

BUILDING

10




ROYAL ARSENAL
RIVERSIDE
ROYAL BOROUGH OF GREENWICH, LONDON

Berkeley
Designed for life

BUILDING**10****ROYAL ARSENAL
RIVERSIDE**

ROYAL BOROUGH OF GREENWICH, LONDON

FOREWORD

“

Royal Arsenal Riverside is flourishing – as a place to live, a home for businesses, and a cultural destination in its own right.

Despite its rich naval past, the site had been forgotten. I remember seeing it for the first time and thinking that this was a place of huge opportunity.

So we quickly formed a new vision for the site. A plan to reconnect this riverside location with the local community. Offering new homes alongside refurbished original buildings. Creating a thriving neighbourhood for residents – with cafés, shops, places to work and community events.

Every time I visit, I am proud of how far we have come.

Building 10 is right in the heart of this new community and one of the very latest additions to Royal Arsenal Riverside.

There is so much more to look forward to. The Woolwich Works - Creative District that is set to rival the South Bank. Crossrail, which will create high-speed connections allowing Royal Arsenal Riverside to be one of the best connected developments in London.

It's all part of a fantastic journey that has been hugely exciting for me from the very beginning. I hope you share the same excitement as you discover more about Building 10 and the whole of Royal Arsenal Riverside.”

**KARL WHITEMAN,
DIVISIONAL MANAGING DIRECTOR
BERKELEY**

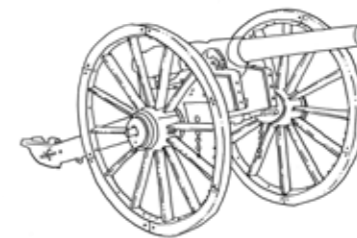


ROYAL ARSENAL RIVERSIDE - A SECRET CITY RETURNED TO THE COMMUNITY

Building 10 is the stunning new addition to Royal Arsenal Riverside. Yet this area was once known as a 'secret city within a city'. Covering 1,300 acres and employing close to 100,000 people at its peak, it was a site of huge military importance.

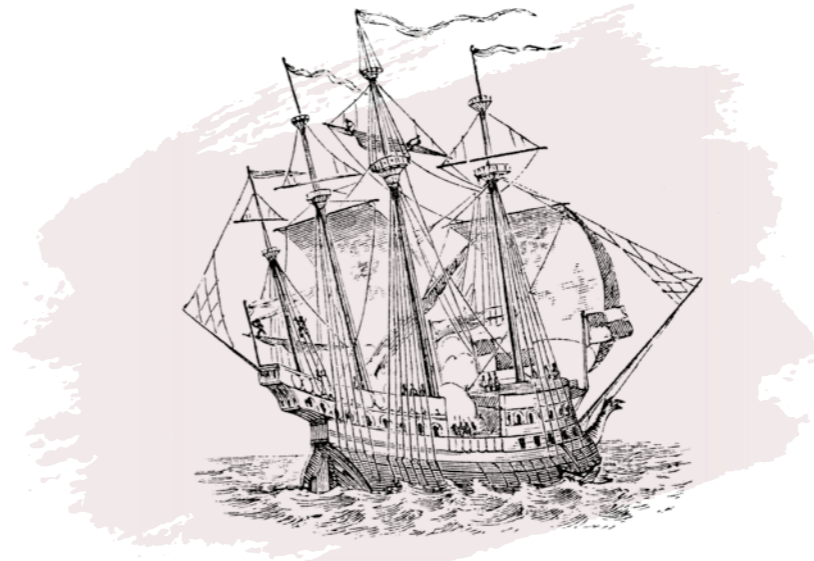
Despite its size, the area's strategic significance to Great Britain meant this vast swathe of land in Woolwich was often omitted from maps and charts.

Today, this huge expanse has been transformed. With new places to live and work, wide open green spaces and a thriving community, Royal Arsenal Riverside is firmly back on the map.





Portrait of Henry VIII of England by Hans Eworth, after Hans Holbein the Younger



Artist's impression of Great Harry, indicative only

WHERE THE PAST MEETS THE PRESENT

The origins of Royal Arsenal Riverside can be traced back to the creation of Woolwich Dockyard, established by Henry VIII in 1512 to build warships to protect the nation.

The area was named the Royal Arsenal in 1805. Yet its heavily fortified walls became something of a physical barrier between local neighbourhoods and the River Thames.

Having played such a key role as the testing ground for Britain's military across two centuries, the site was then abandoned. It would be several decades before Royal Arsenal Riverside could emerge – finally reconnecting the people of Woolwich with the river.

Now, Royal Arsenal Riverside is not only a rejuvenated place to live and work. It is also a place where anyone is welcome to come and enjoy the vibrant community it offers today.



Lifestyle photography, indicative only



Photography of Royal Arsenal Riverside



Photography of Royal Arsenal Riverside

WELCOME TO BUILDING 10

What began life in 1802 as the Royal Carriage Factory is being transformed by Berkeley. Full of the comings and goings of everyday life, Building 10 combines 10 storeys of apartments overlooking Windsor Square, an expansive piazza and colonnade of shops, restaurants and cafés.

A stunning expression of 21st Century architecture, the design-led residential centrepiece offers you a choice of one, two or three bedroom apartments right in the heart of Royal Arsenal Riverside.



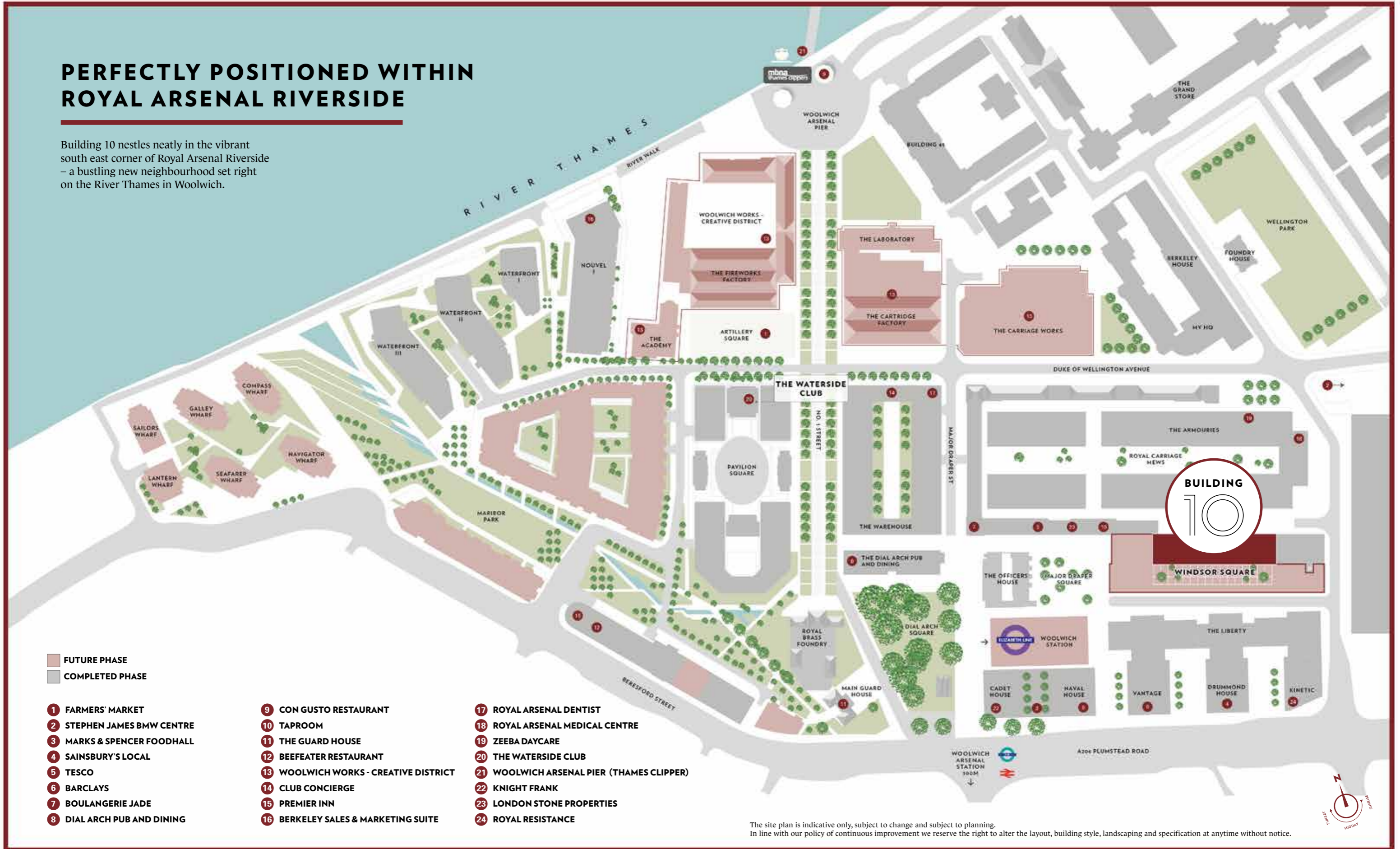
Computer Generated Image of Building 10 and Windsor Square, indicative only

ENJOY LIFE BY THE RIVER WITH QUICK CONNECTIONS ACROSS THE CAPITAL

From the second that dawn breaks over the River Thames to the moment the sun sets behind the city, Building 10 is filled with light and surrounded by life. With shops, restaurants and a forthcoming on-site Crossrail station just minutes away, experience unrivalled access to everything London has to offer.

PERFECTLY POSITIONED WITHIN ROYAL ARSENAL RIVERSIDE

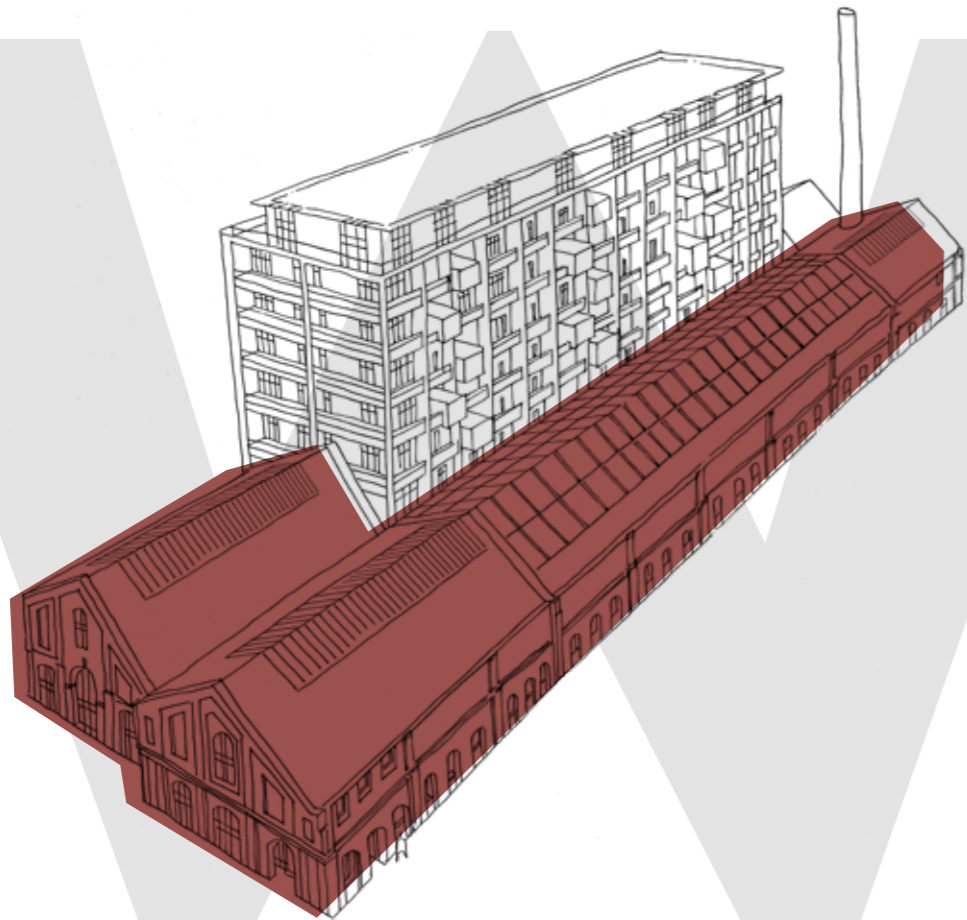
Building 10 nestles neatly in the vibrant south east corner of Royal Arsenal Riverside – a bustling new neighbourhood set right on the River Thames in Woolwich.



The site plan is indicative only, subject to change and subject to planning. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

WINDSOR SQUARE

This stunning new courtyard creates an indoor/outdoor amenity space for those living within Building 10. Connected to the broader historic environment at Royal Arsenal Riverside, via a bustling arcade of shops and eateries, Windsor Square offers a peaceful haven for residents and visitors alike.



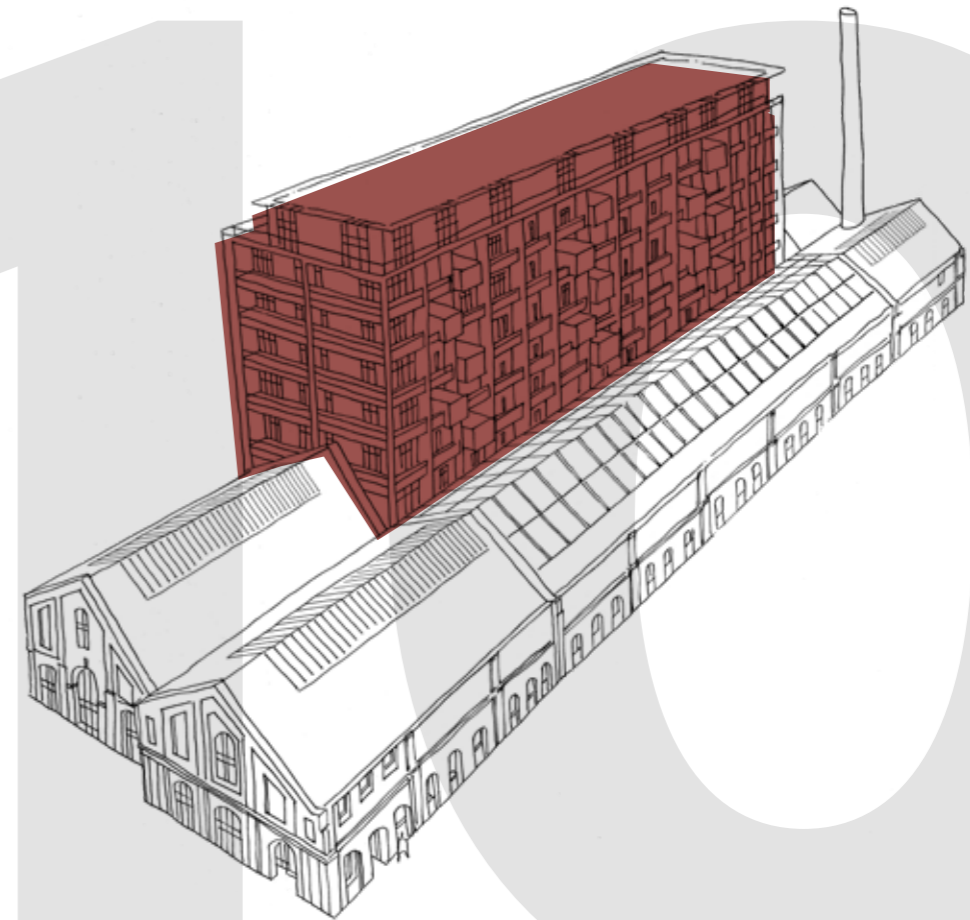
“

Windsor Square offers characterful planting and high quality finishes to create a sense of place at the heart of the most vibrant part of Royal Arsenal Riverside.”

**PAUL MONAGHAN, DIRECTOR
ALLFORD HALL MONAGHAN MORRIS**

BUILDING 10

Building 10 is a chic new residential addition to Royal Arsenal Riverside. With 10 storeys overlooking Windsor Square, it offers you the choice of luxury one, two or three bedroom homes.



“

Building 10 provides intriguing views from its private balconies over the daily activity of Windsor Square below.”

**PAUL MONAGHAN, DIRECTOR
ALLFORD HALL MONAGHAN MORRIS**

A VIBRANT VISION

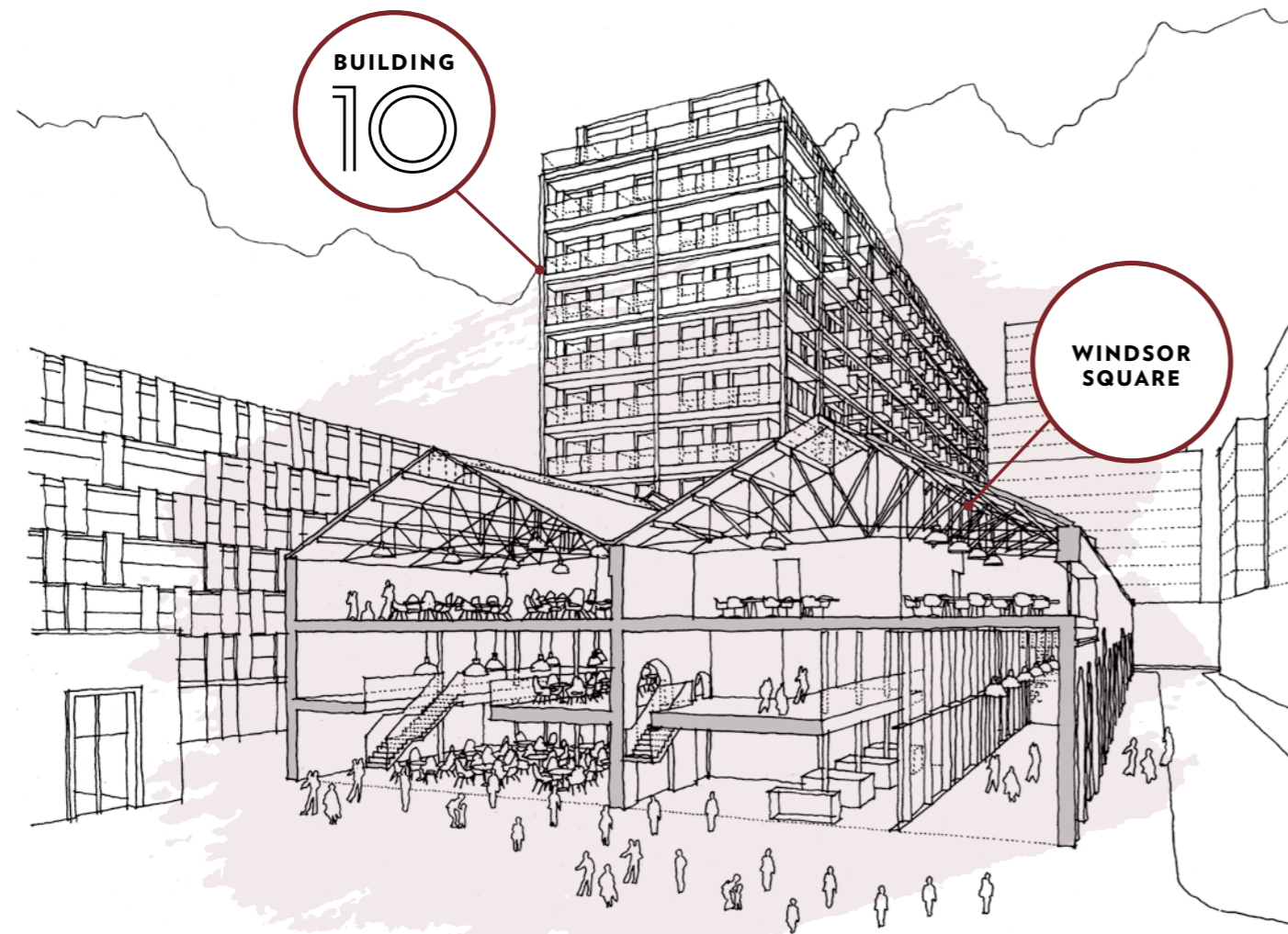
The original Royal Carriage Factory dates from 1802 and a careful restoration process has brought it back to life. Renowned architects Allford Hall Monaghan Morris have re-imagined the building as a series of residences set above a vibrant courtyard of conveniently situated retailers and local businesses.

Overlooking Windsor Square is Building 10, a new residential building of 112 apartments. Conceived by AHMM as a contemporary interpretation of the industrial buildings beneath, the bold steelwork and brick backdrop play on the layering of heritage materials within the existing buildings below to recapture the former glory of the development.

“

Minimal interventions are proposed to the existing fabric to maintain the scale and grandeur of the historic Royal Carriage Factory buildings. These will significantly enhance the vitality of Building 10, Major Draper Square and Windsor Square that form part of a network of unique public spaces throughout the Royal Arsenal Riverside development.”

**PAUL MONAGHAN, DIRECTOR
ALLFORD HALL MONAGHAN MORRIS**



Artist's impression, indicative only



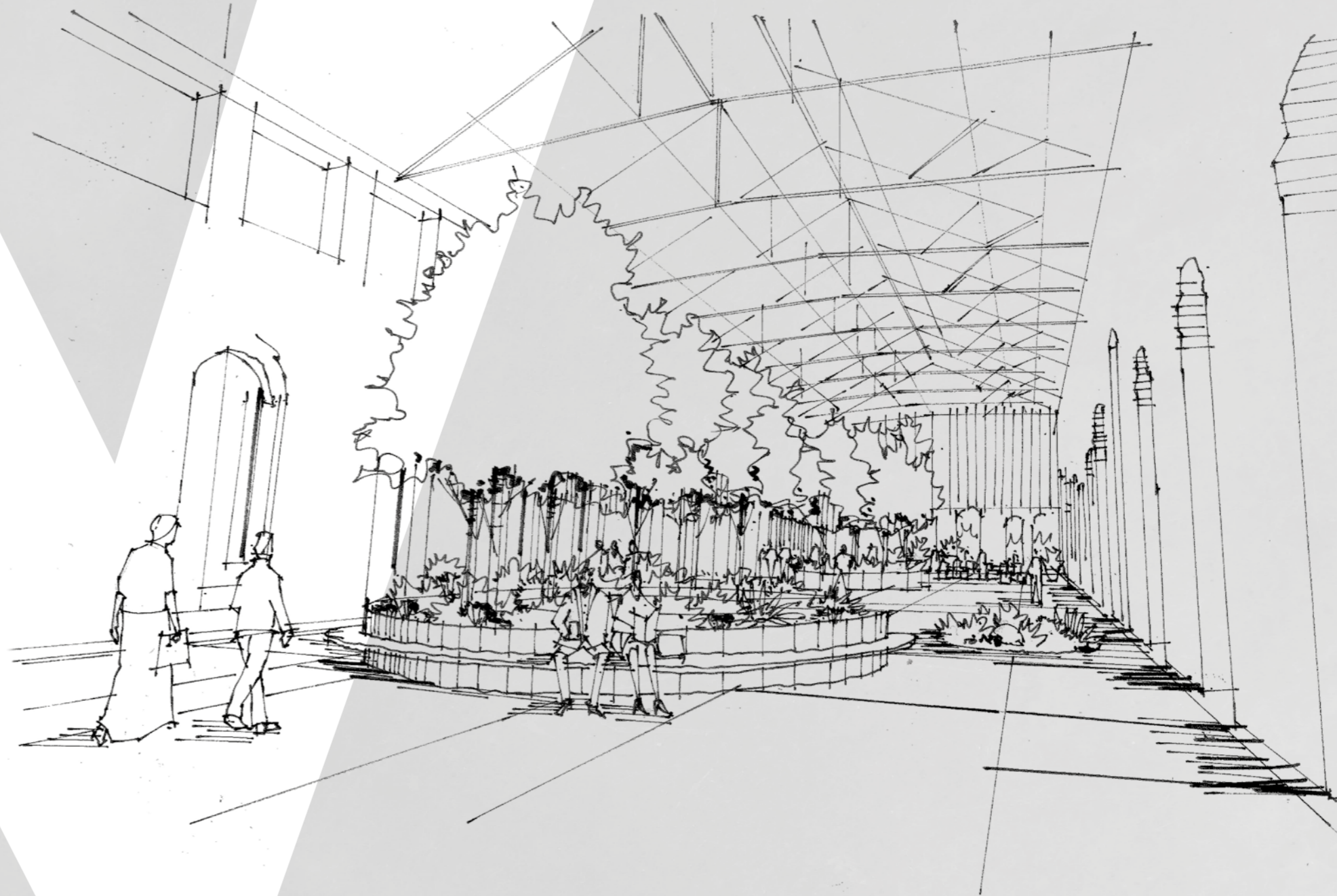
Computer Generated Image of Major Draper Square, indicative only

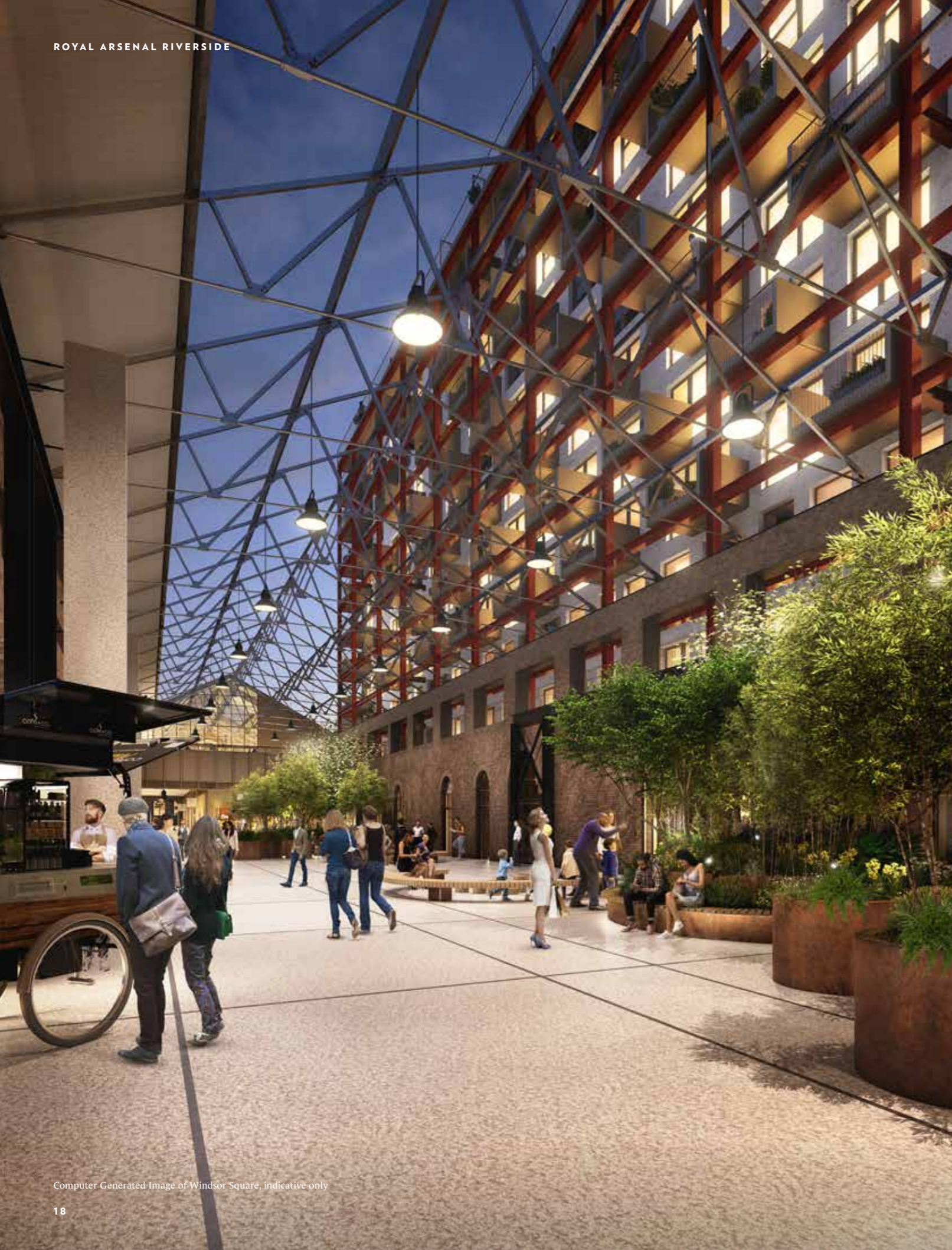
WINDSOR SQUARE

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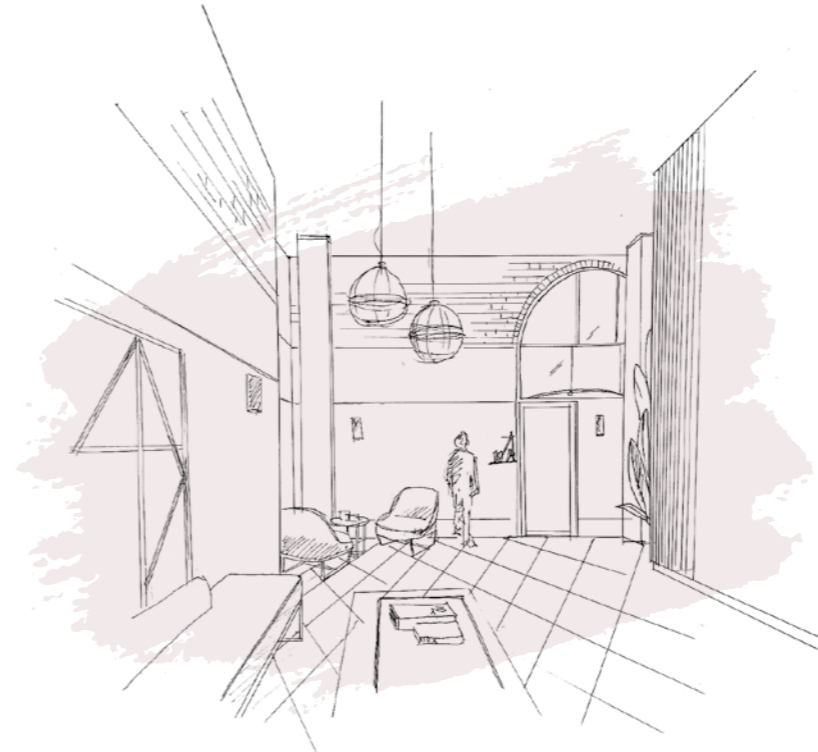
Windsor Square has been sensitively refurbished to be a landscaped courtyard environment providing an animated approach to the apartments in Building 10 and a focus for retail and commercial activity.”

**PAUL MONAGHAN, DIRECTOR
ALLFORD HALL MONAGHAN MORRIS**





Computer Generated Image of Windsor Square, indicative only



Artist's impression of Building 10 lobby, indicative only

A NEW ATRIUM TO WELCOME YOU HOME

Stepping out of your apartment in the morning or arriving home in the evening, you pass through the lively and energetic Windsor Square. This open atrium is full of the comings and goings of daily life with a host of places to meet – making it the perfect area to enjoy time close to home.



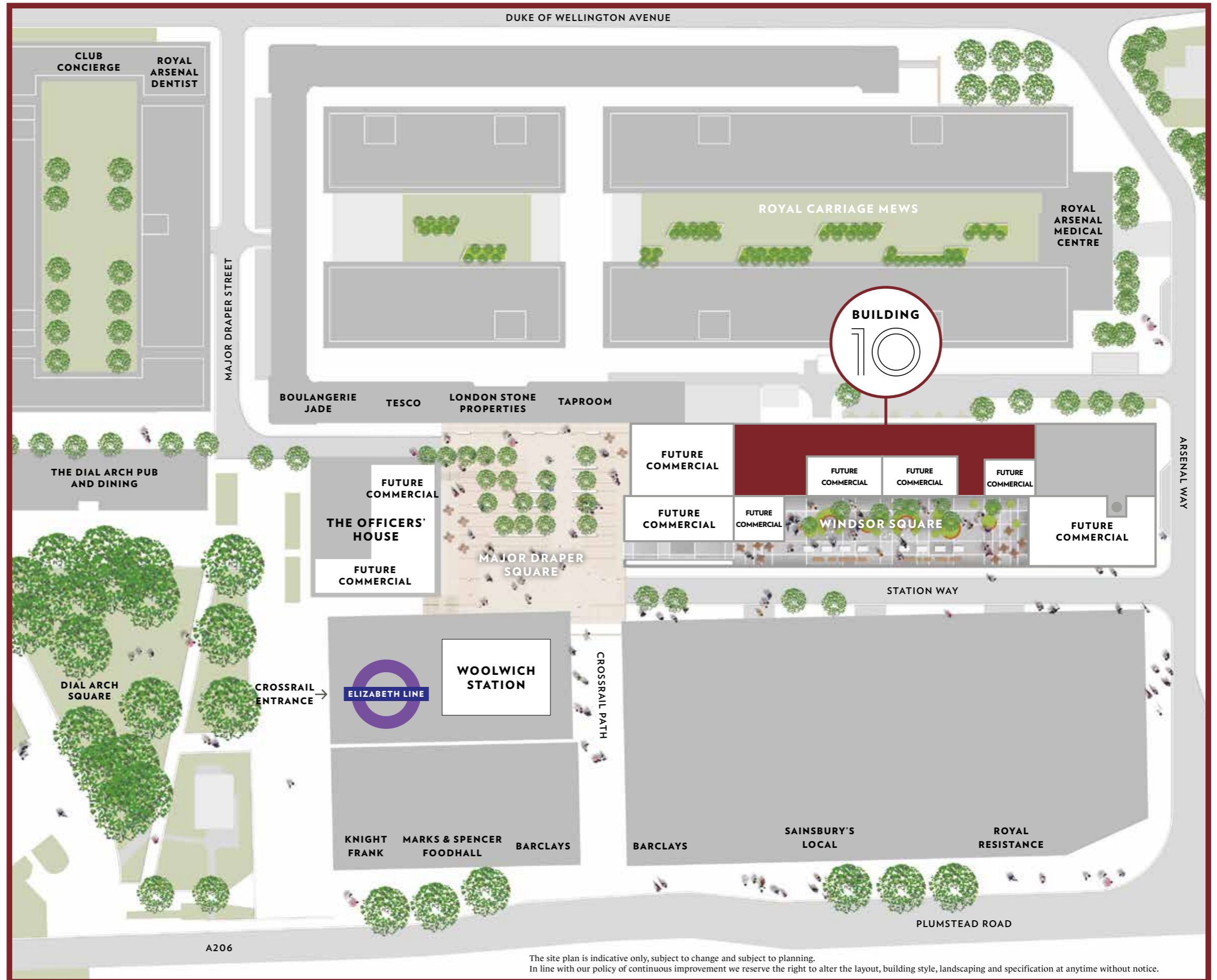
Lifestyle photography, indicative only



Lifestyle photography, indicative only

IMMERSE YOURSELF IN THE SOCIAL HUB OF ROYAL ARSENAL RIVERSIDE

Just beyond Windsor Square lies the stunning new public space known as Major Draper Square. Surrounded on all sides by a host of eateries, bars and shops, this is a unique addition to Royal Arsenal Riverside that offers everything you might need right on the doorstep of your apartment at Building 10.



The site plan is indicative only, subject to change and subject to planning. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

HALF AN ACRE OF OPEN SPACE AT THE MAJOR DRAPER SQUARE



Computer Generated Image of Major Draper Square, indicative only

WELCOME TO BUILDING 10

“

Every element of these interiors has been curated to evoke a timeless elegance. From the contrast between the soft colour palette and rich, dark finishes to the choice of fixtures and fittings, these apartments are designed to capture the essence of modern living.”

JO LOVE
DIRECTOR, LOVE INTERIORS



Artist's impression, indicative only

CAREFULLY CURATED BY JO LOVE INTERIORS

The apartments benefit from being situated within and attached to a building that built the carriages for the artillery. This is now an amazing vast space with metal brickwork, arches and texture bursting with historic value. The open indoor space is a gift within the community for meet-ups, events and is the entrance route into these unique apartments. The elements of quality that comes with the warmth of brickwork along with the contrast of the dark metalwork of the frame is interpreted in the colours and textures of the apartment interior scheme.



Options and choices are available (subject to cut off dates) – please see Sales Consultant for details. Berkeley reserves the right to make any changes to the options and choices without notice.



“ We collided the historic industrial with tailored minimalism. The vibe is your home, your way.”

JO LOVE
DIRECTOR, LOVE INTERIORS



Artist's impression, indicative only

DESIGNED TO BE FULL OF SPACE AND NATURAL LIGHT

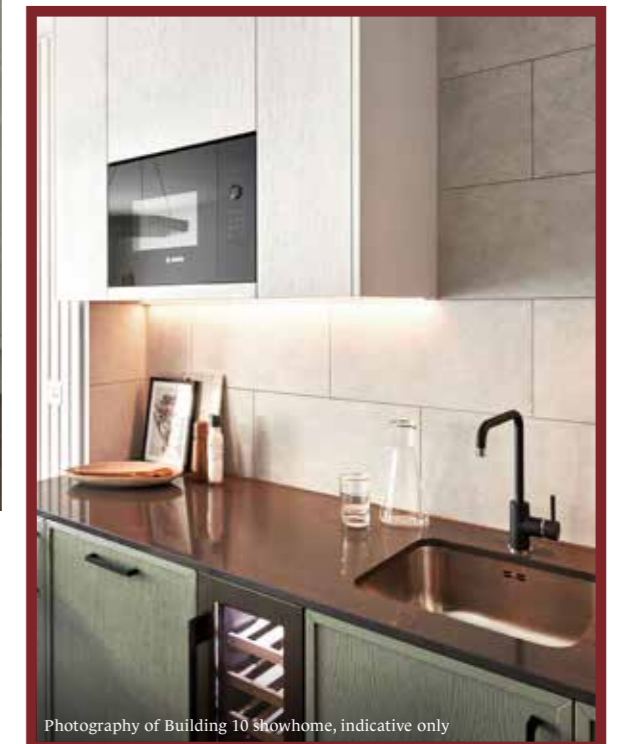




Photography of Building 10 showhome, indicative only

ATTENTION TO DETAIL ABOVE ALL ELSE

These kitchens are the ultimate spaces to prepare for entertaining friends and family. Here, no detail has been overlooked – from hidden, state-of-the-art appliances to statement finishes like the specially selected black and chrome mixer tap.



Photography of Building 10 showhome, indicative only

THE ULTIMATE SPACE TO RELAX IN STYLE

Enticingly chic and sophisticated, the sleek lines of these bedrooms offer a sanctuary from the world outside. With an internationally inspired aesthetic, step into these luxury spaces with clever storage features and simply get away from it all.





Photography of Building 10 showhome, indicative only

COMBINING THE CLASSIC WITH THE CONTEMPORARY

In every bathroom, it is the details that bring the space to life. Hand-selected tiles on the walls and floors provide a palette for the standout features, like the bold mirrors and luxurious basins. The overall effect is one of simple, timeless elegance.



Photography of Building 10 showhome, indicative only

TYPICAL SPECIFICATION OF 1, 2 & 3 BED APARTMENTS

KITCHENS

- Individually designed layouts.
- Composite stone worktops.
- Ceramic-tiled feature wall.
- Stainless steel under-mounted handmade single bowl sink and black and chrome monobloc mixer tap.
- Uniquely designed kitchen units with coloured base and light wall units, both have a contemporary sprayed paint finish with visible wood grain.
- Bosch frameless ceramic hob.
- Bosch integrated multi-function electric oven.
- Bosch integrated multi-function dishwasher.
- Bosch integrated fridge/freezer.
- Bosch integrated microwave oven in upper cabinet (not applicable to 1 beds).
- Integrated wine cooler.
- Bosch built-in recirculating extractor hood.
- Energy efficient ceiling downlights, pendants over kitchen worktop and under cabinet lighting.
- Concealed white multi-gang appliance panel.
- Black nickel sockets with black inserts above worktops.
- Engineered wooden flooring.

BATHROOMS

- White single ended bath, side panel with LED feature strip, glass spray screen and black diverter tap.
- White wash basin with wall mounted single lever mixer tap, black finish.
- Thermostatic bath/shower mixer unit with hand-held shower head, black finish.
- Wall mounted shower head, black finish.
- White wall hung WC with press button action, soft-close lid and concealed cistern.
- Ceramic tiles to floor.
- Complementary ceramic tiles full height to basin and shower wall, light grey paint finish to others.
- Fitted wall cabinet with visible wood grain doors, shelves and shaver socket.
- Energy efficient ceiling recessed downlights.
- Heated towel rail, black finish.
- Mechanically ventilated.

SHOWER ROOMS (Where Applicable)

- White shower tray with fixed glazed screen.
- White wash basin with wall mounted single lever basin mixer tap, black finish.
- Thermostatic shower mixer unit with hand-held shower head, black finish.
- Wall mounted shower head, black finish.
- White wall hung WC with press button action, soft-close lid and concealed cistern.
- Ceramic tiles to floor.
- Complementary ceramic tiles full height to basin and shower wall, ash white paint finish to others.
- Fitted wall cabinet with visible wood grain doors, shelves and shaver socket.
- Energy efficient ceiling downlights and ceiling strip lighting above shower.
- Heated towel rail, black finish.
- Mechanically ventilated.

ELECTRICAL FITTINGS

- Energy efficient light fittings throughout.
- Smart energy meter.
- Television points (terrestrial and satellite) to principal living areas and bedrooms.
- BT point to living room and master bedroom only.
- USB sockets to kitchen and master bedroom.
- White electrical faceplates.
- Smoke detectors to corridors and living space.
- Heat detector to kitchen.
- Pendant provision in dining area and second bedroom.
- Wall lights to corridor, living room and master bedroom.

HEATING

- Heating and hot water supplied from the on-site CHP (Combined Heat & Power) system accessed via a metered heat interchange unit in the utility cupboard.
- Radiator panel heaters with thermostatic radiator valves.

ADDITIONAL FEATURES

- Plumbing for washer/dryer.
- Domestic fire sprinkler system to all apartments.
- High performance double glazed windows and external doors.

INTERIOR FINISHES

- Contemporary entrance door.
- Internal living area door sets are grey painted, cupboard doors are painted as the walls.
- Grey painted skirting and architraves to the bedrooms; white paint to the entrance hall and living areas.
- Dark grey painted pocket door to ensuite bathrooms.
- Matt black door handles and ironmongery.
- Energy efficient light fittings throughout.
- Engineered wooden flooring to kitchen and living/dining rooms.
- Ceramic tiles to entrance hall floor.
- Carpet to bedrooms.

BALCONIES/TERRACES

- Well-proportioned balconies/terraces with decking, and metal balustrades.
- Privacy dividers between adjoining terraces.

SECURITY FEATURES

- Audio/visual entry system via fob and linked to purchaser's mobile (may require telephone and internet connection and call waiting service to be provided by the purchaser).
- 'Secured by Design' certification achieved throughout the development.
- High quality, lockable, restricted opening windows and external doors.
- 24-hour Concierge service and monitored CCTV.

CAR PARKING

- Limited general right to park available and subject to separate agreement.
- Secure bicycle storage.

LIFTS

- Secure lift access to every accommodation level.



Photography of Building 10 showhome, indicative only



Photography of Building 10 showhome, indicative only

Your attention is drawn to the fact that it may not be possible to provide the branded product as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required.

ENJOY EXCLUSIVE ACCESS TO THE WATERSIDE CLUB

“

Residents-only health and wellbeing centre, The Waterside Club, is located close to Building 10 at the heart of Royal Arsenal Riverside. Just a few minutes from your front door, you could be relaxing in the pool, working out, or sitting back in front of your own private screening.”

**LYNDON NUNN,
SALES AND MARKETING DIRECTOR
BERKELEY**



A LUXURIOUS 20-METRE POOL



1.29M

RESTORE MIND, BODY AND SOUL AT YOUR PRIVATE CLUB

LOWER GROUND



YOU'LL HAVE ACCESS TO

- 20-metre swimming pool
- Steam room and sauna
- Vitality pool
- Gym
- Experience showers
- Concierge
- Cinema

GROUND FLOOR



Floorplan of The Waterside Club is indicative only and not drawn to scale.



Photography of the pool, The Waterside Club

With exclusive use of The Waterside Club you'll have access to one of the biggest residential leisure centres in south east London. Here you can swim lengths of the 20-metre swimming pool or work out in the fully equipped gym.

When you want some time to unwind, you can revel in the warmth of the vitality pool as well as the spa facilities, including sauna, steam rooms, experience showers and treatment rooms – exclusively available to you day and night.



Photography of the vitality pool, The Waterside Club



Photography of the gym, The Waterside Club

FIRST-CLASS FACILITIES

Access to The Waterside Club gives you use of the private cinema room and residents-only lounge. It also includes a reception area where your 24-hour Concierge service is available to make bookings or take delivery of items on your behalf.



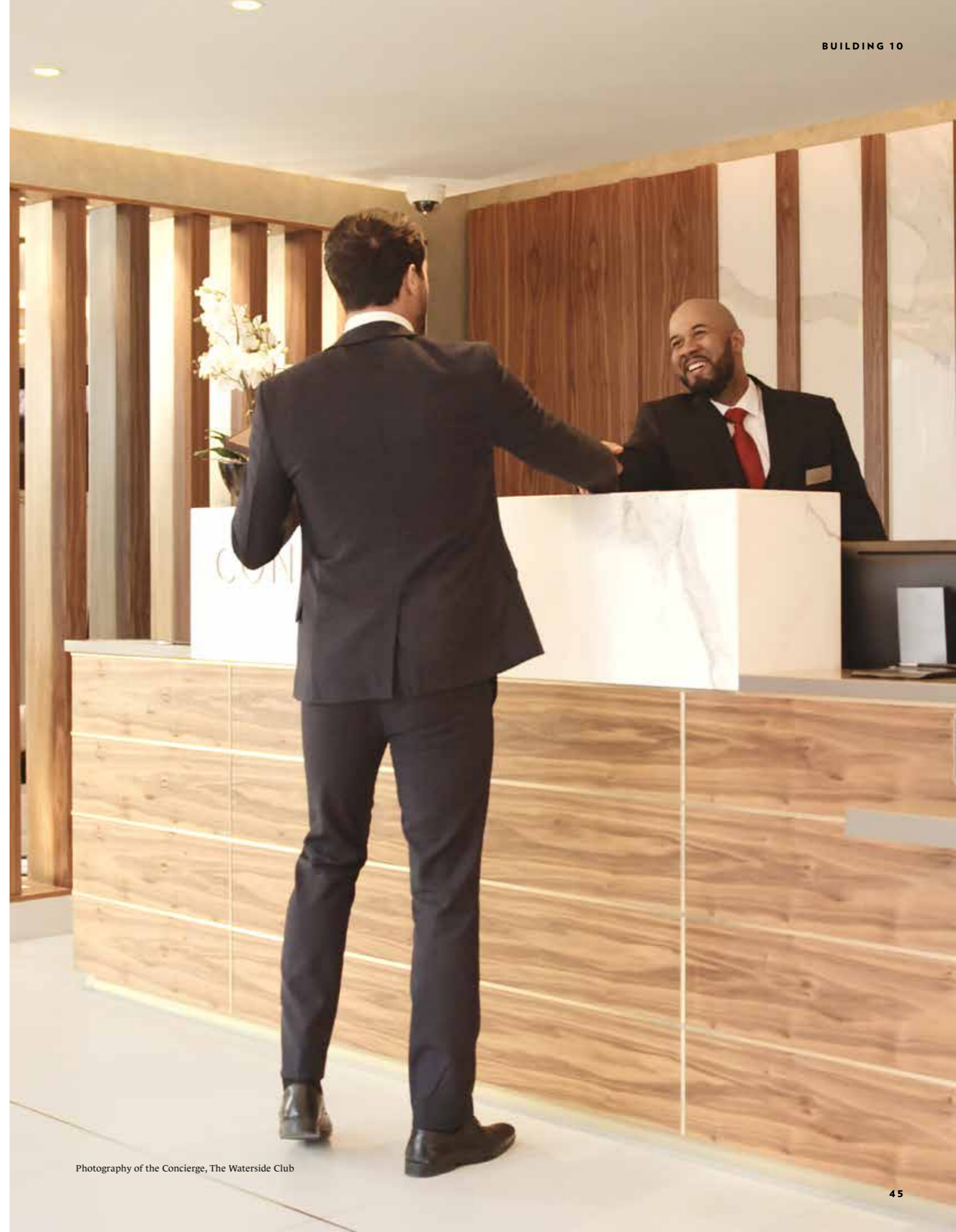
Photography of the residents' lounge, The Waterside Club



Photography of the cinema room, The Waterside Club



Photography of the cinema room, The Waterside Club



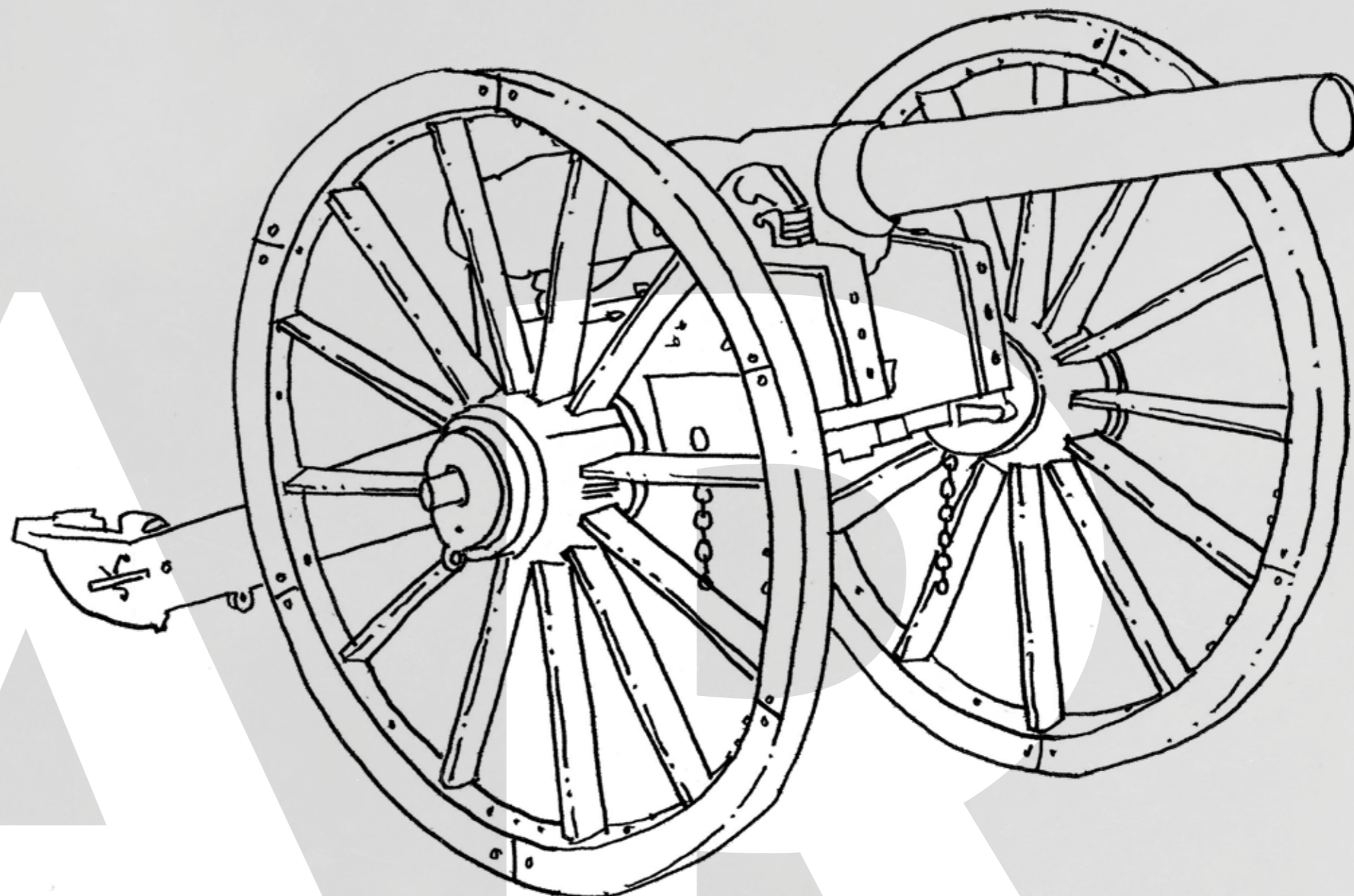
Photography of the Concierge, The Waterside Club

ROYAL ARSENAL RIVERSIDE - A FLOURISHING NEIGHBOURHOOD

“

At Royal Arsenal Riverside, you'll not only find everything a community needs to thrive – from local shops, restaurants and workspaces to crèche facilities and outdoor spaces. You'll also find yourself immersed in history and a huge range of celebrations and cultural events.”

**LYNDON NUNN,
SALES AND MARKETING DIRECTOR
BERKELEY**



RARE



SO MUCH MORE THAN JUST A PLACE TO LIVE

It's not just architecture that defines a place. It's the community too.

Besides the shops, restaurants and workplaces that a neighbourhood like this needs to thrive, there is also a unique sense of community. The park and outdoor areas, Woolwich Works and riverside location are the settings for major celebrations and seasonal events – from the Christmas Fête or the summer party to the bi-monthly farmers' market.

It is all part of Royal Arsenal Riverside Explore (RARE) – a coming together of the worlds of everyday culture, arts and entertainment. This combination of people and place makes the RARE community experience so rare in London.



Lifestyle photography at Dial Arch, Royal Arsenal Riverside



Photography of a fitness event, Royal Arsenal Riverside



Lifestyle photography at the Farmers' Market, Royal Arsenal Riverside



Lifestyle photography on No.1 Street, Royal Arsenal Riverside

A RICH HISTORY OF DEFENDING THE REALM

Historically, the Royal Arsenal was one of the UK's most important military sites, having been an armaments manufacturer, ammunition proofing and explosive research facility serving a number of key UK wars.



Historic photograph of Royal Arsenal Riverside



Photography of previous Tall Ships Festival, Greenwich

THE BUILDING 10 BACKSTORY

The pre-existing Grade II listed structure at the foot of Building 10 was originally known as the Royal Carriage Factory. Founded in 1802, it was planned around three parallel smitheries that made cannon for naval vessels. The restoration process may have seen the building change use but none of the energy has left the site.



Artist's impression, The Royal Arsenal Woolwich - 1864

EXPERIENCE THE WOOLWICH WORKS

At Royal Arsenal Riverside, you'll find a new cultural destination that's all set to rival the South Bank. The 15,000m² Woolwich Works will soon provide space for a 450-seat theatre and a base for internationally acclaimed theatre companies. The performance courtyard will have outdoor seating for up to 600 and there will be 10 rehearsal studios.



Lifestyle photography, indicative only



Lifestyle photography, indicative only

EXPERIENCE SO MUCH MORE THAN JUST A PLACE TO LIVE

Royal Arsenal Riverside Explore (RARE) is where the worlds of everyday culture, arts and entertainment come together.

This unique combination of people and place is what makes the RARE community experience unlike any other in London.



Lifestyle photography, indicative only



Photography of The Chineke! Orchestra. Image courtesy of Eric Richmond and Joe Swift



Photography of the annual Woolwich Contemporary Print Fair

The hugely popular immersive theatre group, Punchdrunk, and The Chineke! Orchestra are already part of the Woolwich Works alongside Woolwich-based Protein Dance. Meanwhile, the annual Woolwich Contemporary Print Fair will continue its residency in the new gallery space in the former carriage factory.



R | A | R | E

Lifestyle photography at The Guard House, Royal Arsenal Riverside

ENJOY LATE NIGHTS AND LAZY MORNINGS

For drinks and a bite to eat, there's the historic setting of the Dial Arch Pub with its classic British fare or Hop Stuff Brewery's bar, The Taproom, serving sourdough pizza and craft beers. For big occasions, Con Gusto is the perfect setting – an intimate and authentic Italian. If you're just looking for a quick coffee or snack, there's always Boulangerie Jade, with its perfectly formed French pastries.



Lifestyle photography at The Taproom, Royal Arsenal Riverside



Lifestyle photography at Boulangerie Jade, Royal Arsenal Riverside



Lifestyle photography at Con Gusto, Royal Arsenal Riverside



Computer Generated Image of Maribor Park, Royal Arsenal Riverside



Lifestyle photography, indicative only

FOUR ACRES OF BEAUTIFULLY LANDSCAPED OPEN SPACE

Maribor Park will run the full length of Royal Arsenal Riverside, a green corridor from Woolwich Arsenal station all the way to the riverfront. With tree-lined paths, trim trails and wildflower meadows between huge expanses of green space, you'll find a calm and peaceful space that'll transport you away from the hustle and bustle of city life.



Lifestyle photography, indicative only

A PEACEFUL PLACE FOR ALL

From sensory planting to waterways and parkland the size of 13 Olympic swimming pools, Maribor Park invites everyone to embrace the great outdoors.



Lifestyle photography, indicative only

CREATED BY AWARD-WINNING LANDSCAPE DESIGNERS

GARDENS CULTIVATED TO REFERENCE THE VARIETY OF THE ENGLISH COUNTRYSIDE

The forthcoming Maribor Park is the four-acre green space at the heart of Royal Arsenal Riverside, which has been established on a grand scale. Created as an integral element of the whole Waterfront, the sustainable planting also encourages wildlife to thrive and will result in a net gain in biodiversity for the community.

Individual character areas are designed to suit the lifestyle of residents and visitors alike. The running trail and outdoor exercise area help you stay active and healthy. The children's play area and open lawns are available to everyone as places to spend time outdoors. While one of the park's greatest assets is its unbridled views of the River Thames.

Whether you choose to sit in the park enjoying a picnic, having a drink in a café or walking the dog, this is a riverside park designed for all.



Photography of The Source, Maribor Park, Royal Arsenal Riverside

“

This exemplary new four-acre park will establish an enhanced green link connecting the Royal Arsenal and Woolwich town centre to the River Thames. The Waterfront Park will provide an exciting mix of leisure and recreation space. It has been designed around a new waterway that will ‘meander’ through six changing landscapes with different features, which will guide visitors through the park towards the river.”

JIM DIGGLE
MANAGING PARTNER,
GILLESPIES



Artist's impression, indicative only

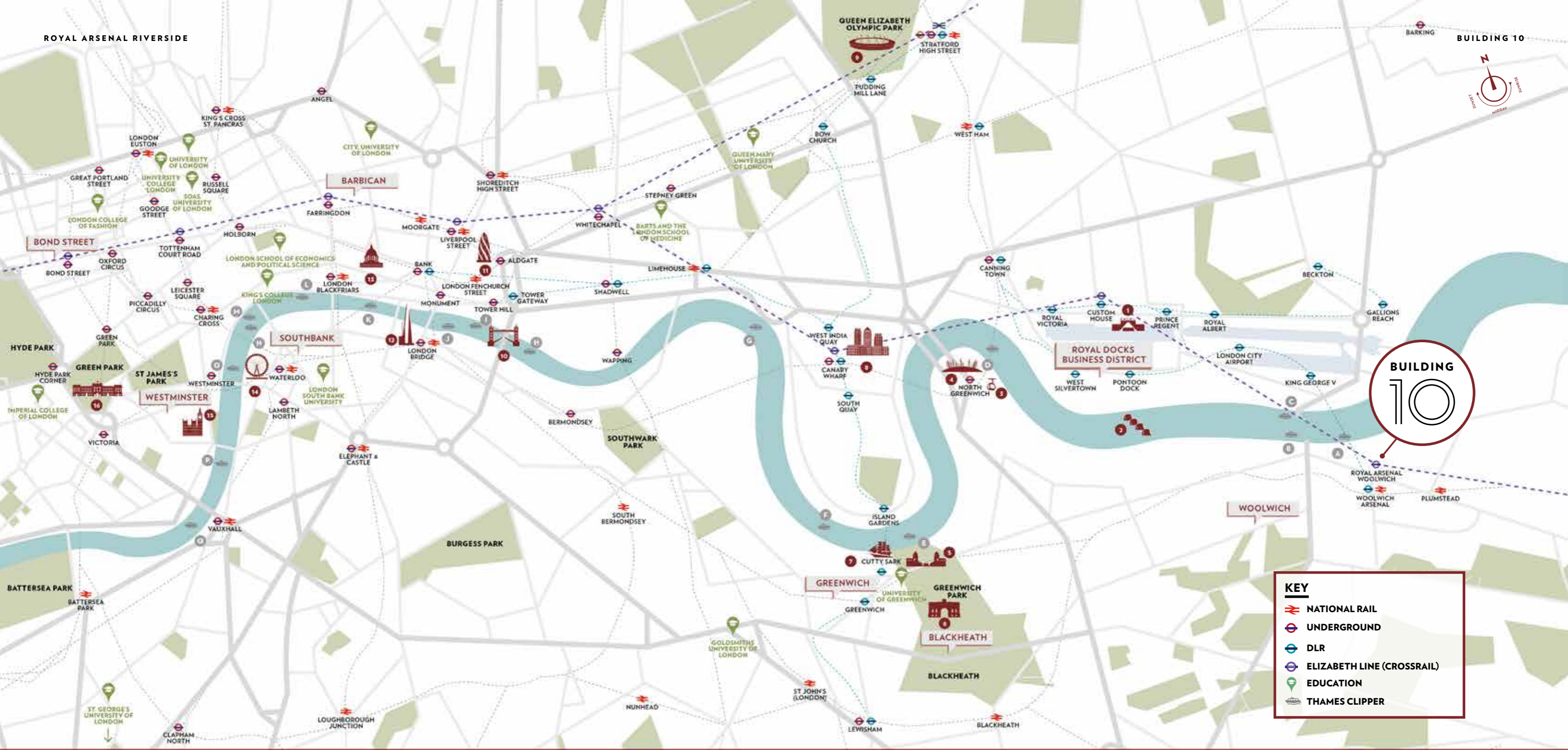
ONE OF THE BEST CONNECTED NEW NEIGHBOURHOODS IN LONDON

“

From Woolwich Arsenal station you can be in Canary Wharf in minutes. With the arrival of the forthcoming on-site Crossrail station, there'll be direct connections right across London to places such as Liverpool Street, Tottenham Court Road, Bond Street and Paddington.”

**LYNDON NUNN,
SALES AND MARKETING DIRECTOR
BERKELEY**





THE PICK OF THE CAPITAL IS WITHIN EASY REACH

From your apartment in Building 10 at Royal Arsenal Riverside, the whole of London is at your disposal. Whether you want to explore new places in your leisure time or meet with colleagues, this is your starting point for experiencing everything the city has to offer.

LANDMARKS

- | | |
|----------------------------|------------------------|
| 1 EXCEL CENTRE | 10 TOWER BRIDGE |
| 2 THE THAMES BARRIER | 11 30 ST MARY AXE |
| 3 EMIRATES AIRLINE | 12 THE SHARD |
| 4 THE O2 | 13 ST PAUL'S CATHEDRAL |
| 5 THE ROYAL NAVAL COLLEGE | 14 THE LONDON EYE |
| 6 NATIONAL MARITIME MUSEUM | 15 WESTMINSTER |
| 7 CUTTY SARK | 16 BUCKINGHAM PALACE |
| 8 CANARY WHARF | |
| 9 OLYMPIC STADIUM | |

THAMES CLIPPER

- | | |
|--------------------------|---------------------------|
| A WOOLWICH ARSENAL PIER | I TOWER HILL PIER |
| B WOOLWICH SOUTH PIER | J LONDON BRIDGE CITY PIER |
| C WOOLWICH NORTH PIER | K BANKSIDE PIER |
| D NORTH GREENWICH PIER | L BLACKFRIARS PIER |
| E GREENWICH PIER | M EMBANKMENT PIER |
| F MASTHOUSE TERRACE PIER | N FESTIVAL PIER |
| G CANARY WHARF PIER | O WESTMINSTER PIER |
| H ST KATHARINE'S PIER | P MILLBANK PIER |
| | Q ST GEORGE WHARF PIER |

Forthcoming on-site Crossrail station at Royal Arsenal Riverside. Source: www.crossrail.co.uk
Map is not to scale and is indicative only

STAY CONNECTED TO LONDON

Royal Arsenal Riverside provides access to multiple transport links in and around London as well as to destinations beyond.

The new Elizabeth Line will take you to central London in as little as 20 minutes. Meanwhile, you can choose to enjoy a ride on the river with the Thames Clipper service or go overground via the DLR or rail links from Woolwich Arsenal.

By road, it is easy to escape the city or simply to return home in a taxi. For flights to and from Europe, you can fly from nearby London City Airport, while Heathrow and Gatwick airports can be reached in around an hour.



Photography of forthcoming on-site Crossrail station at Royal Arsenal Riverside



ELIZABETH LINE*

From Woolwich Arsenal

- CANARY WHARF 07 mins
- LIVERPOOL STREET 14 mins
- FARRINGDON 16 mins
- BOND STREET 21 mins
- PADDINGTON 25 mins
- HEATHROW 56 mins



AEROPLANE

From London City Airport

- FRANKFURT 1hr 30 mins
- GENEVA 1hr 35 mins
- PARIS ORLY 1hr 35 mins
- ZURICH 1hr 35 mins
- VENICE 2hrs 00 mins
- BARCELONA 2hrs 10 mins



BOAT

From Woolwich Arsenal Pier

- QE2 PIER/THE O2 06 mins
- GREENWICH 15 mins
- CANARY WHARF 20 mins
- LONDON BRIDGE 30 mins
- EMBANKMENT 45 mins



RAIL

From Woolwich Arsenal Station

- BLACKHEATH 11 mins
- GREENWICH 13 mins
- LONDON BRIDGE 21 mins
- WATERLOO EAST 31 mins
- CANNON STREET 32 mins
- CHARING CROSS 35 mins



DLR

From Woolwich Arsenal

- LONDON CITY AIRPORT 05 mins
- CANNING TOWN 12 mins
- STRATFORD 18 mins
- CANARY WHARF 19 mins
- BANK 27 mins



DRIVE

From Royal Arsenal Riverside

- M25 24 mins
- LONDON CITY AIRPORT 32 mins
- BOND STREET 36 mins
- GATWICK AIRPORT 1hr 4 mins
- EURO TUNNEL 1hr 20 mins

Timings are approximate, correct at time of print and do not include walking/transfer times.
Sources: www.crossrail.co.uk www.tfl.gov.uk www.thamesclippers.com www.londoncityairport.com and www.google.co.uk/maps
*Forthcoming on-site Crossrail station at Royal Arsenal Riverside.

A WORLD-CLASS CITY AWAITS



07 mins
CANARY WHARF



06 mins
THE O2



40 mins
LONDON EYE

Source: www.tfl.gov.uk



Photography of Canary Wharf



Photography of Whitehall



Photography of The London Eye

Whether it is a quick commute, a night out nearby or a day spent exploring central London, Building 10 offers you unrivalled connections around the Capital. And with the forthcoming on-site Crossrail station, the whole of London will be even more easily accessible.



ENJOY UNRIVALLED ENTERTAINMENT

From outlet shopping to indoor trampolining, ten-pin bowling to five-star blockbusters, and casual dining to rooftop climbing.

It all happens here at the O2.

Photography of The O2

RENOWNED FOR RETAIL THERAPY

Under the famous O2 roof, you will find some of the biggest labels on the planet. From essential items to fashion favourites, the all-new Icon Outlet offers a completely different type of shopping experience.



Photography of the Icon Outlet at the O2



06 mins
THE O2



18 mins
STRATFORD



07 mins
CANARY WHARF

Source: www.tfl.gov.uk



Photography of Westfield Stratford City

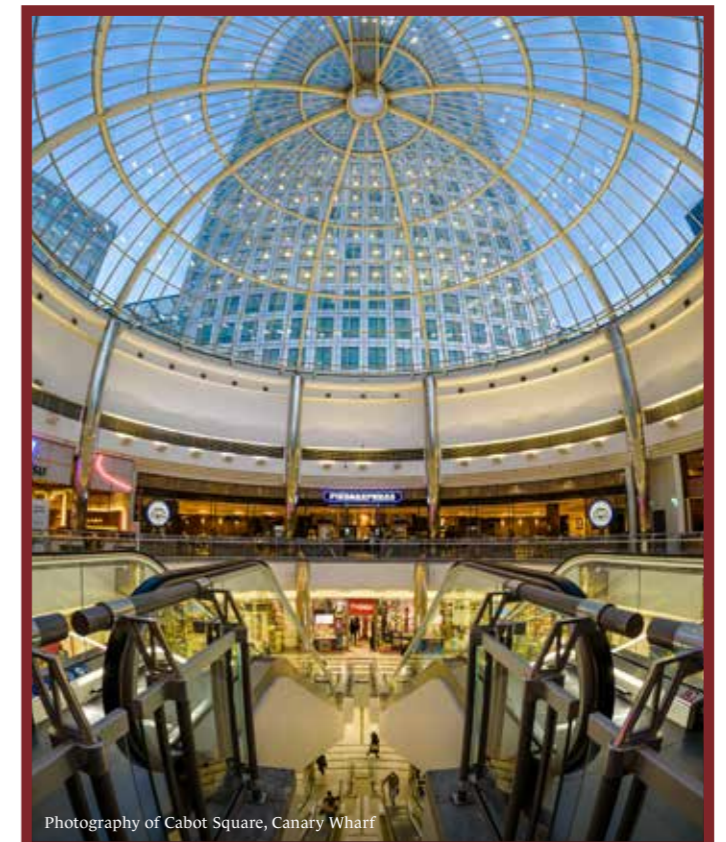


Lifestyle photography, indicative only

SEEK OUT BOUTIQUES AND BIG-NAME BRANDS

Westfield Stratford City is one of the most recognisable retail destinations in London. In under 20 minutes from Building 10, you can shop from morning through till night.

Even closer to home, shopping at Canary Wharf could not be more convenient. Here you can browse outerwear, underwear and everything in between – all just minutes from your door.



Photography of Cabot Square, Canary Wharf

WOOLWICH BLACKHEATH GREENWICH

In Woolwich, you'll find an up-and-coming arts and music scene as well as new experiences, like the Woolwich Equitable – a grand public house spread over two floors. Just along the river at Greenwich is the stunning hillside Royal Park, as well as stylish boutiques and the world-famous street market. For book lovers, there's the Bookshop on the Heath, surrounded by the eclectic mix of cafés and stores of Blackheath.



Photography of Blackheath



Photography of Woolwich Equitable



Photography of Greenwich Market


11 mins
BLACKHEATH


13 mins
GREENWICH

Source: www.tfl.gov.uk



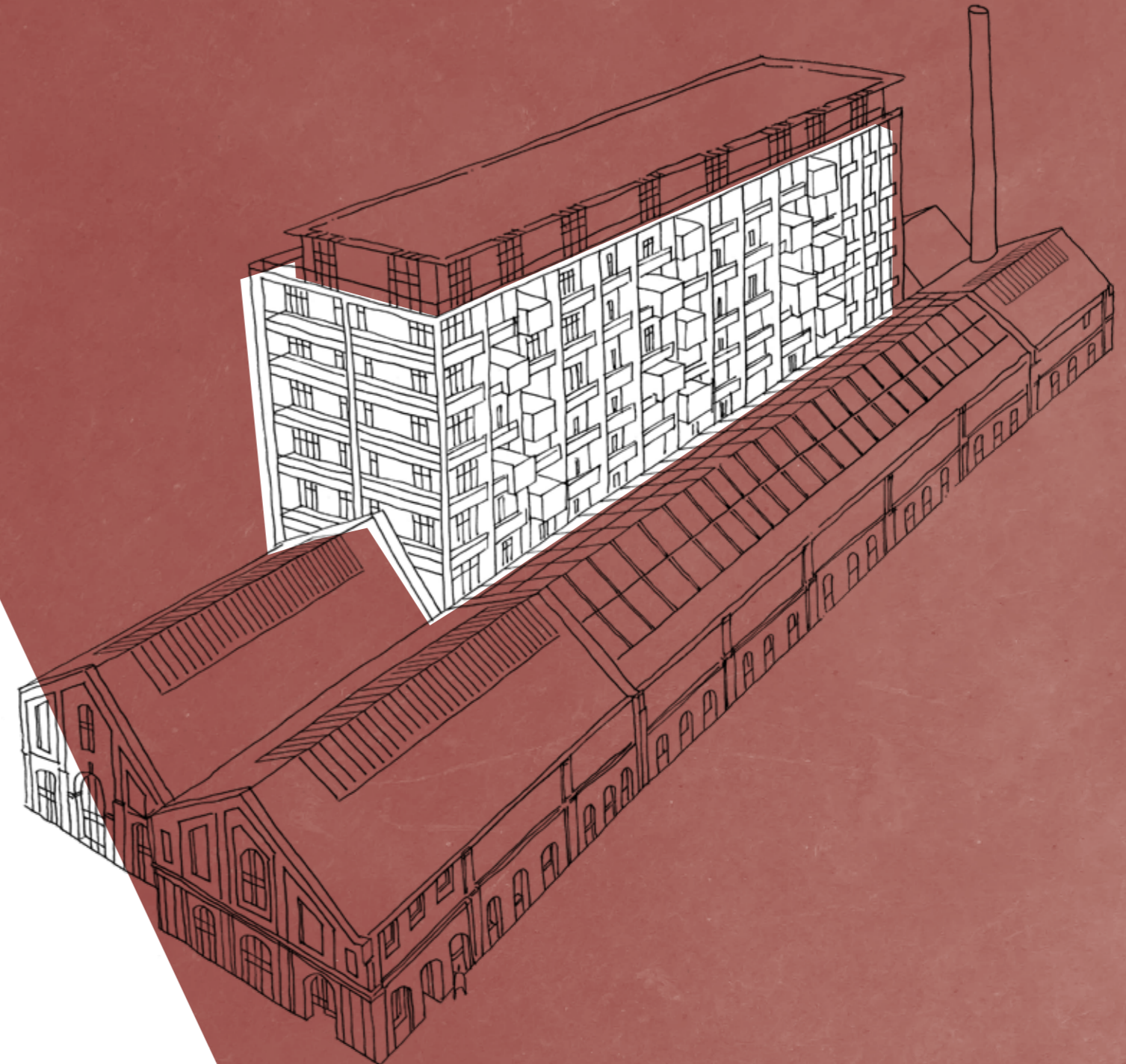
Photography of Greenwich Park

APARTMENTS – THE FLOORPLANS

“

The apartments benefit from being situated within and attached to a building that built the carriages for artillery. This is now an amazing vast space with metal brickwork, arches and texture bursting with historic value.”

JO LOVE
DIRECTOR, LOVE INTERIORS



APARTMENT LOCATOR

1 BEDROOM APARTMENTS

2 BEDROOM APARTMENTS

3 BEDROOM APARTMENTS

APARTMENT NO.	BEDS	NIA SQ M	NIA SQ FT	FLOOR	PAGE NO.
301	1	46.3	498	Level 3	76
401	1	46.3	498	Level 4	76
501	1	46.3	498	Level 5	76
601	1	46.3	498	Level 6	76
701	1	46.3	498	Level 7	76
801	1	46.3	498	Level 8	76
901	1	46.3	498	Level 9	76
303	1	48.3	520	Level 3	77
403	1	48.3	520	Level 4	77
503	1	48.3	520	Level 5	77
603	1	48.3	520	Level 6	77
703	1	48.3	520	Level 7	77
803	1	48.3	520	Level 8	77
903	1	48.3	520	Level 9	77
103	1	48.5	522	Level 1	78
203	1	48.5	522	Level 2	78
304	1	48.5	522	Level 3	78
404	1	48.5	522	Level 4	78
504	1	48.5	522	Level 5	78
604	1	48.5	522	Level 6	78
704	1	48.5	522	Level 7	78
804	1	48.5	522	Level 8	78
904	1	48.5	522	Level 9	78

APARTMENT NO.	BEDS	NIA SQ M	NIA SQ FT	FLOOR	PAGE NO.
105	1	50.1	539	Level 1	79
205	1	50.1	539	Level 2	80
306	1	50.1	539	Level 3	80
406	1	50.1	539	Level 4	80
506	1	50.1	539	Level 5	80
606	1	50.1	539	Level 6	80
706	1	50.1	539	Level 7	80
806	1	50.1	539	Level 8	80
906	1	50.1	539	Level 9	80
311	1	55.1	593	Level 3	81
411	1	55.1	593	Level 4	81
511	1	55.1	593	Level 5	81
611	1	55.1	593	Level 6	81
711	1	55.1	593	Level 7	81
811	1	55.1	593	Level 8	81
911	1	55.1	593	Level 9	81
308	1	55.1	593	Level 3	82
408	1	55.1	593	Level 4	82
508	1	55.1	593	Level 5	82
608	1	55.1	593	Level 6	82
708	1	55.1	593	Level 7	82
808	1	55.1	593	Level 8	82
908	1	55.1	593	Level 9	82

APARTMENT NO.	BEDS	NIA SQ M	NIA SQ FT	FLOOR	PAGE NO.
104	2	59.3	638	Level 1	83
204	2	59.3	638	Level 2	84
305	2	59.3	638	Level 3	84
405	2	59.3	638	Level 4	84
505	2	59.3	638	Level 5	84
605	2	59.3	638	Level 6	84
705	2	59.3	638	Level 7	84
805	2	59.3	638	Level 8	84
905	2	59.3	638	Level 9	84
302	2	59.6	641	Level 3	85
402	2	59.6	641	Level 4	85
502	2	59.6	641	Level 5	85
602	2	59.6	641	Level 6	85
702	2	59.6	641	Level 7	85
802	2	59.6	641	Level 8	85
902	2	59.6	641	Level 9	85
101	2	77.1	830	Level 1	86
201	2	77.2	831	Level 2	87
307	2	77.5	834	Level 3	88
309	2	77.5	834	Level 3	88
310	2	77.5	834	Level 3	88
312	2	77.5	834	Level 3	88
507	2	77.5	834	Level 5	88
509	2	77.5	834	Level 5	88
510	2	77.5	834	Level 5	88
512	2	77.5	834	Level 5	88
707	2	77.5	834	Level 7	88
709	2	77.5	834	Level 7	88
710	2	77.5	834	Level 7	88
712	2	77.5	834	Level 7	88
907	2	77.5	834	Level 9	88
909	2	77.5	834	Level 9	88
910	2	77.5	834	Level 9	88
912	2	77.5	834	Level 9	88
407	2	77.5	834	Level 4	89
409	2	77.5	834	Level 4	89
410	2	77.5	834	Level 4	89
412	2	77.5	834	Level 4	89
607	2	77.5	834	Level 6	89
609	2	77.5	834	Level 6	89
610	2	77.5	834	Level 6	89
612	2	77.5	834	Level 6	89
807	2	77.5	834	Level 8	89
809	2	77.5	834	Level 8	89
810	2	77.5	834	Level 8	89
812	2	77.5	834	Level 8	89

APARTMENT NO.	BEDS	NIA SQ M	NIA SQ FT	FLOOR	PAGE NO.
107	3	97.2	1046	Levels 1-2	90
111	3	97.2	1046	Levels 1-2	90
108	3	97.2	1046	Levels 1-2	91
112	3	97.2	1046	Levels 1-2	91
109	3	97.8	1052	Levels 1-2	92
113	3	97.8	1052	Levels 1-2	92
106	3	97.8	1052	Levels 1-2	93
110	3	97.8	1052	Levels 1-2	93
102	3	105.1	1132	Level 1	94
202	3	105.1	1132	Level 2	95

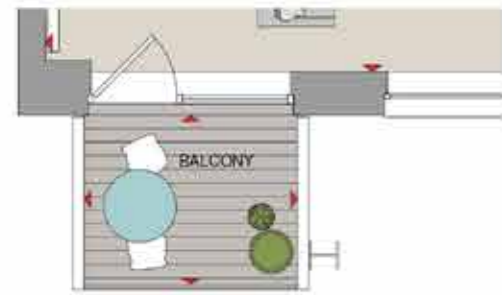
1

BEDROOM APARTMENT

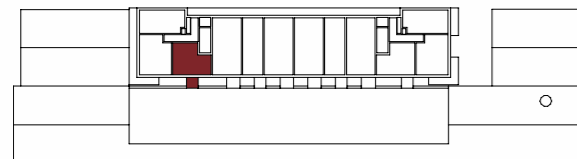
APARTMENT AREA	46.3 SQ M	498 SQ FT
Living/Dining/Kitchen	5400 mm x 3456 mm	17'8" x 11'4"
Bedroom	4405 mm x 2749 mm	14'5" x 9'0"
Balcony	2350 mm x 1875 mm	7'8" x 6'2"



BALCONY TYPE B*

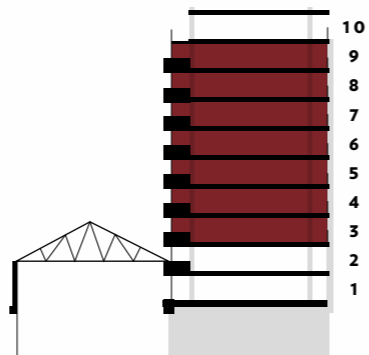


APARTMENTS 301, 401*, 501, 601*, 701, 801* & 901



KEY

- ◄► Measurement Points
- WM Washing Machine (indicative, not supplied)
- HIU Heat Interchange Unit
- Change in Ceiling Height



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. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale. As a result this plan may not be at the same scale as those on other pages.

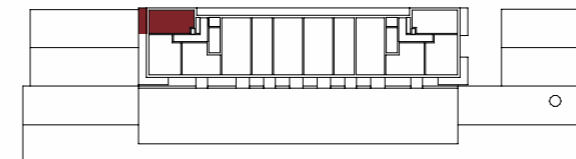
1

BEDROOM APARTMENT

APARTMENT AREA	48.3 SQ M	520 SQ FT
Living/Dining/Kitchen	5065 mm x 4237 mm	16'7" x 13'11"
Bedroom	3765 mm x 3122 mm	12'4" x 10'3"
Terrace	5209 mm x 1650 mm	17'1" x 5'5"

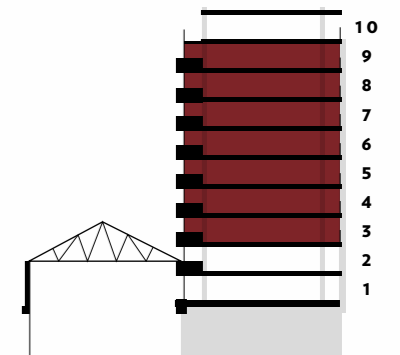


APARTMENTS 303, 403, 503, 603, 703, 803 & 903



KEY

- ◄► Measurement Points
- WM Washing Machine (indicative, not supplied)
- HIU Heat Interchange Unit
- Change in Ceiling Height



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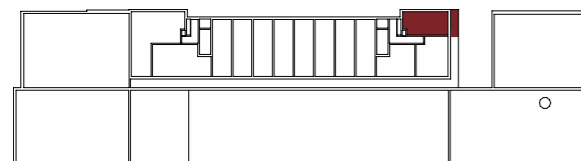
1

BEDROOM APARTMENT

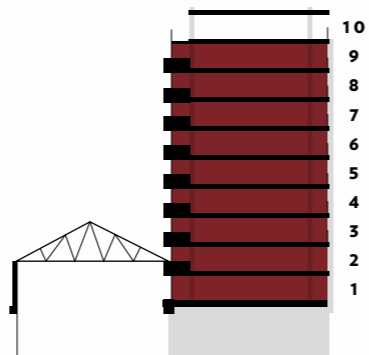
APARTMENT AREA	48.5 SQ M	522 SQ FT
Living/Dining/Kitchen	5065 mm x 4237 mm	16'7" x 13'11"
Bedroom	3765 mm x 3122 mm	12'4" x 10'3"
Balcony	5217 mm x 1649 mm	17'1" x 5'5"



APARTMENTS 103, 203, 304, 404, 504, 604, 704, 804 & 904



- KEY**
- ◄► Measurement Points
 - WM Washing Machine (indicative, not supplied)
 - HIU Heat Interchange Unit
 - Change in Ceiling Height



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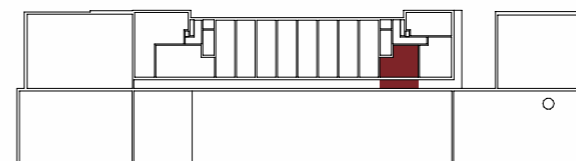
1

BEDROOM APARTMENT

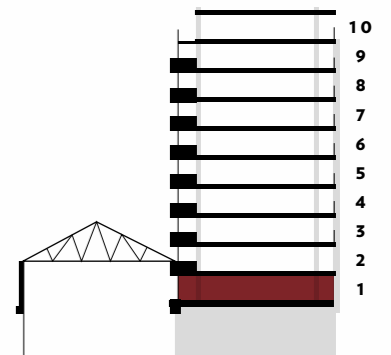
APARTMENT AREA	50.1 SQ M	539 SQ FT
Living/Dining/Kitchen	5400 mm x 5118 mm	17'8" x 16'9"
Bedroom	4405 mm x 2750 mm	14'5" x 9'0"
Terrace	8538 mm x 1913 mm	28'0" x 6'3"



APARTMENT 105



- KEY**
- ◄► Measurement Points
 - WM Washing Machine (indicative, not supplied)
 - HIU Heat Interchange Unit
 - Change in Ceiling Height



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1

BEDROOM APARTMENT

APARTMENT AREA	50.1 SQ M	539 SQ FT
Living/Dining/Kitchen	5400 mm x 5118 mm	17'8" x 16'9"
Bedroom	4405 mm x 2750 mm	14'5" x 9'0"
Balcony	2350 mm x 1875 mm	7'8" x 6'2"

1

BEDROOM APARTMENT

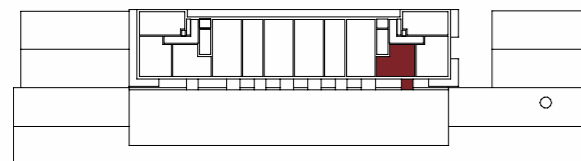
APARTMENT AREA	55.1 SQ M	593 SQ FT
Living/Dining/Kitchen	5110 mm x 4430 mm	16'9" x 14'6"
Bedroom	4138 mm x 2750 mm	13'7" x 9'0"
Balcony	2650 mm x 1875 mm	8'8" x 6'2"
Balcony (Apts 411, 611 & 811)	2350 mm x 1875 mm	7'8" x 6'2"



BALCONY TYPE B*

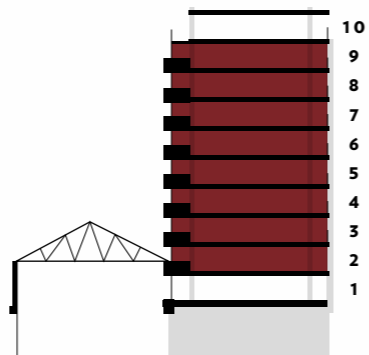


APARTMENTS 205*, 306, 406*, 506, 606*, 706, 806* & 906

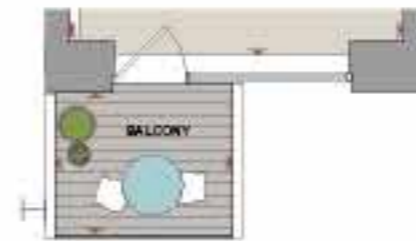


KEY

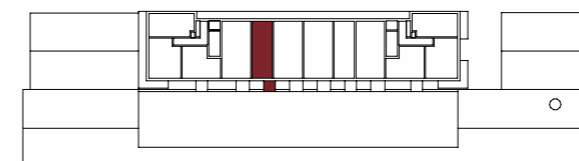
- ◄► Measurement Points
- WM Washing Machine (indicative, not supplied)
- HIU Heat Interchange Unit
- Change in Ceiling Height



BALCONY TYPE B*

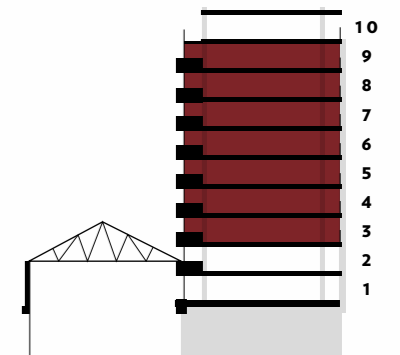


APARTMENTS 311, 411*, 511, 611*, 711, 811* & 911



KEY

- ◄► Measurement Points
- WM Washing Machine (indicative, not supplied)
- HIU Heat Interchange Unit
- Change in Ceiling Height



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1 BEDROOM APARTMENT

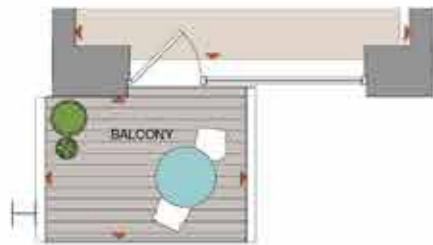
APARTMENT AREA	55.1 SQ M	593 SQ FT
Living/Dining/Kitchen	5110 mm x 4430 mm	16'9" x 14'6"
Bedroom	4138 mm x 2750 mm	13'7" x 9'0"
Balcony	2350 mm x 1875 mm	7'8" x 6'2"
Balcony (Apts 408, 608 & 808)	2650 mm x 1875 mm	8'8" x 6'2"

2 BEDROOM APARTMENT

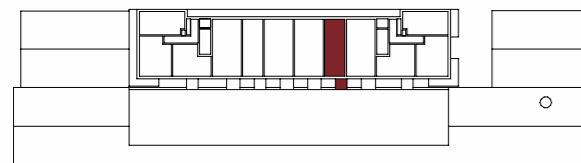
APARTMENT AREA	59.3 SQ M	638 SQ FT
Living/Dining/Kitchen	5870 mm x 3803 mm	19'3" x 12'5"
Bedroom 1	3876 mm x 3058 mm	12'8" x 10'0"
Bedroom 2	3561 mm x 2785 mm	11'8" x 9'1"
Terrace (Horizontal)	7566 mm x 1918 mm	24'10" x 6'3"
Terrace (Vertical)	11694 mm x 1653 mm	38'4" x 5'5"



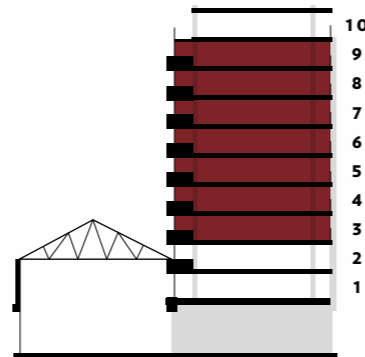
BALCONY TYPE B*



APARTMENTS 308, 408*, 508, 608*, 708, 808* & 908



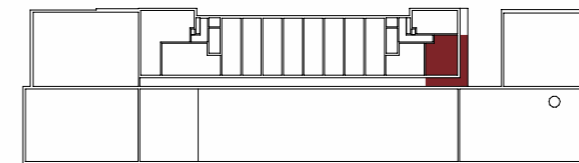
- KEY**
- ◀▶ Measurement Points
 - WM Washing Machine (indicative, not supplied)
 - HIU Heat Interchange Unit
 - Change in Ceiling Height



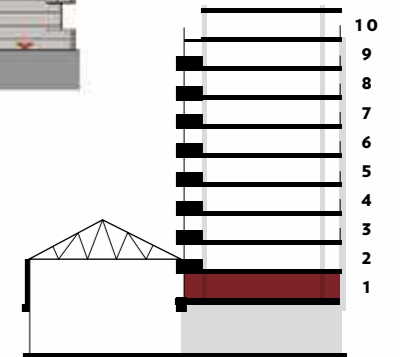
Apartment layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal 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. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale. As a result this plan may not be at the same scale as those on other pages.



APARTMENT 104



- KEY**
- ◀▶ Measurement Points
 - WM Washing Machine (indicative, not supplied)
 - HIU Heat Interchange Unit
 - Change in Ceiling Height



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2 BEDROOM APARTMENT

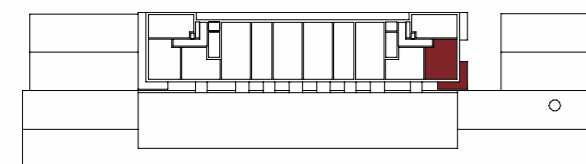
APARTMENT AREA	59.3 SQ M	638 SQ FT
Living/Dining/Kitchen	5870 mm x 3803 mm	19'3" x 12'5"
Bedroom 1	3876 mm x 3058 mm	12'8" x 10'0"
Bedroom 2	3561 mm x 2785 mm	11'8" x 9'1"
Terrace (Horizontal)	3582 mm x 1650 mm	11'9" x 5'5"
Terrace (Vertical)	5231 mm x 1650 mm	17'2" x 5'5"

2 BEDROOM APARTMENT

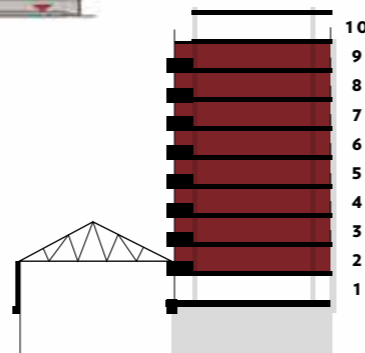
APARTMENT AREA	59.6 SQ M	641 SQ FT
Living/Dining/Kitchen	5870 mm x 3803 mm	19'3" x 12'5"
Bedroom 1	3876 mm x 3058 mm	12'8" x 10'0"
Bedroom 2	3561 mm x 2785 mm	11'8" x 9'1"
Terrace (Horizontal)	3582 mm x 1650 mm	11'9" x 5'5"
Terrace (Vertical)	11426 mm x 1650 mm	37'6" x 5'5"



APARTMENTS 204, 305, 405, 505, 605, 705, 805 & 905



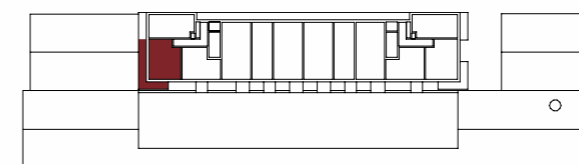
- KEY**
- ◄► Measurement Points
 - WM Washing Machine (indicative, not supplied)
 - HIU Heat Interchange Unit
 - Change in Ceiling Height



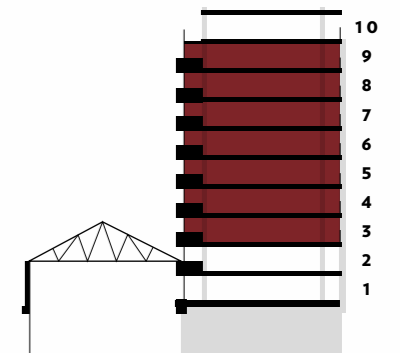
Apartment layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal 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. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale. As a result this plan may not be at the same scale as those on other pages.



APARTMENTS 302, 402, 502, 602, 702, 802 & 902



- KEY**
- ◄► Measurement Points
 - WM Washing Machine (indicative, not supplied)
 - HIU Heat Interchange Unit
 - Change in Ceiling Height



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2 BEDROOM APARTMENT

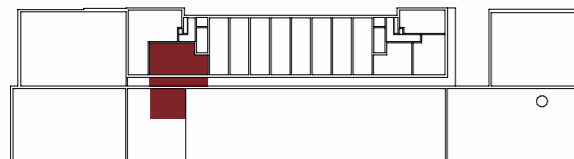
APARTMENT AREA	77.1 SQ M	830 SQ FT
Living/Dining/Kitchen	6649 mm x 4168 mm	21'10" x 13'8"
Bedroom 1	4064 mm x 3082 mm	13'4" x 10'1"
Bedroom 2	4405 mm x 2750 mm	14'5" x 9'0"
Terrace (Main)	6408 mm x 5732 mm	21'0" x 18'9"
Terrace (Narrow)	11623 mm x 1876 mm	38'1" x 6'2"

2 BEDROOM APARTMENT

APARTMENT AREA	77.2 SQ M	831 SQ FT
Living/Dining/Kitchen	6649 mm x 4168 mm	21'10" x 13'8"
Bedroom 1	4064 mm x 3082 mm	13'4" x 10'1"
Bedroom 2	4405 mm x 2750 mm	14'5" x 9'0"
Balcony	2350 mm x 1750 mm	7'8" x 5'9"

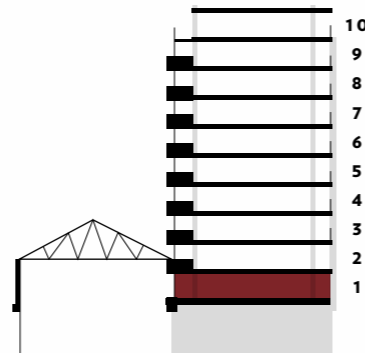


APARTMENT 101

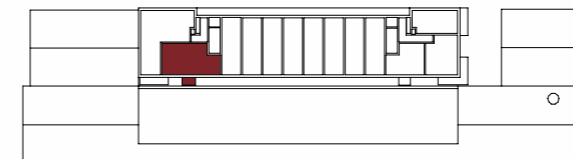


KEY

- ◀▶ Measurement Points
- WM Washing Machine (indicative, not supplied)
- HIU Heat Interchange Unit
- Change in Ceiling Height

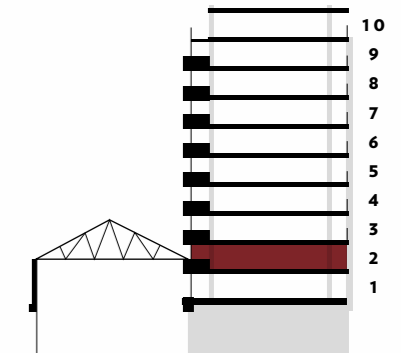


APARTMENT 201



KEY

- ◀▶ Measurement Points
- WM Washing Machine (indicative, not supplied)
- HIU Heat Interchange Unit
- Change in Ceiling Height



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. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale. As a result this plan may not be at the same scale as those on other pages.

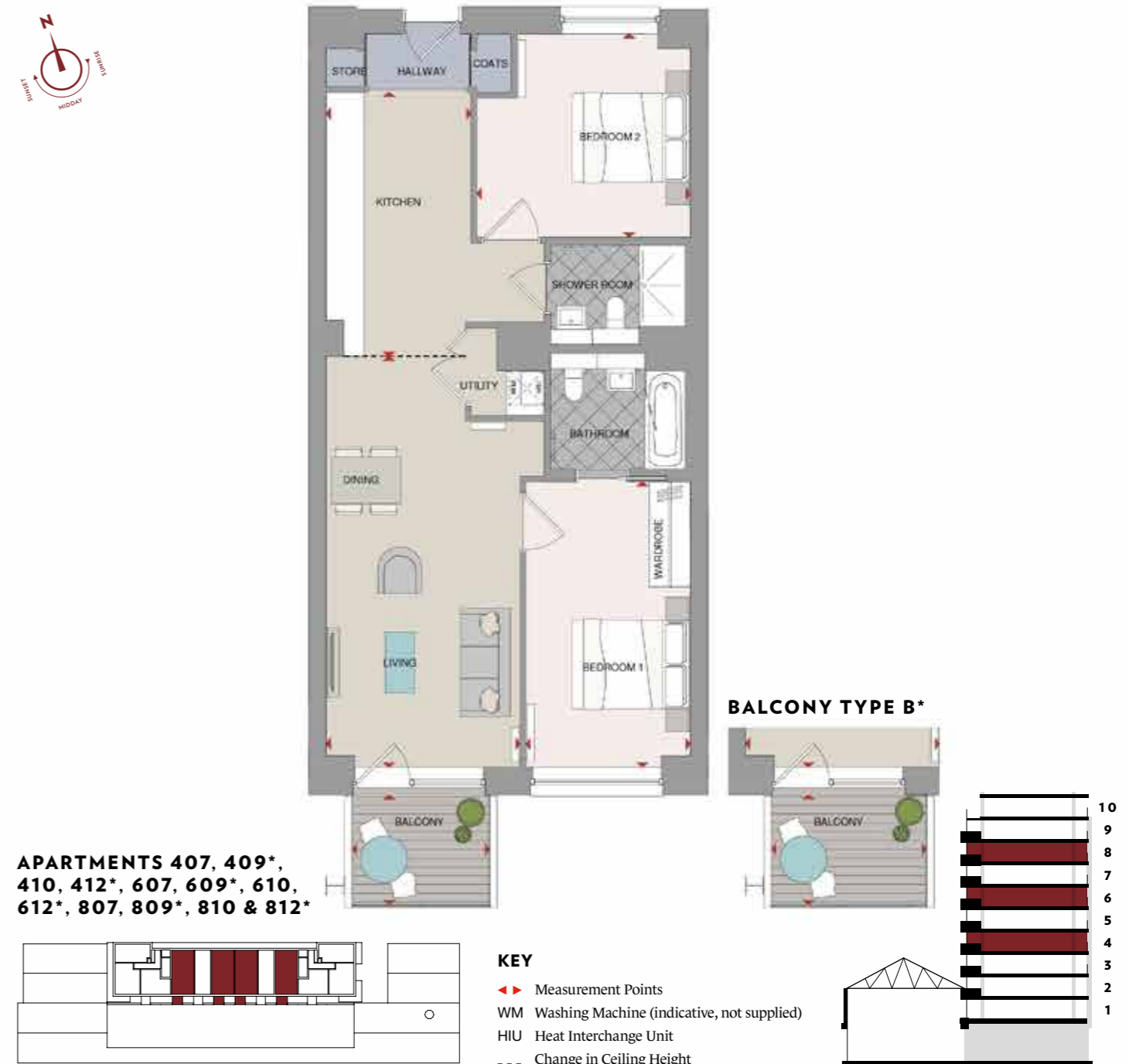
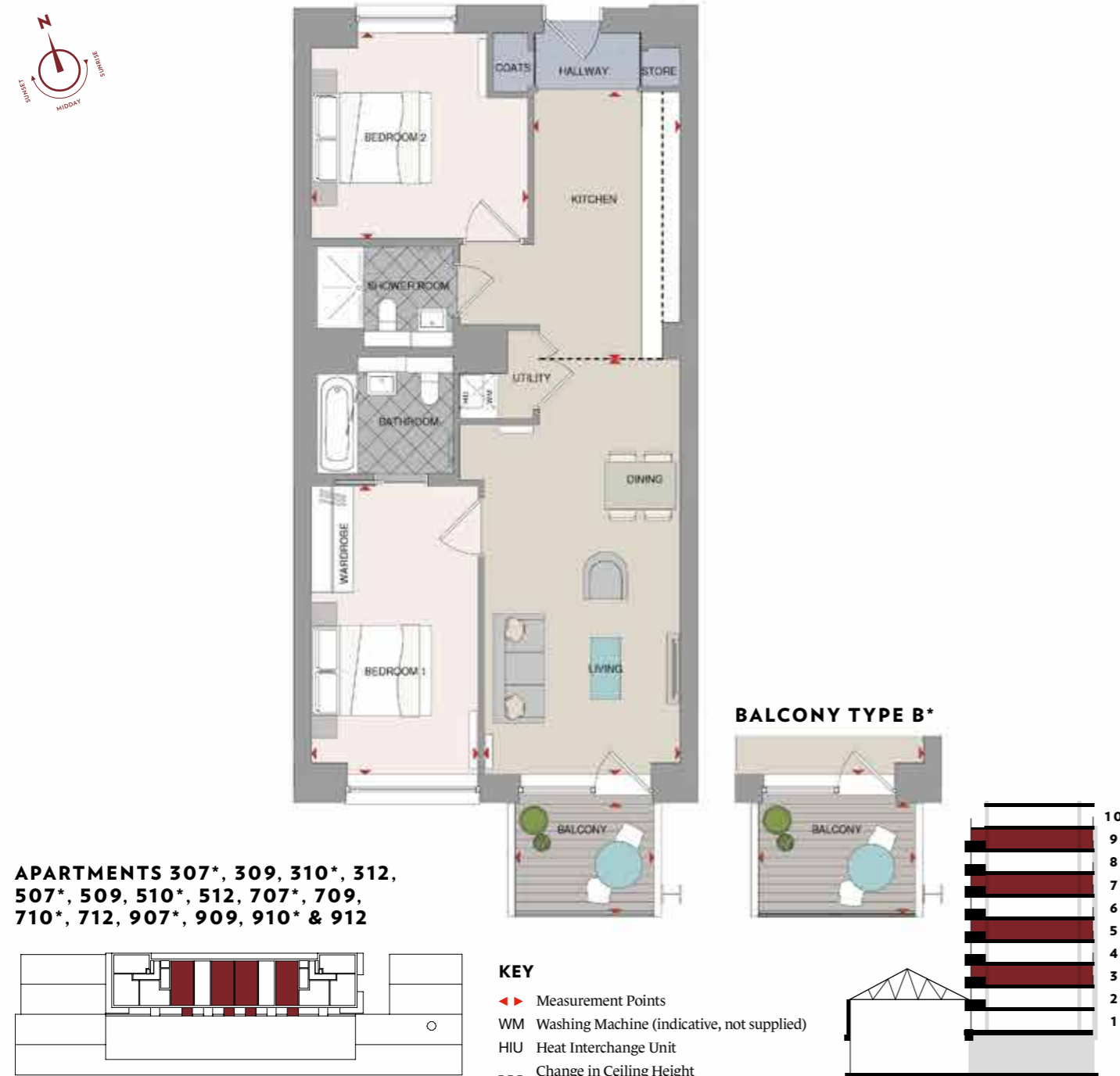
Apartment layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal 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. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale. As a result this plan may not be at the same scale as those on other pages.

2 BEDROOM APARTMENT

APARTMENT AREA	77.5 SQ M	834 SQ FT
Living/Dining	7029 mm x 3315 mm	23'0" x 10'10"
Kitchen	4518 mm x 2478 mm	14'10" x 8'1"
Bedroom 1	4886 mm x 2810 mm	16'0" x 9'2"
Bedroom 2	3647 mm x 3478 mm	11'11" x 11'5"
Balcony A	2350 mm x 1875 mm	7'8" x 6'2"
Balcony B	2650 mm x 1875 mm	8'8" x 6'2"

2 BEDROOM APARTMENT

APARTMENT AREA	77.5 SQ M	834 SQ FT
Living/Dining	7029 mm x 3315 mm	23'0" x 10'10"
Kitchen	4518 mm x 2477 mm	14'10" x 8'1"
Bedroom 1	4886 mm x 2810 mm	16'0" x 9'2"
Bedroom 2	3648 mm x 3478 mm	11'11" x 11'5"
Balcony A	2350 mm x 1875 mm	7'8" x 6'2"
Balcony B	2650 mm x 1875 mm	8'8" x 6'2"



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. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale. As a result this plan may not be at the same scale as those on other pages.

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. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale. As a result this plan may not be at the same scale as those on other pages.

3 BEDROOM APARTMENT

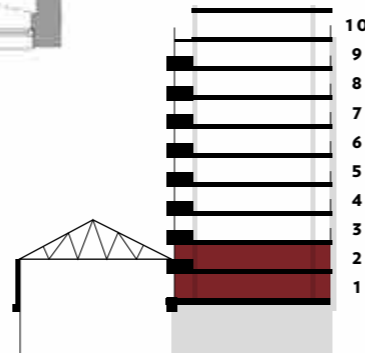
APARTMENT AREA	LOWER 50.8 SQ M	547 SQ FT
	UPPER 46.4 SQ M	499 SQ FT
Living/Dining/Kitchen	6467 mm x 4085 mm	21'2" x 13'5"
Bedroom 1	4095 mm x 3015 mm	13'5" x 9'10"
Bedroom 2	4095 mm x 2948 mm	13'5" x 9'8"
Bedroom 3	3528 mm x 1955 mm	11'7" x 6'5"
Terrace 1	4408 mm x 1910 mm	14'5" x 6'3"
Terrace 2	4410 mm x 1515 mm	14'5" x 4'11"

3 BEDROOM APARTMENT

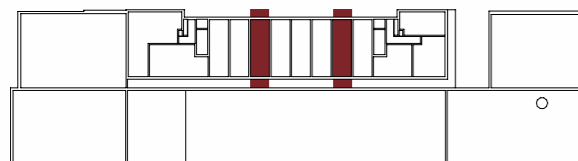
APARTMENT AREA	LOWER 50.8 SQ M	547 SQ FT
	UPPER 46.4 SQ M	499 SQ FT
Living/Dining/Kitchen	6467 mm x 4095 mm	21'2" x 13'5"
Bedroom 1	4095 mm x 3015 mm	13'5" x 9'10"
Bedroom 2	4095 mm x 2948 mm	13'5" x 9'8"
Bedroom 3	3528 mm x 1955 mm	11'7" x 6'5"
Terrace 1	4408 mm x 1910 mm	14'5" x 6'3"
Terrace 2	4410 mm x 1515 mm	14'5" x 4'11"



UPPER



APARTMENTS 107 & 111



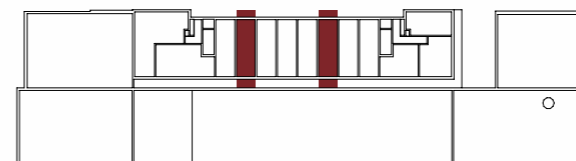
- KEY**
- ◄► Measurement Points
 - WM Washing Machine (indicative, not supplied)
 - HIU Heat Interchange Unit
 - Change in Ceiling Height

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. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale. As a result this plan may not be at the same scale as those on other pages.



UPPER

APARTMENTS 108 & 112



- KEY**
- ◄► Measurement Points
 - WM Washing Machine (indicative, not supplied)
 - HIU Heat Interchange Unit
 - Change in Ceiling Height

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. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale. As a result this plan may not be at the same scale as those on other pages.

3 BEDROOM APARTMENT

APARTMENT AREA	LOWER 51.2 SQ M	551 SQ FT
	UPPER 46.6 SQ M	501 SQ FT
Living/Dining/Kitchen	6467 mm x 4095 mm	21'2" x 13'5"
Bedroom 1	4095 mm x 3015 mm	13'5" x 9'10"
Bedroom 2	4095 mm x 2948 mm	13'5" x 9'8"
Bedroom 3	3528 mm x 1955 mm	11'7" x 6'5"
Terrace 1	4402 mm x 1910 mm	14'5" x 6'3"
Terrace 2	4433 mm x 1515 mm	14'6" x 4'11"

3 BEDROOM APARTMENT

APARTMENT AREA	LOWER 51.2 SQ M	551 SQ FT
	UPPER 46.6 SQ M	501 SQ FT
Living/Dining/Kitchen	6467 mm x 4095 mm	21'2" x 13'5"
Bedroom 1	4095 mm x 3015 mm	13'5" x 9'10"
Bedroom 2	4095 mm x 2948 mm	13'5" x 9'8"
Bedroom 3	3528 mm x 1955 mm	11'7" x 6'5"
Terrace 1	4408 mm x 1910 mm	14'5" x 6'3"
Terrace 2	4433 mm x 1515 mm	14'6" x 4'11"

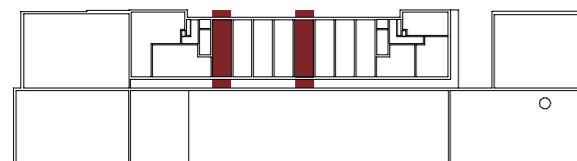


UPPER



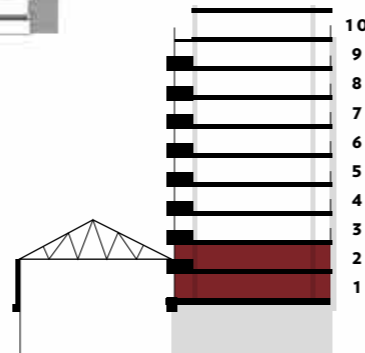
UPPER

APARTMENTS 109 & 113



KEY

- ◄► Measurement Points
- WM Washing Machine (indicative, not supplied)
- HIU Heat Interchange Unit
- Change in Ceiling Height



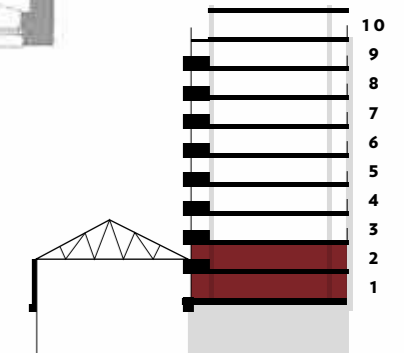
Apartment layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal 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. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale. As a result this plan may not be at the same scale as those on other pages.

APARTMENTS 106 & 110



KEY

- ◄► Measurement Points
- WM Washing Machine (indicative, not supplied)
- HIU Heat Interchange Unit
- Change in Ceiling Height



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3 BEDROOM APARTMENT

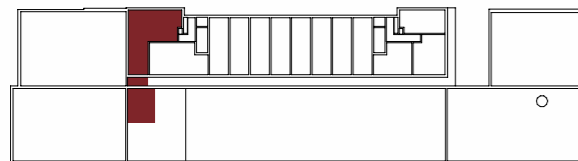
APARTMENT AREA	105.1 SQ M	1132 SQ FT
Living/Dining/Kitchen	8285 mm x 4220 mm	27'2" x 13'10"
Bedroom 1	5240 mm x 3000 mm	17'2" x 9'10"
Bedroom 2	4385 mm x 2997 mm	14'4" x 9'10"
Bedroom 3	4040 mm x 3009 mm	13'3" x 9'10"
Terrace	8286 mm x 5942 mm	27'2" x 19'6"

3 BEDROOM APARTMENT

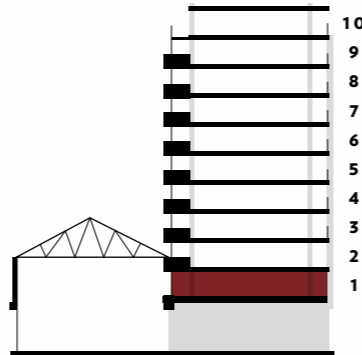
APARTMENT AREA	105.1 SQ M	1132 SQ FT
Living/Dining/Kitchen	8285 mm x 4220 mm	27'2" x 13'10"
Bedroom 1	5242 mm x 3000 mm	17'2" x 9'10"
Bedroom 2	4385 mm x 2998 mm	14'4" x 9'10"
Bedroom 3	4040 mm x 3012 mm	13'3" x 9'10"
Balcony	5054 mm x 1650 mm	16'7" x 5'5"



APARTMENT 102



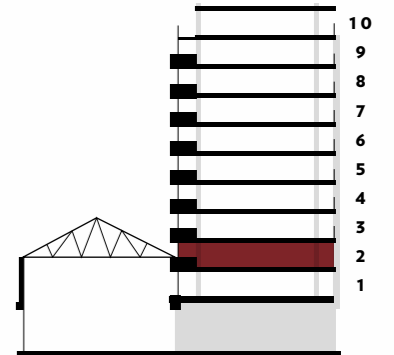
- KEY**
- ◄► Measurement Points
 - WM Washing Machine (indicative, not supplied)
 - HIU Heat Interchange Unit
 - C Column
 - Change in Ceiling Height



APARTMENT 202



- KEY**
- ◄► Measurement Points
 - WM Washing Machine (indicative, not supplied)
 - HIU Heat Interchange Unit
 - C Column
 - Change in Ceiling Height



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. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale. As a result this plan may not be at the same scale as those on other pages.

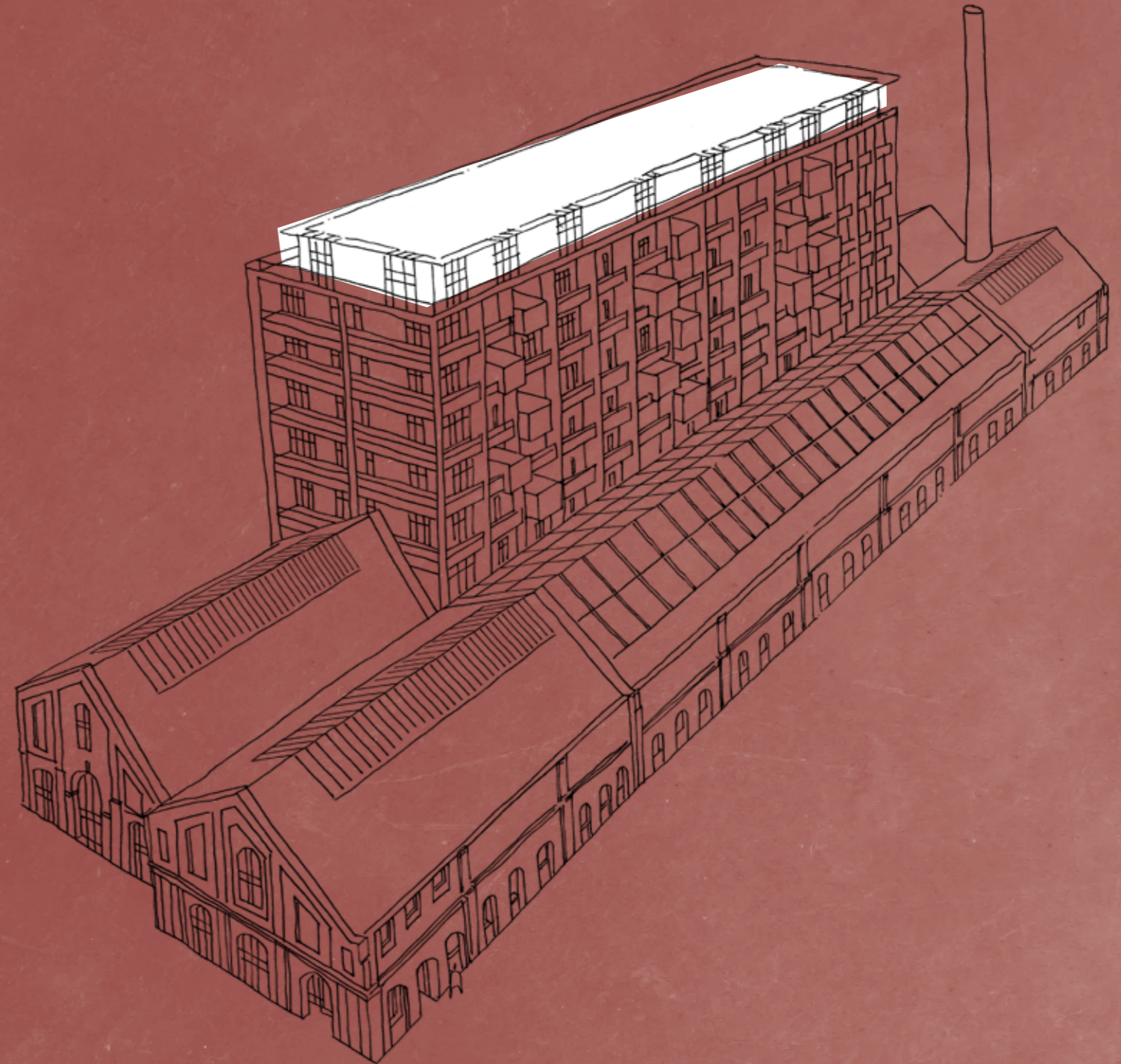
Apartment layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal 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. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale. As a result this plan may not be at the same scale as those on other pages.

PREMIUM APARTMENTS – THE FLOORPLANS

“

Nestled at the apex of the building, these penthouses are a select collection of first-class apartments. Offering views across Royal Arsenal Riverside and beyond, each penthouse is designed in its own, inimitable style.”

**LYNDON NUNN,
SALES AND MARKETING DIRECTOR
BERKELEY**



PREMIUM APARTMENTS LOCATOR

PLOT NO.	BEDS	NIA SQ M	NIA SQ FT	FLOOR	PAGE NO.
1001	1	46.3	498	Level 10	99
1004	1	50.1	539	Level 10	100
1009	1	55.1	593	Level 10	101
1006	1	55.1	593	Level 10	102
1005	2	77.5	834	Level 10	103
1007	2	77.5	834	Level 10	103
1008	2	77.5	834	Level 10	103
1010	2	77.5	834	Level 10	103
1002	3	97.8	1052	Level 10	104
1003	3	98.6	1061	Level 10	105

1

BEDROOM PREMIUM APARTMENT

PENTHOUSE AREA	46.3 SQ M	498 SQ FT
Living/Dining/Kitchen	5400 mm x 3456 mm	17'8" x 11'4"
Bedroom	4405 mm x 2749 mm	14'5" x 9'0"
Terrace	8525 mm x 1500 mm	27'11" x 4'11"



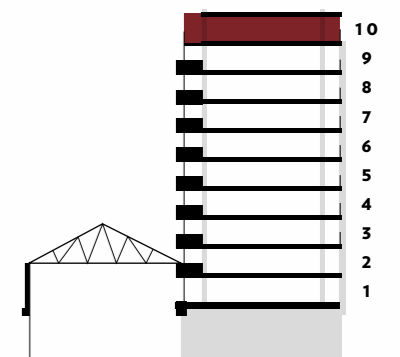
Computer Generated Image, indicative only

APARTMENT 1001



KEY

- ◀ ▶ Measurement Points
- WM Washing Machine (indicative, not supplied)
- HIU Heat Interchange Unit
- Change in Ceiling Height



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1

BEDROOM PREMIUM APARTMENT

PENTHOUSE AREA	50.1 SQ M	539 SQ FT
Living/Dining/Kitchen	5399 mm x 5118 mm	17'8" x 16'9"
Bedroom	4405 mm x 2750 mm	14'5" x 9'0"
Terrace	8433 mm x 1500 mm	27'8" x 4'11"

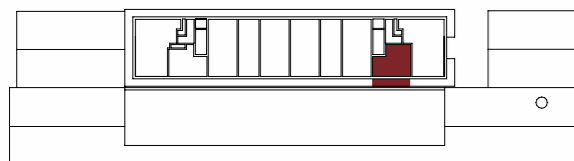
1

BEDROOM PREMIUM APARTMENT

PENTHOUSE AREA	55.1 SQ M	593 SQ FT
Living/Dining/Kitchen	5110 mm x 4430 mm	16'9" x 14'6"
Bedroom	4138 mm x 2750 mm	13'7" x 9'0"
Terrace	4706 mm x 1500 mm	15'5" x 4'11"

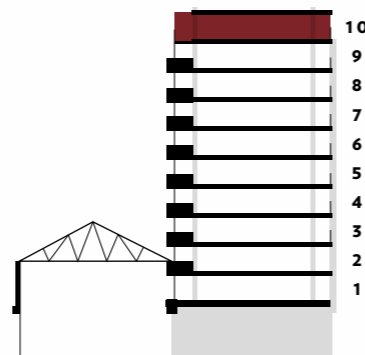


APARTMENT 1004

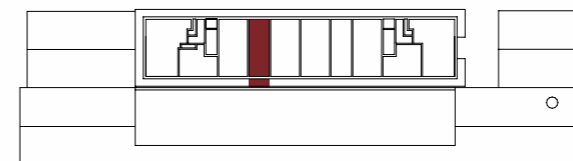


KEY

- ◄ ► Measurement Points
- WM Washing Machine (indicative, not supplied)
- HIU Heat Interchange Unit
- Change in Ceiling Height

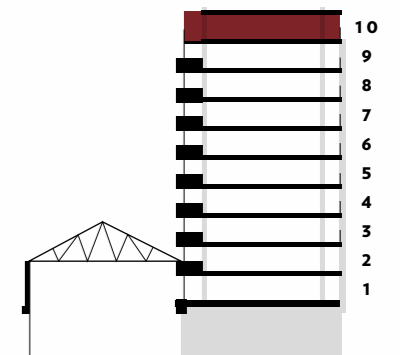


APARTMENT 1009



KEY

- ◄ ► Measurement Points
- WM Washing Machine (indicative, not supplied)
- HIU Heat Interchange Unit
- Change in Ceiling Height



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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. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale. As a result this plan may not be at the same scale as those on other pages.

1

BEDROOM PREMIUM APARTMENT

PENTHOUSE AREA	55.1 SQ M	593 SQ FT
Living/Dining/Kitchen	5110 mm x 4430 mm	16'9" x 14'6"
Bedroom	4138 mm x 2750 mm	13'7" x 9'0"
Terrace	4705 mm x 1500 mm	15'5" x 4'11"

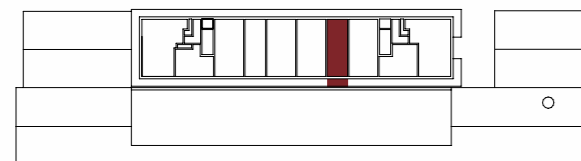
2

BEDROOM PREMIUM APARTMENT

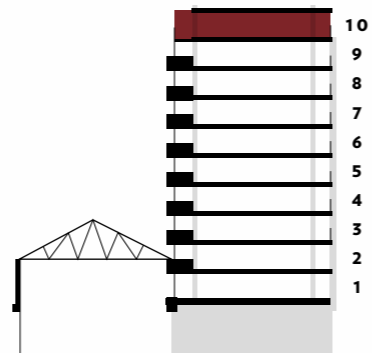
PENTHOUSE AREA	77.5 SQ M	834 SQ FT
Living/Dining	7029 mm x 3315 mm	23'0" x 10'10"
Kitchen	4518 mm x 2477 mm	14'10" x 8'1"
Bedroom 1	4886 mm x 2810 mm	16'0" x 9'2"
Bedroom 2	3647 mm x 3478 mm	11'11" x 11'5"
Terrace	6592 mm x 1500 mm	21'7" x 4'11"



APARTMENT 1006



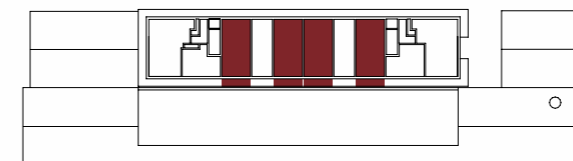
- KEY**
- ◀▶ Measurement Points
 - WM Washing Machine (indicative, not supplied)
 - HIU Heat Interchange Unit
 - Change in Ceiling Height



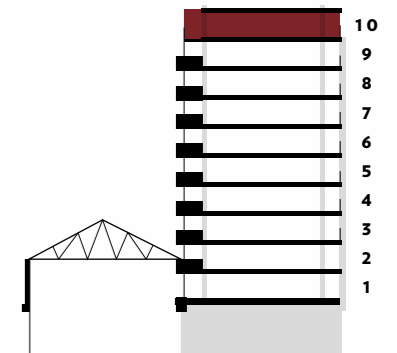
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APARTMENTS 1005, 1007, 1008 & 1010



- KEY**
- ◀▶ Measurement Points
 - WM Washing Machine (indicative, not supplied)
 - HIU Heat Interchange Unit
 - Change in Ceiling Height



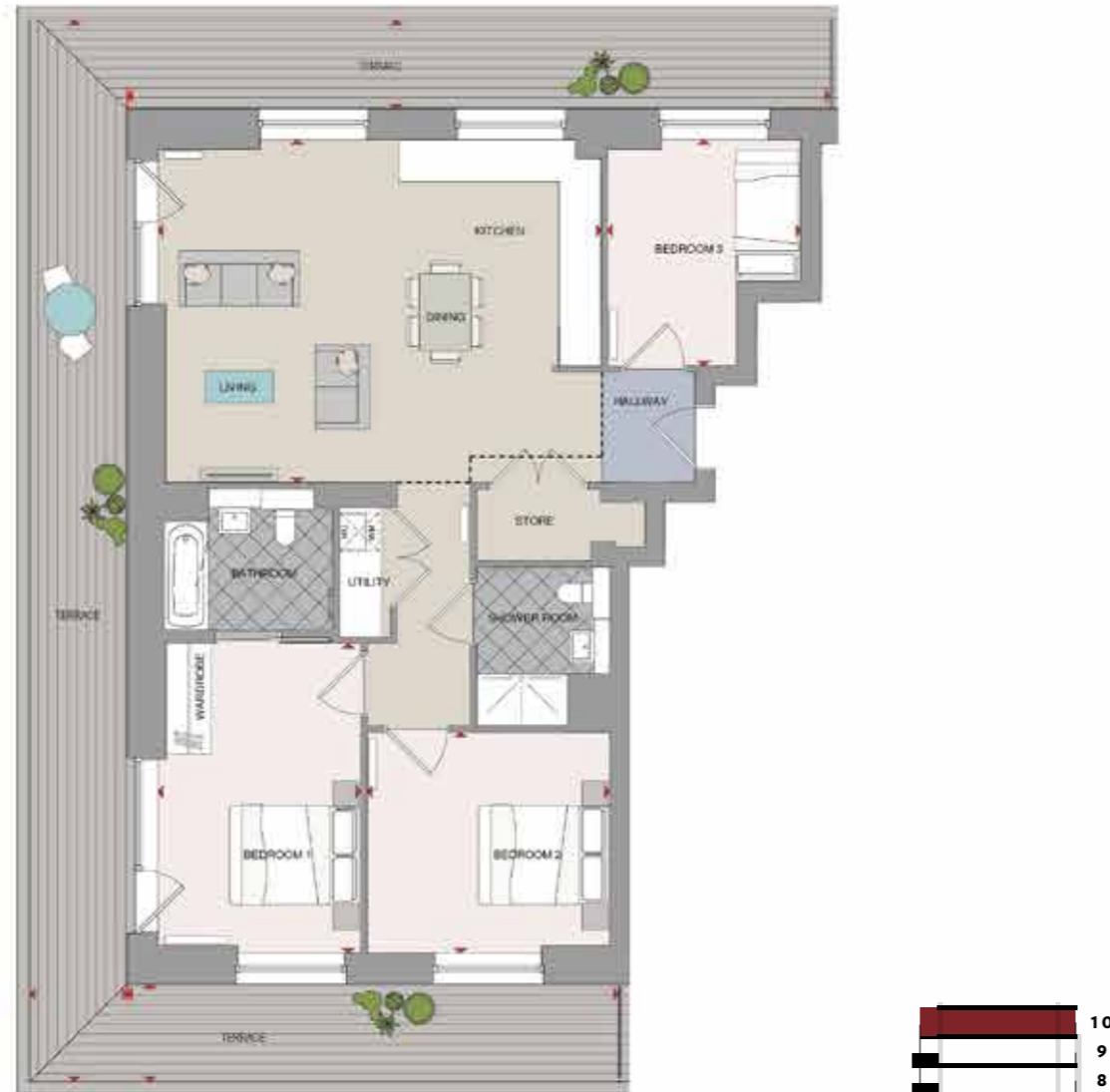
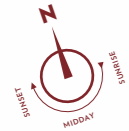
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3 BEDROOM PREMIUM APARTMENT

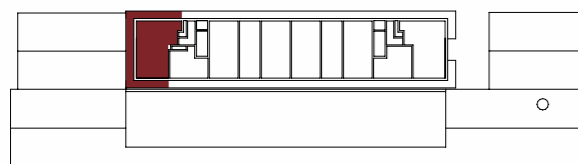
PENTHOUSE AREA	97.8 SQ M	1052 SQ FT
Living/Dining/Kitchen	6826 mm x 5290 mm	22'5" x 17'4"
Bedroom 1	4776 mm x 3123 mm	15'8" x 10'3"
Bedroom 2	3738 mm x 3405 mm	12'3" x 11'2"
Bedroom 3	3490 mm x 2975 mm	11'5" x 9'9"
Terrace (Horizontal N)	10829 mm x 1375 mm	35'6" x 4'6"
Terrace (Horizontal S)	7567 mm x 1500 mm	24'10" x 4'11"
Terrace (Vertical)	16365 mm x 1500 mm	53'8" x 4'11"

3 BEDROOM PREMIUM APARTMENT

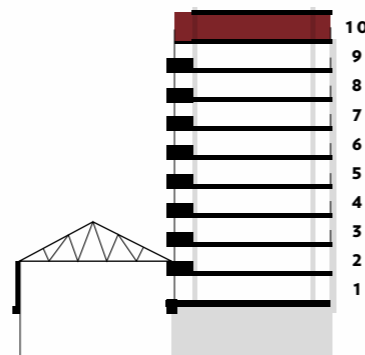
PENTHOUSE AREA	98.6 SQ M	1061 SQ FT
Living/Dining/Kitchen	6826 mm x 5290 mm	22'5" x 17'4"
Bedroom 1	4772 mm x 3123 mm	15'8" x 10'3"
Bedroom 2	3738 mm x 3405 mm	12'3" x 11'2"
Bedroom 3	3490 mm x 2975 mm	11'5" x 9'9"
Terrace 1 (Horizontal)	10829 mm x 1375 mm	35'6" x 4'6"
Terrace 1 (Vertical)	4911 mm x 1500 mm	16'1" x 4'11"
Terrace 2 (Horizontal)	7566 mm x 1500 mm	24'10" x 4'11"
Terrace 2 (Vertical)	4988 mm x 1500 mm	16'4" x 4'11"



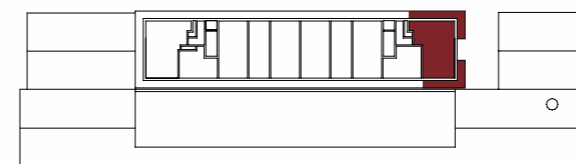
APARTMENT 1002



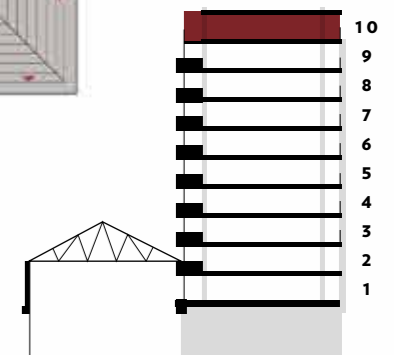
- KEY**
- ◄► Measurement Points
 - WM Washing Machine (indicative, not supplied)
 - HIU Heat Interchange Unit
 - Change in Ceiling Height



APARTMENT 1003



- KEY**
- ◄► Measurement Points
 - WM Washing Machine (indicative, not supplied)
 - HIU Heat Interchange Unit
 - Change in Ceiling Height



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. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale. As a result this plan may not be at the same scale as those on other pages.

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DESIGNED BY BERKELEY

“

We don't think in terms of just bricks and mortar or landscaping. We think about creating exceptional places for you to call home.”

**LYNDON NUNN,
SALES AND MARKETING DIRECTOR
BERKELEY**



Artist's impression, indicative only

DESIGNED FOR LIFE

Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

CUSTOMER SERVICE IS OUR PRIORITY

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, Berkeley operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

CONSUMER CODE FOR HOME BUILDERS

www.consumercode.co.uk



Proud to be a member of the Berkeley Group of Companies



Designed for life



Designed for life



Designed for life



Designed for life



Designed for life



Designed for life

BERKELEY'S COMMITMENT TO THE FUTURE

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's strategic plan for the business, designed to raise standards higher still. Our goal is to be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

We take our responsibilities towards our customers, the environment, our workforce and the communities in which we work very seriously.

Our plan for the business has five areas of strategic focus:

Customers, Homes, Places, Operations and Our People.

OUR VISION

To be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

AN EXCEPTIONAL CUSTOMER EXPERIENCE

We put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

HIGH QUALITY HOMES

We aim to build high quality, well-designed homes with low environmental impact, where customers have the opportunity to achieve healthy, comfortable and sustainable lifestyles, now and in the future. Attention to detail in design is paramount to ensure our homes meet the needs of our customers.

GREAT PLACES

We seek to create strong communities where people choose to live, work and spend their time and which directly encourage people's wellbeing and quality of life. These are places characterised by the quality of their design, external spaces, transport and access to jobs and amenities.

EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A COMMITMENT TO PEOPLE AND SAFETY

The safety, health, wellbeing and development of our people is a high priority. We aim to have a positive impact on society through our support of the Berkeley Foundation.

THE BERKELEY FOUNDATION

The Berkeley Foundation is the independent grant-making Foundation established by the Berkeley Group in March 2011.

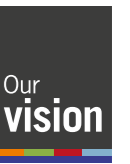
It works in partnership with the voluntary sector and others to help young people in London, Birmingham and the South of England overcome barriers, improve their lives and build a fairer society. It does this primarily by funding high-quality frontline support for marginalised young people. Since its launch, the Foundation has committed over £18 million to more than 100 charities and worthy causes.

The Foundation's funds come from a variety of sources. To date, Berkeley Group employees have raised an amazing £5 million through fundraising events and Give As You Earn. External donations and support comes from Berkeley's supply chain and consultants. The Berkeley Group provides core funding and pays all the Foundation's overheads, which means that all money raised is spent on charitable activities.

In 2018/19, 65% of Berkeley staff got involved with the Foundation's work.



www.berkeleyfoundation.org.uk
www.berkeleygroup.co.uk



SUSTAINABILITY AT ROYAL ARSENAL RIVERSIDE

DESIGNED TO HIGH SUSTAINABILITY STANDARDS

At Berkeley, environmental sustainability means managing and minimising the environmental impact from our operations and delivering homes and communities that are environmentally sound, as well as being designed and built to a high quality.

Berkeley is committed to sustainable, energy efficient development from recycling of construction and office waste to the use of sustainably sourced materials. The cornerstone of our approach is to reduce the resources used at the development during construction and occupation and enhance the site's ecological features and assets.

ENERGY EFFICIENCY

Berkeley adopts a 'Fabric First' approach, this is about designing new build homes with energy efficiency and sustainability in mind – from heating and lighting, down to the insulation used. 'Fabric First' includes an enhanced insulation which is used for the floors, walls, roofs and windows, which keeps more heat in. Each new build home has a high air-tightness target which means less heat is lost, making the home more energy efficient. Thereby, reducing the long-term energy demands and carbon footprint of the site.

Additional features include:

- A+ rating to fridges, freezers and dishwashers
- Low energy lighting is installed throughout all homes and externally.

WASTE

All homes are provided with internal recycling bins within the kitchen areas to encourage the segregation of waste, in addition to the required external bins.

WATER

Water reduction methods will be implemented, such as dual flush WCs and flow regulated/aerated taps and showers.

SUSTAINABLE TRANSPORT

Positioned in Royal Arsenal Riverside, Building 10 offers easy access to London City Airport, Canary Wharf, and central London via the DLR from Woolwich Arsenal and the Thames Clipper, which docks on site. Crossrail is also forthcoming, allowing for even faster connections to key locations across London and beyond.

A cycle lane runs along the riverfront connecting the site to places of interest such as Greenwich and secure cycle parking facilities allow for easy storage for bikes.

A car sharing scheme is available on the development providing the convenience of having a car available when needed without the expense and worry of maintaining your own vehicle.

COMMUNITY FACILITIES

Royal Arsenal Riverside is an established community, and residents benefit from existing and forthcoming on-site facilities including gym, fitness and yoga studios, Tesco Express, M&S Simply Food, MedicX Pharmacy, Young's Pub & Dining, cafés, Sainsbury's supermarket, dentist, Zeeba Day Care, Con Gusto restaurant, and many more to arrive. Further shops and facilities are available on Woolwich High Street.

Royal Arsenal Riverside Explore (RARE) organises regular events including a fortnightly farmers' market, a Christmas event and summer fête, as well as hosting art installations and cultural events.

The Royal Borough of Greenwich has plans to develop their buildings on Royal Arsenal in an arts and cultures hub which will further enhance community activities in the area.



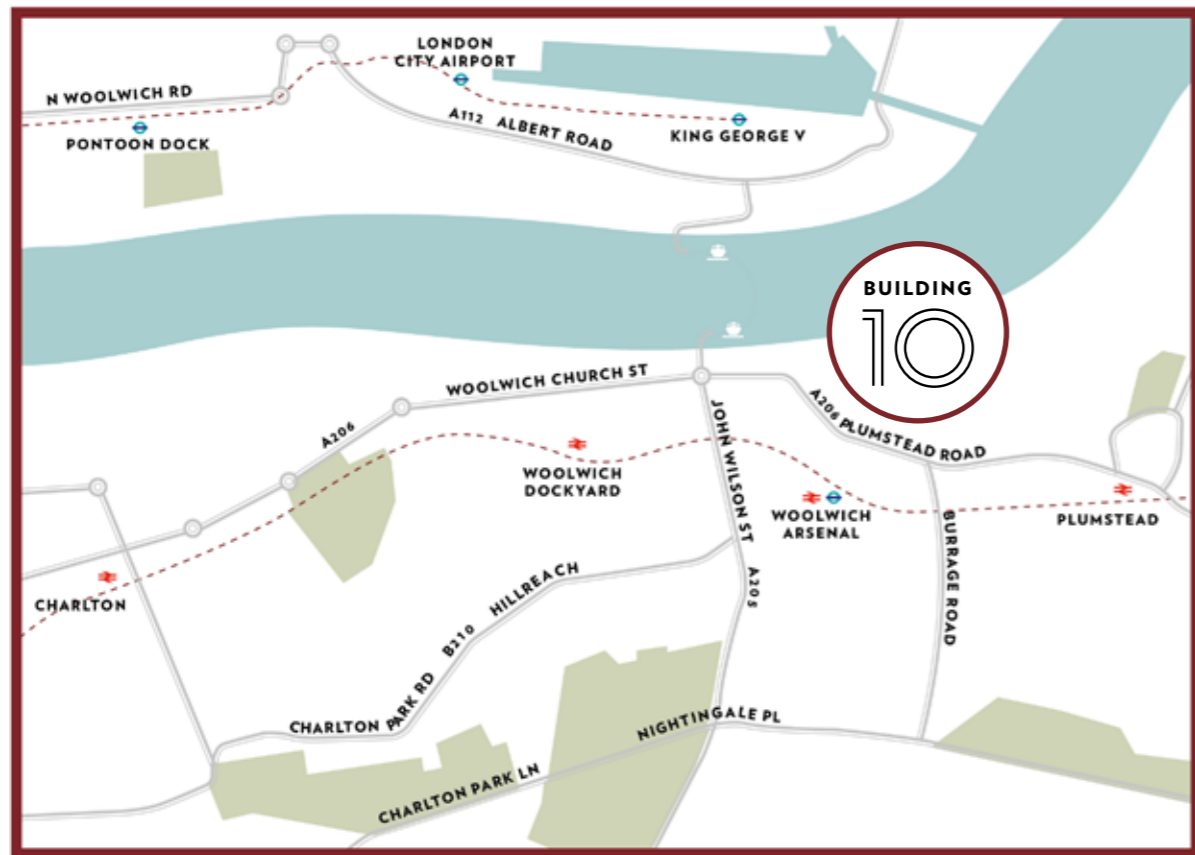
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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Royal Arsenal Riverside and Building 10 are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. Sold subject to planning permission. Z473/O5CA/0220



Lifestyle photography, indicative only

