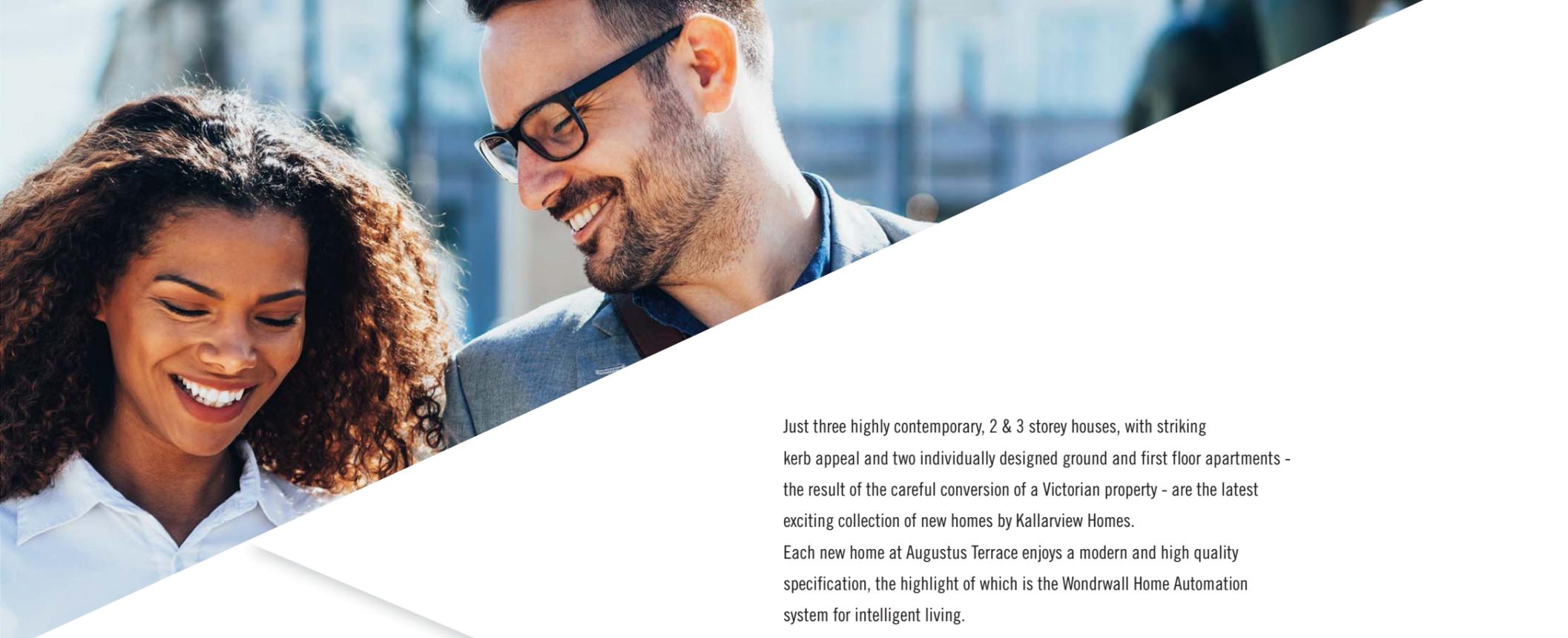




**AUGUSTUS  
TERRACE**

ROYAL BOROUGH  
OF GREENWICH SE18



Just three highly contemporary, 2 & 3 storey houses, with striking kerb appeal and two individually designed ground and first floor apartments - the result of the careful conversion of a Victorian property - are the latest exciting collection of new homes by Kallarview Homes. Each new home at Augustus Terrace enjoys a modern and high quality specification, the highlight of which is the Wondrwall Home Automation system for intelligent living.

CREATED BY



**fine urban living**

**at**  
**AUGUSTUS**  
**TERRACE**  
ROYAL BOROUGH  
OF GREENWICH SE18

MARKETED BY



[www.kallars.com](http://www.kallars.com)

CGI above is an artist's impression of the three houses and indicative only.



1. PLUMSTEAD HIGH STREET

2. PLUMSTEAD OVERGROUND STATION

3. **AUGUSTUS TERRACE**

4. WOOLWICH

5. WOOLWICH PIER (RIVER BUS - CENTRAL LONDON)

6. RIVER THAMES

7. LONDON CITY AIRPORT

8. THAMES BARRIER

9. GREENWICH

10. O2 ARENA (EVENTS, ENTERTAINMENT)

11. CANARY WHARF

12. LONDON BRIDGE STATION (26 mins from Plumstead Station\*)

13. THE SHARD

14. CITY OF LONDON

where it's

Conveniently located at the very end of a sought after tree-lined residential road, Augustus Terrace is moments from both Plumstead High Street and mainline station. In fact, so well connected is the location, this presents one of the many options of travel into London City and beyond. There's even an international airport just the other side of The Thames river.

Though only a meander up this historic river to the city, the SE18 postcode places you in The Royal Borough of Greenwich, which has a decidedly leafy feel, with numerous parks and green spaces. This offers the perfect lifestyle balance for urban living in Plumstead and its close neighbours - Woolwich, Thamesmead, Shooters Hill, Royal Arsenal and Abbey Wood to name a few.



arriving

As 'the crow flies' Augustus Terrace is just 12 kilometres from London Bridge and the city for its seemingly endless shopping, entertainment and business destinations. But, closer still, are locations such as Canary Wharf, not just a renowned business centre but a location for over 300 shops, cafés, bars and restaurants. Even closer is the O2 Arena, continuously hosting world class live events and again surrounded by an array of bars and eateries. These locations and much more can be reached by one or more of the numerous transportation options including Plumstead's mainline Station, the DLR at Woolwich Arsenal, the River Bus from Woolwich Pier and then of course, the arrival of Crossrail (The Elizabeth Line) at Abbey Wood and Woolwich. In time, this will make the area one of the best connected locations in the South East.

four

five

Distances over map are between Augustus Terrace and London Bridge 'as the crow flies'. Source: google.com/maps. Map is not scale.

The living/dining room of House No.2 at Augustus Terrace.





# plans and technical details

## house no.1

This two bedroom attached house is built over 3-levels with front and rear walled gardens. Approx. Gross internal area : 85.3 sq m / 918 sq ft



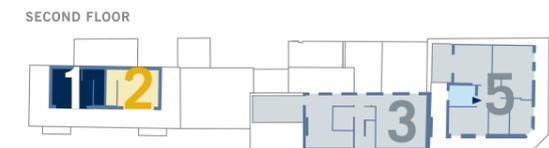
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

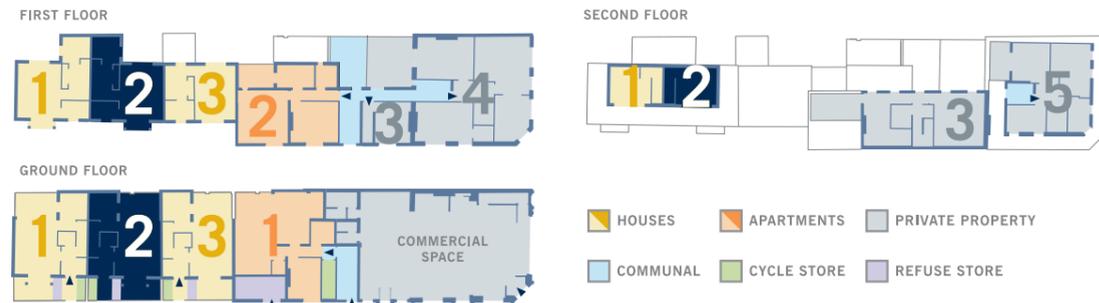


- HOUSES
- APARTMENTS
- PRIVATE PROPERTY
- COMMUNAL
- CYCLE STORE
- REFUSE STORE

Kitchen	2.32m x 2.20m	7'7" x 7'3"
Living / Dining Room	5.37m x 3.86m	17'7" x 12'8"
Master Bedroom	5.35m x 3.68m	17'6" x 12'1"
Bedroom two	3.61m x 3.05m	11'10" x 10'1"

# house no.2

This two bedroom attached house is built over 3-levels with front and rear walled gardens. Approx. Gross internal area : 84.1 sq m / 905 sq ft



Kitchen	2.31m x 2.20m	7'7" x 7'3"
Living / Dining Room	5.37m x 3.89m	17'7" x 12'9"
Master Bedroom	5.35m x 3.56m	17'6" x 11'8"
Bedroom two	3.58m x 3.08m	11'9" x 10'2"

ten

# house no.3

This one bedroom attached house is built over 2-levels with front and rear walled gardens. Approx. Gross internal area : 62.3 sq m / 671 sq ft



Kitchen	2.32m x 2.20m	7'7" x 7'3"
Living / Dining Room	4.95m x 3.86m	16'3" x 12'8"
Bedroom	4.76m x 3.44m	15'7" x 11'3"

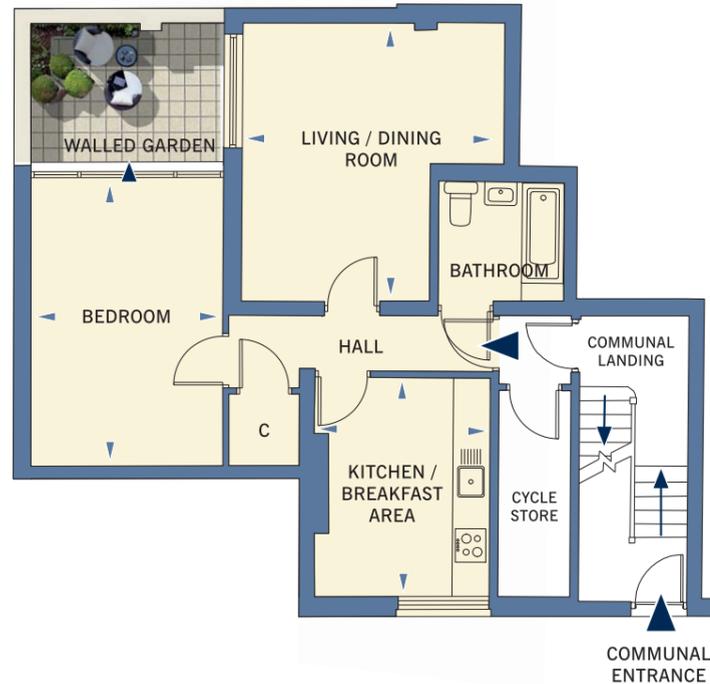
eleven

Plans are not to scale. Surfaces are indicative only, landscaping/furniture not included. Dimensions are for guidance only, shown to the nearest 1cm and coincide with the arrow positions within rooms.

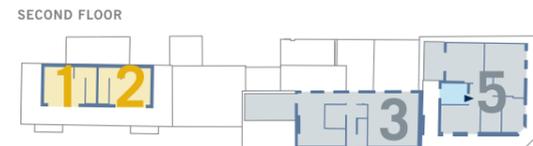
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# apartment no.1

This one bedroom ground floor apartment includes a rear walled garden. Approx. Gross internal area : 55.3 sq m / 595 sq ft



GROUND FLOOR



- HOUSES
- APARTMENTS
- PRIVATE PROPERTY
- COMMUNAL
- CYCLE STORE
- REFUSE STORE

Kitchen / Breakfast Area	3.50m x 2.92m	11'6" x 9'7"
Living / Dining Room	4.37m x 4.00m	14'4" x 13'1"
Bedroom	4.74m x 3.01m	15'7" x 9'10"

twelve

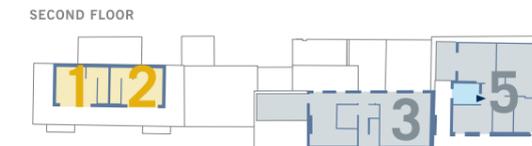
Plans are not to scale. Surfaces are indicative only. Landscaping/furniture not included. Dimensions are for guidance only, shown to the nearest 1cm and coincide with the arrow positions within rooms.

# apartment no.2

This one bedroom first floor apartment includes a terrace. Approx. Gross internal area : 52.9 sq m / 569 sq ft



FIRST FLOOR



- HOUSES
- APARTMENTS
- PRIVATE PROPERTY
- COMMUNAL
- CYCLE STORE
- REFUSE STORE

Kitchen	3.14m x 1.93m	10'4" x 6'4"
Living / Dining Room	4.55m x 4.27m	14'11" x 14'0"
Bedroom	4.11m x 3.25m	13'6" x 10'8"

thirteen

Plans are not to scale. Surfaces are indicative only. Landscaping/furniture not included. Dimensions are for guidance only, shown to the nearest 1cm and coincide with the arrow positions within rooms.



## Fine form and function

The quality of finish, streamlined design and contemporary elegance, is evident throughout at Augustus Terrace, with every aspect reflecting the attention to detail you can expect from Kallarview Homes.

Delivering the perfect blend of form and function, the specification is not only sophisticated in style but chosen to be durable and long lasting. This ethos is reflected in the installation of premium brand products such as Hansgrohe for bathroom and en suite fittings and Bosch and Zanussi for built-in appliances within the kitchen.

External finish is also of a premium nature - the contemporary and sleek windows are produced in powder coated aluminium, colour coded to match the elegantly modern timber front doors.

Augustus Terrace exudes attention to detail - this is highlighted in the projecting 'hit and miss' header feature brickwork†, or the eye-catching adjoined ground and first floor casement windows of houses one and two. Augustus Terrace even ensures it has 'green credentials' with sedum roofs to the houses and part of apartment one.



wondrwall®

INTELLIGENT LIVING



sixteen

Each home utilises Wondrwall, an advanced light control system that offers touch-sensitive control of your lighting. In addition to an array of user programmable operations, Wondrwall is also able to fully integrate Amazon's Push-to-Talk Alexa Platform, for an endless stream of services and control.

#### Kitchen

- Contemporary style kitchen units with matching splashbacks / trim and natural stone worksurfaces
- Range of Bosch and Zanussi integrated appliances including gas hob, fan-assisted oven, extractor fan and hood
- Wall fitted integrated microwave
- Fridge freezer
- Dishwasher
- Washing machine
- Undermount stainless steel sink and brushed metal mixer tap

#### Bathroom and En Suite

- Stylish white sanitaryware with chrome mixer taps, bath and shower fittings from Hansgrohe
- Black powder coated ladder towel rail
- Large grey marble effect full height tiling throughout
- White cabinet storage mirror with shaver point
- Grey marble effect floor tiling

#### Heating and comfort

- Energy-efficient, thermostatically controlled gas central heating
- Pressurised hot water system
- Black powder coated full height radiators in the living/dining rooms and all bedrooms
- Heated black powder coated ladder towel rail in the bathroom and en suite (where applicable)

#### Fixtures and flooring

- Black door furniture throughout
- Carpet to stairways, landings and bedrooms, (where applicable)
- Wood effect flooring to entrance hall, living/dining room and kitchen
- Tiled flooring to bathroom, cloakroom and en suite (where applicable)

#### Electrical and connectivity

- Energy efficient led downlighters to all rooms
- Telephone and TV points to living/dining room
- Wondrwall Home Automation system

#### Security and peace of mind

- Entry phone (apartments)
- Double glazed powder coated windows with security locks
- Timber entrance doors
- Mains smoke, heat and CO detectors

#### External and Communal areas

- Refuse storage areas and cycle stores
- Walled gardens in permeable block paving (houses & apartment no.1)
- Decked roof terrace (apartment no.2)
- Green roofs to the houses and part of apartment no.1

#### Warranty

Build-Zone 10 Year Structural Warranty

seventeen



The first floor landing of House No.2 at Augustus Terrace.



# fine urban living

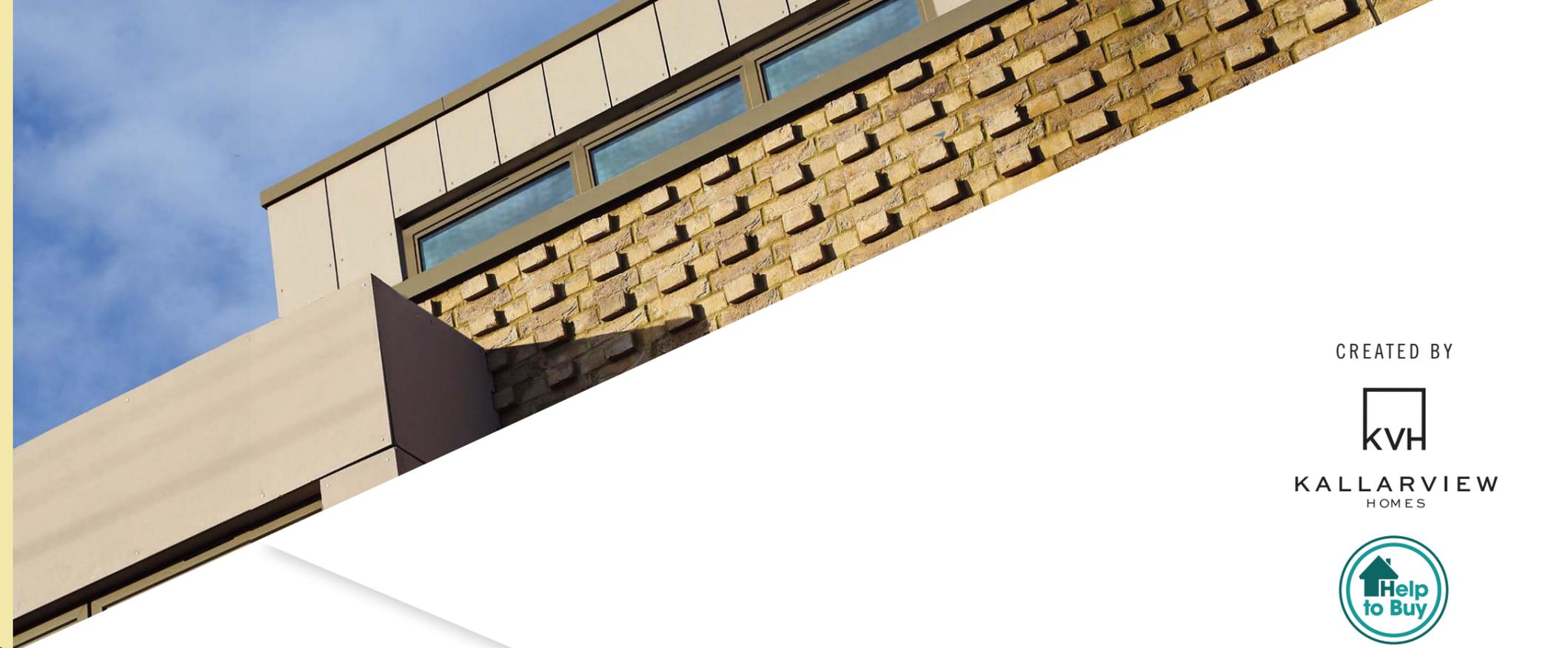
Augustus Terrace, Griffin Road, Plumstead, Royal Borough of Greenwich SE18 7AY (Sat Nav: SE18 7QF)

For all enquiries please contact the sales team at Kallars Property Agents.

020 8692 9533 [sales@kallars.com](mailto:sales@kallars.com)  
[www.kallars.com](http://www.kallars.com)

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HOMES



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