

THE FULMAR

LOWER RIVERSIDE

THE FULMAR LOWER RIVERSIDE

CONTENTS

6. THE VISION

Offering community, creativity and connectivity, Greenwich Peninsula will be a neighbourhood like no other in London.



8. ON THE PENINSULA

An unmatched riverside location and a flourishing social and cultural scene: the Peninsula offers the best of London living.



12. THE NEIGHBOURHOOD

Important business districts and some of London's unique attractions are only minutes away from the Peninsula.



18. ON YOUR DOORSTEP

Greenwich Peninsula's excellent transport links open up the whole of London to its residents.



20. THE DISTRICTS

Five distinct districts give the Peninsula character and diversity.



22. LOWER RIVERSIDE

The Lower Riverside district combines waterside tranquillity with lively social amenities.



24. APERTURE

The modern 'village hall' shared by the Lower Riverside and Parkside districts is a versatile meeting place and recreational hub.



30. THE FULMAR

The Fulmar celebrates its garden setting and surrounding nautical heritage, with apartments and shared areas brought to life by designers Jestico + Whiles.

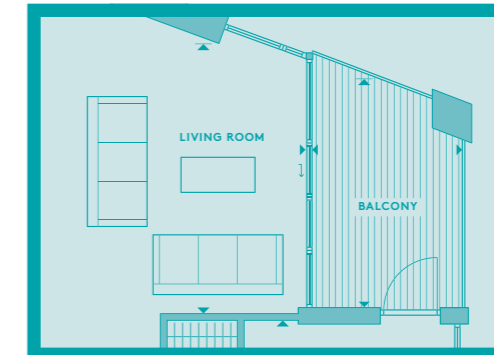


38. APARTMENTS



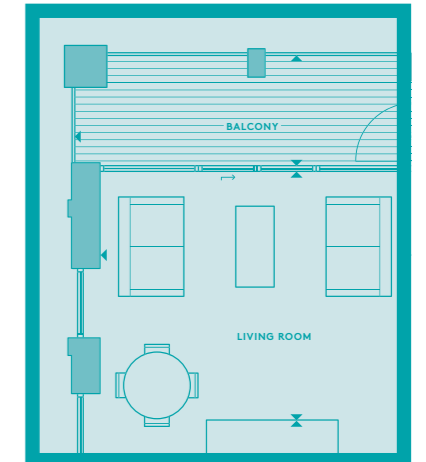
42. THREE-BED

Generous space, often enhanced by a separate kitchen and a separate dressing area.



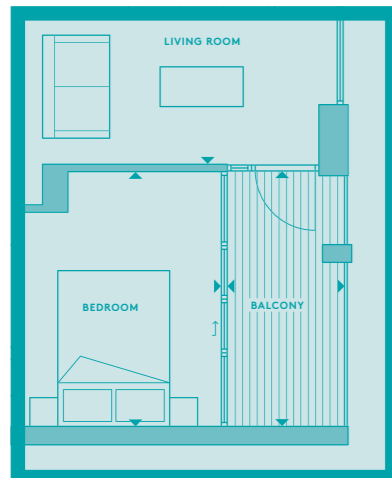
43. TWO-BED

A flexible kitchen and living space with plenty of inbuilt storage.



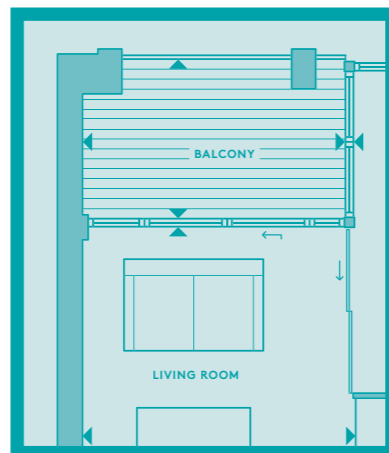
44. ONE-BED

Bright and open with a private corner balcony.



45. STUDIO

Cleverly configured to include a private balcony and separate living and sleeping areas.



46. MATERIALS & FINISHES



47. SPECIFICATION



48. THE ARCHITECTS

With a string of awards to its name, leading practice DSDHA specialises in projects that enable sustainable, fulfilling living.



50. THE DEVELOPER

International experience, long-term vision and financial substance lend Knight Dragon advantage in delivering a high-quality, sustainable new destination.



WHERE IT ALL STARTS



Safe, scenic and well connected, Greenwich Peninsula is a place of good food and drink; of culture, of clean space, of neighbourliness and shared experiences. It's a place you can make your personal haven – in the heart of London.

THE VISION

In a loop of the Thames, Greenwich Peninsula is an 'island' community at the heart of London. Green, safe and sociable, it's immersed in culture. Its lifestyle is easy and rewarding.

Private residences are set amid parks and hidden gardens, bounded by 1.6 miles of prime Thames waterfront. Open-air art installations are joined by gallery, film and performance spaces. Shops, bars and dining add to choices further along the river and in the city. The underground, boat and cable car connect the Peninsula with the whole of London.



Each district on the Peninsula has its own distinctive character, but residents are close-knit. They're proud to live on the Peninsula, to be forming its bonds and shaping its amenities. They enjoy strolling safely along its walkways, sunning themselves on benches and balconies or meandering to local bistros for Sunday brunch. Friends come to spend the weekend. There's an infectious energy in the air.

Peninsula residents are a short walk from music and art venues, cafés and restaurants as well as a wealth of green space. A five-kilometre illuminated running track will encircle the district.



Thoughtfully planned and surrounded on three sides by Thames waterfront, the Peninsula offers an inspiring lifestyle within a stone's throw of central London.

ON THE

Contemporary apartments sit within a tranquil riverside setting offset by views of wider London. Greenwich Peninsula offers desirable residential amenities; but it is also emerging as a vibrant centre of art, culture and entertainment.

The O2, with its large-scale music performances, cinema, bars and restaurants, is the world's most popular concert venue and a perennial draw. Beside it sits the portholed structure of Ravensbourne, one of the nation's leading art schools. Creative collaborators are leading the rest of the Peninsula in an inspiring new direction.



Antony Gormley's tallest work to date, Quantum Cloud, towers 30 metres over the eastern shoreline of the Peninsula.



Up The O2 spans the building's canopy to give exhilarating views across London.

PENINSULA

The Emirates Air Line's cable cars take passengers from the Peninsula's eastern shore across the Thames.



The area's historic jetty has become a performance space suspended over the river. Close by stand Antony Gormley's Quantum Cloud sculpture and Richard Wilson's A Slice of Reality. Near the Underground station, the twin Gateway Pavilions contain an art gallery and a restaurant, operated by chef Stevie Parle, that will bake, roast and cure in-house, and source some ingredients from the garden nearby. Renowned designer Tom Dixon created both this restaurant's interiors and the garden's ecologically-considered landscaping, while sculptor Conrad Shawcross has evolved an intricate outer shell for the site's low carbon energy centre. Gallery owner Steve Lazarides has opened a print studio on the Peninsula, inspired by the area's burgeoning creativity.

Boats set sail along the river from Greenwich Yacht Club. Nearby, the Greenwich Peninsula Ecology Park preserves four acres of wetlands and meadows for wildlife. From there cyclists and pedestrians can follow the scenic Thames Path through Lower and Upper Riverside, past new waterside shops and cafés.



Meantime Brewery has established a boutique hop farm that's now seeing its very first brewing of Greenwich Peninsula beer.



The Jetty, The O2 and the expanding number of bars, shops and restaurants around it offer residents and visitors an appealing range of options for relaxing and socialising.

Lower Riverside, Greenwich Peninsula



'Shade' by Simon Heijdens, NOW Gallery, Greenwich Peninsula

The important UNESCO World Heritage site of Old Greenwich is only eight minutes from Greenwich Peninsula. Evoking artistic and scientific endeavour and enlivened by an historic market, the site includes the 17th-century Royal Observatory, Queen’s House and Royal Park. Directly across the river, Trinity Buoy Wharf is a thriving arts hub, while the modernist skyscrapers of Canary Wharf – now the centre of the UK’s financial sector – hide an eclectic bar and restaurant scene. Further west along the Thames, Bermondsey is a charismatic home to coffee houses, pubs, markets, museums and arts events.

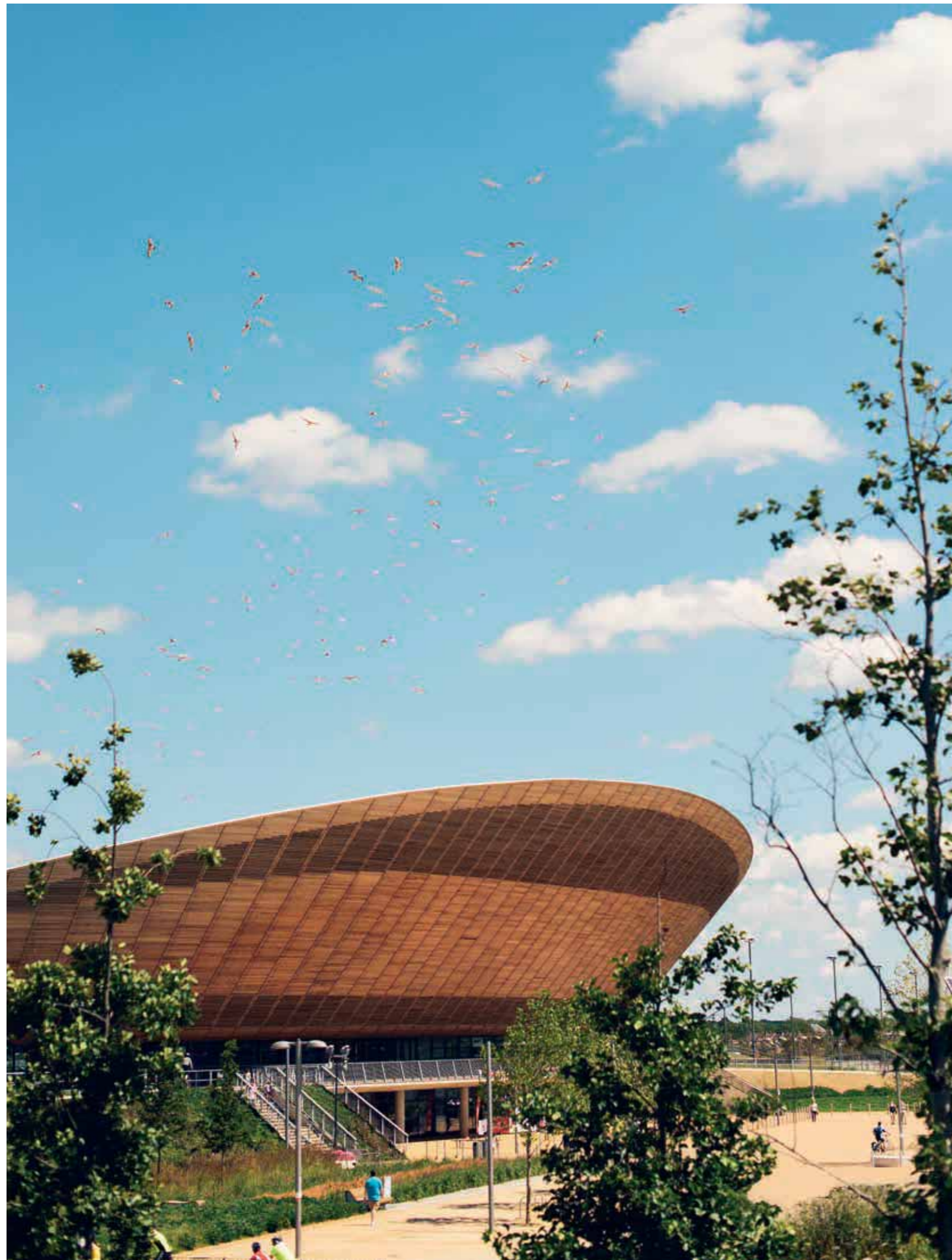


Canary Wharf is just on the other side of the river, connected by the Jubilee Line and the Thames Clipper ferry service. Two minutes from Greenwich Peninsula, it provides direct transport links to City Airport.

THE NEIGHBOURHOOD



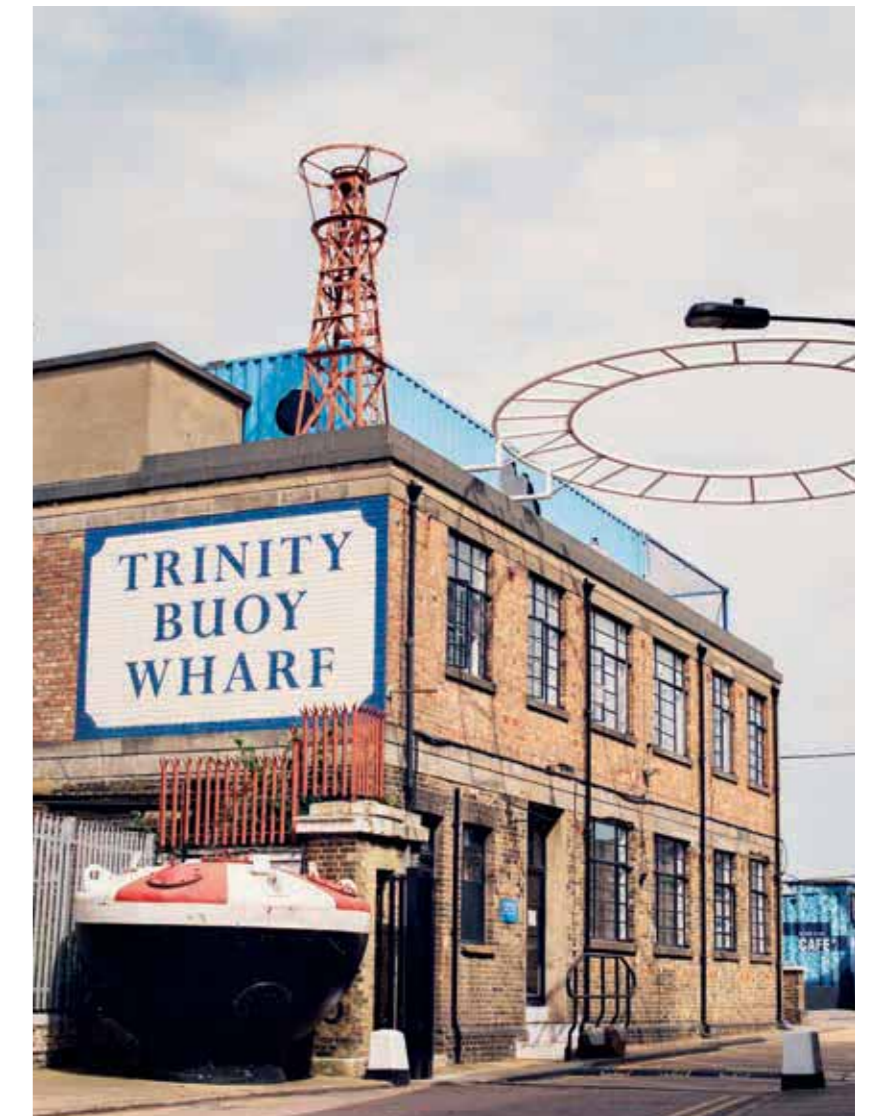
The Siemens Crystal beside the ExCel London exhibition centre encourages us to change the way we think about urban life through a glimpse into its sustainability and its future.



Lee Valley VeloPark,
Queen Elizabeth Olympic Park, Stratford



London's only remaining historic market, established in 1700, Greenwich Market is surrounded by independent boutiques and cafés.



Trinity Buoy Wharf is easily accessible by Thames Clipper from Upper Riverside on the other side of the Thames.

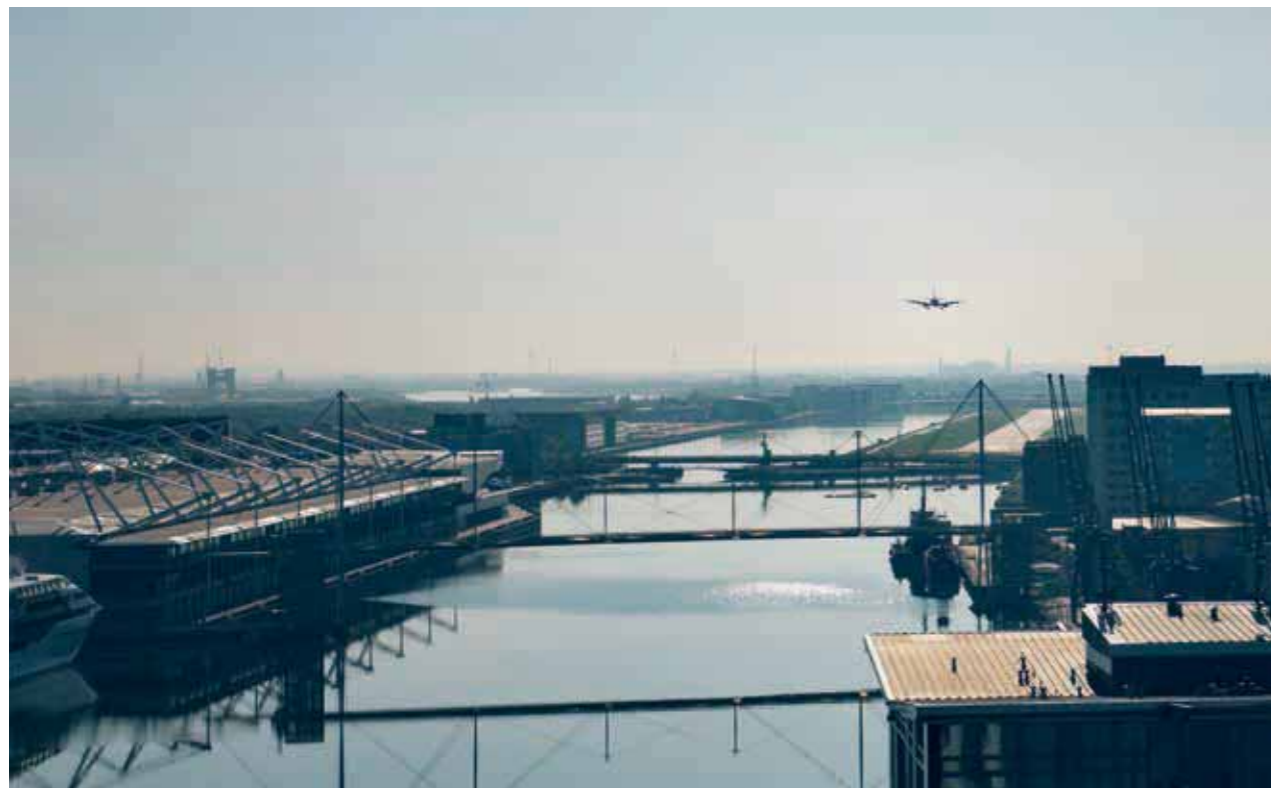
The resurgence of East London has accelerated following the London 2012 Olympics. Cultural events are blossoming in hidden spaces. The area has never enjoyed so much diversity in shopping, drinking and dining, with Canary Wharf a vibrant example. At Stratford, eight minutes north of the Peninsula by Underground, Europe's largest urban shopping centre has been joined by world class sporting facilities – one of the legacies of the Games.



West India Quay,
Canary Wharf, London



Royal Victoria Dock, home to ExCel London
and the WakeUp Docklands watersports centre.

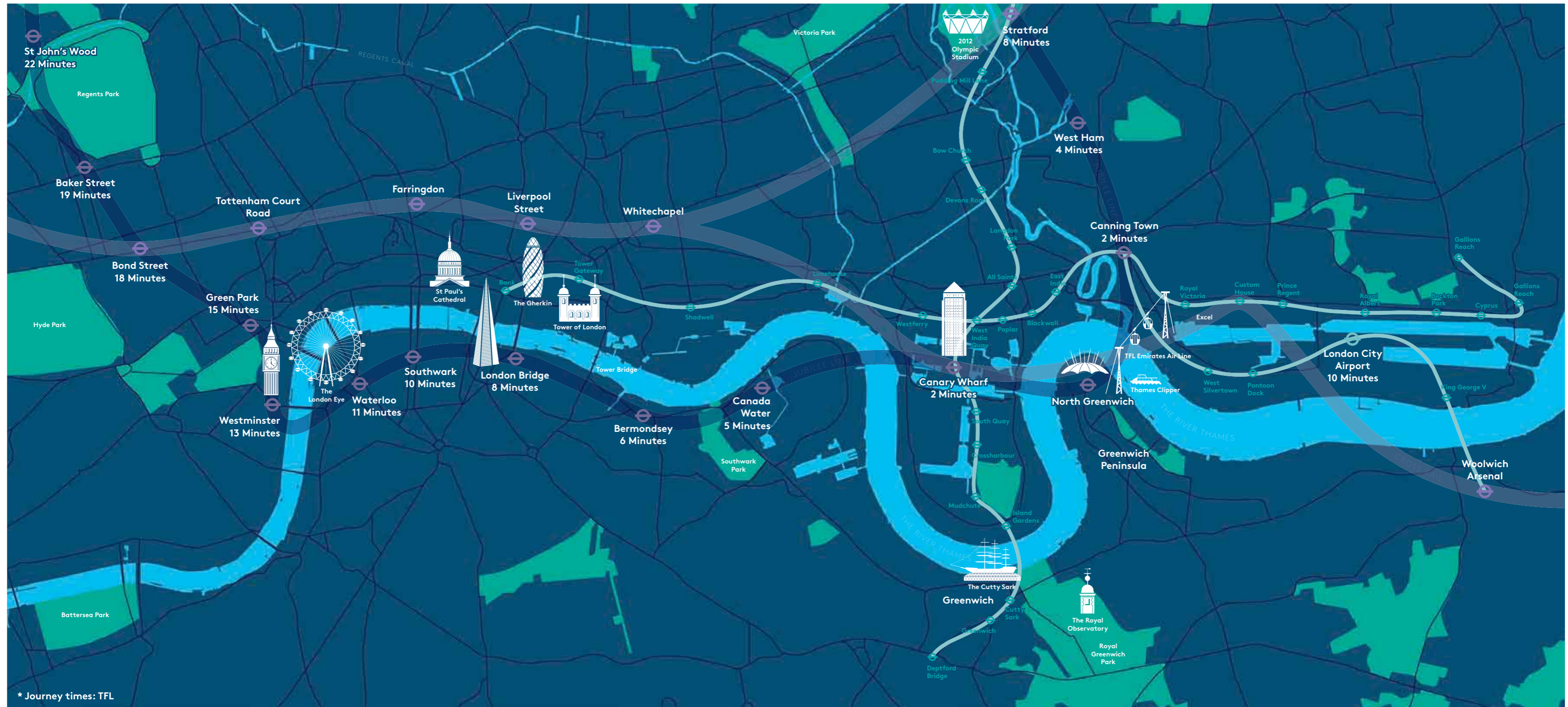


The famous tea clipper, the Cutty Sark,
moored at Greenwich, London.

ON YOUR

Above ground, the Thames Clipper ferries offer easy and enjoyable access to central London. A commuter boat service departs North Greenwich for the London Eye, with stops including Canary Wharf and London Bridge. Overhead, the Emirates Air Line cable car lifts passengers over the Thames to the Royal Docks and ExCel London, the capital's largest exhibition centre.

The Peninsula is also a gateway to major transport hubs. London City Airport, just 10 minutes from North Greenwich station, provides direct flights to dozens of domestic and international destinations, including Amsterdam, New York and Zurich. From St. Pancras International, 30 minutes away, high-speed Eurostar trains depart for Brussels, Paris and Lille.

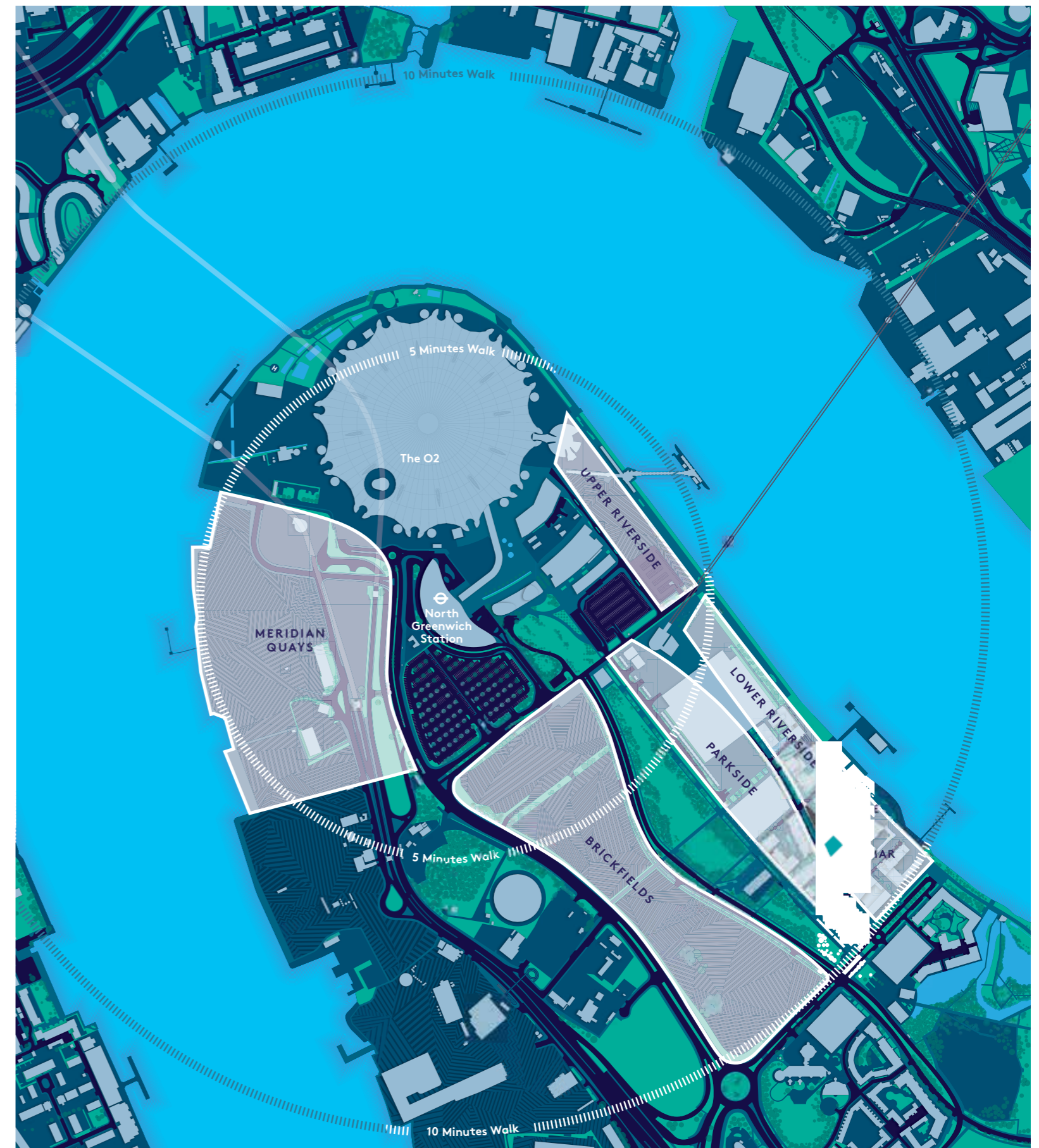


The Jubilee Line links Peninsula residents directly with Canary Wharf (2 minutes), London Bridge (8 minutes), Waterloo Station (11 minutes), Green Park (15 minutes) and the upscale shops of Bond Street (18 minutes). The Jubilee is the only line that connects with all other Underground lines.*

DOORSTEP

THE DISTRICTS

The Peninsula is made up of five districts, each with its own character, amenities, cultural attractions and architectural style. On the western reach of the Peninsula, elegant apartments will rise above the river to face Canary Wharf and the City of London. On the eastern shore, a lively promenade follows the water's edge. Central residences enjoy a leafy parkside location. Each district is only a short walk from the Underground station, Emirates Air Line terminus and North Greenwich pier.



LOWER RIVERSIDE

Five to ten minutes' walk from North Greenwich Underground station. With easy access to the Thames Path, The Jetty, Aperture and the Ecology Park, it has a peaceful neighbourhood feel.

UPPER RIVERSIDE

Located on the waterfront, close to The O2, Emirates Air Line and Quantum Cloud. With shops, bus stops and the Underground station on its doorstep, it shares exceptional views across the river with Lower Riverside and Meridian Quays.

PARKSIDE

Tucked behind Lower Riverside, it enjoys a lush green aspect along the length of Central Park. Only four minutes' walk from The O2 and North Greenwich Underground station.

BRICKFIELDS

Forming the centre of the Peninsula, and home to an appealing mix of residential and media/entertainment studio spaces.

MERIDIAN QUAYS

Facing Canary Wharf with stunning city views across the Thames, bisected by the Prime Meridian (which lends its name). Excellent access to the Underground station, local shops and the buzz of Peninsula Square.

LOWER

RIVERSIDE



The Fulmar is one of a collection of buildings that makes up the Lower Riverside district which spans much of the Peninsula's eastern shore. Located close to Central Park, the neighbourhood combines peacefulness with urban pastimes. At its social heart is Aperture, a shared space for residents with a café, deli, crèche and gym. The Jetty, site of pop-ups and performances, forms part of Lower Riverside's lively waterfront.

The area overlooks a wide sweep of the River Thames and takes in a long section of the riverside walkway. North Greenwich underground station is a 5-10 minute stroll away.

Situated at the point where Lower Riverside and Parkside meet, Aperture is a new incarnation of the traditional 'village hall'. Award-winning architects and designers have created a light and open meeting place that provides important services and brings together residents for socialising and recreation.



APERTURE

Aperture's slotted façade teases with partial views of the building's interior, and of its surroundings once inside.



Timber screens and patterned tiles lend a sense of warmth and welcome to the building's reception.



“When you walk in you feel the sense of scale and generosity,” says architect David Hills. Aperture’s contemporary environment is stylish, warm and inviting.

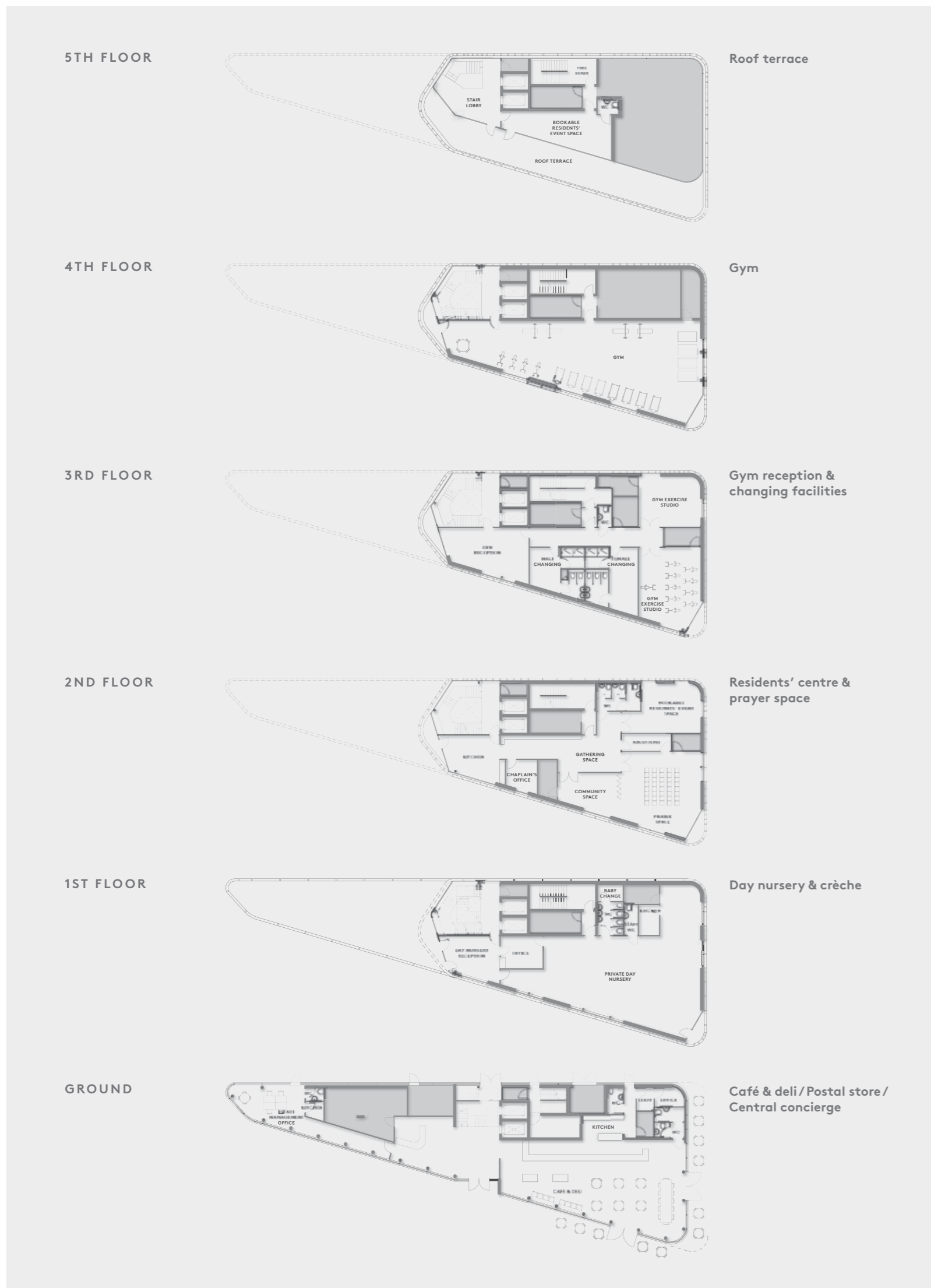
Designated by delicately laser-cut screens, the café and deli provides a public space at street level for socialising, working and relaxing.



Occupying Aperture’s third and fourth floors, the gym boasts two mirrored exercise studios and a state-of-the-art training area. Oversized windows let in as much natural light as possible.

Reception areas provide a friendly welcome on upper floors. Classic timber furniture and panelling feature consistently throughout the building.





The first and second floors of Aperture house a private nursery, bookable spaces for residents' events, and prayer areas. Above is a fully equipped, two-storey gym. The floors are connected by two lifts and a grand, inlaid, brass-balustraded staircase. Natural light is a priority in the building's design; whether from the first-floor terrace or the full-height windows in the gym, visitors will enjoy great views of the surrounding area.

Aperture, Chandlers Avenue
Greenwich Peninsula



THE FULMAR

Tucked just behind the waterfront, the 10-storey Fulmar suits its pleasant garden setting. A light exterior references traditional masonry materials, while inset balconies with tactile metal balustrades give the building its own character. The Fulmar both shares and contributes to a certain grandness in the surrounding architecture, which hints at the character of one of London's great Victorian neighbourhoods.

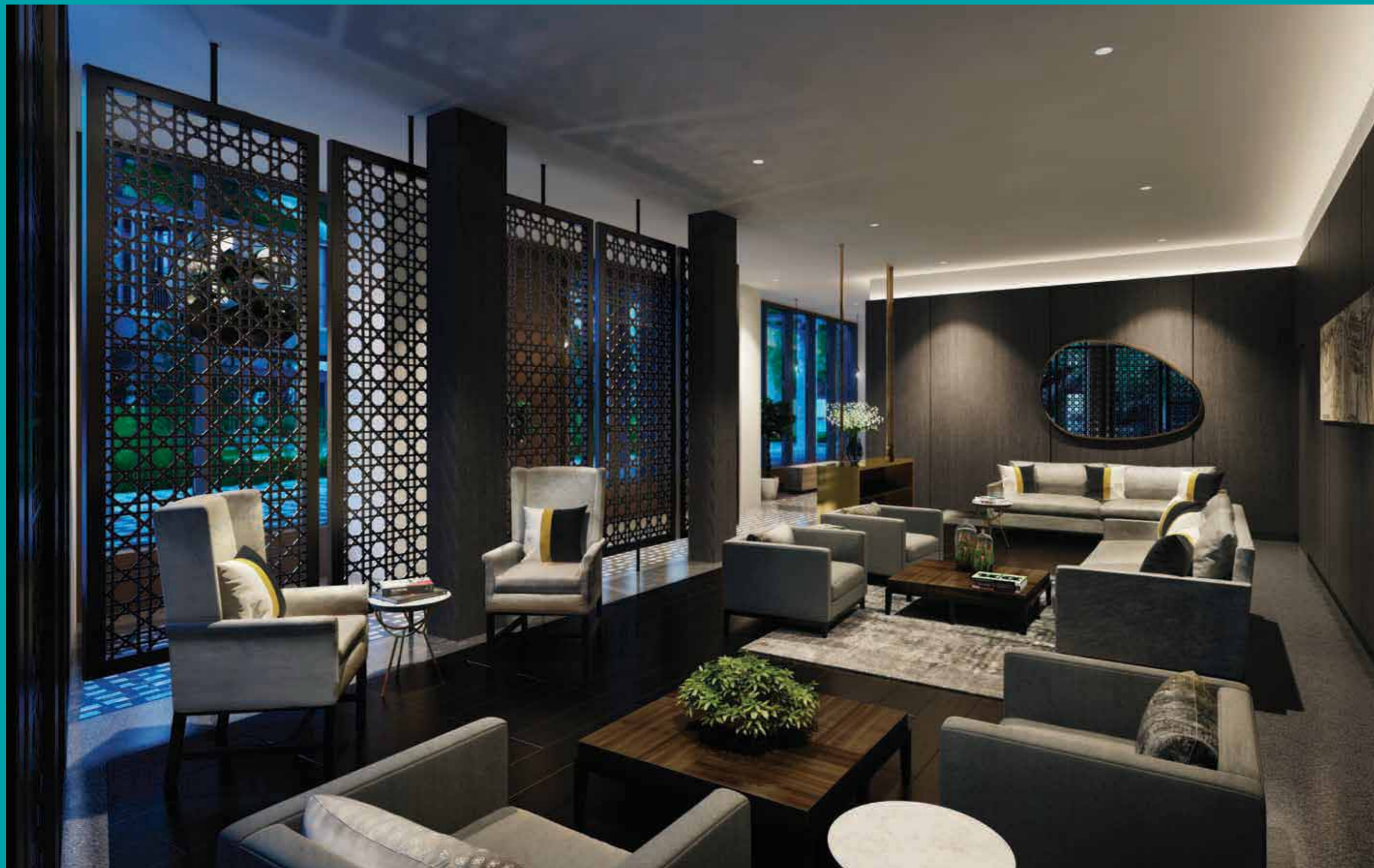
The Fulmar's elegant entrance pulls the garden space into the lobby, which couples generosity, warmth and homeliness with a real sense of arrival. The quality of the address is drawn out in both public and private spaces, which importantly still feel like home.



The Fulmar, Lower Riverside



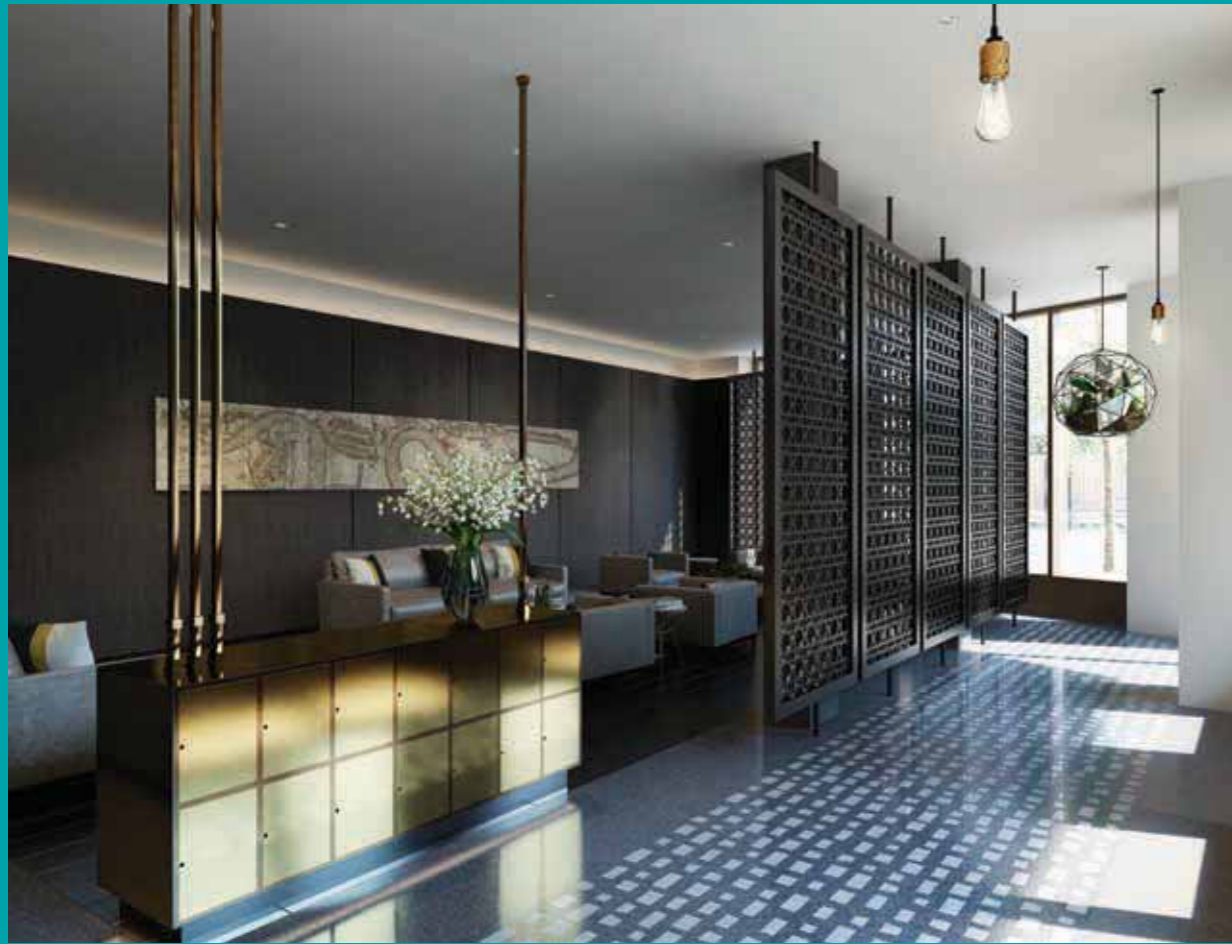
The Fulmar is protected and inviting in its garden surroundings. The shared courtyard space is neighbourly, while the large lobby windows which border it bring the outside in. A roof terrace attuned to the seasons is a setting for glamorous evenings at home.



Lush suedes, dark woods and worked metal characterise the reading room off the main entrance. Behind this, a sociable lounge area is clad in smoked timber.

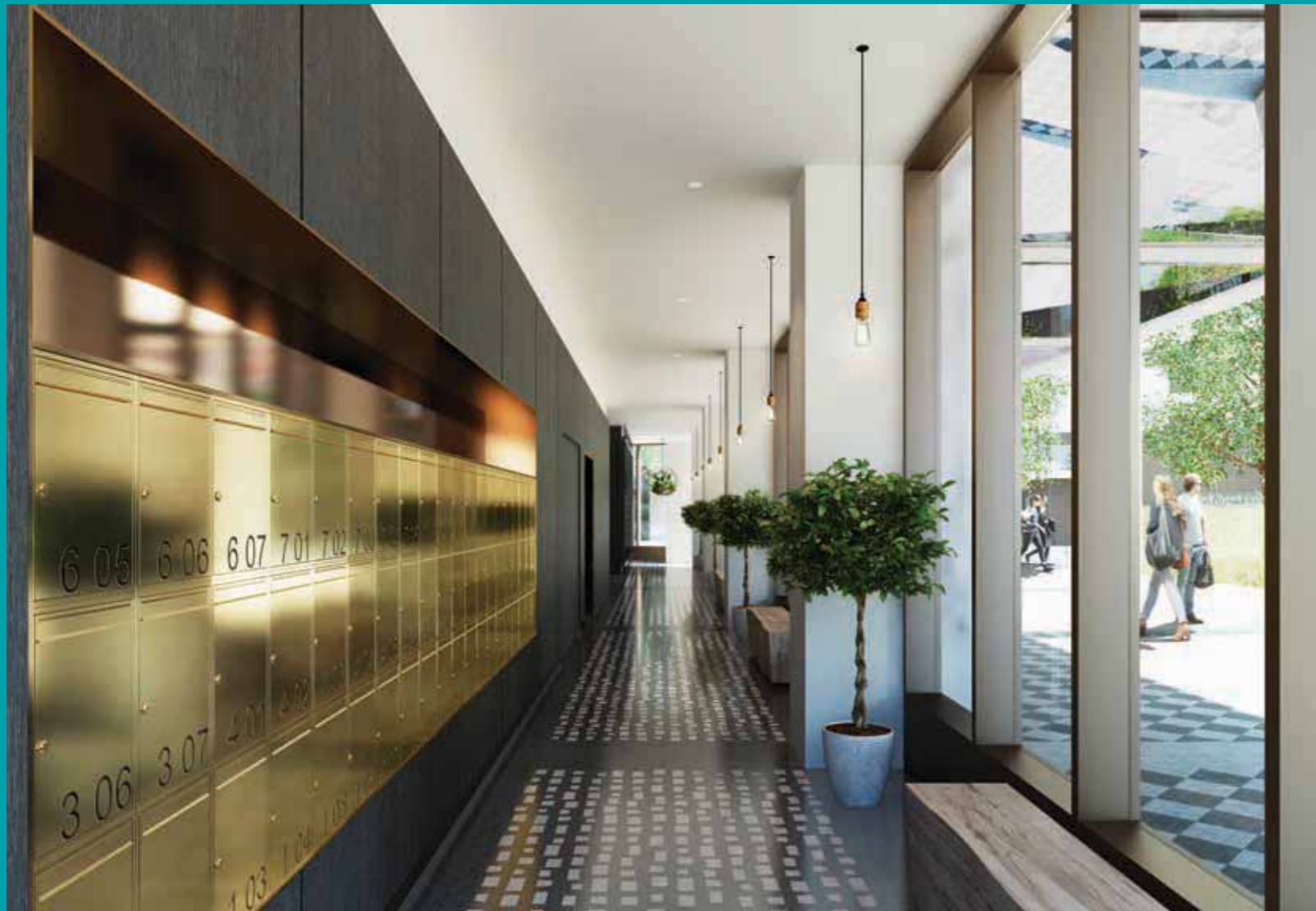
A recessed colonnade with faceted mirroring bounces peaceful garden light inside. Metallic light fixtures lead to the polished brass reception desk; a contemporary terrarium, filled with indigenous plants, glows at the end. The lift and lobby mirrors, etched and printed with local botanical motifs, bring beauty to familiar spaces.

A reading room off the lobby offers warmth and comfort, lent privacy by swivelling screens whose metalwork is an abstract reference to the industry of the past. Corridors in deep red, which lead to the apartments, reinforce a cosy sense of home.



A gallery-like space with an exaggerated sense of scale, the lobby area is a pausing point for visitors and residents returning home.

Bright brass mailboxes with large embossed numbers bring theatre to the everyday. A series of low informal benches merge the entryway with the garden outside.



Cherry trees chosen for their uplifting blossoms and colourful foliage will bring the changing seasons to The Fulmar's roof terrace. Tiny flares of light around the planters and among the branches transform the trees into delicate lanterns in this rooftop refuge.

Designed to catch the day's first and last light, the terrace's covered seating area is a place for Sunday papers in the morning and for soirées at night. A table to share with neighbours is integral to the space.



APARTMENTS



Interior designers Jestico + Whiles chose interesting prints and pops of vivid colour which draw on a heritage palette but have an excitingly contemporary feel. Touches of timber and metal maintain the nautical references. Materials are natural and solid.

With full-height windows, apartments are designed to open up generous views. An open-plan layout maximises living flexibility, with oak flooring deliberately kept consistent to emphasise the flow of space. Built-in wardrobes allow plenty of storage and minimise the amount of floorspace taken up by furniture. The inset terrace is a private, inviting extension of the living space.



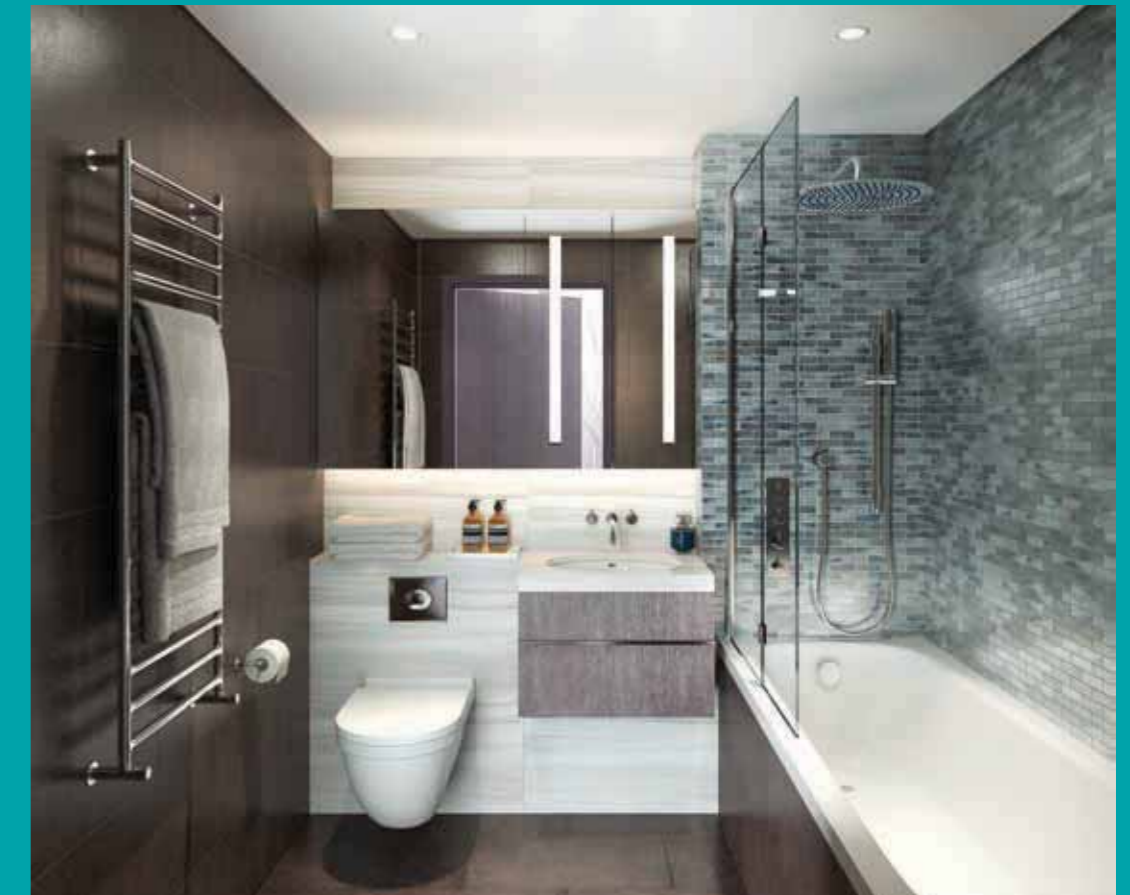
Accessed by sliding doors from the living area, terraces provide a private outdoor space with a quiet outlook.

To suit busy lifestyles, the kitchen is kept simple, open and fuss-free. The island in many two-bedroom apartments creates a sociable space and provides extra work space.



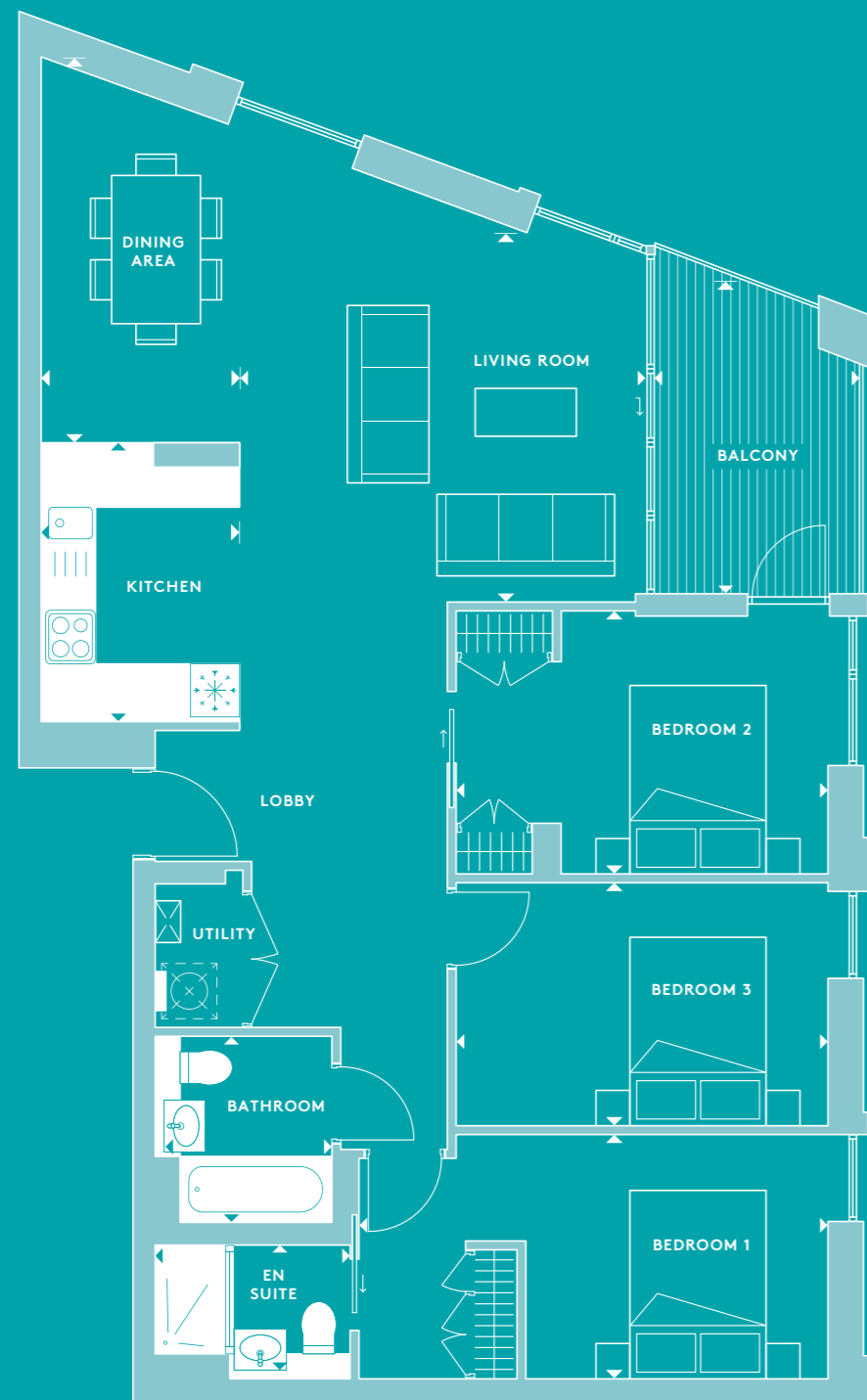
Full-height windows and built-in storage create a light and airy bedroom with a minimum of clutter.

In a tasteful bathroom palette, slate grey floor and wall tiles complement pale marble, sleek chrome, grey-stained timber and lustrous glass mosaic.



THREE-BED

The Fulmar's three-bedroom apartments offer generous space in which to live, often enhanced by a separate kitchen and a separate dressing area and en-suite bathroom in the master bedroom.

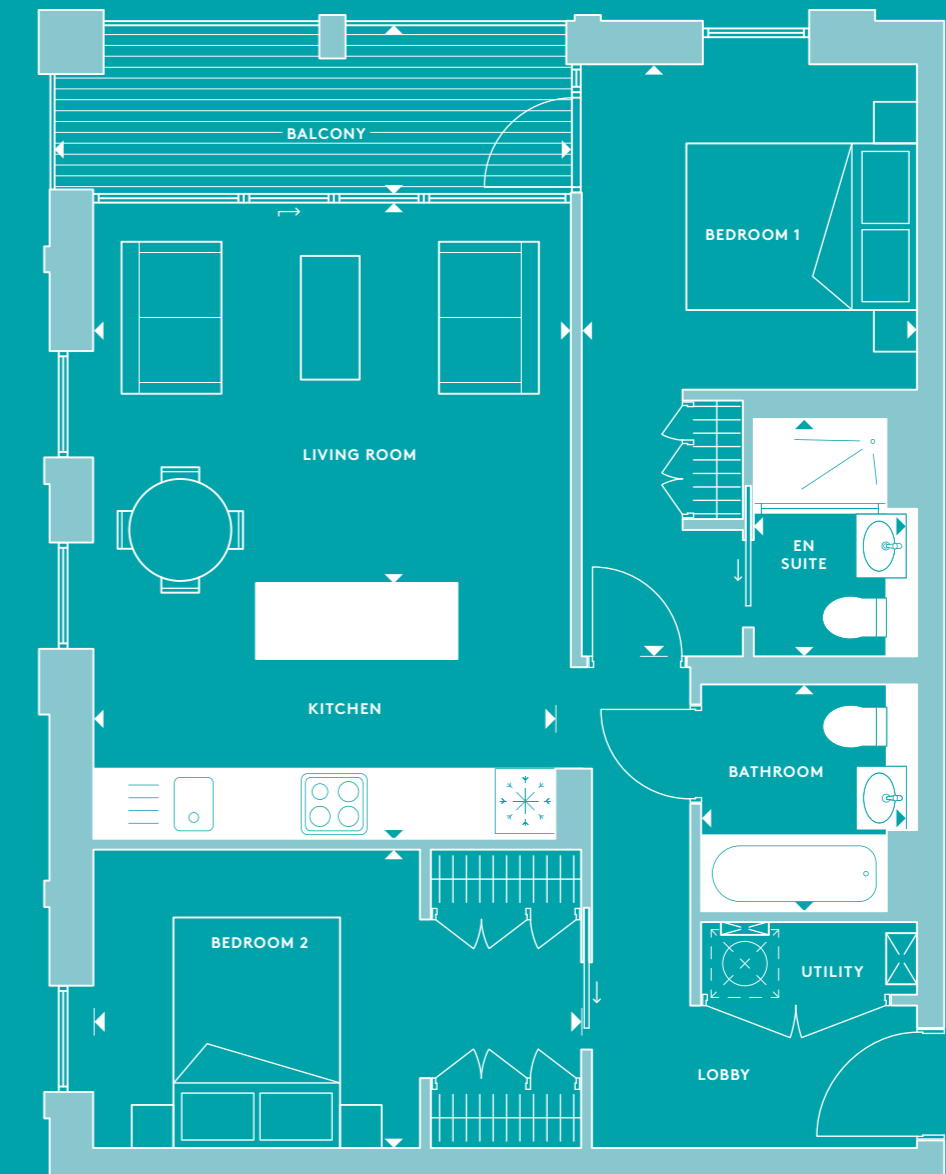


SAMPLE THREE-BED APARTMENT

NET INTERNAL AREA
1098 sq ft / 101.6 sq m

SAMPLE TWO-BEDROOM APARTMENT

NET INTERNAL AREA
754 sq ft / 70.1 sq m

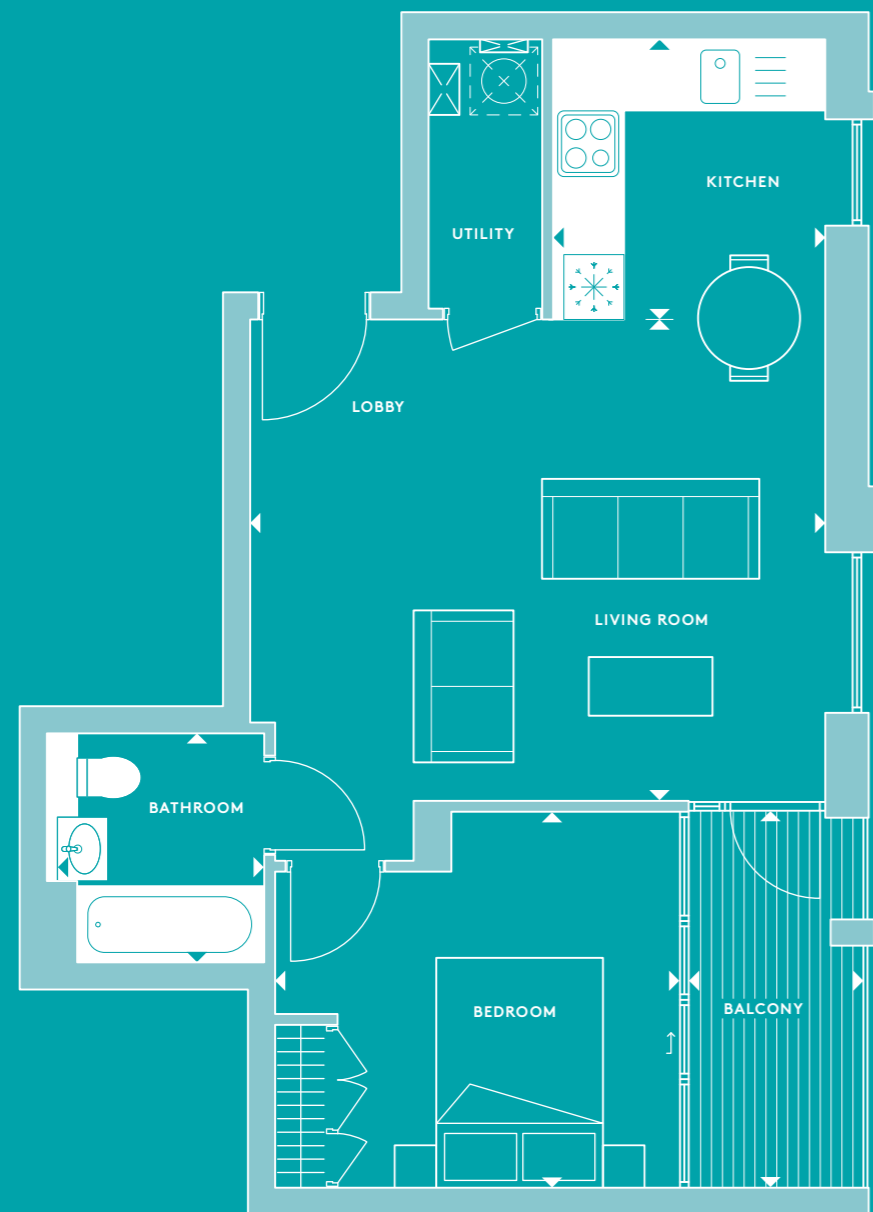


Flexible, flowing kitchen and living space in the building's two-bed apartments maintains their sense of openness and light.

TWO-BED

ONE-BED

A private corner balcony is an appealing, relaxing and entertaining area in The Fulmar's one-bedroom apartments.

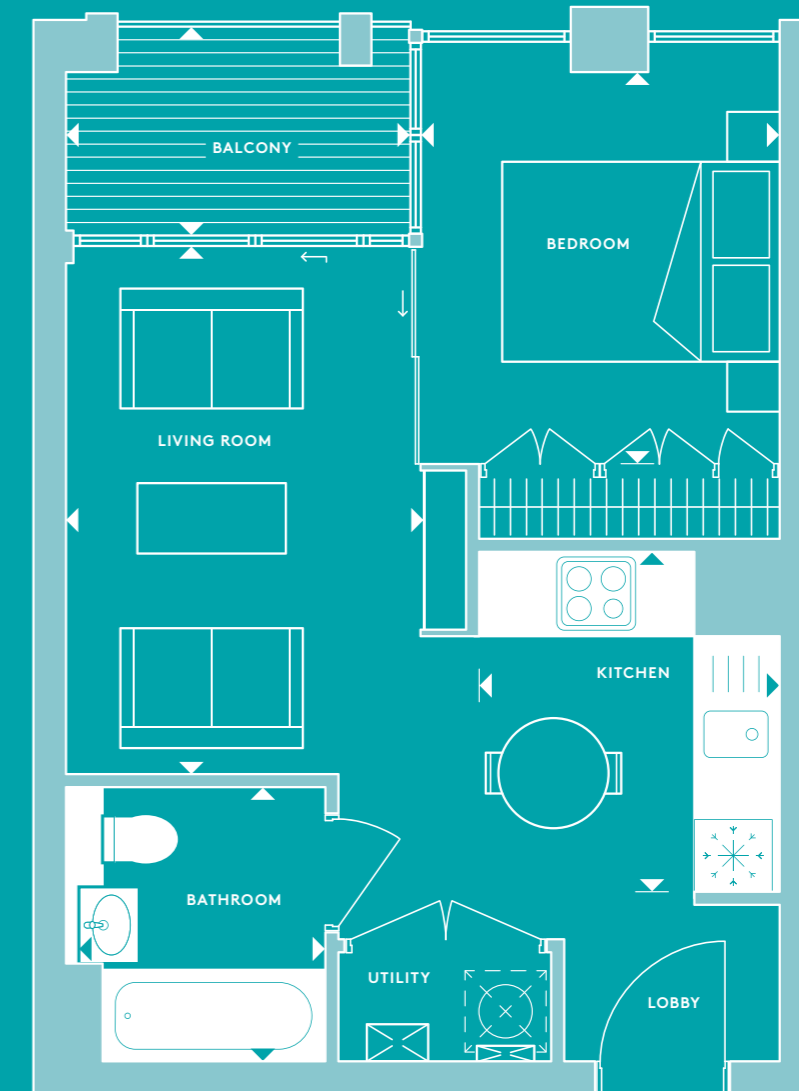


SAMPLE ONE-BEDROOM APARTMENT

NET INTERNAL AREA
538 sq ft / 50.3 sq m

SAMPLE STUDIO APARTMENT

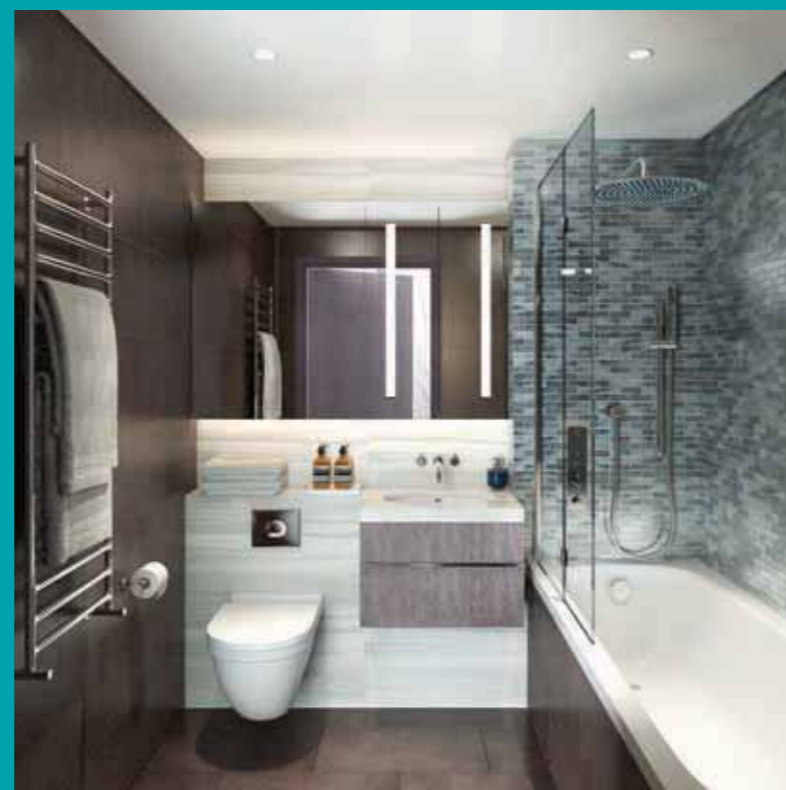
NET INTERNAL AREA
409 sq ft / 37.7 sq m



Studio apartments are cleverly designed to differentiate living and sleeping room. They have their own balconies, inbuilt storage, and the same quality of finish throughout.

STUDIO

INTERIOR DESIGN CONCEPT BY JESTICO + WHILES



FLOORING	<ul style="list-style-type: none"> - Grey stained oak engineered timber - Warm grey carpet
BATHROOM AND EN-SUITE (Where applicable)	<ul style="list-style-type: none"> - Slate grey ceramic floor tile - Slate grey ceramic wall tile (bathroom) - Dove ceramic wall tile (en-suite) - Glass mosaic tiles bath enclosure (bathroom) - Cappadocia marble countertop and vanity splashback - Grey stained tay (koto) timber veneer vanity unit with drawer
KITCHEN	<ul style="list-style-type: none"> - Dark stained oak timber veneer cabinets - White silestone splash back - White silestone worktop
INTERNAL DOORS	<ul style="list-style-type: none"> - Grey stained tay (koto) veneer

GENERAL SPECIFICATION	<ul style="list-style-type: none"> Floor to ceiling height: - Entrance Halls 2.4m - Living Areas and Bedrooms 2.6m - Bathroom 2.3m - Kitchen 2.4m - 2.6m subject to localised ventilation requirements
HALLWAY ENTRANCE	<ul style="list-style-type: none"> - Apartment numbering, doorbell and entry phone system - Solid core stained timber veneered front door with matching timber frame, multi-point lock and antique bronze coloured ironmongery
HALL/LIVING AREA	<ul style="list-style-type: none"> - Oak engineered timber flooring throughout hall, kitchen and living areas and bedroom dressing areas - Wall-mounted video intercom system with access control - Built-in utility cupboard with freestanding 'Bosch' combined washer dryer
KITCHEN	<ul style="list-style-type: none"> - High quality kitchen, cabinets doors in dark timber veneer - Soft-closing doors and drawers - White silestone worktops and splash backs - Undermounted stainless steel sink with single lever chrome mixer - Range of integrated 'Bosch' and 'CDA' appliances: Stainless Steel Oven, Induction Hob, Fridge Freezer, Dishwasher, Telescopic extractor, Microwave (except in studios)
MAIN BATHROOM	<ul style="list-style-type: none"> - Wall mounted mirror cabinets, illuminated over vanity - Grey stained tay (koto) timber veneer vanity unit with drawer - Thermostatically controlled hand held shower, rain spray fixed shower head and bath filler - Chrome heated towel rail - Duravit 'Stark' white wall hung WC with soft close seat/cover and dual push flush plate - 'Roca' white ceramic wash-hand basin - Chrome wall mounted tap & mixers
EN-SUITES (Where applicable)	<ul style="list-style-type: none"> - Wall mounted illuminated mirror - Wall mounted mirror cabinet - Grey stained tay (koto) timber veneer vanity unit with drawer - Duravit 'Stark' slim-line shower tray with clear glass screen - Thermostatically controlled hand held shower and rain spray fixed shower head - Chrome heated towel rail - Duravit 'Stark' white wall hung WC with soft close seat/cover and dual push flush plate - 'Roca' white ceramic wash-hand basin - Chrome wall mounted tap & mixers
BEDROOMS	<ul style="list-style-type: none"> - 100% polypropylene carpet - Built-in wardrobe: melamine faced doors with internal fittings to include a high level shelf and hanging rail in master bedroom and 2nd bedroom
OTHER	<ul style="list-style-type: none"> - Under floor heating - Halogen ceiling downlights - Brushed stainless steel switch plates and sockets - Architraves and skirting boards - white paint finish - Steel angle threshold strips - Walls & ceiling painted in matt emulsion - All balconies accessed via sliding glazed doors, composite decking with level threshold - The building is served by the wider development's district heating network, providing metered hot water and heating to all apartments (subject to relevant supply agreements)
TELECOMMUNICATIONS	<ul style="list-style-type: none"> - High speed Broadband Fibre to all homes - Centralised terrestrial and satellite television (eg. Sky), telephone connection and data points to living areas and master bedroom (All subject to connection/usage fees as applicable)
COMMON AREAS	<ul style="list-style-type: none"> - Secure cycle storage - Secure built-in letter box - Shared communal refuse room
SECURITY	<ul style="list-style-type: none"> - 24/7 on-site security team with CCTV surveillance to external public areas and entrance lobby - Security fob access control to all assigned building entrances and assigned car park - Video entry system to all apartments with direct link to concierge during operation hours - Mains supply smoke or heat detectors
NEW HOME WARRANTY	<ul style="list-style-type: none"> 10 years building guarantee

THE ARCHITECT

VESTA HOUSE, STRATFORD

DSDHA was selected to design a landmark residential tower on a triangular 'gateway' site at the Olympic Village, East London.

One hundred and twenty apartments were temporarily subdivided to house the athletes during the London 2012 Olympic Games, and subsequently reconfigured as one- and two-bedroom apartments for sale.

The apartments are organised around a unique sheltered atrium. Externally, balconies are staggered across the building's façade, creating a sense of landscape and maximising daylight according to the orientation of each apartment.



28 SOUTH MOLTON STREET, LONDON

DSDHA was appointed to design a new-build, mixed-use development on London's South Molton Street following an invited competition.

Located on a prominent corner site facing Oxford Street, 28 South Molton Street responds to its unique location within the Mayfair Conservation Area and on the banks of the hidden River Tyburn.



The contemporary building balances the distinct characters of South Molton Street, Davies Street and Oxford Street while embodying quality, craftsmanship and sustainability. Roof gardens unite its form to create a memorable local landmark.



Since its formation in 2001, DSDHA has risen rapidly to become one of the UK's leading architecture firms, and has garnered a string of international awards as well as being named Building Design's Architect of the Year. Its reputation has been built on a diverse portfolio of projects which explore a sustainable and fulfilling way of life. DSDHA works to ensure people enjoy and care about the spaces between buildings, as well as the architecture alone.

Having completed an important residential building at London 2012's Olympic Village, DSDHA's London studio is currently responsible for some of the most innovative residential developments across London. At the same time, the practice is becoming known for cultural and mixed-use projects, including the distinguished new South Molton street flagship store and studios for jeweller Alex Monroe. Detail and craft are a priority across commissions.

THE



Hong Kong – Knight Dragon's international base.

DEVELOPER

The Knightsbridge, London



Designed by Squire and Partners, The Knightsbridge was the first concept of its kind in London, offering residents hotel-quality services through Hyatt International.



Combining scale and expertise, Knight Dragon has the long-term vision and financial substance to deliver a distinctive, sustainable new residential environment at Greenwich Peninsula. Knight Dragon's previous London development, 'The Knightsbridge', was Property Week's 'Residential Development of the Year'.

The information contained in this brochure and any other materials supplied to you by Knight Dragon Developments Limited (the "Company") in relation to the Property at Greenwich Peninsula (the "Information") does not form part of any offer or contract and must not be relied upon as statements or representations of fact. The Company does not represent that the Information is accurate, comprehensive, verified or complete, and shall accept no liability for the accuracy or completeness of the Information or for any reliance placed by any person on the Information. No representations, warranties or undertakings are given in relation to the Property. Any representation, condition or warranty which might be implied or incorporated into the Information by statute, common law or otherwise is excluded to the fullest extent permitted by law.

All of the text, photographs, images and plans shown in relation to the Property are indicative and are not necessarily comprehensive. Any areas, measurements or distances given are approximate only. Any reference to alterations to, or use of any part of the Property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. Any intending buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given about the Property.

The Company will not be liable to any recipient of the Information for any loss or damage, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, even if foreseeable, arising under or in connection with use of, or inability to use, the Information. In particular, The Company will not be liable for: loss of profits, sales, business, or revenue; business interruption; loss of anticipated savings; loss of business opportunity, goodwill or reputation; or any indirect or consequential loss or damage. Nothing in this disclaimer shall exclude the Company's liability for death or personal injury resulting from the Company's negligence.

All intellectual property rights whether registered or unregistered in any information, content, materials, data or processes contained in the Information belong to the Company or its licensed source. All rights of the Company in such intellectual property are hereby reserved. No part of the Information may be reproduced in any material form (including storing it in any medium by electronic means) without the written permission of the copyright owner.



KNIGHT DRAGON

SUPPORTED BY

MAYOR OF LONDON

CBRE



savills