



LONDON
SQUARE

An Aldar Company

WOOLWICH

SE18



CONNECTED TO CREATIVITY
DEVELOPMENT FACTSHEET

DEVELOPMENT OVERVIEW

Welcome to London Square Woolwich.

An exclusive collection of 122 private apartments, set over 14 storeys located in one of London’s most creative and fast-emerging areas. Each apartment is enriched with contemporary specifications, where stylish interiors meet far-reaching views of the River Thames and city.

Developer:	London Square Developments Limited
Location:	Grand Depot Rd, London SE18 6SQ
Local authority:	Royal Borough of Greenwich
Tenure:	999-year leasehold
Architect:	Formation Architects Ltd
Anticipated completion:	Q1 2028



WHY BUY AT LONDON SQUARE WOOLWICH

- Canary Wharf, located just 8 minutes away from London Square Woolwich, boasting over 170,000 jobs, making it an attractive destination for professionals
- 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
- Woolwich is identified in the Mayor’s London Plan as an Opportunity Area with potential for 5,000 new homes and 2,500 new jobs by 2041, making it an ideal investor destination
- Five of London’s top ten universities can be reached within as little as 30 minutes from Woolwich station



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

Amenities:

- 24-hour concierge
- Roof terrace with iconic River Thames view
- Residents lounge space with WiFi
- 218 cycle spaces on the 1st floor accessed via cycle lift

Managing Agent – Encore Group Management:

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.

Service charge:
£5.98 per sq ft



CONCIERGE SERVICES

- Key holding service: comprehensive and discreet key holding service e.g., keys to your vehicles
- Assistance with booking events, taxis, restaurants and more
- Local knowledge: ask us about local hidden gems
- Connectivity and charging electronics: lobby features UK plug adaptors, seamless connectivity, and wireless chargers
- Deliveries/post/parcel service: we can handle your items with care and precision (no perishables due to health and safety)
- Residents' App: keep track of exclusive updates and residents' information via the app
- Relocation services: for residents moving in, we can offer recommendations for expert moving partners and other services
- Community engagement and children's activities: tailored activities and experiences e.g. treasure hunts and seasonal events
- Childcare services: can assist with finding nannies and babysitters
- Housekeeping services: coordinate key releases and maintain your residence to the highest standards

ON YOUR DOORSTEP

On your doorstep lies an abundance of life. Woolwich is blessed with a flourishing arts and food scene, bringing energy to the area. A yearly calendar of activities makes it an attractive destination for locals and visitors alike.



SCAN FOR
BROCHURE

WALKING

- TESCO EXTRA
1 MIN
- WOOLWICH
ARSENAL STATION
2 MINS
- WOOLWICH
LEISURE CENTRE
2 MINS
- WOOLWICH STATION
6 MINS
- FARMERS MARKET
11 MINS
- WOOLWICH COMMON
25 MINS

TRANSPORT CONNECTIONS

- LONDON CITY
5 MINS
- CANARY WHARF
8 MINS
- LIVERPOOL STREET
14 MINS
- BOND STREET
22 MINS

WHO IS LONDON SQUARE?

We are dedicated to making London even greater. Founded in 2010, our name was inspired by the ethos of London's famous squares – landmarks renowned for their legacy and community.

Now part of the Aldar Group of companies, London Square and Aldar are committed to creating world-class developments, anchored in high quality design, sustainability, and customer service excellence – building award-winning homes where people really want to live.

INFORMATION & PAYMENT

Payment 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.

Documents required:

- Original current passport or original identity card
- Two current utility bill copies (not mobile phone) and one bank statement copy showing every buyer's name and home address – these items to be less than three months old
- In addition, your solicitor will require written evidence of the source of your deposit monies accumulating in your account

Original or certified copies required for all buyers. Information provided must match the details given on the reservation agreement.



SOLICITORS

London Square solicitor:

Gateley Legal

Fin Perrett

1 Paternoster Square, London, EC4M 7DX

+44 (0) 20 7653 1600

Recommended solicitors:

Riseam Sharples Solicitors

hayley@rs-law.co.uk

2 Tower Street, London, WC2H 9NP

Tel: +44 (0)20 7632 8902

Quastels Solicitors

54 Baker Street, London W1U 7BU

Tel: +44 (0)20 7908 2525

Ackroyd Legal

info@ackroydlegal.com

16 Prescott Street, London, E1 8AZ

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DISCLAIMER: This document is intended to provide an indication of the general style of our development and apartment types. Times taken from Google Maps. Computer generated images depict London Square Woolwich and are indicative only. All details are correct at the time of going to press. May 2025.