

WATERFRONT



ROYAL ARSENAL RIVERSIDE

ROYAL BOROUGH OF GREENWICH, LONDON



Berkeley
Designed for life

INTRODUCING A NEW LONDON WATERFRONT DESTINATION

*Welcome home to Waterfront at Royal Arsenal
Riverside, a stunning new neighbourhood
with over 1km of river frontage from
award-winning Berkeley.*

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CONNECTED TO CENTRAL LONDON

Located on the River Thames, in the Royal Borough of Greenwich, Waterfront at Royal Arsenal Riverside provides superb connections to the Capital by rail, air, bus and river; and with the imminent arrival of Crossrail, the luxury of choice really will be yours.



THE CROSSRAIL EFFECT

With its arrival in 2018, Crossrail is all set to provide London and the South East with a world-class, high capacity railway, delivering faster journey times and new journey choices.

Ten new Crossrail stations are being constructed along the central route, linking the on-site station at Royal Arsenal Riverside with London destinations including Tottenham Court Road, Bond Street, Liverpool Street and Canary Wharf.



Journey times

Destination	Current*	Crossrail**
Canary Wharf	17 mins	8 mins
Liverpool Street	33 mins	14 mins
Farringdon	46 mins	17 mins
Bond Street	40 mins	22 mins
Paddington	41 mins	25 mins
Heathrow	70 mins	50 mins

*Approximate travel times taken from Woolwich Arsenal based on weekday journey at 8am and do not including walking/transfer times. Source: www.tfl.gov.uk
 **Approximate travel times taken from Royal Arsenal Woolwich. Source: www.crossrail.co.uk

Canary Wharf in 8 minutes
Liverpool Street in 14 minutes
Bond Street in 22 minutes
Heathrow in 50 minutes





ROYAL
ARSENAL
WOOLWICH

BE ONE STEP AHEAD WITH CROSSRAIL

A tranquil park connects the new Crossrail station to Royal Arsenal Riverside and the River Thames, as well as Woolwich town centre beyond, so meeting friends for coffee or popping to the supermarket will be no more than a peaceful and leisurely stroll.

Living at Waterfront, with its on-site Crossrail station will open up a world of possibilities. With its fast and efficient connections from East to West London, Central London and the West End will only be minutes away.



CROSSRAIL AT ROYAL ARSENAL RIVERSIDE



TRAINS, BOATS AND PLANES

With fast, regular DLR and mainline rail connections, as well as the on-site Thames Clipper pier, it is easy to meet up with friends or network with colleagues.

Plus, London City Airport is just a few stops away, and with some flights offering a check-in time of just 15 minutes*, Waterfront at Royal Arsenal is incredibly well connected.



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
19 MINS

STRATFORD
19 MINS

BANK
27 MINS



RAIL

FROM WOOLWICH ARSENAL STATION

GREENWICH
14 MINS

LONDON BRIDGE
23 MINS

WATERLOO EAST
25 MINS

CHARING CROSS
29 MINS

CANNON STREET
29 MINS



CLIPPER

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 40 MINS

MILAN LINATE
2 HR 00 MINS

NEW YORK
7 HR 30 MINS

PARIS ONLY
1 HR 35 MINS

VENICE
2 HR 00 MINS

ZURICH
1 HR 35 MINS

BY WATER

BOARD THE THAMES CLIPPER AT WOOLWICH ARSENAL PIER TO CANARY WHARF IN UNDER 30 MINUTES



Thames Clipper

BY AIR

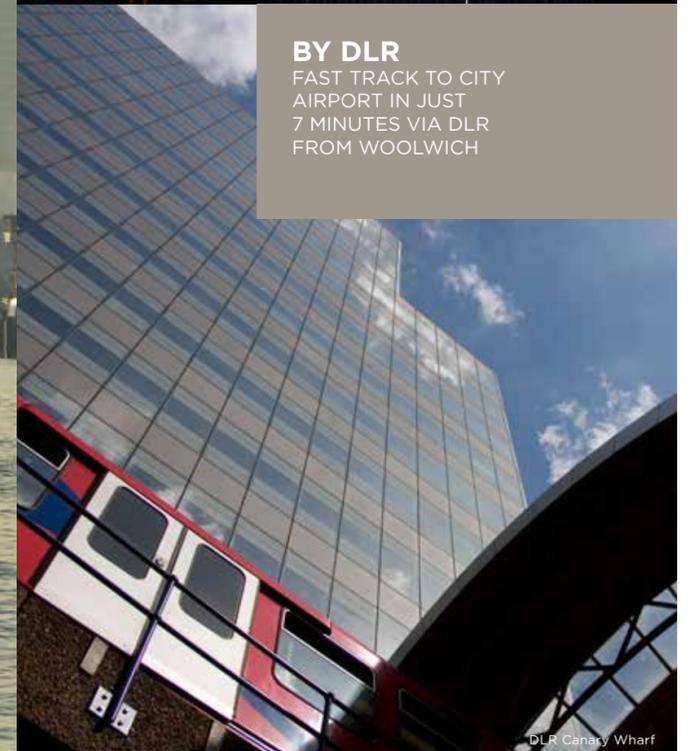
TAKE TO THE AIR FROM CITY AIRPORT AND FLY DIRECT TO EUROPE AND BEYOND



London City Airport

BY DLR

FAST TRACK TO CITY AIRPORT IN JUST 7 MINUTES VIA DLR FROM WOOLWICH



DLR Canary Wharf

Timings are approximate and do not include walking/transfer times. Sources: www.crossrail.co.uk www.tfl.gov.uk www.thamesclipper.com and www.londoncityairport.com *Source: www.londoncityairport.com Based on BA flight to New York with hand luggage only.

THE PERFECT CHOICE FOR LONDON LIVING

Ultra-convenient transport connections mean that Waterfront at Royal Arsenal Riverside is set to become one of the best connected neighbourhoods in London, leaving you perfectly placed to enjoy all that the city has to offer.





Unrivalled transport links from Royal Arsenal Riverside mean the bright lights of Central London are just a short distance away.

LANDMARKS

- | | |
|----------------------------|------------------------|
| 1 EXCEL CENTRE | 10 TOWER BRIDGE |
| 2 THE THAMES BARRIER | 11 30 ST MARY AXE |
| 3 EMIRATES AIRLINE | 12 THE SHARD |
| 4 THE O ₂ | 13 ST PAUL'S CATHEDRAL |
| 5 THE ROYAL NAVAL COLLEGE | 14 THE LONDON EYE |
| 6 NATIONAL MARITIME MUSEUM | 15 WESTMINSTER |
| 7 CUTTY SARK | 16 BUCKINGHAM PALACE |
| 8 CANARY WHARF | |
| 9 OLYMPIC STADIUM | |

THAMES CLIPPER

- | | |
|--------------------------|---------------------------|
| A WOOLWICH ARSENAL PIER | J LONDON BRIDGE CITY PIER |
| B WOOLWICH SOUTH PIER | K BANKSIDE PIER |
| C WOOLWICH NORTH PIER | L BLACKFRIARS PIER |
| D NORTH GREENWICH PIER | M EMBANKMENT PIER |
| E GREENWICH PIER | N FESTIVAL PIER |
| F MASTHOUSE TERRACE PIER | O WESTMINSTER PIER |
| G CANARY WHARF PIER | P MILLBANK PIER |
| H ST KATHARINE'S PIER | Q ST GEORGE WHARF PIER |
| I TOWER HILL PIER | |

*Royal Docks Business District to be occupied from 2017
Elizabeth Line to be operational from 2018. Source: www.crossrail.co.uk
Map is not to scale and is indicative only

LONDON CALLING

London has so much to offer; from the finest Michelin starred restaurants and exclusive bars to award-winning theatre, entertainment and culture as well as the arts, fashion and shopping. There is so much choice and it is right on your doorstep.

Plus if you need to travel for business or pleasure, with three airports to choose from, getting away could not be easier either.



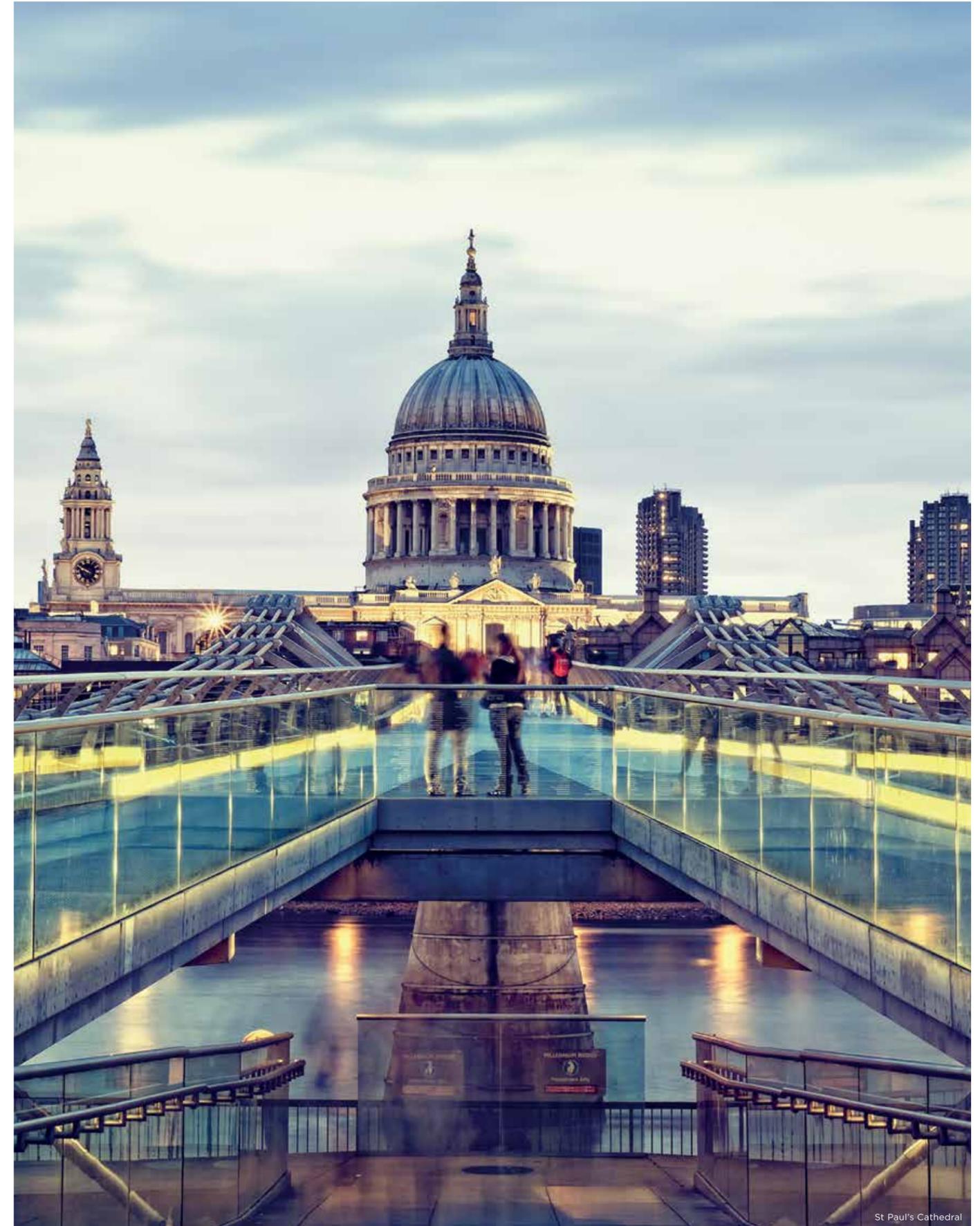
Harvey Nichols



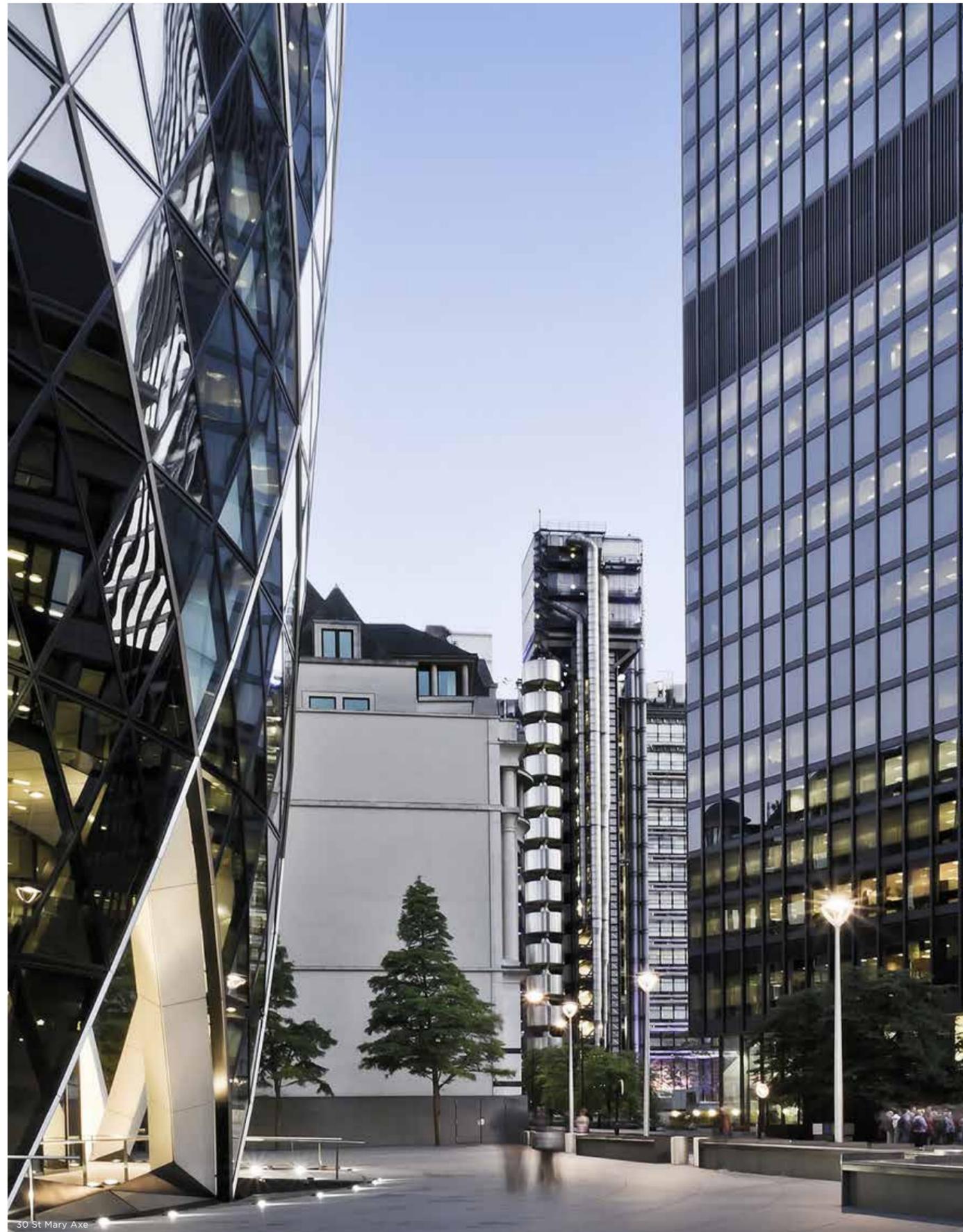
London Eye



Heathrow Airport



St Paul's Cathedral



30 St Mary Axe

BUSINESS CHOICE

Canary Wharf's iconic skyline forms one of London's two main financial centres, along with the City of London, and with the arrival of Crossrail, it will be only 8 minutes* away from Royal Arsenal Riverside.

London's third business district is taking off at nearby Royal Albert Dock and will become a gateway for high tech overseas businesses.

With nearby London City Airport flying as far afield as New York, business travellers will benefit from direct links to Europe and the world's key business destinations.



Canary Wharf Station

*Approximate travel times taken from www.crossrail.co.uk and do not include walking/transfer times.

ROYAL BOROUGH OF GREENWICH



Greenwich Park

By day browse the charming boutiques of nearby Greenwich Village, enjoy the peace and tranquillity of Greenwich Park, visit the world's largest National Maritime Museum or explore the stars at the world-famous Observatory.

By night take in a concert at the O₂ or try one of the fashionable bars or elegant restaurants.

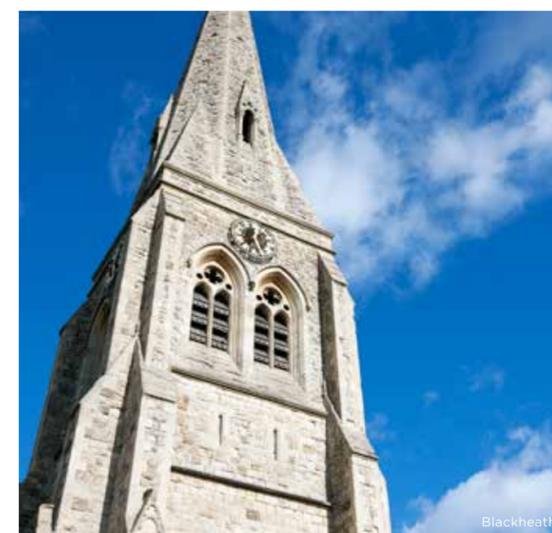


Lifestyle image indicative only

BLACKHEATH AND WOOLWICH

To the south of Greenwich lies Blackheath, a large expanse of parkland, which famously marks the start of the annual London Marathon.

Just minutes from Royal Arsenal Riverside, Woolwich is a vibrant and thriving destination. With one of the oldest markets in South London to explore as well as plenty of well-known high street brands and the newly-reopened Woolwich Grand Theatre, bringing everything from film screenings to roller discos, there is plenty to enjoy.



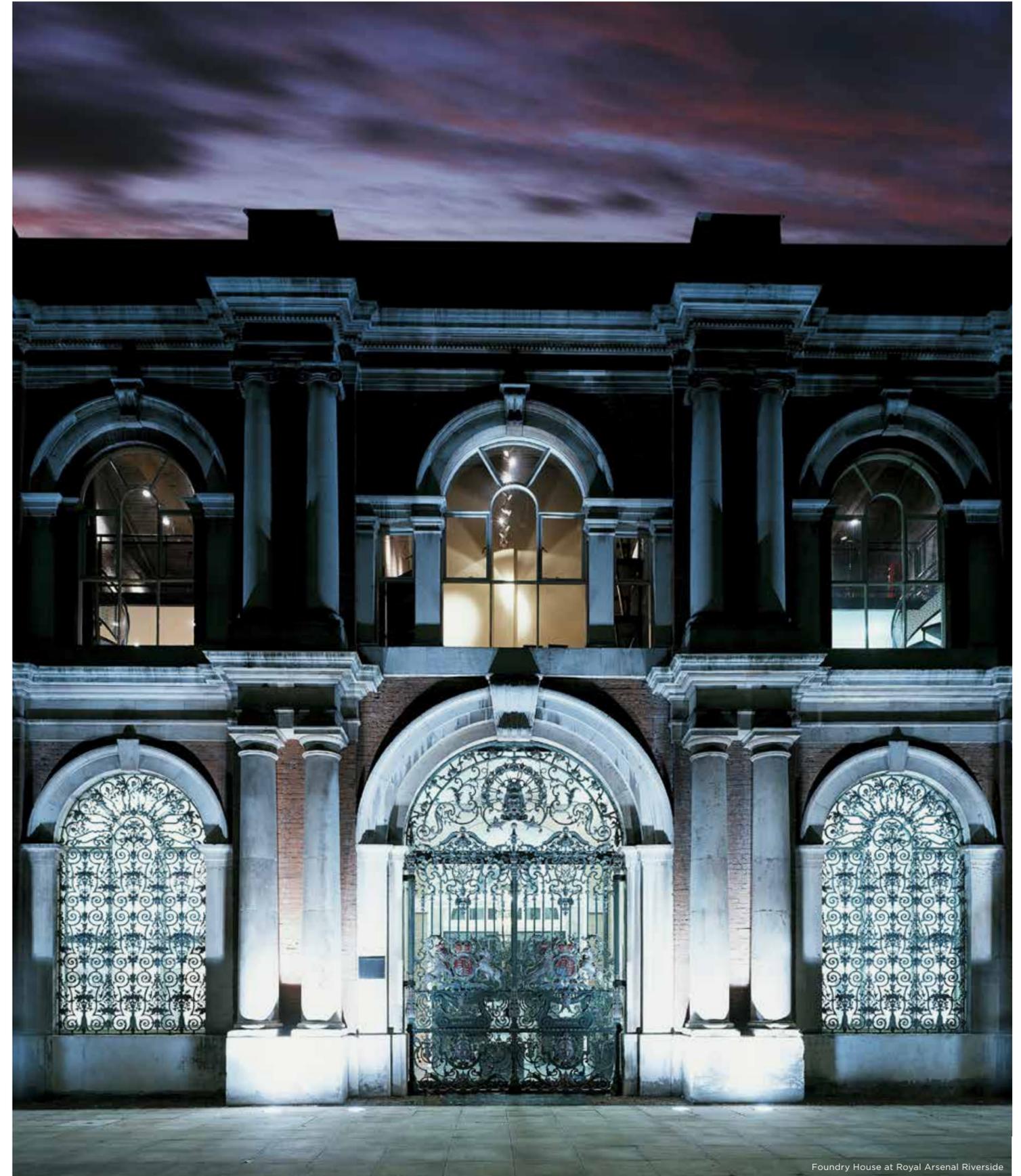
Blackheath



Woolwich Market

HISTORIC HEART, DYNAMIC FUTURE

Royal Arsenal Riverside is an award-winning blend of old and new: historic listed buildings meet contemporary designs. It's this unique mix which makes this a vibrant and exciting place to live.





ALL THE CONVENIENCE AND CHOICE OF LOCAL LIFE AND LONDON LIVING

With extensive river frontage, a landscaped park and unrivalled travel connections, Waterfront at Royal Arsenal Riverside puts you at the centre of everything that is great about living in London. Plus with an outstanding choice of amenities already on your doorstep, local life here could not be more convenient.

INTRODUCING RARE

RARE is Berkeley's exciting vision for the commercial and community offering at Royal Arsenal Riverside. Already home to over 5,000 residents as well as a host of cultural, community, retail, leisure and employment spaces, Royal Arsenal Riverside offers a creative and vibrant environment for work, rest and play in South East London.

"RARE is Berkeley Homes' vision for a new cultural, commercial and residential destination in South East London, and we are thrilled that it has come to life. To complement the development's forthcoming Cultural Quarter, as well as the already popular local farmers' market, we are looking to host a series of regular events to bring the community together - and boost tourism to the area. With Crossrail arriving on site in 2018, the Thames Clipper, National Rail and the DLR, Royal Arsenal Riverside is perfectly positioned to become London's new cultural and leisure destination to live, work and visit."

Karl Whiteman

Divisional Managing Director of Berkeley Homes (East Thames)

RARE

ROYAL ARSENAL RIVERSIDE EXPLORE



WATERFRONT
ROYAL ARSENAL RIVERSIDE



Royal Arsenal Riverside has been transformed into an exclusive and vibrant community.

Future Phase
 Completed Phase

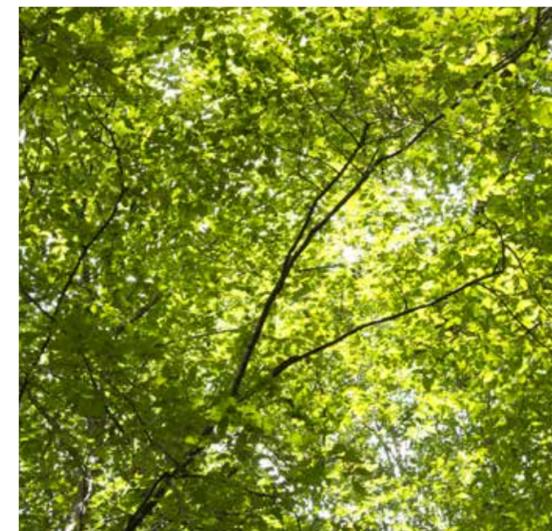
- | | | | |
|-----------------------------------|--|----------------------------|---|
| 1 The Dial Arch Pub and Dining | 8 Tesco Express | 15 The Body Workshop | 22 Woolwich Arsenal Pier (Thames Clipper) |
| 2 The Guard House | 9 London Stone Properties | 16 Timbertrain Music Ltd | 23 Cultural Destination |
| 3 Powell and Company Solicitors | 10 Taproom | 17 Con Gusto Catering | 24 Greenwich Heritage Centre |
| 4 Forthcoming Marks & Spencer | 11 Farmers' Market | 18 Dentist | 25 Berkeley Sales and Marketing Suite |
| 5 Forthcoming Sainsbury's | 12 Royal Arsenal Medical Centre | 19 Thinker/Doer | 26 Forthcoming Premier Inn |
| 6 Forthcoming Mini (Car Showroom) | 13 Zeeba Day Care | 20 Forthcoming Dash Arts | 27 The Waterside Club |
| 7 Cornerstone Café | 14 Rendall and Rittner Estate Management | 21 London Stone Properties | |



GREEN AND PLEASANT

The new park at Royal Arsenal Riverside, covering four acres, has been carefully designed to embrace the many differing aspects of the English countryside.

Offering a tranquil destination for both residents and visitors to enjoy, the green space around the Waterfront includes sensory planting, tranquil water movement and an impressive new linear park, the size of 13 Olympic swimming pools.



A PLACE FOR DINING

*Choose the sun on the terrace or stay cosy by the fire,
there is always a warm welcome at the Dial Arch*



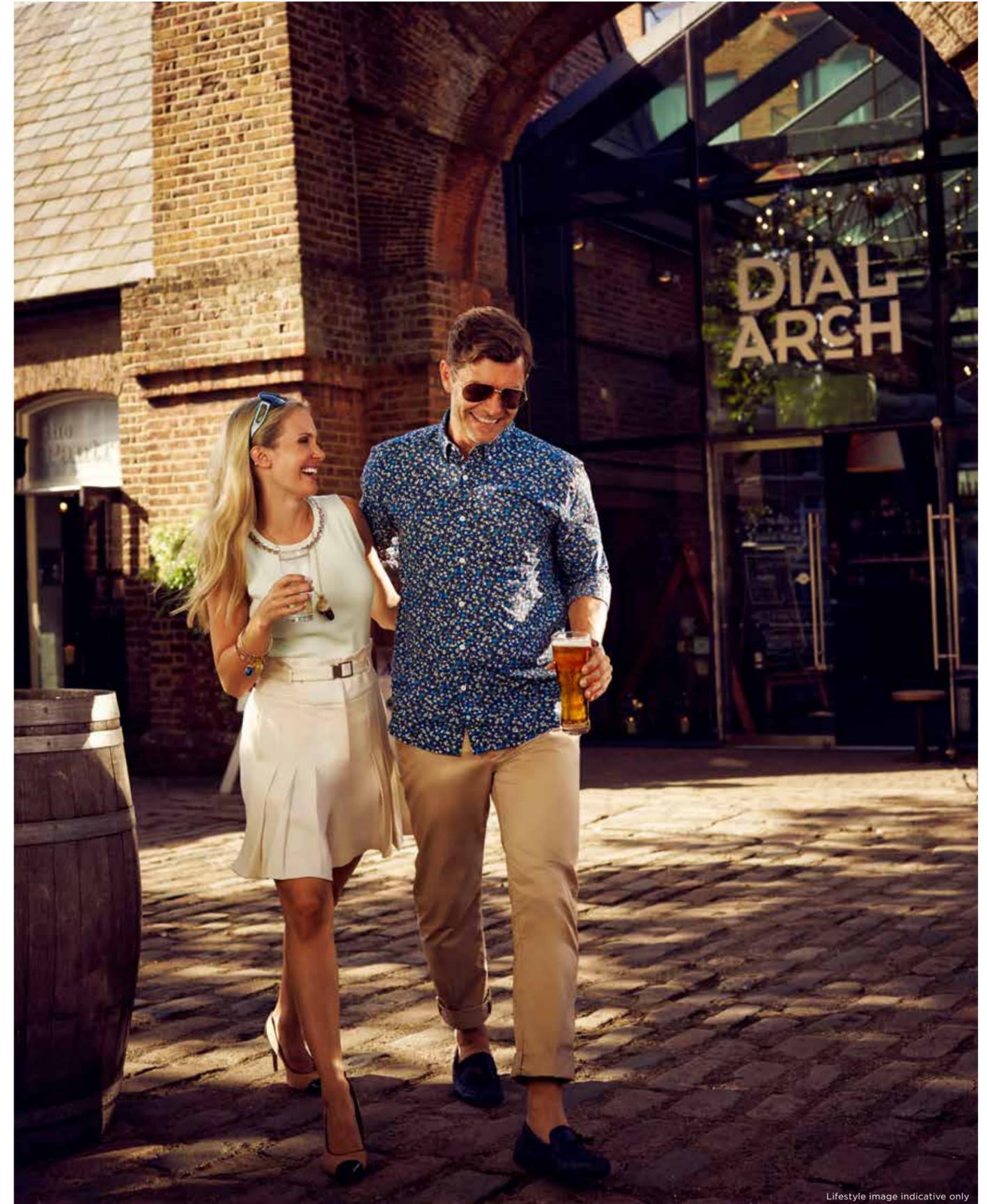
The Tap Room, Royal Arsenal Riverside



The Guard House, Royal Arsenal Riverside

In its historic building nestled at the centre of Royal Arsenal Riverside is the Dial Arch gastro-pub. The perfect place to watch the world go by, catch up with friends over dinner or relax on a leather sofa by the fire, the choice is entirely yours.

Royal Arsenal Riverside is now home to The Guard House, a popular place for great food, great drinks and great atmosphere.



Lifestyle image indicative only

DINING AL FRESCO

Warm summer days and gorgeous sunsets, what better way to enjoy them than dining al fresco on the riverside terrace at Waterfront.



Computer Generated Image of Royal Arsenal Riverside, indicative only

A PLACE FOR LIVING

*All the convenience and choice available at
Royal Arsenal Riverside*



M&S, Royal Arsenal Riverside



Under 1 Roof, Royal Arsenal Riverside

Living at Waterfront, you will have all the essential amenities at Royal Arsenal Riverside at your disposal; a choice of dining, groceries, pharmacy, doctor's surgery, nursery, gym and 24-hour Concierge are already available.

A PLACE FOR COFFEE

*Indulge in a cappuccino while you choose how
to spend the rest of the day*



Cornerstone Café, Royal Arsenal Riverside



Cornerstone Café, Royal Arsenal Riverside

The Cornerstone Café, with its own indigenous sense of style, is a great place to stop for a morning coffee, light lunch or indulgent afternoon tea. For ultra convenience, it also has a range of freshly prepared, ready-cooked meals for you to take away.



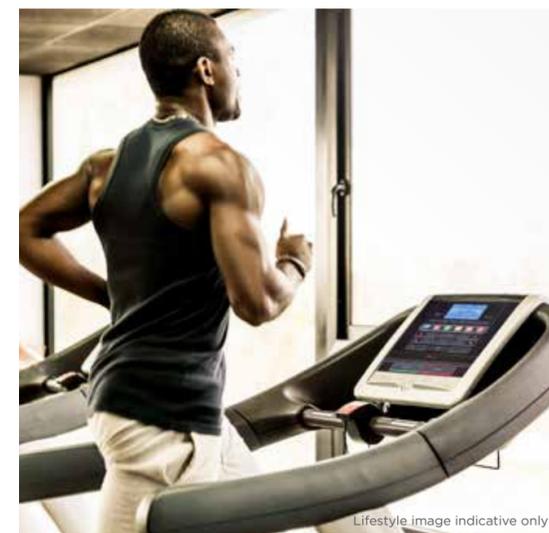
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THE WATERSIDE CLUB

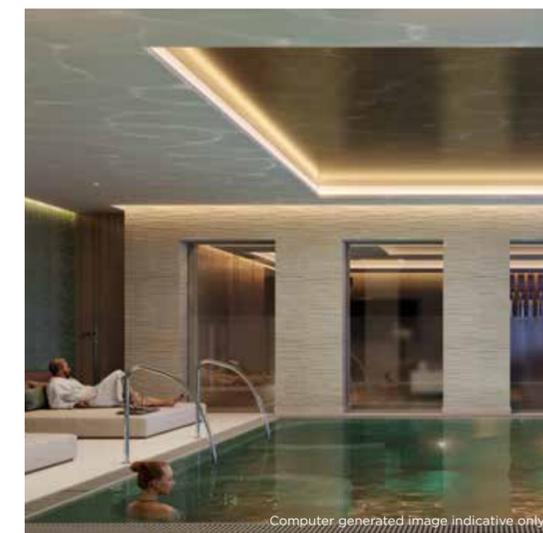
*Taking care of your health and fitness
has never been easier*

You will find an impressive array of health and fitness options available with the forthcoming new residents-only gym and studio, and the eagerly anticipated swimming pool, spa pool, sauna, steam room and massage treatment room.

After indulging your mind and body with the state-of-the-art facilities, why not unwind in the private cinema room.



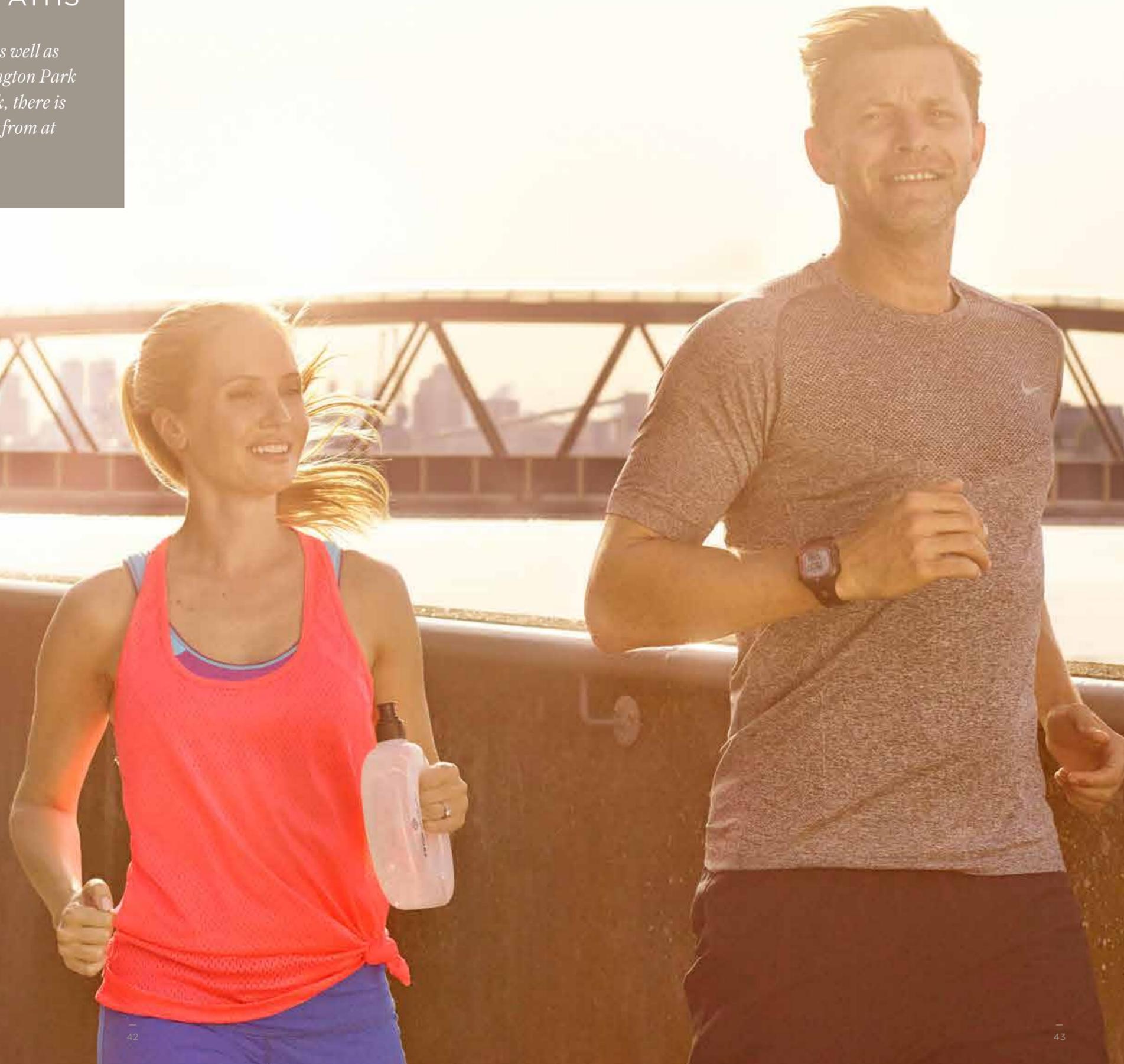
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Computer generated image indicative only

THE RIVERWALK PATHS

With over 1km of river frontage, as well as the understated elegance of Wellington Park and the new central four-acre park, there is no end of outdoor spaces to choose from at Royal Arsenal Riverside.



WATERFRONT GIVES YOU
THE LUXURY OF CHOICE



WORK FROM HOME
AT ROYAL ARSENAL
RIVERSIDE



WORK IN THE CITY
Liverpool St 14 mins by Crossrail*
Canary Wharf 8 mins by Crossrail*



LIGHT LUNCH AT
ROYAL ARSENAL
RIVERSIDE



FINE DINING IN
CENTRAL LONDON
Farringdon 17 mins by Crossrail*



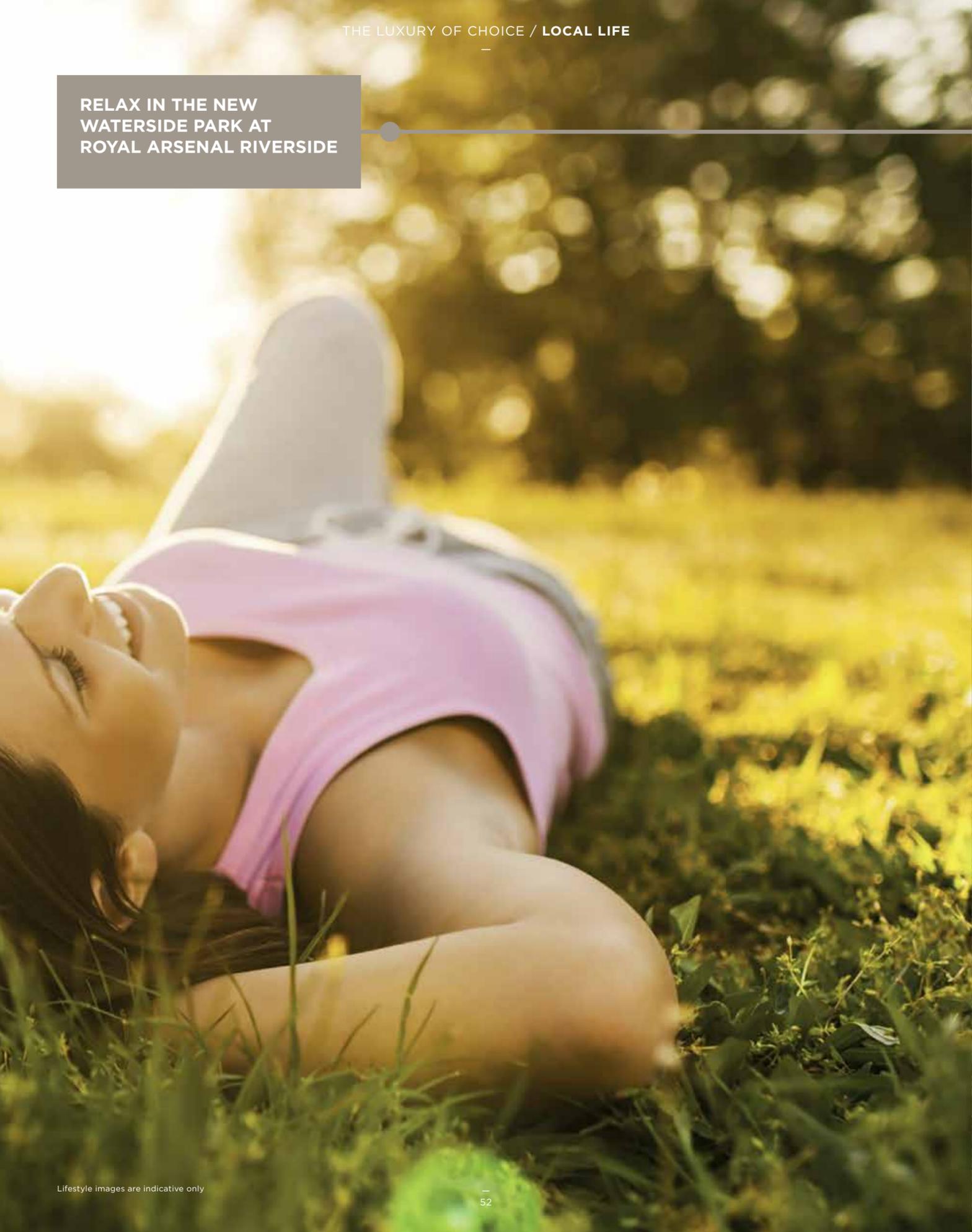
SHOPPING IN
BLACKHEATH



SHOPPING ON
BOND STREET
Bond Street 22 mins by Crossrail*



RELAX IN THE NEW
WATERSIDE PARK AT
ROYAL ARSENAL RIVERSIDE



MUSIC IN HYDE PARK
Hyde Park Corner
34 mins by Crossrail*
and Underground



*Journey from Royal Arsenal Woolwich Crossrail Station to Bond Street, then Underground to Hyde Park Corner, source www.tfl.gov.uk
For further information on Crossrail see pages 4-9

DRINKS AT THE
DIAL ARCH AT ROYAL
ARSENAL RIVERSIDE



CHILLED MARTINI
IN THE CITY
Farringdon 17 mins by Crossrail*



WORLD-CLASS ENTERTAINMENT COMES EAST TO O₂



THE BEST OF THE WEST END
Tottenham Court Road
19 mins by Crossrail*



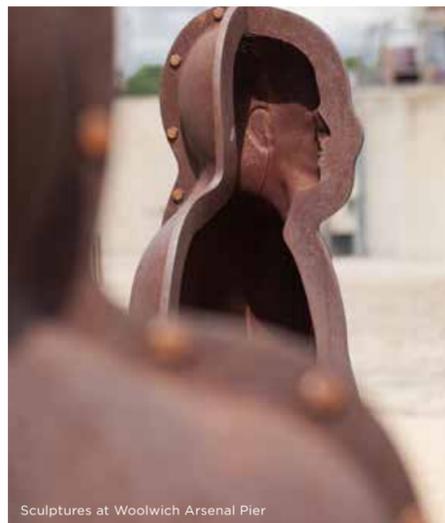
*For further information on Crossrail see pages 4-9



ABOUT BERKELEY

When you buy a 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.

DESIGNED FOR LIFE



Sculptures at Woolwich Arsenal Pier



Apartment in the renovated Warehouse building



No.1 Street, Royal Arsenal Riverside

BUYING A HOME IS ONE OF THE MOST IMPORTANT DECISIONS YOU WILL EVER MAKE. THE QUALITIES THAT MAKE BERKELEY DIFFERENT MEAN THAT YOU CAN CHOOSE A NEW HOME FROM US WITH COMPLETE CONFIDENCE.

AWARD WINNING AND ROYALLY RECOGNISED

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2014 Queen's Award for Enterprise in Sustainable Development. These prestigious awards recognise and reward outstanding achievements in business performance. The Berkeley Group was also honoured with the title of Britain's Most Admired Company 2011, a highly regarded award celebrating the very best of British business.

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 Care 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'll 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.



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 and has low environmental impact. 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 well-being 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.

www.berkeleygroup.co.uk



* Savings vary in every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3. For further details contact: sustainability@berkeleygroup.co.uk. Some features are only applicable to specific developments. Please ask sales negotiator for further information.

SUSTAINABILITY AT ROYAL ARSENAL RIVERSIDE

- Homes will achieve Level 4 of the Code for Sustainable Homes.
 - The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a Level 4 rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.
- Homes are designed to be very efficient in their use of energy*, with features including:
 - High levels of thermal insulation
 - Low energy lighting
 - Energy efficient white goods (where supplied)
 - Hot water and heating from a combined heat and power (CHP) plant; a low carbon way of generating energy
- As homes are designed to be more efficient in their use of energy*, they have lower carbon dioxide emissions and therefore a lower impact on climate change than the average household in the UK.
- The water consuming fixtures and fittings in the homes are selected to make sure that they use less water than the average household in the UK. This includes dual flush toilets and water efficient showers and taps.
- The drainage design of the development minimises the risk of flooding and enables the development to cope with anticipated changes in climate. This is through the use of sustainable urban drainage system (SUDS) features such as:
 - Living roofs
 - Permeable paving
- Recycling facilities are provided to every home. This means that less waste from the home will go directly to landfill and will instead be recycled.
- The development will provide occupants with the opportunity to reduce their carbon dioxide emissions related to travel through:
 - Provision of secure cycle storage
 - Close proximity of the development to public transport nodes
 - Access to electric car charging points incorporated within the development infrastructure
 - Space provided in homes to allow for a desk close to plug sockets and telephone points so that a home office can be set up by the occupant if required
- The landscaping strategy adopted will provide increased biodiversity on the development. Features will include:
 - Planted roofscapes on the apartments to provide new habitats
 - Areas of open space
- Homes are designed to the principles of the Lifetime Homes standard which means that each dwelling will have adaptability intelligently designed in to accommodate the possible changing needs of the resident (e.g. if an illness were to affect an occupant's mobility).

* Not all homes are provided with heating and / or hot water from renewable energy supplies. Please contact a sales representative for further information on which apartments will have these features.



Computer Generated Image of Nouvel 1 at Royal Arsenal Riverside, indicative only

CONTACT US



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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. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. 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. Royal Arsenal Riverside and Waterfront 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. Sold subject to planning permission. Z459/O5CA/0916





Berkeley
Designed for life