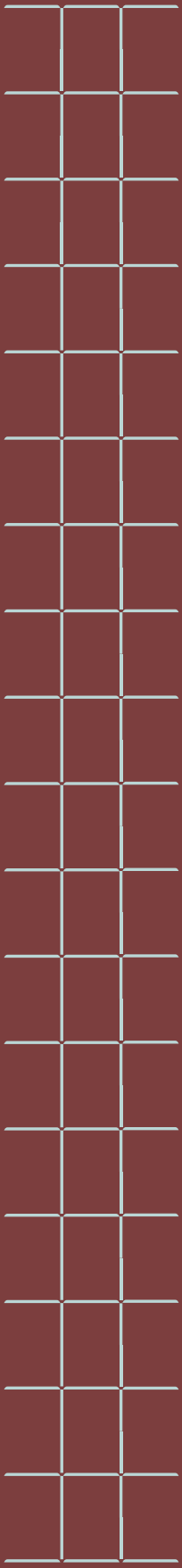


PENNINGTONS SULLANS GARDENS

THE
Beacon





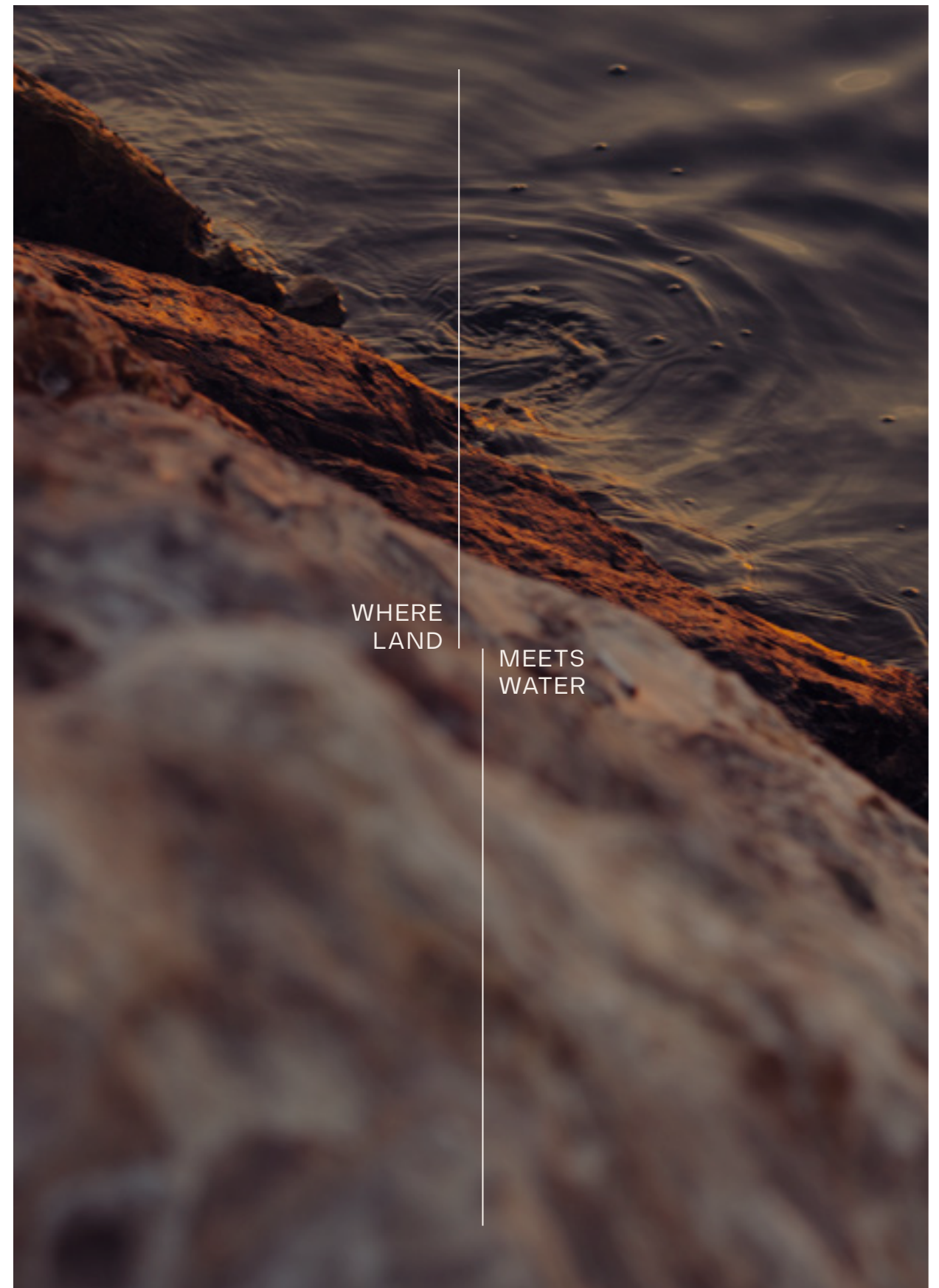
DESIGN
INSPIRED
BY NATURE

RIGHT ON
THE WATERS
EDGE

Where land meets water,
life thrives in unexpected ways.
Down by the banks of the Thames,
a bold, new landscape is flourishing.
And Peninsula Gardens is at the
centre of it all.

A collection of four characterful
buildings, each just a minutes'
walk from the river, each within
touch of the Peninsula's Central
Park, and each connected to
the wider city.

Where design meets nature.
Where tranquillity meets culture.





LONDON
BRIDGE
🚶 8 mins

CANARY
WHARF
🚶 2 mins

BOND
STREET
🚶 17 mins

CITY OF
LONDON
🚶 14 mins

NORTH
GREENWICH
🚶 5 mins

THE O2
🚶 9 mins

CITY HALL
🚶 20 mins

GREENWICH
PENINSULA


PENINSULA
GARDENS

10 reasons to buy in Peninsula Gardens

[01]

10 minutes from the city

2 minutes to Canary Wharf and the new 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.



[02]

48 acres of greenery

Despite its proximity to the city, you'll be engulfed by acres of open space — Greenwich itself has over 50 parks — and surrounded by a 1.6 mile stretch of the Thames.



[03]

Home to the O2

From world-class entertainment to London's longest linear park and over 40 restaurants and bars, there's always something incredible to do on the Peninsula.



[04]

Voted one of TIME's World's Greatest Places

Home to 14 multi-use buildings and 1,600 creatives, The Design District captures the Peninsula's imagination — and is proven to add an additional 6% capital growth per year to nearby homes*.



*Report: The Impact of Creative Workspace on Local Residential Property 2021

[05]

Amenities on your doorstep

The Peninsula's communal hub Aperture grants resident-only access to shared workspaces, a private gym, 24/7 concierge, a nursery and the new restaurant, EatFan.



[06]

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.



[07]

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.



[08]

First-class education

With 10 world-class universities and 430 schools within 45 minutes — including one on the Peninsula itself — every step of the learning journey is well covered.



[09]

Gross rental yields of up to 5%

This is based on established rental values already being achieved in the surrounding Parkside and Lower Riverside neighbourhoods.



[10]

22% Price growth

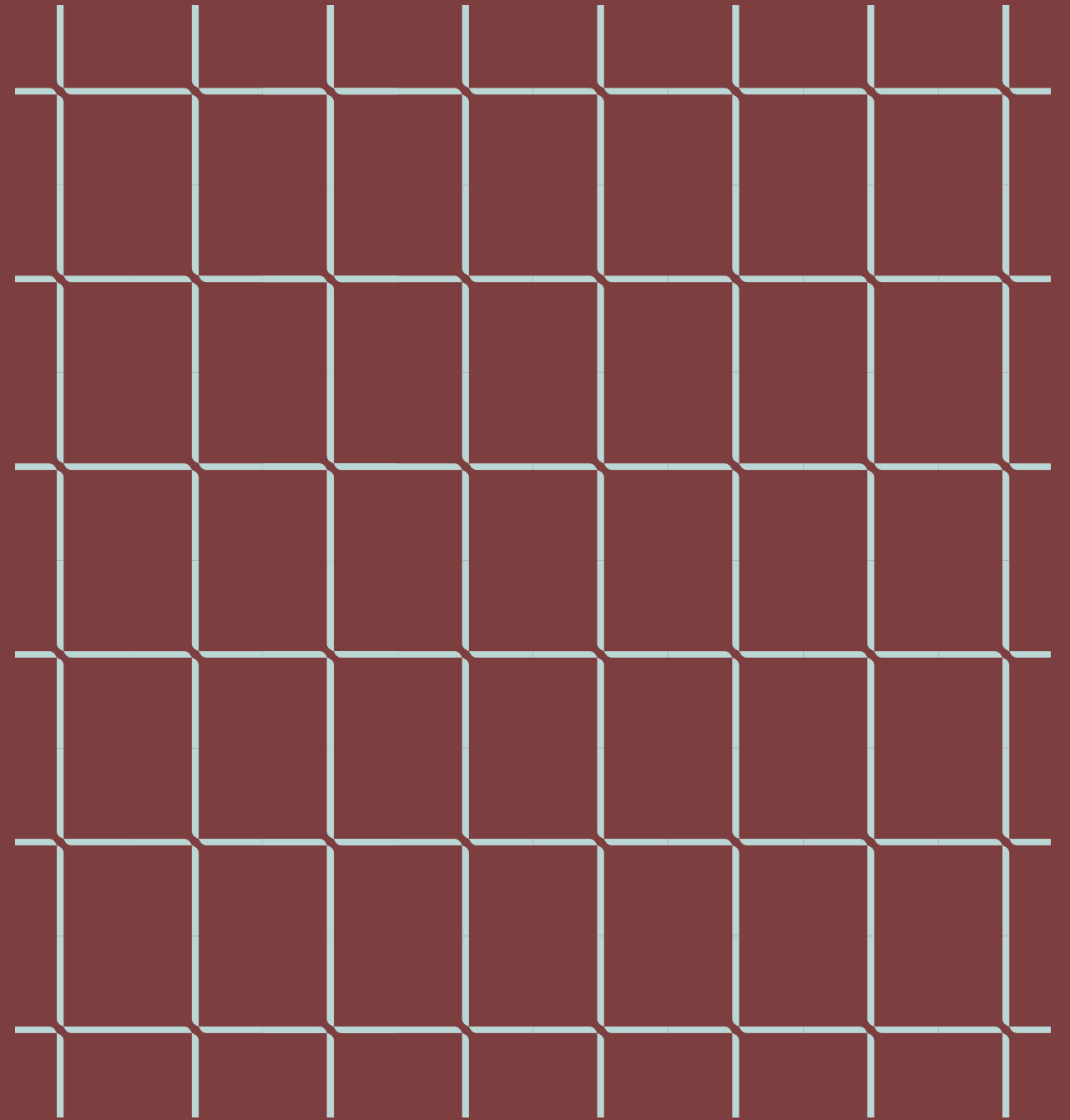
The Peninsula is already flourishing. But with a 22% price growth forecast over the next 5 years*, there's still time to get in early.



*CBRE forecast for Greenwich

WELCOME TO

NEW LONDON



10 - 11

GREENWICH PENINSULA

12 - 13

LOCATION

14 - 15

CONNECTIVITY

16 - 23

LIFESTYLE

24 - 25

EDUCATION

26 - 27

INVESTMENT OPPORTUNITIES

City buzz. Waterside setting

Welcome to New London. Greenwich Peninsula is fast becoming the capital's most boldly modern landscape. Surrounded on three sides by 1.6 miles of the Thames, the Peninsula brings the city buzz to a tranquil waterside setting.

In many ways, it is a place of balance. Here, the peaceful, open spaces of Central Park, equivalent to the size of 1 and a half football pitches, give way to London's newest home for the creative industries, the dynamic Design District. While the capital's first linear park, The Tide, takes you straight to the doors of the O2, the world's most popular music venue and now an iconic shopping destination housing the likes of Clarins, Hackett and Tommy Hilfiger. Demand is high for this desirable Zone 2 postcode, and appeal only looks set to grow as the community expands.

The biggest regeneration project in Europe, things are heating up down by the water. With over 17,000 new homes and 48 acres of public space planned, this is London's new go-to destination to live, work and create.



The best of the Peninsula



Art and Culture

- 01 The O2 Arena
- 02 NOW Gallery
- 03 The Jetty
- 04 Design District
- 05 Morden Wharf Terrace
- 06 Hollywood Bowl
- 07 Crazy Putt Adventure Golf
- 08 Cineworld Cinema
- 09 Magazine London
- 10 The Tide



Retail and Groceries

- 11 ICON Outlet
- 12 Ikea
- 13 Greenwich Peninsula Market
- 14 Co-Op Food
- 15 Tesco Express



Health and Wellness

- 16 Greenwich Yacht Club
- 17 The Greenwich Centre
- 18 Intercontinental Spa Hotel
- 19 Golf Driving Range



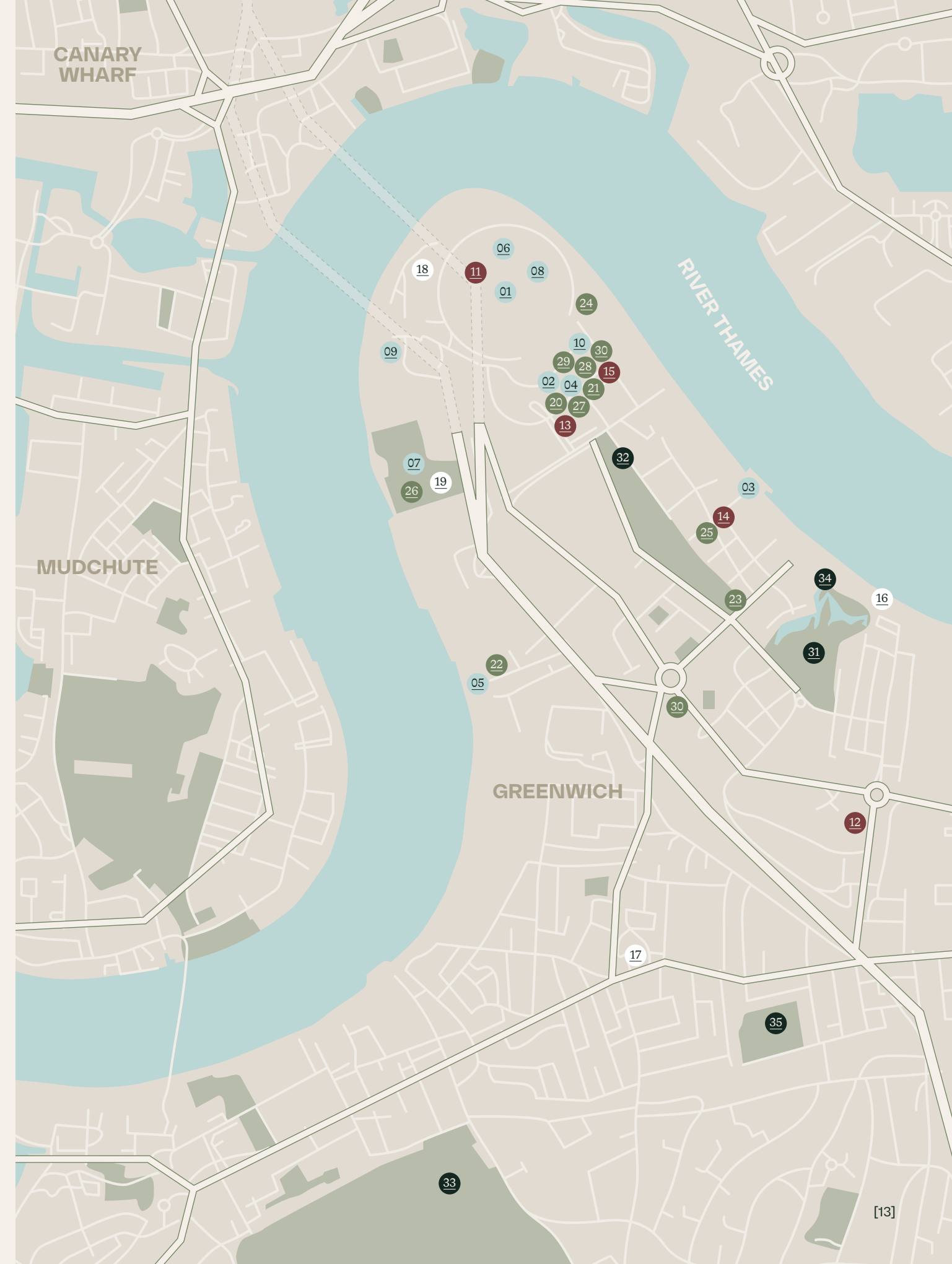
Food and Drinks

- 20 Design District Canteen
- 21 Santo Cafe + Bar
- 22 Brew by Numbers
- 23 The Pilot
- 24 Ardoa by Vinothec Compass
- 25 EatFan Greenwich Peninsula
- 26 The Joint
- 27 Coffee Couch
- 28 Greenwich Kitchen
- 29 Manna Eating
- 30 Saikei Chinese Restaurant



Green Spaces

- 31 Greenwich Peninsula Ecology Park
- 32 Central Park
- 33 Greenwich Park
- 34 Greenwich Peninsula wildlife
- 35 East Greenwich Pleasaunce

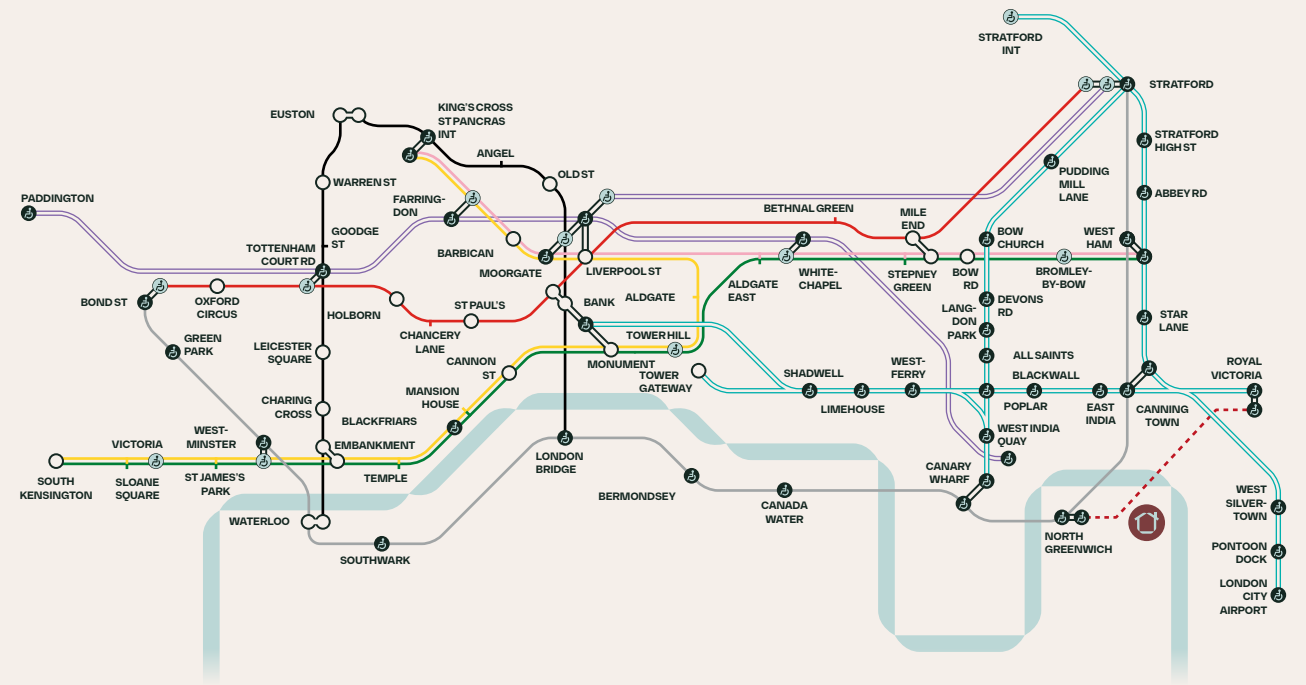


A connected sanctuary

Despite its island-like location, Greenwich Peninsula couldn't feel more connected. One stop on the tube brings you to the commerce and culture of Canary Wharf, while the new Elizabeth Line means Bond Street and the London City Airport are both within reach in under 20 minutes.

But the Underground isn't the only way to navigate the city. Riverboats can transport residents the length of the Thames from North Greenwich Pier, while the London cable car offers a different route to the reinvigorated Royal Docks and international Excel Centre — and incredible views of the city en route. North Greenwich bus station can get you to Stratford and South East London in under 30 minutes, and there's even 2,000 car parking spaces on the Peninsula if you prefer to drive.

The choice of how you get around really is all yours.



Tube
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

Travel times calculated using Google Maps

London's newest creative hub

DESIGN
DISTRICT

[01]



[16]



[02]

THE NEIGHBOURHOOD

[01] The patchwork architecture of the Design District. [02] An evening by the water's edge and [03] residents strolling underneath The Tide's 8m elevated walkway.

Creativity runs through the Peninsula.
And it all stems from one place:
Design District.



[03]

The third largest creative cluster of its kind in London, not only do the 14 buildings house space for 1,600 creatives, the district is proven to increase residential house prices by at least 6% per year and drive rental demand. Add in co-working spaces, bars and cafes, and it's clear this vibrant community is only set to grow.

At a time when the creative industries are taking an increasingly important role in the economy and the on-going recovery from the pandemic, creative clusters in the capital are receiving greater support from the Mayor of London. And with the scale, affordability and engagement with the local community, Design District looks set to outperform according to the Creative Land Trust (CLT) — and become central to the long-term identity of Greenwich Peninsula.

[17]

The Peninsula lifestyle

HOSPITALITY

[01]



[02]



HOSPITALITY AT THE PENINSULA

[01] Outdoor eating at London's longest picnic table during the Turning Tides Festival. [02] Fun for all ages at a Turning Tides family event. [03] There's over 40 restaurants serving fresh food across the Peninsula. [04] Polish it all off with dinner at Design District Canteen. [05] A screening during the Peninsula's Outdoor Film Festival.

[18]



[03]

[05]



[04]



But don't be fooled by the restful setting, there's always something bubbling away on the Peninsula.

First stop, the O2. Not only the world's most popular music venue, it also contains 40 bars and eateries, as well as The Icon, a designer shopping outlet with Clarins, Hackett and Tommy Hilfiger lining its shelves.

Then, discover a world of cuisine around every corner. From alfresco Italian dining and morning pastries to riverbank cocktails and delicacies from the Basque region. Whether it's international restaurants, inspired pop-ups, or a traditional pub hiding down a Victorian street, the Peninsula is overflowing with the highest standard of hospitality.

[19]

Extending the capital's culture

ARTS & CULTURE

London is renowned for its culture. Indeed, four out of five visitors put it down as the primary reason they visit the capital. And the Peninsula is no different.

We're constantly collaborating with pioneering artists, designers and architects to embed visionary work into the fabric of this neighbourhood. Riverside walks are dotted with originals by Damien Hirst and Conrad Shawcross. The cable car glides over an Antony Gormley statue. The NOW Gallery displays a rich mix of contemporary art.

Then there's a full calendar of cultural events. In May, the Urban Village Fete kickstarts summer, Jazz on the Peninsula livens up June, and in September the Turning Tide festival hosts a weekend of world music. Then in the run up to Christmas, both the Greenwich Peninsula Market and our outdoor cinema screenings enjoy a festive twist.

You won't want to miss it. And, chances are, you won't be able to.



[03]

EVENTS AT THE PENINSULA

[01] Mermaid by Damien Hirst at home by the water. [02] The NOW gallery, home to a diverse collection of contemporary art. [03] Enjoying the Urban Village Fete and [04] Anthony Gormley's incredible Quantum Cloud.

[02]



[20]



[01]



[04]

[21]

Heightened wellbeing

HEALTH & WELLNESS



[01]



[02]

WELLNESS AT THE PENINSULA

[01] The Jetty hosts yoga, pilates and meditation classes by the river [02] boxing classes are just one of hundreds of activities [03] the residents-only gym at Aperture [04] and a lunch-time workout on the Design District's rooftop basketball court.

All of which massively benefits the wellbeing of our residents. Not only can open spaces substantially improve mental and physical health, the World Health Organisation credits them for improving air quality, reducing noise, enhancing biodiversity and encouraging social interaction.

Over **48 acres** of greenery
Within walking distance of **50 parks**
Surrounded by **1.6 miles** of the Thames

[04]



[23]

Life thrives by the water, and with a range of parks, sports facilities and groups on the Peninsula, feeding your mind, body and soul has never been easier.

Just downstream from the canals of Stratford, the sporting legacy of the 2012 Olympics has had a lasting impact on Greenwich. There are local rowing and sailing clubs, as well as London's most prestigious driving range.

On the more relaxing end of the spectrum, the communal hub, Aperture, offers a resident's gym and welcoming co-working spaces. Cycle lanes also weave throughout the Peninsula, while the elevated pathways of The Tide and boardwalks of the wetlands are great for a relaxing stroll.

[03]



[22]

Outstanding education prospects



UNIVERSITY OF GREENWICH

Canary Wharf offers the perfect backdrop for student's ambitions at The University of Greenwich.

London has long been an education hub, and Greenwich has always been at the heart of it.

With dozens of nurseries, over 70 primary schools and 35 secondary schools within the borough, parents and learners can choose from a wealth of outstanding options at every step of their education.

For those seeking an independent education for their children, Greenwich is a world-leading destination. Colfe's and the Steiner School are known throughout the city, while Blackheath Prep caters to those aged between three and 11 – with students able to continue their education at the top-rated Blackheath High School.

In total, there are now 430 schools within a five-mile radius of the Peninsula, with more under construction. Spoilt for choice, parents can rest assured that their children's futures are in safe hands. After all, this is where London learns.

10 world-leading universities within 35 mins*

LONDON SCHOOL OF ECONOMICS

Distance : 26 mins
lse.ac.uk

UNIVERSITY OF EAST LONDON

Distance : 27 mins
uel.ac.uk

LONDON METROPOLITAN UNIVERSITY

Distance : 25 mins
londonmet.ac.uk

GOLDSMITHS UNIVERSITY OF LONDON

Distance : 19 mins
gold.ac.uk

UNIVERSITY COLLEGE LONDON

Distance : 32 mins
ucl.ac.uk

IMPERIAL COLLEGE LONDON

Distance : 32 mins
imperial.ac.uk

UNIVERSITY OF GREENWICH

Distance : 20 mins
gre.ac.uk

KING'S COLLEGE LONDON

Distance : 24 mins
kcl.ac.uk

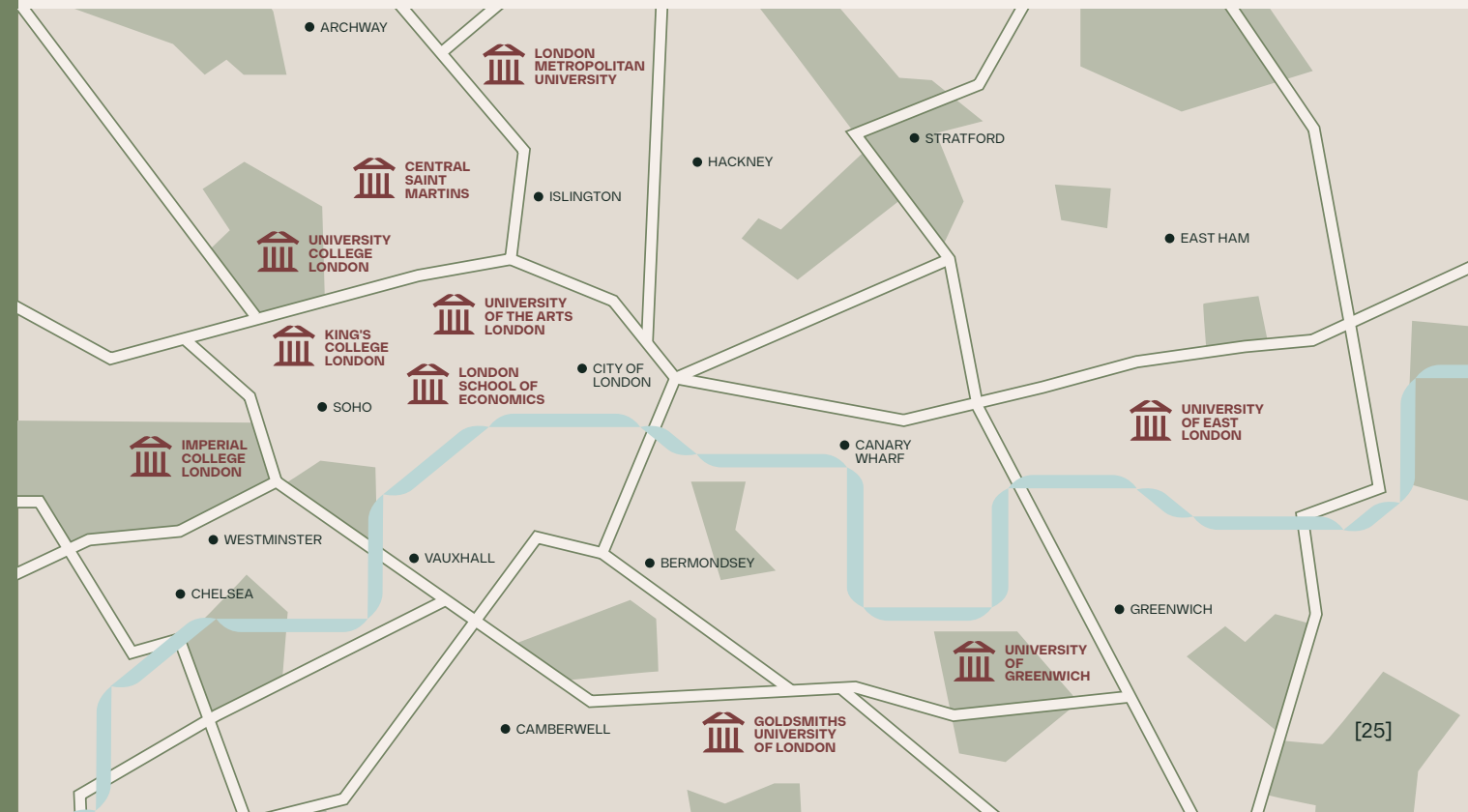
UNIVERSITY OF THE ARTS LONDON

Distance : 20 mins
arts.ac.uk

CENTRAL SAINT MARTINS

Distance : 27 mins
arts.ac.uk/colleges/central-saint-martins

* Travel times from North Greenwich station.



Get in early to an established development

Greenwich Peninsula is Europe's largest single regeneration project, with £8.4 billion being invested into the Zone 2 postcode over a 30 year development. We are now 7 years into that journey with over 5,000 residents, and will be home to 34,000 when completed.

Split across 7 unique neighbourhoods, there are a rich mix of commercial, retail and entertainment opportunities. On top of the O2, there's London's most sought-after driving range, a selection of world's biggest brands on sale at Icon Outlet, and cuisine from across the globe. All while the new Design District's popularity is soaring — a bonus considering the proven correlation between nearby creative workspaces adding up to 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
being invested
into the Peninsula

**Rental Growth
of 23%** from
2018-2022 across
the Peninsula*

22% price growth
forecast over
the next 5 years**

1,600 jobs to be
generated by the
Design District

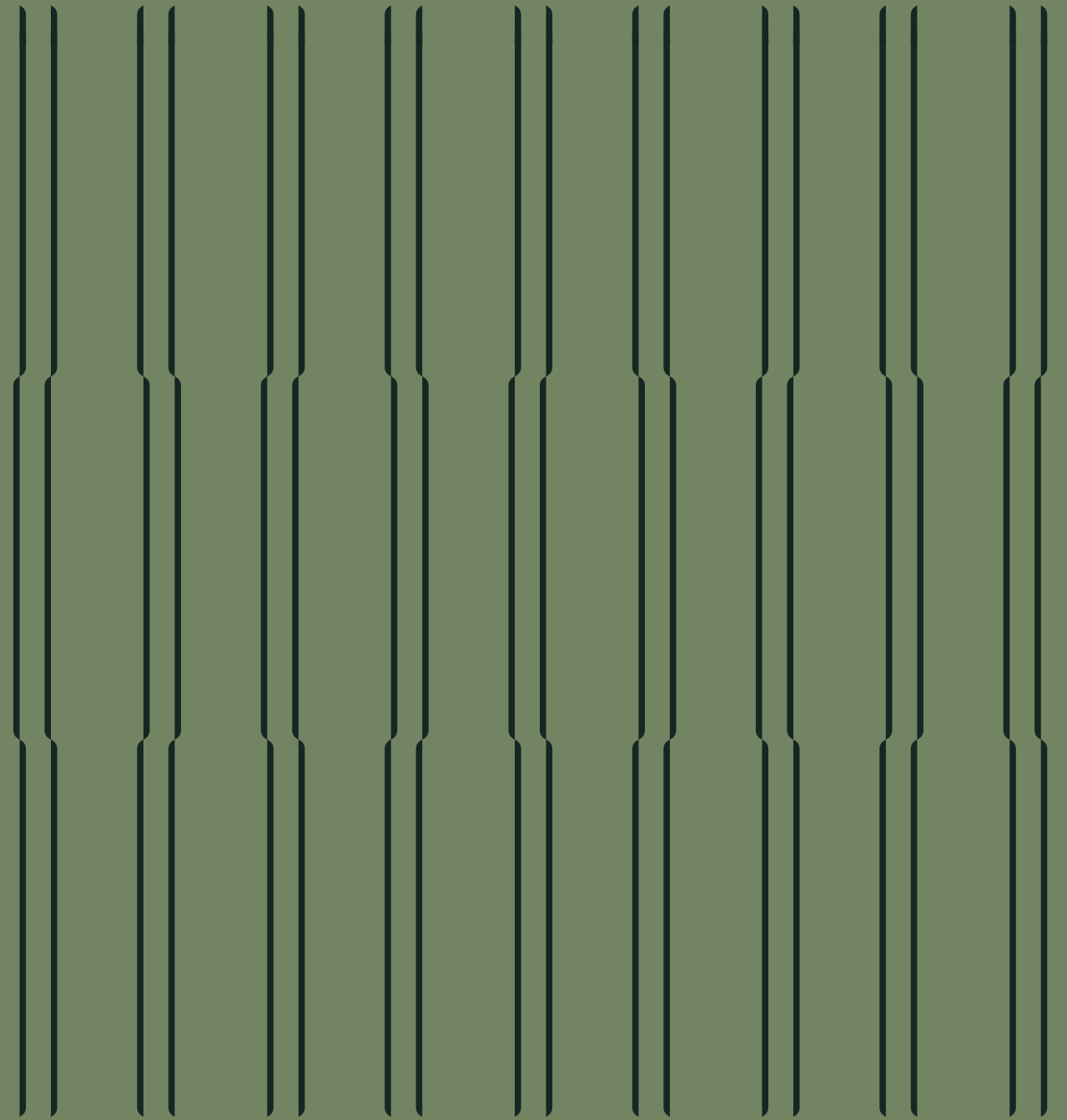
120,000 workers
just one stop
away at
Canary Wharf

Gross rental
yields of **up to 5%**



A NATURAL SENSE

OF WONDER



30 - 33

INTRODUCTION

34 - 47

APARTMENTS

48 - 65

FLOORPLANS

66 - 69

DESIGN & MATERIALITY

70 - 73

SPECIFICATIONS

74 - 75

KNIGHT DRAGON

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 lobby, 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.

The Beacon

The first of four new buildings to open its doors is The Beacon. Nestled in the southwest corner of Peninsula Gardens, it is purposefully intimate, inspired by the serene nature of Central Park on its doorstep. Yet, despite the calm it couldn't be more connected. Found on Pilot Walk, it's minutes from the river, the buzz of Design District and all the resident-only benefits of Aperture.



All you need, a minute away

Make the most of a whole host of amenities at the neighbourhood's resident hub, Aperture. Here, you'll find shared workspaces, a private gym, a nursery and 24/7 concierge just across the road.

And there's still plenty more to discover closer to home...



LOBBY SPACE

An intimate lobby space welcomes you to The Beacon. Conceived with a minimalist mindset, sophisticated materiality creates an inviting, mature introduction to the building. Then, once you're in, an abundance of light and muted colour palettes extend the space into the nature beyond its windows, connecting to the calm essence of Central Park.



LANDSCAPING

Inspired by the natural heritage of the Peninsula, the landscape surrounding The Beacon purposefully imitates the sinuous shapes and gentle forms of the marshlands. It encourages people and cyclists to move slowly through the space, taking the time to connect with everything around them.

At the centre of this is a raised podium garden — a central spot from which residents can gather, pause and unwind. Surrounded by evergreen trees and seasonal flowers, the space is designed to constantly evolve throughout the year, creating a new perspective month by month.

It's also purposefully built to encourage birds, butterflies and wildlife to nest and, importantly, opportunities for children to play safely are woven throughout the garden. Giving them the space for their imaginations to flourish.



LOUNGE AREA

A space for residents throughout Peninsula Gardens to come together — to relax, to socialise or even to work.

LIVING ROOM

Our living spaces are designed to make the very most of the panoramic views beyond their walls. Light, characterful and uncomplicated, they borrow from the natural palette of the Peninsula to breathe life into the space — and put residents at ease the moment they walk in.





BEDROOM AND BATHROOM

Dark green wardrobes provide a sophisticated finish to rooms still bathed in natural light. The connecting ensuites and bathrooms throughout each apartment are a combination of refreshing white finishes and mirrored cabinets.





KITCHEN
SCHEME 01

Daybreak

From the cabinetry to the worktops, natural colours reinforce the freshness and lightness of the space, while quality materials add a layer of refined elegance.



KITCHEN
SCHEME 02

Golden Hour

Oak flooring helps connect the kitchen to the outdoors which inspire it. And more subtly, the utility cupboards and a handful of walls are painted in colours chosen for their links to the park next door.



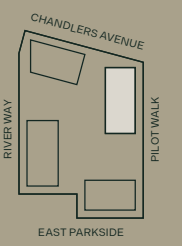
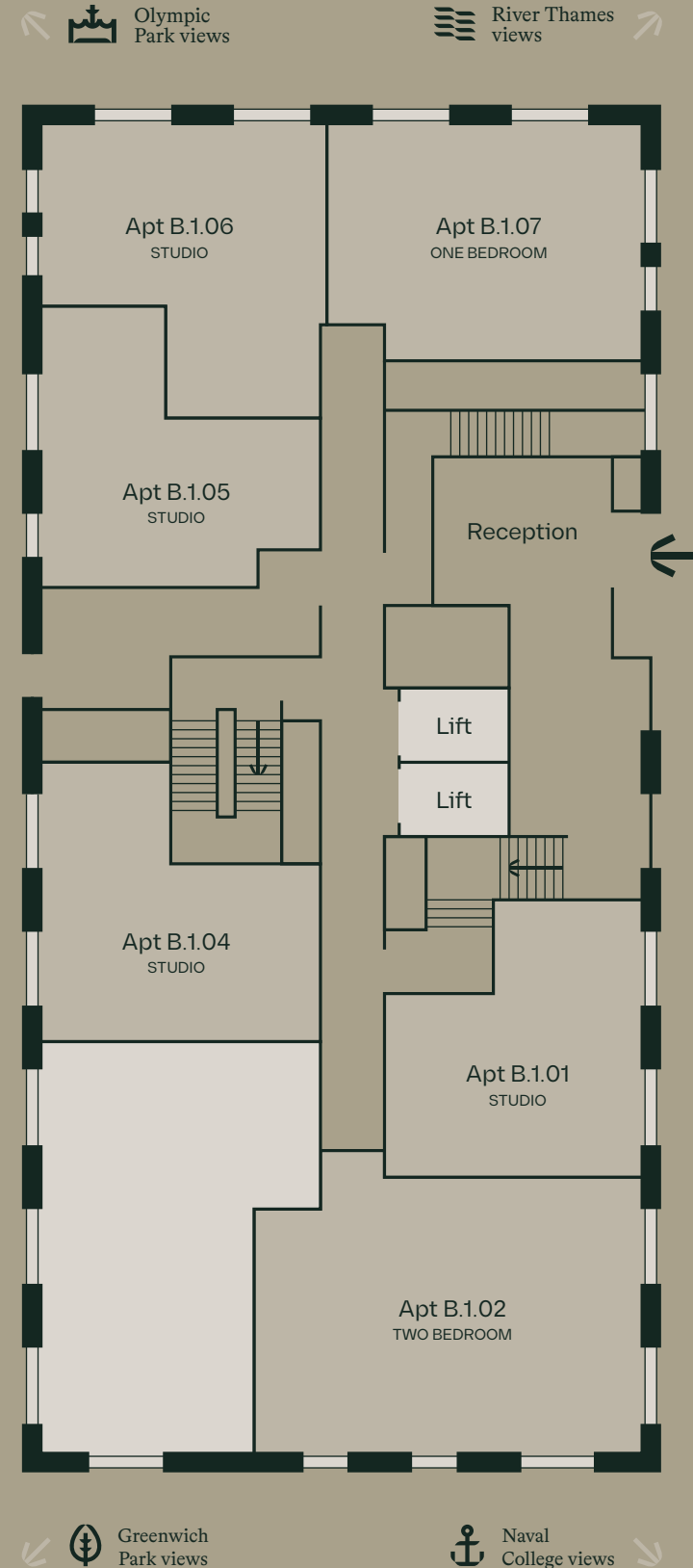
BEDROOM AND ENSUITE

Softer textures and warm, autumnal colours make sure each bedroom is as comfortable as possible. Whilst an off-white porcelain floor tile in the ensuites adds a touch of distinction.



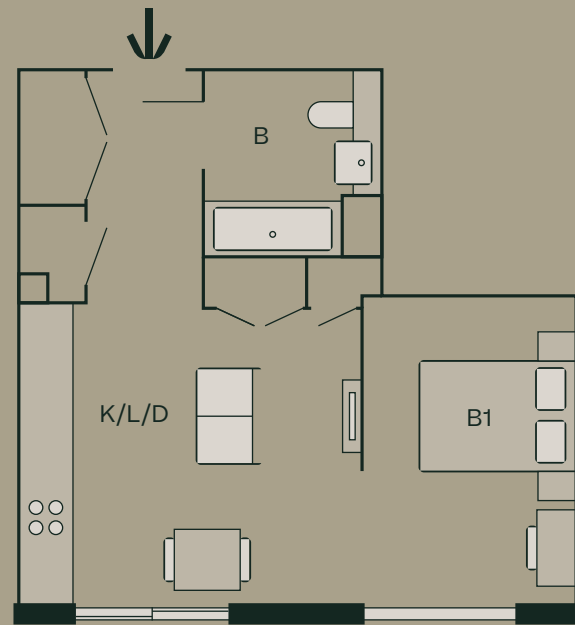
FLOOR PLATE

LEVEL 01

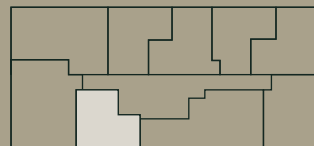


Apt B.1.01

LEVEL 01
STUDIO

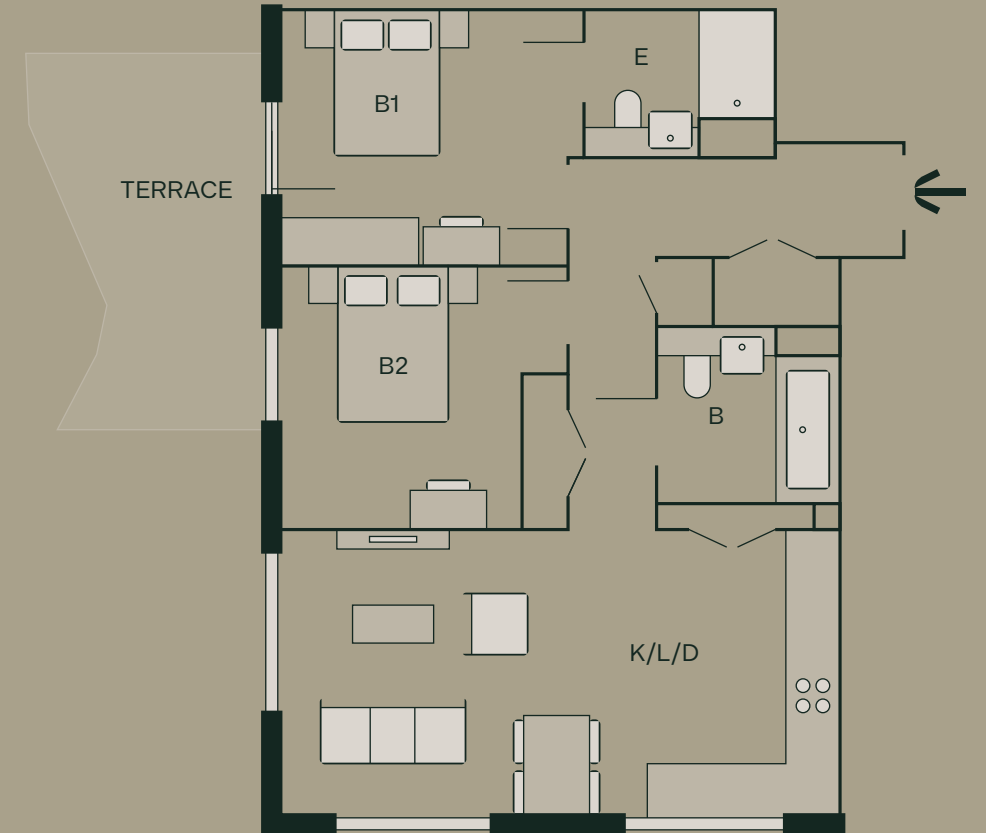


AREA	DIMENSIONS
Kitchen / Living / Dining	14' 8" x 12' 4" / 4.46m x 3.75m
Bedroom 1	9' 0" x 12' 5" / 2.75m x 3.78m
Bathroom	7' 3" x 6' 9" / 2.22m x 2.06m
TOTAL	450 sqft / 41.8 sqm

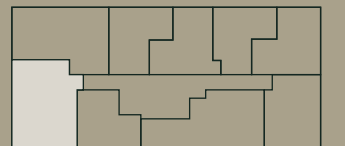


Apt B.1.02

LEVEL 01
TWO BEDROOM

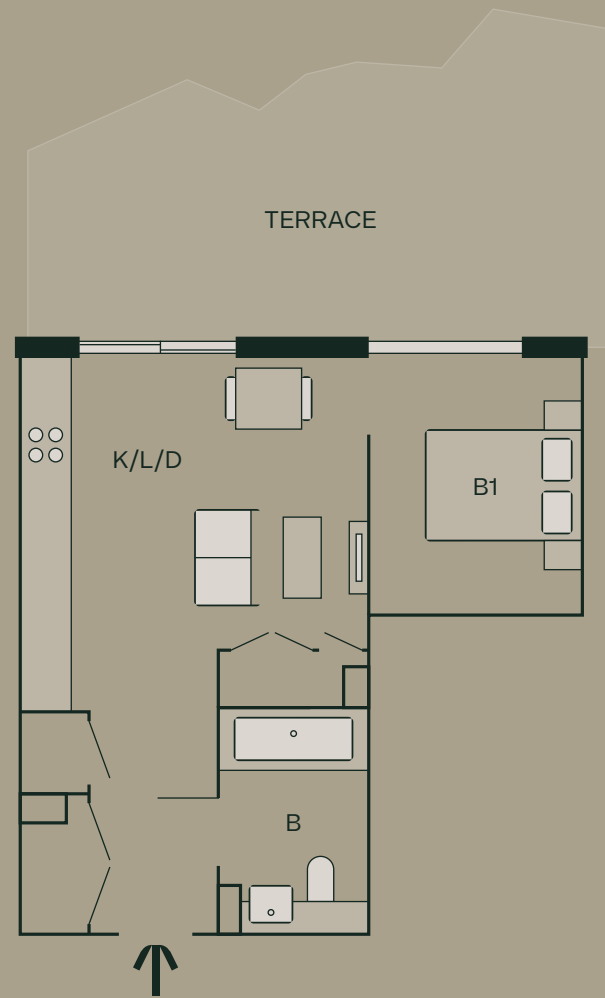


AREA	DIMENSIONS
Kitchen / Living / Dining	24' 1" x 11' 5" / 7.33m x 3.47m
Bedroom 1	11' 2" x 10' 4" / 3.41m x 3.16m
Bedroom 2	10' 9" x 9' 6" / 3.27m x 2.90m
Bathroom	9' 0" x 5' 7" / 2.74m x 1.70m
En Suite	7' 7" x 5' 7" / 2.30m x 1.70m
Terrace	15' 7" x 9' 6" / 4.75m x 2.90m
TOTAL	814 sqft / 75.6 sqm



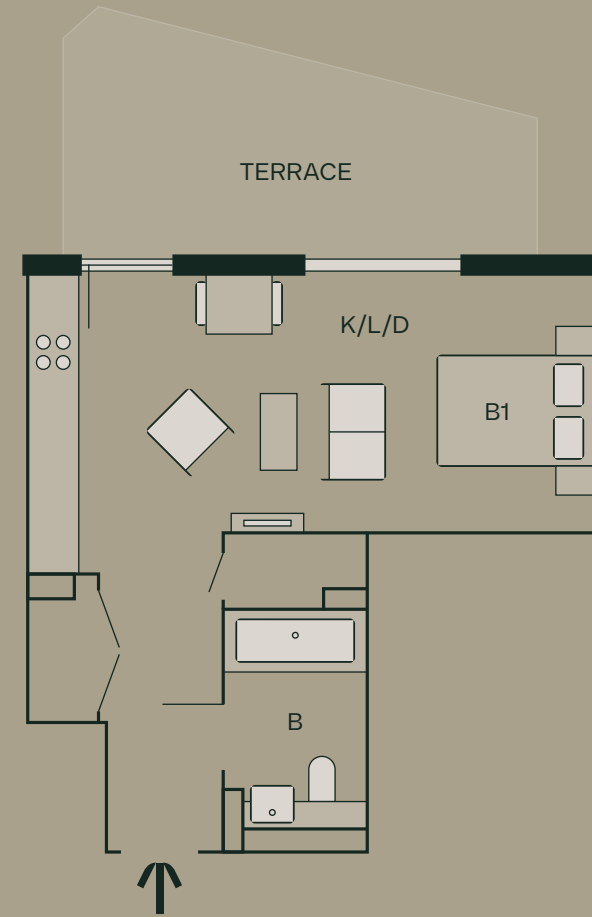
Apt B.1.04

LEVEL 01
STUDIO

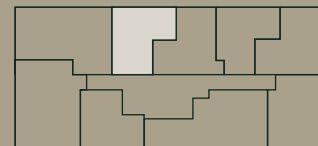


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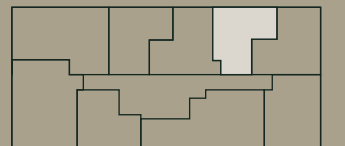
LEVEL 01
STUDIO



AREA	DIMENSIONS
Kitchen / Living / Dining	14' 8" x 14' 10" / 4.48m x 4.52m
Bedroom 1	10' 7" x 9' 2" / 3.23m x 2.79m
Bathroom	9' 0" x 5' 7" / 2.74m x 1.70m
Terrace	24' 6" x 13' 3" / 7.46m x 4.03m
TOTAL	458 sqft / 42.5 sqm

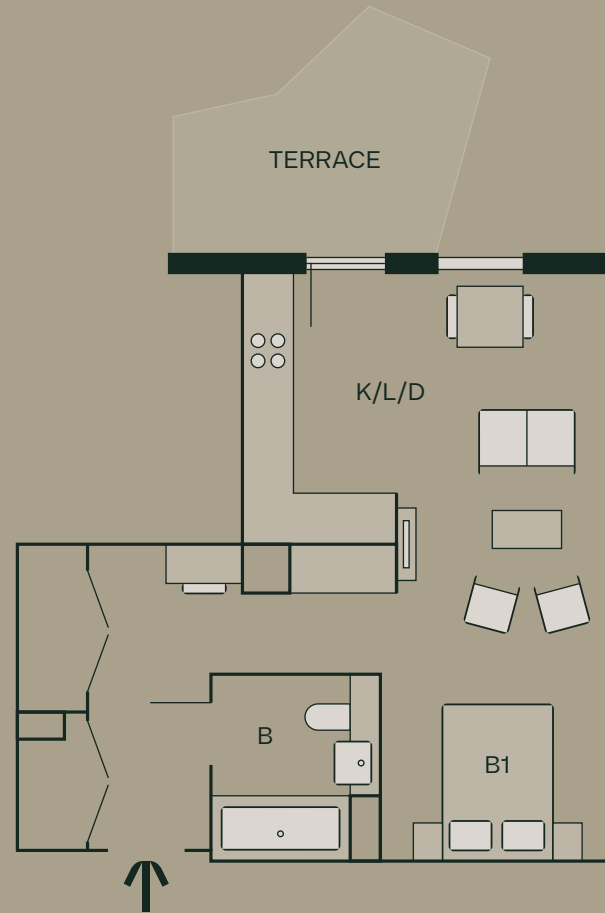


AREA	DIMENSIONS
Kitchen / Living / Dining	14' 10" x 12' 4" / 4.53m x 3.75m
Bedroom 1	9' 3" x 10' 6" / 2.83m x 3.19m
Bathroom	9' 0" x 5' 7" / 2.74m x 1.70m
Terrace	20' 3" x 9' 11" / 6.18m x 3.03m
TOTAL	434 sqft / 40.3 sqm



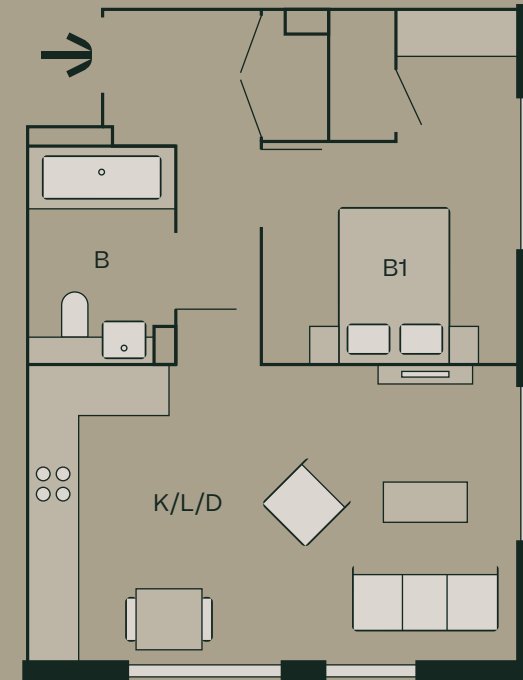
Apt B.1.06

LEVEL 01
STUDIO

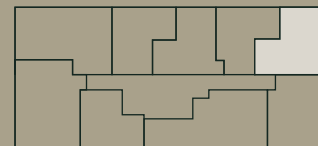


Apt B.1.07

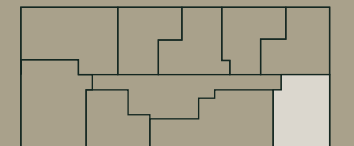
LEVEL 01
ONE BEDROOM



AREA	DIMENSIONS
Kitchen / Living / Dining	15' 10" x 11' 5" / 4.82m x 3.49m
Bedroom 1	13' 6" x 10' 2" / 4.11m x 3.10m
Bathroom	7' 3" x 6' 9" / 2.22m x 2.06m
Terrace	12' 0" x 9' 10" / 3.71m x 2.99m
TOTAL	521 sqft / 48.4 sqm

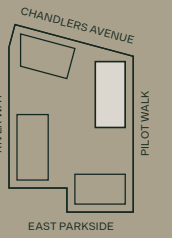
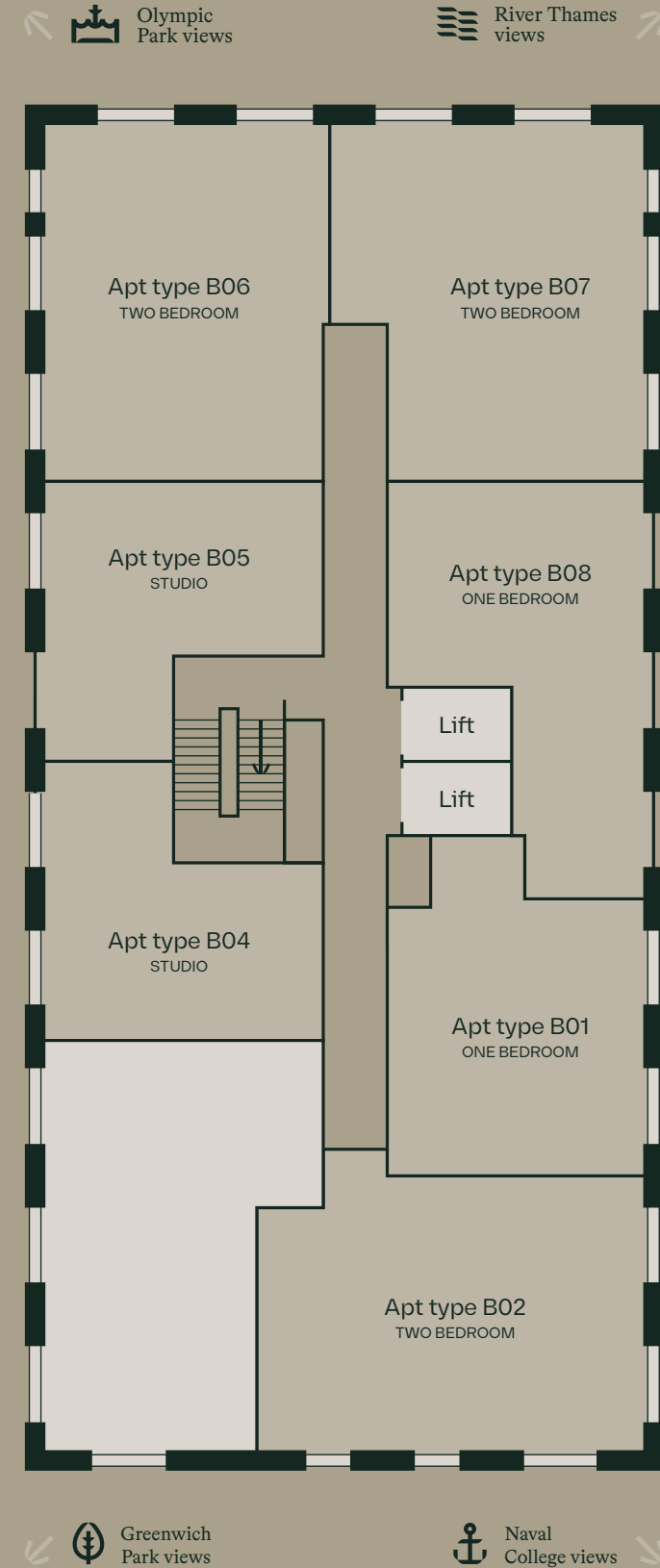


AREA	DIMENSIONS
Kitchen / Living / Dining	20' 7" x 12' 0" / 6.26m x 3.66m
Bedroom 1	15' 2" x 10' 5" / 4.62m x 3.18m
Bathroom	9' 0" x 5' 7" / 2.74m x 1.70m
TOTAL	548 sqft / 50.9 sqm



FLOOR PLATE

LEVEL 02-19



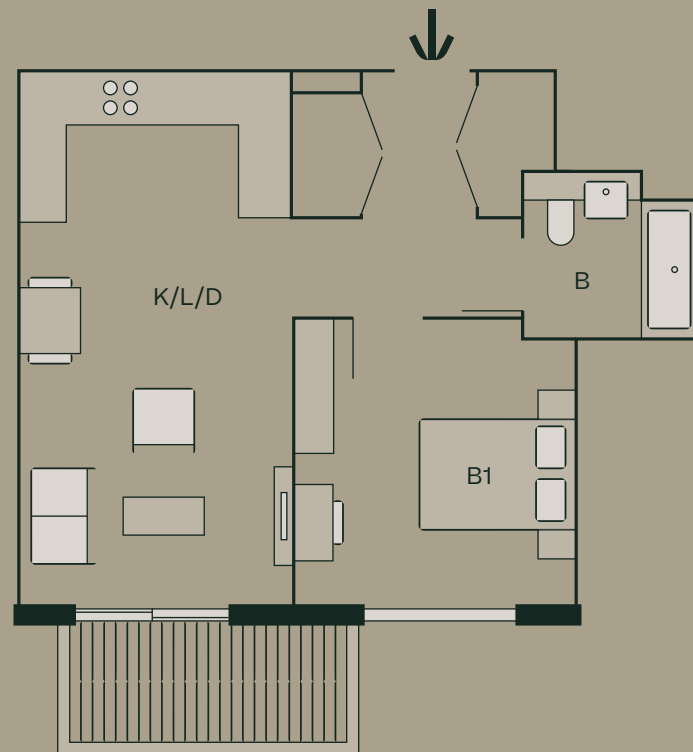
Apt type B01

LEVEL 02-19
ONE BEDROOM

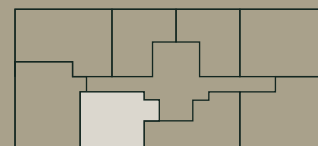


APT

- B.2.01
- B.3.01
- B.4.01
- B.5.01
- B.6.01
- B.7.01
- B.8.01
- B.9.01
- B.10.01
- B.11.01
- B.12.01
- B.13.01
- B.14.01
- B.15.01
- B.16.01
- B.17.01
- B.18.01
- B.19.01



AREA	DIMENSIONS
Kitchen / Living / Dining	22' 3" x 11' 8" / 6.78m x 3.56m
Bedroom 1	11' 12" x 11' 7" / 3.65m x 3.54m
Bathroom	7' 3" x 6' 9" / 2.22m x 2.06m
Balcony	12' 4" x 4' 6" / 3.75m x 1.38m
TOTAL	577 sqft / 53.6 sqm



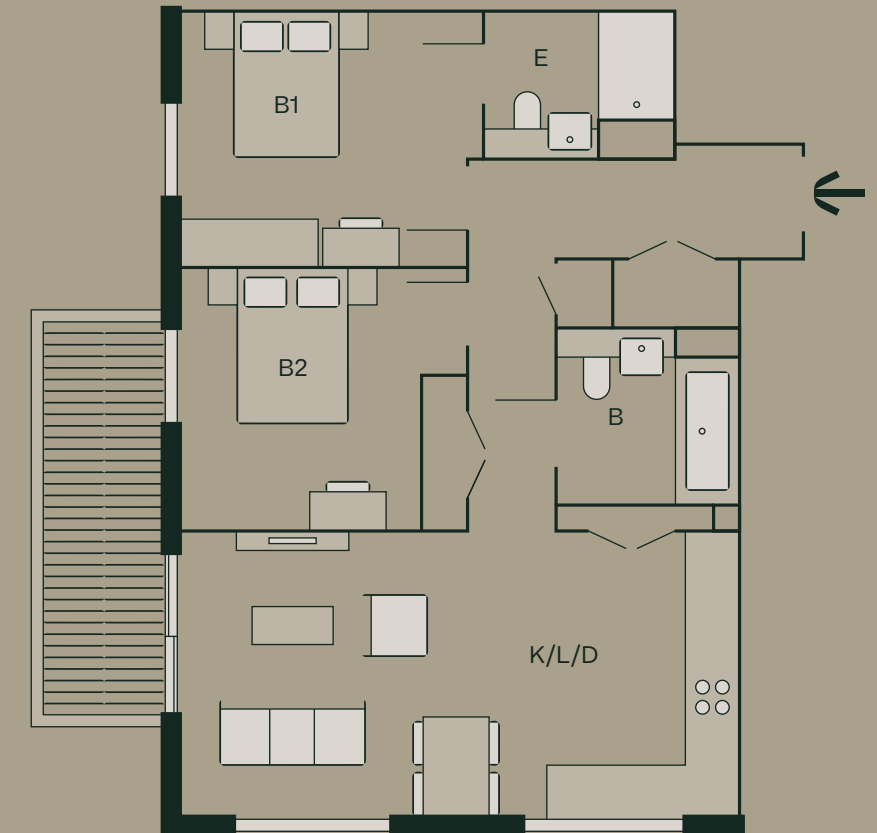
Apt type B02

LEVEL 02-19
TWO BEDROOM

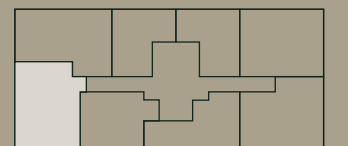


APT

- B.2.02
- B.3.02
- B.4.02
- B.5.02
- B.6.02
- B.7.02
- B.8.02
- B.9.02
- B.10.02
- B.11.02
- B.12.02
- B.13.02
- B.14.02
- B.15.02
- B.16.02
- B.17.02
- B.18.02
- B.19.02



AREA	DIMENSIONS
Kitchen / Living / Dining	24' 1" x 11' 5" / 7.33m x 3.47m
Bedroom 1	11' 2" x 10' 4" / 3.41m x 3.16m
Bedroom 2	10' 9" x 9' 6" / 3.27m x 2.90m
Bathroom	9' 0" x 5' 7" / 2.74m x 1.70m
En Suite	7' 7" x 5' 7" / 2.30m x 1.70m
Balcony	17' 0" x 4' 2" / 5.17m x 1.28m
TOTAL	813 sqft / 75.5 sqm



Apt type B04

LEVEL 02-19
STUDIO



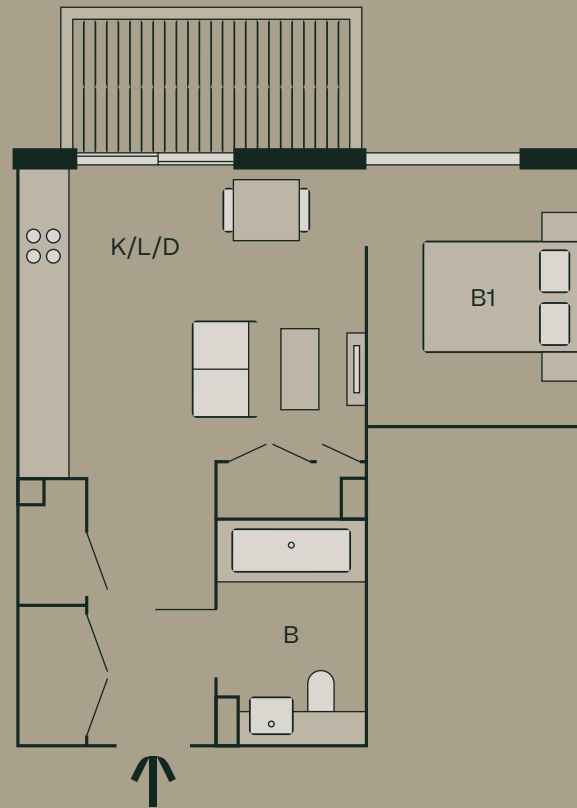
Apt type B05

LEVEL 02-19
STUDIO

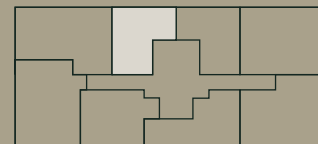


APT

- B.2.04
- B.3.04
- B.4.04
- B.5.04
- B.6.04
- B.7.04
- B.8.04
- B.9.04
- B.10.04
- B.11.04
- B.12.04
- B.13.04
- B.14.04
- B.15.04
- B.16.04
- B.17.04
- B.18.04
- B.19.04



AREA	DIMENSIONS
Kitchen / Living / Dining	14' 8" x 13' 0" / 4.46m x 3.95m
Bedroom 1	10' 7" x 9' 2" / 3.23m x 2.79m
Bathroom	9' 0" x 5' 7" / 2.74m x 1.70m
Balcony	12' 4" x 4' 6" / 3.75m x 1.38m
TOTAL	458 sqft / 42.6 sqm

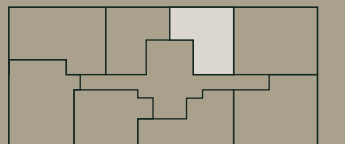


APT

- B.2.05
- B.3.05
- B.4.05
- B.5.05
- B.6.05
- B.7.05
- B.8.05
- B.9.05
- B.10.05
- B.11.05
- B.12.05
- B.13.05
- B.14.05
- B.15.05
- B.16.05
- B.17.05
- B.18.05
- B.19.05



AREA	DIMENSIONS
Kitchen / Living / Dining	14' 10" x 14' 8" / 4.53m x 4.47m
Bedroom 1	10' 7" x 9' 2" / 3.23m x 2.79m
Bathroom	9' 0" x 5' 7" / 2.74m x 1.70m
Balcony	12' 4" x 4' 6" / 3.75m x 1.38m
TOTAL	458 sqft / 42.6 sqm



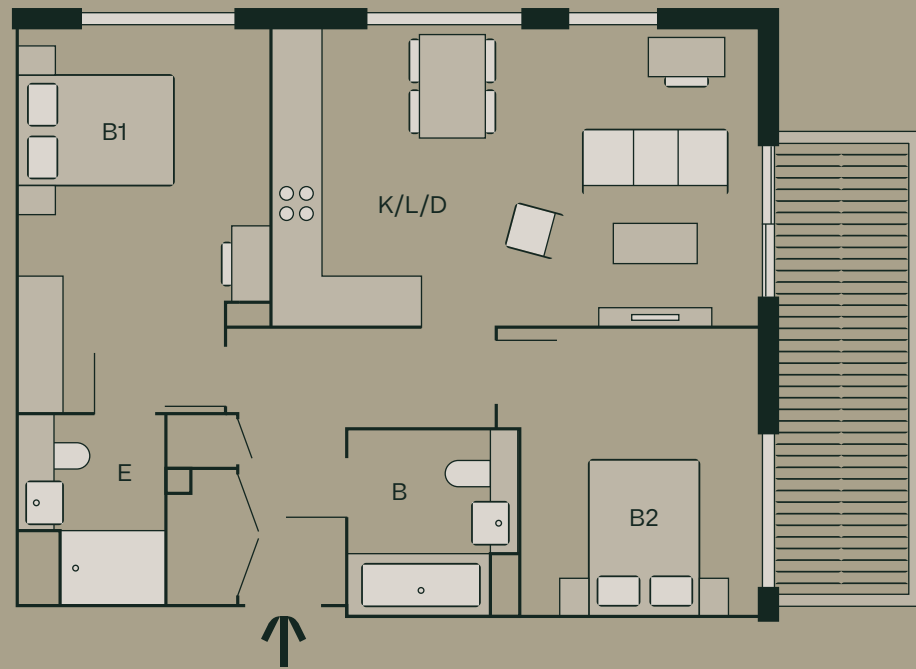
Apt type B06



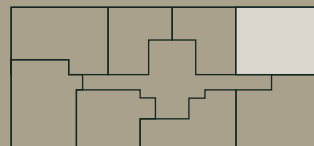
LEVEL 02-19
TWO BEDROOM

APT

- B.2.06
- B.3.06
- B.4.06
- B.5.06
- B.6.06
- B.7.06
- B.8.06
- B.9.06
- B.10.06
- B.11.06
- B.12.06
- B.13.06
- B.14.06
- B.15.06
- B.16.06
- B.17.06
- B.18.06
- B.19.06



AREA	DIMENSIONS
Kitchen / Living / Dining	20' 6" x 12' 5" / 6.25m x 3.78m
Bedroom 1	16' 2" x 8' 8" / 4.92 x 2.64m
Bedroom 2	12' 2" x 9' 11" / 3.70m x 3.02m
Bathroom	7' 3" x 6' 9" / 2.22m x 2.06m
En Suite	7' 7" x 5' 7" / 2.30m x 1.71m
Balcony	19' 9" x 4' 6" / 6.01m x 1.38m
TOTAL	777 sqft / 72.2 sqm



Apt type B07



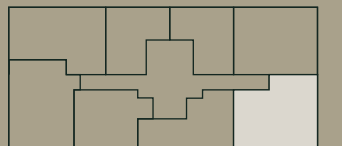
LEVEL 02-19
TWO BEDROOM

APT

- B.2.07
- B.3.07
- B.4.07
- B.5.07
- B.6.07
- B.7.07
- B.8.07
- B.9.07
- B.10.07
- B.11.07
- B.12.07
- B.13.07
- B.14.07
- B.15.07
- B.16.07
- B.17.07
- B.18.07
- B.19.07



AREA	DIMENSIONS
Kitchen / Living / Dining	20' 1" x 14' 0" / 6.11m x 4.26m
Bedroom 1	14' 1" x 11' 1" / 4.28 x 3.38m
Bedroom 2	13' 2" x 9' 5" / 4.01m x 2.86m
Bathroom	7' 3" x 6' 9" / 2.22m x 2.06m
En Suite	7' 7" x 5' 7" / 2.30m x 1.71m
Balcony	12' 10" x 5' 1" / 3.90m x 1.56m
TOTAL	792 sqft / 73.6 sqm



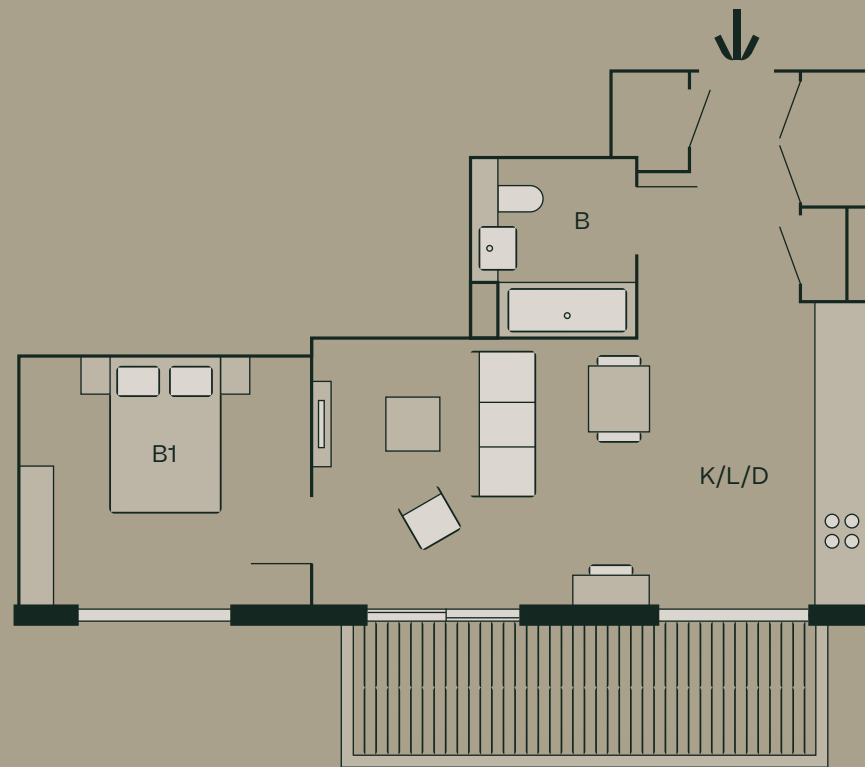
Apt type B08



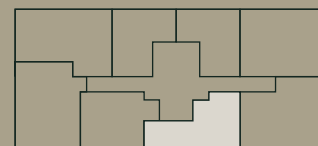
LEVEL 02-19
ONE BEDROOM

APT

- B.2.08
- B.3.08
- B.4.08
- B.5.08
- B.6.08
- B.7.08
- B.8.08
- B.9.08
- B.10.08
- B.11.08
- B.12.08
- B.13.08
- B.14.08
- B.15.08
- B.16.08
- B.17.08
- B.18.08
- B.19.08



AREA	DIMENSIONS
Kitchen / Living / Dining	23' 11" x 10' 9" / 7.28m x 3.27m
Bedroom 1	12' 6" x 10' 10" / 3.80m x 3.29m
Bathroom	7' 3" x 6' 9" / 2.22m x 2.06m
Balcony	19' 8" x 4' 11" / 5.99m x 1.51m
TOTAL	569 sqft / 52.8 sqm



WHERE
LAND MEETS
WATER

LIFE THRIVES
IN UNEXPECTED
WAYS

Where form meets quality

The Beacon prides itself on the thoughtful expertise that goes into every single element of the build. Incredibly well put together, each home is a celebration of craftsmanship — almost Japanese in its minimalist rigour — refined to not just stand out now, but to stand apart for decades to come.

[02] BEDROOM SCHEME

Rich wool carpets soften dark green laminate wardrobes with wood laminate interiors and matt black handles.



[01] BATHROOM SCHEME

Off-white porcelain tiling seamlessly flows into a white silestone vanity and the warm grey large-scale ceramic tiles lining the shower.

[01]



[02]



[01]

[01] KITCHEN SCHEME

Daybreak: Pure white cabinetry is complemented by muted green silestone worktops and a black textured high-level feature shelf.

[02] KITCHEN SCHEME

Golden Hour: A palette of taupe cabinetry harmoniously flows into marble effect silestone worktops for a natural aesthetic.

Understated, naturally

A combination of organic finishes, colours and materiality throughout The Beacon embeds a strong sense of calm within every space. It puts people at peace, allowing their focus to rest on the high-levels of craftsmanship and quality of materials.

[02]



Specifications

HALL/LIVING AREA

Flooring	Engineered timber flooring
Access control system	Orcomm door entry system
Utility cupboard	Painted finish
Sockets and switches	Brushed stainless steel sockets

KITCHEN	SCHEME ONE [DAYBREAK]*	SCHEME TWO [GOLDEN HOUR]**
Flooring	Engineered timber flooring	Engineered timber flooring
Cabinetry	Matt white kitchen cabinetry with lighting to underside of wall units	Matt taupe/grey kitchen cabinetry with lighting to underside of wall units
Worktop	Green silestone	Marble effect silestone
Splashback	Green silestone	Marble effect silestone
Ironmongery	Brushed stainless steel	Brushed stainless steel
Sink	Undermounted stainless steel	Undermounted stainless steel
Taps	Brushed stainless steel	Brushed stainless steel
Appliances	Bosch – oven, microwave and electric hob Beko – fridge freezer & dishwasher Elica – extractor fan	Bosch – oven, microwave and electric hob Beko – fridge freezer & dishwasher Elica – extractor fan
Paint finish	White moisture resistant paint	White moisture resistant paint
Sockets at splashback level	Brushed stainless steel, white inserts with one USB port	Matt white metal, white inserts with one USB port
Taps	1810 – Brushed stainless steel	1810 – Brushed staineless steel

BEDROOMS

Flooring	Carpet – 100% wool beige finish
Wardrobe	Dark green matt laminated doors with matt black handles
Ironmongery	Brushed stainless steel

*SCHEME ONE [DAYBREAK] refers to floors 2,4,6,8,10,12,14,16.
**SCHEME TWO [GOLDEN HOUR] refers to floors 1,3,5,7,9,11,13,15,17,19.

FAMILY BATHROOM

Floor tile	Off-white porcelain floor tile
Wall tile	Off-white porcelain wall tile
Counter top	White silestone
Cabinetry	Mirror cabinet with shaver socket
Paint finish	White moisture resistant paint
Feature wall paint finish	Muted green moisture resistant paint
Basin	White ceramic from Laufen
Bath	White acrylic from Rocca
Toilet	Concealed cistern and satin stainless steel flushplates
Splashback	White silestone
Ironmongery	Brushed stainless steel
Taps	Crosswater – brushed stainless steel
Shower head	Rainfall and microphone

EN SUITE

Floor tile	Off -white porcelain floor tile
Wall tile	Off- white porcelain wall tile
Counter top	White silestone
Cabinetry	Mirror cabinet with shaver socket
Feature wall paint finish	Taupe/grey moisture resistant paint
Paint finish	Off- white moisture resistant paint
Basin	Sanitaryware from Laufen
Toilet	Concealed cistern and satin stainless steel flushplates
Splashback	White silestone
Ironmongery	Brushed stainless steel
Taps	Crosswater – brushed stainless steel
Shower head	Rainfall

ADDITIONAL

Heating	Underfloor heating & electric towel rail
Lighting	Led spotlights throughout
Doors	Oversized internal doors
Broadband	Fibre Options or BT OpenReach
Ventilation	Mechanical extract ventilation (MEV)
Wireless Smart Technology	Avande select [optional upgrade]

Smart Home Technology*



Security



Network



Cinema



Comfort



Shades



Audio



Lighting

Your new home comes
with a smart technology
upgrade portal called
SELECT.



www.avande.co

Trust

Avande SELECT is a trusted partner to Knight Dragon.

They have designed and continue to support smart technology solutions to their developments across London and the South East.

Flexibility

In your portal, they offer different technology upgrades and what you choose, is entirely up to you.

Some customers want enhanced security whilst others want a great sound system.

Whatever you decide, their solutions are designed specifically for you and your home.

Future Proof

Smart Technology is always evolving, that's its nature. With your SELECT portal you can always stay at the cutting edge.

As industry specialists, they get to know about these innovations before the general public and they upgrade your portal immediately.

So by the time everyone else is talking about it...you already have it!

Whether it's enhanced security, immersive home cinema or intelligent lighting and heating to reduce your energy bills, upgrading your home to a smart home is simple on your portal.

Just purchase what you want, select your property, and you'll be up and running in no time.

They are part of the team, so any smart upgrades from the Avande SELECT portal will not affect your warranty.

*Available as an upgrade to all apartments within The Beacon at an additional cost.

SPEAK TO YOUR SALES AGENT FOR MORE INFORMATION, OR HEAD TO THE [AVANDE.CO](http://www.avande.co) WEBSITE TO VISIT THE PORTAL.

A development you can trust in

Leading the 30-year transformation of Greenwich Peninsula is global property developer, Knight Dragon. Specialising in entrepreneurial urban regeneration, it is the singular driving force behind the largest regeneration project in London.

Backing the entirety of this masterplan are Knight Dragon founders and international entrepreneurs Sammy Lee and Dr. Henry Cheng — Chairman of Knight Dragon and New World Developments and Executive Director of Chow Tai Fook Jewellery Group, Rosewood Hotels and K11 malls. Their combined expertise overseeing world-class property developments provides a truly unique and global approach and only adds to the credibility of the Peninsula.

Knight Dragon has already designed and delivered homes in the Lower and Upper Riverside neighbourhoods, as well as delivering the diverse architecture of the Design District. And with further experience taking the prime West End lifestyle to a whole other level with The Knightsbridge development, their knowledge of London is undeniable.

From the vision to the detail, the opportunity to the execution, they think global and act local to create truly outstanding properties of the highest quality.



[01]

“My ambition is for Greenwich Peninsula to be a unique cultural destination for Londoners and visitors to this global city.”

Knight Dragon founder,
Sammy Lee

KNIGHT DRAGON PROJECTS

- [01] Greenwich Peninsula – Upper Riverside
- [02] The Waterman

Property development spanning **4 continents**

Over **20 years** of internationally renowned experience

1 million sq ft already delivered on the Peninsula

[02]





A NATURAL
SANCTUARY

AT THE HEART
OF THE
PENINSULA

LEGAL

DISCLAIMER

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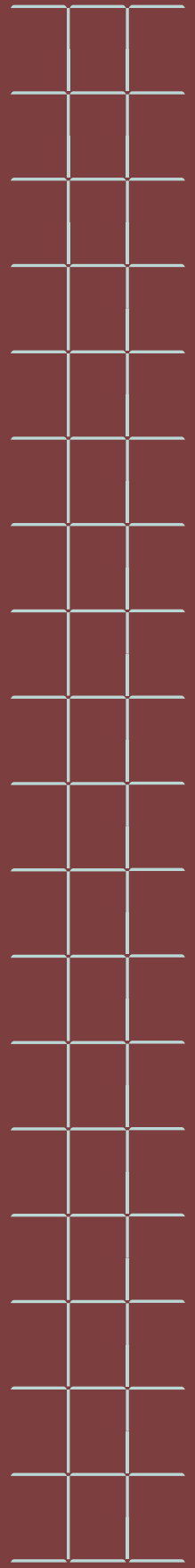
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KNIGHT DRAGON



GREENWICH
PENINSULA



THE
Beacon