

GOODMANS
FIELDS

LONDON E1

KINGWOOD GARDENS

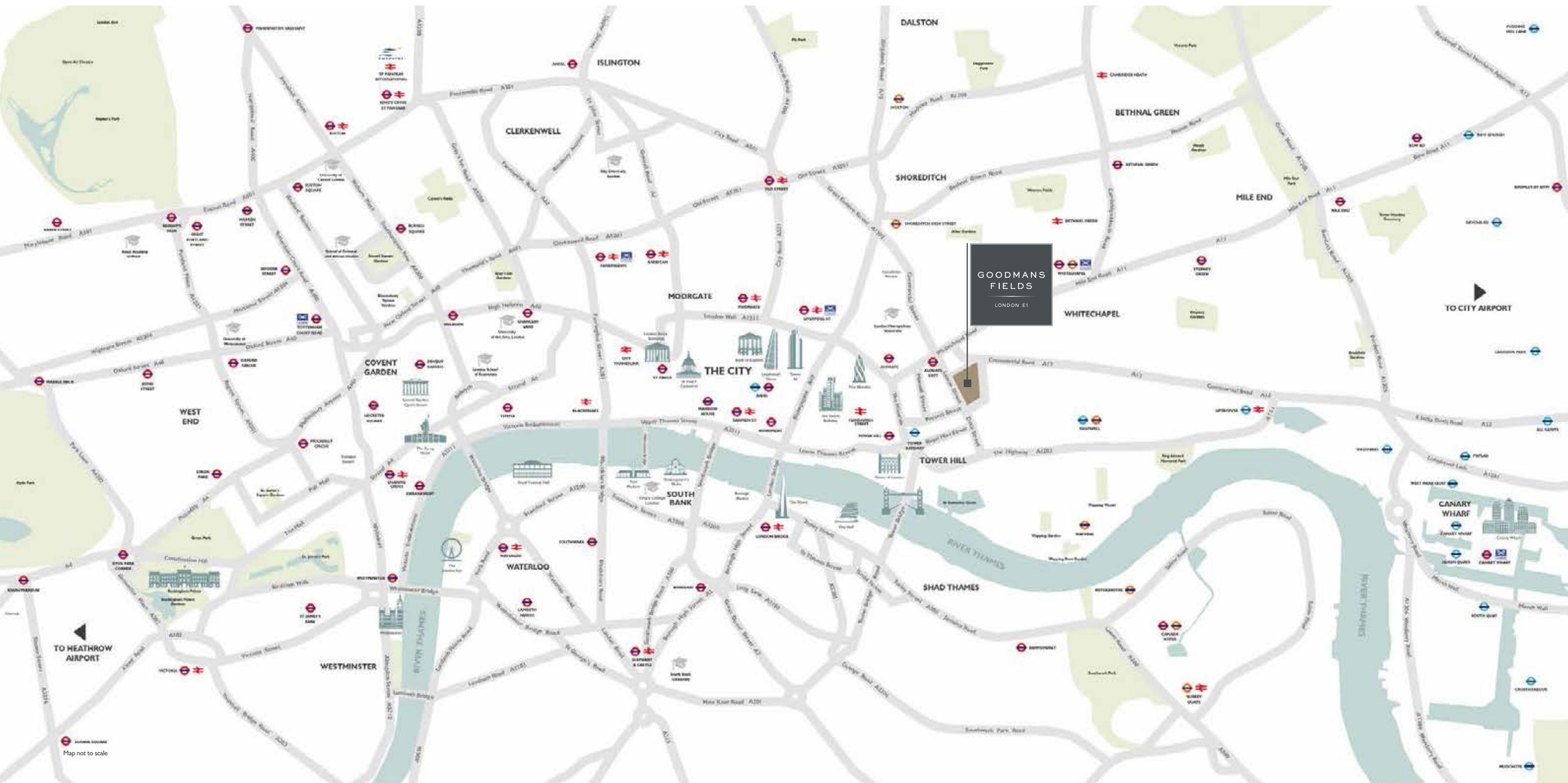
Goodman's Fields *Redefining City Living*

Located close to one of the world's leading financial districts and in one of the most cosmopolitan areas of London, contemporary studio, 1, 2 and 3 bedroom apartments are set within seven acres of stunning residential development.

Welcome to Goodman's Fields, a premier development by Berkeley. With many of the City's famous landmarks, extensive transport routes, social and cultural attractions right on your doorstep, an on-site gym, indoor pool and 24-hour concierge desk, it's more than a home, it's the way you've always imagined city living to be.



GOODMANS
FIELDS
LONDON E1



*A place of luxury
and unique history*

Once a farm belonging to the Minoresses of St Clare and farmed by Trolop and later Goodman, Goodman bought the land, lending his name to the region in the process. Farming continued with Goodman keeping livestock on the land whilst his son let a portion of the fields for grazing horses. With teeming amounts of horses gracing the region throughout history, it's not surprising that these majestic beasts would feature prominently in the design and portrayal of Goodman's Fields. To honour their spirit you'll find them immortalised in a proposed sculpture of galloping horses sited in the main plaza.

A plan of the cities of London, Westminster and Southwark with contiguous buildings is reproduced by kind permission of the publishers Harry Margary



Clockwise from left:
An original site map of Goodman's Fields,
featuring its surrounding infrastructure
and industry.

Horses have always featured prominently
in London's history throughout the ages.

Pictorial representation of the 1737 shoot-out
involving the highwaymen Dick Turpin and
'Captain' Tom King.

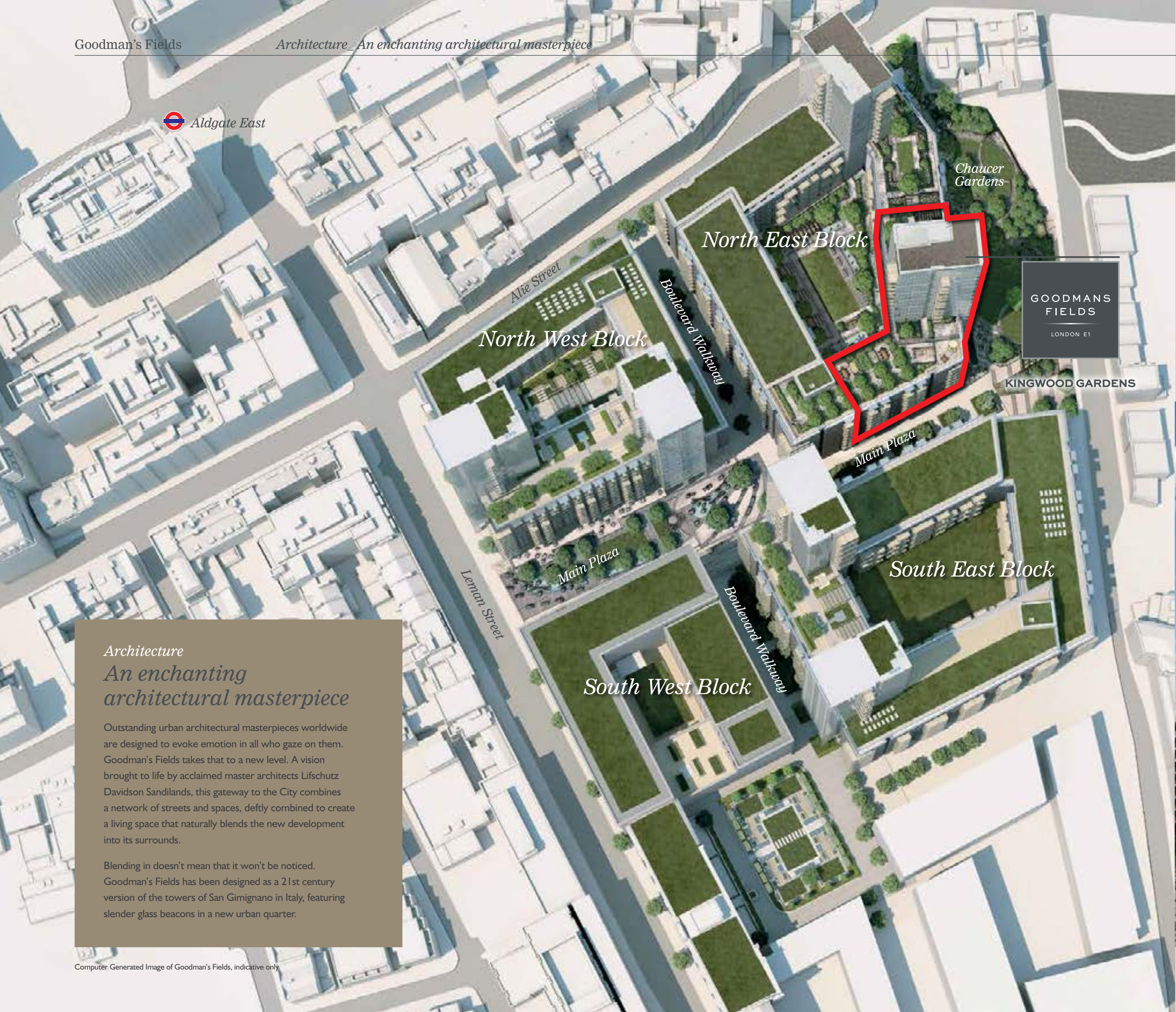
GOODMANS
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KINGWOOD GARDENS

*More than just a
place to call home*

Featuring prominently against the backdrop of London's skyline north of the Thames, the 22 stories of Kingwood Gardens at Goodman's Fields boast spectacular views towards Canary Wharf, The City and Greenwich beyond.

Created for modern, comfortable living, Kingwood Gardens is set in the largest part of the two acres dedicated to landscaped and beautifully verdant gardens. While they offer a perfect oasis and retreat from the pace of the city, the development remains within easy reach of the world's leading global businesses, premier restaurants, theatres and bars.



 Aldgate East

Chaucer
Gardens

North East Block

GOODMANS
FIELDS
LONDON E1

KINGWOOD GARDENS

Main Plaza

South East Block

South West Block

Main Plaza

Boulevard Walkway

North West Block

Alie Street

Boulevard Walkway

Leman Street

Architecture
*An enchanting
architectural masterpiece*

Outstanding urban architectural masterpieces worldwide are designed to evoke emotion in all who gaze on them. Goodman's Fields takes that to a new level. A vision brought to life by acclaimed master architects Lifschutz Davidson Sandilands, this gateway to the City combines a network of streets and spaces, deftly combined to create a living space that naturally blends the new development into its surrounds.

Blending in doesn't mean that it won't be noticed. Goodman's Fields has been designed as a 21st century version of the towers of San Gimignano in Italy, featuring slender glass beacons in a new urban quarter.



Goodman's Fields represents a new modern urban quarter in the City. With its recognisable front featuring a delicate filigree of aluminium fins which articulate the framing of the glazed balconies, the building expresses a cluster of slender glass beacons for everyone to aspire to live in.

Alex Lifschutz
Lifschutz Davidson Sandilands



Computer Generated Image of Kingwood Gardens, indicative only



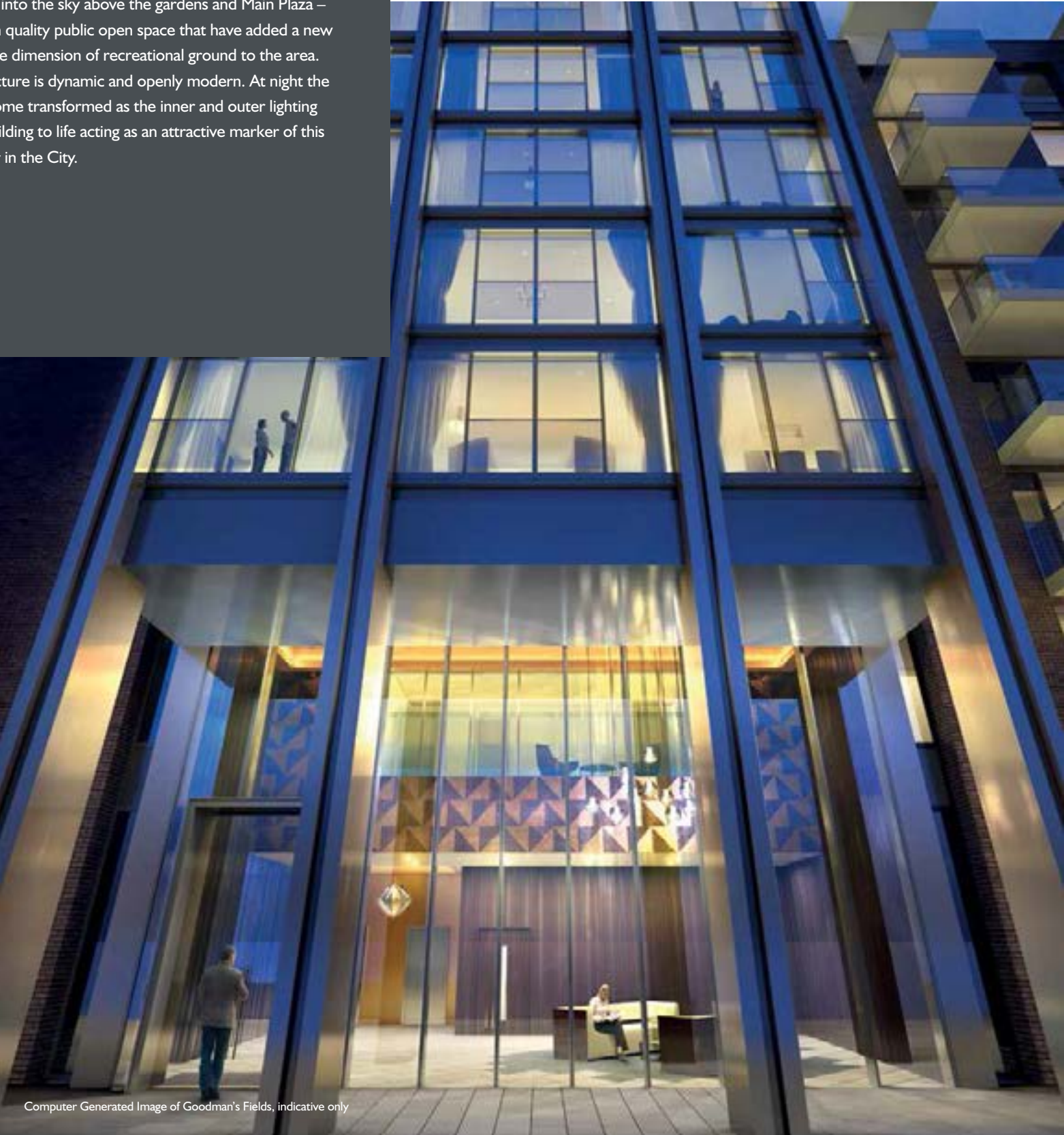
▲ The towers of San Gimignano in Tuscany, Italy



Computer Generated Image of Chaucer Gardens at Goodman's Fields, indicative only

Architecture
The new urban quarter

Arranged around a central Main Plaza, six slender towers rise proudly into the sky above the gardens and Main Plaza – areas of high quality public open space that have added a new and welcome dimension of recreational ground to the area. The architecture is dynamic and openly modern. At night the towers become transformed as the inner and outer lighting bring the building to life acting as an attractive marker of this new quarter in the City.



Computer Generated Image of Goodman's Fields, indicative only

Landscape architecture
*Landscaping that’s created
to uplift and invigorate*

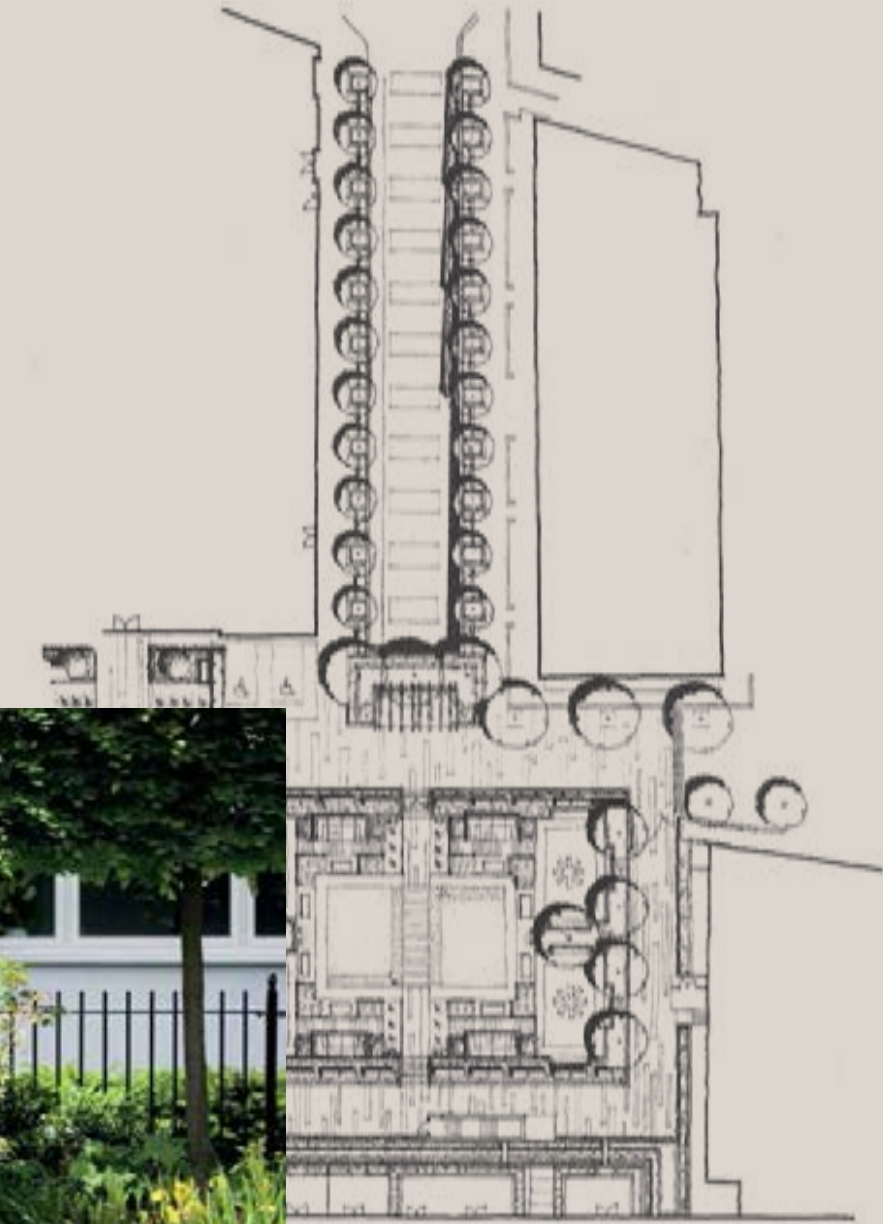
Beauty is always subjective. So creating a relaxing garden environment perfect for escapism and one that would provide all who visited with a uniform feeling of calm serenity, was a task that fell to critically acclaimed landscapers Murdoch Wickham.

With character city gardens, animated with water features, quality hard and soft landscaping and focal elements of public art that weave their way around you, Goodman’s Fields is a habitat full of visual and soulful appeal. A peaceful setting designed to help you revitalise and smoothly transition between work and recreational life.



Large high-quality open spaces at Goodman’s Fields have been designed to both beautify and complement the make-up of the site, thereby bringing to life a development that inwardly enjoys a sense of togetherness and outwardly reflects a strong expression of its own unique identity.

John Murdoch
Murdoch Wickham
▼



▲
Murdoch Wickham sketch of
Goodman’s Fields Four Seasons Garden



Designed to complement the contemporary architecture of this urban quarter, the sculptures of magnificent equine beasts of yesteryear at play in an unrestricted environment have been designed to draw attention to the region's rich heritage in a static form, but at the same time create a feeling of movement towards the future of unrivalled city living.

Hamish Mackie
Sculptor
▼

*Landscape architecture
Sculptures that depict
a rich heritage*

Depicting a part of the region's history in a way that creates movement, freedom and progression has been magnificently brought to life in a series of sculptures that capture the essence and soul of these magnificent animals.

Calling on his vast experience, Hamish Mackie has produced a range of thoroughbred pieces that embody glorious scenes of yesteryear. Scenarios depicting how horses once roamed and dominated the landscape of Goodman's Fields.



▲
Hamish Mackie's initial clay horse macquettes



Life at Goodman's Fields
Boulevard of dreams

Arranged around a central Main Plaza that plays host to popular restaurants, bars, a supermarket, pop-up urban art displays and other attractions that make this vibrant region of London so unique and attractive for spending leisure time.

The Pastry Parlour is a high quality patisserie and coffee shop offering a professional service and friendly atmosphere for customers to relax and unwind in. Goodman's Fields is perfectly located to make sure that you're always in touch with and immersed in cultural and social events as they unfold around you.



Life at Goodman’s Fields
To good health

Featuring ambient lighting and heated for all year enjoyment, the pool at Goodman's Fields provides a perfect place to exercise or unwind. If you want to sit back and relax, a whirlpool and ergonomically designed loungers are close by. In addition there is a state-of-the-art, well-equipped modern gym, complete with luxurious changing rooms, jacuzzi, sauna and steam room.

Computer Generated Image of residents’ pool area at Goodman’s Fields, indicative only

Life at Goodman's Fields
Energise & relax

To keep you in shape and totally energised to enjoy the exploits of city life to the fullest, Goodman's Fields provides a fully equipped modern gymnasium with ergonomic equipment that allows you to push your body to its limits. Of course if the requirement is rather to relax, unwind and escape the pressures of the day gone by, the private screening room provides the perfect environment to view movies past and present and drift away in a world of cinematic splendour.



Computer Generated Image of the private screening room at Goodman's Fields, indicative only



Computer Generated Image of residents' gym at Goodman's Fields, indicative only

Life at Goodman’s Fields
It’s all covered

In the modern 21st century, business doesn’t keep office hours. Being able to connect and work 24/7 from any location is now an undeniable necessity. Combine that with a busy social calendar and having professional assistance that’s at your beck and call is something that cannot be ignored.

At Goodman’s Fields we provide an on-site venue with modern business equipment and superfast internet connections, a 24-hour concierge who is dedicated to organising bookings and social events for you, and a hotel on your doorstep that has all your amenity and accommodation needs sewn up. So relax, we’ve got your business and social needs covered.

The business lounge

Business never sleeps. Goodman’s Fields houses a business lounge that residents can reserve offering fast access broadband, photocopying, printing and other vital services. Situated on the first floor in Silk House, this is the perfect environment to stage an early morning meeting, or put together the finishing touches to a crucially important presentation.

The 24-hour concierge

Open 24 hours a day, 7 days a week and manned by full-time personnel, the concierge desk is conveniently located for you to quickly stop by and request the booking of theatre tickets, dinner reservations or a chauffeur driven service to get you to the airport and anything else you might need.

The hotel

250 room hotel conveniently located at Goodman’s Fields for your friends, family and business colleagues to stay locally.



Computer Generated Image of the business lounge at Goodman’s Fields, indicative only



Computer Generated Image of a typical 3 bed apartment living area at Goodman's Fields, indicative only



In developing a concept design for Goodman's Fields the aim was to create inspirational lifestyle and provide outstanding homes within this high profile development.

Una Barac
Scott Brownrigg



*Interior design
Spaces to inspire*

With a proven track record of designing stunning interiors at some of London's most sought after addresses, award-winning international design practice Scott Brownrigg, were a perfect choice to design the interiors for luxurious city living at Goodman's Fields.

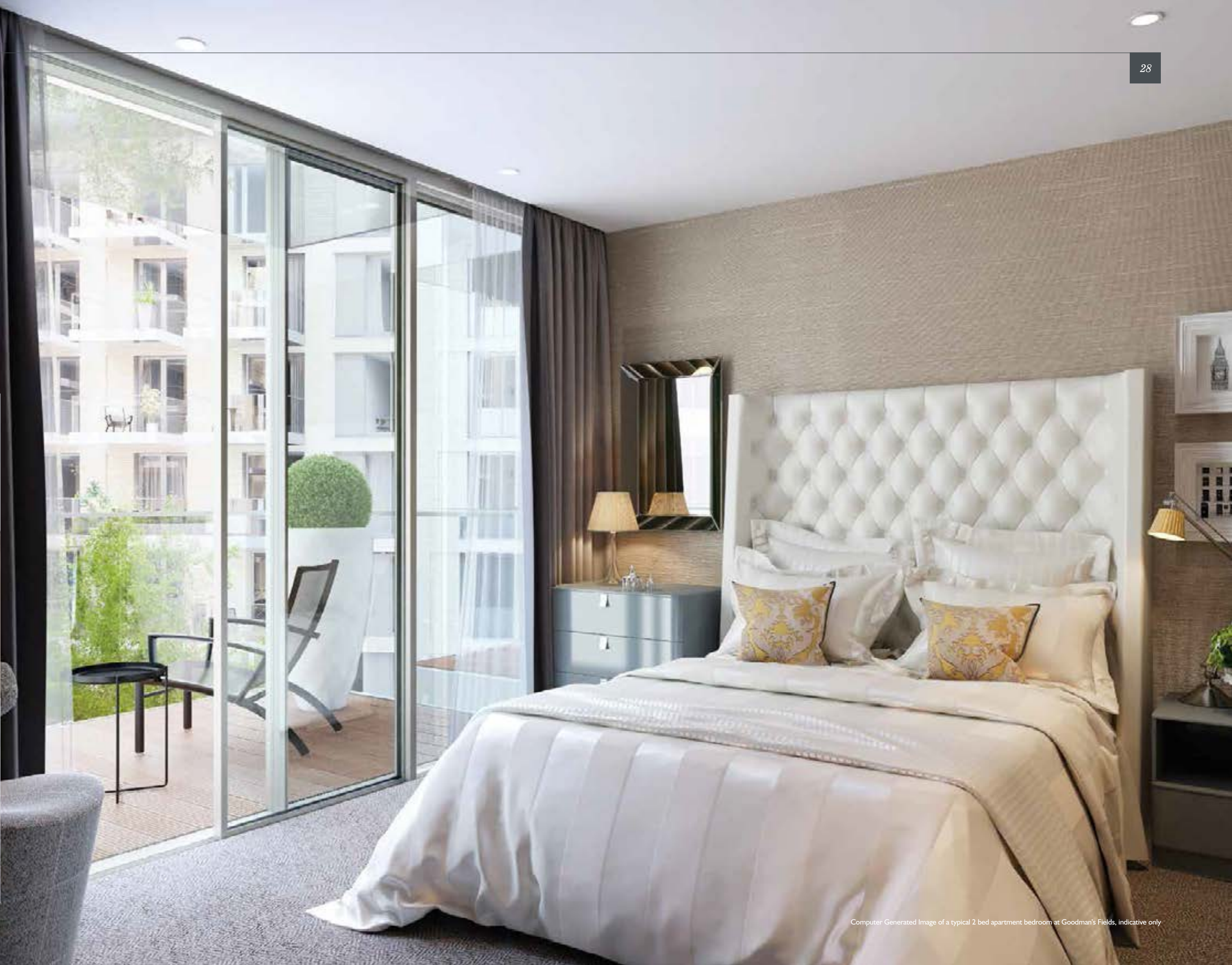
This has been delivered by sumptuously muted tones and defined palettes used to accentuate the light filled spaces creating relaxing rooms to live in. The considered design approach lightens and lifts the space. This is the epitome of modern open plan living. Creating an environment that makes relaxing and entertaining a real pleasure.

Interior design
Touches of quality

Every detail is considered in these beautifully designed contemporary apartments, with light, spacious and airy dressing areas, wall-to-wall carpeting and floor-to-ceiling glass sliding doors offering striking views and easy access to the balcony, the bedrooms blend comfort and practicality together perfectly.



Computer Generated Image of a typical dressing area at Goodman's Fields, indicative only



Computer Generated Image of a typical 2 bed apartment bedroom at Goodman's Fields, indicative only



Photography of a typical 4 piece bathroom at Goodman's Fields, indicative only

Sleek and luxurious bathrooms with double-ended baths, tiled wet room shower with sliding glass enclosure, composite stone top vanity unit with integral lighting mirror complete with storage unit behind.

The spacious shower rooms include a tiled wet room shower with frameless glass screen, inline panel and door, a wall-hung WC with soft close seat and dual-flush as well as large format porcelain wall and floor tiles.



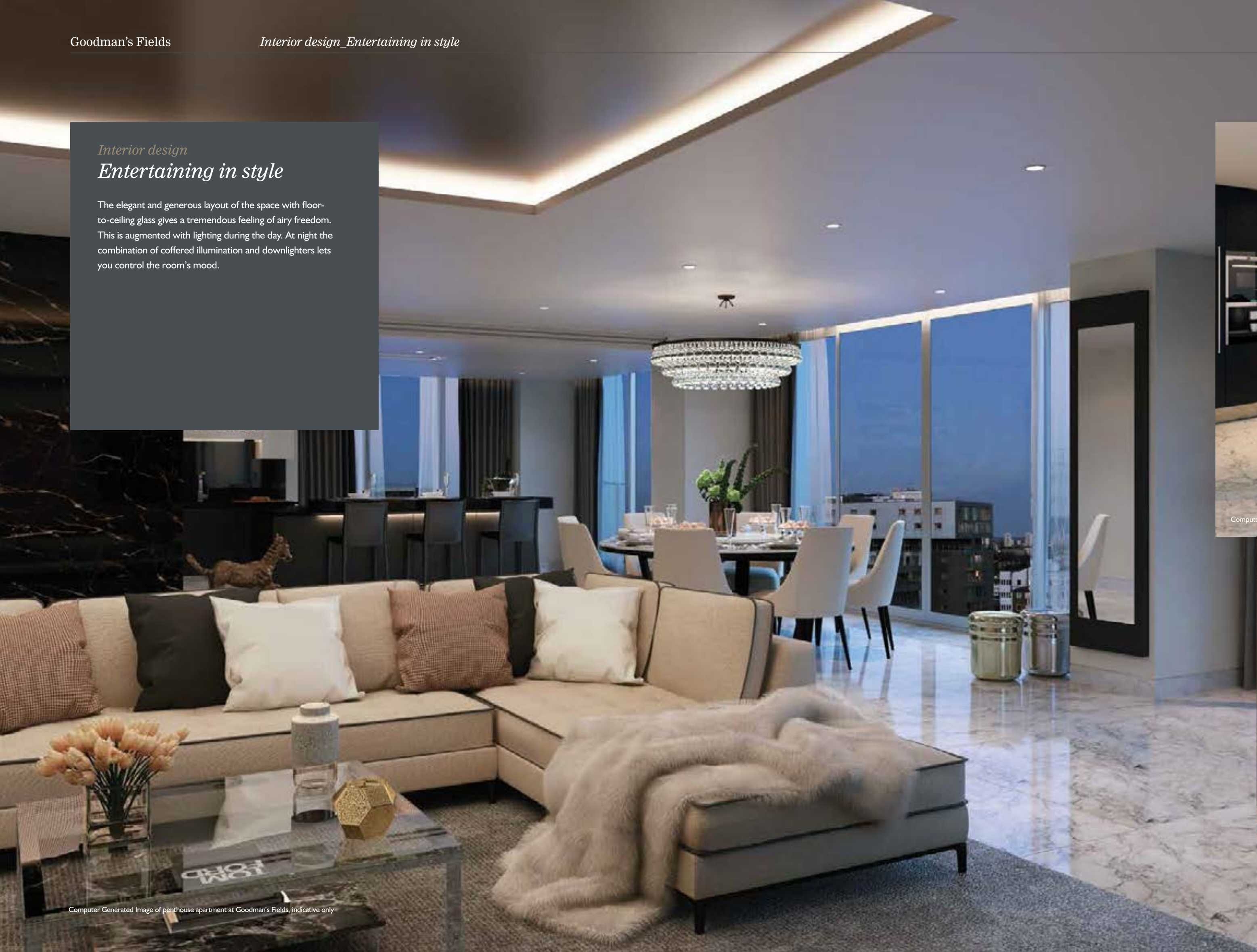
Photography of a typical 3 piece shower room at Goodman's Fields, indicative only

Interior design
The living is easy

Complete with engineered oak floors that give this kitchen/living area that warm appeal, time can be spent at the breakfast table reading over the morning paper, or simply relaxing and taking in the stunning views of London.

Interior design
Entertaining in style

The elegant and generous layout of the space with floor-to-ceiling glass gives a tremendous feeling of airy freedom. This is augmented with lighting during the day. At night the combination of coffered illumination and downlighters lets you control the room's mood.



Computer Generated Image of penthouse apartment at Goodman's Fields, indicative only



Computer Generated Image of penthouse apartment at Goodman's Fields, indicative only



Computer Generated Image of penthouse apartment at Goodman's Fields, indicative only

Now that's entertainment

Living a life less ordinary drives modern city dwellers, with many seeking out alternative dining experiences, dramatic and larger than life stage productions, as well as art and cultural displays that ask questions whilst drawing them effortlessly into a world of wonder.

To answer this calling, Goodman's Fields is strategically positioned in a metropolitan area of London that provides all these attractions, many on your doorstep. Explore a side of life where the world's greatest Michelin starred restaurants, gastronomic pubs and cultural, artistic and historic landmarks are set to provide a host of wonderful and unforgettable experiences.





Making every journey pleasurable

Just a two minute walk to Aldgate East underground station from Goodman's Fields means that getting where you want to go, be it across town to a meeting or to an airport for a romantic weekend away, is really quite simple. By taxi, rail, or tube, the central business district, shops and London City Airport are only a short trip away.

Underground from Aldgate* / Aldgate East**

<i>Whitechapel</i> #	2 mins
<i>St. Pancras International</i>	14 mins
<i>Bond Street</i>	19 mins
<i>Green Park</i> #	20 mins
<i>Stratford International</i> #	21 mins
<i>Covent Garden</i>	22 mins
<i>Heathrow Airport (via Heathrow Express from Paddington)</i> #	44 mins

Walking from Goodman's Fields**

<i>Aldgate East Underground Station</i>	2 mins
<i>Aldgate Underground Station</i>	5 mins
<i>Tower Gateway DLR Station</i>	8 mins
<i>Tower Hill Underground Station</i>	10 mins
<i>Fenchurch Street Station</i>	11 mins
<i>Liverpool Street Station</i>	14 mins

DLR From Tower Gateway*

<i>Limehouse</i>	4 mins
<i>Bank</i>	12 mins
<i>Canary Wharf</i>	15 mins
<i>Custom House for Excel</i>	17 mins
<i>Greenwich</i>	23 mins
<i>London City Airport</i>	24 mins
<i>Woolwich Arsenal</i>	30 mins
<i>Stratford International</i>	30 mins

Car from Goodman's Fields**

<i>Canary Wharf</i>	10 mins
<i>Westfield Stratford</i>	13 mins
<i>London City Airport</i>	16 mins
<i>Bond Street</i>	16 mins
<i>Heathrow Airport (via M4)</i>	38 mins

Cycling from Goodman's Fields*

<i>Old Spitalfields Market</i>	6 mins
<i>Bank</i>	6 mins
<i>London Bridge</i>	8 mins
<i>Waterloo Station</i>	16 mins
<i>Canary Wharf</i>	18 mins
<i>Piccadilly Circus</i>	20 mins
<i>Hyde Park</i>	25 mins
<i>Regent's Park</i>	26 mins

River Bus from Tower Millennium Pier*

<i>London Bridge City Pier</i>	4 mins
<i>Bankside Pier</i>	8 mins
<i>Canary Wharf Pier</i>	9 mins
<i>Greenwich Pier</i>	16 mins
<i>London Eye Millennium Pier</i>	23 mins

London Underground map showing zones 1 and 2

GOODMANS FIELDS
LONDON E1

* Source: tfl.gov.uk
** Source: maps.google.co.uk # Departs from Aldgate East
All times, excluding car travel, are based on travelling at 7.30am on a weekday. Sources: tfl.gov.uk, and Google maps



An educated decision

Goodman’s Fields is located within close proximity to various centres for higher learning. Within easy commuting distance from world-renowned Universities and Colleges including the University of Westminster, London University of Arts, King’s College and Imperial College London.

It is also situated within the catchment area of some of London’s most highly regarded schools, which are listed as ‘outstanding’ by Ofsted.

London Universities & Colleges

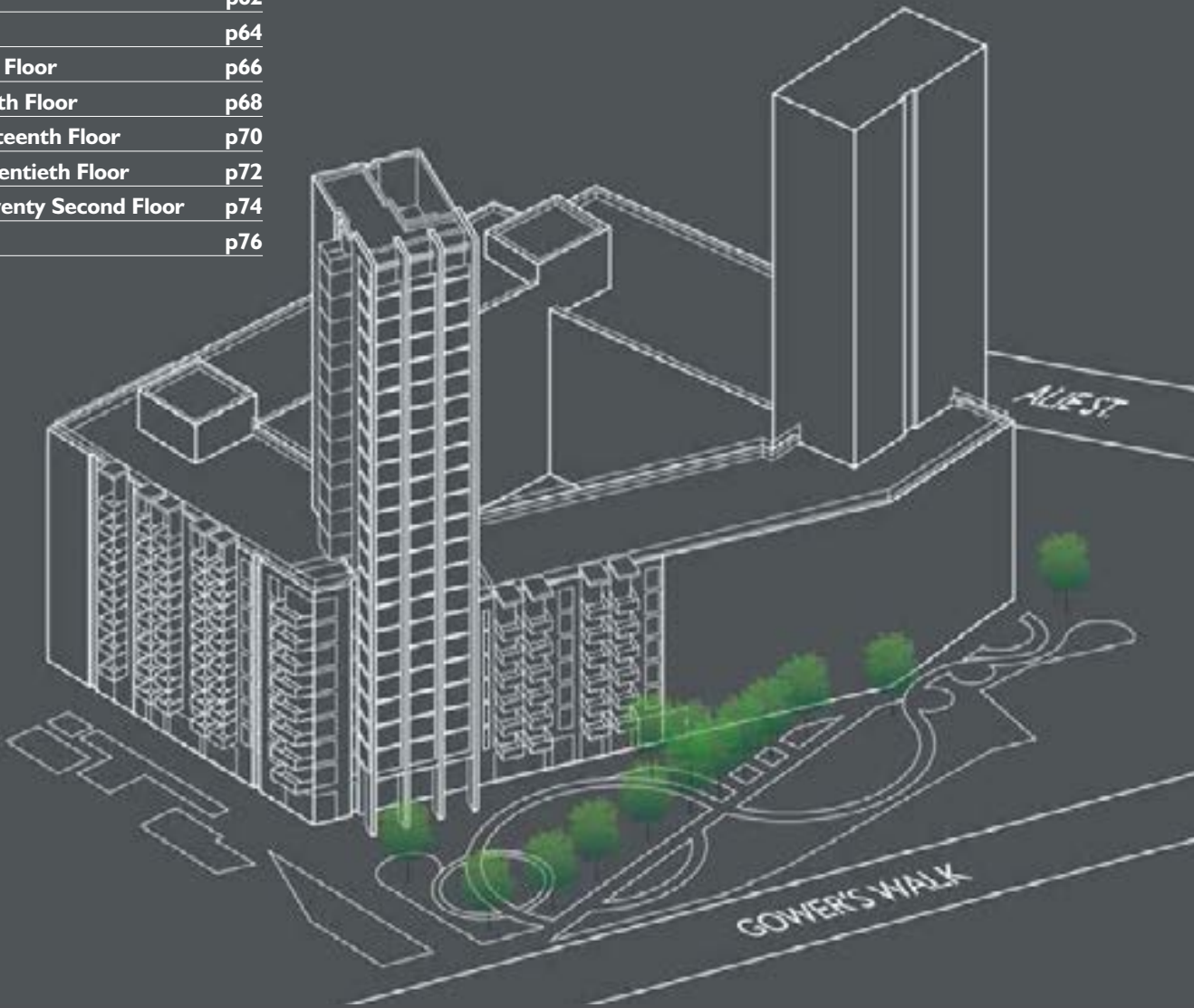
<u>London Metropolitan University</u>	<u>0.3 miles</u>
<u>London Southbank University</u>	<u>2.0 miles</u>
<u>Queen Mary University of London</u>	<u>2.0 miles</u>
<u>London School of Economics</u>	<u>2.2 miles</u>
<u>King’s College London</u>	<u>2.3 miles</u>
<u>City University London</u>	<u>2.3 miles</u>
<u>London University of Arts</u>	<u>2.4 miles</u>
<u>School of Oriental & African Studies</u>	<u>3.0 miles</u>
<u>University College London</u>	<u>3.9 miles</u>
<u>University of Westminster</u>	<u>4.1 miles</u>
<u>Royal Academy of Music</u>	<u>4.8 miles</u>
<u>Imperial College London</u>	<u>5.1 miles</u>

Local schools

<u>St Paul’s Whitechapel CE Primary School</u>	<u>0.4 miles</u>
<u>Sir John Cass’ Foundation Primary School</u>	<u>0.4 miles</u>
<u>Mulberry School for Girls</u>	<u>0.7 miles</u>
<u>Blue Gate Fields Junior School</u>	<u>0.9 miles</u>
<u>St Paul’s Cathedral School</u>	<u>1.3 miles</u>
<u>The City of London School</u>	<u>1.4 miles</u>
<u>St Michaels R C Secondary School</u>	<u>1.6 miles</u>
<u>Charterhouse Square</u>	<u>1.7 miles</u>

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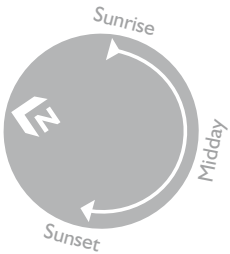
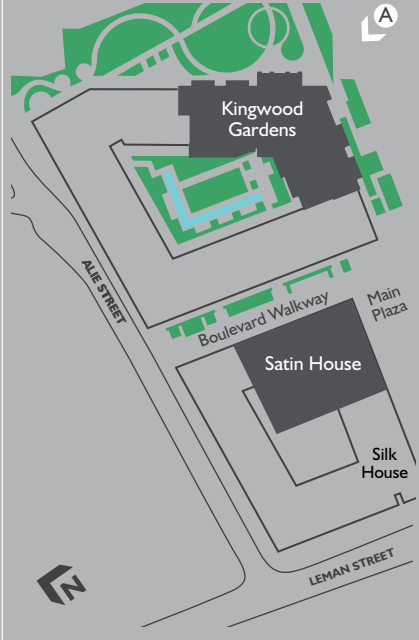
Goodman's
Fields
facilities in
Satin House
Basement



A East elevation



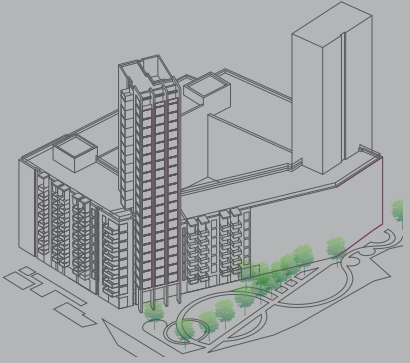
Site plan



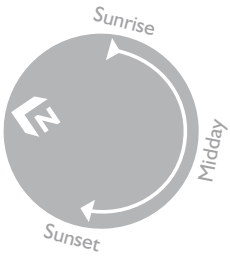


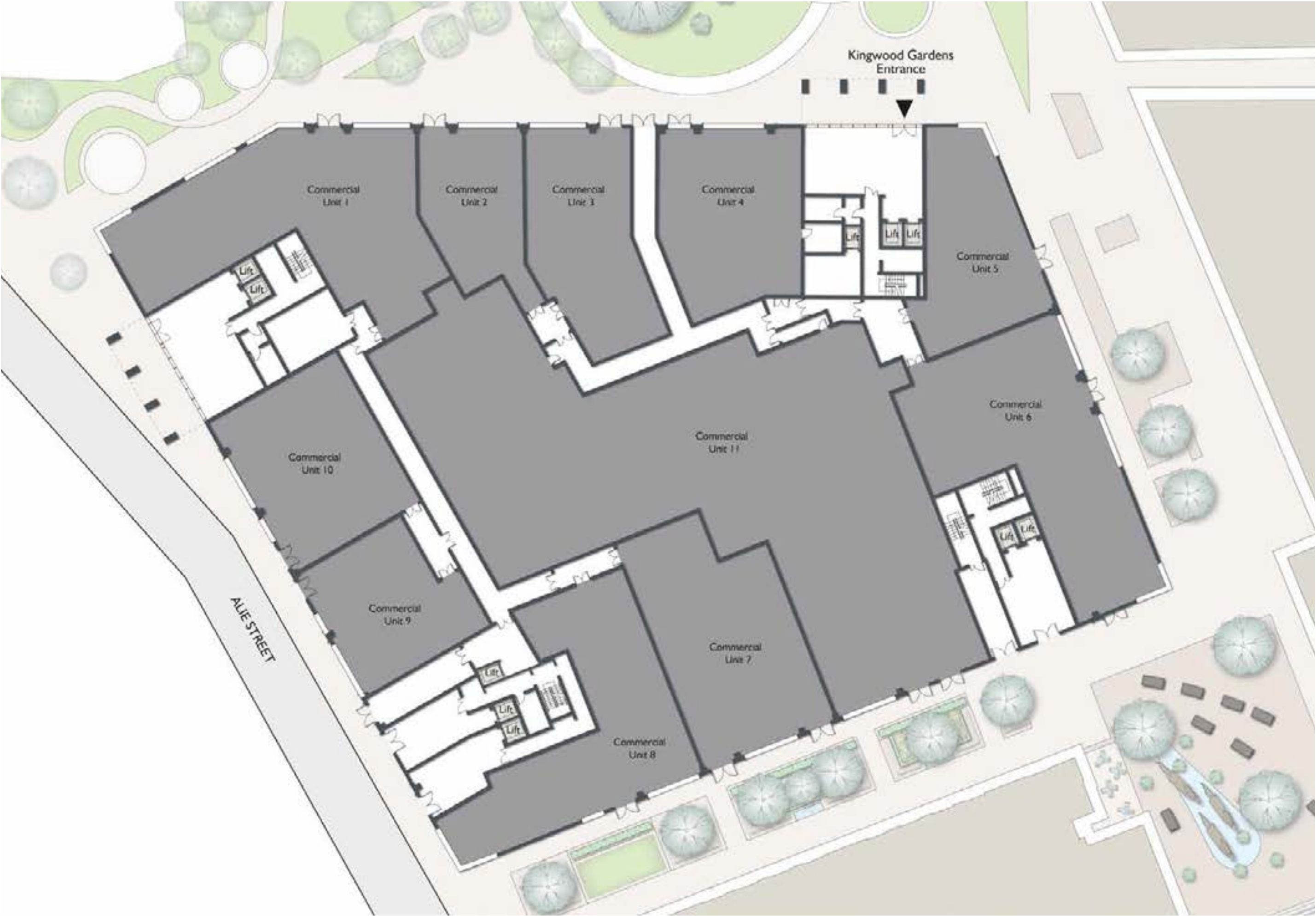
Goodman's
Fields
facilities in
Satin House
Ground
Floor

A East elevation



Site plan



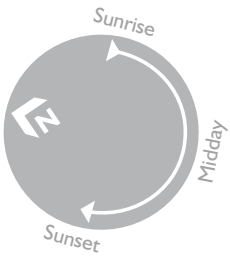
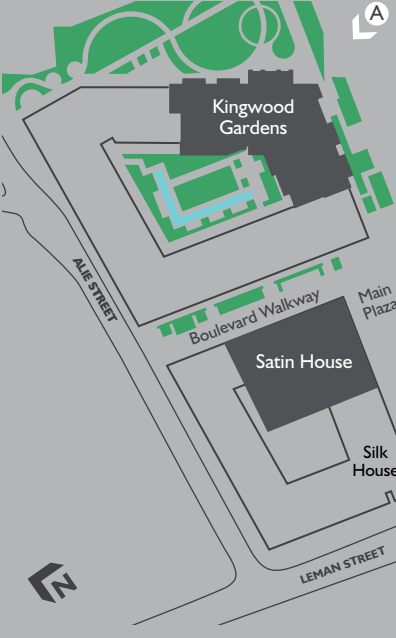


Goodman's
Fields
Ground
Floor
Kingwood
Gardens

A East elevation



Site plan



Studio apartment I bed apartment

Apt. 132	59.1 sq.m	636 sq.ft
Apartment Area	44 sq.m	474 sq.ft
Terrace Area	15.1 sq.m	162 sq.ft
Living Room/Dining/	6.33m x 2.68m	20'9" x 8'10"
Kitchen	Inc. above	
Bedroom	5.33m x 2.96m	17'6" x 9'9"

Apt. 133	47.3 sq.m	509 sq.ft
Apartment Area	38 sq.m	409 sq.ft
Terrace Area	9.3 sq.m	100 sq.ft
Living Room/Dining/	2.84m x 4.99m	9'4" x 16'4"
Kitchen	Inc. above	
Bedroom	2.29m x 4.99m	7'6" x 16'4"

Apt. 134	73.1 sq.m	787 sq.ft
Apartment Area	52 sq.m	560 sq.ft
Terrace Area	21.1 sq.m	227 sq.ft
Living Room/Dining	4.96m x 3.48m	16'3" x 11'5"
Kitchen	2.65m x 2.10m	8'8" x 6'11"
Bedroom	3.65m x 3.34m	12'0" x 10'11"

Apt. 135	73.3 sq.m	789 sq.ft
Apartment Area	52 sq.m	560 sq.ft
Terrace Area	21.3 sq.m	229 sq.ft
Living Room/Dining	4.96m x 3.62m	16'3" x 11'11"
Kitchen	2.64m x 2.50m	8'8" x 8'2"
Bedroom	3.65m x 3.20m	12'0" x 10'6"

Apt. 136	57.4 sq.m	618 sq.ft
Apartment Area	52 sq.m	560 sq.ft
Balcony Area	5.4 sq.m	58 sq.ft
Living Room/Dining	5.02m x 3.11m	16'6" x 10'2"
Kitchen	2.39m x 2.50m	7'10" x 8'2"
Bedroom	3.50m x 3.71m	11'6" x 12'2"

Apt. 137	89.7 sq.m	965 sq.ft
Apartment Area	79 sq.m	850 sq.ft
Balcony Area	10.7 sq.m	115 sq.ft
Living Room/Dining	4.98m x 3.77m	16'4" x 12'4"
Kitchen	2.53m x 2.80m	8'4" x 9'3"
Master Bedroom	5.30m x 3.25m	17'5" x 10'8"
Bedroom 2	3.88m x 3.30m	12'9" x 10'10"

Apt. 138	63.4 sq.m	682 sq.ft
Apartment Area	58 sq.m	624 sq.ft
Balcony Area	5.4 sq.m	58 sq.ft
Living Room/Dining	4.86m x 3.55m	16'0" x 11'8"
Kitchen	2.65m x 3.55m	8'8" x 11'8"
Bedroom	3.83m x 3.10m	12'7" x 10'2"

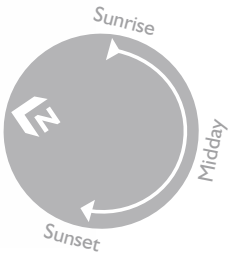
Apt. 139	70.3 sq.m	756 sq.ft
Apartment Area	61 sq.m	656 sq.ft
Balcony Area	9.3 sq.m	100 sq.ft
Living Room/Dining	4.75m x 3.54m	15'7" x 11'7"
Kitchen	2.86m x 2.78m	9'5" x 9'2"
Bedroom	6.02m x 3.14m	19'9" x 10'4"

Apt. 140	62.4 sq.m	671 sq.ft
Apartment Area	57 sq.m	613 sq.ft
Balcony Area	5.4 sq.m	58 sq.ft
Living Room/Dining	5.23m x 3.45m	17'2" x 11'4"
Kitchen	2.28m x 2.75m	7'6" x 9'0"
Bedroom	5.19m x 3.06m	17'1" x 10'1"

2 bed apartment

Apt. 141	65.4 sq.m	704 sq.ft
Apartment Area	60 sq.m	646 sq.ft
Balcony Area	5.4 sq.m	58 sq.ft
Living Room/Dining	4.14m x 3.09m	13'7" x 10'2"
Kitchen	2.65m x 3.09m	8'8" x 10'2"
Bedroom	4.94m x 2.86m	16'3" x 9'5"

Apt. 142	86.8 sq.m	934 sq.ft
Apartment Area	62 sq.m	667 sq.ft
Terrace Area	24.8 sq.m	267 sq.ft
Living Room/Dining	4.81m x 3.50m	15'10" x 11'6"
Kitchen	2.70m x 3.34m	8'10" x 11'0"
Bedroom	4.66m x 3.06m	15'3" x 10'1"

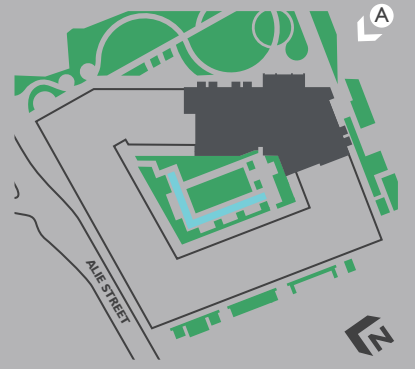


First floor apartments

A East elevation



Site plan



Key

- W Wardrobe
- C Cupboard
- Appliance space
- Depicts measurement points

Floor to ceiling height in m/ft

Living rooms & Bedrooms	2.54m / 8'4"
All other areas	2.34m / 7'8"

Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. ■ Subject to planning.

■ Studio apartment ■ 1 bed apartment

<i>Apt. 233</i>	53.3 sq.m	574 sq.ft
Apartment Area	44 sq.m	474 sq.ft
Balcony Area	9.3 sq.m	100 sq.ft
Living Room/Dining/	6.33m x 2.68m	20'9" x 8'10"
Kitchen	Inc. above	Inc. above
Bedroom	5.33m x 2.96m	17'6" x 9'9"

<i>Apt. 234</i>	90.7 sq.m	976 sq.ft
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Apartment Area	80 sq.m	861 sq.ft
Balcony Area	10.7 sq.m	115 sq.ft
Living Room/Dining	5.06m x 3.50m	16'7" x 11'6"
Kitchen	2.54m x 2.50m	8'4" x 8'2"
Master Bedroom	5.30m x 3.38m	17'5" x 11'1"
Bedroom 2	3.01m x 3.43m	9'11" x 11'3"

<i>Apt. 235</i>	89.7 sq.m	965 sq.ft
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Apartment Area	79 sq.m	850 sq.ft
Balcony Area	10.7 sq.m	115 sq.ft
Living Room/Dining	5.06m x 3.60m	16'7" x 11'10"
Kitchen	2.55m x 2.50m	8'4" x 8'2"
Master Bedroom	5.30m x 3.12m	17'5" x 10'3"
Bedroom 2	3.01m x 3.43m	9'11" x 11'3"

<i>Apt. 236</i>	57.4 sq.m	618 sq.ft
-----------------	-----------	-----------

Apartment Area	52 sq.m	560 sq.ft
Balcony Area	5.4 sq.m	58 sq.ft
Living Room/Dining	5.02m x 3.11m	16'6" x 10'2"
Kitchen	2.39m x 2.50m	7'10" x 8'2"
Bedroom	3.50m x 3.71m	11'6" x 12'2"

<i>Apt. 237</i>	89.7 sq.m	965 sq.ft
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Apartment Area	79 sq.m	850 sq.ft
Balcony Area	10.7 sq.m	115 sq.ft
Living Room/Dining	4.98m x 3.77m	16'4" x 12'4"
Kitchen	2.53m x 2.80m	8'4" x 9'3"
Master Bedroom	5.30m x 3.25m	17'5" x 10'8"
Bedroom 2	3.88m x 3.30m	12'9" x 10'10"

<i>Apt. 238</i>	102.4 sq.m	1102 sq.ft
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Apartment Area	97 sq.m	1044 sq.ft
Balcony Area	5.4 sq.m	58 sq.ft
Living Room/Dining	5.41m x 3.71m	17'9" x 12'2"
Kitchen	1.97m x 4.80m	6'6" x 15'9"
Master Bedroom	4.15m x 3.80m	13'8" x 12'6"
Bedroom 2	4.26m x 2.93m	14'0" x 9'8"

<i>Apt. 239</i>	47.9 sq.m	516 sq.ft
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Apartment Area	47.9 sq.m	516 sq.ft
Living Room/Dining/	3.97m x 4.69m	13'0" x 15'5"
Kitchen	Inc. above	Inc. above
Bedroom	4.06m x 3.13m	13'4" x 10'4"

<i>Apt. 240</i>	109.3 sq.m	1176 sq.ft
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Apartment Area	100 sq.m	1076 sq.ft
Balcony Area	9.3 sq.m	100 sq.ft
Living Room/Dining	5.11m x 3.45m	16'9" x 11'4"
Kitchen	2.50m x 4.58m	8'3" x 15'1"
Master Bedroom	4.13m x 3.79m	13'7" x 12'6"
Bedroom 2	3.83m x 3.03m	12'7" x 9'11"

<i>Apt. 241</i>	62.4 sq.m	671 sq.ft
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Apartment Area	57 sq.m	613 sq.ft
Balcony Area	5.4 sq.m	58 sq.ft
Living Room/Dining	5.23m x 3.45m	17'2" x 11'4"
Kitchen	2.28m x 2.75m	7'6" x 9'0"
Bedroom	5.19m x 3.06m	17'1" x 10'1"

■ 2 bed apartment

<i>Apt. 242</i>	51.4 sq.m	553 sq.ft
Apartment Area	46 sq.m	495 sq.ft
Balcony Area	5.4 sq.m	58 sq.ft
Living Room/Dining/	5.56m x 3.15m	18'3" x 10'4"
Kitchen	Inc. above	Inc. above
Bedroom	5.06m x 2.90m	16'7" x 9'6"

<i>Apt. 243</i>	96.7 sq.m	1040 sq.ft
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Apartment Area	86 sq.m	925 sq.ft
Balcony Area	10.7 sq.m	115 sq.ft
Living Room/Dining	5.01m x 3.95m	16'6" x 13'0"
Kitchen	2.50m x 2.60m	8'2" x 8'6"
Master Bedroom	6.87m x 2.86m	22'7" x 9'5"
Bedroom 2	3.08m x 3.50m	10'2" x 11'6"

<i>Apt. 244</i>	93.7 sq.m	1008 sq.ft
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Apartment Area	83 sq.m	893 sq.ft
Balcony Area	10.7 sq.m	115 sq.ft
Living Room/Dining	4.96m x 3.71m	16'4" x 12'2"
Kitchen	2.55m x 3.00m	8'4" x 9'10"
Master Bedroom	5.30m x 3.57m	17'5" x 11'9"
Bedroom 2	3.01m x 3.55m	9'11" x 11'8"

<i>Apt. 245</i>	66.4 sq.m	714 sq.ft
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Apartment Area	61 sq.m	656 sq.ft
Balcony Area	5.4 sq.m	58 sq.ft
Living Room/Dining	4.81m x 3.50m	15'10" x 11'6"
Kitchen	2.70m x 3.34m	8'10" x 11'0"
Bedroom	4.66m x 3.06m	15'3" x 10'1"

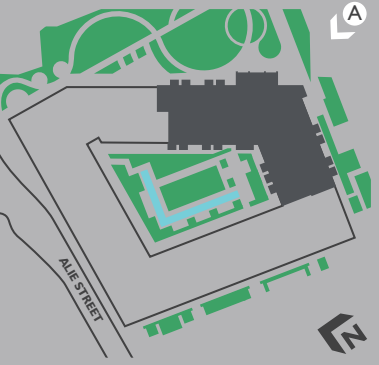


Second floor apartments

A East elevation



Site plan



Key

- W Wardrobe
- C Cupboard
- Appliance space
- Depicts measurement points

Floor to ceiling height in m/ft

Living rooms & Bedrooms	2.54m / 8'4"
All other areas	2.34m / 7'8"

Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. ■ Subject to planning.

Studio apartment 1 bed apartment

<i>Apt. 338</i>	53.3 sq.m	574 sq.ft
Apartment Area	44 sq.m	474 sq.ft
Balcony Area	9.3 sq.m	100 sq.ft
Living Room/Dining/ Kitchen	6.33m x 2.68m	20'9" x 8'10"
Bedroom	5.33m x 2.96m	17'6" x 9'9"

<i>Apt. 339</i>	90.7 sq.m	976 sq.ft
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Apartment Area	80 sq.m	861 sq.ft
Balcony Area	10.7 sq.m	115 sq.ft
Living Room/Dining	5.06m x 3.50m	16'7" x 11'6"
Kitchen	2.54m x 2.50m	8'4" x 8'2"
Master Bedroom	5.30m x 3.38m	17'5" x 11'1"
Bedroom 2	3.01m x 3.43m	9'11" x 11'3"

<i>Apt. 340</i>	89.7 sq.m	965 sq.ft
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Apartment Area	79 sq.m	850 sq.ft
Balcony Area	10.7 sq.m	115 sq.ft
Living Room/Dining	5.06m x 3.60m	16'7" x 11'10"
Kitchen	2.55m x 2.50m	8'4" x 8'2"
Master Bedroom	5.30m x 3.12m	17'5" x 10'3"
Bedroom 2	3.01m x 3.43m	9'11" x 11'3"

<i>Apt. 341</i>	57.4 sq.m	618 sq.ft
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Apartment Area	52 sq.m	560 sq.ft
Balcony Area	5.4 sq.m	58 sq.ft
Living Room/Dining	5.02m x 3.11m	16'6" x 10'2"
Kitchen	2.39m x 2.50m	7'10" x 8'2"
Bedroom	3.50m x 3.71m	11'6" x 12'2"

<i>Apt. 342</i>	89.7 sq.m	965 sq.ft
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Apartment Area	79 sq.m	850 sq.ft
Balcony Area	10.7 sq.m	115 sq.ft
Living Room/Dining	4.98m x 3.77m	16'4" x 12'4"
Kitchen	2.53m x 2.80m	8'4" x 9'3"
Master Bedroom	5.30m x 3.25m	17'5" x 10'8"
Bedroom 2	3.88m x 3.30m	12'9" x 10'10"

<i>Apt. 343</i>	102.4 sq.m	1102 sq.ft
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Apartment Area	97 sq.m	1044 sq.ft
Balcony Area	5.4 sq.m	58 sq.ft
Living Room/Dining	5.41m x 3.71m	17'9" x 12'2"
Kitchen	1.97m x 4.80m	6'6" x 15'9"
Master Bedroom	4.15m x 3.80m	13'8" x 12'6"
Bedroom 2	4.26m x 2.93m	14'0" x 9'8"

<i>Apt. 344</i>	47.9 sq.m	516 sq.ft
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Apartment Area	47.9 sq.m	516 sq.ft
Living Room/Dining/ Kitchen	3.97m x 4.69m	13'0" x 15'5"
Bedroom	4.06m x 3.13m	13'4" x 10'4"

<i>Apt. 345</i>	109.3 sq.m	1176 sq.ft
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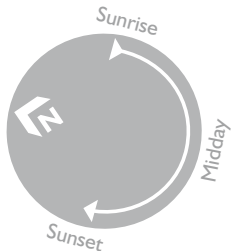
Apartment Area	100 sq.m	1076 sq.ft
Balcony Area	9.3 sq.m	100 sq.ft
Living Room/Dining	5.11m x 3.45m	16'9" x 11'4"
Kitchen	2.50m x 4.58m	8'3" x 15'1"
Master Bedroom	4.13m x 3.79m	13'7" x 12'6"
Bedroom 2	3.83m x 3.03m	12'7" x 9'11"

2 bed apartment

<i>Apt. 346</i>	69.4 sq.m	747 sq.ft
Apartment Area	64 sq.m	689 sq.ft
Balcony Area	5.4 sq.m	58 sq.ft
Living Room/Dining	6.87m x 3.45m	22'7" x 11'4"
Kitchen	2.40m x 2.79m	7'10" x 9'2"
Bedroom	5.19m x 3.06m	17'1" x 10'1"

<i>Apt. 347</i>	66.4 sq.m	714 sq.ft
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Apartment Area	61 sq.m	656 sq.ft
Balcony Area	5.4 sq.m	58 sq.ft
Living Room/Dining	4.81m x 3.50m	15'10" x 11'6"
Kitchen	2.70m x 3.34m	8'10" x 11'0"
Bedroom	4.66m x 3.06m	15'3" x 10'1"



Third floor apartments

A East elevation



Site plan



Key

- W Wardrobe
- C Cupboard
- Appliance space
- Depicts measurement points

Floor to ceiling height in m/ft

Living rooms & Bedrooms	2.54m / 8'4"
All other areas	2.34m / 7'8"

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Studio apartment 1 bed apartment

Apt. 437 & 537 53.3 sq.m 574 sq.ft

Apartment Area 44 sq.m 474 sq.ft
Balcony Area 9.3 sq.m 100 sq.ft
Living Room/Dining/ 6.33m x 2.68m 20'9" x 8'10"
Kitchen Inc. above
Bedroom 5.33m x 2.96m 17'6" x 9'9"

Apt. 438 & 538 90.7 sq.m 976 sq.ft

Apartment Area 80 sq.m 861 sq.ft
Balcony Area 10.7 sq.m 115 sq.ft
Living Room/Dining 5.06m x 3.50m 16'7" x 11'6"
Kitchen 2.54m x 2.50m 8'4" x 8'2"
Master Bedroom 5.30m x 3.38m 17'5" x 11'1"
Bedroom 2 3.01m x 3.43m 9'11" x 11'3"

Apt. 439 & 539 89.7 sq.m 965 sq.ft

Apartment Area 79 sq.m 850 sq.ft
Balcony Area 10.7 sq.m 115 sq.ft
Living Room/Dining 5.06m x 3.60m 16'7" x 11'10"
Kitchen 2.55m x 2.50m 8'4" x 8'2"
Master Bedroom 5.30m x 3.12m 17'5" x 10'3"
Bedroom 2 3.01m x 3.43m 9'11" x 11'3"

Apt. 440 & 540 57.4 sq.m 618 sq.ft

Apartment Area 52 sq.m 560 sq.ft
Balcony Area 5.4 sq.m 58 sq.ft
Living Room/Dining 5.02m x 3.11m 16'6" x 10'2"
Kitchen 2.39m x 2.50m 7'10" x 8'2"
Bedroom 3.50m x 3.71m 11'6" x 12'2"

Apt. 441 & 541 89.7 sq.m 965 sq.ft

Apartment Area 79 sq.m 850 sq.ft
Balcony Area 10.7 sq.m 115 sq.ft
Living Room/Dining 4.98m x 3.77m 16'4" x 12'4"
Kitchen 2.53m x 2.80m 8'4" x 9'3"
Master Bedroom 5.30m x 3.25m 17'5" x 10'8"
Bedroom 2 3.88m x 3.30m 12'9" x 10'10"

Apt. 442 & 542 154.4 sq.m 1662 sq.ft

Apartment Area 149 sq.m 1604 sq.ft
Balcony Area 5.4 sq.m 58 sq.ft
Living Room/Dining 7.63m x 5.01m 25'1" x 16'5"
Kitchen 3.83m x 3.15m 12'7" x 10'4"
Master Bedroom 5.38m x 3.66m 17'8" x 12'0"
Bedroom 2 5.20m x 3.45m 17'1" x 11'4"
Bedroom 3 3.83m x 3.19m 12'7" x 10'6"

Apt. 443 & 543 109.3 sq.m 1176 sq.ft

Apartment Area 100 sq.m 1076 sq.ft
Balcony Area 9.3 sq.m 100 sq.ft
Living Room/Dining 5.11m x 3.45m 16'9" x 11'4"
Kitchen 2.50m x 4.58m 8'3" x 15'1"
Master Bedroom 4.13m x 3.79m 13'7" x 12'6"
Bedroom 2 3.83m x 3.03m 12'7" x 9'11"

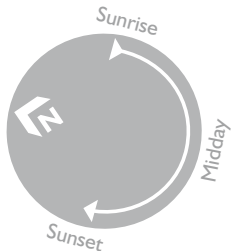
2 bed apartment 3 bed apartment

Apt. 444 & 544 69.4 sq.m 747 sq.ft

Apartment Area 64 sq.m 689 sq.ft
Balcony Area 5.4 sq.m 58 sq.ft
Living Room/Dining 6.87m x 3.45m 22'7" x 11'4"
Kitchen 2.40m x 2.79m 7'10" x 9'2"
Bedroom 5.19m x 3.06m 17'1" x 10'1"

Apt. 445 & 545 66.4 sq.m 714 sq.ft

Apartment Area 61 sq.m 656 sq.ft
Balcony Area 5.4 sq.m 58 sq.ft
Living Room/Dining 4.81m x 3.50m 15'10" x 11'6"
Kitchen 2.70m x 3.34m 8'10" x 11'0"
Bedroom 4.66m x 3.06m 15'3" x 10'1"



Fourth to Fifth floor apartments

A East elevation



Site plan



Key

- W Wardrobe
- C Cupboard
- Appliance space
- Depicts measurement points

Floor to ceiling height in m/ft

Living rooms & Bedrooms	2.54m / 8'4"
All other areas	2.34m / 7'8"

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Studio apartment 1 bed apartment

<i>Apt. 637</i>	53.3 sq.m	574 sq.ft
Apartment Area	44 sq.m	474 sq.ft
Balcony Area	9.3 sq.m	100 sq.ft
Living Room/Dining/ Kitchen	6.33m x 2.68m	20'9" x 8'10"
Bedroom	Inc. above	17'6" x 9'9"

<i>Apt. 638</i>	90.7 sq.m	976 sq.ft
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Apartment Area	80 sq.m	861 sq.ft
Balcony Area	10.7 sq.m	115 sq.ft
Living Room/Dining	5.06m x 3.50m	16'7" x 11'6"
Kitchen	2.54m x 2.50m	8'4" x 8'2"
Master Bedroom	5.30m x 3.38m	17'5" x 11'1"
Bedroom 2	3.01m x 3.43m	9'11" x 11'3"

<i>Apt. 639</i>	89.7 sq.m	965 sq.ft
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Apartment Area	79 sq.m	850 sq.ft
Balcony Area	10.7 sq.m	115 sq.ft
Living Room/Dining	5.06m x 3.60m	16'7" x 11'10"
Kitchen	2.55m x 2.50m	8'4" x 8'2"
Master Bedroom	5.30m x 3.12m	17'5" x 10'3"
Bedroom 2	3.01m x 3.43m	9'11" x 11'3"

<i>Apt. 640</i>	89.7 sq.m	965 sq.ft
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Apartment Area	79 sq.m	850 sq.ft
Balcony Area	10.7 sq.m	115 sq.ft
Living Room/Dining	4.98m x 3.77m	16'4" x 12'4"
Kitchen	2.53m x 2.80m	8'4" x 9'3"
Master Bedroom	5.30m x 3.25m	17'5" x 10'8"
Bedroom 2	3.88m x 3.30m	12'9" x 10'10"

<i>Apt. 641</i>	154.4 sq.m	1662 sq.ft
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Apartment Area	149 sq.m	1604 sq.ft
Balcony Area	5.4 sq.m	58 sq.ft
Living Room/Dining	7.63m x 5.01m	25'1" x 16'5"
Kitchen	3.83m x 3.15m	12'7" x 10'4"
Master Bedroom	5.38m x 3.66m	17'8" x 12'0"
Bedroom 2	5.20m x 3.45m	17'1" x 11'4"
Bedroom 3	3.83m x 3.19m	12'7" x 10'6"

<i>Apt. 642</i>	109.3 sq.m	1176 sq.ft
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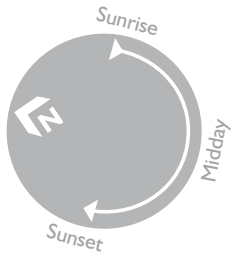
Apartment Area	100 sq.m	1076 sq.ft
Balcony Area	9.3 sq.m	100 sq.ft
Living Room/Dining	5.11m x 3.45m	16'9" x 11'4"
Kitchen	2.50m x 4.58m	8'3" x 15'1"
Master Bedroom	4.13m x 3.79m	13'7" x 12'6"
Bedroom 2	3.83m x 3.03m	12'7" x 9'11"

2 bed apartment 3 bed apartment

<i>Apt. 643</i>	69.4 sq.m	747 sq.ft
Apartment Area	64 sq.m	689 sq.ft
Balcony Area	5.4 sq.m	58 sq.ft
Living Room/Dining	6.87m x 3.45m	22'7" x 11'4"
Kitchen	2.40m x 2.79m	7'10" x 9'2"
Bedroom	5.19m x 3.06m	17'1" x 10'1"

<i>Apt. 644</i>	66.4 sq.m	714 sq.ft
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Apartment Area	61 sq.m	656 sq.ft
Balcony Area	5.4 sq.m	58 sq.ft
Living Room/Dining	4.81m x 3.50m	15'10" x 11'6"
Kitchen	2.70m x 3.34m	8'10" x 11'0"
Bedroom	4.66m x 3.06m	15'3" x 10'1"

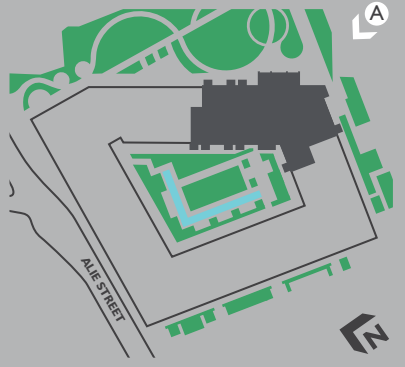


Sixth floor apartments

A East elevation



Site plan



Key

- W Wardrobe
- C Cupboard
- Appliance space
- Depicts measurement points

Floor to ceiling height in m/ft

Living rooms & Bedrooms	2.54m / 8'4"
All other areas	2.34m / 7'8"

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Studio apartment 1 bed apartment 2 bed apartment

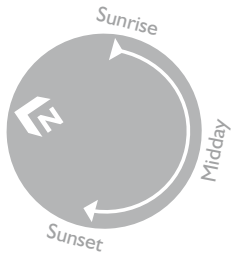
Apt. 730	54.3 sq.m	584 sq.ft
Apartment Area	45 sq.m	484 sq.ft
Balcony Area	9.3 sq.m	100 sq.ft
Living Room/Dining/	6.93m x 3.70m	22'9" x 12'2"
Kitchen	Inc. above	Inc. above
Bedroom	3.34m x 2.55m	11'0" x 8'4"

Apt. 731	117.8 sq.m	1268 sq.ft
Apartment Area	97 sq.m	1044 sq.ft
Terrace Area	20.8 sq.m	224 sq.ft
Living Room/Dining	3.97m x 5.01m	13'0" x 16'5"
Kitchen	4.51m x 3.31m	14'10" x 10'0"
Master Bedroom	4.65m x 3.66m	15'3" x 12'0"
Bedroom 2	3.68m x 3.42m	12'1" x 11'3"

Apt. 732	109.3 sq.m	1176 sq.ft
Apartment Area	100 sq.m	1076 sq.ft
Balcony Area	9.3 sq.m	100 sq.ft
Living Room/Dining	5.11m x 3.45m	16'9" x 11'4"
Kitchen	2.50m x 4.58m	8'3" x 15'1"
Master Bedroom	4.13m x 3.79m	13'7" x 12'6"
Bedroom 2	3.83m x 3.03m	12'7" x 9'11"

Apt. 733	69.4 sq.m	747 sq.ft
Apartment Area	64 sq.m	689 sq.ft
Balcony Area	5.4 sq.m	58 sq.ft
Living Room/Dining	6.87m x 3.45m	22'7" x 11'4"
Kitchen	2.40m x 2.79m	7'10" x 9'2"
Bedroom	5.19m x 3.06m	17'1" x 10'1"

Apt. 734	66.4 sq.m	714 sq.ft
Apartment Area	61 sq.m	656 sq.ft
Balcony Area	5.4 sq.m	58 sq.ft
Living Room/Dining	4.81m x 3.50m	15'10" x 11'6"
Kitchen	2.70m x 3.34m	8'10" x 11'0"
Bedroom	4.66m x 3.06m	15'3" x 10'1"

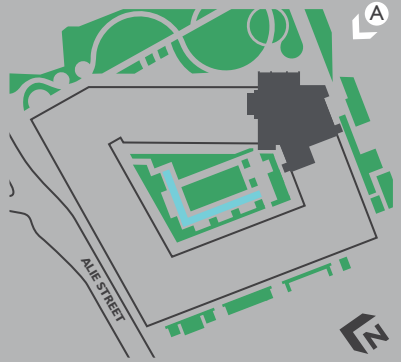


Seventh floor apartments

A East elevation



Site plan



Key

- W Wardrobe
- C Cupboard
- Appliance space
- Depicts measurement points

Floor to ceiling height in m/ft

Living rooms & Bedrooms	2.54m / 8'4"
All other areas	2.34m / 7'8"

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■ 1 bed apartment ■ 3 bed apartment

Apt. 818 63.3 sq.m 681 sq.ft

Apartment Area	54 sq.m	581 sq.ft
Balcony Area	9.3 sq.m	100 sq.ft
Living Room/Dining	3.78m x 2.82m	12'5" x 9'3"
Kitchen	3.78m x 2.82m	12'5" x 9'3"
Bedroom	3.93m x 3.55m	12'11" x 11'8"

Apt. 819 144.1 sq.m 1551 sq.ft

Apartment Area	138 sq.m	1485 sq.ft
Winter Garden Area	6.1 sq.m	66 sq.ft
Living Room/Dining	4.67m x 4.50m	15'4" x 14'9"
Kitchen	3.25m x 3.83m	10'8" x 12'7"
Master Bedroom	4.65m x 4.11m	15'3" x 13'6"
Bedroom 2	3.90m x 4.01m	12'10" x 13'2"
Bedroom 3	3.69m x 3.65m	12'1" x 12'0"
Winter Garden	3.01m x 2.01m	9'11" x 6'7"

Apt. 820 70.3 sq.m 756 sq.ft

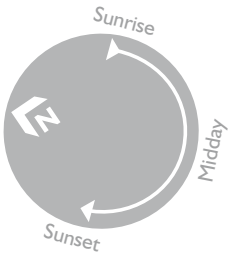
Apartment Area	61 sq.m	656 sq.ft
Balcony Area	9.3 sq.m	100 sq.ft
Living Room/Dining	4.75m x 3.54m	15'7" x 11'7"
Kitchen	2.86m x 2.78m	9'5" x 9'2"
Bedroom	6.02m x 3.14m	19'9" x 10'4"

Apt. 821 69.4 sq.m 747 sq.ft

Apartment Area	64 sq.m	689 sq.ft
Balcony Area	5.4 sq.m	58 sq.ft
Living Room/Dining	6.87m x 3.45m	22'7" x 11'4"
Kitchen	2.40m x 2.79m	7'10" x 9'2"
Bedroom	5.19m x 3.06m	17'1" x 10'1"

Apt. 822 66.4 sq.m 714 sq.ft

Apartment Area	61 sq.m	656 sq.ft
Balcony Area	5.4 sq.m	58 sq.ft
Living Room/Dining	4.81m x 3.50m	15'10" x 11'6"
Kitchen	2.70m x 3.34m	8'10" x 11'0"
Bedroom	4.66m x 3.06m	15'3" x 10'1"

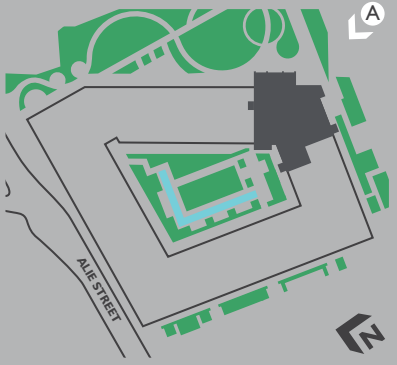


Eighth floor apartments

A East elevation



Site plan



Key

- W Wardrobe
- C Cupboard
- Appliance space
- Depicts measurement points

Floor to ceiling height in m/ft

Living rooms & Bedrooms	2.54m / 8'4"
All other areas	2.34m / 7'8"

Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. ■ Subject to planning.

2 bed apartment 3 bed apartment

Apt. 902	92.4 sq.m	995 sq.ft
Apartment Area	77 sq.m	829 sq.ft
Balcony Area	9.3 sq.m	100 sq.ft
Winter Garden Area	6.1 sq.m	66 sq.ft
Living Room/Dining	3.93m x 3.59m	12'11" x 11'10"
Kitchen	4.46m x 2.50m	14'8" x 8'2"
Master Bedroom	3.96m x 2.94m	13'0" x 9'8"
Winter Garden	3.01m x 2.01m	9'11" x 6'7"
Bedroom 2	3.93m x 3.40m	12'11" x 11'2"

Apt. 903	143.2 sq.m	1541 sq.ft
Apartment Area	123 sq.m	1324 sq.ft
Terrace Area	20.2 sq.m	217 sq.ft
Living Room	5.80m x 3.81m	19'1" x 12'6"
Kitchen	2.00m x 3.54m	6'7" x 11'8"
Dining	2.20m x 3.81m	7'3" x 12'6"
Study/Bedroom 3	3.48m x 3.66m	11'5" x 12'0"
Master Bedroom	4.69m x 3.01m	15'5" x 9'11"
Bedroom 2	4.11m x 3.48m	13'6" x 11'5"

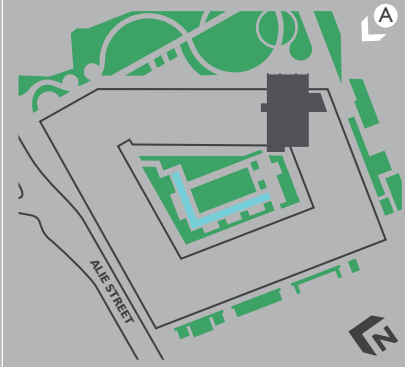


Ninth floor apartments

A East elevation



Site plan



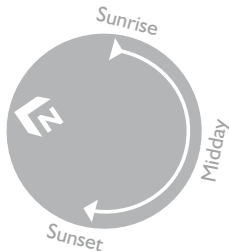
Key

- W Wardrobe
- C Cupboard
- Appliance space
- Depicts measurement points

Floor to ceiling height in m/ft

Living rooms & Bedrooms	2.54m / 8'4"
All other areas	2.34m / 7'8"

Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. ■ Subject to planning.



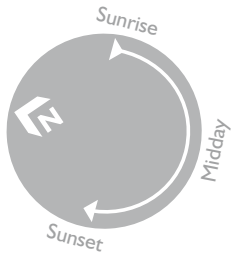
2 bed apartment 3 bed apartment

Apt. 1002 & 1102 92.4 sq.m 995 sq.ft

Apartment Area	77 sq.m	829 sq.ft
Balcony Area	9.3 sq.m	100 sq.ft
Winter Garden Area	6.1 sq.m	66 sq.ft
Living Room/Dining	3.93m x 3.59m	12'11" x 11'10"
Kitchen	4.46m x 2.50m	14'8" x 8'2"
Master Bedroom	3.96m x 2.94m	13'0" x 9'8"
Winter Garden	3.01m x 2.01m	9'11" x 6'7"
Bedroom 2	3.93m x 3.40m	12'11" x 11'2"

Apt. 1003 & 1103 130.1 sq.m 1400 sq.ft

Apartment Area	124 sq.m	1334 sq.ft
Winter Garden Area	6.1 sq.m	66 sq.ft
Living Room	5.80m x 3.81m	19'1" x 12'6"
Kitchen	2.00m x 3.54m	6'7" x 11'8"
Dining	2.20m x 3.81m	7'3" x 12'6"
Study/Bedroom 3	3.48m x 3.66m	11'5" x 12'0"
Master Bedroom	4.94m x 3.01m	16'3" x 9'11"
Winter Garden	3.01m x 2.01m	9'11" x 6'7"
Bedroom 2	4.11m x 3.48m	13'6" x 11'5"

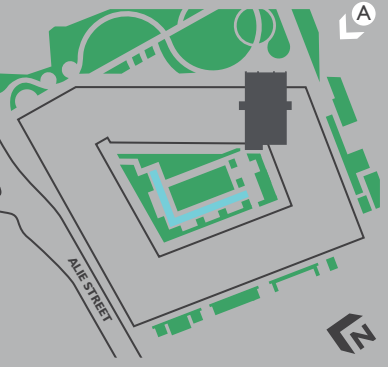


Tenth to Eleventh floor apartments

A East elevation



Site plan



Key

- W Wardrobe
- C Cupboard
- Appliance space
- Depicts measurement points

Floor to ceiling height in m/ft

Living rooms & Bedrooms	2.54m / 8'4"
All other areas	2.34m / 7'8"

Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. ■ Subject to planning.

■ 1 bed apartment ■ 3 bed apartment

Apt. 1203, 1303, 1403 & 1503 64.3 sq.m 692 sq.ft

Apartment Area	55 sq.m	592 sq.ft
Balcony Area	9.3 sq.m	100 sq.ft
Living Room/Dining	3.78m x 2.82m	12'5" x 9'3"
Kitchen	3.78m x 2.82m	12'5" x 9'3"
Bedroom	3.93m x 3.55m	12'11" x 11'8"

Apt. 1204, 1304, 1404 & 1504 159.1 sq.m 1712 sq.ft

Apartment Area	147 sq.m	1582 sq.ft
Winter Garden Area	12.1 sq.m	130 sq.ft
Living Room	5.13m x 5.01m	16'10" x 16'5"
Dining	3.48m x 3.62m	11'5" x 11'11"
Kitchen	3.23m x 2.50m	10'7" x 8'3"
Master Bedroom	4.94m x 3.01m	16'3" x 9'11"
Winter Garden 1	3.01m x 2.01m	9'11" x 6'7"
Bedroom 2	4.22m x 3.25m	13'10" x 10'8"
Winter Garden 2	3.01m x 2.01m	9'11" x 6'7"
Bedroom 3	4.11m x 3.48m	13'6" x 11'5"

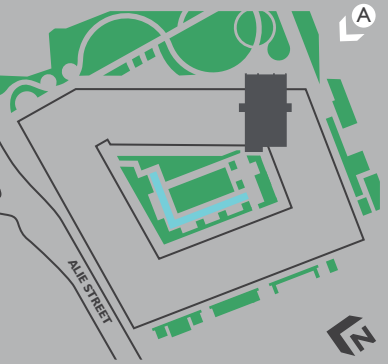


Twelfth to Fifteenth floor apartments

A East elevation



Site plan



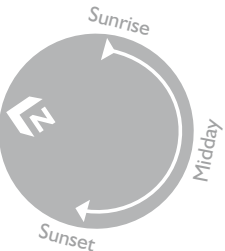
Key

- W Wardrobe
- C Cupboard
- Appliance space
- Depicts measurement points

Floor to ceiling height in m/ft

Living rooms & Bedrooms	2.54m / 8'4"
All other areas	2.34m / 7'8"

Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. ■ Subject to planning.



■ 1 bed apartment ■ 3 bed apartment

Apt. 1602, 1702 & 1802 64.3 sq.m 692 sq.ft

Apartment Area	55 sq.m	592 sq.ft
Balcony Area	9.3 sq.m	100 sq.ft
Living Room/Dining	3.78m x 2.82m	12'5" x 9'3"
Kitchen	3.78m x 2.82m	12'5" x 9'3"
Bedroom	3.93m x 3.55m	12'11" x 11'8"

Apt. 1603, 1703 & 1803 159.1 sq.m 1712 sq.ft

Apartment Area	147 sq.m	1582 sq.ft
Winter Garden Area	12.1 sq.m	130 sq.ft
Living Room	5.13m x 5.01m	16'10" x 16'5"
Dining	3.48m x 3.62m	11'5" x 11'11"
Kitchen	3.23m x 2.50m	10'7" x 8'3"
Master Bedroom	4.94m x 3.01m	16'3" x 9'11"
Winter Garden 1	3.01m x 2.01m	9'11" x 6'7"
Bedroom 2	4.22m x 3.25m	13'10" x 10'8"
Winter Garden 2	3.01m x 2.01m	9'11" x 6'7"
Bedroom 3	4.11m x 3.48m	13'6" x 11'5"

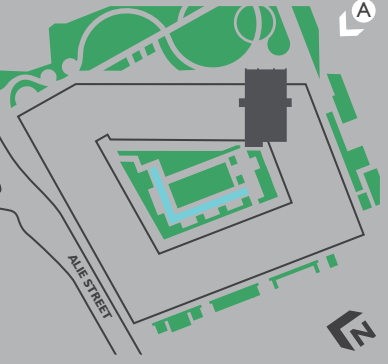


Sixteenth to Eighteenth floor apartments

A East elevation



Site plan



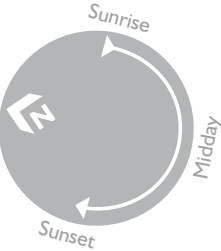
Key

- W Wardrobe
- C Cupboard
- X Appliance space
- ◄ ► Depicts measurement points

Floor to ceiling height in m/ft

Living rooms & Bedrooms	2.54m / 8'4"
All other areas	2.34m / 7'8"

Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. ■ Subject to planning.



■ 1 bed apartment ■ 3 bed apartment

Apt. 1901 & 2000 64.3 sq.m 692 sq.ft

Apartment Area	55 sq.m	592 sq.ft
Balcony Area	9.3 sq.m	100 sq.ft
Living Room/Dining	3.78m x 2.82m	12'5" x 9'3"
Kitchen	3.78m x 2.82m	12'5" x 9'3"
Bedroom	3.93m x 3.55m	12'11" x 11'8"

Apt. 1902 & 2001 159.1 sq.m 1712 sq.ft

Apartment Area	147 sq.m	1582 sq.ft
Winter Garden Area	12.1 sq.m	130 sq.ft
Living Room	5.13m x 5.01m	16'10" x 16'5"
Dining	3.48m x 3.62m	11'5" x 11'11"
Kitchen	3.23m x 2.50m	10'7" x 8'3"
Master Bedroom	4.94m x 3.01m	16'3" x 9'11"
Winter Garden 1	3.01m x 2.01m	9'11" x 6'7"
Bedroom 2	4.22m x 3.25m	13'10" x 10'8"
Winter Garden 2	3.01m x 2.01m	9'11" x 6'7"
Bedroom 3	4.11m x 3.48m	13'6" x 11'5"

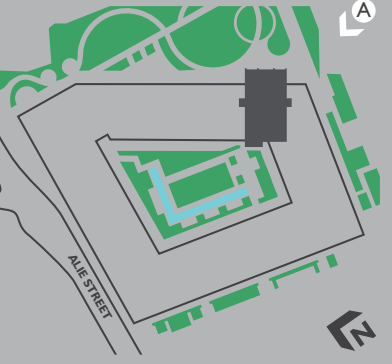


Nineteenth to Twentieth floor apartments

A East elevation



Site plan



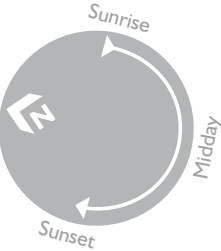
Key

- W Wardrobe
- C Cupboard
- Appliance space
- Depicts measurement points

Floor to ceiling height in m/ft

Living rooms & Bedrooms	2.54m / 8'4"
All other areas	2.34m / 7'8"

Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. ■ Subject to planning.



3 bed apartment		
Apt. 2100	274.3 sq.m	2952 sq.ft
Lower Apartment Area	156 sq.m	1679 sq.ft
Upper Apartment Area	86 sq.m	926 sq.ft
Balcony Area	20.2 sq.m	217 sq.ft
Winter Garden Area	12.1 sq.m	130 sq.ft
Living Room/Dining	9.19m x 7.93m	30'2" x 26'1"
Kitchen	6.06m x 3.66m	19'11" x 12'0"
Master Bedroom	4.00m x 3.63m	13'2" x 11'11"
Bedroom 2	4.88m x 3.19m	16'0" x 10'6"
Bedroom 3	3.65m x 3.01m	9'11" x 12'0"
Winter Garden 1	3.01m x 2.01m	9'11" x 6'7"
Winter Garden 2	3.01m x 2.01m	9'11" x 6'7"

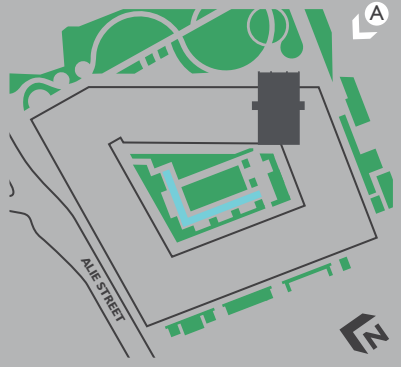


Twenty First & Twenty Second floor apartments

A East elevation



Site plan



Key

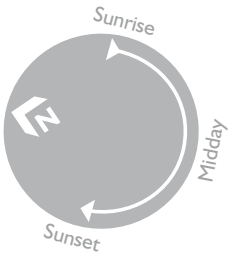
- W Wardrobe
- C Cupboard
- Appliance space
- Depicts measurement points

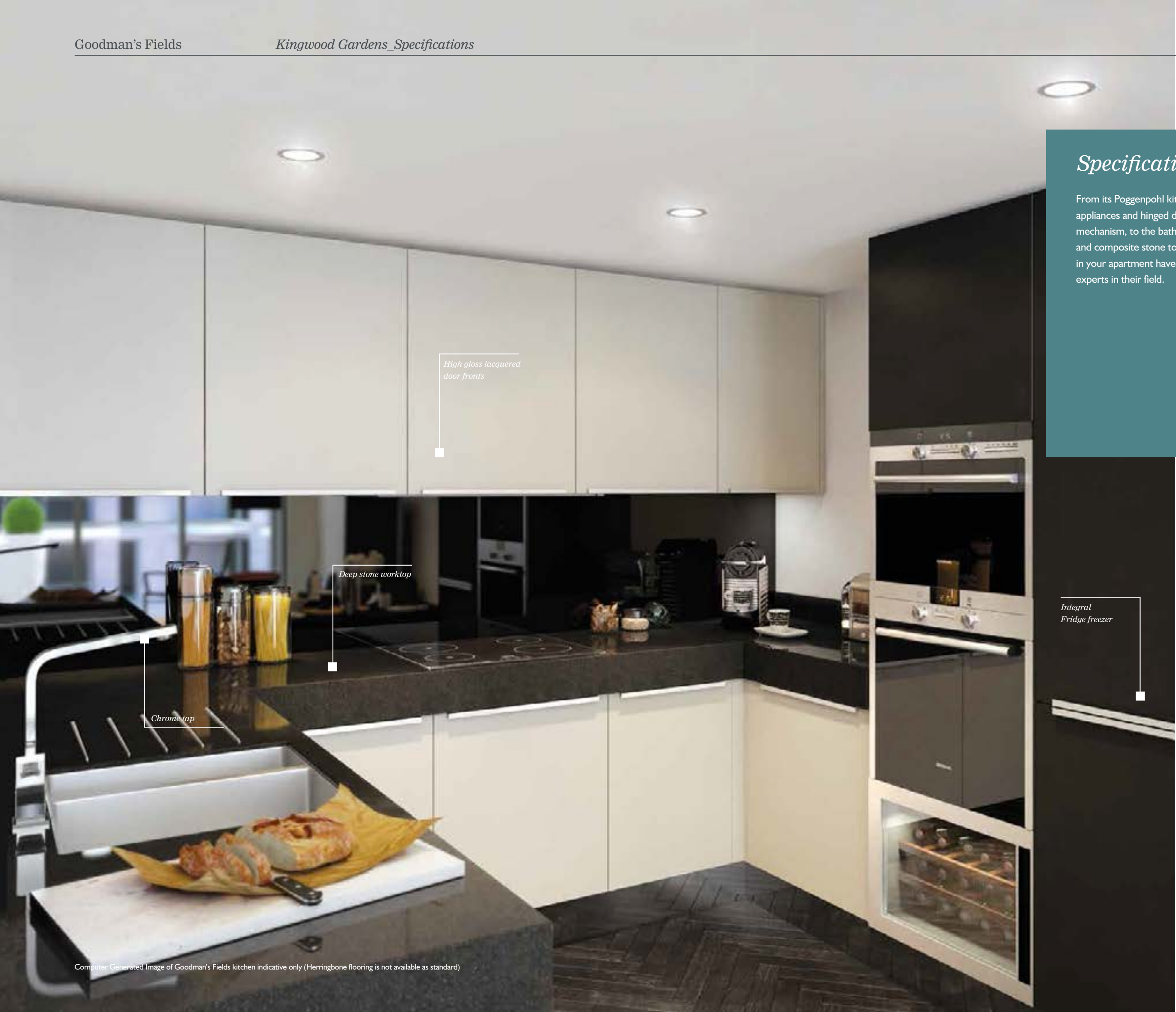
Floor to ceiling height in m/ft

Living rooms & Bedrooms	2.54m / 8'4"
All other areas	2.34m / 7'8"

Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

■ Subject to planning.





High gloss lacquered door fronts

Deep stone worktop

Chrome tap

Integral Fridge freezer

Specifications

From its Poggenpohl kitchen complete with integrated appliances and hinged door panels with soft closing mechanism, to the bathroom with a double-ended bath and composite stone top vanity unit, the specifications in your apartment have been individually chosen by experts in their field.

Apartment kitchens

- Designer Poggenpohl kitchen units in a choice of lacquer finish, featuring cutlery drawers, magic corners and vegetable drawers where appropriate
- Feature lighting to underside of kitchen high level units
- Composite stone worktop with splashback
- Stainless steel undermounted single or double sink as appropriate with single lever kitchen mixer
- Siemens integrated single multi-function oven
- Siemens integrated microwave oven or microwave combination oven (where applicable)
- Siemens integrated multi-function dishwasher
- Siemens integrated tall fridge freezer or under counter fridge
- Siemens induction hob
- Siemens integrated coffee machine (where applicable)
- Wine cooler unit
- Built-in canopy extractor hood
- Pull out waste and recycling bins

Interior finishes

- Dark timber veneer multi-locking entrance door including letter plate and spy hole
- Combination of solid internal doors and touch latch pocket sliding doors with an off white paint finish
- Engineered oak floor to hallway, kitchen and living/dining rooms
- Carpet to bedrooms
- Walls and ceilings to be finished with a white matt paint finish
- Satin chrome ironmongery
- Fully fitted wardrobes to master bedroom and bedroom 2
- All fitted wardrobes are complete with integrated sensor lights, chrome hanging rails and laminated internal shelving
- Wardrobes in bedroom 3 to be fitted by purchaser
- Blind boxes fitted to all windows for the future installation of blinds
- Windows, winter gardens and Juliette doors with sealed double-glazed units

Communal areas

- Carpeting to all corridors
- Porcelain floor tiles to entrance lobby
- Painted corridors
- Lift access to all floors
- Access to 24-hour concierge

Car parking

- Access to gated underground car park via electronic entry system
- Limited car parking available by separate negotiation
- Bicycle storage available for residents
- In accordance with local planning requirements (Section 106 Agreement), the owner of any of the apartments within the development is required to covenant not to apply for (unless the occupant is the holder of a disabled person's badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970) a permit to park a vehicle in a place designated in an order made under Section 45(2) of the Road Traffic Regulation Act 1984 for the use of residents or businesses in the locality of the land.
- A Car Club scheme will be available to residents who can join for an annual or monthly premium, subject to complying with the terms and conditions. Members will have access to a 24-hour 'pay as you drive' facility that provides a car without the normal ties of insurance, maintenance and other associated costs. Booking can be arranged via phone or online.



Photography of a typical 4 piece bathroom at Goodman’s Fields, indicative only

Apartment bathrooms

- Fully tiled bathroom including bath panel with double-ended bath complete with chrome hinged frameless glass bath screen on shower end
- Overhead shower and hand shower set in all showers
- Fully concealed wall mixer and diverter
- Wall-hung WC with soft close seat and dual-flush
- Semi-recessed porcelain washbasin complete with 3-holed deck mounting basin mixer
- Composite stone top vanity unit with integral lighting mirror complete with storage unit behind
- Chrome robe hook, free-standing toilet roll holder
- Chrome heated towel rail
- Large format porcelain wall and floor tiles

Shower rooms

- Tiled wet room shower with sliding glass shower enclosure
- Overhead shower and hand shower set on riser
- Thermostatic mixer and diverter
- Wall-hung WC with soft close seat and dual-flush
- Semi-recessed porcelain washbasin complete with 3-holed deck mounting basin mixer
- Composite stone top vanity unit with integral lighting mirror complete with storage unit behind
- Chrome robe hook and chrome toilet roll holder
- Chrome heated towel rail
- Large format porcelain wall and floor tiles

Cloakroom (where applicable)

- Wall-hung WC with soft close seat and dual-flush
- Semi-recessed porcelain washbasin complete with 3-holed deck mounting basin mixer
- Bathroom cabinet with mirrored doors, incorporating strip lighting
- Chrome towel rail
- Chrome robe hook and chrome toilet roll holder

Electrical fittings / plumbing

- Recessed LED downlights throughout with adjustable single downlights to living room
- Dimmers to living room
- LED lighting to underside of cupboards and bottom shelf in kitchens
- Shaver socket to bathrooms in brushed stainless steel
- Stainless steel switch plates, moulded white low-level socket outlets
- Pre-wired for Sonos sound system to living/dining room, bedrooms and ensuite
- Automatic lighting to hall cupboard
- Condensing washer/dryer in cupboard or utility
- Master light switch to hallway

Heating / cooling

- Comfort cooling to 2 and 3 bedroom apartments and penthouses
- Underfloor heating throughout all apartments

Security & peace of mind

- Access to apartments via colour video door entry system and fob electronic access to communal areas
- All apartments pre-wired for future security alarm to be fitted by purchaser if required
- Mains supply smoke/heat detectors (with battery back-up) to apartments and communal areas
- CCTV coverage to communal areas at key locations
- Multi-point locking timber veneer entrance door with spy hole viewer to each apartment
- 10 year warranty cover under NHBC Buildmark Scheme

Telecommunication

- Wiring for digital multi-room and terrestrial television from central receiver
- TV outlet to living area and all bedrooms
- Telephone outlet with broadband capability to living area and bedrooms

External finishes

- Balconies finished in glass and steel with timber decking

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required.

Kitchen layouts shown are subject to change.

Purchasers will be able to customise certain elements of the specification subject to timeframes. Please speak to your Sales Consultant for details.

Colour options are subject to timeframes. If a unit has not been reserved prior to fit out, a default option will be chosen by Berkeley Homes.

Designed For Life

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence. When you buy a home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

Customer service is our priority

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Service Team will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

Quality is at the heart of everything we do

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with a dedicated Customer Service Team on hand to deal with enquiries quickly and effectively. An out of hours number is available to call in the unlikely event of an emergency.

Unparalleled choice of homes in the most sought after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A commitment to creating sustainable communities

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Proud to be a member of the Berkeley Group of Companies



Our Vision
A commitment to the future

Over the years the Berkeley Group has won many prestigious awards for the quality, design and sustainability of our developments. Our Vision strategy is designed to raise our standards higher still, and means that you are buying a home from a sustainable business that takes its responsibilities towards the environment, its workforce and the communities in which it works, very seriously.

Our Vision commitments:

An exceptional customer experience

Every customer benefits from our Berkeley Customer Satisfaction Commitment, with dedicated sales teams to provide exceptional service throughout the buying process, and Customer Service teams look after your needs after you have moved in.

Greener, more economical homes

Our new homes are designed to use 26% less water and their CO₂ emissions are 76% lower than an average home*, saving you significant amounts on your utility bills. We provide recycling bins in every home, space to set up a home office and a safe place to store bicycles.

Creating sustainable communities

We make sure the homes and places we create are safe and secure. Our homes are also adaptable to meet the changing needs of individuals and families. We reduce the impact of the construction process on the local community by ensuring all of our sites are registered with the Considerate Constructors Scheme.

A commitment to the future

We set targets to reduce water use and CO₂ emissions associated with our construction and business operations. We also aim to reuse or recycle a high proportion of our construction, demolition and excavation waste.

The Berkeley Foundation

Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.



*Savings vary between every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3. For further details contact: sustainability@berkeleygroup.co.uk



Customer relations

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication.

From exchange of contracts, your dedicated Berkeley Customer Service Representative will help with any questions you may have.

Here is what you can expect:

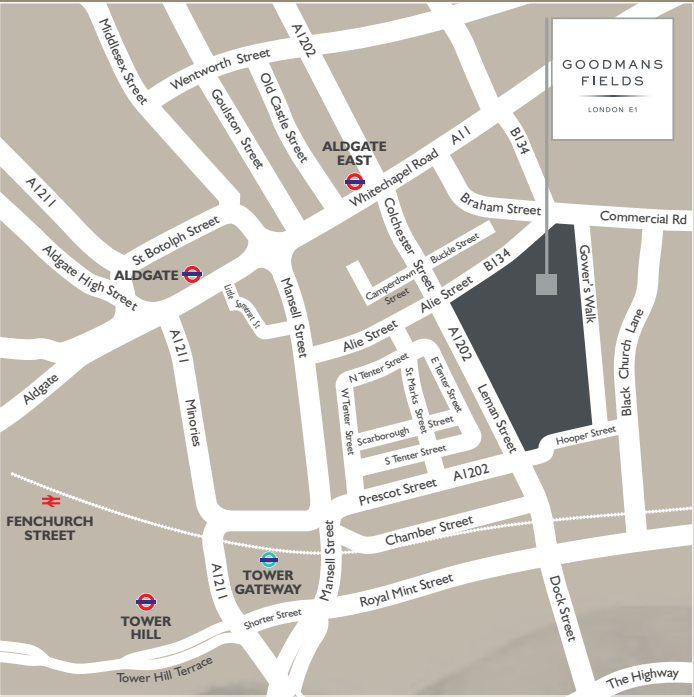
- From the day you reserve - until the day you complete – we'll update you regularly on progress
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We'll meet you on-site to demonstrate all the functions and facilities of your new apartment. Our 'Living Guide Folio' is comprehensively detailed
- We personally handover your key on completion day and make sure everything is to your satisfaction
- The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you'll have the added security protection of the NHBC Buildmark Warranty

Finally we'll contact you after 7 days, at 4 weeks and 7 months after you move in, to make sure everything continues...perfectly.

Contact details

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London E1 8EY

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