



Computer Generated Image is indicative only



Photography of cinema room at The Waterside Club



Photography of the 20m pool at The Waterside Club

Ground Rent

(Reviewed every 21 years from commencement of lease)

1 bed	£375 pa
2 bed	£425 pa
3 bed	£475 pa
Penthouse 2 bed	£450 pa
Penthouse 3 bed	£500 pa

Service Charges

Estimated service charge £3.92 p.s.f.

Parking

A limited number of car parking spaces with a general right to park, is available under a separate negotiation.

General Right to Park

£25,000. £50 ground rent per annum for General Right to Park & estimated service charge £420 per annum

Location

London, Woolwich, SE18

Local Authority

Royal Borough of Greenwich

Tenure

999-year lease

Estimated Completion

October 2022 – January 2023

Payment Schedule

Following reservation, purchasers are required to enter into a binding contract to purchase within 21 days of receipt of contract papers by their solicitor and when 10% of the purchase price is payable (less the initial reservation deposit), then 10% deposit is requested 6 months later, further 5% 6 months thereafter, and the balance (75%) on completion.

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COMPASS WHARF AT WEST QUAY



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Live the Riverside Life

Compass Wharf is the most prominent collection of one, two and three bedroom apartments and premium apartments at West Quay. This beautiful new addition to the neighbourhood takes full advantage of its position beside the water, with stunning views across the River Thames and the adjacent Maribor Park.

The shimmering bronze tones of Compass Wharf stand out at Royal Arsenal Riverside. Nestled within the residents-only private gardens of West Quay, Compass Wharf is



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elegantly styled with contemporary design and quality finishing – creating a perfect place for modern living.

Expansive lantern balconies frame picture-perfect views, with riverfront homes enjoying uninterrupted views.

The Berkeley commitment to excellence is evident throughout the development.

It is this commitment that ensures Royal Arsenal Riverside is one of London's Most unique destinations.



ROYAL ARSENAL RIVERSIDE



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The Location

Royal Arsenal Riverside is an impressive destination situated on the banks of the River Thames, in the Royal Borough of Greenwich.

Comprising of 5,000 new homes, a 15,000 sq m Creative District - Woolwich Works, and 580,000 sq ft of retail, leisure, community, office and light industrial space.



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Connectivity



Photography of Woolwich Station

Compass Wharf is closely connected to everything the Capital has to offer making Royal Arsenal Riverside one of the best connected communities in London.

With the forthcoming on-site Crossrail station, journey times into the City, West End and Heathrow Airport will be faster than ever before.

Canary Wharf	7 mins
Liverpool Street	14 mins
Farringdon	16 mins
Bond Street	21 mins
Paddington	25 mins
Heathrow Airport	56 mins

Timings are approximate, correct at time of print and do not include walking/transfer times.

Education

Nursery

Zeeba Day Care *on site*
Under 1 Roof *on site*

Primary

St Peter's Catholic
Primary School (State) *4 mins by car*
Foxfield Primary School (State)
4 mins by car

Secondary

Charlton Park Academy *6 mins by car*
(State - Academy)
Plumstead Manor School (State)
7 mins by car

Universities

London School of Economics and
Political Science *20 mins by Crossrail
& Tube*
Imperial College London *34 mins by
Crossrail & Tube*

Timings are approximate, correct at time of print and do not include walking/transfer times.
Source: <https://www.thecompleteuniversityguide.co.uk/league-tables/rankings>



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The Development

- Striking collection of 1, 2 and 3 bedroom apartments
- Grand entrance with double height ceiling
- Elegant interiors with two bathroom colourways and three kitchen colourways
- Situated within the private communal gardens of West Quay
- Perfectly placed adjacent to the 4-acre Maribor Park with direct river views
- Exclusive access to the five star facilities; The Waterside Club. One of London's largest residential leisure facilities featuring a 20m swimming pool, spa pool and much more
- On-site amenities such as Marks & Spencer, Tesco Express, Sainsbury's supermarket, Café, Young's pub and dining, and many more to arrive
- Ideally located to the forthcoming on-site Crossrail station
- Convenient transport lines such as; on-site Thames Clipper, with National and DLR station just 300m away
- The University of Greenwich, Temple College, King's College and Goldsmiths University of London are all nearby
- The forthcoming Creative District - Woolwich Works - will include a 450-seat theatre, 600-seat performance courtyard, as well as rehearsal studios, offices, restaurants and community spaces



Community and event photography at Royal Arsenal Riverside

Apartment Mix

21 levels

Type	Starting prices	Yield from	ERV PCM from
1 Bedroom	£500,000	3.84%	£1,600
2 Bedrooms	£635,000	3.78%	£2,000
3 Bedrooms	£1,005,000	3%	£2,500

Provided by an on-site estate agent (July 2019)

5-year house price growth forecast

Capital Growth %	2020	2021	2022	2023	2024	5 Year Total
CBRE	3%	4%	4%	4%	4%	19%
Savills	2%	4%	4%	4%	3.5%	17.5%
Knight Frank	2%	3%	4%	4%	3%	16%

Cash flow forecast (completion 2022)

Apartment Cash Flow (Typical Price £500k)	2020	2021	2022	2023	2024	Total
10% Deposit	£50,000	-	-	-	-	£50,000
10% Staged Deposit	-	£50,000	-	-	-	£50,000
5% Staged Deposit	-	£25,000	-	-	-	£25,000
75% Completion Monies	-	-	£375,000	-	-	£375,000
Capital Appreciation	£10,000	£15,300	£21,012	£21,852	£17,045	£85,209
Your Equity	£60,000	£150,300	£546,312	£568,164	£585,209	£585,209
Equity Appreciation	20%	12.2%	9.3%	13.6%	17%	17%

Reasons to buy



Berkeley quality



Rental yields & capital appreciation



Convenient transport lines



4-acre Maribor Park



11.6 acres of parkland



Community - more than 60 events a year



Exclusive access to The Waterside Club



580,000 sq ft retail/comm/leisure



Over 1km of riverside walks and cycle paths



A new cultural hub - Woolwich Works