



Grove Place

ELTHAM LONDON SE9

METROPOLITAN **REGENERATION**

Brand new 1, 2 & 3 bed
apartments and penthouses
surrounded by rural ambience
within the Royal Borough of
Greenwich, yet just 18 minutes
from London Bridge.

Grove Place

ELTHAM LONDON SE9





Invest in a prime commuter belt

8 minutes walk from mainline connections serving central London and Canary Wharf



- Stunning choice of executive apartments and penthouses.
- Exceptionally spacious - 1 beds up to 792 sqft.
- All with Galliard's luxurious high end specifications.
- Secure parking available.
- Little over 5 minutes walk from Eltham mainline and possible new DLR extension.
- 9 minutes from current DLR services at Lewisham.
- 18 minutes from London Bridge transport hub.

On the facts

- Excellent road and public transport connections - 5 minutes from the A2 and A205 (South Circular).
- Within 500 metres of Eltham Palace and Royal Blackheath golf course.
- Within convenient walking distance of university of Greenwich (Avery Hill campus).
- Grove Place will showcase the town's regeneration programme - a masterplan and vision to transform the locality with consultation for an extension of the DLR to Eltham.

Grove Place
ELTHAM LONDON SE9





While Eltham has grown from a village to one of the largest suburban districts in the London Borough of Greenwich, evidence of its long and rich history can still be seen today – with its Royal connections best associated with Eltham Palace, once the former home of Henry VII and Henry VIII.

On the town

Today, Eltham is a bustling cosmopolitan town centre, with its strikingly wide main thoroughfare – the High Street itself dominating the town.

Grove Place occupies a strategic location at the main gateway into the centre – alive with brand name shopping, restaurants, street cafés and some outstanding architecture, perhaps most notably the town’s original and grand library.

Eltham boasts fine educational and recreational facilities with its surrounding landscape dominated by parkland, woodland and green open space.

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“The Royal Blackheath Golf Club, as the world knows, is the oldest golf club in the world”

BERNARD DARWIN, CELEBRATED GOLF CORRESPONDENT

This prestigious institution lies around 500 metres from Grove Place, adding to the vast swathes of rural parkland surrounding Eltham. The opulent club house hosts many events and special occasions and even boasts its own museum.



On the green



Residents will never be far from rural tranquility with the Palace and its grounds providing another green oasis - 5 minutes walk from Grove Place.



Grove Place

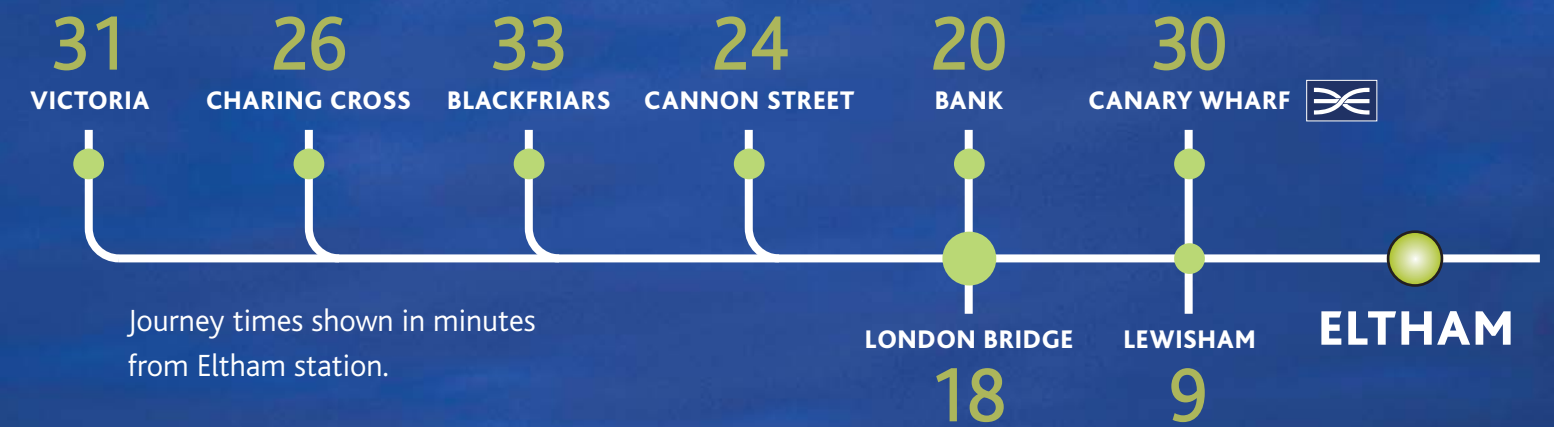
ELTHAM LONDON SE9



Residents at Grove Place will have deceptively fast and convenient access to London's financial sectors, its world class shopping streets and metropolis. London Bridge Quarter in 18 minutes - that's connecting not commuting, and the connections are to the Capital's entire transport network. Grove Place truly offers the best of both worlds - suburban rural living with the City, Canary Wharf, Greenwich and London's third business district to be, the Royal Docks on your doorstep.



On the move



Blackheath	6 mins	Bond Street	35 mins
Greenwich	22 mins	London City Airport	36 mins
Westminster	31 mins	King's Cross/St Pancras	40 mins
Green Park	33 mins	Oxford Circus	40 mins
Leicester Square	35 mins		

Grove Place
ELTHAM LONDON SE9



A masterplan for the Town Centre visualises a revitalised High Street and potential for a DLR station at Eltham

Grove Place

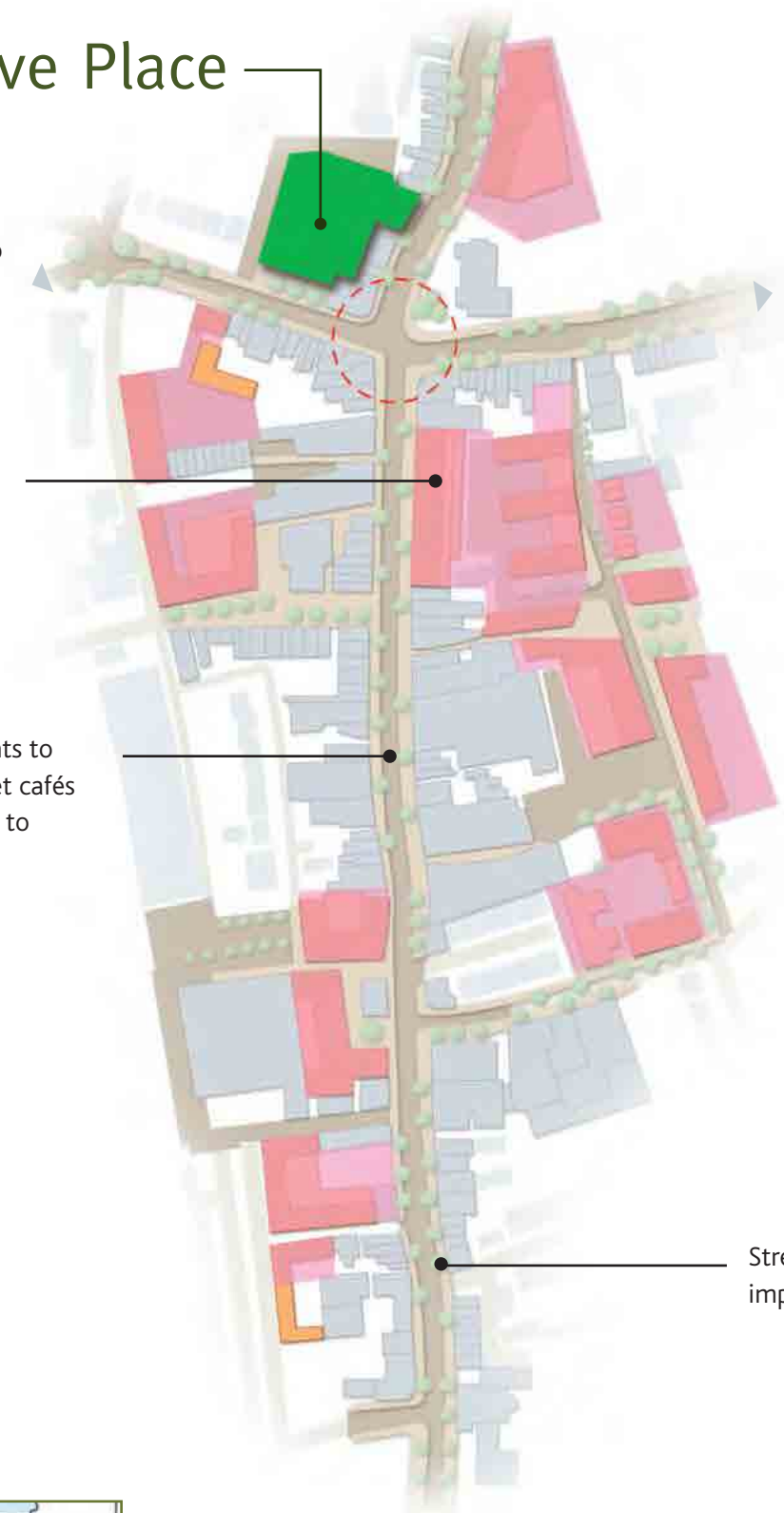
Improved thoroughfare to Eltham Palace

Improved thoroughfare to Eltham Station and possible DLR service

Denotes development opportunities

Wider pavements to encourage street cafés and restaurants to flourish

Street tree planting to improve public realm



Whilst Grove Place will surely provide the showcase and lay the foundations for Eltham's regenerative programme, the masterplan for the town sees a wider vision encompassing better public spaces and pedestrian environment including public realm improvements.

Regeneration

The masterplan, set in conjunction with the Royal Borough of Greenwich, also focuses on high quality shop frontages, street tree planting and widening the High Street's pavements to increase the visual presence of cafés and restaurants, in turn raising the town's economy.



- DLR extension to Eltham in consultation.
- Improved links to rail station and other heritage assets.
- Enhanced retail quality and High Street density.
- Wider pavements for street activity and a more inviting street scene.

- Choice of luxurious 1 & 2 bedroom apartment styles.
- Four executive 1, 2 & 3 bedroom penthouses with extensive terraces.
- All finished to Galliard Homes' superior specifications.
- Majority with private balcony or terrace.
- Large terraces - up to 330 square feet to selected lower ground and ground level apartments.
- Secure car parking available.
- Landscaped communal courtyard and gardens.
- Opulent entrance foyers and concierge desk.



Grove Place

THE DEVELOPMENT



Grove Place will not only become a striking new landmark for luxury living but will provide an exclusive lifestyle opportunity for first time buyers wishing to get on the property ladder, London business executives wishing for a rural retreat or to those simply seeking privacy and security amid a luxurious environment. Grove Place says everything, and has everything for prestigious metropolitan living.



Inspirational

INTERIORS ALIVE WITH SLEEK STYLE AND SOPHISTICATED FINISHES



Grove Place
ELTHAM LONDON SE9





SPECIFICATION

GENERAL

- Walls & ceilings in off white matt finish.
- Satin off white door linings, skirtings and architraves.
- Rustic oak veneer flooring to living/dining, kitchen and hall areas.
- Internal doors oak veneer.
- Polished stainless steel door furniture.
- Brushed steel switch and socket plates.
- Recessed LED low energy downlighting.
- Terrestrial TV and telephone sockets to living room and bedrooms.
- Living room socket Sky+ enabled with Sky multi-room in Bedroom 1.
- Thermostatically controlled heating via radiators to all rooms.
- Double glazing throughout.

BEDROOMS

- Fully fitted oatmeal carpets throughout.
- Fully fitted wardrobes to main bedroom.

KITCHENS

- Fully integrated appliances to include washer/dryer & dishwasher, fridge/freezer, stainless steel oven, ceramic hob, microwave oven.
- High gloss white unit doors with handleless design.
- Stone worktops and upstands.
- Stainless steel 1½ bowl inset sink with single lever monobloc tap.

BATHROOMS

- White sanitaryware throughout.
- Bath with chrome plated taps, including shower handset over and shower screen.
- Chrome heated towel rail.
- Mirrored inset alcoves with integrated storage cupboards and downlighting.
- 600 x 300mm beige ceramic prints 'Clara' wall tiling.
- 600 x 600mm Bronze ceramic prints 'Clara' floor tiling.
- Monobloc taps.
- Framed glass screen shower enclosures.

SECURITY

- Video entryphone system to each apartment.

COMMUNAL AREAS

- Tiled floors to entrance and lift lobbies.
- Carpeted stairs and common corridors to all floor levels, except basement.
- Lifts within each apartment core serving all floor levels.

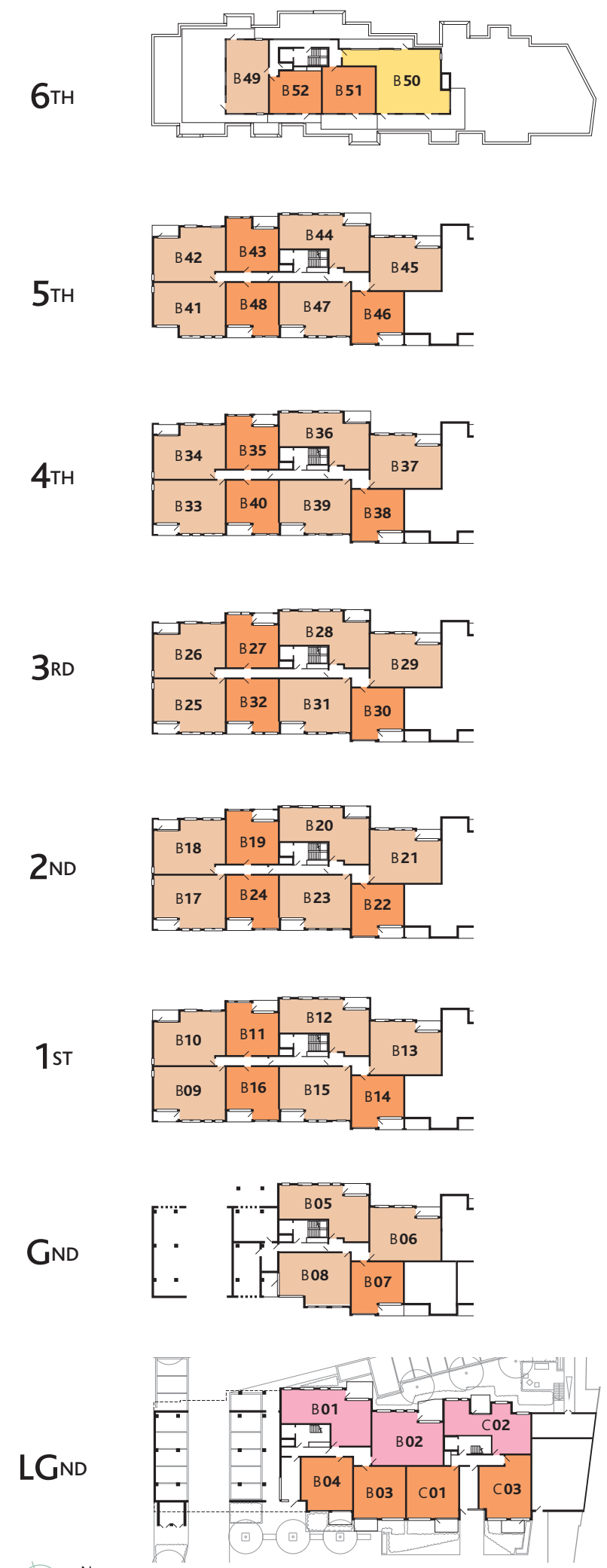


Development overview



EAST COURT

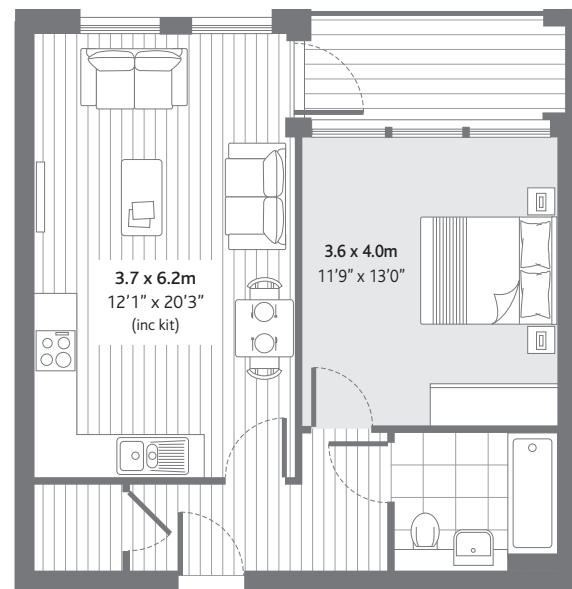
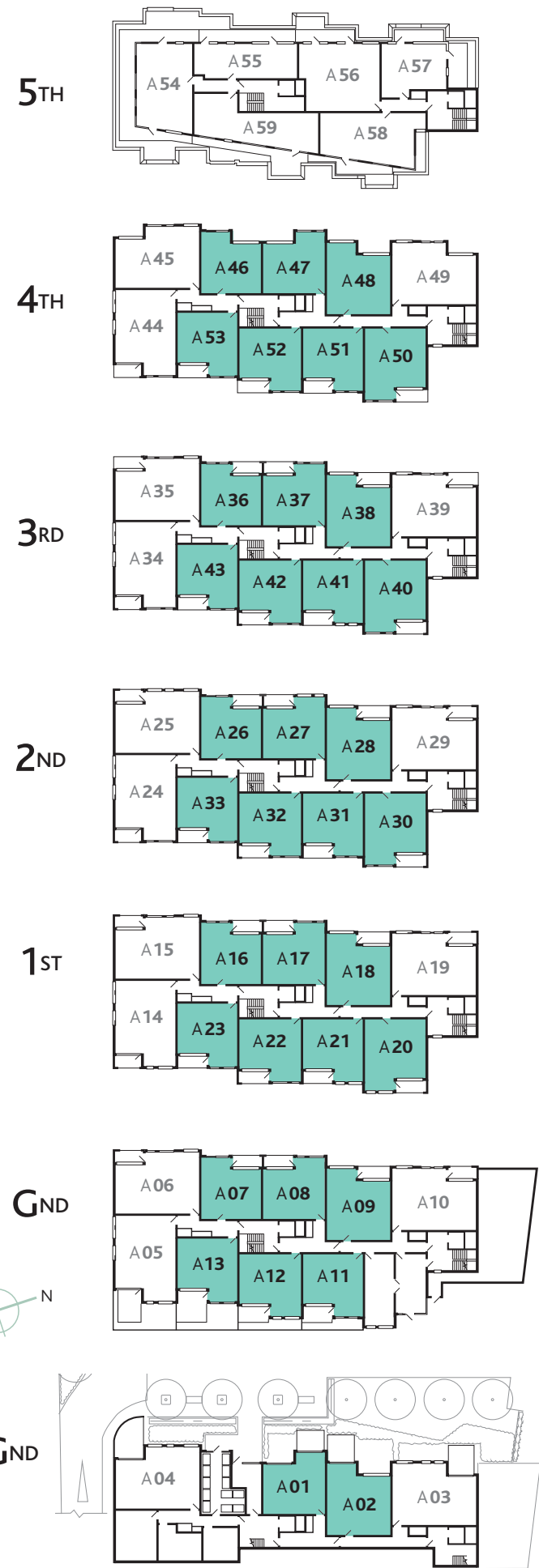
1 BED 1 BED PLUS 2 BED



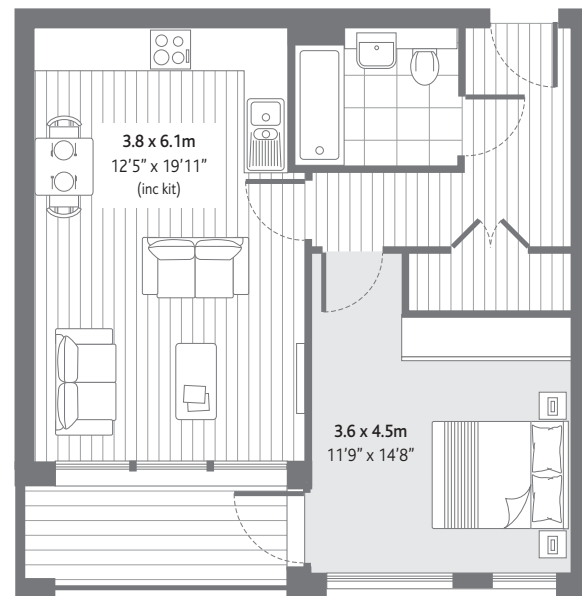
WEST COURT

1 BED 1 BED PLUS 2 BED 3 BED

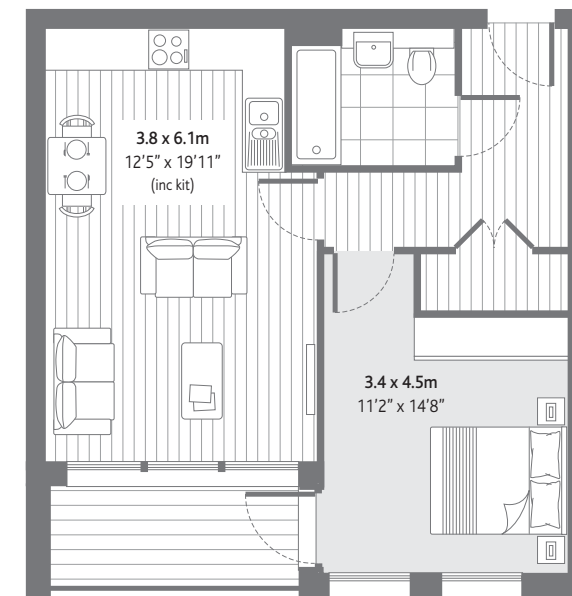




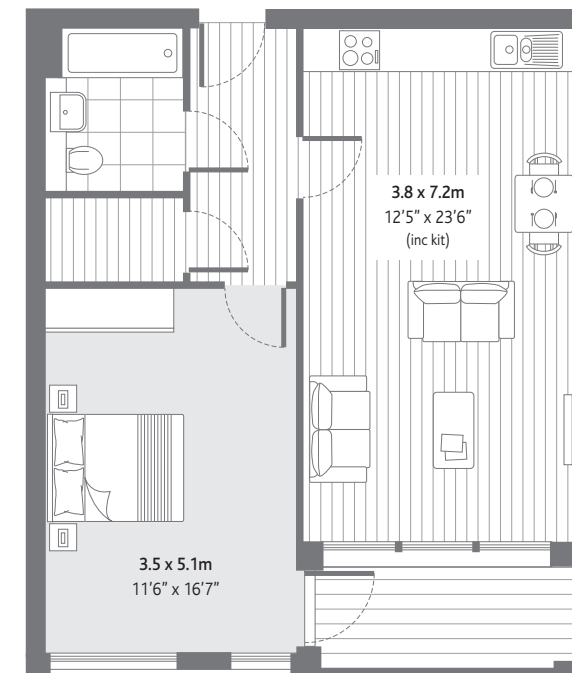
INTERNAL		50.4 SQM	543 SQFT
EXTERNAL	A07	5.0	54
	A16	4.9	52
	A26	4.9	52
	A36	5.2	55
	A46	-	-



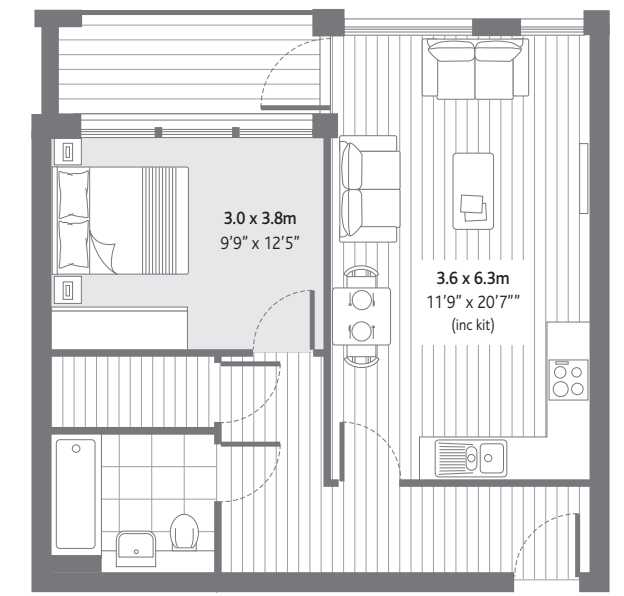
INTERNAL		52.3 SQM	564 SQFT
EXTERNAL	A12	6.9	74
	A22	4.9	52
	A32	4.9	52
	A42	4.9	52
	A52	3.9	41



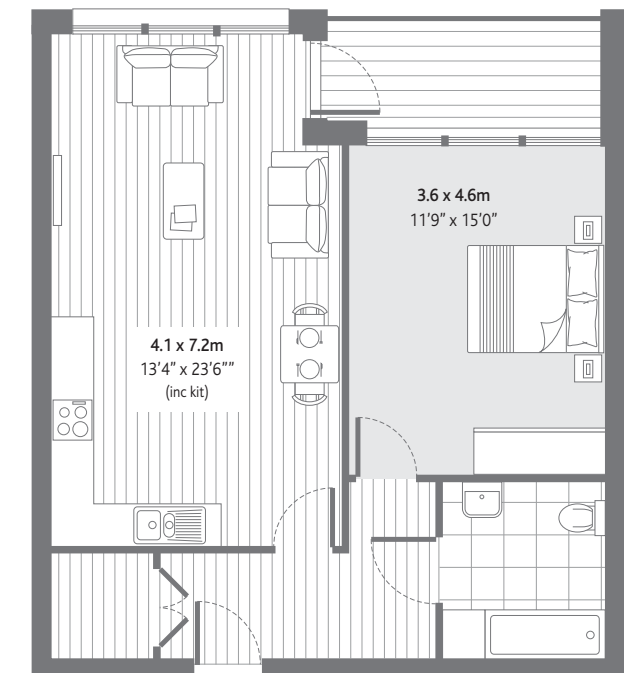
INTERNAL		50.7 SQM	546 SQFT
EXTERNAL	A11	6.8	72
	A13	19.6	211 Extensive ground terrace
	A21	5.0	54
	A23	5.0	54
	A31	5.0	54
	A33	5.0	54
	A41	5.0	54
	A43	5.0	54
	A51	5.0	54
	A53	5.0	54



INTERNAL		59.9 SQM	645 SQFT
EXTERNAL	A20	4.9	52
	A30	4.9	52
	A40	4.9	52
	A50	3.8	41



INTERNAL		51.8 SQM	558 SQFT
EXTERNAL	A01	21.2	228 Extensive lower ground terrace
	A08	5.0	53
	A17	4.8	52
	A27	4.8	52
	A37	5.3	57
	A47	-	-

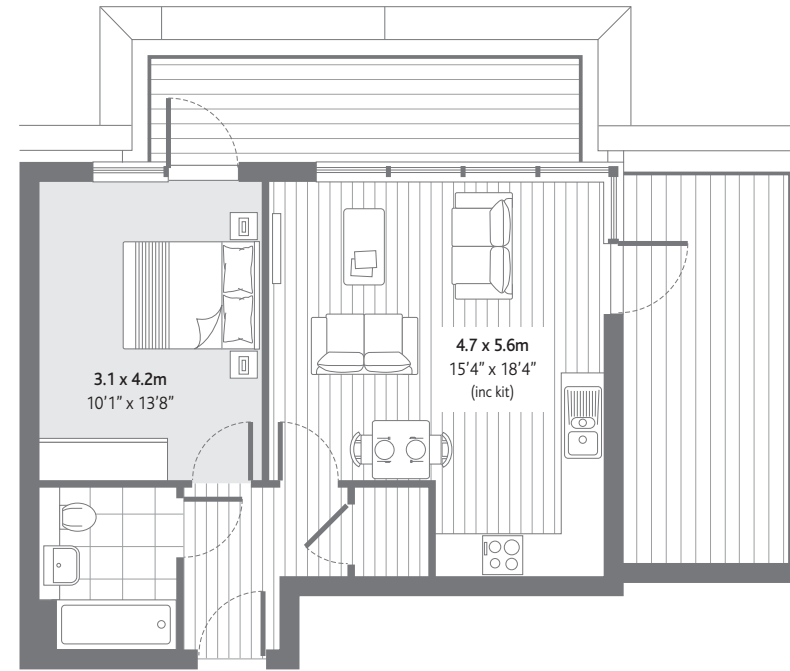
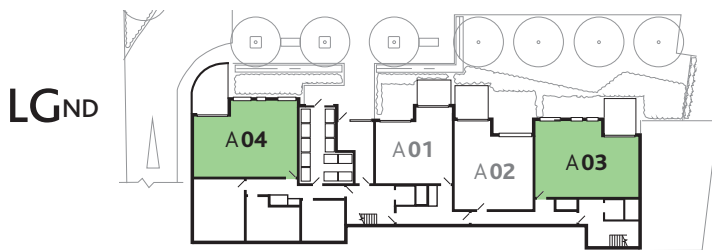
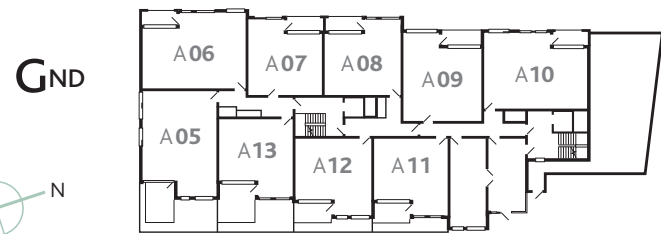
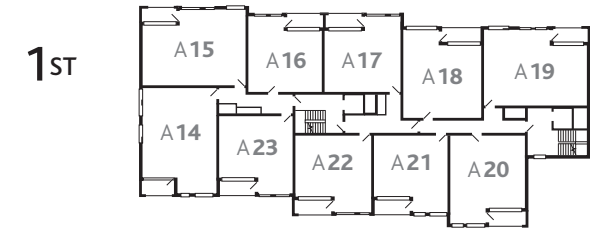
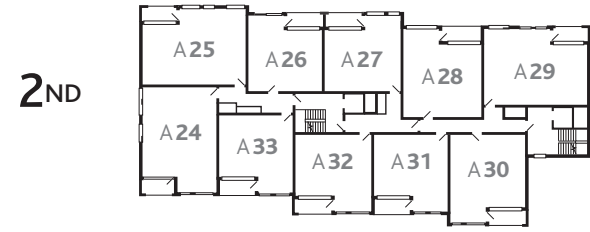
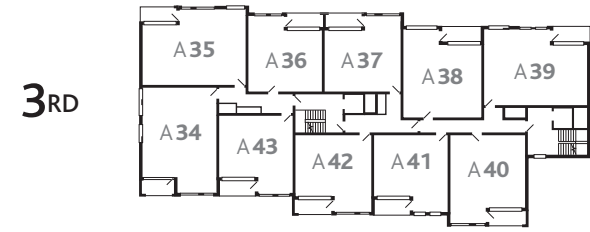
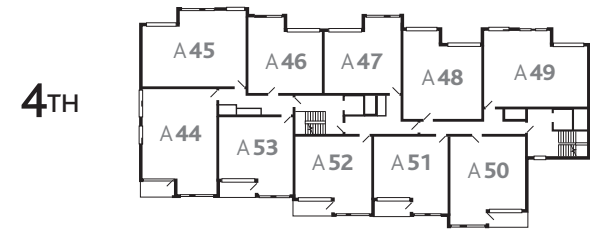
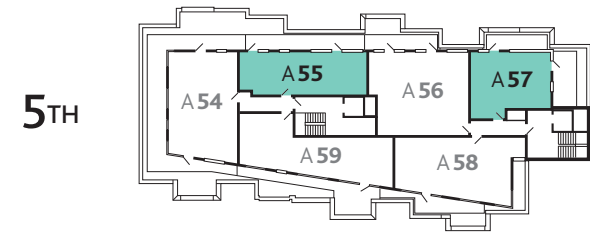


INTERNAL		62.5 SQM	673 SQFT
EXTERNAL	A02	30.7	330 Extensive lower ground terrace
	A09	5.7	61
	A18	5.6	60
	A28	5.6	60
	A38	5.6	60
	A48	-	-

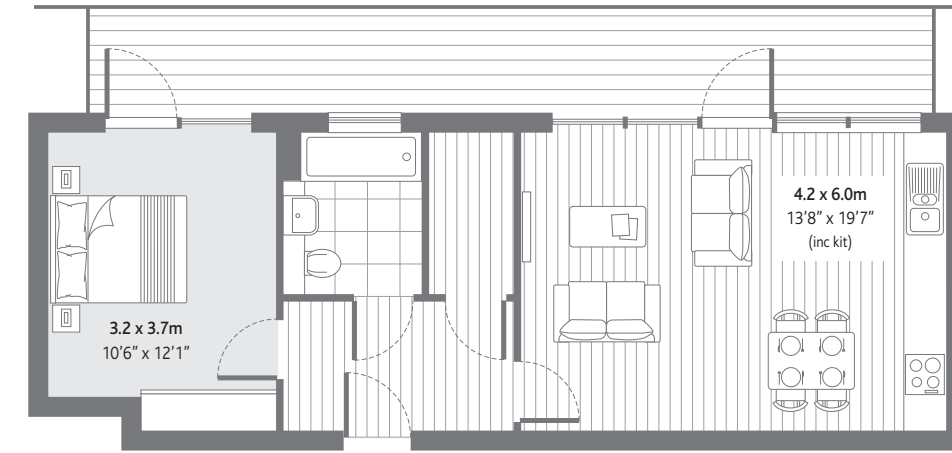
Apartment layouts are intended to be correct, precise details may vary during architectural finalisation. Room dimensions are approximate, total areas are accurate to within 5%.

EAST COURT 1 BEDROOM APARTMENTS

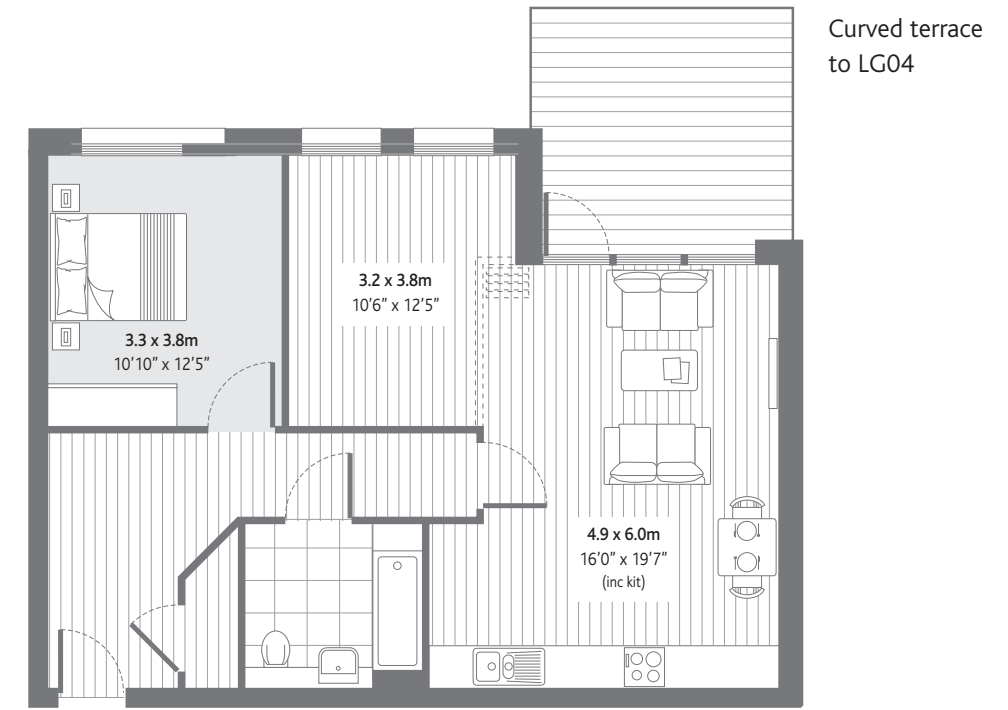




INTERNAL	48.7 SQM	525 SQFT
EXTERNAL	A57 23.3	250



INTERNAL	53.8 SQM	579 SQFT
EXTERNAL	A55 24.6	265

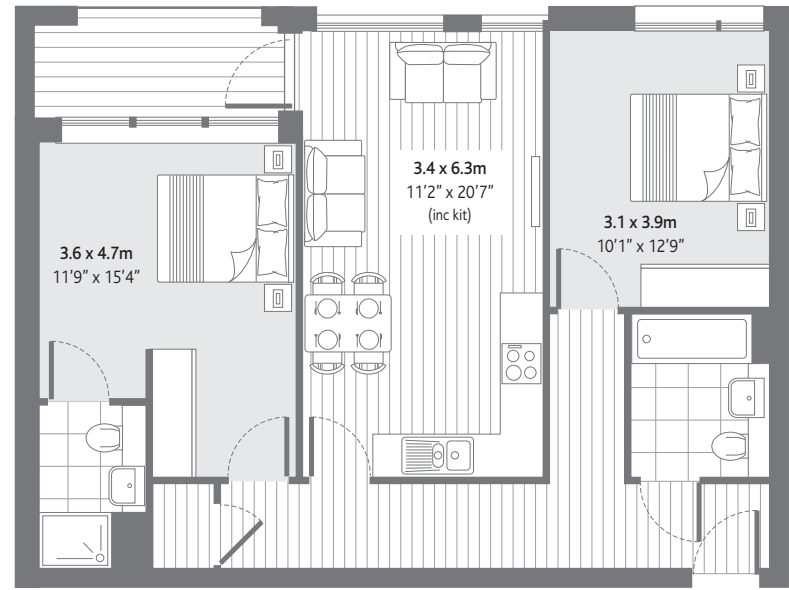
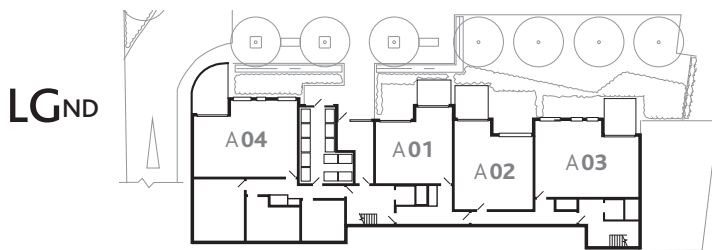
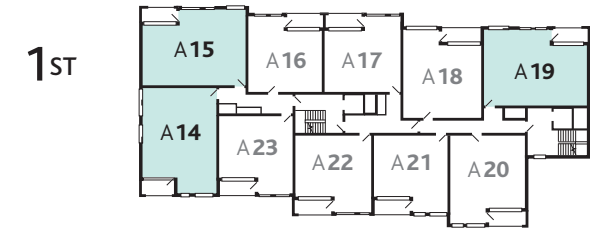
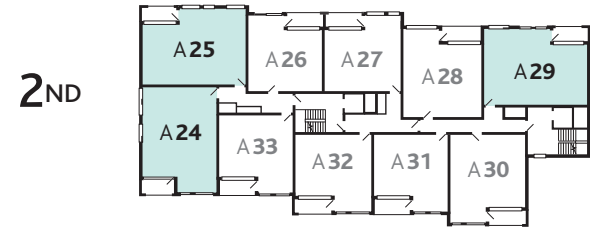
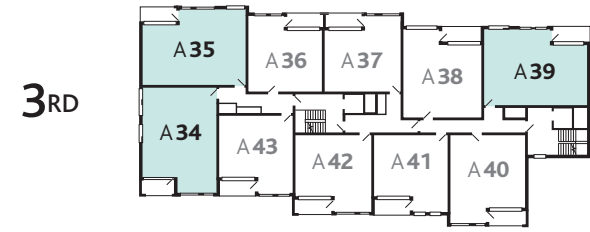
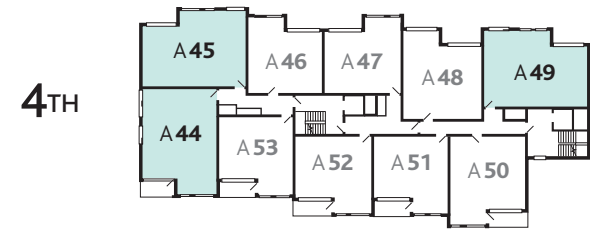
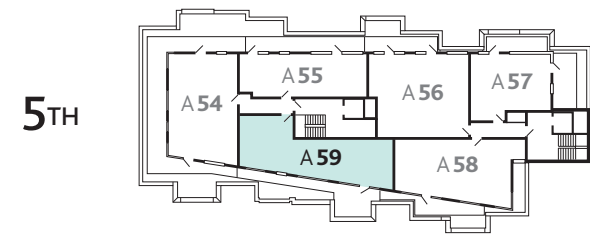


INTERNAL	72.4 SQM	780 SQFT
EXTERNAL	A03 13.6	146
	A04 15.2	164

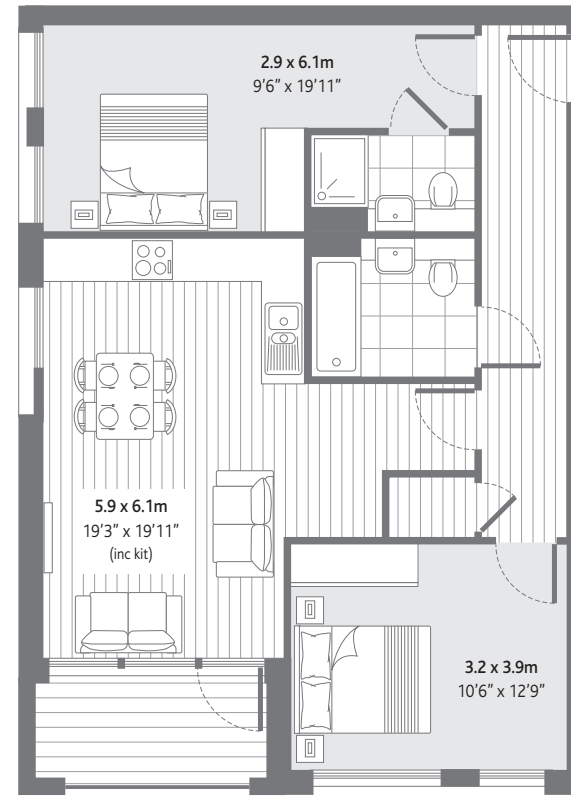
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EAST COURT 1 BED & 1 BED PLUS

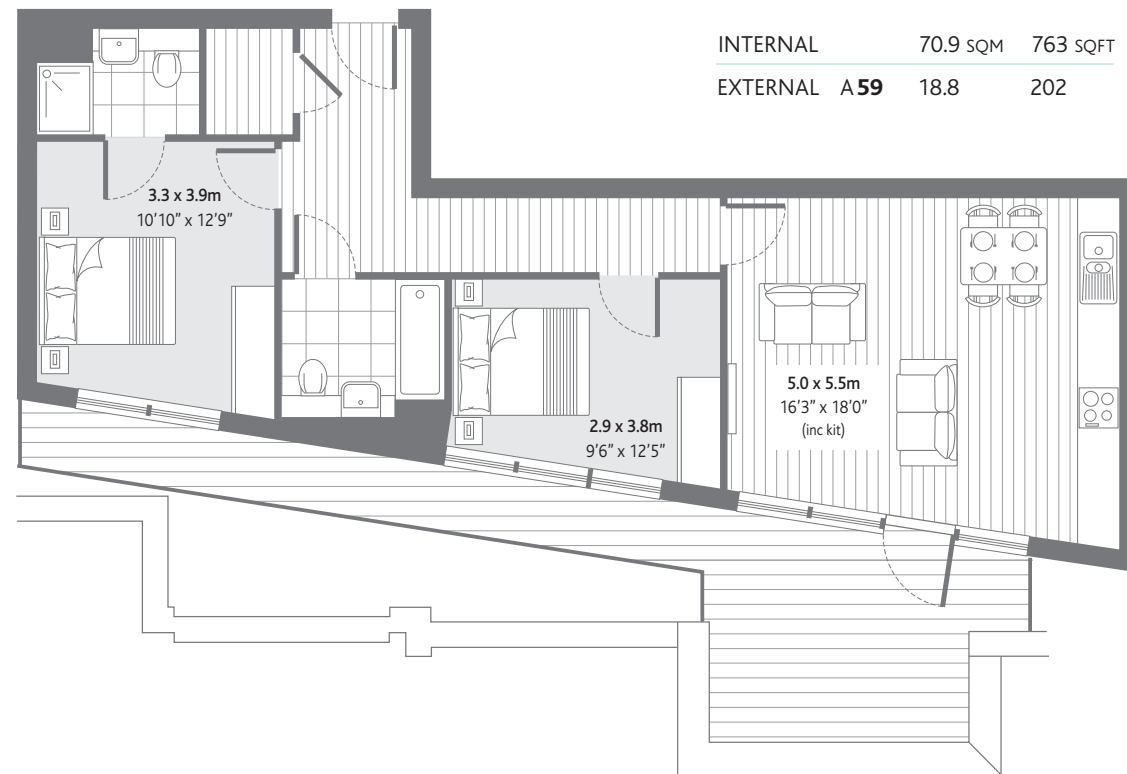




INTERNAL		72.4 SQM	780 SQFT
EXTERNAL	A06	4.9	52
	A10	4.9	52
	A15	4.7	51
	A19	4.6	49
	A25	4.7	51
	A29	4.6	49
	A35	3.8	41
	A39	3.6	39
	A45	-	-
	A49	-	-



INTERNAL		72.1 SQM	777 SQFT
EXTERNAL	A05	19.2	206
	A14	4.5	48
	A24	4.5	48
	A34	4.5	48
	A44	3.6	38

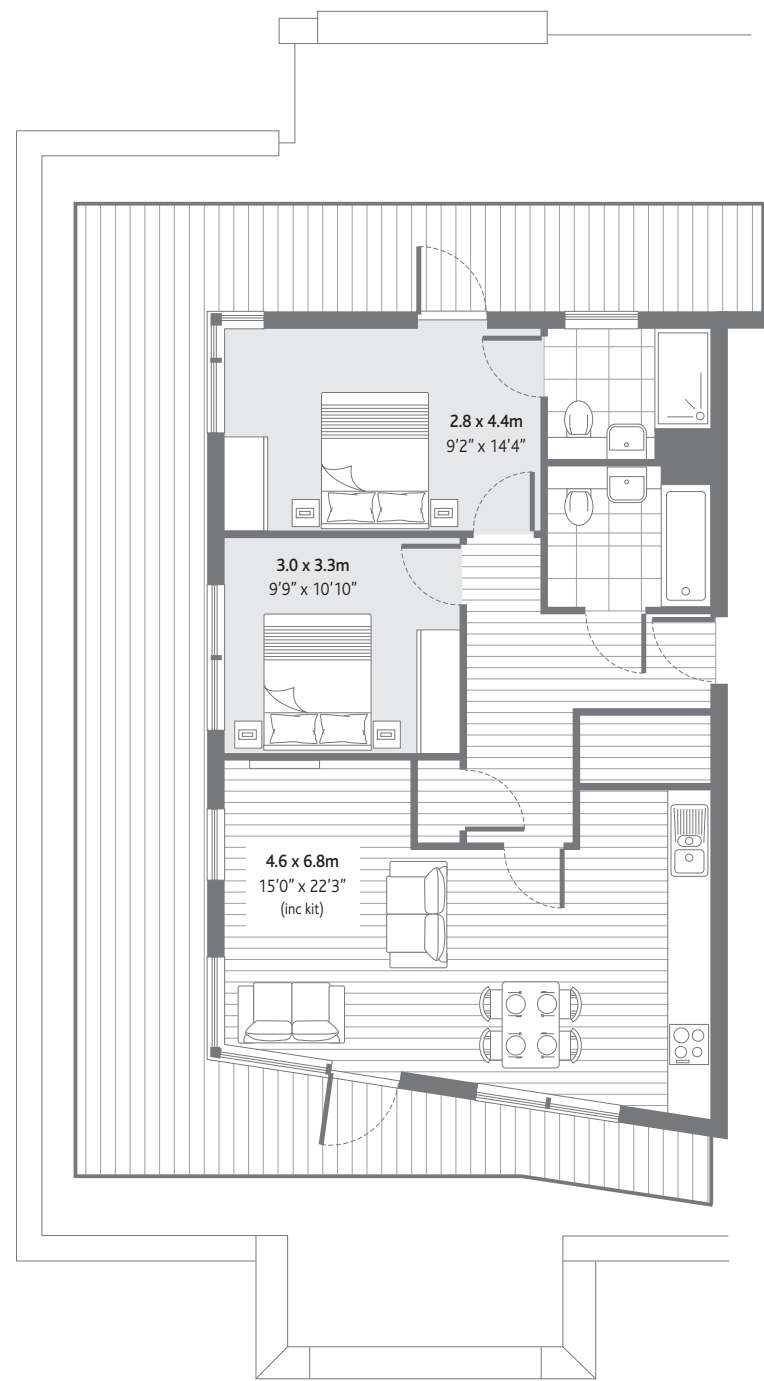
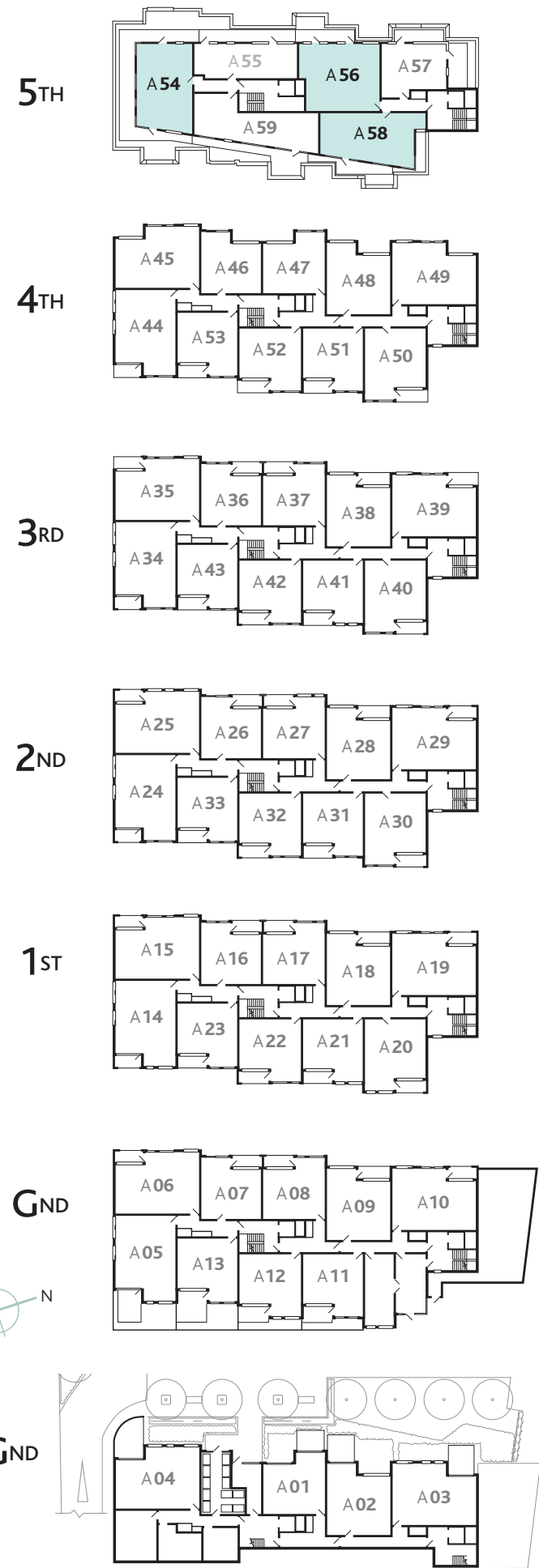


INTERNAL		70.9 SQM	763 SQFT
EXTERNAL	A59	18.8	202

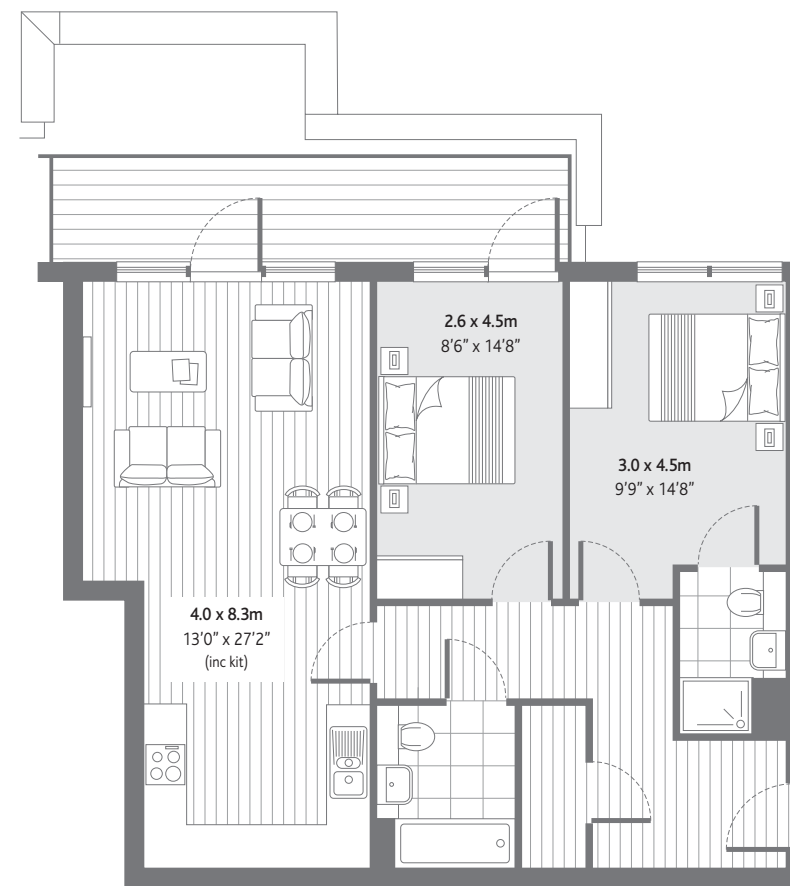
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EAST COURT 2 BED APARTMENTS

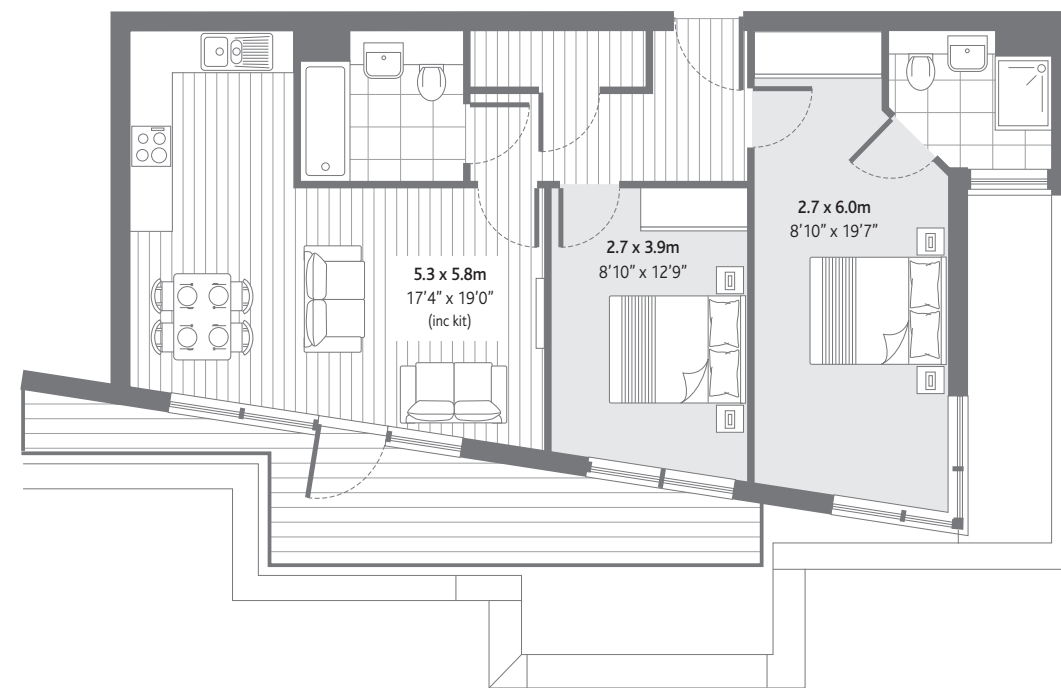




INTERNAL	67.8 sqm	730 sqft
EXTERNAL A54	67.6	727



INTERNAL	78.9 sqm	850 sqft
EXTERNAL A56	15.9	170

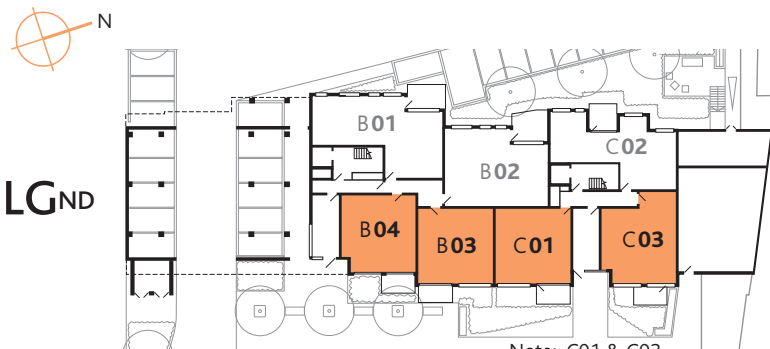
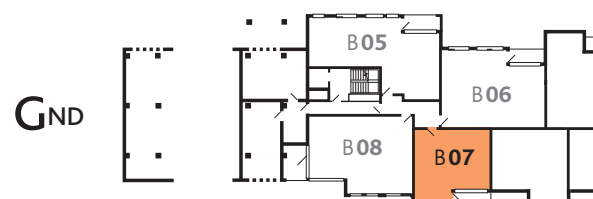
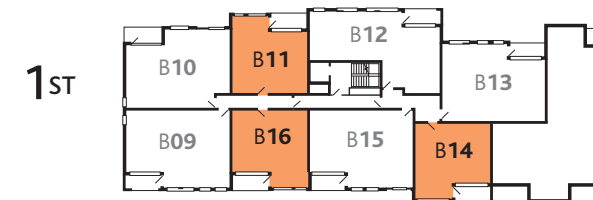
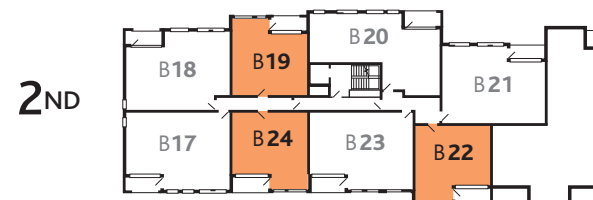
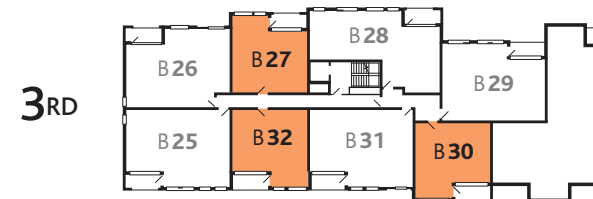
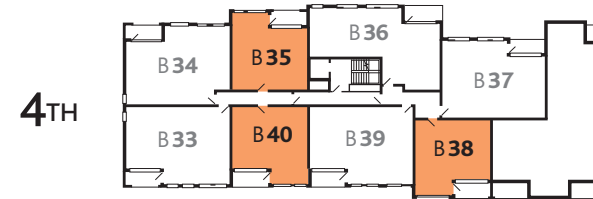


INTERNAL	71.4 sqm	769 sqft
EXTERNAL A58	16.1	173

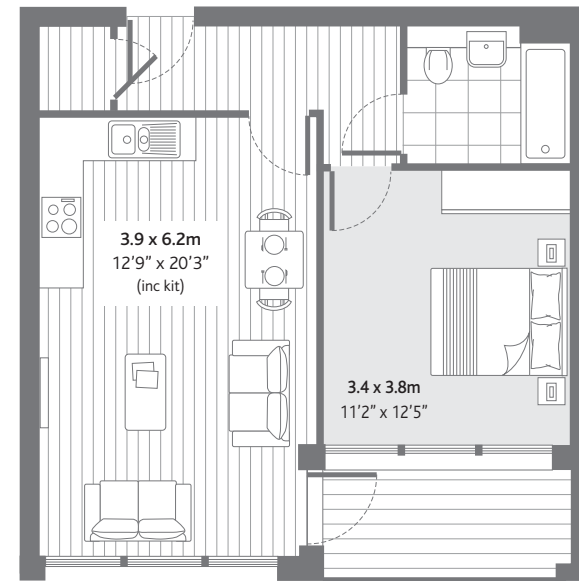
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EAST COURT 2 BED APARTMENTS

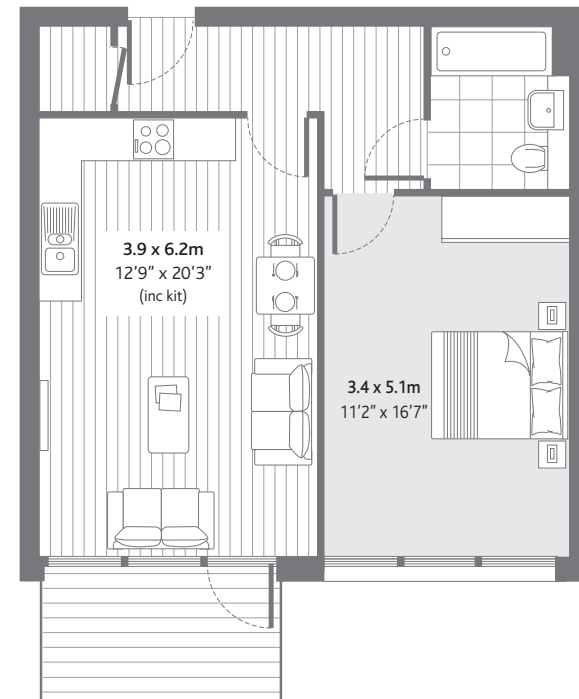




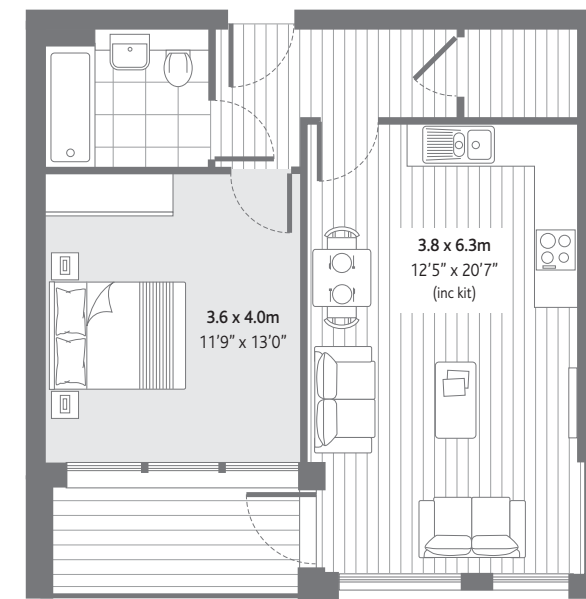
Note: C01 & C03 are accessed via a separate core entrance.



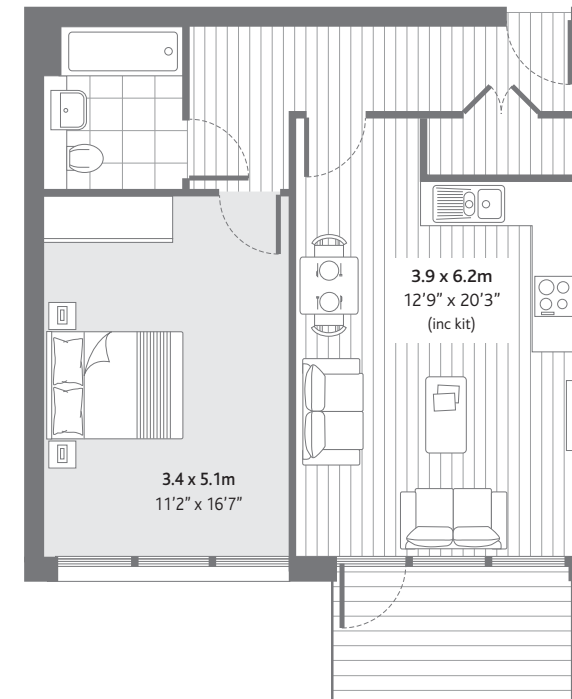
INTERNAL	50.0 SQM	538 SQFT
EXTERNAL	B07 5.5	59
	B14 5.0	54
	B22 5.0	54
	B30 5.0	54
	B38 5.3	57
	B46 5.3	57



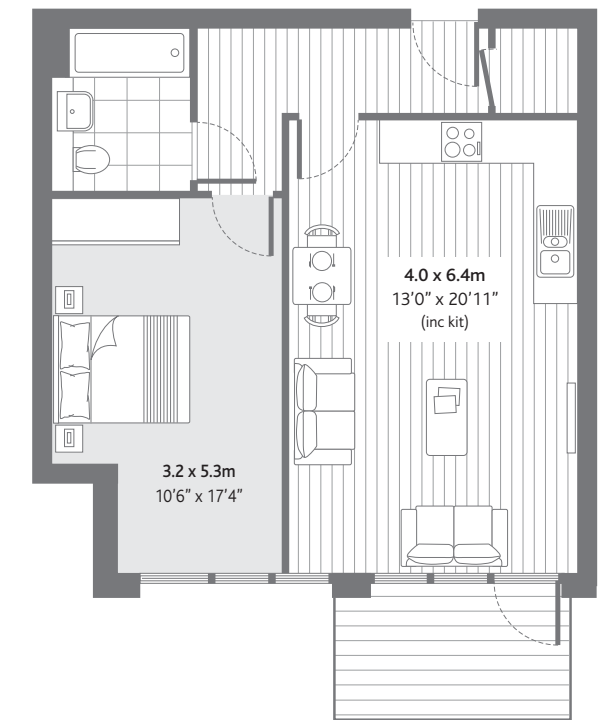
INTERNAL	56.0 SQM	603 SQFT
EXTERNAL	B03 12.3	132



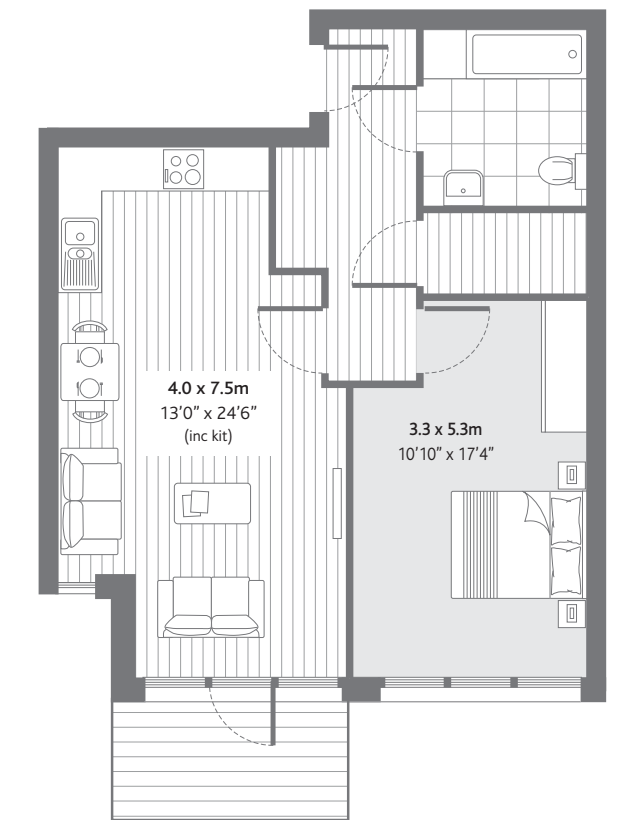
INTERNAL	51.7 SQM	557 SQFT
EXTERNAL	B11 5.0	54
	B16 5.1	55
	B19 4.8	51
	B24 5.1	55
	B27 4.8	51
	B32 5.1	55
	B35 4.8	51
	B40 5.1	55
	B43 5.0	54
	B48 5.1	55



INTERNAL	56.1 SQM	604 SQFT
EXTERNAL	C01 15.0	161



INTERNAL	55.0 SQM	592 SQFT
EXTERNAL	B04 6.3	67

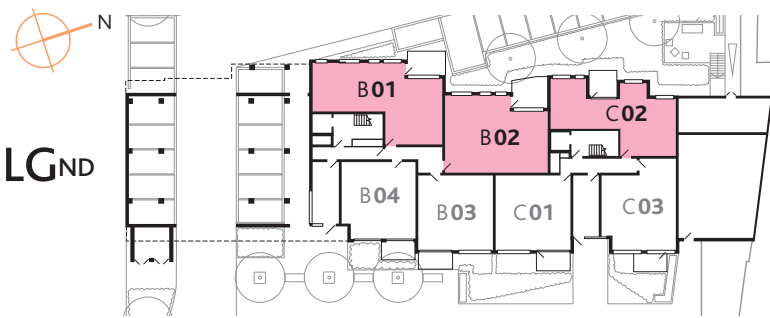
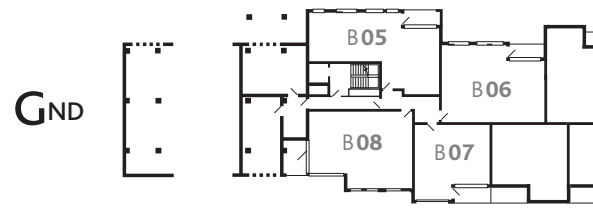
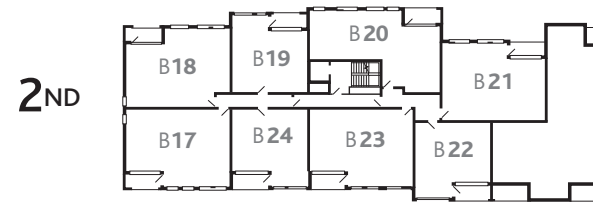
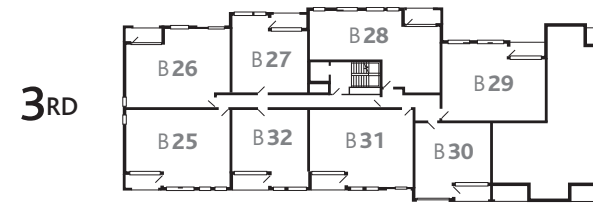
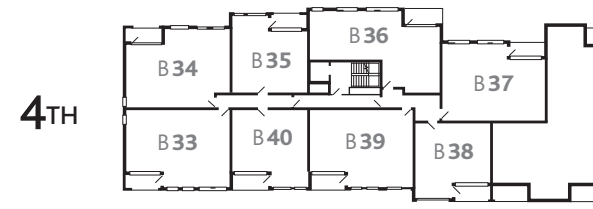
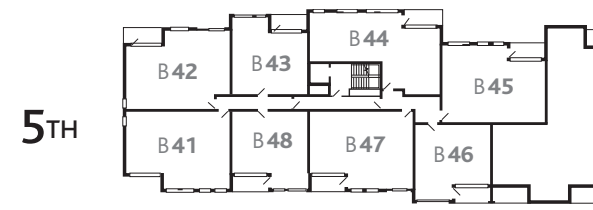


INTERNAL	60.3 SQM	650 SQFT
EXTERNAL	C03 10.6	113

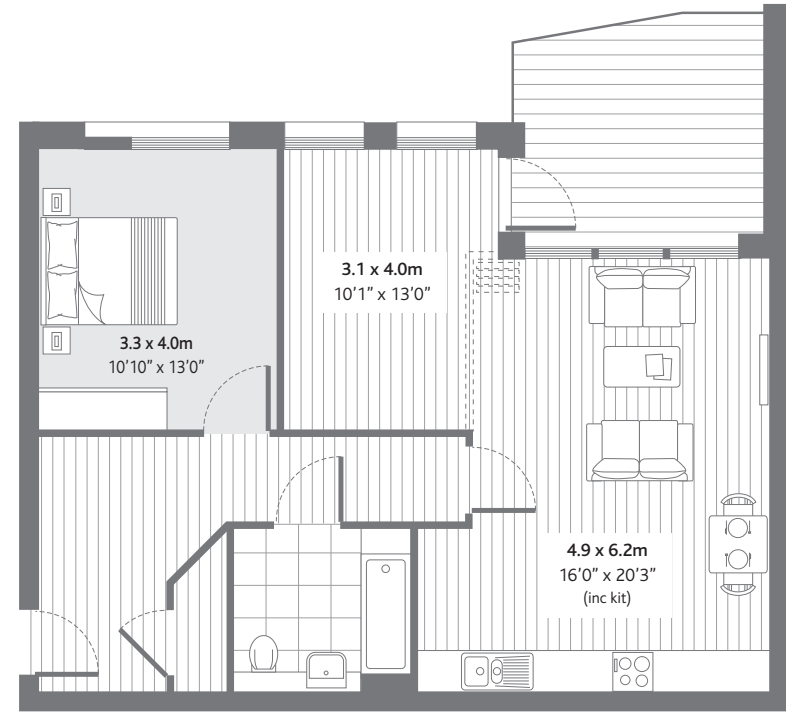
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WEST COURT 1 BED APARTMENTS

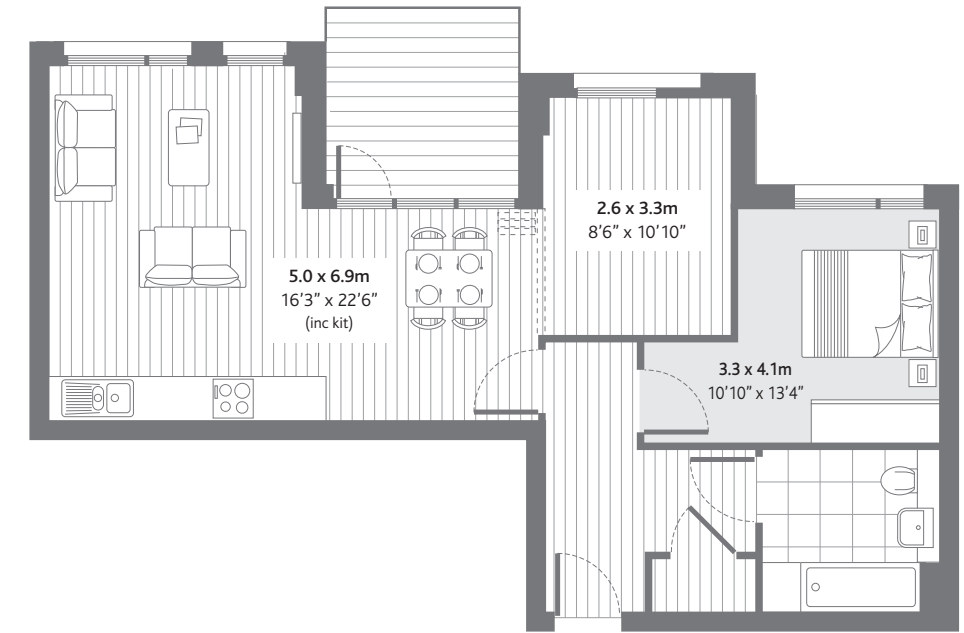




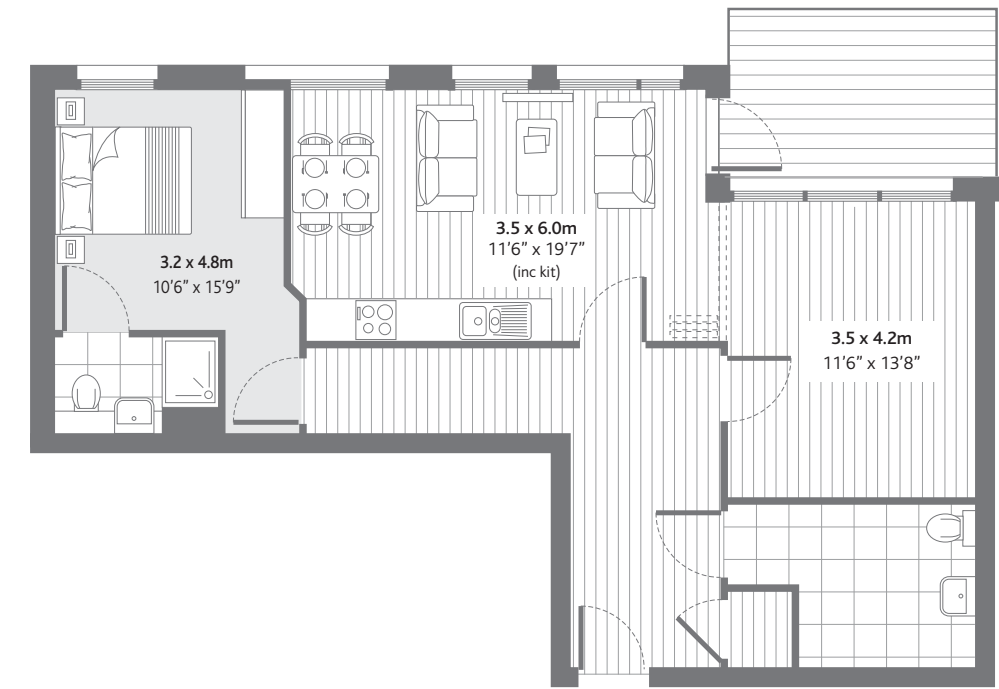
Note: C02 is accessed via a separate core entrance.



INTERNAL	73.3 SQM	790 SQFT
EXTERNAL B02	15.2	164



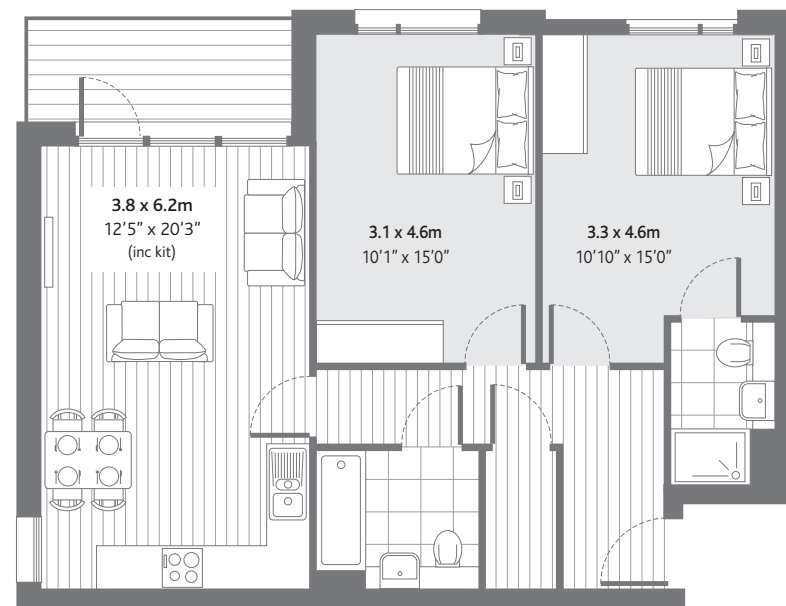
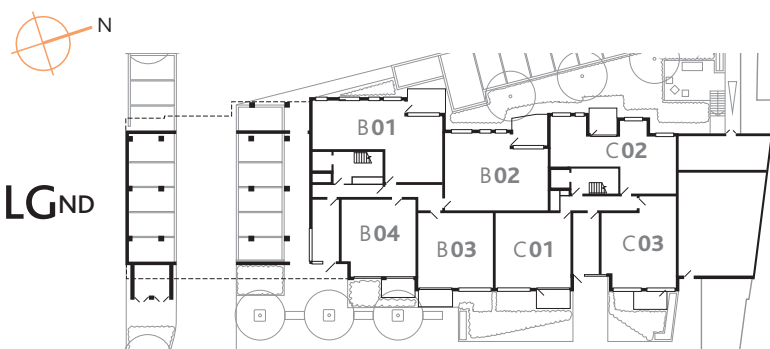
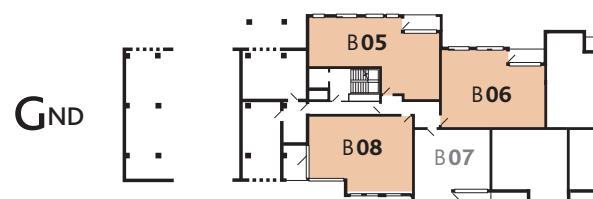
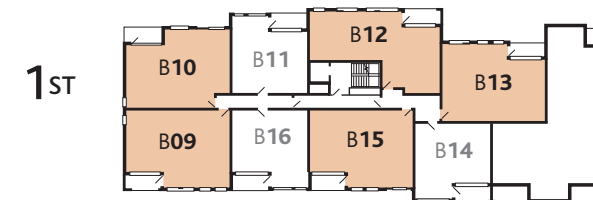
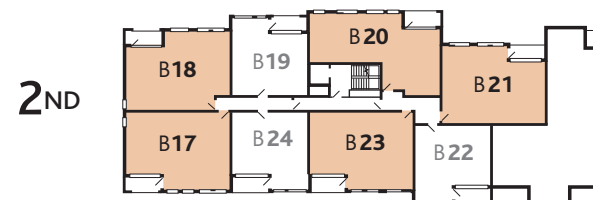
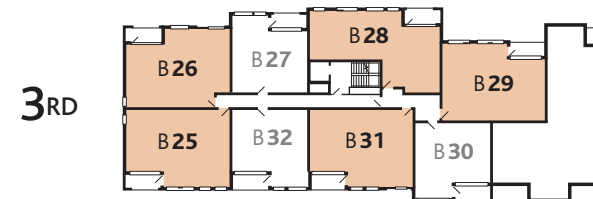
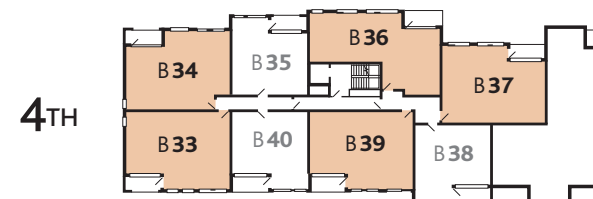
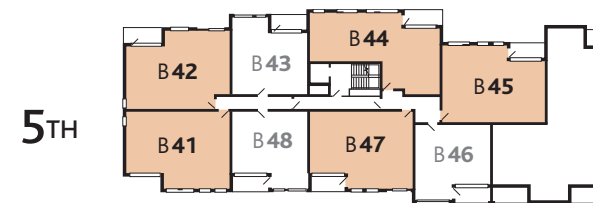
INTERNAL	63.9 SQM	688 SQFT
EXTERNAL C02	10.7	115



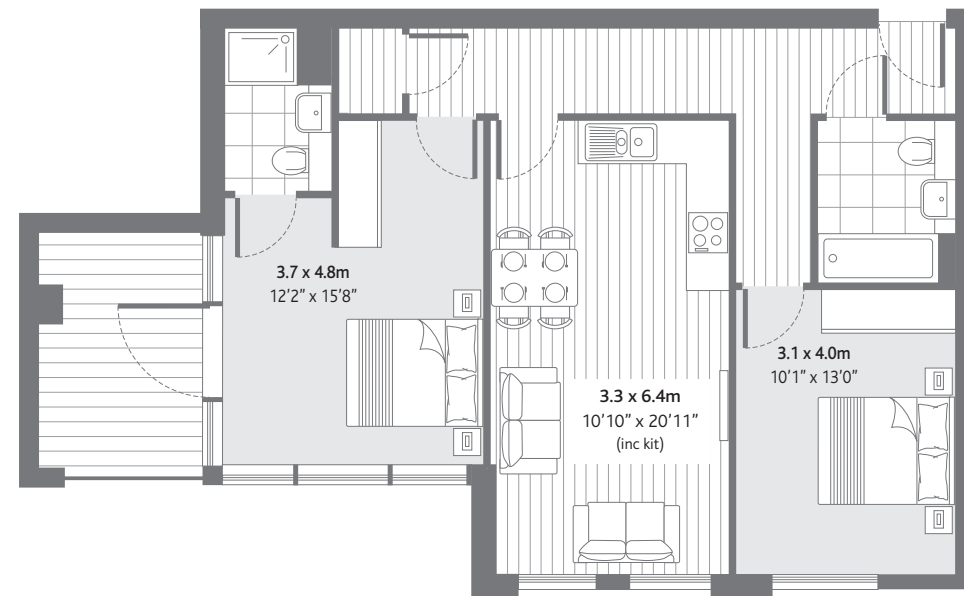
INTERNAL	73.3 SQM	789 SQFT
EXTERNAL B01	10.3	111

Apartment layouts are intended to be correct, precise details may vary during architectural finalisation. Room dimensions are approximate, total areas are accurate to within 5%.

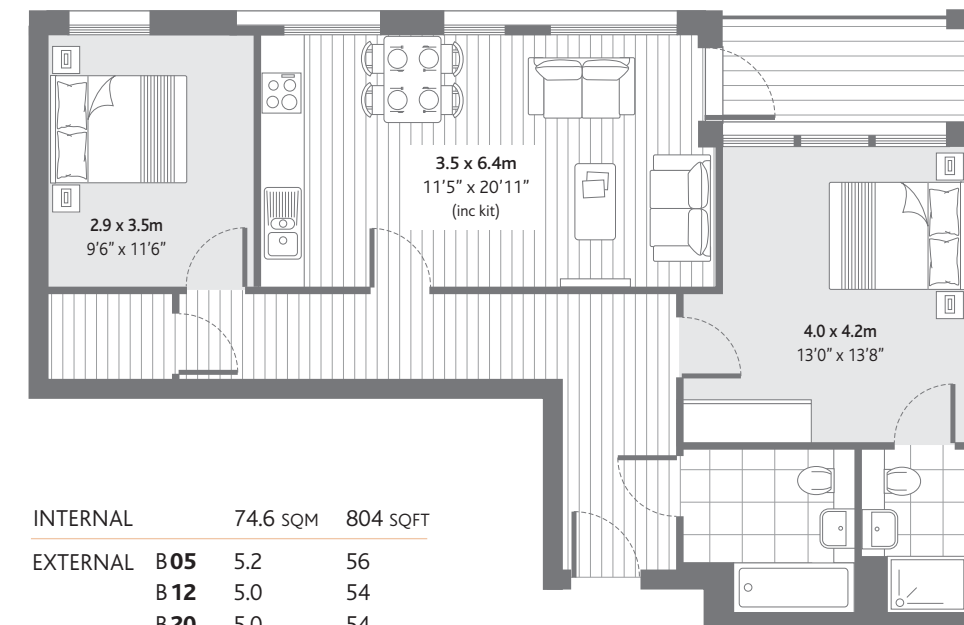
WEST COURT 1 BED PLUS APARTMENTS



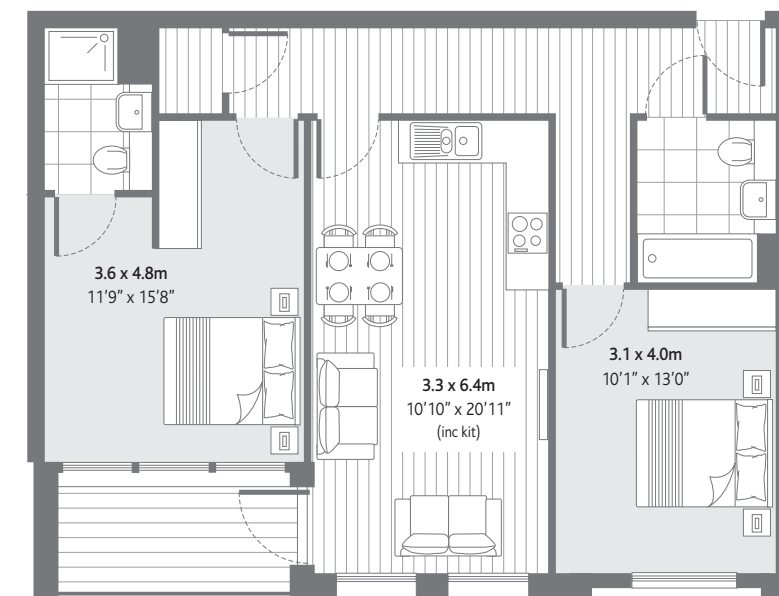
INTERNAL	72.6 SQM	782 SQFT
EXTERNAL	B10 5.3	56
	B18 4.7	50
	B26 4.7	50
	B34 4.7	50
	B42 3.8	40



INTERNAL	73.3 SQM	790 SQFT
EXTERNAL	B08 7.1	76



INTERNAL	74.6 SQM	804 SQFT
EXTERNAL	B05 5.2	56
	B12 5.0	54
	B20 5.0	54
	B28 5.0	54
	B36 4.0	43
	B44 5.6	60

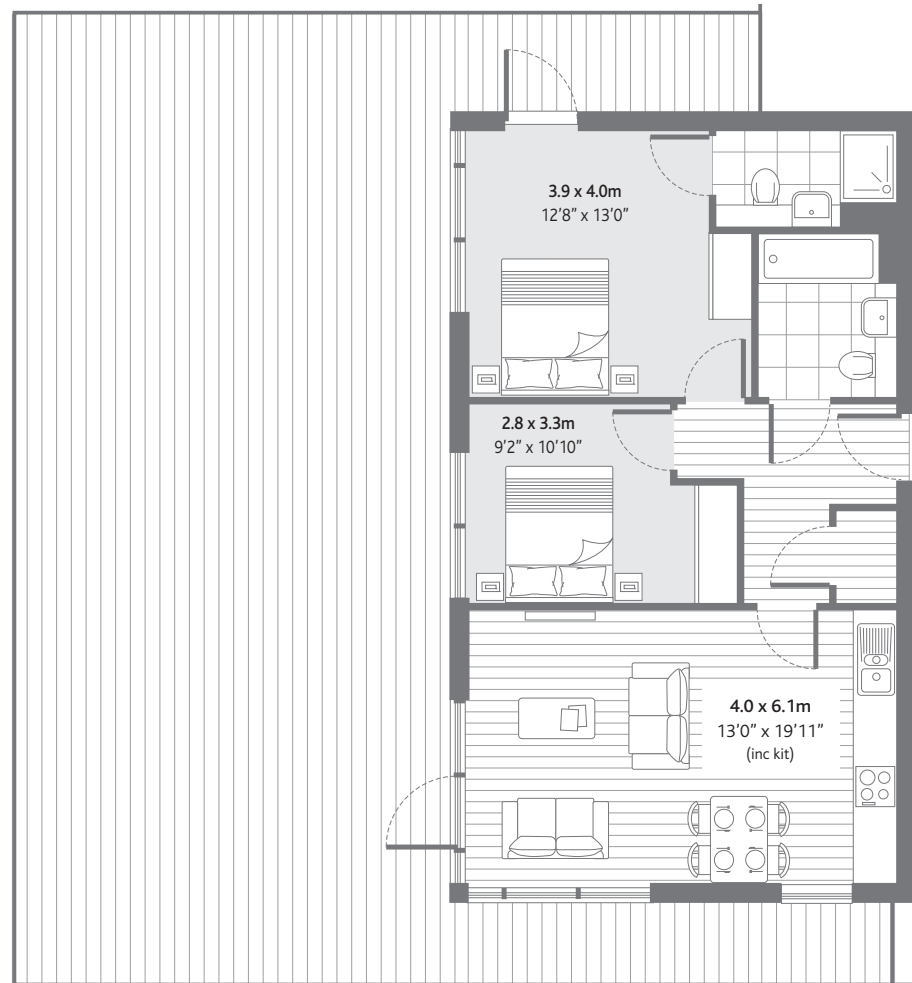


INTERNAL	73.3 SQM	790 SQFT
EXTERNAL	B06 5.0	54
	B13 4.9	52
	B15 4.9	52
	B21 4.9	52
	B23 4.9	52
	B29 4.9	52
	B31 4.9	52
	B37 4.9	52
	B39 4.9	52
	B45 4.9	52
	B47 4.9	52

INTERNAL	73.5 SQM	792 SQFT
EXTERNAL	B09 4.8	51
	B17 4.8	51
	B25 4.8	51
	B33 3.8	41
	B41 -	-

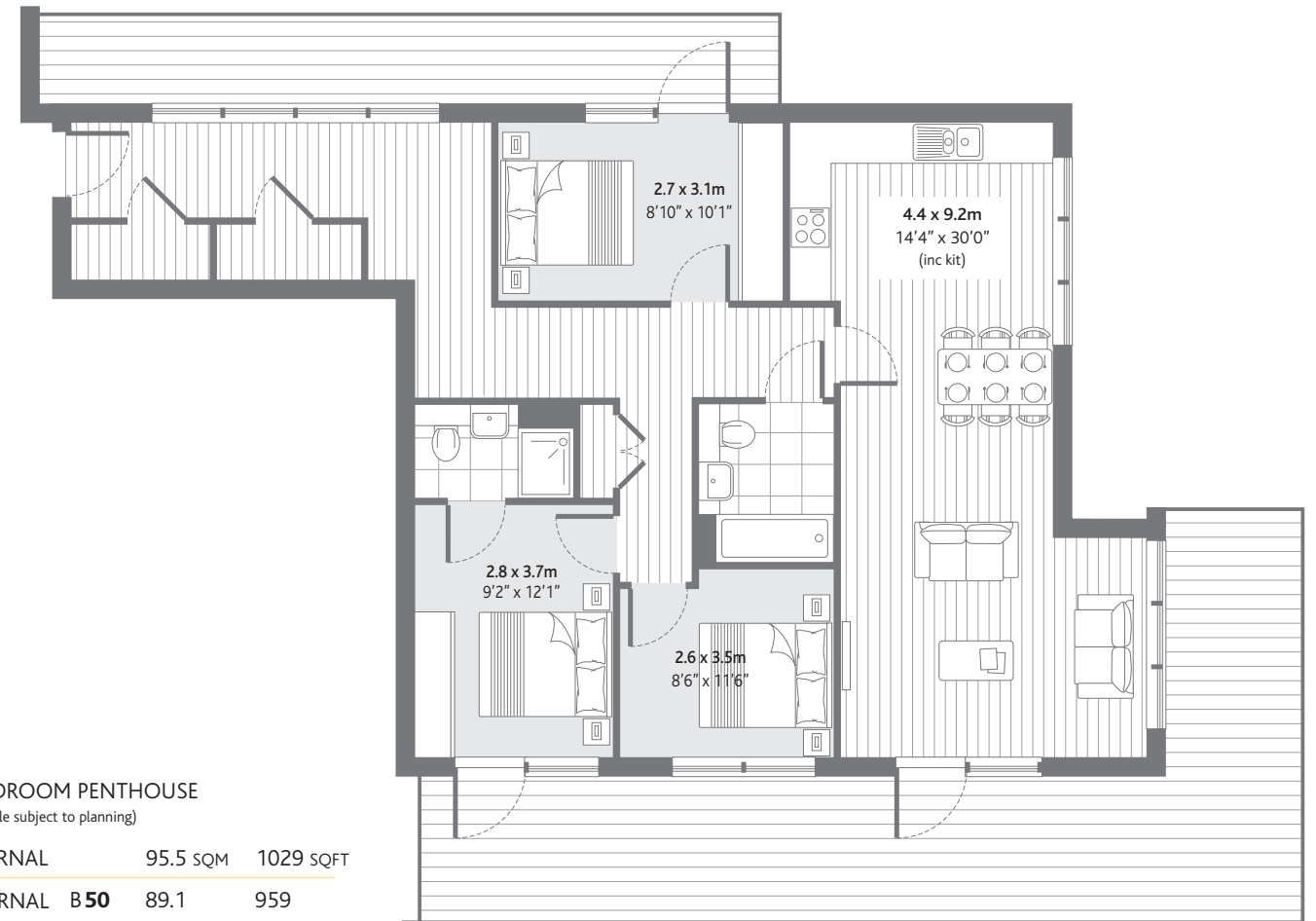
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WEST COURT 2 BED APARTMENTS



2 BEDROOM PENTHOUSE

INTERNAL	64.3 SQM	692 SQFT
EXTERNAL	B 49	112.3
		1208



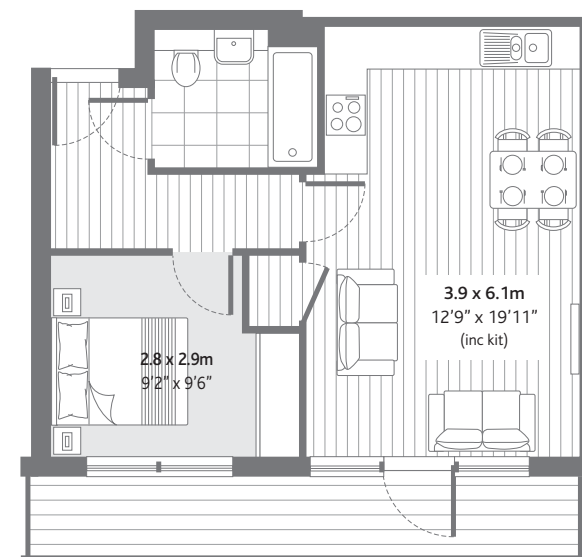
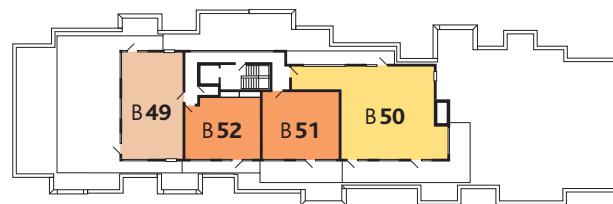
3 BEDROOM PENTHOUSE

(Available subject to planning)

INTERNAL	95.5 SQM	1029 SQFT
EXTERNAL	B 50	89.1
		959

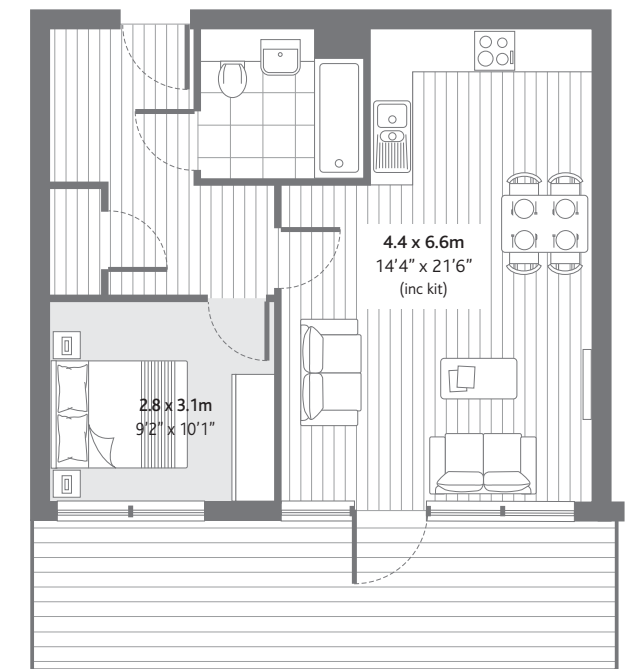


6TH



1 BEDROOM PENTHOUSE

INTERNAL	46.5 SQM	501 SQFT
EXTERNAL	B 52	12.7
		137



1 BEDROOM PENTHOUSE

INTERNAL	51.0 SQM	550 SQFT
EXTERNAL	B 51	19.9
		214

Apartment layouts are intended to be correct, precise details may vary during architectural finalisation. Room dimensions are approximate, total areas are accurate to within 5%.

WEST COURT 1, 2 & 3 BED PENTHOUSES



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