

WATERFRONT



ROYAL ARSENAL RIVERSIDE

ROYAL BOROUGH OF GREENWICH, LONDON



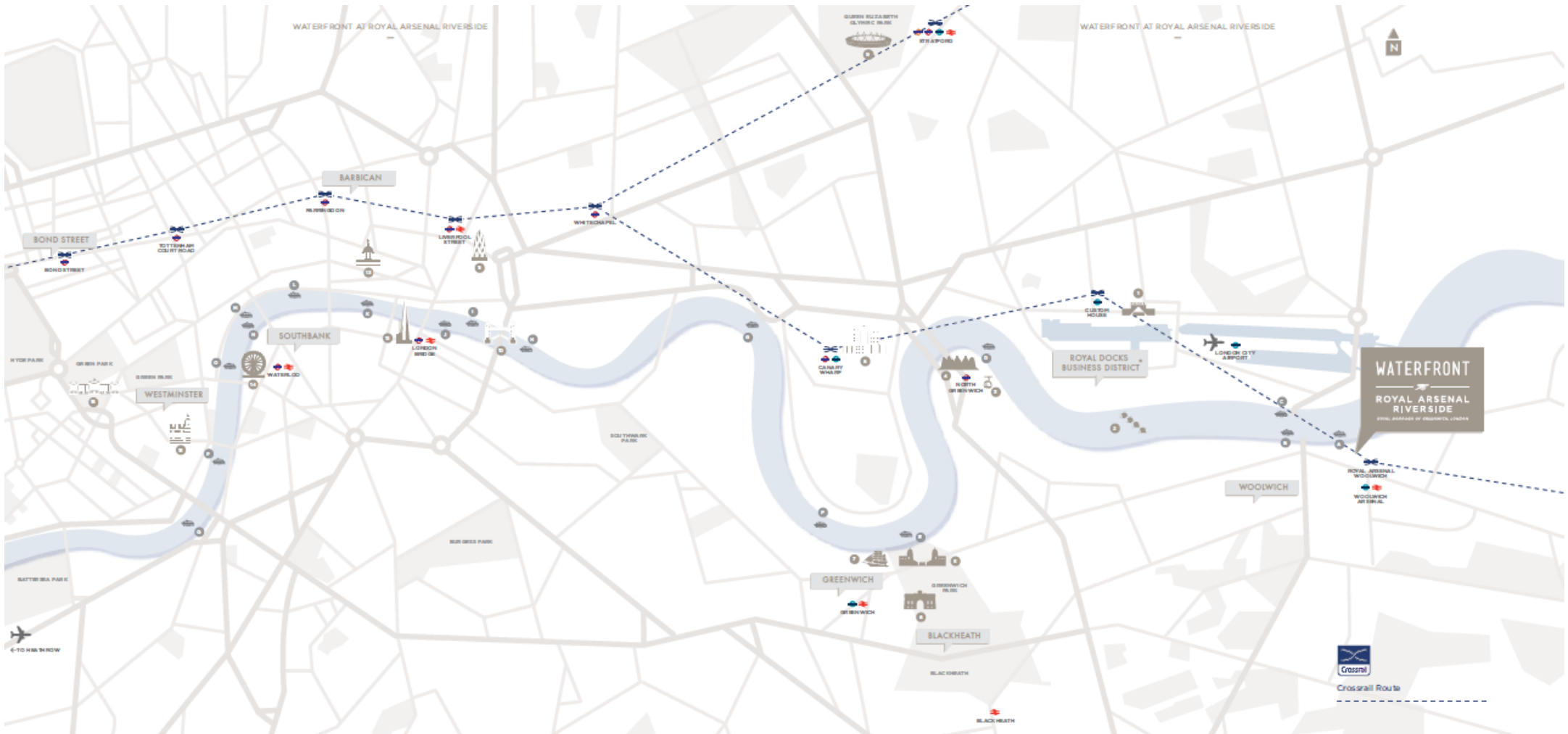
V1.0 Disclaimer

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We include opinions, assumptions or estimates for examples only, and they may not represent current or future performance of the property.

You and your advisors should conduct your own review and investigation before relying on the information in this document.

Developer	Berkeley Homes (East Thames) Ltd	
Development	Waterfront - Royal Arsenal Riverside	
Phase Name	Waterfront I, Royal Arsenal Riverside	
Estimated Completion	From Summer / Autumn 2017	
Local Authority	Royal Borough of Greenwich	
Tenure	999 Year Lease	
Building Warranty	10 Year Premier Guarantee Build Warranty	
Ground Rent	Manhattan Suite	£350 per annum
	One Bed Apartment	£375 per annum
	Two Bed Apartment	£425 per annum
	Three Bed Apartment	£475 per annum
	One Bed Penthouse	£400 per annum
	Two Bed Penthouse	£450 per annum
	Three Bed Penthouse	£500 per annum
	Reviewed every 10 years in line with R.P.I (Retail Price Index)	
Service Charge	£3.70 per sq ft per annum	
Car Parking	General right to park is available under separate negotiation, then £50 ground rent per annum and approximately £300 service charge.	
Location	Royal Arsenal Riverside, Woolwich, London SE18 6FB	
Site	Home to a forthcoming Crossrail station in 2018, this award winning mixed-used development offers a unique blend of contemporary riverside living and a wealth of history and heritage. Covering 88 acres, Royal Arsenal Riverside has already created a whole new community with a vast array of on-site amenities including a 24 hour concierge, residents' gym, cafes and on site Tesco Express, with many more to come. Fast transport links to Canary Wharf and City Airport, and Crossrail will provide connections to Bond Street in only 21 minutes.	



Crossrail is set to arrive in 2018 providing fast and efficient connects from East to West London, making central London and the West End only minutes away.



Transport connections are excellent with DLR, rail, and air on your doorstep, plus and on-site Thames Clipper pier.



CROSSRAIL

FROM ROYAL ARSENAL WOOLWICH

CANARY WHARF
08 MINS

LIVERPOOL STREET
14 MINS

FARRINGTON
17 MINS

BOND STREET
22 MINS

PADDINGTON
24 MINS

HEATHROW
50 MINS



DLR

FROM WOOLWICH ARSENAL STATION

LONDON CITY AIRPORT
07 MINS

CANARY WHARF
19 MINS

STRATFORD
19 MINS

BANK
27 MINS



RAIL

FROM WOOLWICH ARSENAL STATION

GREENWICH
14 MINS

LONDON BRIDGE
23 MINS

WATERLOO EAST
25 MINS

CHARING CROSS
29 MINS

CANNON STREET
29 MINS



CLIPPER

FROM WOOLWICH ARSENAL PIER

QE2 PIER / THE O₂
06 MINS

GREENWICH
15-20 MINS

CANARY WHARF
20-30 MINS

LONDON BRIDGE
30-40 MINS

EMBANKMENT
45 MINS



AIR

FROM LONDON CITY AIRPORT

BARCELONA
2 HR 10 MINS

FRANKFURT
1 HR 30 MINS

GENEVA
1 HR 40 MINS

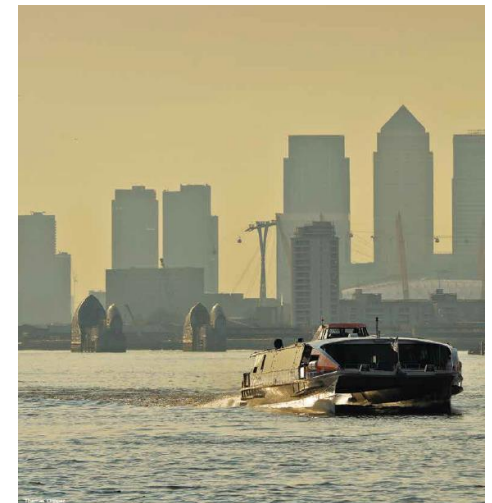
MILAN LINATE
2 HR 00 MINS

NEW YORK
7 HR 30 MINS

PARIS ORLY
1 HR 35 MINS

VENICE
2 HR 00 MINS

ZURICH
1 HR 35 MINS



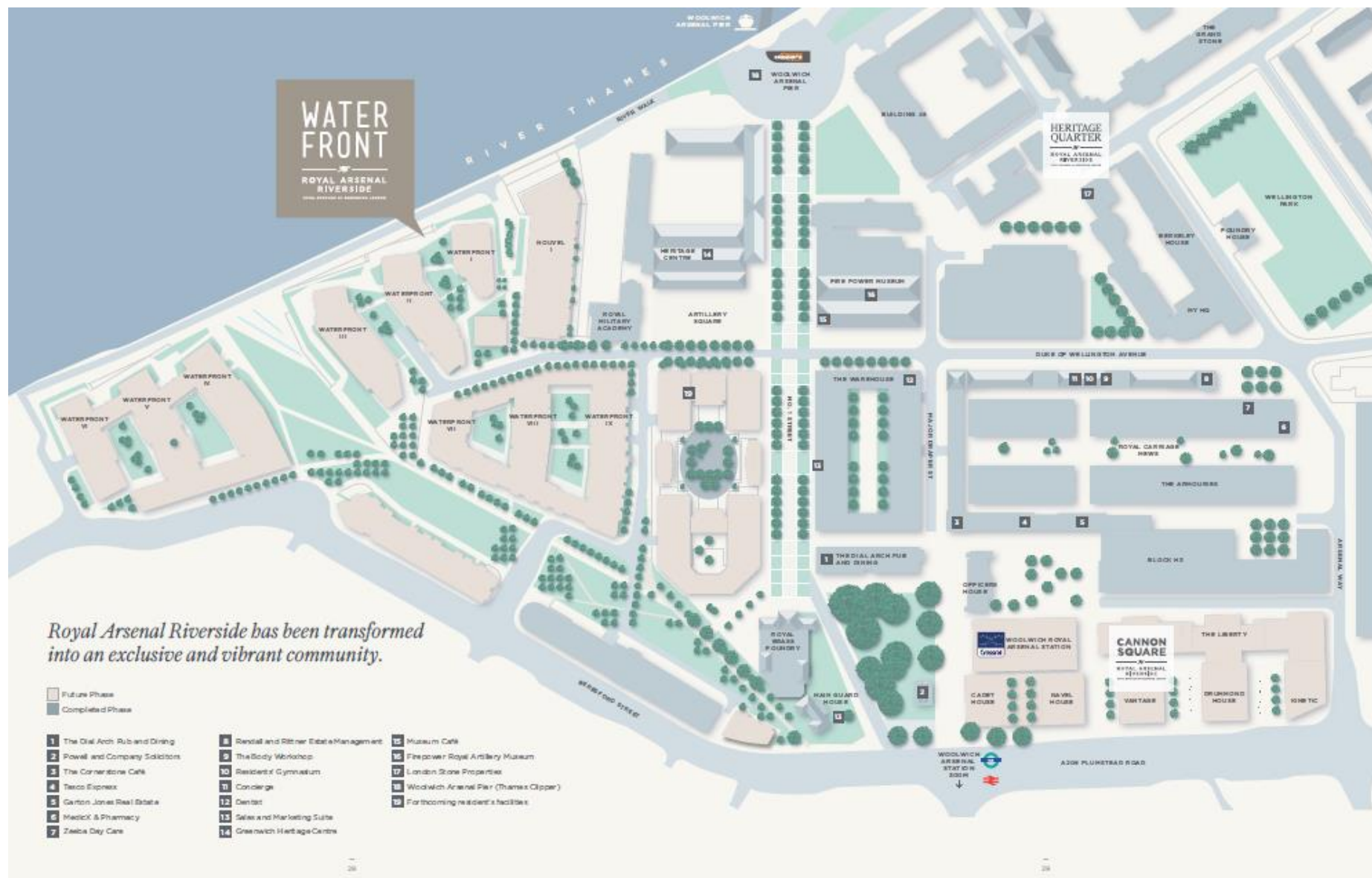
Royal Arsenal Riverside

Royal Arsenal Riverside is an award-winning blend of old and new: historic listed buildings meet contemporary designs. It is this unique mix which makes this a vibrant and exciting place to live. It exemplifies a mixed-use urban London development of new homes and luxury apartments, forming part of an entire regeneration of the historic riverside location

Open spaces are abundant, from the lawn and formal gardens of Wellington Park and the forthcoming 4 acre Central Park, located a stone's throw away from Waterfront, plus over half a mile of wonderful river walks. Fine food and drink on-site at Royal Arsenal Riverside includes the elegant Cornerstone café and the Dial Arch Young's gastro-pub with its award-winning ales and wines, with further cafés and bars set to arrive soon.

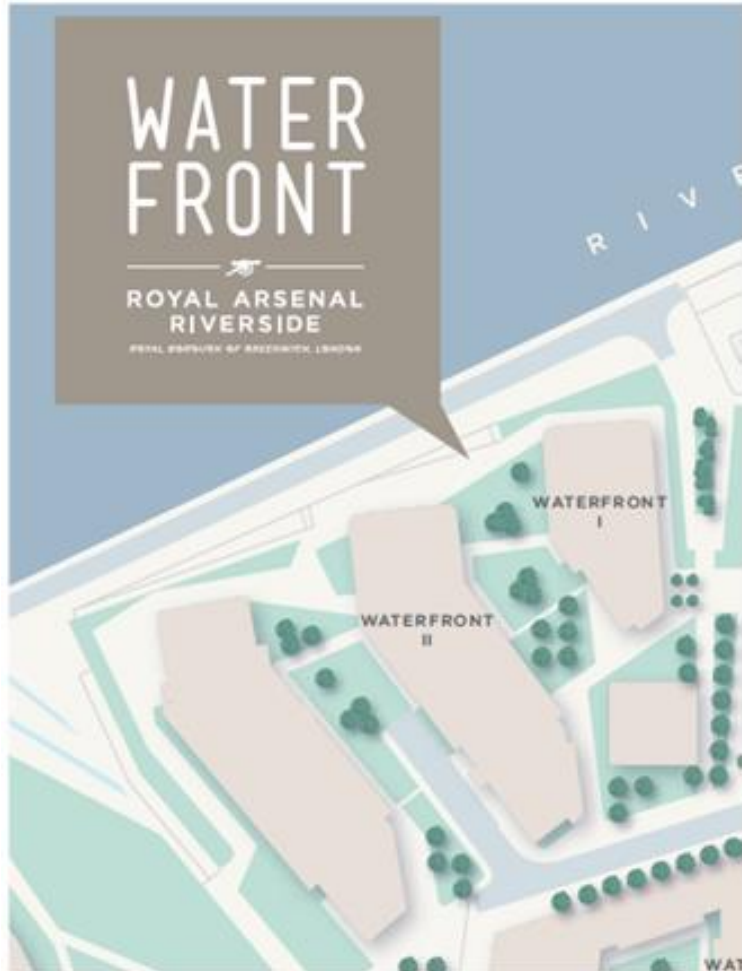
First class amenities include a 24-hour Concierge service, doctor and dentist surgeries, an onsite Tesco Express, pharmacy, and a Zipcar Car share club. Health and fitness are well catered for, thanks to a forthcoming residents' only gymnasium, plus new high spec spa.

Royal Arsenal Riverside is also positioned for convenient access to a large selection of educational facilities, most notably the world renowned London Metropolitan University, the University of Westminster, University College London and The London School of Economics (LSE); the latter two recently ranked number seven and three in the 2014 The Complete University Guide respectively.

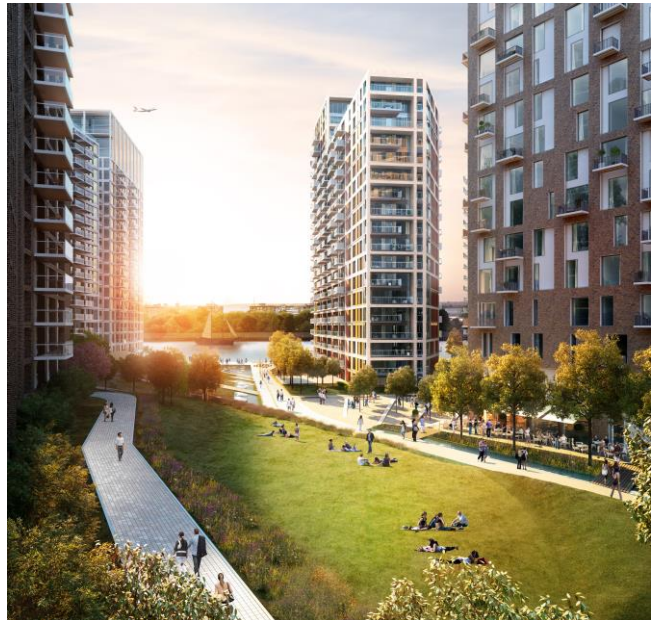


Introducing Waterfront I

Royal Arsenal Riverside is proud to present Waterfront I, located on the banks of the River Thames, in the Royal Borough of Greenwich. At the heart of London living and with the imminent arrival of the Crossrail station residents will be open to a world full of choice and convenience. The extensive river frontage, a new landscaped park and the unrivalled travel connections; Waterfront is ideally situated for everything that is great about living in London. Residents have the pleasure of benefitting from the array of on-site facilities such as: forthcoming on-site high spec spa, new resident's only gym, Geronimo inn restaurant, Sainsbury's supermarket, Tesco Express, Cornerstone Café, Royal Arsenal Dentist, Day care centre and many more..



Waterfront I Imagery



Computer Generated Images of Waterfront exteriors are indicative only.

Berkeley
Designed for life

Waterfront | Communal Areas and interiors





Waterfront I - Internal Specification

Typical specification for Manhattan Suites, 1, apartments

At Waterfront, Royal Arsenal Riverside, each apartment or suite is planned to offer you maximum space, light, comfort and security, put together with expertise and flair.

- Kitchens have individually designed layouts with a stylish composite stone worktop and tile splash. The frameless ceramic glass hob, integrated fridge/freezer and stainless steel electric oven are all fitted for residents' convenience.
- The bathrooms include white single ended bath with bath panel, chrome exposed thermostatic bath/shower and tiled flooring. The feature niche with glass shelving adds a beautiful finish where residents can relax and unwind.
- The Interior finishes include extra height matt lacquer timber veneered solid core entrance, painted skirting and architraves and polished chrome door handles throughout.
- Well proportioned balconies/terraces with decking, glass balustrade and handrail.
- Energy efficient ceiling downlighters throughout with automatic lighting to hall cupboards. Telephone point to living areas and bedroom. Energy efficient external light for balcony and terraces.
- Additional features include audio/visual entry via TV and domestic/mobile phone linked to entrance door, power and dual telephone points provided to all apartments for wireless intruder alarms to be fitted at a later date by the purchaser, mains supply smoke detector to hallway, heat detector to kitchen. 24 hour Concierge service and monitored CCTV.

Waterfront I - Internal Specification

Typical specification for 2, 3 bedroom apartments and penthouse apartments

At Waterfront, Royal Arsenal Riverside, each apartment is planned to offer you maximum space, light, comfort and security, put together with expertise and flair.

- Kitchens have individually designed layouts with a stainless steel integrated sink with chrome Monobloc mixer tap, integrated fridge/freezer and matt timber effect finish to cupboard units for a stylish and luxurious finish.
- The bathrooms include a white countertop wash hand basin with wall mounted chrome mixer tap to compliment the white single ended bath with bath panel and glazed bath screen, the tiled flooring and tiled finish to all walls with a feature tiling gives the bathroom a spa like atmosphere.
- The Interior finishes include fitted wardrobes with mirrored sliding doors and matt timber effect feature to main bedroom.
- Well proportioned balconies/terraces with decking, glass balustrade and handrail.
- Energy efficient ceiling downlighters throughout with automatic lighting to hall cupboards. Telephone point to living areas and bedroom. Energy efficient external light for balcony and terraces.
- Additional features include audio/visual entry via TV and domestic/mobile phone linked to entrance door, power and dual telephone points provided to all apartments for wireless intruder alarms to be fitted at a later date by the purchaser, mains supply smoke detector to hallway, heat detector to kitchen. 24 hour Concierge service and monitored CCTV.

Terms of Payment

1. A non refundable reservation fee of £2,000 is payable upon reservation / exchange of contracts up to £749,999 and £5,000 from £750,000.
2. 10% of purchase price, less reservation deposit, is payable upon 21 days after reservation / exchange of contracts
3. A further 10% of purchase price is payable 6 months after exchange of contracts.
4. A further 5% of purchase price is payable 6 months after second deposite.
5. Balance of 75% is payable upon completion

Documentation required for exchange of contract

- a. Photo Identification – Passport or Identification Card
- b. A current Utility Bill or Bank Statement showing name and home address no older than 6 months

Please be advised that the solicitors must have signed and certified the original copies of the above.

If the purchase is being taken in a Company name then the following must be provided:

- a. A copy of the Certificate of Incorporation and Memorandum of Articles and Association
- b. Evidence of the Company's registered address
- c. A list of Directors and Shareholders
- d. Individual Photo Identification and Address Identification for Directors and Shareholders

Vendor's Solicitors

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