

AUCOOT



ADDRESS

Upper Riverside, Greenwich Peninsula, London
SE10

PRICE

£950,000

DESIGNER

Tom Dixon

INFORMATION

A limited edition, two-bedroom apartment measuring 1012sqft with double height loft-like spaces and interiors by the celebrated designer, Tom Dixon. Positioned on the 10th floor of a building designed by award winning international architects, Skidmore, Owings and Merrill (SOM), the apartment has fantastic views and amenities that include a swimming pool, gym, cinema and concierge.

The main living area with its 4 meter high ceilings is a flexible space with stunning views. This is where you'll find the kitchen with enamel splash-back, black stained floor boards angled to reference the unique, dynamic design of the building, and doors leading out to a balcony. Upstairs there are two double bedrooms (one with ensuite), a family bathroom and utility. As part of the Upper Riverside community you'll enjoy access to superior shared amenities. As well as the pool and gym you'll have use of a river facing terrace, all on the 15th floor, a meeting / board room just off the Tom Dixon designed main lobby and a cinema. Surrounding the buildings, landscaping designed by Gross Max connects the public areas to the water, bringing a slice of the Southbank to the Peninsula, it is a place to sit, watch and play.

Greenwich Peninsula is an ever-evolving, 'new' part of London and already boasts RIBA award winning architecture by Marks Barfield, Richard Rogers and SOM, with 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 Stevie Parle's Craft restaurant and bar (amongst others), a local pub, The Pilot, is just a short walk away and you'll also find Greenwich Yacht Club, a driving range and an ecology park close by. Upper Riverside is just a short walk 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. City Airport is conveniently close and you can even take advantage of the river bus service and experience travelling through London in a completely different way.

*Please note that images are a combination of CGIs and photographs of the show apartment. They are not images of the actual property which is due for completion Q4 2018.

LEASE LENGTH

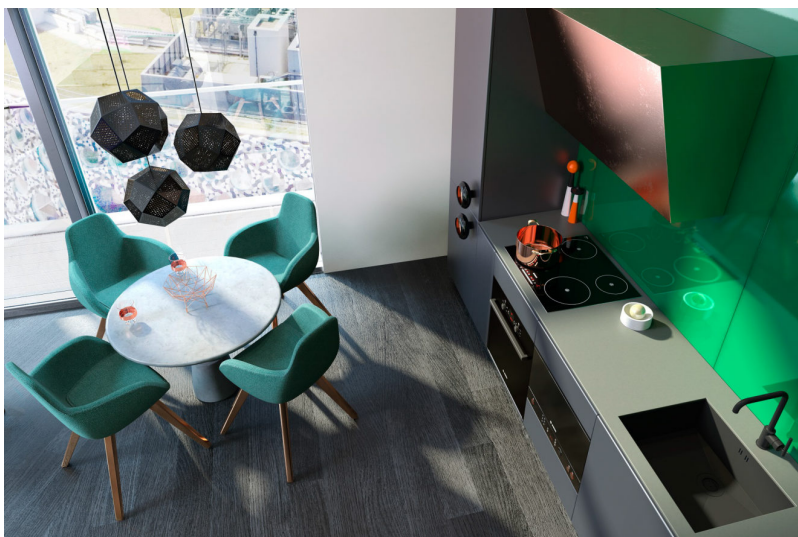
Approx 250 years from 2004

SERVICE CHARGE

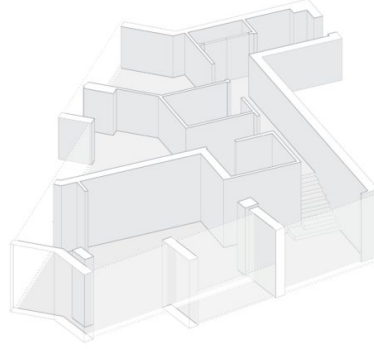
Approx £4301 pa

EPC

=TBC



APARTMENT 10.13 LOFT DOWN
 NO.2 UPPER RIVERSIDE
 Greenwich Peninsula



NET INTERNAL AREA 1025 sq ft / 95.7 sq m	EN SUITE 5'10" x 6'7" / 1.80m x 1.99m
BEDROOM 1 11'9" x 10'11" / 3.57m x 3.33m	LIVING ROOM + KITCHEN 13'6" x 35'11" / 4.12m x 10.70m
BEDROOM 2 13'0" x 10'7" / 3.96m x 3.21m	BALCONY 9'8" x 3'8" / 2.93m x 1.03m
BATHROOM 5'4" x 7'2" / 1.63m x 2.17m	

These floor measurements are approximate and are for illustrative purposes only. Actual floor measurements may vary due to construction tolerances and site conditions. The floor plan is provided for informational purposes only and does not constitute an offer of real estate. All dimensions are to the centerline of the walls unless otherwise specified. The floor plan is not to scale.