



Floorplans | Sitemap | Specification

THE
RIVER GARDENS
ROYAL GREENWICH



APARTMENT LIVING AT ITS FINEST

Consisting of superb 1, 2 and 3 bedroom apartments available through Shared Ownership, The River Gardens collection makes the most of the waterside location, with added emphasis placed on space and natural light.



Computer generated image: For illustration purposes only



Specification

River Gardens Specification

LIVING / KITCHEN / DINING

- Stone grey kitchen units with silver handle and underside LED spot lighting to wall units
- Ipanema white laminate worktop with matching upstand & glass splashback behind hob
- Stainless steel 1½ bowl sink with drainer and monobloc mixer tap¹
- Bosch four ring electric hob with electric fan assisted oven and integrated extractor fan
- Integrated Zanussi fridge/freezer
- Integrated pull out waste/recycle bin
- Light brown laminate flooring

BATHROOM / ENSUITE

- White steel bath with wall mounted chrome hand shower and bath screen
- Wall mounted chrome hand shower to ensuites
- Pedestal hand wash basin, with full size mirror above to bathrooms
- Wall hung WC with dual flush
- Chrome heated towel rail
- Stone beige ceramic tiles to selected walls
- Stone brown ceramic floor tiles

¹ 1½ sinks are to apartments with 2 or more bedrooms, all other kitchens will be fitted with single bowl sinks

² Wardrobes are in selected apartments to the master bedroom only

³ Heating payments are individual to each apartment

⁴ Leaseholder will be responsible for SkyQ installation and subscription at additional cost. SkyQ point is covered only in the living room

⁵ Parking is allocated by apartment, please refer to the pricelist for further information or speak to your sales advisor



BEDROOM(S)

- 80/20 wool mix carpet in light brown
- Built-in mirrored sliding door wardrobes in selected apartments²

GENERAL

- White flush internal doors with chrome ironmongery
- Ventilation system with humidity controls
- Communal heating with heat interface unit to each apartment³
- Radiators throughout with thermostat and heating controls
- Washer/dryer to hallway cupboard
- 10-year NHBC Warranty

SECURITY & PEACE OF MIND

- Video entry system including monitor screen and handset
- Doorbell to front entrance door
- Sprinkler system fitted
- Wired smoke detectors & heat alarms
- Wiring fitted for customers to install security alarms at their discretion
- Security locks to windows, balcony/terrace doors
- CCTV surveillance system to external areas

UTILITY / ELECTRICALS

- Heat and hot water smart meter to storage cupboard
- Recessed down light fitted to living room, kitchen and bathrooms
- Pendant lighting fitted to bedroom/s and hallway
- Shaver points to bathrooms
- Communal aerial and satellite system wired for SkyQ and Freeview television cover points to living room and bedrooms⁴
- Telephone points to lounge and master bedroom
- External lighting to balcony/terrace

COMMUNAL

- High quality, durable carpeting and floor finishes throughout
- Lift access to all floors
- Electronic access to blocks and communal garden
- Post boxes within communal areas
- Residents only gym
- Swimming pool and Games Court
- 24 hour concierge service
- Landscaped gardens with outdoor children play area's
- River Thames viewing deck
- Underground car parking and bicycle storage⁵

Whilst every effort has been taken to ensure the accuracy of the information provided, the specifications has been supplied as a guide and Peabody reserve the right to amend the specification as necessary and without notice. Please ask your sales advisor for more information.



River Gardens

Siteplan

Atlantic Point & Satham Court

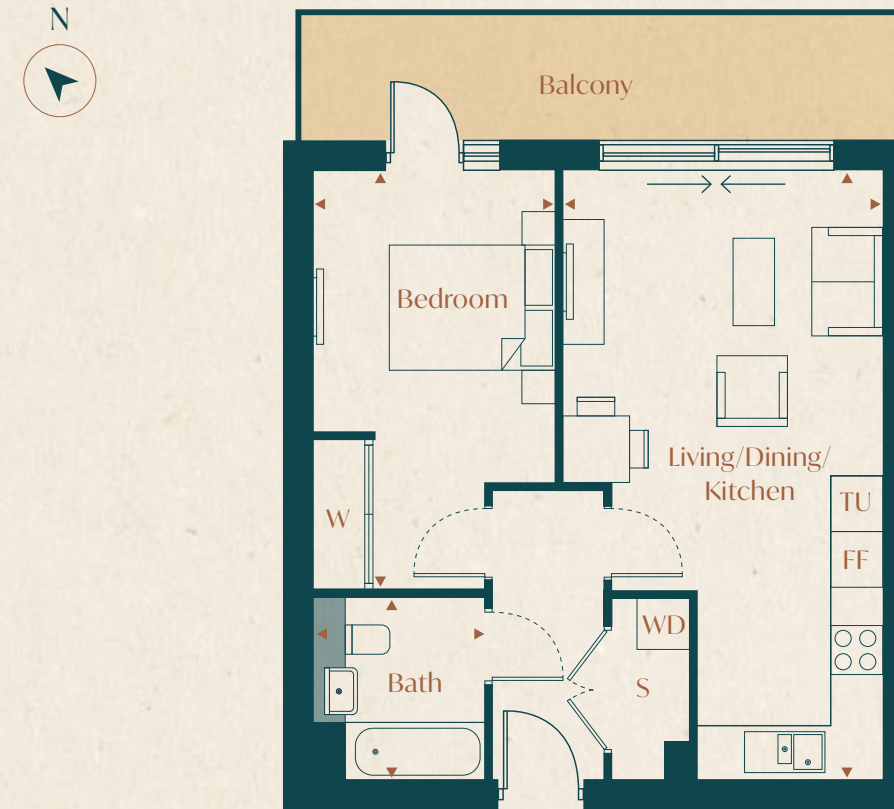


Atlantic Point & Satham Court Shared Ownership
 River Gardens
 Affordable Homes

Site plan not to scale. Landscaping is indicative only

1 Bedroom Apartment

102 Atlantic Point | First floor
Gross internal floor area 60.3m² – 649ft²



Apartment Locator



Room	Metres	Feet/Inches
Living/Dining/Kitchen	7.35 x 3.87	24'11" x 12'7"
Bedroom	5.05 x 2.88	16'5" x 9'4"
Bathroom	2.20 x 2.05	7'2" x 6'7"
Balcony	10m ²	108ft ²

Key

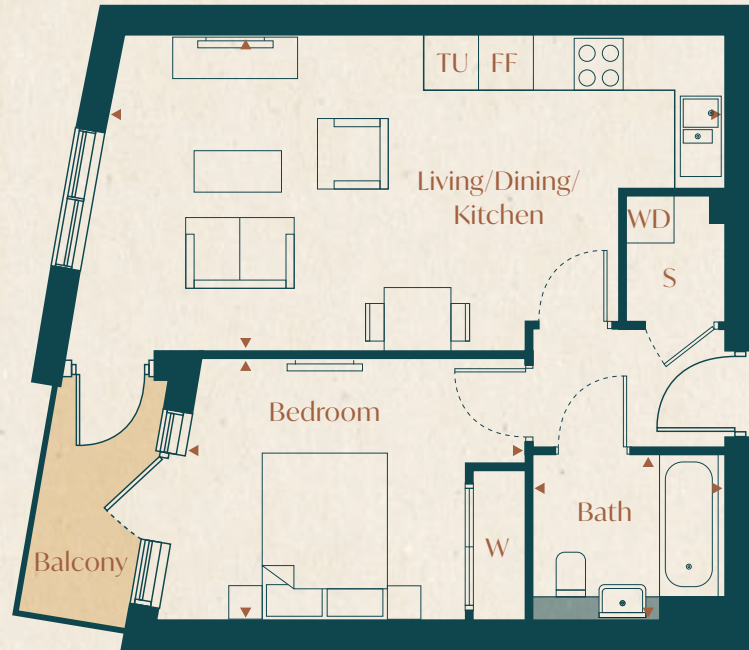
- Bath – Bathroom
- FF – Fridge freezer
- S – Storage
- TU – Tall unit
- W – Wardrobe
- WD – Washer dryer

Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Ceiling height may vary within select apartments, please speak to the sales team for more information. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



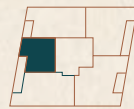
1 Bedroom Apartment

4 Statham Court | First floor
Gross internal floor area 54.1m² - 582ft²



Floorplans

Apartment Locator



Room	Metres	Feet/Inches
Living/Dining/Kitchen	7.34 x 3.80	24'08" x 12'45"
Bedroom	4.63 x 3.16	15'19" x 10'37"
Bathroom	2.35 x 2.02	7'7" x 6'63"
Balcony	3.7m ²	40ft ²

Key

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3 Bedroom Apartment

3 Statham Court | First floor
Gross internal floor area 95.6m² - 1029ft²



Floorplans

Apartment Locator



Room	Metres	Feet/Inches
Kitchen	2.40 x 3.47	7'87" x 11'38"
Living/Dining	4.99 x 5.11	16'37" x 16'77"
Bedroom 1	4.92 x 2.75	16'14" x 9'02"
Bedroom 2	3.76 x 2.75	12'34" x 9'02"
Bedroom 3	3.76 x 2.75	12'34" x 9'02"
Bathroom	2.40 x 2.20	7'87" x 7'22"
Balcony	6.1m ²	66ft ²

Key

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