



RIVERSIDE PARK
ASHFORD

*Riverside Park Ashford
brings contemporary,
connected living to
a major growth area
with a vibrant lifestyle
development of
246 apartments
and 26 townhouses,
surrounded by beautiful
green, open spaces.*

R



Computer generated image of Riverside Park exteriors.

A new *destination*

Located just 37 minutes from London St Pancras International and less than two hours from Paris and Brussels, Ashford is a fast-growing destination primed for further growth. Part of a multi-million pound masterplan, new homes and jobs are bringing new life to the area.

This contemporary residential address will complement the ambitious transformation here. Five stunning apartment buildings and 26 townhouses will set standards for modern living, built around a central courtyard and public realm. Calm, tranquil, yet right in the centre, welcome to Riverside Park, a most exciting investment opportunity.

Riverside Park will make an important contribution to the region's quality housing. As the first development built to meet the needs of a growing population, it will appeal to a diverse cross-section of families and couples, in a location designed to suit City commuters, locals and international travellers alike.



Introducing *Ashford*

Ashford is a designated key expansion area in the South East of England, with over £600 million of capital investment so far – and over £100 million of infrastructure investment planned in the next five years.

An inviting blend of local charm and exceptional connectivity, there's easy access to London, the Eurotunnel & Eurostar train services and European ferry ports, and connections to all major road and airport networks. A superfast train service links Stratford International in East London to Ashford in just 30 minutes.





Computer generated image of Riverside Park.



Parks and *green spaces*

Riverside Park is positioned to take full advantage of its neighbourhood. In a unique setting by the Great Stour river, a dedicated footbridge connects occupiers to beautiful Victoria Park and Watercress Fields with acres of green, open space as a backdrop.

You're part of the park as soon as you step outside the front door. A perfect place for health and wellbeing, there's space to go for a run, walk the dog, take the family and enjoy the downtime.



- ABERCROMBIE & FITCH
- ALLSAINTS
- BARBOUR
- BEN SHERMAN
- BOSE
- BOSS MENSWEAR
- CHAPELLE JEWELLERY
- CHRISTY
- CK JEANS
- DIESEL
- FIORELLI
- FOSSIL
- FRED PERRY
- GUESS
- JACK WILLS
- JAEGER
- KURT GEIGER
- LACOSTE
- LEVI'S
- LINKS OF LONDON
- MOLTON BROWN
- MOSS BROS
- NIKE
- OSPREY LONDON
- POLO RALPH LAUREN
- RADLEY
- TED BAKER
- TIMBERLAND
- T.M. LEWIN
- TOMMY HILFIGER
- SKECHERS

80

More than 80 boutiques,
including iconic fashion brands
and high street favourites



Designer shopping

McArthurGlen Ashford Designer Outlet brings in three million local, regional and European shoppers every year. A seven day-a-week destination for global luxury brands Ralph Lauren, Calvin Klein, Timberland and Tommy Hilfiger.

Ashford's Park Mall and the 440,000 sq ft County Square are just a 10 minute walk from Riverside Park and feature some of the UK's most well known and trusted high street brands. With a John Lewis at Home Store, and London within easy reach, shoppers are spoilt for choice.



The future *of luxury*

A 100,000 sq ft expansion is coming to McArthurGlen Ashford Designer Outlet and will add 40 exciting new stores including Gucci and Dior to showcase even more of the best names in luxury, premium and designer fashion.

Planned to open in 2018 and predicted to attract several million more visitors a year, not only will it create up to 700 future jobs, it will also offer six new restaurants and cafés - and the largest vertical green wall ever built in the UK.

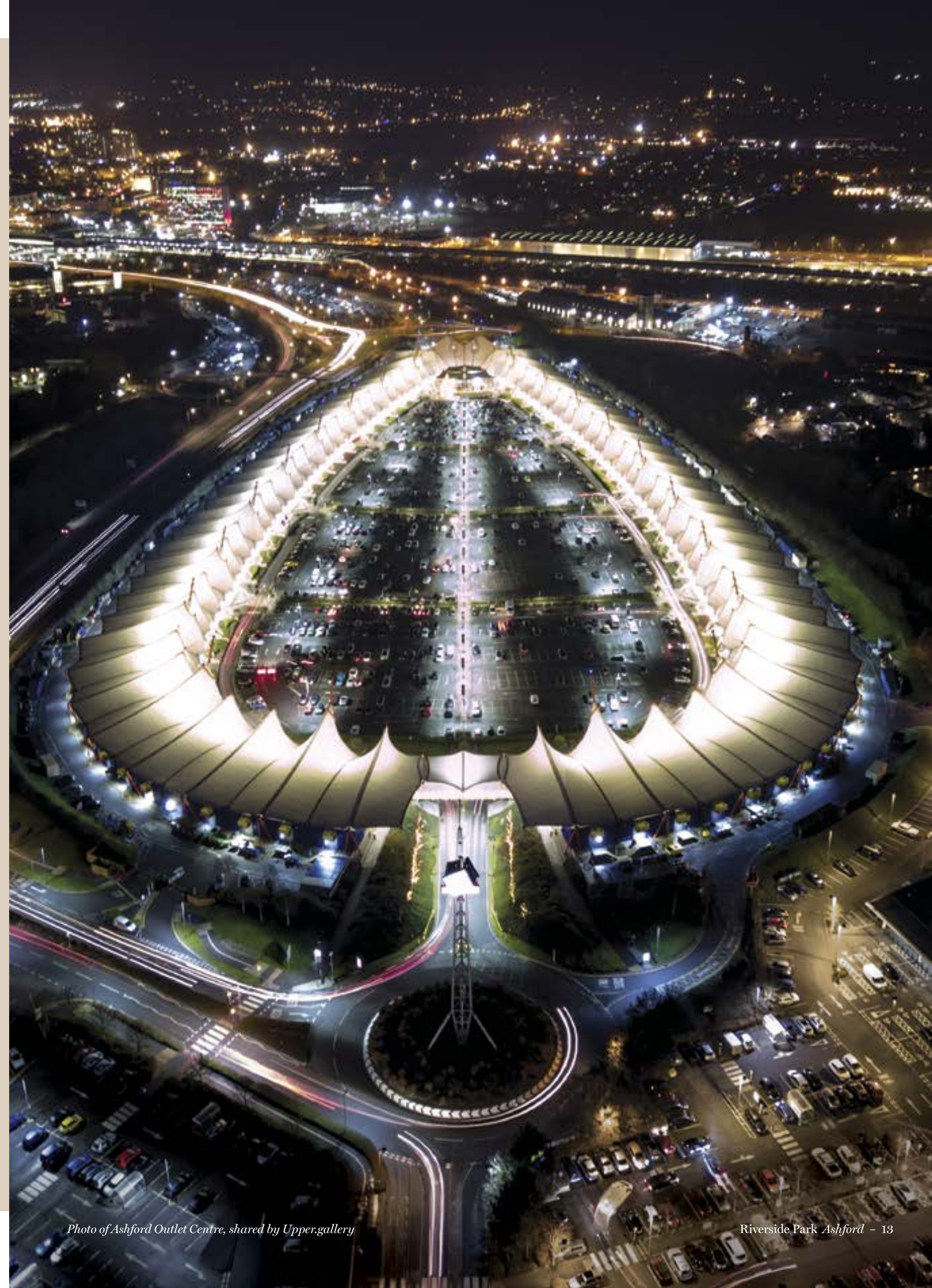


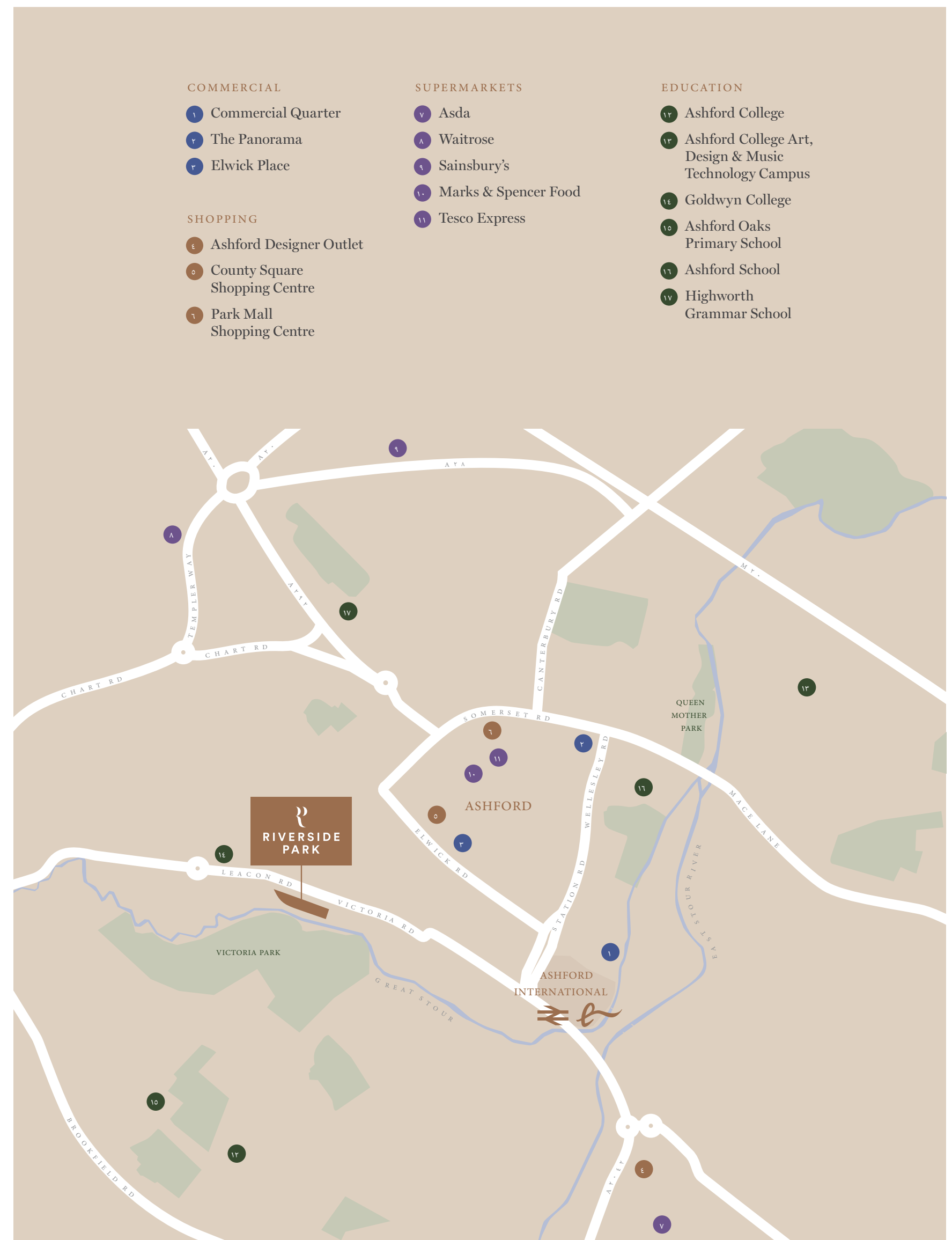
Photo of Ashford Outlet Centre, shared by Upper.gallery



State of the art

Ashford has everything in place for life now – and there’s a prosperous future. Commercial Quarter will create hundreds of jobs, as well as 590,000 sq ft of office space, and the 100,000 sq ft Elwick Place will change the horizon even further, bringing in a new six-screen cinema, hotel, restaurants, art spaces and cafés. Ashford International College – a new state of the art campus, opened its doors to students in September 2017.

The London Paramount Entertainment Resort is currently in planning. This world-class resort for the UK is set to create over 27,000 jobs and is estimated to be open to the public in 2021, just 45 minutes away by car.





Capital *connections*



AIRPORTS

Stanstead Airport
1 hour 26 minutes – by car

Heathrow Airport
1 hour 18 minutes – by car

London City Airport
1 hour 16 minutes – by car

Gatwick Airport
1 hour – by car

London Ashford Airport
24 minutes – by car



RIVERSIDE PARK



LONDON

Central London
1 hour 34 minutes – by car

Paddington
1 hour 8 minutes – by train

Waterloo
1 hour 2 minutes – by train

Charing Cross
59 minutes – by train

Victoria
59 minutes – by train

St Pancras International
37 minutes – by train

Stratford International
Quarter
30 minutes – by train



RIVERSIDE PARK



CHANNEL CROSSING TERMINALS

Dover
33 minutes – by car

Folkestone
24 minutes – by car



RIVERSIDE PARK



BEACHES

Brighton
62 miles

Hastings
24.5 miles

Whitstable
20.9 miles

Camber Sands
20.9 miles

Dungeness Beach
20.2 miles

Folkestone
15.4 miles



RIVERSIDE PARK



Bruges



Brussels



Amsterdam

Direct to *Paris & beyond*



BRUGES
3 hours 26 minutes



PARIS
1 hour 50 minutes



BRUSSELS
1 hour 38 minutes



AMSTERDAM
4 hours 17 minutes

Ashford is the only UK destination outside of London that offers unique access to Europe by train via Eurostar. From here, it's less than two hours to Europe – and beyond – with direct routes to Lille, Brussels, Paris and Marseille.

Car drivers can use the Eurotunnel, and international ports offer ferry services at nearby Dover and Folkestone.



Paris

Ashford

key facts

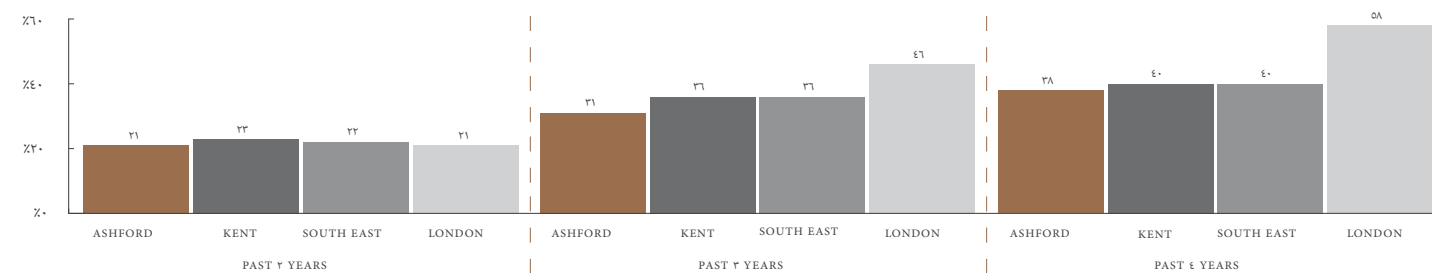
PROPERTY PRICES

The last year saw an upswing in growth in Ashford as its percentage surpasses Kent, London and the South East. In the past two years, Ashford and Kent have grown at a similar rate to London, indicating the spillover of London residents keen to move out of the capital into more affordable residential homes.

PROPERTY PRICE INCREASE – PAST YEAR



PROPERTY PRICE INCREASE – PAST 4 YEARS



MAJOR INVESTMENTS 10 MINUTE WALK FROM RIVERSIDE PARK

590,000 sq ft
of new office space



The new Commercial Quarter will create 4,000 new jobs, and a further 590,000 sq ft of new office space

75£ million
investment in leisure and retail



Elwick Place includes a new six-screen cinema, a 58 bedroom hotel, restaurants and cafés, car parking and a new public square (completion Christmas 2018)

EDUCATION

45£ million
investment in 5 new schools (by 2022)



- 26£m Ashford International College campus for 900 students (shown above). Completed in September 2017
- Five new schools planned to open by 2022
- University of Kent, located 16 miles away, is ranked 23rd in both the *Guardian University Guide* and the *Sunday Times University League Table for 2017*. It has 19,275 students

DESIGNER OUTLET EXPANSION

40 new stores
including Gucci and Dior



- 700 new jobs
- Three million visitors per year, fast becoming an international destination
- Completion scheduled 2018

LONDON ASHFORD AIRPORT

55£ million
of investment



- Projected 500,000 passengers per year
- Completion scheduled by end of 2019

POPULATION

141,000 people
by 2021



Ashford's current population of 118,000 inhabitants is growing fast and is predicted to reach 141,000 by 2021



Computer generated image of Elwick Place.

Space *to enjoy*

Predicted to be one of the fastest growing town centres in the South East, three major developments will place Ashford at the forefront of leisure, business and job creation opportunities.

For business, Commercial Quarter will create 590,000 sq ft of office space (and 150 homes) next to Ashford International Station. Elwick Place will raise the night-time economy, completely transforming a 6.42-acre brownfield site with a boutique cinema, 58 bedroom hotel and restaurant complex.

Paramount Park should be an easy rival to Disneyland Paris when it opens in 2021. At twice the size of London's Olympic Park it will include 5,000 hotel rooms, a water park and a variety of rides from Paramount Pictures' famous Hollywood blockbusters like Mission Impossible, Star Trek and more.



Computer generated image of Commercial Quarter.

272homes

*We are delivering
272 residential
homes to Ashford*

R

Our *vision*

Our vision has vast potential. To be a meaningful addition to shaping the growing residential needs of central Ashford. To launch a contemporary residential living space that benefits both investors and residents, the local area and more.

Our vision takes residents on a journey from the urban to the tranquil, in a newly revitalised destination.

Delivering 272 much-needed residential homes to the Ashford market not only improves housing, but will increase disposable income as residents increase their spending power in the nearby town centre.





Modern *living*

Homes at Riverside Park all feature balconies to make the most of the unique setting between town and country. Many apartments and townhouses will face the spectacular Victoria Park and Watercress Fields.

High-quality interiors take advantage of the natural light, designed with welcoming open-plan living areas and high specification fittings.







Computer generated image of Riverside Park townhouse interior. Furniture and interior design are indicative only.



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