



GREENWICH

SE10

A UNIQUE COLLECTION OF
1, 2 AND 3 BEDROOM APARTMENTS
IN THE HEART OF GREENWICH

WELCOME

TO LONDON SQUARE GREENWICH



GREENWICH

SE10

LONDON SQUARE GREENWICH IS A BESPOKE COLLECTION
OF APARTMENTS SUPERBLY LOCATED AND SURROUNDED BY HISTORY.
THE STRIKING NEW BUILDING IS DESIGNED TO REFLECT THE LOCAL ARCHITECTURE,
INCLUDING THE GRADE II LISTED FORMER GREENWICH TOWN HALL.
RESIDENTS WILL ENJOY AN EXCEPTIONAL LIFESTYLE AMID THE HERITAGE,
CULTURE AND CONVIVIAL ATMOSPHERE IN THE HEART OF THIS TRULY UNIQUE
AND POPULAR LONDON VILLAGE.

LIVE IN THE
HEART
OF GREENWICH



DESIGNED

TO EXCEPTIONAL STANDARDS

EMBARK ON THE VERY BEST OF LONDON LIVING FROM THESE ELEGANT, CONTEMPORARY APARTMENTS.

High quality finishes, stylish design and careful attention to detail and craftsmanship make these homes to be proud of – and where you can relax in absolute comfort.

Open plan living spaces and stylish kitchens give you the perfect place for cooking, eating and socialising, with room for working too. Balconies extend the living area into the outside, so you can relax in the fresh air and enjoy the local area views.



THE HERITAGE BRICK COLOUR HAS BEEN CHOSEN TO COMPLEMENT THE SURROUNDING BUILDINGS, WHICH RANGE FROM RED TONES AND TRADITIONAL LONDON STOCK TO DARKER BRICKWORK.



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THE ADDRESS OF LONDON SQUARE GREENWICH IS AMPARO HOUSE, AFTER THE NAME THAT WAS GIVEN TO THE CUTTY SARK WHEN IT WAS SOLD TO NEW OWNERS IN PORTUGAL IN THE 1920S: MARIA DO AMPARO, MEANING MARY OF THE REFUGE.

PART OF GREENWICH'S ARCHITECTURAL

HERITAGE

LIVE AT LONDON SQUARE GREENWICH AND YOU'LL RESIDE AMONGST SOME OF LONDON'S MOST ICONIC BUILDINGS – AND ITS RICH MARITIME AND REGAL HISTORY.



From classic to contemporary, Georgian to Victorian, Greenwich is full of architectural gems and historic buildings. Admire the elegant proportions of Inigo Jones' Queen's House, the Baroque details of Christopher Wren's Old Royal Naval College and the cloistered charm of Trinity Hospital – the oldest surviving building in Greenwich, founded in 1611.

Despite these treasures, Greenwich is no museum town. It is also home to leading contemporary architecture, such as the prize-winning Laban Building, the Sammy Ofer Wing of the National Maritime Museum, and the dynamic Planetarium building. Designed by Formation Architects, London Square Greenwich joins this tradition of exceptional architecture, combining aesthetic appeal with modern design to create a vibrant place for you to live.



THE GREENWICH FOOT TUNNEL WAS DESIGNED BY CIVIL ENGINEER SIR ALEXANDER BINNIE AND OPENED IN 1902. BECAUSE OF ITS DEPTH AND LOCATION, THE TUNNEL REMAINS COOL EVEN IN EXCEPTIONALLY HOT WEATHER AND LINKS GREENWICH TO CANARY WHARF.





THE SHARD

GREENWICH STATION

TOWER BRIDGE

THE CITY

DLR CUTTY SARK FOR MARITIME GREENWICH

THE CUTTY SARK

GREENWICH PIER THAMES CLIPPER

GREENWICH FOOT TUNNEL

OLD ROYAL NAVAL COLLEGE

CANARY WHARF

MAZE HILL STATION

NORTH GREENWICH STATION

THE O2



GREENWICH BUSINESS PARK

GREENWICH THEATRE

GREENWICH MARKET

NATIONAL MARITIME MUSEUM

ROYAL OBSERVATORY

PETER HARRISON PLANETARIUM

PRIME MERIDIAN

QUEEN'S HOUSE

QUEEN ELIZABETH'S OAK HISTORICAL LANDMARK



BUILT TO IMPRESS

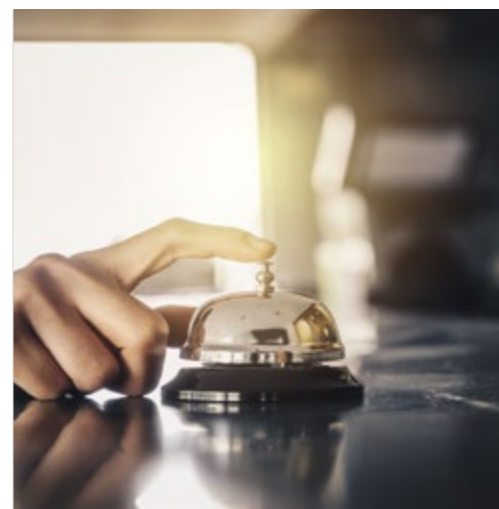
AS WELL AS STYLISH APARTMENTS, LONDON SQUARE GREENWICH HAS A RANGE OF COMMUNAL SPACES AND SERVICES TO HELP YOU LIVE LIFE TO THE FULL.

Socialise with your fellow residents or enjoy a quiet moment outside in the private landscaped garden. There's a concierge service to take deliveries and help make life easier and thanks to its fantastic location and transport links, the development is car free with ample cycle storage so that you can enjoy getting around more sustainably.

The external design of the building has taken inspiration from the Grade II listed former Greenwich Town Hall located opposite, to help it sit comfortably within Royal Hill and the neighbouring streets. It's a prime example of heritage architecture in the Dudok-inspired style, echoed in the curved front and stepped brickwork at London Square Greenwich. Not only does this careful design focus create a stunning building for you to call home, but it also helps to continue the architectural narrative of Royal Hill.



WILLEM DUDOK WAS A DUTCH MODERNIST ARCHITECT WHOSE BUILDINGS FOLLOW A DISTINCT LINEAR STYLE.



A BLUEPRINT

FOR GREENWICH LIVING

SITUATED JUST A FOUR-MINUTE WALK FROM GREENWICH PARK AND FIVE MINUTES FROM GREENWICH STATION, THESE BOUTIQUE APARTMENTS ENJOY A FANTASTIC CENTRAL LOCATION, UNIQUE FOR NEW HOMES IN THIS SOUGHT-AFTER AREA.

Royal Hill itself is an attractive street with a mix of architectural styles, including period cottages and houses. With an eclectic range of independent shops, cafés, delis and pubs, it has a welcoming village feel – ideal for relaxed weekend browsing or lively week night dining.

CUTTY SARK 9 MINS

THE GIPSY MOTH PUB 7 MINS

GREENWICH MARKET 6 MINS

GREENWICH STATION 5 MINS

THE CREAKY SHED/ROYAL HILL 1 MIN

CUTTY SARK FOR MARITIME GREENWICH

UNIVERSITY OF GREENWICH 5 MINS

NATIONAL MARITIME MUSEUM 5 MINS

GREENWICH PARK 4 MINS

ROYAL OBSERVATORY 10 MINS

THE CHEESE BOARD/ROYAL HILL 1 MIN

GREENWICH SE10

Map labels include: RIVER THAMES, FOOT TUNNEL, A206, MAZE HILL, THE O2, PARK ROW, PARK VISTA, A200, NORMAN ROAD, B208, SAINSBURY'S, GREENWICH HIGH ROAD, BURNNEY STREET, CROOKS HILL, THE AVENUE, QUEEN ELIZABETH I OAK, BLACKHEATH AVENUE, DEVONSHIRE DRIVE, GREENWICH SOUTH STREET, CIRCUS ST, ROYAL TITH, KING GEORGE STREET, HYDE VALE, CROOKS HILL, BLISSSETT STREET, ROYAL HILL, and JOINT HILL.

JOIN A WELCOMING
VILLAGE
 COMMUNITY


WITH ITS CHARMING STREETS, STRONG CULTURAL SCENE AND WEALTH OF INDEPENDENT STORES AND BUSINESSES, GREENWICH HAS A DISTINCT IDENTITY AND STRONG COMMUNITY.

At London Square Greenwich you are right in the heart of this neighbourhood, with food stores, cafés and tea rooms such as The Cheeseboard and Royal Teas just around the corner. Stroll a few minutes further on and you'll find a characterful mix of shops, restaurants and pubs, including the famous Goddard's Pie and Mash shop. At the centre of the town lies Greenwich Market. Dating from the 1730s, this historic market is full of quirky finds and one-off

designs, with over 120 stalls selling food, fashion, antiques and jewellery.

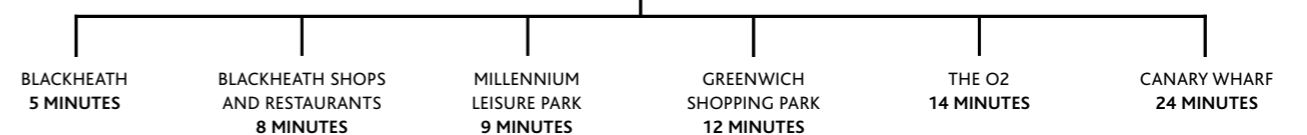
Situated to the south of Greenwich Park, Blackheath is another appealing village and only an eight minute bike ride away. With its mix of boutiques, independent stores, bookshop, cafés, restaurants and wide expanse of heath, it's a relaxed and charming place to spend time.



ON FOOT  FROM LONDON SQUARE GREENWICH



BY BIKE  FROM LONDON SQUARE GREENWICH





THE CUTTY SARK

One of the fastest tea clippers to set sail, the Cutty Sark is now housed in an innovative museum that takes you through its history.



GREENWICH PICTUREHOUSE

This modern, purpose built cinema shows a mix of independent, foreign and mainstream films, with a café serving tasty food and bar with views over Greenwich High Road.



THE O2 ARENA

As well as the hugely popular music, sport and entertainment venue, you'll also find food, shopping, bowling and more at this iconic venue.



THE ROYAL OBSERVATORY

Positioned on the Prime Meridian at the top of Greenwich Park, this famous building brings the story of astronomy and navigation to life.

BURSTING WITH CULTURE AND
CHARACTER

WALK THROUGH GREENWICH'S STREETS AND YOU'LL FIND ENDLESS OPPORTUNITIES FOR DIVERSION AND ENTERTAINMENT.

Experience high drama at Greenwich Theatre, one of London's leading theatres outside of the West End with its exciting programme of performances, workshops and children's events. For art lovers, there are numerous smaller galleries such as M1 Fine Art and Greenwich Gallery as well as the major museums, plus the Fan Museum, and Greenwich Dance with its range of classes and events.

Festivals play a huge role in Greenwich's cultural life, with regulars including the Tall Ships Festival, OnBlackheath music and food festival, and Greenwich Music Time. And just two miles from the centre is the O2 Arena, one of London's best live entertainment venues and host to top music acts and sports events.



GREENWICH WAS MADE A UNESCO WORLD HERITAGE SITE IN 1997 THANKS TO ITS ARCHITECTURE AND ITS IMPORTANCE IN MARITIME HISTORY.

EXPLORE STUNNING NATURAL

FEATURES

WITH ITS SPECTACULAR VIEW OF LONDON AND THE RIVER THAMES, GREENWICH PARK IS YET ANOTHER JEWEL IN THE AREA'S CROWN.

Follow in the footsteps of England's monarchs as you walk through the 17th century landscape, beautiful gardens, ancient trees, orchards and deer park. It's just a four minute walk from London Square Greenwich, so you can enjoy a refreshing stroll, energising run or fun on the boating lake, whenever it suits you. And just beyond Greenwich

Park is Blackheath, an expanse of green that's perfect for sports and games.

The River Thames is also a key part of life in Greenwich. Join the Thames path, a short walk from London Square Greenwich and enjoy miles of riverside walking, with views across the water to the gleaming towers of Canary Wharf.



GREENWICH PARK IS THE OLDEST OF LONDON'S DEER PARKS. THE DEER WERE INTRODUCED IN THE 16TH CENTURY BY HENRY VIII FOR HUNTING.



CONNECT

WITH THE CITY



EMIRATES AIR LINE

'Fly' across the River Thames on board the Emirates Air Line, which takes you from the Greenwich Peninsula to the Royal Docks.

THAMES CLIPPER

Greenwich Pier is 12 minutes' walk away, where you can travel by boat into central London and all the way to Battersea Power Station in South West London.

THE DLR

Take the DLR for your daily commute or to travel around the Docklands and East London, including the Royal Docks, ExCel and West India Quay.

RAIL SERVICES

Take the train for the fastest journey into central London – you can reach London Bridge in 8 minutes and Cannon Street in 14 minutes.

THANKS TO ITS CENTRAL LOCATION, LONDON SQUARE GREENWICH PUTS YOU WITHIN EASY REACH OF ALL OF LONDON.

An easy 5 minute stroll and you arrive at Greenwich Station, with a choice of rail and DLR services. If you work in Canary Wharf, your journey time is 10 minutes; 14 minutes to the City at Cannon Street and for London Bridge, it's even quicker at 8 minutes. You can easily reach many other destinations in central London by changing onto the tube network at Bank or Canary Wharf, where you can also access

the Elizabeth Line. There's also a bus stop just 2 minutes' walk from the development, with services taking you to Blackheath, Lewisham and other local destinations. For something a bit different, embrace Greenwich's maritime culture and take a Thames Clipper along the river, or 'fly' across it on the Emirates Air Line.



BY DLR FROM GREENWICH STATION



BY TRAIN FROM GREENWICH STATION

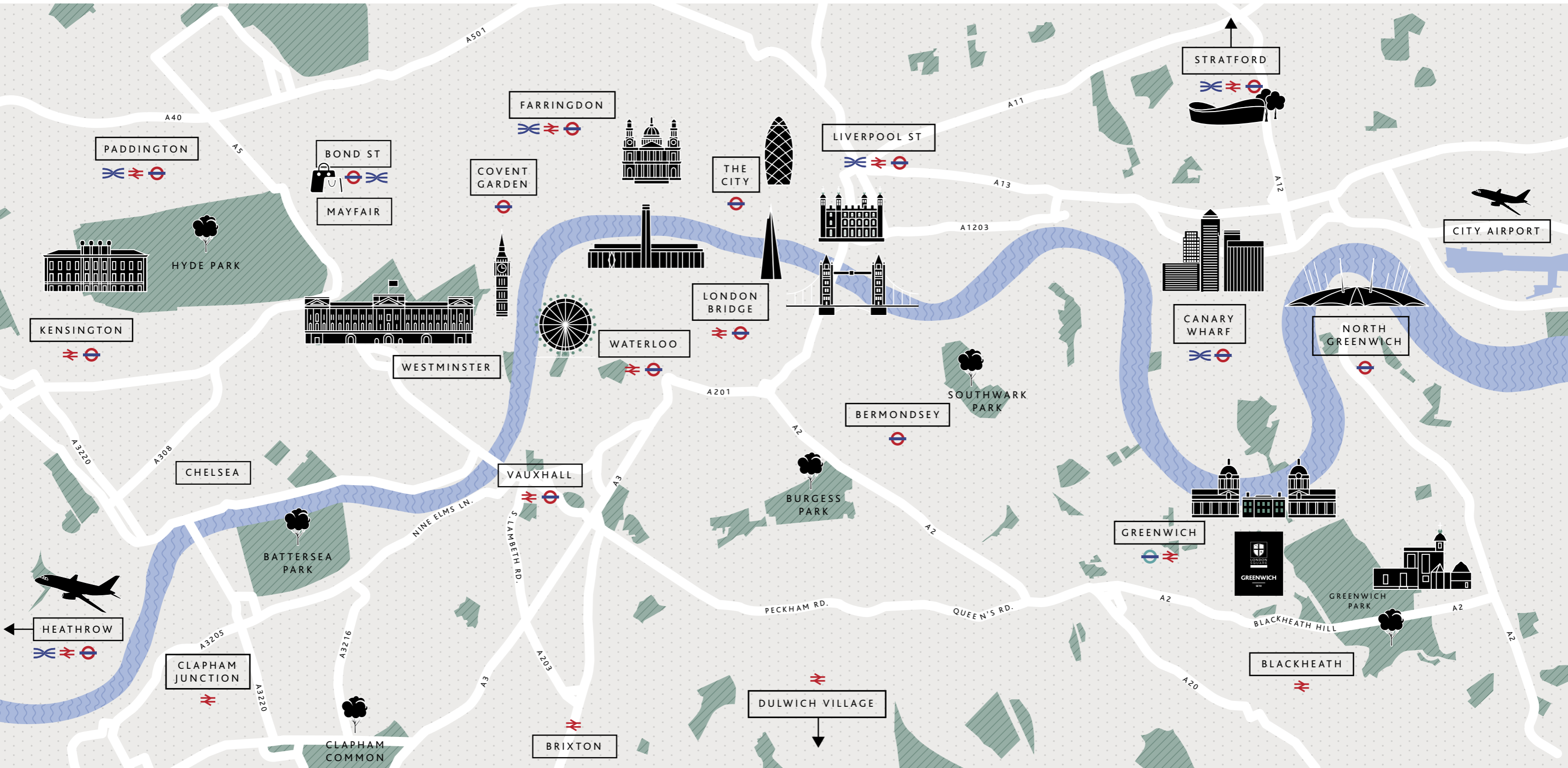




GREENWICH WAS FAVOURED BY KING HENRY VIII, WHO EXTENDED GREENWICH PALACE AND MADE IT HIS PRINCIPAL LONDON RESIDENCE UNTIL WHITEHALL PALACE WAS BUILT IN THE 1530S. BOTH MARY I AND ELIZABETH I WERE BORN AT GREENWICH.

PERFECTLY POSITIONED

FOR ALL OF LONDON





WHERE EDUCATION THRIVES

SURROUNDED BY HISTORY, GREENWICH IS AN INSPIRING PLACE TO LEARN AND DISCOVER, AT ANY AGE.

There are a number of primary and secondary schools close to London Square Greenwich, rated either Good or Outstanding by Ofsted. For older students, London Square Greenwich is equally well positioned, with access to London's extensive range of universities, including top-ranked University

College London, Imperial College London and King's College London.

Closer to home, the University of Greenwich is only five minutes' walk from the development, offering a wide range of courses from its spectacular setting.



PART OF THE UNIVERSITY OF GREENWICH IS LOCATED IN THE HISTORIC OLD ROYAL NAVAL COLLEGE, ORIGINALLY DESIGNED AS A HOME FOR RETIRED SAILORS.



5 MINUTES
ON FOOT

9 MINUTES
BY BIKE

32 MINUTES
BY TRAIN
& TUBE

34 MINUTES
BY TRAIN
& TUBE

37 MINUTES
BY TRAIN

38 MINUTES
BY TRAIN
& TUBE

38 MINUTES
BY TRAIN
& TUBE

43 MINS
BY TRAIN
& TUBE

43 MINS
BY TRAIN
& TUBE

STYLISH

MODERN LIVING

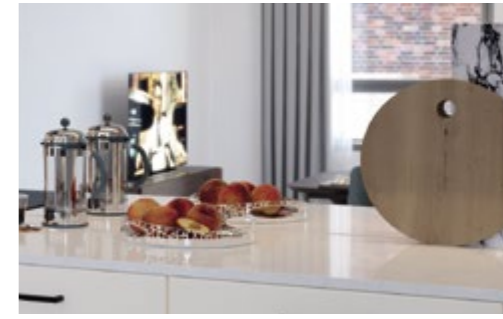
LONDON SQUARE GREENWICH COMBINES FORM AND FUNCTION TO BRING YOU HOMES THAT ARE AS ELEGANT AS THEY ARE COMFORTABLE TO LIVE IN.

Come home to expert design and stunning style, with contemporary fitted kitchens and striking bathrooms with brushed black brass fittings. The open plan layout makes it easy to unwind or entertain friends after a busy day, with the option of spilling out onto the balcony for some al fresco dining.

As an award-winning developer, London Square brings superb quality to all its new homes, thanks to its exemplary standards and attention to detail. At London Square Greenwich, you can enjoy an exceptional home in a stunning, historic location, with all the modern and energy efficient technologies needed for a more sustainable and economical home.



THE SIX STOREY BUILDING WILL BE HOME TO 59 APARTMENTS IN TOTAL AND FEATURES A RESIDENTS' COURTYARD GARDEN.



COMPUTER GENERATED IMAGES ARE INDICATIVE ONLY



THE SPACE AND LIGHT WITHIN EVERY APARTMENT HAS BEEN CAREFULLY CONSIDERED TO MAXIMISE ITS POTENTIAL FOR FLEXIBLE LIVING.



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PREMIUM FINISHES AND SPECIFICATION

GENERAL

- Charcoal Grey timber veneer entrance door
- White flush internal doors with contemporary matt black ironmongery
- Underfloor heating throughout
- Herringbone Amtico Spacia flooring to the hallway, living, dining, kitchen area*
- A choice of carpet to the bedrooms*
- Fitted wardrobe with full height hinged doors to the principal bedroom in a choice of colour options* with long length vertical matt black handle bars
- White painted walls and ceilings throughout with bathrooms and en-suites in a feature grey colour
- Freestanding washer dryer located in hall cupboard
- Paved balcony or terrace where applicable
- Aluminium windows and patio doors, sliding doors where applicable

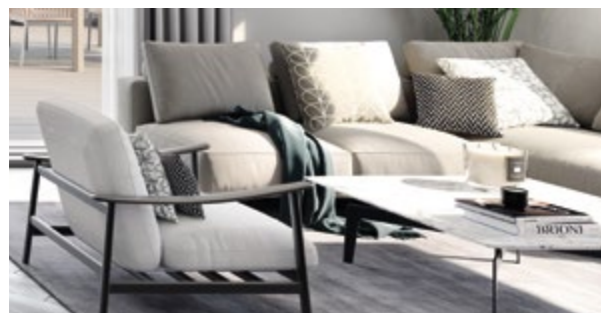


ELECTRICAL

- Stainless steel sockets with black inserts above kitchen worktop. White screwless sockets and switches throughout the remainder of the apartment
- USB port to the principal bedroom and second bedrooms either side of the bed, living room to sofa location and a further port fitted above the kitchen worktop
- Recessed downlights throughout with pendant lighting to the bedrooms
- Communal aerial and wired for SkyQ, Virgin Media, BT and Hyperoptic connections with data points in living area and all bedrooms.
- Designated work from home station with power and data
- External light to balcony/terrace

SECURITY & PEACE OF MIND

- Door entry system via mobile phone
- Security locks to windows, balcony, terrace
- Hardwired smoke alarms and detection
- Heat detection to the kitchen
- The development adopts the Gold standard Secured by Design initiative
- Ten year NHBC Warranty
- 2 year London Square Customer Service Warranty

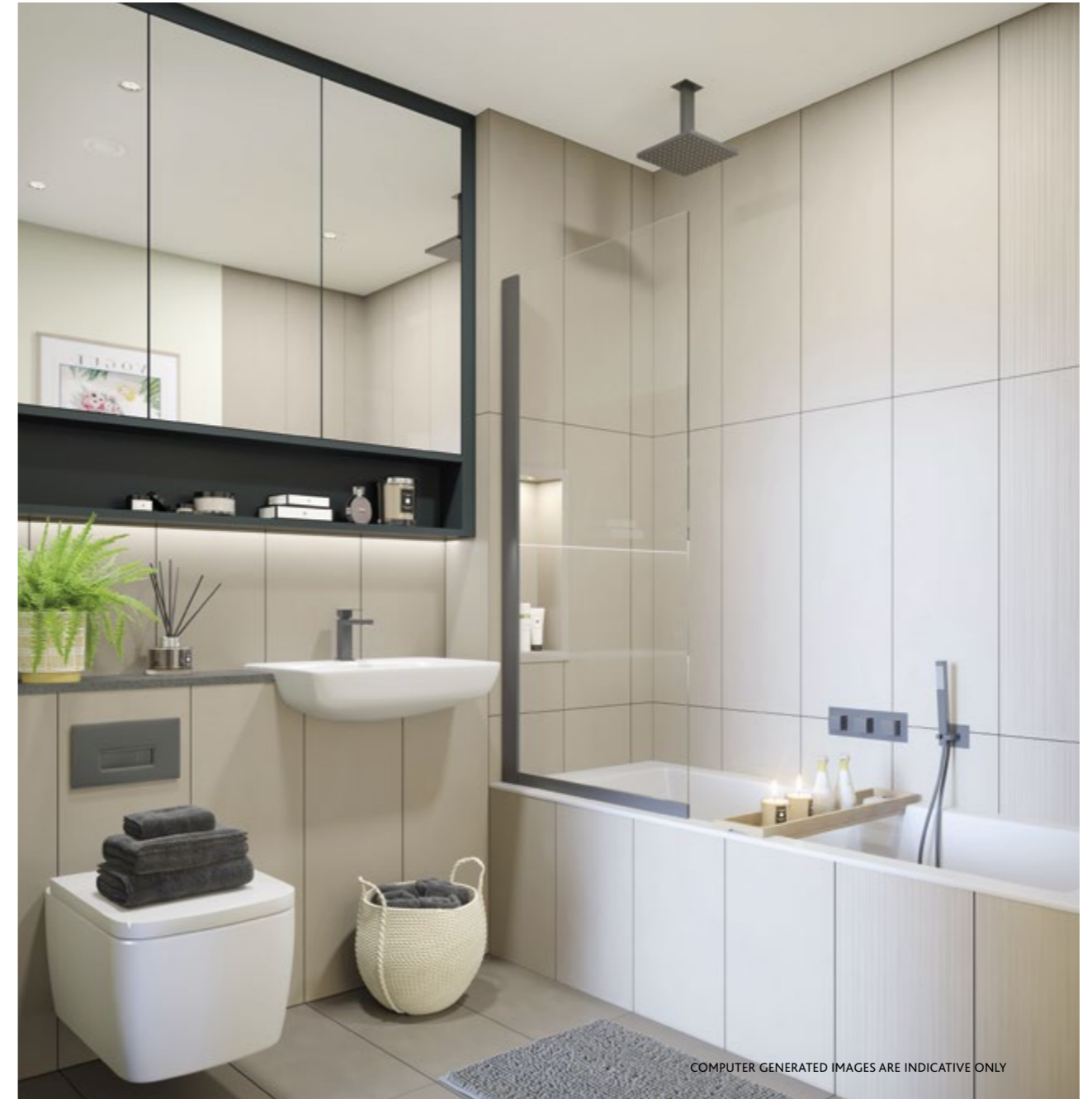


KITCHEN

- Two tone kitchens with base and tall units in a choice of matt lacquered laminate colour ways with matt black bar handles and handleless wall units in a contrasting timber grain resin matt finish
- A choice* of Silestone worktops with full height silver mirrored splashback
- LED strip lighting fitted to the underside of wall units
- Stainless steel underslung sink with single level matt black mixer tap
- Siemens stainless steel integrated single oven
- Siemens stainless steel integrated microwave
- Siemens black glass induction hob
- Integrated fridge / freezer
- Integrated dishwasher (slimline where applicable)
- Integrated concealed extractor

BATHROOM

- Large format vertical tiling with a feature tile strip in a choice of two colour ways*
- Semi recessed basin set within a silestone vanity shelf available in a choice of colour options*
- Bespoke framed mirror with feature shelf below in an option of colour finishes* and LED strip lighting to underside. (Mirrored cabinet in 1 bed with no En-suite)
- Wall hung WC with soft close lid and dual flush plate in matt black finish
- Single ended bath with shower overhead. Fixed ceiling mounted square shower head, hand held shower, thermostatic controls and hinged glass shower screen
- Feature tiled niche within the shower enclosure with pin light
- Matt black Vado brassware
- Black ladder heated towel rail



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ENSUITE

- Large format vertical tiling with a feature tile strip in a choice of two colour ways*
- Semi recessed basin set within a silestone vanity shelf available in a choice of colour options*
- Bespoke mirrored vanity cabinet with feature shelf below in an option of colour finishes* and LED strip lighting to underside
- Shaver socket within mirrored cabinet
- Wall hung WC with soft close lid and dual flush plate in matt black finish
- Shower enclosure with fixed ceiling mounted square shower head, hand held shower, thermostatic controls and glass shower screen
- Feature tiled niche within the shower enclosure with pin light
- Matt black Vado brassware
- Black ladder heated towel rail

COMMUNAL

- Lift and Stair access to all floors
- Communal landscaped courtyard
- Cycle store
- Refuse store
- Concierge



DESIGNED

FOR YOU

AT LONDON SQUARE, WE PLAN RIGHT DOWN TO THE FINEST DETAIL TO ENSURE THAT YOU FIND THE HOME OF YOUR DREAMS.



AWARD-WINNING CUSTOMER SERVICE

Our dedicated sales and customer care teams are here to help and guide you through every step of your purchase. Our customer service excellence has been recognised with a number of prestigious awards, including the 2021 In-House Research gold award, which is based on customer feedback of their buying experience.



10 YEAR WARRANTY

All our homes carry the reassurance of a 10-year warranty that protects our customers should their new property develop any defects arising from construction. We also add our own 2-year London Square Customer Care Warranty which ensures that should anything break down as the result of a defect, the cost of repair/replacement is covered.



BENEFITS

OF BUYING NEW

NEW-BUILD PROPERTIES COME WITH A PROMISE – YOU CAN MOVE STRAIGHT IN AND IMMEDIATELY RELAX IN YOUR HOME. NO STRESS OR COSTLY RENOVATION TO WORRY ABOUT.



HIGH QUALITY BUILD

Quality is built into the very fabric of our homes, so you can buy with complete confidence. From the selection of construction materials to the external and internal finishes, we use only high quality products provided by our trusted supply chain and fitted by skilled craftspeople.



SECURITY & PEACE OF MIND

When you buy a London Square home off-plan, you can be assured that the finished product will meet our very high standards in every aspect of build and finish. All appliances, fixtures and fittings are in perfect working order from day one.



ENERGY EFFICIENT

Your new home complies with all the most up-to-date building regulations for sustainability, insulation and energy efficiency. Our properties achieve excellent EPC ratings to help keep you warmer and your bills lower. All fitted appliances, including fridge freezers and dishwashers, are A-rated to help reduce energy and water usage.



COMMUNITY & HERITAGE

Creating sustainable communities where people thrive is core to our operations. We develop places that are a pleasure to live in, with homes set in beautifully landscaped and biodiverse grounds. We always ensure our developments are well integrated into the wider local community, and enjoy excellent transport links, services and facilities.



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LONDON SQUARE

Making London greater

Since London Square was established in 2010, we have focused on our ambition to become the capital's most dynamic developer in a highly competitive residential property market.

London Square, which has an outstanding track record for tackling complex sites across Greater London, delivering a mix of affordable and private homes for sale, community facilities and commercial space, currently has 1,018 homes in production, and a land pipeline of 2,356 homes representing £1.3bn in gross development value.

Our sites are in prime locations with good transport links across the capital, providing new homes in places where people want to live. Each scheme is bespoke, combining inspiring architecture, clever design and specification, and the highest standards of energy efficiency.

Our award-winning developments range from homes for first-time buyers in key locations to cool city apartments, from smart family homes to grand restoration and conversions.

Creating a sense of place for our buyers is embedded in every London Square development, transforming former forgotten corners, derelict buildings and brownfield sites into smart destinations, breathing new life into each local area.

We work with existing residents, schools and businesses to make our developments part of the local fabric and take great pride in fostering the community spirit of the great squares of the capital and the legacy they have created.

ADAM LAWRENCE CHIEF EXECUTIVE



When I launched London Square, I set out to create a company with strong values exemplifying what I call "Old School Principles". A company with exacting disciplines and the highest of standards.

My inspiration was London's beautiful squares, created by the great architects of the capital. I wanted to reflect the sense of legacy and community created over the centuries by these prized green pockets, fringed by homes where people really want to live.

We have just marked our 10th anniversary and a decade of development has given the company our own heritage of 16 award-winning schemes and more than 50 glittering prizes.

We are delighted to launch our latest development and our first in one of London's most historic districts. Greenwich has a splendid maritime and regal heritage, with a collection of the finest buildings by architectural greats such as Sir Christopher Wren and Inigo Jones.

London Square Greenwich stands on Royal Hill in the heart of the West Greenwich conservation area, with its village feel, excellent transport links, and close to the Royal Park – 183 acres of beautiful landscapes and dazzling views over the capital. We are proud to be creating a modern classic. The external design of the building by Formation Architects features a sleek grey brick façade, distinctive lines and sculpted exterior, reflecting its listed surroundings, with a private landscaped garden for residents. The development comprises a collection of stylish apartments, with a total of 59 homes, with 46 one, two and three bedroom apartments for private sale, plus a mix of shared ownership and affordable rent, reflecting our commitment to building homes for people who want to live and work in London.

When I look at a map of the capital and the commuter belt of Surrey, Kent and Essex – there is now a little bit of London Square in most boroughs – and that makes me very proud.



PREVIOUS LONDON SQUARE DEVELOPMENTS

LONDON SQUARE CANADA WATER
SE16 7LF



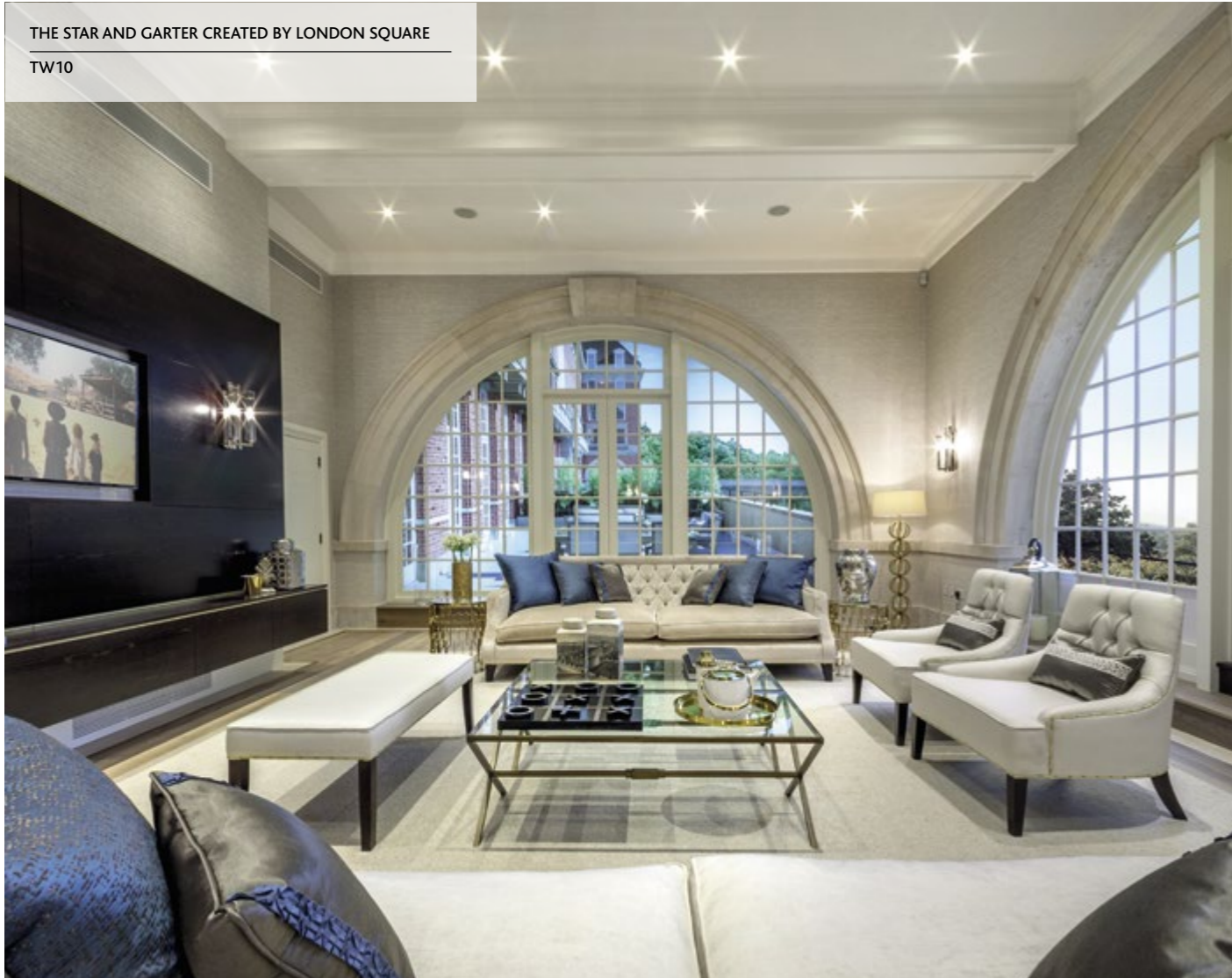
LONDON SQUARE CHIGWELL VILLAGE
IG7 6BF



LONDON SQUARE STAINES UPON THAMES
TW18



THE STAR AND GARTER CREATED BY LONDON SQUARE
TW10



LONDON SQUARE BERMONDSEY
SE1 3BH



LONDON SQUARE CALEDONIAN ROAD
N7 9BQ



LIVE IN THE
HEART
OF GREENWICH

DISCLAIMER: This document is intended to provide an indication of the general style of our development and apartment types. Computer generated images are indicative only and do not accurately depict individual plots. London Square operates a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. To this end, any drawings, photographs or illustrations shown are noncontractual. All room dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only. Nor do they constitute a contract, part of a contract or a warranty. Travel times and distances are approximate and are sourced from googlemaps and www.tfl.gov.uk from London Square Greenwich. All details are correct at the time of going to press, April 2021.

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