

# Rockcliffe Square

Plot	Door number	Floor level	Beds	Baths	M <sup>2</sup>	Ft <sup>2</sup>	Aspect	Service charge PCM *	Price
<b>Margetson Apartments</b>									
<b>Manhattan</b>									
29	404	4	0	1	39	420	East	£150.81	£290,000*
34	501	5	0	1	39	420	West	£149.66	£312,500
37	504	5	0	1	39	420	West	£150.81	£312,500
<b>1 Beds</b>									
62	805	8	1	1	53	549	East	£204.81	£365,000*
57	808	8	1	1	51	549	West	£195.17	£385,000
70	905	9	1	1	53	570	East	£204.81	£392,500
<b>2 Beds</b>									
51	702	7	2	2	71	764	NW	£274.24	£470,000*
52	703	7	2	2	71	763	NE	£274.24	£470,000*
59	802	8	2	2	71	764	NE	£274.24	£517,500
67	902	9	2	2	71	764	NW	£274.24	£520,000
<b>3 Beds</b>									
55	706	7	3	2	87	937	SE	£335.95	£545,000*
56	807	8	3	2	87	937	SW	£335.95	£602,000
71	906	9	3	2	87	937	SE	£335.95	£604,500

\*Fixed Price Home

**Reservation and deposit terms:** A £1000 reservation fee is required to secure your chosen home. 10% of the purchase price is required at exchange of contracts, less the reservation fee you have paid, with the remaining 90% of the purchase price payable at completion. Exchange of contracts should take place within 42 days.

**Service Charge Per Square Foot Average (PSF):** Currently under review and will be available at the point of reservation.

**Lease length:** 999 years from January 2023

**Parking:** Parking is not available, and the local authority will not accept applications for parking permits from residents of Rockcliffe Square

**Council Tax:** To be banded upon completion by Royal Borough of Greenwich

**Outdoor space:** Balconies to all apartments

For Rockcliffe Square Phase 1 the concierge will run as a reduced service. Full desk coverage will not be available as there will be limited capacity and the concierge/ caretaker will perform other duties. This will ensure service charges are maintained at a reasonable level and we intend to extend cover upon completion of phase 2 (Current estimate is 2029/30). A parcel collection service will be available however restrictions will apply (availability, size and weight). The Concierge/ Caretaker Service hours are provisional and will be confirmed closer to practical completion of your home, however indicative hours are from 8am – 4pm Monday, Tuesday, Thursdays, 11am – 7pm Wednesday, 10am – 2pm Friday, 9am – 12pm Saturday, excluding public holidays. The range and nature of Concierge / Caretaking Services may be amended, suspended, or withdrawn at any time by the Landlord, in its sole discretion, without notice and without liability.

Tel: 020 8189 0426 | Email: [rockcliffesquare@lqgroup.org.uk](mailto:rockcliffesquare@lqgroup.org.uk) | [www.lqhomes.com/rockcliffesquare](http://www.lqhomes.com/rockcliffesquare)

\*PCM – Per calendar month. Service charges are estimated initially and reviewed annually based on actual spend / inflationary increases. Current service charges represent 2026/27 budget. \*\*PW – Per week. Rental values are estimated and based on comparable properties within the area. Rental values quoted have been provided by Century21 and are correct as of March 2026 and subject to change.

Council tax is determined by the Valuation Office Agency, please visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

Prices are offered subject to availability. We reserve the right to improve or change specifications and to vary the price quoted. Although every care has been taken to ensure the accuracy of all information given, the content does not form part of, or constitute a representation warranty, or part of any contract. Completion timescales are subject to change according to build progress. Details correct at time of going to print **June 2026** Please note these figures are an indication only and will vary according to personal circumstances. Your home is at risk if you fail to keep up repayments on a mortgage or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

\*PCM – Per calendar month. Rent amount calculated at **[\*\*%]** of unowned share.

\*\* Service charges are estimated initially and reviewed annually based on actual spend

Outdoor space G = Garden T = Terrace B = Balcony W = Winter Garden

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