



# RIVERSCAPE





## FACTSHEET

### THE DEVELOPMENT

Set at an extraordinary point in East London where the River Thames meets Lyle Park, Riverscape is surrounded by extensive parkland and verdant landscaping making this one of the capital's greenest and best-connected riverside developments.

Part of an already established and thriving neighbourhood at Royal Wharf – with everything you need on your doorstep – Riverscape's south-facing waterfront setting makes it unique. The curvature of the river at this point provides views across the Thames, green parkland and the iconic Canary Wharf skyline. Apartments open out onto a park-side setting with panoramic views from expansive windows making the living experience almost coastal.

You're on the edge of the city, yet immersed in nature.



### LOCATION MAP



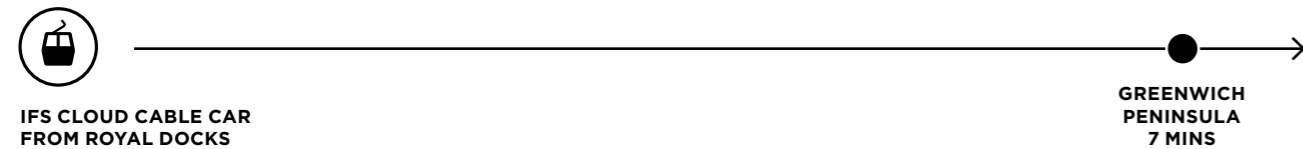
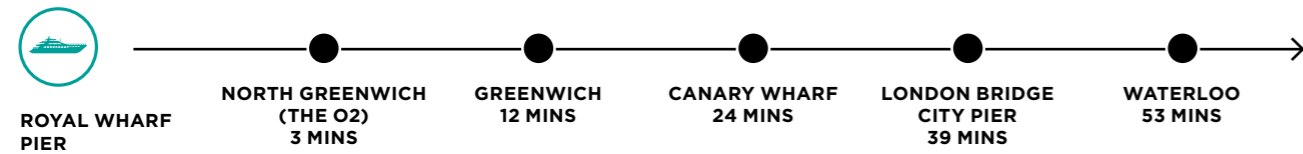
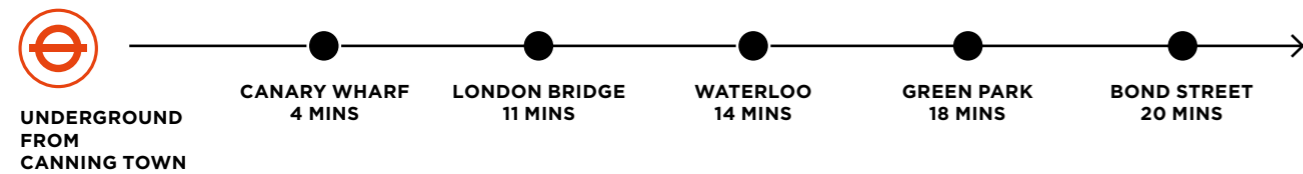
## FACTSHEET

### TRAVEL

Travel by road, rail or river is effortless here.

The Elizabeth Line is just 10 mins walk away, connecting you to central London in less than 20 mins.

Royal Wharf Pier, with fast access to the city via Uber Boat by Thames Clippers, is on your doorstep and with West Silvertown DLR a mere 2 mins walk away, Riverscape has never been better connected.



## FACTSHEET

### THE APARTMENTS

Phase 1		Phase 2	
Building	Total Apartments	Building	Total Apartments
Deanston	63	Leslie**	42
Leonard	134	Phase 3	
Lyle	52	Building	Total Apartments
		Pearsall	137
		Latham	52

### RESIDENTS' SPACES

- The Clubhouse – Residents only gym with studio spaces, 25m swimming pool, jacuzzi, sauna and steam room
- Sky Lounge – Exclusive to Riverscape residents
- Community Centre
- Street Gym
- Riverside Walkway
- Royal Wharf Gardens

### RESIDENTS' SERVICES

- 24 hour concierge and security
- b.life app virtual concierge
- Post & parcel management service
- Estate Management Team located on the development
- Fitness Team

### COMPLETION DATE (ESTIMATED)

Phase 1		Phase 2	
Deanston	Completed	Leslie	Completed
Leonard	Completed	Phase 3	
Lyle	Completed	Pearsall	Q3 2024
		Latham	Q4 2024

### LEASEHOLD TENURE

999 year lease

### GROUND RENT

Nil

### SERVICE CHARGE (ESTIMATED)

Phase 1		Phase 2	
Deanston	£5.06 psf per annum*	Leslie	£5.06 psf per annum*
Leonard	£5.06 psf per annum*	Phase 3	
Lyle	£5.06 psf per annum*	Pearsall	£5.06 psf per annum*
		Latham	£5.06 psf per annum*

### PARKING

Right to park  
 Parking service charge (estimated) £30,000 per space  
 £646 per space per annum

*Subject to availability and not available on all units.*

### BUILDING INSURANCE

Building insurance is arranged by the managing agent and paid for through service charge.

### APARTMENT WARRANTY

10 year build warranty will be provided by NHBC. The first two years of this warranty is aftercare cover direct with the developer.

### LOCAL AUTHORITY

London Borough of Newham

\* The estimated service charge per square foot is calculated based on 2023 running costs and is subject to inflation and any factors that are outside of our control such as regulatory changes or insurance increases.

\*\* There are 42 private apartments on floors 4 to 10, a further 22 apartments are located on the ground floor up to the third and are offered via the UK Government shared ownership scheme and sold by the provider (Legal & General).

## FACTSHEET

### THE TEAM

Management Company  
Developer  
Contractor  
Architects  
Interior Designer  
Landscape Designer

Ballymore Asset Management Ltd  
Ballymore Oxley  
Ballymore Construction Services  
Glenn Howells Architects  
Amos & Amos  
Huw Morgan

### PURCHASE PROCEDURE

#### Reservation Fee

A non-refundable deposit of £2,000 is payable upon reservation.

#### Exchange of Contracts

##### Deposit 1

10% of the purchase price (less the reservation deposit) is payable within 35 days of reservation on exchange of contracts

##### Balance

The remaining 90% of the purchase price is payable upon completion

### PANEL OF PURCHASER SOLICITORS

#### Ackroyd Legal LLP

16 Prescott Street  
London E1 8AZ

*Jay Wong*

+44 (0)20 3058 3365

Jay.Wong@ackroydlegal.com

#### CDS Mayfair

32 Old Burlington Street,  
Mayfair, London, W1S 3AT

*Subir Desai*

+44 (0)7824 991 653

+44 (0)20 7758 8170

#### Lawrence Stephens Limited

50 Farringdon Road  
London EC1M 3HE

*Sarah Gallagher*

+44 (0)7593 137 920

sgallagher@lawstep.co.uk

#### Quastels

Watson House  
54 Baker Street  
London W1U 7BU

*Jonathan Neilan*

+44 (0) 20 7908 2533

#### Riseam Sharples

2 Tower Street  
London WC2H 9NP

*Julia Caveller*

+44 (0) 20 7836 9555

juliac@rs-law.co.uk

#### Zhong Lun LLP

10-11 Austin Friars  
London EC2N 2HG

*Paige Xia*

+44 (0)20 7382 1567

paigexia@zhonglun.com

*A legal fee contribution of £1,000 will be given where the purchaser instructs one of the panel solicitors, payable as a deduction on completion.*



ballymore. *Oxley*