

PENINSULA GARDENS

THE
Port Collection



PENINSULA GARDENS

An ever-evolving landscape encourages residents to meander between the four buildings.

Peninsula Gardens stands tall at the heart of a modern community

Opening its doors onto Central Park, the four brickwork and precast buildings balance character and craftsmanship with a minimalist sensibility, both inside and out. Just beyond the co-working and entertaining spaces of the shared lobby, the collection encircles a peaceful podium garden with its own tree-lined passage down to the water's edge. It's a calm, natural sanctuary — an oasis between the buzz of the Peninsula and the banks of the Thames. Where land meets water.

The Beacon

The tallest of the four buildings is The Beacon. Nestled in the southwest corner of Peninsula Gardens, it is purposefully intimate, inspired by the serene nature of Central Park on its doorstep. Yet, despite the calm it couldn't be more connected. Found on Pilot Walk, it's minutes from the river, the buzz of Design District and all the resident-only benefits of Aperture.



The Riverway

Overlooking Central Park from the northwest corner of Peninsula Gardens, The Riverway connects residents to the best of the Peninsula. Just like its sweeping views — stretching from the banks of the Thames to the heart of the capital — the building is awash with creativity, culture and world-class amenities. Yet still maintains a sense of clarity and brightness, taken from the nature that surrounds it.

10 reasons to buy in Peninsula Gardens

[01]

10 minutes from the city



2 minutes to Canary Wharf and the Elizabeth Line, 8 minutes to London Bridge and just 17 minutes to Bond Street. You'll be connected to the best the city has to offer.

[02]

48 acres of greenery



Despite its proximity to the city, you'll be engulfed by acres of open space — Greenwich itself has over 50 parks — and surrounded by a 1.6 mile stretch of the Thames.

[03]

Home to the O2



From world-class entertainment to London's longest linear park and over 40 restaurants and bars, there's always something incredible to do on the Peninsula.

[04]

Voted one of TIME's World's Greatest Places



Home to 14 multi-use buildings and 1,600 creatives, The Design District captures the Peninsula's imagination — and is proven to add an additional 6% capital growth per year to nearby homes*.

*Report: The Impact of Creative Workspace on Local Residential Property 2021

[05]

Amenities on your doorstep



The Peninsula's communal hub Aperture grants resident-only access to shared workspaces, a private gym, 24/7 concierge, a nursery and the new restaurant, EatFan.

[06]

Premium design



Developed by internationally-renowned Knight Dragon and inspired by the Peninsula's rich industrial history, there's depth in every thoughtfully crafted detail of our homes.

[07]

Heightened wellbeing



Life thrives by the water and so will you, with an abundance of green and blue space to feed your mental wellbeing, bolster your physical health and boost creativity.

[08]

First-class education



With 10 world-class universities and 430 schools within 45 minutes — including one on the Peninsula itself — every step of the learning journey is well covered.

[09]

Gross rental yields of up to 6%



This is based on established rental values already being achieved in the surrounding Parkside and Lower Riverside neighbourhoods.

[10]

22% Price growth

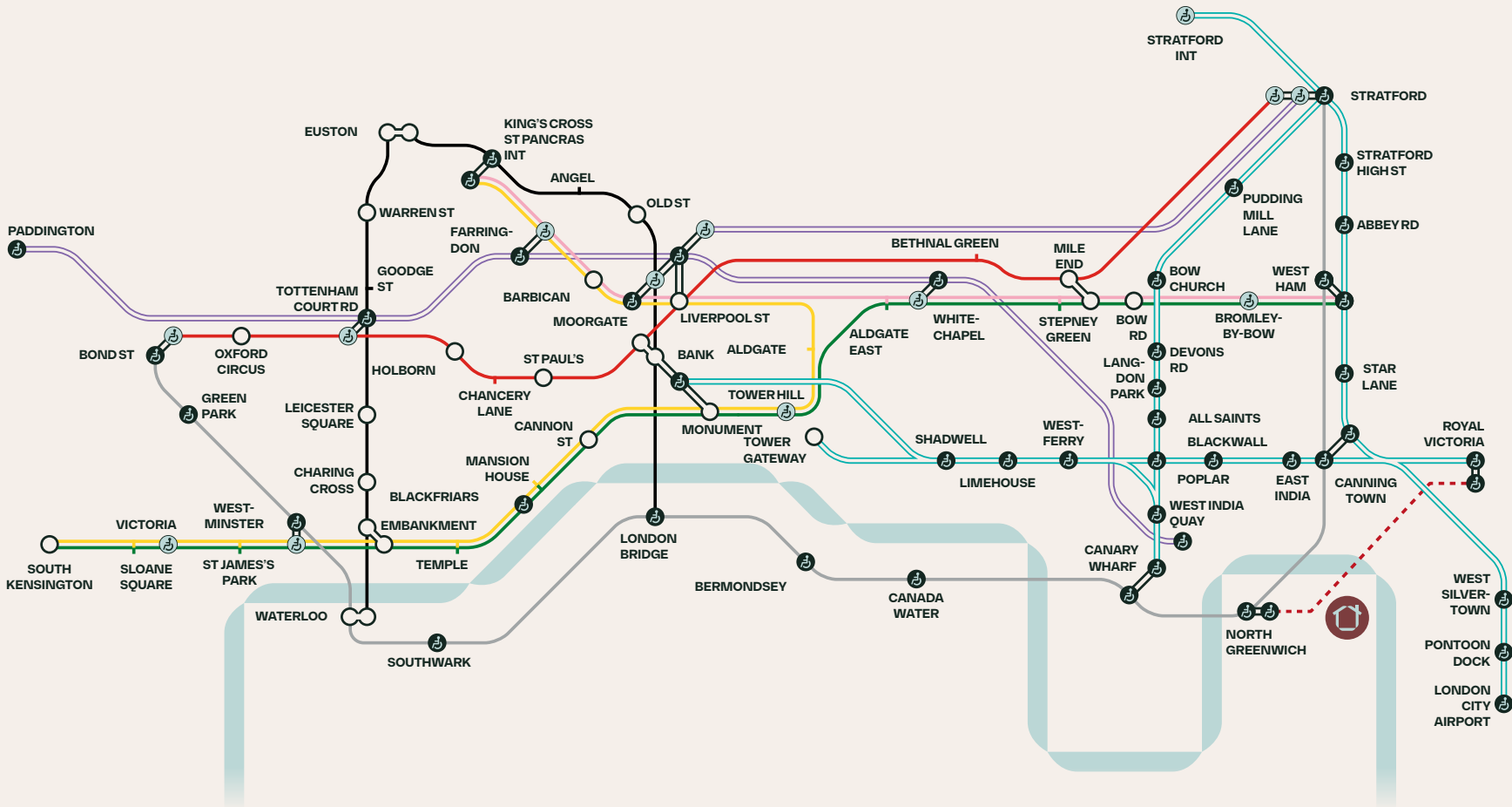


The Peninsula is already flourishing. But with a 22% price growth forecast over the next 5 years*, there's still time to get in early.

*CBRE forecast for Greenwich





A connected sanctuary

Despite its island-like location, Greenwich Peninsula couldn't feel more connected. One stop on the tube brings you to the commerce and culture of Canary Wharf, while the Elizabeth Line means Bond Street and the London City Airport are both within reach in under 20 minutes.



But the Underground isn't the only way to navigate the city. Riverboats can transport residents the length of the Thames from North Greenwich Pier, while the London cable car offers a different route to the reinvigorated Royal Docks and international Excel Centre — and incredible views of the city en route. North Greenwich bus station can get you to Stratford and South East London in under 30 minutes, and there's even 2,000 car parking spaces on the Peninsula if you prefer to drive.

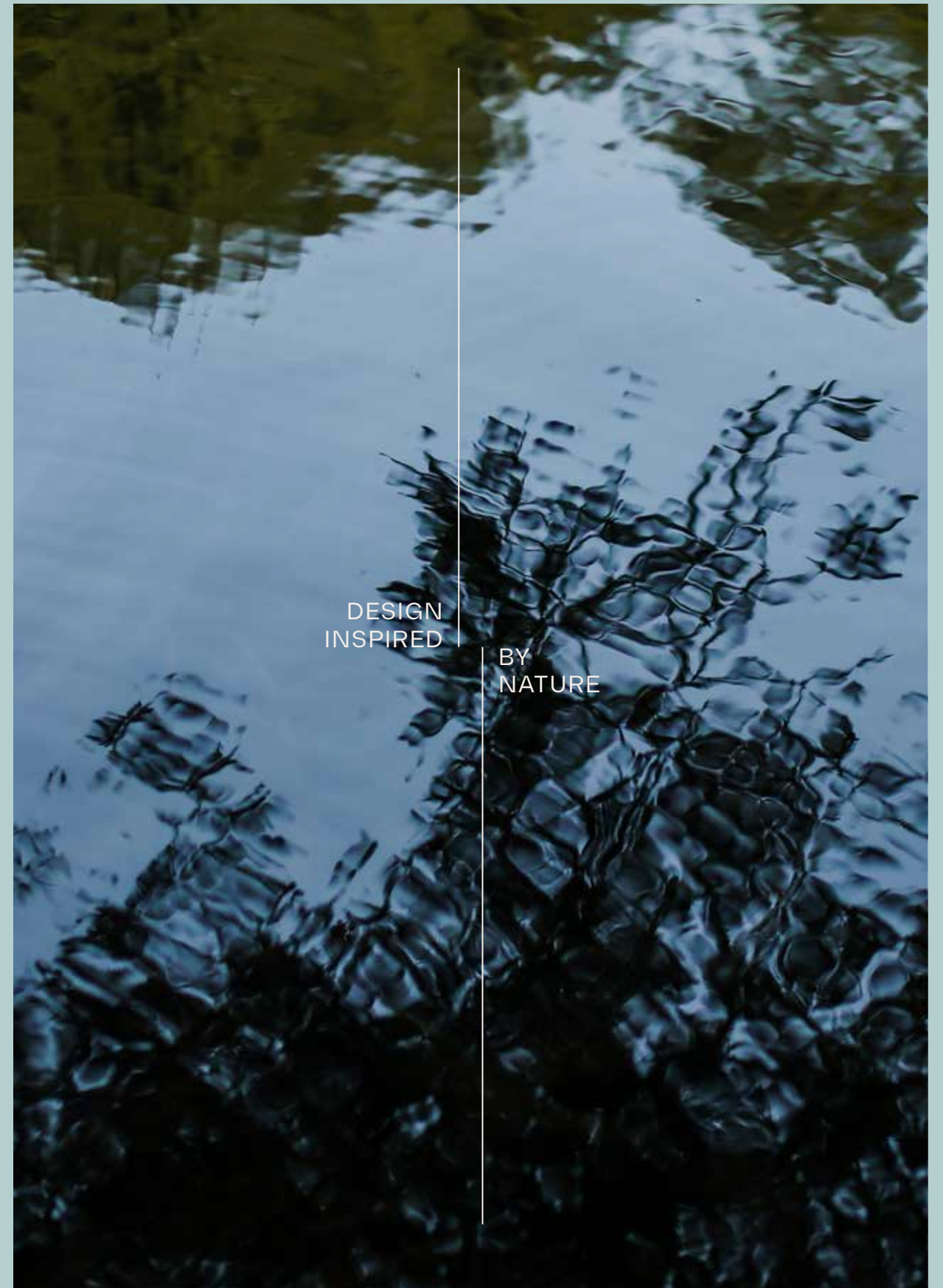
The choice of how you get around really is all yours.

			
Jubilee Line from North Greenwich	DLR from Canary Wharf	Crossrail from Canary Wharf	Thames Clipper from North Greenwich
<u>CANARY WHARF</u> 2 mins	<u>BANK</u> 10 mins	<u>LIVERPOOL ST</u> 6 mins	<u>GREENWICH</u> 8 mins
<u>LONDON BRIDGE</u> 8 mins	<u>STRATFORD</u> 13 mins	<u>TOTTENHAM COURT RD</u> 14 mins	<u>TOWER HILL</u> 30 mins
<u>WATERLOO</u> 11 mins	<u>CUSTOM HOUSE</u> 14 mins	<u>BOND ST</u> 15 mins	<u>LONDON BRIDGE</u> 34 mins
<u>WESTMINSTER</u> 13 mins	<u>CITY AIRPORT</u> 15 mins	<u>PADDINGTON</u> 17 mins	
<u>BOND ST</u> 17 mins		<u>HEATHROW</u> 40 mins	

Travel times calculated using Google Maps

THE PORT COLLECTION

With sweeping views across the Peninsula, the river and towards The O2; The Port Collection comprises 1, 2 and 3 bedroom apartments and duplexes, elegantly designed to emulate the nature that surrounds them. Reflecting the unique characteristics of The Beacon and The Riverway, generous living areas and spacious bedrooms blend comfort and convenience with a sense of timeless sophistication.



LIVING ROOM

Our living spaces are designed to make the very most of the panoramic views beyond their walls. Light, characterful and uncomplicated, they borrow from the natural palette of the Peninsula to breathe life into the space — and put residents at ease the moment they walk in.



BEDROOM

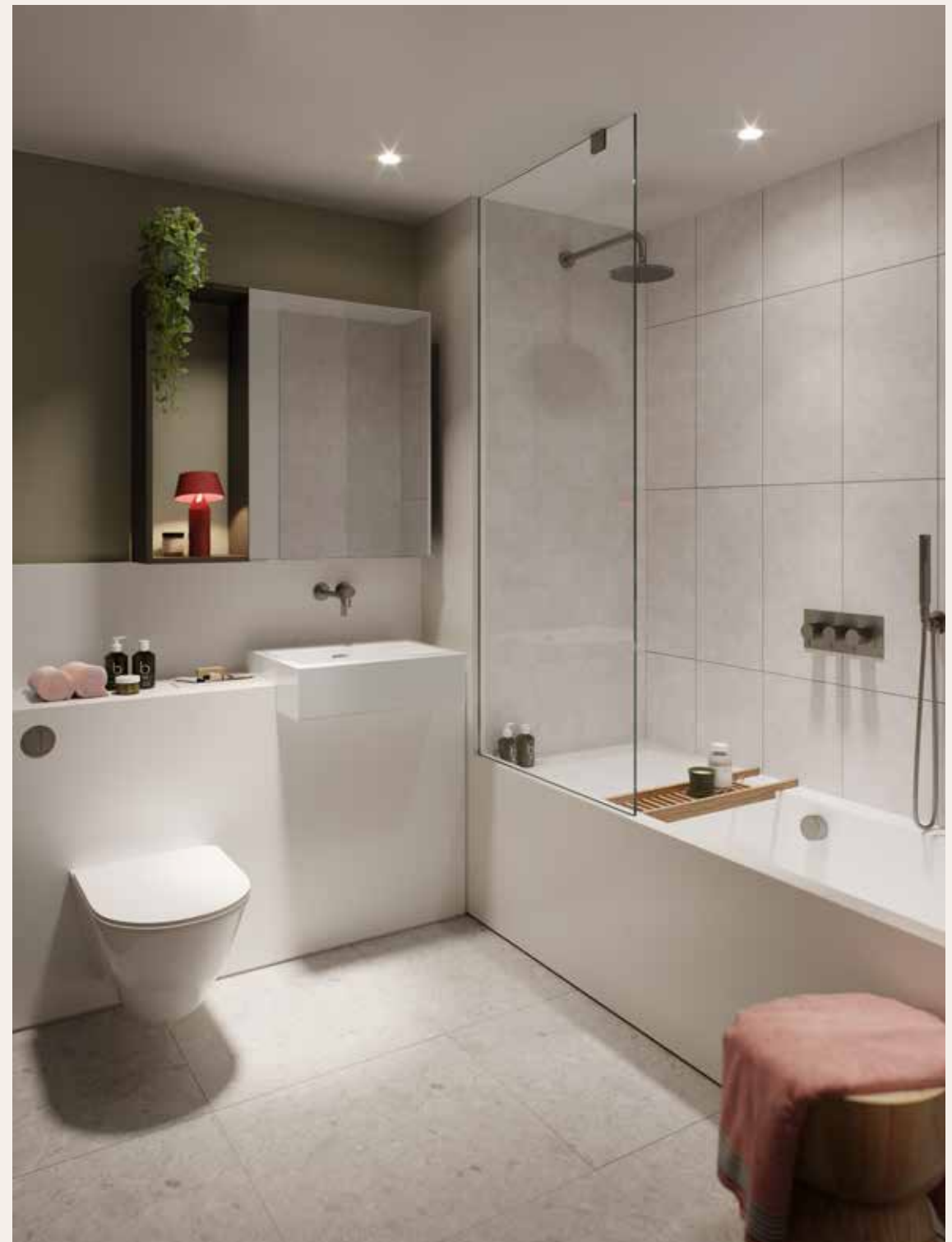
Dark green wardrobes provide a sophisticated finish to rooms still bathed in natural light.





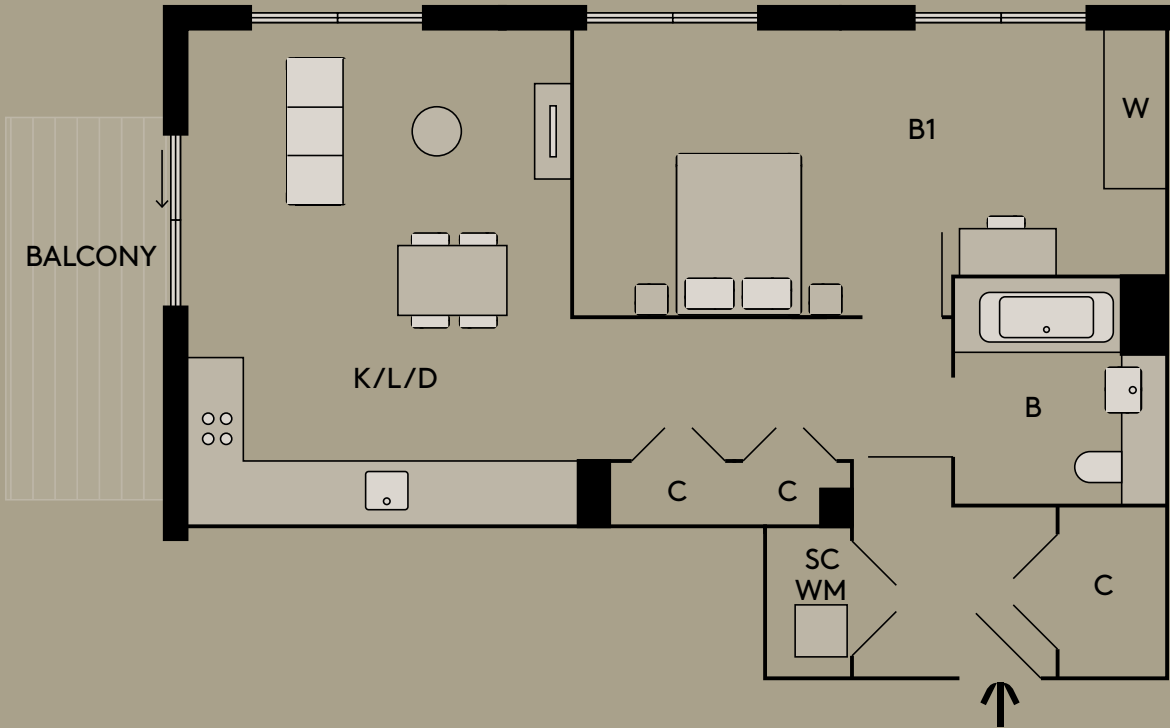
BEDROOM AND BATHROOM

Softer textures and warm, autumnal colours make sure each bedroom is as comfortable as possible. Whilst an off-white porcelain floor tile in the bathroom adds a touch of distinction.

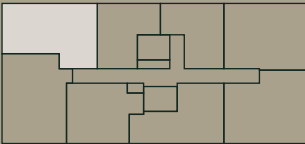


Apt B03

LEVELS 1-19, THE BEACON
ONE BEDROOM

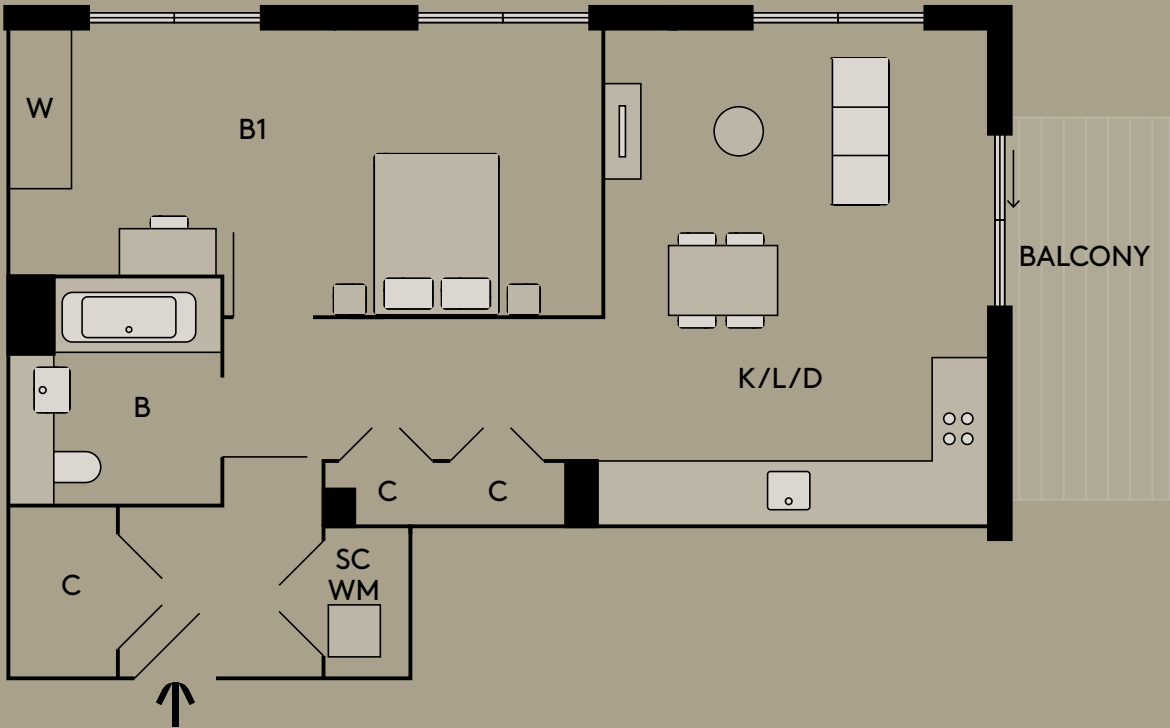


AREA	DIMENSIONS
Kitchen / Living / Dining	14'0" x 18'4" / 4.27m x 5.61m
Bedroom	22'3" x 10'6" / 6.81m x 3.22m
Bathroom	7'2" x 8'5" / 2.20m x 2.60m
Balcony	4'5" x 14'2" / 1.38m x 4.34m
TOTAL INTERNAL AREA	761 sqft / 70.7 sqm

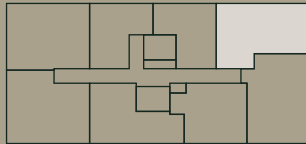


Apt D06

LEVEL 02-16, THE RIVERWAY
ONE BEDROOM

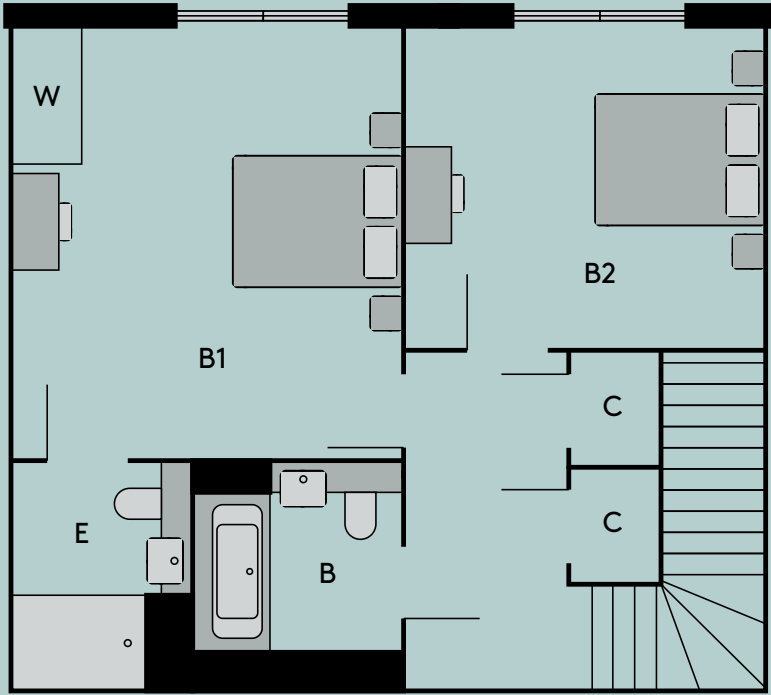


AREA	DIMENSIONS
Kitchen / Living / Dining	15'9" x 18'4" / 4.84m x 5.61m
Bedroom	22'4" x 10'5" / 6.82m x 3.2m
Bathroom	7'2" x 8'5" / 2.20m x 2.60m
Balcony	4'4" x 14'6" / 1.33m x 4.46m
TOTAL INTERNAL AREA	762 sqft / 70.8 sqm

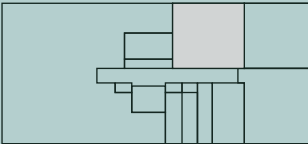


Apt D.01.05

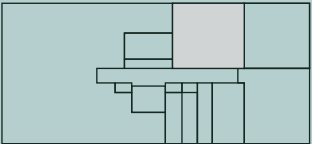
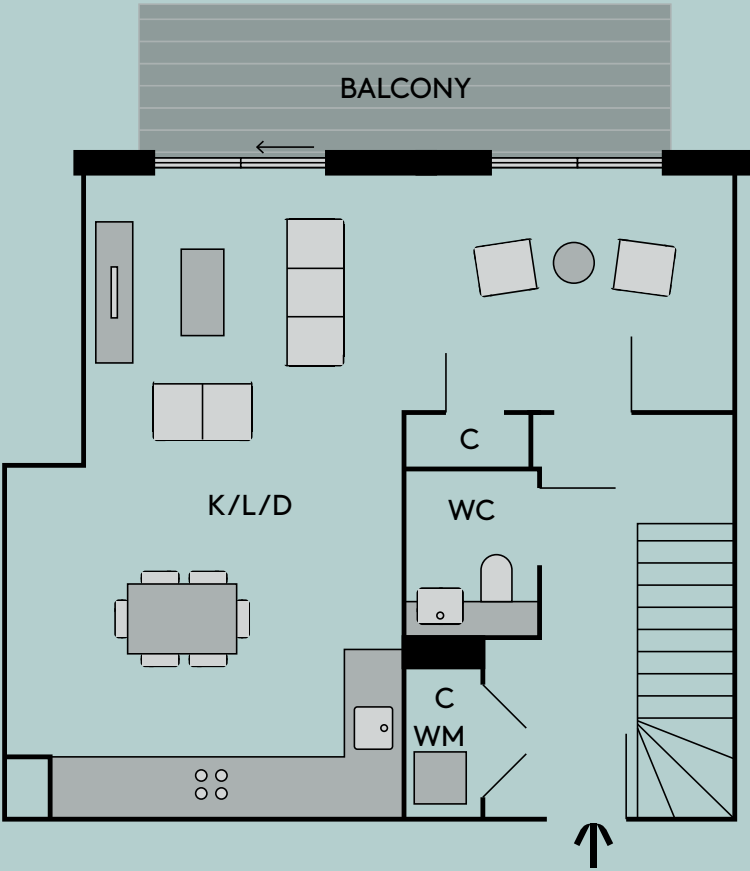
LEVEL 00, THE RIVERWAY
TWO BEDROOM DUPLEX



AREA	DIMENSIONS
Kitchen / Living / Dining	24'4" x 24'1" / 7.44m x 7.35m
Bedroom 1	16'1" x 13'9" / 4.9m x 4.24m
Bedroom 2	12'9" x 12'0" / 3.93m x 3.65m
Bathroom	7'3" x 6'8" / 2.22m x 2.06m
Ensuite	7'5" x 5'6" / 2.3m x 1.71m
WC	5'9" x 4'8" / 1.8m x 1.45m
Balcony	19'9" x 4'2" / 6.06m x 1.27m
TOTAL INTERNAL AREA	1,291 sqft / 120 sqm

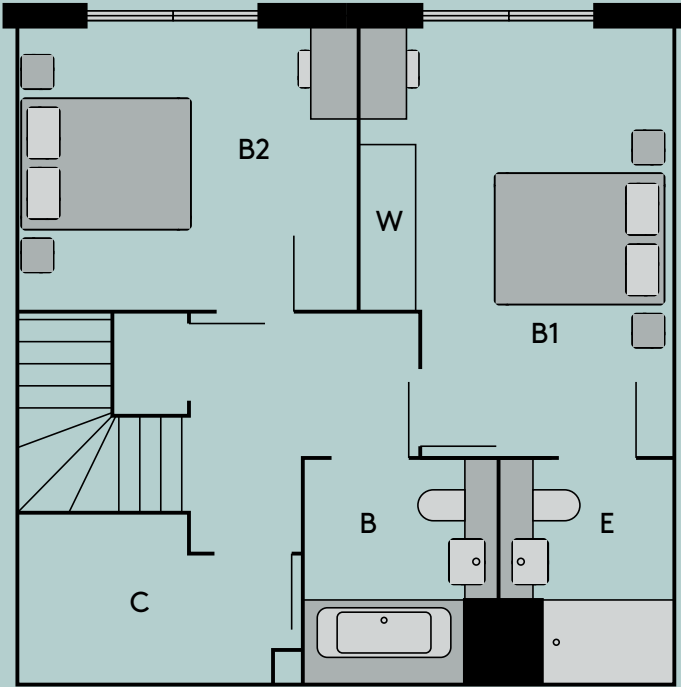


LEVEL 01

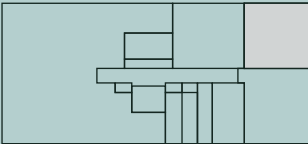


Apt D.01.06

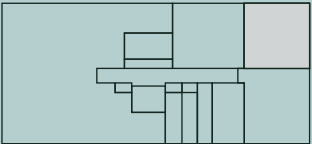
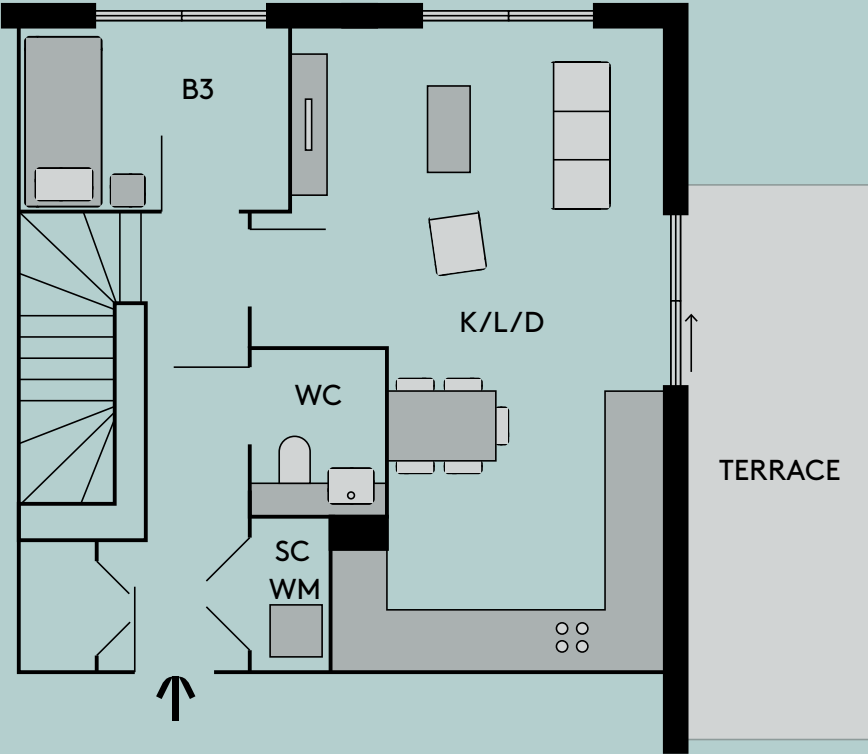
LEVEL 00, THE RIVERWAY
THREE BEDROOM DUPLEX



AREA	DIMENSIONS
Kitchen / Living / Dining	24'5" x 15'4" / 7.46m x 4.68m
Bedroom 1	16'1" x 11'2" / 4.9m x 3.43m
Bedroom 2	12'5" x 10'4" / 3.83m x 3.18m
Bedroom 3	12'6" x 6'9" / 3.84m x 2.11m
Bathroom	7'3" x 6'8" / 2.22m x 2.06m
Ensuite	7'5" x 5'6" / 2.3m x 1.71m
WC	4'8" x 5'9" / 1.45m x 1.8m
Terrace	16'1" x 5'9" / 4.9m x 1.79m
TOTAL INTERNAL AREA	1,172 sqft / 108.9 sqm



LEVEL 01



Specifications



[01] KITCHEN SCHEME DAYBREAK*
From the cabinetry to the worktops, natural colours reinforce the freshness and lightness of the space, while quality materials add a layer of refined elegance.

[01]



[02] KITCHEN SCHEME GOLDEN HOUR**
Oak flooring helps connect the kitchen to the outdoors which inspire it. And more subtly, the utility cupboards and a handful of walls are painted in colours chosen for their links to the park next door.

[02]



[03] KITCHEN SCHEME TIDE COLLECTION***
Monument Grey cabinetry works effortlessly alongside marble splashbacks and a black textured high-level feature shelf to bring a sophisticated palette inspired by the River Thames on the doorstep.

[03]

HALL / LIVING AREA

- Engineered timber flooring
- Orcomm door entry system
- Painted finish utility cupboards with Beko washer dryer
- Brushed stainless steel sockets and switches

ADDITIONAL

- Underfloor heating & electric towel rail
- Led spotlights throughout
- Oversized internal doors
- Fibre Options or BT OpenReach
- Mechanical extract ventilation (MEV)
- Wireless Smart Technology: Avande select [optional upgrade]

BATHROOM

- Off-white porcelain floor tile
- Off-white porcelain wall tile
- White silestone counter top
- Mirror cabinet with shaver socket
- White ceramic basin (family bathroom) and sanitaryware (ensuite) from Laufren
- Concealed cistern and satin stainless steel flushplates
- White silestone splashback
- Brushed stainless steel Ironmongery
- Crosswater, brushed stainless steel taps
- Rainfall and microphone shower head

KITCHEN SCHEME DAYBREAK*

- Engineered timber flooring
- Matt white kitchen cabinetry with lighting to underside of wall units
- Green Silestone worktop
- Green Silestone splashback
- Brushed stainless steel ironmongery
- Undermounted stainless steel sink
- Brushed stainless steel taps
- Bosch oven, microwave and electric hob
- Beko fridge freezer & dishwasher
- Elica extractor fan
- White moisture resistant paint finish
- Sockets at splashback level: Brushed stainless steel, white inserts with one usb port
- 1810 – Brushed stainless steel taps

KITCHEN SCHEME GOLDEN HOUR**

- Engineered timber flooring
- Matt taupe/grey kitchen cabinetry with lighting to underside of wall units
- Marble effect Silestone worktop
- Marble effect Silestone splashback
- Brushed stainless steel ironmongery
- Undermounted stainless steel sink
- Brushed stainless steel taps
- Bosch oven, microwave and electric hob
- Beko fridge freezer & dishwasher
- Elica extractor fan
- White moisture resistant paint finish
- Sockets at splashback level: Matt white metal, white inserts with one usb port
- 1810 – Brushed stainless steel taps

KITCHEN SCHEME TIDE COLLECTION***

- Engineered timber flooring
- Monument grey kitchen cabinetry with lighting to underside of wall units
- Marble effect Silestone worktop
- Marble effect Silestone splashback
- Brushed stainless steel ironmongery
- Undermounted stainless steel sink
- Brushed stainless steel taps
- Bosch oven, microwave and electric hob
- Beko fridge freezer & dishwasher
- Elica extractor fan
- White moisture resistant paint finish
- Sockets at splashback level: Brushed stainless steel, white inserts with one usb port
- 1810 – Brushed stainless steel taps

*DAYBREAK refers to floors 2,4,6,8,10,12,14,16,18 in both buildings.
**GOLDEN HOUR refers to floors 1,3,5,7,9,11,13,15,17,19 in The Beacon.
***TIDE COLLECTION refers to floors 1,3,5,7,9,11,13,15 in The Riverway.

Get in early to an established development

Greenwich Peninsula is Europe's largest single regeneration project, with £8.4 billion being invested into the Zone 2 postcode over a 30 year development. We are now 7 years into that journey with over 5,000 residents, and will be home to 34,000 when completed.

Split across 7 unique neighbourhoods, there are a rich mix of commercial, retail and entertainment opportunities. On top of The O2, there's London's most sought-after driving range, a selection of world's biggest brands on sale at Icon Outlet, and cuisine from across the globe. All while the new Design District's popularity is soaring — a bonus considering the proven correlation between nearby creative workspaces adding up to 6% per year to the value of residential property.

If ever there was a time to consider Greenwich Peninsula, it's now.



£8.4 billion
being invested
into the Peninsula

**Rental Growth
of 23%** from
2018-2022 across
the Peninsula*

22% price growth
forecast over
the next 5 years**

1,600 jobs to be
generated by the
Design District

120,000 workers
just one stop
away at
Canary Wharf

Gross rental
yields of **up to 6%**



*Greenwich Peninsula Lettings Statistics 2022
**CBRE Greenwich Area Guide 2022



LEGAL
DISCLAIMER

The information contained in this brochure and any other materials supplied to you by Knight Dragon Developments Limited (the “Company”) in relation to the Property at Greenwich Peninsula (the “Information”) does not form part of any offer or contract and must not be relied upon as statements or representations of fact. The Company does not represent that the Information is accurate, comprehensive, verified or complete, and shall accept no liability for the accuracy or completeness of the Information or for any reliance placed by any person on the Information. No representations, warranties or undertakings are given in relation to the Property. Any representation, condition or warranty which might be implied or incorporated into the Information by statute, common law or otherwise is excluded to the fullest extent permitted by law. All of the text, photographs, images and plans shown in relation to the Property are indicative and are not necessarily comprehensive. Any areas, measurements or distances given are approximate only. Any reference to alterations to, or use of any part of the Property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any

intending buyer/lessee. Any intending buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given about the Property. The Company will not be liable to any recipient of the Information for any loss or damage, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, even if foreseeable, arising under or in connection with use of, or inability to use, the Information. In particular, The Company will not be liable for: loss of profits, sales, business, or revenue; business interruption; loss of anticipated savings; loss of business opportunity, goodwill or reputation; or any indirect or consequential loss or damage. Nothing in this disclaimer shall exclude the Company’s liability for death or personal injury resulting from the Company’s negligence. All intellectual property rights whether registered or unregistered in any information, content, materials, data or processes contained in the Information belong to the Company or its licensed source. All rights of the Company in such intellectual property are hereby reserved. No part of the Information may be reproduced in any material form (including storing it in any medium by electronic means) without the written permission of the copyright owner.



KNIGHT DRAGON



GREENWICH
PENINSULA