



**ROCKCLIFFE
SQUARE**

L&Q

PERFECTLY PLACED, FOR VIBRANT CITY LIVING



Living in London means making the most of everything on offer. So you need incredible connections that bring work and play as close as possible.

How about Canary Wharf in 7 minutes, the City in 14 or London Bridge in 26?

Welcome to Rockcliffe Square, West Plumstead.

Enjoy a stylish new Manhattan studio, 1, 2 or 3 bedroom home in the Royal Borough of Greenwich, situated between well connected Woolwich and up-and-coming Plumstead, just a stroll away from the Thames.

With National Rail, the Elizabeth Line and the DLR at three nearby stations, you'll have quick access to the City, East London, the West End and beyond.

The timing couldn't be better. Undergoing significant regeneration, Plumstead is on the cusp of change. This is your chance to get in early and make a smart investment, owning a home that gives you everything you're looking for.



THE ESSENTIALS YOU NEED AND ALL CLOSE AT HAND.



Incredible connections on your doorstep bring the best of London closer.



From morning lattes to weekend mooches, West Plumstead is perfectly placed.



Plumstead is proud of its long, interesting history, with glimpses on every corner.



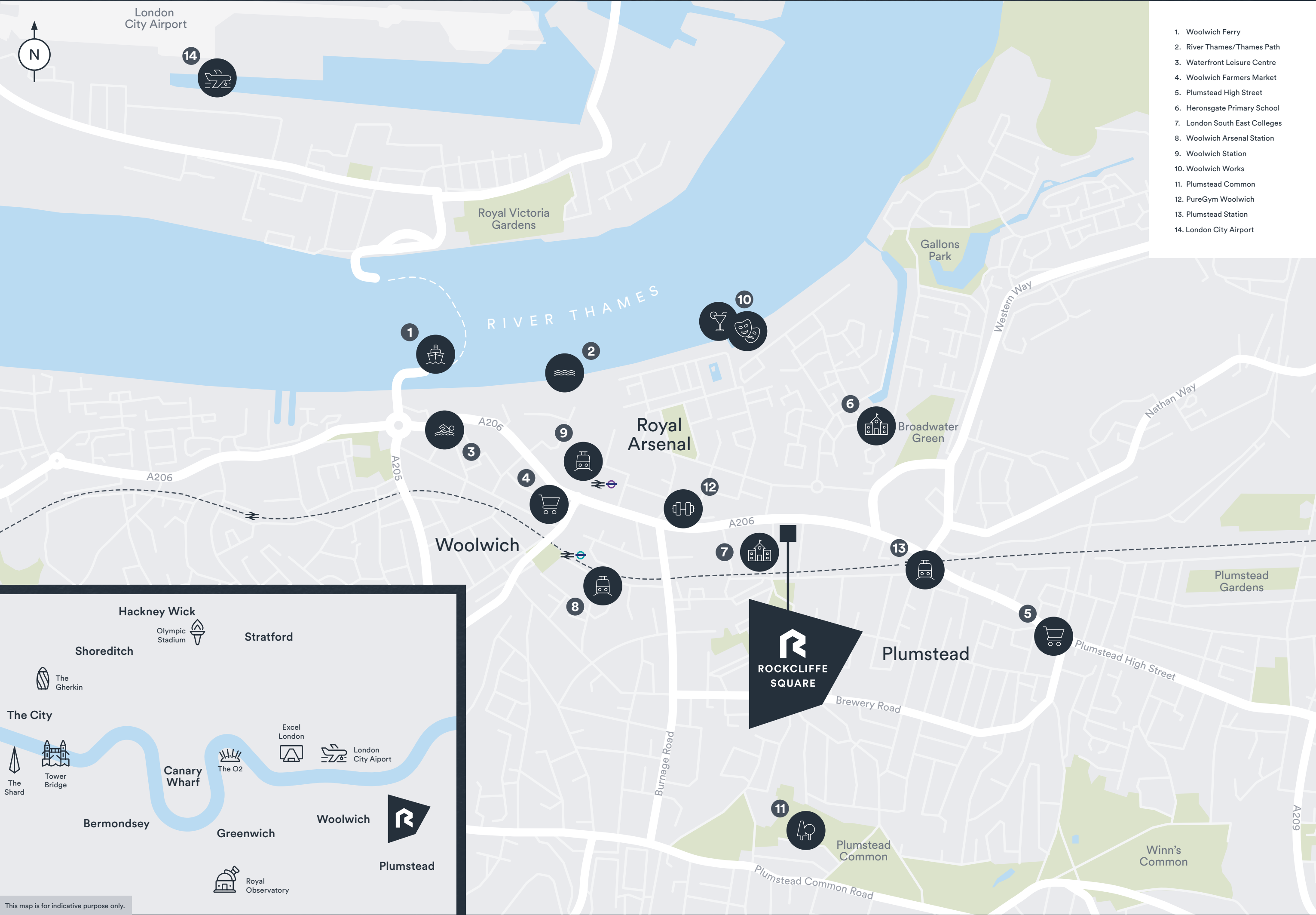
A home close to the river and inviting green spaces. This is life in balance



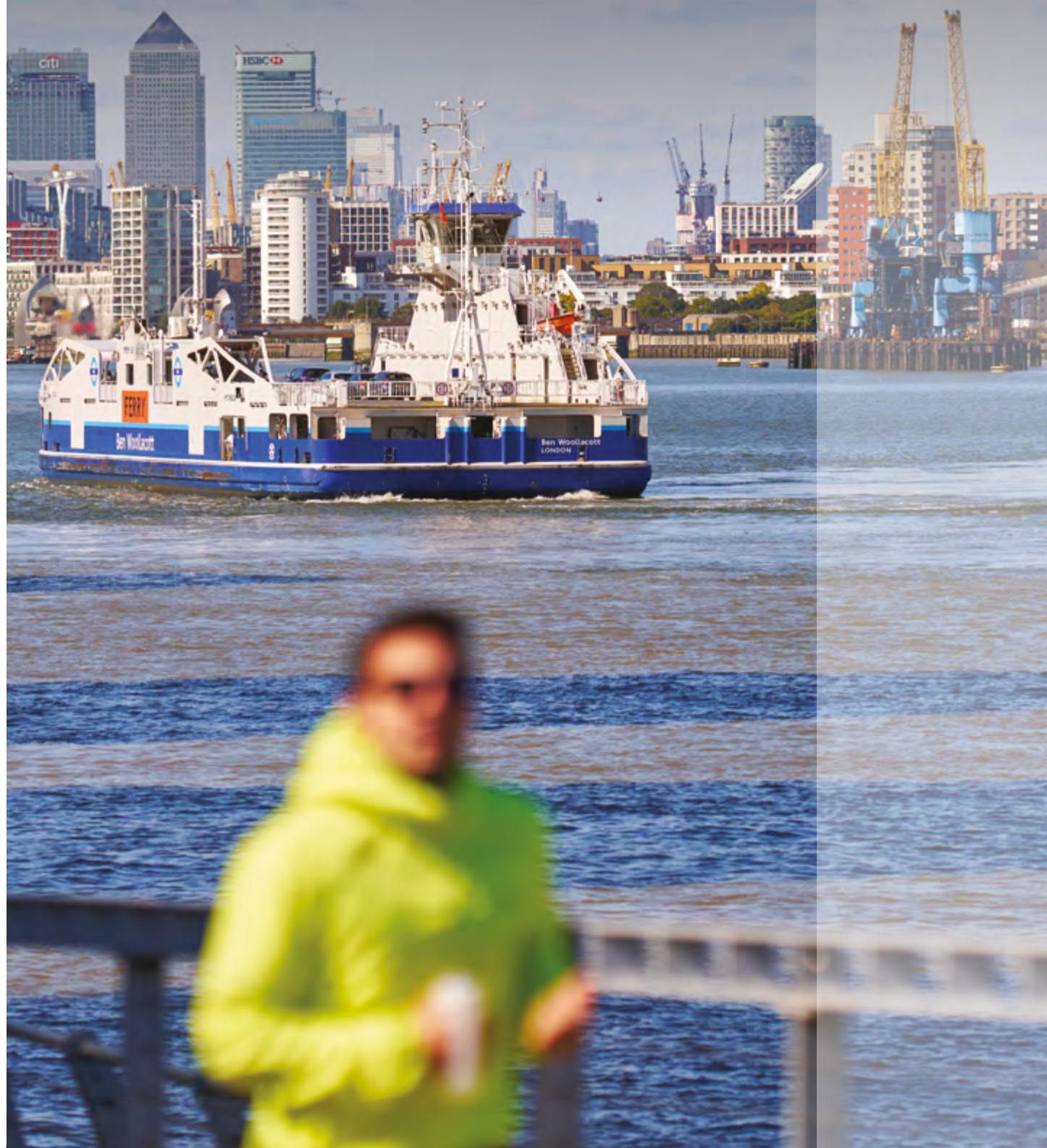
Achieve your potential with outstanding educational opportunities, from primary to post-graduate.



Local regeneration is pushing boundaries, dialling up the buzz around South-East London.



REACH CANARY WHARF
IN 7 MINUTES. **THIS IS
WEST PLUMSTEAD.**



STRIKE OUT 24/7

Day and night, work and play. Superb connections on your doorstep bring the best of London closer.

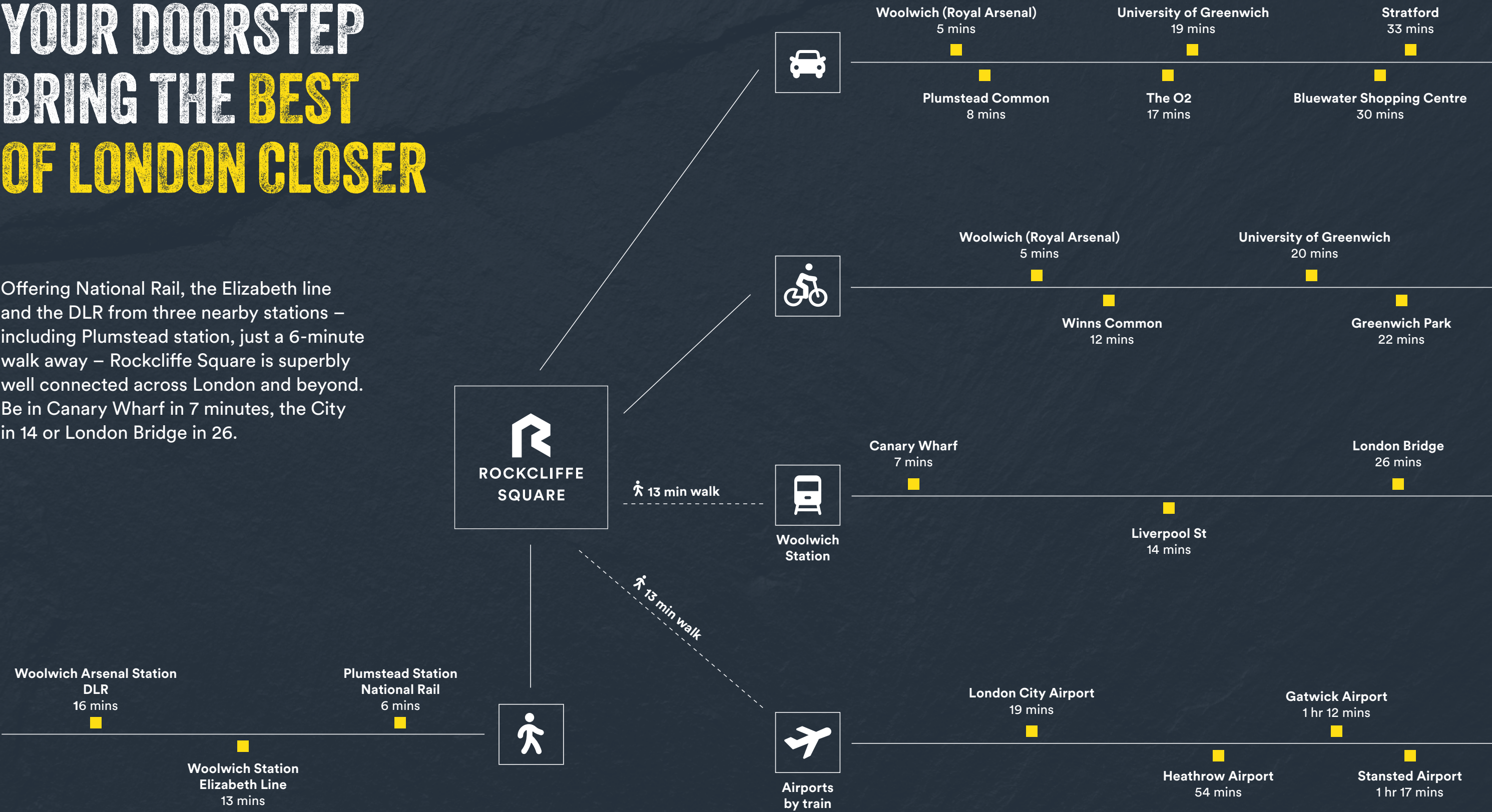
With three stations – Plumstead, Woolwich and Woolwich Arsenal – within 0.5 miles of Rockcliffe Square, you won't believe how quickly you can get to where you want to be.

Commuting? From Woolwich station, reach Canary Wharf in 7 minutes, Liverpool Street in 14, Farringdon in 16 and London Bridge in 26. Heading west? It's just 21 minutes to Bond Street's shops, bars and restaurants. Weekend break? Eurostar is 42 minutes away at St Pancras International, and Heathrow under an hour.

Wherever you're heading, Rockcliffe Square is incredibly well-connected.

INCREDIBLE CONNECTIONS ON YOUR DOORSTEP BRING THE BEST OF LONDON CLOSER

Offering National Rail, the Elizabeth line and the DLR from three nearby stations – including Plumstead station, just a 6-minute walk away – Rockcliffe Square is superbly well connected across London and beyond. Be in Canary Wharf in 7 minutes, the City in 14 or London Bridge in 26.



We are not responsible for the accuracy of this information – you should make your own enquires in respect of time/distances relating to the property. All quoted distances are taken from Google Maps and provided for ease of reference and are approximate only. The links to these websites are provided for information purposes only and we take no responsibility for the content of these sites. No information is to be taken as a statement or representation of fact, and does not form part of any offer, contract, warranty, or representation.

SHOPPING



Browse over 120 high street favourites at Canary Wharf, just 7 minutes away via the Elizabeth line. Or zip up to Westfield Stratford City for 300 of the world's best brands under one roof.



- 1 - Canary Wharf 7 mins by Elizabeth line
- 2 - Royal Arsenal Farmers Market 14 min walk
- 3 - Bond Street 40 min by Elizabeth line
- 4 - M&S Food Hall 9 min walk

Not pictured:
Westfield Stratford City 20 min by DLR

* Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps)

EDUCATION



Aim high with outstanding educational opportunities, from primary to post-graduate. The neighbourhood offers highly rated schools, with world-class universities only a short trip away.



- 1 - University of Greenwich 15 min by National Rail
- 2 - Imperial College London 35 min by Elizabeth & District lines
- 3 - London School of Economics 22 min by Elizabeth & Central Lines

Not pictured:
Heronsgate Primary School 11 min by foot
(Ofsted Outstanding)
LSEC, next door

* Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps)

RIVERSIDE



Just a relaxed 15-minute walk from the scenic Thames Path, Rockcliffe Square offers effortless access to riverside strolls, invigorating jogs, or a breath of fresh air—perfect for recharging during a work-from-home day.



1, 3 - Thames Path 15 min walk
2 - Uber Boat (Royal Arsenal) 15 min walk

Not pictured:
Iron Pier 15 min walk
Gaia Fitness Collective bootcamp 17 min walk



**BEAUTIFULLY DESIGNED
MANHATTAN STUDIO,
2 & 3 BEDROOM HOMES
PERFECTLY PLACED FOR
VIBRANT CITY LIVING**

CULTURE



With Woolwich Works – ‘London’s best new culture spot’ – on your doorstep and Greenwich’s royal maritime history a hop away by rail, you’ll never be short of things to do.



- 1 - Woolwich Works 13 min walk
- 2 - Punchdrunk 12 min walk
- 3 - Firepower: The Royal Artillery Museum 13 min walk
- 4 - Greenwich 15 min by National Rail

* Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps)

EAT AND DRINK



Offering a superb West Plumstead location, Rockcliffe Square is right where you'd want to be for everything from morning lattes to weekend brunches and nights out with friends.



- 1 - Visitor Book Cafe 14 min walk
- 2 - Dial Arch 11 min walk
- 3 - Gails 10 min walk
- 4 - Boba & Co 11 min walk

- Not pictured:
- Caloroso Pizza 8 min walk
 - Boulangerie Jade 11 min walk
 - Plumstead Pantry 20 min walk

* Distances taken from google.co.uk/maps

The image is a collage of three distinct visual elements. The top half features a photograph of a bright, modern cafe interior with large arched windows and exposed brick walls. Several people are seated at tables, some working on laptops. The bottom left shows a close-up of a vibrant, abstract painting with bold red, blue, and yellow brushstrokes. The bottom right is a close-up of a textured, light-colored brick wall.

**FROM MORNING
LATTES TO WEEKEND
MOOCHES, WEST
PLUMSTEAD IS
PERFECTLY PLACED.**

**LOCAL REGENERATION IS
PUSHING BOUNDARIES,
DIALLING UP THE BUZZ AROUND
SOUTH-EAST LONDON.**

GREEN SPACES



When you're hankering for a change of pace, you won't have far to go. Rockcliffe Square is close to three commons – Plumstead, Winn's and Woolwich – and beautiful Greenwich Park.



1 - Greenwich Park 15 min by National Rail
2 - Queen Elizabeth Olympic Park 40 mins by DLR
3 - Hyde Park 50 mins by Elizabeth line

Not pictured:
Plumstead Common 17 min walk
Woolwich Common 41 min walk
Winns Common 28 min walk

* Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps)

FITNESS



From gyms offering HIIT and yoga classes to outdoor bootcamps and tennis courts, Rockcliffe Square places you near a wide range of fitness, sport and leisure amenities.



- 1 - Pure Gym Woolwich 7 min walk
- 2 - Thames Path Parkrun, Woolwich 15 min walk
- 3 - Tennis courts, Plumstead Common 17 min walk

* Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps)



FIND YOUR EDGE

Local regeneration is pushing boundaries, dialling up the buzz around South-East London.

Settled since ancient times, Plumstead was relatively rural until the late nineteenth century. The development of housing for workers at the Royal Arsenal kickstarted urbanisation, leaving a visible legacy of historic buildings and local landmarks.

Today, Plumstead is benefiting from one of the capital's largest and most dynamic regeneration schemes, with over £1.3 billion invested over the last 10 years and another £1.8 billion to come. Alongside investment in infrastructure, road and cycle transport and public spaces, ventures such as artisan cafés, independent shops and community initiatives are breathing new life into the neighbourhood.

From arty, trailblazing Woolwich Works to the revamp of Plumstead High Street and reimagining of Plumstead Power Station as a film studio, great things are happening.

Move over, East London. With a home at West Plumstead's Rockcliffe Square, you'll be ideally placed to make the most of the area's exciting future and see a beneficial impact on your investment in the years to come.



Investing in homes *and neighbourhoods*

At L&Q, we believe that everyone deserves a quality home that gives them the chance to live a better life.

Social purpose is central to everything we do. As a not-for-profit organisation, all the money we make is reinvested into helping house those in greatest need.

We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

A step on the ladder *and a foot in the door*

With over 60 years' experience, we've helped thousands of people secure a home of their own across the country.

Moving into a new home, be it through a rental scheme, Shared Ownership or on the open market, is one of life's major milestones. With this in mind, we aim to deliver personal service and support to every customer throughout every step of the process.

Whether you're taking your first step onto the property ladder or searching for your forever family home, there's an L&Q home for you.

Here's what some of our happy customers have to say about their experience of moving into a new home with L&Q...

Floss and Joe
L&Q residents
at Kidbrooke
Village



"We'd heard most about L&Q as the name associated with buying a new build, and after a few different appointments with other developers including L&Q, we knew that they would be the Housing Association we would proceed with. We had the best experience with L&Q, and the specification of their homes was exceptionally high compared to the others we had viewed."

Hannah and Perry
L&Q residents
at The Quarry



"By chance, we saw that there was an open day on at The Quarry in Erith and booked a free ticket. We invited Perry's mum down that weekend too, so she also came along."

"We got the chance to view the show homes and chat to the Sales Team, which was great. We just instantly got a good vibe from the development. We then got shown the one-bedroom apartment we went on to buy, but honestly, I was worried that I was getting carried away – I thought surely, we can't afford this!"

Remya
L&Q resident
at Addiscombe
Oaks



Remya recalls her first viewing: "I saw the flat and fell in love. It's spacious, the balcony is perfect and the overall finish of the development and the homes here is very high. It was the kind of place I assumed would be out of my budget, to be honest!"

"In particular, the L&Q team at Addiscombe Oaks were extremely helpful. I rarely leave reviews or fill out surveys or anything like that, I'm quite stingy, but I have to say that Jhon and Joe were just excellent. They asked all the right questions and couldn't have been nicer, which is why I'm happy to share my experience of buying with L&Q."

We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty
We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The Checkmate cover is valid for 10 years from the date the building was finished.

Your sales associate can provide you with more details on the L&Q warranty and Checkmate cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



L&Q achievements



A selection of other L&Q developments



Prime Point
Greenwich, London
lqhomes.com/primepoint



L&Q at Alexandra Gate
Haringey, London
lqhomes.com/alexandragate



Kidbrooke Village
Greenwich, London
lqhomes.com/kidbrookevillage

Disclaimers

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We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the position of roads, footpaths, street lighting, tenures and other features as the development proceeds. All services and facilities may not be available on completion of the property. We will inform you any significant changes that affect the property you are looking to purchase.

Whilst we pride ourselves in providing you with accurate and informative representations relating to all of our properties, the information contained within this brochure is for guidance purposes only and should not be considered material information for the purposes of purchasing a home. You should make sure you are satisfied with all details of any of our homes by carrying out your own enquiries before going ahead with any purchase.

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