



Computer generated images are indicative only.



Showhome photography is indicative only.



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#### THE AMENITIES

- Private landscaped gardens
- Shops, cafés and restaurants
- Medical centre and dentist
- Concierge service
- The Waterside club with leisure facilities
- Yoga studio
- Nursery
- Riverside walkway
- Four-acre Maribor Park

#### THE LOCATION

London, Woolwich, SE18

#### LOCAL AUTHORITY

Royal Borough of Greenwich

#### TENURE

999-year lease

#### GROUND RENT (PER ANNUM)

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

#### SERVICE CHARGES

Estimated service charges of: £4.31 per sq ft per annum.

#### THE DEVELOPER

Berkeley Group is one of the UK's premier housebuilders and a FTSE100 listed company. Berkeley Group has been delivering exceptional properties in London, Birmingham and the South of England for more than 40 years. Renowned for fantastic homes in amazing places, Berkeley Group believes in placemaking, not just housebuilding, and creates sustainable places where people aspire to live.

#### TERMS OF PAYMENT

1. For all transactions a £2,000 reservation fee is payable on purchases up to £749,999 and £5,000 from £750,000.
2. 10% of the purchase price is payable (less the initial reservation deposit)
3. A further 10% is payable 6 months after exchange
4. A further 5% 12 months after exchange of contracts, and the balance on completion

#### PARKING

General right to park available for £25,000

#### SERVICE CHARGE FOR GRTP

£731 per annum

#### BERKELEY HOMES LTD

Imperial Building, No. 2 Duke of Wellington Avenue, Royal Arsenal Riverside, Woolwich, London, SE18 6FR  
Call us: 020 8331 7130 | royalarsenal.sales@berkeleygroup.co.uk | www.royalarsenalriverside.co.uk



Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Prices and information are indicative only and may change. Please speak to a member of the Sales Team to confirm prices and availability.



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# SAILORS WHARF

## A LIFE OF LEISURE

Sailors Wharf, a waterside building in West Quay, beckons with the romance of uninterrupted views of the River Thames and sunsets that can be savoured from your very own home.

Inside the bright and spacious homes, the contemporary décor feels just right: effortless, decadent, and elegant. This original take on interior design has plenty of personality, striking the right balance between elegant and homely.

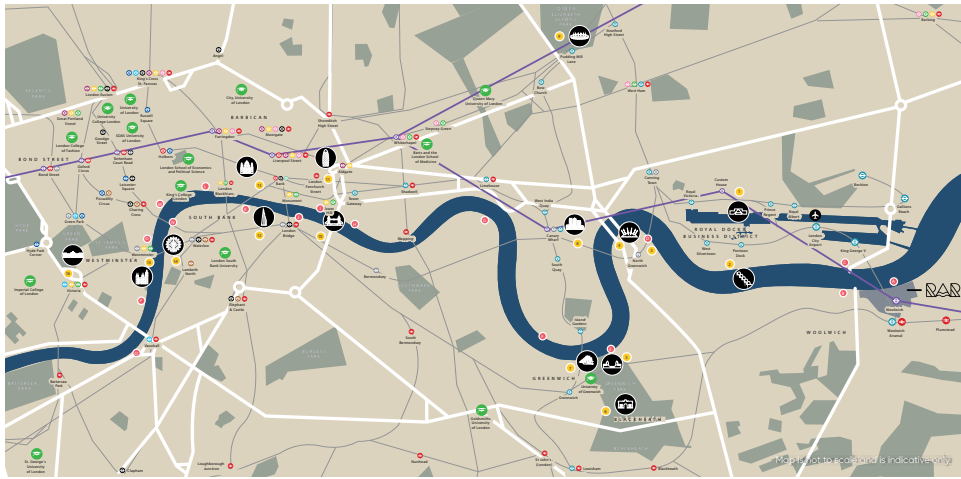
On your doorstep, you have the four-acre Maribor Park created by award-winning landscape designers, creating a picturesque backdrop for morning jogs, picnics, or after-work drinks.

The on-site Elizabeth Line station has drastically shortened commutes, provides a speedy connection from Royal Arsenal Riverside to Canary Wharf (8 minutes\*), Liverpool Street (15 minutes\*), and onwards to Heathrow Airport in under an hour.

With its excellent transport links, access to a wealth of amenities at Royal Arsenal Riverside, and being the westernmost building, Sailors Wharf is an unparalleled investment opportunity that appeals strongly to many professional tenants seeking to reside in this vibrant district.

\*Timings are approximate, correct at time of print and do not include walking/transfer times. Source: www.tfl.gov.uk





### THE LOCATION

Sailors Wharf is located at Royal Arsenal Riverside in Woolwich, South East London.

This area has undergone significant investment and development and is now a thriving riverside destination with all the amenities, services and facilities that tenants want on the doorstep.

- Shops, cafés, a florist and hotel are located throughout Royal Arsenal Riverside. There is also a medical centre and dentist.
- The Waterside Club is a resident's only health and wellbeing centre, with a 20m swimming pool, sauna, steam room, fitness suite, private cinema and 24-hr concierge service.
- Easy access to central London with rail, DLR, on-site Uber Boat by Thames Clipper & Elizabeth Line station.



### EDUCATION

Sailors Wharf provides easy access to many of London's renowned universities and higher education institutes. It offers students a high quality home and the opportunity to take full advantage of university life in the capital.

University of Greenwich  
3.4 miles/5.5 km away

Goldsmiths University  
5.8 miles/9.3 km away

Queen Mary's University of London  
7.2 miles/11.6 km away

University of East London  
9 miles/14.5 km away

LSE  
9.2 miles/14.8 km away

King's College London  
10 miles/16.1 km away

Distances taken from Google Maps



### TRANSPORT LINKS

From the local Woolwich Arsenal station, National Rail and DLR services provide direct connections to and from the City and Canary Wharf. And with the arrival of the new, on-site Elizabeth Line station, journey times from Royal Arsenal Riverside to west London is just 20 minutes and under an hour to Heathrow Airport.

Thames Clipper riverboat service stops off at local hotspots The O2, Greenwich and Canary Wharf as well as central London. Just a few minutes away on the DLR, City Airport has regular business and leisure flights to the most popular European destinations. For other trips out of the city, the M25, Gatwick Airport and the Eurotunnel are easily accessible by road.

Timings are approximate, correct at time of print and do not include walking/transfer times.

Canary Wharf	8 minutes
Liverpool Street	15 minutes
Farringdon	17 minutes
Tottenham Court Road	20 minutes
Paddington	26 minutes
Heathrow Airport	56 minutes

Source: www.tfl.gov.uk

### THE DEVELOPMENT

- Luxurious collection of 1, 2 and 3 bedroom apartments and premium apartments over 21 levels
- Situated within the private communal gardens of West Quay
- Perfectly placed adjacent to the 4 acre Maribor Park
- Exclusive access to the five star facilities at The Waterside Club, one of London's largest residential leisure facilities featuring 20m swimming pool, spa pool and much more
- On-site amenities such as Marks & Spencer, Tesco Express, Sainsbury's supermarket, café, Young's pub and dining, and many more to arrive
- Ideally located to the on-site Elizabeth Line station
- Convenient transport lines include on-site Thames Clipper, and National and DLR station just 300m away
- 7 minutes away from London City Airport via DLR
- Conveniently located for Canary Wharf and the forthcoming Royal Docks Business District
- The University of Greenwich, King's College and Goldsmiths University of London are all nearby
- Winner of Time Out London's 2021 Best New Culture Spot. Woolwich Works is London's newest cultural destination, set to rival South Bank

### APARTMENT MIX

	Size Range (Sq. Ft.)	Starting Prices (£)	Price per (Sq. Ft.)	Estimated Rental (£/m)	Estimated Rental Yield (%)
1 bed	466 - 649	£505,000	£844 - 944	£1,950 - 2,300	4.63%
2 bed	763 - 883	£702,500	£813 - 1,142	£2,350 - 3,000	4.27%
3 bed	1,069	£1,047,500	£931 - 1,038	£3,150	3.61%

Gross estimated rental yields were provided by an independent estate agent and are indicative only. Information is indicative and subject to change.



### REASONS TO BUY

Exciting new release of luxurious 1, 2 & 3 bedroom apartments	On-site Elizabeth Line station	Exclusive access to West Quay landscaped private gardens	Access to first-class leisure facilities at The Waterside Club	Expansive views of the River Thames and private gardens
Fantastic connectivity	Amenities of Royal Arsenal Riverside within close proximity	5 apartments to each floor for an exclusive feel	Dual aspect windows for light-filled interiors	Thriving community in South East London