

# RIVERWALK

WESTMINSTER SW1



Riverwalk is now ready for occupation. This is a building that sets new standards in residential living – a contemporary landmark that responds to its spectacular riverfront location.

Located on the north bank of the River Thames in Westminster, Riverwalk is ideally placed to experience the very best of London.

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**RIVERWALK**  
WESTMINSTER SW1

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INSPIRED BY THE RIVER

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## A BOLD SCULPTURAL FORM, ITS SINUOUS LINES ECHO THE CURVES OF THE RIVER BELOW

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Ronson Capital Partners have collaborated with the eminent architects Stanton Williams, recipients of the 2012 Stirling Prize, to bring their vision for Riverwalk to life.

An architectural triumph, its gentle, interlocking curves create a building that has an unmistakably residential character.

Riverwalk rises up from a landscaped setting, offering the apartments outstanding panoramic views of the river, Westminster and beyond.



Opposite / Riverwalk seen from across the River Thames



Above / Looking west along the River Thames towards Riverwalk

Opposite / Riverwalk's enviable riverfront location



Above / The gentle curves of Riverwalk echo the sinuous flow of the river

Below / Riverwalk's elegant entrance

Opposite / Riverwalk seen from Vauxhall Bridge





Riverwalk occupies a prime position on the north bank of the River Thames



**Opposite** / A spectacular location directly overlooking the river

**Above** / Riverwalk's East and West buildings as seen from Millbank





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## BALCONIES AND TERRACES HAVE BEEN DESIGNED TO OPTIMISE RIVER VIEWS

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Riverwalk has a distinctive shape and a remarkable footprint. The curved balconies and terraces give the majority of apartments prominent river views, and provide excellent outdoor space to dine, entertain or simply enjoy the spectacular skyline.

Riverwalk's inter-connected buildings, West and East, have a form that is organic in nature and unlike any other building on the river.

Opposite / Spacious balconies give exceptional views over London

Above / The view looking eastwards towards the City of London



Below / The expansive living space of a three bedroom apartment with a view looking south



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THE **UNIQUE FOOTPRINT** HAS  
RESULTED IN A WIDE VARIETY OF  
APARTMENT CONFIGURATIONS

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**Below** / Always a memorable  
entrance: the circular rotunda in a  
three bedroom apartment



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## IMPRESSIVE CEILING HEIGHTS SET AT 2.75M

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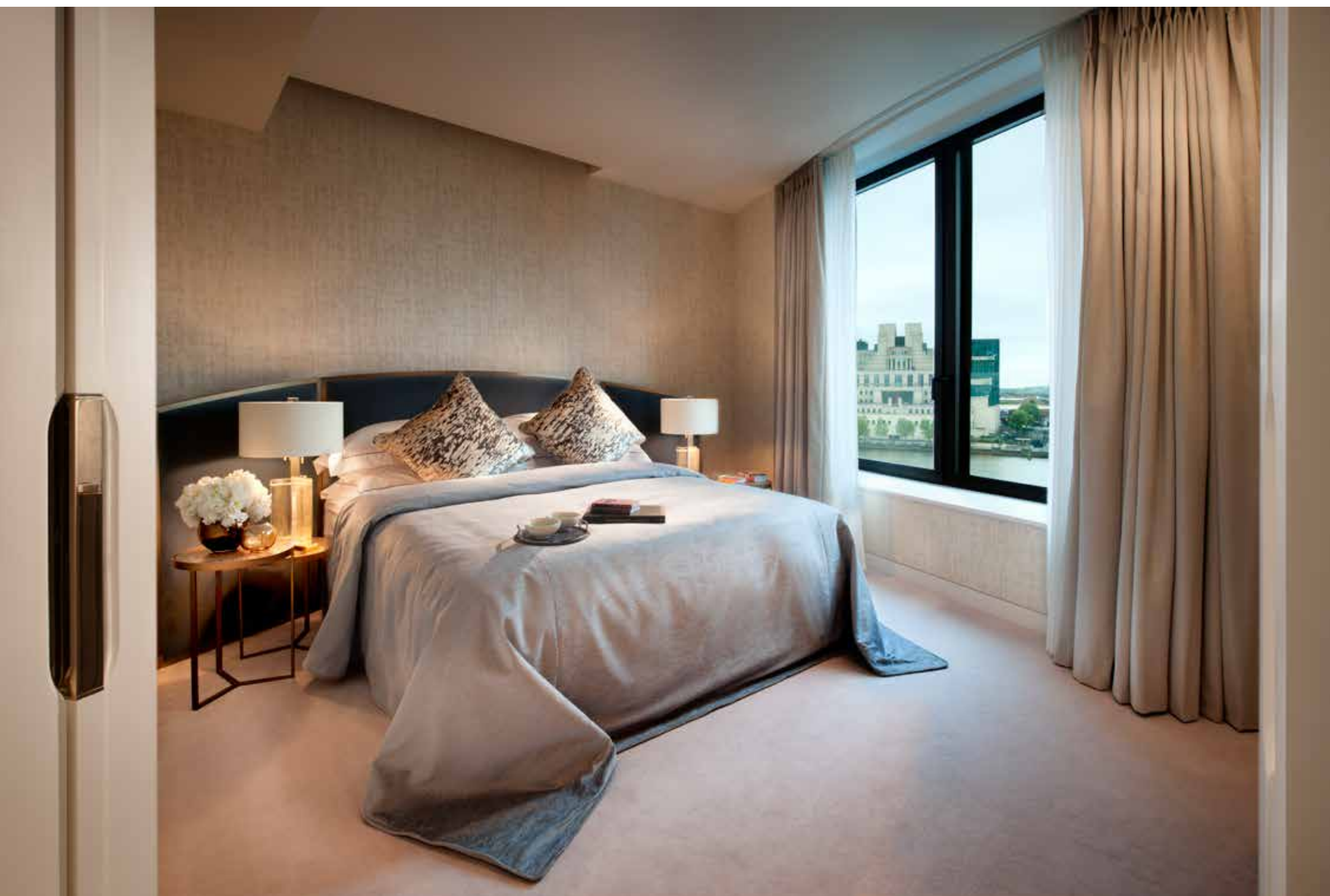
One of the fundamental design decisions was to enhance the sense of space within the apartments. Meticulous design and careful planning has maximised all aspects of the apartment layouts.

Wherever possible, in the principal rooms, ceiling heights have been set at 2.75m. This gives the apartments an impressive sense of space and allows an extraordinary amount of natural light to stream into the apartments.



MANY BEDROOMS OPEN DIRECTLY  
ONTO SOUTH-FACING BALCONIES

Below & left / The master bedroom  
in a three bedroom apartment



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BEDROOM SUITES HAVE BEEN  
DESIGNED TO BE **QUIET,**  
**CALMING SPACES**

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Above & right / The generous guest suite in a three bedroom apartment

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## BATHROOMS ARE BEAUTIFUL SPACES WITH ELEGANT LINES

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Bathrooms are designed to be calm spaces for relaxation, with elegant lines and a sophisticated colour palette.

Materials have been carefully selected throughout. Feature stones have been chosen as accents whilst dark oak marine ply, generally found on luxury yachts, brings a warm finish to the recessed shelving.





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THE SELECTION OF FINE  
MATERIALS HAS CREATED  
WARM AND INVITING SPACES

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Below / Open plan living space  
in a two bedroom apartment



Below / Natural light features in every room throughout Riverwalk



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EVERY RESIDENCE HAS BEEN DESIGNED TO CAPTURE THE BEST ASPECTS OF **RIVERSIDE LIVING**

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Above / Open plan living space in a two bedroom apartment

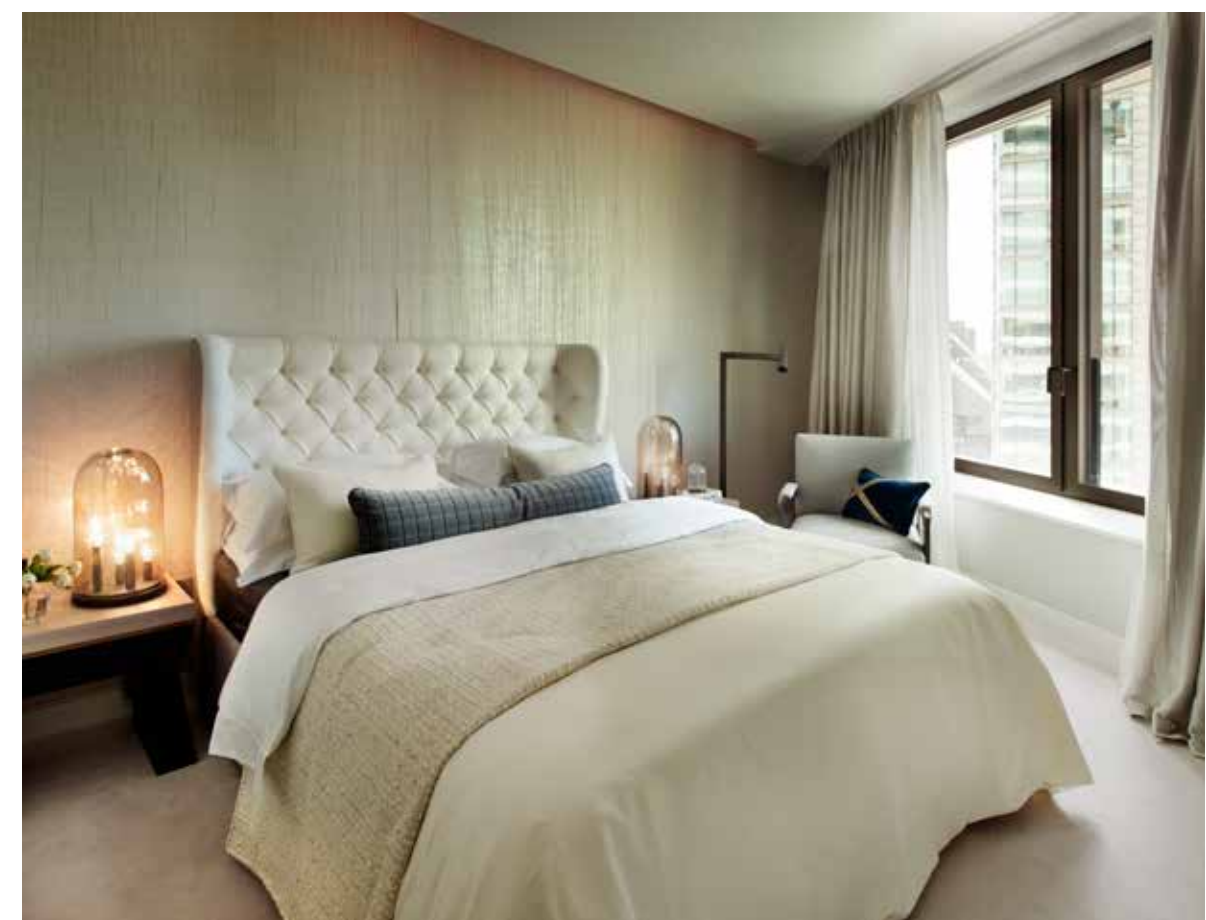
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## LARGE WINDOWS AND FULL HEIGHT GLAZED DOORS DRAW LIGHT INTO THE APARTMENTS

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Bringing natural light into the building was an important consideration from the outset.

The architectural contours of the building have resulted in the vast majority of apartments having balconies and terraces, all with full-height glazed sliding doors.



Left / The large windows offer impressive views over the London skyline

Above / The master bedroom in a two bedroom apartment



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## A SOPHISTICATED PALETTE AND BEAUTIFUL MATERIALS

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Left & above / The master bathroom within a two bedroom apartment

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## CAREFULLY CONFIGURED FLOORPLANS ENSURE THE OPTIMUM APARTMENT LAYOUT

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The unique footprint of Riverwalk has resulted in many different apartment layouts, each carefully designed to maximise the space and views.

In many of the two and three bedroom apartments a circular entrance hall opens directly into the living spaces and offers a vista out through the windows. This has the effect of bringing the external views and natural light into the heart of the home.



Right / The rotunda entrance of a two bedroom apartment leading to the living spaces

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EXCEPTIONAL VIEWS

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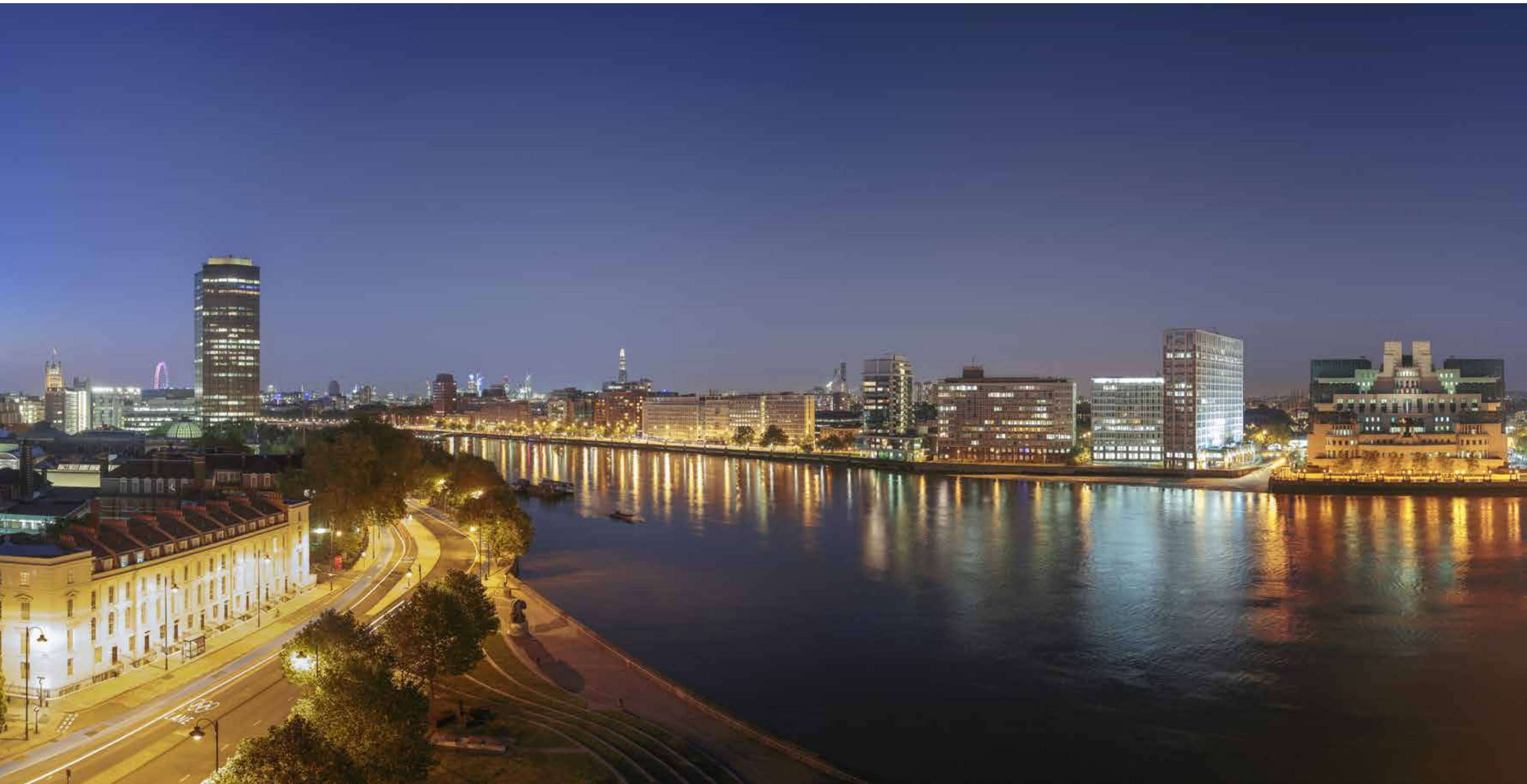
# SPECTACULAR VIEWS OF THE THAMES AND WESTMINSTER

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Below / Looking along the Thames  
at sunset from the upper floors



Below / An evening view looking along the river





Below / A view looking northwest at sunset



Below / A daytime view

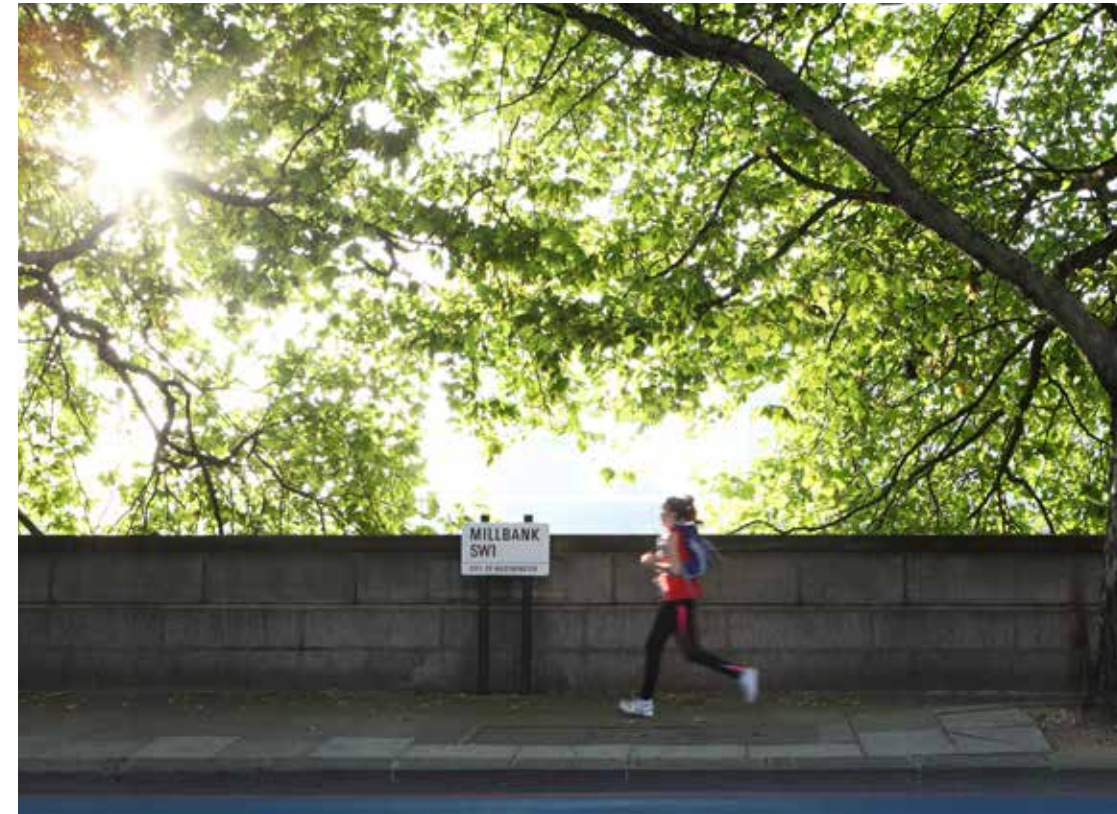




## THE RIVER IS A THREAD THAT CONNECTS LONDON'S PAST TO ITS PRESENT

The River Thames flows through the heart of London, providing a unique space for both contemplation and activity. On its banks stand many of the capital's most notable sights. From Riverwalk, as we follow the Thames downstream, it passes the Palace of

Westminster, the Southbank, The City, Canary Wharf and historic Greenwich. Upstream the river begins its journey in the west, flowing through Kew, Chiswick and Chelsea before reaching Riverwalk.



Opposite / A rower on the Thames

Above / Wide footpaths beside the river are ideal for a morning run

Right / Victoria Tower Gardens



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## MANY OF LONDON'S MOST HISTORIC BUILDINGS ARE WITHIN WALKING DISTANCE

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To walk through Westminster is to see London come to life. Many of the city's most notable historic buildings are only a short walk away.

As a neighbourhood, Westminster offers the best of London. It's a neighbourhood that features both small boutiques and high-end retailers; where dining choices range from casual through to à la carte. These many different aspects ensure Westminster is a residential location that is unlike any other in London.



Left / The splendour of Buckingham Palace seen from St James's Park

Opposite top / The Palace of Westminster peers over the riverside trees

Opposite right / Pomp and circumstance on show at Horse Guards Parade

Opposite left / Pausing for a break on the steps of St John's Church, Smith Square



## LIFE IN THE HEART OF THE CITY, SURROUNDED BY GREEN SPACES, ART AND CULTURE

Although this is very much the heart of central London, access to green space is by no means limited. To the north of Riverwalk, within easy walking distance, lie two of the Royal Parks, St James's Park and Green Park.

It's also an area notable for its links to the arts. Tate Britain, one of the world's premier art galleries, is less than a minute's walk from Riverwalk, as is one of the country's most notable art colleges, Chelsea College of Arts. Over the years its alumni has included actor Sir Dirk Bogarde, artist David Hockney and Turner prize winners Sir Anish Kapoor and Chris Ofili.



Above and right / A wealth of British and international art can be seen at Tate Britain

Above / Morning in Hyde Park sees a variety of activities, including horse riding

Right / Green Park provides the perfect space to relax



## AMENITIES

Westminster provides all the facilities you would expect from a local neighbourhood.



### RESTAURANTS, PUBS, BARS & CAFES

- TomTom Coffee House
- Baker and Spice
- The Thomas Cubitt
- Amaya
- Ottolenghi
- Zafferano
- Petrus
- Mosimann's
- La Poule au Pot
- Hunan
- 101 Pimlico Road
- No. 11 Pimlico Road
- Il Convivio
- Koffmann's
- Marcus at The Berkeley
- Nahm
- Peggy Porschen
- The Orange
- The Alfred Tennyson
- The Botanist
- Cinnamon Club
- Santini
- The Mango Tree
- Shepherd's
- Colbert
- Boisdale
- Dinner by Heston Blumenthal, Mandarin Oriental Hyde Park
- Kazan
- Quilon
- Quirinale

### HOTELS

- Jumeirah Lowndes Hotel
- Lime Tree Hotel
- The Goring Hotel
- Hilton Hotel
- Sheraton Hotel
- Lanesborough Hotel
- Sloane Square Hotel
- Astors Hotel
- Lord Milner Hotel
- The Halkin
- Park Plaza Westminster Bridge
- DoubleTree by Hilton Hotel
- 45 Park Lane
- The Dorchester
- Four Seasons Hotel
- Intercontinental Park Lane



### THEATRES & CINEMAS

- Millbank Cinema and Media Centre
- Victoria Palace Theatre
- St James Theatre



### GROCERIES

- Waitrose Belgravia (Royal Warrant)
- Marks and Spencer
- Partridges
- Daylesford Organic
- Rococo Chocolates
- Pierre Hermé French Macarons
- Poilâne French Bakery
- Market Quarter
- Duke of York Sq Market (Saturdays)
- Pimlico Farmers Market



### FASHION & DEPARTMENT STORES

- Harrods
- Harvey Nichols
- House of Fraser
- Peter Jones



### MEDICAL

- Belgrave Medical Centre
- Victoria Medical Centre
- Bijoux Medi-Spa
- Motcomb Street Dentist
- Millbank Medical Centre
- Portman's Pharmacy
- Walden Chemist



### HEALTH, BEAUTY & FITNESS

- Bodydoctor Health & Fitness
- Hushh Spa
- Errol Douglas
- Annick Goutal Perfumer
- Daniel Galvin Jr
- Earthspa
- Stephen Casali

### PARKS AND OPEN SPACES (WIDER AREA)

- St James's Park
- Green Park
- Hyde Park
- Ranelagh Gardens
- Grosvenor Square Gardens
- Bessborough Gardens



### OTHER USEFUL SHOPS & AMENITIES

- Buckles and Brogues Shoe Repairs
- Buttercup Dry Cleaners
- Elias Dry Cleaners
- Jeroboams



## UNIVERSITIES & SCHOOLS

London is home to many world famous educational establishments, with Imperial College and LSE ranked in the top 20 global universities.

The universities and higher education establishments are all located in central London within easy reach of Riverwalk.

Below is a list of universities, colleges and schools.

### NURSERIES

- Tachbrook Nursery School

### PRIMARY SCHOOLS

- Millbank Primary School
- St Barnabas CE Primary School
- St Vincent de Paul RC School
- Burdett-Coutts CE Primary School
- Westminster Cathedral RC School
- Churchill Gardens Primary School
- St Gabriel's CE Primary School

### SECONDARY SCHOOLS

- Pimlico Academy
- Westminster City School
- Grey Coat Hospital School

### PUBLIC SCHOOLS

- Westminster School, Little Smith Street
- Francis Holland School, Graham Terrace
- Eaton Square School
- Abbey College

### UNIVERSITIES

- University of Westminster
- UCL (University College London)
- City University
- Central St. Martins
- Imperial College
- London College of Fashion
- London Business School
- King's College
- LSE (London School of Economics)
- London Southbank University
- School of Oriental and African Studies





## AN INTRINSIC HARMONY BETWEEN THE EXTERIOR ARCHITECTURE AND THE INTERIOR SPACES

Limestone from the exterior façade has been introduced onto the walls and floor of the entrance lobby, making the transition from the outside to the interior a seamless experience.

Marble has been selected to contrast with the limestone; the intersection of these two materials forms a gentle curve that follows the radius of the building. Oak walls add a sense of warmth and create an inviting residential space.

*Below / The expansive lobby area linking both the West and East buildings*



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## EXCEPTIONAL RESIDENTS' SERVICES WITHIN A LANDMARK BUILDING

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Upon entering the lobby, there is an immediate sense of exclusivity as residents are greeted by reception staff. The desk is manned 24-hours a day, with further concierge and valet parking services upon request.

Underground parking spaces are available in a secure area with CCTV coverage throughout.

Riverwalk residents have the exclusive use of a fully equipped fitness suite with views overlooking the River Thames.



## SPECIFICATION OVERVIEW APARTMENTS

### EXTERNAL WALLS

Warm, light coloured limestone, curved on every floor to follow the architectural lines on each level.

The intermediate strata are formed from sculpted aluminium panelling, complementing the line of the stone. The upper levels are set back in places, enhancing the penthouse terraces and providing architectural definition to the building's roofscape.

Balconies are constructed with low iron toughened glass balustrading. These have drainage installed, external power provision and to the larger terraces, an external water supply.

### WINDOWS AND BALCONY DOORS

Sitting within the bands of sculpted aluminium panelling are full height, clear glass, motorised sliding doors opening onto balconies. All windows are low e-coated, high performance triple glazed units within thermally broken bronze finished aluminium profiles.

All window ironmongery is bronze finished aluminium.

### INTERNAL WALLS, DOORS & JOINERY

Internal walls and partitions are constructed from metal stud work, incorporating acoustic insulation with two layers of plasterboard either side, plaster skim coated and paint finished.

The apartment entrance doors are high quality timber and fitted with a high quality 4 point locking mechanism.

All internal doors are full height, timber veneered or spray-lacquered where applicable.

### CEILINGS

Apartment ceilings within the main living spaces are circa 2.75m high in Riverwalk West, and in all secondary areas, i.e. kitchens, hallways and bathrooms, 2.6m high.

Ceilings are constructed from a suspended plasterboard system, plaster skim coated and paint finished.

Ceilings incorporate smoke and heat detectors, sprinklers and recessed light fittings.

### FLOORS

Apartment floors are finished with high quality engineered timber. Stone floors are provided in the bathrooms and the rotunda entrance hallways where applicable.

### BATHROOMS & SHOWERS

The bathrooms feature high quality branded sanitary ware, complemented by a contemporary range of Dornbracht taps and brassware.

Natural stone feature marble walls throughout all bathrooms, along with bespoke bathroom cabinetry and demisting mirrors.

Generous sized showers with a frameless glass shower panel and stone flooring are provided where applicable. All bathrooms feature underfloor heating and heated towel rails or heated walls.

### KITCHENS

Bespoke designed kitchens by Boffi. The kitchen appliances are by Miele and Gaggenau.

### UTILITY ROOM (WHERE APPLICABLE)

Where applicable these are equipped with Miele appliances, or equivalent, and include a washer/dryer.

Compact provision for whole house ventilation units.

### ROTUNDA (WHERE APPLICABLE)

Veneered wall panelling incorporating flush doors together with light Italian marble flooring leading to the main living spaces.

### HEATING & COOLING

An independent thermostatically controlled comfort cooling system is provided by fan coil units integrated within the ceiling void.

Underfloor heating in all the bathrooms.

### LIGHTING

Crestron architectural lighting system provides lifestyle scene setting to principal rooms.

Low-voltage energy saving downlighters throughout. The majority use LED technology.

Provision for table and floor lamps to be connected to 5 amp sockets.

### A/V, TELEPHONE & DATA SYSTEMS

Cat 5 cabling for digital TV, DAB and FM radio, telephone and data services.

Fully integrated Crestron home automation system.

Principal rooms are wired for surround sound to low level speaker sockets, enabling speaker installation for a home cinema experience.

Sky HD/Freeview enabled.

Crestron touch screen control panels where applicable.

Wiring to telephone points is provided to all principal rooms.

Pre-wiring to data sockets enabling multi-room broadband connection.

Pre-wired for automated blinds where applicable.

### SECURITY

The apartments benefit from 24/7 security and each apartment has the following in place:

- 4 point locking system to entry doors
- Spyholes for all front doors
- Video entry system to all apartments
- Pre-wired for NACOSS Gold certified intruder alarm system with motion, vibration and shock detection
- Mains supply water sprinklers as well as smoke detectors and heat detectors in the kitchen
- Fire alarms to all apartments with a direct link to the building management system
- CCTV security system with recorded monitoring throughout the building
- Direct access to building management from every apartment.

In addition, the following measures are also in place:

- Automated gates to restrict vehicle and pedestrian movement in and out of the secure car park area
- High security locks to all external apartment entrance doors
- All external windows and sliding doors are fitted with security locks.

### DISCLAIMER

This specification forms no part of any contract

## SPECIFICATION OVERVIEW COMMON AREAS

### ENTRANCE LOBBY

The entrance lobby is the central point of both the West and East buildings, incorporating a reception desk for the concierge, stone floor finishes and seating for visitors with direct connectivity to the lift lobbies, fitness suite and back of house areas.

Finishes are of the highest standards throughout.

### LIFTS

There are two high speed lifts in each building, with capacity for 13 or 17 passengers, servicing all residential floors and the basement car parking levels. There is a remote lift monitoring system with dedicated telephone lines plus emergency telephone handset.

The lift car interior is finished in brown marble and pale stone with stainless steel fittings.

All lift lobbies feature pale stone flooring and oak panelling.

### CAR PARKING

Secure parking spaces are available below the West and East buildings in a secure, well lit area. CCTV coverage throughout.

### CONCIERGE/SERVICES

A bespoke concierge service can arrange for the provision of a range of third party services including:

- Dry cleaning
- Housekeeping
- Reservations
- Theatre tickets
- Car service
- Courier/messenger service
- Maintenance service
- Secretarial service
- Travel arrangements

An on-site porter is available to assist residents if required.

### WARRANTY

10-year NHBC warranty.

### AMENITIES

A fitness suite is located on the ground floor overlooking the river and is available for the exclusive use of the residents and their guests.

It comprises a state-of-the-art gym with facilities for personal training and separate pilates/yoga studio.

Other amenities:

- A concierge and 24-hour security
- Post room
- Cold storage area for deliveries
- Valet parking
- Bicycle space provided for each apartment
- A building manager is responsible for providing all building services for the benefit of the residents
- Allocated secure storage spaces are available at an extra cost, on request.

### CLEANING AND MAINTENANCE

Internal cleaning of the common parts is performed by a dedicated team of specialist contract personnel, capable of providing a high-end service.

External cleaning will be carried out on a rolling programme to ensure that the building is always kept to the required high standards.

### ENVIRONMENTAL AND SUSTAINABLE FEATURES

Riverwalk is designed to very high environmental standards and all apartments have achieved a Level 4 rating from the Code for Sustainable Homes. The design exceeds current building regulations in terms of both energy and water usage.

Key features include:

- An optimised building envelope designed with low heat loss and air leakage to minimise energy usage, optimised to reduce solar gain
- High performance triple glazing with high acoustic performance
- A highly efficient central infrastructure plant providing heating and hot water to all of the development
- The inclusion of a combined heat and power engine within the main heating plant serving the building to generate electricity and hot water simultaneously
- Mechanical ventilation to each apartment with high efficiency heat recovery
- An array of photovoltaic panels on the roof to generate electricity
- Rainwater is harvested to allow water to be re-used for irrigation
- Green roofs to encourage biodiversity and attenuate water flow.

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EXPERIENCE & EXPERTISE

## THE DEVELOPER RONSON CAPITAL PARTNERS

Ronson Capital Partners LLP (RCP) is a new investment firm established by Gerald Ronson, founder and Chief Executive of Heron International, one of Europe's leading property development companies with operations in the United Kingdom and Continental Europe.

Ronson Capital Partners has extensive experience in delivering highly specified central London projects with a focus on excellence in terms of design, detail and service. In addition RCP has chosen a selection of excellent partners, contractors and consultants with the experience and expertise to deliver a premier development.

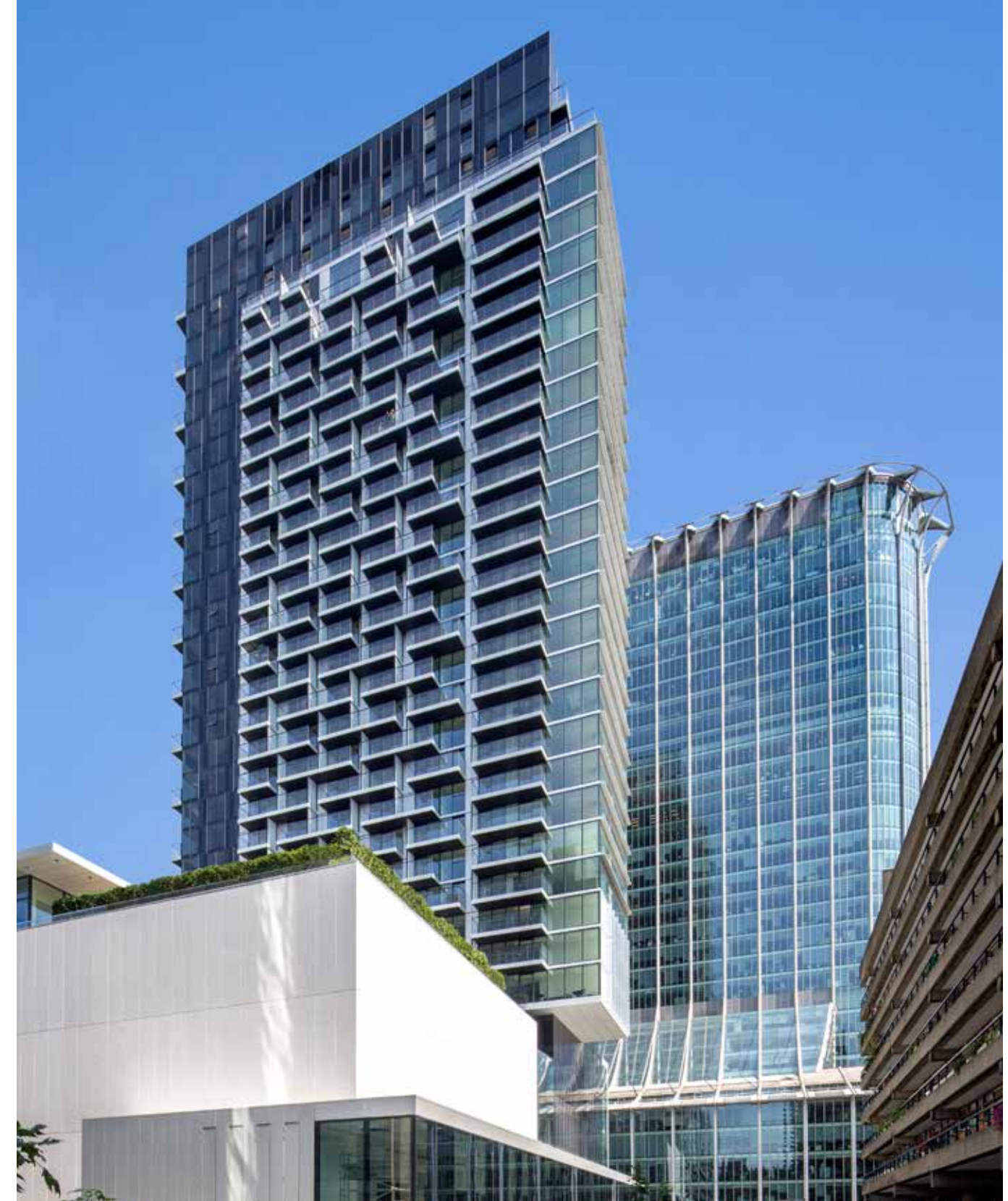
HERON TOWER



CHILTERN PLACE



THE HERON



## REAL ESTATE INVESTMENT TRUST DERWENT LONDON

Derwent London is the largest real estate investment trust focused on the London property market. The portfolio is spread mainly across central London and now totals 5.3m sq ft (490,000 sq m) worth £2.7 billion. It aims to transform commercial properties through good design – for the benefit of shareholders, occupiers and the community.

As original vendors of the site, Derwent London have worked closely with Ronson Capital Partners to transform the existing site from commercial use to residential.

PENTONVILLE ROAD



## THE ARCHITECTS STANTON WILLIAMS

Recent recipients of the UK's most prestigious award, the RIBA Stirling Prize, Stanton Williams is an internationally renowned architectural practice based in London. The firm has developed its portfolio from an initial focus on museums and galleries towards a wide variety of projects in culture, education, research, office, sports and leisure, residential, public realm and retail for both public and private clients.

All projects demonstrate the practice's over-arching objective of putting the user's experience of space, light and materials at the forefront of the agenda. Projects include: Tower Hill, the Millennium Seedbank, the new UAL campus for Central Saint Martins at King's Cross, the Sainsbury Laboratory in the University of Cambridge's botanical gardens and the Hackney Marshes Centre.

THE SAINSBURY LABORATORY,  
UNIVERSITY OF CAMBRIDGE



TURNMILL



ANGEL BUILDING



BOURNE HILL OFFICES,  
SALISBURY



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## RIVERWALK SHOW APARTMENTS

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## A DEVELOPMENT BY RONSON CAPITAL PARTNERS

In association with  
Derwent London

## DISCLAIMER

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