

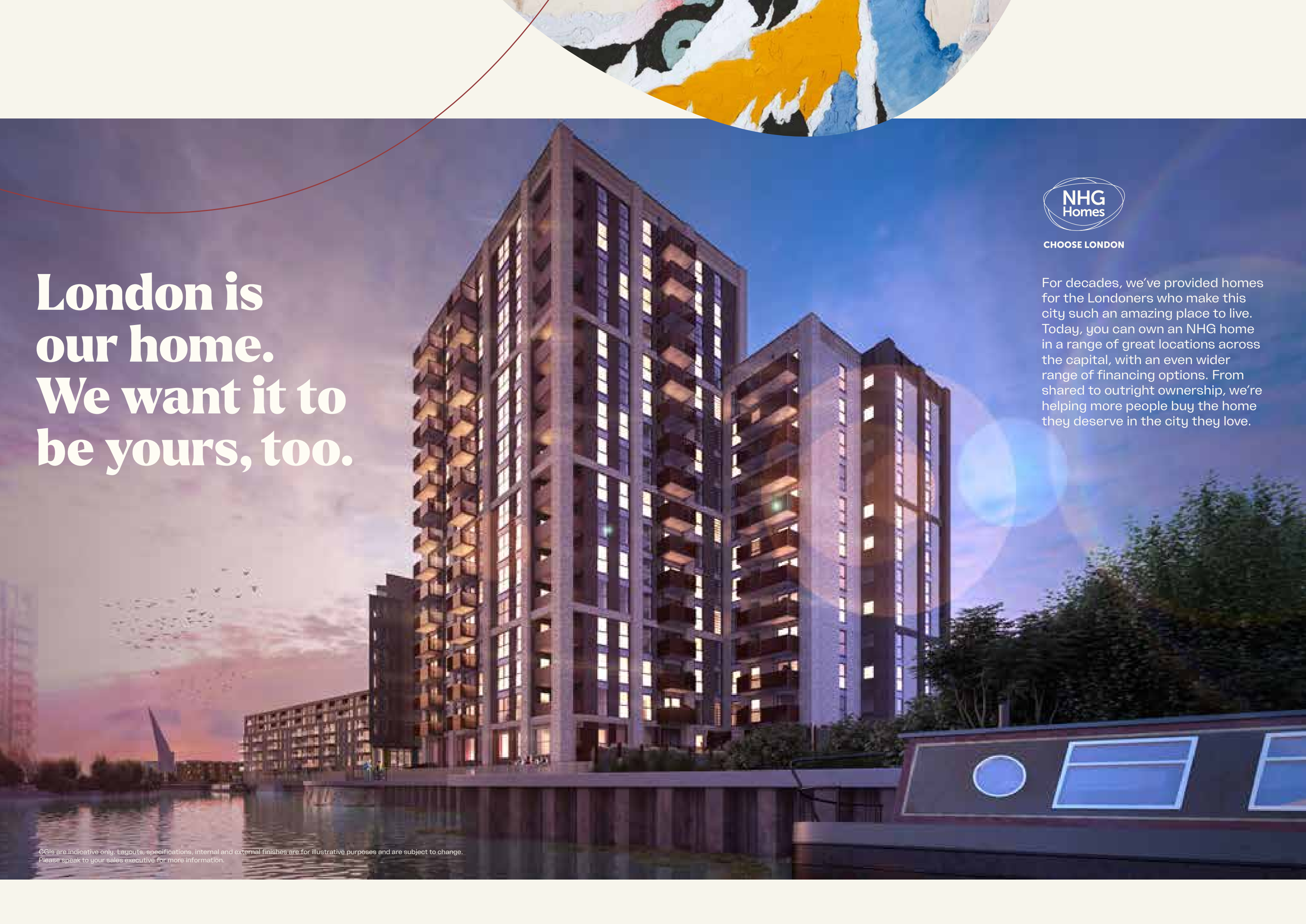


Saxon Wharf

GREENWICH



CHOOSE LONDON



**London is
our home.
We want it to
be yours, too.**



CHOOSE LONDON

For decades, we've provided homes for the Londoners who make this city such an amazing place to live. Today, you can own an NHG home in a range of great locations across the capital, with an even wider range of financing options. From shared to outright ownership, we're helping more people buy the home they deserve in the city they love.

CGIs are indicative only. Layouts, specifications, internal and external finishes are for illustrative purposes and are subject to change. Please speak to your sales executive for more information.



Welcome to Saxon Wharf - a collection of beautifully designed 1, 2 & 3 bedroom apartments set in a waterside location in the heart of South East London.



**MOMENTS
FROM GREENWICH
DLR STATION**



**DEPTFORD
MARKET YARDS
JUST 12 MINS
WALK AWAY**



**WATERSIDE
LIVING WITH
GREEN SPACES
NEARBY**

LOCATION

The very best of South East London living

At Saxon Wharf, you can enjoy the best of both – tranquil waterside living alongside two of London's most exciting neighbourhoods.

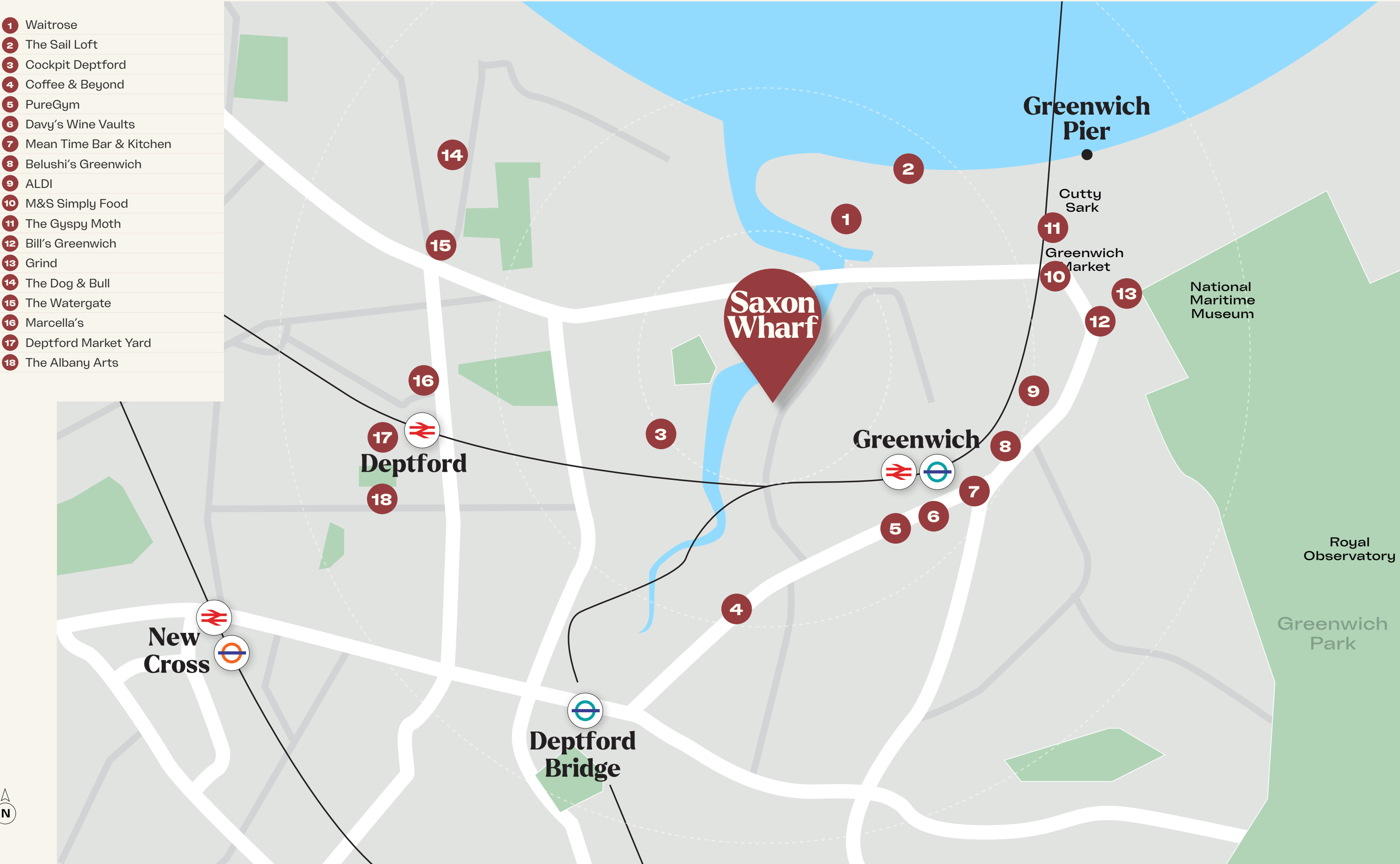
Moments away, Greenwich invites you to slow the pace. Discover cobbled streets, historic landmarks, independent shops and the charm of a true London village. From weekend markets to riverside walks, it's a place rich in character and culture.

Just a 12-minute walk in the other direction, Deptford brings contrast and creativity. Bold, diverse and constantly evolving, it's known for its street food, art scene and urban edge. Here, hidden gems and local favourites sit side by side, creating a lifestyle that's vibrant and authentic.



Perfectly positioned just 350 metres from Greenwich Station, you're seamlessly connected to the city. Yet life here feels a world apart. With water on your doorstep and the rhythm of the Thames close by, Saxon Wharf offers a rare sense of calm in an energised part of London.

- 1 Waitrose
- 2 The Sail Loft
- 3 Cockpit Deptford
- 4 Coffee & Beyond
- 5 PureGym
- 6 Davy's Wine Vaults
- 7 Mean Time Bar & Kitchen
- 8 Belushi's Greenwich
- 9 ALDI
- 10 M&S Simply Food
- 11 The Gypsy Moth
- 12 Bill's Greenwich
- 13 Grind
- 14 The Dog & Bull
- 15 The Watergate
- 16 Marcella's
- 17 Deptford Market Yard
- 18 The Albany Arts



THE NEIGHBOURHOOD

The charm and heritage of Greenwich

Step into a neighbourhood where London's history and village charm come together. From elegant architecture and leafy streets to the buzz of independent shops and markets, Greenwich offers a lifestyle rich in character. Spend weekends exploring cultural landmarks, unwinding in green open spaces, or strolling along the Thames - all just moments from home.



Markets, food & local vibe

At the heart of the neighbourhood, Greenwich Market is a daily destination for food, creativity and community. Browse artisan stalls, discover independent designers, and enjoy a diverse mix of street food from around the world. Whether you're picking up something unique or meeting friends for a relaxed weekend bite, it's a vibrant part of Greenwich life that's always worth returning to.



Green space & view

Greenwich is home to some of London's most iconic green spaces, where history and landscape come together beautifully. From the rolling parkland of Greenwich Park to peaceful tree-lined paths and open lawns, it offers a rare sense of space in the capital. At the top of the park, the Royal Observatory rewards visitors with breathtaking views across Canary Wharf and the London skyline - a truly unforgettable backdrop for everyday life.



THE NEIGHBOURHOOD

The authentic, vibrant edge of Deptford



Just a short walk from Saxon Wharf, Deptford is one of London's most vibrant and creative neighbourhoods. Known for its bold character and independent spirit, it's a place where street art, music venues, markets and eclectic eateries come together to create a constantly evolving cultural scene. Raw, energetic and full of personality, Deptford offers an authentic urban lifestyle right on your doorstep.

Market Yards

At the heart of the neighbourhood, Deptford Market Yard is a lively hub of independent food, drink and creativity. Set beneath the railway arches, it brings together street food traders, artisan producers, bars and small businesses in a uniquely urban setting. From casual dining to evening drinks, it's a vibrant social space that captures Deptford's bold, community-driven spirit.



Saskia, artist



Art & Creativity

Deptford has long been a hub for art and creativity, where industrial heritage meets a thriving contemporary scene. The neighbourhood is home to the acclaimed Deptford Project Space, a dynamic arts venue set within a repurposed railway carriage that showcases exhibitions, performances and community-led projects.

Nearby, Cockpit Arts Deptford provides a working studio space for independent makers and designers, offering a rare glimpse into the craft behind the creativity. Together with street art, pop-up galleries and grassroots cultural events across the area, Deptford continues to foster an authentic, ever-evolving creative energy.

A perfect weekend living at Saxon Wharf



1

Start your day with coffee in Greenwich

Start the weekend with a relaxed brunch in Greenwich, just moments from Saxon Wharf. Head to the riverside or the town centre for independent cafés and laid-back dining before wandering through the historic streets. With cobbled lanes, boutique shops and a village-like atmosphere, Greenwich sets the perfect tone for a slow, indulgent morning by the Thames.



2

Bag a vintage find at Deptford Market

From Greenwich, take a short stroll to Deptford Market Yard, where vintage finds and independent traders line the railway arches. Browse rails of pre-loved fashion, unique homeware and creative pop-ups, all set within a buzzing, urban backdrop. It's the perfect spot to uncover one-of-a-kind pieces while soaking up Deptford's effortlessly cool, creative energy.



3

Grab lunch at The Watergate

By lunchtime, head to The Watergate, a laid-back neighbourhood bar and restaurant just back from Deptford Creek. Expect natural wines, good cocktails and Mediterranean-style small plates served in a relaxed, low-lit space that's become a local favourite. On sunny days, tables spill outside and the whole place slows to an easy afternoon pace.



4

Enjoy a beer at The Dog & Bell

A few streets away, The Dog & Bell offers something more old-school — a proper local pub with dark wood interiors, well-kept beer and a fiercely loyal crowd. Finish the day with a walk along the Thames Path, where old wharves and converted warehouses give way to wide river views towards Greenwich and Canary Wharf.



TRANSPORT

DLR right on your doorstep

Whether you're heading to the City, Canary Wharf or beyond, you're perfectly placed for work and weekend travel alike—with London's major hubs all effortlessly accessible from your doorstep.



**DLR TO
CANARY WHARF
IN 10 MINS**



**GREENWICH TO
LONDON BRIDGE
IN 8 MINS**

Travel times taken from Google Maps



Greenwich Station, just a 3-minute walk away, offers frequent National Rail services into central London. From here, you can reach London Bridge in around 8–10 minutes and Cannon Street in approximately 10–12 minutes, with up to 6–8 trains per hour at peak times. In addition, the nearby DLR provides direct connections to Canary Wharf in around 10–12 minutes and Bank in approximately 20–25 minutes, with frequent services throughout the day.

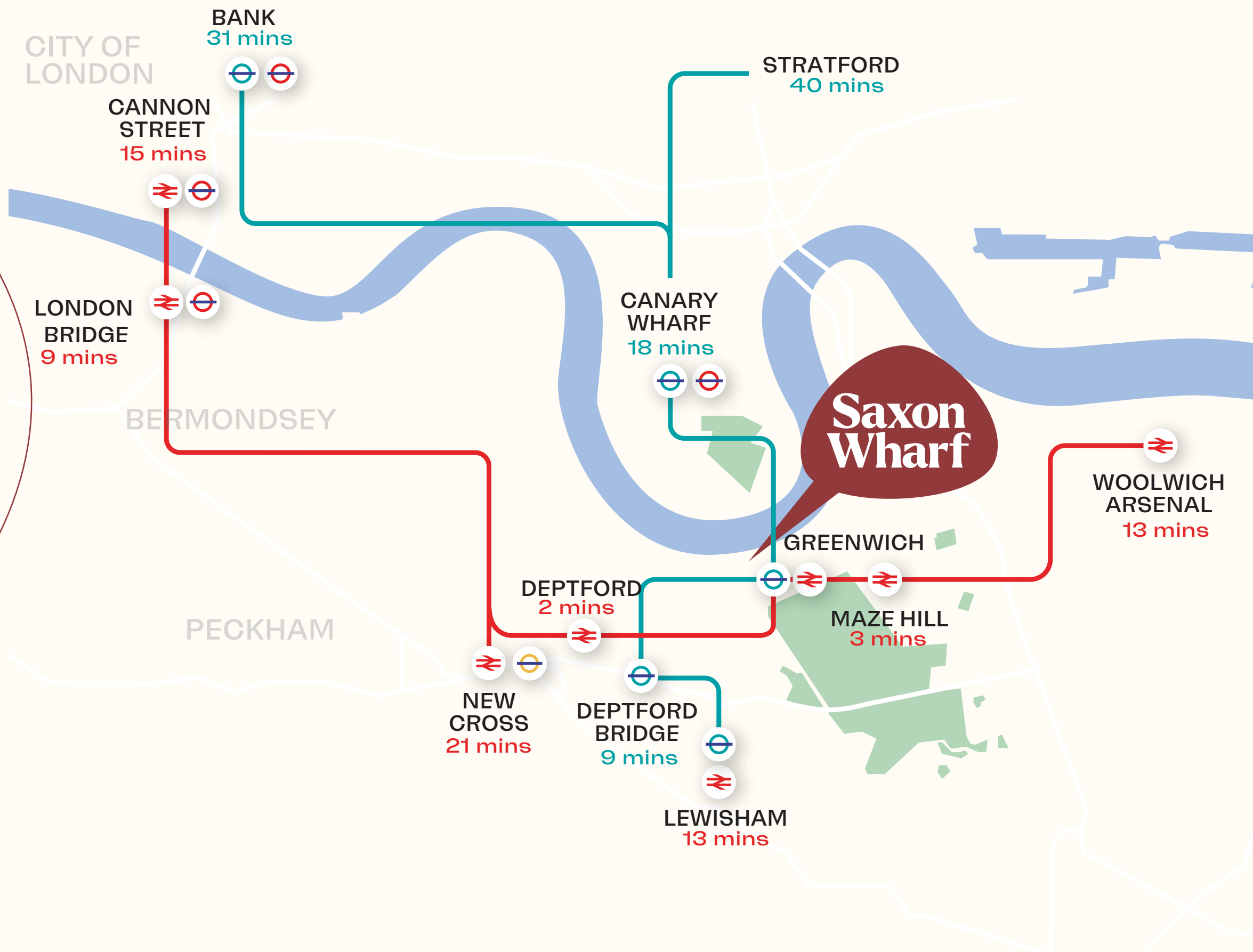
Deptford Station offers fast National Rail services via London Bridge and onward to Cannon Street, with journeys to London Bridge taking just 5–6 minutes. Services run at around 4–6 trains per hour during peak times, ensuring quick and reliable access to the City.

For something more scenic, the Uber Boat by Thames Clippers service from Greenwich Pier offers a relaxed river commute along the Thames, with stunning views as you travel to Canary Wharf, Bankside or all the way to Battersea Power Station.



**3 MINS WALK
TO GREENWICH
STATION**

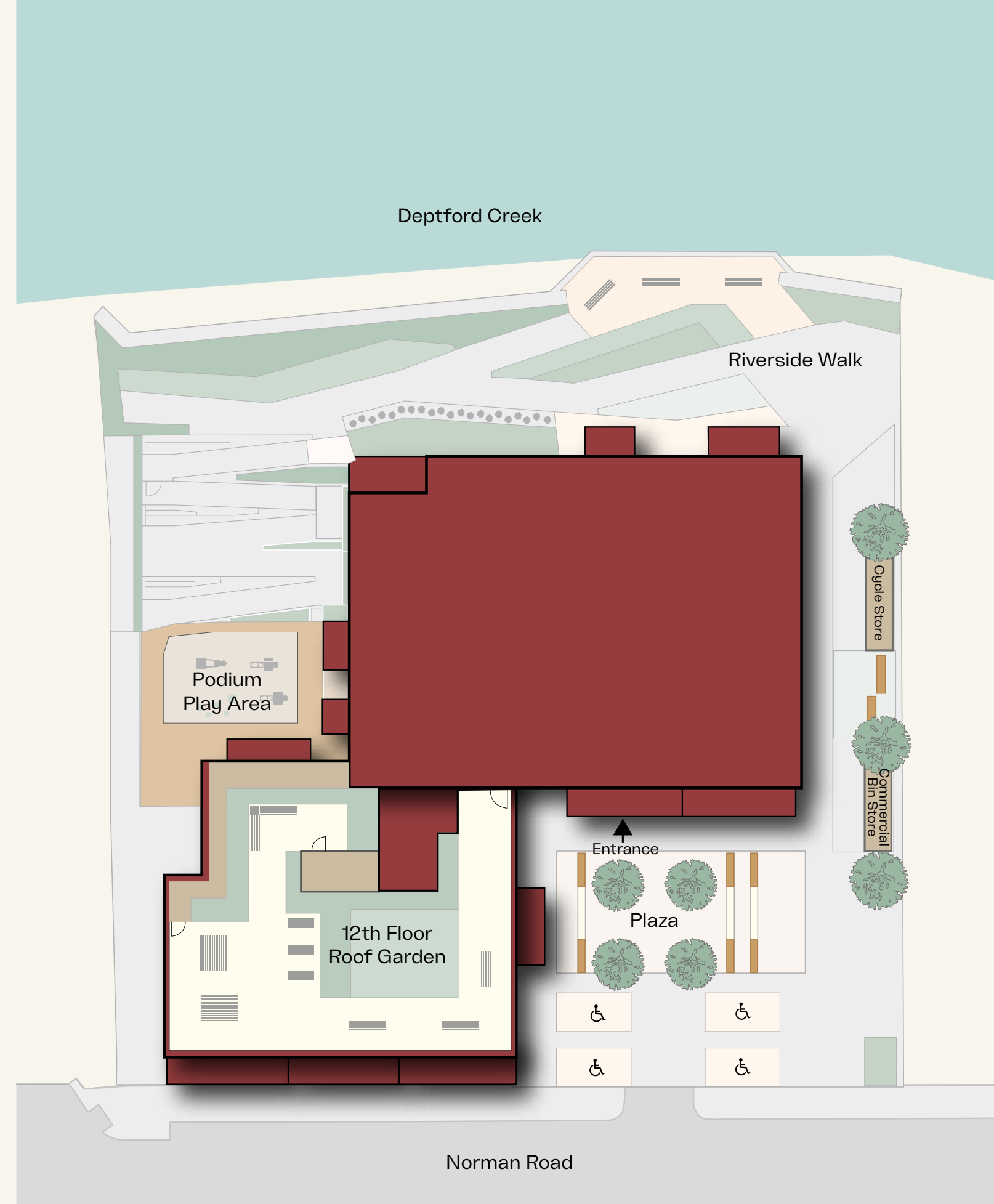
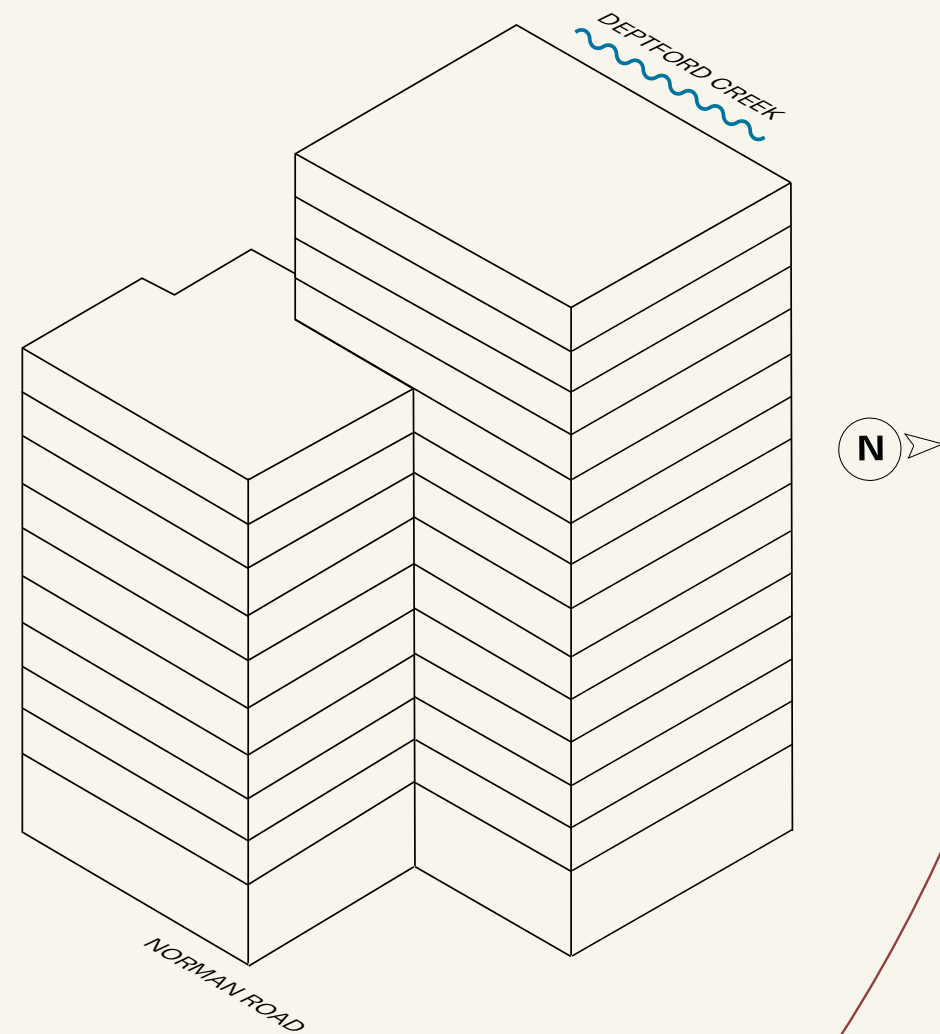
**12 MINS WALK
TO DEPTFORD
STATION**



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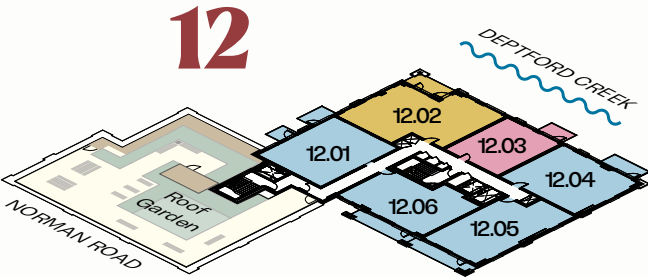
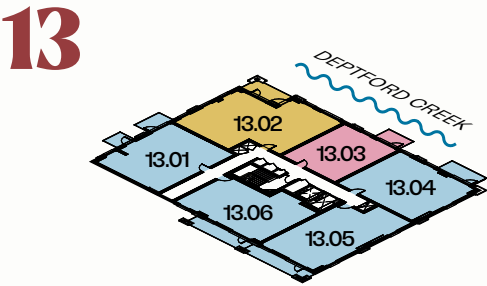
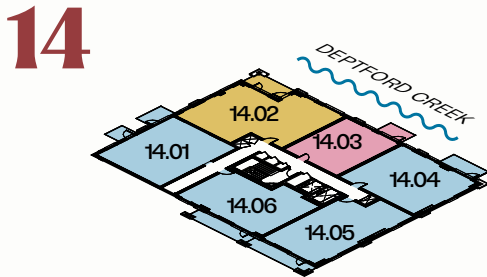
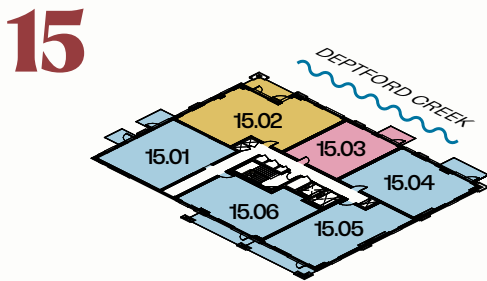
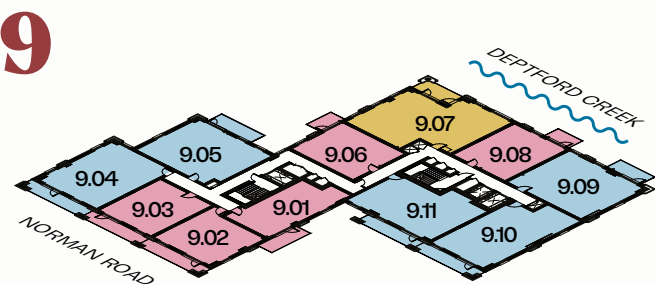
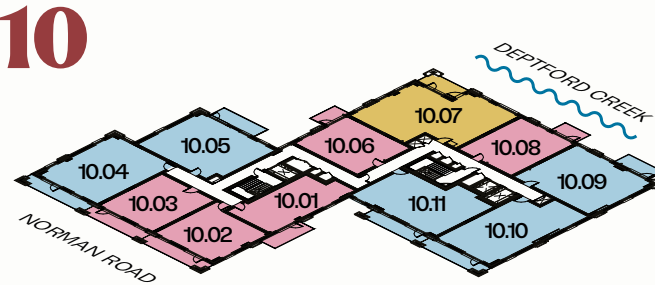
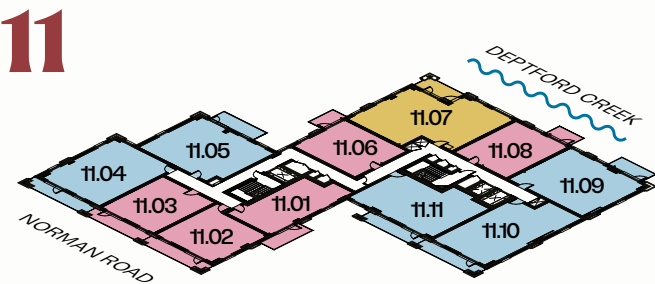
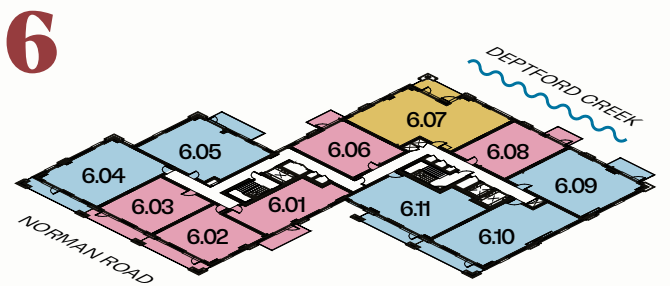
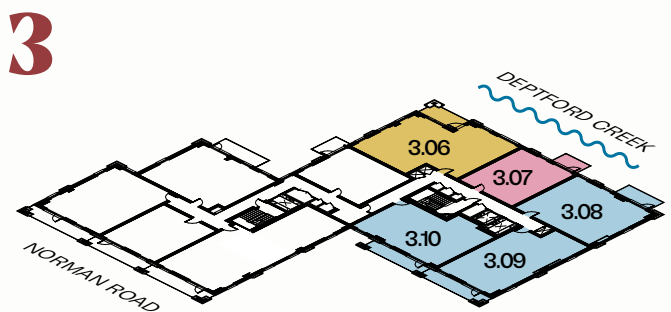
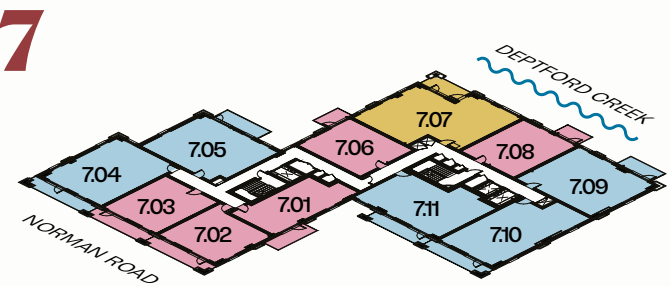
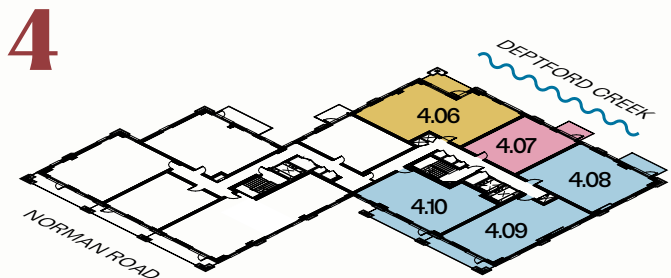
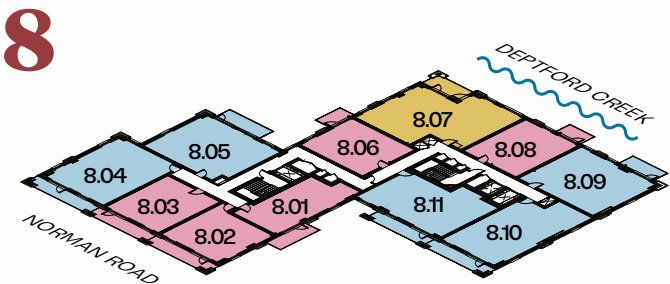
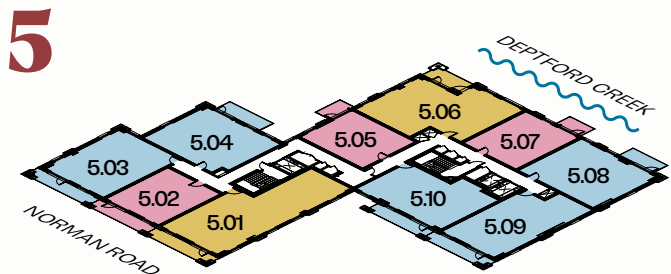


Find your perfect place



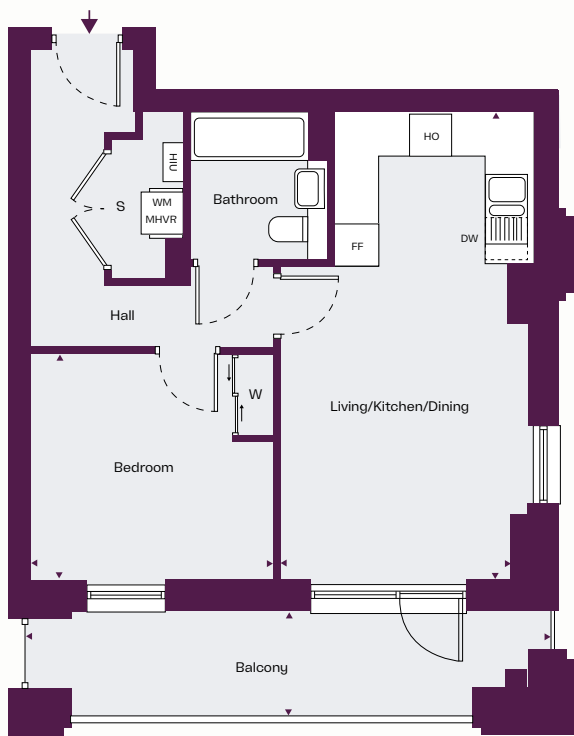
Apartment Locators

- 1 Bed Apartments
- 2 Bed Apartments
- 3 Bed Apartments

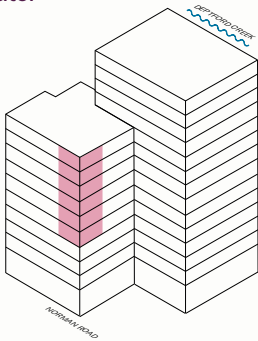


One Bedroom Apartments

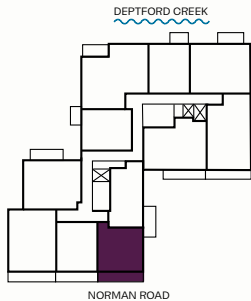
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10th Floor 10.02 • 11th Floor 11.02



Locator



Apartment Locator
Sixth - Eleventh Floors



Key

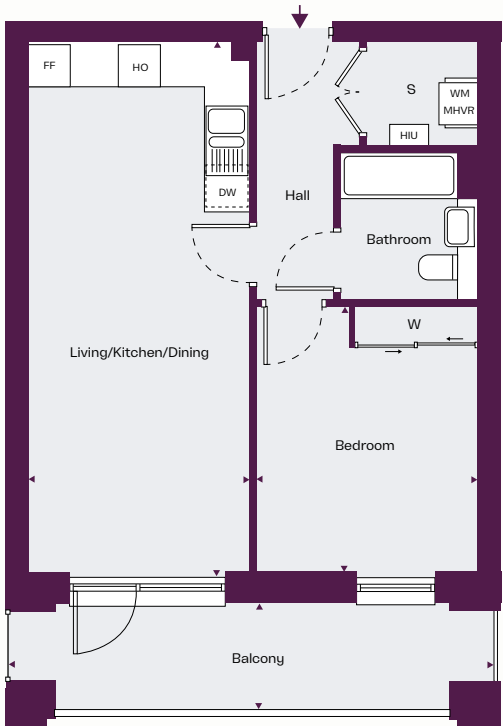
- HO-Hob & Oven
- WM-Washing Machine
- FF-Fridge Freezer
- DW-Dishwasher
- W-Fitted Wardrobe
- HIU-Heat Interface Unit
- MHVR-Mechanical Ventilation Heat Recovery

Room	Dimensions - Metres	Dimensions - Feet
Living/Kitchen/Dining	6.8m x 3.3m	22’ 3” x 11’ 5”
Bedroom	3.5m x 3.2m	11’ 7” x 10’ 7”
Balcony	7.6m x 1.6m	25’ 0” x 5’ 2”
Internal Area	50.0 sq m	538.2 sq ft
Floors	6, 7, 8, 9, 10, 11	

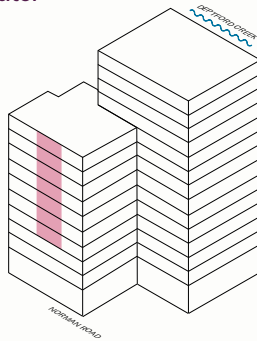
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One Bedroom Apartments

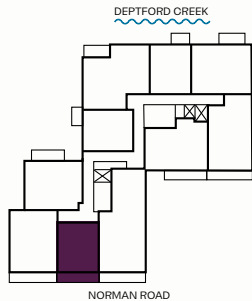
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10th Floor 10.03 • 11th Floor 11.03



Locator



Apartment Locator
Fifth - Eleventh Floors



Key

- HO-Hob & Oven
- WM-Washing Machine
- FF-Fridge Freezer
- DW-Dishwasher
- W-Fitted Wardrobe
- HIU-Heat Interface Unit
- MHVR-Mechanical Ventilation Heat Recovery

Room	Dimensions - Metres	Dimensions - Feet
Living/Kitchen/Dining	7.7m x 3.2m	25’ 4” x 10’ 4”
Bedroom	3.8m x 3.2m	12’ 8” x 10’ 5”
Balcony	7.0m x 1.6m	22’ 9” x 5’ 3”
Internal Area	50.7 sq m	545.7 sq ft
Floors	5, 6, 7, 8, 9, 10, 11	

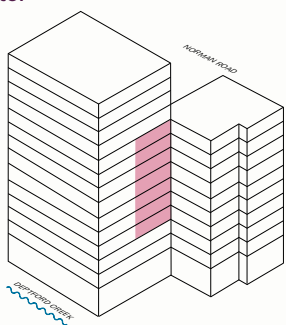
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One Bedroom Apartments

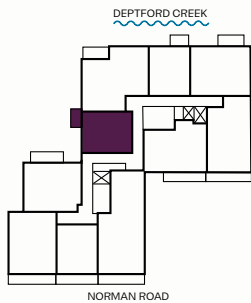
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10th Floor 10.06 • 11th Floor 11.06



Locator



Apartment Locator
Fifth - Eleventh Floors



Key

- HO-Hob & Oven
- WM-Washing Machine
- FF-Fridge Freezer
- DW-Dishwasher
- W-Fitted Wardrobe
- HIU-Heat Interface Unit
- MHVR-Mechanical Ventilation Heat Recovery

Room	Dimensions - Metres	Dimensions - Feet
Living/Kitchen/Dining	7.7m x 3.2m	25' 4" x 10' 4"
Bedroom	3.9m x 3.2m	12' 8" x 10' 5"
Balcony	3.0m x 1.6m	9' 10" x 5' 3"
Internal Area	50.7 sq m	545.7 sq ft
Floors	5, 6, 7, 8, 9, 10, 11	

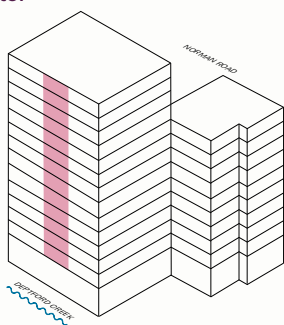
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One Bedroom Apartments

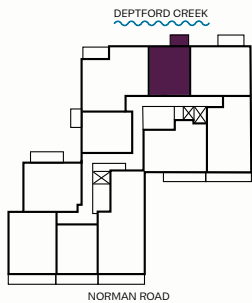
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12th Floor 12.03 • 13th Floor 13.03 • 14th Floor 14.03 • 15th Floor 15.03



Locator



Apartment Locator
Third - Fifteenth Floors



Key

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- WM-Washing Machine
- FF-Fridge Freezer
- DW-Dishwasher
- W-Fitted Wardrobe
- HIU-Heat Interface Unit
- MHVR-Mechanical Ventilation Heat Recovery

Room	Dimensions - Metres	Dimensions - Feet
Living/Kitchen/Dining	7.7m x 3.2m	25' 4" x 10' 4"
Bedroom	3.9m x 3.2m	12' 8" x 10' 5"
Balcony	2.9m x 1.6m	9' 6" x 5' 3"
Internal Area	50.7 sq m	545.7 sq ft
Floors	3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15	

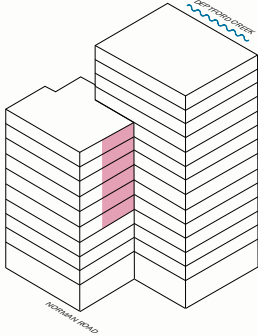
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One Bedroom Apartments

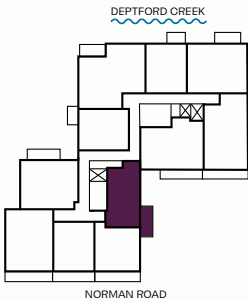
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9th Floor 9.01 • 10th Floor 10.01 • 11th Floor 11.01



Locator



Apartment Locator
Sixth - Eleventh Floors



Key

- HO-Hob & Oven
- WM-Washing Machine
- FF-Fridge Freezer
- DW-Dishwasher
- W-Fitted Wardrobe
- HIU-Heat Interface Unit
- MHVR-Mechanical Ventilation Heat Recovery

Room	Dimensions - Metres	Dimensions - Feet
Living/Kitchen/Dining	6.3m x 4.0m	20' 8" x 13' 1"
Bedroom	4.0m x 2.9m	13' 2" x 9' 6"
Balcony	4.8m x 1.7m	15' 7" x 5' 5"
Internal Area	50.7 sq m	545.7 sq ft
Floors	6, 7, 8, 9, 10, 11	

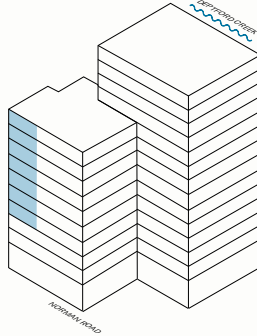
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Two Bedroom Apartments

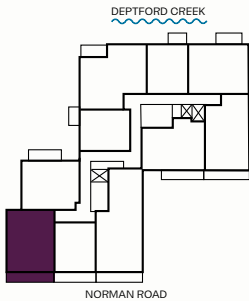
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10th Floor 10.04 • 11th Floor 11.04



Locator



Apartment Locator
Fifth - Eleventh Floors



Key

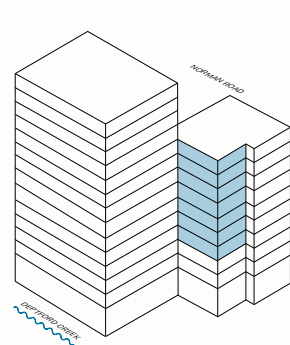
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Room	Dimensions - Metres	Dimensions - Feet
Living/Kitchen/Dining	6.5m x 4.1m	21' 4" x 13' 6"
Bedroom 1	2.7m x 4.1m	8' 8" x 13' 6"
Bedroom 2	3.1m x 3.9m	10' 3" x 13' 0"
Balcony	7.4m x 1.6m	24' 3" x 5' 3"
Internal Area	70.2 sq m	755.6 sq ft
Floors	5, 6, 7, 8, 9, 10, 11	

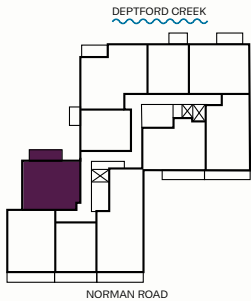
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Two Bedroom Apartments

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Apartment Locator
Fifth - Eleventh Floors



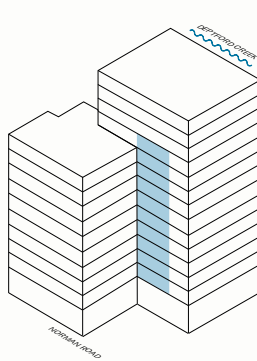
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Room	Dimensions - Metres	Dimensions - Feet
Living/Kitchen/Dining	7.7m x 3.6m	25' 4" x 11' 9"
Bedroom 1	2.7m x 4.3m	9' 2" x 14' 3"
Bedroom 2	2.7m x 4.3m	9' 2" x 14' 3"
Balcony	5.3m x 1.7m	17' 5" x 5' 5"
Internal Area	71 sq m	764.2 sq ft
Floors	5, 6, 7, 8, 9, 10, 11	

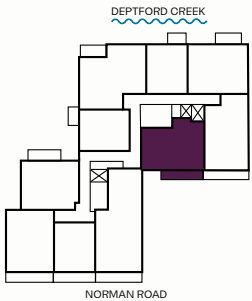
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Two Bedroom Apartments

3rd Floor 3.10 • 4th Floor 4.10 • 5th Floor 5.10 • 6th Floor 6.11 • 7th Floor 7.11
8th Floor 8.11 • 9th Floor 9.11 • 10th Floor 10.11 • 11th Floor 11.11 • 12th Floor 12.06



Apartment Locator
Third - Twelfth Floors



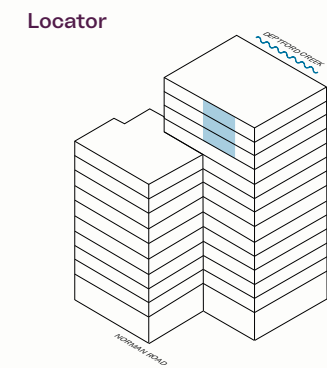
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Room	Dimensions - Metres	Dimensions - Feet
Living/Kitchen/Dining	7.1m x 4.0m	23' 6" x 13' 1"
Bedroom 1	3.4m x 4.5m	11' 2" x 14' 9"
Bedroom 2	2.7m x 4.5m	9' 0" x 14' 9"
Balcony	6.9m x 1.6m	22' 1" x 5' 3"
Internal Area	72.2 sq m	777.2 sq ft
Floors	3, 4, 5, 6, 7, 8, 9, 10, 11, 12	

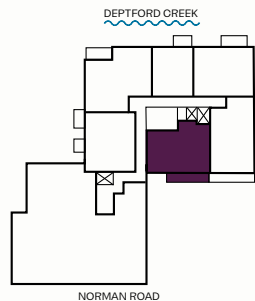
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Two Bedroom Apartments

13th Floor 13.06 · 14th Floor 14.06 · 15th Floor 15.06



Apartment Locator
Thirteenth - Fifteenth Floors



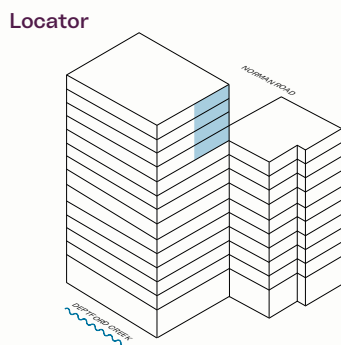
- Key
- HO-Hob & Oven
 - WM-Washing Machine
 - FF-Fridge Freezer
 - DW-Dishwasher
 - W-Fitted Wardrobe
 - HIU-Heat Interface Unit
 - MHVR-Mechanical Ventilation Heat Recovery

Room	Dimensions - Metres	Dimensions - Feet
Living/Kitchen/Dining	7.1m x 4.0m	23' 4" x 13' 1"
Bedroom 1	3.4m x 4.5m	11' 5" x 14' 7"
Bedroom 2	3.2m x 4.1m	10' 5" x 13' 6"
Balcony	6.9m x 1.6m	22' 8" x 5' 3"
Internal Area	72.2 sq m	777.2 sq ft
Floors	13, 14, 15	

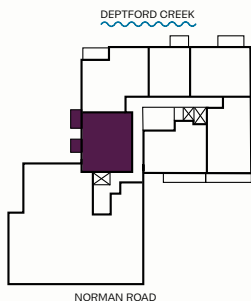
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Two Bedroom Apartments

12th Floor 12.01 · 13th Floor 13.01 · 14th Floor 14.01 · 15th Floor 15.01



Apartment Locator
Thirteenth - Fifteenth Floors



- Key
- HO-Hob & Oven
 - WM-Washing Machine
 - FF-Fridge Freezer
 - DW-Dishwasher
 - W-Fitted Wardrobe
 - HIU-Heat Interface Unit
 - MHVR-Mechanical Ventilation Heat Recovery

Room	Dimensions - Metres	Dimensions - Feet
Living/Kitchen/Dining	7.7m x 3.7m	25' 5" x 12' 4"
Bedroom 1	5.6m x 2.6m	18' 6" x 8' 6"
Bedroom 2	2.6m x 4.5m	8' 6" x 14' 9"
Balcony 1	3.0m x 1.7m	9' 11" x 5' 7"
Balcony 2	2.1m x 1.7m	6' 11" x 5' 7"
Internal Area	72.6 sq m	781.5 sq ft
Floors	13, 14, 15	

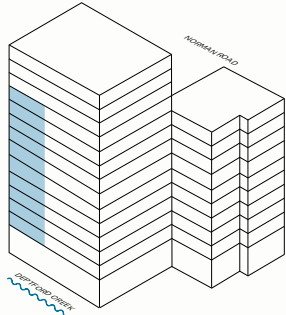
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Two Bedroom Apartments  Wheelchair adaptable

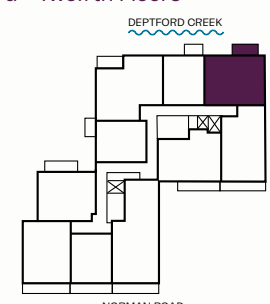
3rd Floor 3.08 • 4th Floor 4.08 • 5th Floor 5.08 • 6th Floor 6.09 • 7th Floor 7.09
8th Floor 8.09 • 9th Floor 9.09 • 10th Floor 10.09 • 11th Floor 11.09 • 12th Floor 12.04



Locator



Apartment Locator
Third - Twelfth Floors



Key

- HO-Hob & Oven
- WM-Washing Machine
- FF-Fridge Freezer
- DW-Dishwasher
- W-Fitted Wardrobe
- HIU-Heat Interface Unit
- MHVR-Mechanical Ventilation Heat Recovery

Room	Dimensions - Metres	Dimensions - Feet
Living/Kitchen/Dining	7.7m x 4.3m	25' 6" x 14' 2"
Bedroom 1	4.1m x 3.4m	13' 8" x 11' 4"
Bedroom 2	2.4m x 3.5m	7' 1" x 11' 8"
Balcony	4.2m x 1.7m	14' 0" x 5' 7"
Internal Area	73 sq m	785.8 sq ft
Floors	3, 4, 5, 6, 7, 8, 9, 10, 11, 12	

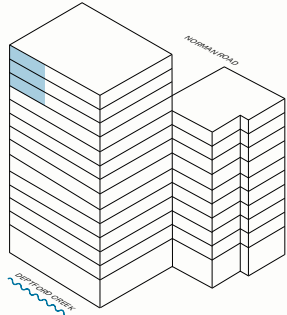
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Two Bedroom Apartments

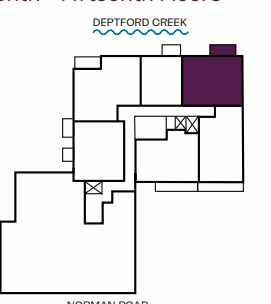
13th Floor 13.04 • 14th Floor 14.04 • 15th Floor 15.04



Locator



Apartment Locator
Thirteenth - Fifteenth Floors



Key

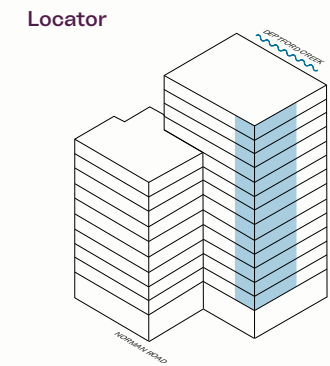
- HO-Hob & Oven
- WM-Washing Machine
- FF-Fridge Freezer
- DW-Dishwasher
- W-Fitted Wardrobe
- HIU-Heat Interface Unit
- MHVR-Mechanical Ventilation Heat Recovery

Room	Dimensions - Metres	Dimensions - Feet
Living/Kitchen/Dining	7.8m x 3.5m	25' 8" x 11' 7"
Bedroom 1	4.3m x 2.7m	14' 3" x 9' 0"
Bedroom 2	4.3m x 2.8m	14' 3" x 9' 1"
Balcony	4.2m x 1.7m	13' 9" x 5' 6"
Internal Area	72.9 sq m	784.7 sq ft
Floors	13, 14, 15	

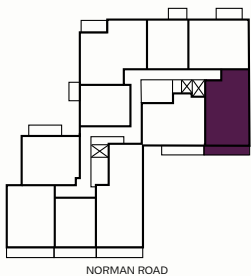
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Two Bedroom Apartments

3rd Floor 3.09 • 4th Floor 4.09 • 5th Floor 5.09 • 6th Floor 6.10 • 7th Floor 7.10
8th Floor 8.10 • 9th Floor 9.10 • 10th Floor 10.10
11th Floor 11.10 • 12th Floor 12.05 • 13th Floor 13.05
14th Floor 14.05 • 15th Floor 15.05



Apartment Locator
Third - Fifteenth Floors



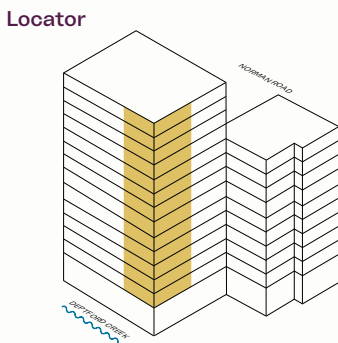
- Key**
- HO-Hob & Oven
 - WM-Washing Machine
 - FF-Fridge Freezer
 - DW-Dishwasher
 - W-Fitted Wardrobe
 - HIU-Heat Interface Unit
 - MHVR-Mechanical Ventilation Heat Recovery

Room	Dimensions - Metres	Dimensions - Feet
Living/Kitchen/Dining	8.7m x 3.3m	28' 8" x 10' 10"
Bedroom 1	3.8m x 3.3m	12' 8" x 11' 0"
Bedroom 2	3.2m x 4.1m	10' 6" x 13' 6"
Balcony	5.7m x 1.6m	18' 10" x 5' 3"
Internal Area	75.7 sq m	814.8 sq ft
Floors	3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15	

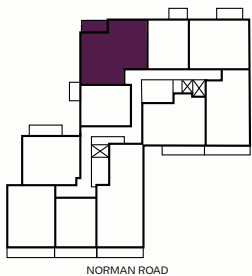
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Three Bedroom Apartments

3rd Floor 3.06 • 4th Floor 4.06 • 5th Floor 5.06 • 6th Floor 6.07 • 7th Floor 7.07
8th Floor 8.07 • 9th Floor 9.07 • 10th Floor 10.07 • 11th Floor 11.07 • 12th Floor 12.02
13th Floor 13.02 • 14th Floor 14.02 • 15th Floor 15.02



Apartment Locator
Third - Fifteenth Floors



- Key**
- HO-Hob & Oven
 - WM-Washing Machine
 - FF-Fridge Freezer
 - DW-Dishwasher
 - W-Fitted Wardrobe
 - HIU-Heat Interface Unit
 - MHVR-Mechanical Ventilation Heat Recovery

Room	Dimensions - Metres	Dimensions - Feet
Living/Kitchen/Dining	5.9m x 6.3m	19' 7" x 20' 10"
Bedroom 1	4.6m x 2.7m	15' 3" x 9' 1"
Bedroom 2	3.1m x 2.3m	10' 4" x 7' 10"
Bedroom 3	3.5m x 2.7m	11' 6" x 9' 0"
Balcony	4.3m x 2.0m	14' 1" x 6' 7"
Internal Area	88.4 sq m	951.5 sq ft
Floors	3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15	

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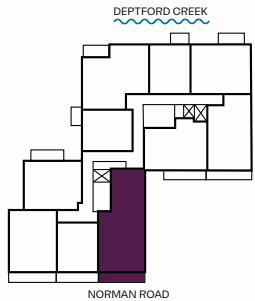
Three Bedroom Apartment
5th Floor 5.01



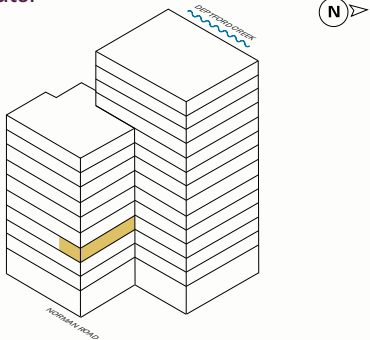
Key

- HO-Hob & Oven
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Apartment Locator
Fifth Floor



Locator



THE DETAILS

Specification

KITCHEN

- Lemongrass kitchen cabinets
- Silestone; Dekton kitchen worktop
- Stainless steel inset sink with a bowl and a half
- Matt black single lever kitchen mixer
- Wine rack
- Bosch integrated built in single oven with glass induction hob
- Bosch integrated or Hotpoint isolated cooker hood dependent on kitchen layout
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch washer/dryer located in storage cupboard
- LED strip lights to underside of wall units
- Wheelchair adaptable homes have CDA oven and hob, and chimney extractor hood

GENERAL

- Bosch washer/dryer located in storage cupboard
- Roof terrace
- Balcony to every home
- Amtico Timber effect flooring to kitchen, living room and hallway
- Multimedia plate with TV/Radio/Sky/Phone/HDMI/Data (subject to additional subscription)
- LED downlighters to kitchen, living and dining areas, bathroom and en-suites and entrance areas
- Walls, ceilings and woodwork finished in matt warm off-white emulsion
- Brushed stainless steel switch plates to kitchens
- Secure cycle storage facilities

BEDROOM

- Carpets to bedrooms
- Mirrored sliding doors to wardrobe in main bedroom
- En-suite shower room to main bedroom in a select number of two and three bedroom apartments

BATHROOMS AND EN-SUITE

- White Ideal Standard sanitaryware (En-suite shower trays are from Twyford Bathrooms) with chrome fittings
- Shower over bath in main bathroom with bath screen
- Glass sliding doors to showers in en-suites
- Ideal standard mixer taps
- Solus Triassic Grey matt tiles to 3 sides of the bath. Solus White Terrazzo tiles to vanity panel and counter
- Chrome heated towel rail
- Bespoke mirror cabinet to shower room
- Inset basin
- White shaver point to bathroom

PEACE OF MIND

- Communal heating network with HIU controlled underfloor heating
- Audio-visual door entry system
- Oak veneer entry door with multipoint door locking system
- Hardwired heat and smoke detectors with battery back up
- Sprinkler heads to each room
- Premier Warranty 12 years

Room	Dimensions - Metres	Dimensions - Feet
Living/Kitchen/Dining	7.2m x 5.1m	28' 8" x 10' 10"
Bedroom 1	4.4m x 3.3m	14' 7" x 10' 10"
Bedroom 2	3.0m x 4.2m	9' 11" x 13' 11"
Bedroom 3	3.0m x 3.9m	9' 11" x 13' 0"
Balcony	7.6m x 1.6m	25' 1" x 5' 3"
Internal Area	103.1 sq m	1109.8 sq ft
Floor	5	

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NHG HOMES

When you buy with us it's different

Here's how:

1

MORE CHOICE FOR LONDON HOMEBUYERS

Our wide range of developments and even wider range of financing options – from shared to outright ownership – open up the possibility for more people to keep London on their dream home shortlist.

2

A DIFFERENT WAY TO FINANCE

Nearly half of all people looking to buy a home in London are eligible for Shared Ownership and don't realise.

We help you make sense of the different options, weigh them up and make the decision that's right for you.

It's about finding the right home and the right way to buy for your circumstances.

3

DESIGNED FOR REAL LONDON LIVES

Our developments are purposefully designed and built to optimise or go beyond the minimum space standards for London homes.

Our homes are often award winning and always built with security and comfort in mind.

We're creating spacious, safe havens in the city that give you the freedom to live the way you want.

4

YOUR EXPERT PARTNER

Our sales teams are renowned for going the extra mile and will stick by you through your buying journey.

We've achieved a Trustpilot score of 4.6 for a 'brilliant' supportive team, who help buyers with navigating their options, getting the paperwork done and sharing the mental load that goes with buying a home.

5

OF LONDON. FOR LONDON.

Along with our parent, Notting Hill Genesis, we're here for the life of our developments – maintaining, managing and making them a success.

After you've moved in, we remain responsible for the upkeep and management of the building. So you're never left wondering who to turn to.

BUYER STORIES



SREKANTH
NILAKANTAN

Resident at Lampton Parkside since 2023

"My friend, who lives in the flat below, told me about Shared Ownership, which really appealed to me. It was a blessing to be introduced to the scheme – without it, I wouldn't be sat here right now. It meant I could buy my own home, and have my family visit me in London as soon as possible.

I noticed a few developments that were being built, and I looked into their locations, which seemed a bit too busy for me. I look at it as a luxury, living next to a huge park – you leave the house and you are already inside it. I'm excited for my parents to visit so that I can share it with them. They really enjoy going for a morning or evening walk.

Hounslow Central is only a five-minute walk away and I can catch the Piccadilly line straight to Holborn. As I was moving to the city for work, the practicality and convenience of my commute needed to be one of my first goals – so it's great that I've got that at Lampton Parkside.

It feels more open in here than other flats I've viewed. The hall is large, the

kitchen and bathroom are well-fitted, and I have a spacious balcony. You can really see that NHG Homes has paid a lot of care and attention – everything has been done really well.

The concierge is what really caught my eye. It's not just about collecting deliveries, the space feels like a really valued and central part of the development. Plus there are even meeting rooms, which is brilliant

As a movie buff, having a cinema less than 10 minutes' walk away is great. I've already got a membership and go every week. Being Indian and seeing plenty of Indian food joints is great for me as well. You can get anything you want in terms of food, groceries, and there are plenty of cafés – Lampton Parkside also has its own newly opened café, with delicious baked goods.

The best part about it is the tennis courts at Lampton Park. I've always wanted to learn to play so I'm looking to get a membership there. There is also Hang, a rock-climbing centre nearby and rugby and football pitches."

“It's a blessing – if I hadn't been introduced to Shared Ownership, I wouldn't be sitting here right now

NHG HOMES

Buying with NHG Homes is a sustainable choice



BUILDING WARM, COMFORTABLE LOW CARBON HOMES

We want all our residents to live in homes that are warm, comfortable and energy efficient. We retrofit and build our developments to become Net Zero Carbon and resilient to a changing climate.



USING RESOURCES SUSTAINABLY

We buy goods and services in the most responsible way we can, and we're working towards becoming a Zero Waste organisation by 2050.



PROVIDING GREEN SPACES FOR NATURE AND PEOPLE

Through creating new green spaces and enhancing existing ones, we make sure our developments are welcoming places where people can connect with nature and wildlife can thrive.



AIMING FOR NET ZERO CARBON

Our goal is to achieve Net Zero Carbon for our own business operations by 2035 and Net Zero Carbon for our homes and supply-chain by 2050.



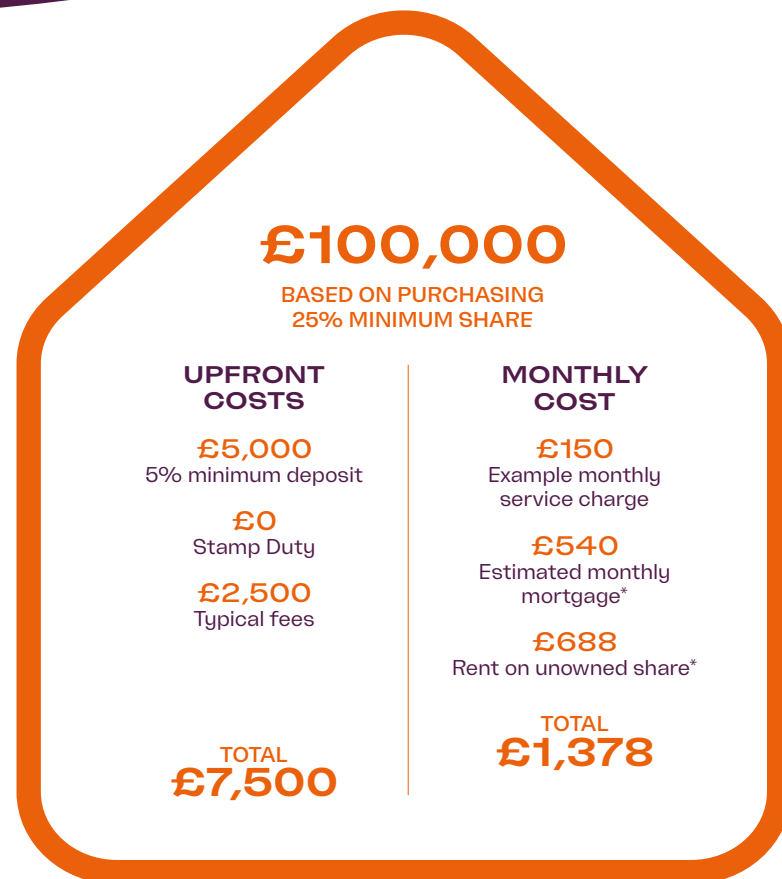
NHG HOMES

What is Shared Ownership?

Shared Ownership is a government-backed scheme aimed at helping people take their first steps onto the property ladder. Shared Ownership can make the buying process a lot more accessible, making it possible for you to buy a home you might have thought was out of reach.

With Shared Ownership, you purchase the share of your home that you can afford, starting from as little as 25% and up to 75% of the property's value. This means you need a much smaller deposit than if you were to take out a mortgage on the whole value of your home. You then pay a subsidised rent on the remaining share of your home alongside your mortgage payments. If you choose to, you can buy more shares of your home at any time until you own it outright, or you can sell on the share that you own.

Example cost of buying a one-bedroom Shared Ownership home with a full market value of £400,000:



*Monthly mortgage based on an example interest rate of 5.5%.
Rent is calculated based on paying 2.75% of the unowned share per annum, paid over 12 months.

WHO IS IT FOR?

Shared Ownership providers have a duty of care to ensure that you purchase a share that is affordable to you, so buyers will require a financial assessment and approval from an Independent Financial Adviser in order to buy a home.

To purchase a home with Shared Ownership at Saxon Wharf you should meet most or all of the following criteria:

- You should have a regular income to cover your mortgage, service charge and rent, and your household income cannot be higher than £90,000 (£80,000 for homes outside of London).
- You must be 18 or older at the time of completing your purchase.
- You should live full time, and have leave to remain, in the UK.
- You can't own a property, or share of a property in the UK or abroad, at the time of completing your purchase.

WHY BUY SHARED OWNERSHIP?

LESS DEPOSIT

Your deposit will be a minimum of 5% of the share that you are buying, not the full market value. That means you need much less deposit than when purchasing outright, so you can save money faster and buy sooner.

MORE FREEDOM

With Shared Ownership you're an owner-occupier which means, unlike renting, you'll have long-term security and you can make your home your own with the freedom to live and decorate as you wish, and you can even keep pets.

INVESTMENT

Unlike renting, Shared Ownership allows you to build equity in your home by paying down your mortgage. Also if the value of your home increases, so does the share you own. So when you sell your home you'll benefit from any price increase.

WHY BUY NEW?

PEACE OF MIND

Homes at Saxon Wharf have a 10 year LABC structural warranty and a 12 month defects period from building completion. You will also be protected by the Consumer Code for Homebuilders, a Trading Standards approved code to make the home buying process fairer and more transparent for purchasers.



Protection for new-build home buyers

MORE EFFICIENT

A new build home could be up to 55% more energy efficient* than a comparable older property of a similar size. Modern build methods, integrated energy-efficient appliances and communal heating networks all work to reduce bills without reducing your home comforts.

NO HIDDEN COSTS

All costs will be clearly set out in your lease including itemised service charges and estimates, how much rent you will pay on your unowned share, and caps on how much your rent can be increased over time.

*Source: hbf.co.uk

NHG HOMES

More choice for London buyers

LANEY HOUSE, KIDBROOKE

This stylish collection of one and two-bedroom apartments is part of Kidbrooke Village. Living here, you'll be part of a vibrant community, surrounded by green open space and just moments from a host of attractions and amenities. With shops and restaurants on your doorstep, luscious parkland a short walk away and easy access to train links into central London, this is a place that offers the perfect lifestyle balance.



THE VIEW AT ASPECT, CROYDON

The View at Aspect offers 1, 2 & 3-bedroom apartments designed to match your lifestyle with bright and airy city apartments, flexible work spaces and excellent transport links, all within easy reach of central London.

Situated on Wellesley Road in the heart of Croydon, this striking new tower is perfectly placed for enjoying everything this vibrant neighbourhood has to offer. The High Street with Centrale & Whitgift shopping centres are just across the road and house a wide range of high-street shops, local businesses and places to eat. For street food and trendy boutiques, BOXPARK Croydon is just minutes walk away.



KIDBROOKE SQUARE, GREENWICH

Kidbrooke Square is one of the most striking regeneration projects in the Royal Borough of Greenwich, built in partnership with TfL. The modern village neighbourhood comprises eight buildings set around a landscaped pavilion on the doorstep of Kidbrooke railway station, close to the traditional city villages of Blackheath and Greenwich. Kidbrooke Square will provide more than 600 high-quality new homes available for rent and Shared Ownership, alongside new retail and restaurant space, shared gardens and play areas, a concierge, and future gym.



CONTACT

How to find us

SALES AND MARKETING SUITE

Norman Road, SE10 9QF

what3words ///hurry.banks.burst

Open Tuesday -Saturday
10am-5pm

CALL

0203 468 5743

WEBSITE

nhghomes.com



CHOOSE LONDON

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Notting Hill Home Ownership is a Registered Society limited by shares and registered in England (number 23066R), registered with the Regulator of Social Housing (number SL3119).

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CHOOSE LONDON

