



See your life at Prime Point

Manhattan Studios, 1, 2 & 3 Bedroom Apartments

PRIME POINT

GREENWICH PENINSULA



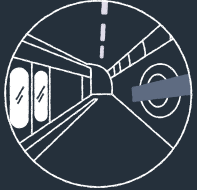
142 new homes within a minute's walk of the river, adjacent to Central Park, and conveniently connected to Central London.



A brand new £8.4bn district for London, led by global property developer; Knight Dragon, with 7 emerging neighbourhoods, 34,000 new residents and 12,000 job opportunities.



Over 40 restaurants and bars on the Peninsula including The O2 on your doorstep as well as the historic attractions of Royal Borough of Greenwich close by.



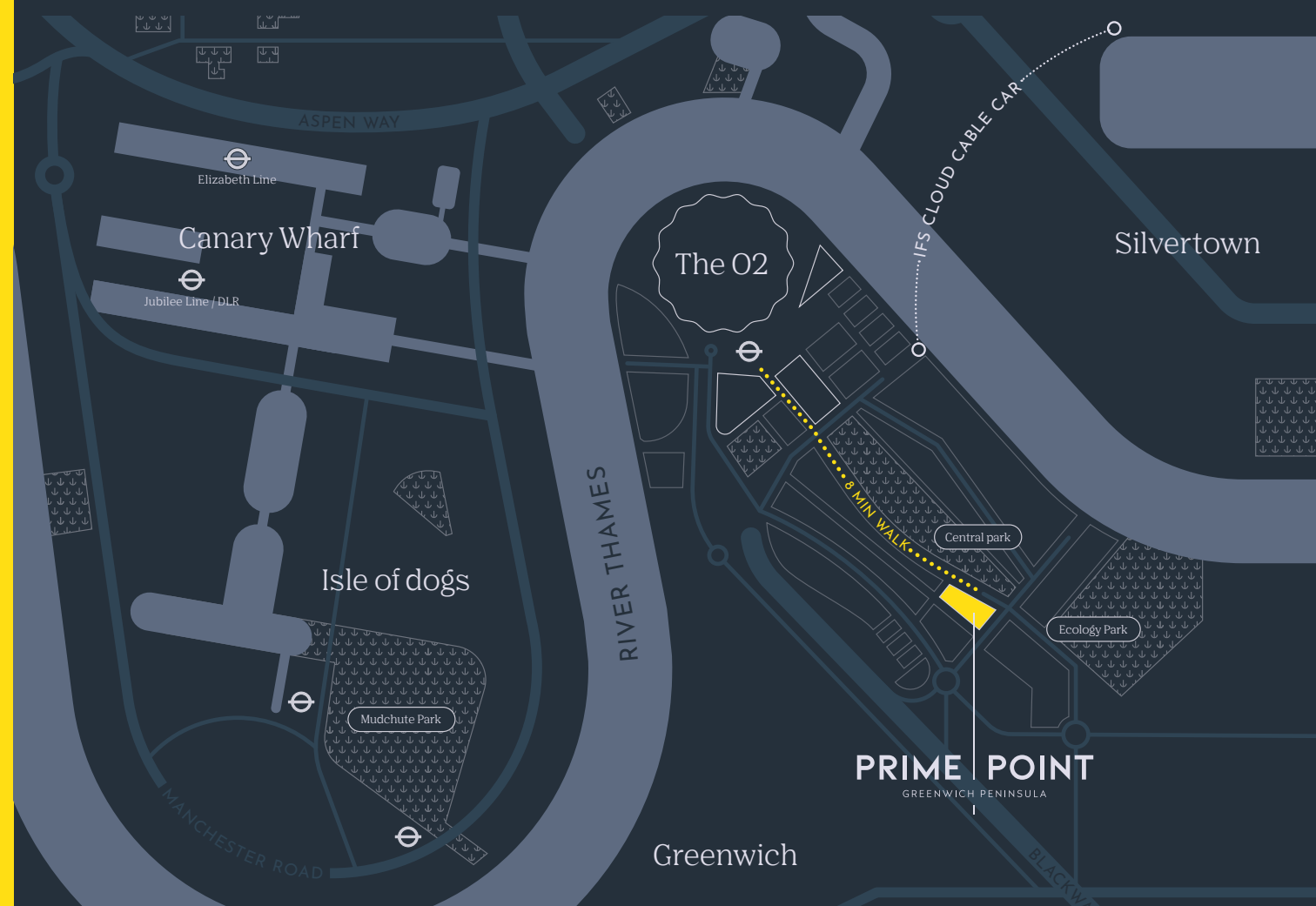
An 8 min walk to North Greenwich Station, then 2 mins to Canary Wharf and the Elizabeth Line. Then 9 mins to Liverpool Street station.



Stretch your legs and find new balance in 48 acres of welcoming open and green space, nestled in a 1.6 mile stretch of the Thames.

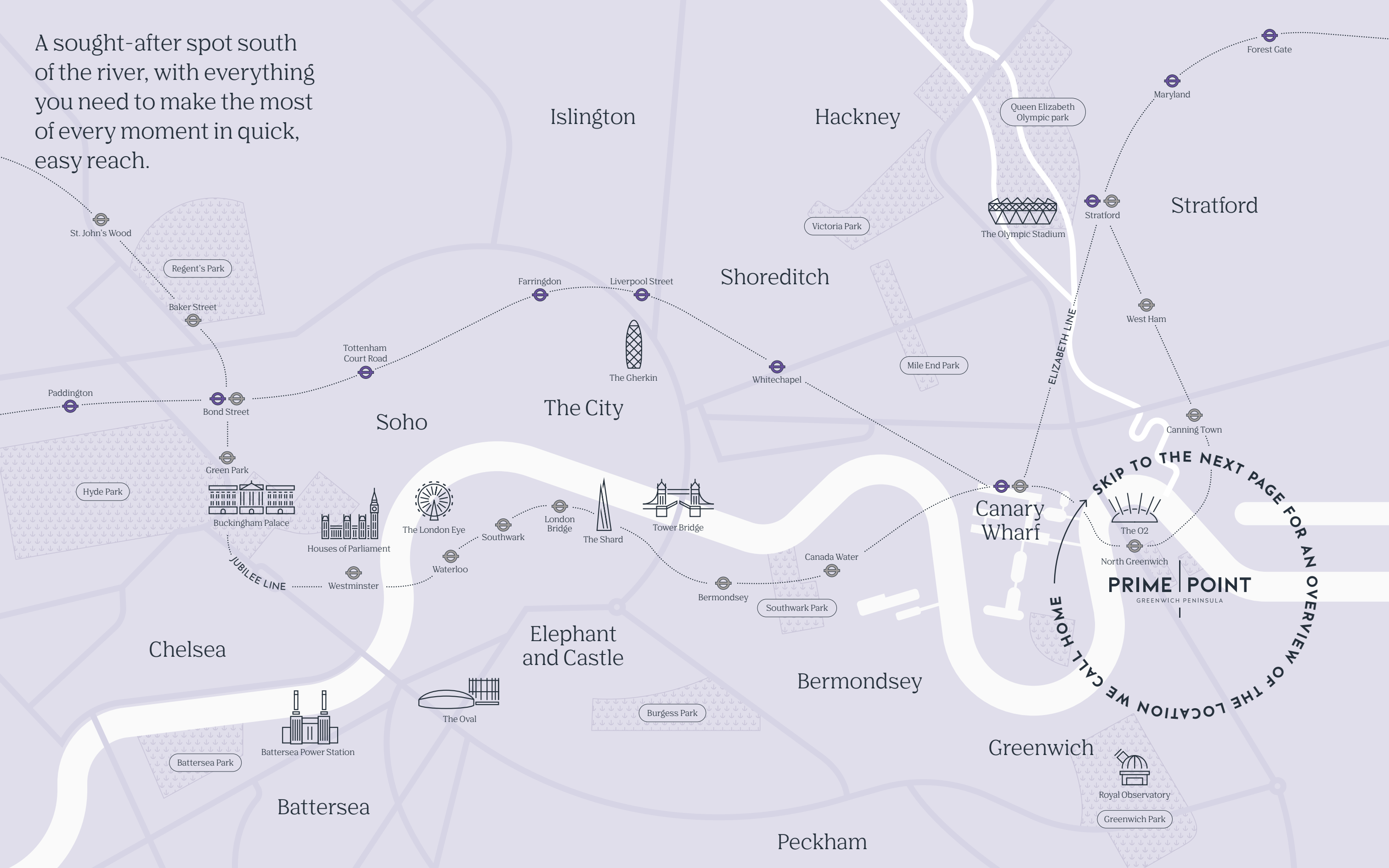


Feed the mind with over 10 top London universities in easy reach, plus two schools at Greenwich Peninsula for younger residents.



LEGAL DISCLAIMER: Travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [tfl.gov.uk](https://www.tfl.gov.uk)
 We are not responsible for the accuracy of this information – you should make your own enquires in respect of time/distances relating to the property. All quoted distances are provided for ease of reference and are approximate only. The links to these websites are provided for information purposes only and we take no responsibility for the content of these sites. No information is to be taken as a statement or representation of fact, and does not form part of any offer, contract, warranty, or representation.

A sought-after spot south of the river, with everything you need to make the most of every moment in quick, easy reach.



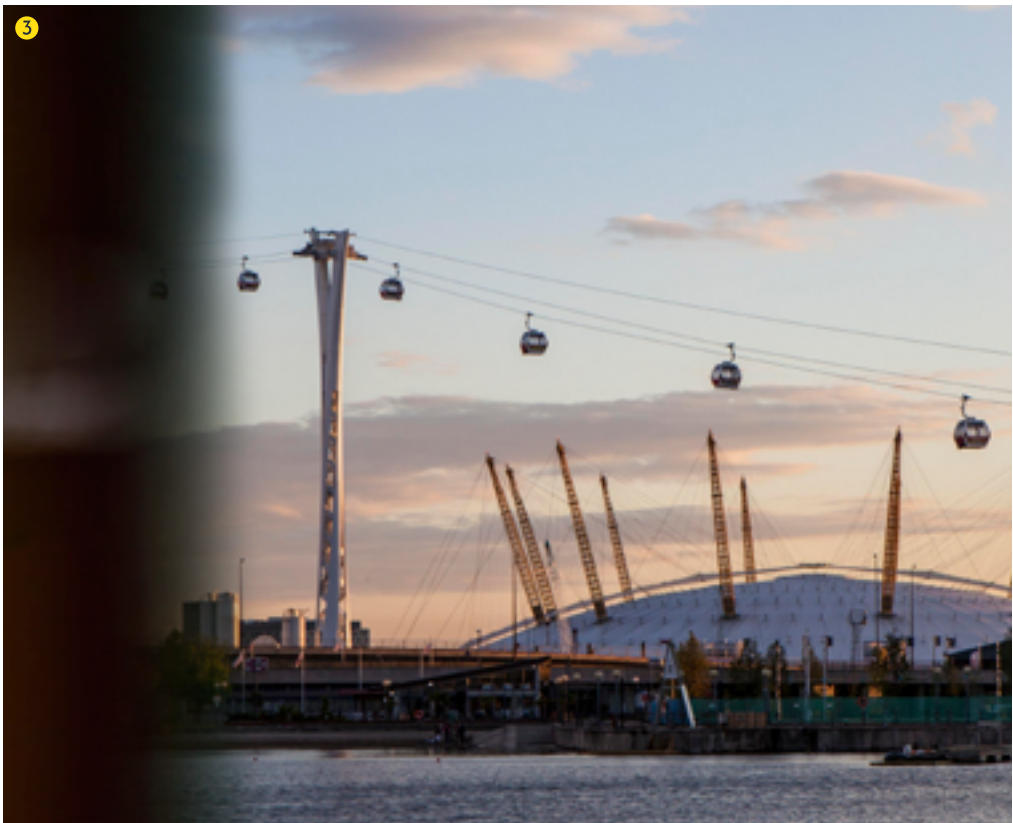
SKIP TO THE NEXT PAGE FOR AN OVERVIEW OF THE LOCATION WE CALL HOME

PRIME POINT
GREENWICH PENINSULA

Prime London living on your doorstep. A sanctuary close to the river. A Zone 2 location that pulls the brightest experiences closer. The time is right for a move to Prime Point.



1 - Walk the Poured Staircase by artist Ian Davenport. / 2 - Find a peaceful spot on The Tide's elevated walkway. / 3 - Enjoy over 300 events a year at The O2 Arena. / 4 - Heading for The O2's outlet shops via the free art trail.



UNIVERSITIES

London is the world's number one destination for higher education. Over 10 of the UK's best universities are within 45 minutes of Prime Point, including London School of Economics, UCL School of Management and UAL Central Saint Martins.

- Ravensbourne University North Greenwich ♿ 8 mins
- University of Greenwich North Greenwich ♿ 9 mins
- UCL School of Management Canary Wharf 🕒 21 mins
- King's College London Canada Water 🕒 25 mins Strand 🕒 38 mins
- London Met University Finsbury Park 🕒 35 mins
- University of East London East Ham 🕒 36 mins
- UAL Central Saint Martins Granary Sq 🕒 38 mins
- London School of Economics Holborn 🕒 38 mins
- Loughborough University London Stratford 🕒 39 mins
- UCL East Stratford 🕒 40 mins
- UCL Main Campus Bloomsbury 🕒 43 mins
- Imperial College London Kensington 🕒 44 mins



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1 – 4 striking buildings, beside leafy Central Park, in the heart of Greenwich Peninsula. / 2 – Sunrise views along the river from your large private balcony. / 3 – Master bedrooms feature built-in storage and incredible views. / 4 – Prime Point includes an impressive lobby with concierge. / 5 – A sleek contemporary kitchen in an inviting open-plan living and dining space.



Computer generated image. Building designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities, or the type of tenure or tenure location, may change as the development progresses and as properties are marketed. Surrounding buildings and views are indicative and are subject to change in line with planning permission. Please see disclaimer on page 12 for further information. Concierge timings may be subject to change according to demand. Timings vary at weekends.

From the sleek kitchen fittings and energy efficient appliances to the bathroom fixtures and built-in storage, Prime Point is the perfect base for life on Greenwich Peninsula.

KITCHEN

Bespoke designed handleless cabinetry with matt based units and ribbed effect wall units

Quartz worktop, upstand with full height splashback behind hob

Under-mounted stainless-steel sink and black single lever mixer tap

Siemens single multifunction oven to all homes

Siemens 4 burner induction hob (Manhattan apartments to have 2 burner hob)

Manhattan and 1 bedroom apartments to have Bosch integrated microwave

2 bedroom apartments to have Siemens microwave

3 bedroom apartments to have Siemens multifunctional microwave oven

Siemens integrated dishwasher (Manhattan apartments to have slimline dishwasher)

Siemens full height fridge freezer (Manhattan apartments to have undercounted fridge with ice compartment)

BATHROOMS

Bespoke bathroom furniture including mirrored cabinet with integrated LED lighting and complementary bath panel, countertop and recessed shelf under sink

Fitted white bath with black thermostatic mixer taps and showerhead fitted on a riser rail

Floor mounted WC with concealed cistern and black dual flush plate

Semi-recessed sink with black mixer tap and overflow

Heated black towel rail

Split panel shower screen finished with a black trim

Large format wall tiles to wet areas

ENSUITE: APPLICABLE TO MANHATTAN APARTMENTS AS MAIN BATHROOM

Bespoke bathroom furniture including mirrored cabinet with integrated LED lighting and complementary countertop and recessed shelf under sink

Fitted white shower tray with black thermostatic mixer taps, rainfall shower head and hair wash attachment fitted

Floor mounted WC with concealed cistern and black dual flush plate

Semi-recessed sink with black mixer tap and overflow

Heated black towel rail

Sliding door shower screen finished with a black trim

Large format wall tiles around wet areas

INTERIOR FINISHES

Painted walls and ceilings finished in white matt emulsion

White satinwood finish woodwork architraves and square-edge skirting

Multi-point locking front entrance doors with matching hardwood frame

Flush internal doors with matte black ironmongery

Fitted sliding mirrored wardrobes to bedroom 1 only

Karndeian flooring to kitchen/living/dining, halls and bathrooms/ensuites

80/20 wool/polypropylene carpets in bedrooms (Manhattan apartments to have Karndeian flooring throughout)

Siemens washer-dryer to hallway utility cupboard

PRIVATE BALCONIES

Generously spaced private balconies to all apartments

Full height single leaf outward opening glazed balcony door

Aluminium balustrades

Porcelain tiles to balcony floors

LIGHTING / ELECTRICAL

Chrome sockets with black inserts to kitchens, some with USB provision

White switches and sockets to other rooms, USB provision applicable to bedside sockets in bedroom 1

Internal energy-efficient white LED downlights to kitchen, living, dining and hallways

Pendant lights to bedrooms (some Manhattan apartments will have downlights throughout due to layout)

Integrated under-unit lighting to high level kitchen cabinets, where applicable

Energy-efficient LED lighting to balconies

TELECOMMUNICATIONS

High speed fibre optic connections to all apartments (subject to individual connection/subscription)

Provisions for satellite and terrestrial television including Sky Q

Media plates in living areas and bedroom

HEATING

Under-floor heating to kitchen/living/dining, halls and bedrooms

Heating and hot water from the building's centralised energy centre, individually metered

SECURITY AND PEACE OF MIND

Video-entry phone system to all apartments

Secure by design communal main entrance doors and flat entrance doors

Multi-point locking front entrance doors

CCTV surveillance in selected areas

Robust fire safety system including sprinkler fire protection system to all apartments

Mains powered smoke and heat detectors (with battery back-up)

NHBC 10-year build warranty

COMMUNAL SPACE AND AMENITIES

Interior-designed entrance lobby and corridors

Concierge service

Residents' lounge/co-working space

Communal roof terrace

Landscaped communal gardens on podium

Commercial unit in Peakes Heights ground floor suitable for café/mixed use (subject to lease)

Bicycle storage

Children's play spaces

SUSTAINABILITY

State-of-the-art low carbon technology integrated heating systems

Entire building features LED light fittings throughout, which provide superior lighting levels to conventional fittings and utilise less electricity

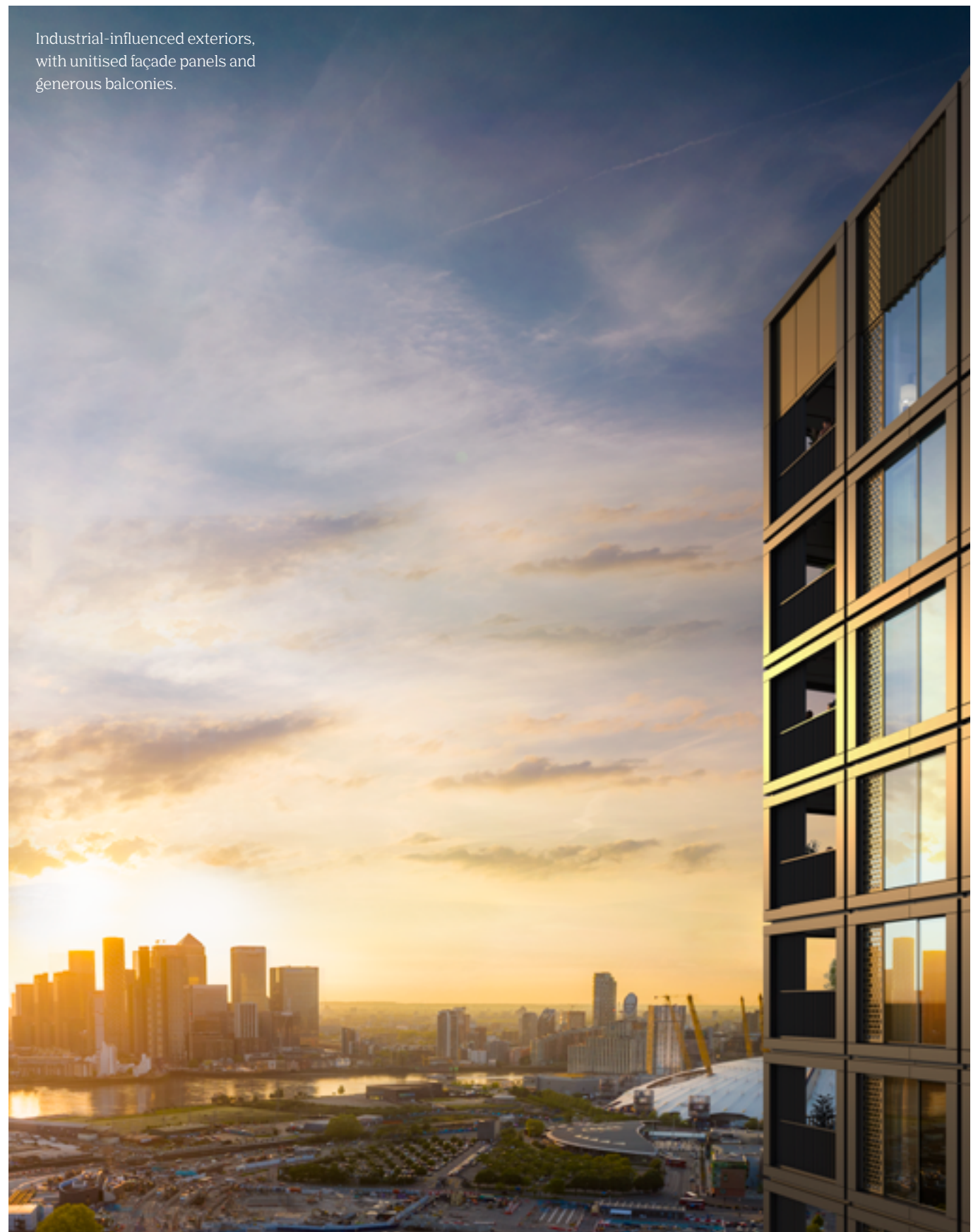
All apartments benefit from high efficiency MVHR units (Mechanical Ventilation Heat Recovery), which will maintain fresh air and ventilation throughout

Triple glazing to fixed panes within all apartments, which will reduce heat losses, heat gains and acoustic performance. Double glazing to balcony doors and openable windows

State-of-the-art enhanced insulated façade

All apartment sanitaryware and appliances have been carefully selected optimising water consumption

LEGAL DISCLAIMER: The specification of the properties is correct at the date of print/publication but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact. Please speak to our Sales Associates for further details. Please see disclaimer on page 12 for further information.



Industrial-influenced exteriors, with unitised façade panels and generous balconies.

COMPLETION

Peakes Heights: Q1 2026
Woodget Heights: Q2 / Q3 2026

LEASE & BUILDING WARRANTY

999 years (From May 2004)
NHBC 10 year Warranty

DEVELOPER

London & Quadrant New Homes Ltd. (L&Q)

LOCAL AUTHORITY

Royal Borough of Greenwich

COUNCIL TAX

To be banded upon completion
by local authority.

Current Bandings 1st Apr 2024
to 31st Mar 2025: Band B £1494 PA
to Band E £2347 PA according
to www.royalgreenwich.gov.uk

GROUND RENT

None payable

ESTIMATED SERVICE CHARGE:

Woodget Heights: £5.45 PSF PA
Peakes Heights: £5.36 PSF PA
Estimated budget for 2024/25.
Subject to change. Service charge
is apportioned and payable monthly

PREDICTED ENERGY ASSESSMENT:

B

PAYMENT TERMS

£2000 Reservation fee
5% within 28 days (Contract exchange)
5% after 6 months
90% on completion

RENTAL YIELD

5.2%*

HOUSE PRICES FORECASTS

Forecast August 2024

Sales price growth (% pa)						Total change	Average pa
	2024	2025	2026	2027	2028	2024-28	2024-28
UK	2.0	3.0	3.5	4.5	3.5	17.6	3.3
Central London	0.0	3.5	5.0	5.5	4.5	19.8	3.7
Greater London	1.0	3.5	4.5	4.5	4.0	18.7	3.5

RENTAL FORECASTS

Rental growth (% pa)						Total change	Average pa
	2024	2025	2026	2027	2028	2024-28	2024-28
UK	4.5	3.5	3.5	3.0	3.0	18.8	3.5
Central London	4.5	4.0	4.0	4.0	3.5	21.7	4.0
Greater London	5.0	4.0	3.5	3.5	3.5	21.1	3.9

SALES SUITE

Opening times: 10am to 5pm
Tuesday to Saturday.
Location: West Parkside, North
Greenwich, London, SE10 0JT



CONTACT

T: 020 8189 0424
E: primepoint@lqgroup.org.uk
www.lqhomes.com/primepoint

PANEL SOLICITORS

International:



United Kingdom:



L&Q

JLL®

Properties are currently under construction. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our current intention to build in accordance with this layout however there may be occasions when home designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities, or the type of tenure or tenure location, may change as the development proceeds and as properties are marketed. The layout shown and type of tenures included are subject to amendments resulting from changes to the planning permission and planning obligations for the development.

Depictions of the layout should be used as guidance only. No site map (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only. In relation to computer generated images, surrounding buildings and views are indicative and are subject to change according to planning permission. Minimum dimensions have been used to generate some images and as a result dimensions may vary (and should not be relied on by you).

*The headline advertised figure of 5.2% is the gross yield average across the development, based on rental figures provided by JLL and correct at time of production. For further clarification on the yield of a specific plot, please speak to an appointed Prime Point sales adviser.

PSF = Pound per square foot / PA = Per annum

Correct at the time of print September 2024.

Revision v3