



HARBOUR WALK

PENINSULA GARDENS



**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.

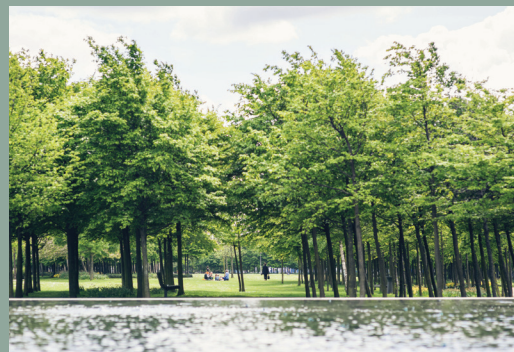


10 minutes from the City

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 on 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*

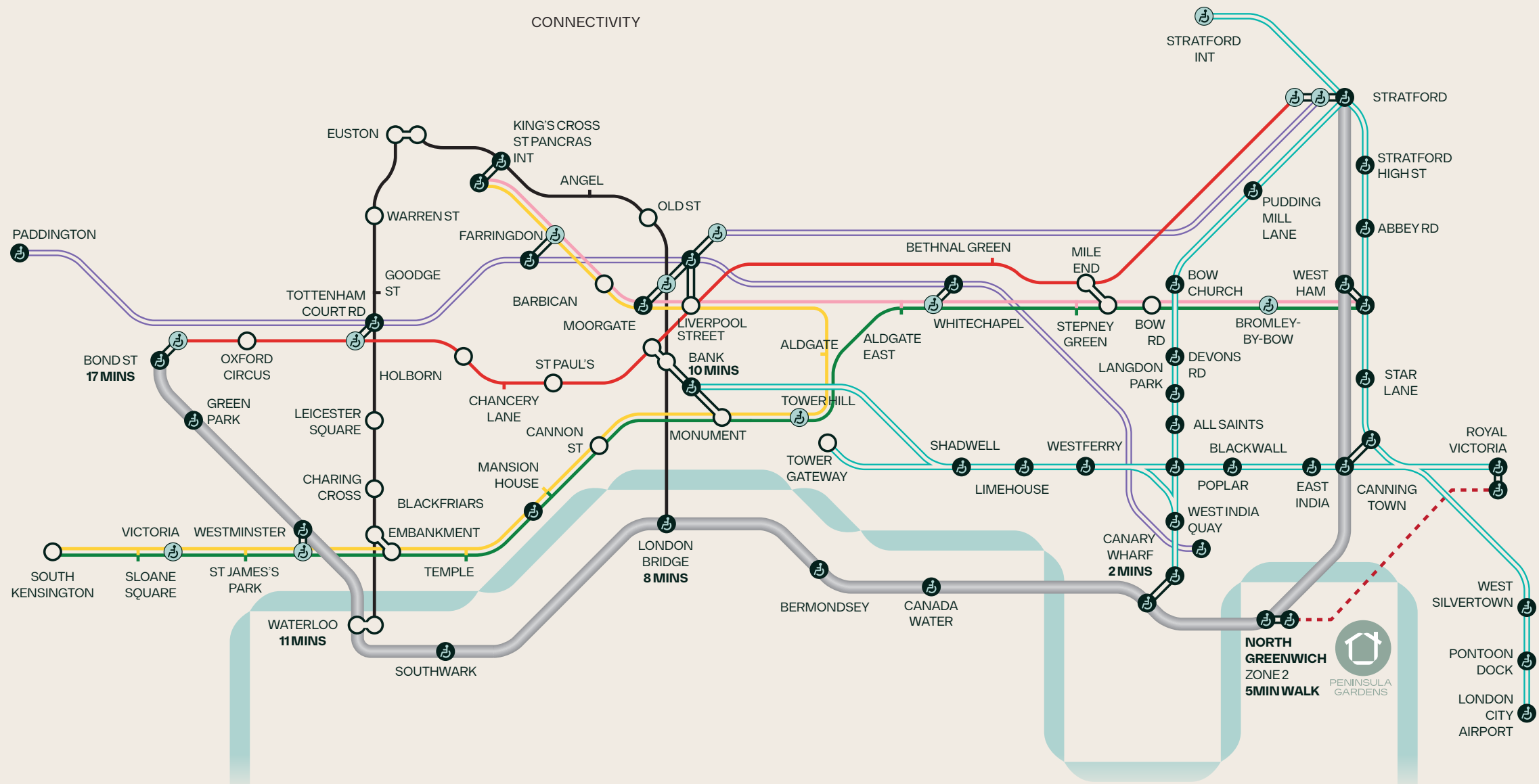
The Peninsula has flourished over the last 5 years, achieving an average price growth of over 14%, but with so much more to come there's still time to get in early.



*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

Harbour Walk takes waterside living to another level. Perfectly placed beside the River Thames within the greenery of Peninsula Gardens, here you can enjoy the proximity to the river, as well as the tranquility of the secluded podium garden and Central Park just moments away.

Within easy reach of the bustling city beyond yet also worlds away, Harbour Walk embodies everything that makes Peninsula Gardens such a special neighbourhood. Stylish interiors. Generous apartments. Access to nature. And a unique sense that land and water are somehow always within touching distance.



KITCHEN

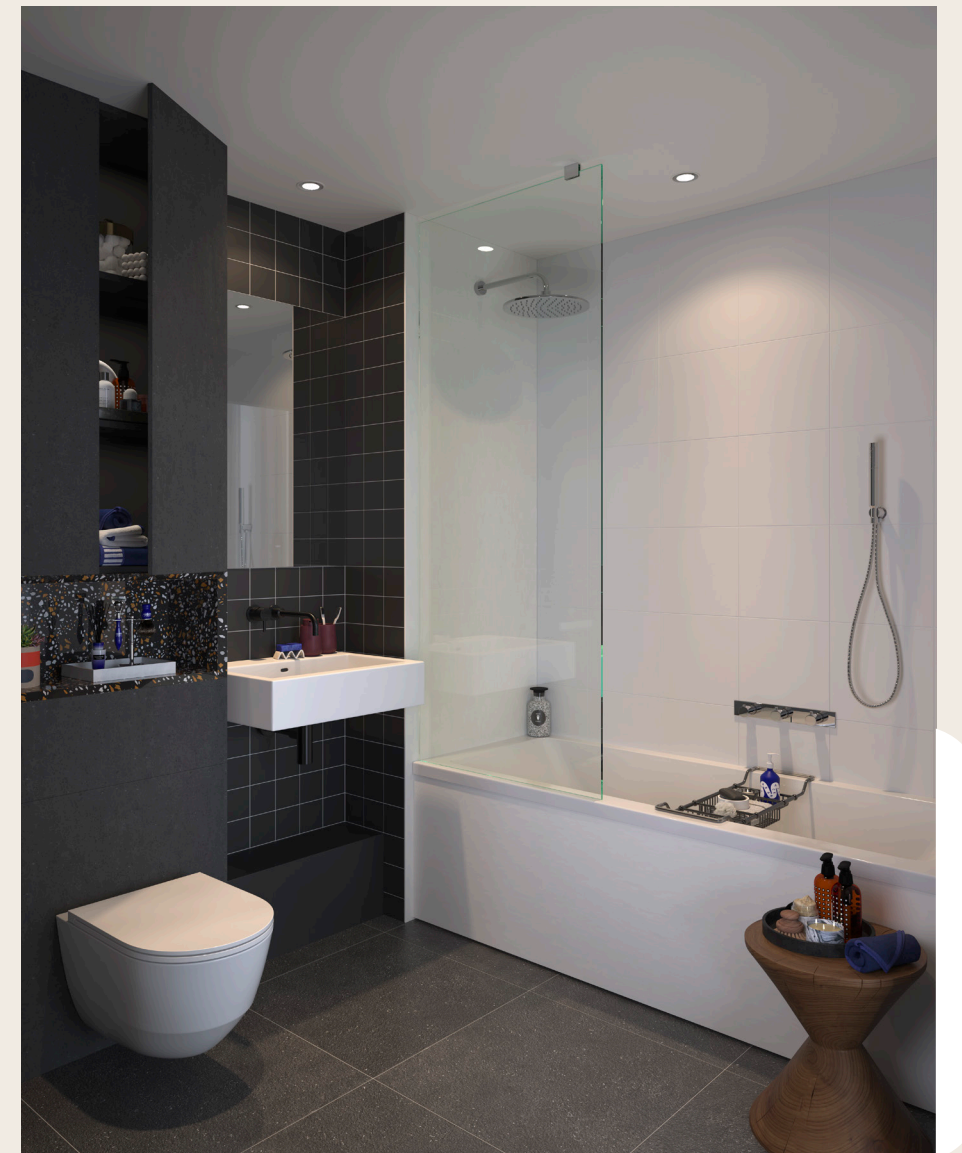
Inspired by the river that surrounds the Peninsula, the light blue wall cabinets and shelves are a canvas for adding a personal touch, while the quality materials and finishes add a layer of modern elegance.





BEDROOM & BATHROOM

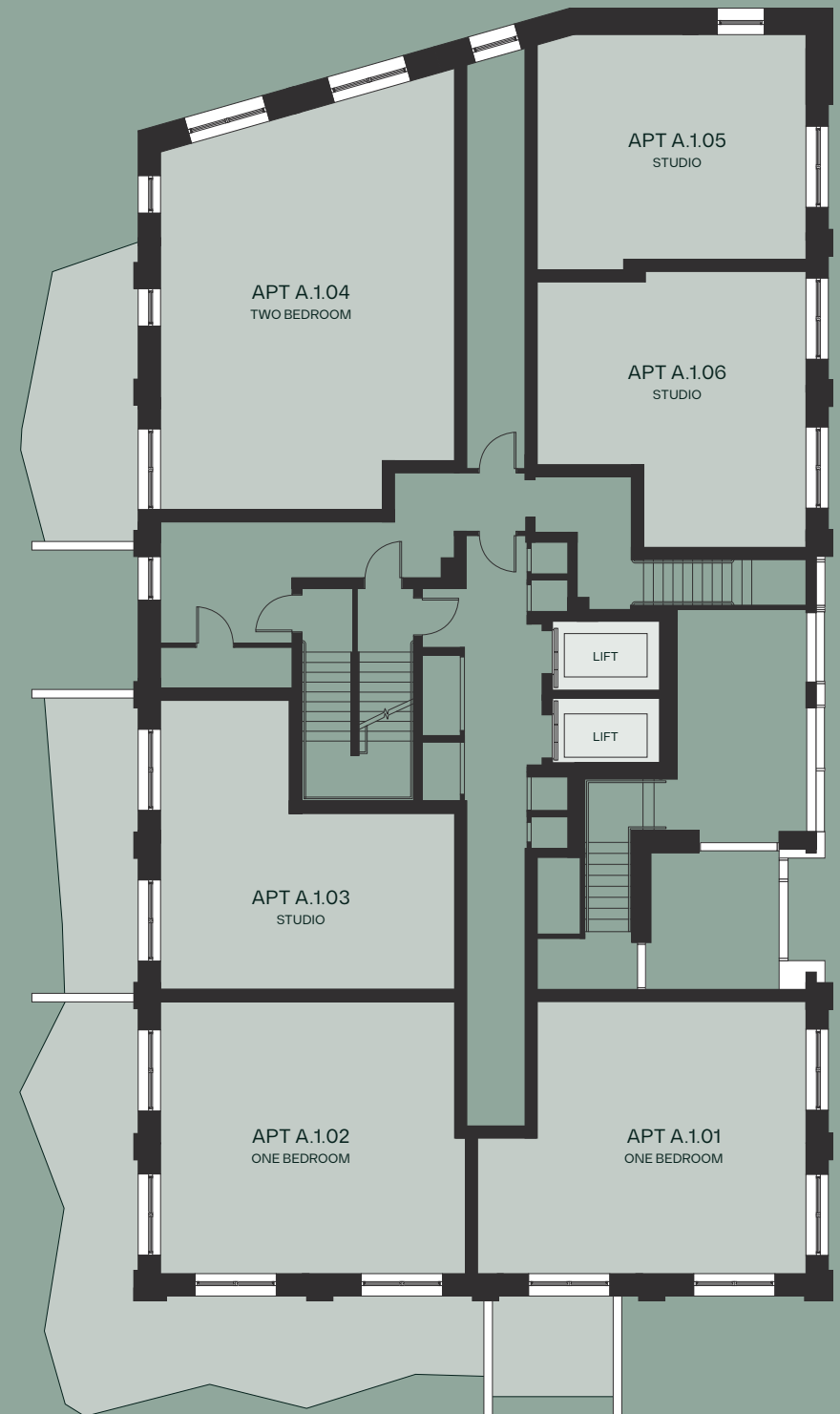
Warm, vibrant colours and textures in these bedrooms create a charming contrast to the sleek monochrome finishes of the bathrooms.



FLOORPLANS



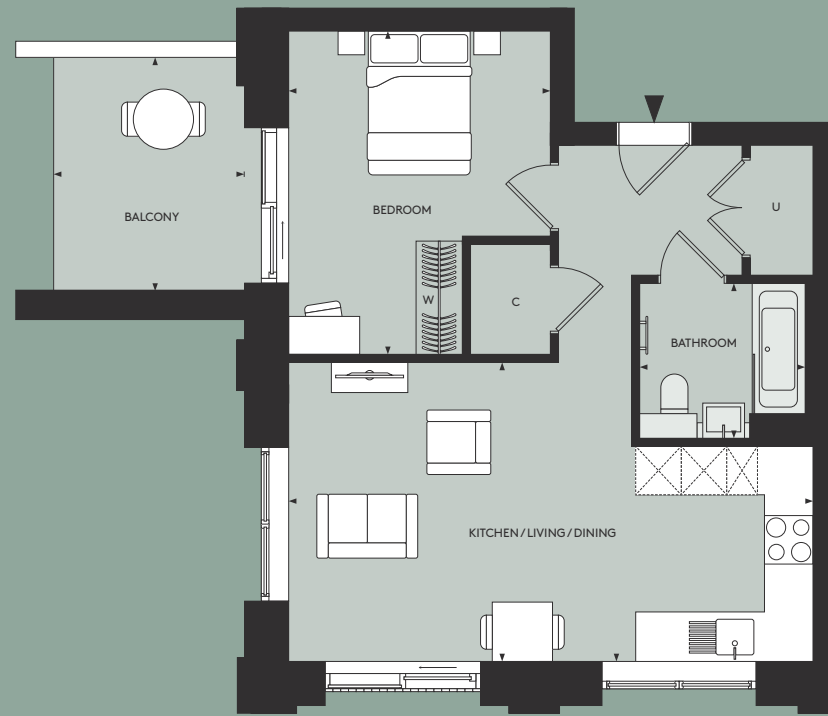
LEVEL 01



Apt A.1.01

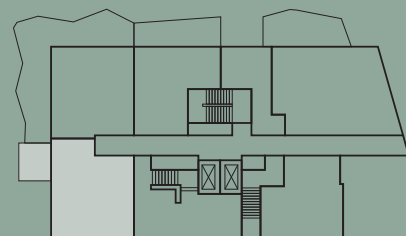


LEVEL 01
ONE BEDROOM



- ◀ 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" / 6.92m x 3.95m
Bedroom	11' 4" x 14' 1" / 3.46m x 4.29m
Bathroom	7' 2" x 6' 8" / 2.18m x 2.02m
Balcony	8' 4" x 10' 2" / 2.53m x 3.09m
TOTAL INTERNAL AREA	566 sqft / 52.6 sqm
TOTAL EXTERNAL AREA	84 sqft / 7.8 sqm



Apt A.1.02

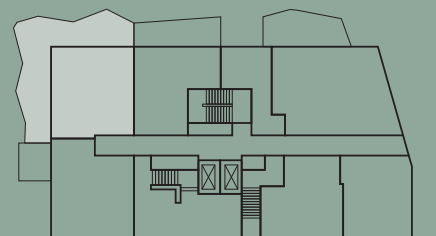


LEVEL 01
ONE BEDROOM



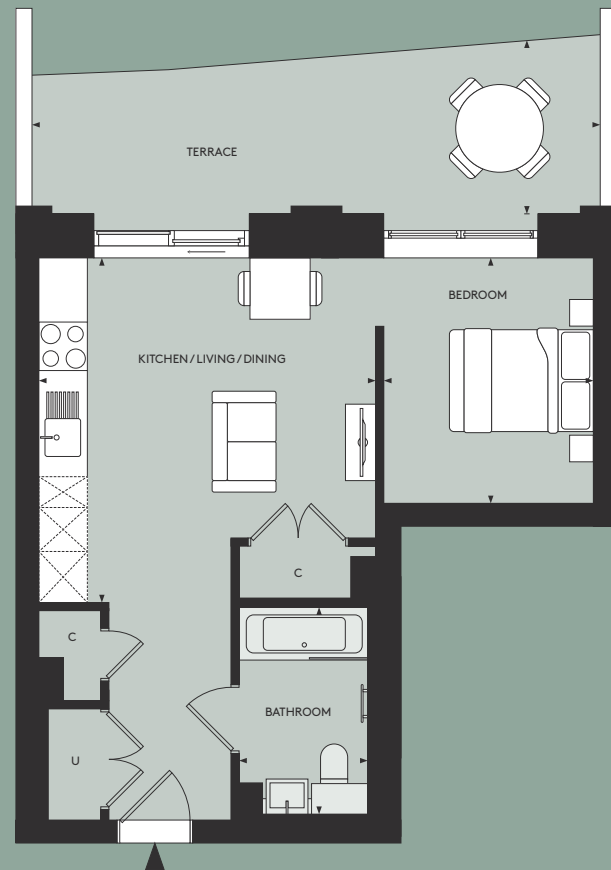
- ◀ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe
- SW Space for Wardrobe
- ⊠ Tall Cupboard

AREA	DIMENSIONS
Kitchen / Living / Dining	22' 8" x 11' 7" / 6.92m x 3.54m
Bedroom	11' 1" x 13' 6" / 3.38m x 4.11m
Bathroom	7' 2" x 6' 8" / 2.18m x 2.02m
Terrace	33' 11" x 9' 10" / 10.34m x 3.00m
Terrace	8' 10" x 35' 9" / 2.68m x 10.91m
TOTAL INTERNAL AREA	566 sqft / 52.6 sqm
TOTAL EXTERNAL AREA	499 sqft / 46.4 sqm



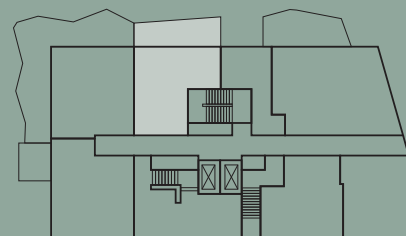
Apt A.1.03

LEVEL 01
STUDIO



- ◀ 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	24' 8" x 7' 7" / 7.51m x 2.32m
TOTAL INTERNAL AREA	460 sqft / 42.7 sqm
TOTAL EXTERNAL AREA	187 sqft / 17.4 sqm



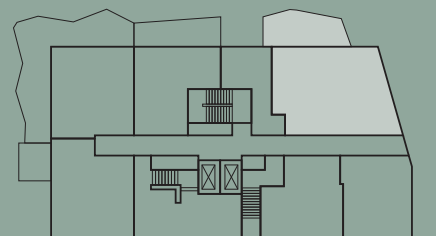
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LEVEL 01
TWO BEDROOM



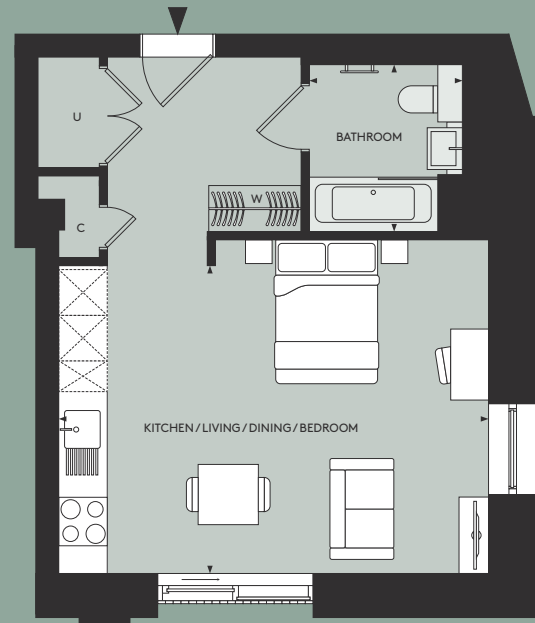
- ◀ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe
- SW Space for Wardrobe
- ⊠ Tall Cupboard

AREA	DIMENSIONS
Kitchen / Living / Dining	18' 11" x 13' 3" / 5.78m x 4.04m
Bedroom 1	11' 4" x 11' 0" / 3.47m x 3.36m
Ensuite	7' 6" x 5' 7" / 2.28m x 1.70m
Bedroom 2	12' 7" x 13' 4" / 3.85m x 4.06m
Bathroom	6' 8" x 7' 2" / 2.03m x 2.18m
Balcony	23' 11" x 9' 9" / 7.29m x 2.98m
TOTAL INTERNAL AREA	792 sqft / 73.6 sqm
TOTAL EXTERNAL AREA	233 sqft / 21.7 sqm



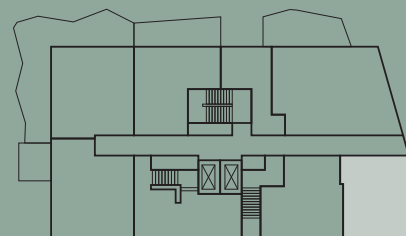
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LEVEL 01
STUDIO



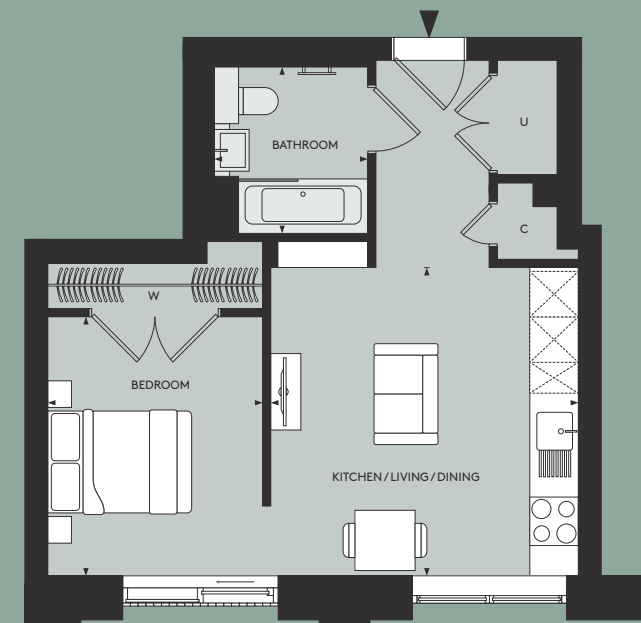
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- C Cupboard
- U Utility Cupboard
- W Wardrobe
- SW Space for Wardrobe
- ⊠ Tall Cupboard

AREA	DIMENSIONS
Kitchen / Living / Dining / Bedroom	18' 8" x 13' 5" / 5.70m x 4.08m
Bathroom	6' 7" x 7' 2" / 2.02m x 2.18m
TOTAL INTERNAL AREA	424 sqft / 39.4 sqm



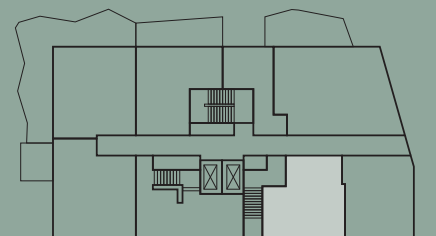
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LEVEL 01
STUDIO



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

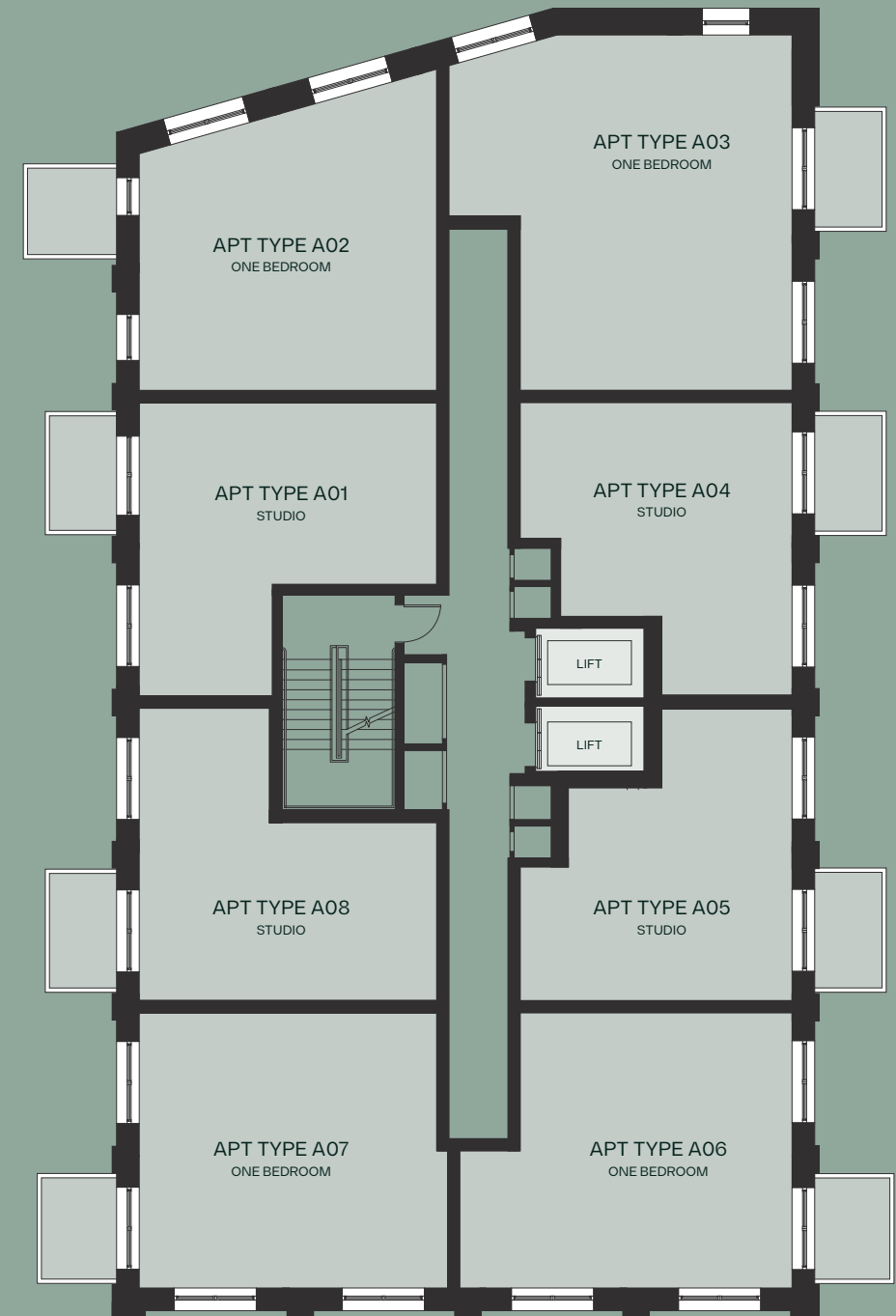
AREA	DIMENSIONS
Kitchen / Living / Dining	13' 4" x 13' 5" / 4.07m x 4.08m
Bedroom	9' 4" x 11' 3" / 2.85m x 3.43m
Bathroom	6' 8" x 7' 2" / 2.02m x 2.18m
TOTAL INTERNAL AREA	447 sqft / 41.5 sqm



FLOORPLANS



LEVELS 02-09



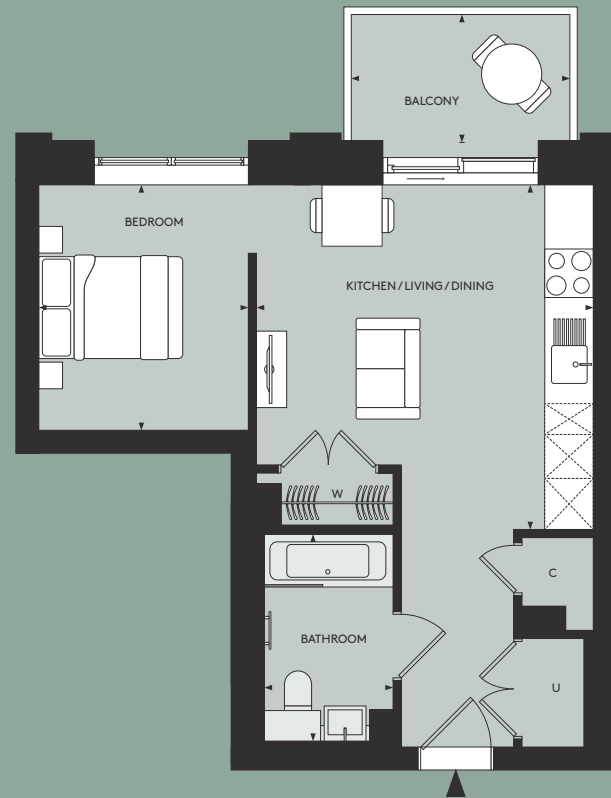
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LEVELS 02-09
ONE BEDROOM

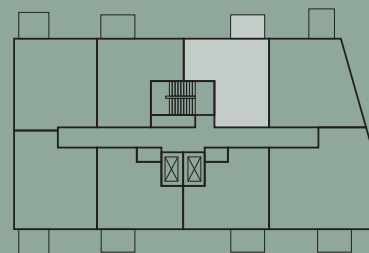
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- A.3.01
- A.4.01
- A.5.01
- A.6.01
- A.7.01
- A.8.01
- A.9.01



- ◀ 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



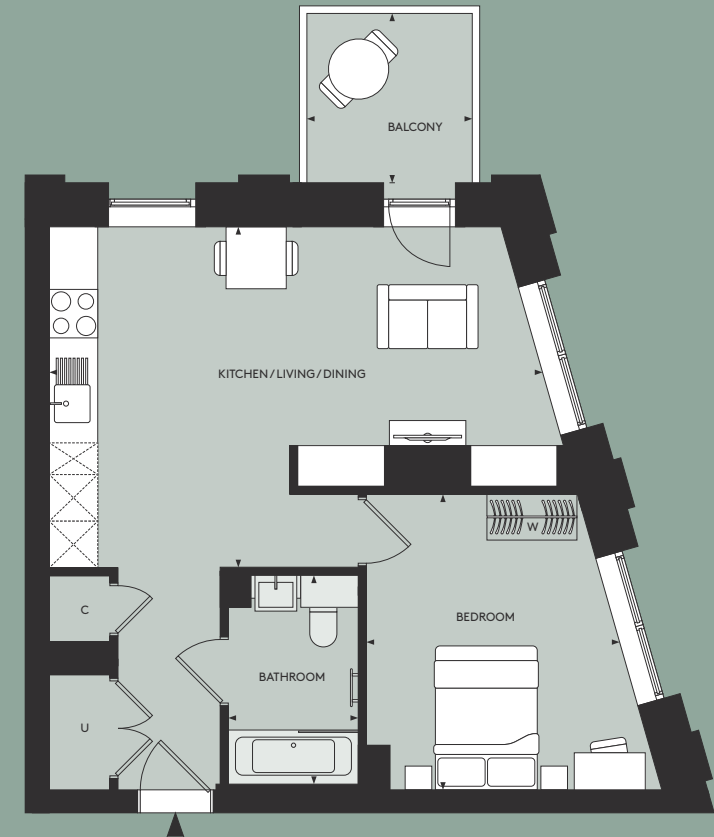
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LEVELS 02-09
ONE BEDROOM

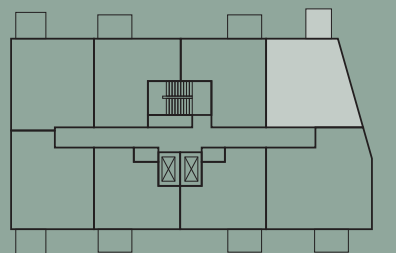
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- A.6.02
- A.7.02
- A.8.02
- A.9.02



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

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



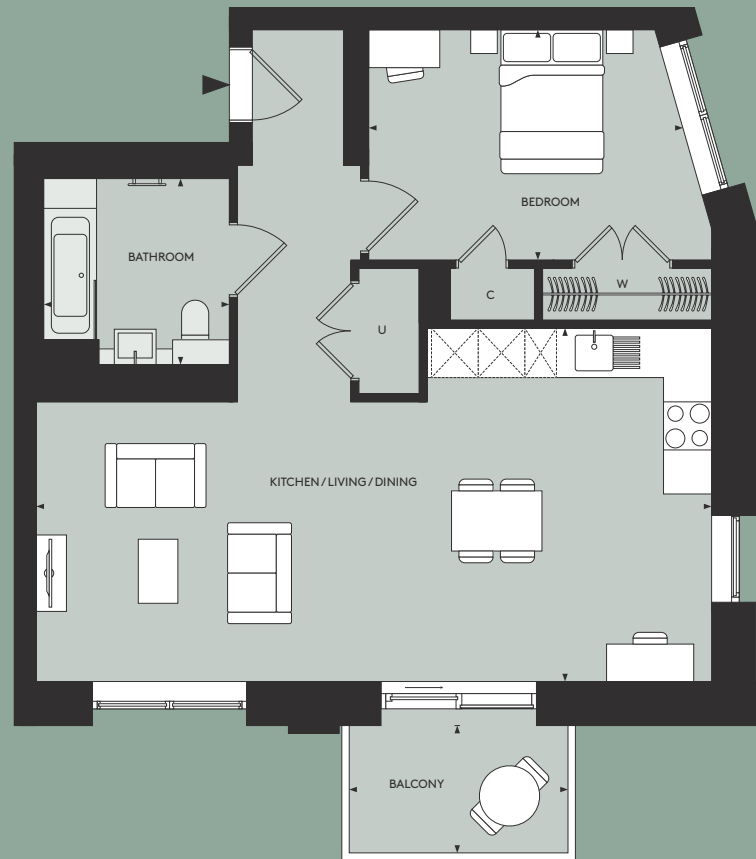
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LEVELS 02-09
ONE BEDROOM

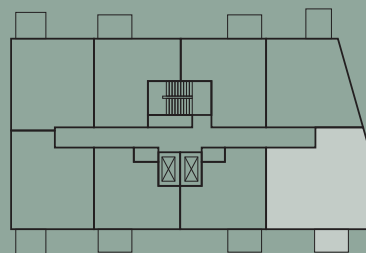
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- A.5.03
- A.6.03
- A.7.03
- A.8.03
- A.9.03



- ▲ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe
- SW Space for Wardrobe
- ☒ 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



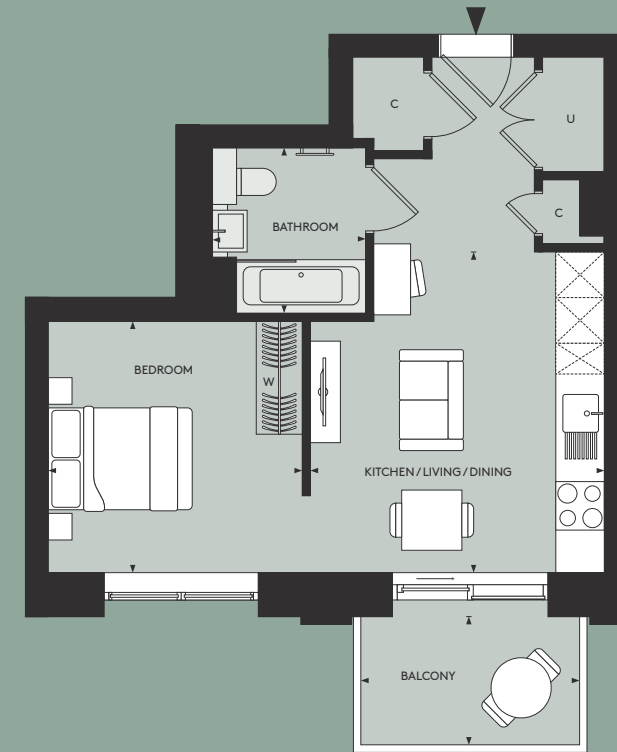
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LEVELS 02-09
STUDIO

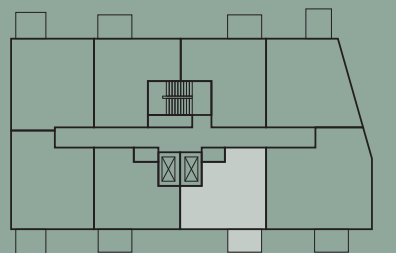
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- A.7.04
- A.8.04
- A.9.04



- ▲ 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



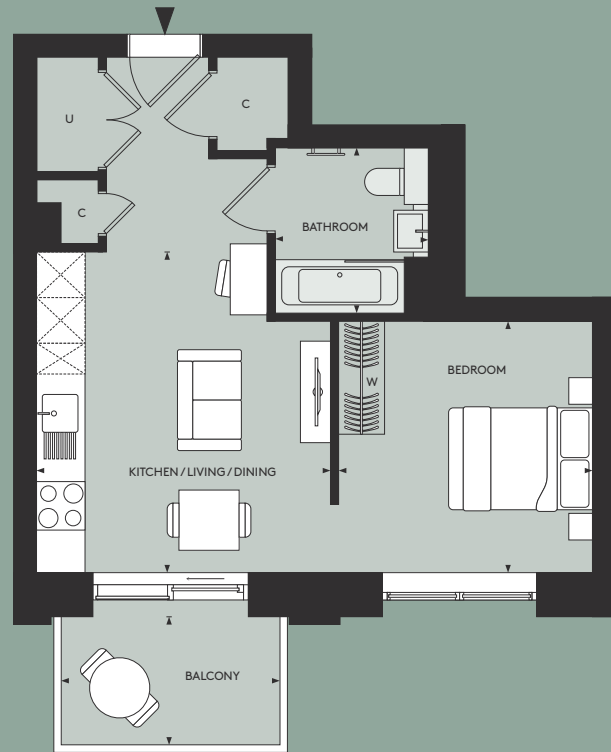
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LEVELS 02-09
STUDIO

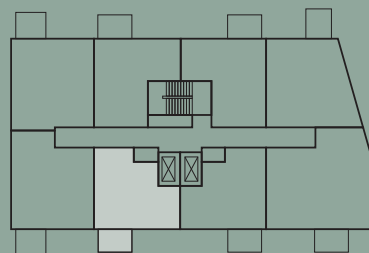
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- A.7.05
- A.8.05
- A.9.05



- ◀ 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



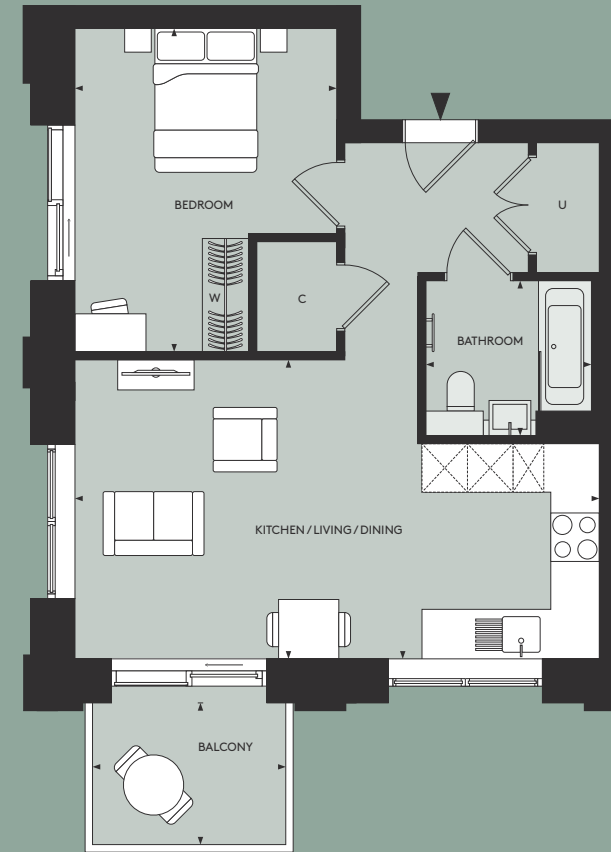
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LEVELS 02-09
ONE BEDROOM

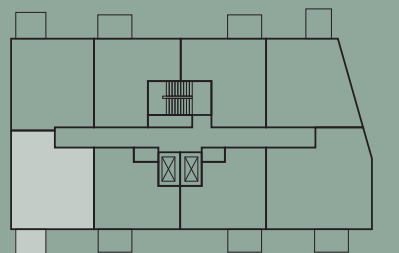
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- A.9.06



- ◀ 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



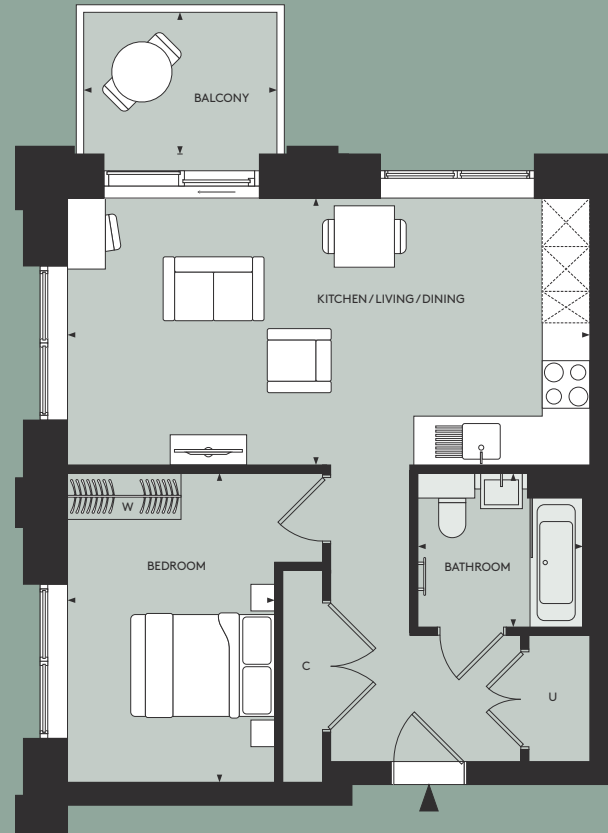
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LEVELS 02-09
ONE BEDROOM

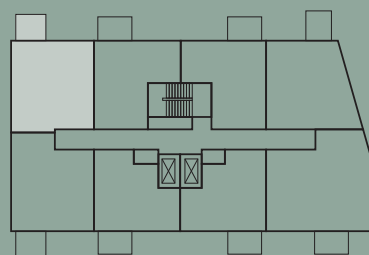
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- A.7.07
- A.8.07
- A.9.07



- ◀ 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



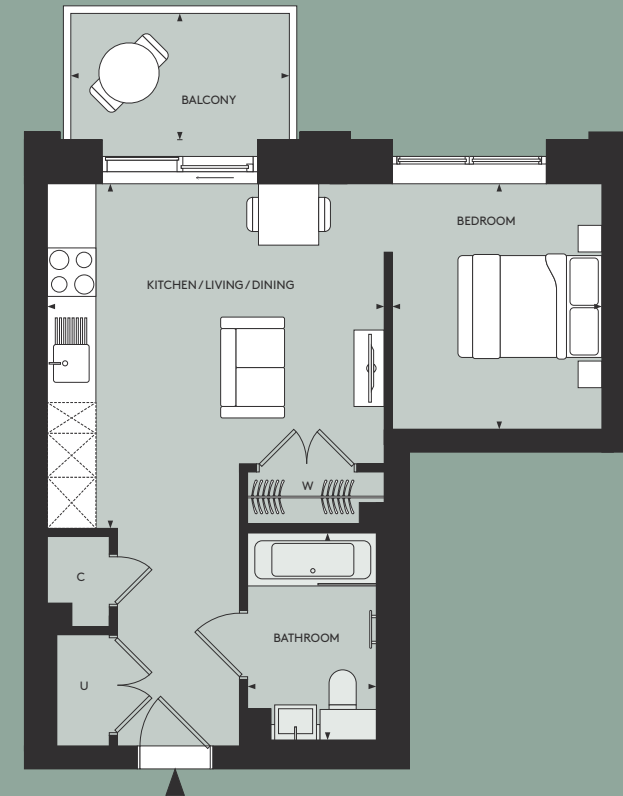
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LEVELS 02-09
STUDIO

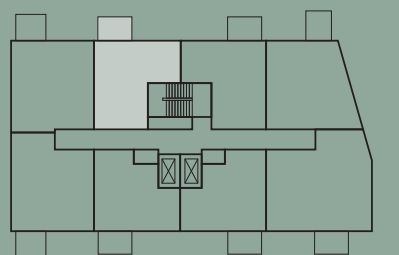
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- ◀ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe
- SW Space for Wardrobe
- ⊠ Tall Cupboard

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	Dusty blue painted utility cupboards with Beko washer dryer
Sockets and switches	Brushed stainless steel sockets
Television and phone line	Connection socket

KITCHEN

Flooring	Engineered timber flooring
Cabinetry	Dark grey (tall units), mid grey (base units) and dusty blue (wall units + shelves)
Worktop	Concrete effect caesarstone
Splashback	Concrete effect caesarstone
Ironmongery	Brushed stainless steel
Sink	Undermounted stainless steel
Taps	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, grey inserts with one USB port

BEDROOMS

Flooring	Carpet – 100% wool grey/taupe finish
Wardrobe	Blue matt laminated doors with matt black handles
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 tile
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
Taps	Matt black and chrome
Shower head	Rainfall and microphone

EN SUITE

Floor tile	Grey porcelain floor tile
Wall tile	Grey and white porcelain wall tile
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
Taps	Matt black and chrome
Shower head	Rainfall and microphone
Shower head	Rainfall

ADDITIONAL

Heating	Underfloor heating in bedroom and living spaces. Electric towel rail in bathrooms and ensuites.
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

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