

LAXCON
DEVELOPMENTS LTD

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EMPORIUM 

 **WICK TOWER**
LONDON SE18 

LUXURY 1 & 2 BEDROOM APARTMENTS AND PENTHOUSES www.emporiumse18.com

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EMPORIUM COMPUTER GENERATED IMAGE



EMPORIUM

LUXURY 1 & 2 BEDROOM APARTMENTS AND PENTHOUSES

ONLY RARELY IS THE ARCHITECTURE OF A COMMERCIAL BUILDING DEEMED TOO GOOD TO BE REPLACED, EVEN WHEN IT IS NO LONGER NEEDED FOR ITS ORIGINAL FUNCTION. THE GRADE II LISTED EMPORIUM IS ONE SUCH ART DECO CLASSIC.

The former department store cried out for sympathetic conversion, to provide luxury living in the heart of Woolwich. It is not just the building that's rich in history: so is Woolwich itself. Once the home of the nation's mightiest military arsenal, Woolwich has fine historic civic and military buildings stretching from the banks of the

Thames up to the top of Shooters Hill. Located just east of Greenwich, it is now one of the most desirable and up and coming areas in London, with unrivalled connections to Canary Wharf, central London, and the West End. Emporium enjoys a prime location in the centre of Woolwich's shopping area.



A VIBRANT, THRIVING RIVERSIDE DESTINATION AND THE FASTEST GROWING AREA OF LONDON

PREMIER LOCATION

WOOLWICH IS BEING TRANSFORMED IN THE MOST DYNAMIC URBAN REGENERATION PROJECT SINCE DOCKLANDS WAS REDEVELOPED, BUILDING ON THE MAJESTIC HERITAGE OF THE ROYAL ARSENAL. PRESTIGIOUS NEW DEVELOPMENTS SUCH AS EMPORIUM, ARE MAKING WOOLWICH ONE OF THE MOST SOUGHT AFTER AREAS, HARKING BACK TO ITS REGAL PAST.

It is part of the Royal Borough of Greenwich, a favourite destination for locals and tourists. There are stunning views up river to Canary Wharf and the City skyline. Emporium is in the main shopping area of Woolwich. There are great restaurants nearby, including Blue Nile (Eritrean and Italian) and Curry Asia, which has been serving up tasty Indian dishes since 1962. For more traditional pub food,

head to The Woolwich Equitable and the Dial Arch. Woolwich's own brewery Hop Stuff supplies both with quality ales on tap. Enjoy a leisurely weekend breakfast at Cornerstone Café or Koffees and Kream. Further afield, Greenwich, Eltham, Charlton and Blackheath all have an intimate village-style feel and offer brilliant dining and shopping experiences.



- 1. EMPORIUM
138-152 Powis Street, Woolwich SE18
- 2. Woolwich Ferry 3. Woolwich Pier Thames Clipper
- 4. Woolwich Arsenal Station 5. Future Crossrail
- 6. Dial Arch Gastro Pub 7. Woolwich Equitable Gastro Pub
- 8. Coffee Lounge Café
- 9. Thames Path Walking and cycling
- 10. Waterfront Leisure Centre Gym & pool Gardens
- 11. Firepower Royal Artillery Museum
- 12. Academy Performing Arts and Greenwich Heritage Centre
- 13. Health Centre
- 14. Town Hall (Library opposite)



PREMIER LIFESTYLE

WOOLWICH ITSELF HAS PLENTY TO EXPLORE. WANDER THROUGH THE ROYAL WOOLWICH ARSENAL, WITH ITS STUNNING HISTORIC BUILDINGS, GREENWICH HERITAGE CENTRE, AND FIREPOWER MUSEUM.

Explore the open spaces of Woolwich Common and beyond to 8,000-year-old Oxleas Wood and 18th-century Severndroog Castle, for one of London's best views. Visit the gallery and meet the artists at Second Floor Studios & Arts, one of London's largest creative spaces, a short stroll away. Beresford Market has provided a focal point for local shopping since the 17th century and still thrives today. General Gordon Square is a magnet in the warmer weather when the big screen shows Wimbledon, opera performances, and other events. Nearby Greenwich is full of historic attractions such as the Royal Park and Observatory, the Maritime Museum, and the Cutty Sark.

Of course, Greenwich is also where time begins: it's the home of the Prime Meridian. Historic Greenwich is a designated UNESCO World Heritage site.

For fitness fans, the Waterfront Sports and Leisure Centre and the Charlton Lido And Lifestyle Club (with its heated 50-metre pool) are close by. The Thames Path and Green Chain network of hiking trails are almost on your doorstep, with miles of walks, cycle paths, and breathtaking views. Nearby golf clubs include Shooters Hill and Blackheath, both with beautifully landscaped courses and traditional clubhouses.



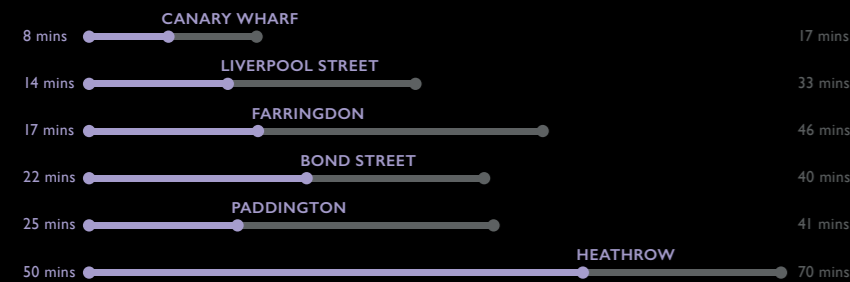
REGAL LIFESTYLE IN THE ROYAL BOROUGH OF GREENWICH

PREMIER CONNECTIONS



EMPORIUM HAS EVERY KIND OF TRANSPORT CONNECTION YOU COULD WISH FOR. CURRENTLY IT IS SERVED BY THE DOCKLANDS LIGHT RAILWAY (DLR) WITH FAST CONNECTIONS TO LONDON CITY AIRPORT, CANARY WHARF, STRATFORD AND BANK.

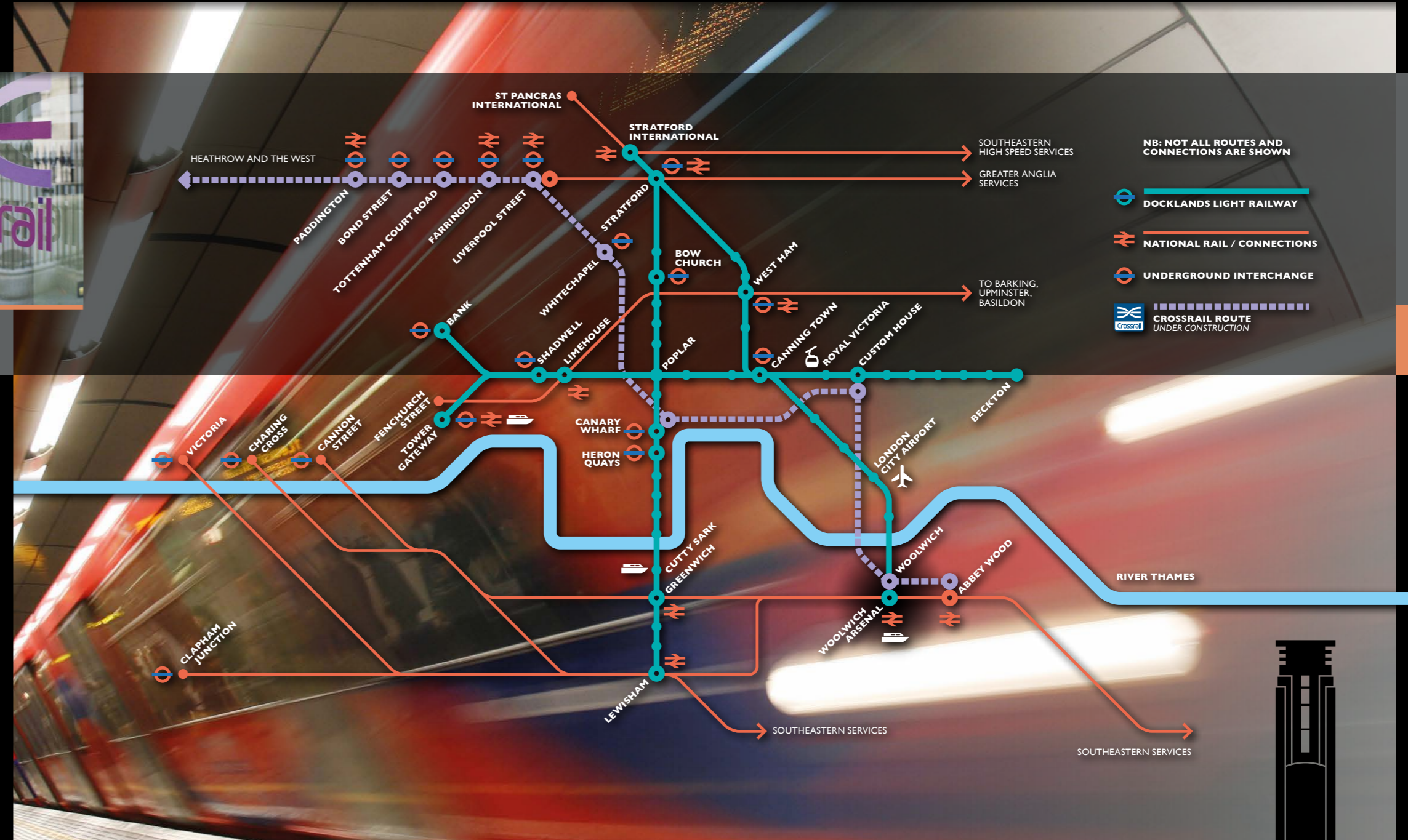
Soon Crossrail will revolutionise east-west travel in London and slash journey times from Woolwich. You'll be able to reach central London in 22 minutes and Heathrow Airport in 50 minutes.



● Approximate Crossrail journey times from Royal Arsenal Woolwich. Source: www.crossrail.co.uk
 ● Approximate current journey times. Source: www.tfl.gov.uk

London City Airport is just across the river and two stops away on the DLR. It offers regular direct services to New York and numerous destinations across the UK and Europe. You can have breakfast in Woolwich and be poolside in Palma, or sipping martinis in Milan, by early afternoon. An overground rail service runs from Woolwich into central London, or out into the countryside. Go on a daytrip to seaside destinations such as Margate, Broadstairs or Whitstable. In Woolwich, you're on the doorstep of Kent, also known as the Garden of England. Frequent TfL bus services run from Woolwich to connect to many parts of the capital.

The River Thames remains a significant thoroughfare and Thames Clippers runs commuter and weekend services from Woolwich into central London, stopping at Greenwich and Canary Wharf. The Woolwich Free Ferry is a stone's throw from Emporium: take your car on it or simply walk on. The Emirates Airline runs from North Greenwich to the Excel Exhibition Centre on the opposite side of the Thames.





THIS STUNNING ART DECO BUILDING WAS BUILT AS A DEPARTMENT STORE IN 1938 BY THE ROYAL ARSENAL CO-OPERATIVE SOCIETY TO SERVE THE NEARBY COMMUNITY OF ROYAL WOOLWICH ARSENAL WORKERS.

Emporium has retained many fine original features such as period railings, mouldings and ceilings up to 3 metres high, which have been preserved and incorporated in this exciting new phase of rejuvenation.

The premier specification includes:

KITCHEN

White gloss kitchens with quartz worktops ■ Tiled splashback ■ Appliances to include integrated oven, hob, hood, fridge-freezer and dishwasher (selected apartments) ■ One bowl stainless steel sink with tap ■ Lighting to underside of wall units ■ Stainless steel electrical accessories above worktop ■ Porcelain floor tiles

BATHROOMS

Villeroy & Boch sanitaryware ■ Hansgrohe Brassware ■ Kaldewei bath (selected apartments) ■ Wall mounted shower ■ Shower screen ■ Mirror cabinets with integrated shaver socket ■ Full height ceramic wall tiles to wet areas with contrasting floor tiles ■ Electric underfloor heating with towel rails

LIVING AREA

Porcelain floor tiles ■ Power outlets and lighting switches finished in plastic ■ Telephone and data socket outlets

BEDROOMS

Neutral colour carpet flooring with underlay ■ Painted walls and ceilings ■ Power outlets and lighting switches finished in plastic

COMMUNAL

OTIS lift serving all floors ■ Basement parking area (first come first serve) ■ Entrance foyer with tiled flooring ■ Carpet to hallways ■ Entrance doors ■ Dedicated cycle storage ■ Dedicated refuse area ■ Secure post box approved by 'secure by design'

Specification continues overleaf

PREMIER SPECIFICATION



▲ EMPORIUM COMPUTER GENERATED IMAGE

▲ PHOTOGRAPHS OF PREVIOUS LAXCON DEVELOPMENTS LTD INTERIORS

SPECIFICATION CONTINUED

▲ EMPORIUM COMPUTER GENERATED IMAGE

ELECTRICAL

LED down lights to living/hall/kitchen with pendants in bedrooms ■ Thermostatically controlled underfloor heating ■ Whole house ventilation with heat recovery system (selected flats)

SECURITY

Video door entry system ■ Fob operated communal entrance doors, refuse, cycle storage and car park ■ Mains operated smoke and heat detector ■ CCTV Security to communal entrance

GENERAL

Premier Guarantee Building Warranty ■ CFSH Level 4 / BREEAM DR compliant units ■ Walls/ceilings finished in white matt emulsion with painted architrave and skirting boards ■ Internal doors finished in real wood veneer with satin stainless steel finish ironmongery ■ Double glazed external doors and windows ■ Balconies or terraces to all apartments with decking ■ Minimum floor to ceiling height of 2.5m (1st - 4th floor) and 2.4m (5th - 7th floor) ■ Heating and hot water provided by Central Plant and charged separately ■ Space for washing machine/dryer in utility room (selected flats) ■ Telephone sockets to living area and bedroom ■ Full range of Virgin / Sky provision (by subscription) ■ Energy metering system with display devices within apartment to monitor consumption and costs ■ Wet underfloor heating system to apartments ■ Smart metering system for utilities with display devices within each flat

Please note that this is an indicative specification and may be subject to change during construction

EMPORIUM

58 LUXURY ONE AND TWO BEDROOM APARTMENTS

apartments 44-54
4TH FLOOR



apartments 30-43
3RD FLOOR

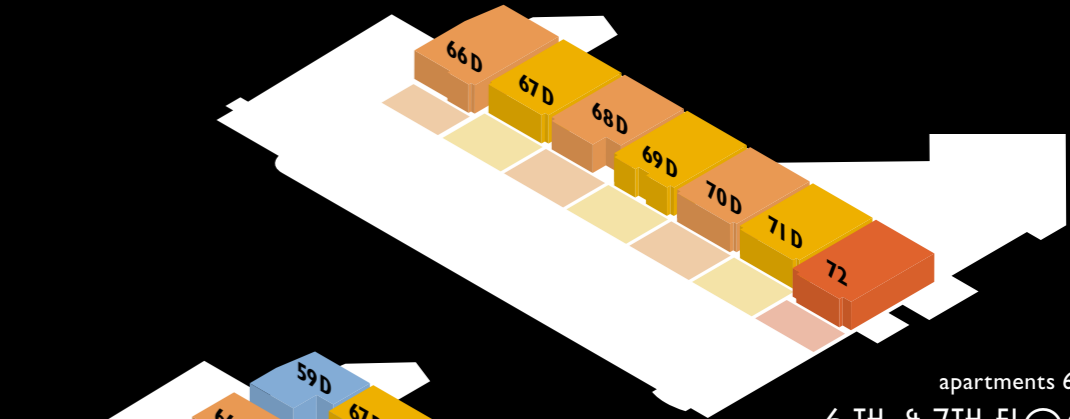


2ND FLOOR
apartments 16-29

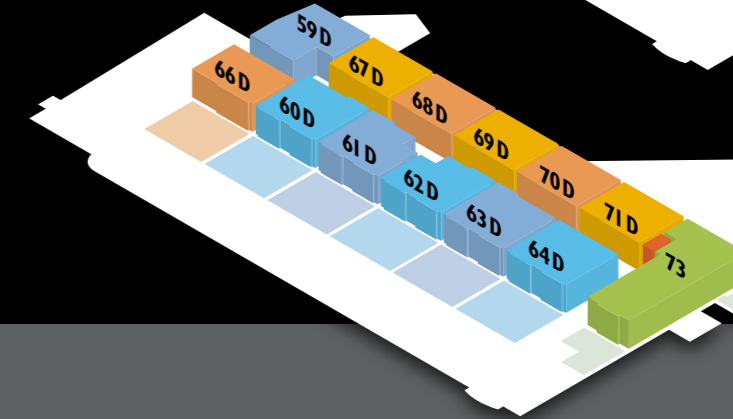


PREMIER BUILDING

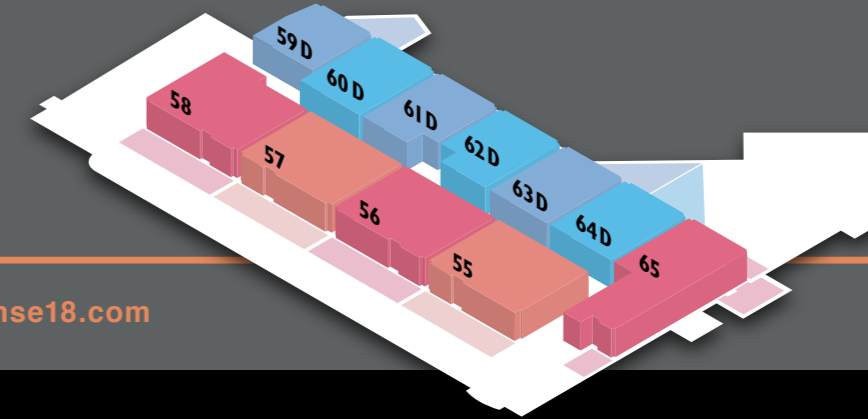
The impressive scale and unique period character of the building has enabled the developers to create generous and interesting living spaces within the individual apartments in this unique reincarnation, all with terraces and/or balconies (first floor apartments are shared ownership). Many of the apartments will benefit from views of the nearby River Thames.



apartments 66-73
6TH & 7TH FLOORS



5TH FLOOR
apartments 55-65



For individual floor plans visit www.emporiumse18.com



LIST OF APARTMENTS

Flat No	Floor	No of Bedrooms	Outside Space	Aspect	Area sq m	Area sq ft	Notes
16	2	2 Bedrooms	Large Terrace	South	95	1022	no D/W
17	2	2 Bedrooms	Large Terrace	South	93	1001	no D/W
18	2	2 Bedrooms	Large Terrace	South	95	1022	no D/W
19	2	2 Bedrooms	Large Terrace	South	83	893	no D/W
20	2	1 Bedroom	Balcony	South	56	603	no D/W
21	2	1 Bedroom	Balcony	North	50	538	no D/W
22	2	2 Bedrooms	Terrace & Balcony	North	76	818	no D/W
23	2	2 Bedrooms	Terrace	North	78	839	no D/W
24	2	2 Bedrooms	Terrace	North	79	850	no D/W
25	2	2 Bedrooms	Terrace	North	84	904	no D/W
26	2	2 Bedrooms	Balcony	East	65	699	no D/W
27	2	1 Bedroom	Balcony	East	50	538	no D/W
28	2	2 Bedrooms	Large Terrace	East	70	753	no D/W
29	2	2 Bedrooms	Balcony	East	65	699	no D/W
30	3	2 Bedrooms	Large Terrace	South	95	1022	no D/W
31	3	2 Bedrooms	Large Terrace	South	93	1001	no D/W
32	3	2 Bedrooms	Large Terrace	South	95	1022	no D/W
33	3	2 Bedrooms	Large Terrace	South	83	893	no D/W
34	3	1 Bedroom	Balcony	South	56	603	no D/W
35	3	1 Bedroom	Balcony	North	50	538	no D/W
36	3	2 Bedrooms	Terrace & Balcony	North	76	818	no D/W
37	3	2 Bedrooms	Terrace	North	78	839	no D/W
38	3	2 Bedrooms	Terrace	North	79	850	no D/W
39	3	2 Bedrooms	Balcony	North	84	904	no D/W
40	3	2 Bedrooms	Balcony	East	65	699	no D/W
41	3	1 Bedroom	Balcony	East	50	538	no D/W
42	3	2 Bedrooms	Terrace	East	70	753	no D/W
43	3	2 Bedrooms	Balcony	East	65	699	no D/W

no D/W = no dishwasher

LIST OF APARTMENTS

Flat No	Floor	No of Bedrooms	Outside Space	Aspect	Area sq m	Area sq ft	Notes
44	4	2 Bedrooms	Large Terrace	South	88	947	
45	4	2 Bedrooms	Large Terrace	South	87	936	
46	4	2 Bedrooms	Large Terrace	South	88	947	
47	4	2 Bedrooms	Large Terrace	South	76	818	
48	4	2 Bedrooms	Large Terrace	North	75	807	
49	4	2 Bedrooms	Terrace & Balcony	North	77	829	
50	4	2 Bedrooms	Terrace	North	78	839	
51	4	2 Bedrooms	Terrace	North	79	850	
52	4	2 Bedrooms	40 sq m Terrace	North	91	979	
53	4	2 Bedrooms	50 sq m Terrace	East	65	785	
54	4	2 Bedrooms	Balcony	East	65	699	
55	5	2 Bedrooms	Terrace	South	68	732	
56	5	2 Bedrooms	Terrace	South	68	732	
57	5	2 Bedrooms	Terrace	South	68	732	
58	5	2 Bedrooms	Terrace	South	71	764	
59	5 & 6	2 Bedrooms	Terrace	North	68	732	Duplex
60	5 & 6	2 Bedrooms	2 Terraces	Dual	81	872	Duplex
61	5 & 6	2 Bedrooms	2 Terraces	Dual	76	818	Duplex
62	5 & 6	2 Bedrooms	2 Terraces	Dual	76	818	Duplex
63	5 & 6	2 Bedrooms	2 Terraces	Dual	81	872	Duplex
64	5 & 6	2 Bedrooms	2 Terraces	Dual	78	839	Duplex
65	5	2 Bedrooms	2 Terraces & Balcony	East	75	807	
66	6 & 7	2 Bedrooms	2 Terraces	South	68	850	Duplex Penthouse
67	6 & 7	2 Bedrooms	Terrace	South	77	829	Duplex Penthouse
68	6 & 7	2 Bedrooms	Terrace	South	75	807	Duplex Penthouse
69	6 & 7	2 Bedrooms	Terrace	South	77	829	Duplex Penthouse
70	6 & 7	2 Bedrooms	Terrace	South	77	829	Duplex Penthouse
71	6 & 7	2 Bedrooms	Terrace	South	77	829	Duplex Penthouse
72	7	1 Bedroom	Terrace	South	50	538	
73	6	1 Bedroom	2 Terraces	East	55	592	

APARTMENT LISTINGS

PREMIER DEVELOPERS

LAXCON
DEVELOPMENTS LTD

FROM MODEST BEGINNINGS IN KENYA DURING THE EARLY 1950s, LAXCON HAS GROWN INTO AN ACCOMPLISHED AND RESPECTED DEVELOPER WITH AN IMPECCABLE REPUTATION FOR INTEGRITY AND HIGH STANDARDS OF WORKMANSHIP AND SITE MANAGEMENT.

The group has enjoyed continuous, steady growth and has amassed a wealth of experience with projects as diverse as hotels, commercial and residential complexes, high rise developments, banks and industrial projects. The group now has the all the experience and financial strength needed to undertake substantial, prestigious developments and does so with confidence in Kenya, the Seychelles, the UK, Portugal and India. Major UK projects include: Swaminarayan Temple in Neasden; Brahma Kumaris Global Co-operation House in Willesden; luxury residential homes in Moor Park and Hampstead; Multi-storey residential, commercial and industrial complex.



newBUILD
SALES

Emporium is brought to you by New Build Sales, an emerging force in the market for luxury homes in SE18 and beyond.

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