



LONDON  
SQUARE

An Aldar Company

# WOOLWICH

SE18



# FACTSHEET





# DEVELOPMENT OVERVIEW

Welcome to London Square Woolwich.

A contemporary collection of one and two-bedroom apartments, located in one of London's most creative and fast-emerging areas. Close proximity to Woolwich and Woolwich Arsenal stations offer swift access to central London, London City Airport, and beyond.

Each apartment is enriched with contemporary specifications, where stylish interiors meet far-reaching views of the River Thames and city.

**Developer:** London Square Development Limited

**Location:** London Square Woolwich,  
Woolwich New Road, SE18 6ED

**Local Authority:** Royal Borough of Greenwich

**Travel Zone:** 4

**Tenure:** 999-year leasehold

**Architect:** Formation Architects Ltd

**Anticipated Completion:** Q1 2028

**Est. Service Charge:** £5.98 psf\*

**Managing Agent:** Encore Group Management



## Amenities

- Concierge
- Roof terrace with iconic River Thames views
- Residents lounge space with Wifi
- 218 cycle spaces on the 1st floor accessed via cycle lift

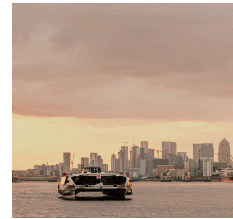
\*Service charge typically includes: building's insurance, lift maintenance, block utilities, internal cleaning (fortnightly basis), external accessible window cleaning (twice annually), fire equipment maintenance, general repairs and maintenance, maintenance of booster pumps and any other electrical and mechanical equipment, bank charges and audit fees, managing agent fees





PRIVATE APARTMENT MIX	1 BEDROOM	2 BEDROOM	TOTAL
FLOORS 1-14	56	66	122

### Why buy at London Square Woolwich?



#### MODERN REVIVAL

Benefitting from a £25m investment, Woolwich town centre is undergoing a transformative resurgence.

#### EFFORTLESSLY CONNECTED

The Elizabeth Line offers swift links to central London. Via the DLR, London City Airport is just five minutes away, connecting residents to the rest of Europe.

#### A ROYAL BOROUGH

Woolwich is located in the Royal Borough of Greenwich, renowned for its extensive naval history, impressive architecture, dynamic market scene and park, which offers sweeping views of the city.

#### A CULTURAL HUB

Woolwich is blessed with a thriving creative and cultural scene. From the multi-disciplinary arts venue, Woolwich Works, to the immersive Punchdrunk theatre, there's always something to discover.

#### LOCAL LIVING

Green spaces, local dining spots, and a dynamic market scene invite constant discovery. A vibrant community atmosphere is felt at every corner.

#### EDUCATION

Five of London's top ten universities, including UCL and King's College London, can be reached within as little as 30 minutes from Woolwich Station. There are 16 Ofsted-rated outstanding schools within 3 miles of London Square Woolwich, reached by foot, public transport or car.

### Professional possibilities

- Canary Wharf, located just 8 minutes away from London Square Woolwich, boasts over 170,000 jobs —making it an attractive destination for professionals.
- There are 1.4 million professional, scientific or financial jobs within a 45-minute commute of London Square Woolwich. 660,670 of these positions are located in the City of London alone, which can be reached in as little as 15 minutes from London Square Woolwich.

### Regeneration

Benefitting from a nearly £25 million investment, Woolwich is undergoing an exciting transformation, bringing new energy to the area. A key milestone is the upcoming arrival of one of the UK's largest urban leisure centres, located just across from London Square Woolwich.

### Rental Growth

Rents for apartments in the local area have risen by 41% in 5 years, outperforming the wider borough, Tower Hamlets, the City of London and Greater London.

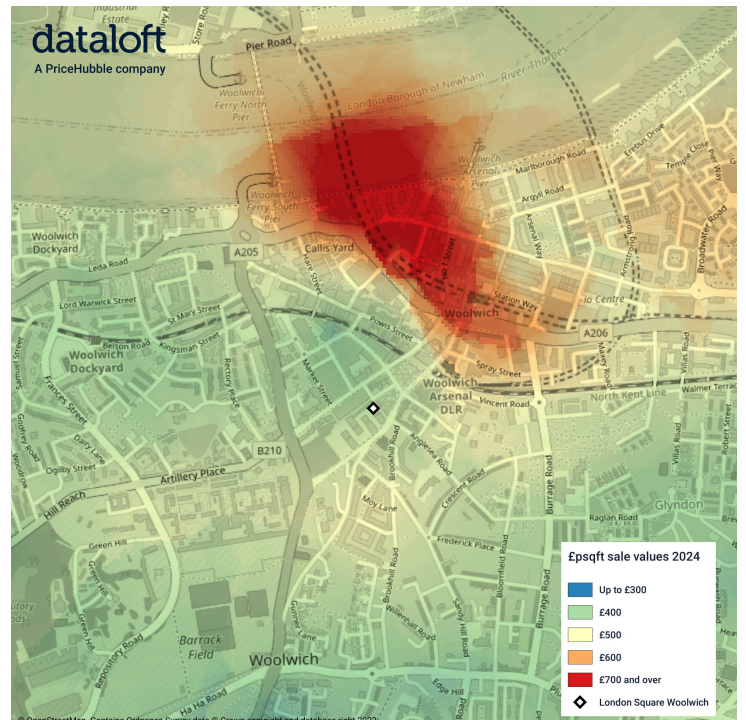
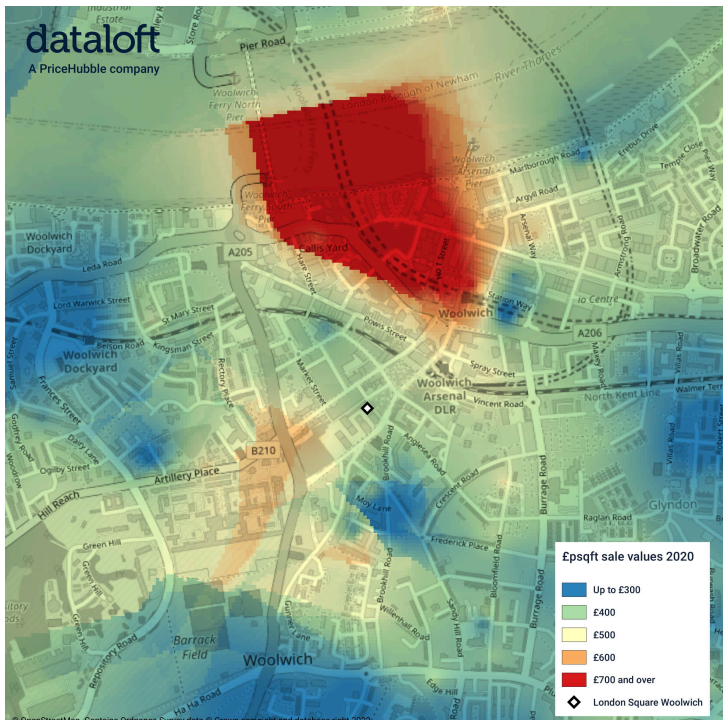


# GROWTH SPOT



- Woolwich has seen a 49% growth in apartment prices in the past 10 years, and there is a 19.4% increase forecast in London between 2025-2029.
- Rental growth in Woolwich has increased by 57% in the past 10 years and 41% in the past 5 years, outperforming wider Boroughs, the City of London and Greater Boroughs. Over 27% of those who rent work in the City, West End or Canary Wharf.
- A 16.5% rental growth is set to be forecast in London between 2023-2029.
- The population of Woolwich is expected to grow by 21%, almost twice the London average of 12%, between 2021-2041.
- Since the Elizabeth Line was confirmed in 2008, property prices around Woolwich station have risen 91%.
- Woolwich is identified in the Mayor's London Plan as an Opportunity Area with potential for 5,000 new homes and 2500 new jobs by 2041, making it an ideal investor destination.
- Receiving ongoing investment, Woolwich is undergoing a vibrant transformation.

# SALES HOTSPOT



Sales price hotspots have traditionally centred around and to the North of Woolwich but since 2019 hotspots are shifting further south closer to London Square Woolwich.





BUYING WITH

# LONDON SQUARE

## Reservations terms

1. £2,500 reservation fee
2. 10% of the purchase price (less reservation fee) upon exchange of contracts (or 21 days later)
3. 10% of the purchase price paid 12 months after exchange of contracts
4. 80% balance paid upon legal completion

## Enquires

0333 666 2636

Woolwich@londonsquare.co.uk

[londonsquare.co.uk](http://londonsquare.co.uk)

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**SE18**

Grand Depot Rd, London SE18 6SQ

[woolwich@londonsquare.co.uk](mailto:woolwich@londonsquare.co.uk)

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**ENQUIRE FOR MORE INFORMATION:**

[woolwich@londonsquare.co.uk](mailto:woolwich@londonsquare.co.uk)