A resilient building designed for the next 100 years, adapting to a changing climate and the needs of its residents.



Property Arts

41 LINDEN GROVE

Nunhead, SE15

41 Linden Grove strives to create a new benchmark in London for low-energy housing. Using the latest techniques for low-carbon design the project creates a family of apartments that are resilient in the face of a changing climate and rising energy prices. The project is one of only a handful of residential buildings in London to achieve ‘Passivhaus’ certification, a mark of superior energy efficiency, year-round thermal comfort and minimal energy bills.

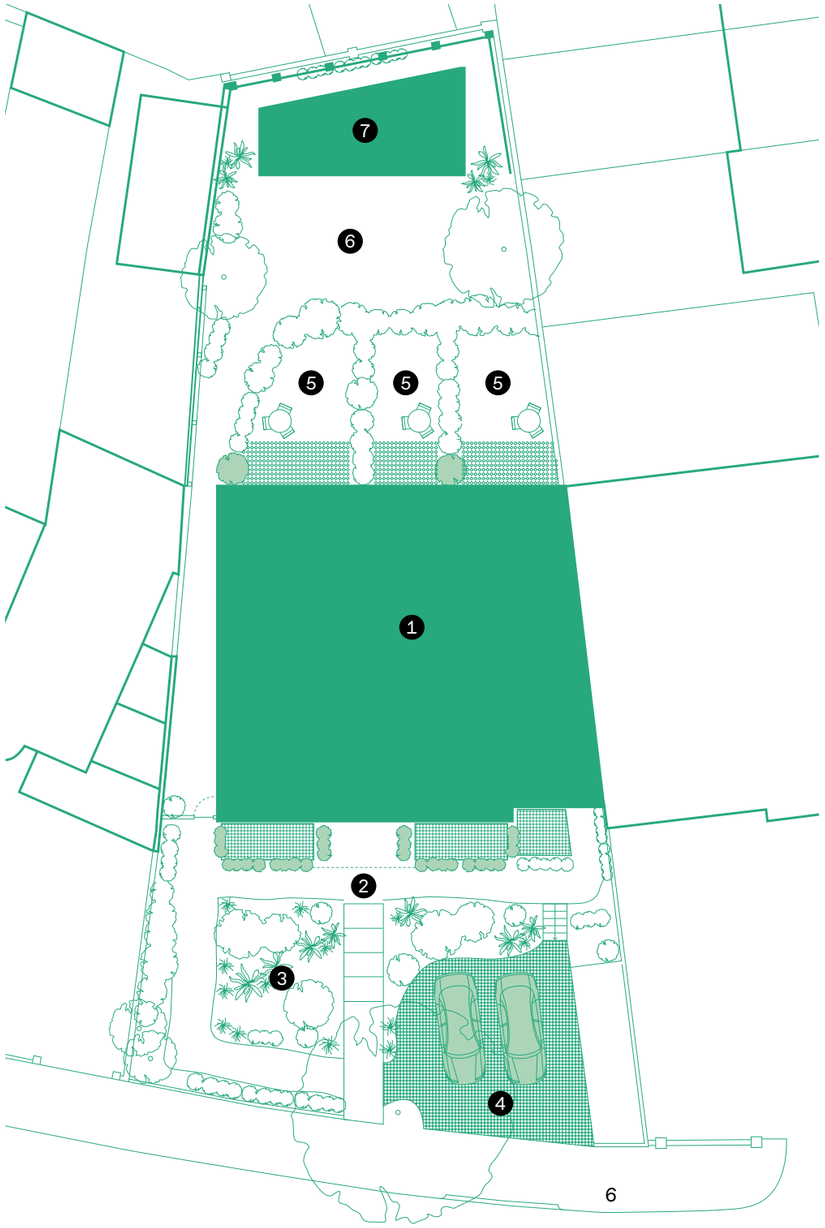
9 PASSIVHAUS APARTMENTS DESIGNED FOR A LOW CARBON FUTURE.





Set over four floors, 41 Linden Grove provides 9 apartments that are soulful, authentic and rigorously designed. The spaces are defined by natural materials, bespoke joinery and exposed structural elements. Full-height glazing brings natural light deep into the apartments while establishing a visual connection with the outside.

Situated on a generous plot, the building is framed by communal landscaping to the front and a combination of communal and private gardens to the rear.



1. Building Footprint
2. Communal Entrance
3. Landscaping
4. Private Parking
5. Private Gardens
6. Communal Garden
7. Bicycle Parking



Each apartment is defined by a full-width, south-facing balcony, extending the living spaces outdoors and blurring the boundary between inside and outside.

Angled electric solar blinds modulate sunlight and provide shade while forming an integral part of the architectural language.

The living rooms of the upper-floor apartments overlook the extensive green spaces of Nunhead Cemetery and Nunhead Reservoir. Bedroom windows are oriented towards the wider London skyline, offering panoramic city views.

South facing views towards Nunhead Cemetary





North facing views towards London skyline

The apartments are defined by a restrained palette of natural materials and expressed structure. White-oiled ash panelling and natural stone flooring bring warmth, texture and character, balanced by exposed timber and concrete ceilings that create a subtle loft-like quality. Beyond their visual contribution, these materials support the building's environmental performance by moderating internal temperatures throughout the year.



GENERAL

- Passivhaus certified construction
- Super-insulated and airtight construction
- Communal landscaped gardens
- All apartments feature full width south facing balconies or private gardens and roof terraces
- Covered and lockable bike storage
- Lift to all floors
- High speed full-fibre broadband
- 2 parking spaces with E-chargers for sale
- Video intercom to all units with keyless building entry
- 24 solar panels to provide building power and reduce service charge
- Building CCTV for enhanced security
- High pressure water booster pump to mains water
- Air Source Heat Pump with integrated mechanical heat recovery and forced air heating
- 10-year insurance backed structural warranty by Protek

LIVING SPACES

- 2.6m high ceilings with exposed concrete and engineered timber beams
- Solid core ash veneered bedroom doors and frames
- Built-in storage to all rooms
- Multipoint locking high-security flat entrance door
- High-performance triple-glazed Danish windows with extra-large sliding doors to balconies
- Engineered Larch timber floors with white lacquer finish
- Flamed grey granite tile flooring to hallway and bathroom
- Brushed stainless steel ironmongery and brassware



KITCHEN

- Bespoke design by Tikari Works
- Ash veneered doors finished with white oil and with solid hardwood lipping
- Bora induction hob with integrated worktop extract
- Integrated full-height fridge-freezer by Bosch
- Integrated oven by Bosch
- Integrated microwave by Bosch
- Integrated dishwasher by Hotpoint
- Stainless Steel Sink and worktop with Blanco pull-out tap
- Island with stainless steel worktop
- Brushed stainless steel splashback with integrated steel shelf and side panels
- Grey laminate carcasses with pull-out drawers and heavy-duty, soft close Blum ironmongery

BATHROOM

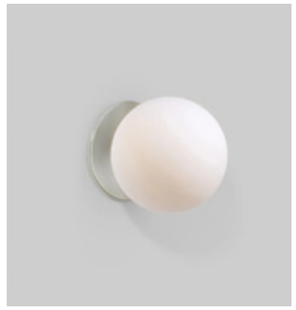
- Dark grey flamed granite floor tiles
- Matt ceramic mosaic wall tiles
- Custom designed vanity with mirrored cabinet
- Brushed stainless steel brassware by Crosswater
- Basin mixer
- Bath filler and pop-up waste
- Thermostatic bath & shower valve
- Matt white sanitaryware by Duravit
- WC with soft close seat and concealed cistern
- Heated towel rail



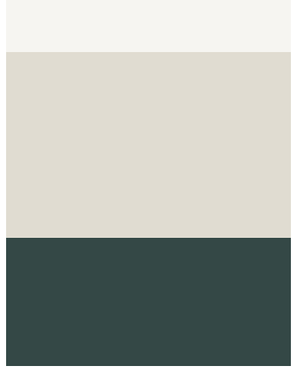










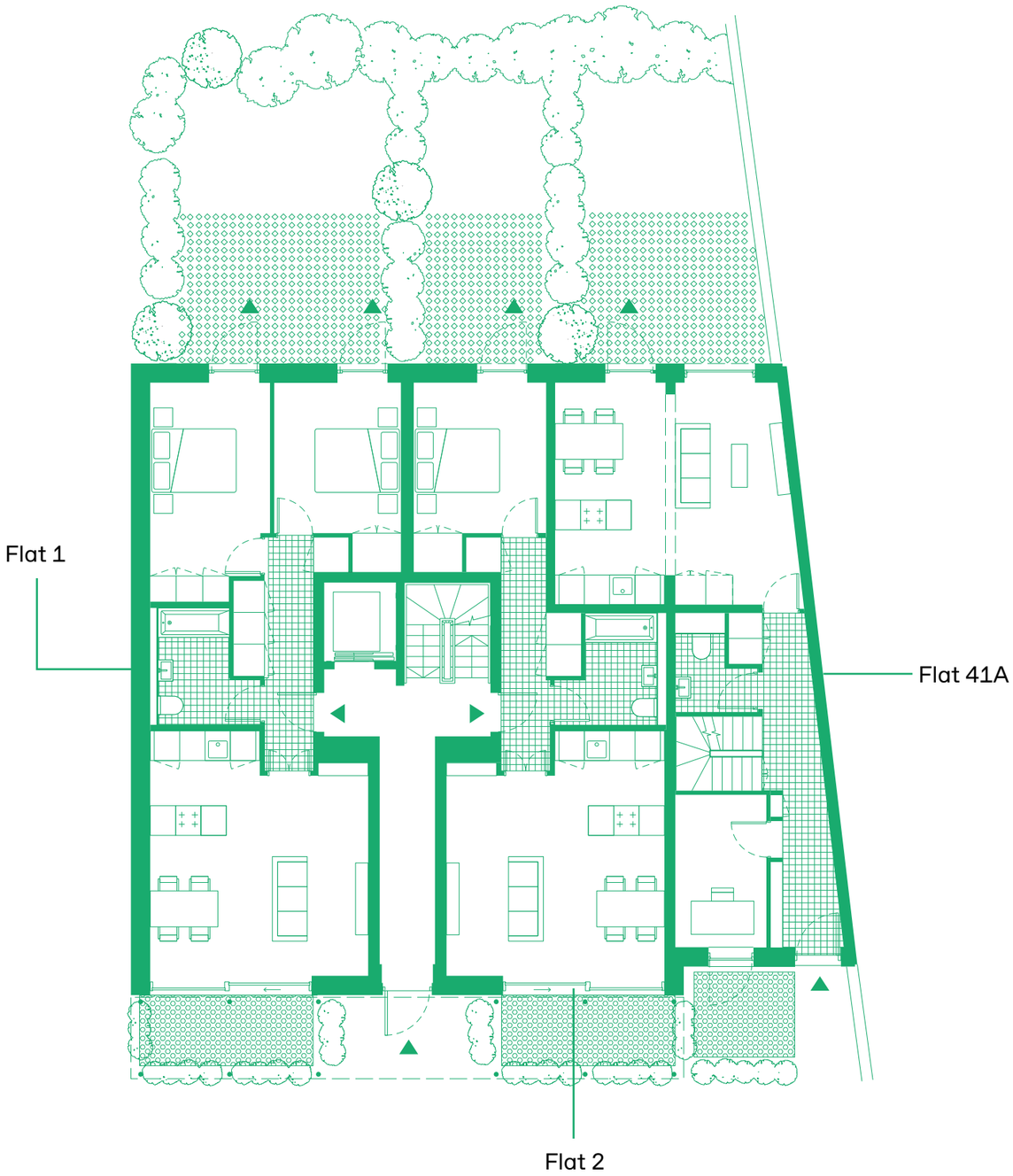


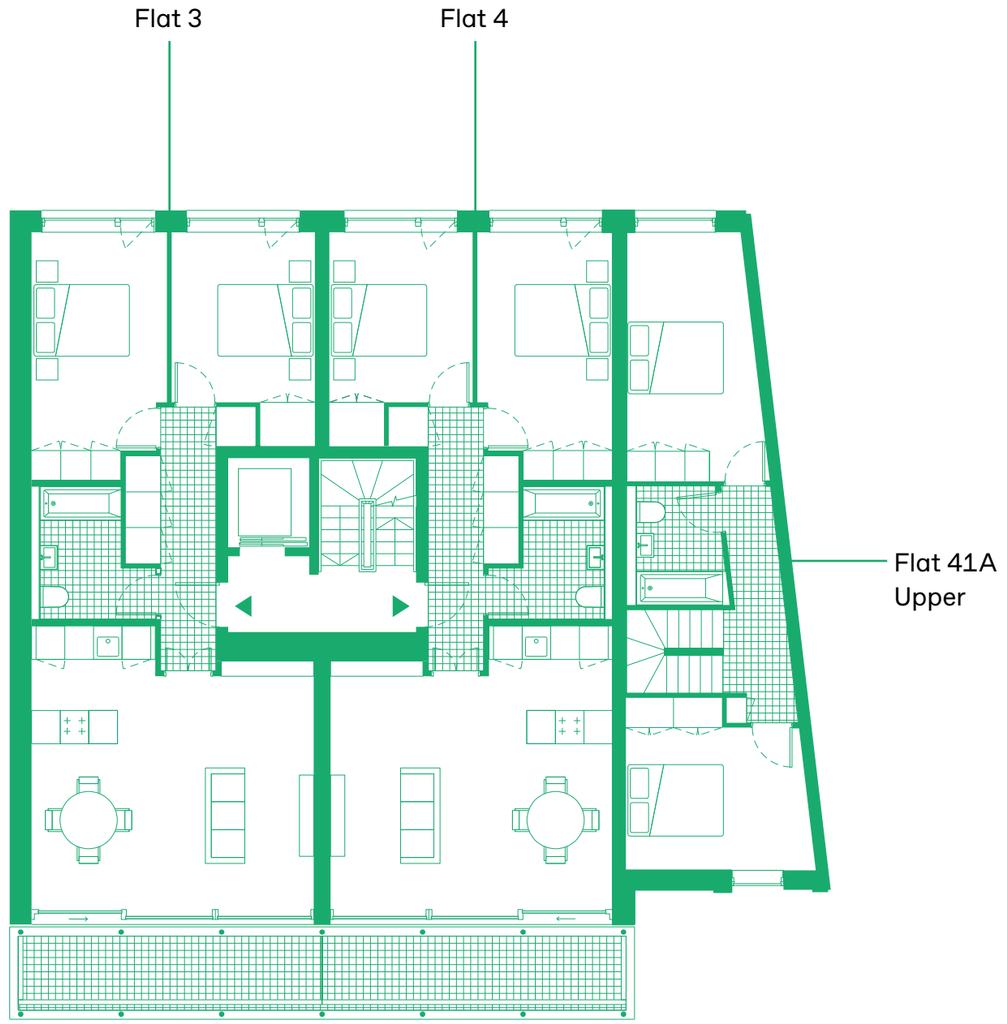




GROUND FLOOR	Bedrooms	SQM.	SQFT.	Amenity (SQM)
• Flat 1	2	71	764	60
• Flat 2	1	56	603	36
• Flat 41A	3	106	1141	62

FIRST FLOOR	Bedrooms	SQM.	SQFT.	Amenity (SQM)
• Flat 3	2	75	807	9
• Flat 4	2	75	807	9

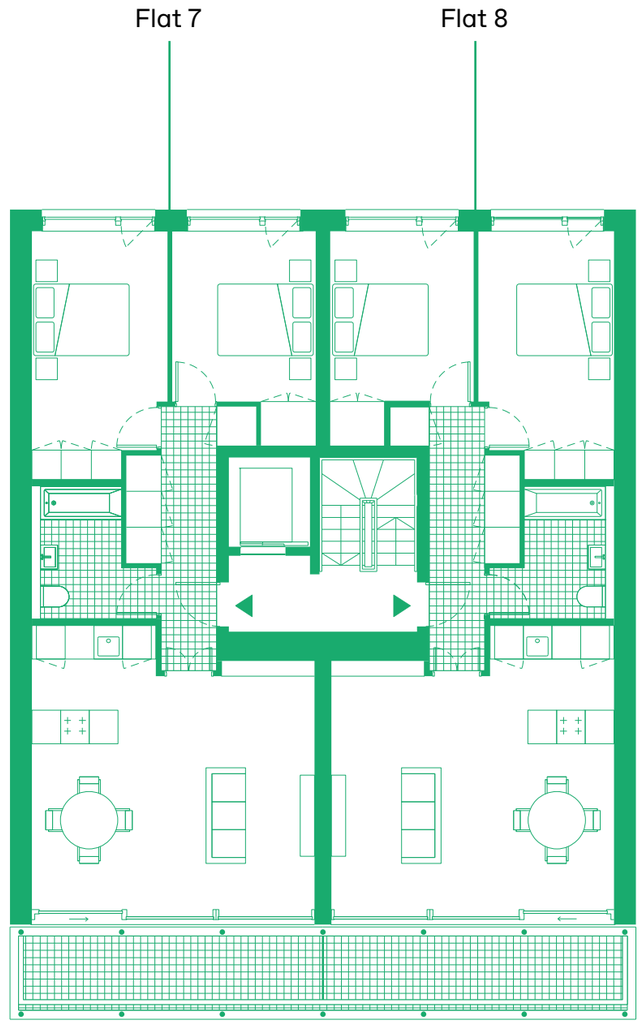




GROUND FLOOR	Bedrooms	SQM.	SQFT.	Amenity (SQM)
• Flat 5	2	75	807	9
• Flat 6	3	98	1055	9

FIRST FLOOR	Bedrooms	SQM.	SQFT.	Amenity (SQM)
• Flat 7	2	75	807	9
• Flat 8	2	75	807	9







Set within a leafy corner of SE15, at the meeting point of Nunhead, Peckham and Brockley, 41 Linden Grove is ideally positioned for some of South London's most sought-after cafés, restaurants and bars, while benefiting from an abundance of green space on its doorstep. Nunhead has a strong sense of community and a relaxed village character, centred around a traditional green bordered by independent shops, cafés, pubs and a community centre. Nunhead Station offers convenient direct rail connections to London Victoria and Blackfriars.













TRANSPORT

• Nunhead ⇄	0.4 miles
• Peckham Rye ⊖⇄	0.9 miles

LEISURE & RECREATION

1. Nunhead Green & Playground	0.3 miles
2. Nunhead Cemetery	0.1 miles
3. Peckham Rye Park	0.3 miles

SCHOOLS

4. Ivydale Primary School & Nursery	Catchment Area
5. Rye Oak Primary School	Catchment Area
6. Hollydale Primary School	Catchment Area

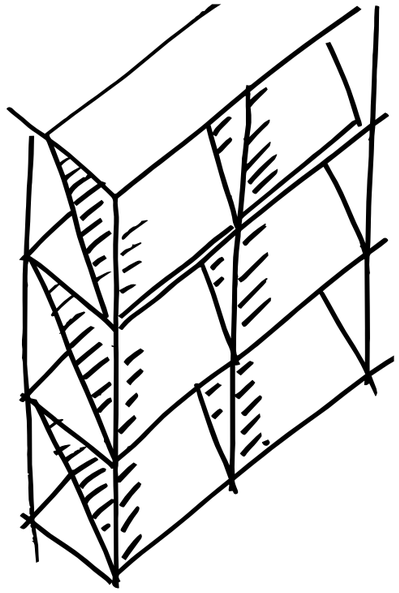
RESTAURANTS & BARS & PUBS

7. El Vermut	0.3 miles	6min Walking Distance
8. Bar D4100	0.3 miles	6min Walking Distance
9. Mosy Café	0.2 miles	5min Walking Distance
10. Good Cup	0.3 miles	7min Walking Distance
11. The Pyrotechnist’s Arms	0.4 miles	8min Walking Distance
12. The Old Nun’s Head	0.3 miles	7min Walking Distance
13. Frank’s Cafe	0.8 miles	18min Walking Distance
14. Peckham Bazaar	0.4 miles	8min Walking Distance
15. The Ivy House	0.5 miles	10min Walking Distance
16. Mr Bao	0.5 miles	10min Walking Distance
17. Hop Burns & Black	0.7 miles	15min Walking Distance



41 Linden Grove is the latest project by The Property Arts Group, an interdisciplinary practice bringing together architecture, design, construction and development. By overseeing every stage of the process, the group is able to maintain consistent quality throughout, helping it deliver thoughtful, sustainable homes with care and precision.

Tikari Works is the architectural practice behind 41 Linden Grove. The award-winning South London studio is recognised for its holistic approach and meticulous attention to detail, creating distinctive buildings shaped by material integrity, thoughtful craftsmanship and a considered response to place. Its work is underpinned by a commitment to sustainable, low-carbon design that brings environmental performance together with enduring architectural quality.



Collaborators and contributors:
Architect: TIKARI WORKS
Contractor: TIKARI LTD
Structural Engineers: ENGENUITI
Passivhaus Consultant: XC02

All information and imagery are for illustrative purposes only and may be subject to change.



Nunhead Cemetery

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