



GREENWICH
PENINSULA

PENINSULA RIVERFRONT

FACT SHEET &
INVESTMENT GUIDE

RIVERSIDE STYLE. PENINSULA SPIRIT.

Peninsula Riverfront is one of a cluster of five architecturally stunning buildings that comprise the popular Upper Riverside district of Greenwich Peninsula. Complete and already home to a thriving community, this is the first opportunity to own an apartment in this sought-after building, ready for immediate move-in.

Designed by the multi-award-winning architects at Skidmore, Owings & Merrill, Peninsula Riverfront features a striking glass façade with cascading roof terraces, with each apartment offering views of either the Thames, London's Design District or the London skyline. Offering studio, one, two, and three-bedroom apartments and penthouses, each residence has been thoughtfully designed by Knight Dragon's acclaimed interior design team. Contemporary furniture packages are also included with every apartment.



INVESTMENT GROWTH POTENTIAL

£8.4 BILLION

Regeneration project

21.6%

Forecast house price growth
from 2025-2029 (JLL)

37%

Average rental growth across
the Peninsula since 2019

6.4%

Gross rental yields of up to 6.4%
achieved at Peninsula Riverfront

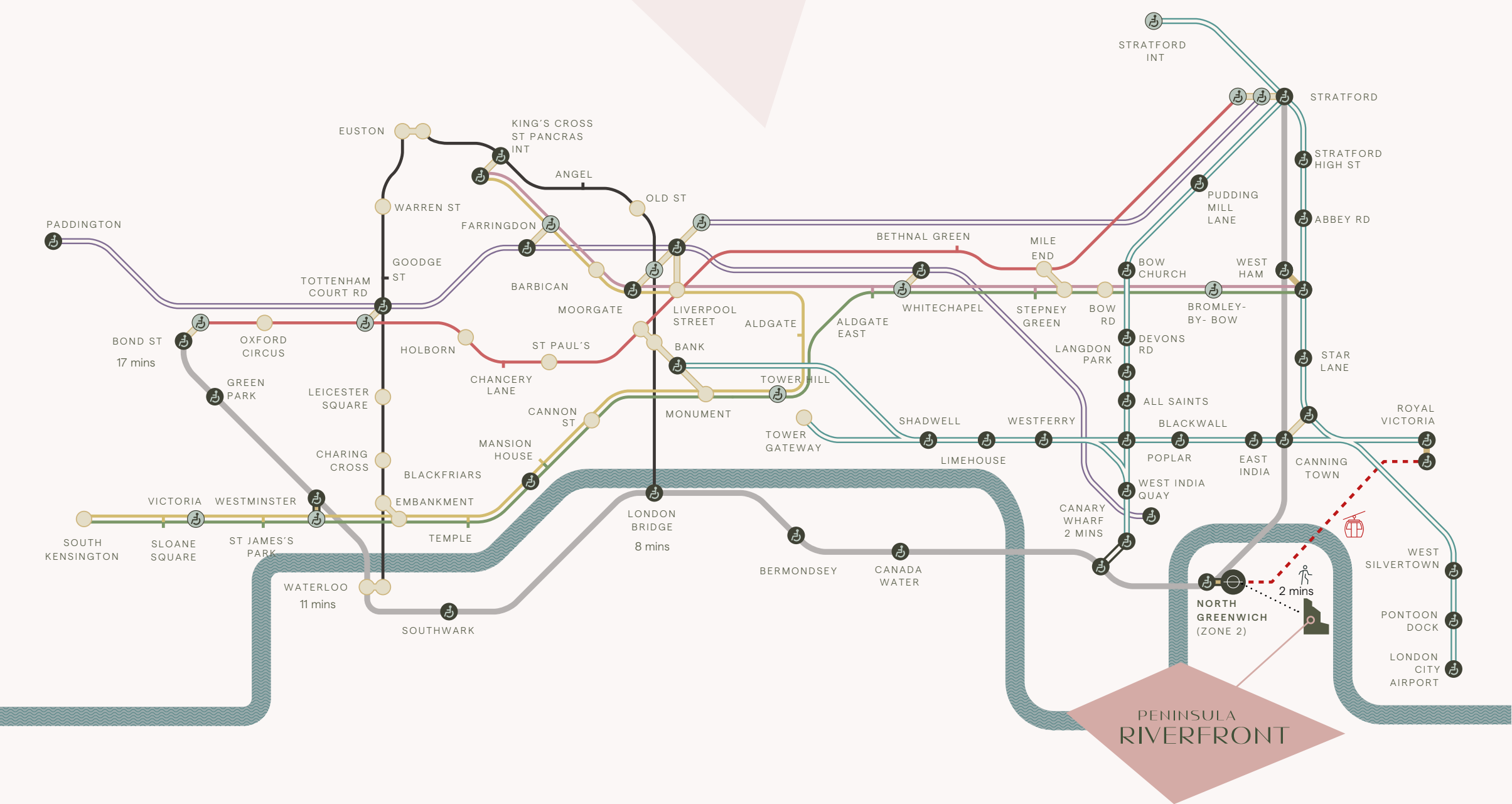
Now ten years into a 30-year regeneration programme, Greenwich Peninsula is flourishing. Buyers at Peninsula Riverfront can capitalise on the potential for investment growth in an already established, yet continuously growing community.

*Source: Office of National Statistics - data from Oct 19 - Oct 24.
Rental data based on established rental values currently being achieved at Peninsula Riverfront and across the Peninsula.

Image showing
the masterplan
for Greenwich
Peninsula,
anticipated
to be complete
in 2044.



UNIQUELY CONNECTED



JUBILEE LINE FROM NORTH GREENWICH	
Canary Wharf	2 mins
London Bridge	8 mins
Waterloo Station	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	14 mins

ELIZABETH LINE FROM CANARY WHARF	
Liverpool St	6 mins
Tottenham Court Rd	14 mins
Bond St	15 mins
Paddington	17 mins
Heathrow	40 mins

UBER BOAT FROM NORTH GREENWICH PIER	
Greenwich	8 mins
Tower Hill	30 mins
London Bridge	34 mins

LONDON CABLE CAR FROM GREENWICH PENINSULA	
Royal Docks and City Hall	7 mins

TAILORED INTERIORS WITH TIMELESS STYLE

The apartments at Peninsula Riverfront are finished to an exceptional standard, featuring quartz countertops and integrated Siemens appliances in the kitchens, fully tiled bathrooms and ensuites, engineered timber flooring in living areas, and plush carpets in the bedrooms for ultimate comfort. Choose between either a light or dark colour scheme, ensuring a personalised and distinctive living experience.

With a specification that far exceeds expectations compared to other developments at a similar price point, each apartment also includes a fresh, timeless décor and contemporary furniture pack.



Photography of the 3 bedroom show home at Peninsula Riverfront

THE UPPER RIVERSIDE CLUB

Supported by 24-hour concierge services, enjoy exclusive membership to The Upper Riverside Club, featuring amenities designed by world-class interiors experts Tom Dixon, Design Haus Liberty, Studio Ashby, State of Craft and Emulsion Architecture. Avoid the hassle and expense of multiple memberships - everything you need is right at your fingertips.



RELAX & REJUVENATE

In the 15th-floor swimming pool, with breathtaking views of the iconic O2 Arena, or retreat to the soothing steam room for the ultimate escape and rejuvenation.



STAY PRODUCTIVE

In one of the co-working lounges, thoughtfully designed to foster creativity and focus.



ELEVATE YOUR FITNESS

In one of four gyms equipped with **Technogym** and **Peloton** equipment

20 EXCLUSIVE AMENITIES:

THE ULTIMATE LIFESTYLE PACKAGE,
ALL INCLUDED WITH YOUR NEW HOME



ELEVATE YOUR EVENINGS

In the sleek multi-media room – perfect for movie nights, karaoke sessions, or dancing the night away with friends.

ESCAPE

To the luxurious cinema room where you and your friends can enjoy your favourite film or sport in complete comfort.



TAKE IN THE VIEWS

On one of the many furnished roof terraces. Relax with a book or entertain friends while taking in the view.



GET HOSTING

In the private function room. Whether an intimate dinner party or formal business meeting, this space is perfect.




















ACCESS TO EDUCATION




London has long been a global hub for education, and Greenwich stands at its heart. Here, education isn't just a destination, it's woven into the fabric of the community, attracting people eager to learn and grow.





With Ravensbourne University right on the Peninsula and 10 of London's top universities within 35 minutes, the area is almost unmatched for accessing higher learning opportunities. For families, Greenwich is equally appealing, with 430 schools and nurseries located throughout the borough, providing an exceptional range of options for every stage of your child's educational journey.






UNIVERSITY / COLLEGE	TRAVEL TIME
Ravensbourne University London	1 mins 
UCL School of Management	8 mins 
University of Greenwich	10 mins 
Kings College London, Waterloo Campus	15 mins 
UCL East Campus	20 mins 
Goldsmiths, University of London	21 mins 
University of East London	22 mins 
UAL London College of Fashion	23 mins 
Queen Mary University of London	23 mins 
UAL London College of Communication	23 mins 
King's College London, Strand Campus	24 mins 
Royal Academy of Music	24 mins 
London Business School	26 mins 
London School of Economics	26 mins 
University College London	29 mins 
University of the Arts, High Holborn	31 mins 
Imperial College London	34 mins 
UAL Central Saint Martins	35 mins 
Royal College of Art	38 mins 



NURSERIES	TRAVEL TIME
Little Elms Daycare	9 mins 
Millennium Minis	12 mins 
Anchors Away!	13 mins 
Alphabet House	14 mins 

PRIMARY SCHOOLS	TRAVEL TIME
Saint Mary Magdalene School	11 mins 
Millennium Primary School	13 mins 
Christ Church School	11 mins 
St Joseph's Catholic School	11 mins 

SECONDARY SCHOOLS	TRAVEL TIME
Saint Mary Magdalene School	11 mins 
Greenwich Waldorf School	22 mins 
Blackheath High School	24 mins 

Scan to
access the
Greenwich
Peninsula
Education
Guide.





Sunset over the Thames at Greenwich Peninsula.



Canteen:
A lively food hall within Design District, designed by SelgasCano.



Bureau Restaurant:
A sophisticated dining spot in Design District.



Greenwich Peninsula Golf Driving Range.



NOW Gallery:
A cutting-edge space for contemporary art, fashion, and design at Greenwich Peninsula.

A DYNAMIC NEIGHBOURHOOD

Located in South East London, Greenwich Peninsula is a dynamic riverside neighbourhood that seamlessly blends urban living with natural beauty.

Bordered by the Thames on three sides, the Peninsula's architectural innovation is matched by its thriving social scene including art exhibitions, live music performances, artisan markets and family-friendly festivals. With stylish cafés and restaurants, 48 acres of green and open space, and art-lined riverside walks, the nearby O2 Arena also plays hosts to world-class entertainment, as well as diverse retail and dining options.

RENT TO BUY

WHERE MONTHLY PAYMENTS HELP SECURE YOUR DEPOSIT

Saving for a deposit while renting in London can feel almost impossible. That’s why our Rent-to-Buy scheme is here to help. Live in your chosen apartment, be part of the community, and watch your monthly instalments help secure your deposit. Why pay rent when you could be investing in your future?

HOW IT WORKS

01.

SPEAK WITH OUR SALES TEAM

Book your viewing and explore your future home.
02.

SECURE YOUR APARTMENT

Pay a £2,500 reservation fee* upon approval of your offer and financial qualification.
03.

PAY A 5% DEPOSIT (MINUS RESERVATION FEE)

Exchange contracts within 28 days of reserving your apartment.
04.

MOVE IN

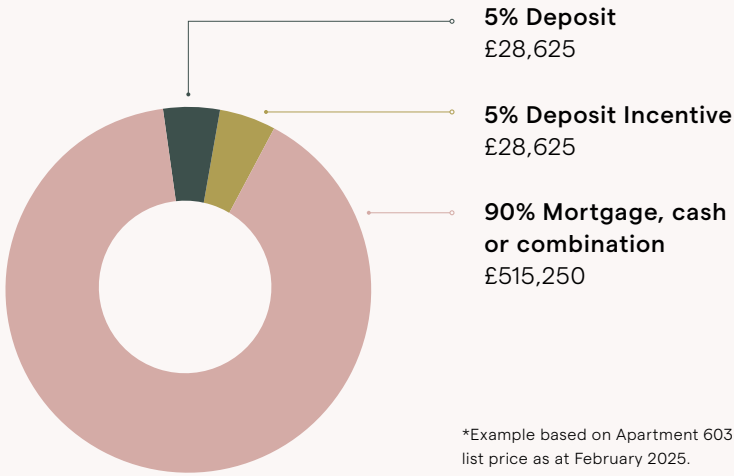
Move in on a 12-month licence to occupy.

Please note that ‘Rent to Buy’ is purely a description for the payment structure available. Occupancy during the 12 month period is under a Licence to Occupy as opposed to Assured Shorthold Tenancy, and is in return for the payment of a licence fee as opposed to rent.



One Bedroom Apartment* example

Purchase price of £572,500



*Example based on Apartment 603 list price as at February 2025.

05.

CONTRIBUTE MONTHLY

Pay monthly instalments equal to approximately 5% of the purchase price over 12 months.
06.

PREPARE TO COMPLETE

During your licence, secure your mortgage and get ready to own your home.
07.

RECEIVE YOUR 5% DEPOSIT INCENTIVE

Upon completing your 12th instalment, Knight Dragon will gift you with a 5% deferred deposit incentive.
08.

COMPLETE YOUR PURCHASE

Finalise within one month of your 12th payment**.

*Reservation fee paid upon offer approval and subject to financial qualification by a mortgage broker.
**Failure to make instalment payments or complete the purchase will result in contract rescission and retention of the initial 5% deposit.

BUY TO LET

IMMEDIATE INCOME, NO VOID PERIODS

Peninsula Riverfront offers a rare Buy-to-Let opportunity with a selection of apartments already tenanted, providing immediate rental income and zero void periods or delays. Designed with investors in mind, Peninsula Riverfront combines a hassle-free investment model with premium property management services, enabling you to enjoy the benefits of property ownership without the day-to-day demands.



HOW IT WORKS

- 01. SPEAK TO OUR SALES TEAM**
Schedule a consultation to discuss your investment goals and book a viewing at Peninsula Riverfront.
- 02. CHOOSE YOUR APARTMENT**
Select from a range of high-quality, tenanted apartments with current leases and a managing agent already in place.
- 03. MAKE AN OFFER**
Upon acceptance, pay a reservation fee of £2500 to secure your chosen property*.



- 05. COMPLETE THE PURCHASE**
Exchange contracts within 28 days and complete 7 days later. Ownership of your investment is then finalised.
- 06. IMMEDIATE RENTAL INCOME**
Start receiving rental payments from day one of ownership - no void periods or waiting for new tenants to move in.
- 07. EXPERIENCED LETTINGS MANAGEMENT**
Relax while the onsite Greenwich Peninsula Lettings & Property Management Team takes care of your investment and tenants, ensuring seamless operations and maximising your returns.

*Reservation fee to be paid upon offer approval and subject to financial qualification. On reservation, a contract will be entered with Greenwich Peninsula Lettings for the ongoing lettings management of your apartment as part of the purchase process.

GREENWICH PENINSULA LETTINGS

If you've purchased a rented apartment, or plan to rent it in future, the Greenwich Peninsula Lettings team offers expert guidance and support at every stage of the process.

Our flexible and tailored services are designed to meet your needs, whether you require basic support or full-service property management.

Greenwich
Peninsula
Lettings
Team



HOW WE CAN HELP

FREE PROPERTY VALUATION

With years of experience letting properties on the Peninsula, we provide accurate valuations and expert advice based on the latest market trends.

MARKETING & RENT COLLECTION

For landlords who prefer to manage day-to-day tenant relations, we handle marketing, viewings, tenancy agreements, inventories, and rent collection with precision and professionalism.

To find out more about our Lettings services, scan here to download our Lettings brochure



FULL PROPERTY MANAGEMENT

Our full-service solution ensures your property is expertly managed, offering:

- Free rental valuation
- Professional photography, floor plans and marketing
- Viewings, tenant checks and references
- Landlord compliance checks and guidance on the latest housing regulations
- Negotiating terms and drafting tenancy agreements
- Deposit and rent collection
- Property inspections and handovers
- Contract renewals and deposit returns
- Maintenance, access and key management
- Dedicated point of contact for you and your tenants

WHY CHOOSE GREENWICH PENINSULA LETTINGS?

LOCAL PRESENCE

Located opposite North Greenwich Station, we offer convenient access for landlords and tenants, perfect for impromptu viewings.

SPECIALIST EXPERTISE

We focus exclusively on the Peninsula, ensuring deep knowledge of the area and a strong database of prospective tenants.

UNPARALLELED INSIGHTS

As part of the Greenwich Peninsula Development Team, we have inside knowledge of the area's growth and amenities, helping attract high-quality tenants.

EFFICIENT MANAGEMENT

Our expertise includes detailed knowledge of the buildings and direct links to estate management and aftercare teams.

ACCREDITED & RELIABLE

As ARLA members, we adhere to the highest professional standards, offering complete transparency with no hidden fees.

COMMUNITY-DRIVEN APPROACH

We are invested in the success of the Peninsula community, working to ensure its ongoing vibrancy.

Development address	4 Cutter Lane, London SE10 0XX
Local Council	Royal Borough of Greenwich
Architect	Skidmore, Owings & Merrill
Developer	Knight Dragon
Completion date	2020
EPC Rating	EPC Rating B
Tenure	Leasehold – 250 years from 2004
Current service charge (per annum)	£7.96 psf / £8.54 psf with comfort cooling
Parking	Available to buy with 3 beds and selected 2 beds at £50k per allocated right to park
Number of homes	191 apartments
Resident amenities	Access to The Upper Riverside Club, including: <ul style="list-style-type: none"> - 24/7 concierge - Swimming pool - Cardio & strength gyms - Private dining / meeting spaces - Flexible co-working spaces / residents' lounge - Cinema & entertainment rooms - Five resident roof terraces including a BBQ terrace - Cycle storage
Ground rent (per annum)	Studios - £470 1 beds - £570 2 beds - £675 3 beds & penthouses – £780
Vendor solicitors	Foot Anstey LLP
Panel solicitors	- Quastels LLP - Ackroyd Legal - Zhong Lun Law Firm Limited - EJ Winter & Son LLP - Silvine Law
Reservation & payments	Standard payment plan: <ul style="list-style-type: none"> - £2,500 reservation fee - 10% deposit payable upon exchange of contracts - 90% on completion Delayed Completion: <ul style="list-style-type: none"> - £2,500 reservation fee - 5% deposit payable upon exchange within 28 days - 5% after 6 months - 90% on completion 6 months later Rent to Buy payment plan also available - see P18-19 for details.

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