



INVESTMENT

Nº5

UPPER RIVERSIDE

GREENWICH PENINSULA

OPPORTUNITIES

AT A GLANCE

On Greenwich Peninsula, London is transforming. An urban community with design and creativity embedded in its fabric. With over 17,000 new homes, 12,000 new jobs and 48 acres of open public space emerging over the coming years, here is a community where thousands of pioneers live.

Just one stop from Canary Wharf, Greenwich Peninsula is wrapped in 1.6 miles of the River Thames. With arts, culture, shopping, acres of outdoor space, restaurants, and London's Design District, it's no wonder it's been voted one of London's best new neighbourhoods.

£8.4

Billion Investment

30

Year development

34,000

New Settlers

7

Neighbourhoods

6,500

New job opportunities

1

University and 2 School

13

Million Visitors to the O2 a year

1

Developer

1,600

Creatives at Design District

UPPER RIVERSIDE QUICK FACTS

THE DEVELOPER

Upper Riverside is part of the vision for Greenwich Peninsula created by Knight Dragon. Knight Dragon are entrepreneurial, creative-spirited makers of places who bring new ideas and set new standards for urban living. Backed by Dr Henry Cheng and led by entrepreneur Sammy Lee, Knight Dragon have a truly unique and global approach.

BACKED BY:

Dr Henry Cheng, Chairman of New World Developments

ARCHITECT

- SOM

CONTRACTOR

- MACE

INTERIOR DESIGN

Knight Dragon and Design Haus Liberty

LOCATION

- 2 Cutter Lane, Greenwich Peninsula, SE10 OPB London

LOCAL AUTHORITY

- The Royal Borough of Greenwich

PUBLIC TRANSPORT

- North Greenwich Station
- Zone 2 Underground, bus, boat, and cable car links

PARKING

Car Park Purchase: £30,000 and Car Park Service Charges - £365 per annum (Available with selected units)

WARRANTY

- 6 months defect liability period warranty
- 10-year BLP warranty

COMPLETION

Upper Riverside is fully complete and ready to move into.

LEASEHOLD

250 years

Where art and culture live alongside nature and wellbeing, Upper Riverside at Greenwich Peninsula combines the buzz of urban London with a unique riverside location. Each apartment is crafted with an individual personality.

And it's not only a stylish place to live. Upper Riverside has been thoughtfully designed to meet the demands of a modern lifestyle, including an exclusive residents' club in which to relax from early morning to late at night.

COUNCIL TAX

- Royal Borough of Greenwich Band D-G
- From £1,547.75 to £2,579.58*

(* Figures taken from Council website for 2020-21.)

GROUND RENT

- Studio: £310 per annum
- 1-bed: £380 per annum
- 2-bed: £450 per annum
- 3-bed: £515 per annum

SERVICE CHARGE

£6.11 per sq ft and £6.28 per sq ft for comfort cooling units

(Please be advised these are subject to change and is listed as indicative only.)

TERMS OF PAYMENT

- £2,000 reservation fee
- 10% deposit upon exchange (within 28 days)
- 90% upon completion

SOLICITORS

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LIFESTYLE

LIFESTYLE TEAM SERVICES

Upper Riverside residents benefit from a dedicated team who organise community events and neighbourhood notices and are on-hand for a whole host of other services.

Travel

- Aircraft & helicopter charters
- Airport lounge & bookings
- Chauffeurs
- Bicycle repair & servicing
- Car hire & valeting
- Hotel & holiday booking

Style & Wellbeing

- Hair & beauty
- Personal shopping
- Scenting
- Spa & weekend retreats
- Tailoring
- Wardrobe detox
- Wellness

Social & Tickets

- Art advisory
- Nightclub & bar advisory
- Red carpet events
- Rooftop events
- Peninsula community events
- Ticket booking

Dining & Events

- Complimentary restaurant reservations
- Complimentary venue sourcing
- Private dining
- Event design, inception & management
- International restaurant research & bookings

Work

- Christmas party planning
- Conferences & meetings
- Corporate hospitality
- Interpreters
- Lobby services
- Reception services
- Team building activities
- Working lunches

Residential

- Cleaners
- Dinner party planning
- Dry cleaning
- Education support & tutors
- Florist's
- Fridge stocking
- Gift service
- Handyman service
- Newspaper & magazine delivery

SERVICES



24-hour
concierge



Swimming Pool



Cinema



Co-working
space



Gym



Roof terraces



Parking



Pet-friendly

15.9%

IN CAPITAL VALUE OVER THE NEXT FIVE
YEARS AS FORECAST BY GLOBAL REAL
ESTATE PROVIDER, SAVILLS

Savills report August 2021 for outer prime London

CAPITAL



Research by Savills concluded that there was a positive association between creative workspace and residential property values.

It's also part of Greenwich Peninsula – one of the largest urban regeneration projects in Europe and among the fastest growing areas in London in terms of rental yields and sales prices.

Upper Riverside is backed by the developer of the Rosewood Hotel and K11 (New World Group) as well as the regional London government.

VALUES IN CREATIVE CLUSTERS – SUCH AS THE WORLD-CLASS DESIGN DISTRICT THAT IS A PERMANENT HOME FOR THE CREATIVE INDUSTRIES AT GREENWICH PENINSULA – OUTPERFORMED THE LONDON AVERAGE BY 4.4% OVER TEN YEARS.

GROWTH

A HISTORY OF GROWTH



CABLE & ROPER
1 BEDROOM APARTMENT
(541 SQ. FT)

Bought 2016:	£340,000
Sold 2021:	£410,000
Capital growth:	£70,000 (+20.1%)
Rental value:	£1,650 PCM
Yield:	5.65%



NO.2 UPPER RIVERSIDE
TOM DIXON STUDIO APARTMENT
(517 SQ. FT)

Bought 2018:	£475,000
Sold 2021:	£520,000
Capital growth:	£45,000 (+9.5%)
Rental value:	£1,700 PCM
Yield:	4.12%



THE FULMAR
2 BEDROOM APARTMENT
(755 SQ. FT)

Bought 2016:	£465,000
Sold 2021:	£565,000
Capital growth:	£100,000 (+21.5%)
Rental value:	£2,100 PCM
Yield:	4.77%

TYPICAL STUDIO APARTMENT
INTERNAL AREA: 39.6 SQ M / 426 SQ FT

Investor Example

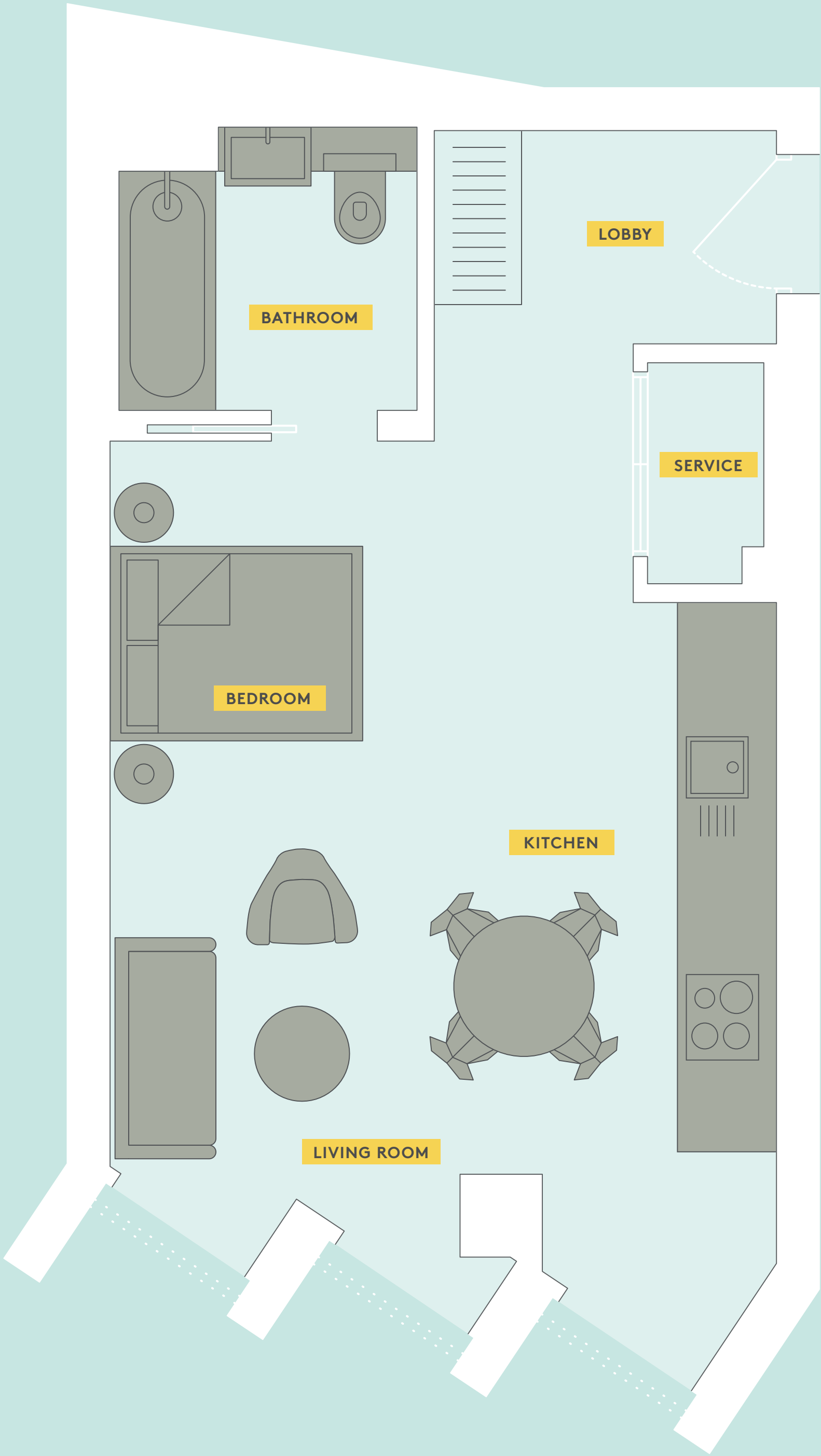
Type	Studio
Asking Price	£502,500
NIA	426 sqft
Price per sqft	£1,179.58

Stamp Duty

First Time Buyer	£15,125
Single Property	£15,125
Additional Property	£30,200
2% increase for non-UK taxpayers	£25,175

Rental Information

Monthly Rent	£1,650
Annual Rent	£19,800
Gross Rental Yield	4%



TYPICAL ONE BEDROOM APARTMENT
INTERNAL AREA: 48.2 SQ M / 518 SQ FT

Investor Example

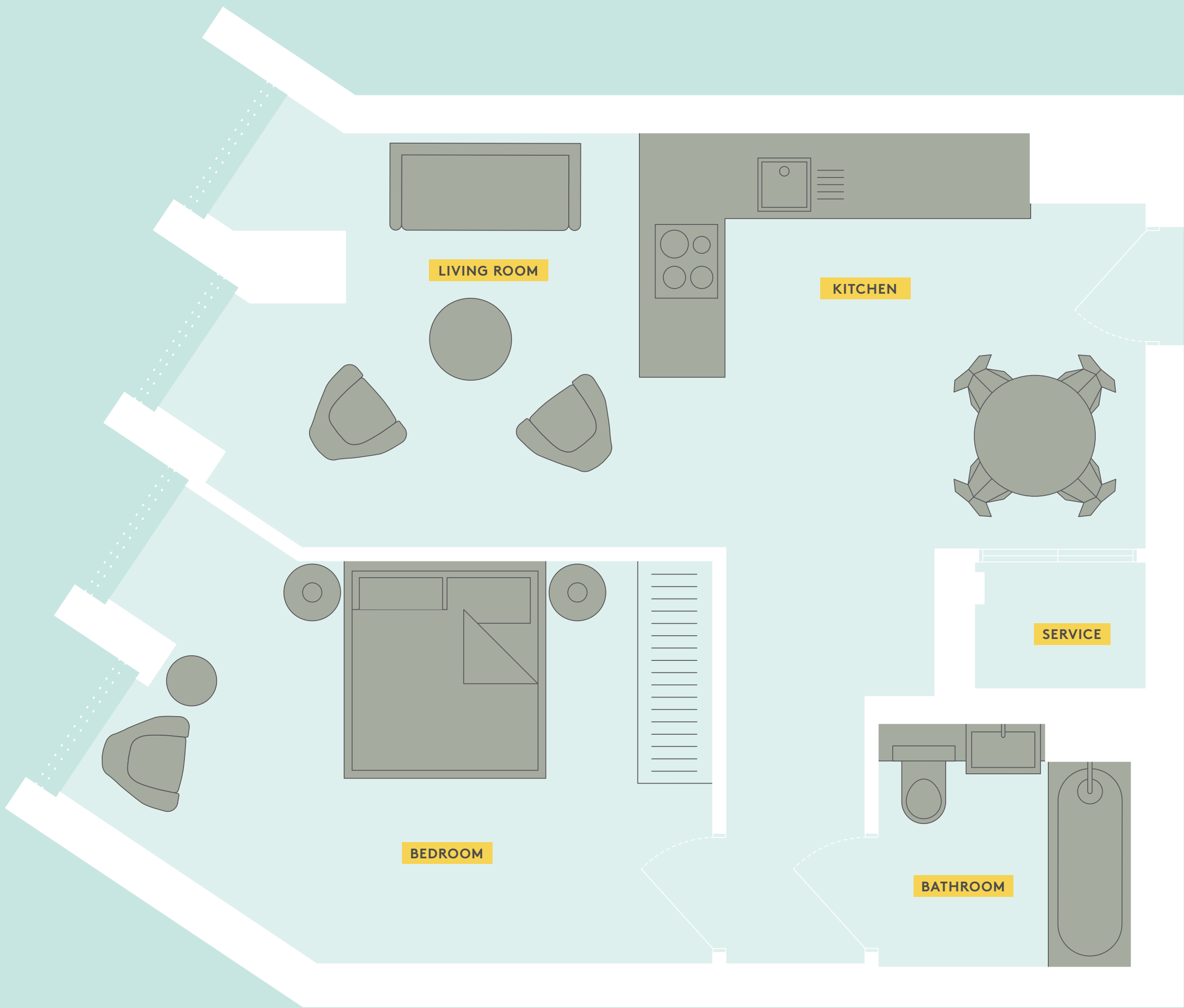
Type	1 Bed
Asking Price	£605,500
NIA	595 sqft
Price per sqft	£1,016.81

Stamp Duty

First Time Buyer	£20,250
Single Property	£20,250
Additional Property	£38,400
2% increase for non-UK taxpayers	£32,350

Rental Information

Monthly Rent	£2,000+
Annual Rent	£24,000
Gross Rental Yield	4%



TYPICAL TWO BEDROOM APARTMENT
INTERNAL AREA: 80.4 SQ M / 865 SQ FT

Investor Example

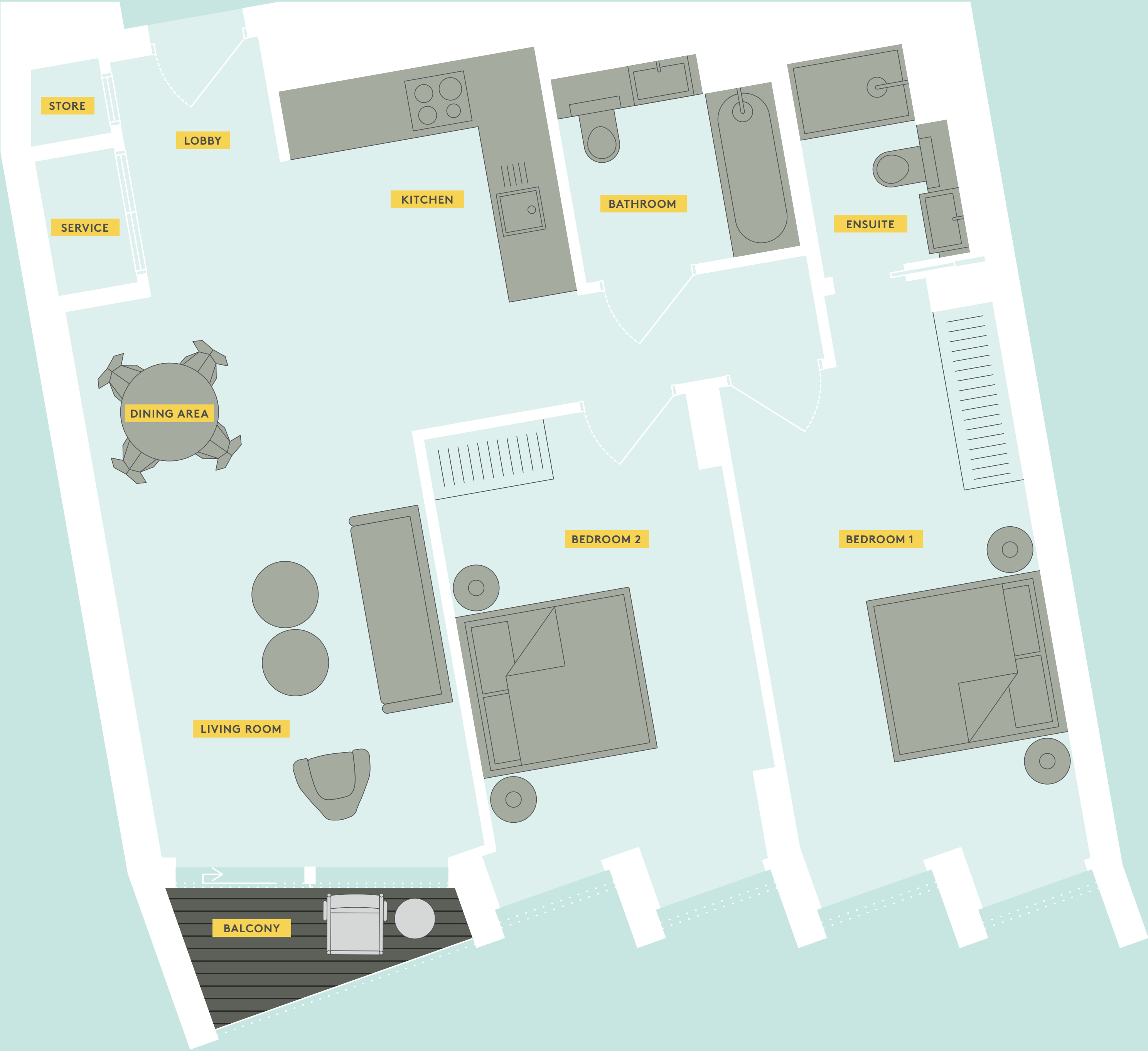
Type	2 Bed
Asking Price	£950,000
NIA	753 sqft
Price per sqft	£1,261.62

Stamp Duty

First Time Buyer	£38,750
Single Property	£38,750
Additional Property	£67,250
2% increase for non-UK taxpayers	£57,750

Rental Information

Monthly Rent	£2,650
Annual Rent	£31,800
Gross Rental Yield	3%



TYPICAL THREE BEDROOM APARTMENT
INTERNAL AREA: 108.9 SQ M / 1172 SQ FT

Investor Example

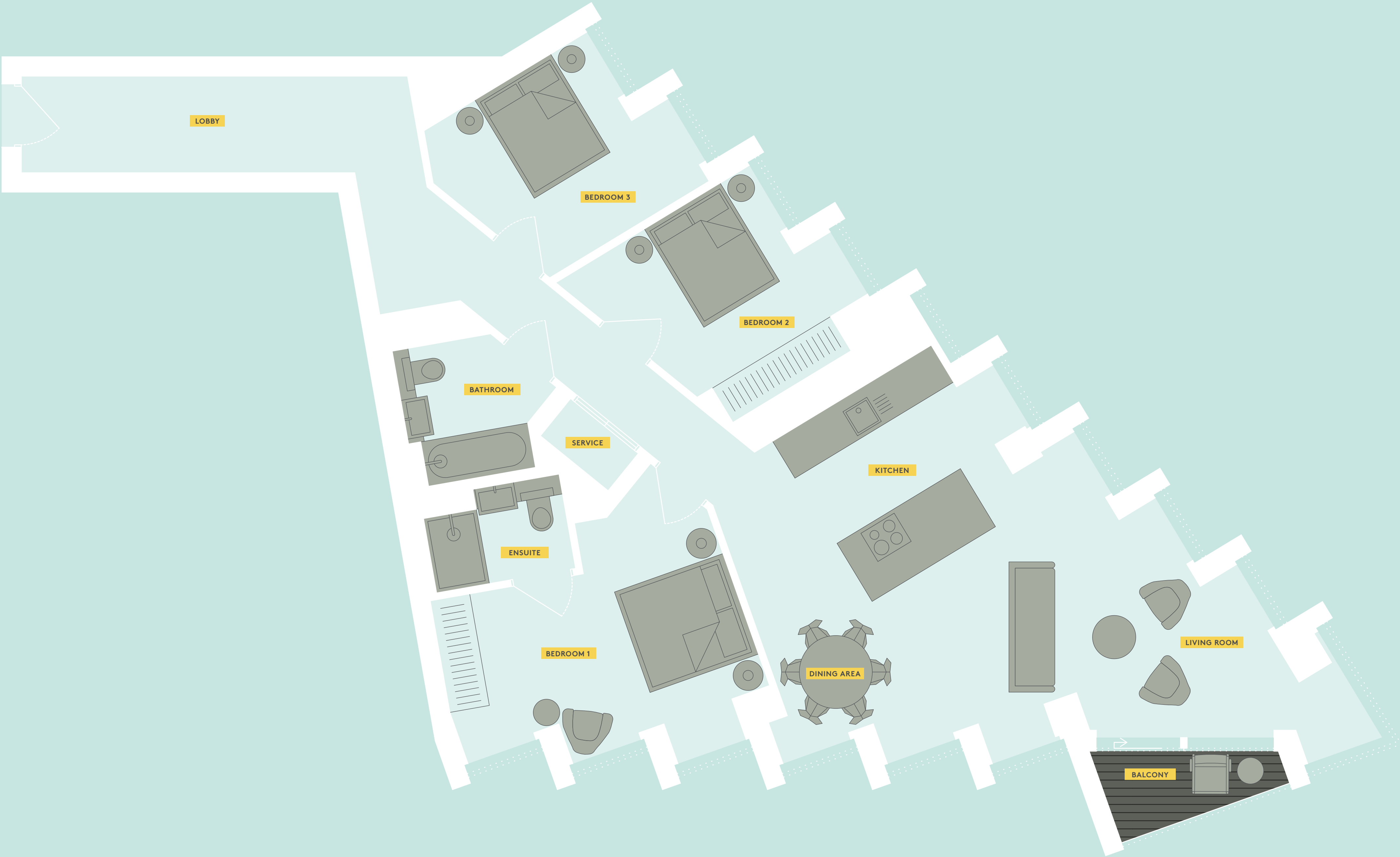
Type	3 Bed
Asking Price	£1,250,000
NIA	1184 sqft
Price per sqft	£1,055.74

Stamp Duty

First Time Buyer	£68,750
Single Property	£68,750
Additional Property	£106,500
2% increase for non-UK taxpayers	£93,750

Rental Information

Monthly Rent	£3,300
Annual Rent	£39,600
Gross Rental Yield	3%



UNRIVALLED OPPORTUNITY

Upper Riverside appeals to residents thanks to its prime location, wide-ranging amenities and excellent transport links across London.

A NEW CREATIVE AND EMPLOYMENT HUB

The Design District at Greenwich Peninsula is home to offices and workspaces and is all set to create

1,600 JOBS



COMPLEMENTARY TO CANARY WHARF

London's key financial district has more than 150 offices and a working population of

120,000

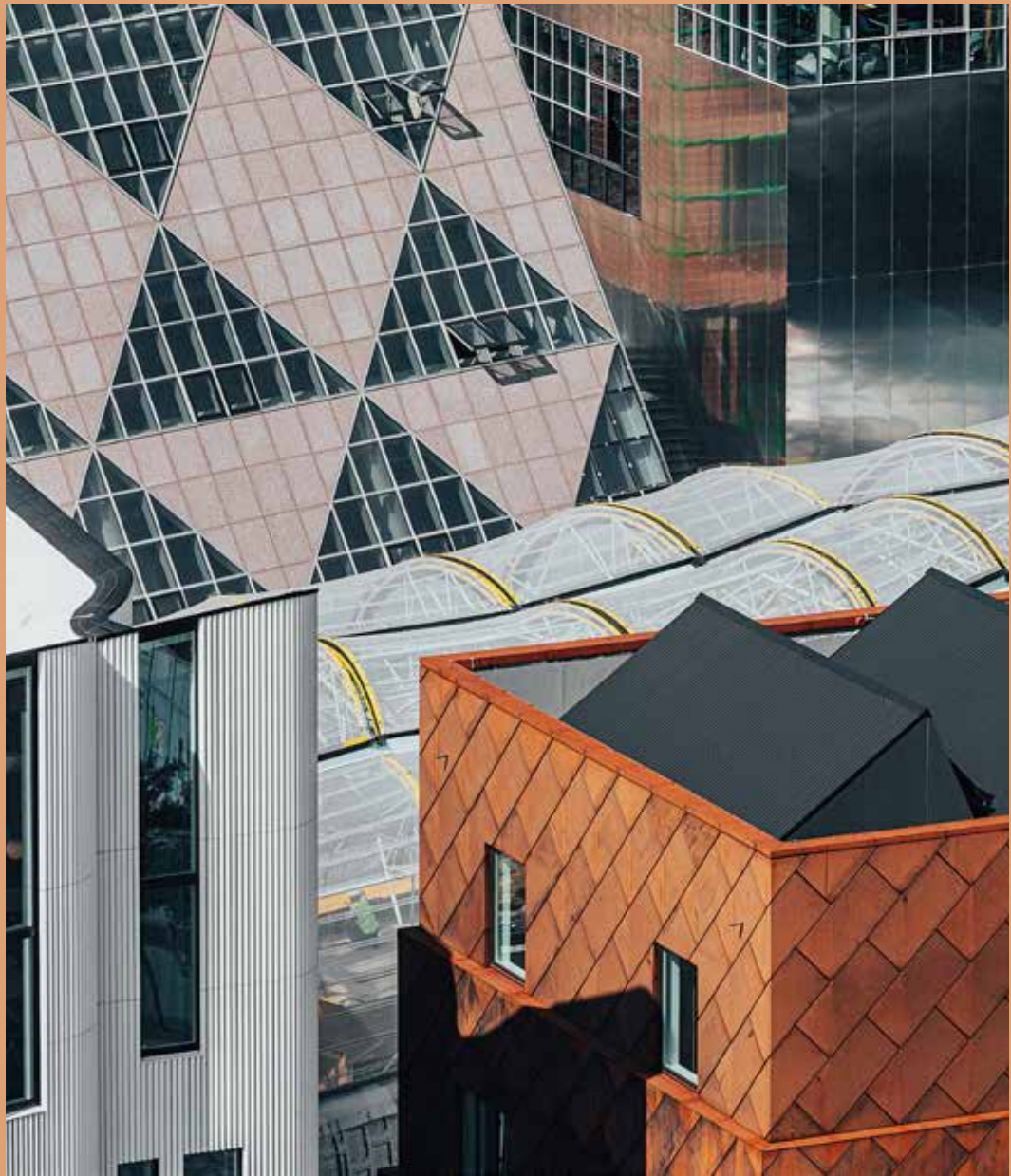
just minutes from Upper Riverside.



ATTRACTIVE TO HIGH-INCOME RENTERS

The average salary in neighbouring Canary Wharf was

**£40,757 IN 2019,
WITH GENERAL
DIRECTOR LEVELS
WELL OVER £100,000**



WHERE COMMERCIAL TENANTS THRIVE

From Transport for London (TfL) to Barclays,

LARGE ORGANIZATIONS

have already chosen this area over other London sites.

