

AUCOOT



ADDRESS

Waterman Gardens, London SE10

PRICE

£1,250,000

ARCHITECT

Pilbrow & Partners

INFORMATION

Please note that photographs are of the show apartment, styled by Cereal magazine

This is a stunning three-bedroom penthouse apartment with a south west facing roof terrace. The architects, Pilbrow and Partners, have made the most of the stunning and ever-changing view of the Thames by using huge, full width, floor to ceiling windows and a cantilevered living space that makes you feel as if you're hovering over the river and the boats below. Interior designer, Tina Norden of Conran & Partners, has used a material palette of polished concrete, brass, marble and black joinery to reference the industrial history of this location in an understated and luxurious way.

Set over the fifth and sixth (top) floors of the building, the main living and dining space is at the top of this duplex home. As you emerge into the room your eyes are instantly drawn to the view of the river Thames with sailing boats calmly bobbing in the current. The light, even on an overcast day, is hard to match, and the sky is reflected off the water and the polished concrete floors to make for a truly stunning effect. Electronically controlled sliding windows allow you to really connect with the outside. A large kitchen island houses an induction hob and extractor fan and provides an additional work area whilst the rest of the kitchen runs along the wall behind it and is made up of black stained cupboards and a lacquered brass splashback. Follow the space around to the main dining area at the far end that leads on to an impressive terrace. There is a WC and a pantry also at this level. Off the dining area is a bedroom with en suite bathroom. Downstairs there are second and third double-bedrooms, a family bathroom and additional storage off the hallway. There is lift access and private underground parking.

As part of the Peninsula community, you'll also enjoy access to superior shared amenities. Make use of the 23rd floor a terrace, or the club house – with its private workspaces. There's a cinema room for screenings with friends and you'll enjoy membership to Aperture – with gym and nursery and a shared space for eating, drinking, working or relaxing.

Greenwich Peninsula is an ever-evolving, 'new' part of London and already boasts RIBA award winning architecture by Marks Barfield, Richard Rogers and SOM, and there's an impressive new transport hub designed by Santiago Calatrava in the pipeline. There's an enviable collection of public artworks by artists including Anthony Gormley, Alex Chinneck, Conrad Shawcross and Richard Wilson. For downtime there's a local pub, The Pilot, just a short walk away and you'll also find Stevie Parle's Craft restaurant and bar (amongst others), Greenwich Yacht Club, a driving range and an ecology park close by. Waterman Gardens is just 0.4 miles from North Greenwich underground station (Jubilee Line) where trains take 11 minutes to Waterloo and just two minutes to Canary Wharf with its Crossrail and DLR links. You can even take advantage of the river bus service and experience travelling through London in a completely different way.



LEASE LENGTH

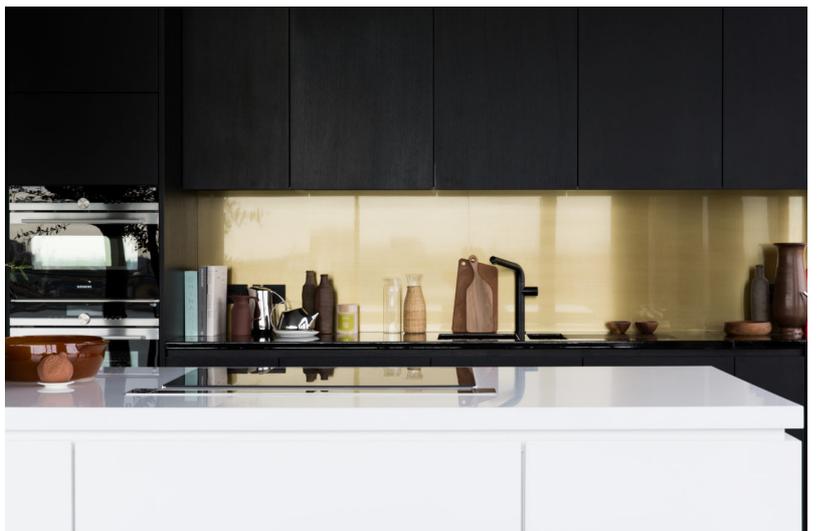
237 years

SERVICE CHARGE

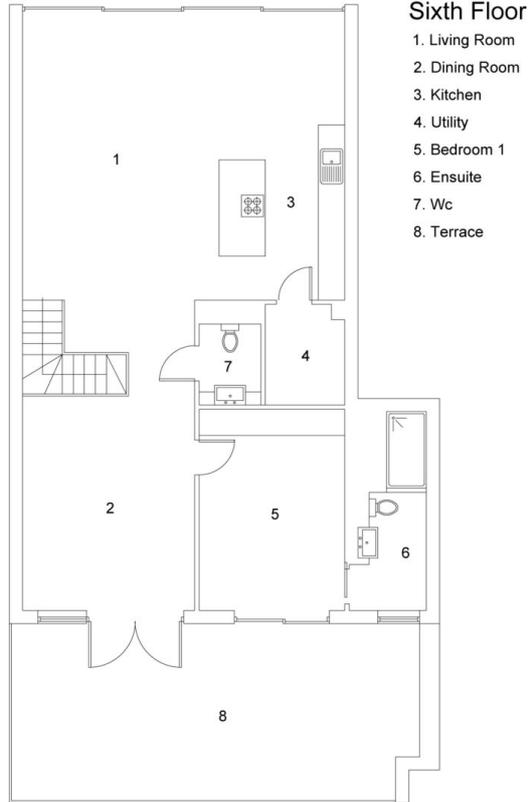
Approx £5467 pa

EPC

=tbc

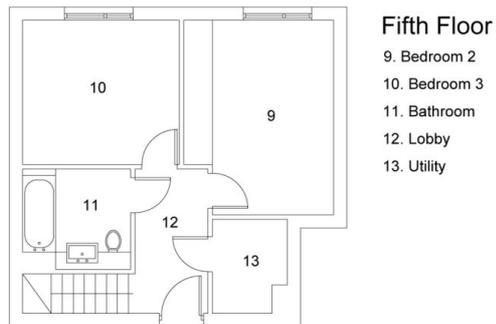


AUCOOT



Sixth Floor

- 1. Living Room
- 2. Dining Room
- 3. Kitchen
- 4. Utility
- 5. Bedroom 1
- 6. Ensuite
- 7. Wc
- 8. Terrace



Fifth Floor

- 9. Bedroom 2
- 10. Bedroom 3
- 11. Bathroom
- 12. Lobby
- 13. Utility

05.04 Waterman Gardens, Greenwich Peninsula, SE10
Approximate Gross Internal Area = 149.4 sq m / 1608 sq ft
Illustration for identification purposes only. Not to scale. Ref: 185717

