

The RIVER
GARDENS

at ROYAL GREENWICH

LONDON

WYNDHAM APARTMENTS

PLANS AND SPECIFICATION



WYNDHAM APARTMENTS
PLANS AND SPECIFICATION

THE RIVER GARDENS AT ROYAL GREENWICH, WYNDHAM APARTMENTS

The River Gardens at Royal Greenwich is a vibrant new quarter stretching 300m along the banks of the Thames. Ideally positioned, adjacent to historic Greenwich Village and close to the world renowned O2 Arena, with panoramic views across the river to Canary Wharf, and the City of London.

It is designed around 4 beautifully landscaped garden squares within a 12 acre site, the contemporary architecture features apartments of exceptional scale and interiors of high specification. All this combined with excellent leisure facilities and transport and communication links, makes The River Gardens a very special place to live and a prime investment opportunity.







View from window is computer generated image and indicative only.

WYNDHAM APARTMENTS

The River Gardens by award winning architects Squire & Partners is a collection of contemporary buildings featuring cutting-edge design, positioned to maximise the views and natural light.

The Wyndham Apartments comprises 184 - 1, 2, and 3 bedroom luxury apartments all with exceptional space.

Every interior is sensitively considered and designed to create sophisticated, contemporary living.

Quality of materials and light, create an impressive sense of arrival. Beautifully proportioned lobbies and corridors continue the theme of meticulous detailing and rich finishes.



SPECIFICATION

COMMON PARTS

Residential block entrance lobby

- High quality ceramic floor
- Timber panelled and glass feature walls to reception
- Feature slot and perimeter lighting, to ceiling
- Integral post boxes in separate post-room with security control
- Concierge facilities within an Estate office at Banning Street level. Video door entry and CCTV system
- Power assisted full height entrance doors, with security pass entry

Lift Lobby area - to main entrance

- Stainless steel lift outer doors
- Lift feature wall to include feature glass panels
- Concealed LED lighting
- Full height timber veneered cladding to lobby wall opposite lift entrance with concealed riser cupboards/AOV doors
- Full height lobby doors to match timber veneered panels with vertical vision panel and high quality stainless steel ironmongery

Lift Lobby areas - to upper floors

- Stainless steel lift outer doors
- Full height timber veneered cladding to lobby walls with concealed riser cupboards /AOV doors
- Full height lobby doors to match timber veneered panels with vertical vision panel and high quality stainless steel ironmongery

Lift(s)

- 10 person lift cars with grey wall panels and brushed stainless steel soffit
- Brushed stainless lift doors
- High quality ceramic floor to match lobby

Shared entrance corridors to apartments

- Full height veneered apartment entrance door within a veneered surround and side panel. Side panel inset with feature glass with mounted polished stainless steel apartment number

- Entrance door detailed with a contrasting vertical and horizontal veneer. Individual LED downlights to entrance door and side panel
- Chrome bell push
- Concealed riser cupboard doors
- Painted plasterboard walls and ceiling with recessed downlighters
- High quality carpet with contrasting border colour
- Select Artwork panels

Sustainability

- Achieves Code for Sustainable Homes Level 4
- Planted green and brown roofs
- Low energy lighting
- Materials from responsible sources
- Dedicated storage for refuse and recycling
- Renewable energy provision
- Transport - electric car charging points in car park. Car club spaces across the site

SPECIFICATION APARTMENTS

TYPICAL APARTMENT 1 & 2 BEDROOM

Entrance hall

- Recessed timber veneered full height doorleaf, wide entrance door with fixed side panel and quality stainless steel ironmongery. High security multi-point locking system with spy hole.
- Electronic video door entry system.
- Radiator heating
- Oak plank engineered floor on floating acoustic floor system
- Painted plasterboard walls and ceiling with recessed LED downlighters
- White flush fire doors with planted architraves to match to all rooms with matching quality stainless steel ironmongery
- Storage cupboard containing distribution board, MVHR, heating board and washer dryer.
- White plastic light switches / electrical points

Master Bedroom

- Radiator heating
- Quality carpet to floor on floating acoustic floor system
- Painted plasterboard walls and ceiling with recessed LED downlighters and pendant fitting
- Painted skirtings
- Fitted wardrobe with lacquered sliding doors, internal hanging rails and shelving
- White plastic light switches / electrical points
- Satellite TV point

Second Bedrooms

- Radiator heating
- Quality carpet to floor on floating acoustic floor system
- Painted plasterboard walls and ceiling with recessed LED downlighters and pendant fitting
- Painted skirtings
- White plastic light switches / electrical points

Bathrooms

- Under floor heating
- High quality ceramic tiles to floor on insulating floating screed
- High quality ceramic tiles to walls and shower
- Painted plasterboard ceiling with recessed LED downlighters
- Dual flush wc with concealed cistern
- Large basin with polished chrome mixer tap and pop up waste
- Steel baths with quality thermostatic bath / shower mixer
- Full width walk-in shower where applicable with quality thermostatic shower controls connected to wall mounted shower head and separate hand held shower
- Glass shower screen and bath screen where applicable
- Quality polished chrome finished brassware
- Chrome finish heated towel rail
- Illuminated mirrored cabinet
- Chrome shower socket

Kitchen

- Beautifully designed kitchen
- Quartz stone worktops with square under mounted bowl and a half s/s sink
- Quality polished chrome finished mixer tap
- Glass splash-back above worktops
- Concealed lighting to underside of wall units
- 600mm dishwasher, fridge/freezer
- Integrated eye level oven and microwave (in smaller kitchens oven is below hob)
- Electric flush ceramic hob
- Oak plank engineered floor (oak) on floating acoustic floor system
- Painted plasterboard walls and ceiling with recessed LED downlighters
- Kitchen extractor hood
- Painted skirtings
- Recycling facilities contained within kitchen
- Polished chrome kitchen sockets and isolator switches

Living room

- White painted door and architrave with matching good quality stainless steel ironmongery
- Radiator heating
- Oak plank engineered floor on floating acoustic floor system
- Painted plasterboard walls and ceiling with recessed downlighters
- Painted skirtings
- White plastic light switches / electrical points
- Satellite TV point

Windows & Cladding

- Full height double glazed windows system to all bedrooms and living rooms
- Doors to terraces and opening windows
- Full height rainscreen cladding panels in dark grey zinc and granite
- Render or timber cladding panels

Terraces/balconies

- Structural glass balustrades with handrail
- Softwood timber decking
- Rendered or ppc soffit
- Opaque glass 1.9m high privacy screens

Roofs

- Green and brown warm roof construction. Green and brown roofs as per planning consent.

Telecommunications

- Wiring for Sky-plus compatible satellite and terrestrial television from central receiver
- Satellite TV outlet in living room and all master bedrooms
- Telephone outlet with broadband capacity to hallway, living room and bedrooms

3 BEDROOM APARTMENTS

Same specification as 1 and 2 bedroom apartments with the additions to kitchens of;

- Integrated wine cooler
- Combination microwave oven
- Tall larder unit

ONE BEDROOM APARTMENTS
FROM 548-785 SQ FT

