Exclusive new apartments within a major regeneration zone 8 minutes from London Bridge and 18 minutes from the heart of Canary Wharf
Step into privacy, executive style and sheer prestige
Welcome to Riverdale House
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.
8 minutes from The Capital’s most dynamic new Zone 1 district - London Bridge Quarter and More London

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.
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.
Regeneration Masterplan

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

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

Sir Steve Bullock, Mayor of Lewisham 

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

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

Lewisham Gateway

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

The Capital’s powerhouses of global commerce are deceivingly 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.
Computer generated image of fourth floor communal roof garden and below, opulent double height entrance foyer.

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.

Features include:

- Choice of luxurious new studio, 1 & 2 bedroom styles.
- Opulent double height entrance and reception foyer.
- Daytime concierge and porterage.
- 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.
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.
2ND

LEFT: VIEW EAST OVER PARKLAND
MIDDLE: LOOKING SOUTHWEST OVER THE RAVENSBOURNE RIVER
RIGHT: LOOKING SOUTH OVER PARKLAND

Actual apartment views showing main aspects from each level. Numerous first floor apartments will also benefit pleasant views.
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.
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 stone 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**
- Telephone socket.

**LIVING AREA**
- 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.

**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.
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%.

Bedroom area      3.8 x 2.5m      12’6” x 8’2”
inc kitchen           6.2 x 2.7m      20’3” x 8’10”

Total area         33.1 sq.m.   356 sq.ft.

Bedroom area      3.7 x 2.5m      12’2” x 8’2”
inc kitchen           6.0 x 2.8m      19’7” x 9’2”

Total area         34.5 sq.m.   371 sq.ft.

Bedroom area      3.7 x 2.6m      12’2” x 8’6”
inc kitchen           6.0 x 3.7m      19’7” x 12’2”

Total area         40.1 sq.m.   432 sq.ft.

Bedroom area      3.7 x 2.6m      12’2” x 8’6”
inc kitchen           5.2 x 4.2m      17’0” x 13’9”

Total area         43.5 sq.m.   465 sq.ft.
1 bedroom apartments
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%.

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.

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.

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.

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.

1 bedroom apartments
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%.

1 bedroom apartments
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%.

2 bedroom apartments

Living/dining
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.
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%. 

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.
These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. Galliard Homes reserve the right to alter any specifications and floor plan layouts without prior notice. All journey times stated are approximate. Exterior and interior images of the development may be computer generated, precise details may vary.