

RIVERSCAPE





FACTSHEET

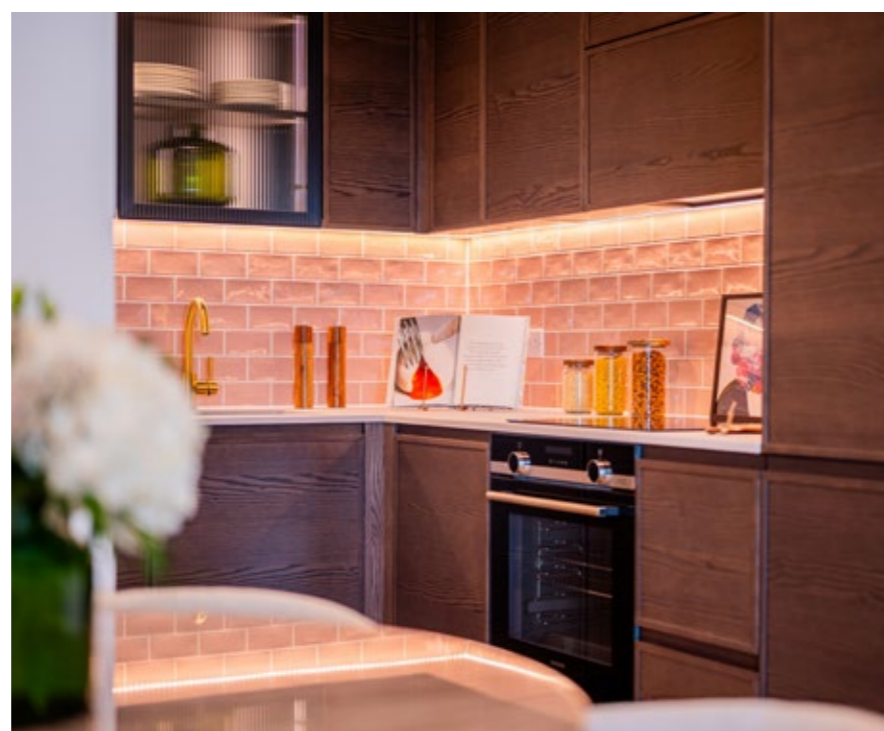
THE DEVELOPMENT

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



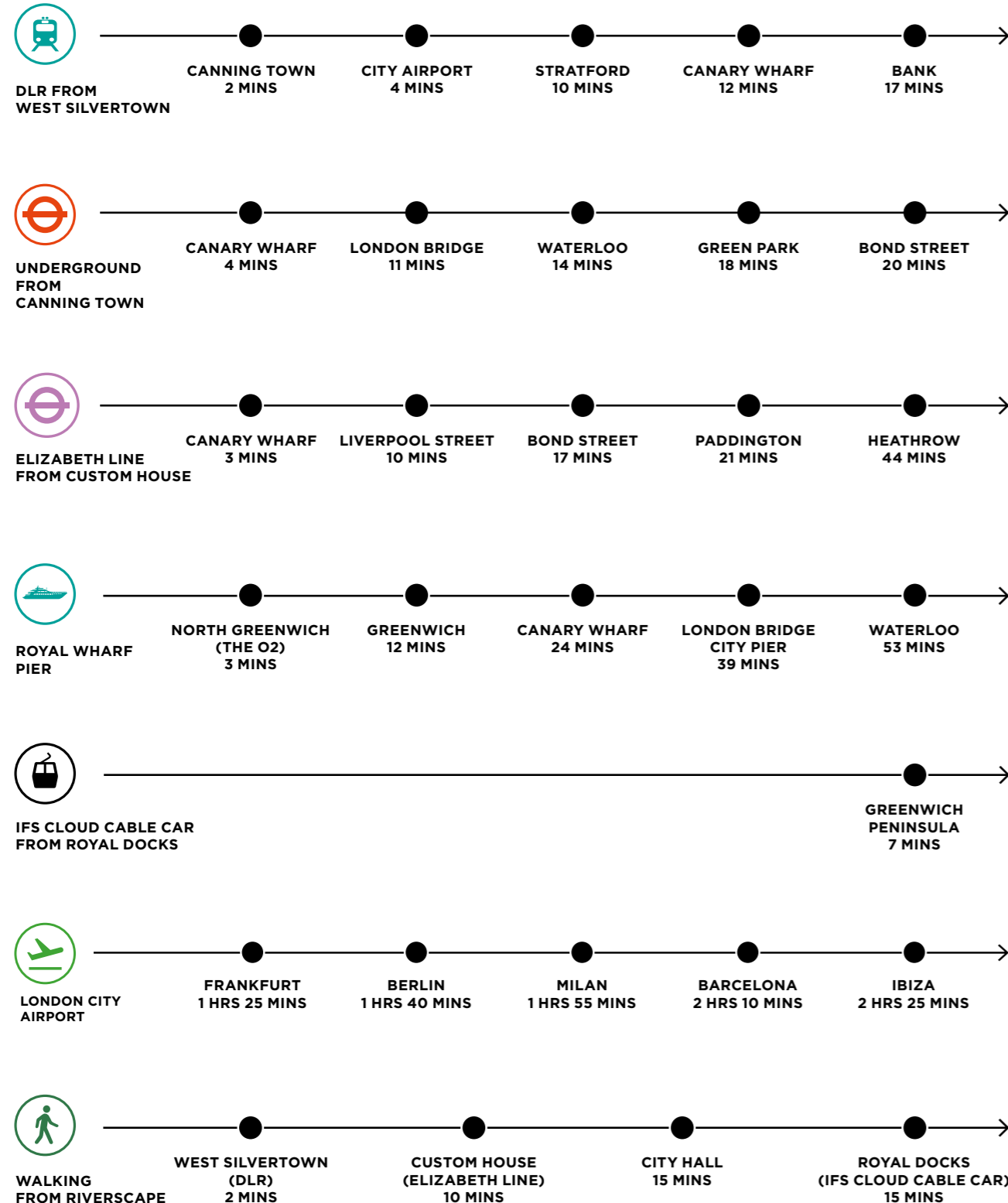
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TRAVEL

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

Building	Total Apartments
Forshaw	82
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

Forshaw	Completed
Pearsall	Completed
Latham	Completed

LEASEHOLD TENURE

1000 year lease

GROUND RENT

Nil

SERVICE CHARGE

Forshaw	£6.23 psf per annum*
Pearsall	£5.93 psf per annum*
Latham	£6.06 psf per annum*

PARKING

Right to park	£30,000 per space
Parking service charge (estimated)	£801.35 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 2025 running costs and is subject to inflation and any factors that are outside of our control such as regulatory changes or insurance increases.*

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

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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*