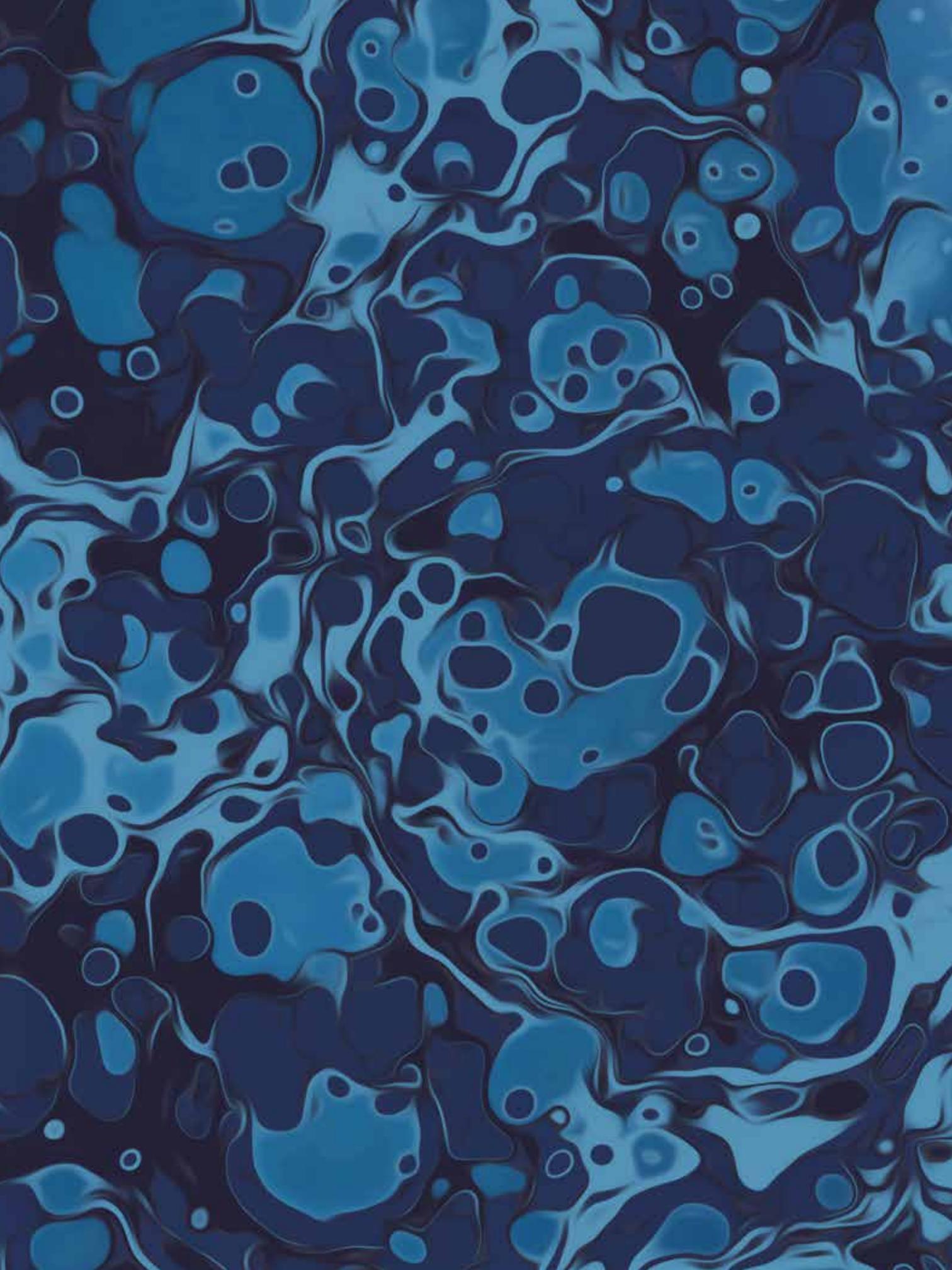




THAMES STREET
GREENWICH





Immerse yourself in riverside living

Thames Street is a contemporary development of 1, 2 and 3 bedroom apartments, with stunning views across the River Thames towards Canary Wharf.

With unique architectural features and warm interior design, this collection of apartments offer the perfect balance of style and comfort.

1. Balcony view CGI





1. CGI view of Thames Street

Located a stone's throw from the historic Greenwich waterfront, the building takes full advantage of natural light and riverside views.

Once you've experienced the riverside lifestyle, you'll never want to live anywhere else again.

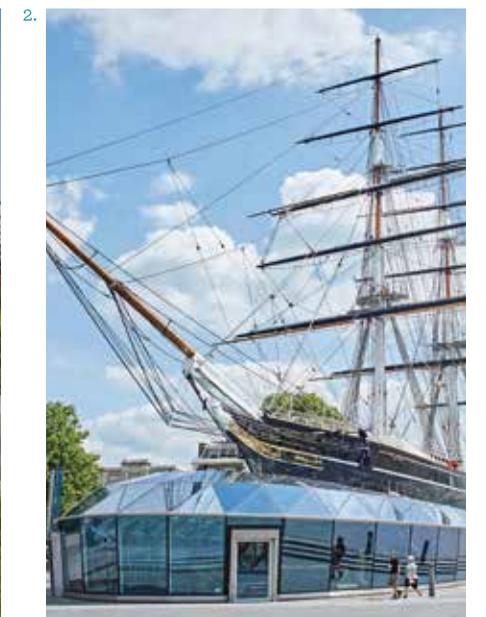
Unique location on the river

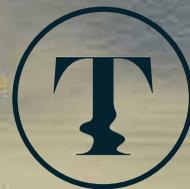
Millions of people live in London. But very few Londoners get to enjoy living so close to the River Thames. You can step out of your front door and enjoy a scenic walk (or run) along the beautiful Greenwich riverside.

Riverside postcodes often see the best growth rates in London. And if that didn't put a smile on your face, studies have shown that living near water can actually make you happier. Located

in the highly desirable borough of Greenwich, just a few minutes walk from the Cutty Sark and other historic landmarks, you'll experience urban and rural living side by side.

- 1. Views from the riverbank
- 2. Cutty Sark







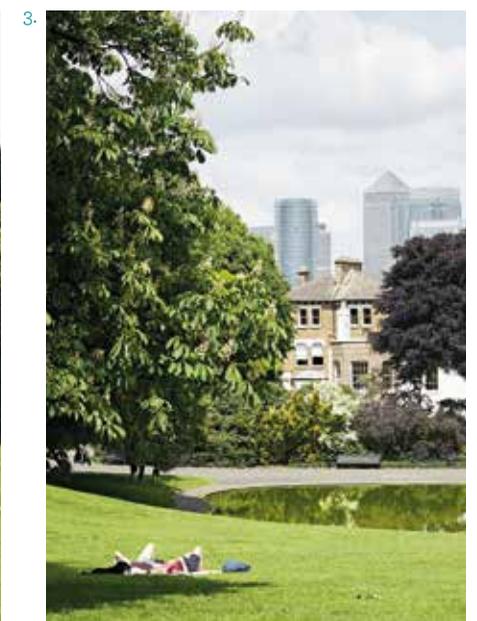
Green living in the heart of the city

With over 50 parks and gardens to enjoy, including the spectacular Greenwich Park, you'll find yourself wandering through green spaces forgetting you're in a city.

The crown jewel of this borough is Greenwich Park, one of the largest single green spaces in London. Stroll up its gorgeous rolling hills and enjoy stunning views of the river and city. Perfect for picnics in the sun, or a challenging run, this is a park that has everything.

Plus it's just 10 minutes walk from your front door. But it's not just about Greenwich Park. The borough is one of London's greenest, home to over 50 parks and gardens. With so many green spaces, it's easy to forget you're just minutes away from central London.

- 1. View of Queen's House from the Observatory
- 2. Greenwich Observatory
- 3. Greenwich Park



Connected to the city and country

Located on a quiet street, Thames Street is just five minutes walk from the Cutty Sark DLR and 10 minutes walk from Greenwich Station, ensuring that you are well connected to central London and beyond.

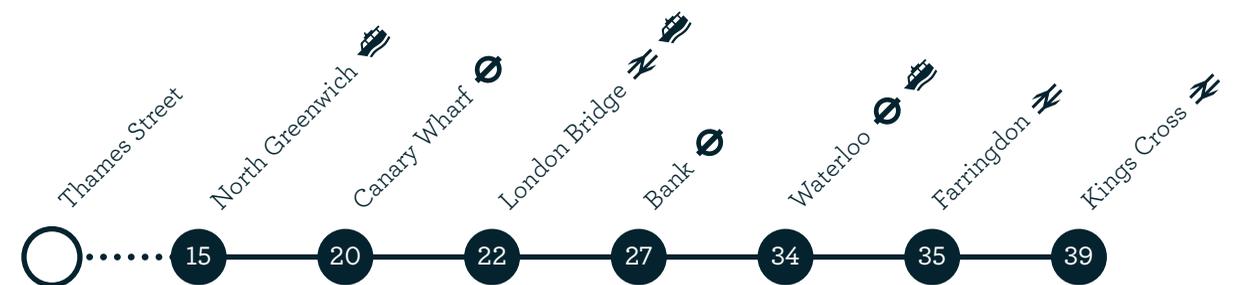
Thames Street boasts great transport links, with the City and Waterloo only 25 minutes away, you'll get to enjoy the peace and quiet of zone 2/3 living, while still being close to the action. The Thames Clipper is one of the most unique ways to travel around London, and with services running from Greenwich Pier to

Canary Wharf and London Bridge, it's pretty handy too. Certainly not your average commute! Then if you do want to get away from urban life, a short drive south takes you to the even greener pastures of Surrey and Kent, where you can enjoy quintessential English sleepy villages, country houses and beautiful landscapes.

- 1. Greenwich DLR
- 2. Thames Clipper



Key transport (in minutes):



Times taken from [tfl.gov.uk](https://www.tfl.gov.uk)

Everything on your doorstep

Thames Street is just a short walk from Greenwich's historic town centre, where cobbled streets and artisan shops await you.

Visit the bustling Greenwich market, which is open 7 days a week. One of England's finest, it's a treasure trove of interesting items and tantalising food stalls. The wider Greenwich area

is packed with independent shops, art galleries, top restaurants and cosy pubs. And the O2 arena, which attracts the world's best performers, is just a short bus journey away.

- 1. Greenwich Picturehouse
- 2. Greenwich Market
- 3. University of Greenwich
- 4. The O2
- 5. Greenwich Market



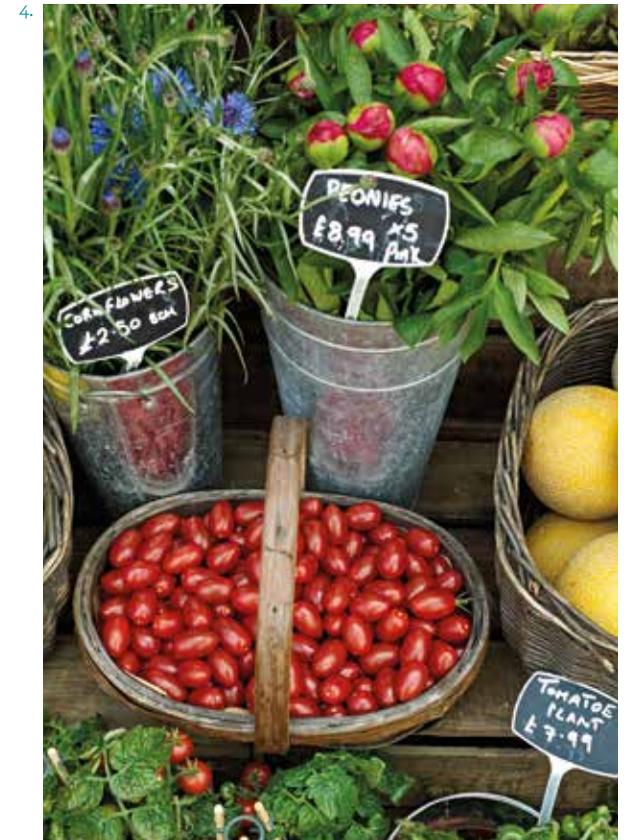
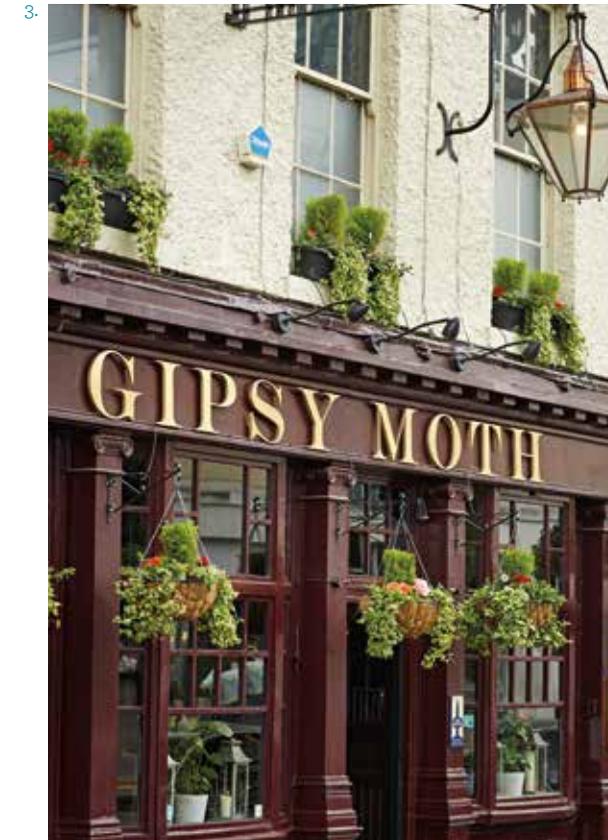
Food in abundance

Greenwich offers a wide range of choice for diners. From sushi, to Middle Eastern or to classic British, there are plenty of top restaurants to discover in the local area.

1. Street food at Greenwich Market
2. Sticks 'n' Sushi restaurant
3. The Gipsy Moth
4. Fresh produce from The Creaky Shed
5. The Creaky Shed store

In addition to the restaurant scene, the historic and popular Greenwich market is packed with food stalls that are sure to satisfy. This bustling market is full of artisan stalls serving tasty food daily that you

won't find on the high street. Alternatively jump on a nearby bus and in just 15 minutes you'll be spoilt for choice by the O2 Arena's hub of over 25 bars and restaurants.



1.



Architectural brilliance

Imagined by architects Squire and Partners and developed by HLM Architects, Thames Street is a boutique development of contemporary residential apartments.

- 1. Exterior CGI
- 2. Thames Street building elevation

With nine storeys facing the Thames and six at the rear, the building was designed to make the most of the views from its riverside location.

Not only is every apartment flooded with an abundance of natural light, each home includes its own private outdoor space with a generous balcony.

2.



Bespoke and quality interiors

Every Thames Street home has been designed to impress, featuring high-end and bespoke interior design, including smart and stylish kitchens and bathrooms.

1. Interior shot of show apartment



Kitchen

- Contemporary handle-less kitchen units with soft close doors and drawers
- Dekton worktop
- Full height bronze glass splash-back
- LED under cabinet lighting integrated within wall cabinets
- LED feature lighting to plinths
- Pop up electrical sockets located in worktop
- Under mounted stainless steel 1.5 bowl sink and chrome mixer tap
- Integrated appliances including oven, combi microwave oven, fridge freezer, dishwasher and induction hob
- Cooker hood will either be integrated, chimney style or ceiling mounted depending on kitchen layout*

Bedroom

- Bespoke mirrored wardrobe to master bedroom
- 100% wool carpet to all bedrooms

Bathroom

- Wall hung WC with concealed cistern and chrome dual flush plate
- Semi-recessed basin with chrome basin tap
- Bespoke mirrored bathroom cabinet with lighting, shaver socket within and shelving either side
- Steel bath with bespoke bath panel and LED mood lighting to plinth
- Silestone counter top around sink
- Chrome square edged towel radiator
- Full height porcelain wall and floor tiles
- Homes without an en-suite or separate shower in bathroom will include shower screen fitted to bath, a concealed three-way thermostatic mixer valve, bath spout, hair wash attachment and overhead shower
- Homes with an en-suite or separate shower will include a concealed two-way thermostatic mixer valve with bath spout and hair wash attachment mounted at low level
- Bathrooms with a walk in shower will have a fixed shower screen, two-way mixer valve with overhead shower and hair wash attachment

En-Suite

- Wall hung WC with concealed cistern and chrome dual flush plate
- Semi-recessed basin with chrome basin tap
- Fixed glass shower screen mounted on made to measure premium shower tray
- Chrome square edged towel radiator
- Silestone counter top around sink
- Full height mirror above sink and WC
- Chrome shaver socket
- Porcelain floor tiles and wall tiles to wet areas

General

- Free standing washer/dryer in store cupboard
- Video door entry system
- Secure cycle storage
- Additional storage available at additional cost*
- 10 year NHBC warranty
- Heating and power source from an on site energy centre (subject to supply agreement)
- Underfloor heating throughout. Thermostatically zonal controlled locally
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke and heat detectors
- Private balcony or terrace to every home

Finishing touches

- Amtico flooring to hallway, kitchen, dining and living areas (choice of colour and laying pattern available)**
- White ladder internal doors
- Chrome door furniture
- White emulsion on smooth plaster finish to walls and ceilings
- White satin woodwork
- LED down lights to kitchen, dining, living areas, bathrooms and en suites
- Pendant lighting to bedrooms, hallways and store cupboards
- Chrome switches and sockets

* Ask your Sales Associate for more details

** Subject to time of reservation and dependent on stage of build

1. Interior shot of
kitchen & living room





1. Interior shot of bathroom
2. Interior shot of master bedroom (overleaf)



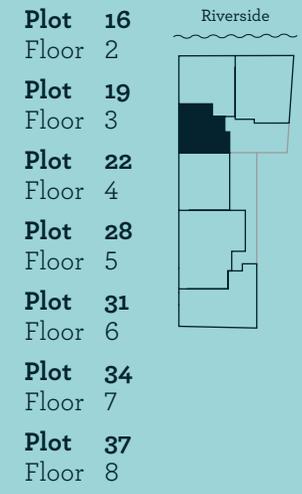
1 Bedroom Apartments

Plot: 16, 19, 22, 28, 31, 34 & 37

Kitchen/Living/Dining	8.30m x 3.50m	27' 3" x 11' 5"
Bedroom	3.46m x 3.93m	11' 4" x 12' 10"
Total internal area	54.4 sq m	585.6 sq ft
Balcony	3.1 sq m	33.4 sq ft



Plot Locator



Key: W = Wardrobe / WD = Washer Dryer / FF = Fridge Freezer / S = Storage / U = Utility*

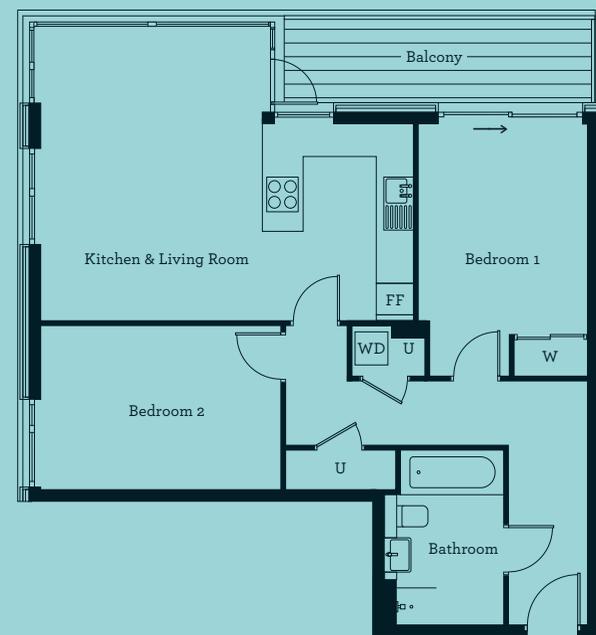
*Please note that the utility cupboard will contain mechanical apparatus for heating and ventilation. The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Associates. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

2 Bedroom Apartments

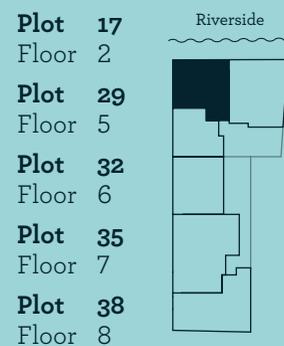
Type 1

Plot: 17, 29, 32, 35 & 38

Kitchen/Living/Dining	4.93m x 6.32m	16' 2" x 20' 8"
Bedroom 1	2.87m x 4.35m	9' 5" x 14' 3"
Bedroom 2	4.15m x 2.88m	13' 7" x 9' 5"
Total internal area	74.6 sq m	803 sq ft
Balcony	8.7 sq m	93.6 sq ft



Plot Locator



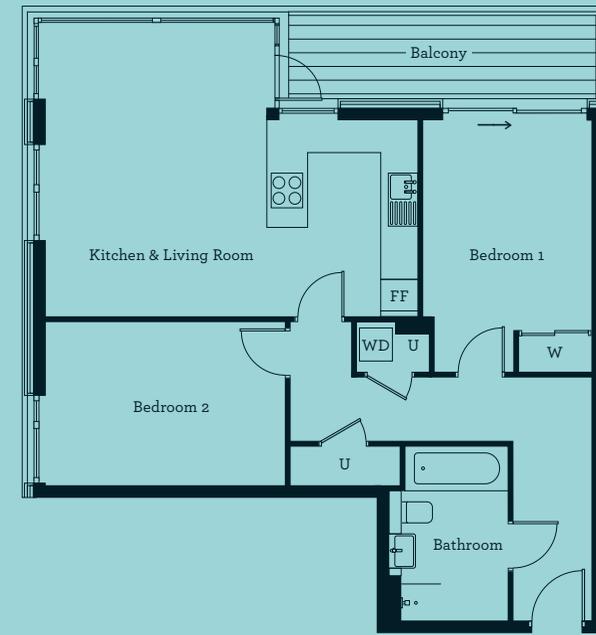
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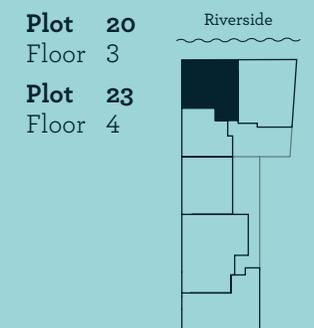
Type 2

Plot: 20 & 23

Kitchen/Living/Dining	4.93m x 6.32m	16' 2" x 20' 8"
Bedroom 1	2.86m x 4.31m	9' 4" x 14' 2"
Bedroom 2	3.77m x 2.87m	12' 4" x 9' 5"
Total internal area	74.6 sq m	803 sq ft
Balcony	8.7 sq m	93.6 sq ft



Plot Locator



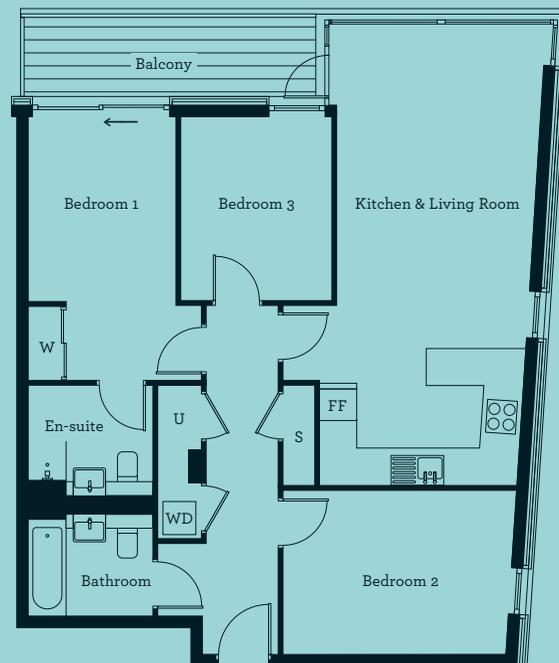
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3 Bedroom Apartments

Plot: 18, 21, 24, 30, 33, 36 & 39

Kitchen/Living/Dining	3.49m x 8.31m	11' 5" x 27' 3"
Bedroom 1	2.70m x 4.73m	8' 10" x 15' 6"
Bedroom 2	4.07m x 2.89m	13' 4" x 9' 5"
Bedroom 3	2.72m x 3.29m	8' 11" x 10' 9"
Total internal area	90.2 sq m	970.9 sq ft
Balcony	8.7 sq m	93.6 sq ft



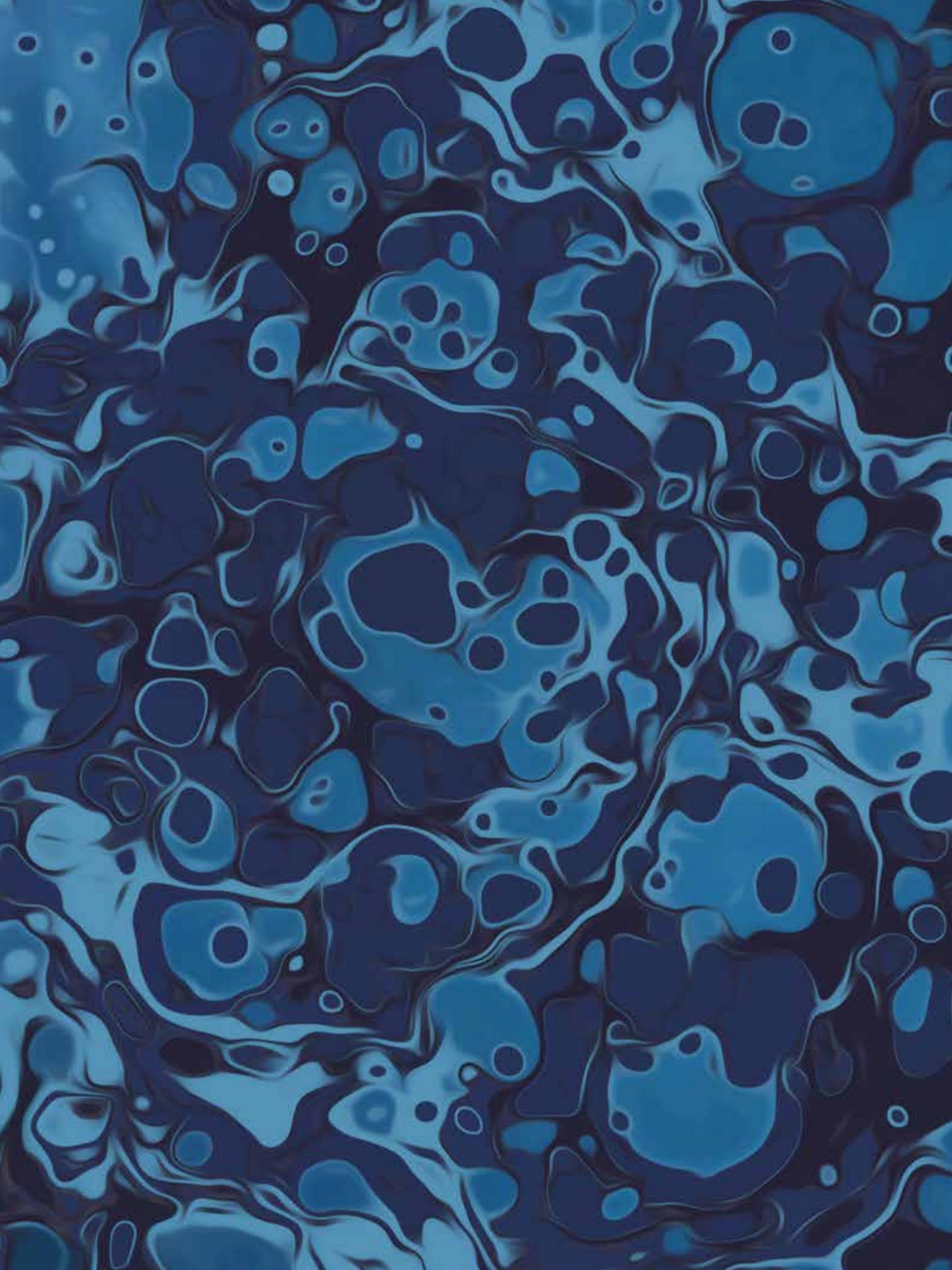
Plot Locator

- Plot 18**
Floor 2
- Plot 21**
Floor 3
- Plot 24**
Floor 4
- Plot 30**
Floor 5
- Plot 33**
Floor 6
- Plot 36**
Floor 7
- Plot 39**
Floor 8



Key: W = Wardrobe / WD = Washer Dryer / FF = Fridge Freezer / S = Storage / U = Utility*

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The Penthouses

These generously proportioned top floor penthouses feature open-planned living spaces that take full advantage of the vast views across the River Thames.

The penthouse apartments feature spacious terraces to enjoy spectacular views from the ninth floor.



With stunning floor to ceiling views from the ninth floor, the penthouse apartments offer the height of sophisticated living at Thames Street.

Penthouse 1

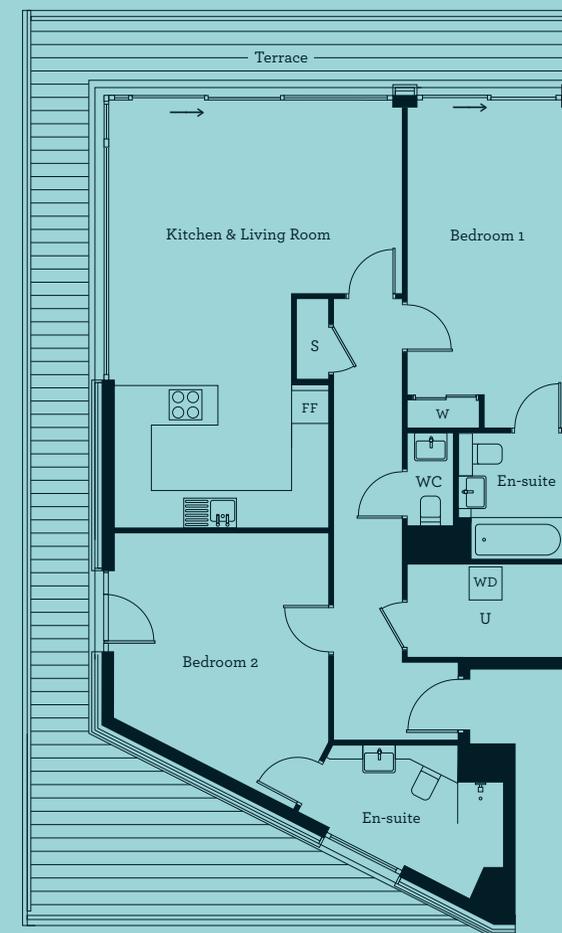
This spacious 2 bed penthouse is an elegant haven with superb views of the London skyline.

Residents will benefit from a private terrace spanning 41 sq m and three sides of the property. Ideal for alfresco dining and entertaining, the panoramic views are bound to delight your guests.

2 Bedroom Penthouse

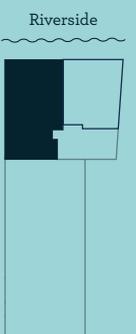
Plot: 40

Kitchen/Living/Dining	5.45m x 7.98m	17' 10" x 26' 2"
Bedroom 1	2.88m x 6.12m	9' 5" x 20'
Bedroom 2	4.80m x 3.88m	15' 9" x 12' 9"
Total internal area	103.2 sq m	1110.8 sq ft
Terrace	41 sq m	441.3 sq ft



Plot Locator

Plot 40
Floor 9



Key: W = Wardrobe / WD = Washer Dryer / FF = Fridge Freezer / S = Storage / U = Utility*

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Penthouse 2

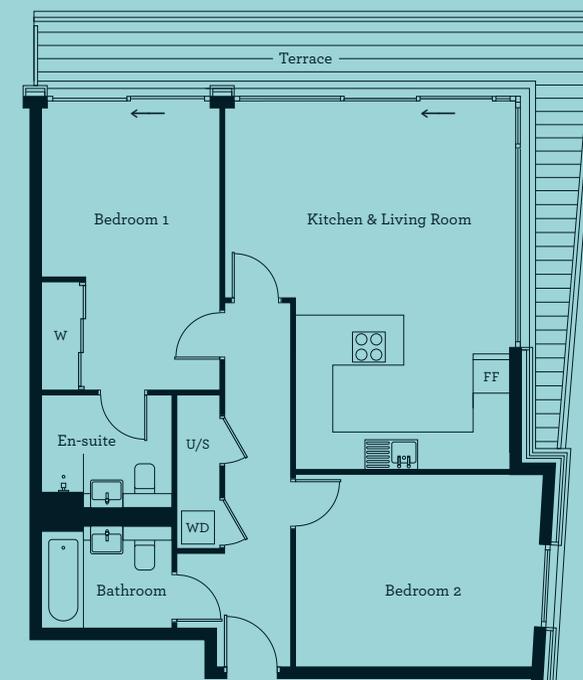
With impressive views from the open plan living space and master bedroom, this penthouse apartment is bathed in natural light and is certain to delight and surprise.

Premium interior finishes and technological features including underfloor heating, provide effortless style and comfort in the home.

2 Bedroom Penthouse

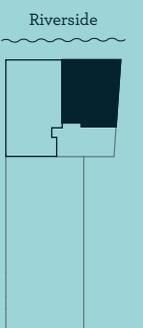
Plot: 41

Kitchen/Living/Dining	5.30m x 6.73m	17' 4" x 22' 1"
Bedroom 1	3.10m x 5.36m	10' 2" x 17' 7"
Bedroom 2	4.21m x 3.49m	13' 9" x 11' 5"
Total internal area	84.5 sq m	909.5 sq ft
Terrace	15.5 sq m	166.8 sq ft



Plot Locator

Plot 41
Floor 9



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About L&Q

L&Q has a successful track record of building quality homes stretching back over half a century

Our award-winning approach to design allows us to create thriving neighbourhoods to suit a whole range of aspirations, incomes and stages of life and we have a proud history of delivering major residential and mixed-use developments. Our vision is that everyone has a quality home they can afford,

and we will combine our social purpose with commercial drive to create homes and neighbourhoods everyone can be proud of. As a not-for-profit organisation, we reinvest all the money we make into new and existing homes, creating successful communities and providing excellent services.

The L&Q new homes warranty

When you're ready to move in, our Quality Team will give you a personal introduction to your new L&Q home. 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 personal Homeowners Manual. We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all our homes come with an L&Q new homes warranty. This lasts for 2 years from the date of legal completion and covers additional items not included

in the NHBC Buildmark cover. 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 NHBC Buildmark 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 Guarantee and the NHBC Buildmark cover. **You can also access the full terms and conditions on our website: lqgroup.org.uk**

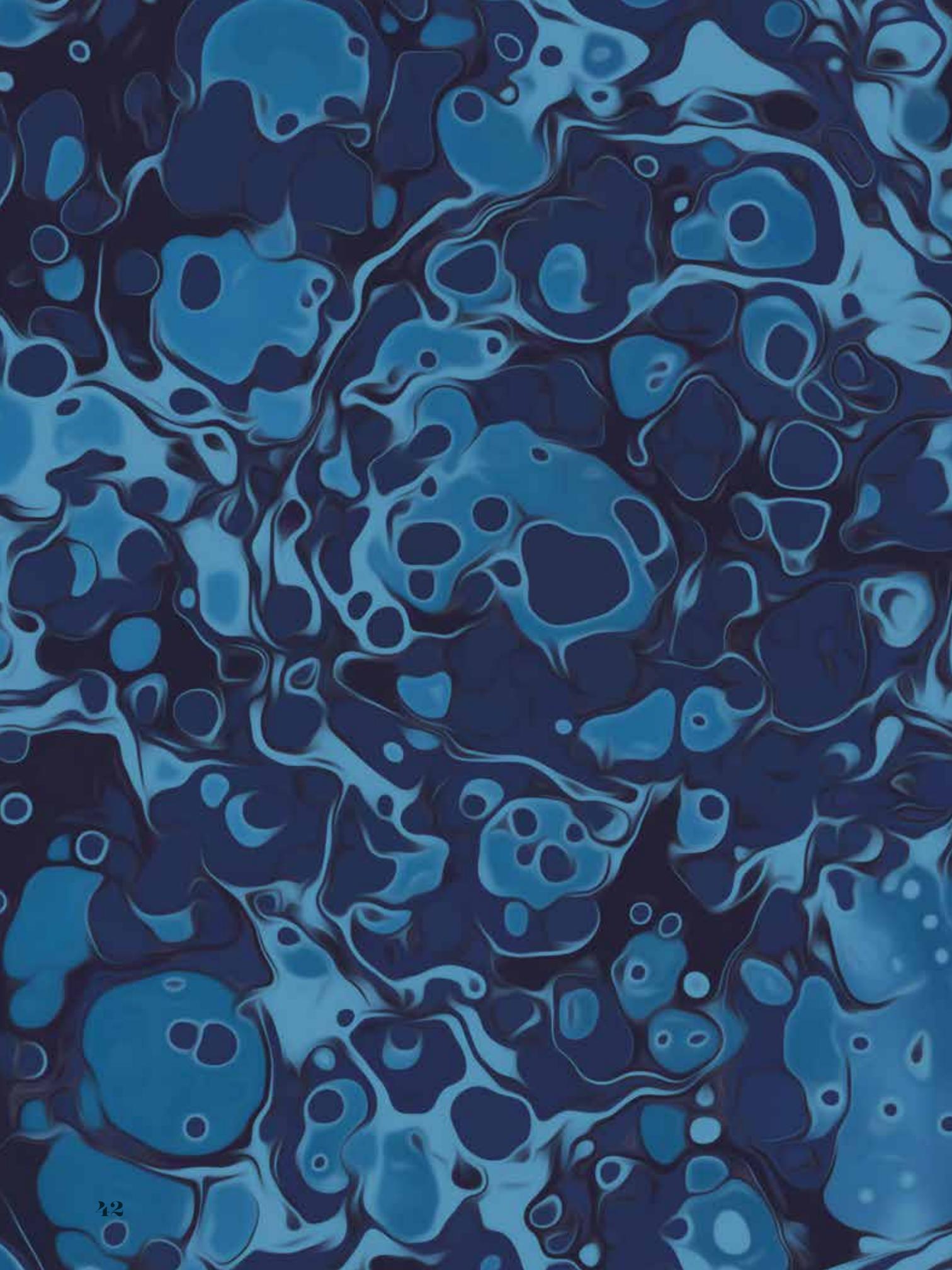
CONSUMER
CODE FOR
HOME BUILDERS



Disclaimer

All information in this document is correct at time of going to print 01/19. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping are shown for illustrative purposes only. Individual features such as windows bricks and other materials¹ colours may vary as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. 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 and other features as the development proceeds. All services and facilities may not be available on completion of the property. Should you have any queries, please direct them through you legal representatives.

Design by them®





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