

Off plan apartments in Greenwich Peninsular

Key Points

- A major residential investment opportunity in one of the largest and most ambitious urban regeneration schemes ever seen in Europe.
- Exceptional capital growth and rental potential due to location in rapidly developing [Greenwich Peninsula](#) in close proximity to fast growing employment centres of [Canary Wharf](#), [Stratford](#) and the City of London.
- Riverside development with fantastic views of the River Thames, Canary Wharf, and the O2.
- 1, 2 and 3 bedroom apartments with prices starting from GBP 250,000.
- Completion – Autumn of 2011.

About Greenwich

- Strategic location: 10 minutes to Stratford, 11 minutes to Canary Wharf, 16 minutes to London Bridge, and 23 minutes to the City of London. Canary Wharf is the new financial district of London where employee numbers are set to rise from 78,000 up to 160,000 by 2012. Stratford will host 2012 Olympic Games and benefit from construction of the Olympic Park and of the massive [Stratford City](#) which is expected to create 35,000 permanent jobs. [Greenwich Peninsula](#) itself is foreseen to create 25,000 permanent jobs to 2015. These developments will obviously drive demand for properties in Greenwich Peninsular, and many analysts expect property prices in Greenwich to rise faster than in London on average.



- Greenwich is 'undergoing a major transformation with one of the largest regeneration agendas in the UK'. This major growth zone is set to provide 29,000 new jobs, 150 or more shops and some 3.5 million square feet of prime office space creating a new business district for London. The massive regeneration of the area will also include 48 acres of parkland and a transformed river frontage spanning over 1.5 miles.
- Greenwich will host some of the 2012 Olympic Games benefiting from further investments: equestrian & modern pentathlon events will be held at the Greenwich Royal Park, with gymnastics & basketball to be hosted at [the O2](#). The concerts are already scheduled by U2, Elton John, Justin Timberlake, etc.



- Greenwich is a very popular and charming area of London with a lively town centre, [the Royal Park](#), the [Royal Observatory](#) with the Meridian Line, the [National Maritime Museum](#), universities, [the O2](#) entertainment and sports venue, and a host of other historical landmarks. Maritime Greenwich has been granted UNESCO world heritage status since 1997. There is also an abundance of green open spaces – The new Ecology Park, Greenwich Royal Park and Blackheath Common to name just a few.

Project overview

- Exceptional capital growth and rental potential due to location in rapidly developing [Greenwich Peninsula](#) in close proximity to fast growing employment centres of [Canary Wharf](#), [Stratford](#) and the City of London.
- The project is at early construction stage with convenient payment terms: 5% is payable upon exchange of contracts, 5% - in 6 months after exchange, 90% - upon completion of construction in Autumn 2011. This payment structure gives investors excellent opportunity to profit from property price growth during build period with financial leverage: they invest only 10% and profit from the price growth on the whole value of the property. For example, at 7% property price growth, investors would achieve return on investment $7/10 = 70\%$.
- Excellent transport links: 400 meters to North Greenwich tube station (Jubilee Line), 1 stop to Canary Wharf, 500 meters to river taxi service (<http://www.thamesclippers.com>) with easy link to Canary Wharf, Tower Bridge, and Westminster.
- Riverside development with amazing garden on 11th floor with beautiful views towards the River Thames, boat club, Canary Wharf, and the O2. Spacious apartments with balcony or terrace, many with direct river views.
- Luxurious on-site leisure facilities which include 12 hour concierge, 24 hour security and CCTV coverage. Apartments are implemented in accordance with modern high quality standards: kitchens inclusive of granite worktops and state of the art appliances; contemporary bathrooms, with heated towel rail; oak veneer entrance doors; sealed double glazed windows; wooden flooring fitted in halls and living rooms; bedrooms to be fully carpeted; fitted wardrobes to master bedroom; central heating and hot water generated by solar panels and conventional methods; broadband capability to all telephone points in living and main bedrooms; lift access to all floors. The underground parking is also



available for an additional cost.

- 10 year structural warranty from the National House-Building Council, the standard setting body and leading warranty and insurance provider for new homes in the UK.
- Rental returns up to 6%.
- Deposit guarantee, assignable contracts.
- Mortgage up to 75%, including for non-residents of the UK.
- Services include: arrangement of a legal support, advice on a tax efficient property ownership structure, facilitation of a mortgage application, property furnishing with delivery and installation, property lettings and management.

Site plan

