

ABB EY PLACE

Abbey Wood, London



Situated in an enviable location in South-East London in the Royal Borough of Greenwich

ABBEY PLACE

A Place to Live, Work & Relax

Designed to be a forerunner for future residential development in the area, Abbey Place is a duo of contemporary 13 storey and 21 storey residential buildings. Created to evoke a sense of place, to compliment Abbey Wood's new Crossrail station and public realm.

Using carefully crafted and durable materials, the character of Abbey Place reinforces the rapidly evolving location of Abbey Wood.

This striking design seeks to raise the quality of residential living, whilst maintaining environmental efficiency through passive design that provides natural ventilation throughout the building.

Abbey Place delivers high-quality new residential apartment living, whilst creating inviting public spaces for residents and visitors to Abbey Wood.

Taking cues from local history, the new public landscape will ensure that these new homes will have the very best amenities, at the same time helping to support growth of the area as place to live, work and relax.



CITY LIVING



London is a spectacular city, full of appeal, with so much to do, discover and explore. From the shows and musicals of the West End, the treasures found in one of London's 192 museums or the leading art and design of the city's galleries, London never fails to delight.

There are more than 22,000 music performances a year across London's venues including the O2 arena - the world's most popular music venue.

Over 197 festivals take place in London every year including Europe's biggest street festival, the Notting Hill Carnival which attracts around one million people each year.

From the first performance of Shakespeare at The Globe in 1599 there are now at least 200 shows to choose from every day across the West End.

Renowned as one of the finest culinary capitals of the world, London offers something for everyone's tastes.

Legendary shops such as Fortnum & Mason and Harrods together with some of the world's biggest brands position London as one of the world's best shopping destinations.

From the London underground, riverboats, taxi's, trains, cycle hire or even the Emirates Air Line cable car; London has never been easier to navigate.



“When a man is tired of London, he is tired of life; for there is in London all that life can afford”

- Samuel Johnson

IN THE AREA



Abbey Wood is named after the ancient woodlands that surround the remains of Lesnes Abbey, founded in 1178. Lesnes Abbey Woods is a fabulous unique site with almost 220 acres of ancient woodland, a park and abbey ruins, welcoming visitors all year round with a range of events and a beautiful space for conferences, workshops and wedding receptions.

With extensive regeneration to Abbey Wood and its surrounding borough's, the area is rapidly developing, and is a safe, family-friendly neighbourhood with good schools for all ages.

The Cross Quarter Scheme is transforming the area and the London Borough of Bexley secured support from the Heritage Lottery Fund to make the wide range of open green spaces a literal breath of fresh air!

Transport for London is delivering new infrastructures to help unlock Thamesmead's full potential. This includes the extension of the Docklands Light Railway to Thamesmead and the new Elizabeth Line, with the striking new Crossrail station at Abbey Wood making connections to the area and into the city easier than ever before.

The local area offers a wide range of independent cafés, shops and businesses in Abbey Wood, whilst in nearby Thamesmead, Cannon Retail Park offers a wider range of shops and supermarkets.



O2 Arena (left)
Old Royal Naval College (right)
Cherry blossom in Greenwich Park (above)
Crossness Pumping Station (below)



Just 11 minutes away via the Elizabeth Line is Canary Wharf, defined as one of the capital's leading international business and financial districts. The area is also a destination defined by culture with over 300 shops, cafés, bars and restaurants.

In the Greenwich Peninsula is the iconic and world-famous London landmark, the O2 Arena, providing an exhilarating setting for breath-taking, world-class large conferences and events.

Overlooking the River Thames and home to some of London's most iconic views, Greenwich Park is an

amazing mix of 17th century landscape, stunning gardens and a rich history that dates back to Roman times.

Heading towards Abbey Wood and situated three miles east of Greenwich, we find the historic naval and military town of Woolwich, home to famous barracks, the Queen Elizabeth hospital and Charlton Athletic Football Club.

Closer to home, is the multicultural community of Plumstead and the nearby ancient woodland of Shooters Hill. At 432 feet, the summit of Shooters Hill is one of the highest points in Greater London.

LIVING AT ABBEY PLACE



Stylish, spacious, high quality living



Abbey Place is an exciting new development, across two buildings, linked by a shared residents' garden which sits above retail at the ground-level entrance.

The East Building offers a collection of one and two bedroom apartments, available exclusively through shared ownership and finished to an impeccable standard by JJ Rhatigan, all set within a vibrant part of the South East of London, close to Woolwich.

Abbey Place is bathed in natural light and has been designed to be energy-efficient and passive in nature. Features include exceptional insulation, underfloor heating with innovative heating and hot water, for combined heat and power, exposed concrete ceiling, to aid cooling, solar PV cells on rooftops and natural ventilation in communal areas and apartments. All residents will enjoy private amenity spaces, communal residents rooms and terraces, including the first floor podium terrace, with wonderful landscaped and active spaces for all the family and the roof terrace, offering a quiet place to relax whilst enjoying views of the area and towards the city.



Modern and stylish features throughout every apartment

Each apartment will comprise an open plan kitchen/living/dining space. Kitchens are sleek and modern with fully fitted Indesit appliances throughout. Bathrooms are contemporary, chic and stylish white suites with white porcelain tiles. Corridors have been reduced or eliminated throughout to maximise the internal usable space and provide a light and fresh living experience. With exposed concrete ceilings and living areas with 2.6m ceiling heights, each home will offer an exciting approach to apartment living.

SPECIFICATION

Abbey Place has created a bold and sleek design statement with clean, contemporary lines; harnessing open space with natural light and texture and finished to an exacting standard throughout.

Connecting residents to the neighbourhood are a range of communal terraces, green roofs, balconies, and the street colonnade.

This is a constantly changing, dynamic way of living.



Bold use of texture and light create an exciting environment

Kitchen

Pronorm X-Line matt finish, handleless kitchen with soft close function

Stainless steel sink with mixer tap

39mm laminate worktop with upstand

Integrated Indesit fridge freezer

Indesit ceramic hob

Built-in Indesit electric oven and integrated microwave

Recirculating extractor

Integrated Indesit dishwasher

Integrated Indesit washer dryer

Bathrooms

Modern white sanitaryware

Wall mounted WC with concealed dual flush cistern

High quality chrome taps

Chrome finish electric towel rails

Doramics matte white mosaic wall tiles

Ataplana Lecco grey 600x300mm floor tiles

General

Khars Niagra vinyl click flooring

Glide internet with wifi and hardwired sockets to most rooms

Electronic video access control with fobs for residents and call buttons for visitors

Underfloor heating with Heat Interface Units in utility cupboards

Combined Heat & Power on site with heating/hot water system

Low-energy LED lighting with strip LED lighting to bathroom and kitchen

Chain operated roller blinds to all windows

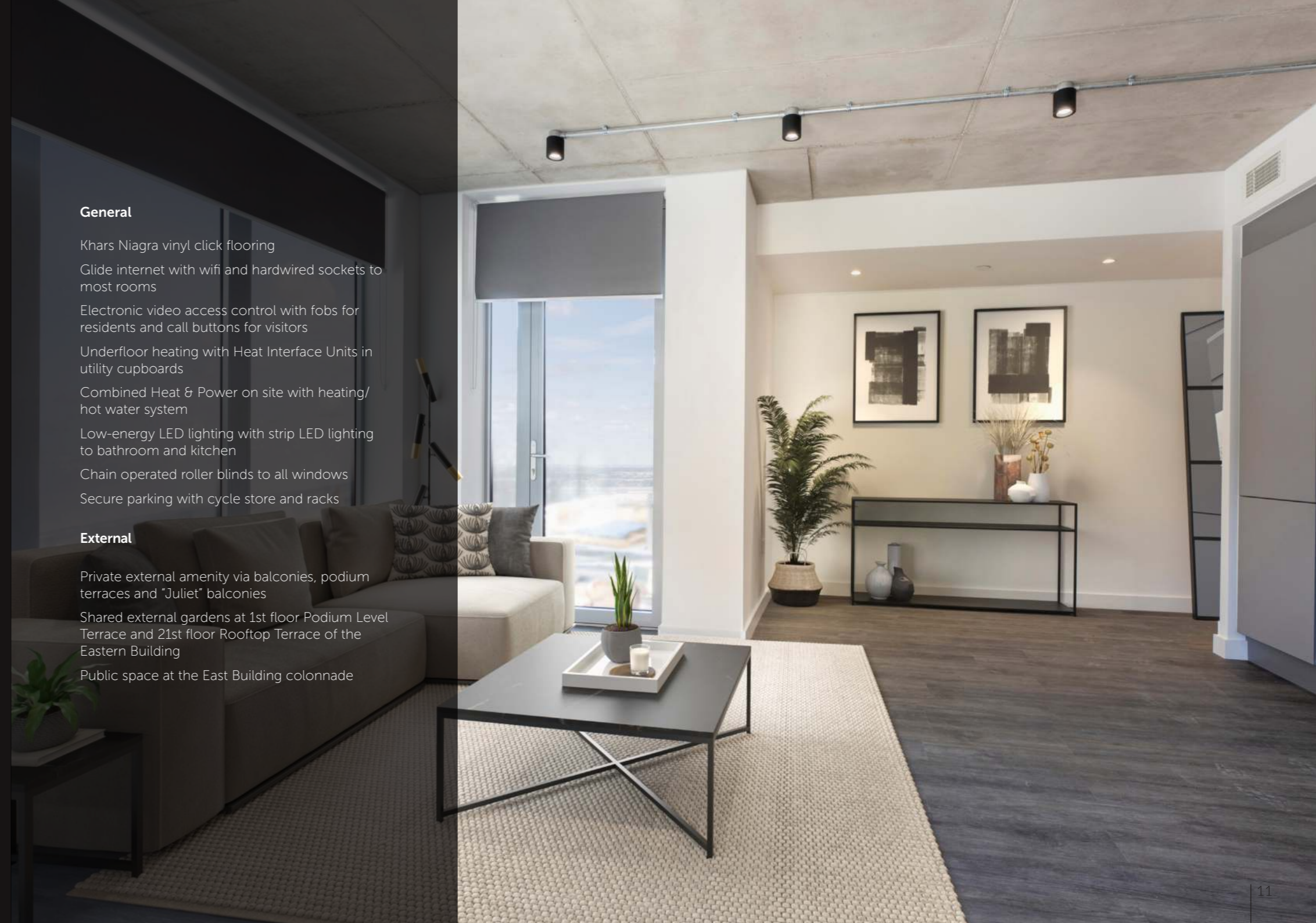
Secure parking with cycle store and racks

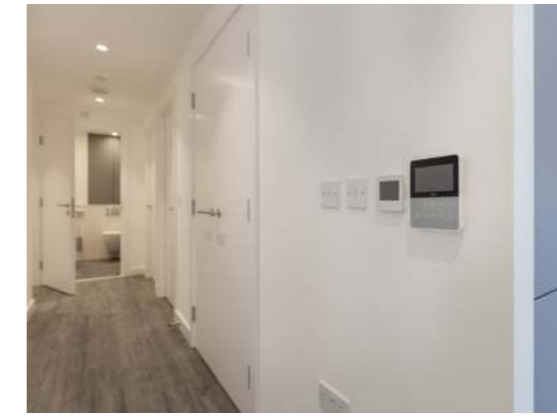
External

Private external amenity via balconies, podium terraces and "Juliet" balconies

Shared external gardens at 1st floor Podium Level Terrace and 21st floor Rooftop Terrace of the Eastern Building

Public space at the East Building colonnade



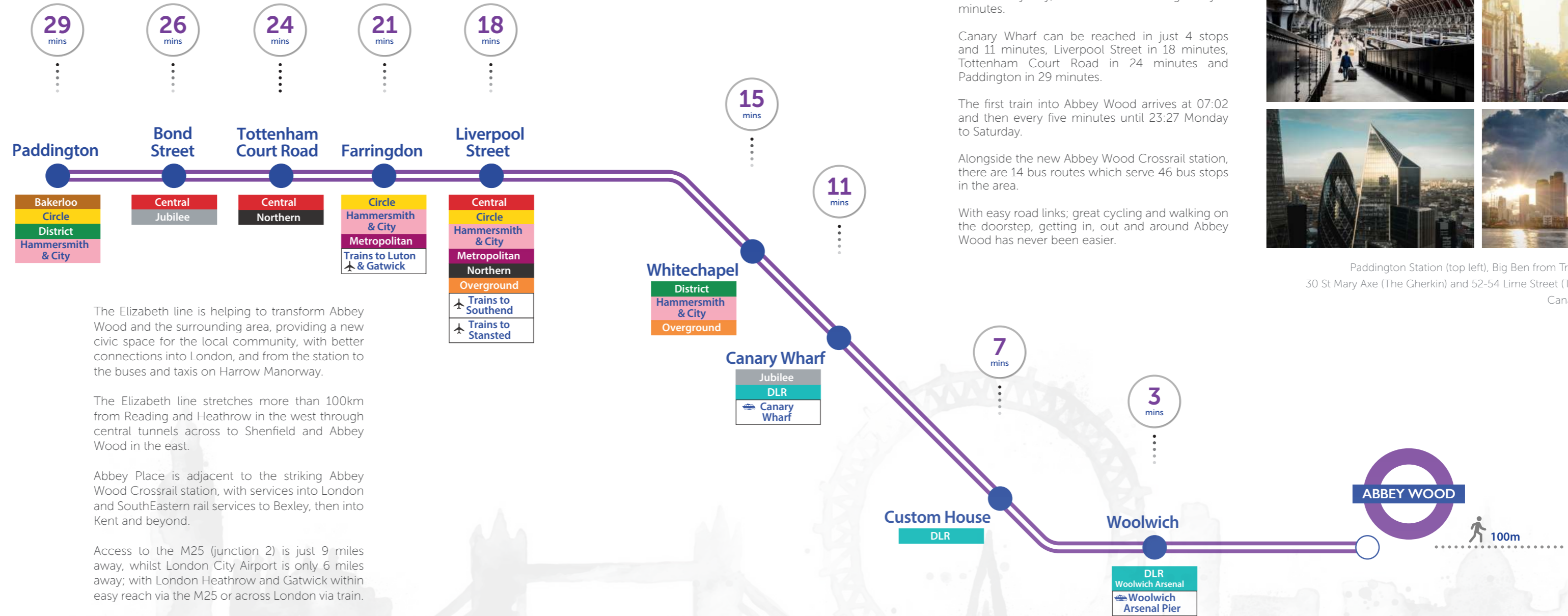
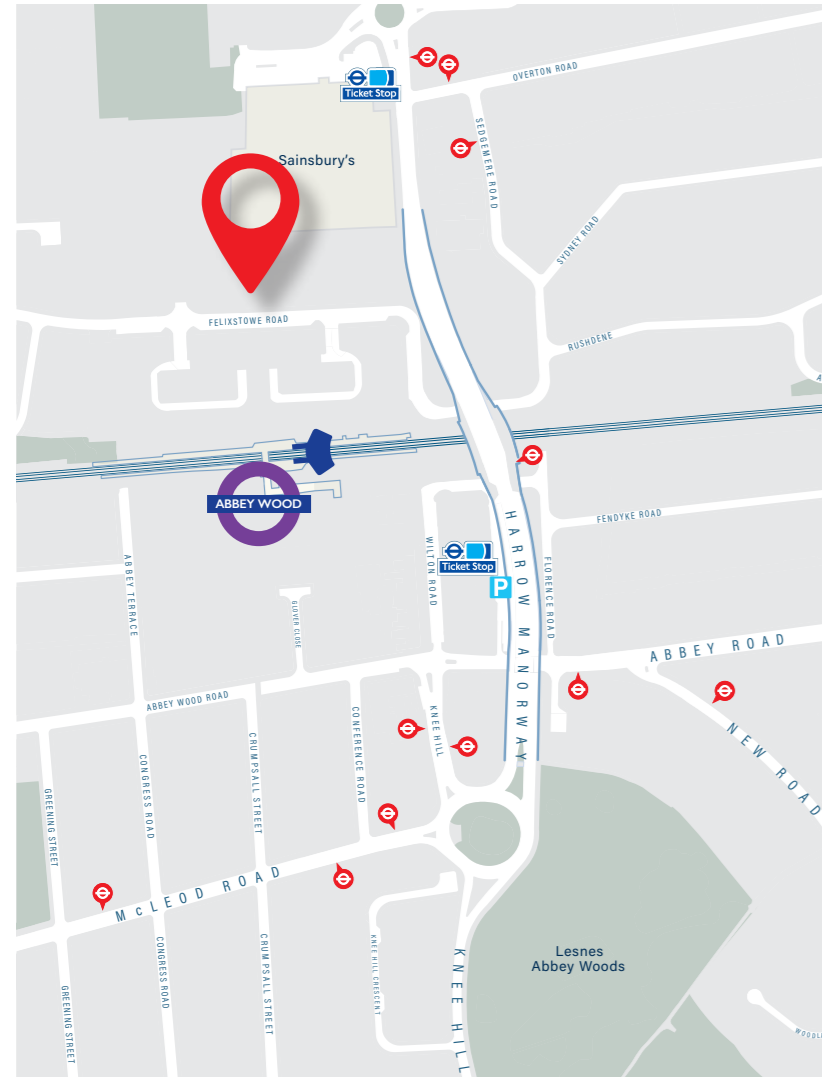


The journey to create Abbey Place has focused on achieving a high quality of design for the area that will form a benchmark for future development.

Abbey Place is part of Abbey Wood's regeneration to create a place, not only for people to live, but to visit, play, shop, eat, drink and stay.



TRAVEL



The Elizabeth line is helping to transform Abbey Wood and the surrounding area, providing a new civic space for the local community, with better connections into London, and from the station to the buses and taxis on Harrow Manorway.

The Elizabeth line stretches more than 100km from Reading and Heathrow in the west through central tunnels across to Shenfield and Abbey Wood in the east.

Abbey Place is adjacent to the striking Abbey Wood Crossrail station, with services into London and SouthEastern rail services to Bexley, then into Kent and beyond.

Access to the M25 (junction 2) is just 9 miles away, whilst London City Airport is only 6 miles away; with London Heathrow and Gatwick within easy reach via the M25 or across London via train.

Access to the city via the Elizabeth Line runs Monday to Saturday from 06:30am through until 23:03 every day, with services running every 5 minutes.

Canary Wharf can be reached in just 4 stops and 11 minutes, Liverpool Street in 18 minutes, Tottenham Court Road in 24 minutes and Paddington in 29 minutes.

The first train into Abbey Wood arrives at 07:02 and then every five minutes until 23:27 Monday to Saturday.

Alongside the new Abbey Wood Crossrail station, there are 14 bus routes which serve 46 bus stops in the area.

With easy road links; great cycling and walking on the doorstep, getting in, out and around Abbey Wood has never been easier.



Paddington Station (top left), Big Ben from Trafalgar Square (top right), 30 St Mary Axe (The Gherkin) and 52-54 Lime Street (The Scalpel) (bottom left), Canary Wharf (bottom right).



FLOOR PLANS

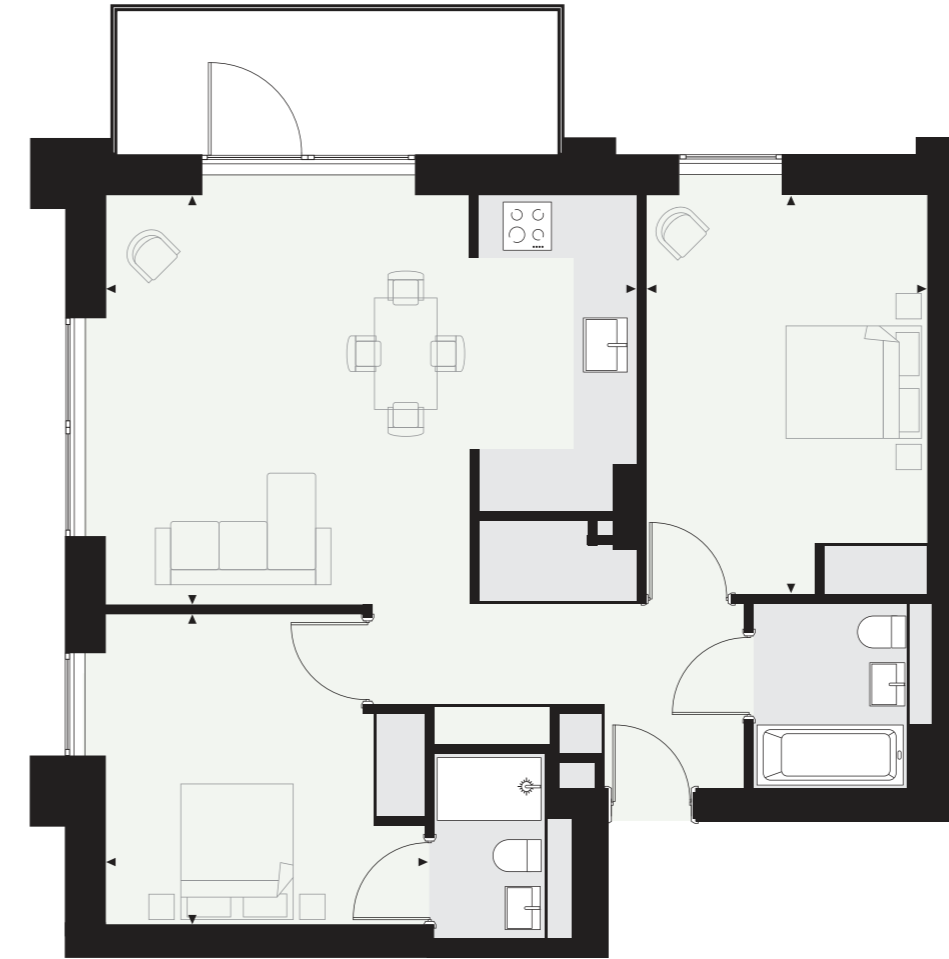


THE PADDINGTON ■

A stylish, luxury two bedroom apartment totalling approximately 73.20 sq m (787.92 sq ft).

The Paddington offers a contemporary kitchen with fitted appliances, leading to an open plan living/dining room with a feature balcony.

The master bedroom offers a modern, chic, en-suite shower room. The generous second double bedroom has use of the family bathroom.



Living/Kitchen/Diner	6.19m x 4.61m (max) (20'2" x 15'1"(max)
Bedroom One	3.95m x 3.49m (12'9" x 11'4")
Bedroom Two	4.58m x 3.26m (15'0" x 10'7")

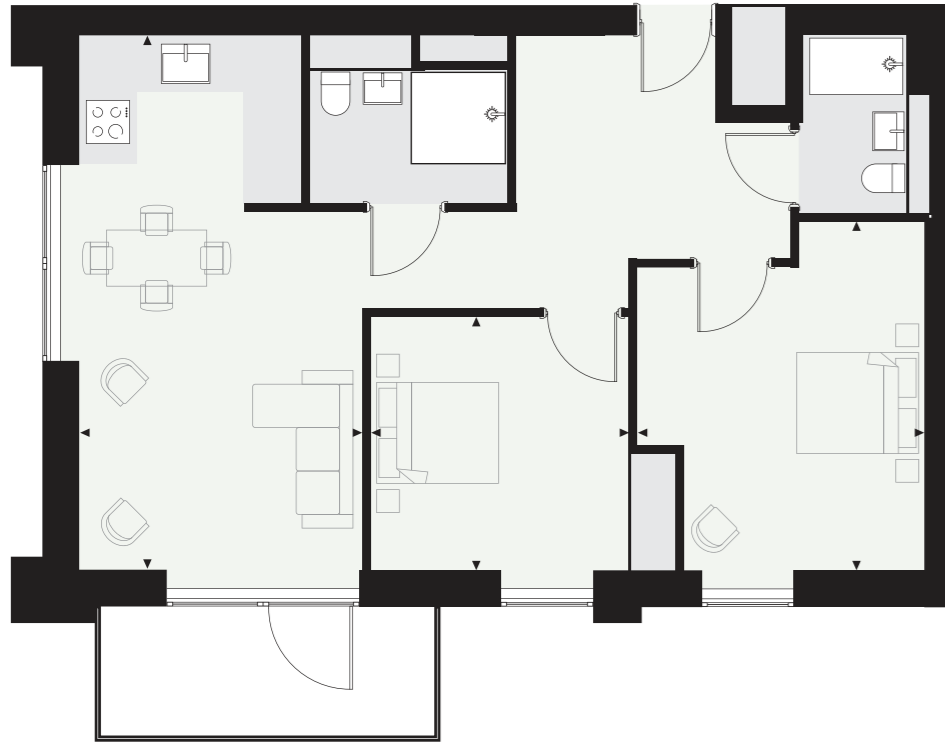
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements are approximate and should not be relied upon as a statement of fact.

THE CANARY ■

A fabulous two bedroom apartment totalling approximately 71.88 sq m (773.71 sq ft).

The Canary has a fully open plan modern kitchen with fitted appliances, living/dining room with a feature balcony.

There are two double bedrooms with use of two separate, modern and chic shower rooms.



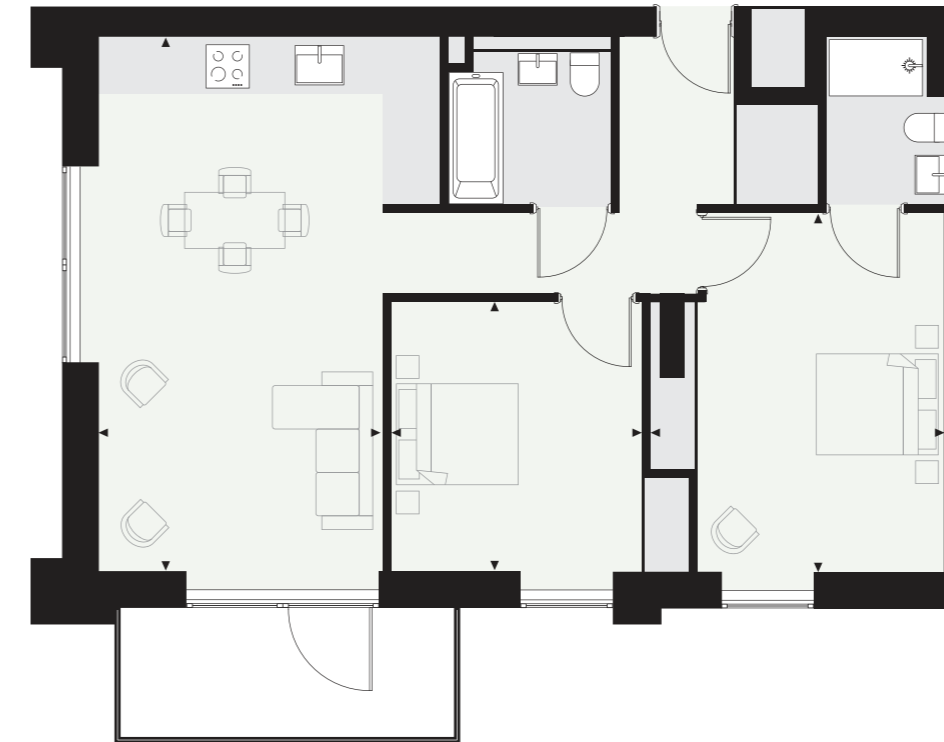
Living/Kitchen/Diner	6.83m x 3.66m (22'4" x 12'0")
Bedroom One	4.55m x 3.64m (max) (14'9" x 11'9" (max)
Bedroom Two	4.09m x 3.91m (13'4" x 12'8")

THE CANARY II ■

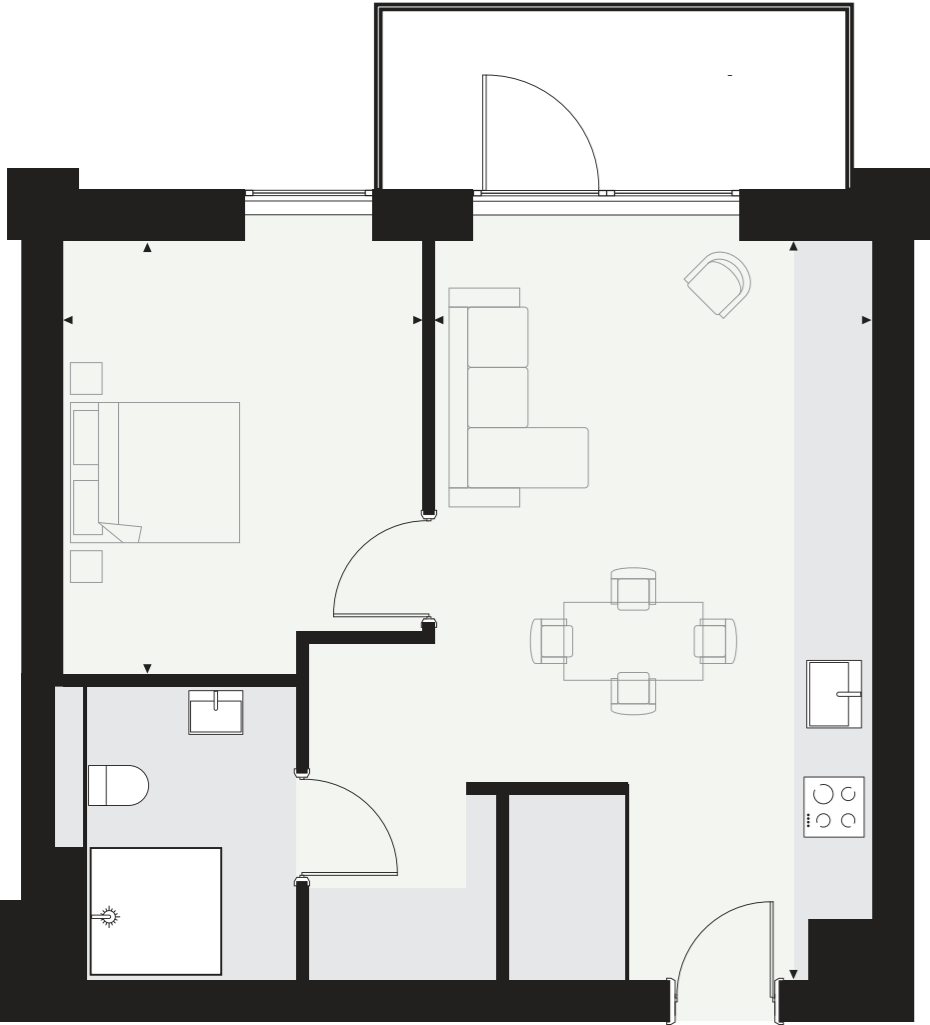
A fabulous two bedroom apartment totalling approximately 72.08 sq m (775.86 sq ft).

The Canary II has a generous, fully open plan modern kitchen with fitted appliances, living/dining room with a feature balcony.

The spacious master bedroom boasts a luxury en-suite shower room. The second double bedroom has use of the family bathroom.



Living/Kitchen/Diner	6.83m x 4.56m (max) (22'4" x 14'10" (max)
Bedroom One	4.53m x 3.63m (max) (14'9" x 11'9"(max)
Bedroom Two	3.42m x 3.30m (11'2" x 10'8")



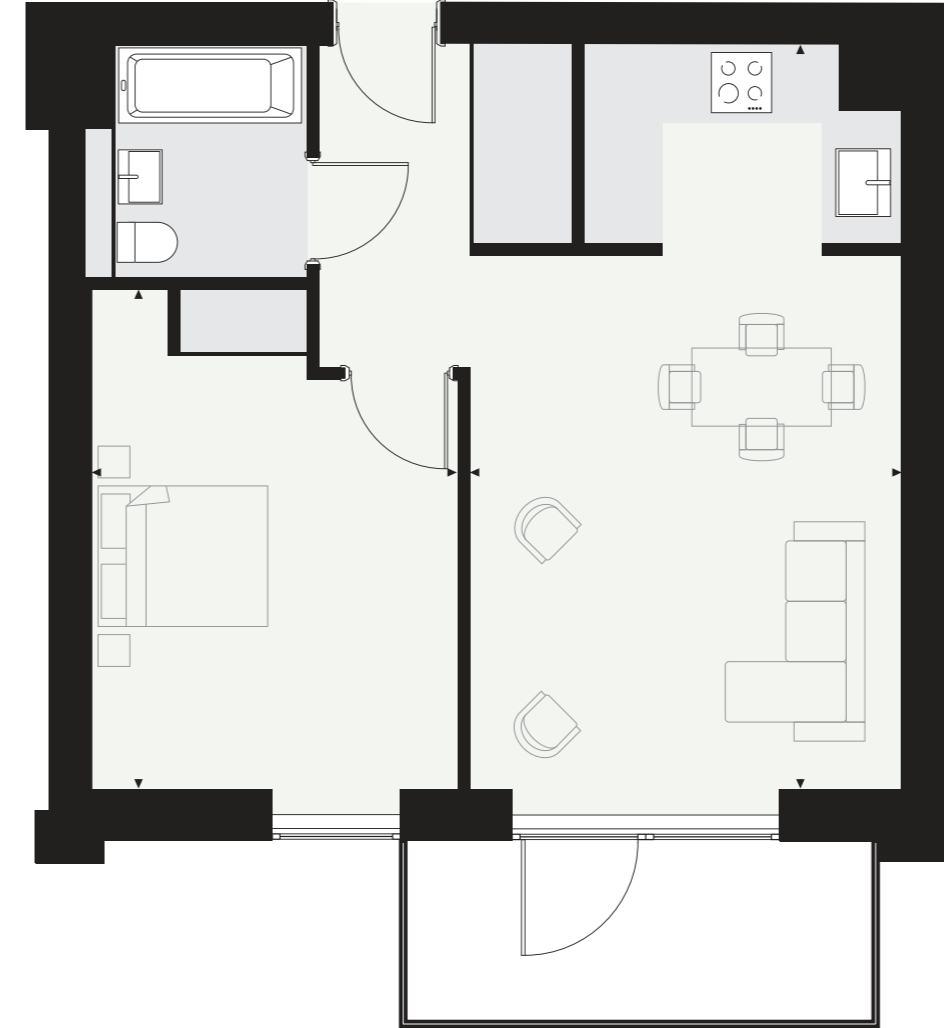
THE WHITECHAPEL ■

A luxury one bedroom apartment totalling approximately 50.69 sq m (545.62 sq ft).

The Whitechapel is stylishly appointed with a full length, modern kitchen with fitted appliances, within an open plan living/dining room with a feature balcony.

There is a generous and bright bedroom, utility area and smart and chic shower room.

Living/Kitchen/Diner	6.88m x 4.01m (max) (22'6" x 13'1" (max)
Bedroom One	4.14m x 3.33m (max) (13'6" x 10'9"(max)



THE WHITECHAPEL II ■

A luxury one bedroom apartment totalling approximately 50.61 sq m (544.65 sq ft).

The Whitechapel II is stylishly appointed with a modern kitchen with fitted appliances, leading into an open plan living/dining room with a feature balcony.

There is a generous and bright bedroom, utility area and stylish and chic bathroom.

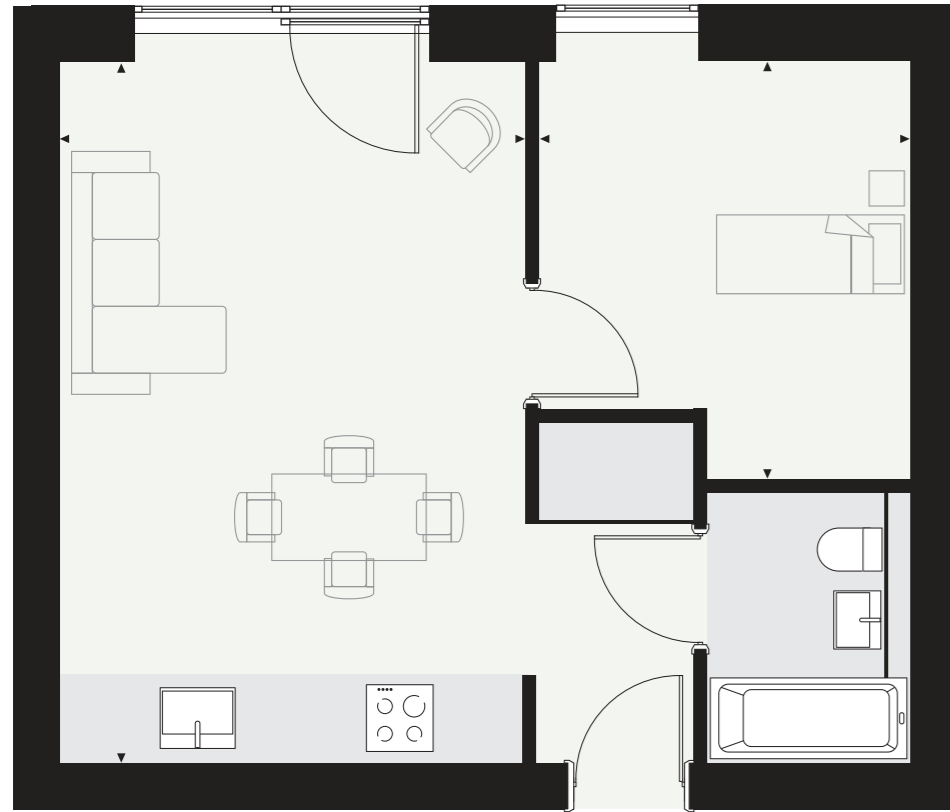
Living/Kitchen/Diner	6.96m x 3.86m (22'8" x 12'6")
Bedroom One	4.59m (max) x 3.52m (15'1" (max) x 11'5")

THE FARRINGDON ■

The Farringdon is a fabulous one bedroom apartment totalling approximately 39.79 sq m (428.29 sq ft).

The living room offers a feature window with 'Juliette' balcony and is fully open plan to include a contemporary kitchen with fitted appliances.

There is a large double bedroom and a modern, chic, bathroom.



Living/Kitchen/Diner	5.78m x 3.76m (18'9" x 12'3")
Bedroom One	3.51m (max) x 3.28m (11'5" (max) x 10'7")

THE LEVELS



LEVEL 1



- THE PADDINGTON
- THE WHITECHAPEL
- THE CANARY
- THE WHITECHAPEL II
- THE CANARY II
- THE FARRINGDON

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LEVELS 2 & 3



- THE PADDINGTON
- THE WHITECHAPEL
- THE CANARY
- THE WHITECHAPEL II
- THE CANARY II
- THE FARRINGDON

* The apartment labels show Level 2 only. For Level 3, apartment numbering will change e.g. Apt 301, Apt 302 etc.

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LEVEL 4



- THE PADDINGTON
- THE CANARY
- THE CANARY II
- THE WHITECHAPEL
- THE WHITECHAPEL II
- THE FARRINGDON

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LEVELS 5 - 18



- THE PADDINGTON
- THE CANARY
- THE CANARY II
- THE WHITECHAPEL
- THE WHITECHAPEL II
- THE FARRINGDON

* The apartment labels show Level 5 only. For Levels 6 to 18, apartment numbering will change e.g. Apt 601, Apt 602; Apt 1801, Apt 1802 etc.

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LEVEL 19



- THE PADDINGTON
- THE WHITECHAPEL
- THE CANARY
- THE WHITECHAPEL II
- THE CANARY II
- THE FARRINGTON

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LEVEL 20



- THE PADDINGTON
- THE WHITECHAPEL
- THE CANARY
- THE WHITECHAPEL II
- THE CANARY II
- THE FARRINGTON

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SHARED OWNERSHIP

Accessible Style - Affordable Living

Home ownership is the cornerstone of a strong community

WHAT IS SHARED OWNERSHIP?

Shared Ownership is a government-backed scheme that has been around for more than 35 years and has helped over 200,000 people buy a home.

WHY BUY SHARED OWNERSHIP?

Shared Ownership is the perfect way to get on to the housing ladder if your finances mean that your housing needs and your current situation don't quite match. Better still, it's usually cheaper than renting.

HOW DOES IT WORK?

With Shared Ownership you buy a percentage of the home's overall value. You can buy between a 25% and 75% share to start with, and you must always buy the maximum you can afford. You pay rent on the share you don't buy. The rent increases annually, but is always subsidised and is worked out using a percentage of the value of the share you don't own.

If you're looking to buy with Shared Ownership you'll need a mortgage in the same way you would if you were buying on the open market. Shared Ownership mortgages are available from most mortgage lenders, who will lend to you if you have a 5% deposit or greater.

This means that you could buy your dream home, in your dream area, without needing a big deposit or big salary.

ARE YOU ELIGIBLE?

There are two things to think about when looking into Shared Ownership:

- You must earn less than £90,000.
- You must be a first-time buyer, or no longer have your name attached to a house (if you are selling your home at the moment, speak to your provider, they will be able to advise you).



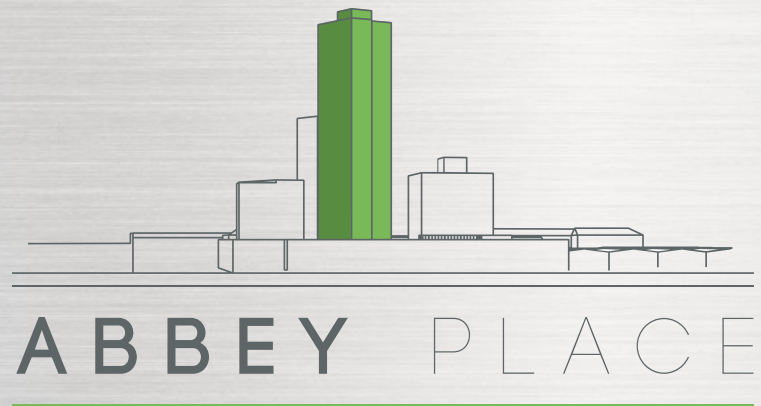
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