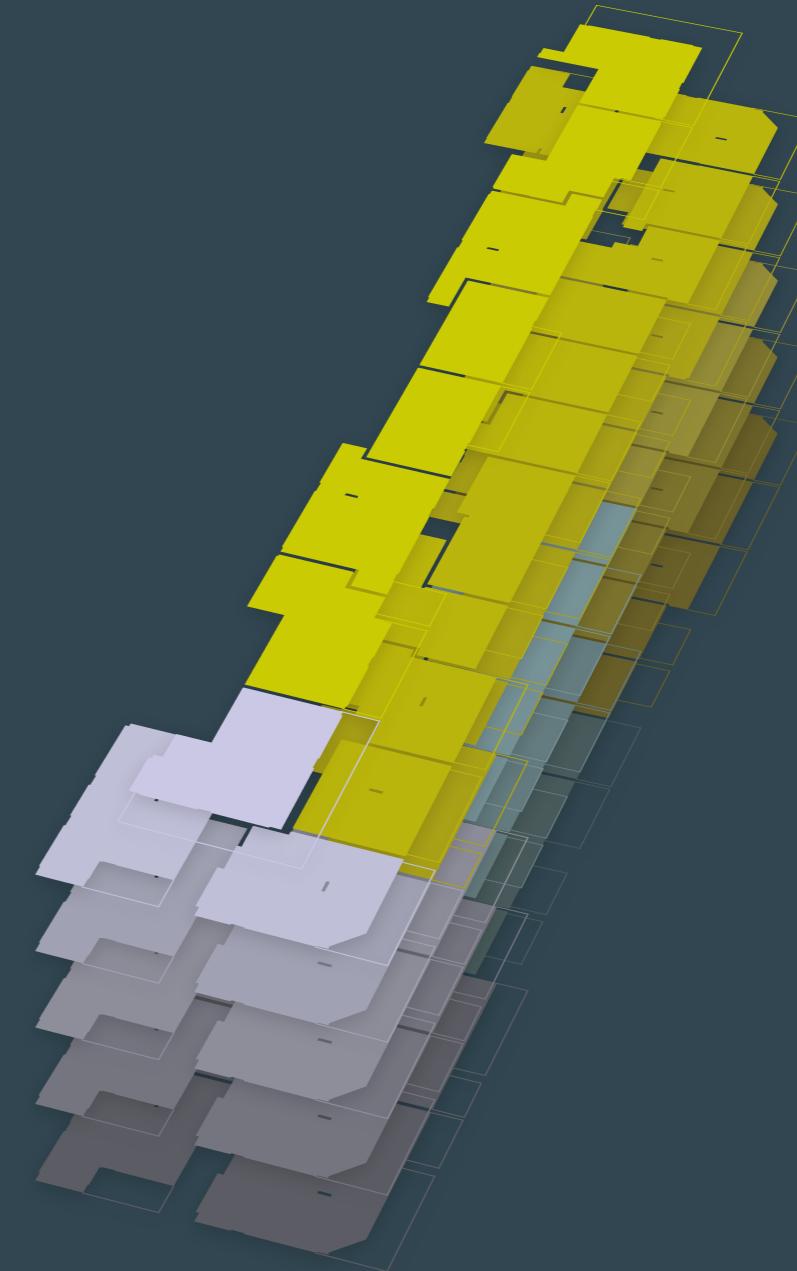
APT
06.03

LVL
6



[CLICK HERE FOR HIGH RES VERSION](#)

PLEASE NOTE THAT WINDOW, DOOR, BALCONY AND TERRACE CONFIGURATIONS MAY VARY DEPENDING ON PLOT. KITCHEN LAYOUTS ARE INDICATIVE ONLY. PLEASE CHECK WITH YOUR SALES ADVISOR FOR DETAILS.



[Click here to view our interactive plot finder](#)



THE DEVELOPER



Ivor House,
Acre Lane, Brixton



Brook House,
Brixton Hill, Brixton

Muse is one of the UK's leading names in mixed-use development and urban regeneration, with a range of major commercial and residential schemes across the country.

We deliver innovative places through collaboration, bringing together the best of the public and private sector to drive economic growth and social prosperity right into the heart of our communities.

With over 30 years' experience in delivering high-quality places and spaces where people can live, work, and relax, means we're well placed in repurposing areas to bring sustainable, transformational change to our towns and cities.



WAPPING WHARF



BRENTFORD LOCK WEST



QUADRANT WHARF



CARPINO PLACE

TIMEKEEPER'S SQUARE



Carpino Place, Small Housing Development of the Year, Insider North West Residential Property Awards 2019



Timekeepers Square, Housing Design Award 2018



Timekeepers Square, Civic Trust National Award 2018



Residential category, RICS North West Awards



Timekeepers Square, Small Housing Development of the Year (less than 100 units), Insider North West Residential Property Awards 2018



In-house Gold Award for Customer Satisfaction



Brixton Centric, Mixed-Use Development of the Year, Sunday Times British Homes Awards 2019



Ivor House, Development Transformation of the Year (Highly Commended), Sunday Times British Homes Awards 2019



Wapping Wharf Phase 2, Large Residential Development of the Year, Insider SW Residential Property Awards 2021



Wapping Wharf Phase 2, Property Award, Bristol Life Awards 2021



Millbay, 'Development of the Year', Insider's South West Property Awards 2020



Brentford Lock West Phase 2, RIBA National Award 2019

THE ARCHITECT

Cartwright Pickard is a research-led architectural practice that has been designing inspirational places to live, work and learn for over 20 years. With studios in London, Leeds and Manchester, they have a clear philosophy: to produce beautiful buildings that use resources responsibly. They have an integrated approach to architecture, technology and construction that delivers the best possible results for clients, building users and wider society.

Responsible for award-winning and pioneering projects such as Murray Grove, the first fully modular apartment building in the UK, Cartwright Pickard have been early adopters of innovations such as Passivhaus and BIM, and have an international reputation for the use of offsite construction.



Brixton Centric is designed to stitch seamlessly into the surrounding context and create a great place to live in Brixton. The material palette takes its cue from neighbouring buildings and references the red brick of the historic Town Hall and newly built Civic Centre, employing contemporary detailing to deliver a building that grows old gracefully. The new homes will be light, airy and spacious, benefitting from large balconies with views over Rush Common and access to a communal landscaped garden.



RIBA London Award – Your New Town Hall, Brixton



Best Mixed-use Development in the UK, The Sunday Times British Homes Awards – Your New Town Hall, Brixton





SUSTAINABILITY AND BRIXTON CENTRIC

We know our customers share our goals and values when it comes to the environment, so here are some of the key sustainability features at Brixton Centric.

To help reduce energy consumption in the apartments, we are using LED lights throughout, the homes contain high levels of insulation and have been built to be airtight, and the mechanical ventilation system recovers heat.

Combined heat and power (CHP) supplies all the hot water to the homes, aiming for an energy reduction of 37%. All white goods specified are water efficient and all WCs are dual flush 4.5 litre capacity.

All the apartments heating controls including radiator thermostats, programmers and room thermostats enable residents to make further energy savings.

In line with the Nobia UK sustainability strategy to reduce the CO2 emissions from operations and own transportation (scope 1 & 2) by 72% by 2026 from a 2016 base year, Commodore Kitchens have currently achieved a 58% reduction from 14.85 kg/CO2 per cabinet (2016) to 6.22 kg/CO2 per cabinet in 2020.

We are encouraging bio-diversity at Brixton Centric by planting beds with a wide variety of plant species. There are bird and bat boxes fixed to the building too.

To help residents to use greener modes of transport, we have 144 internal residents spaces and 18 visitor cycle spaces. Brixton Centric benefits from excellent transport links, the highest PTAL (Public Transport Access Level) rating of 6b and has bus stops directly outside on Brixton Hill with Brixton Tube and national rail services a short walk/bus ride away.





WATCH OUR FILM
ON SUSTAINABILITY

As a responsible business, Muse recognises the need to take an environmentally aware approach when creating homes and communities for the future, and through the places we create, we have made a commitment to make a positive impact on local communities and the wider environment.

Sustainability is integral to everything we do, whether that's at the design stage where we identify sustainable aspects such as energy production and use, or in the shared goals of our suppliers, with 'Our Sustainable Future' action plan and toolkit enabling our teams to deliver real change on every single one of our forthcoming developments.

Our vision is to create exemplar sustainable developments that maximise social benefits and enhance the environment for future generations.

Our goal is to build communities that are founded upon social value and health and wellbeing.

Our pledge is to fulfil these responsibilities with integrity, honesty and transparency.

We have always prided ourselves on the community focus and environmental performance of our places and we are now taking this to the next level. Careful planning, forward-thinking design and innovative technology allow Muse to deliver projects which have lower energy needs and reduced CO2 emissions, effective waste management and recycling initiatives.

We use our own high standards to inform the choice of companies we work with.

Amtico flooring is committed to producing high-quality products but with a smaller environmental impact, using 100% renewable electricity and setting targets to cut carbon and waste. 100% of Amtico's production waste is reused or recycled into useful products.

Hansgrohe's EcoSmart sophisticated technology, within its showers and taps, means they use up to 60% less water than

conventional alternatives, saving water and the energy needed to heat it.

Porcelanosa has also been a sector leader in sustainability, committed to reducing waste, its energy consumption, carbon footprint and CO2 emissions. It also uses recycled material and water in its tile production and packaging.

In partnership with our suppliers, we set the bar for sustainable regeneration which focuses on people and on planet.

Muse not only creates vibrant destinations, but it does so in a considered and conscious way to add something which has a genuinely positive impact.

amtico

PORCELANOSA
TILES · BATHROOMS · KITCHENS · HARDWOOD

hansgrohe

This brochure is intended to give general information about properties which we have built or are building to assist potential customers who may be interested in acquiring one of those properties (subject to contract and availability). We take reasonable steps to ensure that information is correct at the time of going to print but you should not rely on it. Certain information is approximate and designs, features, and facilities planned to be provided can often change during the development (for example, in response to market conditions or ground conditions). The latest information and plans are available from our marketing suite during normal working hours and you can check the specification of each type of apartment prior to entering into a reservation. However, nothing in this brochure or any of our materials should be taken as a substitute for your own further enquiries, inspections, or independent legal advice.

INDIVIDUAL PLOT VARIATION: The designs show the overall style of the development, but elevational treatments may vary between plots in orientation, architectural detail and in the construction, materials used externally and internally. These variations are designed to promote individuality and, in turn, to create a quality living environment. Our sales staff will be pleased to advise on the treatment specified for each individual plot. Please note that window, door, balcony and terrace configurations may vary depending on plot.

SITE PLAN: Site layout, design, features, and facilities are subject to change during the development and may vary on completion.

PHASES: The development forms part of a wider regeneration project.

IMAGES: Computer generated images and artists' impressions are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. They are not intended to be an accurate description of any specific property, its location, or the surrounding area.

We do sometimes need to make changes to designs, finishes and features during the development and appearance may vary on completion. Images showing views are based on the site at the time the image is produced. Please note that landscapes change and a view which is unrestricted now may be restricted in the future. We do not control adjoining or surrounding land.

FLOOR PLANS: Floor plan measurements are taken from the architects' drawings and may differ in the as-built property. Please note the seller may need to make adjustments to the boundaries of the property but these will not significantly alter its area and the seller will notify the buyer of such adjustments. Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Floor plans and layouts should not therefore be used for purchasing items such as furniture or carpets. Kitchen and bathroom layouts may differ from those shown.

SPECIFICATIONS: We reserve the right to change specifications from time to time. We may need to substitute appliances, materials and equipment mentioned in this brochure but we will seek to ensure that the replacement brand is of similar quality. Please contact our marketing suite for the latest information on specification.

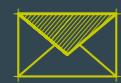
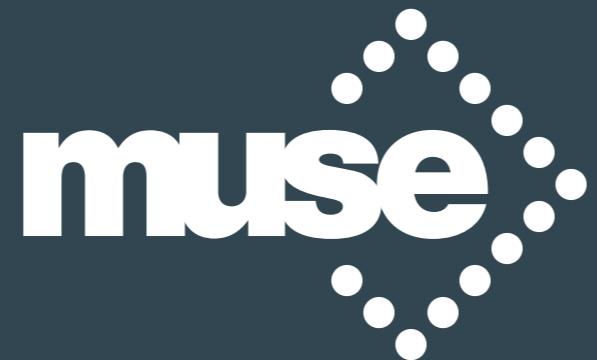
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