



Computer generated images are indicative only.

THE AMENITIES

- Private landscaped gardens
- Shops, cafés and restaurants
- Medical centre and dentist
- Concierge service
- The Waterside club with leisure facilities
- Yoga studio
- Nursery
- Riverside walkway
- Four-acre Maribor Park

THE LOCATION

London, Woolwich, SE18

LOCAL AUTHORITY

Royal Borough of Greenwich

TENURE

999-year lease

GROUND RENT (PER ANNUM)

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

BUILDING INSURANCE

Premier Insurance

THE DEVELOPER

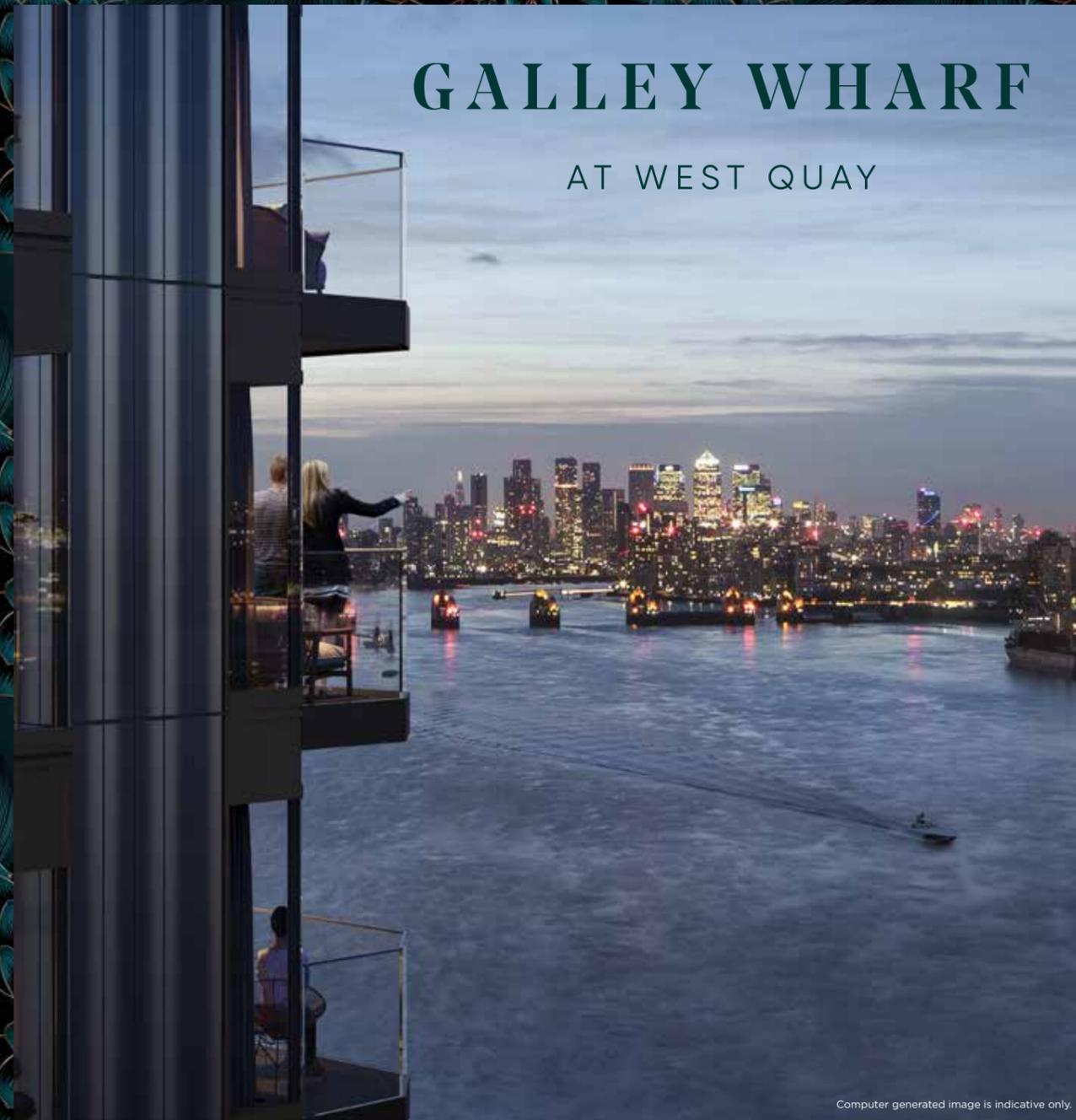
Berkeley Group is one of the UK's premier housebuilders and a FTSE100 listed company. Berkeley Group has been delivering exceptional properties in London, Birmingham and the South of England for more than 40 years. Renowned for fantastic homes in amazing places, Berkeley Group believes in placemaking, not just housebuilding, and creates sustainable places where people aspire to live.

TERMS OF PAYMENT

1. £2,000 deposit on reservations of 1 bedroom apartments. £5,000 deposit on reservations of 2 and 3 bedroom apartments
2. 10% of the purchase price is payable (less the initial reservation deposit)
3. A further 10% is payable 6 months after exchange
4. A further 5% 12 months after exchange of contracts, and the balance on completion

PARKING

General right to park available for £25,000



GALLEY WHARF

AT WEST QUAY

Computer generated image is indicative only.

WELCOME TO GALLEY WHARF

Galley Wharf at West Quay, Royal Arsenal Riverside is a distinctive collection of one, two and three bedroom riverside homes. It is designed to stand out from the crowd and leave a lasting impression, with its shimmering façade, riverside orientation and extravagant interiors.

Perfectly positioned beside the river and set in beautifully landscaped gardens, Galley Wharf makes the most of its situation with its expansive glazing offering views along the river towards the City of London.

Residents can relax in peaceful surroundings, exclusive to those living at West Quay. The grounds are full of flowers and mature plants that attract wildlife, and offer the outside space that is so vital for wellbeing.

Just a short walk away is the capital's newest creative district, Woolwich Works. With over 15,000m² of performance areas, dance studios, visual arts spaces and a 450-seat theatre, this former carriage factory is a cultural destination in its own right.

Combined with excellent transport connections and the many amenities of Royal Arsenal Riverside, Galley Wharf is a superb investment opportunity, with huge appeal to the many professional tenants wanting to live in this flourishing area.

Contact Us

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Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Computer generated images of West Quay are indicative only. Lifestyle photography are of Con Gusto and Boulangerie Jade at Royal Arsenal Riverside. Prices and information are indicative only and may change. Please speak to a member of the Sales Team to confirm prices and availability.





THE LOCATION

Galley Wharf is located at Royal Arsenal Riverside in Woolwich, South East London.

This area has undergone significant investment and development and is now a thriving riverside destination with all the amenities, services and facilities that tenants want on the doorstep.

- Shops, cafés, restaurant, florist and hotel are located throughout Royal Arsenal Riverside. There is also a medical centre and dentist.
- The Waterside Club is a luxurious health and wellbeing centre, with a 20m swimming pool, sauna, steam room, fitness suite, private cinema and 24-hr concierge service.
- Easy access to central London with rail, DLR, river boat and forthcoming Elizabeth Line (Crossrail) services.



EDUCATION

Galley Wharf provides easy access to many of London's renowned universities and higher education institutes. It offers students a high quality home and the opportunity to take full advantage of university life in the capital.

University of Greenwich
3.4 miles/5.5km away

Goldsmiths University
5.8 miles/9.3km away

Queen Mary's University of London
7.2 miles/11.6km away

University of East London
9 miles/14.5km away

LSE
9.2 miles/14.8km away

King's College London
10 miles/16.1km away

TRANSPORT LINKS

From the local Woolwich Arsenal station, National Rail and DLR services provide direct connections to and from the City and Canary Wharf. And with the arrival of the new, on-site Elizabeth Line (Crossrail) station, journey times from Royal Arsenal Riverside to west London will be just over 20 minutes and under an hour to Heathrow Airport.

Thames Clipper riverboat service stops off at local hotspots The O2, Greenwich and Canary Wharf as well as central London. Just a few minutes away on the DLR, City Airport has regular business and leisure flights to the most popular European destinations. For other trips out of the city, the M25, Gatwick Airport and the Eurotunnel are easily accessible by road.

Approximate stops taken from the forthcoming Woolwich Arsenal Crossrail station:

Canary Wharf	2 stops
Liverpool Street	4 stops
Farringdon	5 stops
Bond Street	7 stops
Paddington	8 stops
Heathrow Airport	15 stops



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THE DEVELOPMENT

- Luxurious collection of 1, 2 and 3 bedroom apartments and premium apartments over 21 levels
- Situated within the private communal gardens of West Quay
- Perfectly placed adjacent to the 4 acre Maribor Park
- Exclusive access to the five star facilities at The Waterside Club, one of London's largest residential leisure facilities featuring 20 m 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 for forthcoming on-site Crossrail station
- Convenient transport lines include on-site Thames Clipper, and National and DLR station just 300m away
- 7 minutes away from London City Airport via DLR
- Conveniently located for Canary Wharf and the forthcoming Royal Docks Business District
- The University of Greenwich, King's College and Goldsmiths University of London are all nearby
- The Creative District will include a 450 seat theatre, 600 seat performance courtyard, as well as rehearsal studios, offices, restaurants and community spaces.

APARTMENT MIX

	Size Range (Sq. Ft.)	Starting Prices (£)	Price per (Sq. Ft.)	Rental Range (£/m)	Rental Yield (%)
1 bed	549 - 580	£502,500	£915.30	£1,700	4.06%
2 bed	833 - 863	£675,000	£799.76	£2,100	3.73%
3 bed	1,102	£950,000	£862	£2,500	3.16%
Premium 1 bed	549	£565,000	£1,029.14	£1,775	3.77%
Premium 2 bed	844 - 866	£790,000	£936	£2,300	3.49%
Premium 3 bed	1,102	£1,065,000	£966.42	£2,600	2.93%

5 YEAR HOUSE PRICE GROWTH FORECAST

Capital Growth %	2021	2022	2023	2024	2025	5 Year Total
Savills	3%	6%	3.5%	2%	3%	17.5%
CBRE	5.9%	3.0%	3.1%	2.8%	2.8%	17.6%
Knight Frank	4%	4%	3%	3%	3%	17%

CASH FLOW FORECAST

Apartment Cash Flow (Typical Price £500k)	2022	2023	2024	2025	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	£20,000	£15,000	£15,000	£15,000	£65,000
Your Equity	£70,000	£160,000	£550,000	£565,000	£565,000
Equity Appreciation	40%	12.0%	10.0%	13.0%	13.0%

REASONS TO BUY

Exciting new release of luxurious 1, 2 & 3 bedroom apartments	Opportunity to purchase before Crossrail station opens	Exclusive access to West Quay landscaped private gardens	Access to first-class leisure facilities at The Waterside Club	Views of the River Thames and private gardens
Fantastic connectivity	Amenities of Royal Arsenal Riverside within close proximity	8 apartments to each floor for an exclusive feel	Dual aspect windows for light-filled interiors	Thriving community in South East London, close to new creative hub Woolwich Works