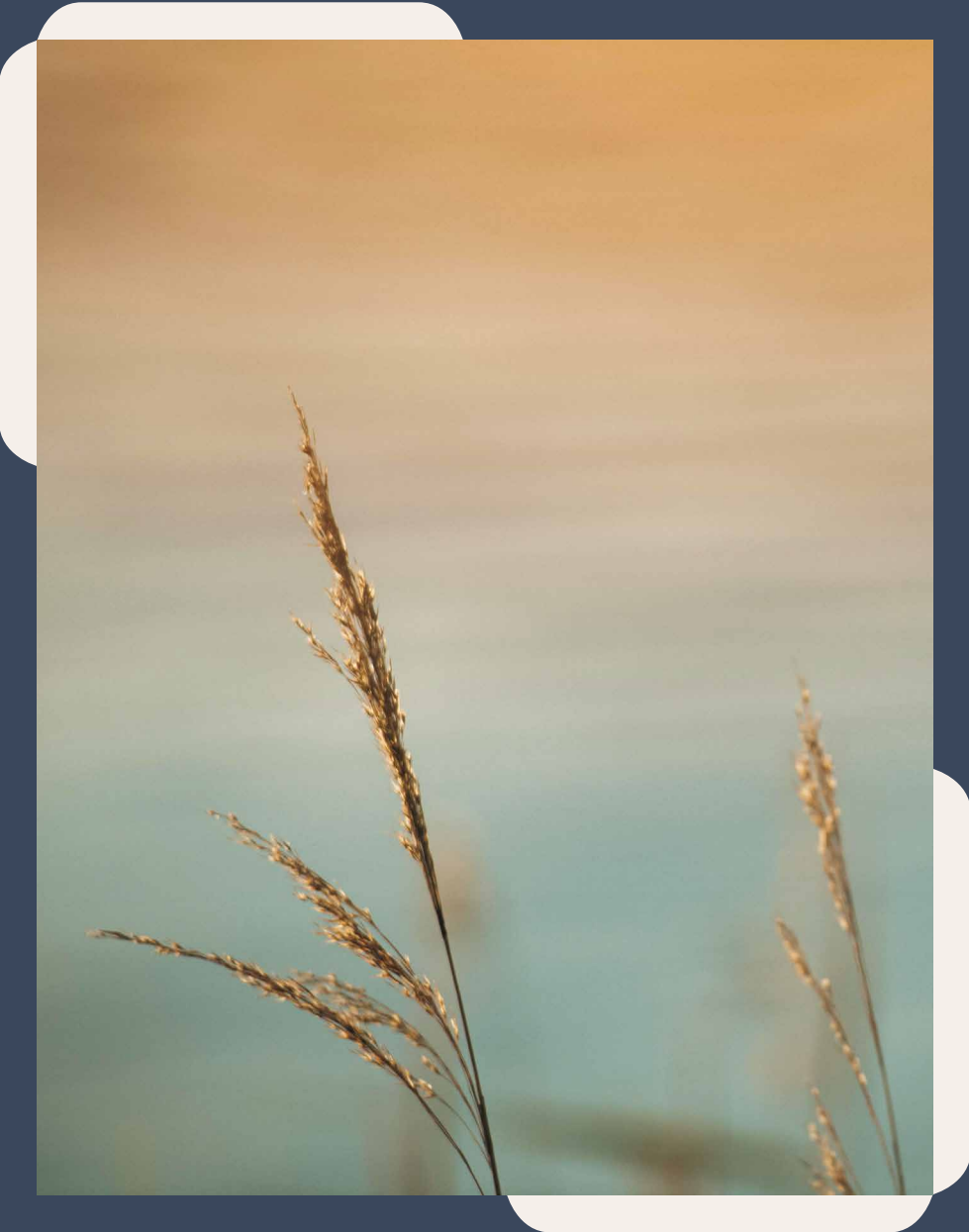




HARBOUR WALK

PENINSULA GARDENS

LIMITED EDITION



**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 lobbies, 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.

10 reasons to buy in Peninsula Gardens

It's little wonder Peninsula Gardens is proving so popular with all this on offer.

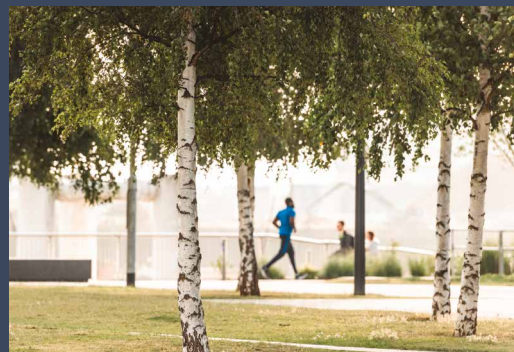


10 minutes from the City

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.

48 acres of open space

Despite its proximity to the city, you'll be engulfed by acres of open space. The expansive green space of Central Park is on your doorstep and Greenwich itself has over 50 parks - all while being surrounded by 1.6 mile stretch of the Thames.



Home to The O2

World-class sport and entertainment, over 40 restaurants and bars and over 60 brands in the Shopping District, there's always something incredible to do in The O2.



Amenities on your doorstep

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

Voted one of TIME's World's Greatest Places*

Home to 14 multi-use buildings supporting 1,800 creatives, The Design District captures the Peninsula's imagination — and is proven to add an additional 6% capital growth per year to nearby homes.**

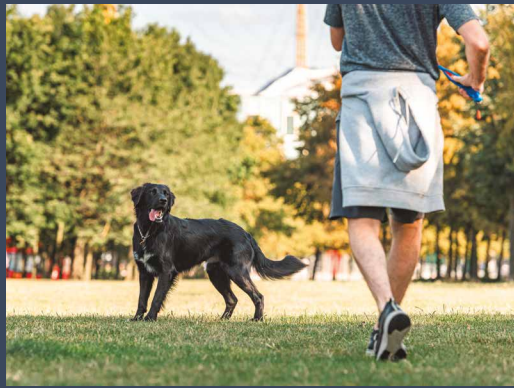


* TIME Magazine: The World's Greatest Places of 2021
** Source: Dataloft March 2022 review of 'Creative Places Create Value', Creative Land Trust et al. 2021

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.





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.



Gross rental yields of up to 6%

This is based on established rental values already being achieved at Greenwich Peninsula in the surrounding Upper Riverside and Lower Riverside neighbourhoods.

First-class education

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



14% price growth*

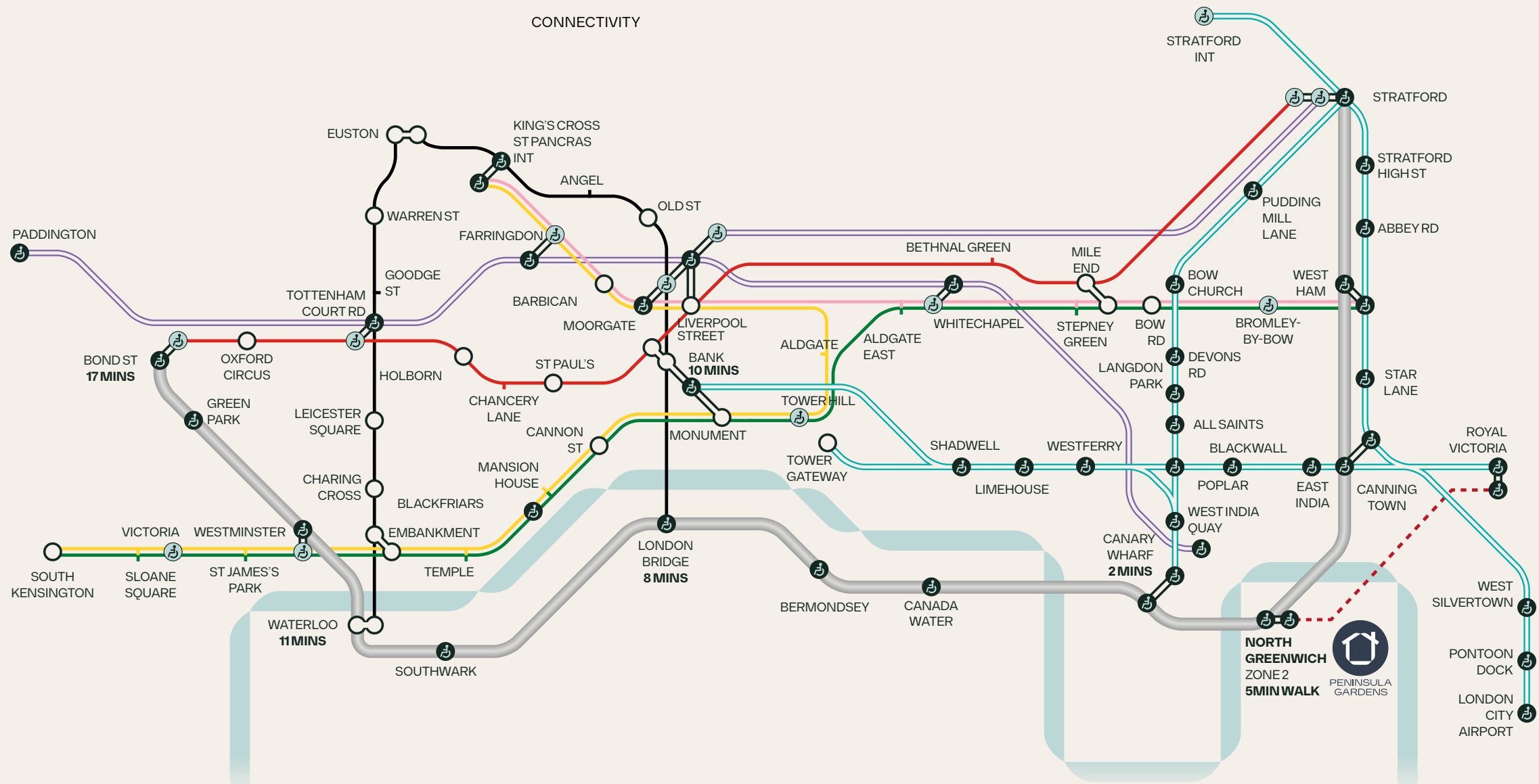
The Peninsula has flourished over the last 5 years, achieving an average price growth of over 14%, but with so much more to come there's still time to get in early.



*Taken from a sample of Greenwich Peninsula historic re-sales data using compounded average growth rate of 2.8% per annum.



GREENWICH PENINSULA, THE O2, RIVER THAMES & CANARY WHARF



Well-connected

Despite its island-like location, Greenwich Peninsula couldn't feel more connected. Especially now that the Elizabeth Line connects to Bond Street or London City Airport in under 20 minutes.



Jubilee Line
from North Greenwich

- CANARY WHARF
2 mins
- LONDON BRIDGE
8 mins
- WATERLOO
11 mins
- WESTMINSTER
13 mins
- BOND ST
17 mins



DLR
from Canary Wharf

- BANK
10 mins
- STRATFORD
13 mins
- CUSTOM HOUSE
14 mins
- CITY AIRPORT
15 mins



Crossrail
from Canary Wharf

- LIVERPOOL ST
6 mins
- TOTTENHAM COURT RD
14 mins
- BOND ST
15 mins
- PADDINGTON
17 mins
- HEATHROW
40 mins



Thames Clipper
from North Greenwich

- GREENWICH
8 mins
- TOWER HILL
30 mins
- LONDON BRIDGE
34 mins

Welcome to Harbour Walk

The limited edition collection at Harbour Walk is a statement of colour that will capture the imagination. Arranged across the upper two floors, each apartment is notable for a bolder and brighter approach to design. From the signature tones on the walls to striking flashes in far less obvious places.

In the heart of Peninsula Gardens, these exclusive homes are within touching distance of the River Thames and surrounded by nature. Here you're close to everything the capital has to offer yet seemingly worlds away. With the limited edition collection at Harbour Walk you'll find the ideal setting to enjoy living where land meets water.



KITCHEN

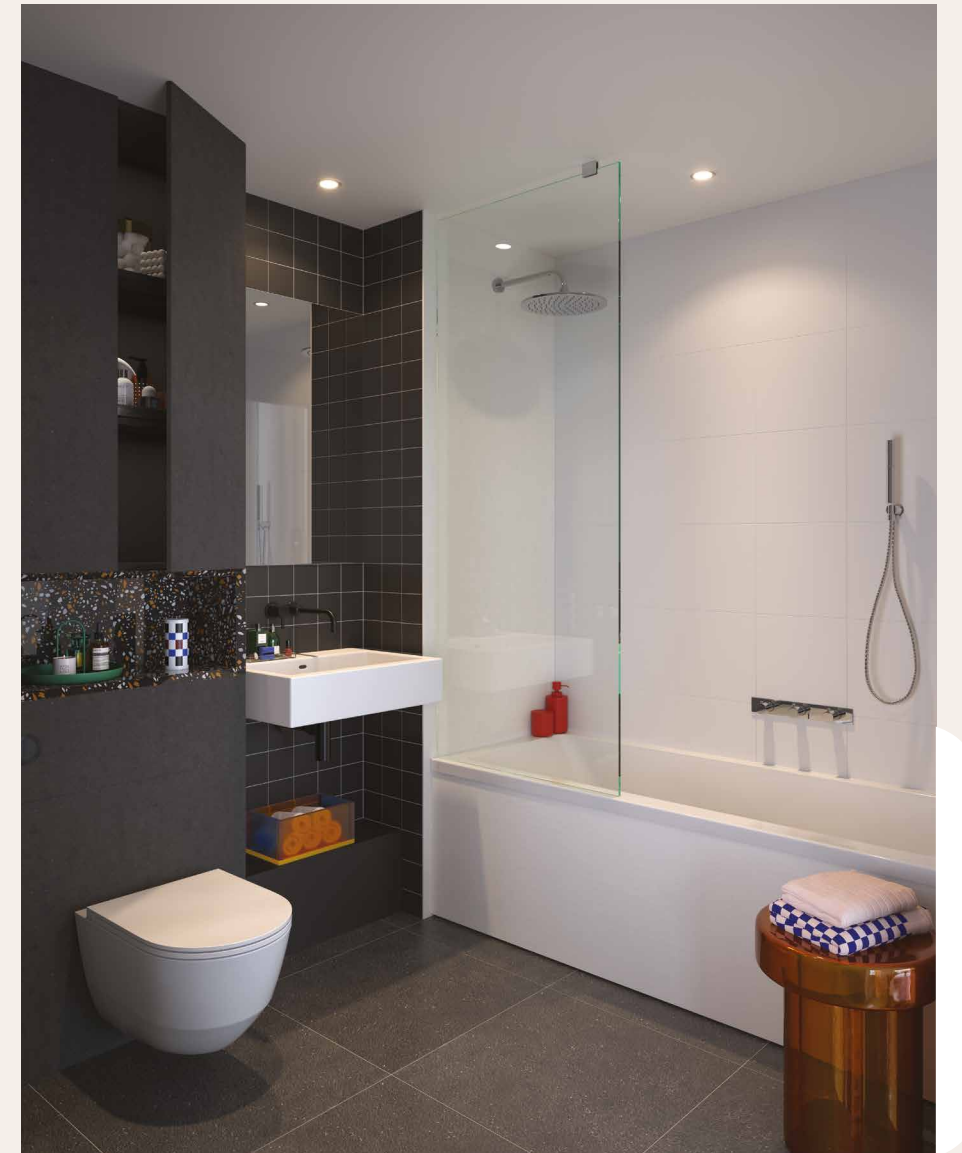
Each kitchen in this limited edition collection sets the tone for the whole apartment. The soft, dusty blue of the walls provides a simple yet stunning backdrop to the terracotta of the cabinets, finished with an unflinching attention to detail.





BEDROOM & BATHROOM

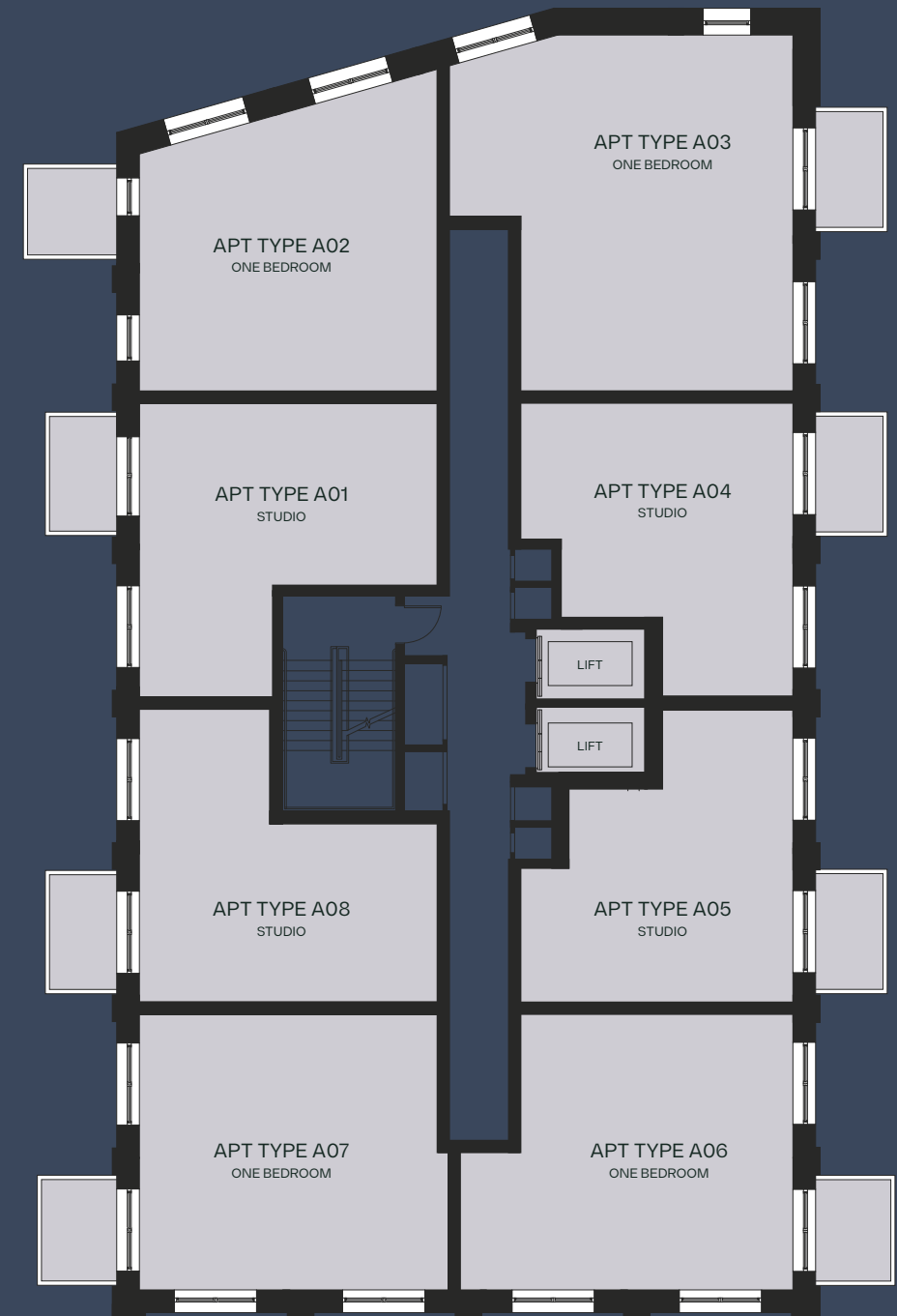
Rich. Vibrant. Textured. Bedrooms are carefully considered spaces that add extra style to every limited edition apartment. The use of block colour continues in the bathrooms, with the dark hue of the wall creating a clear contrast to the sleek, monochrome fittings.



FLOORPLANS



LEVELS 10-11

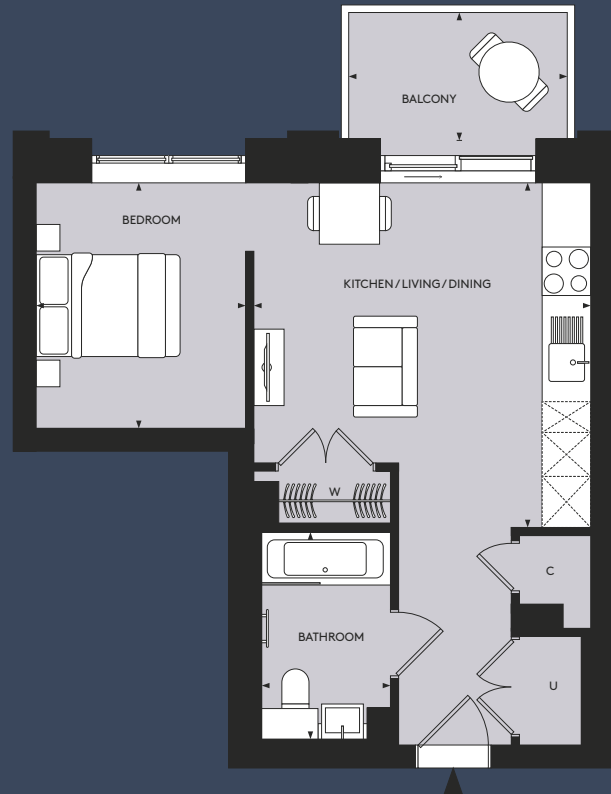


Apt type A01

LEVELS 10-11
STUDIO

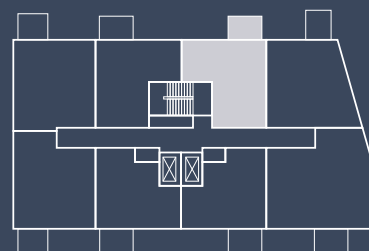


APT
A.10.01
A.11.01



AREA	DIMENSIONS
Kitchen / Living / Dining	14' 8" x 15' 0" / 4.47m x 4.57m
Bedroom	9' 2" x 10' 9" / 2.79m x 3.26m
Bathroom	5' 7" x 9' 0" / 1.70m x 2.74m
Balcony	9' 5" x 5' 6" / 2.87m x 1.68m
TOTAL INTERNAL AREA	460 sqft / 42.7 sqm
TOTAL EXTERNAL AREA	52 sqft / 4.8 sqm

- ◀ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe
- SW Space for Wardrobe
- ⊞ Tall Cupboard



Apt type A02

LEVELS 10-11
ONE BEDROOM

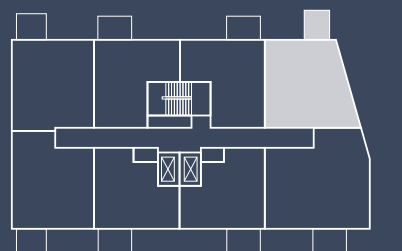


APT
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A.11.02



AREA	DIMENSIONS
Kitchen / Living / Dining	21' 5" x 14' 10" / 6.54m x 4.52m
Bedroom	12' 10" x 11' 0" / 3.92m x 3.34m
Bathroom	5' 7" x 9' 0" / 1.70m x 2.74m
Balcony	7' 1" x 7' 4" / 2.16m x 2.23m
TOTAL INTERNAL AREA	566 sqft / 52.6 sqm
TOTAL EXTERNAL AREA	52 sqft / 4.8 sqm

- ◀ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe
- SW Space for Wardrobe
- ⊞ Tall Cupboard



Apt type A03



Apt type A04



LEVELS 10-11
ONE BEDROOM

LEVELS 10-11
STUDIO

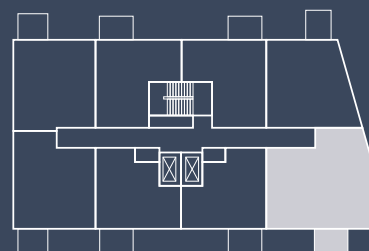
APT

A.10.03
A.11.03



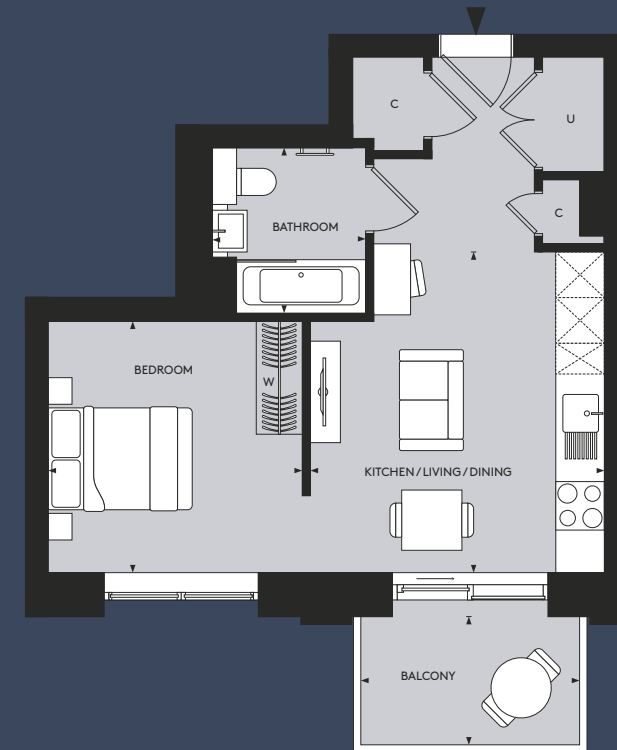
- ◀ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe
- SW Space for Wardrobe
- TC Tall Cupboard

AREA	DIMENSIONS
Kitchen / Living / Dining	29' 4" x 15' 4" / 8.94m x 4.68m
Bedroom	13' 8" x 10' 0" / 4.16m x 3.05m
Bathroom	8' 0" x 8' 0" / 2.45m x 2.45m
Balcony	9' 5" x 5' 6" / 2.88m x 1.68m
TOTAL INTERNAL AREA	733 sqft / 68.1 sqm
TOTAL EXTERNAL AREA	52 sqft / 4.8 sqm



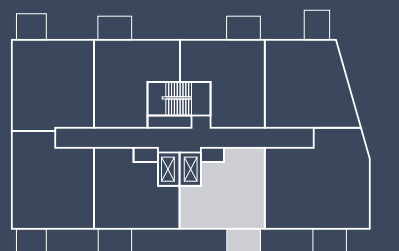
APT

A.10.04
A.11.04



- ◀ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe
- SW Space for Wardrobe
- TC Tall Cupboard

AREA	DIMENSIONS
Kitchen / Living / Dining	12' 9" x 13' 11" / 3.88m x 4.25m
Bedroom	11' 1" x 11' 0" / 3.37m x 3.34m
Bathroom	6' 8" x 7' 2" / 2.03m x 2.18m
Balcony	9' 5" x 5' 6" / 2.88m x 1.68m
TOTAL INTERNAL AREA	437 sqft / 40.6 sqm
TOTAL EXTERNAL AREA	52 sqft / 4.8 sqm

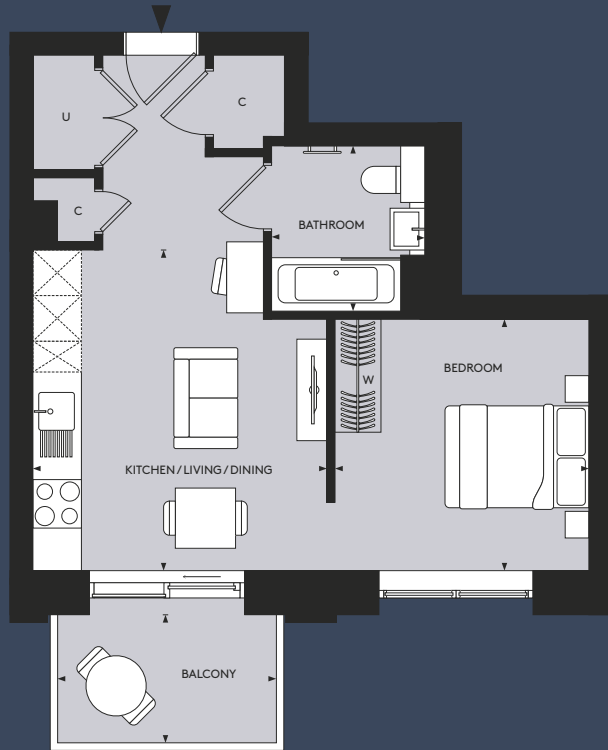


Apt type A05



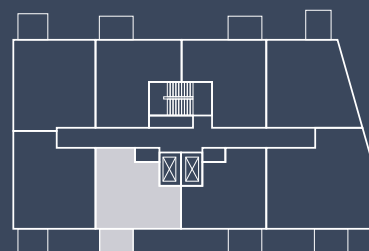
LEVELS 10-11
STUDIO

APT
A.10.05
A.11.05



- ◀ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe
- SW Space for Wardrobe
- ⊠ Tall Cupboard

AREA	DIMENSIONS
Kitchen / Living / Dining	12' 9" x 13' 11" / 3.88m x 4.25m
Bedroom	11' 1" x 11' 0" / 3.37m x 3.34m
Bathroom	6' 8" x 7' 2" / 2.03m x 2.18m
Balcony	9' 5" x 5' 6" / 2.88m x 1.68m
TOTAL INTERNAL AREA	437 sqft / 40.6 sqm
TOTAL EXTERNAL AREA	52 sqft / 4.8 sqm

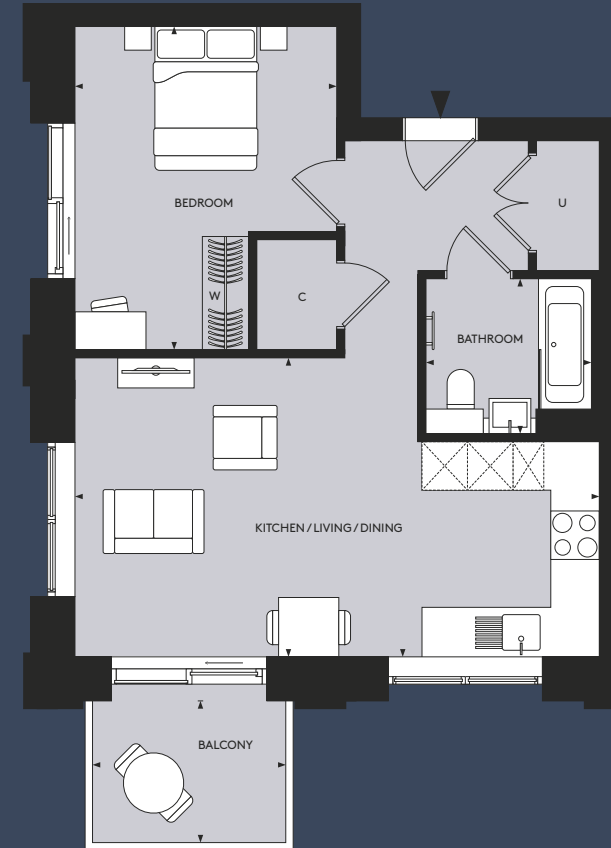


Apt type A06



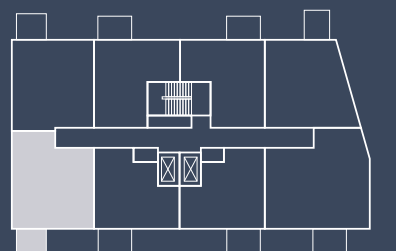
LEVELS 10-11
ONE BEDROOM

APT
A.10.06
A.11.06



- ◀ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe
- SW Space for Wardrobe
- ⊠ Tall Cupboard

AREA	DIMENSIONS
Kitchen / Living / Dining	22' 9" x 13' 0" / 6.93m x 3.95m
Bedroom	11' 4" x 14' 3" / 3.46m x 4.34m
Bathroom	7' 2" x 6' 8" / 2.18m x 2.02m
Balcony	8' 4" x 6' 2" / 2.54m x 1.88m
TOTAL INTERNAL AREA	565 sqft / 52.5 sqm
TOTAL EXTERNAL AREA	51 sqft / 4.7 sqm

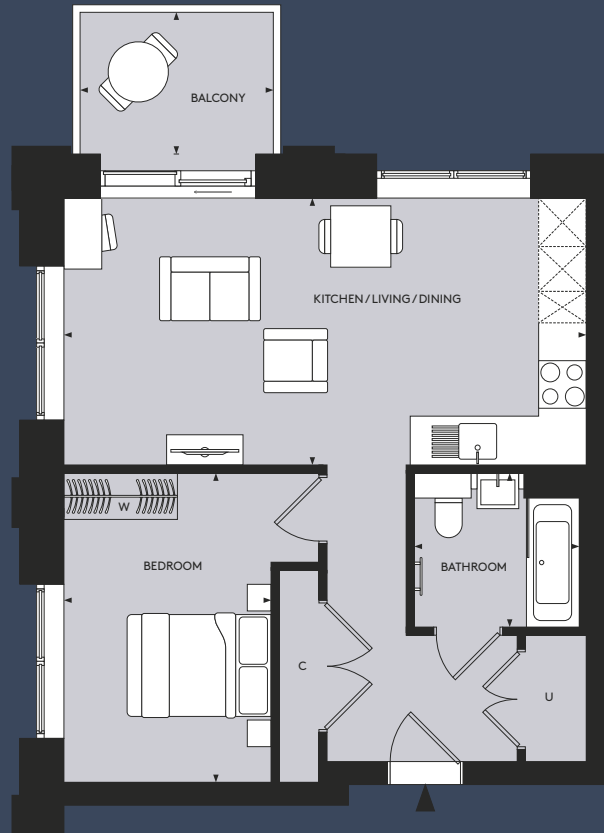


Apt type A07

LEVELS 10-11
ONE BEDROOM

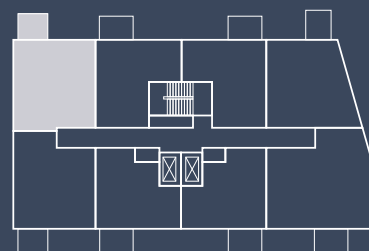


APT
A.10.07
A.11.07



- ◀ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe
- SW Space for Wardrobe
- ⊠ Tall Cupboard

AREA	DIMENSIONS
Kitchen / Living / Dining	22' 8" x 11' 7" / 6.92m x 3.54m
Bedroom	9' 1" x 13' 4" / 2.76m x 4.07m
Bathroom	7' 2" x 6' 8" / 2.18m x 2.03m
Balcony	8' 4" x 6' 2" / 2.54m x 1.88m
TOTAL INTERNAL AREA	565 sqft / 52.5 sqm
TOTAL EXTERNAL AREA	51 sqft / 4.7 sqm



Apt type A08

LEVELS 10-11
STUDIO

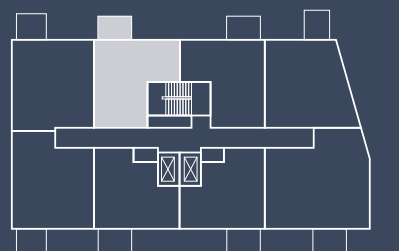


APT
A.10.08
A.11.08



- ◀ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe
- SW Space for Wardrobe
- ⊠ Tall Cupboard

AREA	DIMENSIONS
Kitchen / Living / Dining	14' 8" x 15' 0" / 4.47m x 4.57m
Bedroom	9' 2" x 10' 9" / 2.79m x 3.26m
Bathroom	5' 7" x 9' 0" / 1.70m x 2.74m
Balcony	9' 5" x 5' 6" / 2.87m x 1.68m
TOTAL INTERNAL AREA	460 sqft / 42.7 sqm
TOTAL EXTERNAL AREA	52 sqft / 4.8 sqm



Specifications

HALL/LIVING AREA

Flooring	Engineered timber flooring
Access control system	Orcomm door entry system
Utility cupboard	Green painted utility cupboards with Beko washer dryer
Sockets and switches	Brushed stainless steel sockets, black inserts
Television and phone line	Connection socket

KITCHEN

Flooring	Engineered timber flooring
Cabinetry	Dark grey (tall units), terracotta red (base units) and dusty blue (wall units + shelves)
Worktop	Concrete effect caesarstone
Splashback	Concrete effect caesarstone
Ironmongery	Brushed stainless steel
Sink	Undermounted stainless steel
Brassware	Matt black
Appliances	Bosch – oven, microwave and electric hob Beko – fridge freezer & dishwasher Elica – extractor fan
Paint finish	Dusty blue feature wall (behind wall units) and off-white
Sockets at splashback level	Brushed stainless steel, black inserts with one USB port

BEDROOMS

Flooring	Striped carpet
Wardrobe	Free standing wardrobe, with blue matt laminated doors and matt black handles in primary bedroom
Ironmongery	Matt black
Paint finish	Matt off-white to all walls. Coloured feature wall in primary bedroom

BATHROOM

Floor tile	Grey porcelain floor tile
Wall tile	Grey and white porcelain wall tiles
Cabinetry	Hi-macs cabinet with shaver socket
Paint finish	White moisture resistant paint
Basin	White ceramic from Laufen
Bath	White acrylic from Rocca
Toilet	Concealed cistern and discreet matt black flushplates
Splashback	Grey tile
Ironmongery	Matt black
Brassware	Matt black and chrome
Shower head	Rainfall and microphone

ADDITIONAL

Heating	Underfloor heating in bedroom and living spaces. Electric towel rail in bathrooms
Lighting	LED spotlights throughout
Doors	Standard internal doors
Broadband	High-speed Fibre Broadband (subject to individual resident contract)
Ventilation	Mechanical extract ventilation (MEV)
Wireless Smart Technology	Avande Select Smarthome Technology (optional upgrade)

Already established Always growing

Greenwich Peninsula is Europe's largest single-owned regeneration project, with £8.4 billion being invested into the Zone 2 postcode over three decades.

10 years into that journey and Greenwich Peninsula is already home to 5,000 residents, which will grow to 34,000 as the area continues to flourish.

Design District lies at the heart of the cultural regeneration of the area. And it's proving to be a bonus for homeowners too since proximity to Creative Clusters adds as much as 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
regeneration
project



1,800 creatives
supported by the
Design District



**Rental Growth of
36%** from 2018-2023
across the Peninsula*



120,000 workers just
one stop away at
Canary Wharf



**Average 14% price
growth** over
5 years**



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

PENINSULA
GARDENS

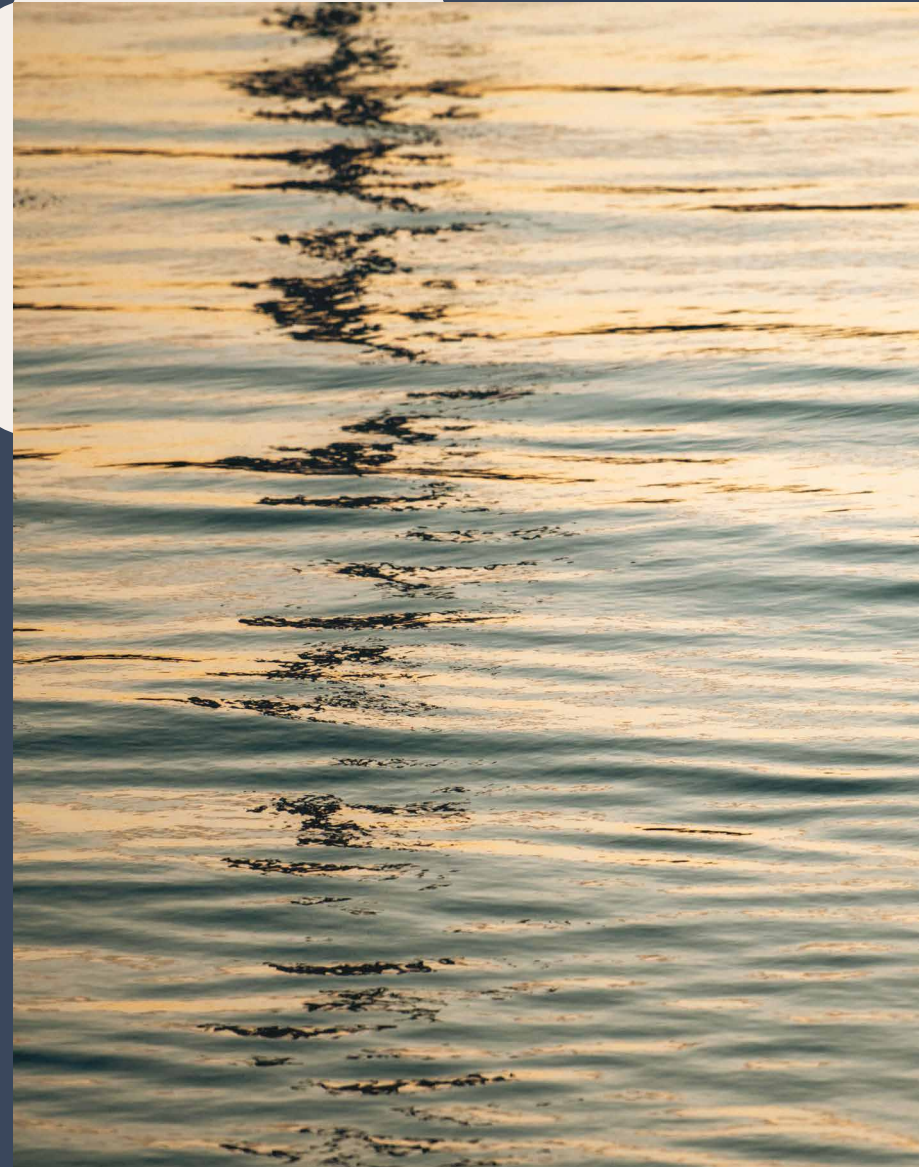
Development address	Chandlers Avenue, Lower Riverside, Greenwich Peninsula, London SE10 0NW
Local council	Royal Borough of Greenwich
Architect	Allies & Morrison
Interior design	Knight Dragon Interior Design
Developer	Knight Dragon
Completion date	Q3/Q4 2025
Tenure	999 year lease hold from 27 June 2004
Estimated service charge	£4.75/sqft per annum Combined heat and power standing charge of approximately £360 per annum (estimated)
Parking availability	Available with Blocks C and D two beds only
Number of homes at Peninsula Gardens	431 apartments across four buildings.
Resident amenities	- 24-hour concierge - Gym - Flexible co-working spaces / residents lounges - Private dining / meeting room - Landscaped podium courtyard gardens - Cycle storage
Ground rent	- Studio – Peppercorn - One-bedroom – Peppercorn - Two-bedroom – Peppercorn
Vendor solicitors	Foot Anstey LLP
Recommended solicitors	- Quastels LLP - Ackroyd Legal - Zhong Lun Law Firm Limited - EJ Winter & Son LLP
Reservation & Payments*	£2,000 reservation fee 5% deposit payable upon exchange of contracts Further 5% payable within 6 months of exchange date Remaining balance due upon completion * Please note that this process is only valid for reservations taken up until the end of December 2023

LEGAL

DISCLAIMER

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KNIGHT DRAGON



GREENWICH
PENINSULA