



1, 2 and 3 bedroom apartments  
& 3 and 4 bedroom duplexes

## Insignia Place Woolwich Arsenal

Wellington Street,  
Woolwich,  
SE18 6PY

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## Great homes great location

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[www.homegroup.org.uk](http://www.homegroup.org.uk)





# Moving on, moving up

A stunning contemporary collection of 1, 2 and 3 bedroom apartments and 3 and 4 bedroom duplexes boasting spacious accommodation with high-specification finishes.

Perfectly situated, the views from each apartment at Insignia Place is just as easy to enjoy from inside the apartment, with luxurious, light-filled rooms that are made for relaxing. Enjoy spacious, double sized bedrooms and an open plan kitchen and living area that lead on to either a balcony or terrace. These apartments will be sure to take your breath away.

Our homes are a short walk away from Woolwich Arsenal National Rail and DLR station, getting you to Canary Wharf or Central London within minutes – perfect for commuters. Explore all Greenwich has to offer, take a walk along the River to popular areas like Greenwich Market & The Royal Observatory. Or if you fancy a range of restaurants, bars and shopping, visit the newly opened ICON outlet at the O2 in North Greenwich with a range of designer outlet stores, a short bus ride away from Woolwich town centre.





# New homes to build new memories

London City Airport  
**1.8miles**

Sainsburys  
**0.2miles**

Woolwich High Street  
**0.5miles**

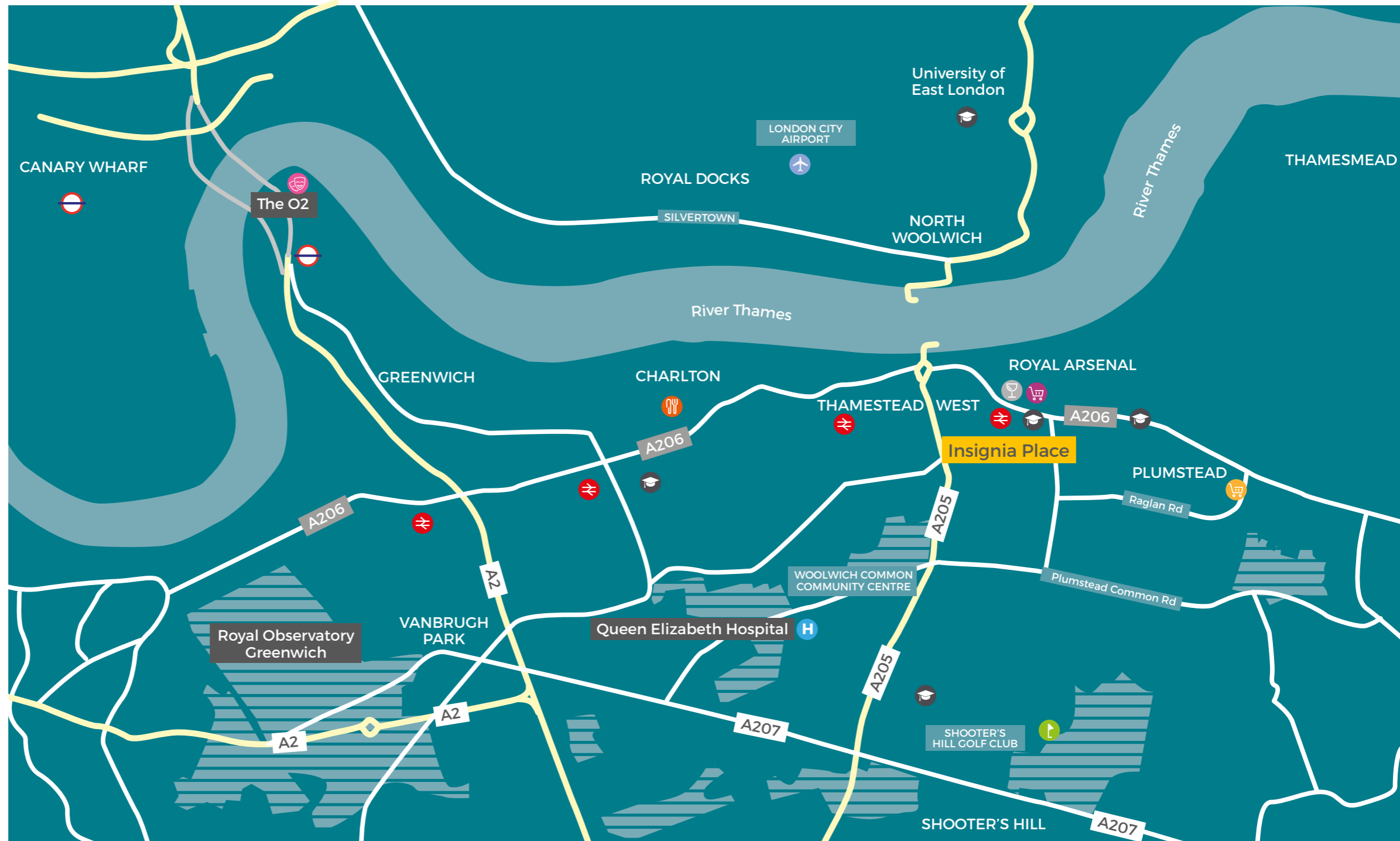
Tesco  
**0.1miles**

St Peter's Catholic Primary School  
**0.2miles**

St Mary Magdalene Church of England All Through School  
**0.3miles**

- Less than a 5 minute\* walk from Woolwich Arsenal station, Insignia Place is ideally located for commuters with various links that can get you into London Canary Wharf in under 22 minutes\*
- Going on holiday? Travelling is easier with London City Airport just 11 minutes away
- Close proximity to a selection of Ofsted rated 'Outstanding' and 'Good' primary and secondary schools

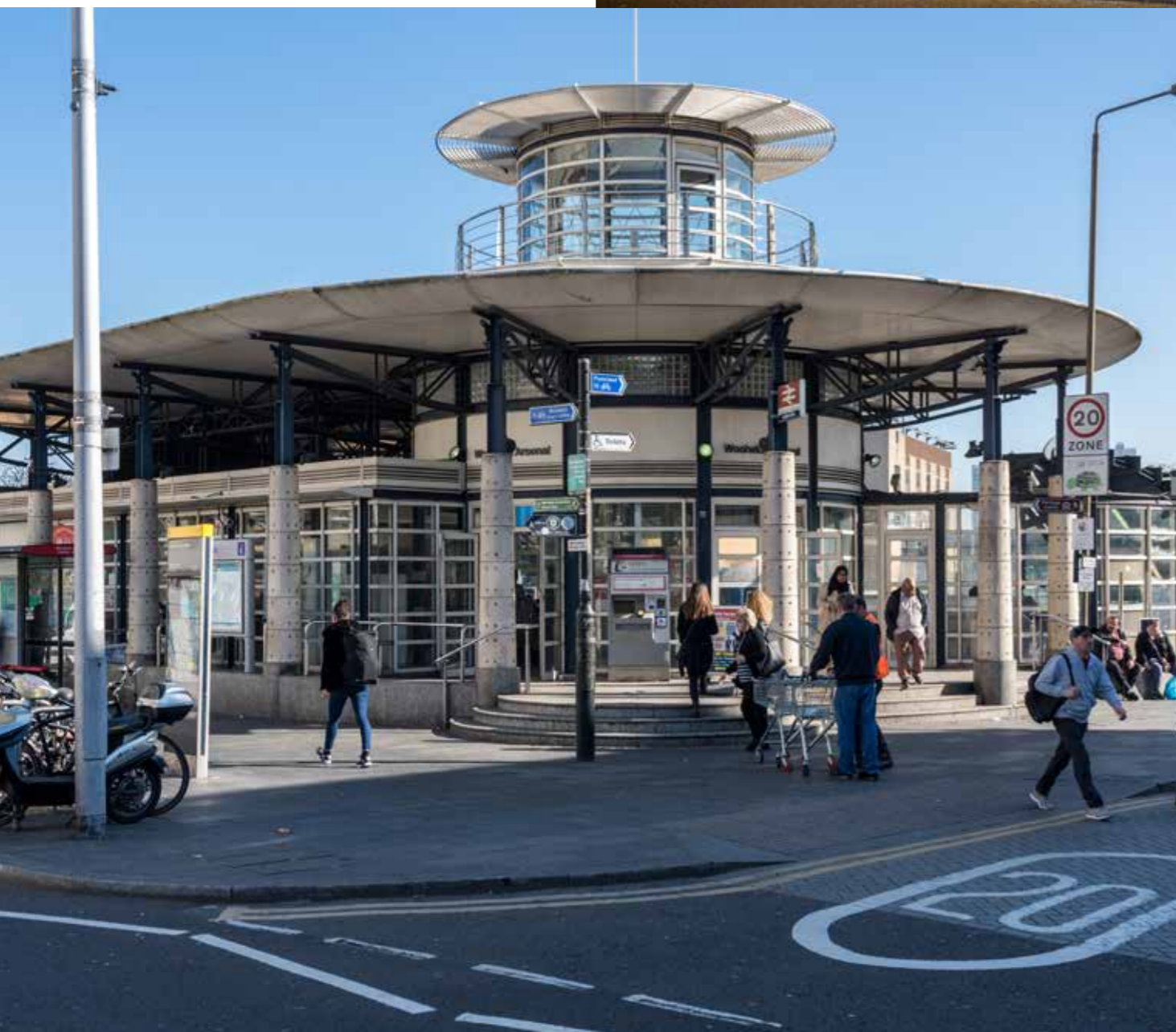
- Shops
- Cafe/restaurant
- Bar/pub
- Education
- Entertainment
- Station
- Hospital
- Airport



Times and distances are approximate and taken from [www.google.com/maps](http://www.google.com/maps)

# All within easy reach

Residents at Insignia Place will enjoy fast connectivity by all forms of public transport, with the M25 less than 30 minutes away and direct road and rail routes into Central London and further afield. Woolwich Arsenal will be home to Crossrail, with services to Paddington, Reading and Heathrow Airport.



## Air travel

Miles

- **Heathrow**  
26.6 miles
- **London City**  
1.8 miles
- **Stansted**  
36.9 miles
- **Gatwick**  
40.5 miles
- **Luton**  
56.9 miles



## Overground

Minutes

From Woolwich Arsenal:

- **London City Airport**  
5 minutes
- **Canary Wharf**  
22 minutes
- **Monument**  
28 minutes
- **London Bridge**  
30 minutes
- **Liverpool Street**  
32 minutes
- **Oxford Circus**  
37 minutes



## By road

Miles

- **A2**  
2.6 miles
- **A20**  
3.3 miles
- **A12**  
4.6 miles
- **M11**  
13.1 miles
- **M25**  
15.4 miles



Distances are approximate and listed without traffic. Times taken from Google Maps and TfL journey planner.



# Insignia Place

Site plan





# Specification includes

- Gloss white kitchen units and stone colour Marengo kitchen worktop, with chrome door handles
- Stainless steel splashback
- Zanussi integrated oven, hood and hob
- Zanussi integrated dishwasher and fridge-freezer
- Zanussi integrated washer/dryer
- Contemporary white bathroom suites
- Anthracite porcelain wall and floor tiles in bathrooms
- Heated chrome towel rail and vanity mirror above the sink
- Smooth oak wood flooring in living/dining room and hallway
- Condor fitted carpets Wembley colour to bedrooms

Specifications are subject to change. Images are indicative only and are of previous developments.



# Insignia Place

## 4 bedroom duplex

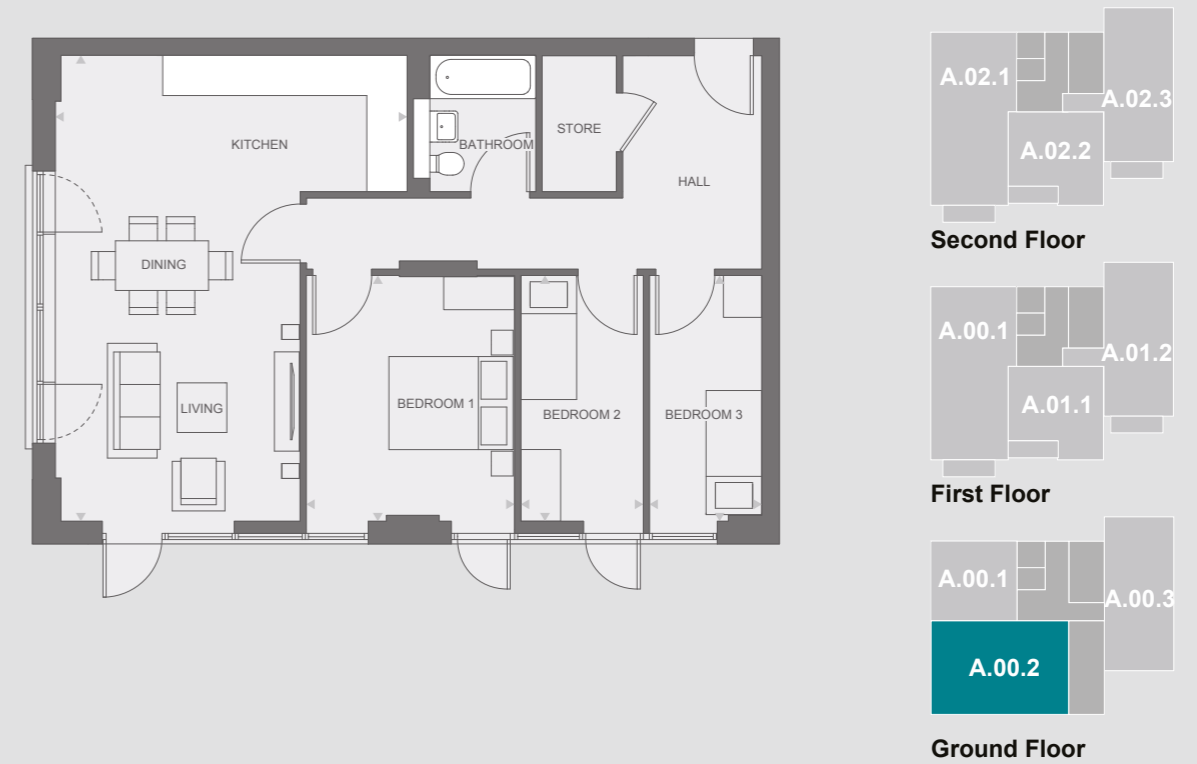
Block A, ground floor [Plot A001](#)



Total measurements: 127.80m<sup>2</sup>

## 3 bedroom apartment

Block A, ground floor [Plot A002](#)



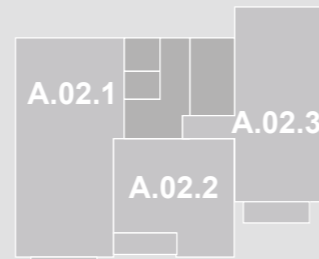
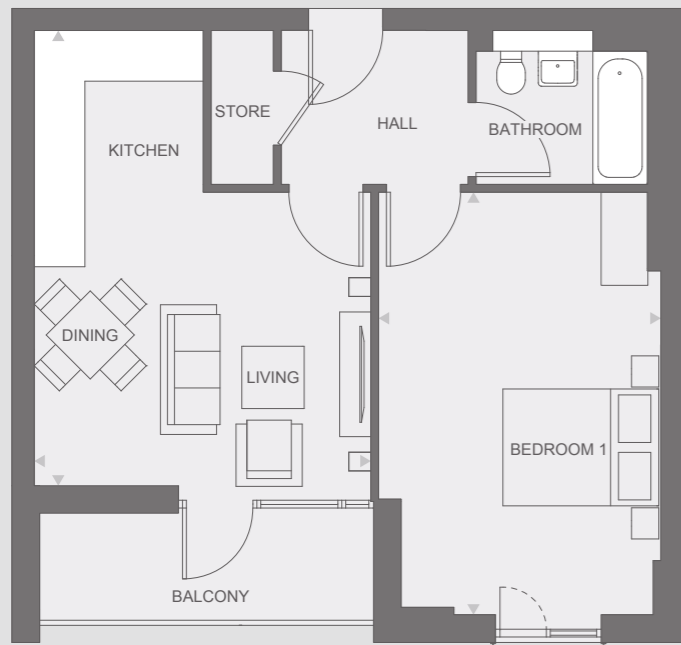
Total measurements: 84.40m<sup>2</sup>

Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise.

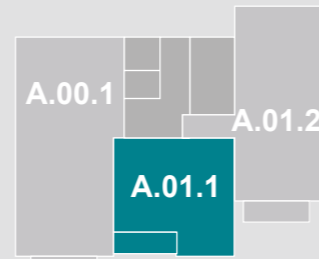
# Insignia Place

## 1 bedroom apartment

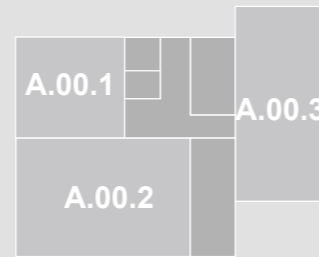
Block A, first floor Plot A011



Second Floor



First Floor

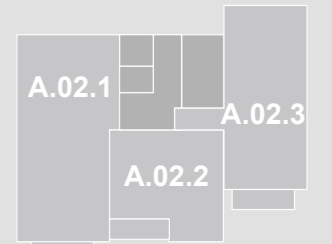
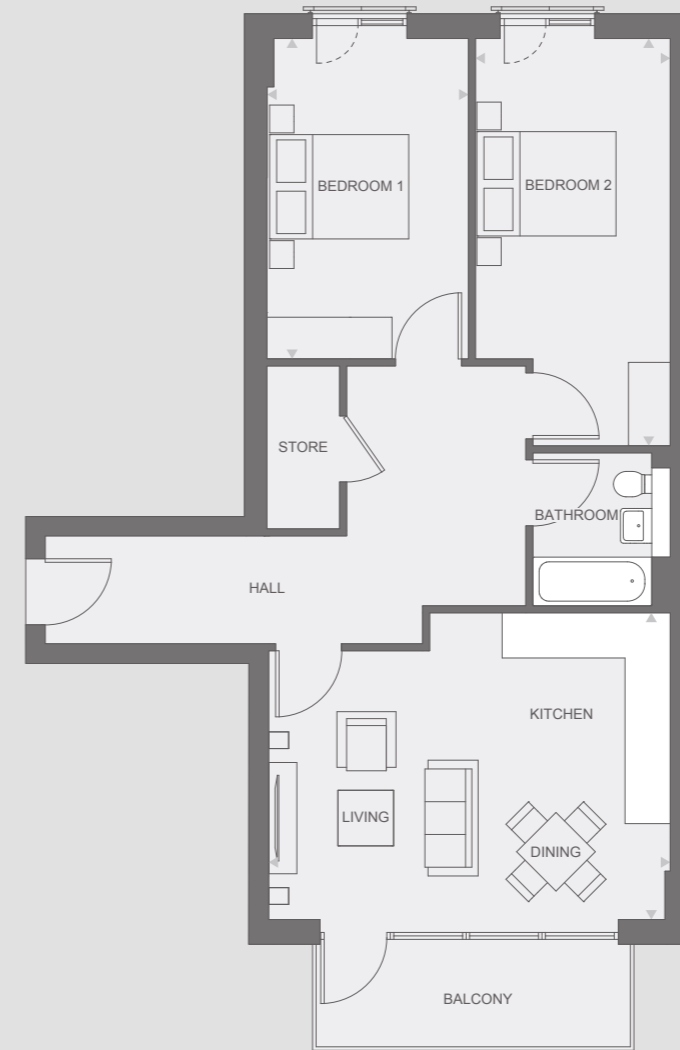


Ground Floor

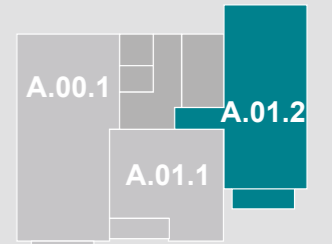
Total measurements: 51.90m<sup>2</sup>

## 2 bedroom apartment

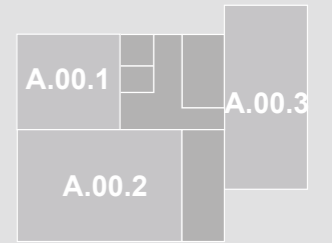
Block A, first floor Plot A012



Second Floor



First Floor



Ground Floor

Total measurements: 77.00m<sup>2</sup>

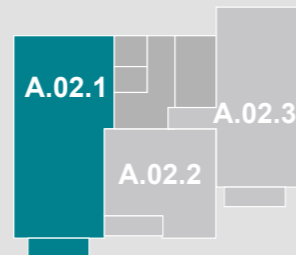
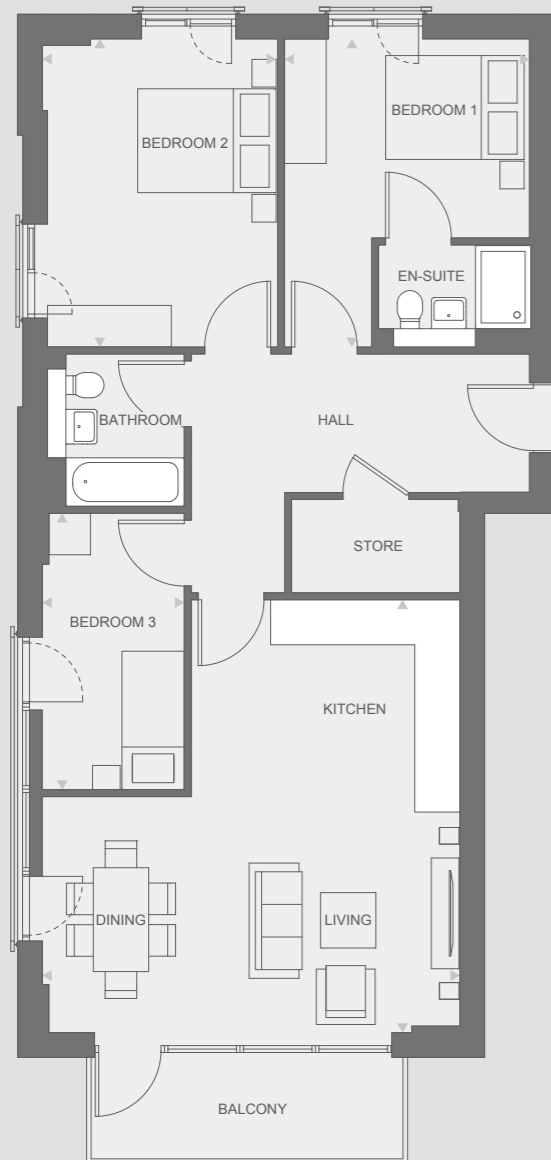
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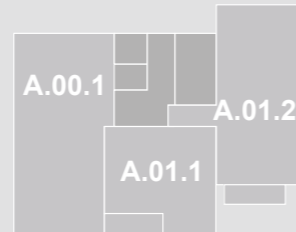
# Insignia Place

## 3 bedroom apartment

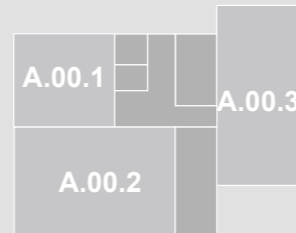
Block A, second floor [Plot A021](#)



**Second Floor**



**First Floor**

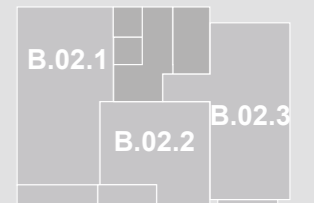
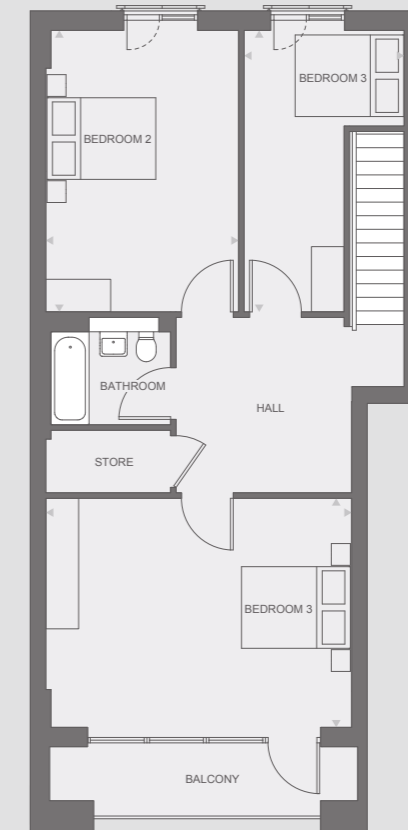
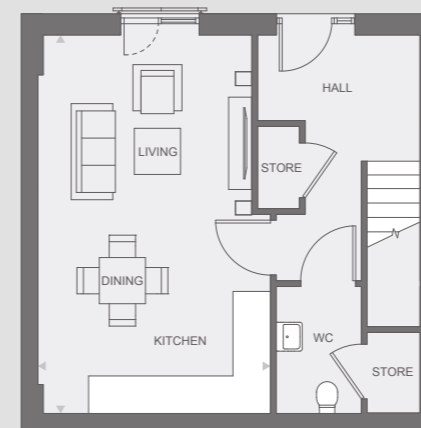


**Ground Floor**

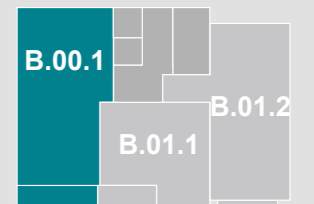
Total measurements: 88.50m<sup>2</sup>

## 3 bedroom duplex

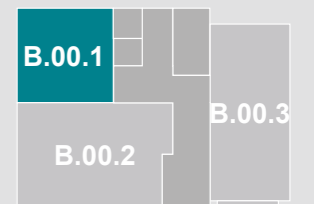
Block B, ground floor [Plot B001](#)



**Second Floor**



**First Floor**



**Ground Floor**

Total measurements: 112,10m<sup>2</sup>

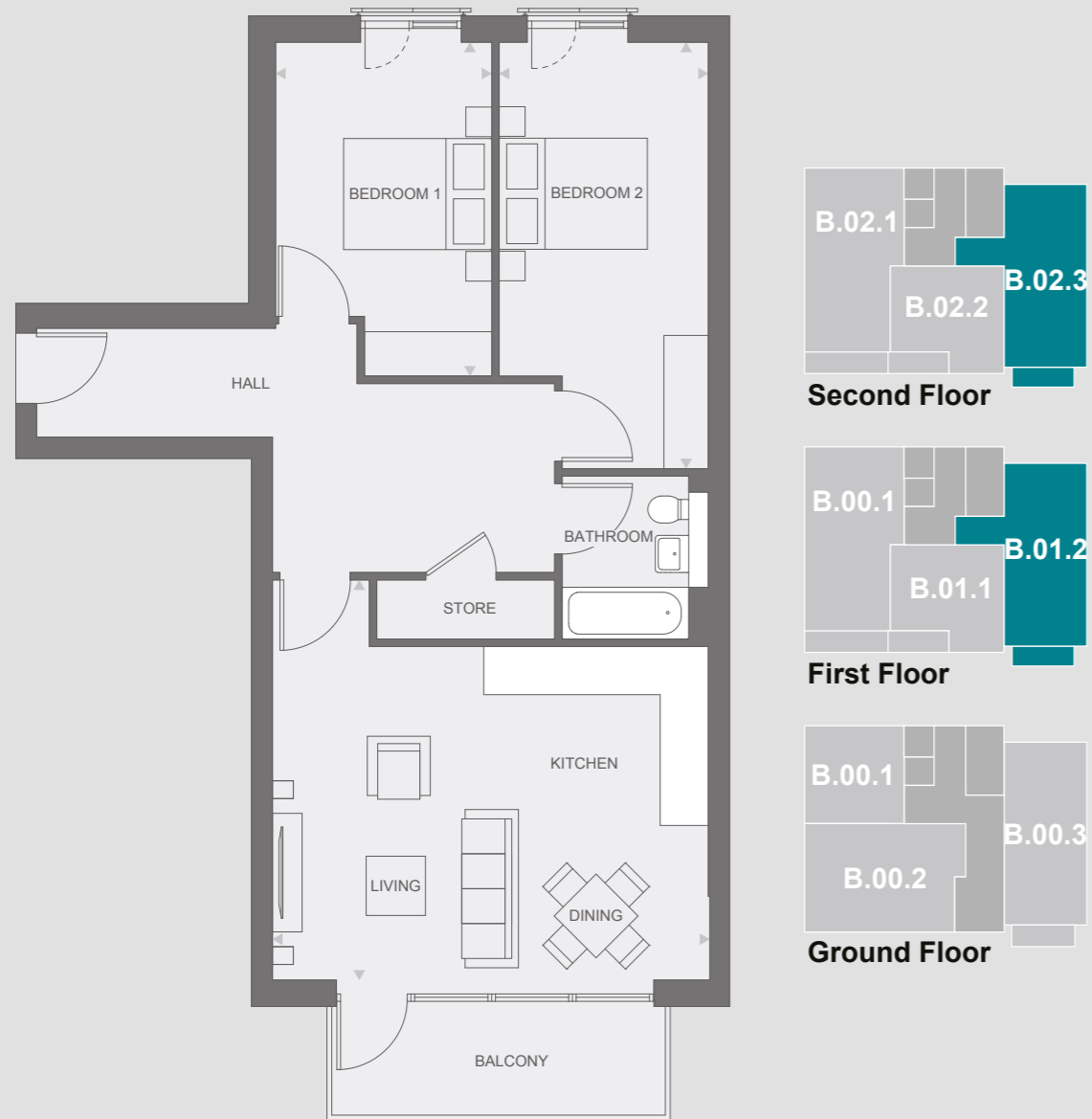
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# Insignia Place

## 2 bedroom apartment

Block B, first and second floor Plot B012 and B023



**Total measurements: 76.80m<sup>2</sup>**

## 2 bedroom apartment

Block B, second floor Plot B021



**Total measurements: 77.40m<sup>2</sup>**

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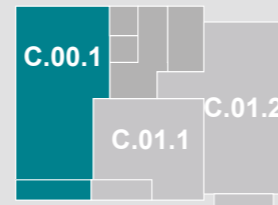
# Insignia Place

## 3 bedroom duplex

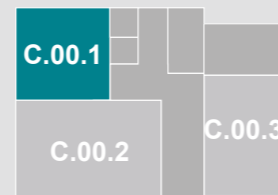
Block C, ground floor Plot C001



Second Floor



First Floor

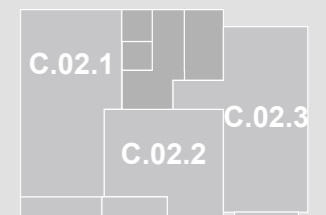
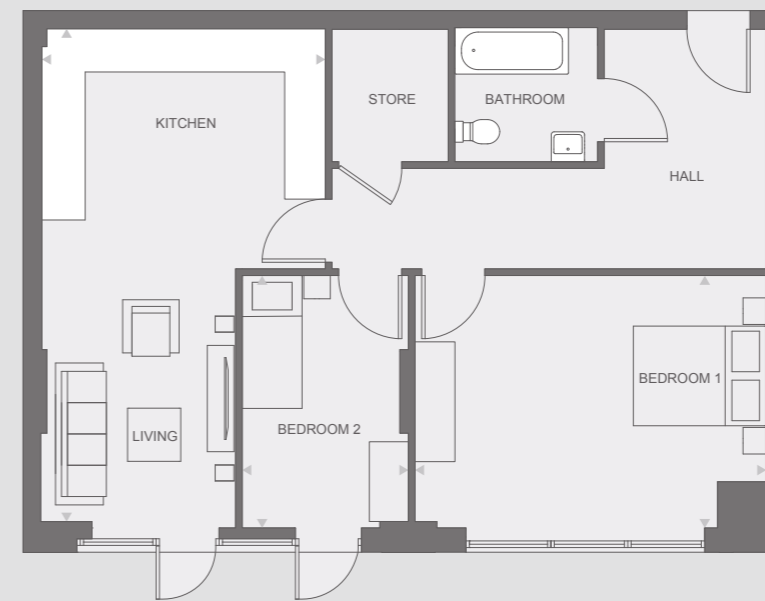


Ground Floor

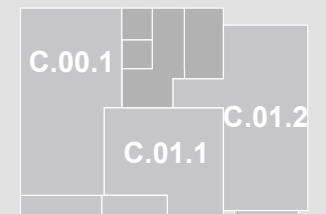
Total measurements: 115.10m<sup>2</sup>

## 2 bedroom apartment

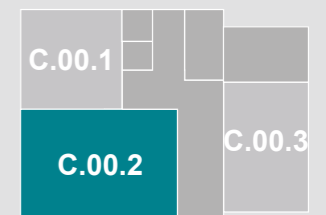
Block C, ground floor Plot C002



Second Floor



First Floor



Ground Floor

Total measurements: 81.60m<sup>2</sup>

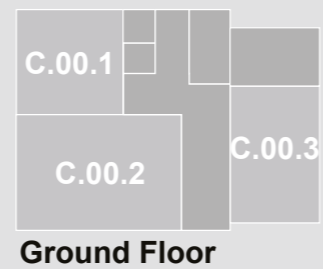
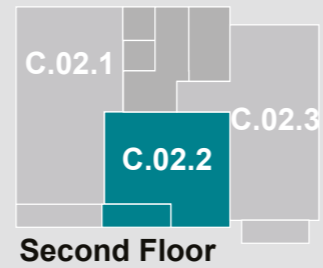
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# Insignia Place

## 1 bedroom apartment

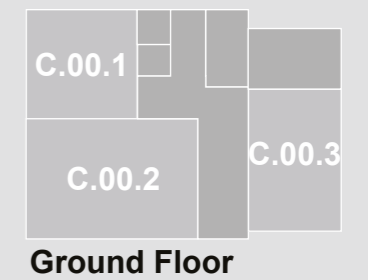
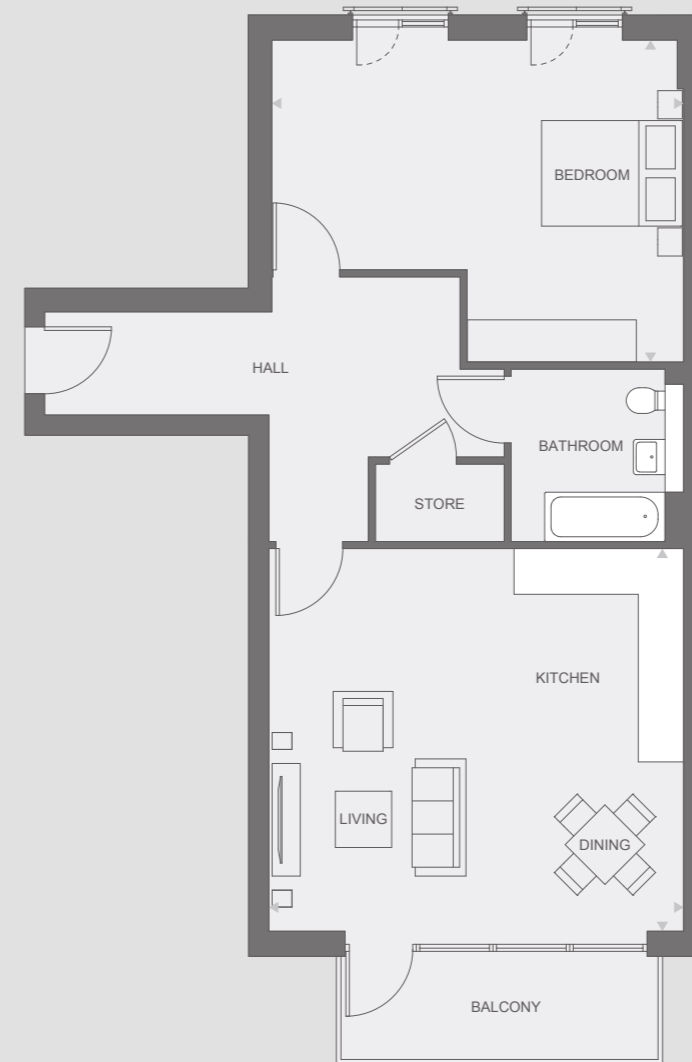
Block C, upper ground and first floor [Plot C011 and C022](#)



Total measurements: 52.60m<sup>2</sup>

## 1 bedroom apartment

Block C, upper ground floor [Plot C012](#)



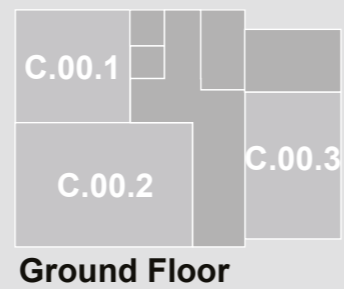
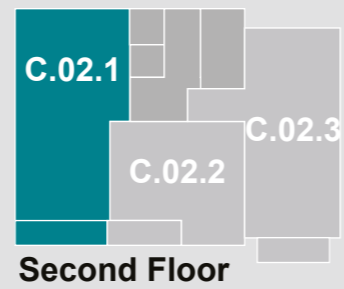
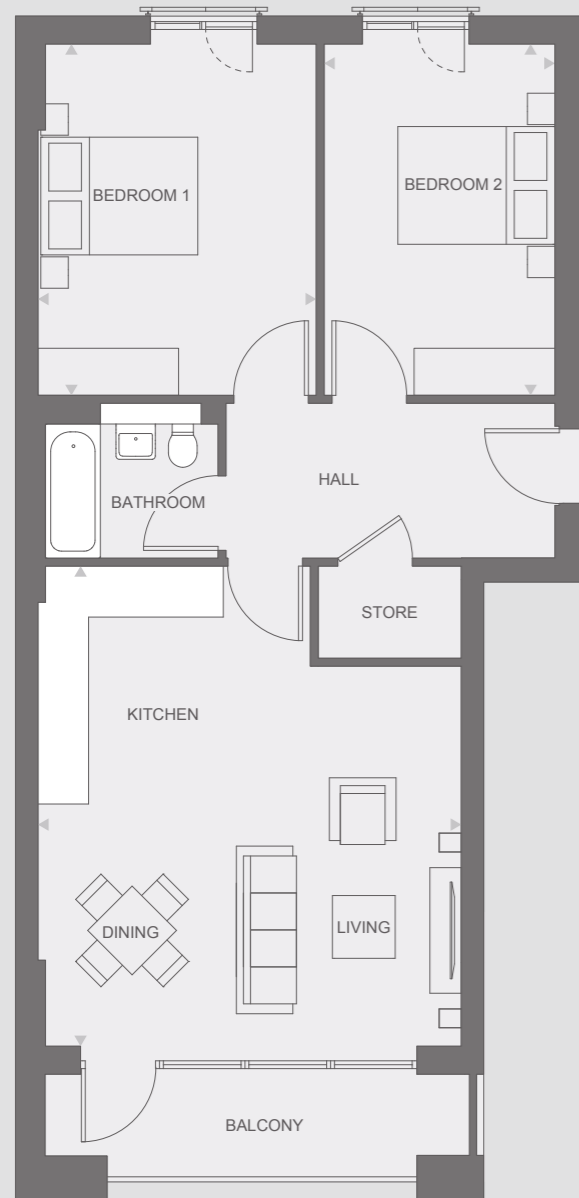
Total measurements: 76.90m<sup>2</sup>

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# Insignia Place

## 2 bedroom apartment

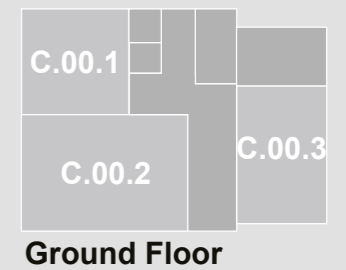
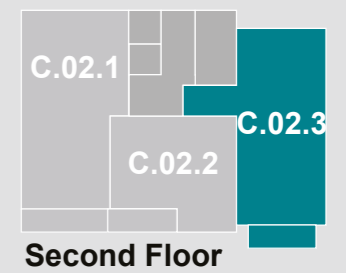
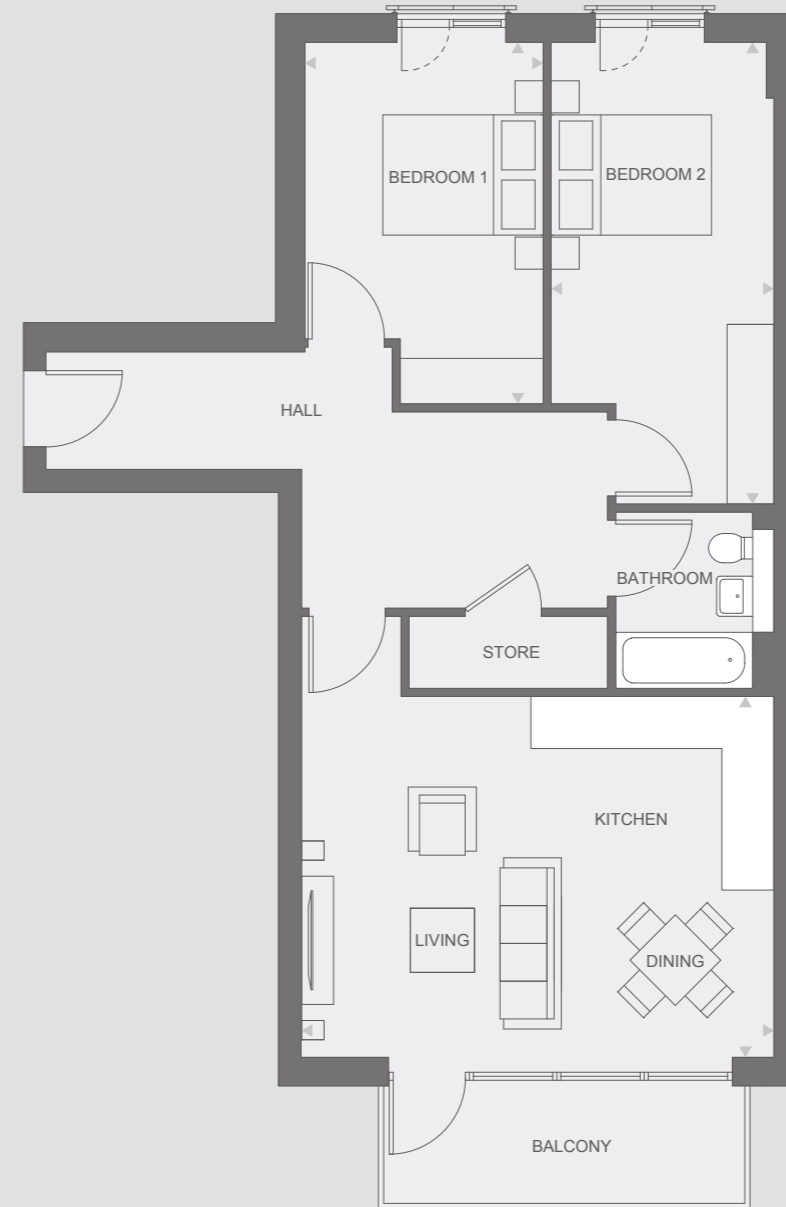
Block C, first floor Plot C021



Total measurements: 76.40m<sup>2</sup>

## 2 bedroom apartment

Block C, first floor Plot C023



Total measurements: 76.90m<sup>2</sup>

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# 10 steps to buying

You've found your dream home, here's what happens next:



## Step 1. Get things moving

We're delighted that you've chosen to enquire about a Home Group development. In the first instance, contact us and we will happily talk you through this process and arrange your viewing. Please phone or call into the sales office to arrange a convenient time.



## Step 2. A little more about you

Before you can reserve your new home, there are some simple forms that you need to complete. These are just a formality, but they're important as they help us tailor our expertise to your requirements. If you require any assistance or help filling them in, your Sales Advisor will be on hand to help.



## Step 3. Arrange your finances

If you need a mortgage to purchase your new home, you'll need to obtain an Agreement in Principle (AIP) from your preferred bank or building society. Many people use the services of an Independent Financial Advisor (IFA) to help them select the right mortgage product and assist with the application process. Home Group can put you in touch with a trusted IFA who will help you select a product that is a good fit for your requirements.



## Step 4. Reserve your home

To secure your home, you need to pay a £1,000 reservation fee (£500 if shared ownership) of which is refundable\*. This reservation fee takes your home off the market for 28 days, (unless otherwise stated) giving you time to ensure you're ready for your move.



## Step 5. Make it legal

Having paid your reservation fee, you need to instruct a solicitor. Your solicitor handles all the legal aspects of your purchase, from reservation to completion. Once you've appointed a solicitor, our legal team will send them a detailed information pack containing all the information they need to assist you with your purchase. If you need help finding a solicitor, your Sales Advisor will be happy to recommend some.



## Step 6. Exchange contracts

Good news, if you're at this stage, your home is reserved. During, or by the end of this 28 day reservation period, you should be in a position to pay your deposit and exchange contracts. Once contracts are exchanged, we are both legally committed to complete on the purchase and you are one step closer to moving in to your new home.



## Step 7. Home Demonstration and Inspection

Before you complete on your purchase, we'll be in touch to arrange a demonstration of your new home. Your Sales Advisor will give you the chance to experience your new home for the first time whilst also gaining your confirmation that you are happy ahead of moving in.



## Step 8. The keys to your new home

Completion normally takes place within 10 working days of exchanging contracts, or as soon as the property is ready to move into. Upon completion, you get the keys and take ownership of your new home.



## Step 9. You're in!

Congratulations and welcome to your new home.



## Step 10. With you ALL the way

Don't worry, we're still here to help you settle in; your Sales Aftercare Team will keep in touch and contact you shortly after you move in, but if you have any questions about your home or need anything in the meantime, just drop us a line. Thank you for choosing Home Group.

\*Fully refunded before instruction of Home Group solicitors. £150 fee will be retained by Home Group as an administration fee if we have instructed our solicitors.

## Get in touch

Phone 0800 073 0600  
Email [BuyAHome@homegroup.org.uk](mailto:BuyAHome@homegroup.org.uk)  
Web [www.homegroup.org.uk](http://www.homegroup.org.uk)

## Let's get social



The details shown in this brochure are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.

All images, descriptions, dimensions, references to measurements and other details used in this brochure are for illustrative purposes only and are given in good faith but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

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