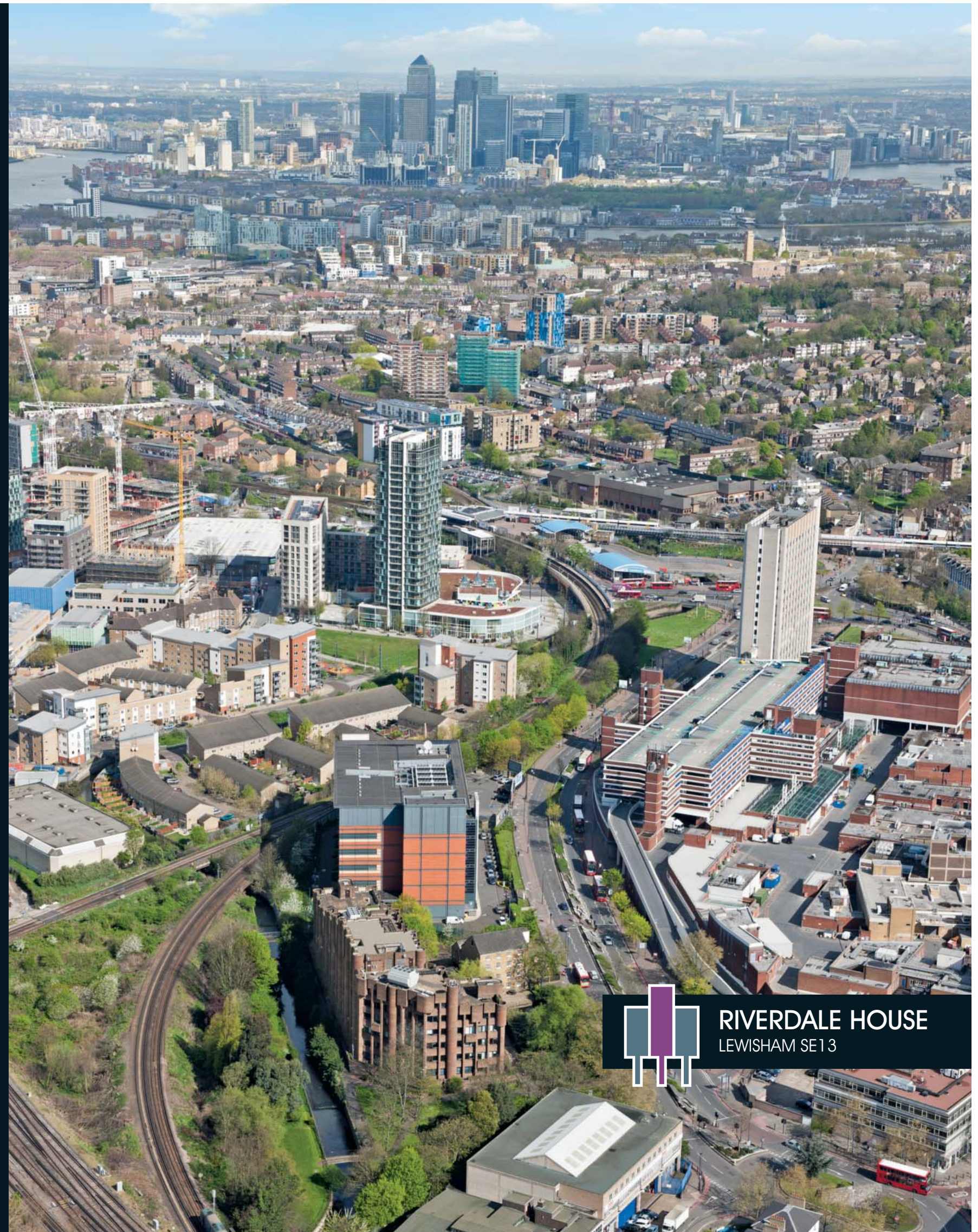


RIVERDALE HOUSE

LEWISHAM SE1 3



Exclusive new apartments within a major regeneration zone 8 minutes from London Bridge and 18 minutes from the heart of Canary Wharf



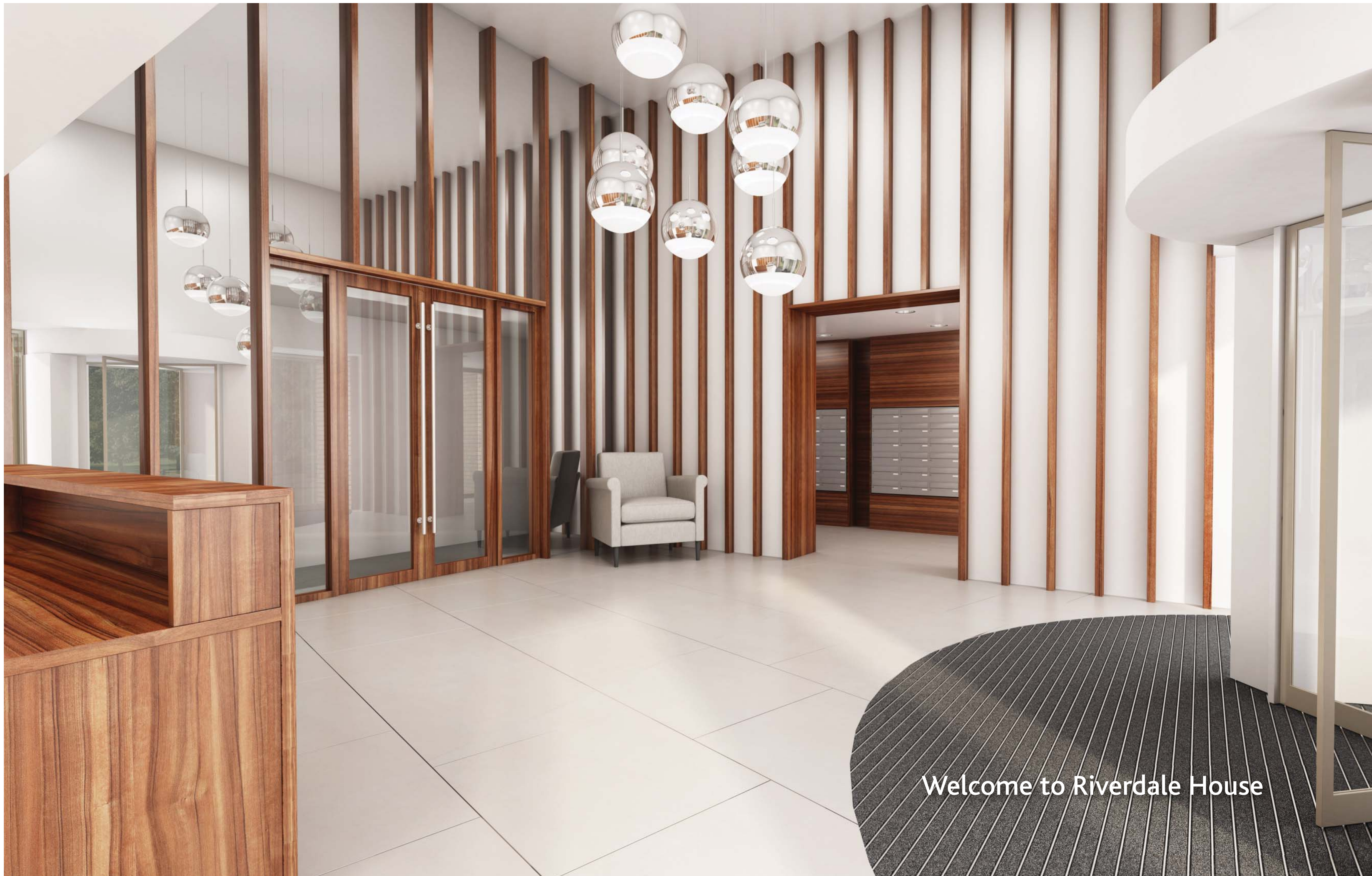
RIVERDALE HOUSE
LEWISHAM SE13



Step into
privacy, executive
style and sheer
prestige



RIVERDALE HOUSE
LEWISHAM SE1 3



Welcome to Riverdale House

CANARY WHARF



O2 ARENA

EMIRATES CABLE CAR

ROYAL DOCKS

GREENWICH VILLAGE

MARITIME GREENWICH

GREENWICH PARK

BLACKHEATH

LEWISHAM



LEWISHAM GATEWAY
REGENERATION ZONE

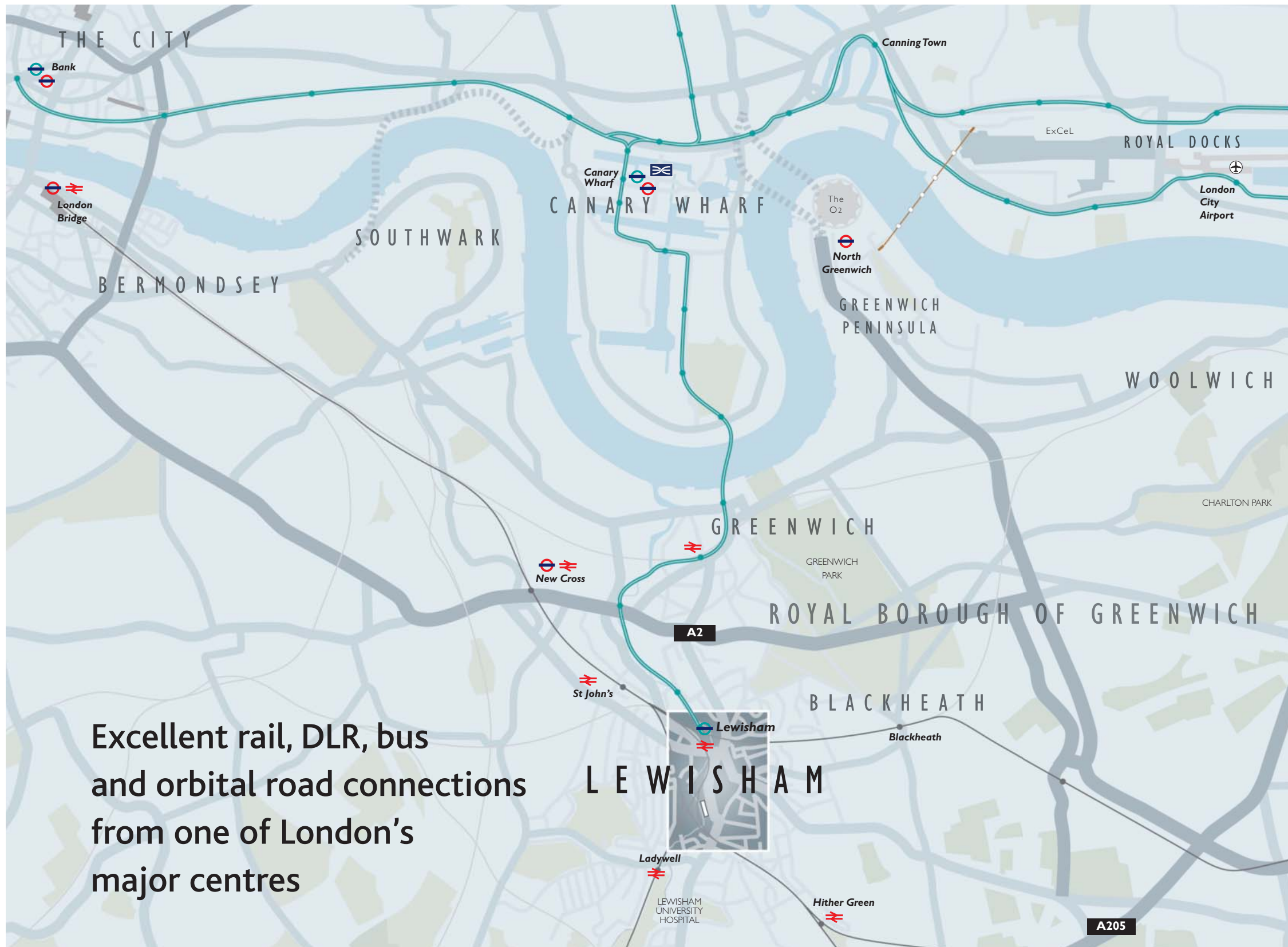
HIGH STREET

SHOPPING MALL
& BOUTIQUE HALL

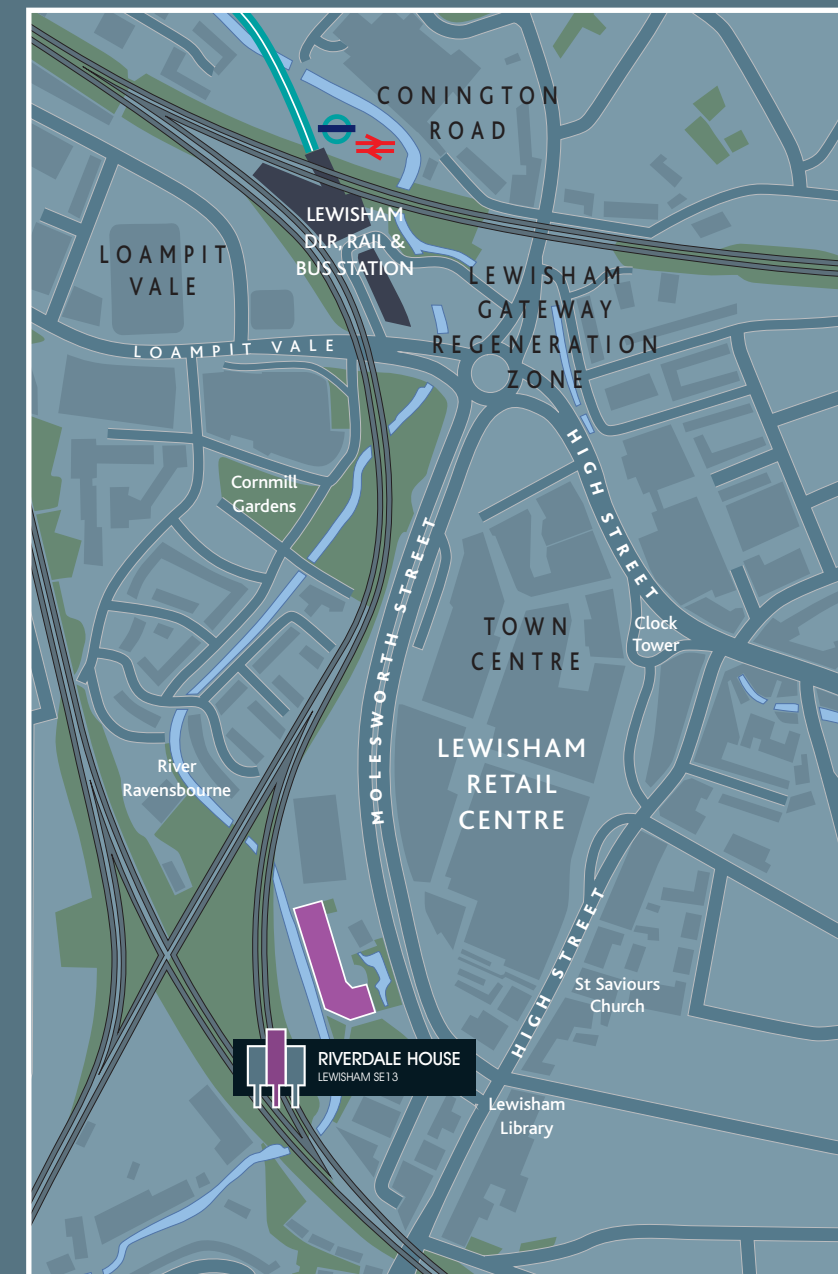


RIVERDALE HOUSE
LEWISHAM SE13

RAVENSBORNE RIVER



Excellent rail, DLR, bus and orbital road connections from one of London's major centres



Riverdale House occupies a strategic location in the heart of the town centre, opposite Lewisham's showcase Shopping Mall and Boutique Hall.

Residents will be approximately 5 minutes walk from the town's major transport interchange, served by South Eastern rail services, the DLR, London buses and National Express Coaches.

Connections to neighbouring areas, including Blackheath, the Greenwich peninsula and Maritime Greenwich itself are fast and frequent, endorsing Lewisham's status as a major centre in South East London.



Prendergast Hilly Fields College



8 minutes from The Capital's most dynamic new Zone 1 district - London Bridge Quarter and More London



Journey times shown in minutes from Lewisham utilising mainline, DLR and tube connections. Transfer times not included.

Not only does Lewisham connect direct to London Bridge Quarter, but inter connects to all of the Capital's principal transport hubs, including Crossrail services from Canary Wharf scheduled for 2018. With West End shopping less than 25 minutes from Lewisham, residents at Riverdale House will enjoy excellent accessibility to central London and its endless array of exhilarating experiences, entertainment and culture. For travelling further afield, London City Airport will be around 35 minutes on the DLR, serving over 30 European destinations and an international service to JFK New York.



 **RIVERDALE HOUSE**
LEWISHAM SE13

Everything for a contemporary lifestyle, including a 330,000 sqft showcase shopping mall on your doorstep



Located opposite Riverdale House, Lewisham shopping centre has over 65 stores with a host of brand names, retailers, coffee shops and facilities.

Lewisham market and library are located outside the centre on the High Street itself, which in turn offers a further array of shopping and eateries - minutes from the apartments at Riverdale House.

Residents will also be within close proximity of numerous parks, including Hilly Fields with its notable Prendergast College, Lewisham Park and within 1500 metres the open expanse of Blackheath with its Vale and cosmopolitan village.

Far nearer and literally on the doorstep of Riverdale House is the parkland and Ravensbourne River which bounds the development to the South West and South East.





Lewisham Gateway

The single largest regeneration programme for the town centre, delivering new shops, restaurants, bars and cafés within 5 minutes walk of Riverdale House

The scheme involves the redevelopment of land bounded by the DLR station, the High Street and rail lines at the northern end of Molesworth Street. With the removal of Loampit Vale roundabout, and the re-routing and opening up of the Ravensbourne River and the Quaggy, a new 'Gateway' to the town will be created - Confluence Place, a riverside park and vibrant public space.

Key to masterplan opposite:

- 1 Direct access and improved links from Lewisham Rail & DLR hub to the town centre.
- 2 New pedestrian routes to the West and North.
- 3 The creation of Confluence Place riverside park through the opening up of the rivers.
- 4 New shop-lined pedestrian routes.

Planning permission for the masterplan has now been granted, with initial site preparation now underway.



Riverdale House is situated two minutes walk further south on Molesworth Street.

Regeneration Masterplan

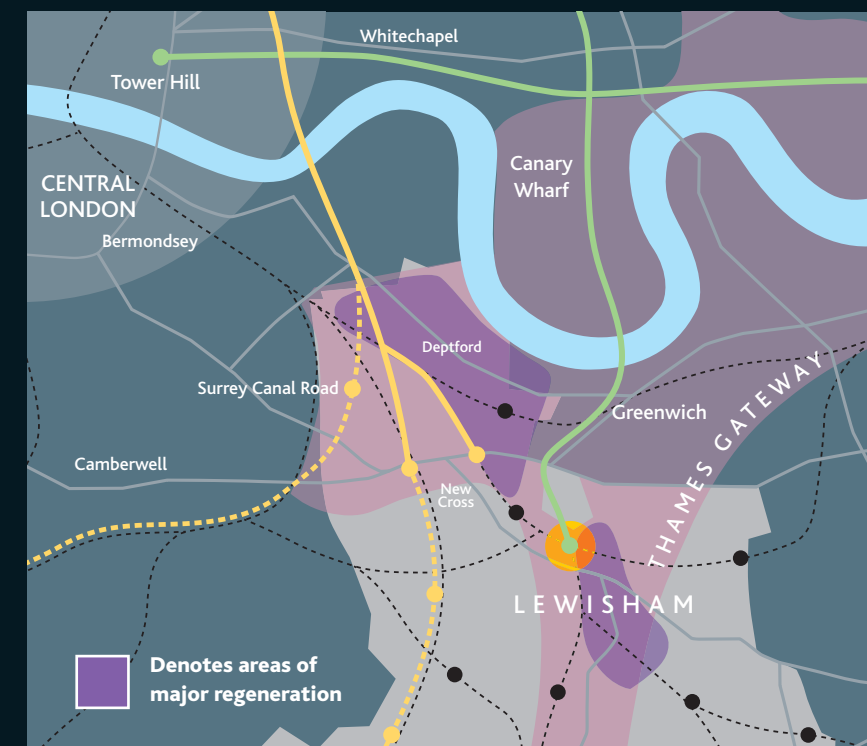
‘Together, we will make Lewisham the best place in London to live, work and learn.’

Extract from Lewisham Regeneration strategy 2008-2020

‘Lewisham is poised to benefit from huge levels of investment over the coming years.’

Sir Steve Bullock, Mayor of Lewisham
Extract from Lewisham Regeneration strategy 2008-2020

As the diagram opposite shows, Lewisham is a designated area for major regeneration at the head of the Thames Gateway masterplan.



You don't commute
from Lewisham
to Canary Wharf or The City...
you simply connect.

The Capital's powerhouses of global commerce are deceptively close to Lewisham (it's therefore little coincidence that Riverdale House was a former bank headquarters).

With the endless financial statistics that support London as being the world's busiest international gateway, comes the equally endless demand for luxurious living space from the ever growing corporate sector. Riverdale House meets the investment and rental criteria to perfection - stunning studios and executive 1 bed apartments ideally suited for young professionals needing an exclusive 'pad' close to fast transport connections.





 **RIVERDALE HOUSE**
LEWISHAM SE13

Computer generated image of fourth floor communal roof garden and below, opulent double height entrance foyer.



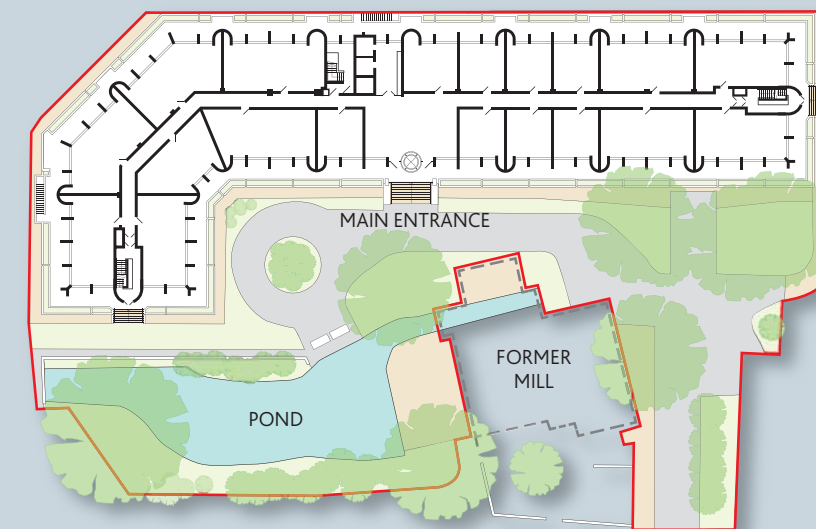
RIVERDALE HOUSE

A UNIQUE DEVELOPMENT

Features include:

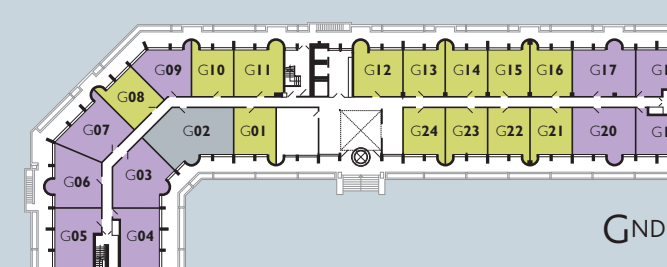
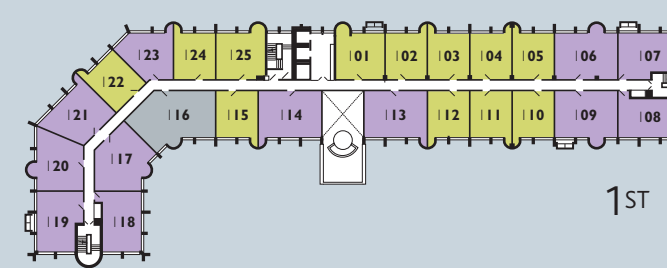
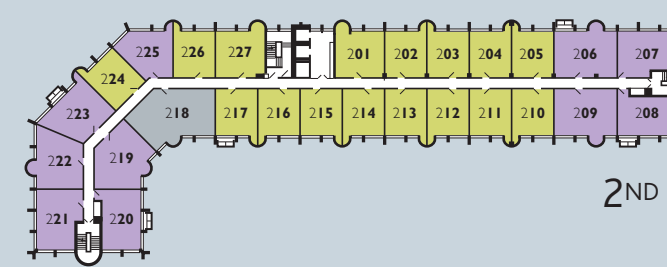
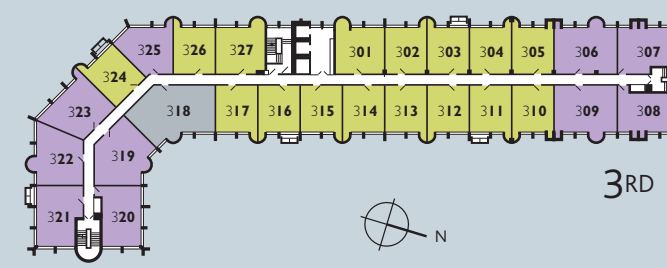
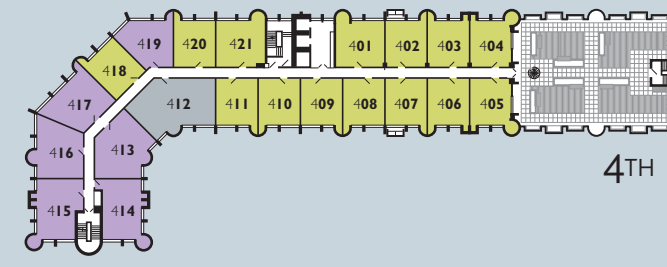
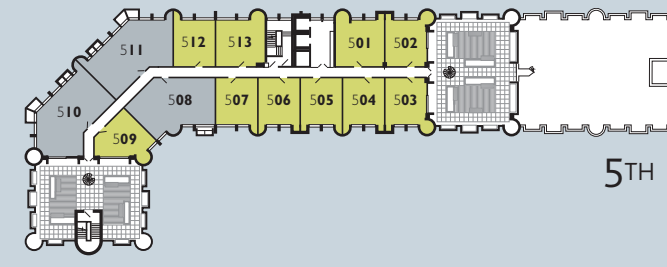
- Choice of luxurious new studio, 1 & 2 bedroom styles.
- Opulent double height entrance and reception foyer.
- Daytime concierge and portage.
- Limited secure lower ground parking.†
- Communal landscaped roof gardens.
- Extensive landscaped grounds and pond feature.
- Two lifts serving each apartment level and lower ground parking.
- Studio apartments with dual area swivel TV feature.
- Luxurious specifications throughout.
- River and parkland views from many apartments.

† At additional cost.



Site plan showing existing landscaping prior to enhanced detailing

Riverdale House fronts Molesworth Street with vehicular access to the lower ground parking level and impressive main entrance. Extensive landscaping and new planting around the entrance area and pond will provide a unique setting for residents of this exclusive development.



Riverdale House comprises of 137 apartments with the majority of 81 being stylish studios. Many apartments will enjoy pleasant views across the surrounding green parkland and development frontage, while all are finished and fitted to Galliard Homes exacting specifications.



Example views from first floor level, see following pages for second to fifth level authentic views.

- Studios
- 1 bed apartments
- 2 bed apartments



- 5TH
- LEFT: LOOKING SOUTH OVER PARKLAND
 - MIDDLE: NORTH EAST WITH CANARY WHARF IN BACKGROUND
 - RIGHT: LOOKING EAST OVER TOWN CENTRE



- 4TH
- LEFT: NORTH WEST WITH THE CITY IN THE DISTANCE
 - MIDDLE: LOOKING WEST OVER PARKLAND
 - RIGHT: EAST TOWARDS TOWN CENTRE



- 3RD
- LEFT: NORTH EAST OVER LEWISHAM SHOPPING CENTRE
 - MIDDLE: LOOKING WEST OVER PARKLAND AND RAVENSBOURNE RIVER
 - RIGHT: LOOKING SOUTH OVER PARKLAND



- 2ND
- LEFT: VIEW EAST OVER PARKLAND
 - MIDDLE: LOOKING SOUTH WEST OVER THE RAVENSBOURNE RIVER
 - RIGHT: LOOKING SOUTH OVER PARKLAND



Actual apartment views

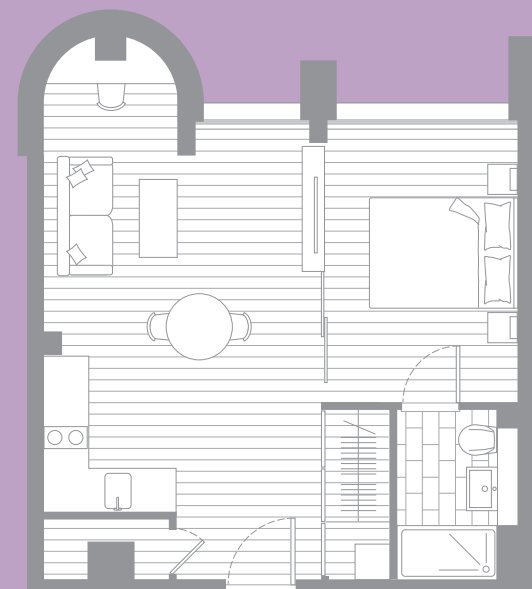
Authentic apartment views showing main aspects from each level. Numerous first floor apartments will also benefit pleasant views.

Example studio apartment



Computer generated images

The majority of studios have been designed to provide 356 sqft of luxurious living space with selected studios featuring up to 432 sqft.



Each studio apartment has been designed with sliding screen dividers separating the living and bedroom area together with a bespoke shelving unit housing a swivel TV enabling viewing from both the living and bedroom area.



Example 1 & 2 bedroom apartment



Fabulous living space, exclusive specifications and understated luxury - the hallmark of Galliard Homes.



Studio Apartment Specification

GENERAL

- Real oak one strip engineered timber flooring.
- White matt emulsion finish to walls & ceilings.
- White lacquered doors with brushed stainless steel door furniture.
- Brushed metal switch and socket plates.
- Low energy LED recessed downlights.
- Superfast broadband available in all apartments (subscription to ISP required).
- Dual area swivelling (40" approx) flat screen TV.
- Communal heating system with flat panelled radiators.
- Video entryphone security.

LIVING AREA

- TV socket set cabled to enable Sky + (subject to subscription), terrestrial digital TV and FM radio.
- Bespoke shelf unit with swivel TV feature.
- Floor to ceiling wardrobe with sliding doors.

KITCHEN AREA

- Designer kitchen units with tobacco wood coloured base units and off white lacquered wall units.
- Mid brown coloured stone worktop.
- White glass splashback up to underside of wall units.
- Integrated appliances to include:*
 - Oven with microwave oven or combination oven
 - Ceramic hob
 - Cooker hood
 - Fridge/freezer (or fridge with ice box or separate undercounter fridge and freezer)
 - Dishwasher
- Stainless steel undermounted sink with square profiled tap.

Underlighting to wall units.

- Centralised appliance switch panel.

* Note: Full set of appliances shown above may not apply to selected studios or smaller 1 bed apartments.

BEDROOM AREA

- Telephone extension socket.
- Additional store area to majority.

SHOWER ROOM (AND BATHROOM)

- Large format porcelain floor and wall tiling.
- Stone vanity top with concealed plumbing (where possible).
- Bespoke timber veneered vanity unit with glass shelves, mirrored doors and feature lighting.
- Shaver socket.
- White sanitaryware.
- Chrome plated square profile taps, shower mixer, fixed and hand held shower attachments.
- Chrome plated square profile heated towel rail.
- Clear glass frameless shower enclosure and door.

SERVICE CUPBOARD

- Large format porcelain floor tiling, emulsion finish walls.
- Washer/dryer to selected studios.
- Heating and hot water heat exchanger.

1 & 2 bedroom apartment specification variations:-

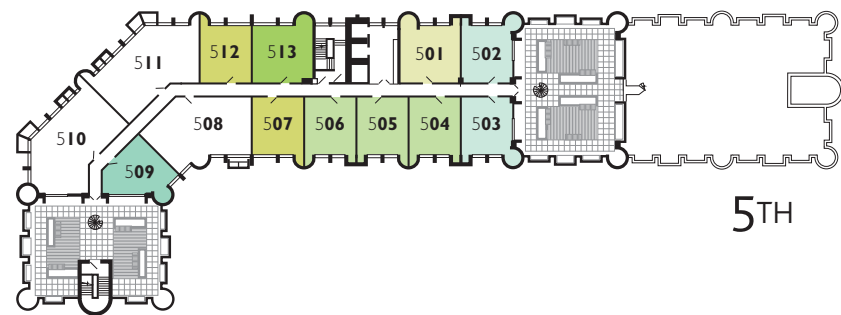
LIVING AREA

- Telephone socket.

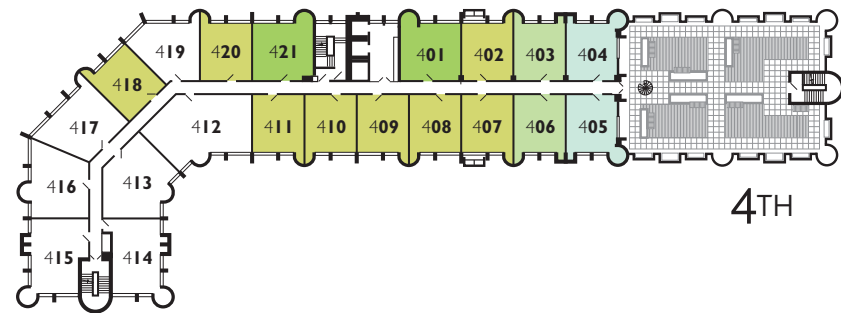
BEDROOM

- Beige tone fully fitted carpet.
- TV socket set cabled to enable connection to Sky+ in living area (subject to subscription), terrestrial digital TV and FM radio.
- Floor to ceiling wardrobe with white finish sliding doors.

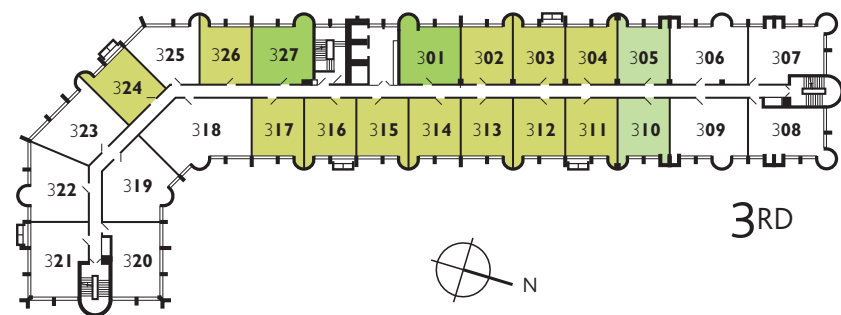




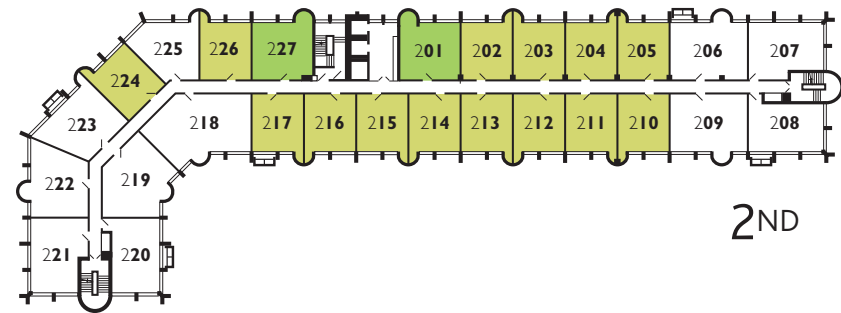
5TH



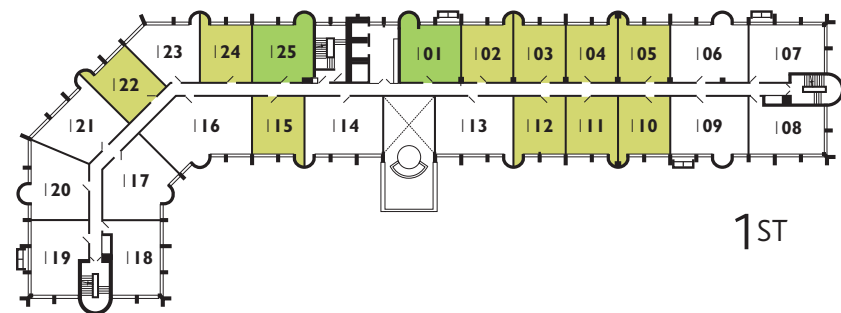
4TH



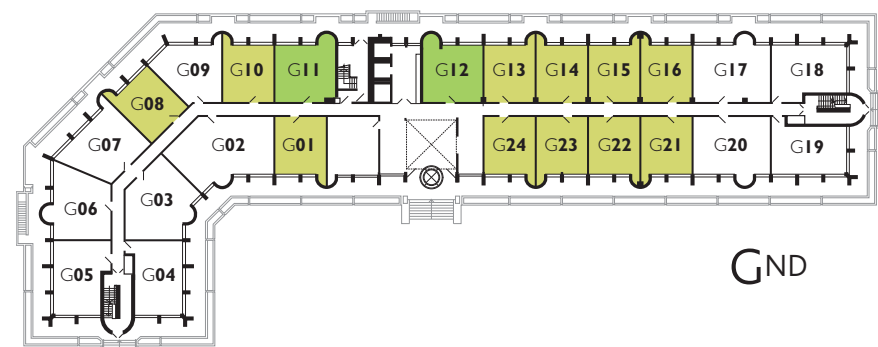
3RD



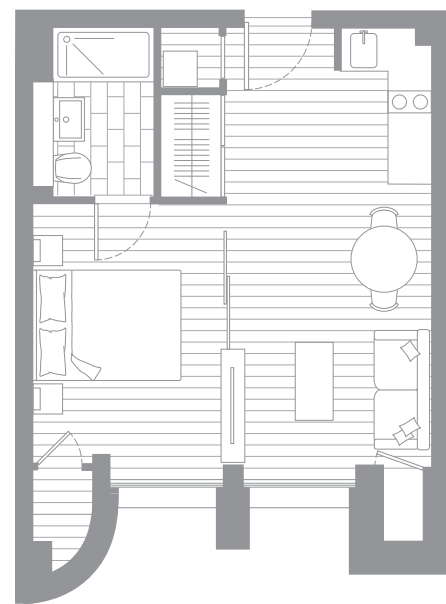
2ND



1ST



GND



● 305 310 403 406 504 505 506

Living/dining inc kitchen	6.0 x 2.8m	19'7" x 9'2"
Bedroom area	3.7 x 2.6m	12'2" x 8'6"
Total area	33.1 sq.m.	356 sq.ft.

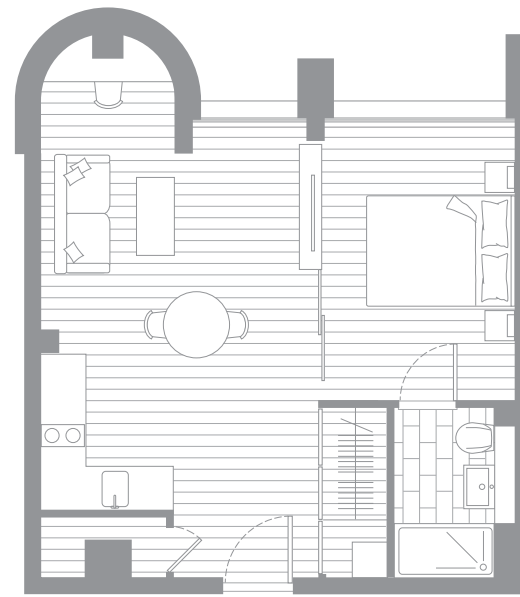


● G01 G08 G10 G13 G14 G15
G16 G21 G22 G23 G24

102 103 104 105 110 115
111 112 122 124
202 203 204 205 210 211 212
213 214 215 216 217 224 226
302 303 304 311 312 313
314 315 316 317 324 326
402 407 408 409
410 411 418 420
507 512

Living/dining inc kitchen	6.2 x 2.7m	20'3" x 8'10"
Bedroom area	3.8 x 2.5m	12'6" x 8'2"
Total area	33.1 sq.m.	356 sq.ft.

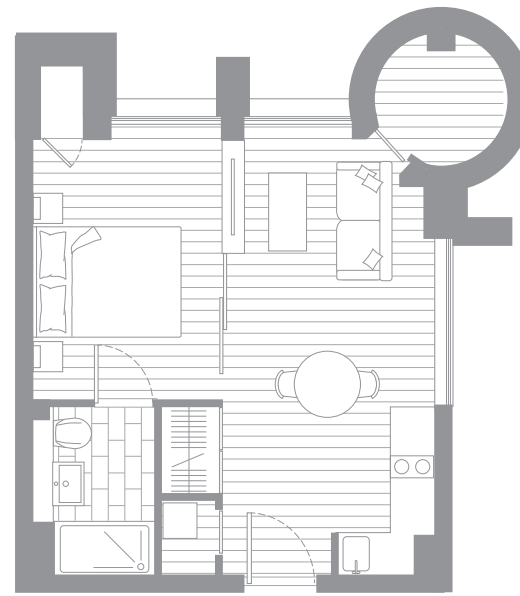
Total areas vary in this studio style from 33.0 to 33.7 sq.m. with the majority being 33.1.



● G11 G12 101 125 201 227
301 327 401 421 513

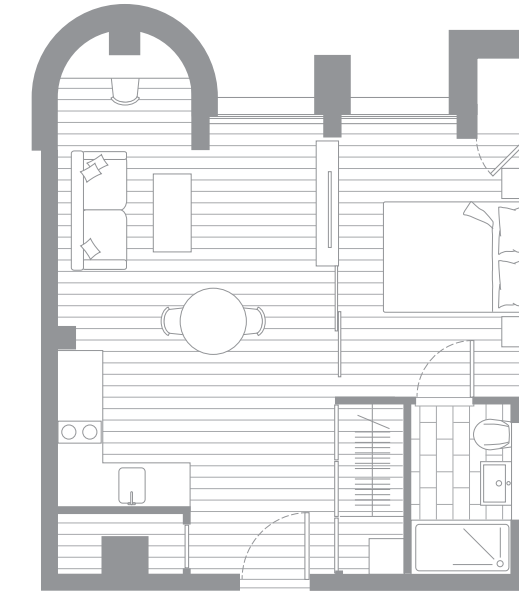
Living/dining inc kitchen	6.0 x 3.7m	19'7" x 12'2"
Bedroom area	3.7 x 2.5m	12'2" x 8'2"
Total area	40.1 sq.m.	432 sq.ft.

Total areas vary in this studio style from 39.6 to 40.1 sq.m.



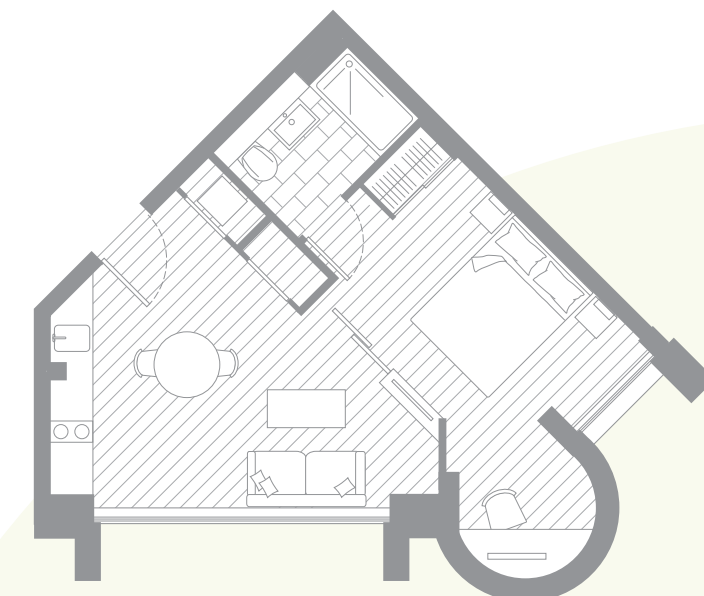
● 404 405 502 503

Living area	6.0 x 2.8m	19'7" x 9'2"
Bedroom area	3.7 x 2.5m	12'2" x 8'2"
Total area	34.5 sq.m.	371 sq.ft.



● 501

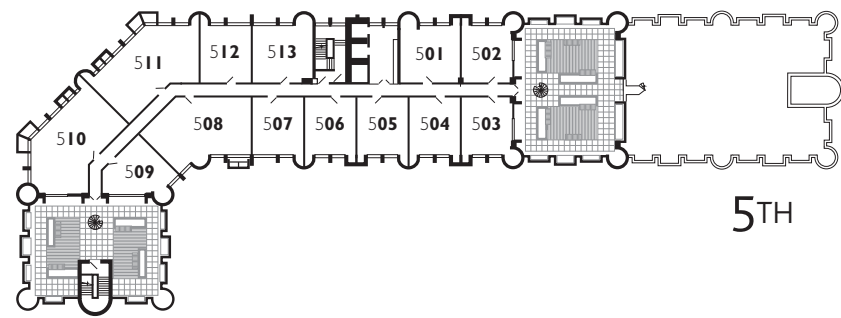
Living/dining inc kitchen	6.0 x 3.7m	19'7" x 12'2"
Bedroom area	3.7 x 2.6m	12'2" x 8'6"
Total area	40.1 sq.m.	432 sq.ft.



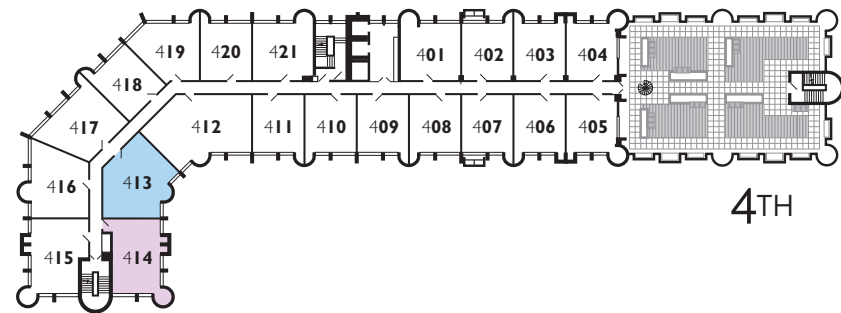
● 509

Living/dining inc kitchen	5.2 x 4.2m	17'0" x 13'9"
Bedroom area	4.3 x 2.6m	14'0" x 8'6"
Total area	34.5 sq.m.	371 sq.ft.

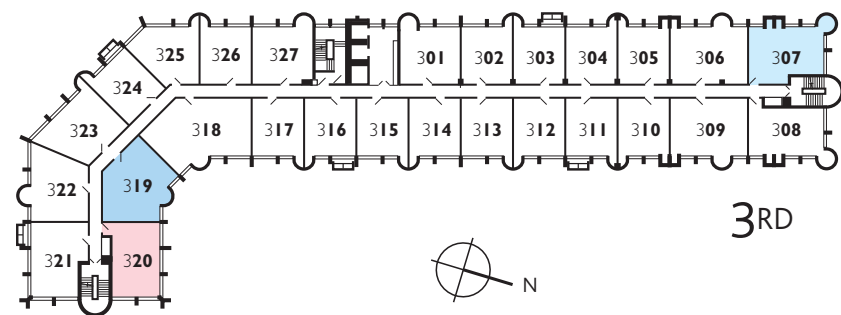
Studio apartments



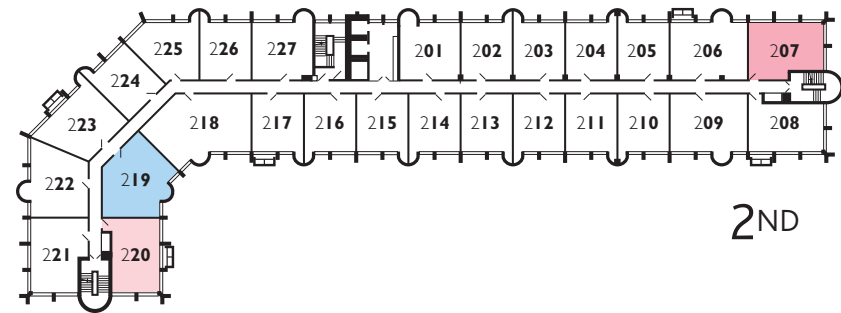
5TH



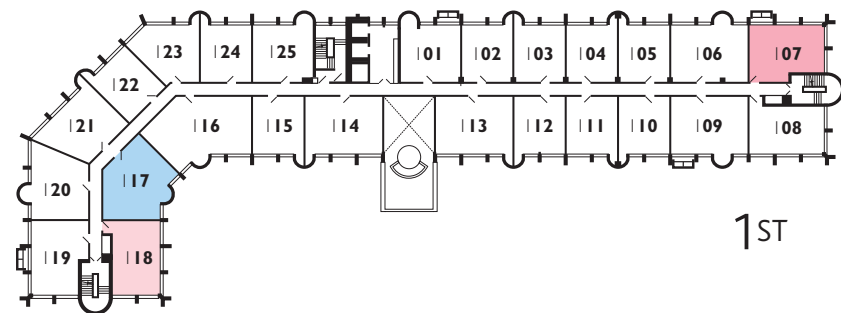
4TH



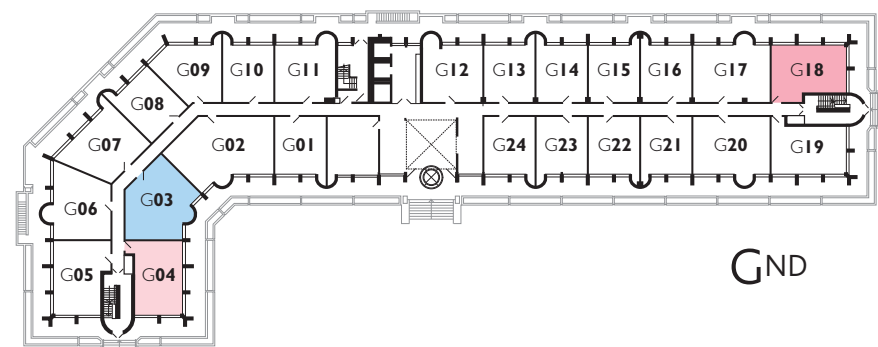
3RD



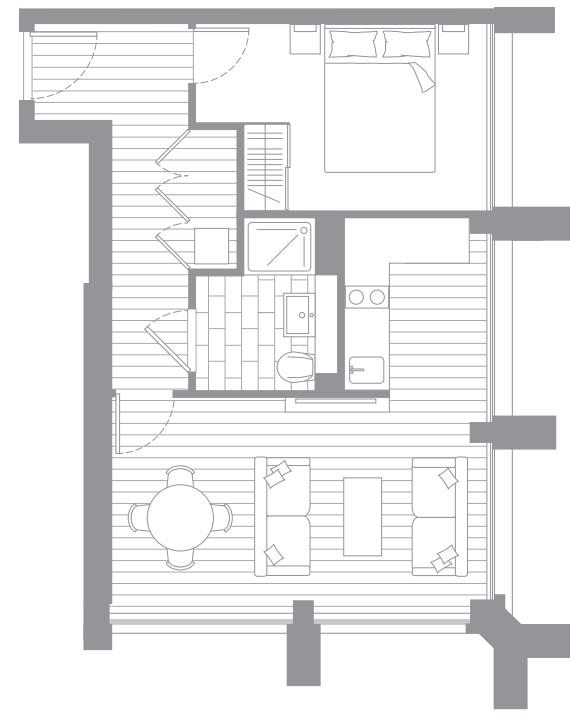
2ND



1ST

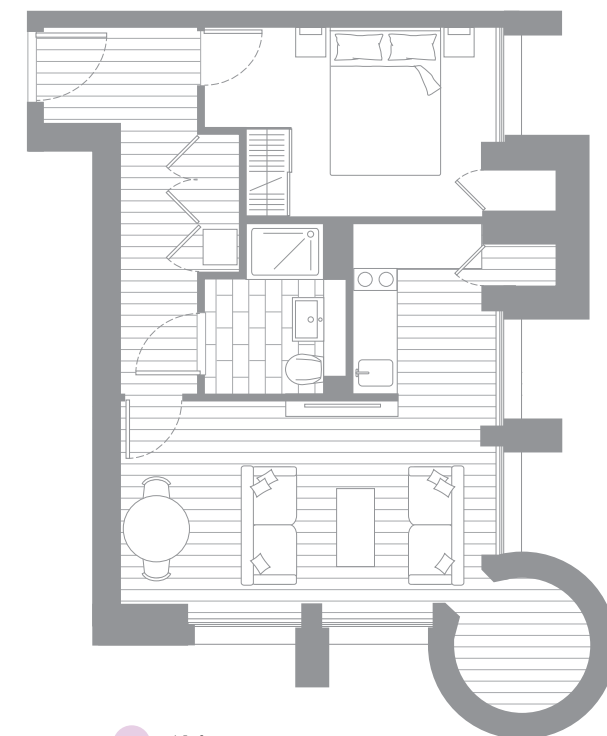


GND



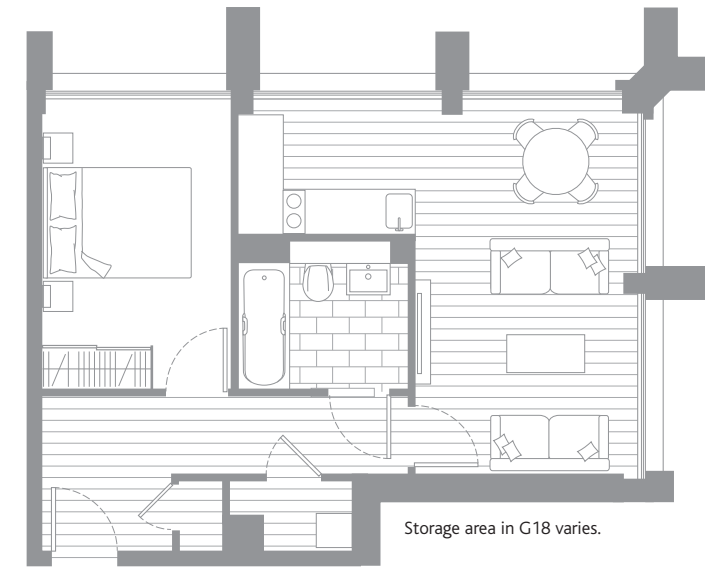
G04 118 220 320

Living/dining	5.1 x 2.9m	16'8" x 9'6"
kitchen area	2.3 x 1.9m	7'6" x 6'3"
Bedroom	4.0 x 2.5m	13'0" x 8'2"
Total area	41.6 sq.m.	448 sq.ft.



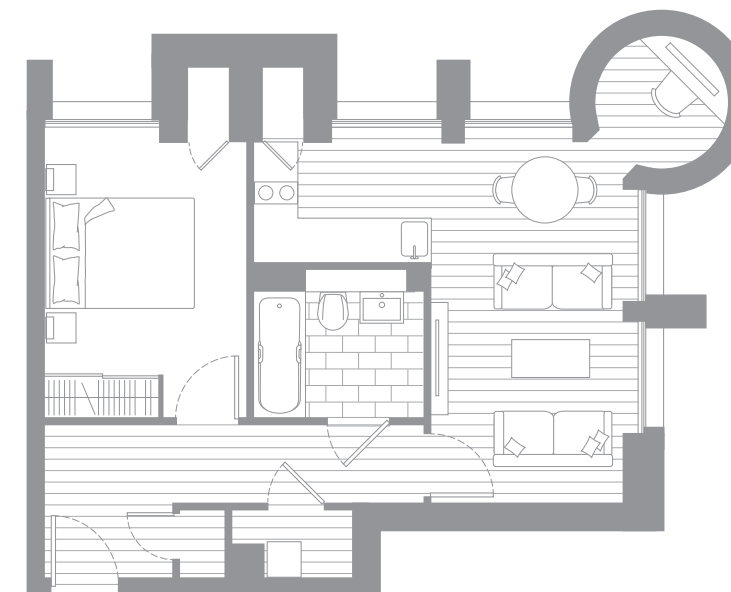
414

Living/dining	5.1 x 2.9m	16'8" x 9'6"
kitchen area	2.3 x 1.9m	7'6" x 6'3"
Bedroom	4.0 x 2.5m	13'0" x 8'2"
Total area	43.1 sq.m.	464 sq.ft.



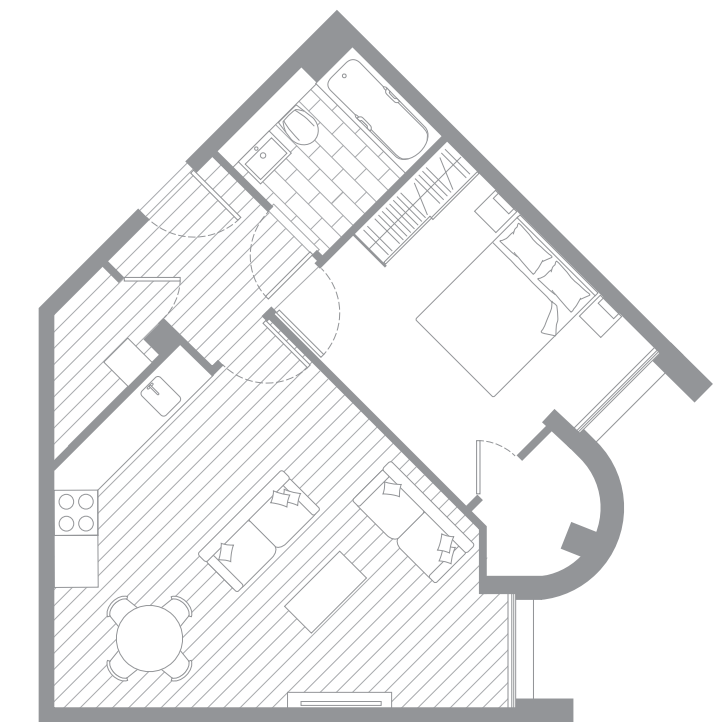
G18 107 207

Living/dining	5.0 x 3.0m	16'4" x 9'9"
kitchen area	2.4 x 1.8m	7'10" x 6'0"
Bedroom	3.9 x 2.5m	12'10" x 8'2"
Total area	43.3 sq.m.	466 sq.ft.
107 207	44.3 sq.m.	477 sq.ft.



307

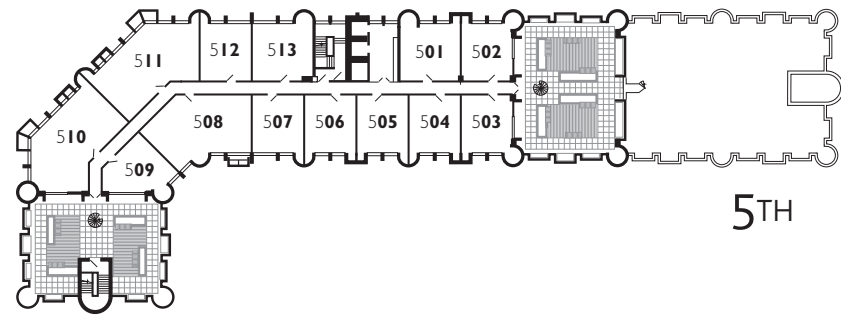
Living/dining	5.0 x 2.8m	16'4" x 9'2"
kitchen area	2.4 x 1.8m	7'10" x 6'0"
Bedroom	3.9 x 2.7m	12'10" x 8'10"
Total area	45.6 sq.m.	491 sq.ft.



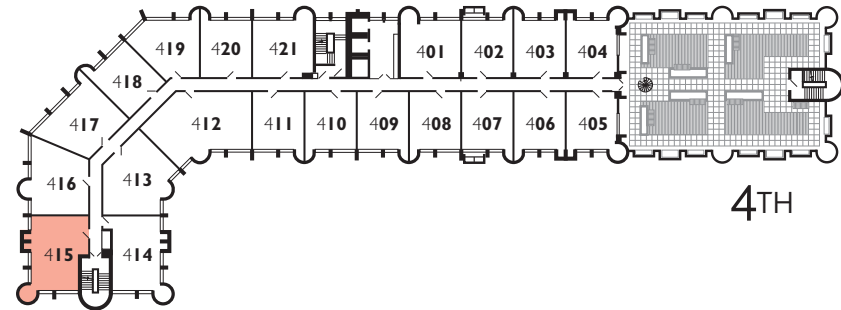
G03 117 219 319 413

Living/dining inc kitchen	6.0 x 5.7m	19'7" x 18'7"
Bedroom	4.0 x 3.2m	13'0" x 10'5"
Total area	51.2 sq.m.	551 sq.ft.

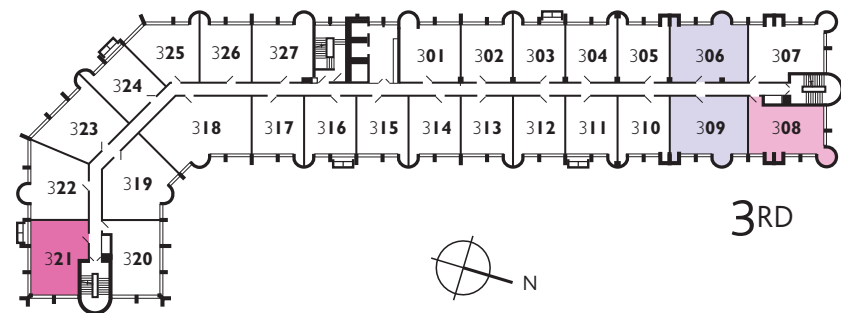
1 bedroom apartments



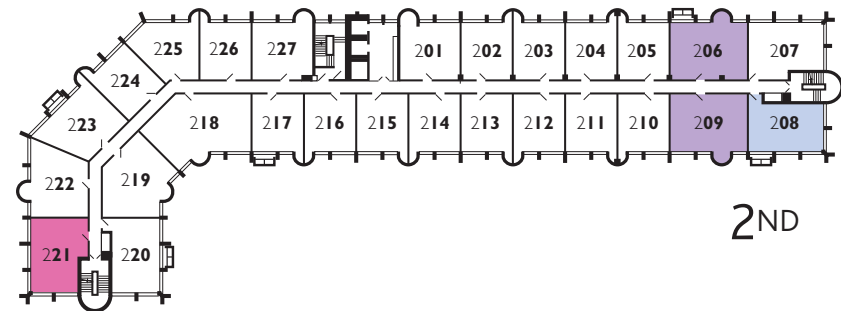
5TH



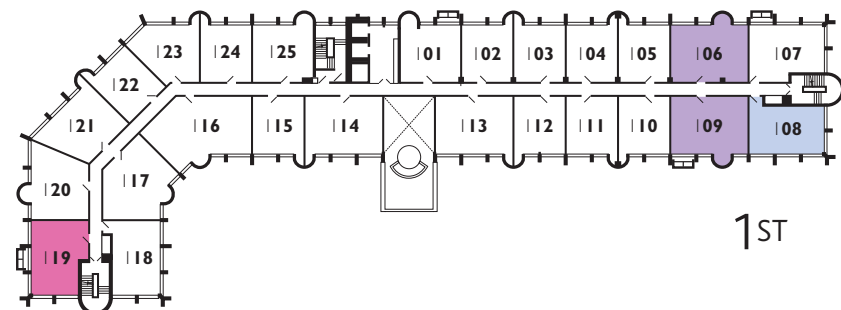
4TH



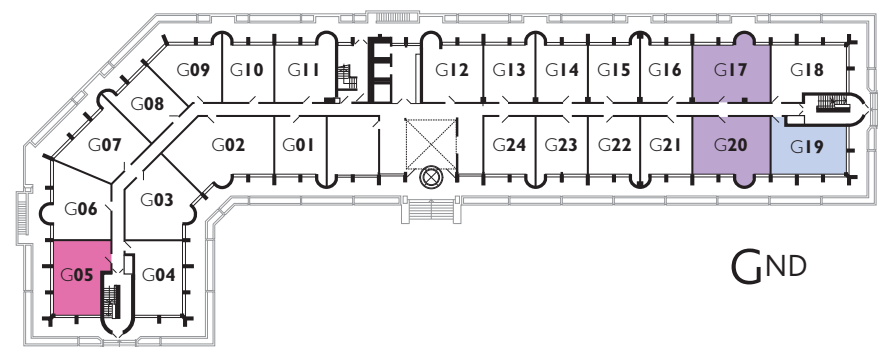
3RD



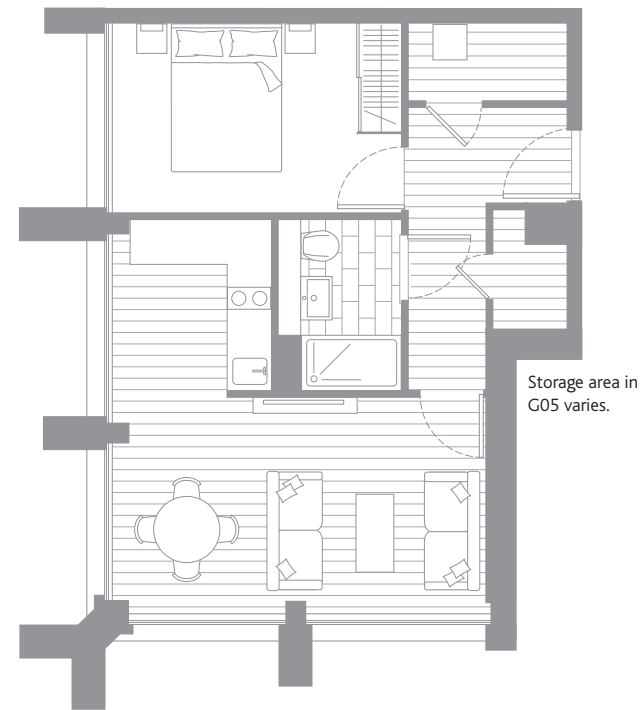
2ND



1ST



GND

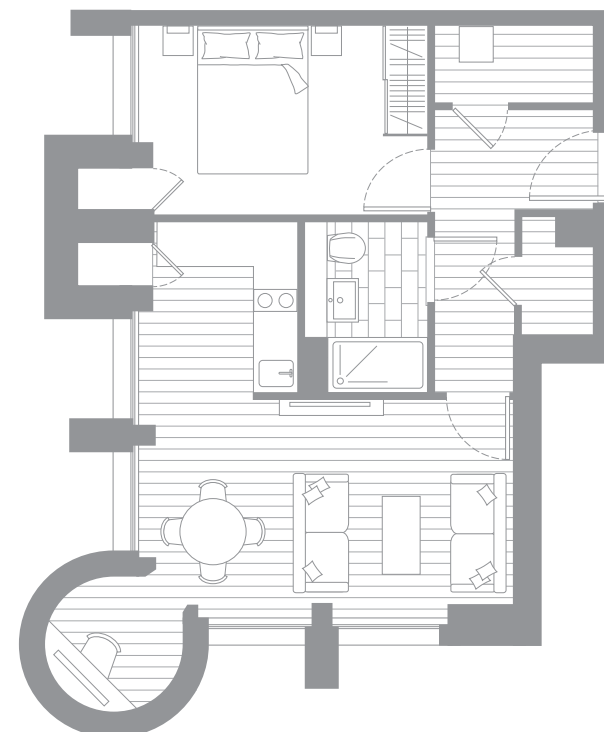


G05 119 221 321

Living/dining	5.0 x 2.9m	16'4" x 9'6"
Kitchen area	2.3 x 2.1m	7'6" x 6'10"
Bedroom	3.8 x 2.5m	12'6" x 8'2"

Total area 44.2 sq.m. 476 sq.ft.

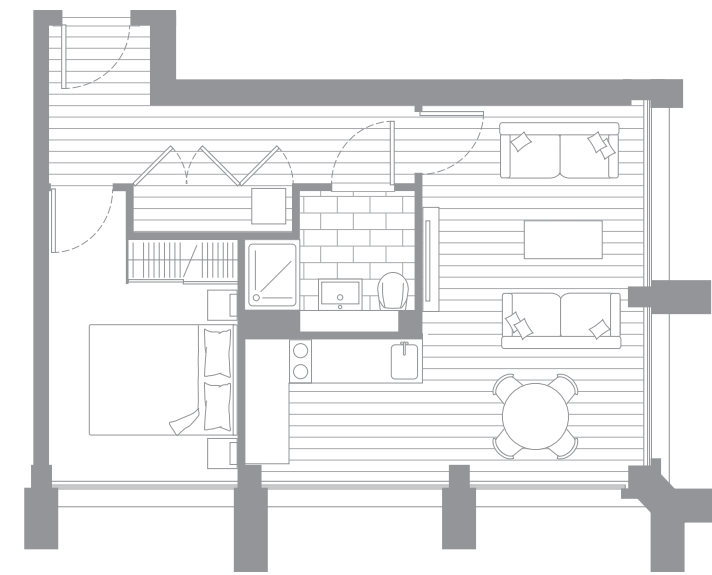
Total areas vary in this studio style from 42.8 to 44.2 sq.m.



415

Living/dining	5.0 x 2.9m	16'4" x 9'6"
Kitchen area	2.3 x 2.1m	7'6" x 6'10"
Bedroom	3.8 x 2.5m	12'6" x 8'2"

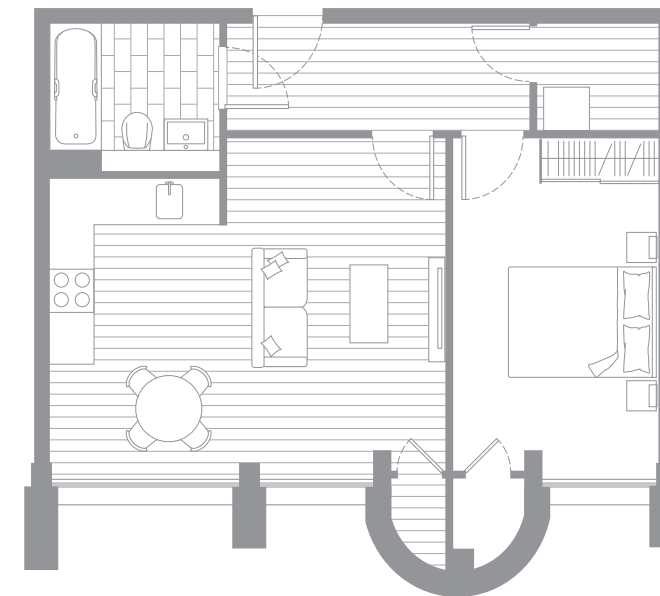
Total area 45.9 sq.m. 494 sq.ft.



G19 108 208

Living/dining	5.0 x 3.0m	16'4" x 9'9"
Kitchen area	2.4 x 1.9m	7'10" x 6'3"
Bedroom	3.9 x 2.5m	12'10" x 8'2"

Total area 41.7 sq.m. 449 sq.ft.



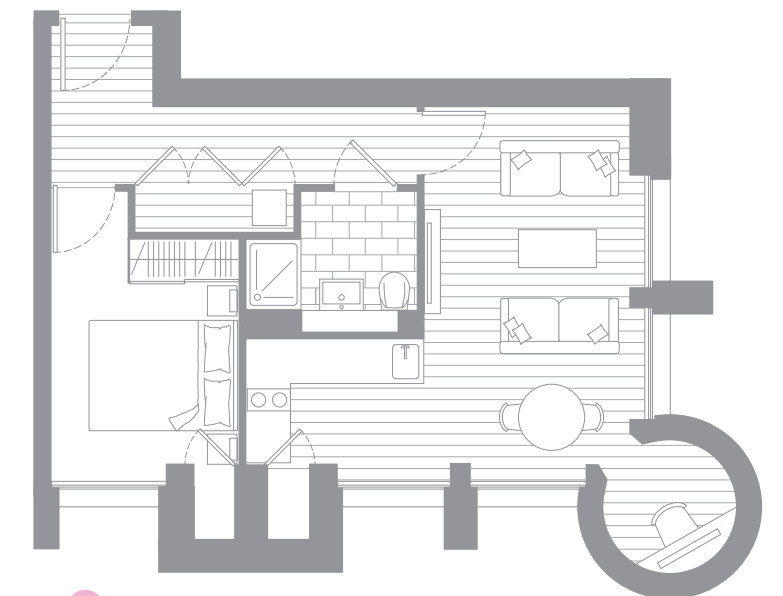
G17 G20 106 109 206 209

Living/dining inc kitchen	5.3 x 4.6m	17'4" x 15'0"
Bedroom	4.6 x 2.7m	15'0" x 8'10"

Total area

G17 106 206 51.1 sq.m. 550 sq.ft.

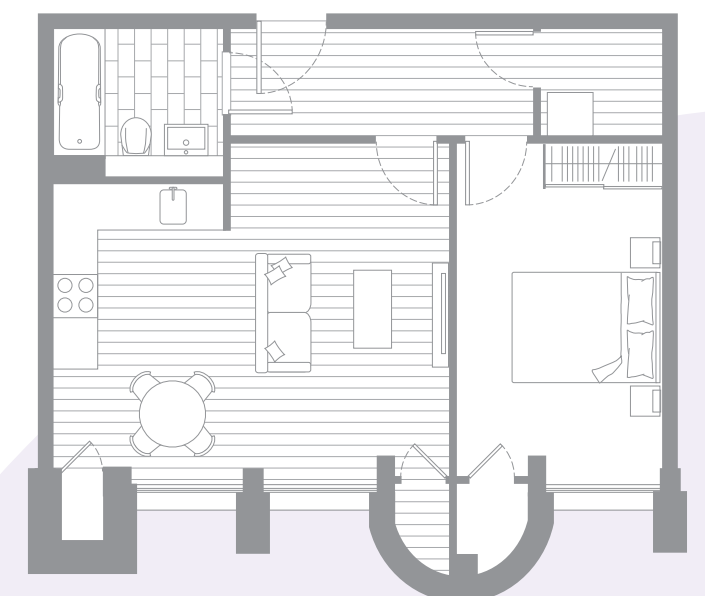
G20 109 209 51.8 sq.m. 558 sq.ft.



308

Living/dining	5.0 x 3.0m	16'4" x 9'9"
Kitchen area	2.4 x 1.9m	7'10" x 6'3"
Bedroom	3.9 x 2.5m	12'10" x 8'2"

Total area 43.5 sq.m. 468 sq.ft.



306 309

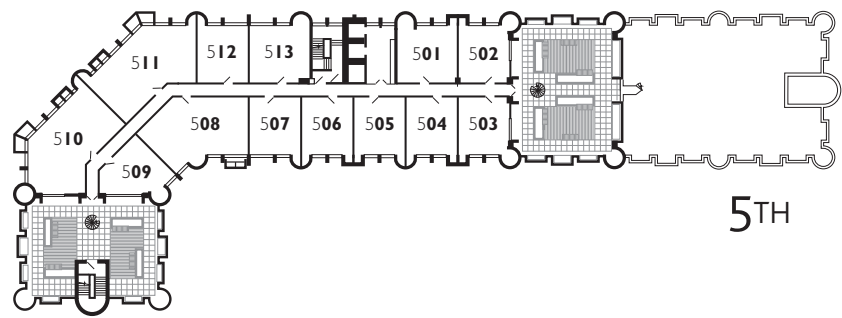
Living/dining inc kitchen	5.3 x 4.6m	17'4" x 15'0"
Bedroom	4.6 x 2.7m	15'0" x 8'10"

Total area

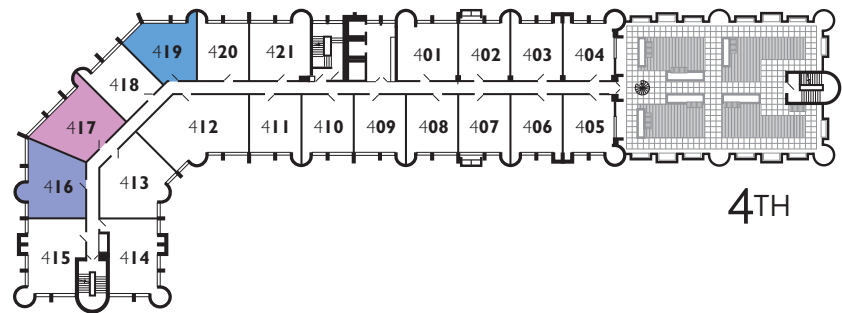
306 51.1 sq.m. 550 sq.ft.

309 51.8 sq.m. 558 sq.ft.

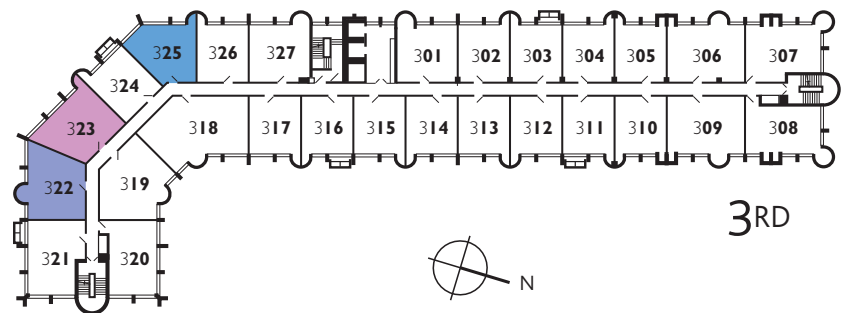
1 bedroom apartments



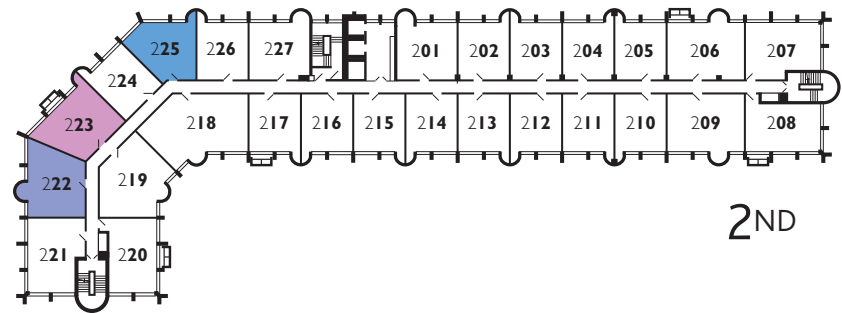
5TH



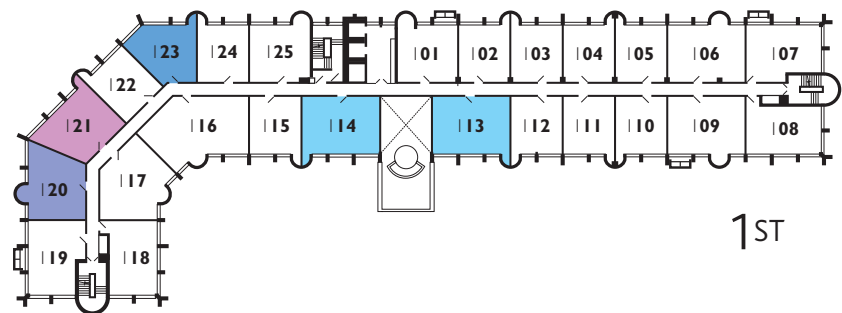
4TH



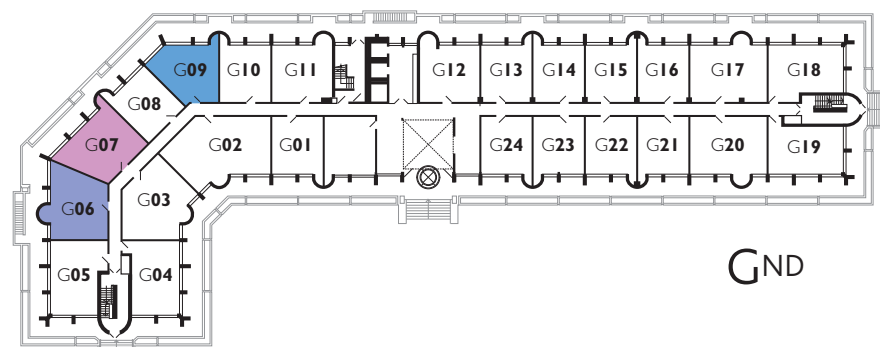
3RD



2ND

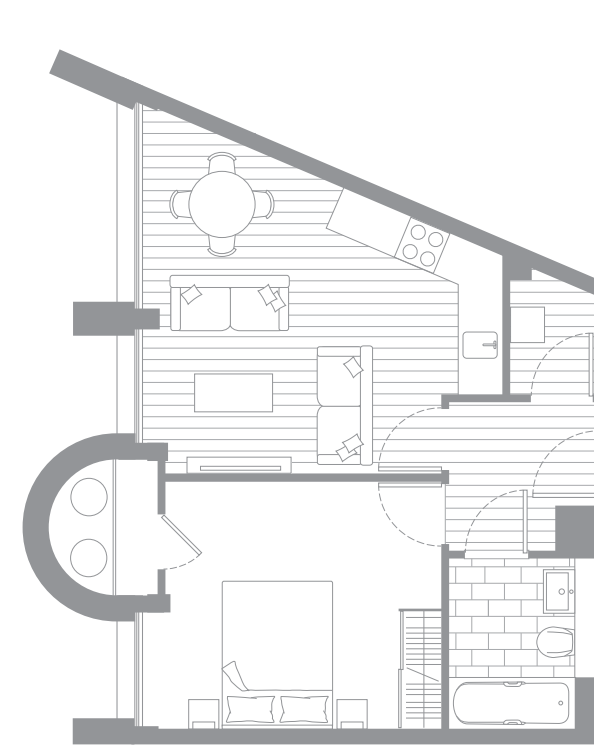


1ST



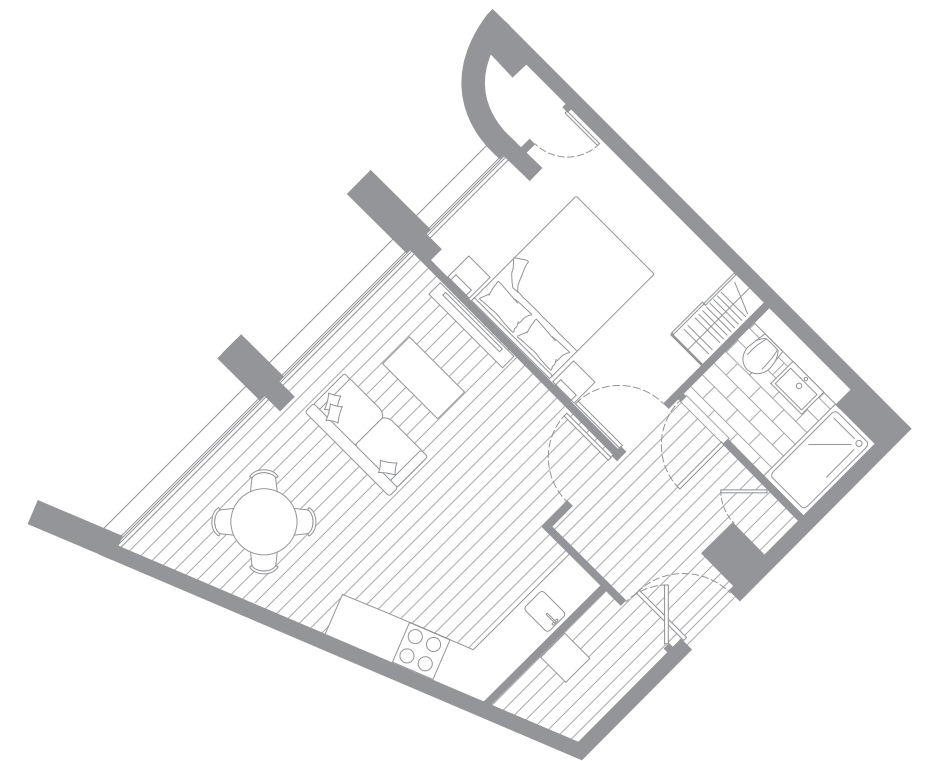
GND

Apartment layouts are intended to be correct, precise details may vary during architectural finalisation. Room dimensions are approximate, total areas are accurate to within 5%.



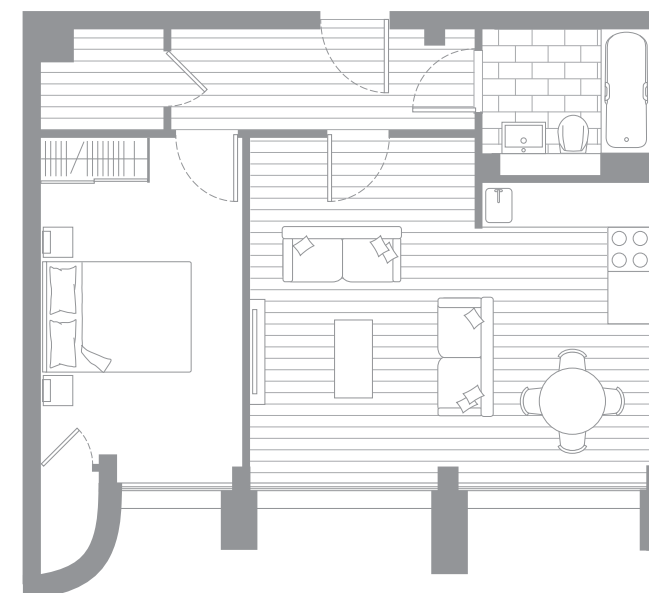
● G06 | 20 | 222 | 322 | 416

Living/dining inc kitchen	4.8 x 4.8m	15'9" x 15'9"
Bedroom	4.0 x 3.3m	13'0" x 10'9"
Total area	45.0 sq.m.	484 sq.ft.



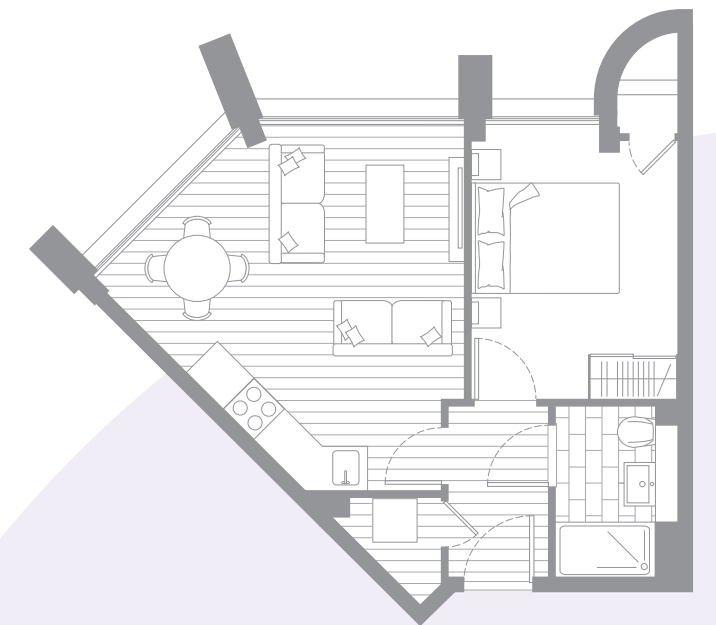
● G07 | 21 | 223 | 323 | 417

Living/dining inc kitchen	4.9 x 5.3m	16'0" x 17'4"
Bedroom	3.8 x 2.7m	12'6" x 8'10"
Total area	44.7 sq.m.	481 sq.ft.
G07 Total area	44.7 sq.m.	481 sq.ft.



● | 113 | 114

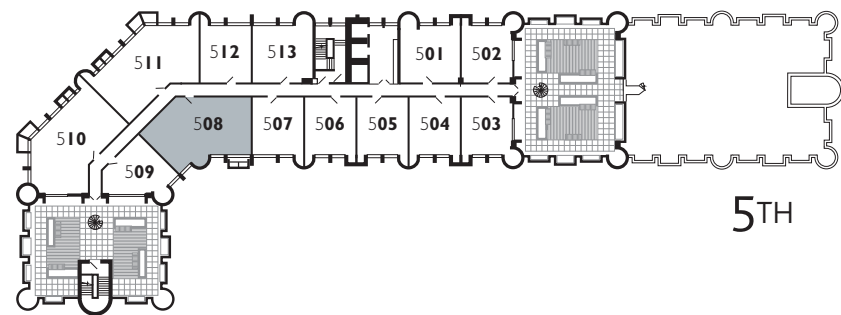
Living/dining inc kitchen	5.4 x 4.6m	17'8" x 15'0"
Bedroom	4.6 x 2.7m	15'0" x 8'10"
Total area	51.1 sq.m.	550 sq.ft.



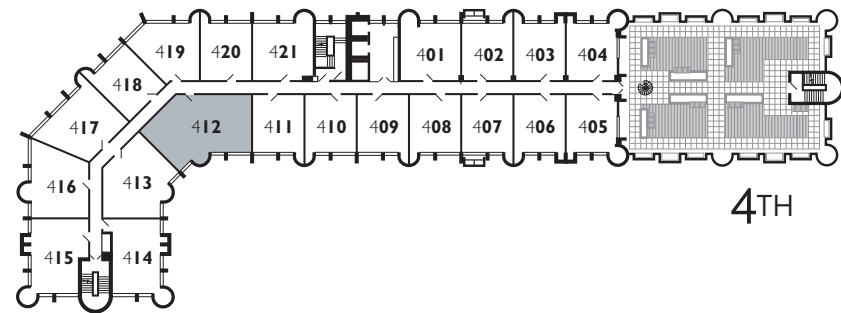
● G09 | 23 | 225 | 325 | 419

Living/dining inc kitchen	5.0 x 4.9m	16'4" x 16'0"
Bedroom	3.7 x 2.8m	12'2" x 9'2"
Total area	37.7 sq.m.	406 sq.ft.

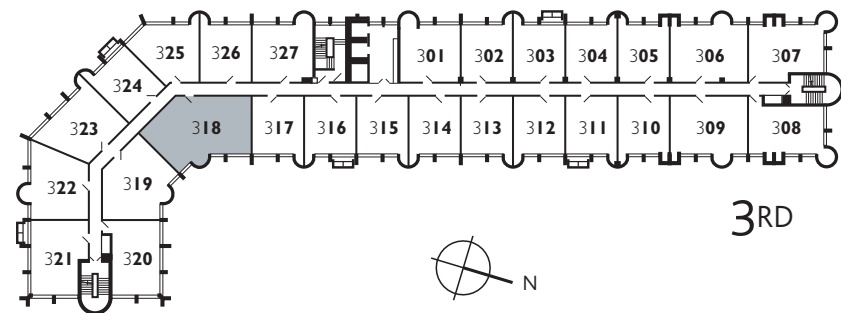
1 bedroom apartments



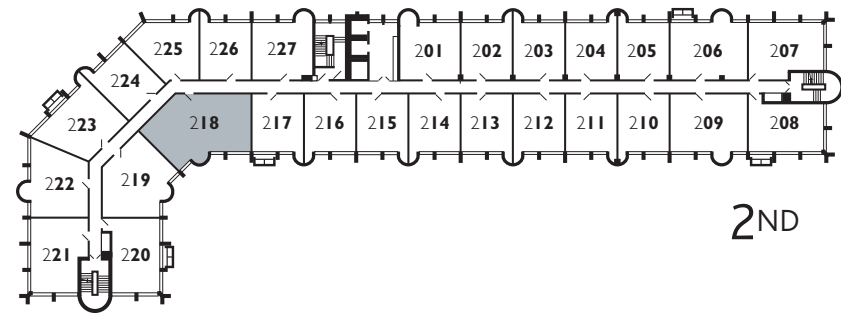
5TH



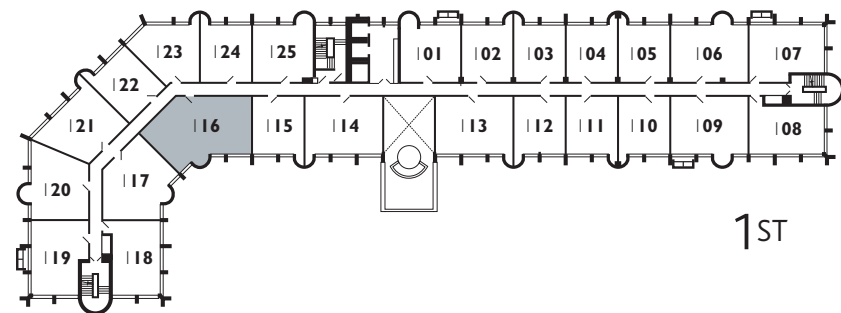
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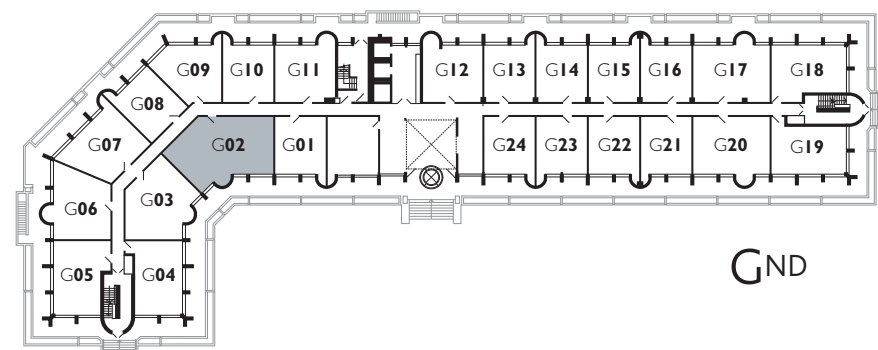
3RD



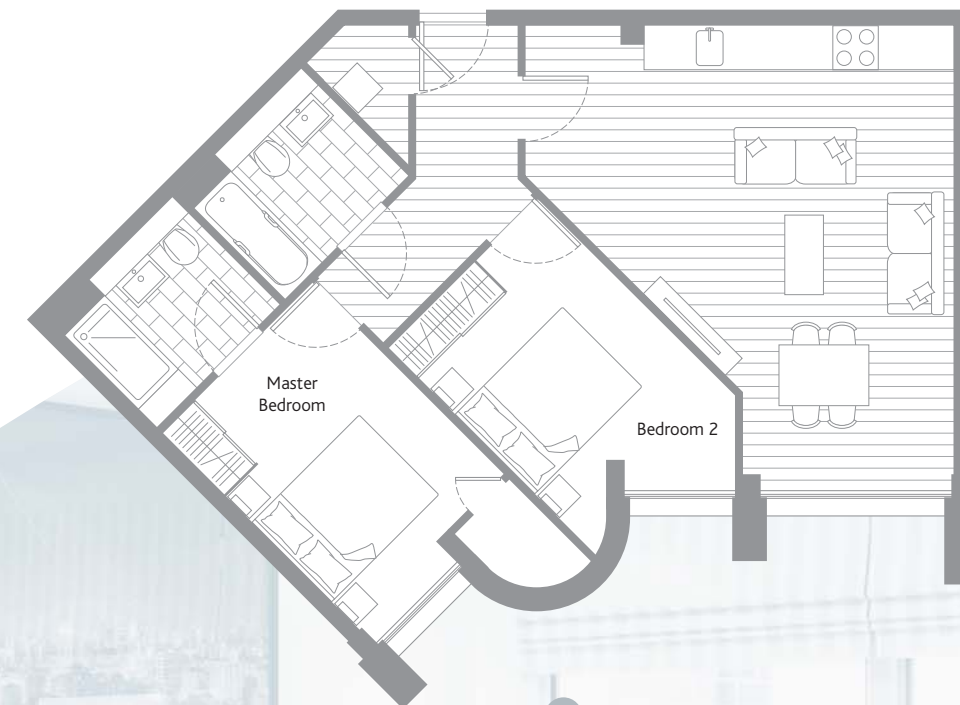
2ND



1ST



GND

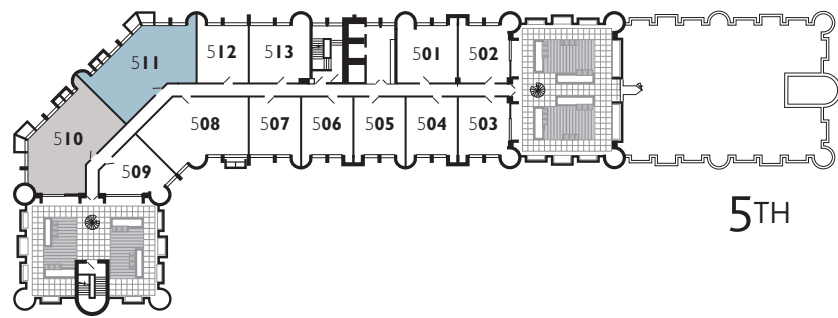


● G02 116 218 318 412 508

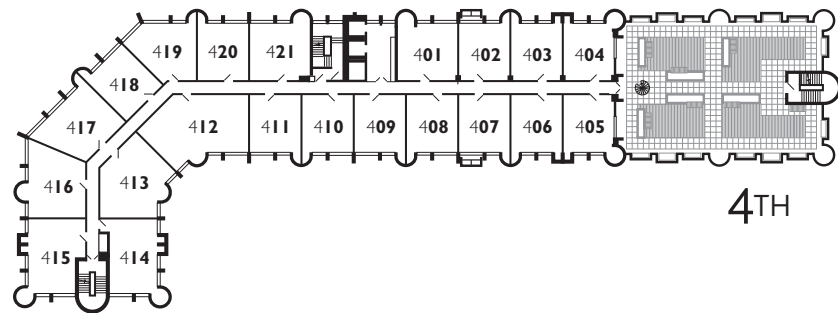
Living/dining inc kitchen	6.0 x 5.7m	19'7" x 18'7"
Master bedroom	4.0 x 2.7m	13'0" x 8'10"
Bedroom 2	4.5 x 2.7m	14'8" x 8'10"

Total area 68.6 sq.m. 738 sq.ft.

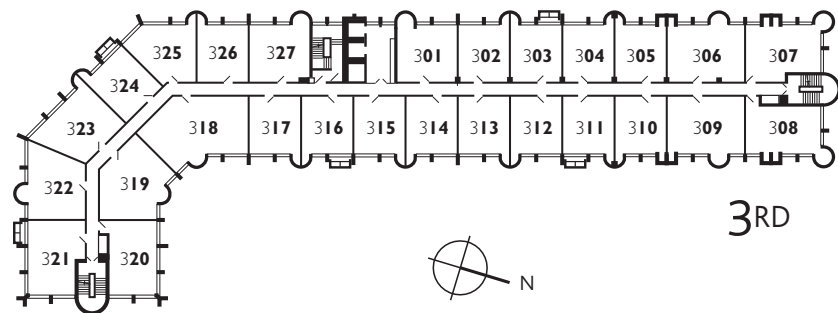
2 bedroom apartments



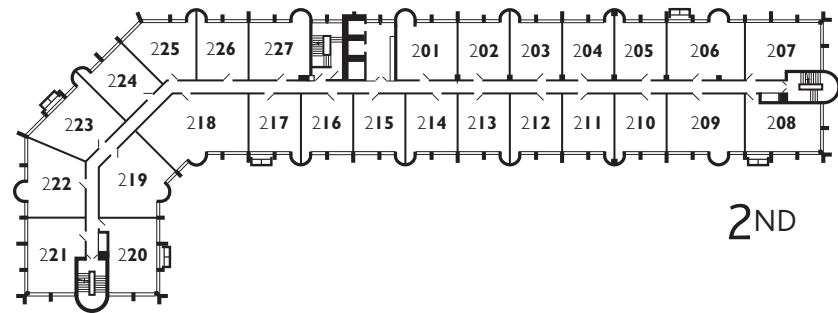
5TH



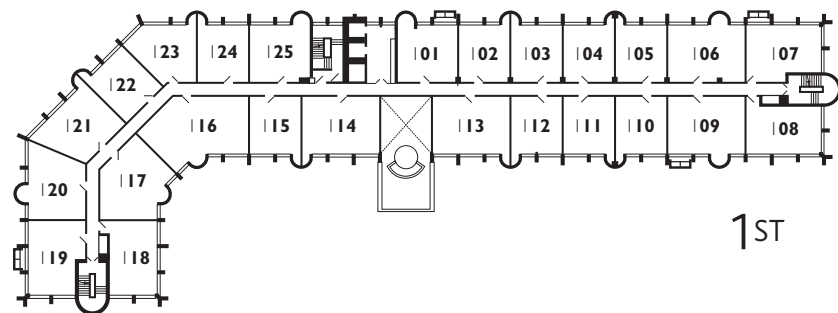
4TH



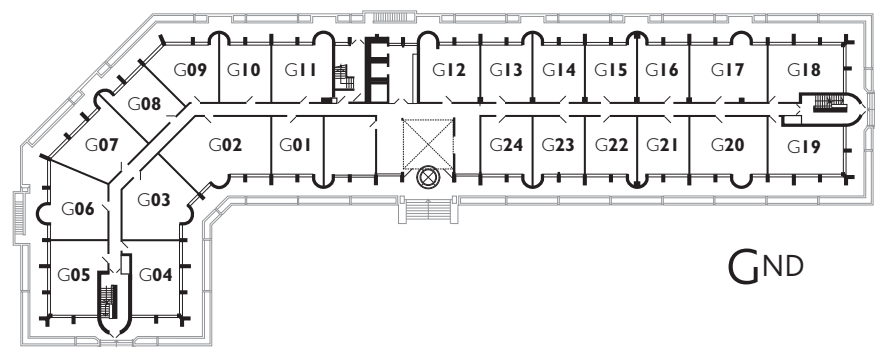
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2ND

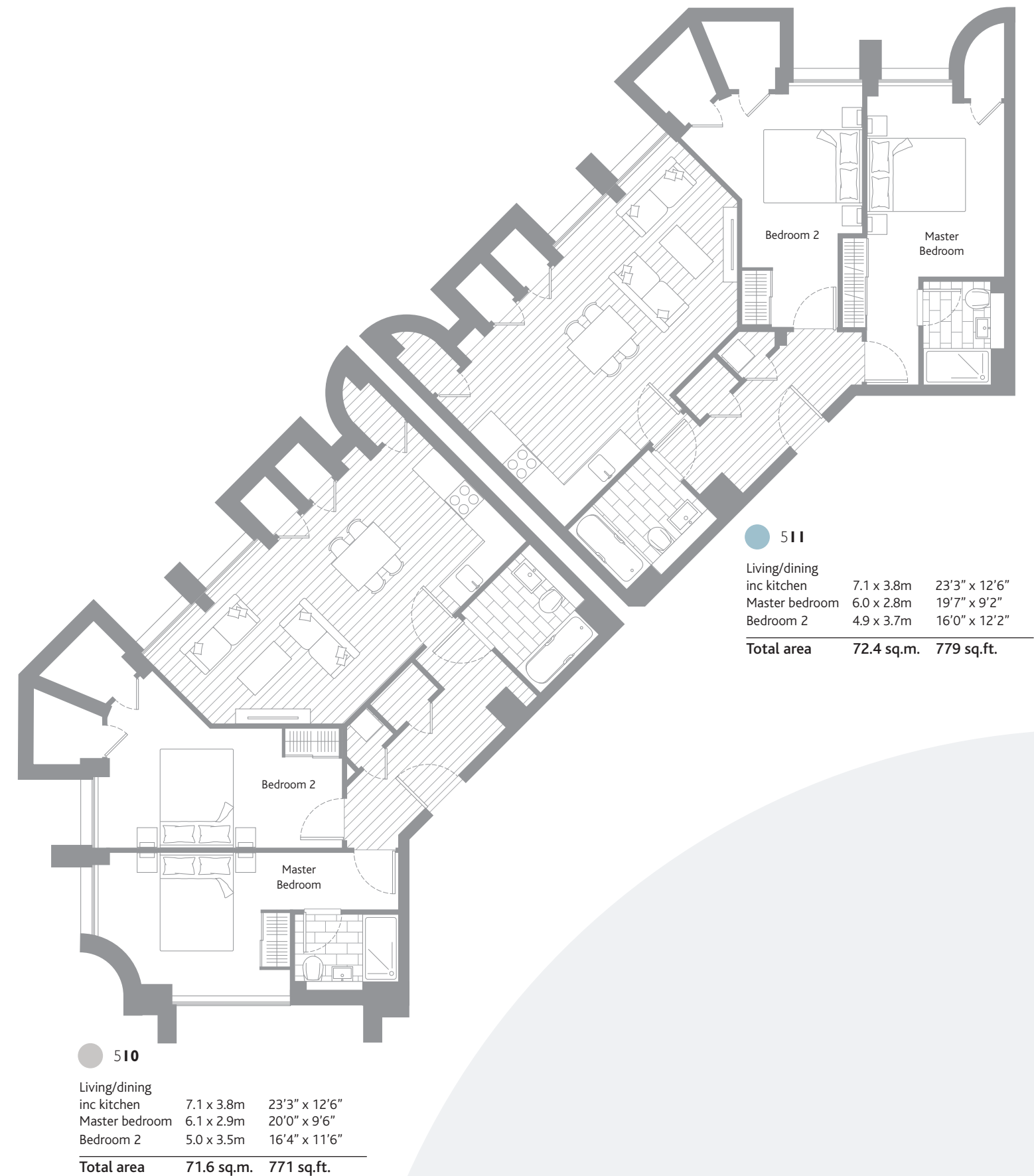
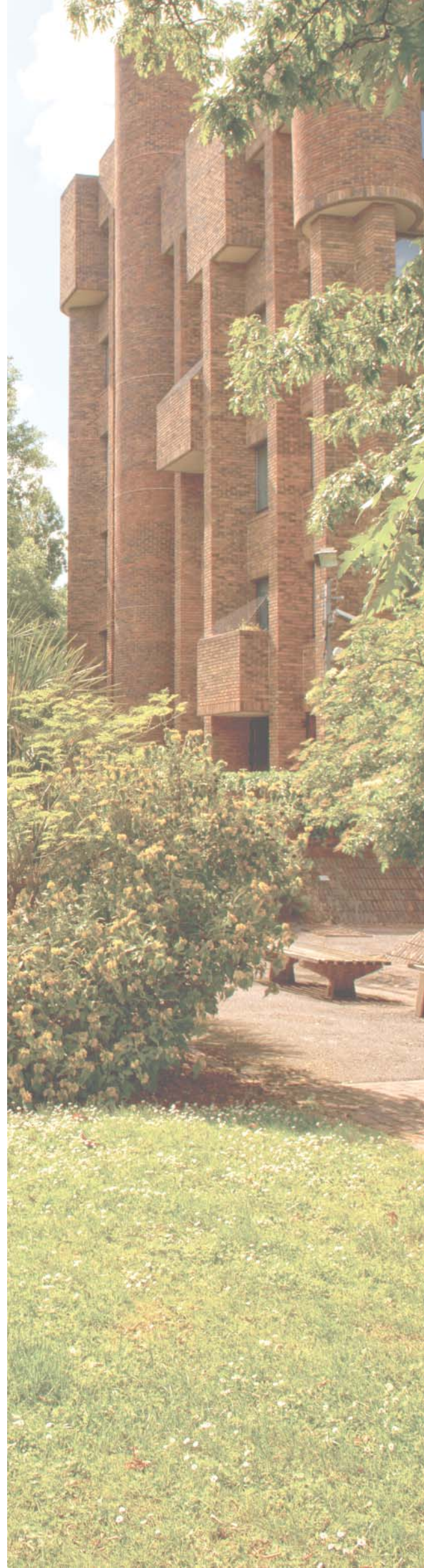


1ST



GND

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● 511

Living/dining inc kitchen	7.1 x 3.8m	23'3" x 12'6"
Master bedroom	6.0 x 2.8m	19'7" x 9'2"
Bedroom 2	4.9 x 3.7m	16'0" x 12'2"
Total area	72.4 sq.m.	779 sq.ft.

● 510

Living/dining inc kitchen	7.1 x 3.8m	23'3" x 12'6"
Master bedroom	6.1 x 2.9m	20'0" x 9'6"
Bedroom 2	5.0 x 3.5m	16'4" x 11'6"
Total area	71.6 sq.m.	771 sq.ft.

2 bedroom apartments

Development overview

- Riverdale House will be an all private building offering a choice of luxurious studio and 1 & 2 bedroom styles.
- Ideally suited and located for buy to live or let investment.
- 5 minutes walk from DLR and mainline connections to central London and Canary Wharf.



- Strategic town centre location minutes from all amenities.
- Adjacent Ravensbourne River and parkland.
- Limited lower ground parking (at additional cost).
- Landscaped communal roof gardens.
- Opulent double height entrance foyer with daytime concierge.
- Studio apartments to feature a bespoke shelving unit with swivelling LED flat screen TV (included) enabling viewing from both living and bedroom area.
- High quality specifications including real oak one strip engineered timber flooring.
- Within 5 minutes walk of Lewisham Gateway redevelopment and regeneration zone, set to transform the entrance to the town with planning for new shops, restaurants, bars and cafes together with a new riverside park and vibrant public space.



RIVERDALE HOUSE



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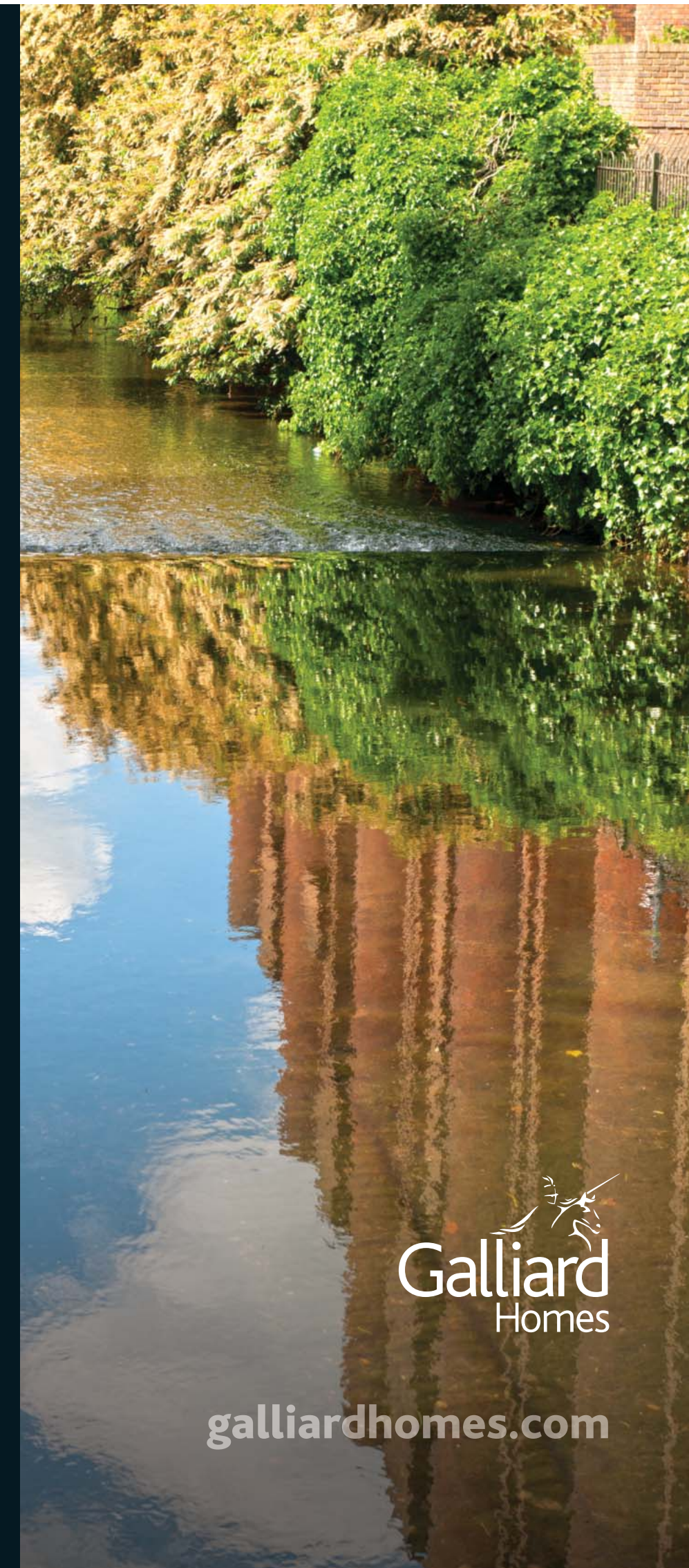


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