

# THE OFFICERS' HOUSE

ROYAL ARSENAL RIVERSIDE



HERITAGE  
QUARTER

ROYAL ARSENAL  
RIVERSIDE

ROYAL BOROUGH OF GREENWICH, LONDON

Berkeley  
Designed for life

THIS  
IS NO  
ORDINARY  
BUILDING

**THE  
OFFICERS'  
HOUSE**  
ROYAL ARSENAL RIVERSIDE

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Showhome interior, indicative only



## INTRODUCING THE OFFICERS' HOUSE

THE OFFICERS' HOUSE IS A UNIQUE ARCHITECTURAL GEM IN THE HEART OF THE NEW ROYAL ARSENAL RIVERSIDE, WITH THE ORIGINAL PART OF THE BUILDING BUILT OVER 250 YEARS AGO.

Artfully combining old and new, The Officers' House is a combination of Grade II listed apartments and contemporary new build. The original construction dates back to 1740 when The Officers' House was part of the Royal Military Academy. Now with a completely modern addition, this is your chance to enjoy such a historic setting in a building designed for 21st Century living.

The Officers' House has been transformed, with the new and refurbished spaces containing a collection of stunning 1, 2 and 3 bedroom apartments. Outside, original features mix seamlessly with modern materials, while the interiors form stylish contemporary spaces that respond to the demands of today.

Further on, the Royal Borough of Greenwich is already a thriving area of the Capital and, with the new Crossrail station on your doorstep, you will also find yourself only minutes from central London.

# ALIVE BY DAY OR NIGHT

## A WELCOMING SPACE

Opening onto the stunning landscaped central piazza, be among the first to enjoy everything this new cultural hub has to offer from the very beginning.



Computer generated image, indicative only

# AT THE HEART OF IT ALL

## A NEW BEGINNING

Old meets new in Dial Arch Square, where The Officers' House can be found amid the bustling Heritage Quarter of Royal Arsenal Riverside. The newly refurbished part of the building offers splendid views out over the fresh green spaces to the west of the square.

With all the amenities of Royal Arsenal Riverside and the new Woolwich Crossrail station right next door, The Officers' House combines style and heritage with complete convenience.



Computer generated images of The Officers' House and the Crossrail station entrance, indicative only

## FIRST-CLASS CONNECTIONS

Royal Arsenal Riverside is one of the best connected new developments in London.

### BY RAIL

National Rail and DLR services leave the existing Woolwich Arsenal station, offering routes directly north to Charing Cross and Cannon Street in the City or east to Stratford.

### BY CROSSRAIL

With the opening of Crossrail in 2018, the area's already impressive transport infrastructure will be transformed. With the new Woolwich station right next door to The Officers' House, the daily commute to Canary Wharf will be just eight minutes. For those working or enjoying evenings out in central London, journey times will be less than 20 minutes.

### BY AIR

The Officers' House offers unrivalled international connections too. Journey times via Docklands Light Railway (DLR) to London City Airport are just seven minutes and Crossrail will soon take only 50 minutes to Heathrow.

### BY BUS OR BY BOAT

Local buses lead east and west with connections across the river to the West End via Waterloo. There is also the unique opportunity to traverse the Capital by boat, with Thames Clipper services regularly leaving the on-site pier at Royal Arsenal Riverside.

## JOURNEY TIMES



### CROSSRAIL\*

FROM ROYAL ARSENAL WOOLWICH

CANARY WHARF  
08 MINS

LIVERPOOL STREET  
14 MINS

FARRINGDON  
17 MINS

BOND STREET  
22 MINS

PADDINGTON  
25 MINS

HEATHROW  
50 MINS



### DLR

FROM WOOLWICH ARSENAL STATION

LONDON CITY AIRPORT  
07 MINS

CANARY WHARF  
22 MINS

STRATFORD  
22 MINS

BANK  
24 MINS



### RAIL & TUBE

FROM WOOLWICH ARSENAL STATION

GREENWICH  
13 MINS

LONDON BRIDGE  
25 MINS

CANNON STREET  
26 MINS

WATERLOO EAST  
28 MINS

CHARING CROSS  
36 MINS



### BOAT

FROM WOOLWICH ARSENAL PIER

QE2 PIER / THE O2  
06 MINS

GREENWICH  
15-20 MINS

CANARY WHARF  
20-30 MINS

LONDON BRIDGE  
30-40 MINS

EMBANKMENT  
45 MINS



### AIR

FROM LONDON CITY AIRPORT

BARCELONA  
2 HR 10 MINS

FRANKFURT  
1 HR 30 MINS

GENEVA  
1 HR 35 MINS

MILAN LINATE  
1 HR 50 MINS

NEW YORK  
7 HR 30 MINS\*\*

PARIS ORLY  
1 HR 35 MINS

VENICE  
2 HR 00 MINS

ZURICH  
1 HR 35 MINS

THE OPENING OF CROSSRAIL  
IN 2018 WILL TRANSFORM THE  
AREA'S ALREADY IMPRESSIVE  
TRANSPORT INFRASTRUCTURE.





**WELCOME TO THE ROYAL ARSENAL**

On its completion, this riverfront location will become one of London's most significant regeneration successes. Halfway through a 30-year transformation, a thriving community of people and local businesses is growing here – enjoying green spaces, leafy gardens and private courtyards only a site of this scale can provide.

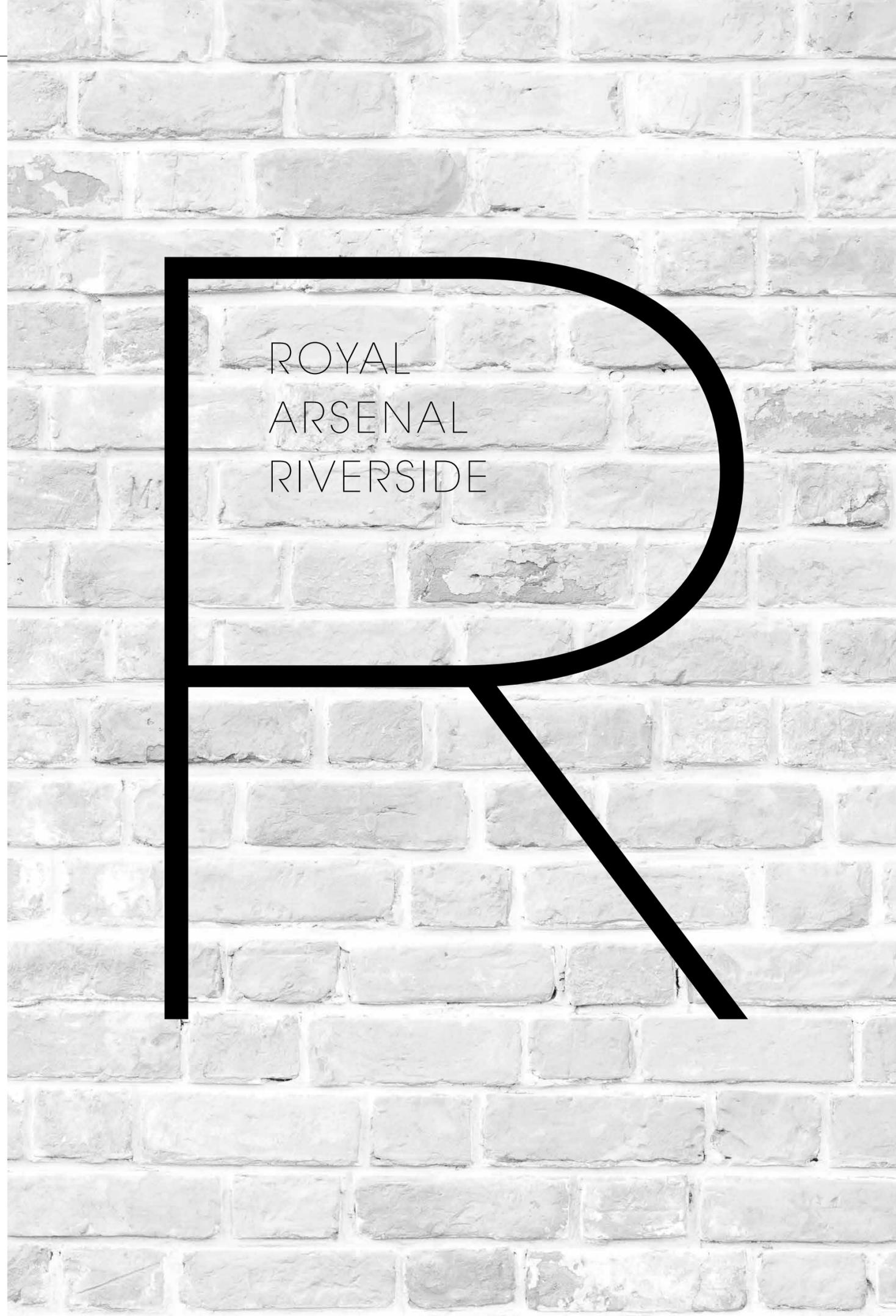
- Future Phase
- Completed Phase

- |                                |                                 |                                       |
|--------------------------------|---------------------------------|---------------------------------------|
| 1 The Dial Arch Pub and Dining | 7 Barclays                      | 12 Royal Arsenal Dentist              |
| 2 The Guard House              | 8 Sainsbury's                   | 13 Premier Inn                        |
| 3 Cornerstone Café             | 9 Stephen James Mini Centre     | 14 Berkeley Sales and Marketing Suite |
| 4 Tesco                        | 10 Stephen James BMW Centre     | 15 Creative District                  |
| 5 Taproom bar and pizzeria     | 11 Royal Arsenal Medical Centre | 16 The Waterside Club                 |
| 6 Marks & Spencer              |                                 |                                       |

Maps are not to scale and show approximate locations only. The site plan is indicative only, subject to change and subject to planning. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



Photography of Cornerstone Café



ROYAL  
ARSENAL  
RIVERSIDE

# AT THE HEART OF THE ACTION

## EAT, SLEEP, WORK, PLAY

With plenty of retail, leisure and community spaces, Royal Arsenal Riverside provides everything you need to enjoy local life. The Officers' House is conveniently located near to The Guard House, Dial Arch Pub and Dining and other eateries, which are the social hubs for the area. New shops will house well-known brands and independent retailers, perfect for a Saturday afternoon stroll before you can relax at The Waterside Club. Located right on the River Thames, this luxury spa offers plenty of fitness and wellness activities.

Meanwhile, Royal Arsenal Riverside still has a weekday 'buzz'. The site is fast becoming a busy creative hub in its own right, with dedicated units hosting a photography studio, design agency and other growing businesses that are already putting down roots here.





Cornerstone Café

### EATING AND DRINKING

Days at Royal Arsenal Riverside often begin in one of the coffee shops such as Cornerstone Café – a well-established and popular local hangout. Meanwhile, the new Marks & Spencer in the direction of Woolwich Arsenal Station is the perfect place to grab a quick bite for those on the go.

Lunchtimes and evenings offer plenty of choice too. On the terrace at Dial Arch Pub and Dining or inside at The Guard House restaurant and pub, you will find delicious traditional British cuisine cooked to order. At the north-eastern tip of the main square is London's first crowd-funded brewery, the Taproom bar and pizzeria, which offers great food and craft ales.

For a more intimate dining experience, Con Gusto is the ideal setting. Inspired by the taste of home, this Italian restaurant was established by brothers Rigels and Bledi and opens at night to serve speciality dishes alongside an extensive wine list.

Whatever time of day, there really is something for everyone to enjoy.



Dial Arch



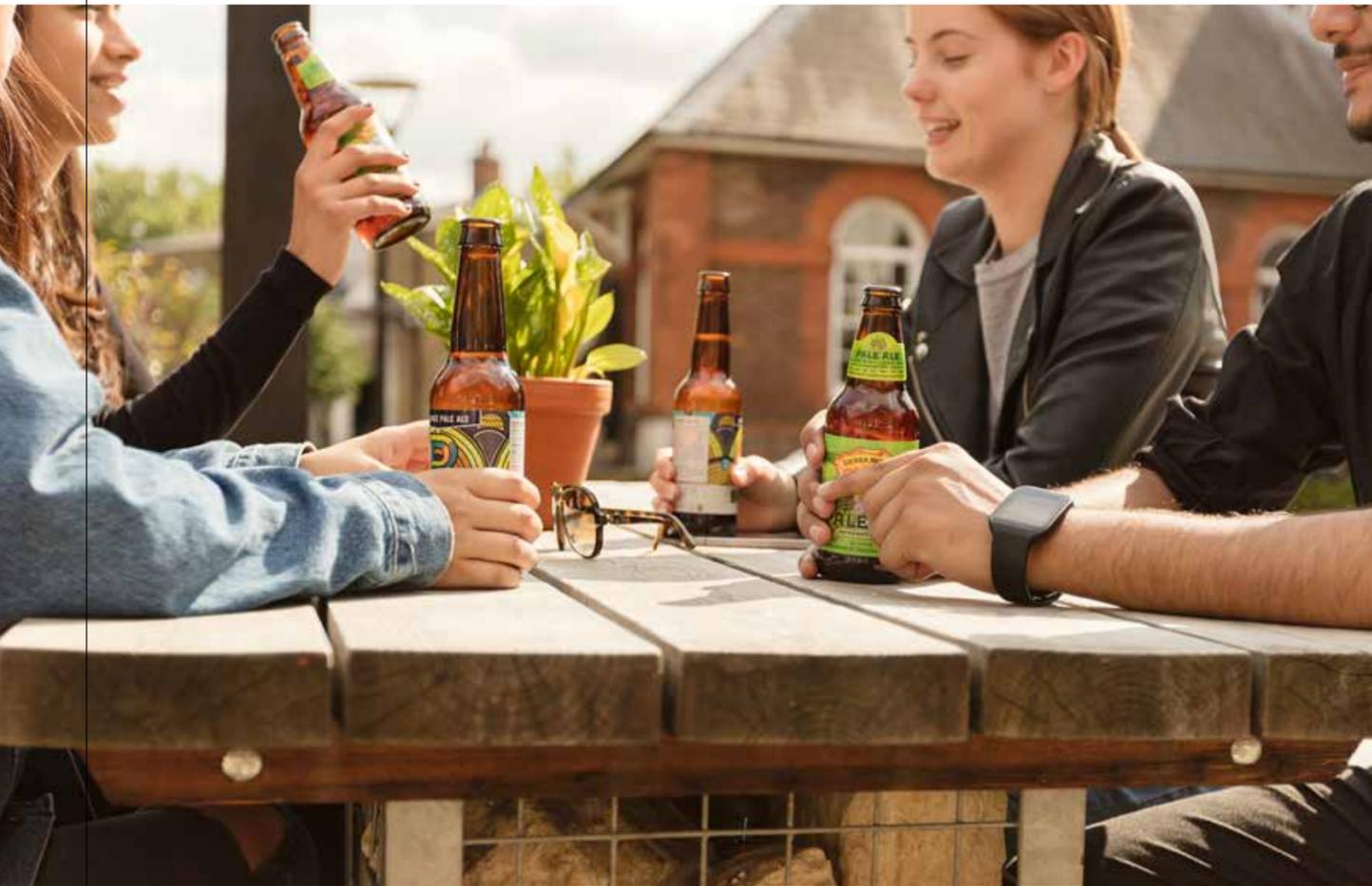
Con Gusto



Taproom



Hopstuff



**THE RARE COMMUNITY**

Royal Arsenal Riverside is all set to become a cultural and creative hub to rival the Southbank. With the forthcoming Creative District which includes workspaces for successful companies to grow, the development is attracting some of London's brightest businesses. The riverside location, a well-established neighbourhood with a variety of cultural performances, is an appealing prospect for all.

Those who already live and work here are drawn to the quality of the built environment - in particular, the generous outdoor spaces (including a new four-acre park) and an understated mix of modern architecture alongside the site's heritage buildings.

It is this unique combination that is set to sustain the RARE community for many years to come.



Lifestyle photography is indicative only





## GET ACTIVE

With room to run, cycle or simply stroll, Royal Arsenal Riverside is a fitness-lover's paradise. But the miles of pathways through landscaped parks and quiet lanes are just one way to stay active. Residents of The Officers' House have access to The Waterside Club – an exclusive residents-only wellness centre. With a 20m swimming pool, gym and vitality pool, The Waterside Club is one of the biggest residential leisure centres in London. Alongside the suite of steam, sauna and treatment rooms, members also benefit from a spacious private cinema room as well as a 24-hour Concierge service.



Computer Generated Image and lifestyle photography are indicative only



Photography of Royal Arsenal Riverside showhome



# DESIGNED FOR 21ST CENTURY LIVING

## SOPHISTICATED LIVING SPACES

With such a rich history, The Officers' House interiors had a lot to live up to. As a result, Berkeley Interior Designers have composed spaces in elegant materials that follow a traditional approach to craftsmanship that is synonymous with the area's maritime past.



Computer Generated Image is indicative only

# CLEAN LINES AND CRAFTED INTERIORS

The sense of light and space in every apartment is enhanced by the chic simplicity of the contemporary floors and interior arrangement.



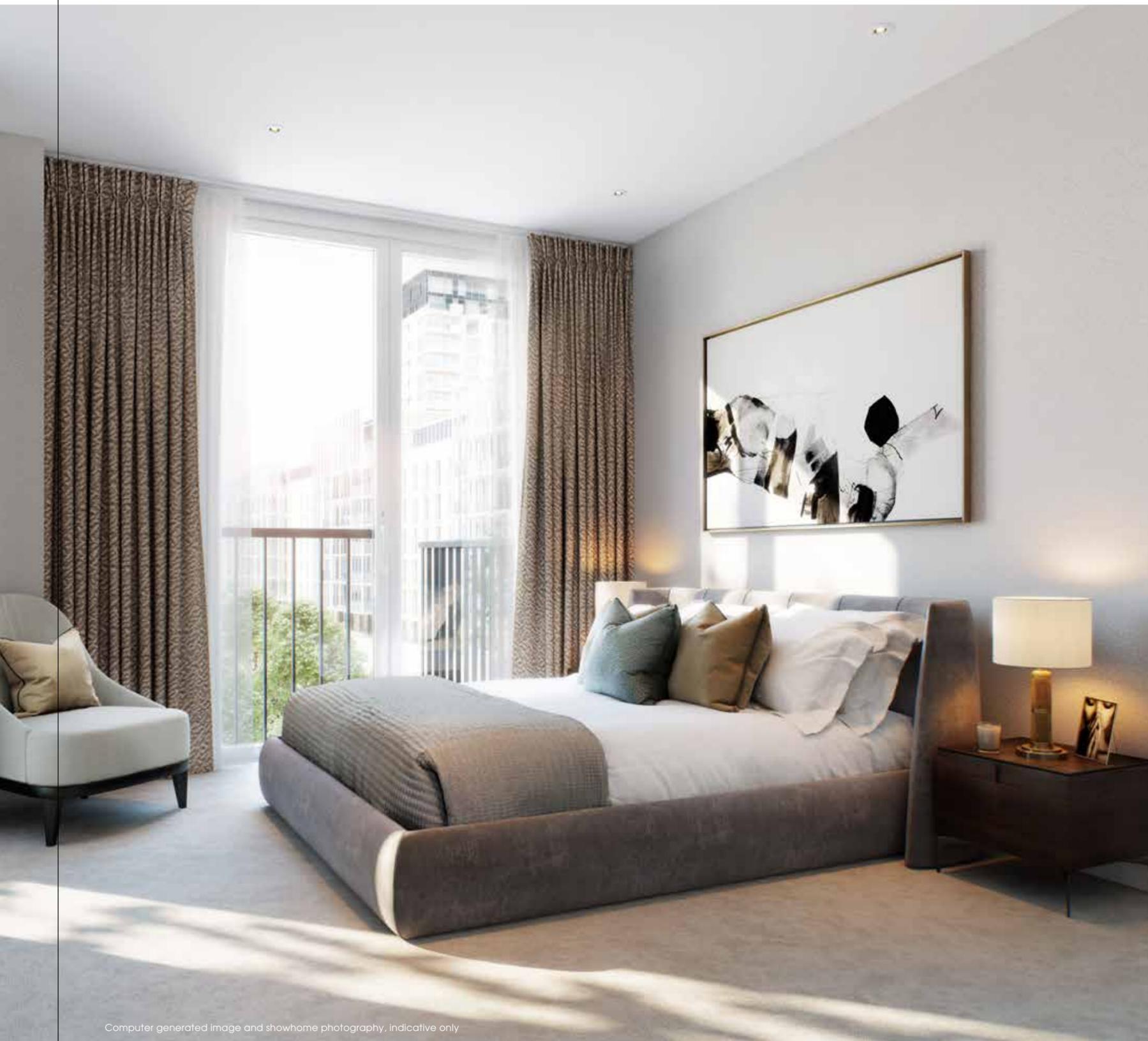
Computer Generated Image is indicative only

# ROOM TO ENTERTAIN AND UNWIND



Open plan kitchen and dining areas offer the space to socialise or enjoy time with family after a busy day.

# COOL, CALM AND CONTEMPORARY



Designed to be chic private sanctuaries, these bedrooms and bathrooms are the ultimate places to relax in true style.

Computer generated image and showhome photography, indicative only

# SPECIFICATION

TYPICAL SPECIFICATION OF 2 AND 3 BEDROOM APARTMENTS.  
MANHATTAN SUITES AND 1 BEDROOM APARTMENTS MAY VARY.

## KITCHENS

- Individually designed layouts.
- Composite stone worktops and stainless steel splashback to hob.
- Stainless steel under mounted single bowl sink and chrome monobloc mixer tap.
- Contemporary, soft sheen handleless cabinets.
- Bosch frameless ceramic hob.
- Bosch integrated multi-function oven.
- Bosch integrated microwave oven (not applicable to Manhattan suites and 1 beds).
- Bosch integrated multi-function dishwasher.
- Bosch integrated fridge freezer.
- Built-in recirculating extractor hood.
- Energy efficient ceiling downlights and under cabinet lighting.
- Concealed white multi-gang appliance panel.
- Brushed stainless steel sockets above worktops.
- Engineered timber flooring.

## BATHROOMS

- White single ended bath with decorative side panel, glass spray screen and diverter tap.
- White wash basin with chrome single lever mixer tap.
- Thermostatic bath/shower mixer unit with hand-held shower head.
- Chrome ceiling mounted showerhead.
- White wall hung WC with press button action, soft-close lid and concealed cistern.
- Ceramic tiles to floor.
- Complementary ceramic tiles to walls around bath and to wall behind WC and wash basin.
- Fitted wall cabinet with mirrored doors, shelves and shaver socket.
- Energy efficient ceiling downlights.
- Heated towel rails.
- Mechanically ventilated.

## INTERIOR FINISHES

- Timber solid core entrance door.
- Flush faced white painted internal doors.
- White painted skirtings and architraves.
- Polished chrome door handles and ironmongery.
- Energy efficient ceiling downlights throughout.
- Engineered timber flooring to hallway, kitchen and living/dining rooms.
- Carpet to bedrooms.

## SHOWER ROOMS

- White walk-in shower tray with fixed glazed screen.
- White wash basin with chrome single lever mixer tap.
- Thermostatic bath/shower mixer unit with hand-held shower head.
- Chrome ceiling mounted shower head.
- White wall hung WC with press button action, soft-close lid and concealed cistern.
- Ceramic tiles to floor.
- Complementary ceramic tiles to walls around shower and to wall behind WC and glass splash back to wash basin.
- Fitted wall cabinet with mirrored doors, shelves and shaver socket.
- Energy efficient ceiling downlights.
- Heated towel rails.
- Mechanically extracted.

## ELECTRICAL FITTINGS

- Energy efficient ceiling downlights throughout.
- Smart energy meter.
- Television points (terrestrial and satellite) to principal living areas and bedrooms.
- Telephone points to living room and bedrooms.
- Data points to living room and bedrooms.
- White electrical faceplates.
- Smoke detectors to corridors, bedrooms and living rooms, heat detector to kitchen.

## HEATING

- Heating and hot water supplied from the on-site CHP (Combined Heat & Power) system accessed via a metered heat interchange unit in the utility cupboard.
- Radiator panel heaters with thermostatic radiator valves.

## ADDITIONAL FEATURES

- Plumbing for washer/dryer.
- Domestic fire sprinkler system to all open plan apartments.
- High performance double glazed windows and external doors.

## BALCONIES / TERRACES

- Safety privacy dividers between adjoining terraces.

## SECURITY FEATURES

- Controlled audio visual entry systems to all entrances.
- 'Secured by Design' certification achieved throughout the development.
- High quality, lockable, restricted opening windows and external doors.
- 24-hour Concierge service and monitored CCTV.

## CAR PARKING

- Limited parking under a general right to park (2 and 3 bed only) within close proximity to the Officers' House and subject to separate agreement.
- Secure bicycle storage on lower ground level.

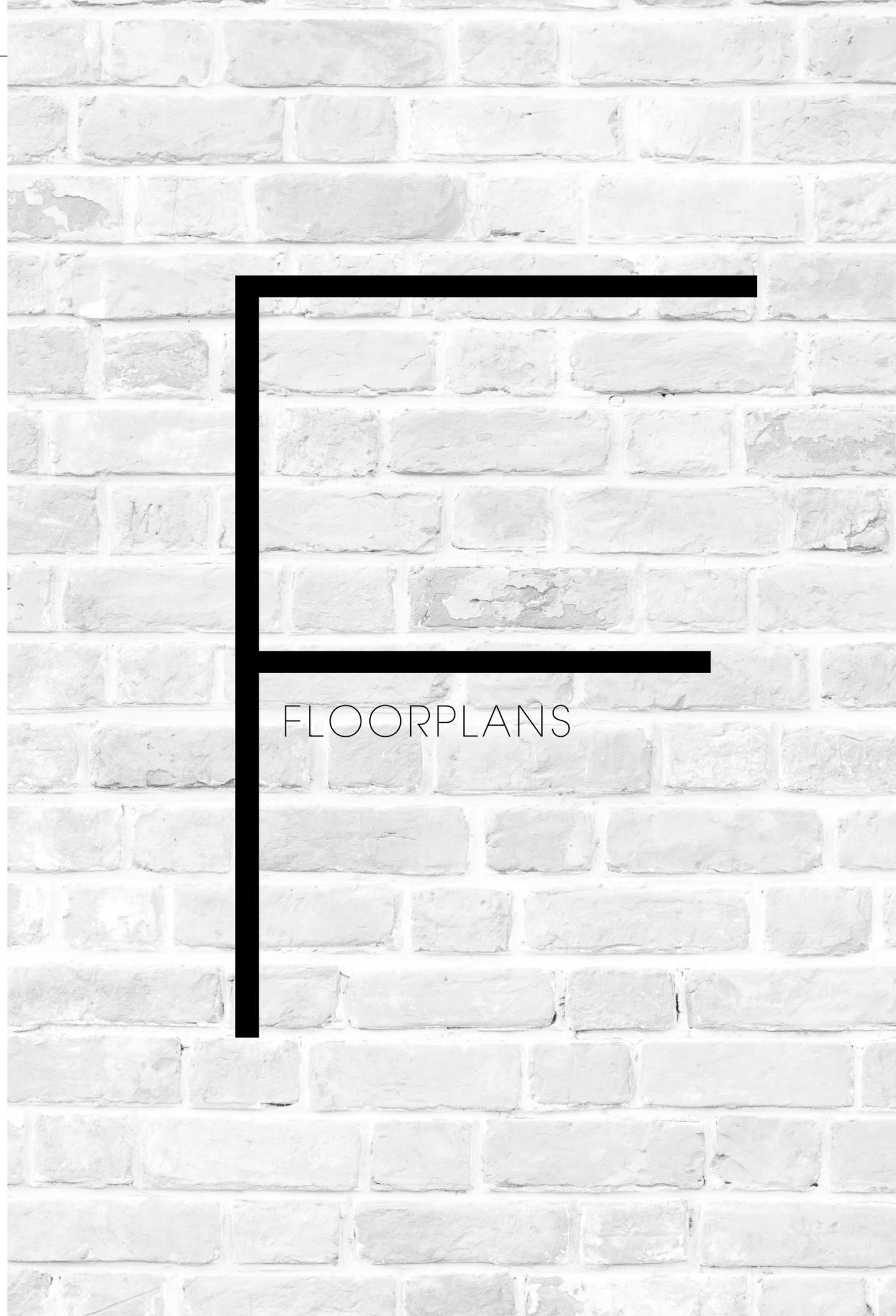
## LIFTS/COMMUNAL WALKWAYS

- Secure lift access to every accommodation level.
- Access to homes through open air gantry





Showhome photography is indicative only



## FLOORPLANS

**APARTMENT LOCATOR**

## BLOCK B

PLOT	LEVEL	BEDS	TOTAL AREA SQ.M	TOTAL AREA SQ.FT	PAGE
<b>ONE BEDROOM APARTMENTS</b>					
006	G	1	50.60	545	40
107	1	1	50.60	545	40
207	2	1	50.60	545	40
<b>TWO BEDROOM APARTMENTS</b>					
004	G	2	71.37	768	41
005	G	2	66.00	710	42
007	G	2	66.00	710	42
105	1	2	71.37	768	43
106	1	2	66.00	710	44
108	1	2	66.00	710	44
109	1	2	71.37	768	43
205	2	2	71.37	768	43
206	2	2	66.00	710	44
208	2	2	66.00	710	44
209	2	2	71.37	768	43
307	P	3/4	77.60	836	46
<b>THREE BEDROOM PENTHOUSES</b>					
305	P	3/4	102.20	1100	48
306	P	3/4	103.38	1113	50
308	P	3/4	103.38	1113	50
309	P	3/4	102.20	1100	48

P = Penthouse



# BLOCK B

## THE NEW APARTMENTS

A stylish modernist addition, the collection of new apartments at The Officers' House completes the transformation of this remarkable space.

Huge glass panels draw in natural light and present a bold contrast to the incredible detail of the original building.

Apartments on this side of The Officers' House benefit from views out across the bustling square. Comfortable and contemporary, each of these new homes has been carefully considered to maximise the advantages of the views and space.

# 1 BEDROOM APARTMENTS

PLOTS 006, 107 & 207

APARTMENT AREA	50.60 sq.m	545 sq.ft
Living / Dining / Kitchen	5150mm x 4830mm	16' 11" x 15' 10"
Bedroom	3400mm x 3200mm	11' 2" x 10' 6"
Balcony	2750mm x 1950mm	9' 0" x 6' 5"



**KEY**

- WM** Provision for Washing Machine
- Dimension Arrows



# 2 BEDROOM APARTMENT

PLOT 004

APARTMENT AREA	71.37 sq.m	768 sq.ft
Living / Dining / Kitchen	10540mm x 3200mm	34' 7" x 10' 6"
Bedroom 1	4080mm x 3160mm	13' 5" x 10' 4"
Bedroom 2	3440mm x 3160mm	11' 3" x 10' 4"
Balcony	2750mm x 1950mm	9' 0" x 6' 5"



**KEY**

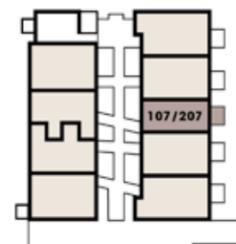
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- Dimension Arrows



GROUND FLOOR

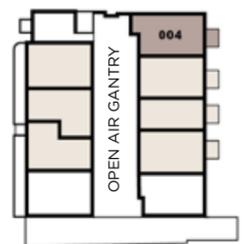


FLOORS 01 & 02



Access to homes through Open Air Gantry

GROUND FLOOR



Access to homes through Open Air Gantry

Apartment layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. Please note: to increase legibility these plans have been sized to fit the page. As a result this plan may not be at the same scale as those on other pages.

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## 2 BEDROOM APARTMENTS

PLOTS 005 & 007\*

APARTMENT AREA	66.00 sq.m	710 sq.ft
Living / Dining / Kitchen	10540mm x 3250mm	34' 7" x 10' 8"
Bedroom 1	4360mm x 2900mm	14' 4" x 9' 6"
Bedroom 2	3480mm x 2900mm	11' 5" x 9' 6"
Balcony	2750mm x 1950mm	9' 0" x 6' 5"



**KEY**

- WM** Provision for Washing Machine
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## 2 BEDROOM APARTMENTS

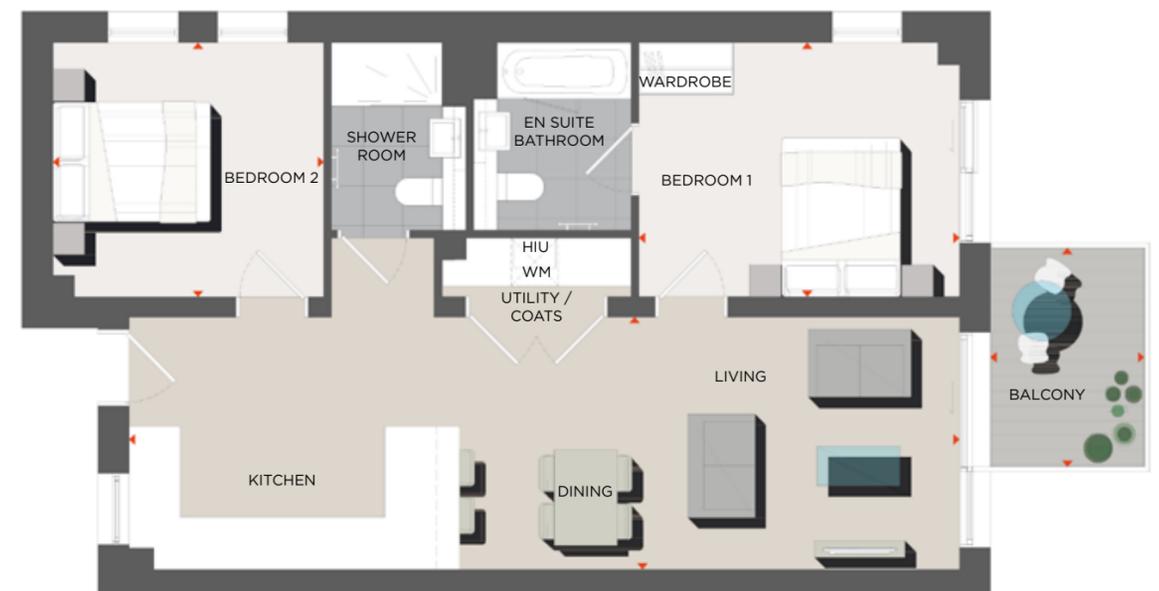
PLOTS 105, 109\*, 205 & 209\*

APARTMENT AREA	71.37 sq.m	768 sq.ft
Living / Dining / Kitchen	10540mm x 3200mm	34' 7" x 10' 6"
Bedroom 1	4080mm x 3160mm	13' 5" x 10' 4"
Bedroom 2	3440mm x 3160mm	11' 3" x 10' 4"
Balcony	2750mm x 1950mm	9' 0" x 6' 5"



**KEY**

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GROUND FLOOR



Access to homes through Open Air Gantry

FLOORS 01 & 02



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## 2 BEDROOM APARTMENTS

PLOTS 106, 108\*, 206 & 208\*

APARTMENT AREA	66.00 sq.m	710 sq.ft
Living / Dining / Kitchen	10540mm x 3250mm	34' 7" x 10' 8"
Bedroom 1	4360mm x 2900mm	14' 4" x 9' 6"
Bedroom 2	3480mm x 2900mm	11' 5" x 9' 6"
Balcony	2750mm x 1950mm	9' 0" x 6' 5"



**KEY**

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Access to homes through Open Air Gantry



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# 2 BEDROOM DUPLEX PENTHOUSE

PLOT 307

APARTMENT AREA	77.60 sq.m	836 sq.ft
Living / Dining / Kitchen	4830mm x 4780mm	15' 10" x 15' 8"
Bedroom 2	3260mm x 2880mm	10' 8" x 9' 5"
Balcony	2740mm x 1950mm	9' 0" x 6' 5"



**KEY**

- WM** Provision for Washing Machine
- Dimension Arrows

Bedroom 1	4830mm x 3840mm	15' 10" x 12' 7"
Terrace	5080mm x 2650mm	16' 8" x 8' 8"



**KEY**

- WM** Provision for Washing Machine
- Dimension Arrows

FLOOR 03



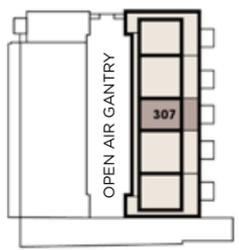
FLOOR 04



FLOOR 03



FLOOR 04



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### 3 BEDROOM DUPLEX PENTHOUSES

PLOTS 305 & 309\*

APARTMENT AREA	102.20 sq.m	1 100 sq.ft
Living / Dining / Kitchen	6620mm x 5420mm	21' 9" x 17' 9"
Bedroom 2	3600mm x 3160mm	11' 10" x 10' 4"
Balcony	2740mm x 1950mm	9' 0" x 6' 5"



**KEY**

- WM** Provision for Washing Machine
- Dimension Arrows

Bedroom 1	3700mm x 3200mm	12' 2" x 10' 6"
Bedroom 3	4040mm x 2000mm	13' 3" x 6' 7"
Terrace	6740mm x 2650mm	21' 1" x 8' 8"



**KEY**

- WM** Provision for Washing Machine
- Dimension Arrows

FLOOR 03



FLOOR 04



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### 3 BEDROOM DUPLEX PENTHOUSES

PLOTS 306 & 308\*

APARTMENT AREA	103.38 sq.m	1113 sq.ft
Living / Dining / Kitchen	6400mm x 4740mm	21' 0" x 15' 7"
Bedroom 3	3300mm x 2900mm	10' 10" x 9' 6"
Balcony	2750mm x 1950mm	9' 0" x 6' 5"



**KEY**

- WM** Provision for Washing Machine
- Dimension Arrows

Bedroom 1	4040mm x 2900mm	13' 3" x 9' 6"
Bedroom 2	4020mm x 3250mm	13' 2" x 10' 8"
Terrace	6600mm x 2650mm	21' 8" x 8' 8"



**KEY**

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- Dimension Arrows

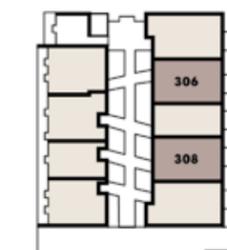
FLOOR 03



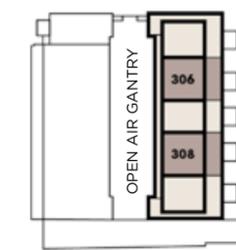
FLOOR 04



FLOOR 03



FLOOR 04



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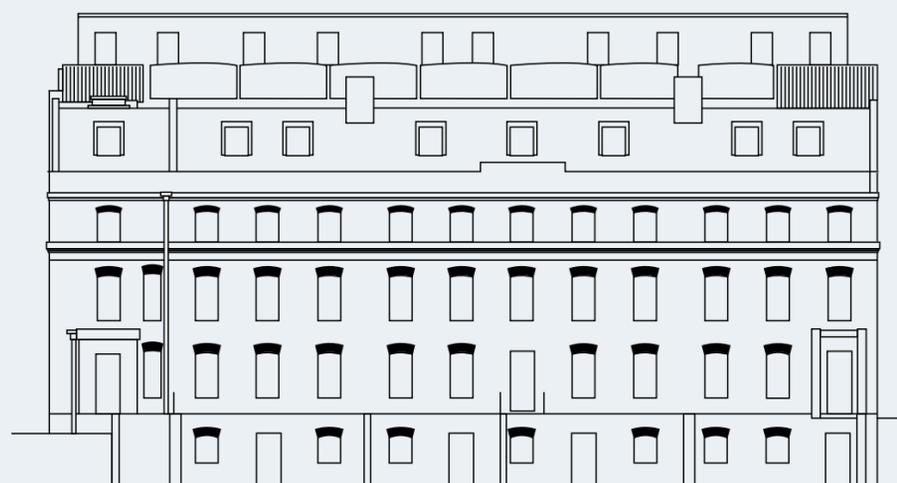
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**APARTMENT LOCATOR**

## BLOCK A

PLOT	LEVEL	BEDS	TOTAL AREA SQ.M	TOTAL AREA SQ.FT	PAGE
<b>ONE BEDROOM APARTMENTS</b>					
101	1	1	60.74	654	54
102	1	1	52.89	569	55
103	1	1	52.68	567	56
104	1	1	59.89	645	57
201	2	1	60.74	654	54
202	2	1	52.89	569	55
203	2	1	52.68	567	56
204	2	1	59.89	645	57
301	P	3	52.77	568	58
302	P	3	53.14	572	59
303	P	3	42.46	457	60
304	P	3	52.21	562	61
<b>TWO BEDROOM APARTMENTS</b>					
002	G/LG	2	80.06	862	62
003	G/LG	2	76.38	822	64
<b>THREE BEDROOM APARTMENTS</b>					
001	G/LG	3	98.90	1064	66

P = Penthouse



# BLOCK A

## THE HERITAGE APARTMENTS

This unique Grade II listed building was originally constructed as a barracks in 1740 and remodelled as four houses for officers in 1787.

The traditional brick façade, sash windows and elegant staircases maintain the historical connection, while modern apartments bring the building right up to date and ready for 21st Century living.

# 1 BEDROOM APARTMENTS

PLOTS 101 & 201

APARTMENT AREA	60.74 sq.m	654 sq.ft
Living / Dining / Kitchen	6150mm x 4640mm	20' 2" x 15' 3"
Bedroom	4770mm x 2700mm	15' 8" x 8' 10"



**KEY**

- WM** Provision for Washing Machine
- Dimension Arrows



# 1 BEDROOM APARTMENTS

PLOTS 102 & 202

APARTMENT AREA	52.89 sq.m	569 sq.ft
Living / Dining / Kitchen	4740mm x 4180mm	15' 7" x 13' 9"
Bedroom	4760mm x 2680mm	15' 7" x 8' 10"

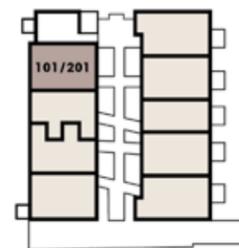
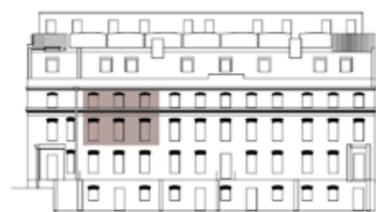


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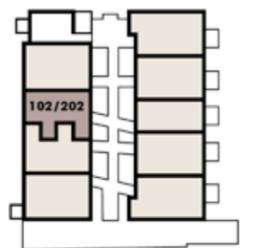


FLOORS 01 & 02



Access to homes through Open Air Gantry

FLOORS 01 & 02



Access to homes through Open Air Gantry

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# 1 BEDROOM APARTMENTS

PLOTS 103 & 203

APARTMENT AREA	52.68 sq.m	567 sq.ft
Living / Dining / Kitchen	4660mm x 4040mm	15' 3" x 13' 3"
Bedroom	4750mm x 2660mm	15' 7" x 8' 9"



**KEY**

- WM** Provision for Washing Machine
- Dimension Arrows



# 1 BEDROOM APARTMENTS

PLOTS 104 & 204

APARTMENT AREA	59.89 sq.m	645 sq.ft
Living / Dining / Kitchen	5960mm x 4660mm	19' 7" x 15' 3"
Bedroom	4750mm x 3280mm	15' 7" x 10' 9"

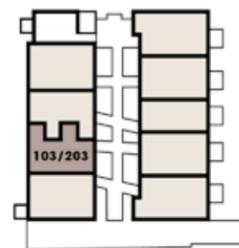


**KEY**

- WM** Provision for Washing Machine
- Dimension Arrows

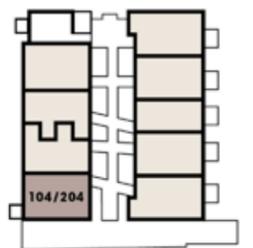


FLOORS 01 & 02



Access to homes through Open Air Gantry

FLOORS 01 & 02



Access to homes through Open Air Gantry

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# 1 BEDROOM PENTHOUSE

PLOT 301

APARTMENT AREA	52.77 sq.m	568 sq.ft
Living / Dining / Kitchen	6670mm x 4520mm	21' 10" x 15' 0"
Bedroom	4580mm x 2750mm	15' 0" x 9' 0"



**KEY**  
 WM Provision for Washing Machine  
 ▶ Dimension Arrows



# 1 BEDROOM PENTHOUSE

PLOT 302

APARTMENT AREA	53.14 sq.m	572 sq.ft
Living / Dining / Kitchen	6490mm x 5150mm	21' 4" x 16' 11"
Bedroom	3950mm x 3260mm	13' 0" x 10' 8"



**KEY**  
 WM Provision for Washing Machine  
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# MANHATTAN PENTHOUSE

PLOT 303

APARTMENT AREA	42.46 sq.m	457 sq.ft
Living / Dining / Kitchen	5200mm x 3715mm	17' 0" x 12' 2"
Bedroom	3250mm x 3000mm	10' 8" x 9' 10"



**KEY**

- WM Provision for Washing Machine
- ▶ Dimension Arrows



# 1 BEDROOM PENTHOUSE

PLOT 304

APARTMENT AREA	52.21 sq.m	562 sq.ft
Living / Dining / Kitchen	6610mm x 4940mm	21' 8" x 16' 2"
Bedroom	4160mm x 2720mm	13' 8" x 8' 11"



**KEY**

- WM Provision for Washing Machine
- ▶ Dimension Arrows

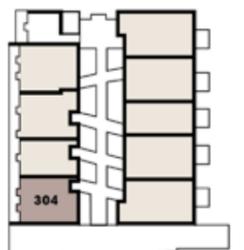


FLOOR 03



Access to homes through Open Air Gantry

FLOOR 03



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# 2 BEDROOM DUPLEX APARTMENT

PLOT 002

APARTMENT AREA	80.06 sq.m	862 sq.ft
Bedroom 1	4650mm x 4100mm	15' 3" x 13' 5"
Patio	5160mm x 1530mm	16' 11" x 5' 0"



**KEY**  
 WM Provision for Washing Machine  
 ▶ Dimension Arrows

LOWER GROUND FLOOR



Living / Dining / Kitchen	4650mm x 4140mm	15' 3" x 13' 7"
Bedroom 2	3690mm x 2940mm	12' 1" x 9' 8"



**KEY**  
 WM Provision for Washing Machine  
 ▶ Dimension Arrows

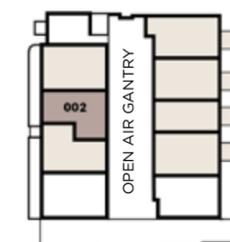
GROUND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



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# 2 BEDROOM DUPLEX APARTMENT

PLOT 003

APARTMENT AREA	76.38 sq.m	822 sq.ft
Bedroom 1	4660mm x 4010mm	15' 3" x 13' 2"
Patio	7050mm x 1530mm	23' 2" x 5' 0"



**KEY**

- WM Provision for Washing Machine
- ▶ Dimension Arrows

Living / Dining / Kitchen	4660mm x 4040mm	15' 3" x 13' 3"
Bedroom 2	4240mm x 2880mm	13' 11" x 9' 5"



**KEY**

- WM Provision for Washing Machine
- ▶ Dimension Arrows

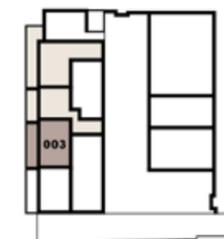
LOWER GROUND FLOOR



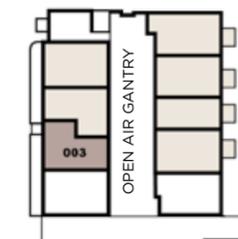
GROUND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



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# 3 BEDROOM DUPLEX APARTMENT

PLOT 001

APARTMENT AREA	98.90 sq.m	1064 sq.ft
Bedroom 1	4640mm x 3370mm	15' 3" x 11' 1"
Bedroom 3	3490mm x 2490mm	11' 5" x 8' 2"
Terrace	7290mm x 1530mm	23' 11" x 5' 0"



**KEY**  
 WM Provision for Washing Machine  
 ▶ Dimension Arrows

Living / Dining / Kitchen	6150mm x 4640mm	20' 2" x 15' 3"
Bedroom 2	3080mm x 2950mm	10' 1" x 9' 8"

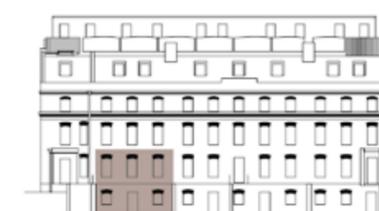


**KEY**  
 WM Provision for Washing Machine  
 ▶ Dimension Arrows

LOWER GROUND FLOOR



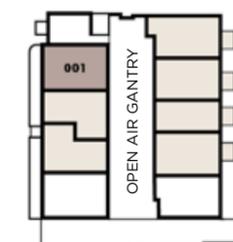
GROUND FLOOR



LOWER GROUND FLOOR



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# DESIGNED FOR LIFE

OUR CUSTOMERS ARE AT THE HEART OF ALL OUR DECISIONS.

WE AIM TO UNDERSTAND THEIR NEEDS AND CONSISTENTLY MEET OR EXCEED THEIR EXPECTATIONS. THE SERVICE WE PROVIDE IS PROFESSIONAL, EFFICIENT AND HELPFUL TO MAKE THE HOME BUYING PROCESS AS STRAIGHTFORWARD AND ENJOYABLE AS POSSIBLE. OUR LEVELS OF CUSTOMER SERVICE AIM TO BE COMPARABLE TO OTHER TOP BRANDS.

## CUSTOMER SERVICE IS OUR PRIORITY

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience.

Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

## GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

## QUALITY IS AT THE HEART OF EVERYTHING WE DO

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

## UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

## A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers, but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



No.1 Street, Royal Arsenal Riverside

# A COMMITMENT TO THE FUTURE

OVER THE YEARS, THE BERKELEY GROUP HAS WON MANY PRESTIGIOUS AWARDS FOR THE QUALITY, DESIGN AND SUSTAINABILITY OF ITS DEVELOPMENTS. OUR VISION IS BERKELEY'S PLAN FOR THE BUSINESS, DESIGNED TO RAISE STANDARDS HIGHER STILL. OUR GOAL IS TO BE A WORLD-CLASS COMPANY CREATING SUCCESSFUL, SUSTAINABLE PLACES WHERE PEOPLE ASPIRE TO LIVE. WE TAKE OUR RESPONSIBILITIES TOWARDS OUR CUSTOMERS, THE ENVIRONMENT, THE WORKFORCE AND THE COMMUNITIES IN WHICH WE WORK VERY SERIOUSLY. OUR PLAN FOR THE BUSINESS HAS FIVE AREAS OF FOCUS: CUSTOMERS, HOMES, PLACES, OPERATIONS AND OUR PEOPLE.



## OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

## AN EXCEPTIONAL CUSTOMER EXPERIENCE

We aim to put customers at the heart of our decisions. Dedicated Sales Teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

## HIGH QUALITY HOMES

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

## GREAT PLACES

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's wellbeing and quality of life.

## EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure that high quality services and materials are consistently provided.

## COMMITMENT TO PEOPLE AND SAFETY

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.



## THE BERKELEY FOUNDATION

Berkeley takes social responsibility very seriously. In 2011 we set up the Berkeley Foundation, with the aim of supporting Britain's young people and their communities. We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for the Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

WE LOOK FORWARD TO  
WELCOMING YOU TO THE  
OFFICERS' HOUSE AT ROYAL  
ARSENAL RIVERSIDE.

### SALES AND MARKETING SUITE

Imperial Building,  
No. 2 Duke of Wellington Avenue,  
Woolwich, London, SE18 6FR

### CONTACT

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[www.royalarsenalriverside.co.uk](http://www.royalarsenalriverside.co.uk)



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. In particular please note that part of this development is not a newly built development, but is the conversion and refurbishment of an existing building. The company has therefore sought to retain the character and preserve original features whilst providing good quality homes, therefore purchasers are invited to raise any queries they have in this regard with their solicitors. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The Officers' House and Royal Arsenal Riverside are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property.

