



  
TRINITY  
PARK

## The Grove Collection

1 & 3 bedroom apartments,  
3 bedroom townhouses

TRINITYPARK.LONDON

Trinity Park offers 338 brand-new homes, perfectly situated next to Maryon Park, Woolwich and just moments from the River Thames. This exciting regeneration area combines city vibrancy with natural tranquility, making it an ideal place to invest in a thriving community.

With its unique blend of park, river and city, Trinity Park is set to grow as one of London's most promising areas.

## Key selling points.

1. **Great location** – Situated in the southeast corner of London along the River Thames, Woolwich boasts a rich maritime heritage while emerging as a vibrant, creative hub.
2. **Exceptional transport links** – Proximity to 3 rail stations, including the Elizabeth Line as well as London City Airport.
3. **High rental demand** – Strong rental market with strong demand from professionals, families, and international tenants.
4. **Sustainable living** – Energy-efficient designs, green spaces, and eco-friendly features that contribute to a lower carbon footprint.
5. **Modern interiors** – Contemporary design with high-quality finishes and open-plan layouts.
6. **Access to green spaces** – Nestled next to the beautiful Maryon Park and only a stone's throw from the River Thames.
7. **Growth in local area** – The development is part of a wider regeneration project that is set to increase the area's desirability and value.



# Getting around & connectivity across London.

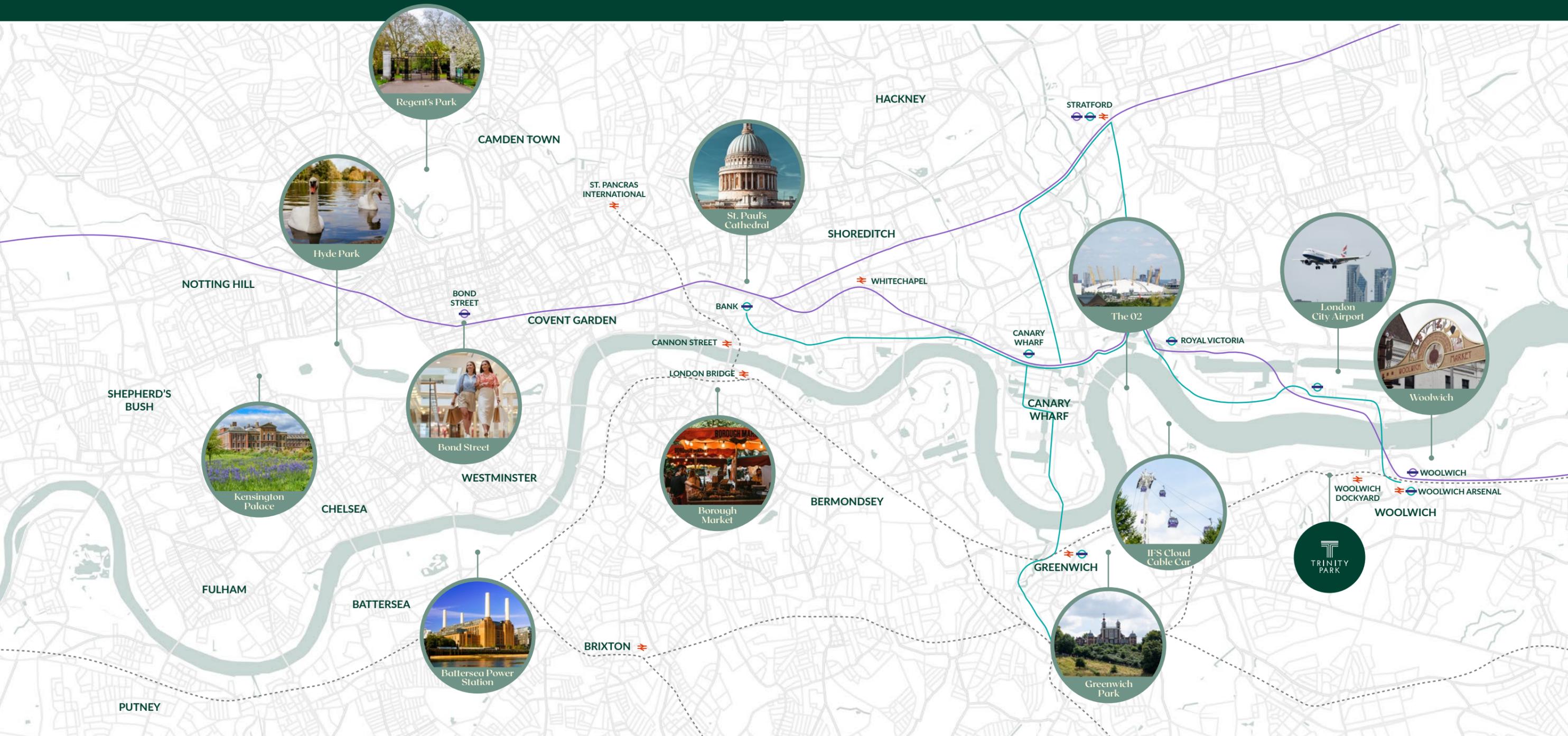
With 3 rail stations within easy reach (Woolwich Dockyard, Woolwich and Woolwich Arsenal), and a bus stop right outside, Trinity Park is seamlessly connected to the city and beyond. The Elizabeth Line swiftly takes you to central London with easy access to Canary Wharf (8 mins), Liverpool Street (14 mins) and Bond Street (22 mins).

For international travel, the DLR from Woolwich Arsenal brings you to London City Airport in under 10 minutes, and the Elizabeth line from Woolwich takes you to Heathrow in 54 minutes.

Alternatively, take the Uber Boat from Royal Arsenal Woolwich Pier for a different travel experience!

-  DLR
-  ELIZABETH LINE
-  SOUTHEASTERN

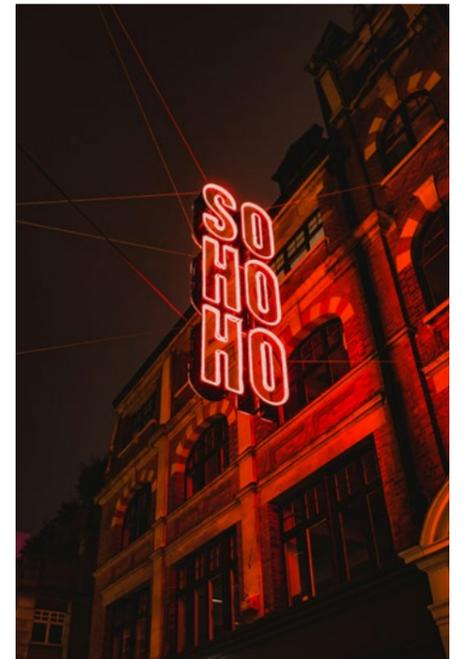
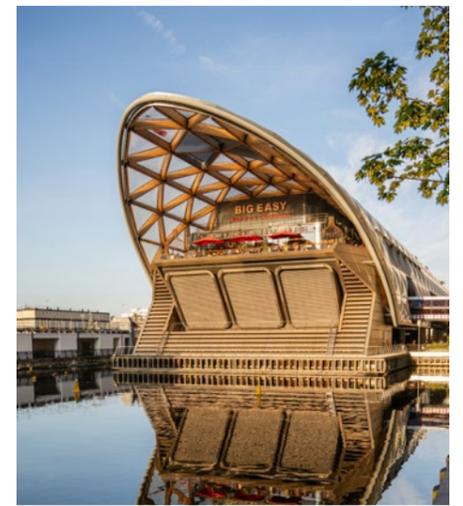
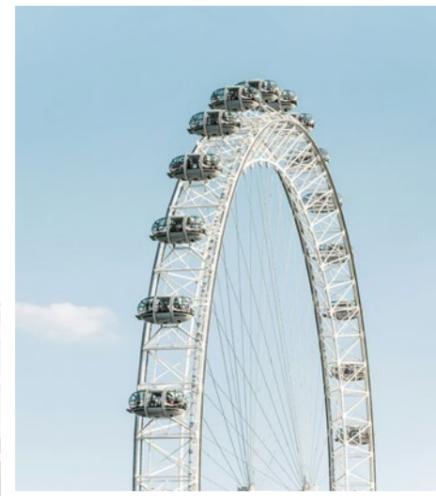
Journey times and distances approximate. Sources: Google Maps and TfL.



# London living starts here.

Unrivalled city culture

There's nowhere quite like it. Famous the world over, London seamlessly blends iconic historical landmarks with modern architecture, plentiful green spaces and world-famous gastronomy. From the glitzy theatres of the West End and the electric nightclubs of Soho, to the grand museums of South Kensington and bustling boutiques of Carnaby Street, you'll be spoilt for choice, no matter your interests.



## Universities and further education

For professionals and lifelong learners, some of London's top universities are within an hour's commute, providing convenient access to advanced degrees and career development courses.

### FURTHER EDUCATION

Greenwich University	22 mins	🚶
Rose Bruford - Theatre and Media College	42 mins	🚶
Woolwich College	16 mins	🚶
University of East London	42 mins	🚶
UAL - Stratford	51 mins	🚶
UCL School of Management	34 mins	🚶
London South Bank University	47 mins	🚶
Cass Business School	45 mins	🚶
Goldsmiths University	35 mins	🚶
University College London	52 mins	🚶
City, University of London	55 mins	🚶
UCL East Campus (Stratford)	48 mins	🚶
SOAS University	55 mins	🚶
University of Westminster	47 mins	🚶
UAL: Central Saint Martins	59 mins	🚶
Queen Mary University of London	50 mins	🚶
King's College London	47 mins	🚶
London School of Economics	50 mins	🚶
Imperial College London	61 mins	🚶

### TRAVEL TIMES

# Stay connected to the city.

## Transport connections and travel times

Whatever part of the city you need to access, Trinity Park's location puts you in easy reach. With numerous transport options available, London (and beyond) is your oyster...



### NATIONAL RAIL

(6 mins walk to Woolwich Dockyard station)

Woolwich Arsenal	2 mins
Greenwich	11 mins
Blackheath	10 mins
New Cross	23 mins
London Bridge	20 mins
London Cannon Street	26 mins



### UBER BOAT BY THAMES CLIPPER

(15 mins by bus/ 23 mins walk to Woolwich Pier)

North Greenwich	11 mins
Greenwich	22 mins
Canary Wharf	31 mins
Embankment	62 mins
Battersea Power Station	82 mins

### WALKING

(From Trinity Park phase 1)

Woolwich Dockyard Station	6 mins
Maryon Park	7 mins
Thames Path	9 mins
Sainsbury's supermarket	16 mins
Woolwich town centre	22 mins

### ELIZABETH LINE

(8 mins by bus/ 24 mins walk to Woolwich station)



Canary Wharf	8 mins
Liverpool Street	15 mins
Farringdon	17 mins
Tottenham Court Road	20 mins
Paddington	26 mins
Heathrow Airport	54 mins

### DLR

(5 mins by bus/ 22 mins walk to Woolwich Arsenal station)



London City Airport	8 mins
Canning Town	12 mins
Stratford	20 mins
Canary Wharf	20 mins
Bank	27 mins

### LONDON CITY AIRPORT

(17 mins by bus and DLR to London City Airport)

Amsterdam	1 hr 5 mins
Paris	1 hr 15 mins
Geneva	1 hr 30 mins
Zurich	1 hr 35 mins
Milan	1 hr 50 mins

# An appealing mix of house styles & apartments.



From striking townhouses to stylish mews homes with airy terraces, Trinity Park offers a unique opportunity to buy a new build house in Zone 3 in London.

Apartment sizes range from one-bedroom to three-bedroom duplexes, perfect for first-time buyers through to young families who need space to spread and grow. All homes include balconies or terraces to maximise views and reconnect you to nature, and some blocks even feature shared garden podiums with lush planting and panoramic vistas.

\* Travel times taken from Googlemaps and tfl.gov.uk

# Specification

## Kitchen

- Turin range Symphony fitted kitchens in alby blue with brass trims and handles – to apartments
- Turin range Symphony fitted kitchens in green with brass trims and handleless design – to houses
- Pearl granite laminate worktops and co-ordinating upstand with splashback behind hob – to one bed apartments
- White stone work surfaces and co-ordinating upstand with splashback behind hob – to all other apartments
- Charcoal stone work surfaces and co-ordinating upstand with splashback behind hob – to houses
- Inset ash black 1.5 bowl sink with satin bronze mixer tap – to one bed apartments
- Under-mounted ash black 1.5 bowl sink with satin bronze mixer tap – to all other homes
- Bosch induction 4-ring hob – to apartments
- Bosch induction 5-ring hob with stainless steel extractor fan – to houses
- Bosch stainless steel built-in oven
- Bosch stainless steel microwave
- Bosch freestanding fridge-freezer (70/30)
- Bosch integrated dishwasher
- Bosch free standing washer dryer
- Integrated bins for recycling and waste
- LED strip lights underside of wall units

## Bathroom, shower room and en suite

- Ivory porcelain floor and vanity wall tiles
- Dark blue accent tile – to apartments bathroom
- Green accent tile – to houses bathroom
- Green accent tile – to apartments en suite
- Dark blue accent tile – to houses en suite
- Stone vanity top
- White sanitaryware with matte black brassware - mixer taps, shower head, handset hose, bath filler, shower thermostatic valve
- Matte black toilet roll holder
- Matte black hooks
- Matte black electric towel rails to en suites
- Shaver socket

## Interior finishes

- Kandeian lime washed oak tiles in chevron design to kitchen, living and dining spaces – and store and utility in houses
- Opal carpets to bedrooms – and stairs in houses
- Built-in wardrobes to bedroom one
- Double glazed windows and doors
- 2.5m high ceilings in bedrooms, living room and kitchen
- White sockets and light switches
- LED downlights throughout

## Heating and cooling

- Programmable thermostat
- Mechanical underfloor heating

## Outside

- Terrace/balcony – to apartments
- Turfed gardens with shed – to houses
- Allocated parking – to houses
- Electric vehicle charge points

## Security and peace of mind

- Video door entry system – to apartments
- Lifts – to apartment floors
- Smoke detectors/fire alarms
- Sprinklers installed to all apartments
- 999 year lease
- 10 year building warranty from completion

## Sustainable Credentials

- 100% low-energy lighting throughout dwellings
- Superior levels of insulation which exceeds government standards
- Each dwelling is achieving circa 40% CO2 reductions against regulations
- Energy efficient mechanical ventilation systems to create an improved internal environment for occupants
- Each dwelling is served by a low-carbon heating source (ASHP)

# Interiors with style.



Perfectly blending urban excitement with peaceful living, Trinity Park is an ideal opportunity for first-time buyers, growing families, and investors seeking strong potential.

Let the light gently transform each space through carefully designed features.

# Growth Forecasts

Source: JLL Research

House Price growth (% pa)	2025	2026	2027	2028	2029	Total change 2024-28	Average pa 2024-28
UK	3.5	4.0	4.5	3.5	3.0	19.9	3.7
Greater London	2.5	3.5	5.0	5.0	4.0	21.6	4.0

## Investor information

### COMPLETION DATES

Phase 1 Completion, Q2 2025—Q4 2025

Phase 2 Completion, Q2 2026—Q4 2027

Phase 3 Completion, Q2 2027—Q4 2028

### LEASE & BUILDING WARRANTY

999 year lease

NHBC warranty

### DEVELOPER

Lovell Partnerships Limited

### LOCAL AUTHORITY

Royal Borough of Greenwich

### COUNCIL TAX

Apartments - Bands C,D,E

Houses - Bands D, E, F

### ESTIMATED SERVICE CHARGE

£2.75/sqft - £3.85/sqft for apartments

### ESTATE CHARGE

Houses estate charge average £450 per year

### CAR PARKING

Undercroft parking £20,000 (annual management charge will apply please discuss with sales advisor)

Surface Parking £15,000

### PAYMENT TERMS

£2,500 Reservation Fee (Apartments)

£5,000 Reservation Fee (Houses)

### RENTAL YIELD

Phase 1 average gross yield 5%\*

### SITE SIZE

12.5 acres

### TENURE MIX

67% private sale tenure

23% affordable tenure (London Affordable Rent)

## Sales suite

0203 514 9835

Trinity Park Marketing Suite,  
Woolwich, Woodhill SE18 5HQ

### Opening Hours

Monday to Saturday  
10am - 5pm

### Sunday

11am - 4pm

## Panel Solicitors

Nirali Patel of Taylor Rose and  
Amie Mackay of Bolt Burdon

### INDEPENDENT FINANCIAL ADVISORS

Torc 24 and Lifetime Capital



## Trinity Park Masterplan.

PHASE 1 / THE GROVE COLLECTION

PHASE 2 / CHERRY WAY COLLECTION

PHASE 3 / PARKSIDE COLLECTION

AFFORDABLE HOMES

**LOVELL**  
HOMES

\*The headline advertised figure of 5% 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 Trinity Park sales advisor. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Trinity Park is a marketing name and may not form part of the final postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print. Figures provided by JLL and correct at time of production. For further clarification on the yield of a specific plot, please speak to a sales adviser.

**JLL**