

THE WATERMAN

LOWER RIVERSIDE

THE WATERMAN LOWER RIVERSIDE

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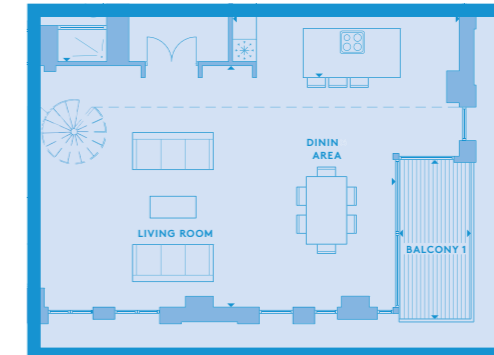


38. APARTMENTS



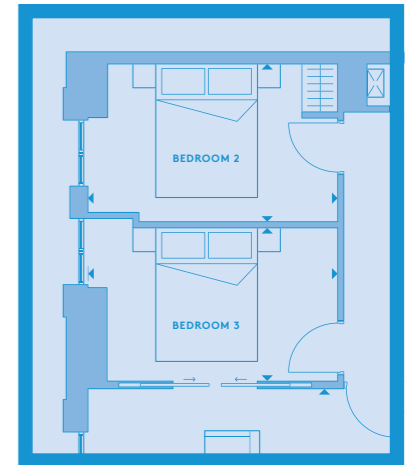
42. PENTHOUSE

A galleried library, private terrace and winter garden make this penthouse special.



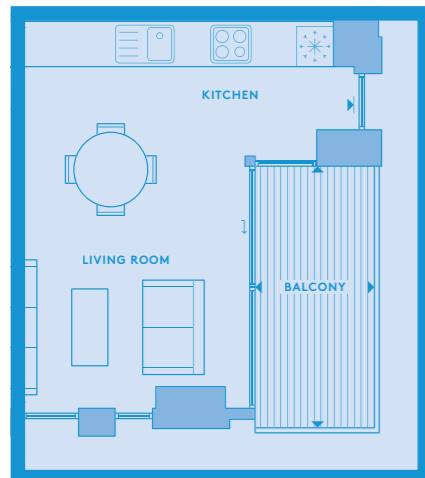
43. THREE-BED

Spacious living is built around the sweeping corner views from east to west.



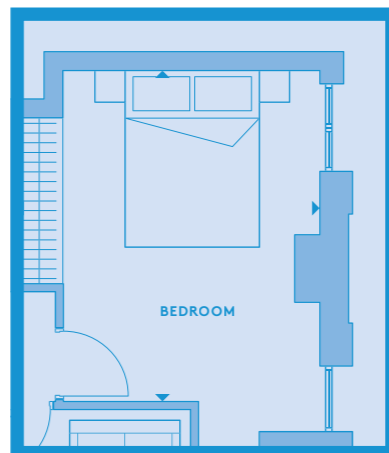
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Pilbrow & Partners delivers exemplary architecture.



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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



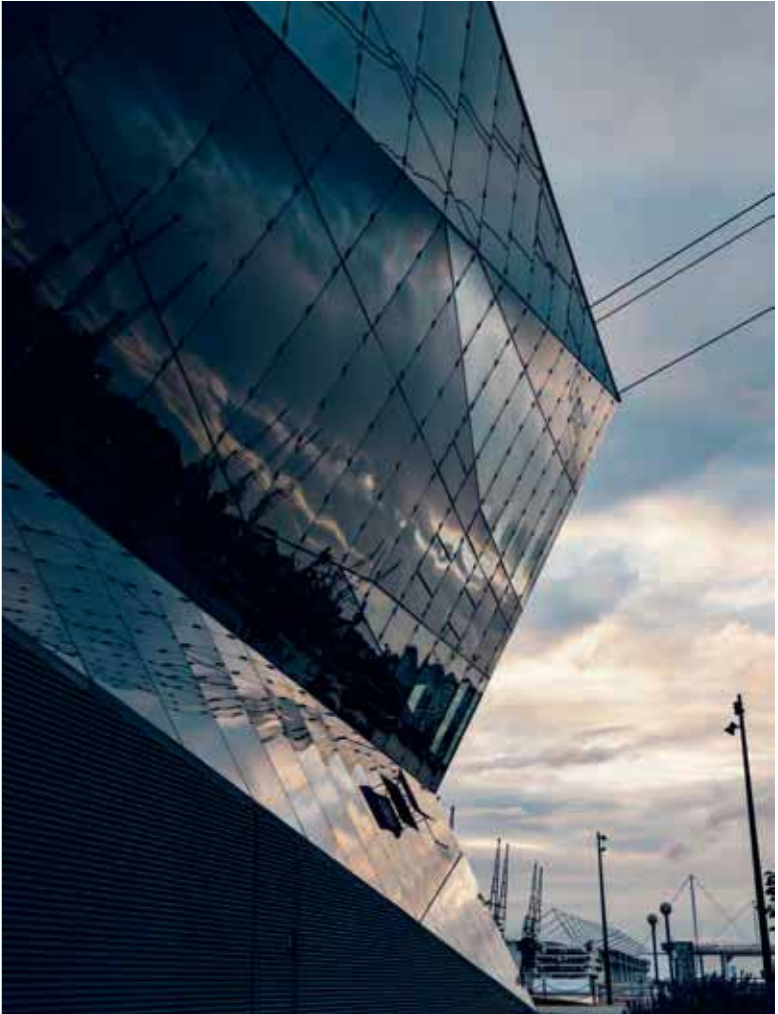
'Shade' by Simon Heijdens, NOW Gallery, Greenwich Peninsula

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.

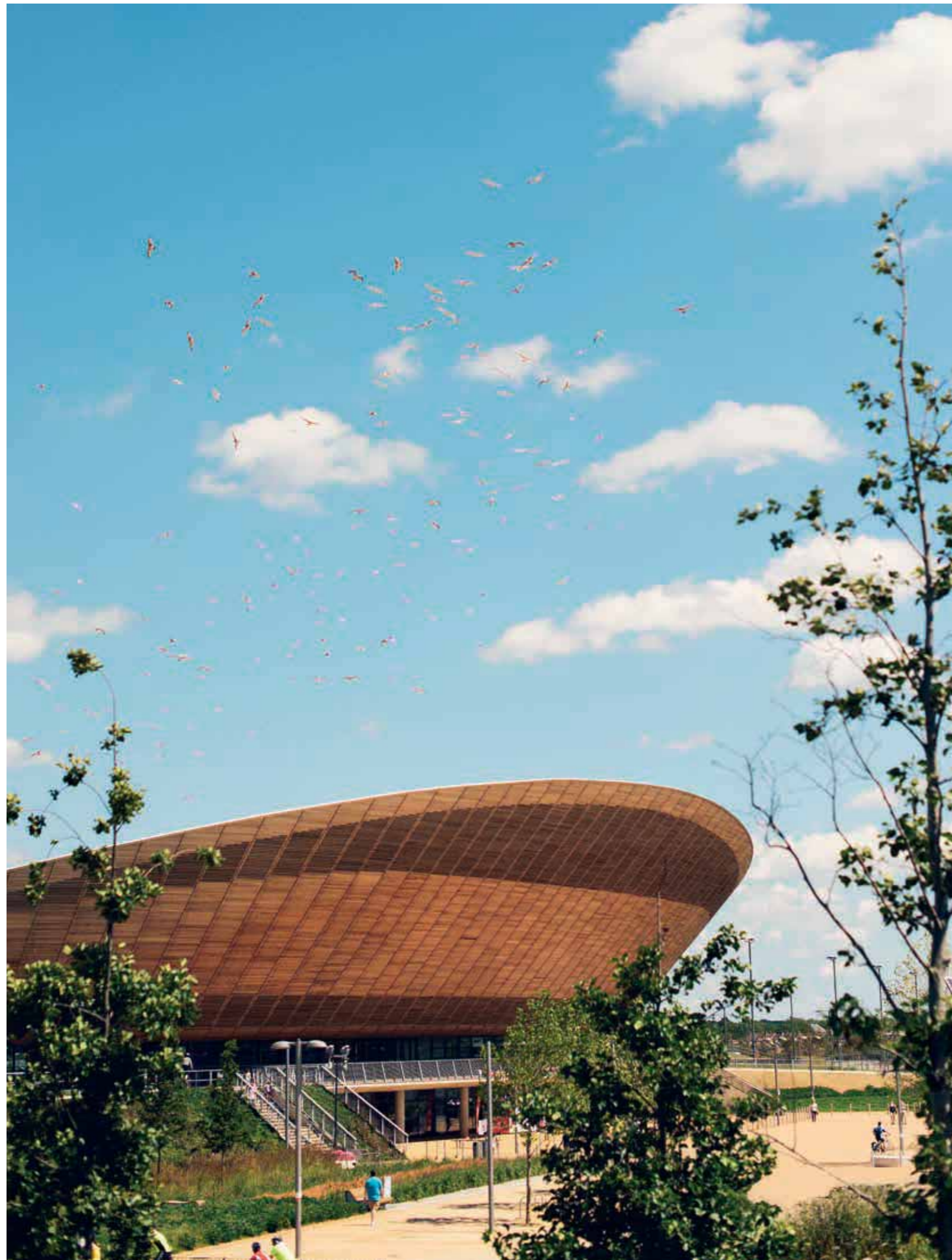


Canary Wharf is just on the other side of the river, connected by the Jubilee Line and the Thames Clipper ferry service. Two minutes from Greenwich Peninsula, it provides direct transport links to City Airport.

THE NEIGHBOURHOOD



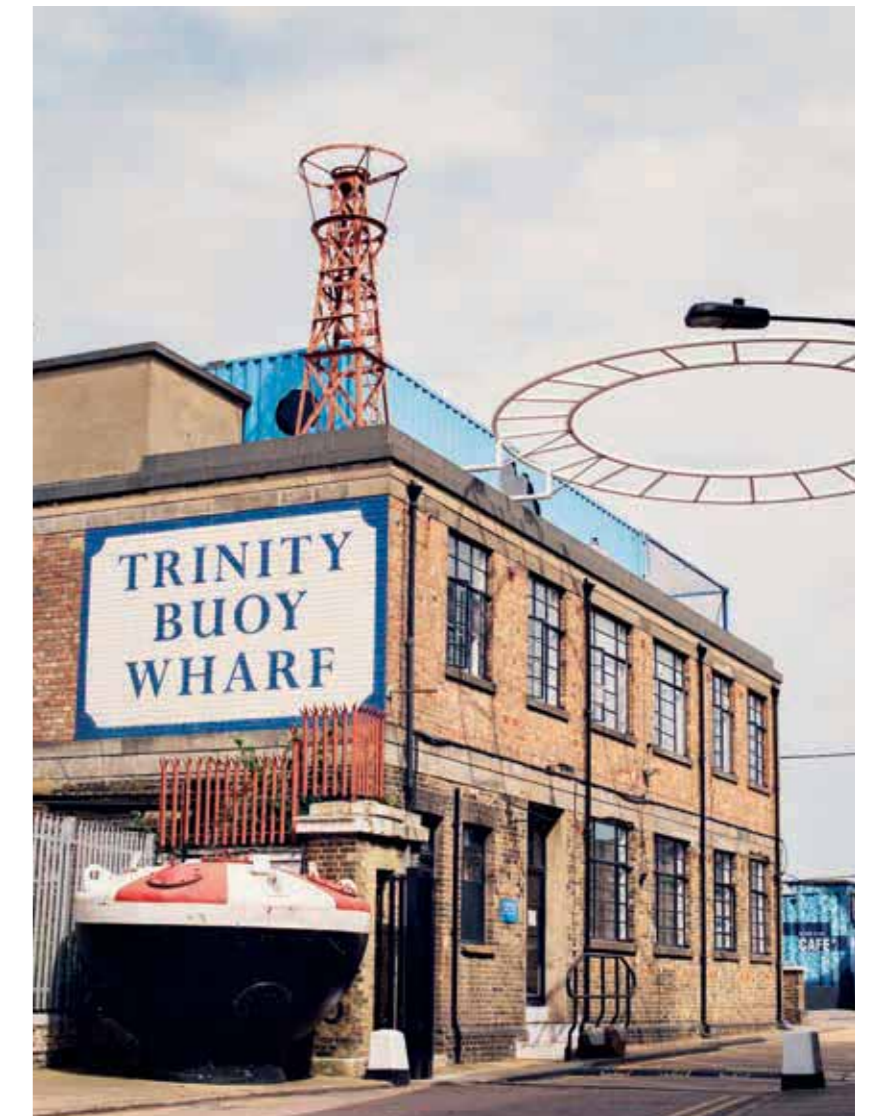
The Siemens Crystal beside the ExCel London exhibition centre encourages us to change the way we think about urban life through a glimpse into its sustainability and its future.



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.

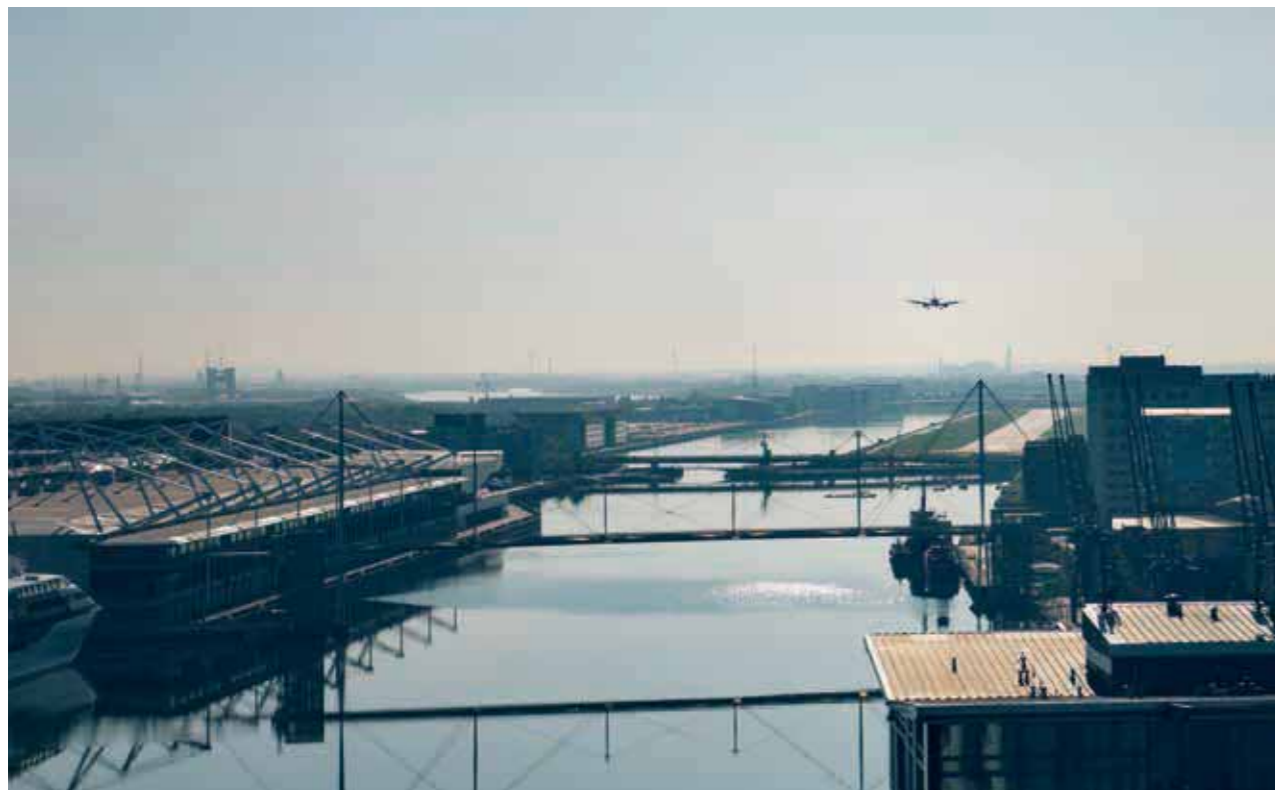
The resurgence of East London has accelerated following the London 2012 Olympics. Cultural events are blossoming in hidden spaces. The area has never enjoyed so much diversity in shopping, drinking and dining, with Canary Wharf a vibrant example. At Stratford, eight minutes north of the Peninsula by 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.

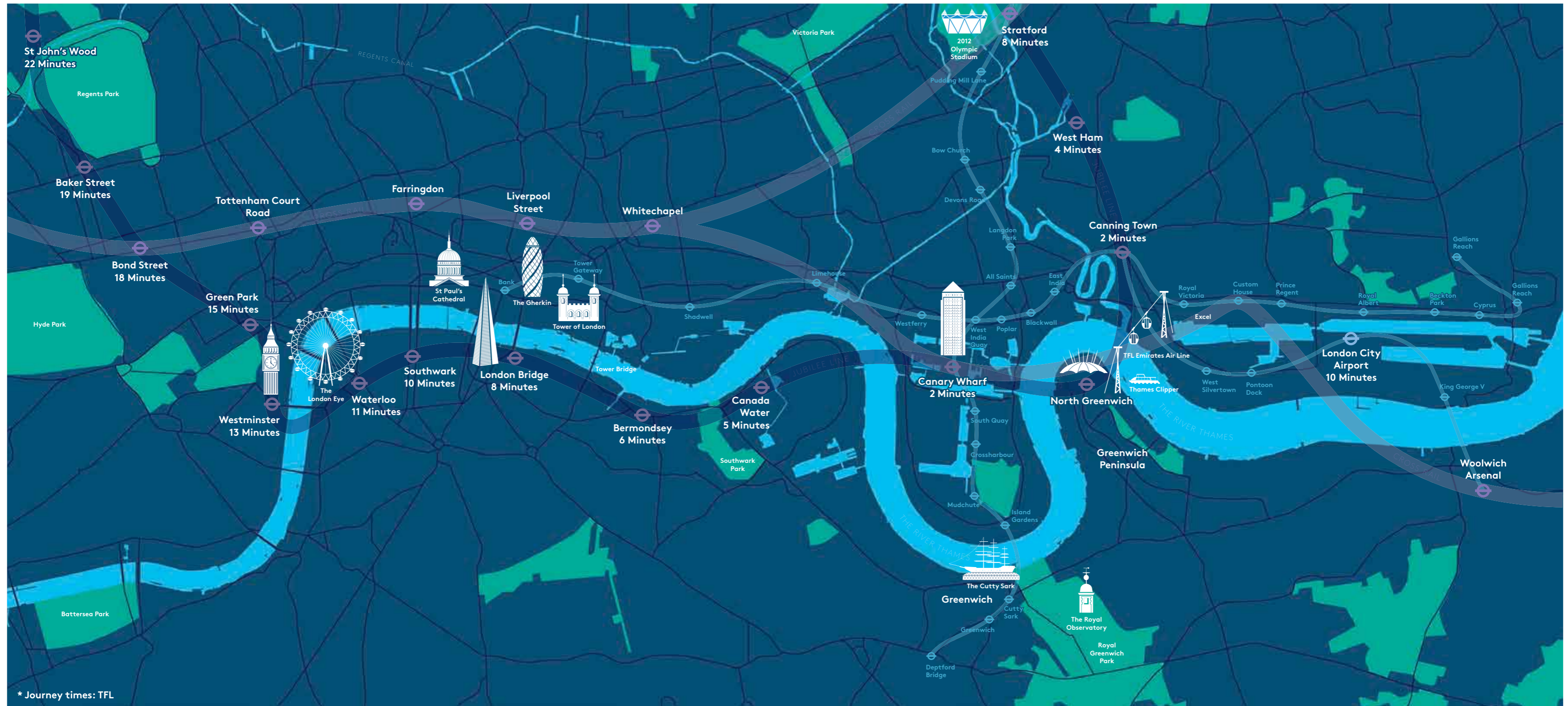


The famous tea clipper, the Cutty Sark,
moored at Greenwich, London.

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.

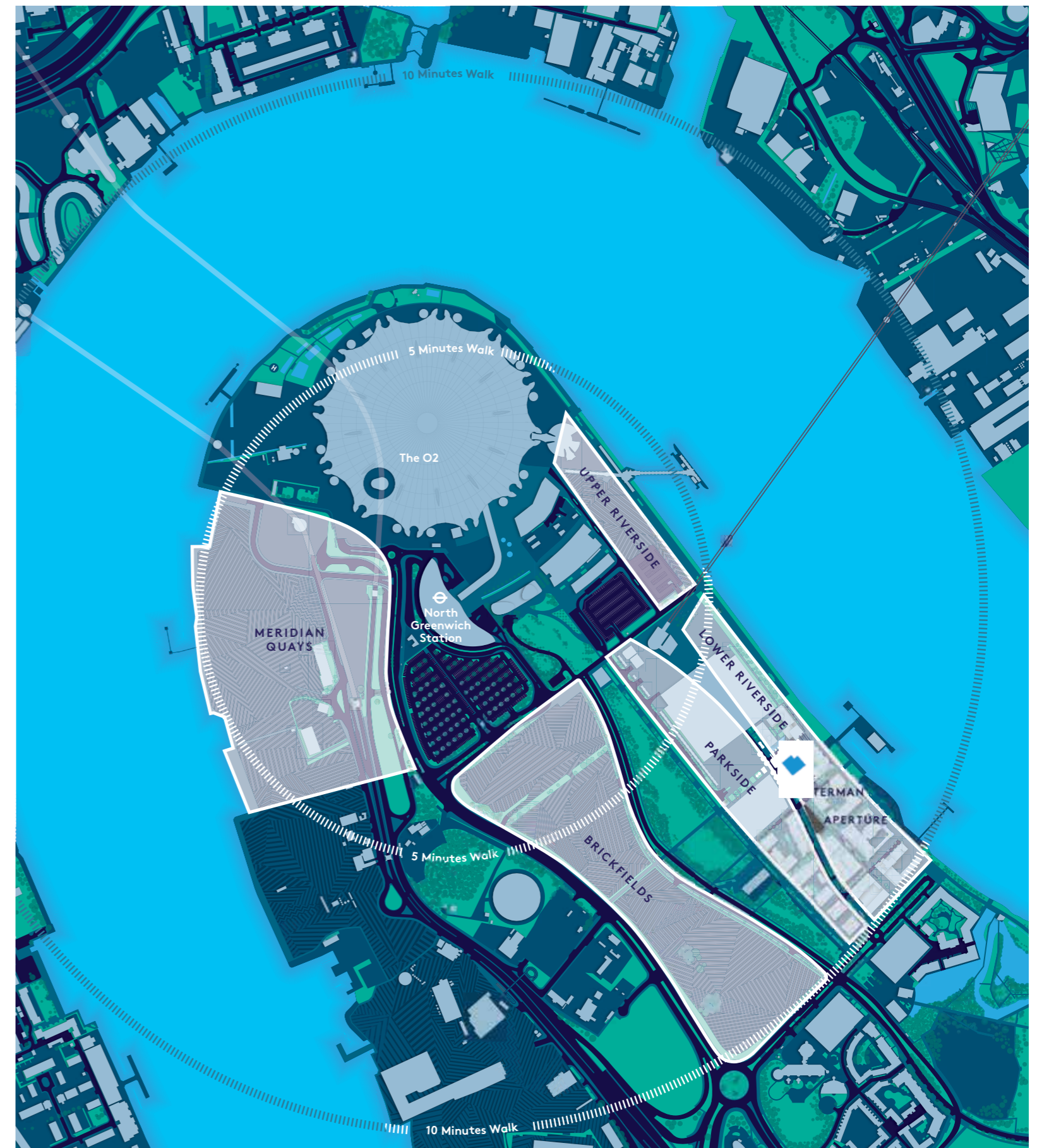


The Jubilee Line links Peninsula residents directly with Canary Wharf (2 minutes), London Bridge (8 minutes), Waterloo Station (11 minutes), Green Park (15 minutes) and the upscale shops of Bond Street (18 minutes). The Jubilee is the only line that connects with all other Underground lines.*

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 Waterman 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.

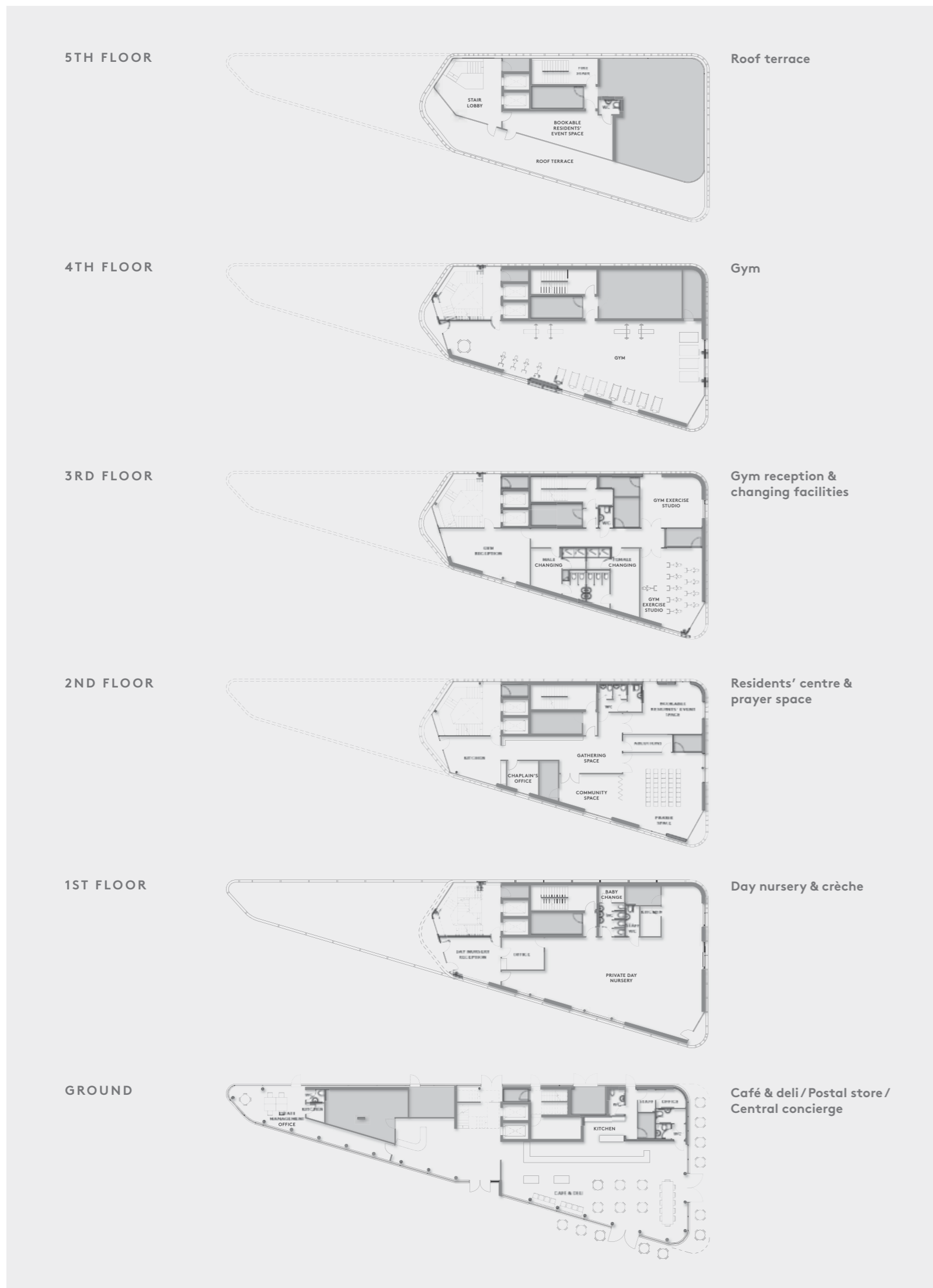
Designated by delicately laser-cut screens, the café and deli provides a public space at street level for socialising, working and relaxing.



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 WATERMAN

The tall, slim double tower of The Waterman rises above the surrounding blocks and landscaped gardens, a white beacon marking the Lower Riverside district. Crisp architecture in an exceptional riverside location is complemented by boutique, contemporary interior design. Corner balconies punch the building's façade, giving the residents of every apartment an outlook over the gardens or river.

Shared spaces are important in The Waterman: on the 23rd floor, the residents' terrace offers wonderful views of the Thames. Off the lobby, private workstations are tucked amid the bookshelves of a wood-panelled 'residents' club'. Above, a cinema room is a space for events, parties and screenings for friends.



The interior design is inspired by the vibrancy of The Waterman's river and parkside surroundings and carries forward the clarity of its architecture. Colours create bold monochrome contrasts in keeping with the building, but are designed to be adaptable for residents making the space their own.

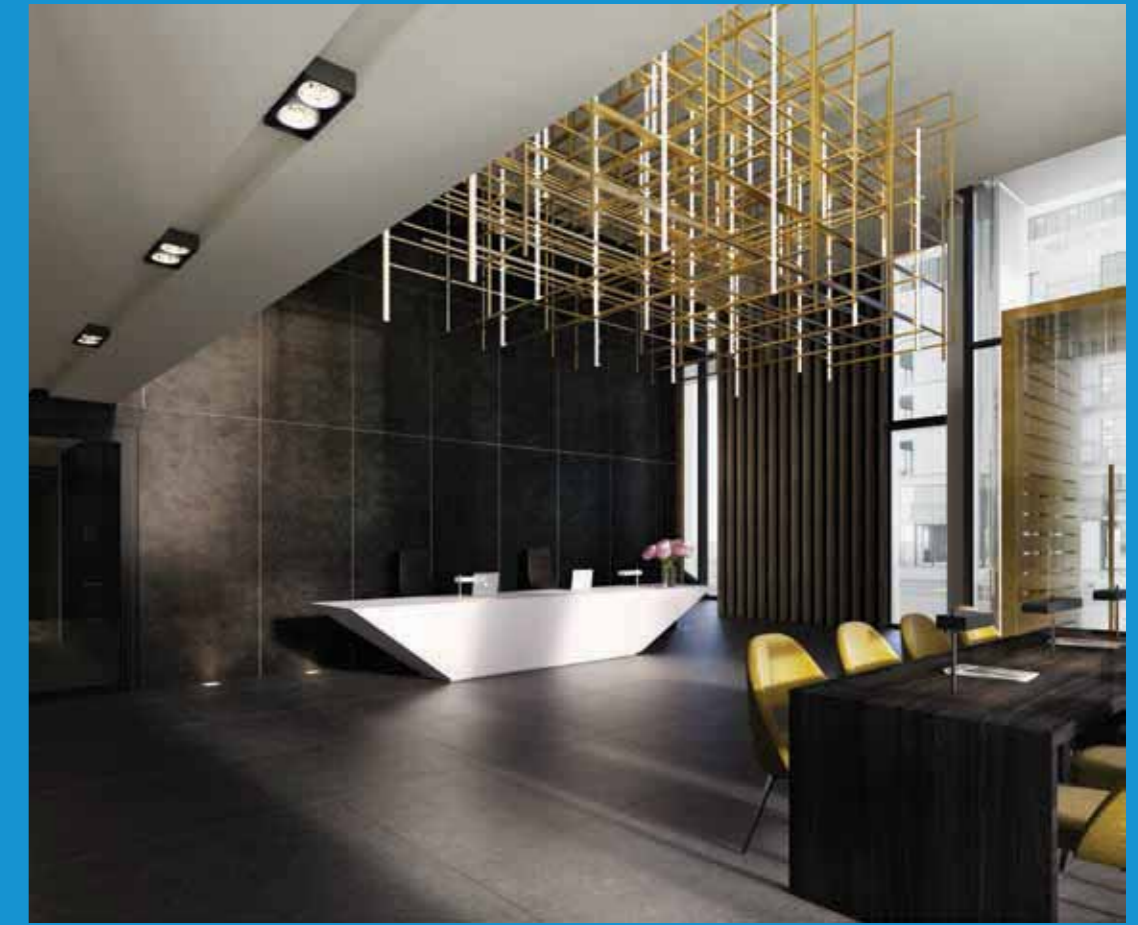


Tidemill Square, Lower Riverside
Greenwich Peninsula



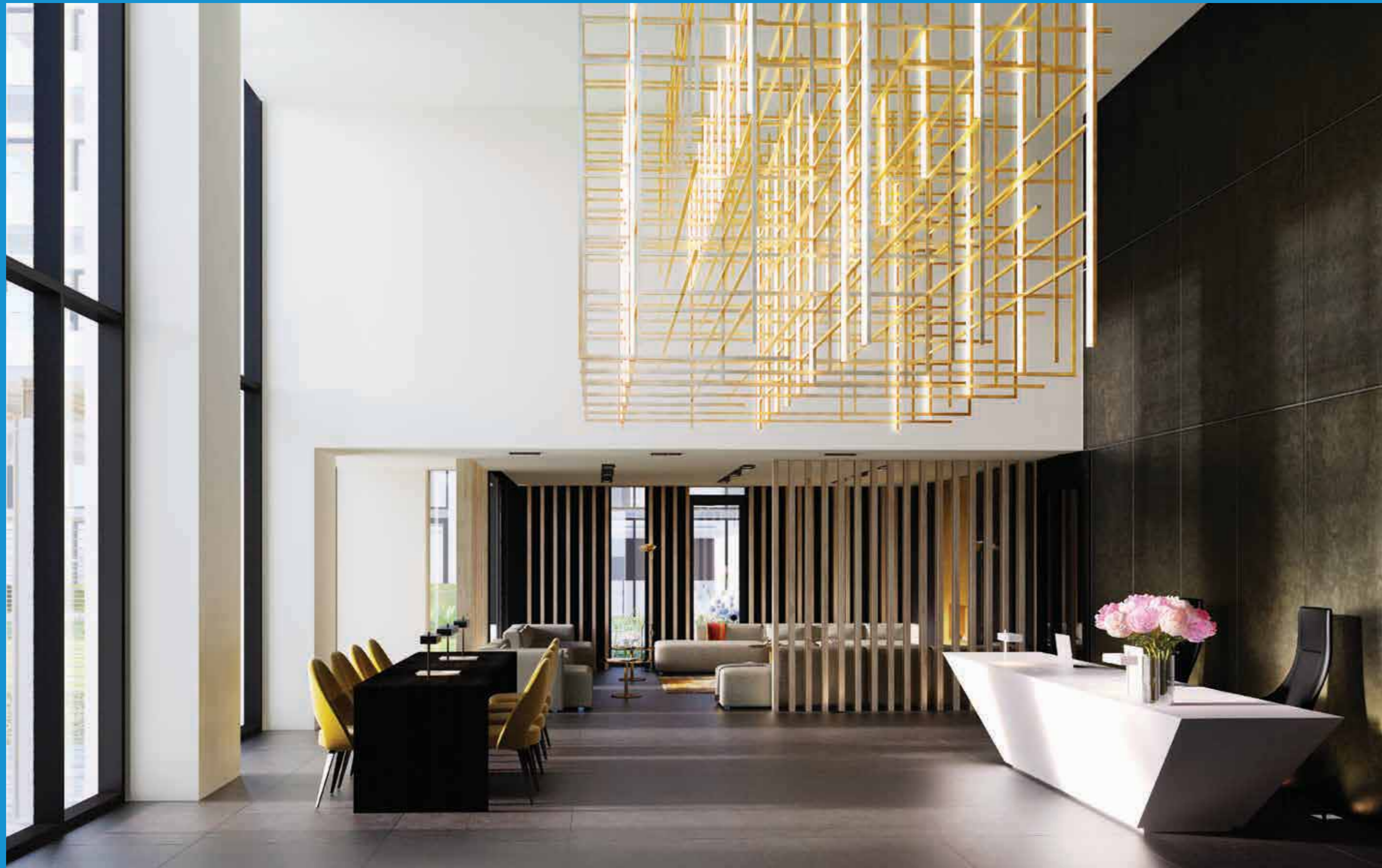
Tidemill Square, Lower Riverside
Greenwich Peninsula

The double-height entrance lobby opens off the beautifully landscaped Tidemill Square overlooking the river. Ground-floor residences are elevated above the pavement for privacy and screened by the garden terraces outside.



Residents' lounge at The Waterman.

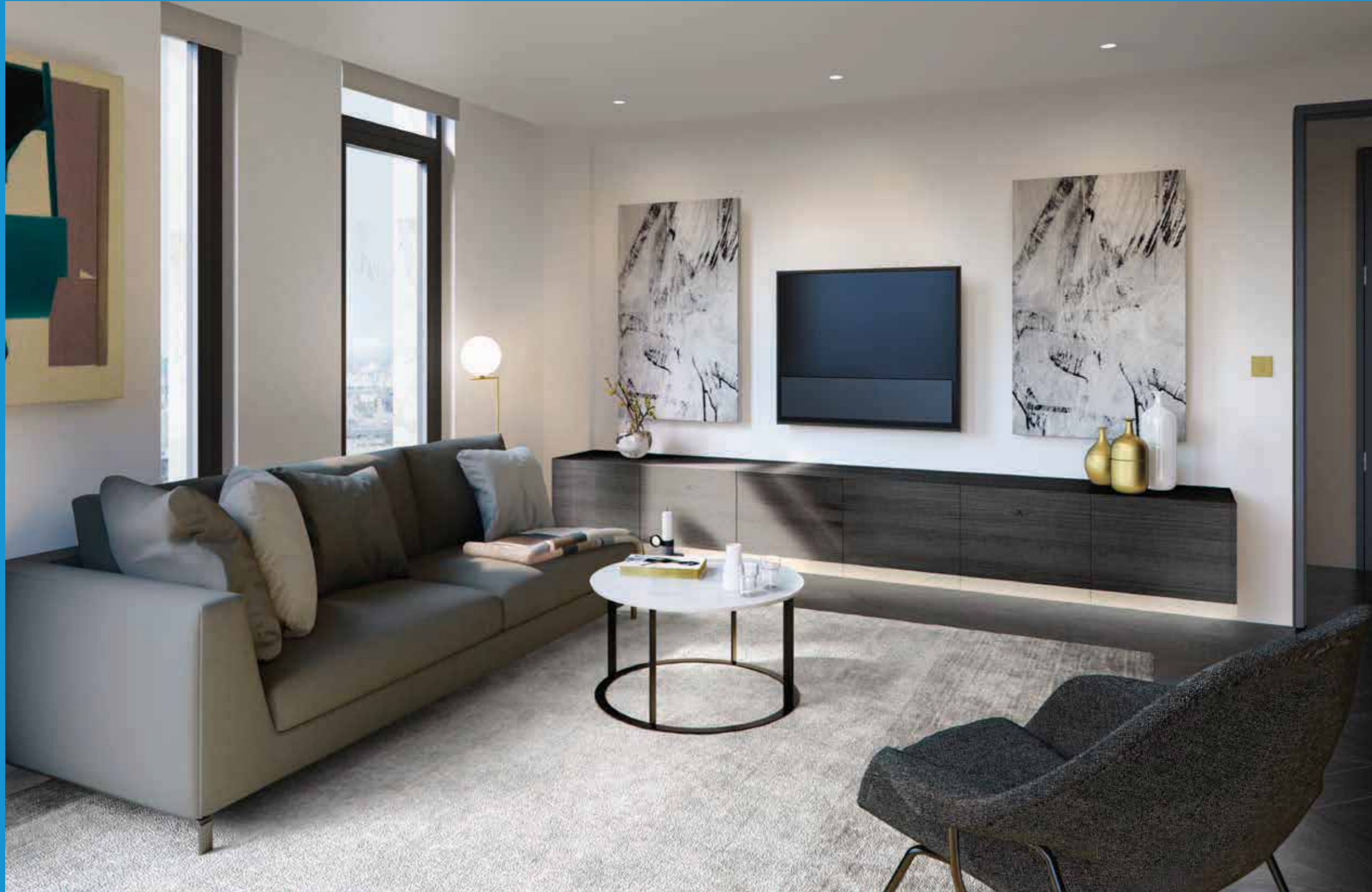




Dark lobby walls and floors offset shining metal fixtures and strips of light timber. In the lift lobbies, rich brass panels and blackened metal sheeting bring luxury and drama to an everyday space.

A dramatic brass chandelier and striking reception desk contrast with cosy seating around the hanging fireplace in The Waterman's lobby. Residents enjoy a stylish welcome home and another place to relax.

APARTMENTS



Interior designers Conran + Partners have created two elegant palettes to choose between: dark timber floors offsetting white internal doors, kitchen cabinetry and Corian worktop; and white floors with black woodwork and worktop. Tactile brushed brass adds warmth to the splashback, tap fixtures, light fittings and even the bathroom towel rails.

The 30-storey Waterman building contains no more than six apartments on every floor, with corner balconies providing an unusual dual aspect. In the building's higher section, two- and three-bedroom apartments are available with a premium specification. Built-in storage and utility cupboards are standard across all apartment types.



Outdoors and indoors merge on spacious corner balconies which enjoy light and views in all directions. Projecting, horizontal bay windows command panoramic views above the water. Chevron parquet maintains the flow of space throughout.

Bedrooms set towards the quiet centre of apartments are fitted with inbuilt wardrobes, warm grey wool carpets and underfloor heating which continues from the living area.



Textured brass, smooth marble and grained oak exude quality in kitchen space that's simple, sleek and sociable.

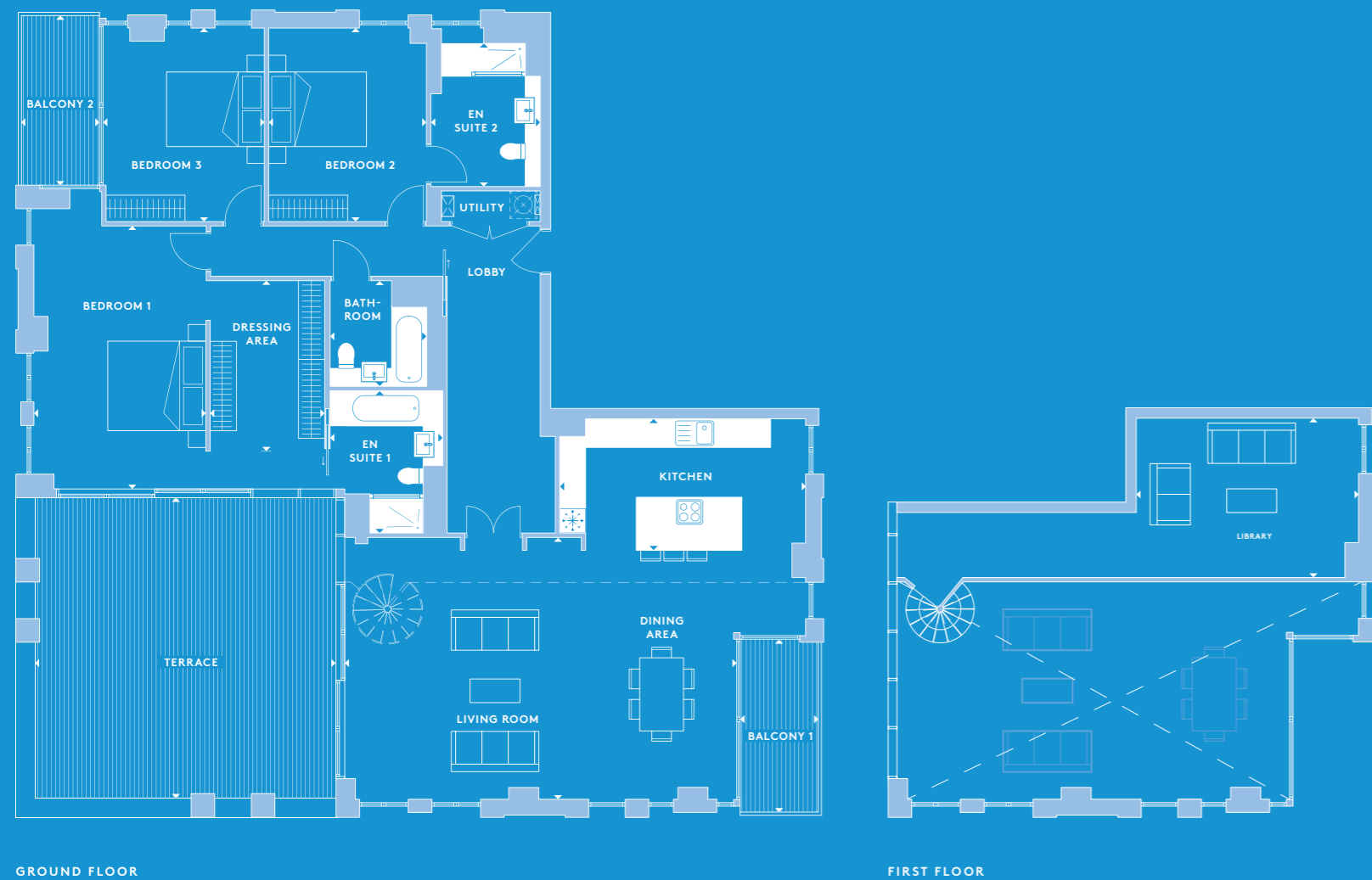
Marble wraps upwards from the bathroom floor, providing a rich foil to integrated mirroring, lighting and lustrous brass fittings.



PENTHOUSE

The two-level penthouse boasts a library gallery accessed by a feature staircase. A suite of three bedrooms and large private terrace take up one side. The master bedroom has its own spacious dressing area, and two en-suites are joined by a separate bathroom.

A hanging fireplace divides the double-height living and kitchen/dining areas, which open onto a separate balcony. A roof garden sits at the building's apex. The penthouse enjoys exhilarating views over the Thames, Greenwich Village, the City and Canary Wharf.



GROUND FLOOR

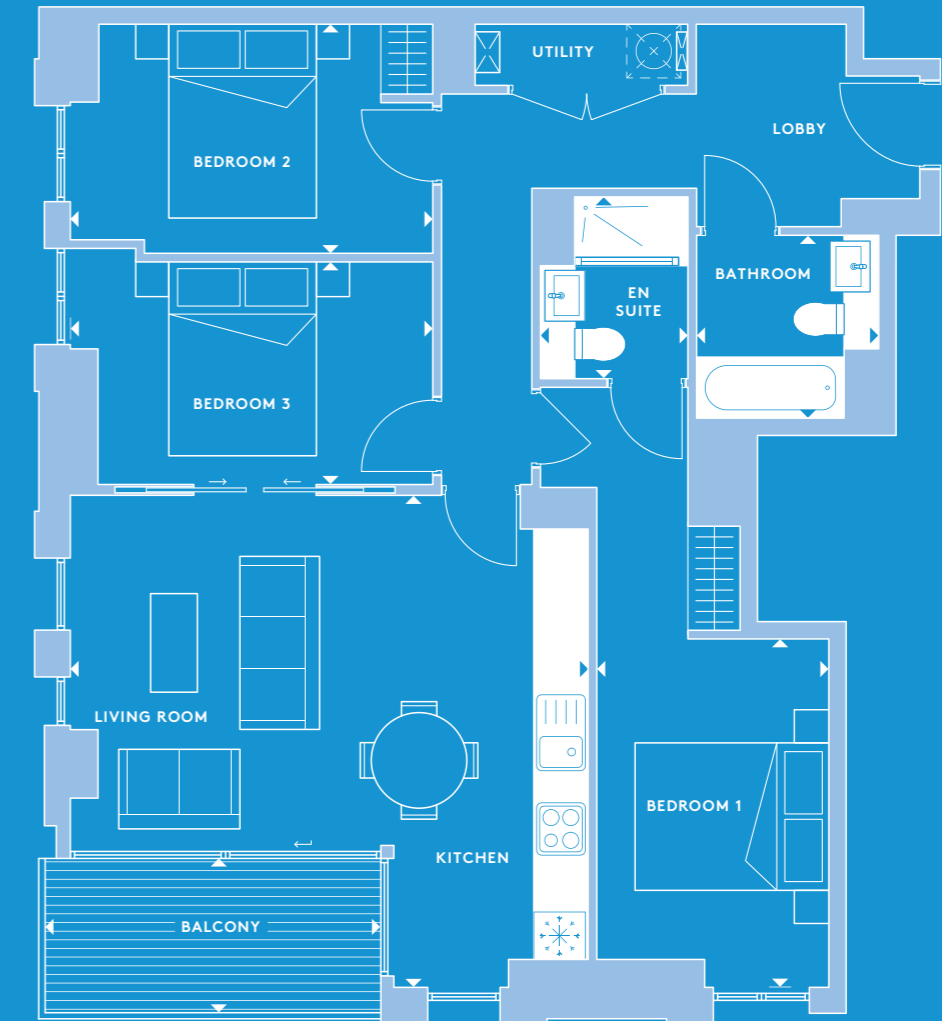
FIRST FLOOR

SAMPLE PENTHOUSE APARTMENT

NET INTERNAL AREA
2329 sq ft / 216.4 sq m

SAMPLE THREE-BEDROOM APARTMENT

NET INTERNAL AREA
969 sq ft / 90.0 sq m

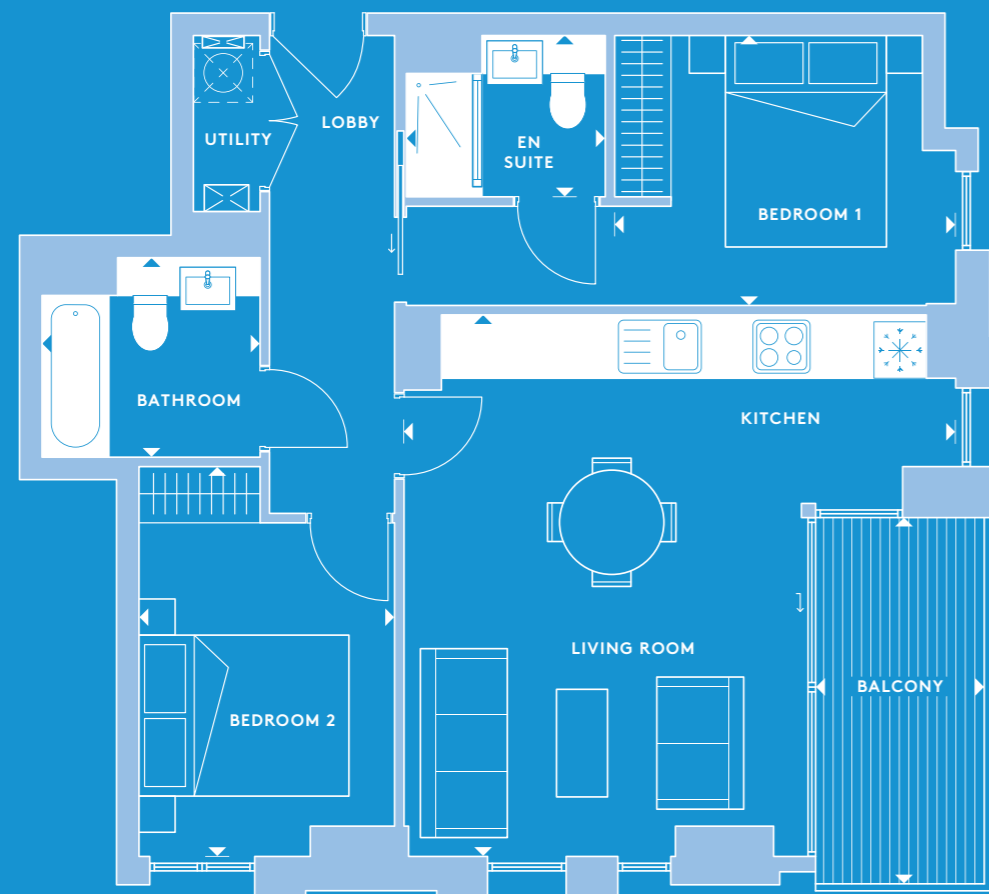


Three-bedroom apartments are available in a range of generous layouts. A large balcony off the kitchen/living area celebrates the building's stunning outlook to east and west.

THREE-BED

TWO-BED

Two-bedroom apartments come in various configurations and sizes. The kitchen/living space always opens onto the balcony, merging the inside with the outdoors.

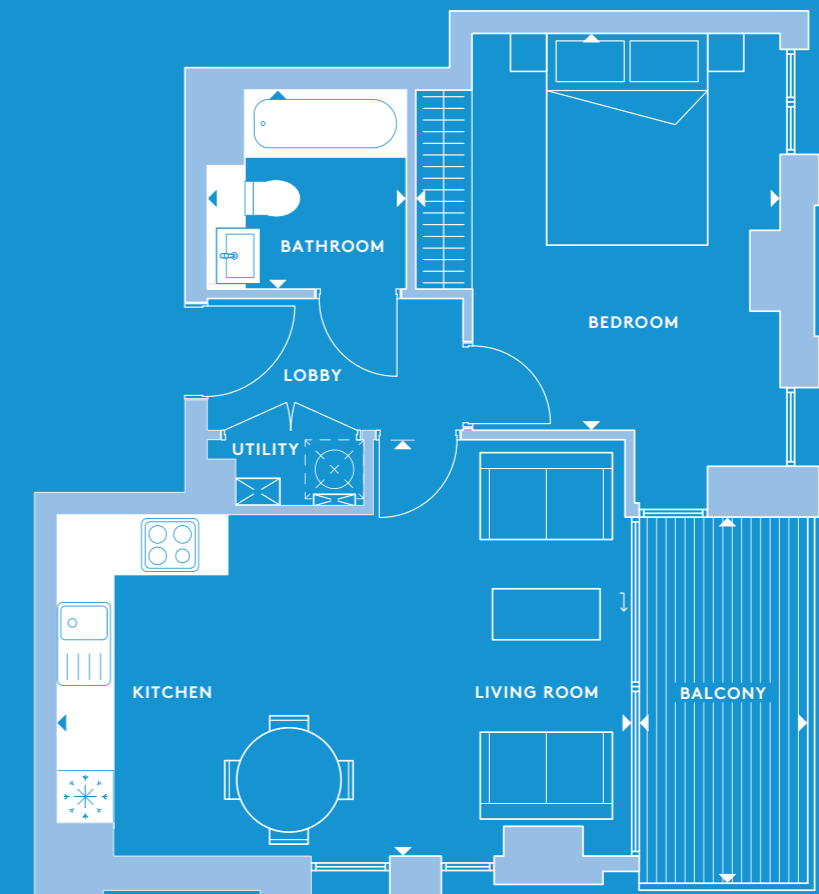


SAMPLE TWO-BEDROOM APARTMENT

NET INTERNAL AREA
732 sq ft / 68.0 sq m

SAMPLE ONE-BEDROOM APARTMENT

NET INTERNAL AREA
534 sq ft / 49.6 sq m



One-bed apartments benefit from dressing space and a natural flow from balcony through living area to hall.

ONE-BED

LIGHT PALETTE



- FLOORING**
 - White oak chevron parquet timber
 - Warm grey wool carpet
- BATHROOM AND EN-SUITE**
(Where applicable)
 - White marble floor and feature wall tiling
 - White technical stone wall tiling
- KITCHEN**
 - Black finish to all cabinetry
 - Satin brass splash back
 - Black Nero Granite worktop
- INTERNAL DOORS**
 - Black spray-paint finish

DARK PALETTE



- FLOORING**
 - Dark oak chevron parquet timber
 - Warm grey wool carpet
- BATHROOM AND EN-SUITE**
(Where applicable)
 - Black marble floor and feature wall tiling
 - White technical stone wall tiling
- KITCHEN**
 - White finish to all cabinetry
 - Satin brass splash back
 - White Corian worktop
- INTERNAL DOORS**
 - White spray-paint finish

GENERAL SPECIFICATION

- Floor to ceiling height:
 - Entrance Halls 2.4m
 - Living Areas and Bedrooms 2.5m
 - Bathroom 2.4m
 - Kitchen 2.4 - 2.5m

HALLWAY ENTRANCE

- Apartment numbering with integrated doorbell and entry phone system
- Recessed lighting
- Solid core timber veneered front door with matching timber frame and threshold strips, multi-point lock and brushed satin brass ironmongery

HALL/LIVING AREA

- Oak engineered parquet timber flooring throughout hall, kitchen and living areas
- Wall-mounted video intercom system with access control
- Built-in utility cupboard with freestanding 'Bosch' combined washer dryer

KITCHEN

- High quality kitchen, cabinet door in laminate or lacquer finish
- Soft-closing doors and drawers
- Corian/Granite worktops and polished brushed brass splash backs
- Recessed LED lighting under wall unit lights
- Undermounted stainless steel sink with single lever satin brass mixer
- Integrated 'Bosch' appliances: Black Steel Oven, Induction Hob, Fridge Freezer, Dishwasher, Telescopic extractor, Microwave (except in studios)

MAIN BATHROOM

- Extensive wall mirror with feature lighting
- Integrated shelving unit with shaver socket
- Built-in white bathtub with clear glass shower screen and brushed brass wall mounted tap and mixers
- Thermostatically controlled hand held shower and fixed shower head
- Heated towel rail
- White Wall hung WC with soft close seat/cover and dual push flush plate
- 'Duravit' white ceramic wash-hand basin and brushed brass wall mounted tap and mixers

EN-SUITES

(Where applicable)

- Extensive wall mirror with feature lighting
- Integrated shelving unit with shaver socket
- Shower area and fixed clear glass screen
- Thermostatically controlled hand held shower and fixed shower head
- Heated towel rail
- White Wall hung WC with soft close seat/cover and dual push flush plate
- 'Duravit' white ceramic wash-hand basin and brushed brass wall mounted tap and mixers

BEDROOMS

- 100% wool carpet
- Built-in wardrobe: lacquer finished doors with laminate finish internal fittings to include a high level shelf and hanging rail in master bedroom and 2nd bedroom

OTHER

- Under floor heating to living room and bedrooms
- LED ceiling down-lights
- Brushed brass switch plates and sockets
- Hardwood threshold strips
- Walls and ceiling painted in matt emulsion
- All balconies accessed via opening or 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

- 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 (subject to relevant supply agreements)

COMMON AREAS

- Secure cycle storage
- Secure built-in letter box
- Shared communal refuse room

SECURITY

- 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 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

10 years building guarantee

THE ARCHITECT

3 ORME SQUARE, LONDON

Pilbrow & Partners have recently won consent for the renovation of a Grade II-listed private house at Orme Square.

The original 1926 villa had been poorly served by a long history of inappropriate extension and modification. These elements will be demolished and the villa will become the centrepiece between discreet, contemporary separate wings that defer to its character and lend a far finer proportion.

A mansard roof extension, appropriate to the date of the original villa, will create a consistent roof detail with the rest of Orme Square and help place the villa at the centre of the composition.



HERON PLAZA, LONDON

Heron Plaza is a mixed-use proposal which will transform an inaccessible traffic island into a new urban quarter in the City of London.

Designed by Fred Pilbrow while a partner at PLP Architecture and developed with Heron International, the project comprises the City's first purpose-built luxury hotel and private residences in more than 30 years.

Its new public square – much needed at the heart of London's financial district – will be animated by retail, restaurants, cafés and greenery and connect a busy thoroughfare with Bishopsgate Conservation Area, Spitalfields Market and Houndsditch. Heron Plaza's two towers are linked to share energy.



21 DAVIES STREET, LONDON

Fred Pilbrow designed 21 Davies Street while a partner at Kohn Pedersen Fox. Completed in 2002, the award-winning building draws on the traditions of the 19th century London mansion block, with generous communal spaces serving light, well-planned residential interiors.

The form of the building reflects its mix of uses: retail and restaurant at street level, and offices and apartments above. Outside, filigree cast metal bay windows contrast against a hand-set terracotta façade; inside, a bespoke bronze glazed lining was created for the entrance hall. Apartment balconies open onto the vaulted, lushly planted central lobby. On the other side, bedrooms enjoy long views south to Berkeley Square.



WEST BROMPTON SQUARE, LONDON

Pilbrow & Partners are designing four buildings and a new public square at Earls Court Village.

West Brompton Square will form the southern gateway to the Village. The square is created above existing underground and main line infrastructure; the design integrates complex engineering considerations to deliver a richly landscaped, welcoming public space.

Construction of the square, and the buildings which frame it, is scheduled to begin in 2015.



Pilbrow & Partners was established in 2013 to deliver exemplary urban architecture. The partners have 20 years' experience of addressing complex planning challenges and a track record of successfully developing proposals in sensitive heritage contexts.

Projects are based both in the UK and abroad. The firm's team of architects, urban planners and interior designers are currently working on a wide array of commissions, from the design of four residential buildings and a public square within the Earl's Court Village masterplan, to new residential buildings in Shepherd's Bush, Canary Wharf and Westminster, and the extension and refurbishment of a Grade I-listed, Wren-designed church tower in the City of London.

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'.

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