

WOODROW

65
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WOODROW

LUXURY
WAREHOUSE-STYLE
URBAN LIVING



THE WORLD'S MOST
VIBRANT CITY
ON YOUR DOORSTEP



THIS IS URBAN LIVING

Once at the heart of the British Empire, Woolwich is one of London's most exciting and well-connected places to live. With the new Elizabeth line (Crossrail) on your doorstep, you'll be minutes away from everything the world's greatest city has to offer including theatre, sports events, shopping, bars, restaurants and more.

Woolwich is surrounded by parks and green spaces including Woolwich Common, which is a just stroll away. Here you'll find the magnificent Royal Artillery Barracks, the longest facade in London and venue for the London 2012 Olympic Games shooting competition. Enjoy a scenic Sunday walk or cycle along the river Thames, topped off with lunch at the ever-popular Anchor & Hope pub overlooking the water.

Wander through Woolwich Farmers' Market, housed within a beautiful Grade II-listed building to find quality locally sourced artisan food, from cheese to cakes, flowers to home-baked bread. Beresford Market has been around a bit longer, dating back to the 1600s, and here you can browse 80 colourful stalls and food outlets. If you can't spot what you are looking for in the markets, head to Woolwich High Street where you'll find high street staples such M&S, Sainsbury's, WH Smith, Boots and many more.

Woolwich offers the very best of urban living.



**HISTORIC GRANDEUR
AND SPARKLING URBAN
TRANSFORMATION SIT
SIDE BY SIDE**



WOOLWICH



ENTERTAINMENT

Highly rated local pubs include the Dial Arch at the Riverside Arsenal, a classic public house and restaurant in an elegant historic building. Close by you will find the Hop Stuff Brewery, which has a range of pizzas on offer alongside its craft beer. The brewery was inspired by its Royal Arsenal location and local history. It is said that during the bleak days of the First and Second World Wars busy ammunitions workers were permitted ‘four hour sessions’ of beer to boost morale but they weren’t allowed to get drunk. In recognition of this, Hop Stuff’s local brews promise a juicy, fruity brew that won’t “knock you off your chair”.



A HISTORIC AREA

Woolwich is famous for the Royal Arsenal, the world’s foremost munitions works, which at the outbreak of the First World War employed more than 70,000 workers. Not all local history is military, though. Venture a short way up the hill from 65/66 Woodrow and you’ll find yourself at the magnificent Tudor mansion Charlton House, home of the renowned Mulberry Tea Rooms.

Only slightly further afield is historic Greenwich, home to the famous Maritime Museum, Royal Observatory and Sir Christopher Wren’s riverside masterpiece, The Royal Naval College. Energetic walkers can climb to the top of the hill in Greenwich Park and take in the panoramic views across the capital.

SCHOOLS

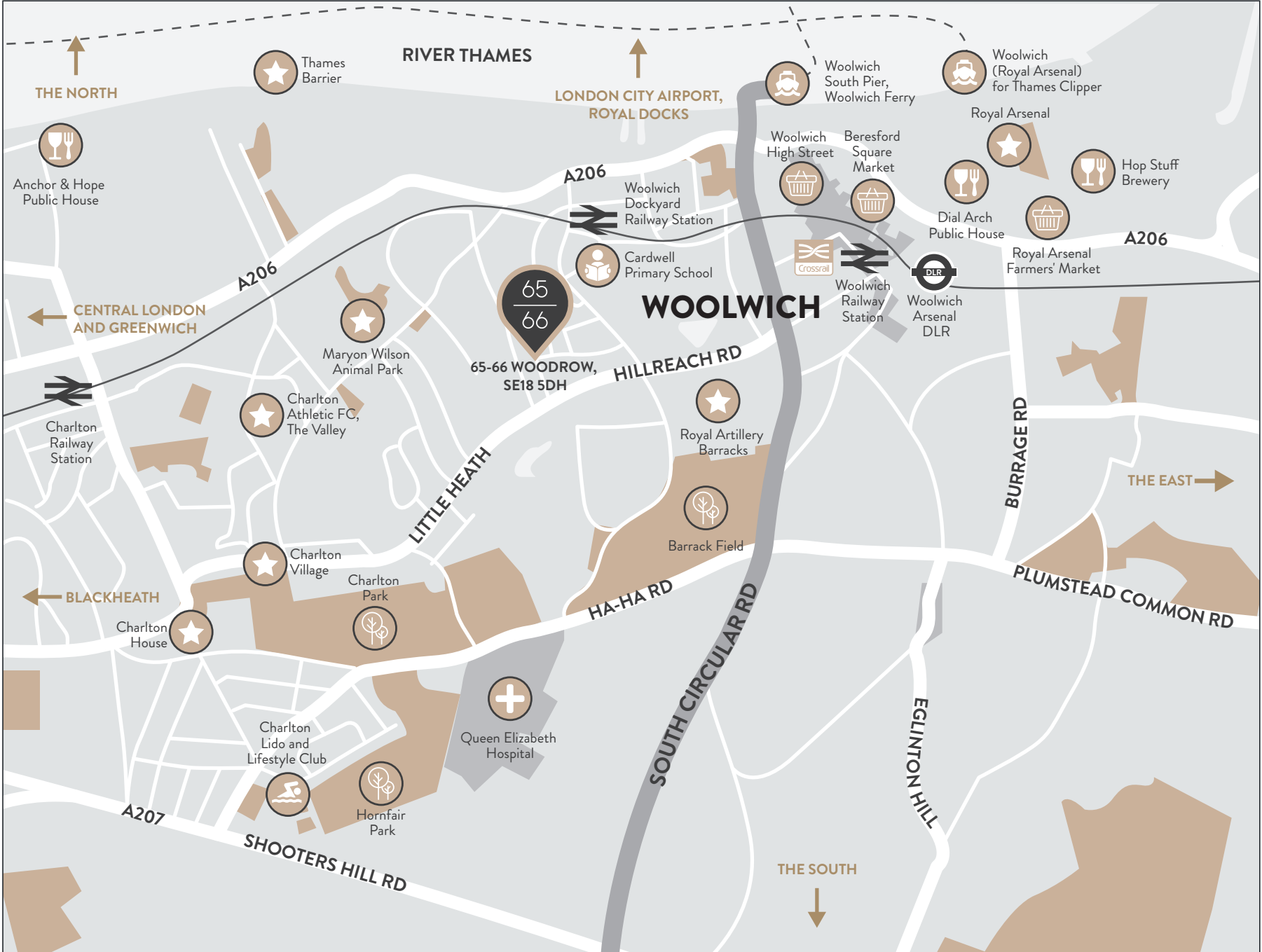
There are several excellent local primary schools including Heronsgate, Cardwell, Bannockburn and St Mary Magdalene CofE, all of which are rated by Ofsted as “outstanding”. St Peter’s Catholic has “outstanding” features and Mulgrave, Thorntree and Conway are rated as “good”. Local secondary schools include St Paul’s Academy and Plumstead Manor, both of which are rated as “good”.



LOCAL AREA

65-66 WOODROW,
WOOLWICH, SE18 5DH

- | | |
|------------------------|------------------------|
| Parks and Green Spaces | Hospitals |
| Schools | Ferry and Water Taxis |
| Food and Drink | DLR Stations |
| Shopping | National Rail Stations |
| Landmarks | Crossrail Station |
| Sport and Leisure | |



CROSSRAIL**
*From Woolwich Station –
an 18-minute walk (0.9 miles)*
Canary Wharf 8 mins
Liverpool Street 14 mins
Stratford 16 mins
Tottenham Court Road 19 mins
Bond Street 22 mins
West Ealing 35 mins
Heathrow 50 mins

**8 MINUTES TO
CANARY WHARF FROM
WOOLWICH STATION**

NATIONAL RAIL*
*From Woolwich Dockyard station –
a seven-minute walk (0.4 miles).*
Greenwich 10 mins
Cannon Street 23 mins

From Woolwich Arsenal.
London Bridge 23 mins
Waterloo East 25 mins
Charing Cross 29 mins

DLR
(from Woolwich Arsenal)
London City Airport 7 mins
Canary Wharf 19 mins
Stratford 19 mins
Bank 27 mins

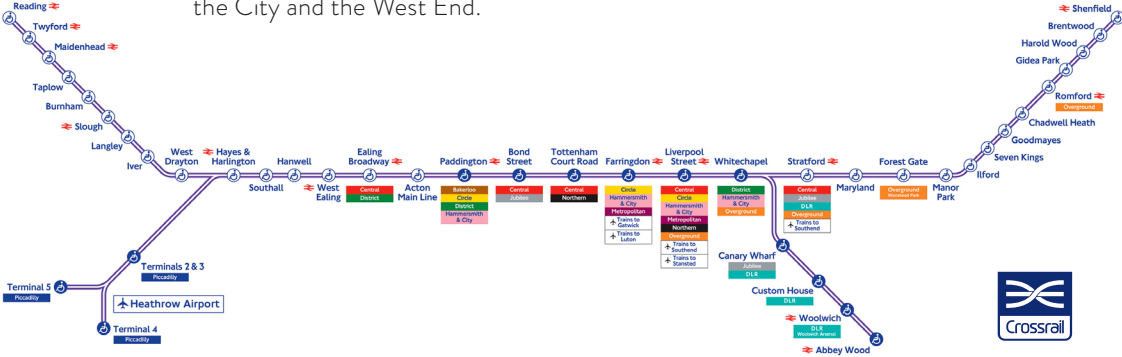
THAMES CLIPPER*
*From Woolwich Arsenal Pier B –
25-minute walk (1.2 miles)*
North Greenwich Pier 6 mins
Greenwich Pier 15-20 mins
Canary Wharf Pier 20-30 mins
London Bridge City Pier 30-40 mins
Embankment Pier 45 mins



TRANSPORT

RAIL

The Elizabeth line (Crossrail) will add a new dimension to Woolwich’s already impressive transport options when it opens in 2018. The new service will provide up to 12 trains an hour direct into Canary Wharf, the City and the West End.



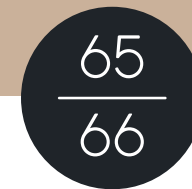
BUSES

There are regular buses from Hillreach (a five-minute walk to the bus stop), including to Woolwich station (13 mins), North Greenwich station (31 mins) and Woolwich Arsenal Pier (29 mins).*

FERRY

The Woolwich ferry is a free service across the Thames from the Woolwich Ferry Centre (19-minute walk, 0.9 miles) to North Woolwich that runs every 5-10 minutes.

Note: Walking times from Google maps. *Travel times are approximate. Source: www.tfl.gov.uk
** Travel times are approximate. Source: www.crossrail.co.uk



WOODROW

65/66 WOODROW
BRINGS URBAN
WAREHOUSE-STYLE
LIVING TO WOOLWICH
WITH A SELECTION OF
23 ONE AND TWO
BEDROOM APARTMENTS
AND DUPLEXES



65
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WOODROW

The apartments have been designed and specified in such a way as to enhance 65/66 Woodrow's classic Victorian character and detail. Built as a factory and warehouse, it lends itself perfectly to stylish urban living when combined with the best of modern technology and innovation.

All the apartments benefit from engineered oak flooring and column radiators. There is also an integrated reception system (IRS) allowing for both Digital Freeview and Sky satellite TV.

NEW BALLS PLEASE

65/66 Woodrow has an interesting history. Between the 1890s and 1940s the building was owned by sporting goods company Slazenger, suppliers of tennis balls to the Wimbledon tennis championships. By 1936 the factory was producing more tennis balls than any other factory in the world.

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WOODROW



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SPECIFICATION

LIVING/ KITCHEN AREA

Engineered European oak flooring

Luna Matt Grey eye and base level units, white with silver edge worktops

Ilma spring chrome tap

Stainless steel kitchen sink

Integrated AEG appliances: fridge/freezer, oven, electric hob, extractor fan, washer/dryer

BEDROOM

Engineered European oak flooring with matt lacquer

BATHROOM AND W/C

Sassari Cloud floor tiles

Punta Molara matt porcelain tiles

Chrome finish shower valve combined with fixed head and shower arm

Stone resin shower trays

Fixed panel glass shower screens

White WC with soft close seat

Gloss white wall hung vanity unit

Frameless flush mirrors

Chrome towel rail

INTERNAL FINISHES

Charcoal slim line aluminium windows

Suspended ceilings

Matt white sockets, switches and downlights

Column radiators

AUDIO/ VISUAL

Pre-installed video entry system

Integrated reception system (IRS), allowing for reception of both Digital Freeview and Sky satellite TV. The Sky reception system offers compatibility with both Sky+ HD and Sky Q satellite receivers. TV outlets in living rooms and bedrooms

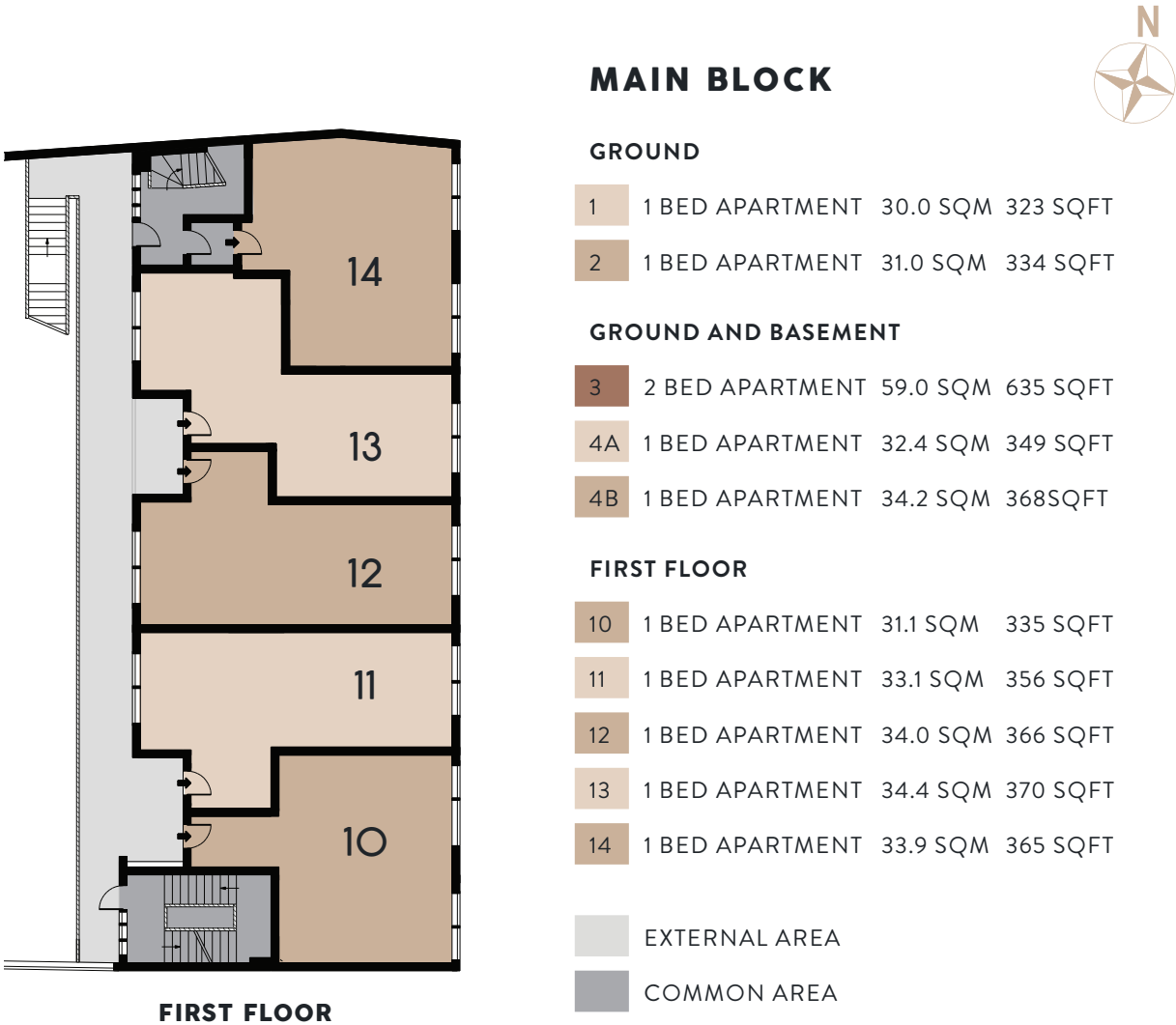
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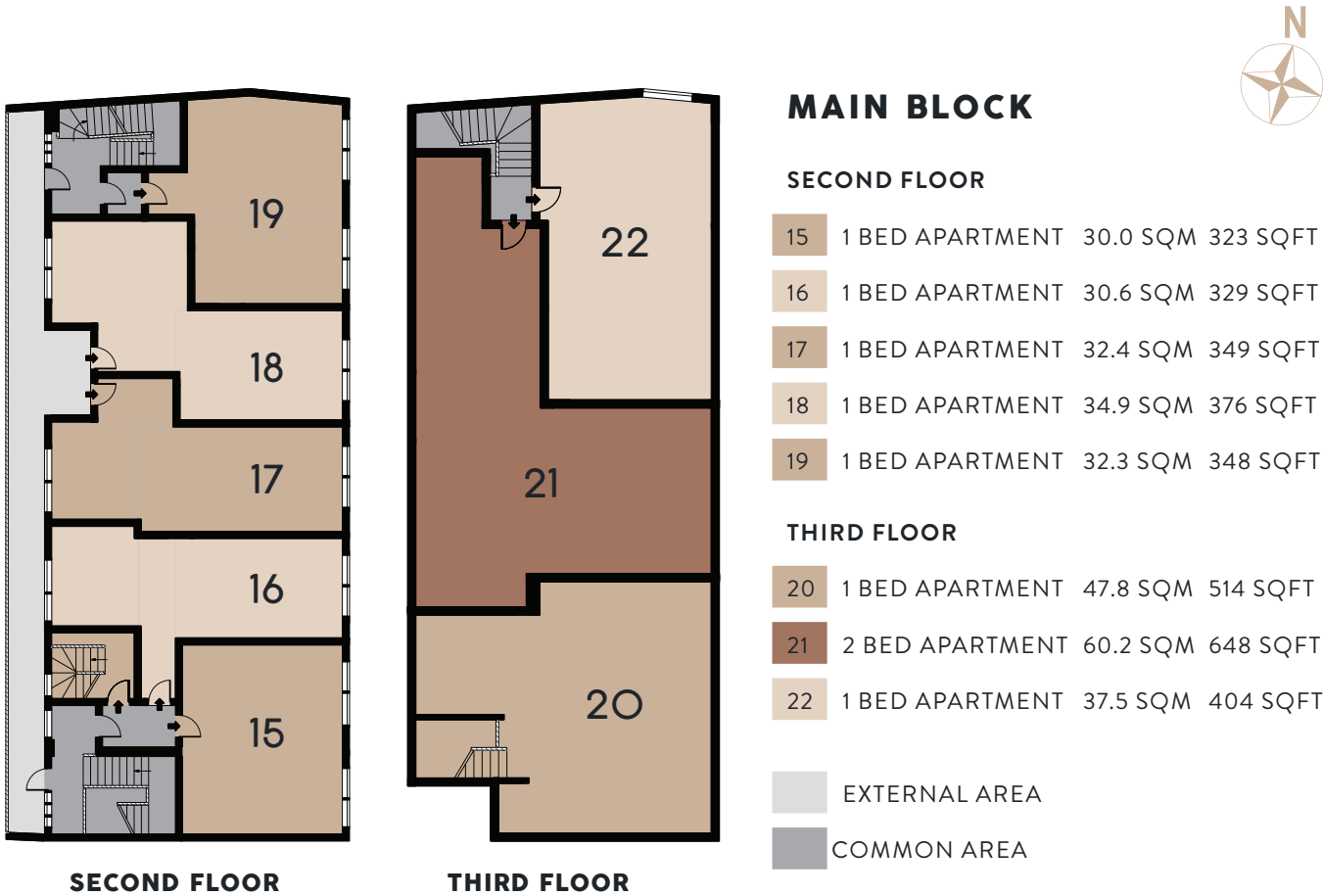
FLOORPLATES

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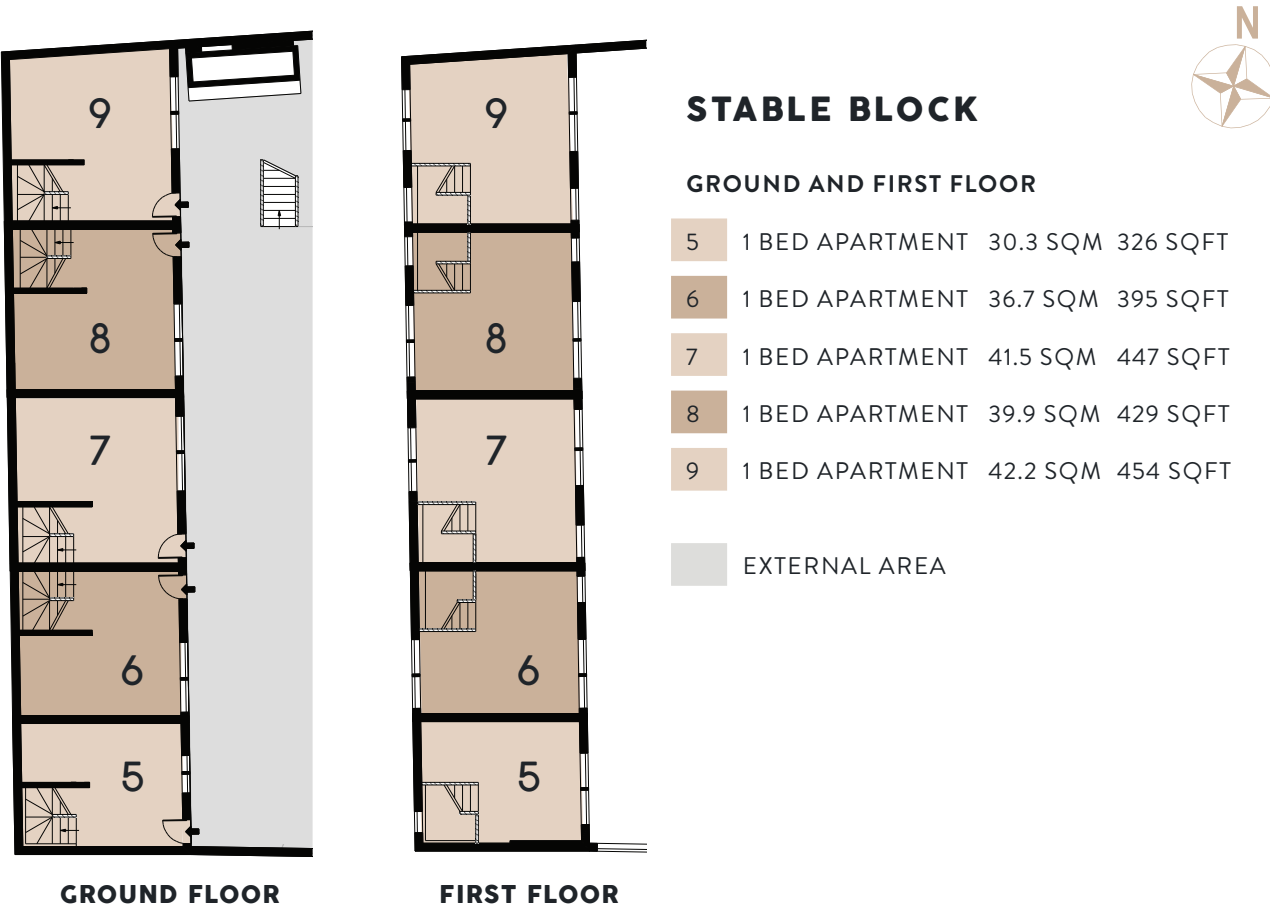


Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floor plans are for illustrative purposes only and not to scale. Measured in accordance with RICS standards.

FLOORPLATES



FLOORPLATES





Seeing potential where others do not, London Green specialises in the conversion of commercial properties into quality homes, as well as the development of innovative large-scale housing schemes.



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E: blackheath@peterjamesestates.co.uk



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Greenwich, London, SE10 8NB
T: 020 8658 4642
E: newhomes@conranestates.co.uk



The London help to buy scheme could help you realise the dream of owning your home in the capital. When you put down as little as a 5% deposit on a newly built home, you can get a Government equity loan – for up to 40% of the purchase price. Please contact the agents to find out more.

MISREPRESENTATION ACT: These particulars are not to be considered as a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or its agent. In view of our continuing aim to improve our developments, the detailed specification and/or layouts may change. Any floor plans are for general guidance only and 'as built' dimensions may vary slightly.

