

THE MARIBOR

1

FLOW INTO
**RIVERSIDE
LIFE**

Welcome to the latest chapter
in a story 25 years in the making.



IT'S ALL BEEN
**LEADING
HERE**

Live alongside nature in one of London's most acclaimed and vibrant neighbourhoods, with views across Maribor Park towards the River Thames. This is a place rooted in history and embedded in community, with exceptional transport links to the rest of the city and beyond.





IN TUNE WITH THE RIVER'S RHYTHMS

Maribor Park occupies four inviting acres. Starting at The Source, the water meanders through streams and pools towards The Delta, ending at the river. Granite, valued for its distinctive texture, creates a strong sense of form and a natural connection to its surroundings. This is further reinforced by the soft landscaping, which enhances the overall feeling of harmony and connection to nature. This is a landscape for all to enjoy.



Lifestyle photography is indicative only

8

9



"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 Royal Arsenal, adjacent transport links and the town centre itself..."

**Steve Wardell, Managing Partner
Gillespies**



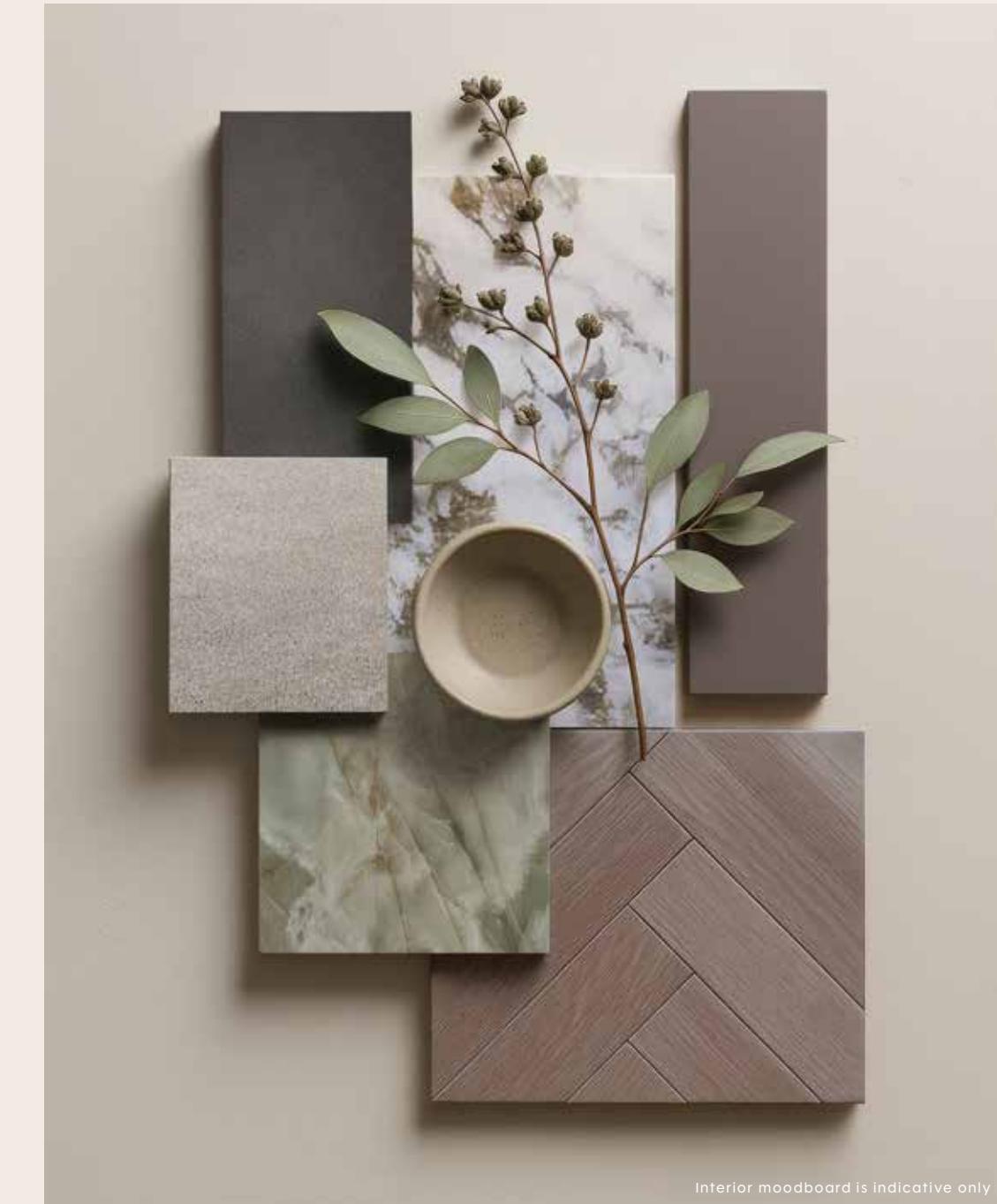
Maribor Park

GROUNDED IN GREENERY

With architecture referencing the unique brick-built character of the listed buildings across the Royal Arsenal Riverside, The Maribor stands proud, harmonising with its historic surroundings.



Computer generated image is indicative only



The Maribor brings the inspiring calmness of nature to the heart of Royal Arsenal Riverside. Natural textures, organic forms, and considered contrasts work together in harmony, creating a singular sense of flow.

GO ANYWHERE, COME HOME
TO **EVERYTHING**





15 MINUTES TO CENTRAL LONDON

An impromptu outing is always on the cards, with excellent transport links. The on-site Elizabeth Line provides fast connections across central London and beyond: Canary Wharf (8 minutes), Liverpool Street (14 minutes), and onwards to Heathrow Airport in under an hour.

To get around London in style, take the on-site Uber Boat by Thames Clipper to Greenwich, Canary Wharf and central London. For flights to locations like Paris, Milan, and Amsterdam, London City Airport is right across the river – just 6 minutes on the DLR from Woolwich Arsenal station.

DREAMY AMENITIES, ON YOUR DOORSTEP

- 1 Farmers' Market
- 2 Marks & Spencer Foodhall
- 3 Sainsbury's Local
- 4 Tesco Express
- 5 Barclays
- 6 Boulangerie Jade
- 7 Dial Arch Pub and Dining
- 8 Benham and Reeves - Estate Agent
- 9 SALT Craft & Pizza
- 10 The Guard House
- 11 Beefeater Restaurant
- 12 Woolwich Works - Creative District
- 13 Club Concierge
- 14 Premier Inn Hotel
- 15 Berkeley Sales & Marketing Suite
- 16 Royal Arsenal Dentist
- 17 Royal Arsenal Medical Centre
- 18 Zeeba Daycare
- 19 The Waterside Club
- 20 Woolwich Arsenal Pier (Uber Boat)
- 21 The Yoga Space London
- 22 Foxtons
- 23 Smart Mobility Living Lab
- 24 House of Denna
- 25 Punchdrunk
- 26 PureGym
- 27 Vanquish Real Estate
- 28 Blue Tit Hair Salon
- 29 Starbucks
- 30 Gail's Bakery
- 31 Walter Hart London
- 32 JinCheng Alley (Opening 2026)
- 33 Woolwich Ferry South Pier
- 34 Organic Supermarket (Opening 2026)
- 35 Gourmet Sushi

WOOLWICH FERRY
SOUTH PIER

- West Quay
- Woolwich Works / Creative District

THE
MARIBOR

RIVER
THAMES

Uber Boat
by thames clippers





GOING WITH THE FLOW

From grabbing your essentials on the go to unwinding at trendy local pubs, Royal Arsenal Riverside has it all within reach. Pop in for breakfast at Boulangerie Jade, source your sourdough at GAIL's, pick up ingredients for dinner at the M&S Foodhall or Sainsbury's Local.

This is the effortless lifestyle we love London for.



A COMMUNITY WITH ROOTS



25 years in, Royal Arsenal Riverside has a settled and lively community. It's a place where neighbours become friends, and where people start businesses and build families. It's also home to creative residents including the world-renowned theatre production company Punchdrunk, as well as The Chineke! Orchestra, Acosta Dance and Protein Dance.



WHERE PAST AND FUTURE
MEET



Great Greenwich Get Together event at Royal Arsenal Riverside



From outdoor screenings to curated community events, the social calendar at Royal Arsenal Riverside is alive and buzzing. Without a doubt, everyone's favourite event is the beloved Farmers' Market. Pop by to sample street food, buy some of London's best local produce and catch up with the neighbours over coffee.



RIDE THE CURRENTS

The award-winning Woolwich Works is London's new cultural hub. Its dramatic setting in a restored heritage building adds to the hip factor, making it one of the city's most atmospheric venues.



In addition to music, comedy, theatre and immersive gaming, you'll also find art exhibitions and craft workshops for all ages, and a co-working space called Visitors' Book Café – where forward-thinkers and creative minds get down to work.



STORIES CENTURIES OLD

The origins of Royal Arsenal Riverside date back to the creation of Woolwich Dockyard, established by King Henry VIII in 1512 to build warships to protect the nation. The area was named the Royal Arsenal in 1805.



The Royal Arsenal Gatehouse

Having played a pivotal role in Britain's maritime prominence for centuries, the site eventually fell into disuse, its docks and warehouses fell dormant, and the riverfront became long disconnected from daily life in Woolwich. It wasn't until the vision for Royal Arsenal Riverside emerged that this historic stretch of the Thames began to be reclaimed, re-establishing vital links between people and the river.

Today, Royal Arsenal Riverside is a rejuvenated destination to live and work – a vibrant neighbourhood where heritage meets modernity, and where community, creativity and everyday life are thriving once again.



King Charles unveiling the Duke of Wellington statue, Royal Arsenal Riverside, June 2005

THE WATERSIDE CLUB



FEEL
REVITALISED



20m Swimming Pool at The Waterside Club



Gym, sauna, swim – level up your daily routine. The Waterside Club is a place of pure relaxation right at the heart of Royal Arsenal Riverside, reserved for residents only. Book a relaxing massage or a facial in the treatment room for a complete wellness experience. A dedicated 24-hour Concierge team is at your service seven days a week.

Lifestyle photography is indicative only



Jacuzzi at The Waterside Club

RITUALS THAT RESONATE



Pool loungers at The Waterside Club



With a new fitness studio opening right across the park, your next workout is only ever a few steps away. Back at The Waterside Club, enjoy the latest blockbusters, family favourites or art house films in the high-tech private cinema, exclusively available to residents.



FREELY
CONNECTED



ACCESS ALL AREAS

DE-ZONING LONDON

The days of Zone 4 feeling a little far are over. With the on-site Elizabeth Line you can be in central London quicker than some locations in Zones 2 and 3.



ELIZABETH LINE

Canary Wharf	2 stops	8 mins	QE2 Pier/The O2	2 stops	11 mins
Liverpool Street	4 stops	15 mins	Greenwich	3 stops	19 mins
Farringdon	5 stops	17 mins	Canary Wharf	6 stops	31 mins
Bond Street	7 stops	23 mins	London Bridge	8 stops	46 mins
Paddington	8 stops	26 mins	Embankment	11 stops	1 hr
Heathrow	15 stops	56 mins			



UBER BOAT BY THAMES CLIPPER

QE2 Pier/The O2	2 stops	11 mins
Greenwich	3 stops	19 mins
Canary Wharf	6 stops	31 mins
London Bridge	8 stops	46 mins
Embankment	11 stops	1 hr



NATIONAL RAIL

Blackheath	3 stops	10 mins	London City Airport	2.5 miles	4.0 km
Greenwich	4 stops	13 mins	Bond Street	8.2 miles	13.2 km
London Bridge	5 stops	23 mins	M25	12.2 miles	19.6 km
Waterloo East	6 stops	30 mins	Gatwick Airport	44 miles	70.8 km
Cannon Street	8 stops	31 mins	Eurotunnel	60.2 miles	96.8 km
Charing Cross	7 stops	34 mins			



BY CAR

London City Airport	2.5 miles	4.0 km
Bond Street	8.2 miles	13.2 km
M25	12.2 miles	19.6 km
Gatwick Airport	44 miles	70.8 km
Eurotunnel	60.2 miles	96.8 km

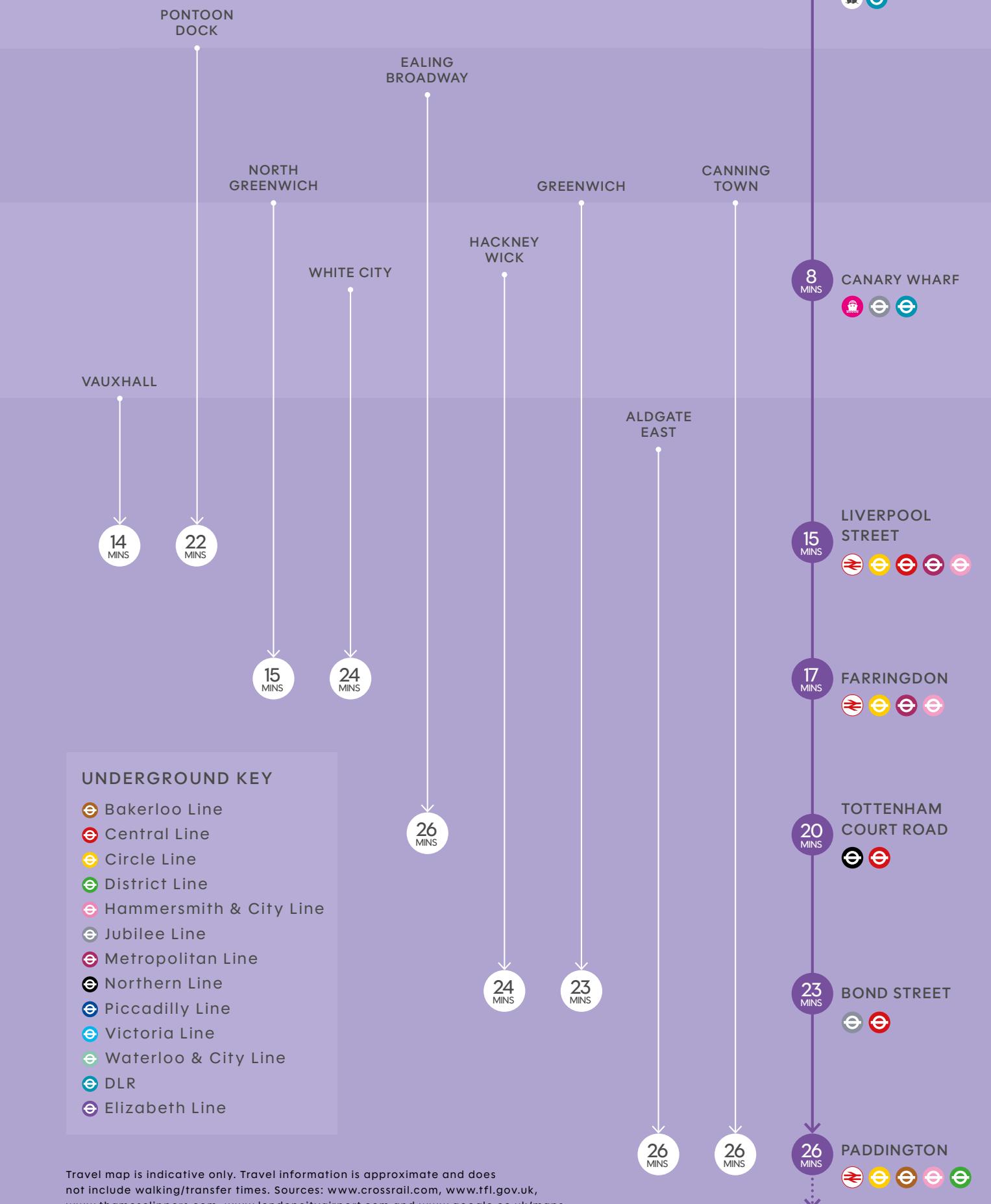


DOCKLANDS LIGHT RAILWAY

London City Airport	3 stops	6 mins	Barcelona	Frankfurt
Canning Town	4 stops	13 mins	Geneva	Paris Orly
Stratford	5 stops	23 mins	Venice	Zurich
Canary Wharf	6 stops	30 mins	Florence	Mykonos
Tower Gateway	8 stops	31 mins	Milan	Santorini
Bank	7 stops	34 mins		



LONDON CITY AIRPORT



LONDON LIFE AT FULL FLOW





EASY ACCESS TO LIFELONG LEARNING

London is renowned for its highly rated educational institutions and The Maribor is within easy reach of them all. With a place at one of countless prestigious colleges, students can enjoy both the academic and non-academic sides to university life and return home to a place with plenty of space to relax and continue studying.

UNIVERSITIES

University of Greenwich

3.4 miles/5.5km away

16 minutes

13 minutes

University ranking: 801-850*

King's College London

11.7 miles/18.8 km

38 minutes

20 minutes

University ranking: 31st*

London School of Economics and Political Science

11.9 miles/19.2 km

39 minutes

22 minutes

University ranking: 56th*

University College London (UCL)

13 miles/20.9 km

48 minutes

23 minutes

University ranking: 9th*

Queen Mary University of London

8.1 miles/13 km

24 minutes

41 minutes

University ranking: 110th*

Imperial College London

14.8 miles/23.8 km

55 minutes

37 minutes

University ranking: 2nd*

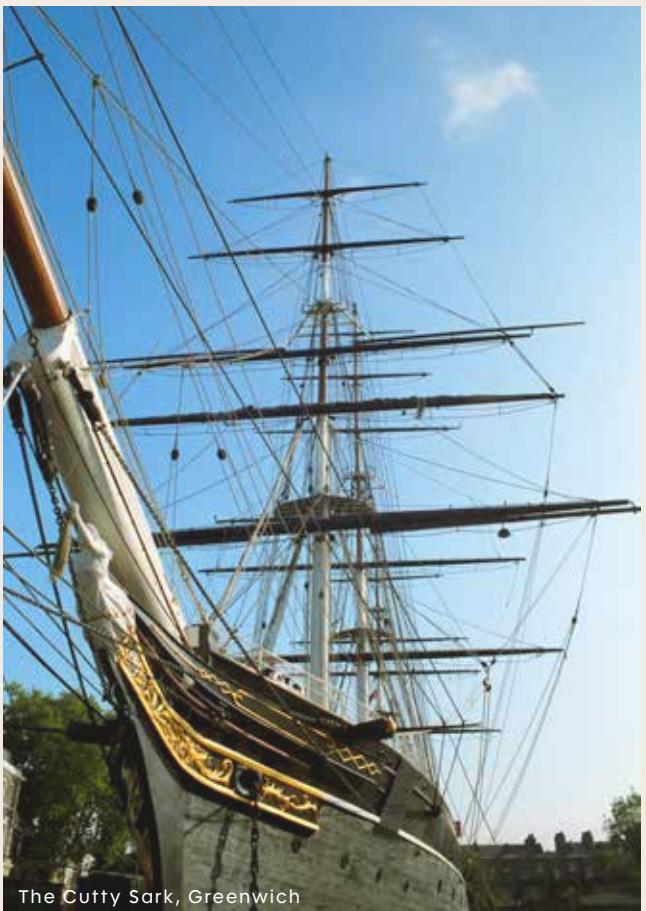
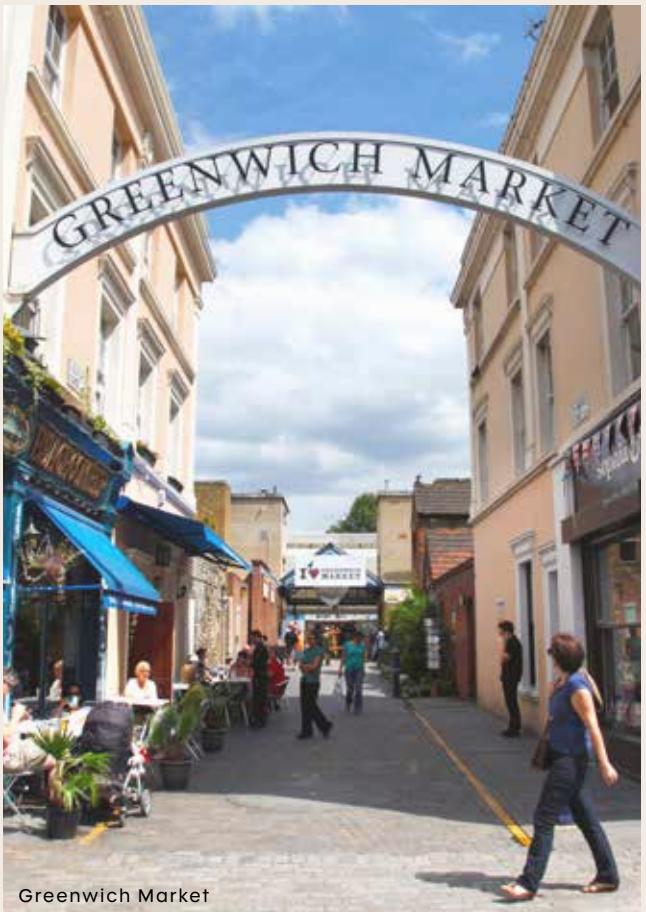


Scan to
view our
Education
Guide

Lifestyle photography is indicative only.

*Source: QS World University Rankings 2026.

Travel information is approximate and does not include walking/
transfer times. Sources: www.google.co.uk/maps



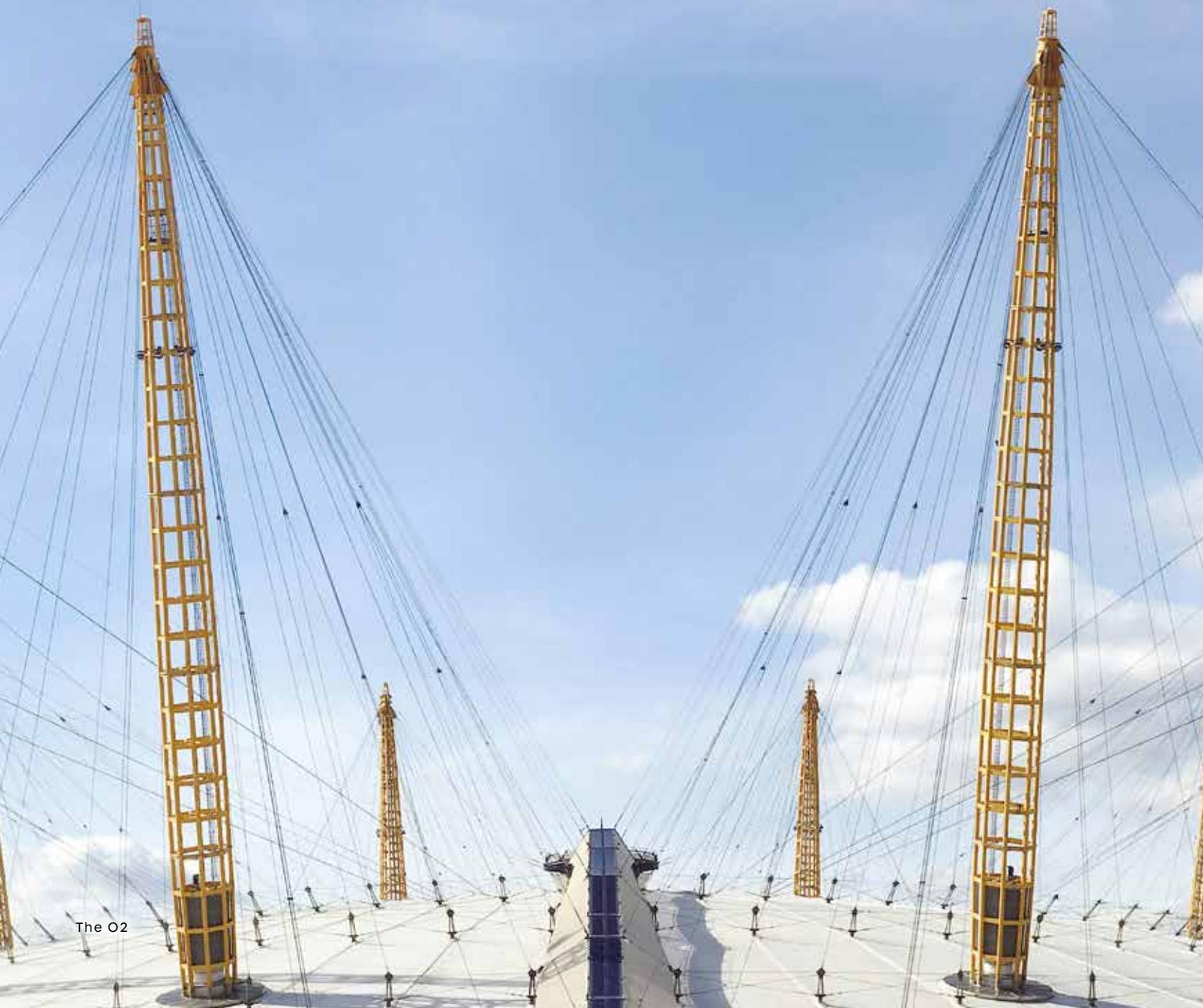
ROYALLY CHARMING GREENWICH



The Royal Borough of Greenwich has something magical about it. It's where the Eastern and Western Hemispheres meet, and where time was born (or at least the standardised Greenwich Mean Time).

It's also a fantastic place for a day out, in any season. For a splash of history, head to the Royal Observatory, Britain's oldest scientific institution, or the National Maritime Museum. For shopping, the Greenwich Vintage Market offers an intriguing selection of antiques and collectables, but there are also plenty of high street brands and outlets if you're more inclined towards a contemporary style.

THE ICONIC ARENA



The iconic O2 Arena is known for the biggest music, sports, comedy and entertainment event – but its appeal goes far beyond the stage. Alongside 30+ bars and restaurants and Cineworld, London's largest cinema and the world's first 270-degree viewing experience, The O2 also offers a vibrant retail destination, with a wide mix of fashion, lifestyle and outlet shopping. Together, they create a true hub for shopping, dining and entertainment.



While the City and Canary Wharf remain traditional finance hubs, the capital has evolved into a diverse centre for employers across tech, art and culture. Canary Wharf's retail scene has expanded significantly, with five malls offering over 300 shops, cafés, bars and restaurants.

Premium names such as Paul Smith, Montblanc, Aspinal of London, Reiss, Zara, COS and Jo Malone sit alongside lifestyle and high-street favourites, covering everything from fashion to homeware. With the UK's largest Waitrose & Partners, extensive fitness and wellness facilities, and a wide dining and leisure offering, Canary Wharf has become a fully-fledged living, working and shopping neighbourhood.

NATURE'S BEAUTY IN
EVERY DETAIL





A LIFE OF
STYLE

DETAILS THAT
**SOOTHE
THE SOUL**



Computer generated image is indicative only



CRAFT YOU CAN
FEEL



Whether it's a dinner after work or a special occasion with guests, you'll find your culinary flow in your individually designed kitchen. The ingredients include smooth handleless cabinets, the full complement of integrated appliances, quartz worktops and coloured porcelain splashbacks.

Two colour palette options offer tonal variations to fittings and finishes, designed to complement your style.

TREAT YOURSELF

Retreat from the world and let yourself unwind, surrounded by seamless design and superior finishes.

Light or dark palettes to define your sanctuary, as fixtures, lighting, colours and textures blend to create the ultimate private space.

Computer generated image is indicative only

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SPECIFICATION

Typical specification for 1 and 2 bedroom apartments

KITCHENS

- Individually designed layouts with half-height wall units, internal shelving with light and dark colour palettes per level
- Porcelain full-height splashbacks
- Composite quartz worktop
- Stainless steel under-mounted single bowl sink with Monobloc tap
- Energy efficient ceiling downlights and underside strip lighting to wall units
- Herringbone patterned timber effect flooring
- Bosch ceramic hob
- Integrated extraction hood
- Integrated Bosch electric oven with air fry function
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Integrated wine cooler



BATHROOMS/SHOWER ROOMS

- Individually designed interiors with light and dark colour palettes per level
- White single-ended bath inclusive of bath panel and glazed bath screen (bathrooms only)
- White shower tray inclusive of glazed shower screen (shower rooms only)
- Feature niche with downlight and glass shelving
- Three-way thermostatic mixer, separate bath filler, handheld showerhead, and wall mounted rain showerhead
- Two-way thermostatic mixer, separate handheld showerhead and wall mounted rain showerhead (shower rooms only)
- Semi-recessed wash/hand basins with mixer taps
- Fitted vanity unit with shelf and strip lighting
- Fitted cabinet above wash basin with mirrored door, strip light on top and internal shelves
- Shaver socket provided
- White wall hung WC with push button dual flush plate and concealed cistern
- Electric towel rail with thermostatic valve control
- Tiled flooring
- Tiled wall finish with feature tile to bath area

ELECTRICAL FITTINGS

- Energy efficient ceiling downlights throughout
- Multimedia plate in living room and additional television points to bedroom 1
- White electrical fittings at high and low levels
- Metal finish faceplates to kitchen splashback areas
- USB/C charging sockets in kitchen and bedroom 1

BALCONIES

- Provided with metal decking and balustrade handrail

HEATING AND UTILITY

- Heating and hot water provided to all apartments from the Energy Centre and supplied by Heat Interface Unit (HIU) within apartments
- MVHR (Mechanical Ventilation with Heat Recovery) to all apartments
- Panelled radiators provided to heat apartments with individual thermostatic valve controls
- Wall mounted thermostat controls linked to HIU
- Provision for washer dryer (not included) within vented utility cupboard

INTERIOR FINISHES

- Herringbone patterned timber effect flooring
- Carpet to bedrooms
- Solid core entrance doors
- Painted internal doors
- Metal handles to internal doors
- Built-in wardrobes provided to bedroom 1 with metal framed sliding doors, internal shelf and hanging rail

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 throughout with heat detector to kitchens
- 'Secured by Design' standards to all apartment entrance doors, to meet Metropolitan Police requirements
- 3-Point locking door with security chain and door viewer to all apartments
- Lockable windows

CYCLE STORAGE

- Provision for cycle parking within secure enclosures to ground floor

LIFTS

- Three fire fighting/evacuation lifts serving every floor

MAIN ENTRANCE AND LOBBIES

- Glass and metal doors to main entrance lobbies to all apartment blocks
- Secure secondary doors to lift lobbies and any other internal spaces on the ground floor level
- Tiled finish to ground floor internal communal areas and carpet tiles to upper floors
- Secure postal and parcel rooms

PEACE OF MIND

- 999-year lease
- 10-year warranty
- RoSPA Safer by Design Gold Standard Home

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required.

UNWIND INTO A
LIFE Refined



ACCOMMODATION SCHEDULE

NUMBERING KEY
K5.00.00
 ┌─┐ | ┌─┐
 BLOCK FLOOR NUMBER

1 BEDROOM

PLOT	LEVEL	TOTAL AREA SQ M	TOTAL AREA SQ FT	PAGE NO
K5.01.05	01	43.4	464	72
K5.02.05	02	43.4	464	72
K5.03.05	03	43.4	464	72
K5.04.05	04	43.4	464	72
K5.05.05	05	43.4	464	72
K5.06.05	06	43.4	464	72
K5.07.05	07	43.4	464	72
K5.08.05	08	43.4	464	72
K5.09.05	09	43.4	464	72
K5.10.05	10	43.4	464	73
K5.11.05	11	43.4	464	74
K5.12.05	12	43.4	464	74
K5.13.05	13	43.4	464	74
K5.14.05	14	43.4	464	74
K5.15.05	15	43.4	464	74
K5.16.05	16	43.4	464	74
K5.17.05	17	43.4	464	74
K5.01.03	01	44.4	478	75
K5.02.03	02	44.4	478	75
K5.03.03	03	44.4	478	75
K5.04.03	04	44.4	478	75
K5.05.03	05	44.4	478	75
K5.06.03	06	44.4	478	75
K5.07.03	07	44.4	478	75
K5.08.03	08	44.4	478	75
K5.09.03	09	44.4	478	75
K5.10.03	10	44.4	478	75
K5.11.03	11	44.4	478	75
K5.12.03	12	44.4	478	75
K5.13.03	13	44.4	478	75
K5.14.03	14	44.4	478	75
K5.15.03	15	44.4	478	75
K5.16.03	16	44.4	478	75
K5.17.03	17	44.4	478	75

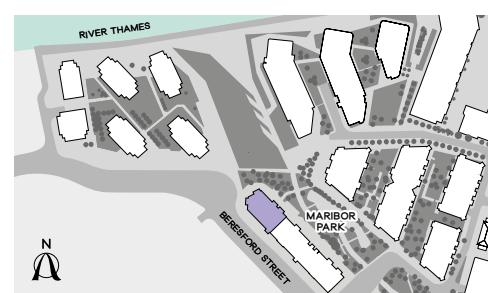
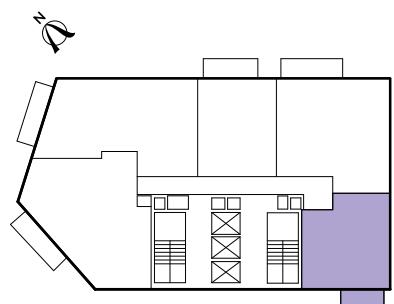
2 BEDROOM

PLOT	LEVEL	TOTAL AREA SQ M	TOTAL AREA SQ FT	PAGE NO
K5.01.04	01	73.2	788	76
K5.02.04	02	73.2	788	76
K5.03.04	03	73.2	788	76
K5.04.04	04	73.2	788	76
K5.05.04	05	73.2	788	76
K5.06.04	06	73.2	788	76
K5.07.04	07	73.2	788	76
K5.08.04	08	73.2	788	76
K5.09.04	09	73.2	788	76
K5.10.04	10	73.2	788	76
K5.11.04	11	73.2	788	77
K5.12.04	12	73.2	788	77
K5.13.04	13	73.2	788	77
K5.14.04	14	73.2	788	77
K5.15.04	15	73.2	788	77
K5.16.04	16	73.2	788	77
K5.17.04	17	73.2	788	77
K5.01.02	01	76.4	822	78
K5.02.02	02	76.4	822	78
K5.03.02	03	76.4	822	78
K5.04.02	04	76.4	822	78
K5.05.02	05	76.4	822	78
K5.06.02	06	76.4	822	78
K5.07.02	07	76.4	822	78
K5.08.02	08	76.4	822	78
K5.09.02	09	76.4	822	78
K5.10.02	10	76.4	822	78
K5.11.02	11	76.4	822	78
K5.12.02	12	76.4	822	78
K5.13.02	13	76.4	822	78
K5.14.02	14	76.4	822	78
K5.15.02	15	76.4	822	78
K5.16.02	16	76.4	822	78
K5.17.02	17	76.4	822	78
K5.01.01	01	77.1	830	79
K5.02.01	02	77.1	830	79
K5.03.01	03	77.1	830	79
K5.04.01	04	77.1	830	79
K5.05.01	05	77.1	830	79
K5.06.01	06	77.1	830	79
K5.07.01	07	77.1	830	79
K5.08.01	08	77.1	830	79
K5.09.01	09	77.1	830	79
K5.10.01	10	77.1	830	79
K5.11.01	11	77.1	830	79
K5.12.01	12	77.1	830	79
K5.13.01	13	77.1	830	79
K5.14.01	14	77.1	830	79
K5.15.01	15	77.1	830	79
K5.16.01	16	77.1	830	79
K5.17.01	17	77.1	830	79

TYPE 11003 (LEVELS 01 - 09)

ONE BEDROOMK5.01.05, K5.02.05, K5.03.05, K5.04.05, K5.05.05,
K5.06.05, K5.07.05, K5.08.05, K5.09.05

NUMBERING KEY
K 5.00.00
BLOCK FLOOR NUMBER

**SITE LOCATOR****PLOT LOCATOR****APARTMENT AREA**

43.4 SQ M / 464 SQ FT

KITCHEN/LIVING/DINING
4.41m x 3.89m 14'5" x 12'8"
BEDROOM
4.45m x 2.75m 14'6" x 9'0"
BALCONY
3.38m x 1.55m 11'1" x 5'1"

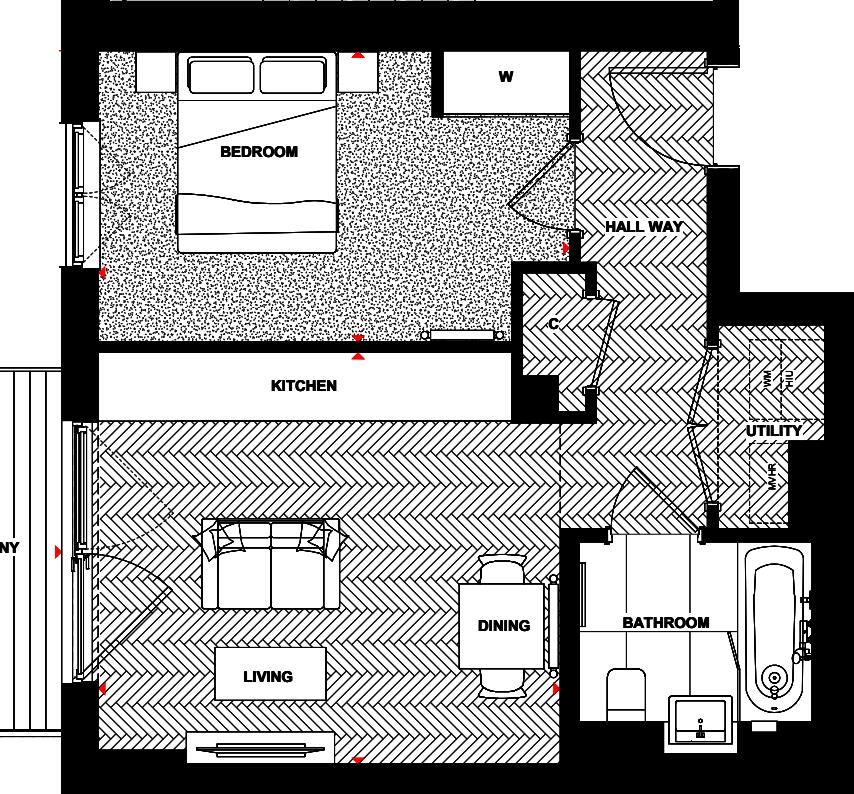
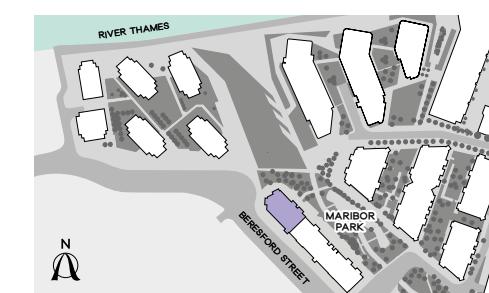
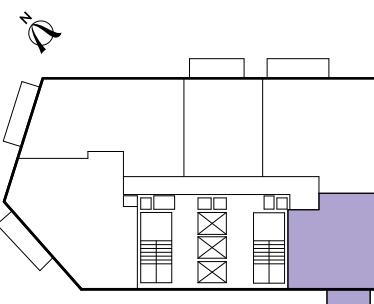
◆ Measurement points C Cupboard W Wardrobe WM Space for washing machine
HIU Heat interface unit MVHR Mechanical Ventilation with Heat Recovery — Bulkhead line

Heat interface unit location is indicative only. Washing machine not supplied. 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. All balcony/terrace dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. View points are indicative only. Floorplans have been scaled individually to fit the page. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

TYPE 11003 (LEVEL 10)

ONE BEDROOM

K5.10.05

**SITE LOCATOR****PLOT LOCATOR****APARTMENT AREA**

43.4 SQ M / 464 SQ FT

KITCHEN/LIVING/DINING
4.36m x 3.89m 14'3" x 12'8"
BEDROOM
4.45m x 2.75m 14'6" x 9'0"
BALCONY
3.38m x 1.55m 11'1" x 5'1"

◆ Measurement points C Cupboard W Wardrobe WM Space for washing machine
HIU Heat interface unit MVHR Mechanical Ventilation with Heat Recovery — Bulkhead line

Heat interface unit location is indicative only. Washing machine not supplied. 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. All balcony/terrace dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. View points are indicative only. Floorplans have been scaled individually to fit the page. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

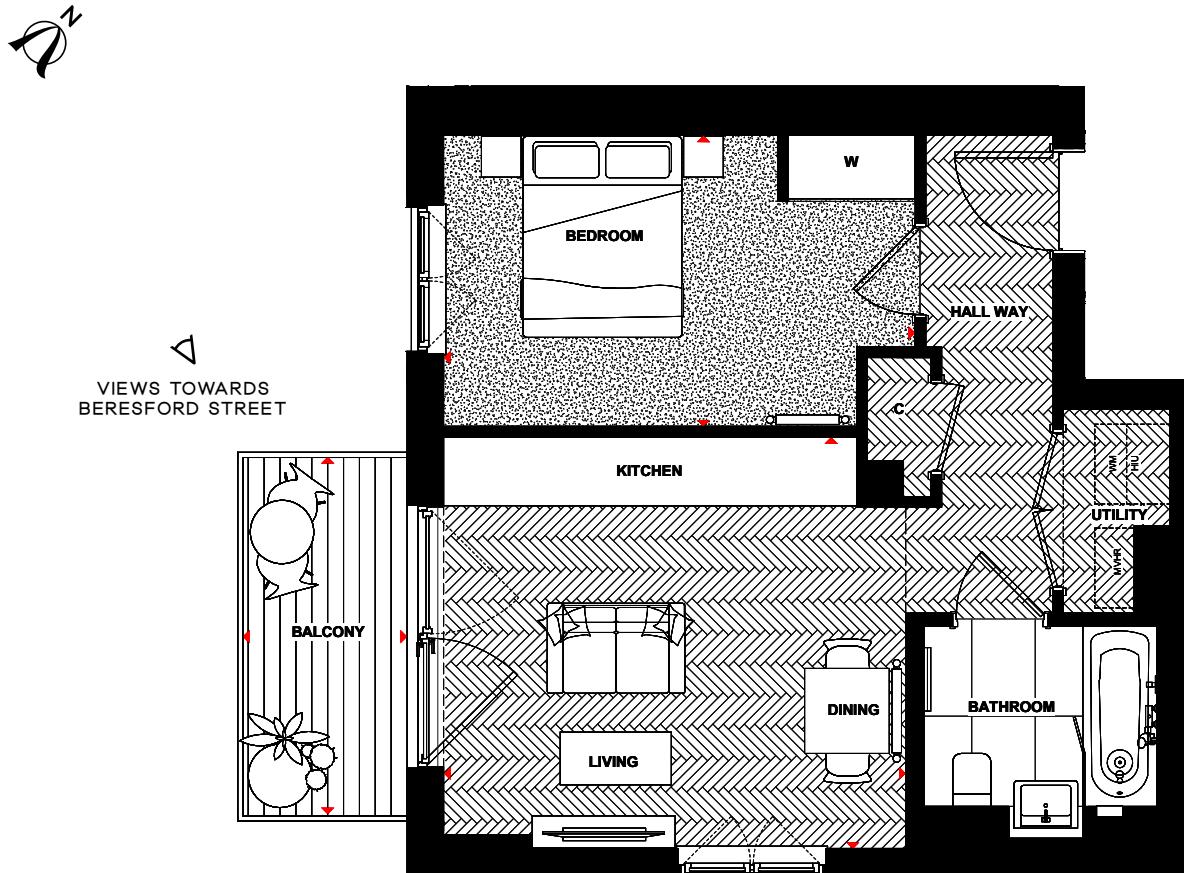
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BLOCK FLOOR NUMBER

TYPE 11003 (LEVELS 11 - 17)

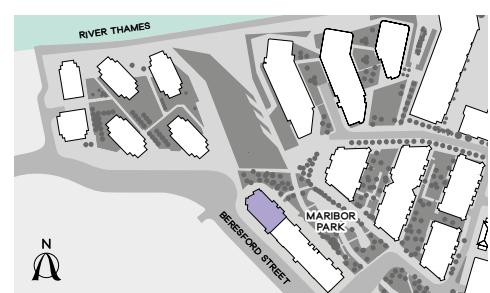
ONE BEDROOM

K5.11.05, K5.12.05, K5.13.05, K5.14.05, K5.15.05, K5.16.05, K5.17.05

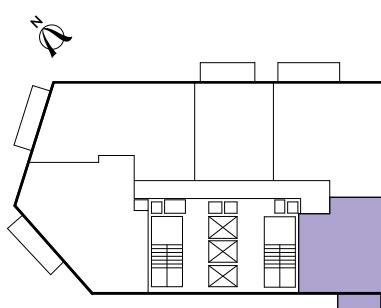
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BLOCK FLOOR NUMBER



SITE LOCATOR



PLOT LOCATOR



APARTMENT AREA

43.4 SQ M / 464 SQ FT

KITCHEN/LIVING/DINING
4.36m x 3.89m 14'3" x 12'8"
BEDROOM
4.45m x 2.75m 14'6" x 9'0"
BALCONY
3.38m x 1.55m 11'1" x 5'1"

► Measurement points C Cupboard W Wardrobe WM Space for washing machine
HIU Heat interface unit MVHR Mechanical Ventilation with Heat Recovery — Bulkhead line

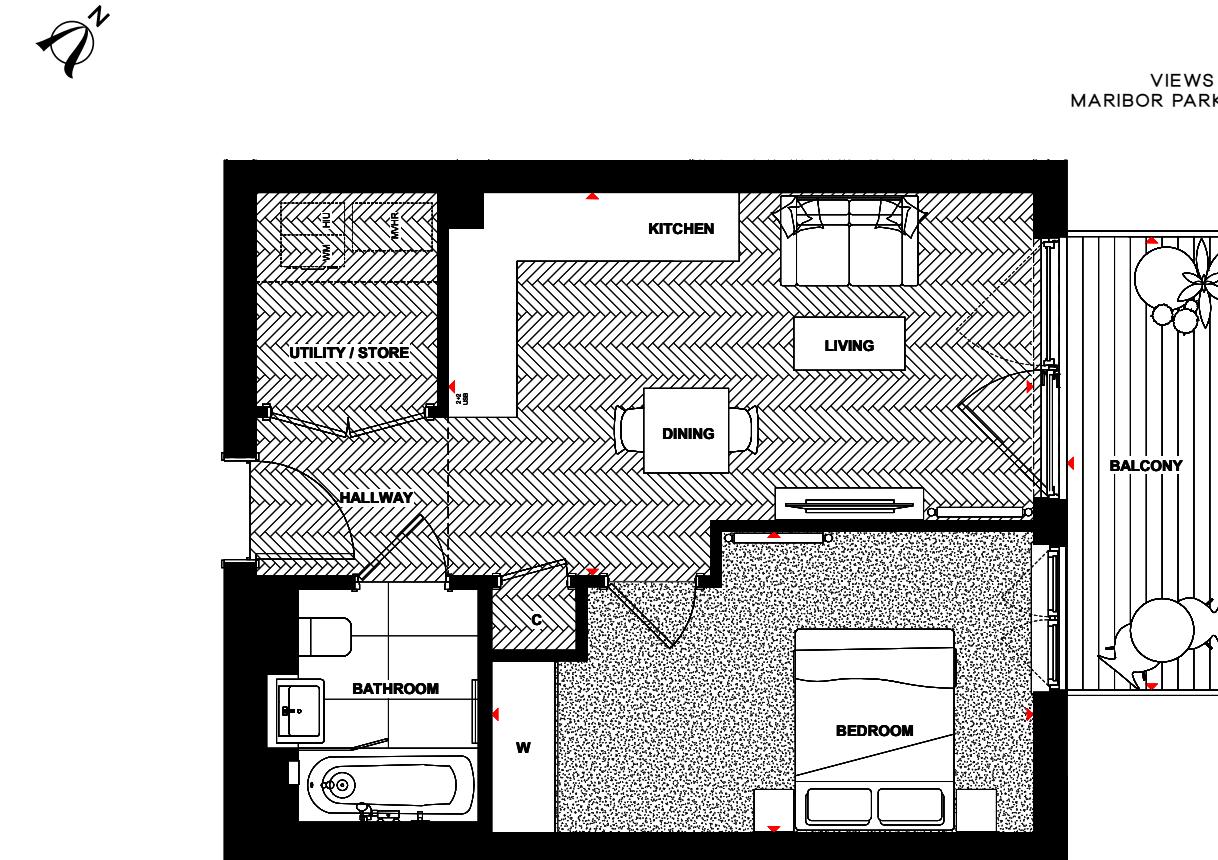
Heat interface unit location is indicative only. Washing machine not supplied. Apartment layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance 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. All balcony/terrace dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. View points are indicative only. Floorplans have been scaled individually to fit the page. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

TYPE 11004 (LEVELS 01 - 17)

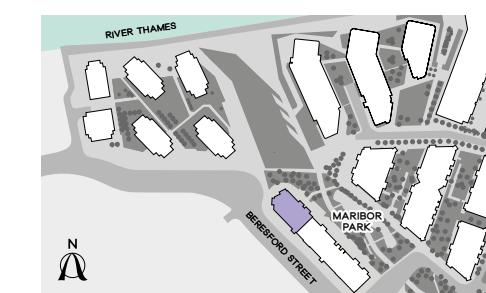
ONE BEDROOM

K5.01.03, K5.02.03, K5.03.03, K5.04.03, K5.05.03, K5.06.03, K5.07.03, K5.08.03, K5.09.03, K5.10.03, K5.11.03, K5.12.03, K5.13.03, K5.14.03, K5.15.03, K5.16.03, K5.17.03

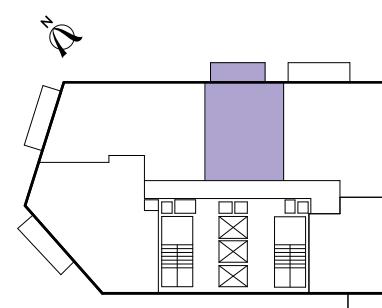
NUMBERING KEY
K 5.00.00
BLOCK FLOOR NUMBER



SITE LOCATOR



PLOT LOCATOR



APARTMENT AREA

44.4 SQ M / 478 SQ FT

KITCHEN/LIVING/DINING
5.53m x 3.62m 18'2" x 11'9"
BEDROOM
5.12m x 2.85m 16'8" x 9'4"
BALCONY
4.28m x 1.55m 14'0" x 5'1"

► Measurement points C Cupboard W Wardrobe WM Space for washing machine
HIU Heat interface unit MVHR Mechanical Ventilation with Heat Recovery — Bulkhead line

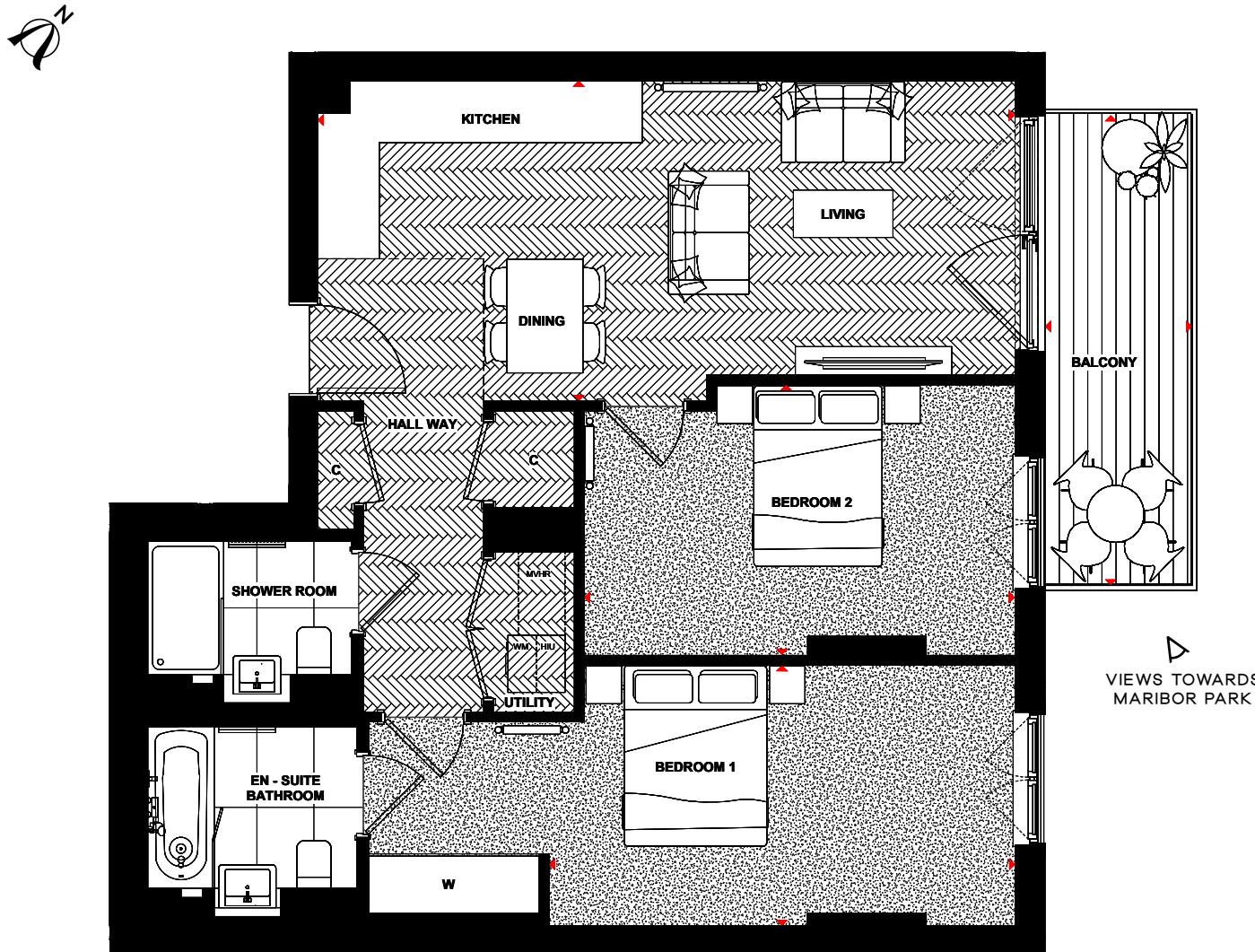
Heat interface unit location is indicative only. Washing machine not supplied. Apartment layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance 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. All balcony/terrace dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. View points are indicative only. Floorplans have been scaled individually to fit the page. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

TYPE 24010 (LEVELS 01 - 10)

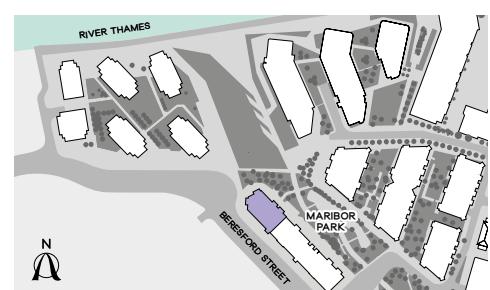
TWO BEDROOM

K5.01.04, K5.02.04, K5.03.04, K5.04.04, K5.05.04,
K5.06.04, K5.07.04, K5.08.04, K5.09.04, K5.10.04

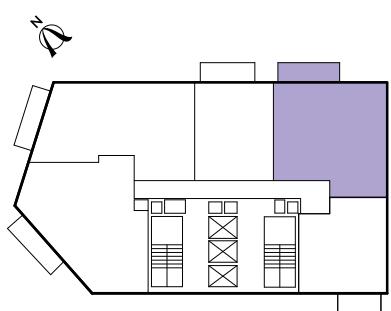
NUMBERING KEY
K 5.00.00
BLOCK FLOOR NUMBER



SITE LOCATOR



PLOT LOCATOR



APARTMENT AREA

73.2 SQ M / 788 SQ FT

KITCHEN/LIVING/DINING
7.34m x 3.37m 24'1" x 11'1"
BEDROOM 1
4.91m x 2.75m 16'2" x 9'0"
BEDROOM 2
4.54m x 2.84m 14'11" x 9'4"
BALCONY
4.88m x 1.55m 16'0" x 5'1"

► Measurement points C Cupboard W Wardrobe WM Space for washing machine
HIU Heat interface unit MVHR Mechanical Ventilation with Heat Recovery — Bulkhead line

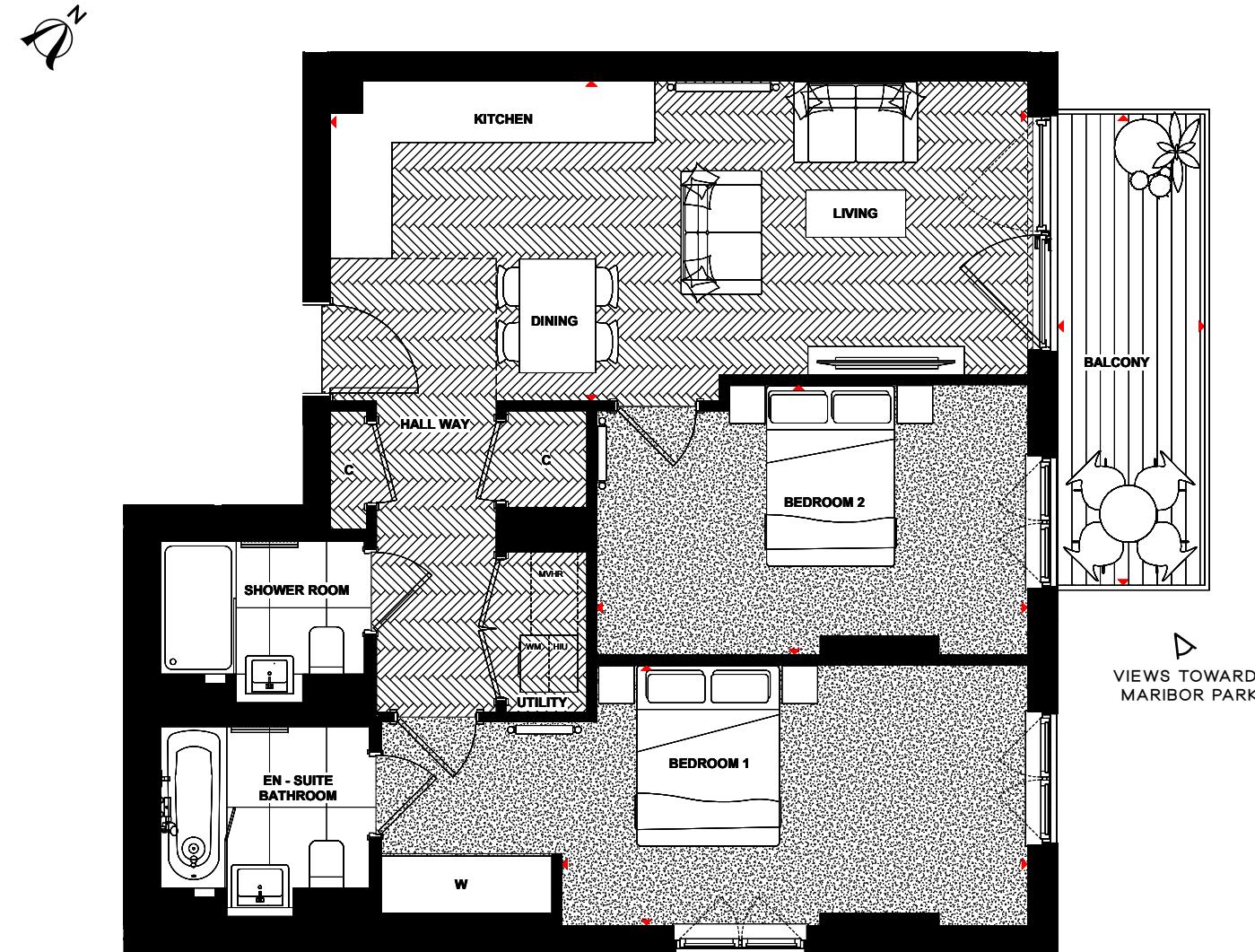
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TYPE 24010 (LEVELS 11 - 17)

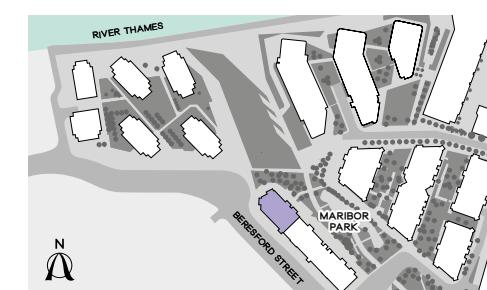
TWO BEDROOM

K5.11.04, K5.12.04, K5.13.04, K5.14.04, K5.15.04, K5.16.04, K5.17.04

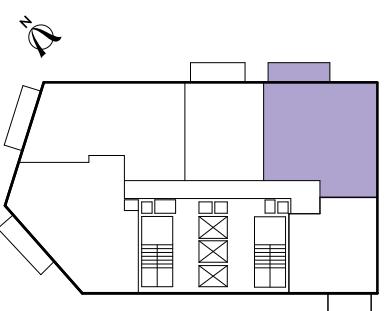
NUMBERING KEY
K 5.00.00
BLOCK FLOOR NUMBER



SITE LOCATOR



PLOT LOCATOR



APARTMENT AREA

73.2 SQ M / 788 SQ FT

KITCHEN/LIVING/DINING
7.34m x 3.37m 24'1" x 11'1"
BEDROOM 1
4.91m x 2.75m 16'2" x 9'0"
BEDROOM 2
4.54m x 2.84m 14'11" x 9'4"
BALCONY
4.88m x 1.55m 16'0" x 5'1"

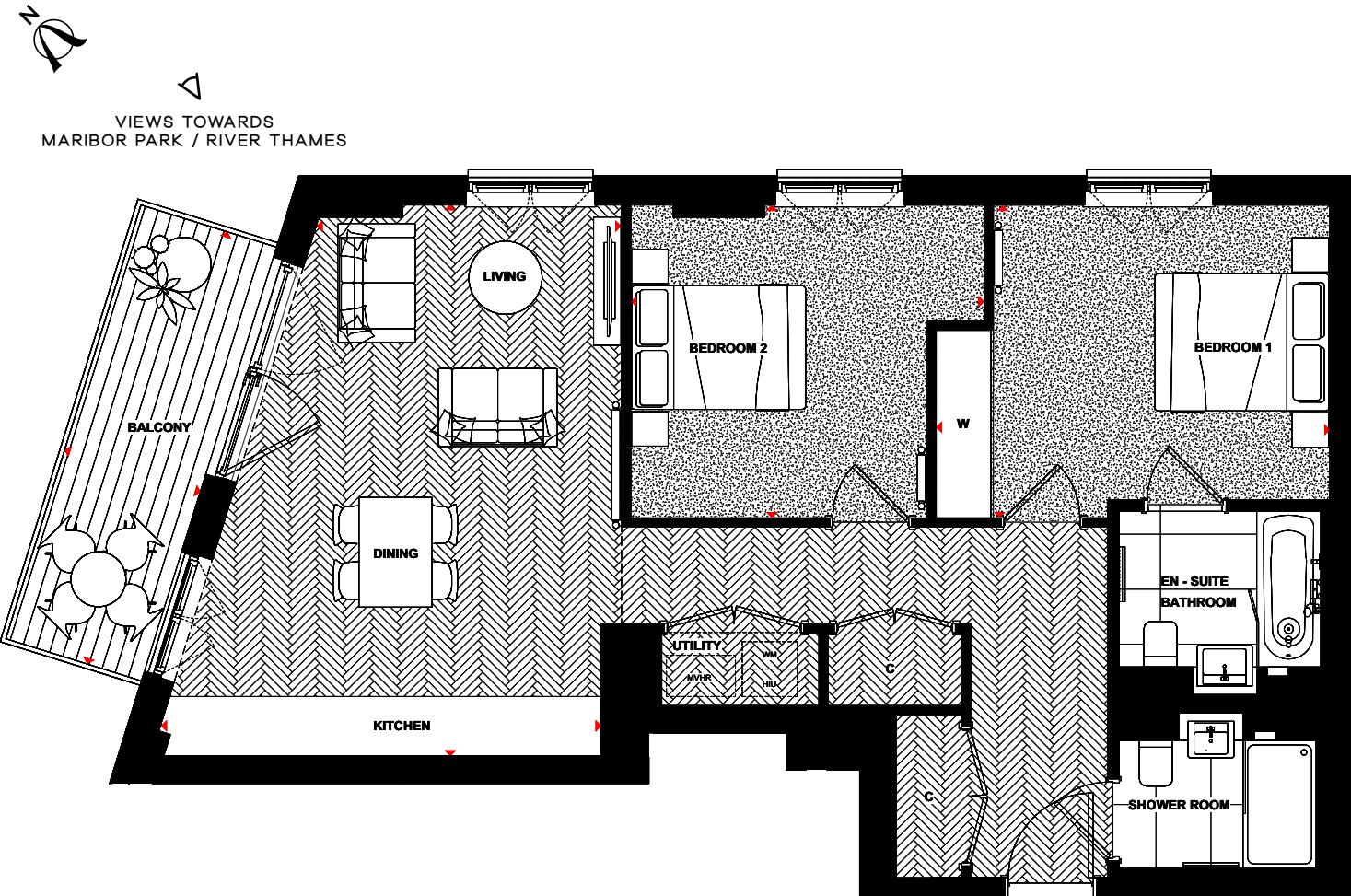
► Measurement points C Cupboard W Wardrobe WM Space for washing machine
HIU Heat interface unit MVHR Mechanical Ventilation with Heat Recovery — Bulkhead line

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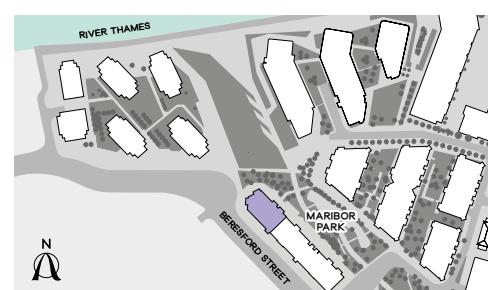
TYPE 24011 (LEVELS 01 - 17)

TWO BEDROOM

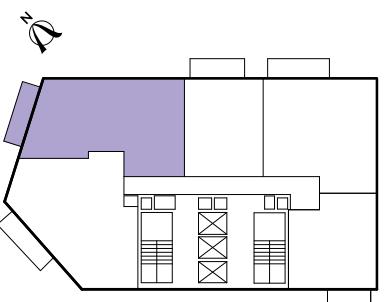
K5.01.02, K5.02.02, K5.03.02, K5.04.02, K5.05.02, K5.06.02, K5.07.02, K5.08.02, K5.09.02, K5.10.02, K5.11.02, K5.12.02, K5.13.02, K5.14.02, K5.15.02, K5.16.02, K5.17.02



SITE LOCATOR



PLOT LOCATOR

APARTMENT AREA
76.4 SQ M / 822 SQ FT

KITCHEN/LIVING/DINING	
6.02m x 4.80m(max) / 3.32m (min)	
19'8" x 15'7"(max) / 11'0"(min)	
BEDROOM 1	
4.30m x 3.41m	14'2" x 11'3"
BEDROOM 2	
3.86m x 3.41m	12'8" x 11'3"
BALCONY	
4.88m x 1.55m	16'0" x 5'1"

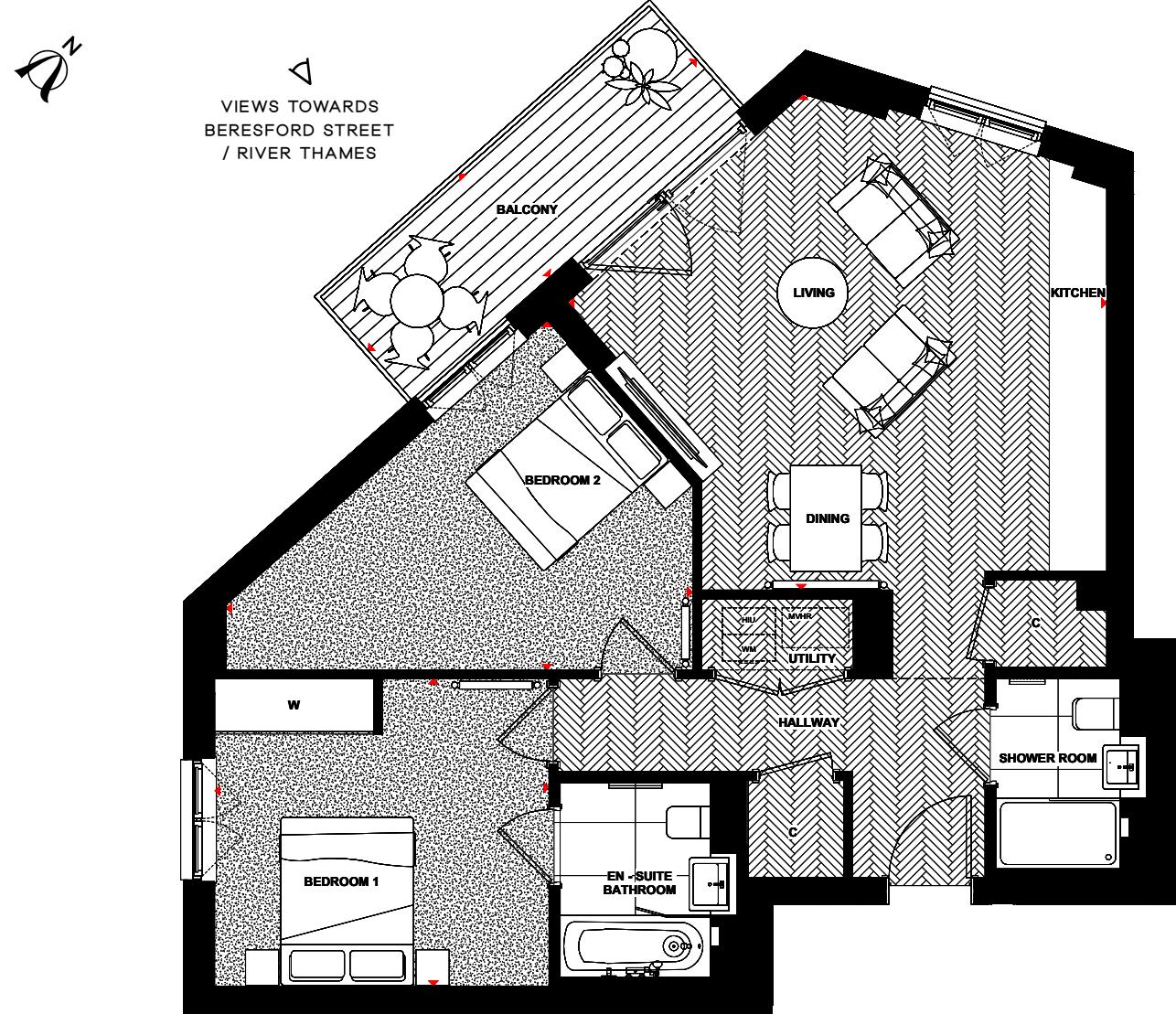
► Measurement points C Cupboard W Wardrobe WM Space for washing machine
HIU Heat interface unit MVHR Mechanical Ventilation with Heat Recovery — Bulkhead line

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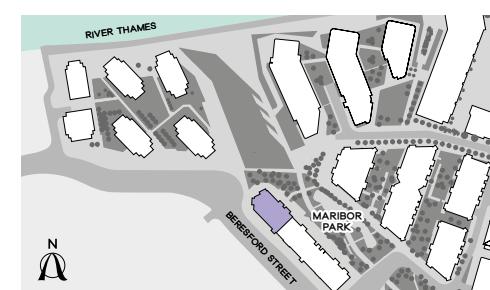
TYPE 24012 (LEVELS 01 - 17)

TWO BEDROOM

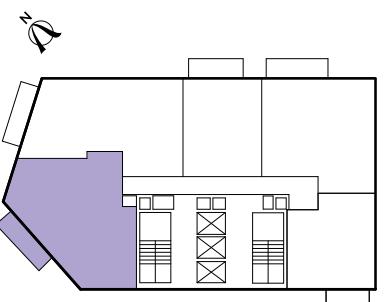
K5.01.01, K5.02.01, K5.03.01, K5.04.01, K5.05.01, K5.06.01, K5.07.01, K5.08.01, K5.09.01, K5.10.01, K5.11.01, K5.12.01, K5.13.01, K5.14.01, K5.15.01, K5.16.01, K5.17.01



SITE LOCATOR



PLOT LOCATOR

APARTMENT AREA
77.1 SQ M / 830 SQ FT

KITCHEN/LIVING/DINING	
6.04m(max) x 5.60m	19'10"(max) x 18'5"
BEDROOM 1	
3.78m x 3.47m	12'5" x 11'5"
BEDROOM 2	
5.27m(max) x 3.93m	17'4"(max) x 12'11"
BALCONY	
4.88m x 1.55m	16'0" x 5'1"

► Measurement points C Cupboard W Wardrobe WM Space for washing machine
HIU Heat interface unit MVHR Mechanical Ventilation with Heat Recovery — Bulkhead line

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NUMBERING KEY
K 5.00.00
BLOCK FLOOR NUMBER

THE BERKELEY DIFFERENCE

From the moment you arrive at one of our developments, you will notice the Berkeley Difference. This won't just be in the quality of the craftsmanship, the stunning surroundings or the enviable location.



TRANSFORMING TOMORROW

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more than when we began.

TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.

DESIGNED FOR LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

CUSTOMERS DRIVE OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of nature, amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

GREEN LIVING

We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, promote recycling and enable residents to choose sustainable transport options.

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

Photography of sunrise at Royal Arsenal Riverside



Views over Maribor Park at Royal Arsenal Riverside

SUSTAINABILITY

PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at The Maribor.

NATURE AND BIODIVERSITY

Parkland, trees, flowers, living roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around The Maribor, we have created natural habitats that encourage wildlife to flourish. We are working with Hankinson Duckett Associates to engage residents in the natural landscapes that we have created.

WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily. Apartments also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

SUSTAINABLE MATERIALS

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

ENERGY EFFICIENCY

Efficient use of electricity helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with either Air Source or Hot Water Heat Pumps. All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency.

NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout The Maribor we have planted trees, shrubs and flowerbeds to help create a cleaner air environment. Within our homes we also provide mechanical ventilation to filter the internal air.

SUSTAINABLE TRANSPORT

We also provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. Promoting walking and cycling as methods of transport also help encourage healthier lifestyles.

STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with our managing agent and residents to ensure the development remains in pristine condition.

FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand how we can adapt to future climate change in our future designs.

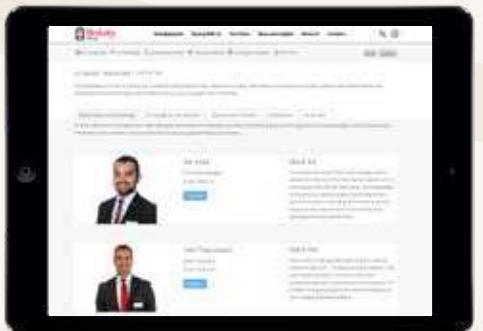
INTRODUCING MYHOME PLUS

WHAT IS MYHOME PLUS?

MyHome Plus is an online service that is designed to help you manage key aspects of your new home at anytime from anywhere around the world. This section provides you with an overview of MyHome Plus key features to enhance your customer journey.

1. FILING CABINET

In the filing cabinet section, you can access documentation relating to your new home immediately at your own convenience.



2. MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.

3. OPTIONS & CHOICES SELECTION

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further details on this.

4. CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up-to-date on the progress on site and the local area. Your Customer Relations Manager will issue regular updates and photographs to this section throughout your journey.

5. MY GUIDES

View and download your buying and living guides to support you step-by-step through your journey with us.

NEXT STEPS

1. GETTING STARTED

Your Sales Consultant will send you instructions to create and validate your MyHome account. Once your account is validated, your Sales Consultant will assign your property to your MyHome account and your account will be upgraded to a MyHome Plus account.

2. INTERIOR SELECTIONS

Customer Relations will then be in touch to invite you into our Showhomes to view the interior selections available for the internal finishes that you have an option to select.

If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.



**myHome
PLUS**

THE MARIBOR

CONTACT US



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CONTACT

T: 020 8331 7130

E: royalarsenal.sales@berkeleygroup.co.uk
www.royalarsenalriverside.co.uk



Berkeley
Designed for life

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 Homes policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley Homes reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. 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 The Maribor are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. Berkeley Homes East Thames Ltd - Registered in England and Wales Number 04480928. Registered Office Berkeley House, 19 Portsmouth, Road, Cobham, Surrey, KT11 1UG. Z429/05CA/0126.

The Maribor was granted planning permission on June 2025 by the Royal Borough of Greenwich. The planning application number is 24/0848/R. Through the purchase of a property at The Maribor, the buyer is acquiring an apartment with a 999-year leasehold. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision.

ROYALARSENALRIVERSIDE.CO.UK