

WATERFRONT



ROYAL ARSENAL
RIVERSIDE

ROYAL BOROUGH OF GREENWICH, LONDON

I | II

Penthouses

WELCOME TO WATERFRONT I & II AT ROYAL ARSENAL RIVERSIDE

*A stunning new riverside neighbourhood by
award-winning Berkeley, bringing London
chic to the Royal Borough of Greenwich.*

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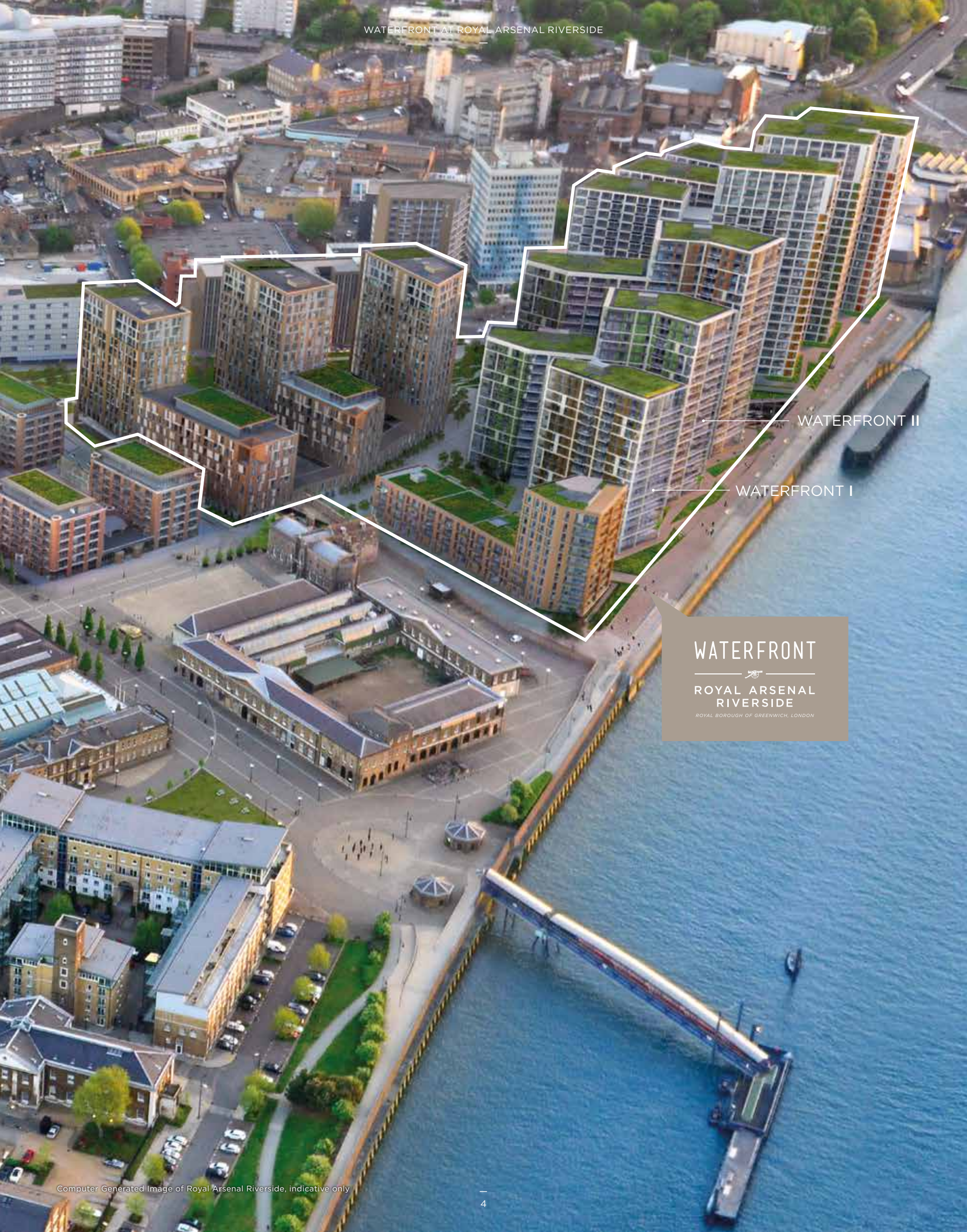
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INTRODUCING A NEW LONDON WATERFRONT DESTINATION

*Located on the River Thames, in the Royal Borough of Greenwich,
Waterfront at Royal Arsenal Riverside is vibrant riverside living
with all the design details and high quality specification
that Berkeley are renowned for.*





WATERFRONT II

WATERFRONT I

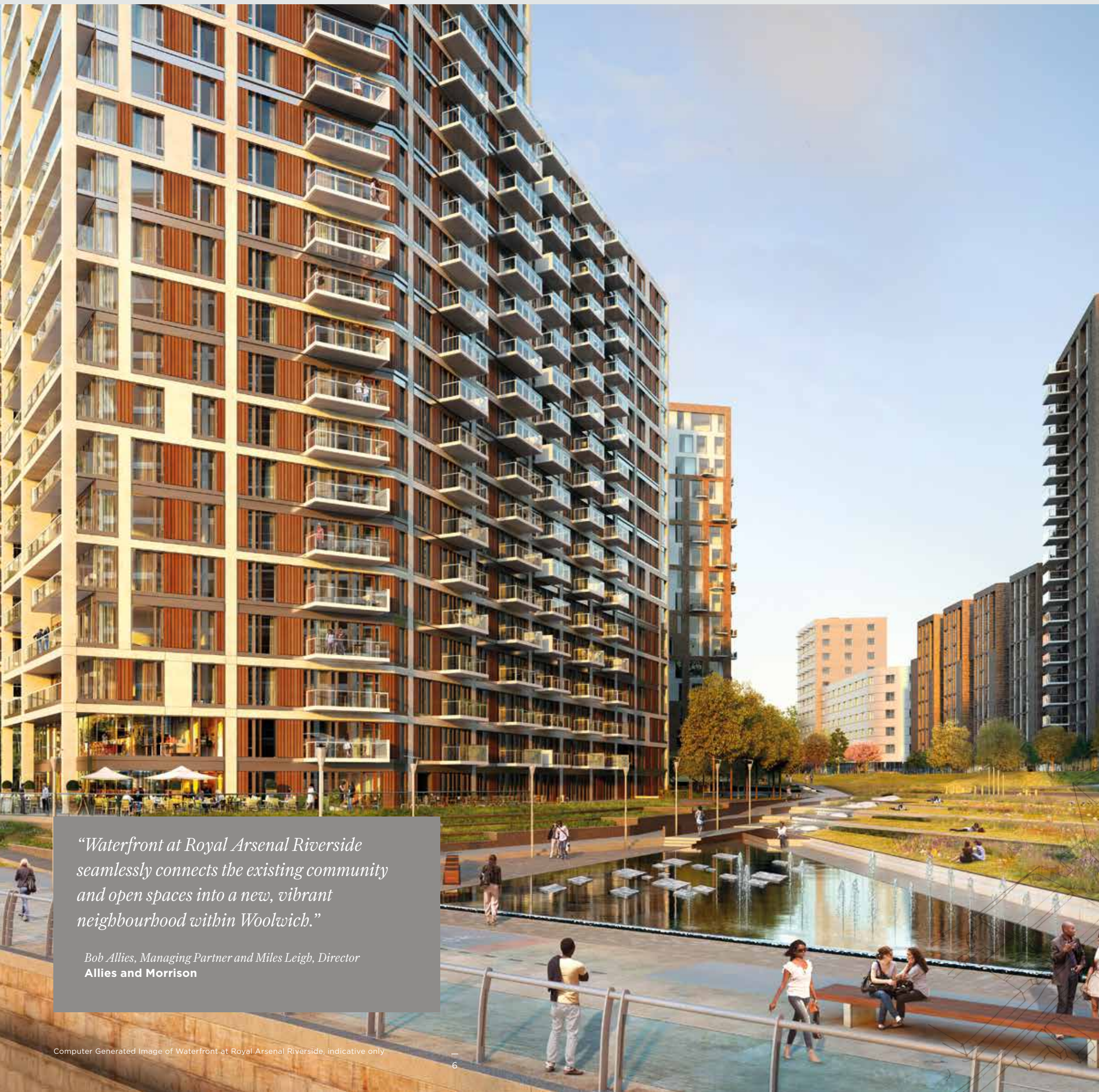
WATERFRONT

ROYAL ARSENAL RIVERSIDE

ROYAL BOROUGH OF GREENWICH, LONDON

AN OVERVIEW OF WATERFRONT

With extensive river frontage, impressive city views, a new landscaped central park and unrivalled travel connections, the stunning new Waterfront development at Royal Arsenal Riverside is at the heart of London living and opens up a world of choice.



“Waterfront at Royal Arsenal Riverside seamlessly connects the existing community and open spaces into a new, vibrant neighbourhood within Woolwich.”

*Bob Allies, Managing Partner and Miles Leigh, Director
Allies and Morrison*

DESIGNED FOR YOU BY ALLIES AND MORRISON

“

The mixture of rich historical heritage and the open expanse of the Thames, with its associated river traffic and relaxed recreational activity, make Waterfront at Royal Arsenal Riverside a unique London location.

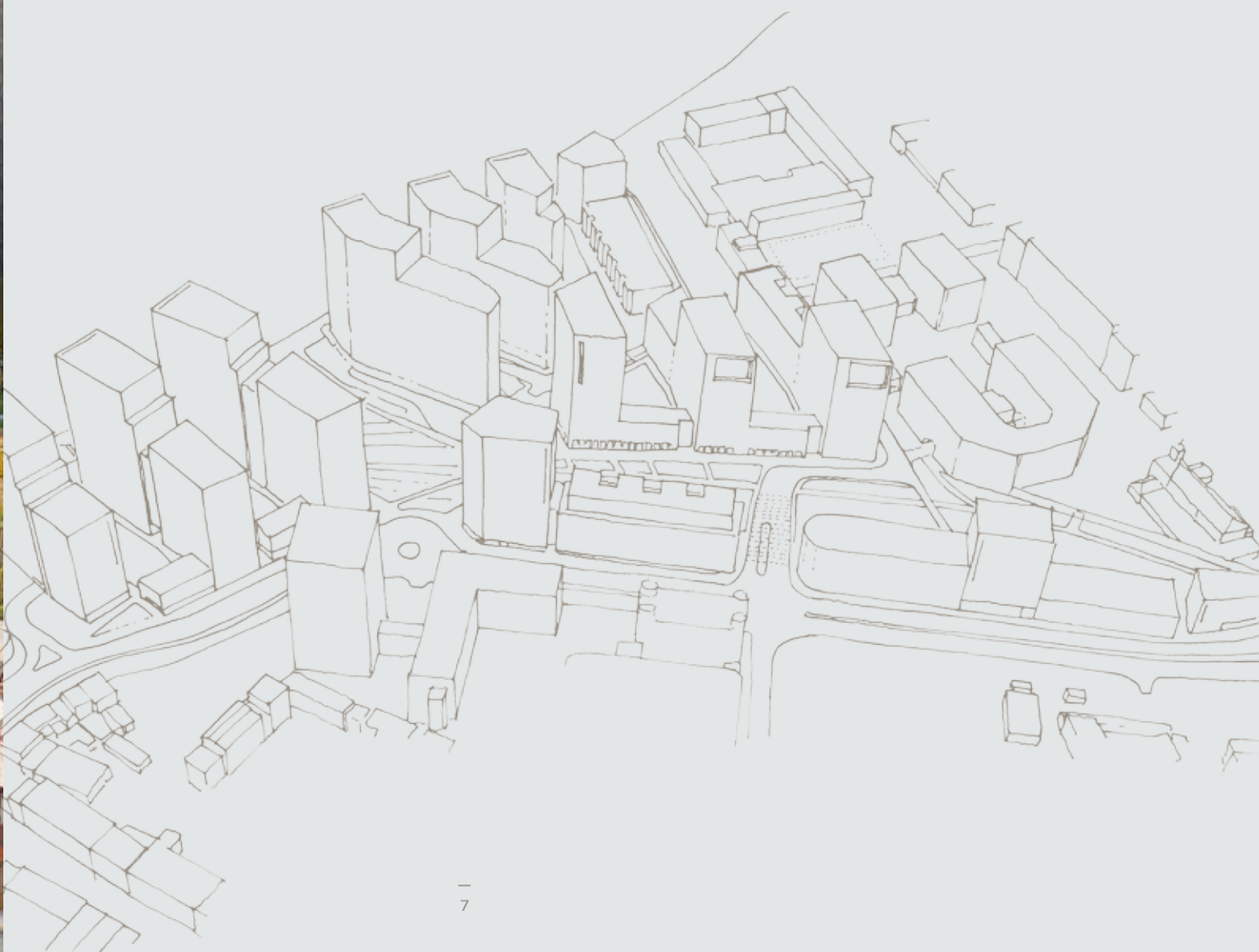
The buildings are perpendicular to the waterfront to maximise views to the river, as well as creating a new ‘green link’ connecting central Woolwich to the Thames. Our architectural designs are inspired by the historic Royal Arsenal buildings which have a strong, robust masonry character, reflective of its military past.

These open plan apartments respond to modern home life, giving a greater sense of open space. The designs have a human scale and a material quality, so that they are both new and familiar at the same time.

”



*Bob Allies, Managing Partner
and Miles Leigh, Director
Allies and Morrison*



A unique location within the Royal Borough of Greenwich, with far reaching river views over the city.

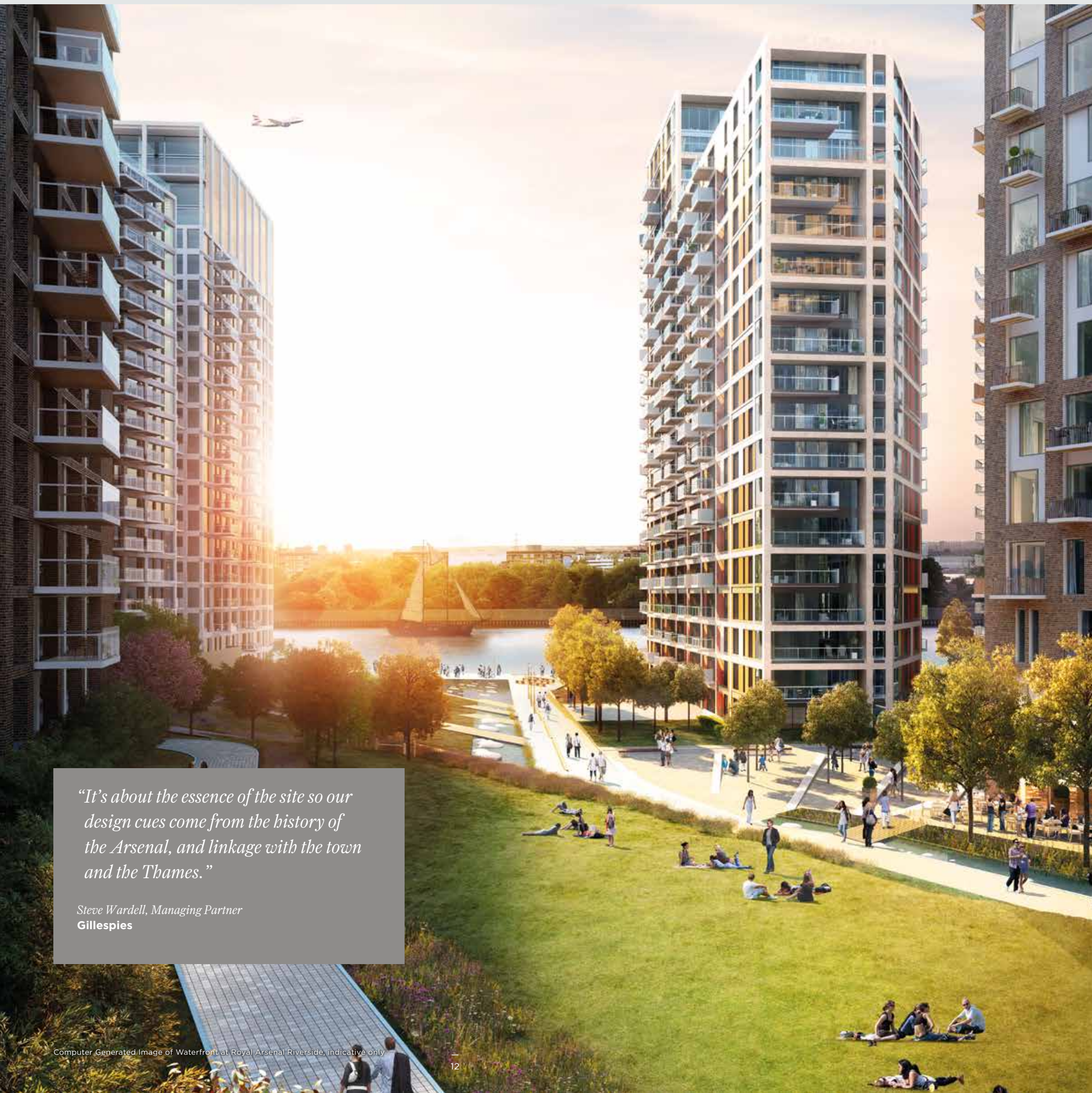


Computer Generated Image of Waterfront at Royal Arsenal Riverside, indicative only



GREEN SPACES

Linked by an avenue of trees leading purposefully down to the river, and enriched with feature lighting throughout, the new four acre park at Royal Arsenal Riverside has space for everyone to enjoy.



“It’s about the essence of the site so our design cues come from the history of the Arsenal, and linkage with the town and the Thames.”

*Steve Wardell, Managing Partner
Gillespies*

CREATING A GREEN EXTENSION TO WOOLWICH

“

Our biggest design influence has been the river itself, which really is at the heart of this scheme. Creating freedom of movement and connectivity between Woolwich town and the Thames are key parts of the final landscape design.

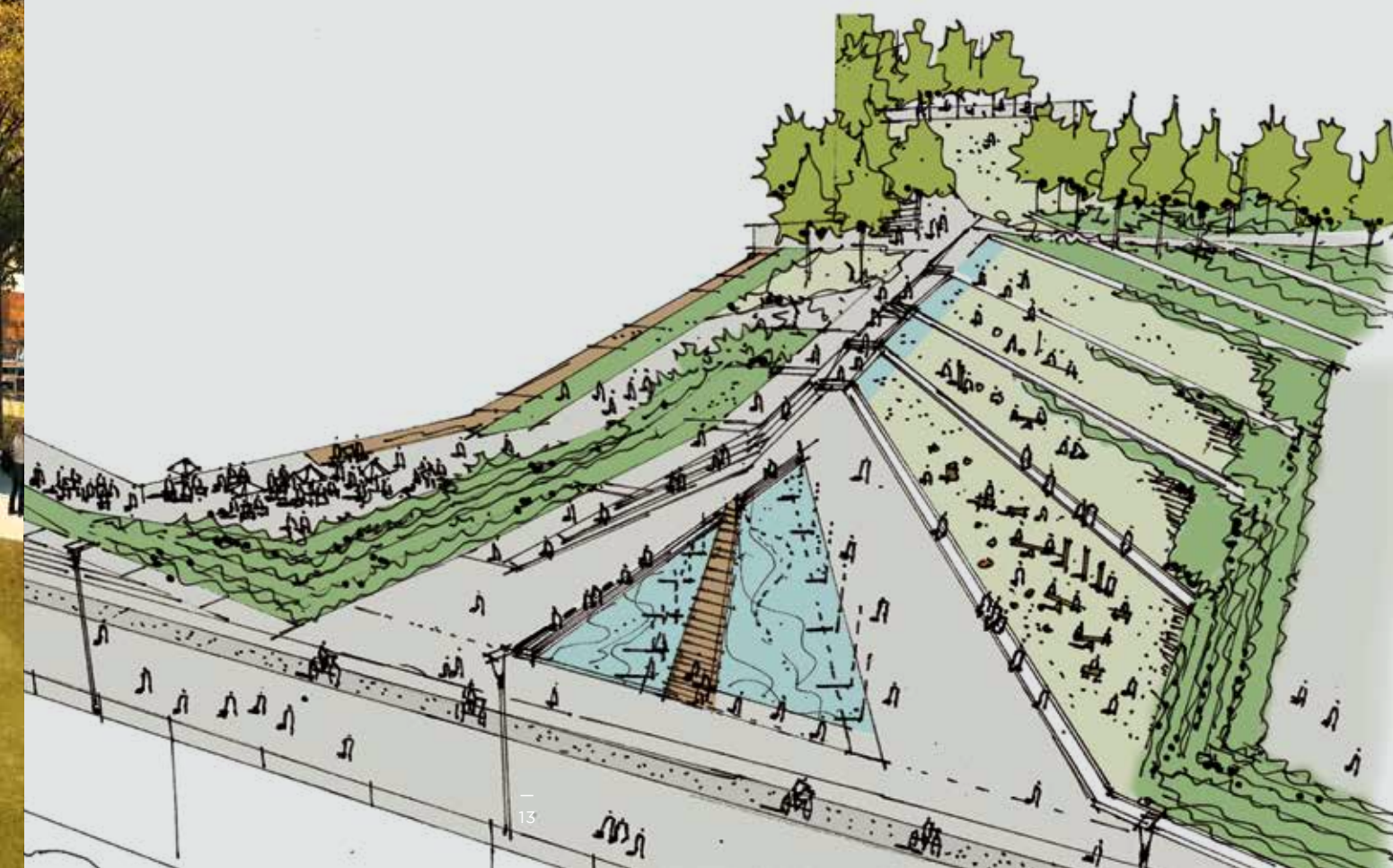
The park gathers together a series of strands that meet and move towards the water’s edge. Cascading water passes through the heart of the park, with its rich and diverse planting, achieving a variety of spaces for informal play, to engage with the water or simply to enjoy the journey down to the river.

The series of joined spaces ensures an enduring connectivity with the historic Arsenal, adjacent transport links and the town centre itself.

”



*Steve Wardell, Managing Partner
Gillespies*



TRANQUILITY WITHIN

From tree-lined avenues, to meadows and parkland, the open spaces joining the entrance Piazza to the River Thames capture it all.

With impressive vistas down to the river and plenty of seating along the way, there are endless opportunities to relax with a drink, picnic on the lawn or dip your toes in a refreshing pool of water.

STRAIGHT FROM THE SOURCE

Choose to spend your time in quiet contemplation or experience the thrill of cascading waterfalls.

Taking inspiration from naturally occurring water features, we follow the water's progress from its source at the entrance Piazza, through the babbling brook in the sensory garden, along the smooth river run with interactive water jets and bridges. Journey on through the terraced water cascades and finally, down to the tranquility of the waterfront pool.





BEAUTIFULLY CRAFTED INTERIORS

*Interiors at Waterfront are contemporary,
blending natural limestone and textured wood
finishes with a muted colour palette and highly
reflective surfaces, reminiscent of luxury yachts
on the water.*



“When we work with Berkeley there is a strong emphasis on quality of design, quality of materials and quality of detailing.”

*David Ferns, Managing Director
CID Interieurs*

TALENTED INTERIOR DESIGN TEAM

“

It is very important for us to understand our purchasers from the outset - where they work, shop and relax. In this way we are able to create an apartment which appeals to all their senses.

Every project is unique and tailored to the site context which, in this case, was influenced by the impressive waterside location. Our vision for Waterfront is a seamless transition between the exterior architectural style and the simple but elegant interior spaces.

We took the architect's concept of verticality and repeated this in the design detailing of the kitchens, bathrooms and internal doors to build a connection with the building's exterior.

We use open plan layouts to maintain the impressive river vistas, with simple, monolithic forms and textured materials to maximise space and natural light. The bathrooms really show how these concepts translate into simple forms, contrasting textures and lighting.

”



*David Ferns, Managing Director
CID Interieurs*



*Contemporary finishes with designer flair
create a stylish entrance.*



Spacious living areas with impressive river views; a chic London home in the heart of Royal Arsenal Riverside.



Individually designed layouts, stainless steel detailing and warm timber finishes create the perfect combination of form and function.



Thoughtful layouts, mirrored sliding wardrobes and sumptuous carpeting ensures a harmonious, light-filled space in which to relax.

Luxurious finishes mean that the bathrooms are the ideal space to relax and unwind.



SPECIFICATION

Two and Three Bed Penthouses

KITCHENS

- Individually designed layouts.
- Composite stone worktops with tile splash back and stainless steel feature strip.
- Stainless steel integrated sink with chrome Monobloc mixer tap.
- Low energy ceiling downlights and under cabinet lighting.
- Concealed white multi-gang appliance panel with chrome power sockets above worktop.
- Timber flooring.
- Frameless ceramic glass hob.
- Recirculating extractor hood.
- Integrated stainless steel electric oven.
- Integrated fridge / freezer.
- Integrated multi-function dishwasher.
- Integrated microwave.
- Matt lacquer timber veneer finish to cupboard units.

BATHROOM

- White single ended bath with bath panel and glazed bath screen.
- Chrome exposed thermostatic bath / shower mixer above bath with showerhead.
- White countertop wash hand basin with wall mounted chrome mixer tap.
- White wall mounted WC pan with push button dual-flush and concealed cistern.
- Chrome effect thermostatically controlled electric towel rails.
- Tiled flooring.
- Tiled finish to all walls with feature tiling.
- Fitted wall cabinet with mirrored door, shelves, shaver socket and pelmet lighting.
- Tiled cladding to WC panel with recessed shelves.
- Feature niche with glass shelving and downlights above WC and bath.
- Fitted vanity unit with shelf and plinth lighting.

SHOWER ROOM

- Chrome exposed thermostatic shower mixer with showerhead and hose.
- Chrome ceiling mounted showerhead.
- White counter top wash hand basin with wall mounted chrome mixer tap.
- White wall mounted WC pan with push button dual-flush and concealed cistern.

- Chrome effect thermostatically controlled electric towel rails.
- Tiled flooring and shallow shower tray with fixed glazed shower screen.
- Tiled finish to all walls with feature tiling.
- Fitted wall cabinet with mirrored door, shelves, shaver socket and pelmet lighting.
- Feature niche with glass shelving and downlights above WC.
- Fitted vanity unit with shelf and plinth lighting.

ELECTRICAL FITTINGS

- Low energy ceiling downlights throughout.
- Automatic lighting to hall cupboards.
- Television (terrestrial and satellite) points to principal living area and bedrooms (Television points are not applicable in bedroom 3).
- Telephone points to living area and bedrooms (Telephone points are not applicable in bedroom 3).
- White electrical fittings at high and low levels.
- Energy efficient external light for balcony / terrace.

HEATING

- Heating and hot water to all apartments by centralised CHP (Combined Heat & Power) plant, supplied via heat plate exchanger within apartments.
- Radiator panel heating with individual thermostatic valve controls.
- Plumbing for washer / dryer within vented utility cupboard.

INTERIOR FINISHES

- Extra height matt lacquer timber veneered solid core entrance and lounge door with feature trim (where applicable).
- Full height matt white finished internal doors with feature trim.
- Painted skirting and architraves.
- Polished chrome door handles throughout.
- Fitted wardrobe with mirrored sliding doors and matt lacquer timber veneer feature to bedroom 1.
- Timber flooring to hallway, kitchen, living room and cupboards.
- Carpet to bedrooms and stairs and landings (where applicable).
- Internal timber stairs with painted timber balustrade and hand rail.

BALCONIES/TERRACES

- Well proportioned balconies / terraces with decking, glass balustrade and handrail.

SECURITY

- Audio/visual entry via TV and domestic / mobile phone linked to entrance door (may require telephone connection and call waiting service to be provided by purchaser).
- Power and dual telephone points provided to all apartments for wireless intruder alarms to be fitted at a later date by purchaser.
- Mains supply smoke detectors and sprinklers with heat detector to kitchen.
- 'Secured by Design' standards to all apartment entrance doors, to meet Metropolitan Police requirements.
- Lockable windows.
- 24-hour Concierge service and monitored CCTV.

PEACE OF MIND

- 999 year lease.
- All apartments benefit from a 10 year warranty.

CAR PARKING

- Limited allocated car parking spaces within a secure basement car park beneath the accommodation, subject to separate negotiation.
- Electric vehicle charging points available upon request.

LIFTS

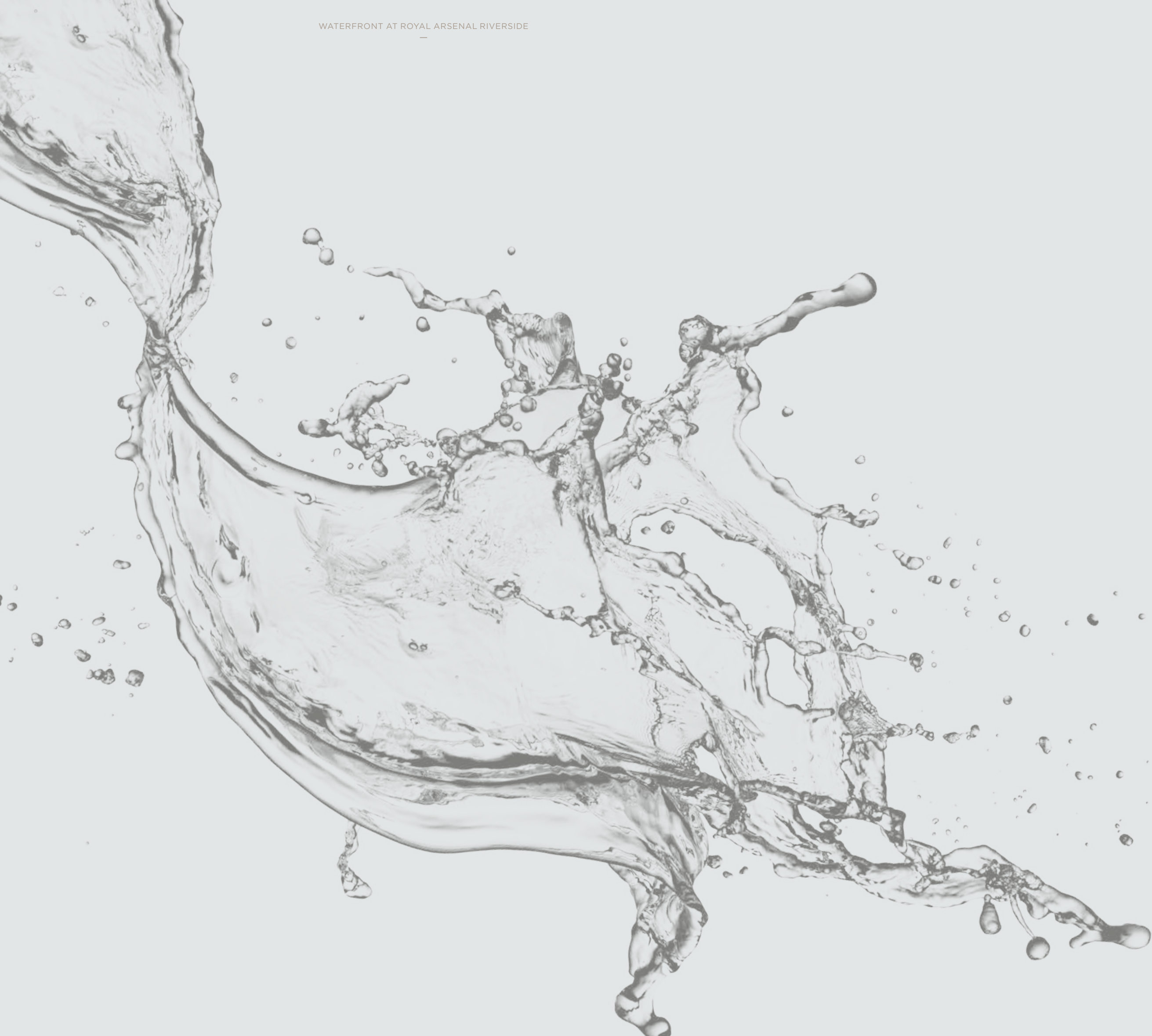
- Minimum of two passenger lifts serving every level.

MAIN ENTRANCE AND LIFT LOBBIES

- Glass doors and feature finishes to main apartment block entrances and lift lobbies.
- Carpeted floors and painted walls to corridors.
- Coir matting to car park lobby areas and painted walls to car park cores.



Computer Generated Image of Waterfront at Royal Arsenal Riverside, indicative only



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WATERFRONT I
FLOORPLANS
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2 BEDROOM DUPLEX PENTHOUSE

TYPE 2.4.30

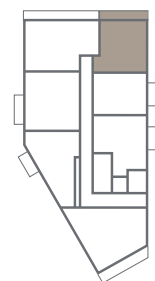
PLOT 5.14.89

APARTMENT AREA	95.57 sq.m	1029 sq.ft
Living/Dining/Kitchen	6400mm x 4650mm	21'0" x 15'3"
Balcony	6750mm x 1500mm	22'2" x 4'11"

SITE LOCATOR

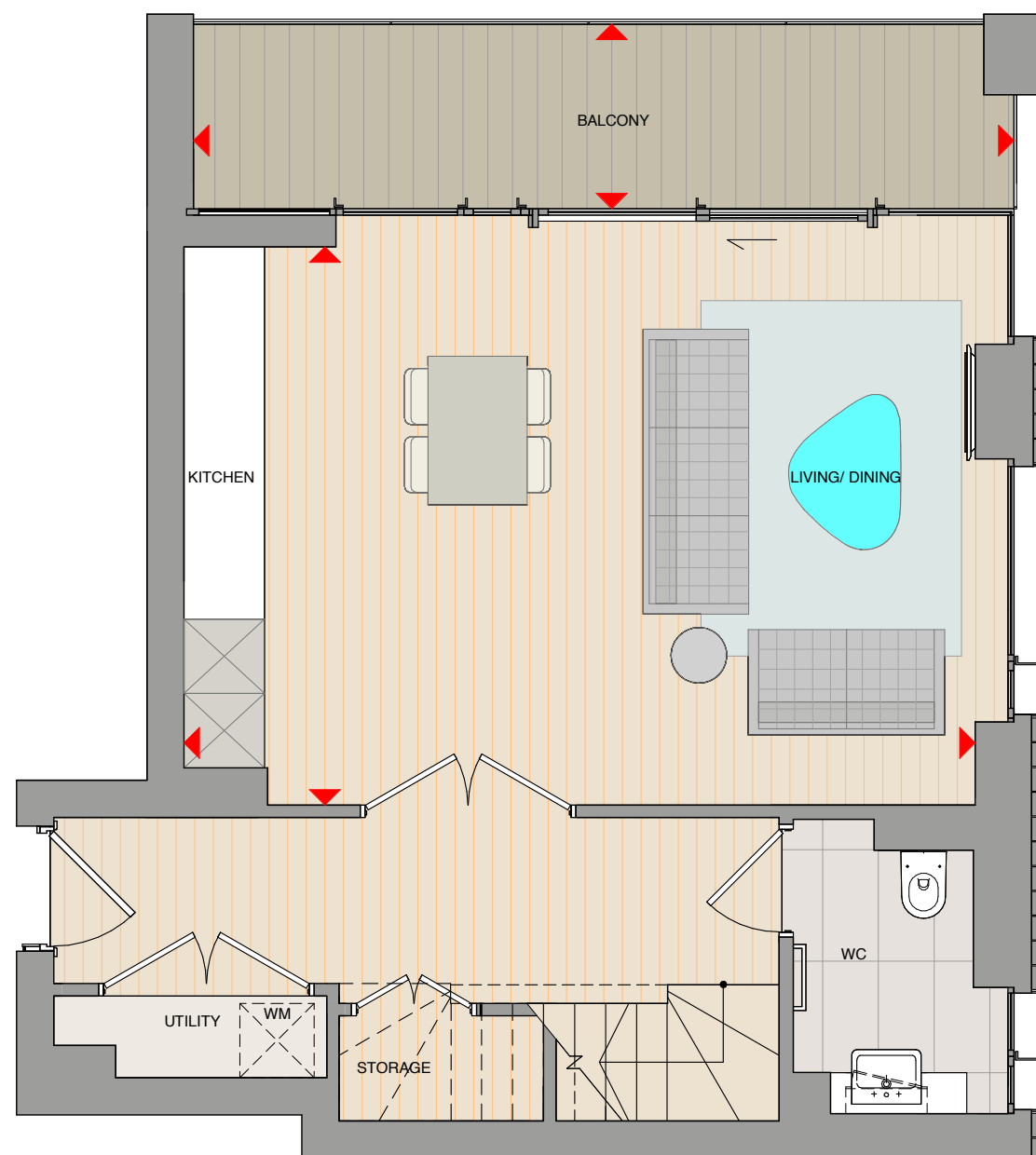


FLOOR STACKER



LEVEL 14

LOWER LEVEL



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KEY WM Washing Machine
▶ Dimension Arrows

SITE LOCATOR

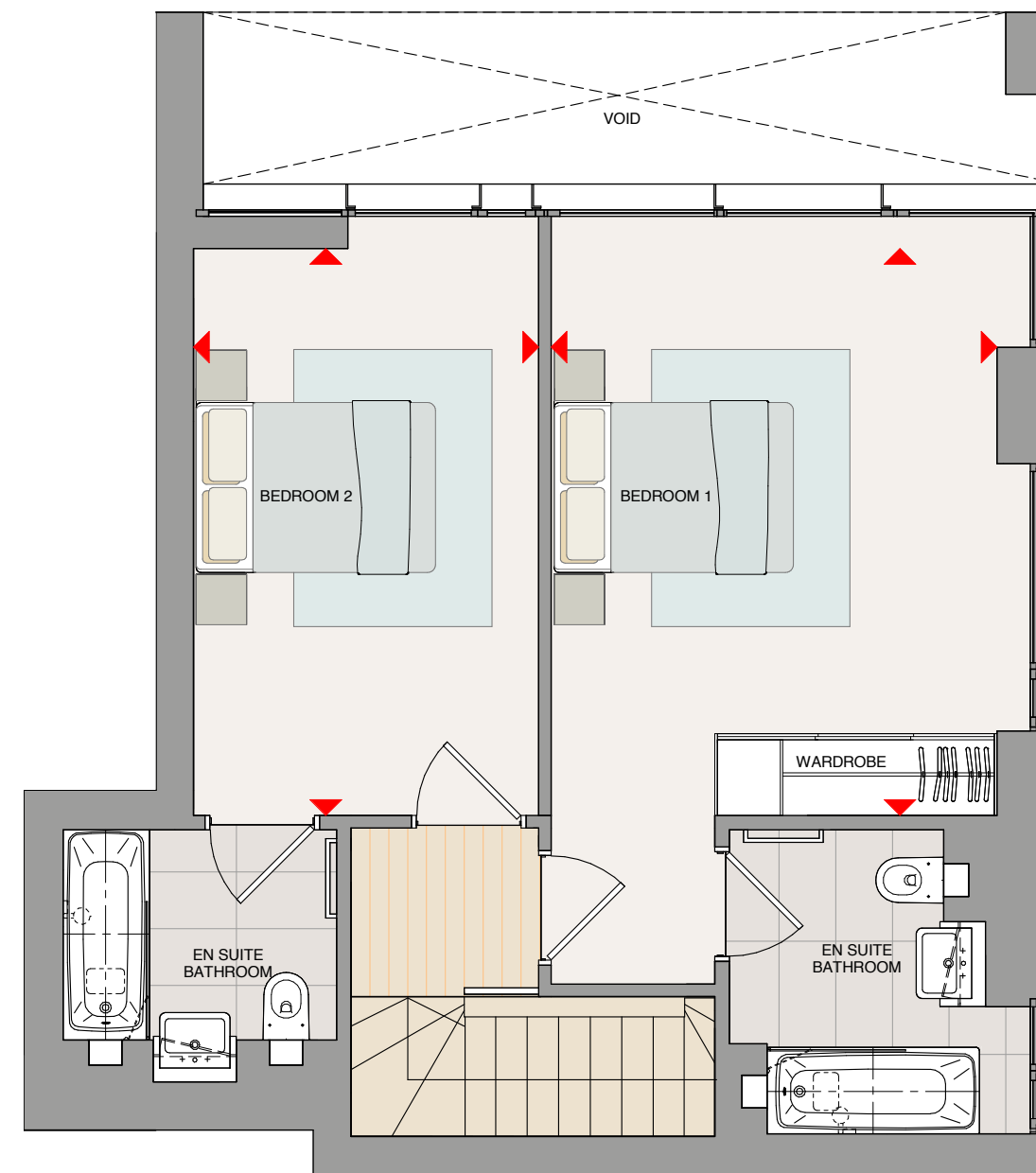


FLOOR STACKER



LEVEL 15

UPPER LEVEL



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2 BEDROOM DUPLEX PENTHOUSE

TYPE 2.4.34

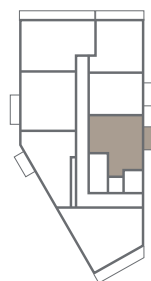
PLOT 5.14.91

APARTMENT AREA	103.69 sq.m	1116 sq.ft
Living/Dining	5195mm x 4450mm	17'1" x 14'7"
Kitchen	3600mm x 2400mm	11'10" x 7'10"
Balcony	3300mm x 1650mm	10'10" x 5'5"

SITE LOCATOR

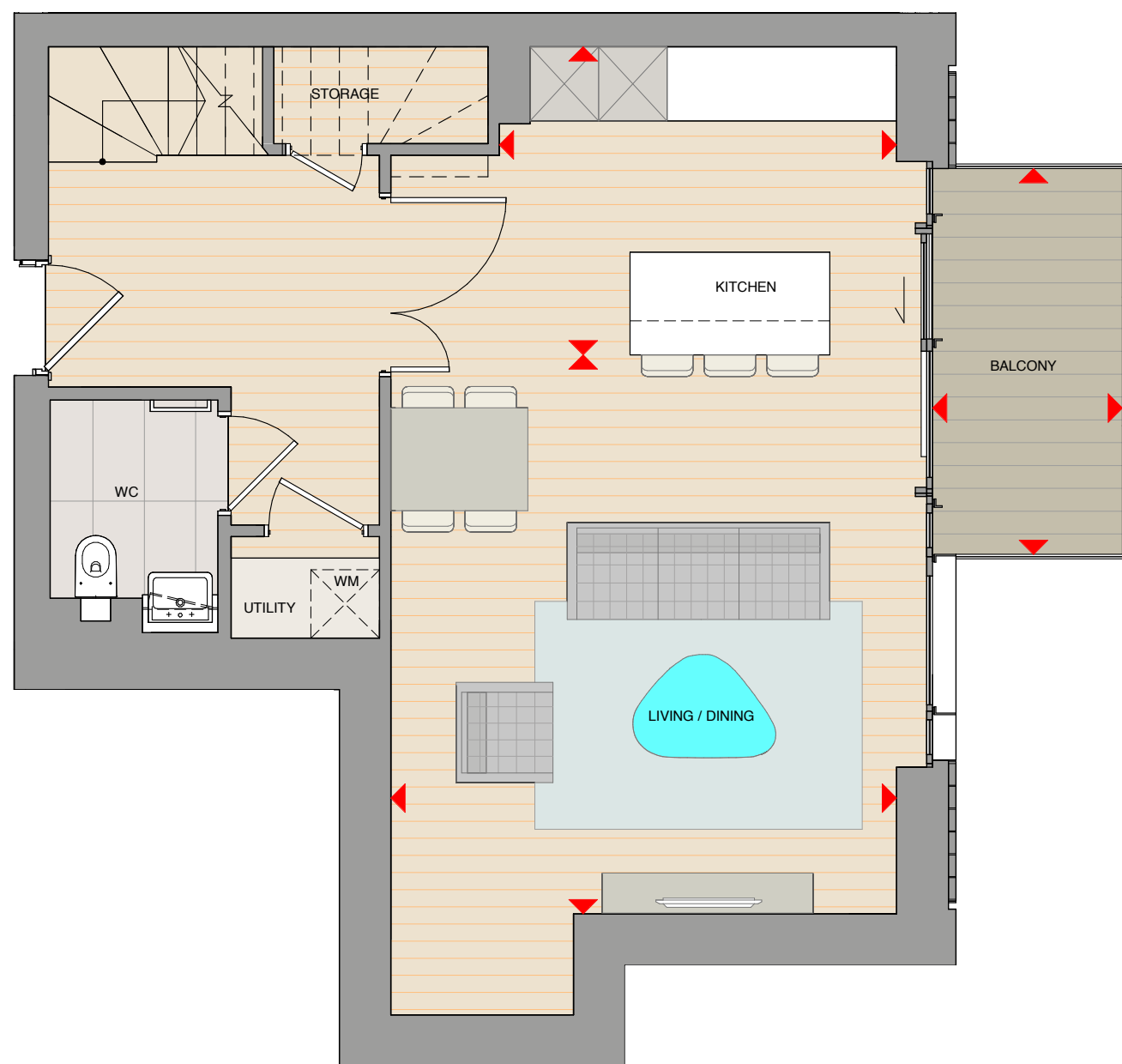


FLOOR STACKER



LEVEL 14

LOWER LEVEL



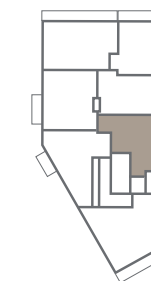
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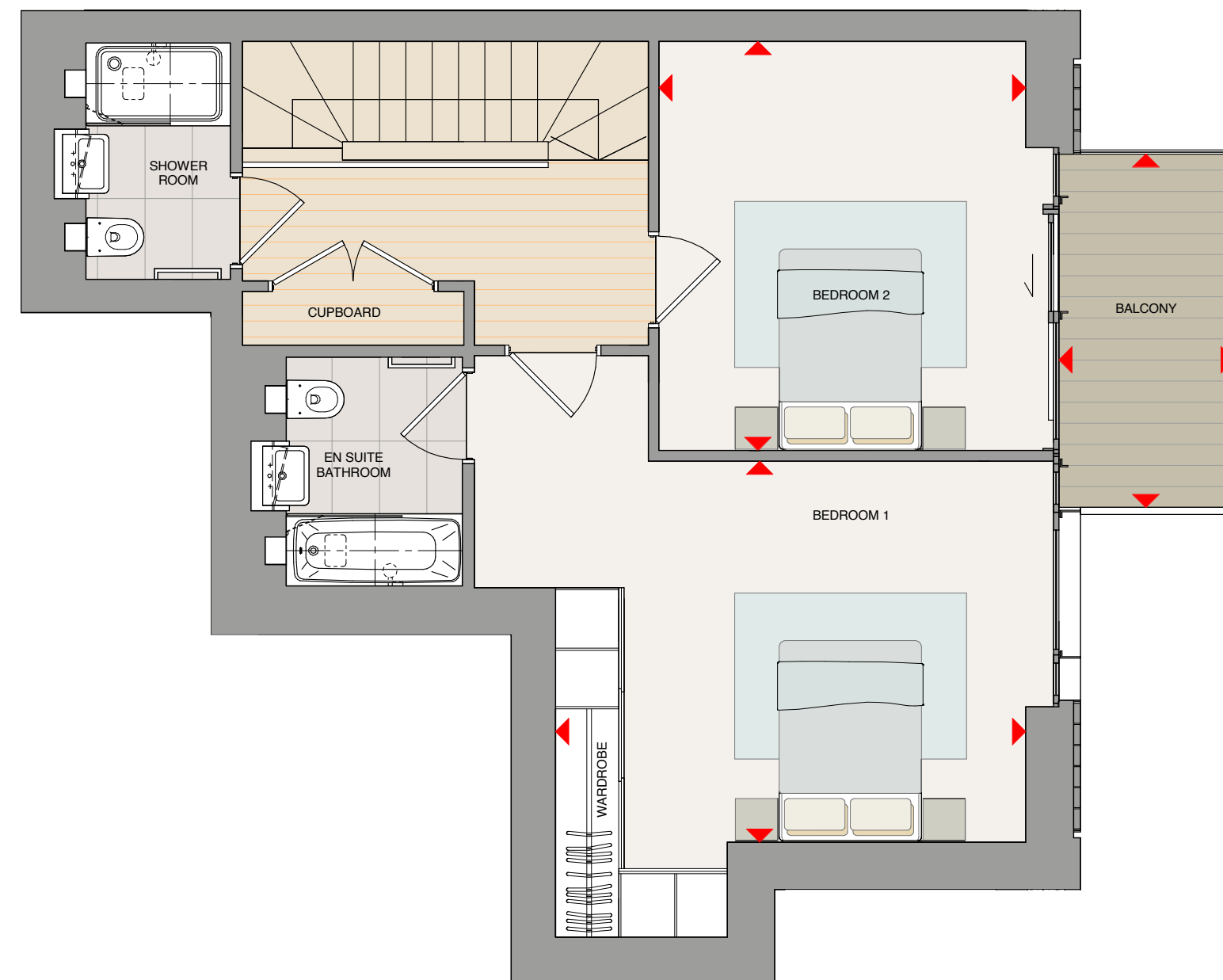


FLOOR STACKER



LEVEL 15

UPPER LEVEL



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2 BEDROOM DUPLEX PENTHOUSE

TYPE 2.4.35

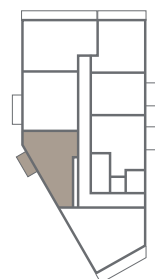
PLOT 5.14.86

APARTMENT AREA	109.62 sq.m	1180 sq.ft
Living	5300mm x 4550mm	17'5" x 14'11"
Kitchen/Dining	5400mm x 3715mm	17'9" x 12'2"
Balcony	3300mm x 1650mm	10'10" x 5'5"

SITE LOCATOR

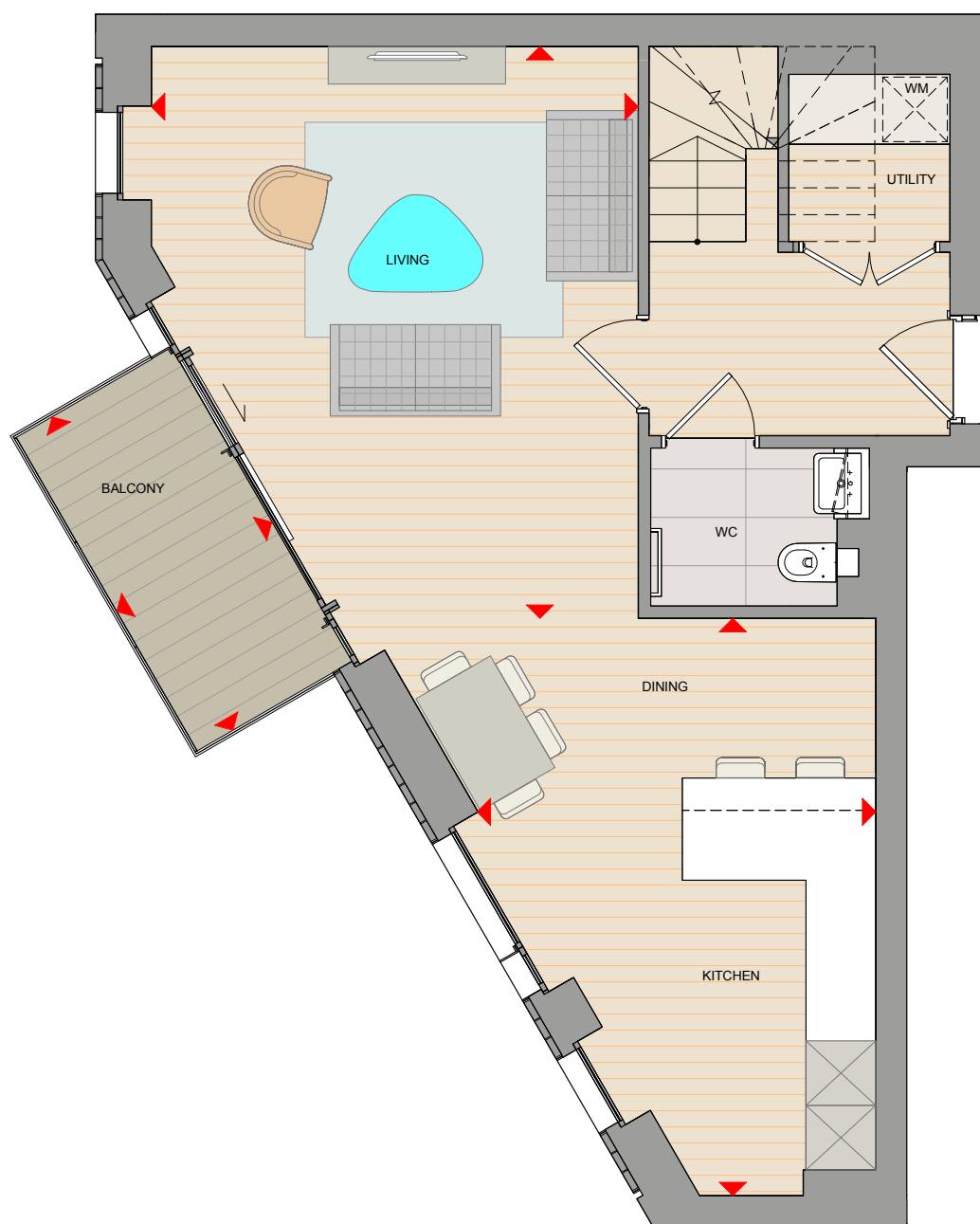


FLOOR STACKER



LEVEL 14

LOWER LEVEL



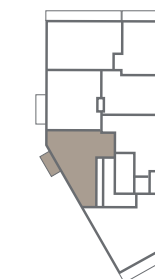
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SITE LOCATOR

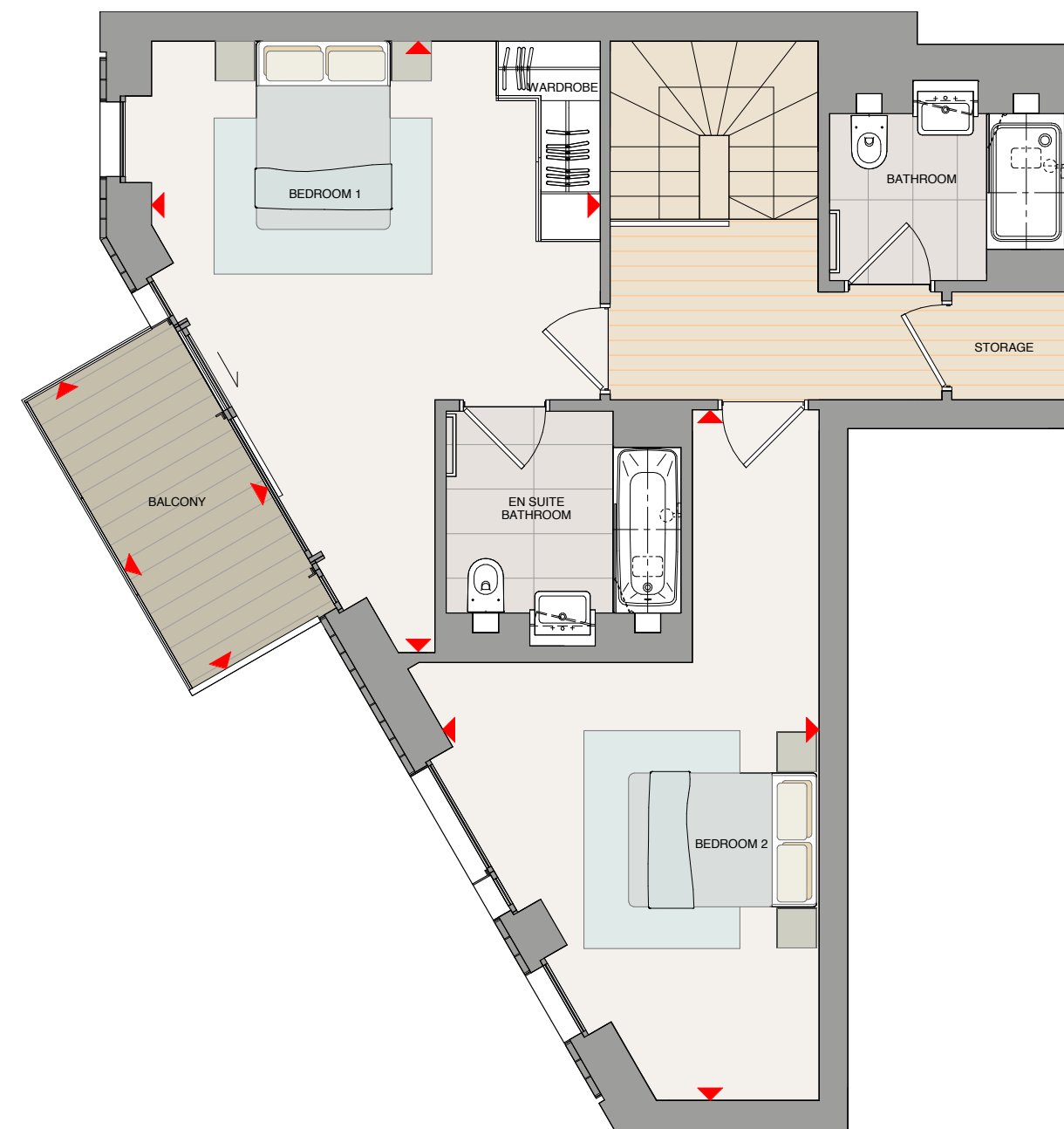


FLOOR STACKER



LEVEL 15

UPPER LEVEL



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2 BEDROOM DUPLEX PENTHOUSE

TYPE 2.4.36

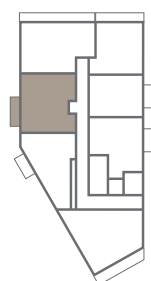
PLOT 5.14.87

APARTMENT AREA	117.22 sq.m	1262 sq.ft
Living/Dining	5800mm x 4650mm	19'0" x 15'3"
Office	3450mm x 2310mm	11'4" x 7'7"
Kitchen	2800mm x 2715mm	9'2" x 8'11"
Balcony	4500mm x 1675mm	14'9" x 5'6"

SITE LOCATOR

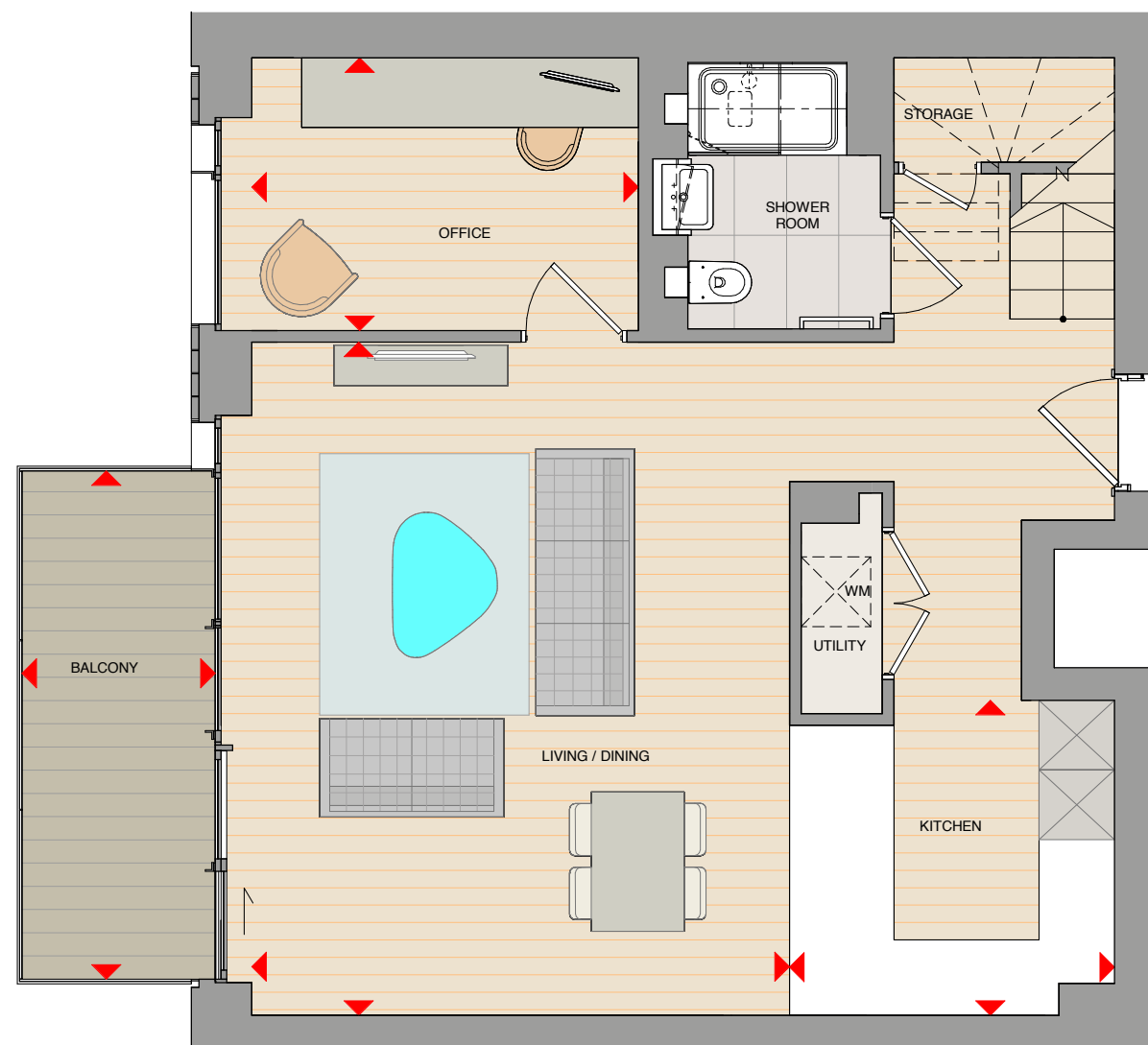


FLOOR STACKER



LEVEL 14

LOWER LEVEL



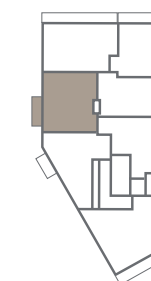
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SITE LOCATOR

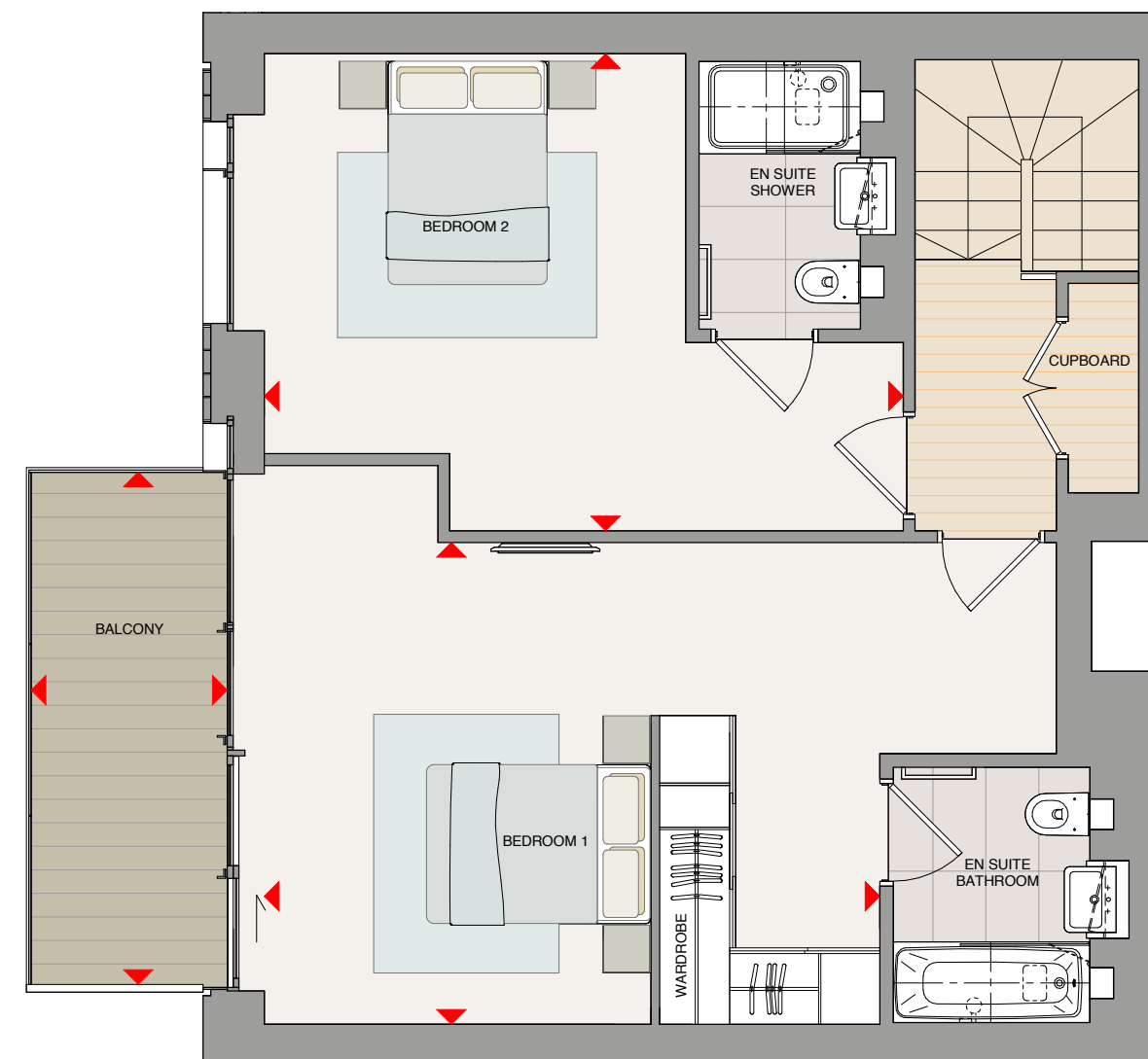


FLOOR STACKER



LEVEL 15

UPPER LEVEL



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KEY WM Washing Machine
▶ Dimension Arrows

2 BEDROOM DUPLEX PENTHOUSE

TYPE 2.4.37

PLOT 5.14.90

APARTMENT AREA	94.21 sq.m	1014 sq.ft
Living/Dining	5250mm x 3460mm	17'3" x 11'4"
Kitchen	3300mm x 2300mm	10'10" x 7'7"
Balcony	3510mm x 1650mm	11'6" x 5'5"

SITE LOCATOR

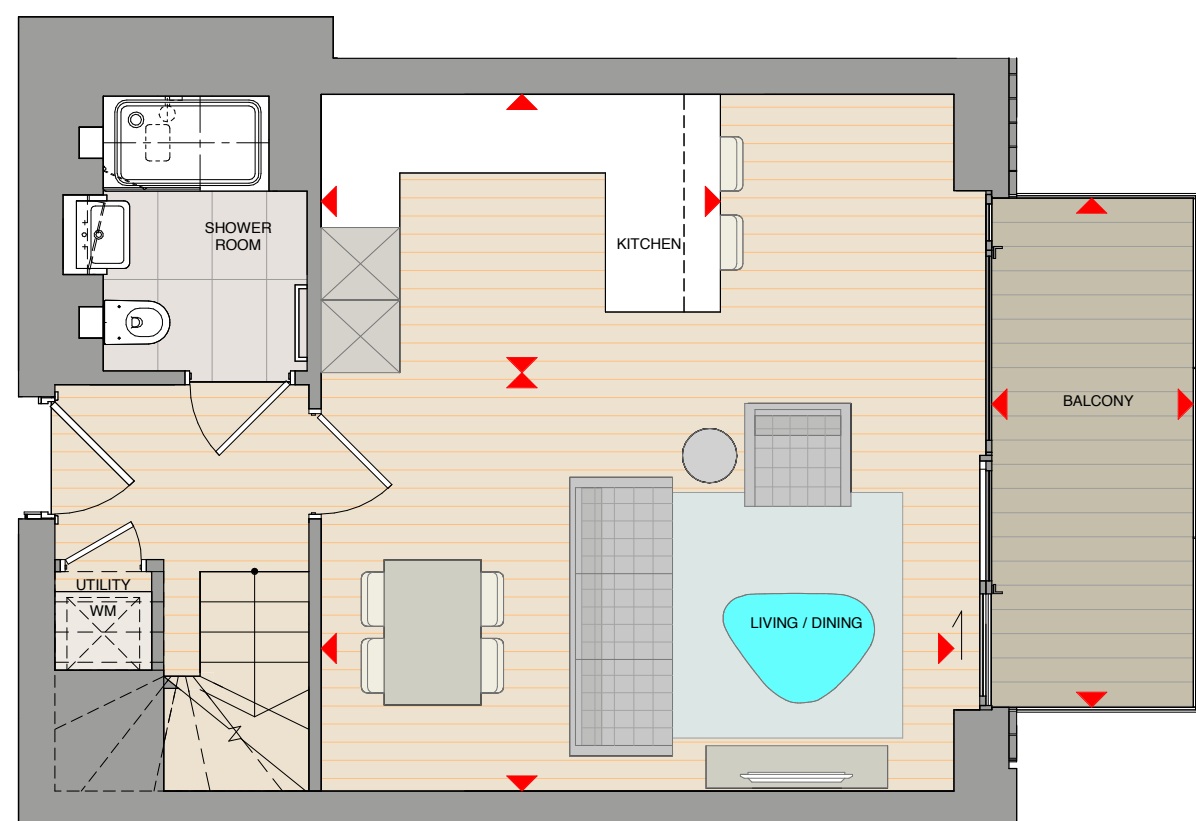


FLOOR STACKER



LEVEL 14

LOWER LEVEL



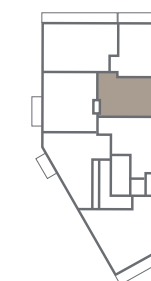
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▶ Dimension Arrows

SITE LOCATOR



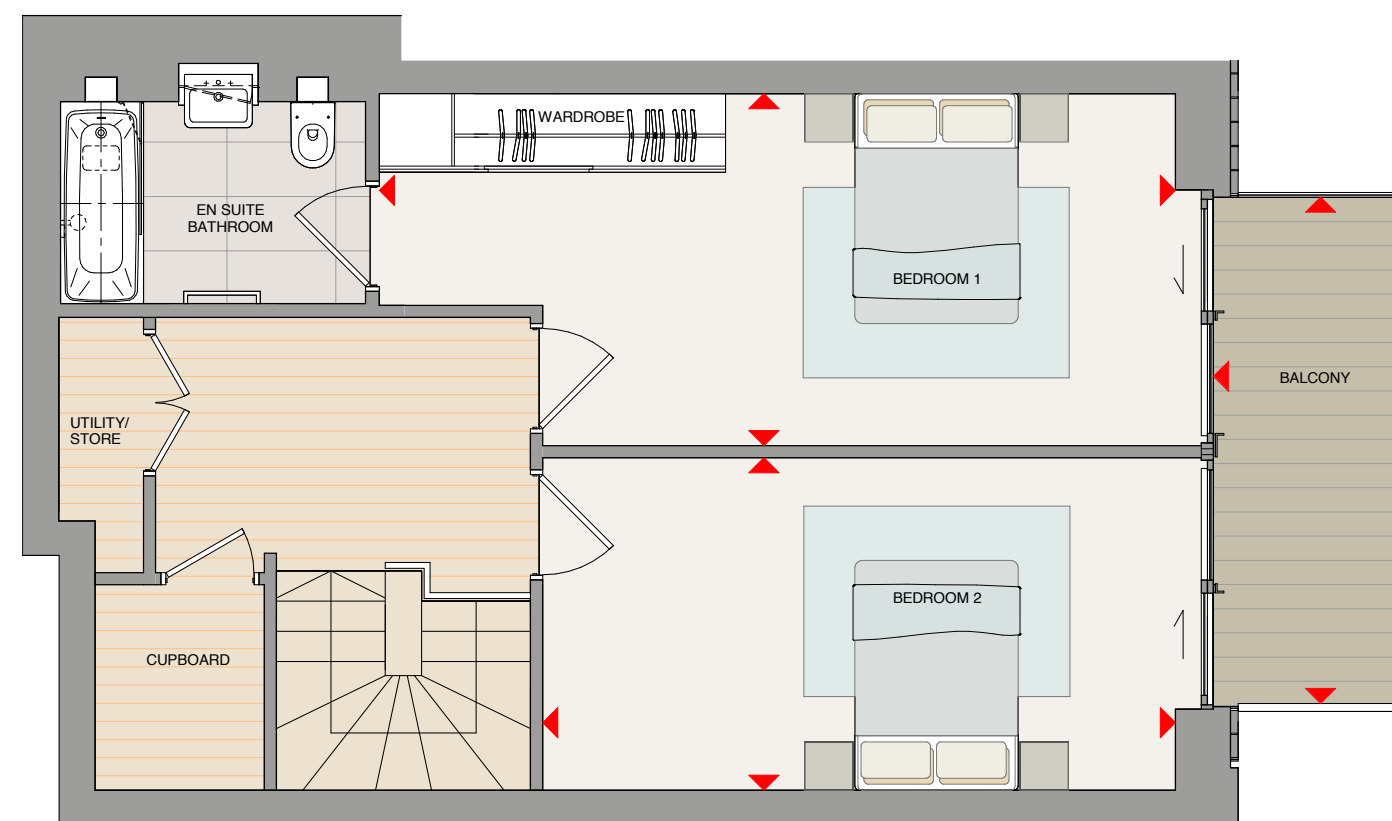
FLOOR STACKER



LEVEL 15

UPPER LEVEL

Bedroom 1	6600mm x 2920mm	21'8" x 9'7"
Bedroom 2	5250mm x 2750mm	17'3" x 9'0"
Balcony	3510mm x 1650mm	11'6" x 5'5"



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3 BEDROOM DUPLEX PENTHOUSE

TYPE 3.5.45

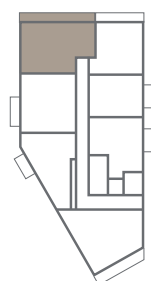
PLOT 5.14.88

APARTMENT AREA	129.90 sq.m	1398 sq.ft
Living/Dining	7600mm x 4565mm	24'11" x 15'0"
Kitchen	4565mm x 2700mm	15'0" x 8'10"
Balcony	10650mm x 1415mm	34'11" x 4'8"

SITE LOCATOR

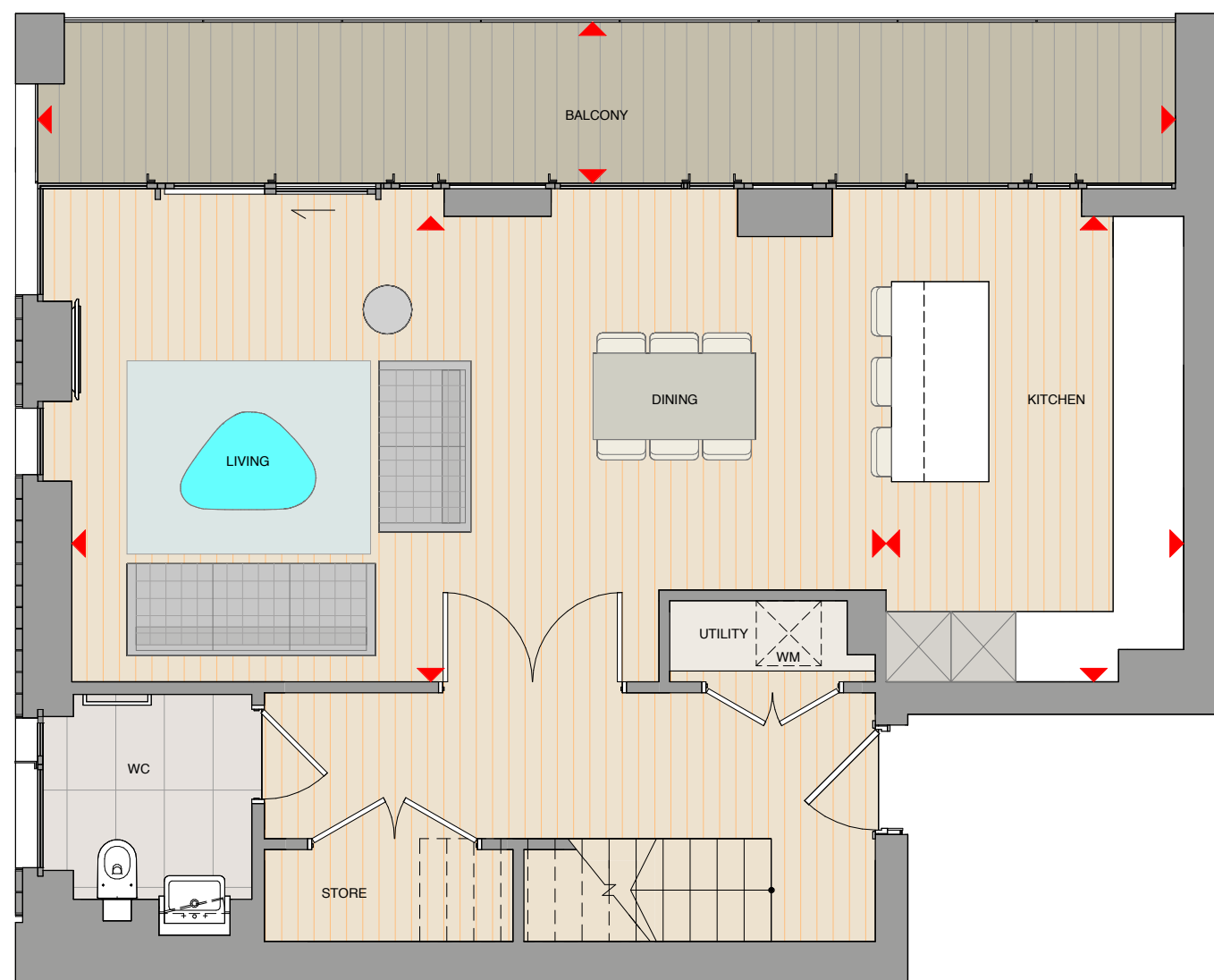


FLOOR STACKER



LEVEL 14

LOWER LEVEL



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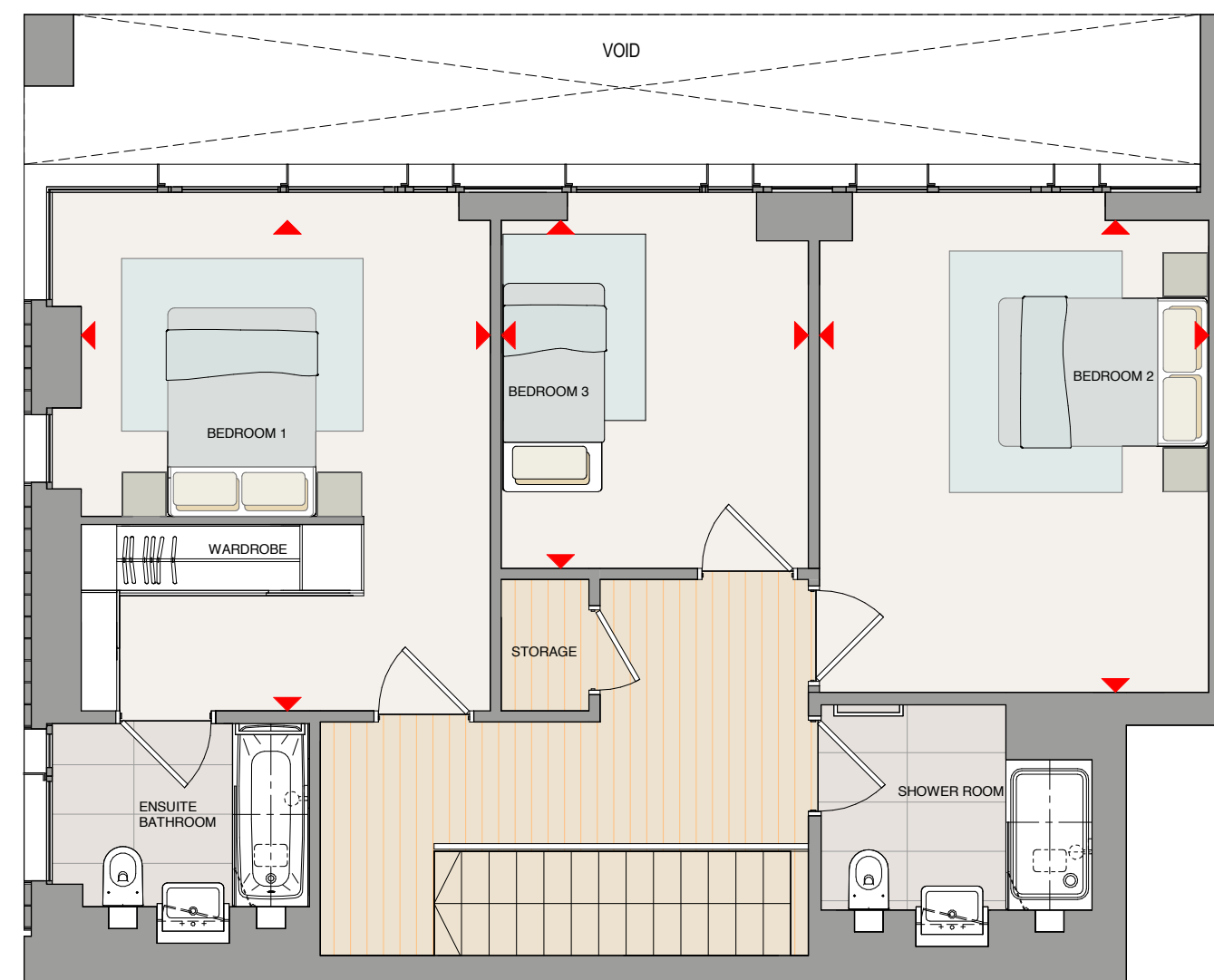
FLOOR STACKER



LEVEL 15

UPPER LEVEL

Bedroom 1	4765mm x 3550mm	15'8" x 11'8"
Bedroom 2	4555mm x 3550mm	14'11" x 11'8"
Bedroom 3	3465mm x 2800mm	14'4" x 11'8"



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3 BEDROOM DUPLEX PENTHOUSE

TYPE 3.6.50

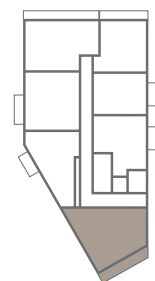
PLOT 5.14.85

APARTMENT AREA	152.39 sq.m	1640 sq.ft
Living/Dining	8855mm x 5450mm	29'1" x 17'11"
Kitchen	4230mm x 3200mm	13'11" x 10'6"
Balcony	7980mm x 1500mm	26'2" x 4'11"

SITE LOCATOR



FLOOR STACKER



LEVEL 14

LOWER LEVEL



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▶ Dimension Arrows

SITE LOCATOR



FLOOR STACKER



LEVEL 15

Bedroom 1	4845mm x 4575mm	15'11" x 15'0"
Bedroom 2	4365mm x 3205mm	14'4" x 10'6"
Bedroom 3	4705mm x 3215mm	15'5" x 10'7"

UPPER LEVEL



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▶ Dimension Arrows



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WATERFRONT II
FLOORPLANS
—

2 BEDROOM DUPLEX PENTHOUSE

TYPE 2.4.30

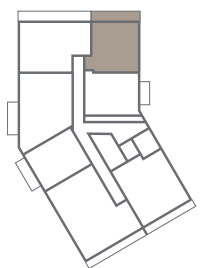
PLOT 3.17.294

APARTMENT AREA	95.57 sq.m	1029 sq.ft
Living/Dining/Kitchen	6400mm x 4650mm	21'0" x 15'3"
Balcony	6750mm x 1500mm	22'2" x 4'11"

SITE LOCATOR

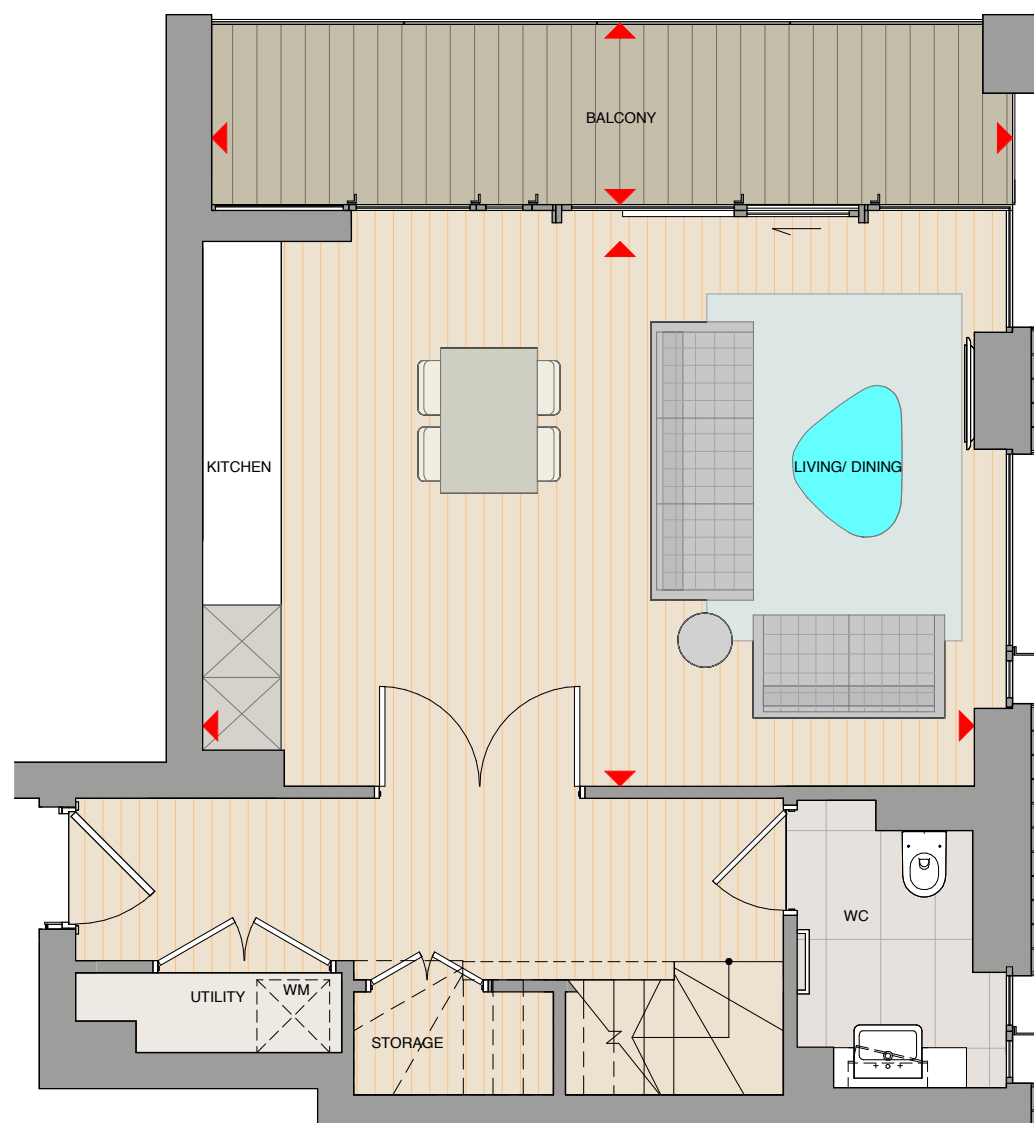


FLOOR STACKER



LEVEL 17

LOWER LEVEL



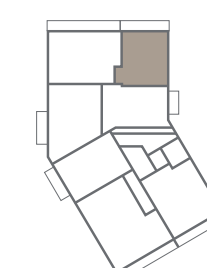
Apartment layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

KEY WM Washing Machine
▶ Dimension Arrows

SITE LOCATOR

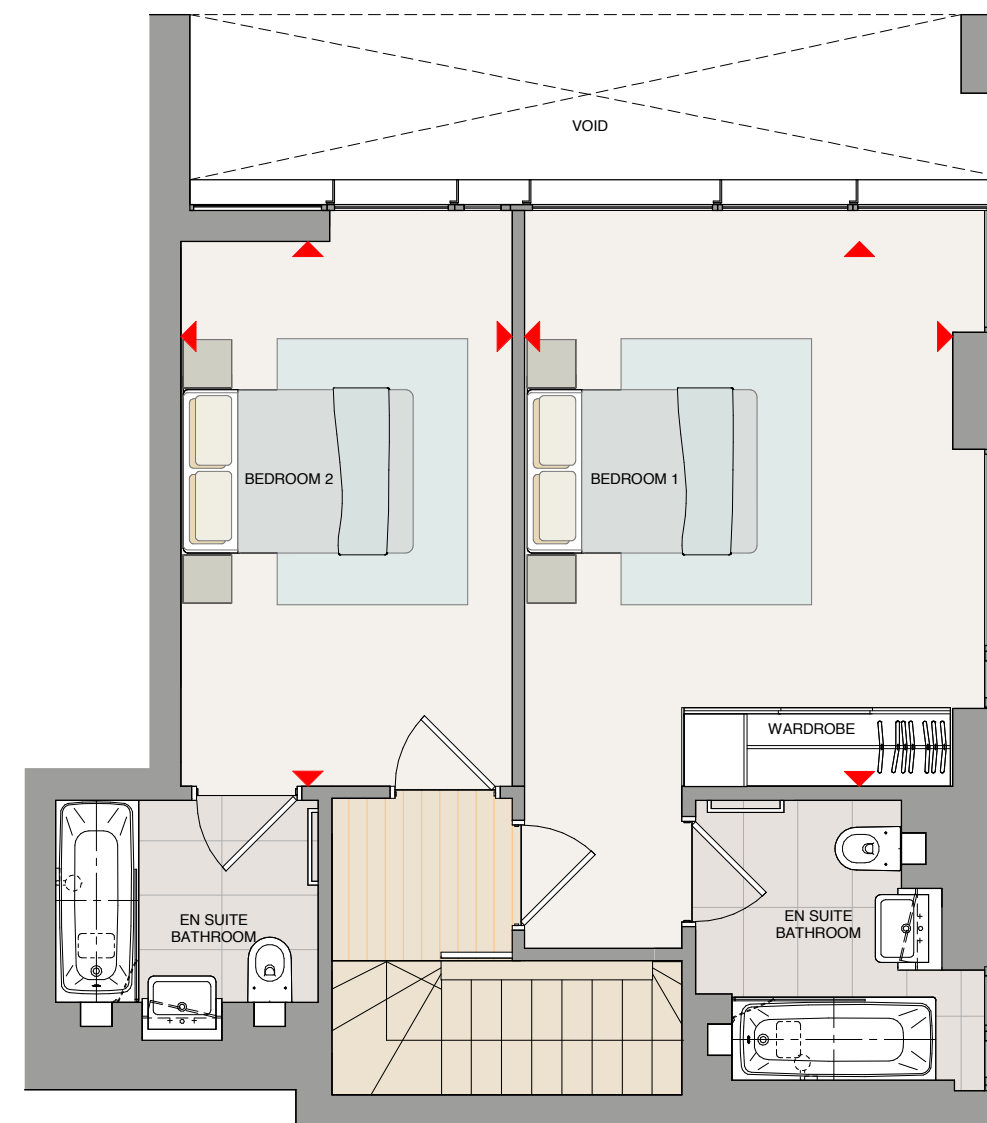


FLOOR STACKER



LEVEL 18

UPPER LEVEL



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KEY WM Washing Machine
▶ Dimension Arrows

2 BEDROOM DUPLEX PENTHOUSE

TYPE 2.4.31

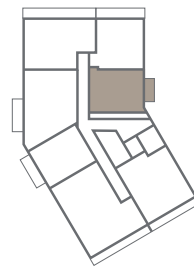
PLOT 3.17.295

APARTMENT AREA	99.63 sq.m	1072 sq.ft
Living/Dining	5250mm x 3460mm	17'3" x 11'4"
Kitchen	3295mm x 2300mm	10'10" x 7'7"
Balcony	3300mm x 1675mm	10'10" x 5'6"

SITE LOCATOR

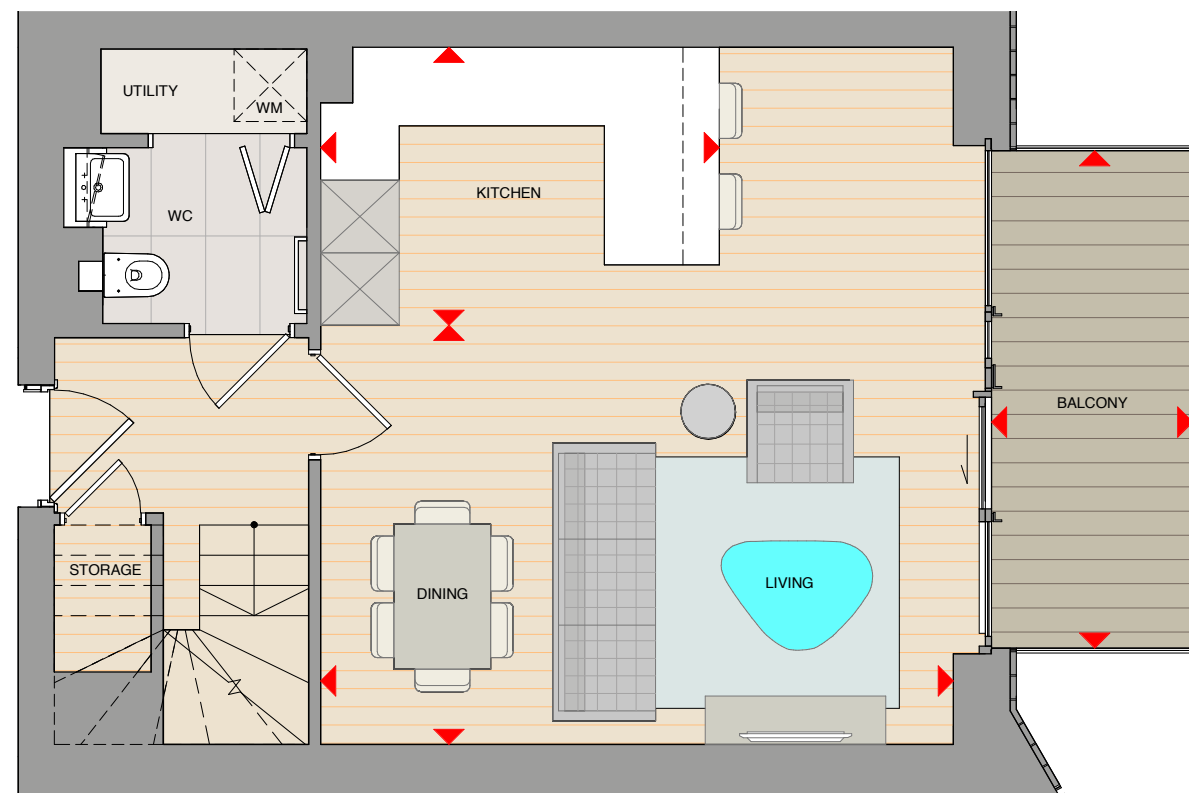


FLOOR STACKER



LEVEL 17

LOWER LEVEL



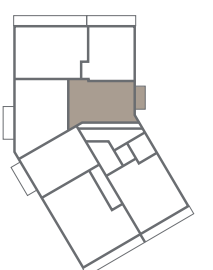
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KEY WM Washing Machine
▶ Dimension Arrows

SITE LOCATOR

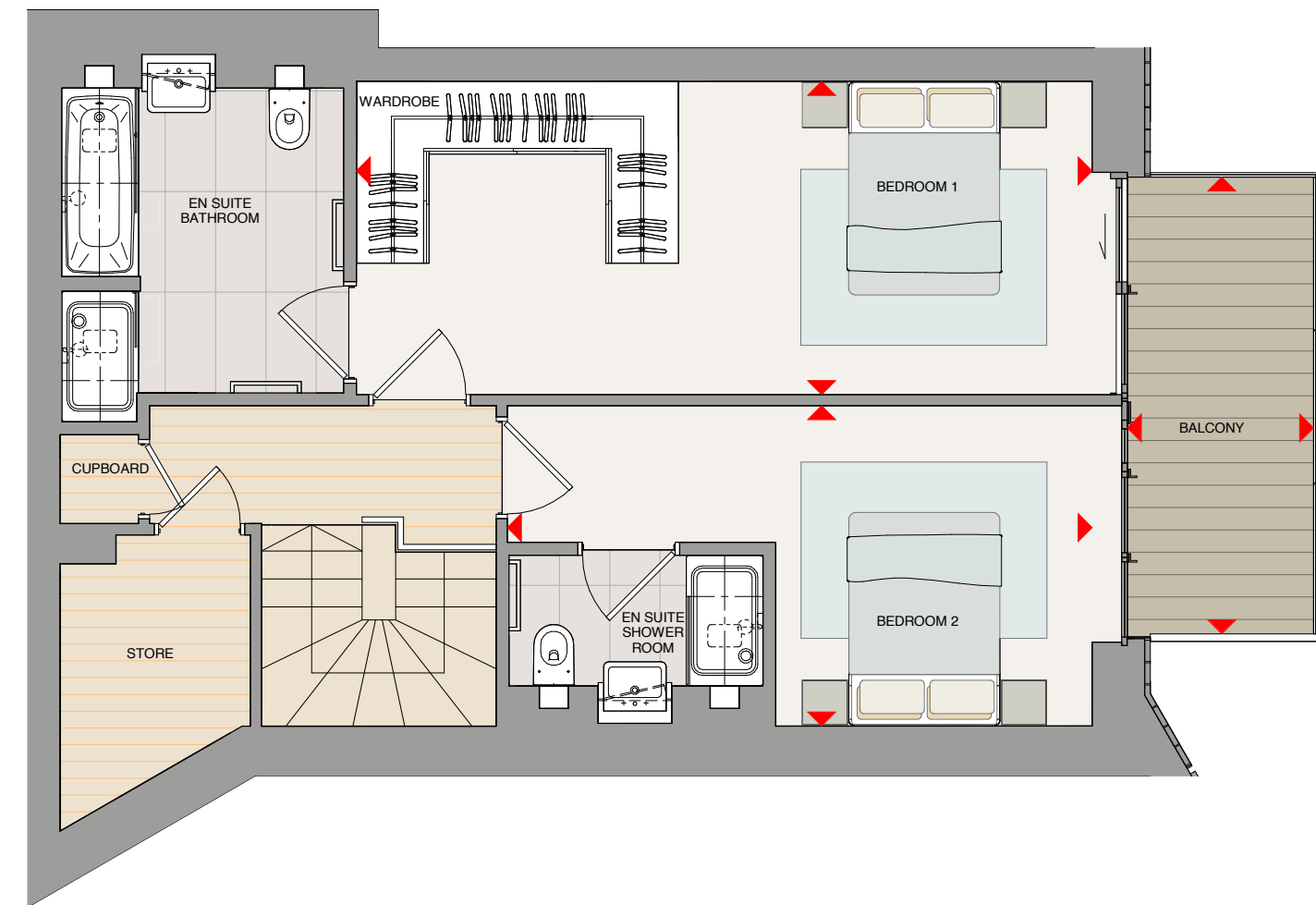


FLOOR STACKER



LEVEL 18

UPPER LEVEL



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KEY WM Washing Machine
▶ Dimension Arrows

2 BEDROOM DUPLEX PENTHOUSE

TYPE 2.4.32

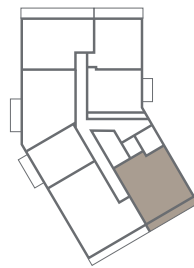
PLOT 3.17.296

APARTMENT AREA	127.06 sq.m	1368 sq.ft
Living	5250mm x 5110mm	17'3" x 16'9"
Office	2890mm x 2100mm	9'6" x 6'11"
Kitchen/Dining	3900mm x 2900mm	12'10" x 9'6"
Balcony	7575mm x 1500mm	24'10" x 4'11"

SITE LOCATOR

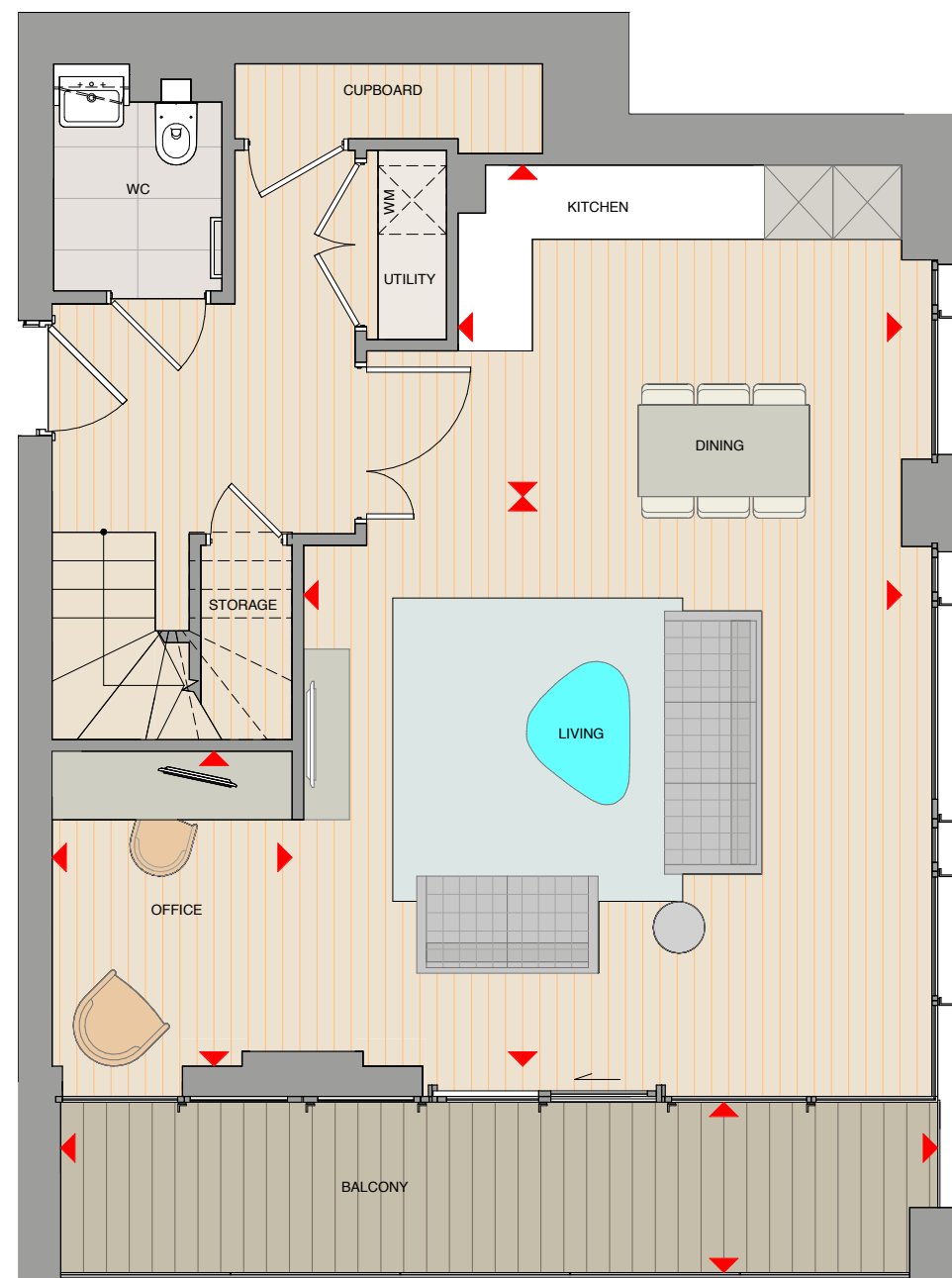


FLOOR STACKER



LEVEL 17

LOWER LEVEL



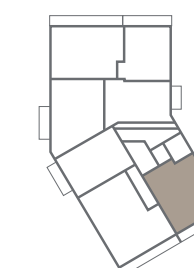
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KEY WM Washing Machine
▶ Dimension Arrows

SITE LOCATOR

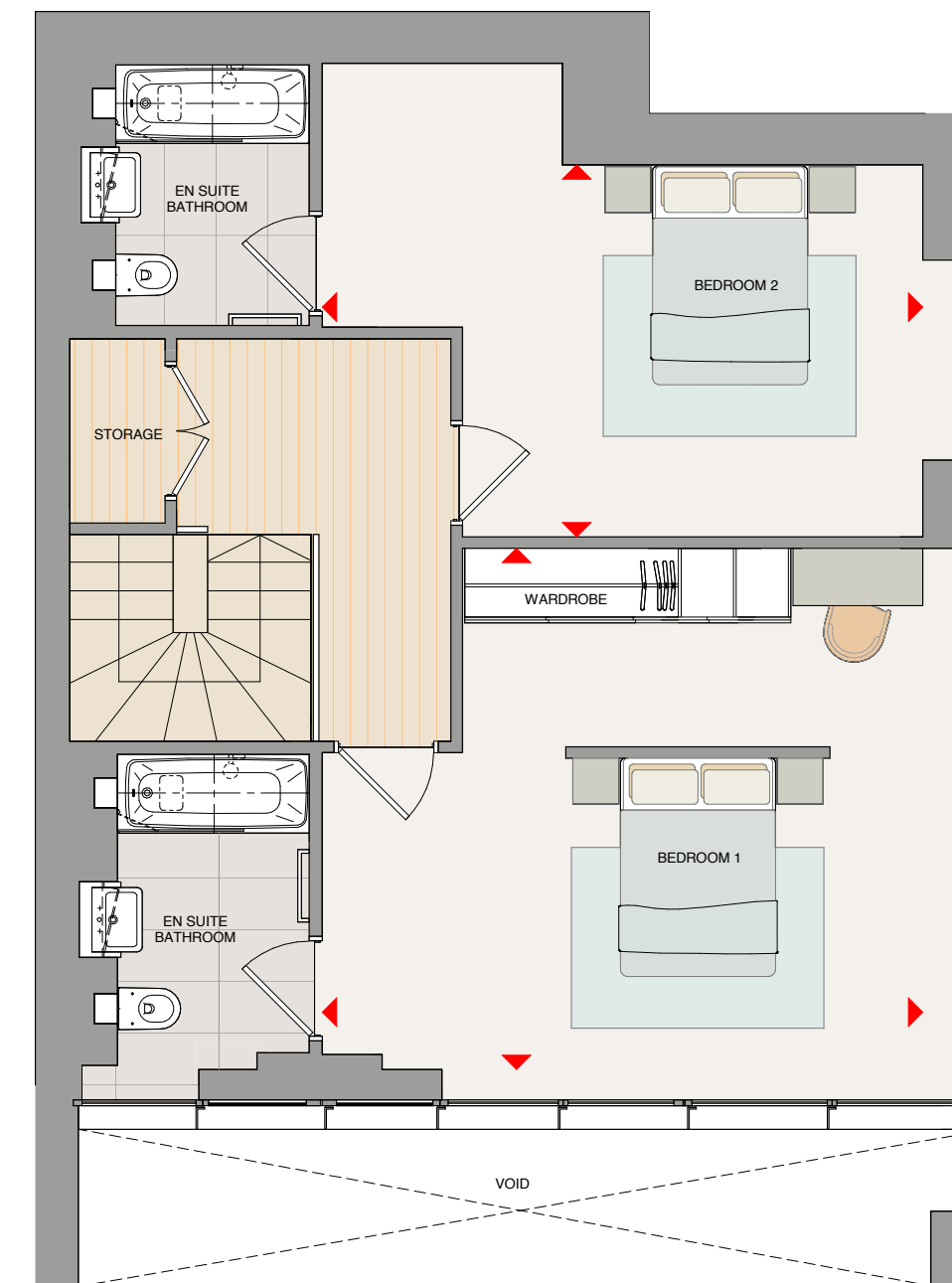


FLOOR STACKER



LEVEL 18

UPPER LEVEL



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KEY WM Washing Machine
▶ Dimension Arrows

2 BEDROOM DUPLEX PENTHOUSE

TYPE 2.4.33

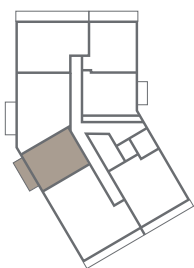
PLOT 3.17.291

APARTMENT AREA	106.16 sq.m	1143 sq.ft
Living/Dining	5250mm x 4150mm	17'3" x 13'7"
Kitchen	3295mm x 2300mm	10'10" x 7'7"
Balcony	4700mm x 1675mm	15'5" x 5'6"

SITE LOCATOR

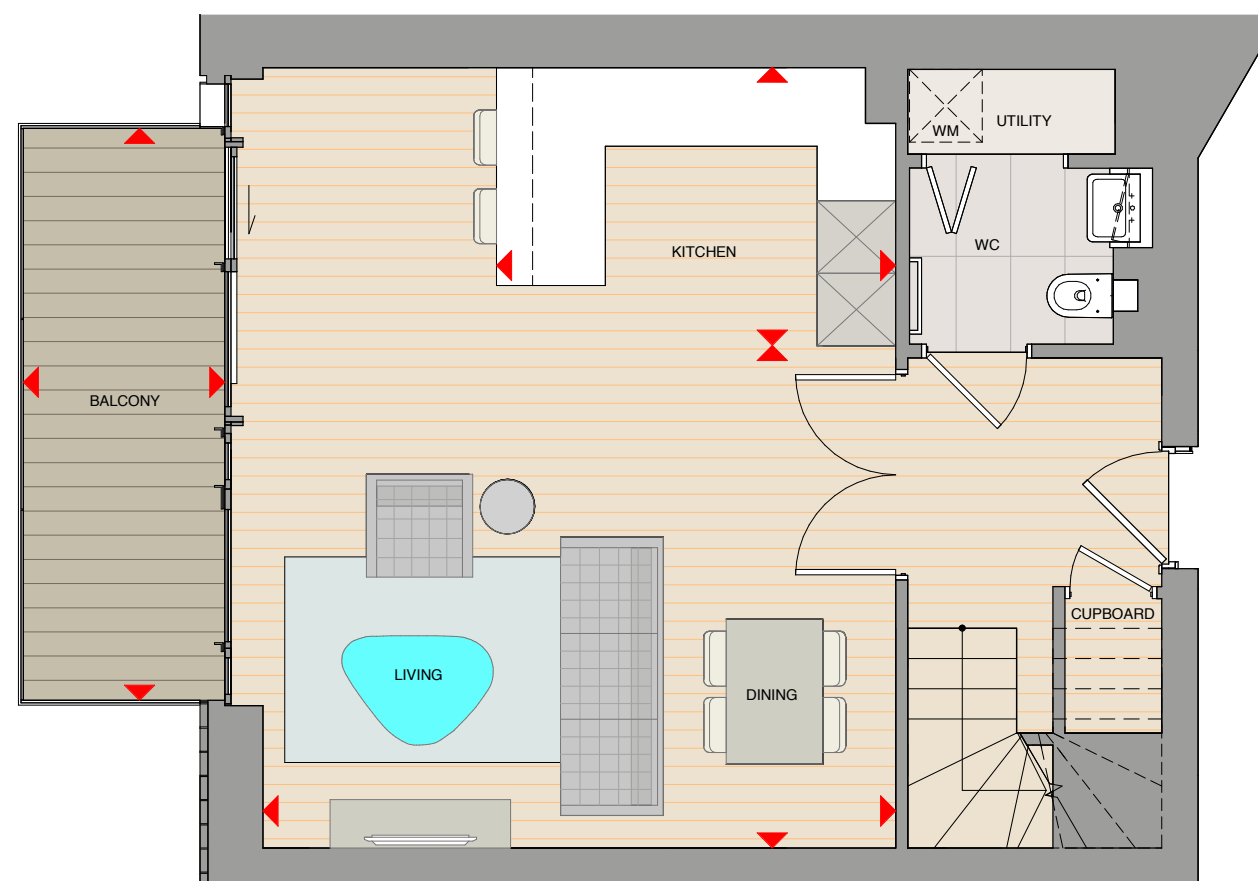


FLOOR STACKER



LEVEL 17

LOWER LEVEL



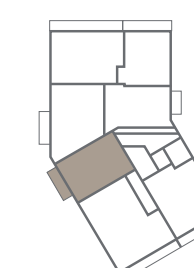
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KEY WM Washing Machine
▶ Dimension Arrows

SITE LOCATOR

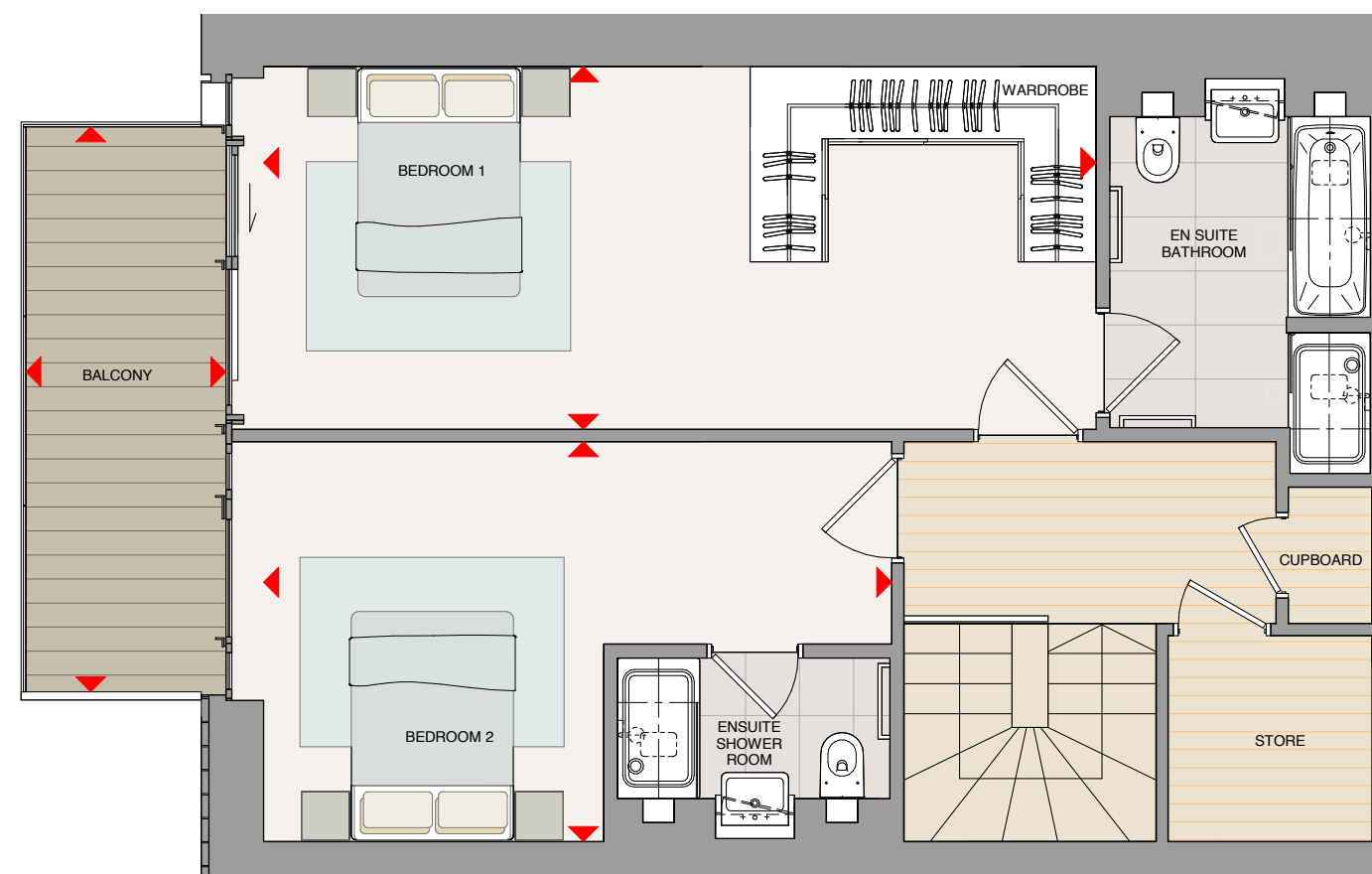


FLOOR STACKER



LEVEL 18

UPPER LEVEL



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KEY WM Washing Machine
▶ Dimension Arrows

3 BEDROOM DUPLEX PENTHOUSE

TYPE 3.5.45

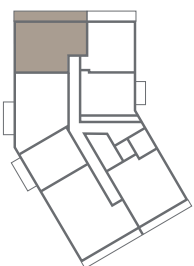
PLOT 3.17.293

APARTMENT AREA	129.90 sq.m	1398 sq.ft
Living/Dining	7600mm x 4565mm	24'11" x 15'0"
Kitchen	4565mm x 2700mm	15'0" x 8'10"
Balcony	10650mm x 1415mm	34'11" x 4'8"

SITE LOCATOR

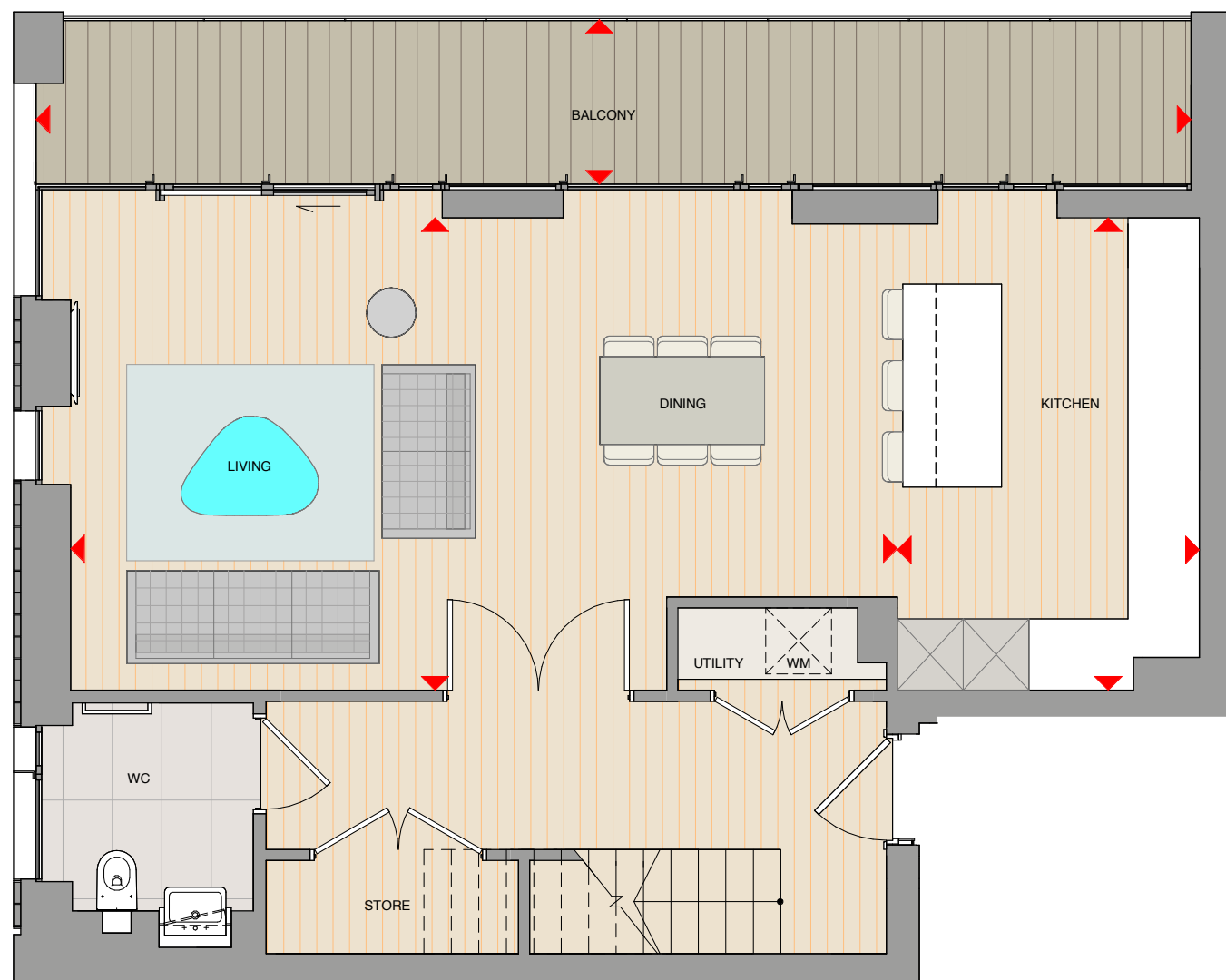


FLOOR STACKER



LEVEL 17

LOWER LEVEL



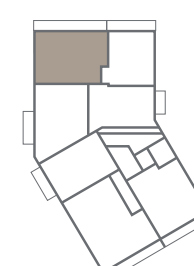
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KEY WM Washing Machine
▶ Dimension Arrows

SITE LOCATOR



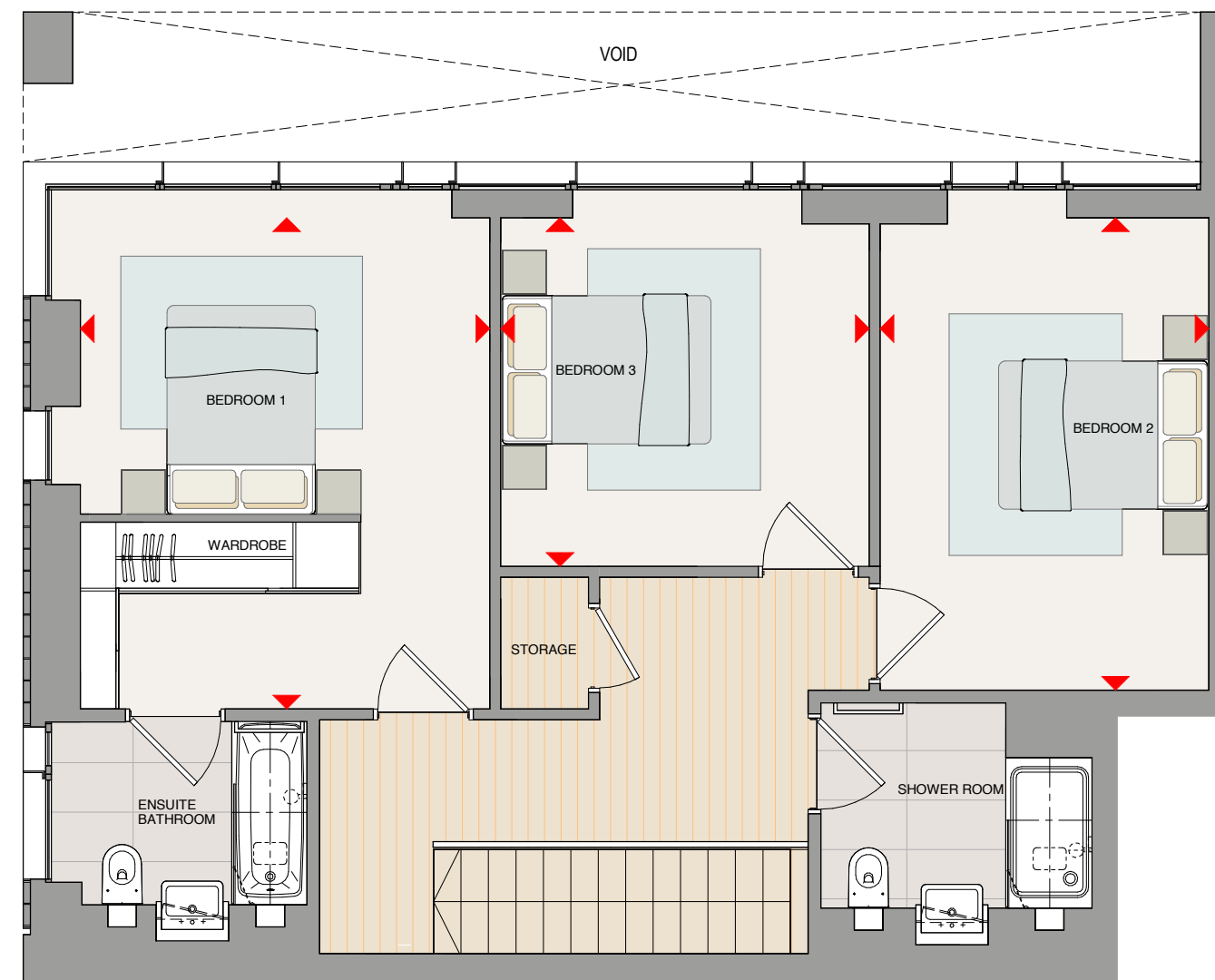
FLOOR STACKER



LEVEL 18

UPPER LEVEL

Bedroom 1	4765mm x 3550mm	15'8" x 11'8"
Bedroom 2	4555mm x 3550mm	14'11" x 11'8"
Bedroom 3	3465mm x 2800mm	11'4" x 9'2"



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KEY WM Washing Machine
▶ Dimension Arrows

3 BEDROOM DUPLEX PENTHOUSE

TYPE 3.5.46

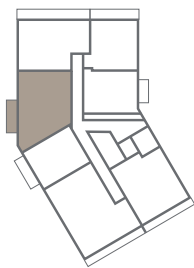
PLOT 3.17.292

APARTMENT AREA	138.55 sq.m	1491 sq.ft
Living/Dining	6010mm x 4055mm	19'9" x 13'4"
Kitchen	3835mm x 3395mm	12'7" x 11'2"
Bedroom 3	3650mm x 3650mm	12'0" x 12'0"
Balcony	4700mm x 1675mm	15'5" x 5'6"

SITE LOCATOR

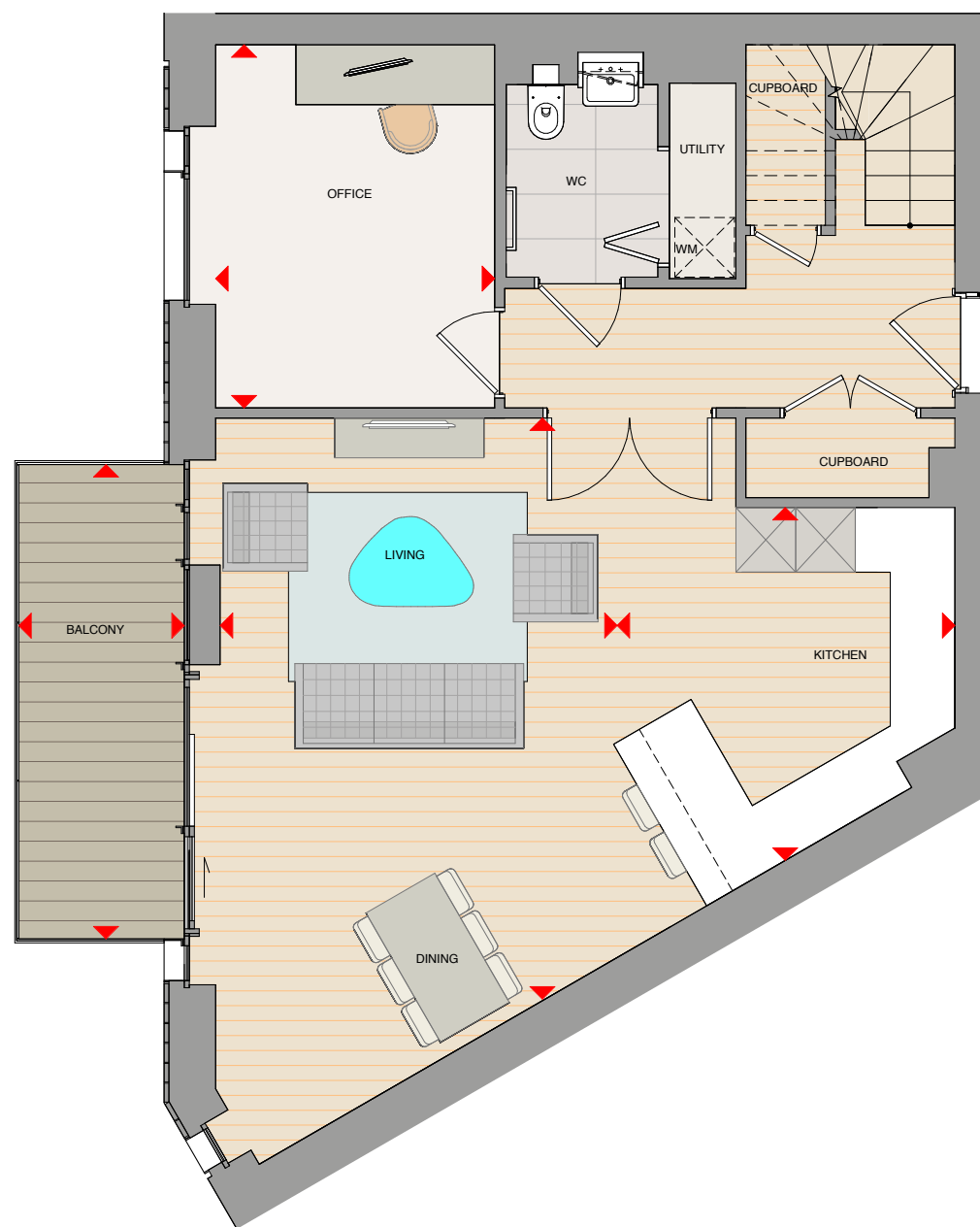


FLOOR STACKER



LEVEL 17

LOWER LEVEL



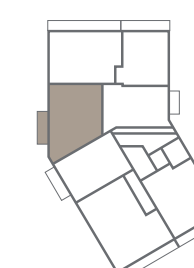
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KEY WM Washing Machine
▶ Dimension Arrows

SITE LOCATOR



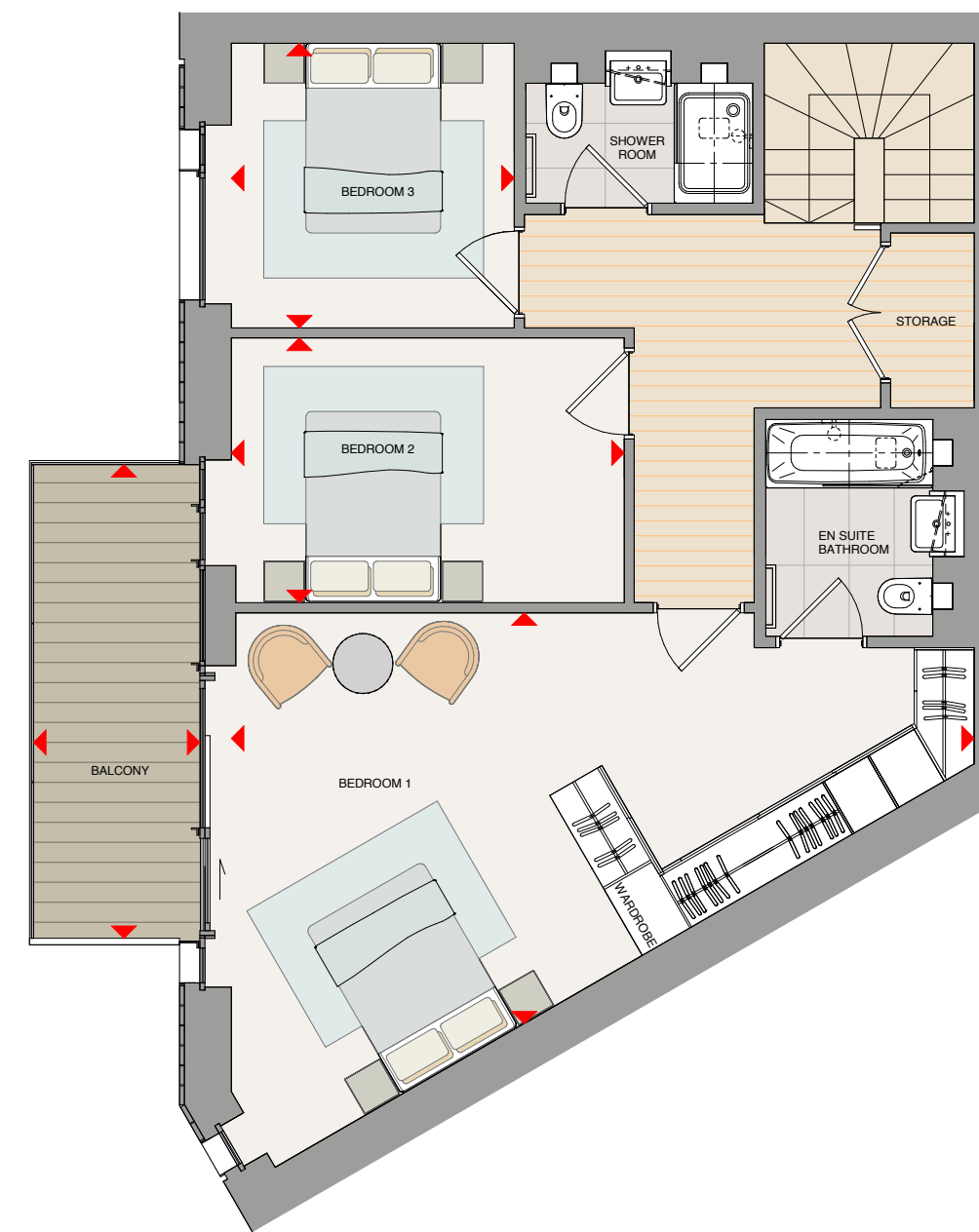
FLOOR STACKER



LEVEL 18

Bedroom 1	7450mm x 4200mm	24'5" x 13'9"
Bedroom 2	5605mm x 3640mm	18'5" x 11'11"
Balcony	4700mm x 1675mm	15'5" x 5'6"

UPPER LEVEL



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KEY WM Washing Machine
▶ Dimension Arrows

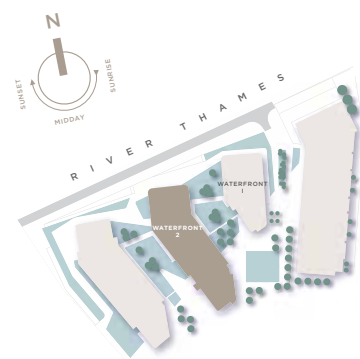
3 BEDROOM DUPLEX PENTHOUSE

TYPE 3.6.49

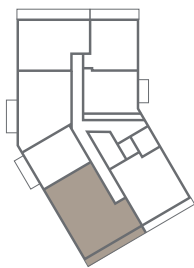
PLOT 3.17.290

APARTMENT AREA	183.48 sq.m	1975 sq.ft
Living/Dining	7205mm x 6350mm	23'8" x 20'10"
Kitchen	4125mm x 2900mm	13'6" x 9'6"
Bedroom 3	3755mm x 3560mm	12'4" x 11'8"
Balcony	9375mm x 1500mm	30'9" x 4'11"

SITE LOCATOR

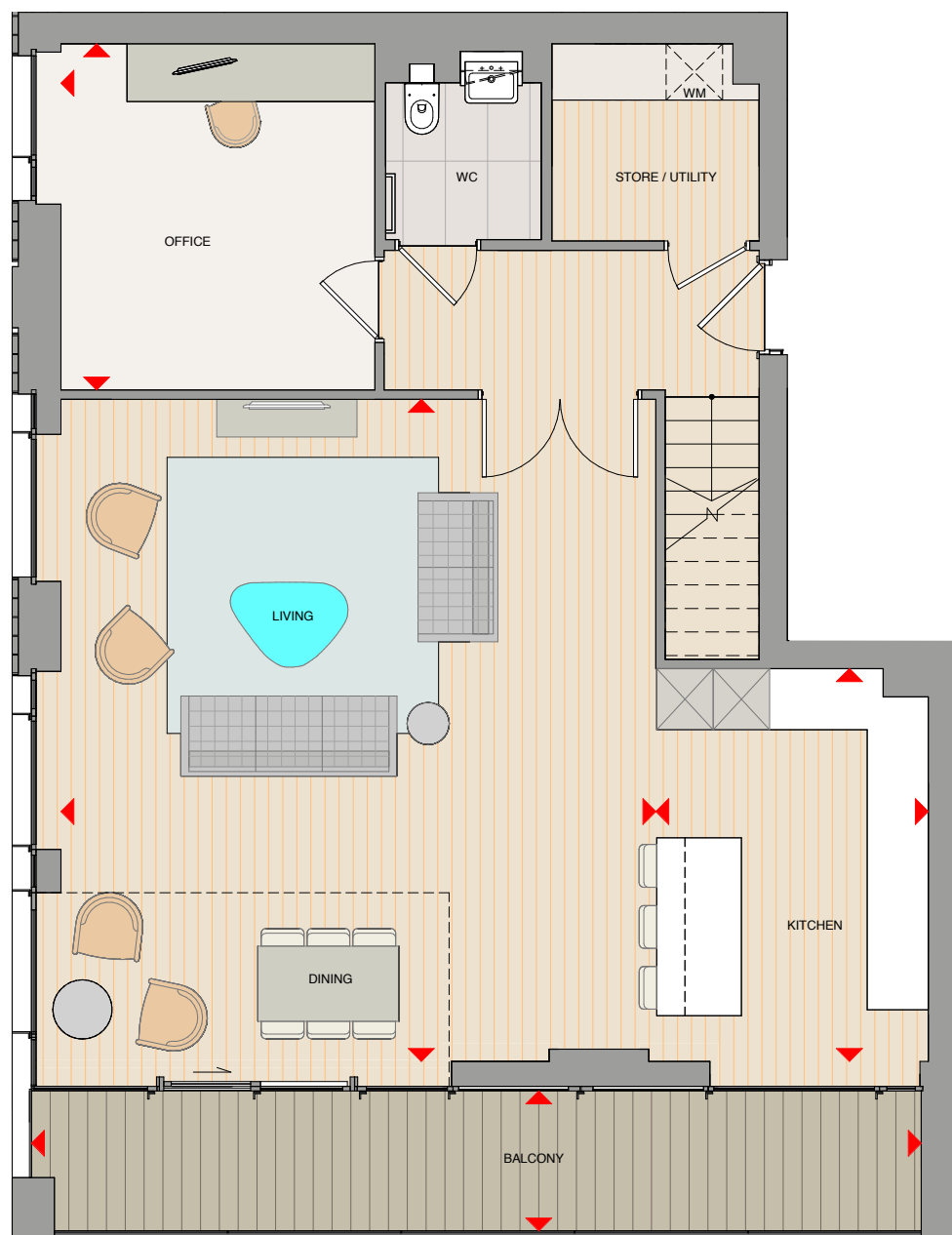


FLOOR STACKER



LEVEL 17

LOWER LEVEL



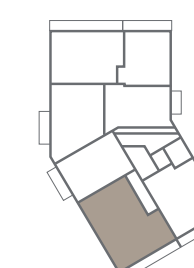
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KEY WM Washing Machine
▶ Dimension Arrows

SITE LOCATOR



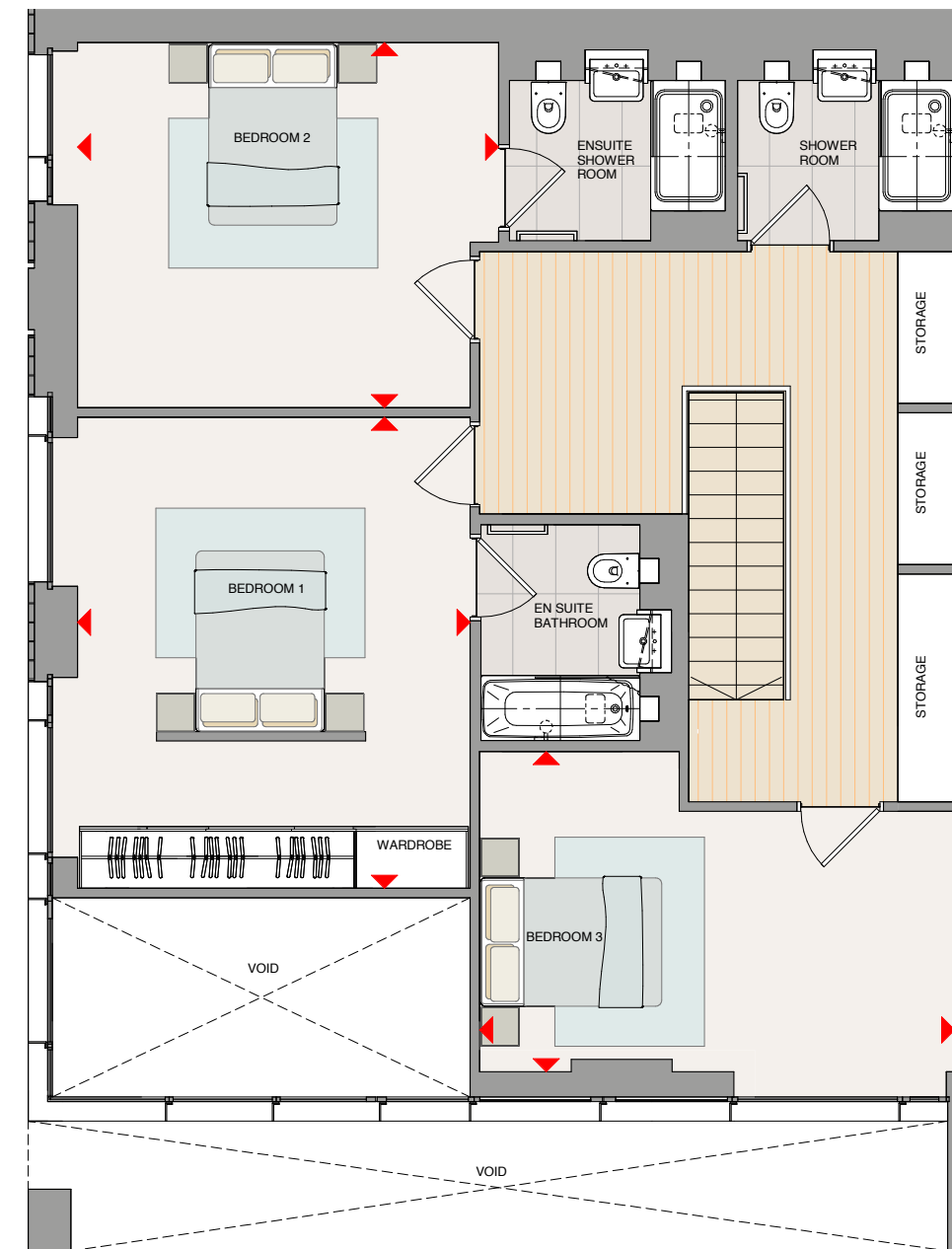
FLOOR STACKER



LEVEL 18

Bedroom 1	5775mm x 4160mm	18'11" x 13'8"
Bedroom 2	6850mm x 3025mm	22'6" x 9'11"
Living/Office	5000mm x 3520mm	16'5" x 12'8"

UPPER LEVEL



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KEY WM Washing Machine
▶ Dimension Arrows

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