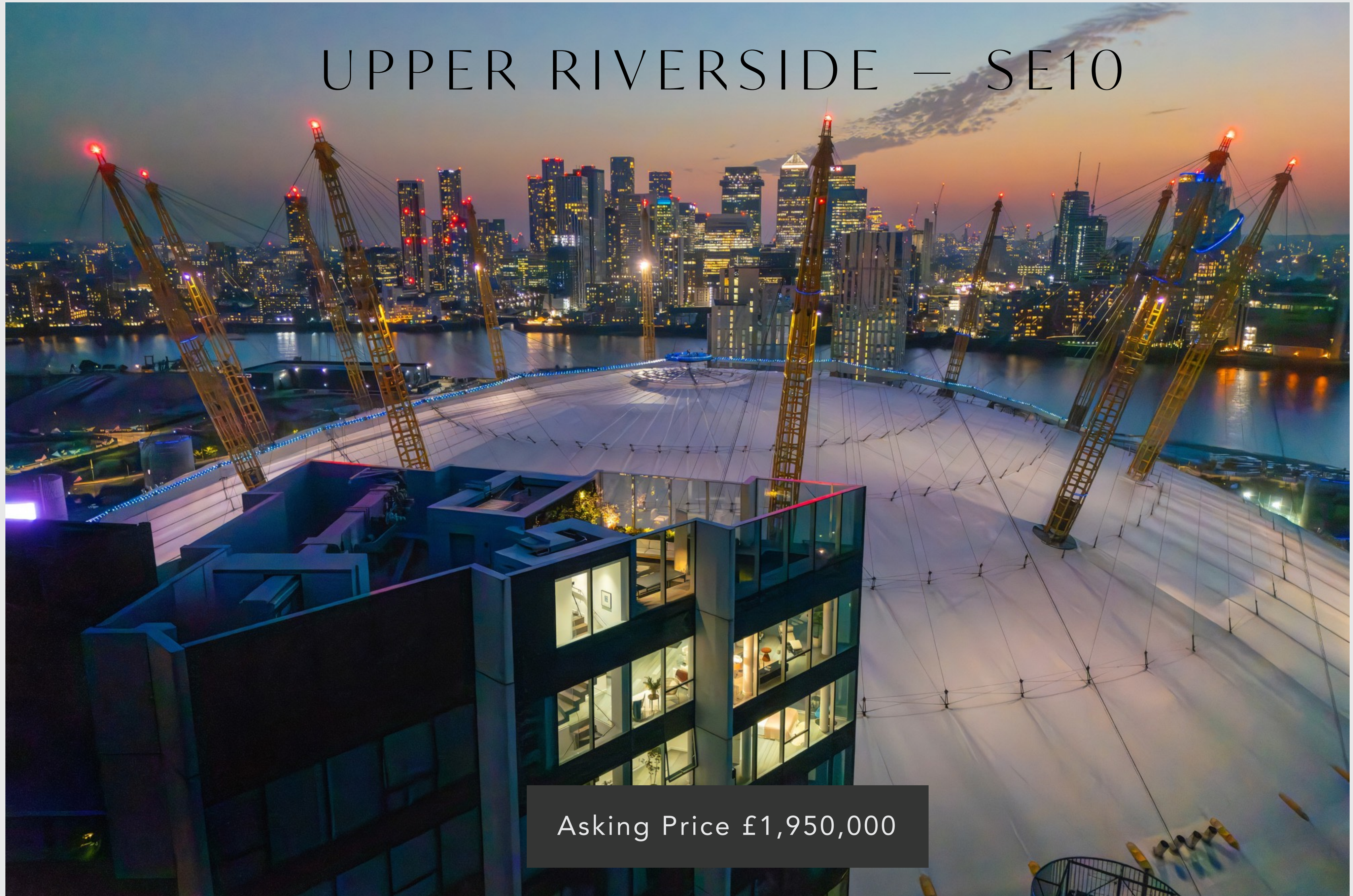


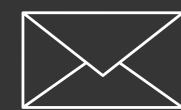
UPPER RIVERSIDE — SE10

Asking Price £1,950,000



The best of modern penthouse living in one of London's most historically significant locations. Where monarchs were born, global time established, and maritime exploration pioneered.

Greenwich, an area that has shaped world history for over 500 years, now re-imagined and ready for the next half-century.



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ENQUIRE

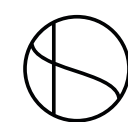


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FULL LISTING



UPPER RIVERSIDE — SE10

RECEPTION



UPPER RIVERSIDE — SE10

There are certain benefits which can only be experienced when living in a penthouse. An unobstructed view of the horizon and an abundance of natural light. A front row seat to both sunrise and sunset.



And there are certain benefits which can only be experienced when living in London. A city unrivalled in terms of history and cultural depth. An incredible offering of the arts and entertainment, world-class educational institutions, home to Europe's largest financial centre.

Upper Riverside, located on the Greenwich Peninsula, is a place which captures the best of these elements. Designed by SOM Architects, world renowned for their striking modernism, responsible for One World Trade Center in New York and the Burj Khalifa in Dubai.

Set over the top three floors of No.1 Upper Riverside, all of the penthouse's living spaces benefit from unrivalled views over the River Thames, the iconic Lord Rogers' designed Millennium Dome - now home to The O2 arena - and the Canary Wharf skyline beyond.

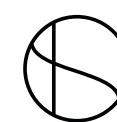
Providing comfortable living space, three bedrooms, two bathrooms and an expansive private roof terrace, the mood inside the penthouse changes throughout

the day, culminating in a flood of golden light as day turns to night.

Located at the tip of Greenwich Peninsula, offering seamless access to all the area has to offer, including displays of public art by some of Britain's greatest living artists: Damien Hirst, Antony Gormley and Allen Jones.

Living at Upper Riverside gives each resident exclusive access to The Upper Riverside Club, an elegant and relaxed members' club featuring a swimming pool, gyms, co-working spaces, entertainment rooms and private dining areas.

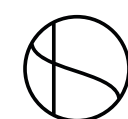
From your door, North Greenwich Station delivers you to Bond Street in 17 minutes, while Thames Clipper services provide river routes to central London. London City Airport lies minutes away via DLR, and the UK's only urban cable car offers aerial commutes across the Thames. Upper Riverside places you at the centre of London's transport network.



UPPER RIVERSIDE — SE10



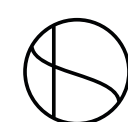
RECEPTION/ KITCHEN/ DINING



UPPER RIVERSIDE — SE10



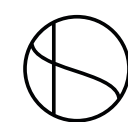
BEDROOMS



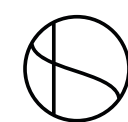
UPPER RIVERSIDE — SE10



PRIVATE ROOF TERRACE

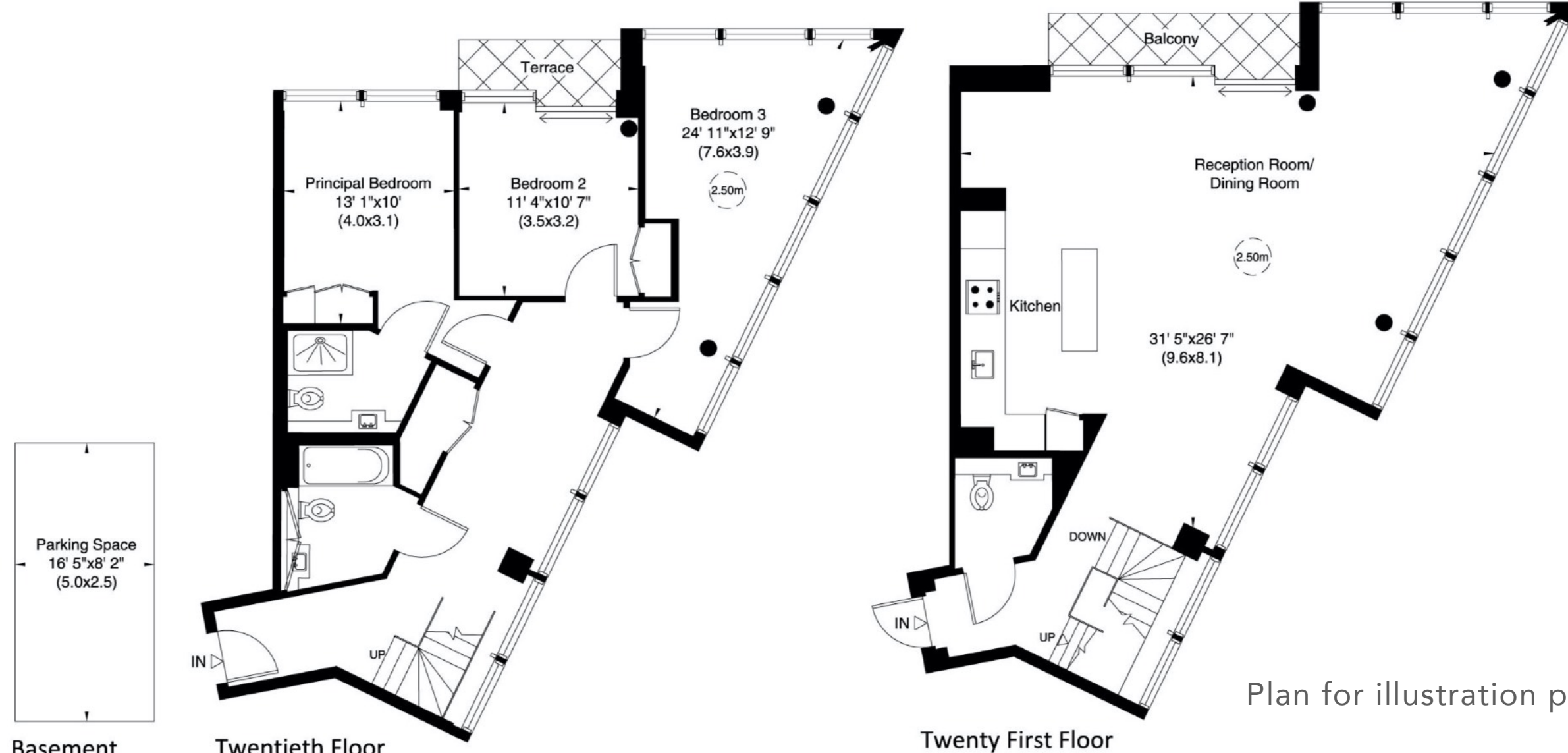
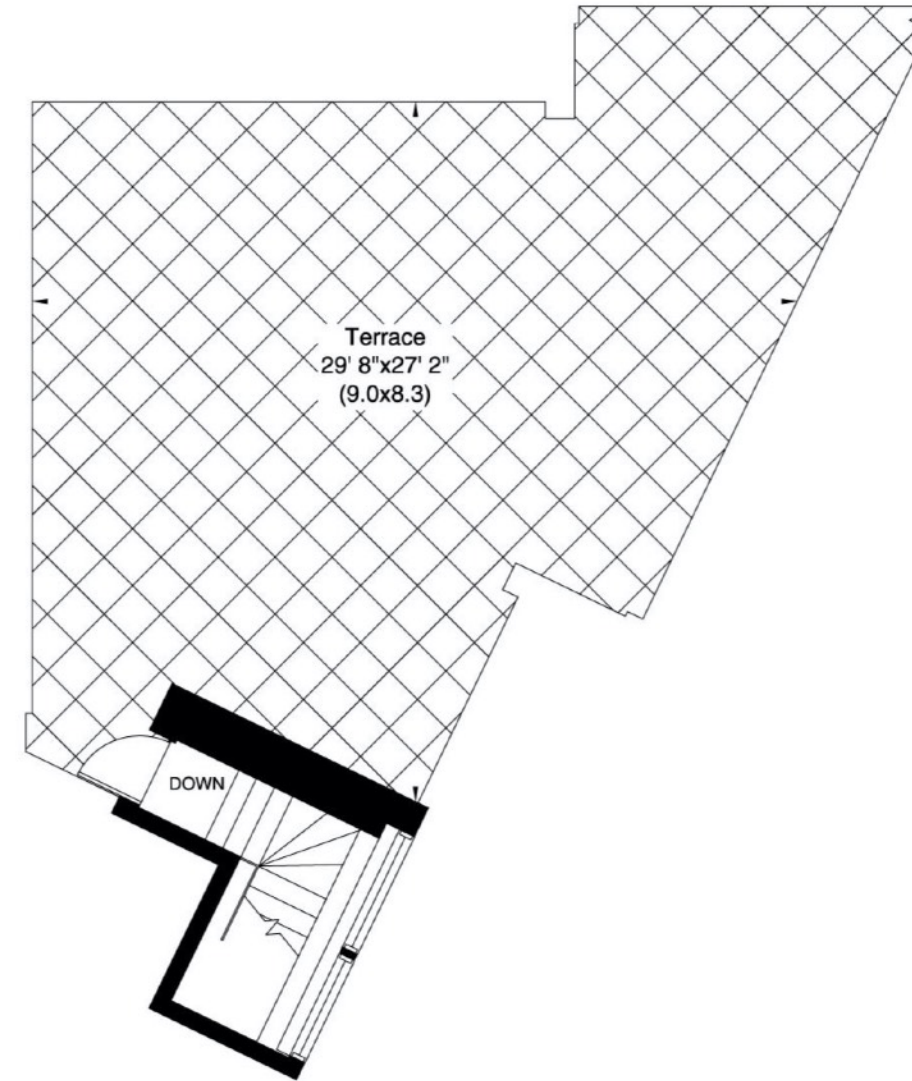
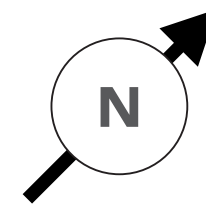


UPPER RIVERSIDE — SE10



UPPER RIVERSIDE — SE10

Approx Gross Internal Area **1756 Sq Ft** (163 Sq M)
Approx External Area **778 Sq Ft** (72 Sq M)



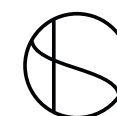
Plan for illustration purposes only. Not to scale.

Accommodation

- Principal bedroom w/ en-suite shower room
- Bedroom 2 w/ balcony
- Bedroom 3
- Bathroom
- Open plan kitchen/ reception/ dining room w/ balcony
- Guest cloakroom

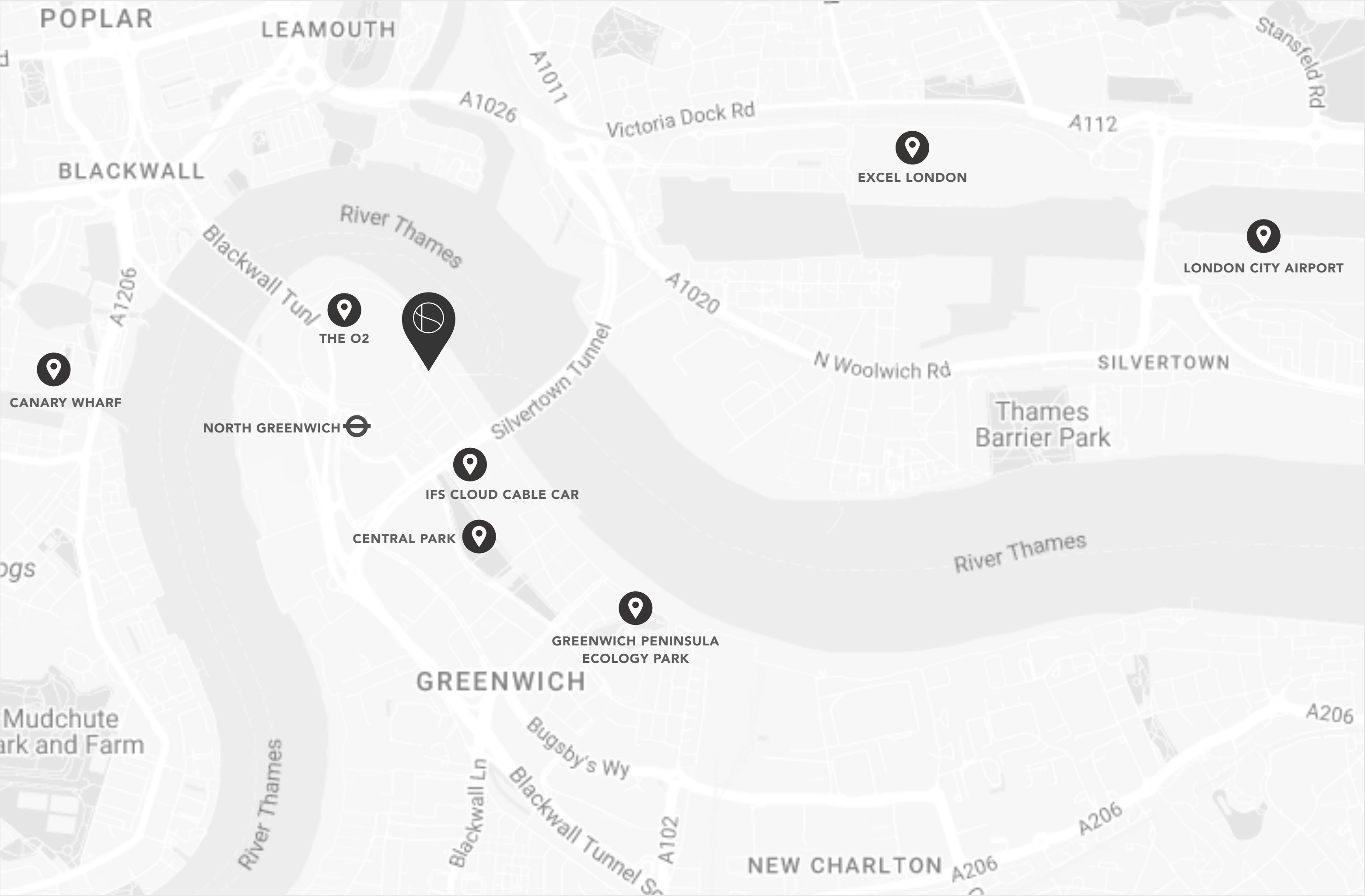
Amenities

- Air conditioning and underfloor heating throughout
- Private roof terrace extending to nearly 800 square feet
- 2 balconies
- Secure underground parking for one car
- 24 hour concierge service
- Residents only amenities including, gymnasium, exercise studio, swimming pool, dining and event room, library and co-working space, media room, BBQ terrace and sun deck



UPPER RIVERSIDE — SE10

Local Area



Terms

- **Tenure:** Leasehold
- **Length of lease:** 230 years remaining
- **Annual ground rent:** Circa £800
- **Ground rent review period:** 10 years (last reviewed 2024)
- **Annual service charge amount:** Circa £16,000
- **Service charge review period:** 5 years
- **Council Tax band:** Band G

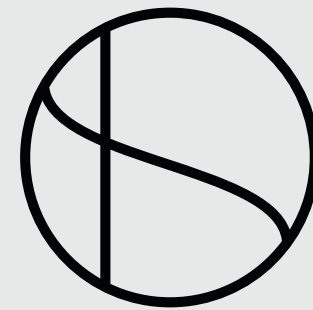
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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