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# WOODLAND AVENUE

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CONNECTED COUNTRY LIVING



## CONNECTED COUNTRY LIVING

Ryewood is a stunning landmark development in the heart of Kent and adjacent to the peaceful Sevenoaks Wildlife Reserve. It provides a fresh approach to country living, combining the pleasures of having the natural world close by with the facilities and connections essential for modern living.

There is a residents' only gym and a landscaped setting that has public amenity spaces, with lawns, water features, children's play areas and a real sense of community. Dunton Green Station is only a short walk away with excellent connections into Central London. The perfect location for town and country living.



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Welcome to

# WOODLAND AVENUE

at Ryewood

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Woodland Avenue is the latest collection of stylish homes at Ryewood.

Cedar, Elm, Maple and Laurel House provide a range of impressive one and two bedroom apartments, each with an enviable specification, bespoke design and many with private terraces or balconies.

Features that make a Berkeley home the perfect choice, include beautifully designed kitchens, quality appliances and finishes throughout.

The pleasures of the countryside, yet with London within easy reach. Woodland Avenue provides a fantastic opportunity to join a thriving community and enjoy modern, connected country living.



Computer generated image depicts Woodland Avenue at Ryewood and is indicative only.





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## Experience the BERKELEY DIFFERENCE

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There are many reasons why Berkeley has built a reputation for quality and service. Each development is carefully considered and designed, with each home benefiting from an impressive specification, including quality finishes and materials as standard.

Additional features are included where appropriate such as bike stores and solar panels in order to make Berkeley living more convenient now and more sustainable for the future.

Berkeley developments are designed to provide a sense of place and create real communities. Choosing Berkeley means not simply a better quality home, but a better quality of life.





Where city meets  
**COUNTRY**

A CONTEMPORARY HOME IN  
 THE PERFECT LOCATION

A home at Woodland Avenue combines modern living with traditional pleasures. It's perfect for the Kent countryside, with its villages and a landscape that includes the hills of the High Weald and the rolling North Downs.

On the doorstep is the Sevenoaks Wildlife Reserve with lakes and a selection of habitats.

There is a reed bed and woodland with a variety of birds and animals, making it perfect for walks all year round, and ideal for families to discover nature for themselves.

Woodland Avenue is perfectly located for commuting too – with train links to London Bridge in just 37 minutes\*.

\*Journey time is approximate and may not be direct. Source: nationalrail.co.uk

Top down:  
 Knole Park  
 Hever Castle  
 Local woodland walk



Enhanced image of Woodland Avenue at Ryewood. Development layout is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice. Not to scale.





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An invitation  
**TO EXPLORE**

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**THE PERFECT CONTRAST  
TO MODERN LIFE**

The Kent countryside offers a varied landscape and a rich heritage to explore. Historic homes, castles and gardens abound. One of Britain's most impressive stately homes, Knole House is nearby. The vast National Trust property dates from the 1450s and boasts 365 rooms, 52 staircases and seven courtyards. Explore exquisite galleries, with atmospheric portraits and fine fabrics. Head through the sunlit orangery into a 1,000 acre deer park.

**Left:**  
Knole Park Golf Club  
**Right:**  
Knole House  
Lake walk, Sevenoaks Wildlife Reserve

There's 13th century Hever Castle, childhood home to Anne Boleyn and Chiddingstone Castle, with year round activities. Explore history – or simply enjoy walking and riding among the hills and woodlands.





The place to relax

# COUNTRY STYLE

## COBBLED STREETS, SOPHISTICATION AND ELEGANCE

Sevenoaks blends traditional architecture with an atmosphere that is relaxed, chic and affluent.

Local shopping combines the best high street names, including Marks & Spencer and Waitrose, with an abundance of small independent speciality shops and boutiques. A thriving café culture features Café Rouge as well as many small local favourites, while restaurants include Loch Fyne, Zizzi's and Brasserie Gérard.

Entertaining friends or on a special night out for two, you will have a choice of outstanding pubs and restaurants both in town and the surrounding villages.

When you want to enjoy a show, the Stag Community Arts Centre offers a rich and varied calendar, while the Sevenoaks Leisure Centre has an excellent gym and pool, and there's a wide variety of private health club facilities in the area too. Sporting facilities include riding schools, a cricket club, tennis, fishing and sailing facilities, as well as a choice of golf courses.

Clockwise from top left:  
Flower & Glory  
Al fresco dining with friends  
Brasserie Gérard  
Laura Ashley  
Giggling Squid Thai Restaurant  
Joules  
Local bakery

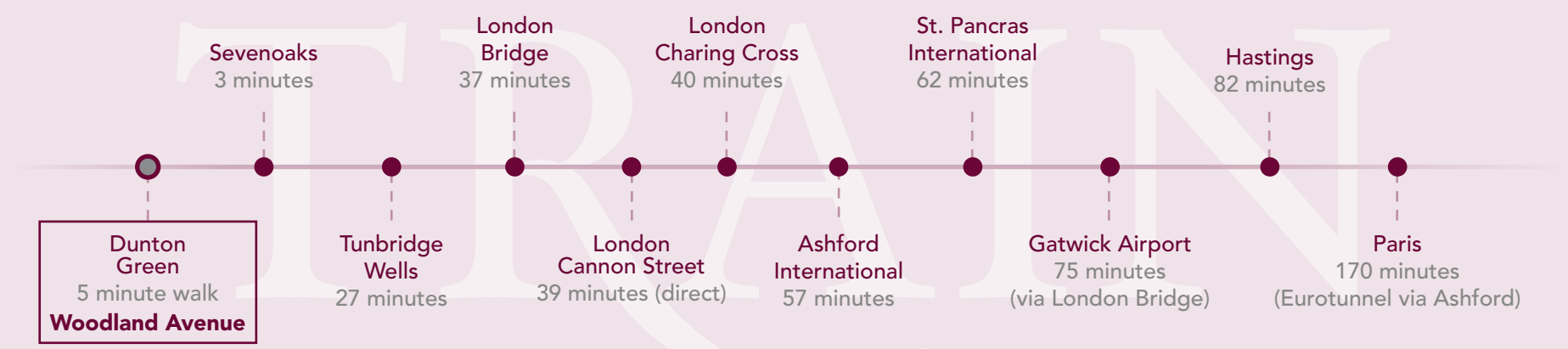
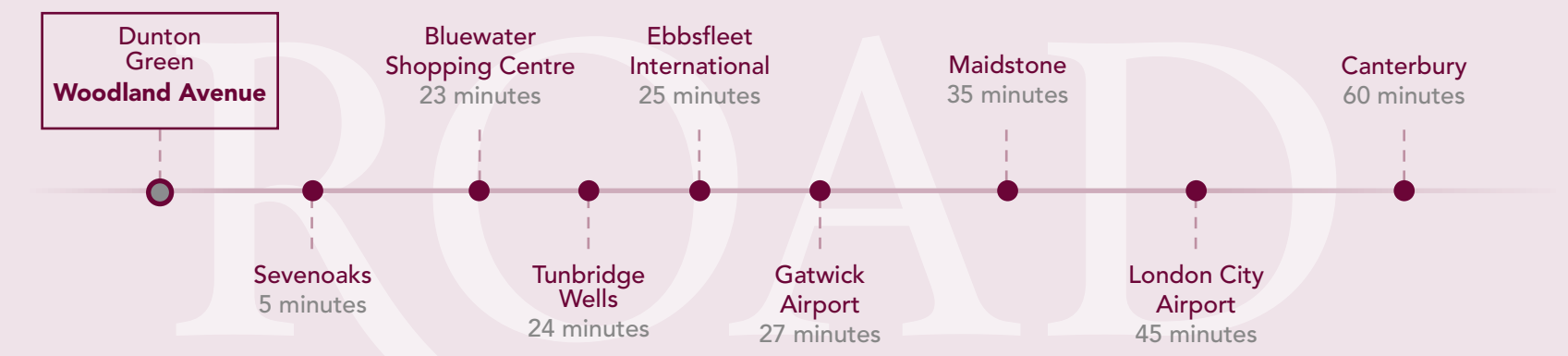




From country sights to  
**CITY LIGHTS**



Left:  
View of St Paul's Cathedral  
from Millennium Bridge  
Below:  
Gatwick Airport  
London Bridge  
Underground Station



Dunton Green Station is a short walk from Woodland Avenue, with a frequent service into London Bridge in just over half an hour; perfect for commuting to the City, Canary Wharf or the West End.

Junction 5 of the M25 is around 5 minutes away, making it simple to connect with the M20, M23, M26 and A21. Gatwick Airport is just half an hour away and to catch the Eurostar, you can reach Ebbsfleet International Station in 25 minutes.



All journey times are approximate and may not be direct. Sources: nationalrail.co.uk and maps.google.co.uk



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# Country mile to CITY STYLE

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## LONDON WITHIN EASY REACH

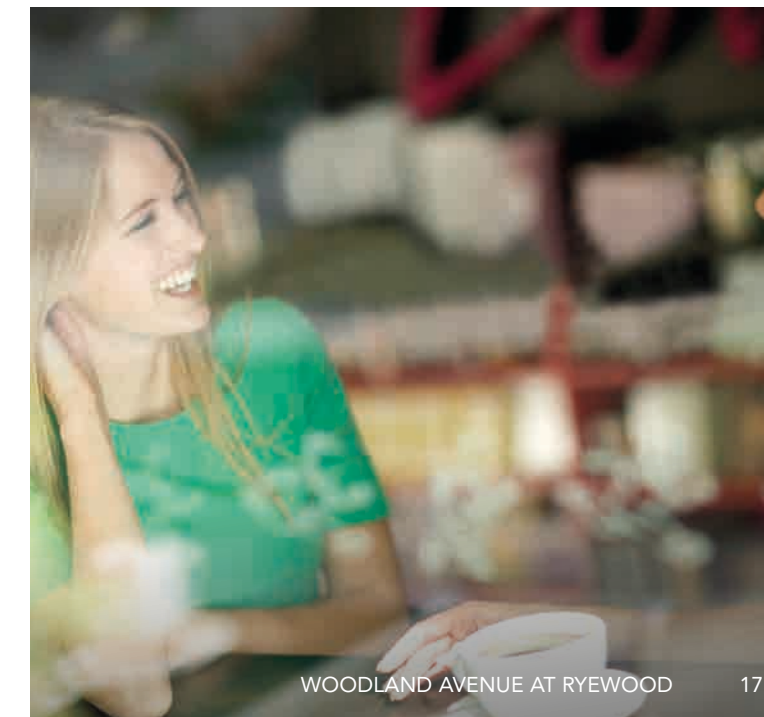
The City is one of the world's most important centres for business and finance. But London has much more to offer.

The West End has some of the finest shopping, with large department stores and small independent boutiques.

Combine that shopping trip with a meal out, from the latest food fad to the very finest Michelin star dining, you will find it all in London. Enjoy world class entertainment, from music to the theatre. Make the most of culture, nightlife and excitement, knowing that home is not too far away.

Enjoy living in the heart of the country.  
Enjoy life in the heart of London.

Clockwise from top left:  
Burberry  
West End shopping  
Harvey Nichols  
Bars and restaurants  
View across the River Thames





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# Learning for LIVING

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## AN EXCELLENT SELECTION OF INDEPENDENT AND STATE SCHOOLS

Whether you choose state or private education, some of the county's best schools and colleges are in the area. Nearby Dunton Green has a nursery school and a village primary school. A little further you will find Amherst School, Lady Boswell's C of E school and the league table-topping St Thomas Catholic Primary School. For boys aged 4 to 13, there is Solefield Day Prep School while Walthamstow Hall independent school offers education for junior and senior girls.

Older children can attend Knole Academy or Trinity, a Christian co-ed school. Sevenoaks School, also independent, is one of the UK's top performing schools for GCSE results. Tonbridge and Tunbridge Wells also have a wealth of grammar schools, including The Judd, The Weald of Kent, The Skinners and Tunbridge Wells Girls' Grammar. Further education is well represented with the University of Kent at Chatham and Canterbury Christ Church University, while just a train ride away are all the universities and colleges of London.

This page:  
Sevenoaks School  
Opposite page:  
The Black Boy pub, Sevenoaks  
Evening dining  
Knole Park



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# So much to DISCOVER

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## GASTRO PUBS AND RESTAURANTS

**Hattusa**  
115 London Road,  
Sevenoaks TN13 1BH  
01732 463 752  
hattusa.co.uk

**Giacomo's**  
Morleys Road, Weald,  
Sevenoaks TN14 6QR  
01732 746200  
giacomos.uk.com

**The White Rock Inn Restaurant**  
Mill Lane, Underriver,  
Sevenoaks TN15 0SB  
01732 833112  
thewhiterockinn.co.uk

**George and Dragon**  
39 High Street, Chipstead,  
Sevenoaks TN13 2RW  
01732 779019  
georgeanddragonchipstead.com

**The Little Garden**  
1-2 Well Court, Bank Street,  
Sevenoaks TN13 1UN  
01732 469397  
littlegardensevenoaks.com

**The Vine**  
11 Pound Lane,  
Sevenoaks TN13 3TB  
01732 469510  
vinerestaurant.co.uk

## THEATRES & CINEMAS

**Stag Community Arts Centre**  
London Road,  
Sevenoaks TN13 1ZZ  
01732 450175  
stagsevenoaks.co.uk

**The Ship Theatre**  
Walthamstow Hall, Holly Bush Lane,  
Sevenoaks TN13 3UL  
01732 451334

## PLACES OF INTEREST

**Knole House**  
Sevenoaks TN15 0RP  
01732 462100  
nationaltrust.org.uk/knole

**Chartwell**  
Mapleton Road,  
Westerham TN16 1PS  
01732 868381  
nationaltrust.org.uk/chartwell

## WITHIN EASY REACH OF WOODLAND AVENUE

## SPORT AND LEISURE

**Sevenoaks Leisure Centre**  
Buckhurst Lane,  
Sevenoaks TN13 1LW  
01732 470700/01  
sencio.org.uk/sevenoaks/about

**Knole Park Golf Club**  
Seal Hollow Road,  
Sevenoaks TN15 0HJ  
01732 452150  
knoleparkgolfclub.co.uk

## LOCAL SHOPS

**Marks & Spencer**  
66 London Road,  
Sevenoaks TN13 1AT  
01732 590770  
marksandspencer.com

**Post Office Riverhead**  
Day Lewis Chemists, 2 The Square,  
Riverhead, Sevenoaks TN13 2AA  
01732 452452

**Otto's Coffee House & Kitchen**  
37 High Street,  
Sevenoaks TN13 1JD  
01732 446344

**The Chocolate Shop**  
59 London Road,  
Sevenoaks TN13 1AU  
01732 742350

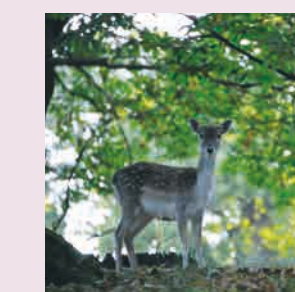
**Nonna Cappuccini's  
Italian Deli**  
10 Blacks Yard,  
Sevenoaks TN13 1DS  
01732 461160

**The Danish Collection**  
137 High Street,  
Sevenoaks TN13 1UX  
01732 452620  
danishcollection.co.uk

**Flower and Glory**  
12 Blacks Yard, Bligh's Meadow,  
Sevenoaks TN13 1DS  
01732 743419  
flowerandglory.co.uk

**Knole House Furniture**  
14-18 London Road,  
Sevenoaks TN13 1AJ  
01732 458150  
knolehousefurnishings.co.uk

**Bea Couture**  
47 High Street,  
Sevenoaks TN13 1JF  
01732 740959  
beadas.co.uk





# Development LAYOUT

Woodland Avenue provides inspired design and landscaping, with homes carefully positioned ensuring every apartment benefits from space and light.



The development layouts are not to scale, are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



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Experience the

# SENSORY GARDEN

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## THE SENSORY GARDEN ADDS TO THE PLEASURE OF LIVING AT WOODLAND AVENUE

Carefully planted and maintained, the Sensory Garden will be a source of delight, not just for the eye but for all the other senses. Landscaping and planting will be arranged to produce a garden that provides the perfect place for residents to relax and enjoy.

Of course, residents will not be the only visitors who will be attracted by the delights of the Sensory Garden. Wildlife will also be encouraged by the variety of planting.



Computer generated image depicts the Woodland Avenue Sensory Garden at Ryewood and is indicative only.



WOODLAND AVENUE

# CEDAR HOUSE

Apartments 387-398

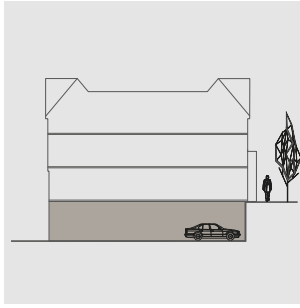
LOCATED AT THE SOUTHERN END OF WOODLAND AVENUE,  
CEDAR HOUSE PROVIDES A SELECTION OF 12 SPACIOUS,  
TWO BEDROOM APARTMENTS, MANY WITH PRIVATE  
TERRACES OR BALCONIES.



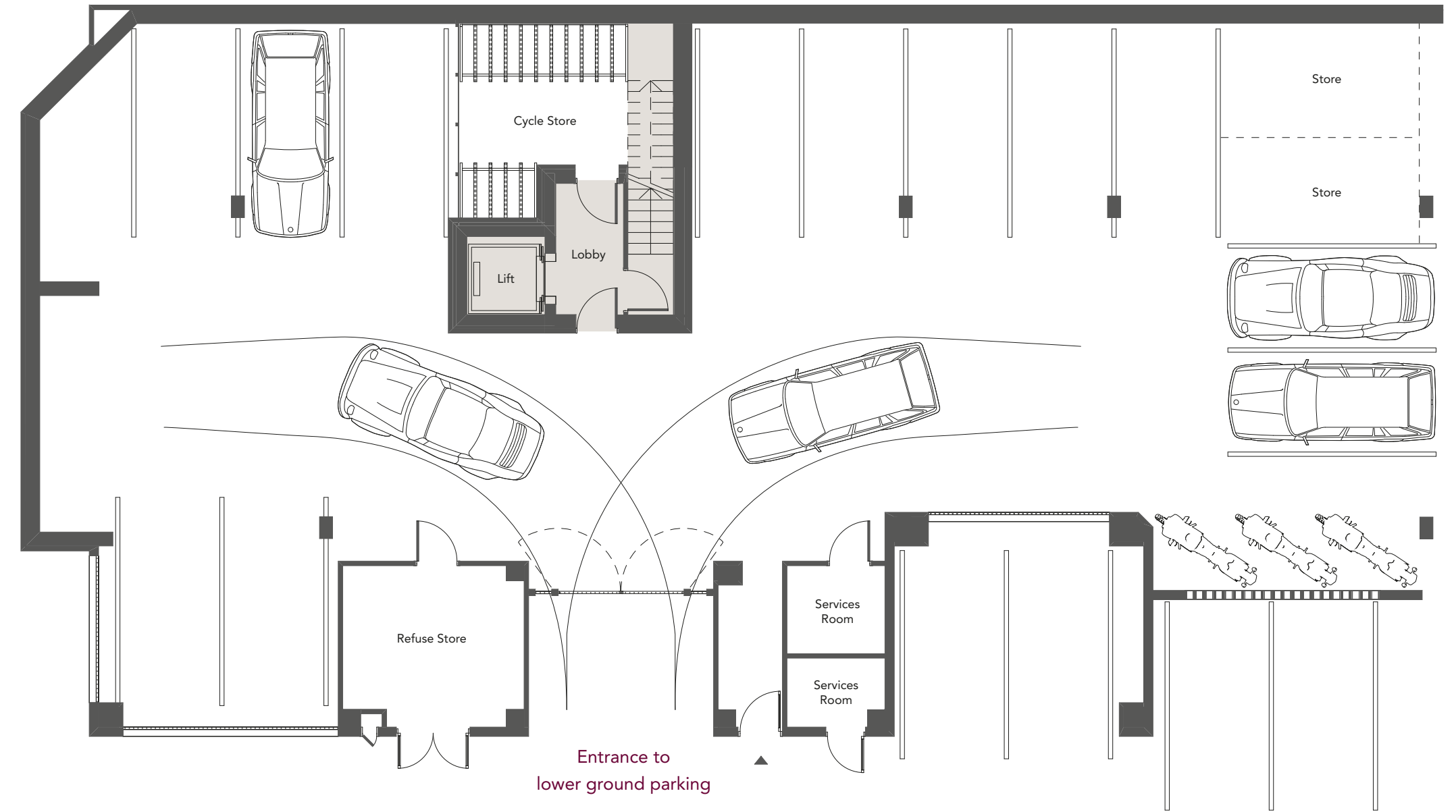
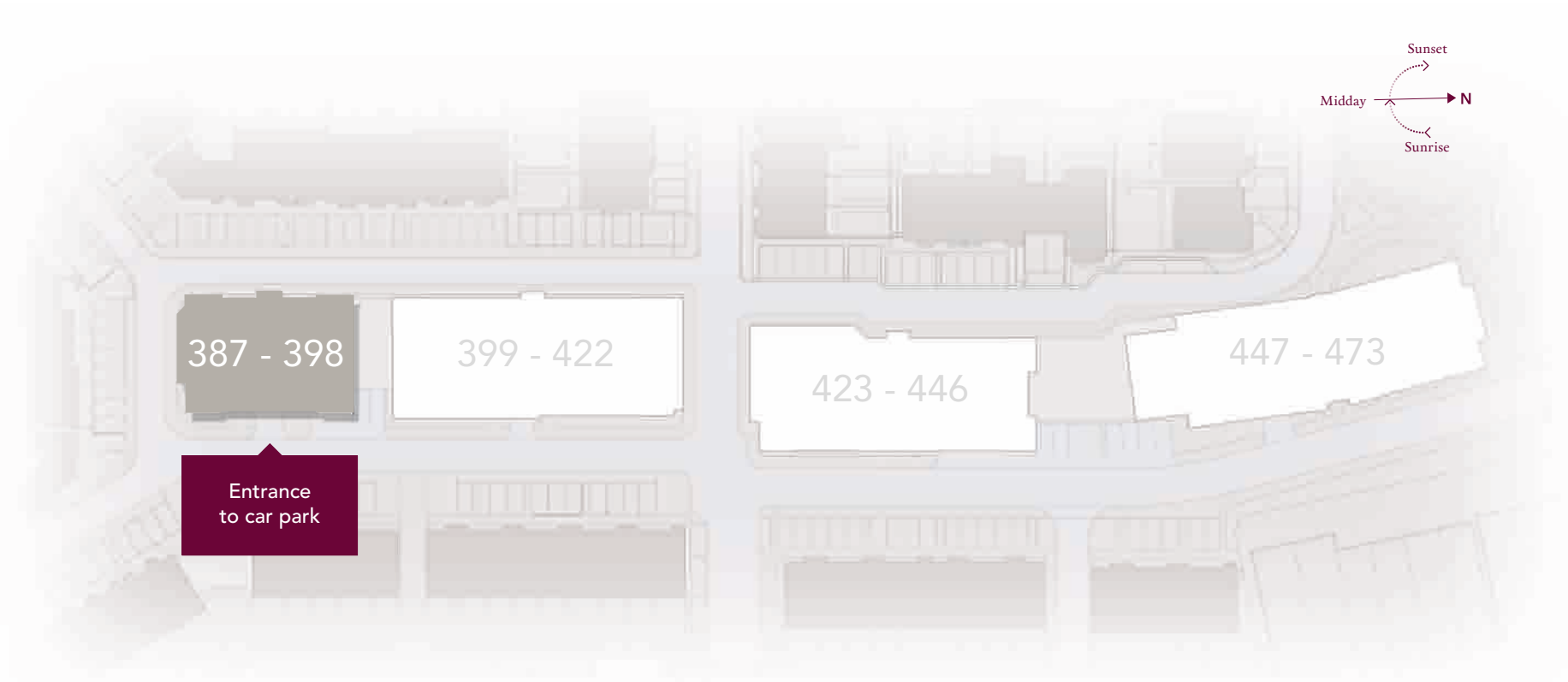
Computer generated image depicts Woodland Avenue at Ryewood and is indicative only.



Cedar House  
Parking  
Lower Ground Floor



Secure private underground parking is available for all apartments. Please ask your Sales Consultant for further details.





# Cedar House Apartments 387-390 Ground Floor

## 387

Living/Dining	6.15m x 4.02m	20'2" x 13'2"
Kitchen	4.21m x 1.78m	13'10" x 5'10"
Master Bedroom	3.37m x 3.36m	11'1" x 11'0"
Bedroom 2	3.36m x 2.64m	11'0" x 8'8"
<b>TOTAL AREA</b>	<b>70.1 sq m</b>	<b>755 sq ft</b>
Terrace	5.86m x 1.24m	19'3" x 4'1"

## 388

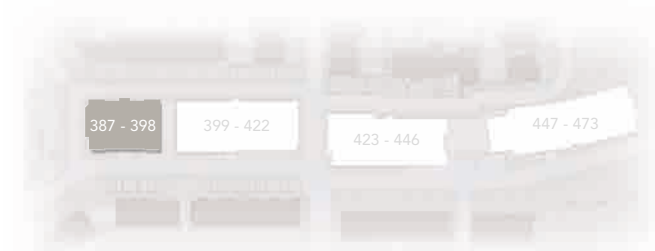
Living/Dining	5.98m x 4.02m	19'8" x 13'2"
Kitchen	4.02m x 1.94m	13'2" x 6'5"
Master Bedroom	3.33m x 2.78m	10'11" x 9'2"
Bedroom 2	3.38m x 2.69m	11'1" x 8'10"
<b>TOTAL AREA</b>	<b>72.5 sq m</b>	<b>780 sq ft</b>
Terrace 1	5.86m x 1.24m	19'3" x 4'1"
Terrace 2	8.17m x 2.49m	26'10" x 8'2"

## 389

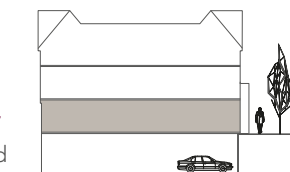
Living/Dining	5.98m x 4.02m	19'8" x 13'2"
Kitchen	4.02m x 1.95m	13'2" x 6'5"
Master Bedroom	3.98m x 3.86m	13'1" x 12'8"
Bedroom 2	3.50m x 3.38m	11'6" x 11'1"
<b>TOTAL AREA</b>	<b>78.4 sq m</b>	<b>843 sq ft</b>
Terrace 1	7.43m x 1.24m	24'5" x 4'1"
Terrace 2	5.03m x 2.49m	16'6" x 8'2"

## 390

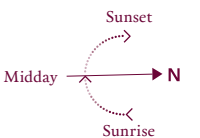
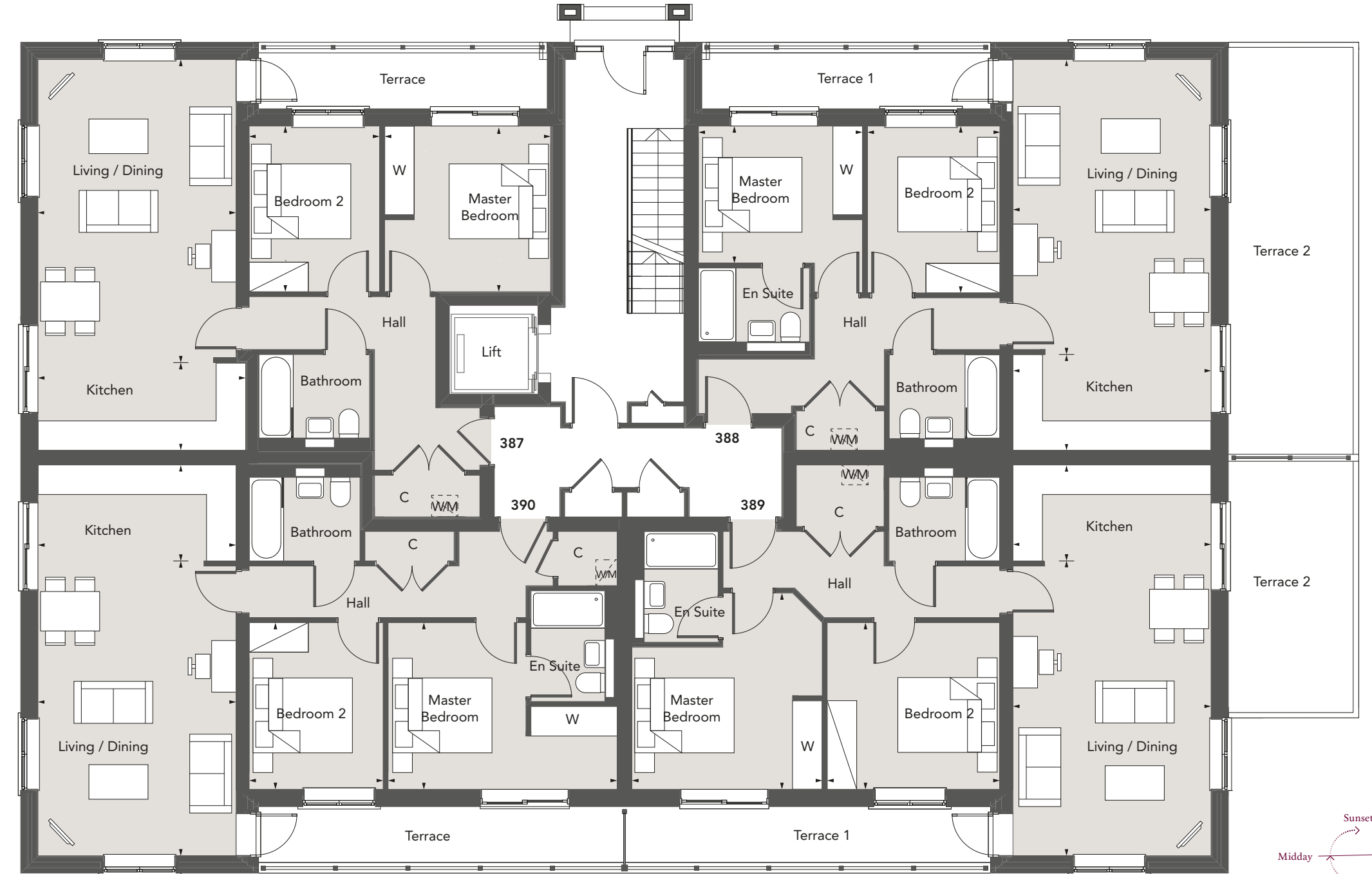
Living/Dining	5.98m x 4.02m	19'8" x 13'2"
Kitchen	4.02m x 1.95m	13'2" x 6'5"
Master Bedroom	4.65m x 3.38m	15'3" x 11'1"
Bedroom 2	3.38m x 2.72m	11'1" x 8'11"
<b>TOTAL AREA</b>	<b>75.8 sq m</b>	<b>816 sq ft</b>
Terrace	7.43m x 1.24m	24'5" x 4'1"



Second Floor  
First Floor  
**Ground Floor**  
Lower Ground



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# Cedar House Apartments 391-394 First Floor

## 391

Living/Dining	6.15m x 4.02m	20'2" x 13'2"
Kitchen	4.21m x 1.78m	13'10" x 5'10"
Master Bedroom	3.37m x 3.36m	11'1" x 11'0"
Bedroom 2	3.36m x 2.64m	11'0" x 8'8"
<b>TOTAL AREA</b>	<b>70.1 sq m</b>	<b>755 sq ft</b>
Balcony	5.78m x 1.24m	19'0" x 4'1"

## 392

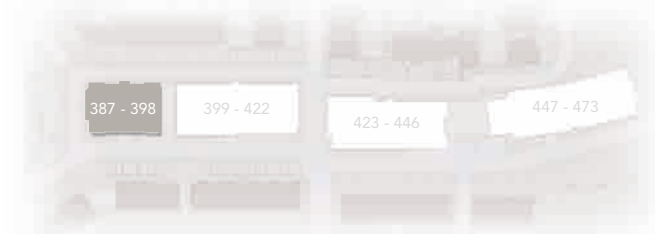
Living/Dining	5.98m x 4.02m	19'8" x 13'2"
Kitchen	4.02m x 1.94m	13'2" x 6'5"
Master Bedroom	3.33m x 2.78m	10'11" x 9'2"
Bedroom 2	3.38m x 2.69m	11'1" x 8'10"
<b>TOTAL AREA</b>	<b>72.5 sq m</b>	<b>780 sq ft</b>
Balcony	5.78m x 1.24m	19'0" x 4'1"

## 393

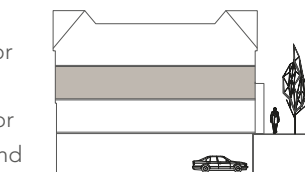
Living/Dining	5.98m x 4.02m	19'8" x 13'2"
Kitchen	4.02m x 1.95m	13'2" x 6'5"
Master Bedroom	3.98m x 3.86m	13'1" x 12'8"
Bedroom 2	3.50m x 3.38m	11'6" x 11'1"
<b>TOTAL AREA</b>	<b>78.4 sq m</b>	<b>843 sq ft</b>
Balcony	7.35m x 1.24m	24'2" x 4'1"

## 394

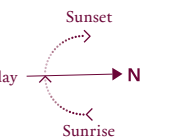
Living/Dining	5.98m x 4.02m	19'8" x 13'2"
Kitchen	4.02m x 1.95m	13'2" x 6'5"
Master Bedroom	4.65m x 3.38m	15'3" x 11'1"
Bedroom 2	3.38m x 2.72m	11'1" x 8'11"
<b>TOTAL AREA</b>	<b>75.8 sq m</b>	<b>816 sq ft</b>
Balcony	7.35m x 1.24m	24'2" x 4'1"



Second Floor  
First Floor  
Ground Floor  
Lower Ground



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# Cedar House Apartments 395-398 Second Floor

## 395

Living/Dining	5.98m x 4.13m	19'8" x 13'7"
Kitchen	4.38m x 1.94m	14'5" x 6'5"
Master Bedroom	3.43m x 3.36m	11'3" x 11'0"
Bedroom 2	3.36m x 2.64m	11'0" x 8'8"
<b>TOTAL AREA</b>	<b>70.3 sq m</b>	<b>756 sq ft</b>

## 396

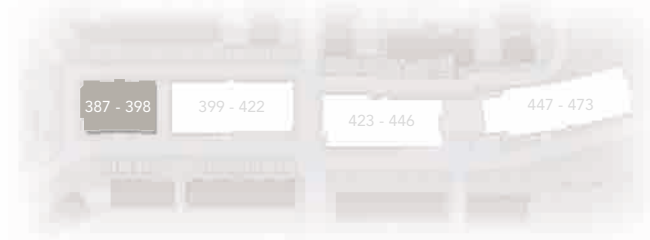
Living/Dining	5.98m x 4.12m	19'8" x 13'6"
Kitchen	4.18m x 1.94m	13'9" x 6'5"
Master Bedroom	3.33m x 2.78m	10'11" x 9'2"
Bedroom 2	3.38m x 2.75m	11'1" x 9'0"
<b>TOTAL AREA</b>	<b>72.6 sq m</b>	<b>782 sq ft</b>

## 397

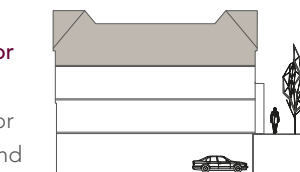
Living/Dining	5.98m x 4.12m	19'8" x 13'7"
Kitchen	4.18m x 1.95m	13'9" x 6'5"
Master Bedroom	3.98m x 3.86m	13'1" x 12'8"
Bedroom 2	3.56m x 3.38m	11'8" x 11'1"
<b>TOTAL AREA</b>	<b>78.5 sq m</b>	<b>845 sq ft</b>

## 398

Living/Dining	5.98m x 4.12m	19'8" x 13'6"
Kitchen	4.18m x 1.95m	13'9" x 6'5"
Master Bedroom	4.65m x 3.38m	15'3" x 11'1"
Bedroom 2	3.38m x 2.78m	11'1" x 9'1"
<b>TOTAL AREA</b>	<b>76.0 sq m</b>	<b>818 sq ft</b>

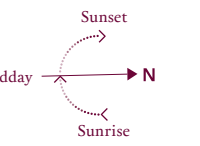


Second Floor  
First Floor  
Ground Floor  
Lower Ground



**Please note:**  
The ceiling height of areas shown by the dashed/dotted line is 2.40m.  
The dashed line around the dormer windows is 2.10m.  
The shaded areas are 1.50m or lower.

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WOODLAND AVENUE

# ELM HOUSE

Apartments 399 - 422

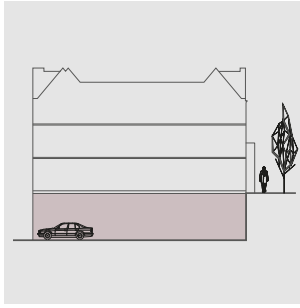
ENJOYING A QUIET AND CONVENIENT POSITION,  
ELM HOUSE OFFERS A SELECTION OF 23 STYLISH  
ONE AND TWO BEDROOM APARTMENTS,  
MANY WITH THE ADDED BENEFIT OF  
PRIVATE TERRACES OR BALCONIES.



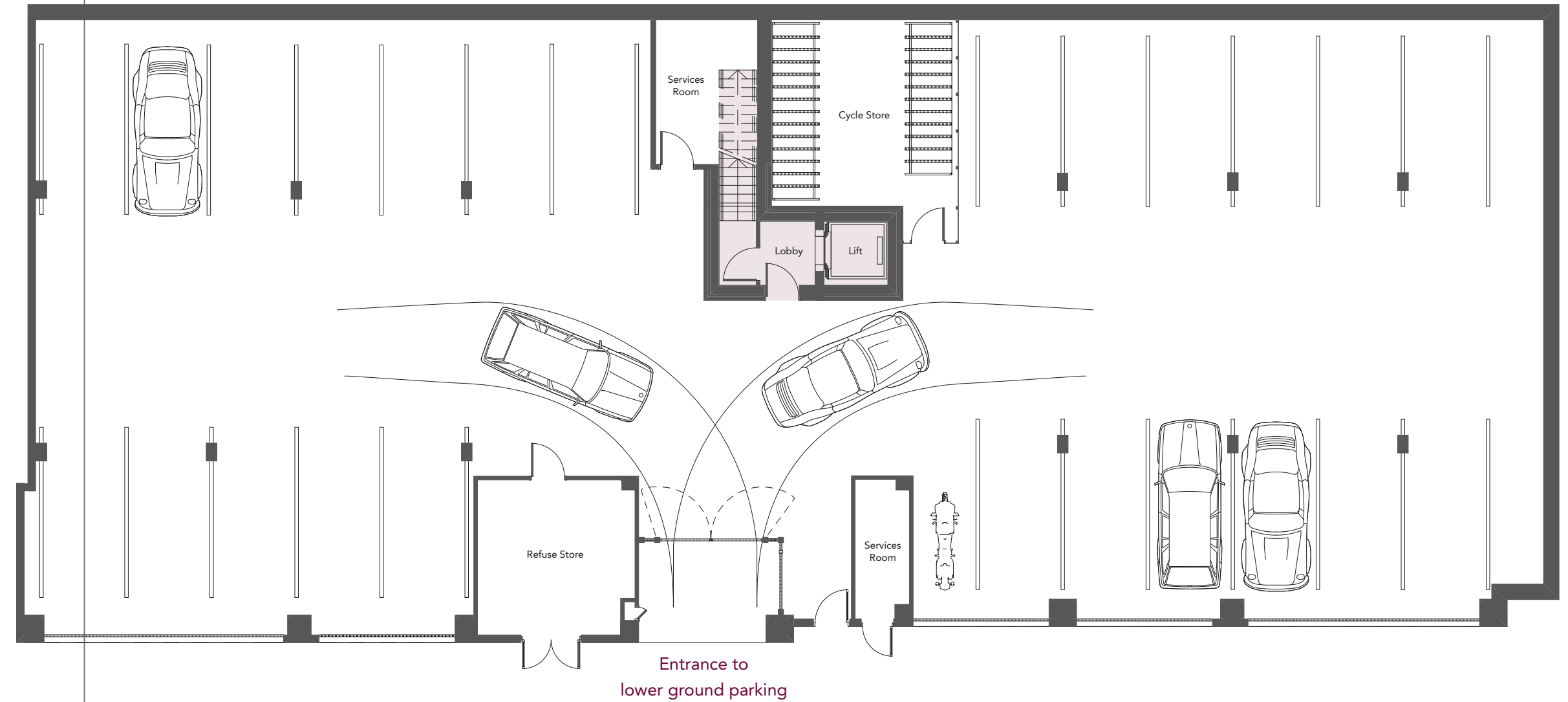
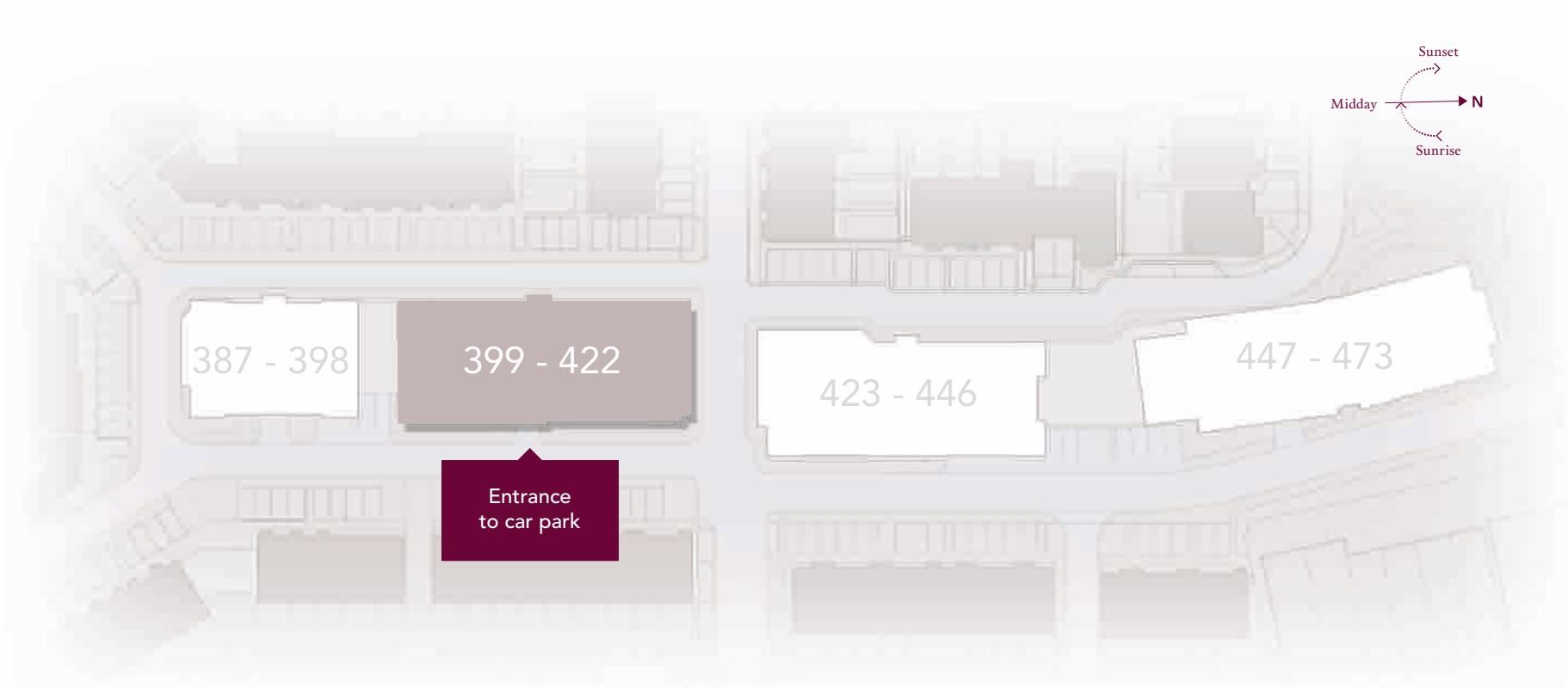
Computer generated image depicts Woodland Avenue at Ryewood and is indicative only.



Elm House  
Parking  
Lower Ground Floor

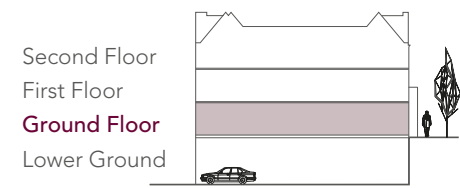
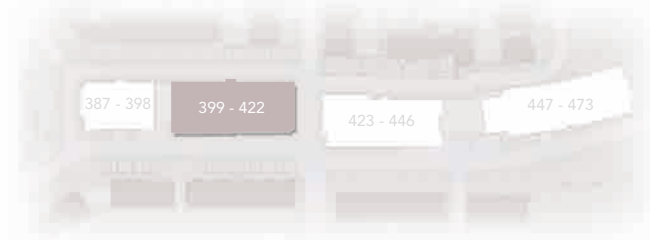


Secure private underground parking is available for all apartments. Please ask your Sales Consultant for further details.





# Elm House Apartments 399-406 Ground Floor



## 399

Living/Dining	4.52m x 2.58m	14'10" x 8'6"
Kitchen	4.13m x 2.23m	13'7" x 7'4"
Master Bedroom	3.82m x 3.07m	12'7" x 10'1"
<b>TOTAL AREA</b>	<b>44.6 sq m</b>	<b>480 sq ft</b>
Terrace	8.06m x 1.24m	26'6" x 4'1"

## 400

Living/Dining	6.32m x 4.13m	20'9" x 13'7"
Kitchen	3.06m x 1.95m	10'11" x 6'5"
Master Bedroom	3.45m x 3.02m	11'4" x 9'11"
Bedroom 2	3.55m x 2.85m	11'8" x 9'4"
<b>TOTAL AREA</b>	<b>74.5 sq m</b>	<b>802 sq ft</b>
Terrace 1	6.45m x 1.24m	21'2" x 4'1"
Terrace 2	3.83m x 1.24m	12'7" x 4'1"

## 401

Living/Dining	6.32m x 4.13m	20'9" x 13'7"
Kitchen	3.06m x 1.95m	10'1" x 6'5"
Master Bedroom	3.45m x 3.02m	11'4" x 9'11"
Bedroom 2	3.55m x 2.85m	11'8" x 9'4"
<b>TOTAL AREA</b>	<b>74.5 sq m</b>	<b>802 sq ft</b>
Terrace 1	6.45m x 1.24m	21'2" x 4'1"
Terrace 2	3.83m x 1.24m	12'7" x 4'1"

## 402

Living/Dining	5.19m x 4.09m	17'0" x 13'5"
Kitchen	3.39m x 2.08m	11'1" x 6'10"
Master Bedroom	3.79m x 3.37m	12'5" x 11'1"
<b>TOTAL AREA</b>	<b>52.4 sq m</b>	<b>564 sq ft</b>
Terrace	5.36m x 1.24m	17'7" x 4'1"

## 403

Living/Dining	5.80m x 4.22m	19'0" x 13'10"
Kitchen	3.37m x 1.95m	11'1" x 6'5"
Master Bedroom	4.05m x 2.80m	13'3" x 9'2"
Bedroom 2	3.00m x 2.70m	9'10" x 8'10"
<b>TOTAL AREA</b>	<b>69.5 sq m</b>	<b>748 sq ft</b>
Terrace	5.59m x 1.24m	18'4" x 4'1"

## 404

Living/Dining	6.54m x 4.13m	21'6" x 13'7"
Kitchen	3.35m x 1.95m	11'0" x 6'5"
Master Bedroom	3.51m x 3.24m	11'6" x 10'8"
Bedroom 2	3.78m x 2.91m	12'5" x 9'7"
<b>TOTAL AREA</b>	<b>76.7 sq m</b>	<b>825 sq ft</b>
Balcony	6.45m x 1.24m	21'2" x 4'1"
Terrace 1	4.05m x 1.24m	13'4" x 4'1"
Terrace 2	4.46m x 2.42m	14'8" x 7'11"

## 405

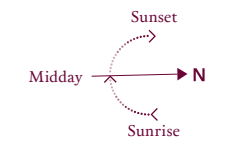
Living/Dining	6.54m x 4.13m	21'6" x 13'7"
Kitchen	3.35m x 1.95m	11'0" x 6'5"
Master Bedroom	3.51m x 3.24m	11'6" x 10'8"
Bedroom 2	3.78m x 2.91m	12'5" x 9'7"
<b>TOTAL AREA</b>	<b>76.7 sq m</b>	<b>825 sq ft</b>
Terrace 1	6.45m x 1.24m	21'2" x 4'1"
Terrace 2	4.05m x 1.24m	13'4" x 4'1"
Terrace 3	8.73m x 2.42m	28'8" x 7'11"

## 406

Living/Dining	4.59m x 4.55m	15'1" x 14'11"
Kitchen	3.65m x 1.71m	12'0" x 5'8"
Master Bedroom	4.05m x 3.24m	13'3" x 10'8"
<b>TOTAL AREA</b>	<b>50.9 sq m</b>	<b>547 sq ft</b>
Terrace	8.06m x 1.24m	26'6" x 4'1"



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# Elm House Apartments 407-414 First Floor

## 407

Living/Dining	4.52m x 2.58m	14'10" x 8'6"
Kitchen	4.13m x 2.23m	13'7" x 7'4"
Master Bedroom	3.82m x 3.07m	12'7" x 10'1"
<b>TOTAL AREA</b>	<b>44.6 sq m</b>	<b>480 sq ft</b>
Balcony	8.06m x 1.24m	26'6" x 4'1"

## 408

Living/Dining	6.32m x 4.13m	20'9" x 13'7"
Kitchen	3.06m x 1.95m	10'1" x 6'5"
Master Bedroom	3.45m x 3.02m	11'4" x 9'11"
Bedroom 2	3.55m x 2.85m	11'8" x 9'4"
<b>TOTAL AREA</b>	<b>74.5 sq m</b>	<b>802 sq ft</b>
Balcony 1	6.45m x 1.24m	21'2" x 4'1"
Balcony 2	3.83m x 1.24m	12'7" x 4'1"

## 409

Living/Dining	6.32m x 4.13m	20'9" x 13'7"
Kitchen	3.06m x 1.95m	10'1" x 6'5"
Master Bedroom	3.45m x 3.02m	11'4" x 9'11"
Bedroom 2	3.55m x 2.85m	11'8" x 9'4"
<b>TOTAL AREA</b>	<b>74.5 sq m</b>	<b>802 sq ft</b>
Balcony 1	6.45m x 1.24m	21'2" x 4'1"
Balcony 2	3.83m x 1.24m	12'7" x 4'1"

## 410

Living/Dining	5.19m x 4.09m	17'0" x 13'5"
Kitchen	3.39m x 2.08m	11'1" x 6'10"
Master Bedroom	3.79m x 3.37m	12'5" x 11'1"
<b>TOTAL AREA</b>	<b>52.4 sq m</b>	<b>564 sq ft</b>
Balcony	5.36m x 1.24m	17'7" x 4'1"

## 411

Living/Dining	5.80m x 4.22m	19'0" x 13'10"
Kitchen	3.37m x 1.95m	11'1" x 6'5"
Master Bedroom	4.05m x 2.80m	13'3" x 9'2"
Bedroom 2	3.00m x 2.70m	9'10" x 8'10"
<b>TOTAL AREA</b>	<b>69.5 sq m</b>	<b>748 sq ft</b>
Balcony	5.59m x 1.24m	18'4" x 4'1"

## 412

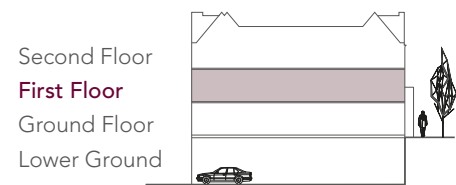
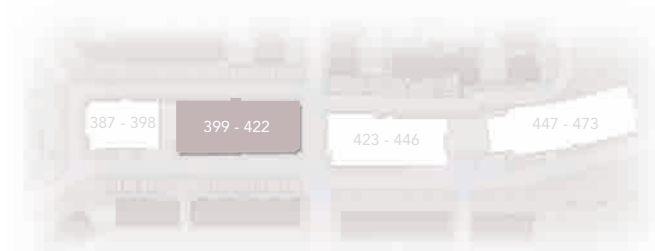
Living/Dining	6.54m x 4.13m	21'6" x 13'7"
Kitchen	3.35m x 1.95m	11'0" x 6'5"
Master Bedroom	3.51m x 3.24m	11'6" x 10'8"
Bedroom 2	3.78m x 2.91m	12'5" x 9'7"
<b>TOTAL AREA</b>	<b>76.7 sq m</b>	<b>825 sq ft</b>
Balcony 1	6.45m x 1.24m	21'2" x 4'1"
Balcony 2	4.05m x 1.24m	13'4" x 4'1"

## 413

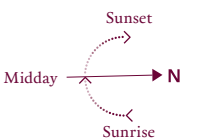
Living/Dining	6.54m x 4.13m	21'6" x 13'7"
Kitchen	3.35m x 1.95m	11'0" x 6'5"
Master Bedroom	3.51m x 3.24m	11'6" x 10'8"
Bedroom 2	3.78m x 2.91m	12'5" x 9'7"
<b>TOTAL AREA</b>	<b>76.7 sq m</b>	<b>825 sq ft</b>
Balcony 1	6.45m x 1.24m	21'2" x 4'1"
Balcony 2	4.05m x 1.24m	13'4" x 4'1"

## 414

Living/Dining	4.59m x 4.55m	15'1" x 14'11"
Kitchen	3.65m x 1.71m	12'0" x 5'8"
Master Bedroom	4.05m x 3.24m	13'3" x 10'8"
<b>TOTAL AREA</b>	<b>50.9 sq m</b>	<b>547 sq ft</b>
Balcony	8.06m x 1.24m	26'6" x 4'1"

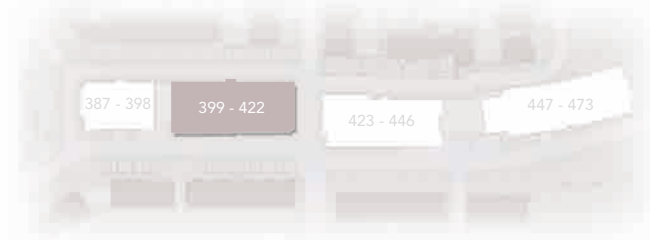


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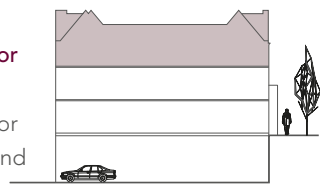




# Elm House Apartments 415-422 Second Floor



Second Floor  
First Floor  
Ground Floor  
Lower Ground



## 415

Living/Dining	4.70m x 4.16m	15'5" x 13'8"
Kitchen	2.92m x 2.01m	9'7" x 6'7"
Master Bedroom	3.82m x 3.35m	12'7" x 11'0"
Bedroom 2	3.34m x 2.92m	11'0" x 9'7"
<b>TOTAL AREA</b>	<b>66.9 sq m</b>	<b>720 sq ft</b>

## 416

Living/Dining	7.28m x 5.35m	23'11" x 17'7"
Kitchen	3.65m x 2.48m	12'0" x 8'2"
Master Bedroom	4.24m x 4.24m	13'11" x 13'11"
Bedroom 2	4.88m x 2.94m	16'0" x 9'8"
<b>TOTAL AREA</b>	<b>108.2 sq m</b>	<b>1164 sq ft</b>

## 417

Living/Dining	5.95m x 5.38m	19'6" x 17'8"
Kitchen	2.80m x 2.00m	9'3" x 6'7"
Master Bedroom	3.82m x 3.35m	12'7" x 11'0"
Bedroom 2	3.34m x 2.92m	11'0" x 9'7"
<b>TOTAL AREA</b>	<b>75.1 sq m</b>	<b>808 sq ft</b>

## 419

Living/Dining	5.80m x 4.22m	19'0" x 13'10"
Kitchen	3.37m x 1.95m	11'1" x 6'5"
Master Bedroom	4.05m x 2.80m	13'3" x 9'2"
Bedroom 2	3.20m x 2.78m	10'6" x 9'1"
<b>TOTAL AREA</b>	<b>69.8 sq m</b>	<b>752 sq ft</b>

## 420

Living/Dining	6.54m x 4.24m	21'6" x 13'11"
Kitchen	3.52m x 1.95m	11'7" x 6'5"
Master Bedroom	3.51m x 3.24m	11'6" x 10'8"
Bedroom 2	3.94m x 2.93m	12'11" x 9'8"
<b>TOTAL AREA</b>	<b>76.8 sq m</b>	<b>827 sq ft</b>

## 421

Living/Dining	6.54m x 4.24m	21'6" x 13'11"
Kitchen	3.52m x 1.95m	11'7" x 6'5"
Master Bedroom	3.51m x 3.24m	11'6" x 10'8"
Bedroom 2	3.94m x 2.93m	12'11" x 9'8"
<b>TOTAL AREA</b>	<b>76.8 sq m</b>	<b>827 sq ft</b>

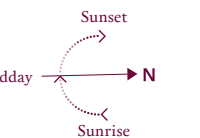
## 422

Living/Dining	4.66m x 4.64m	15'3" x 15'4"
Kitchen	3.74m x 1.71m	12'3" x 5'8"
Master Bedroom	4.05m x 3.24m	13'3" x 10'8"
<b>TOTAL AREA</b>	<b>51.1 sq m</b>	<b>550 sq ft</b>



**Please note:**  
The ceiling height of areas shown by the dashed/dotted line is 2.40m.  
The dashed line around the dormer windows is 2.10m.  
The shaded areas are 1.50m or lower.

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WOODLAND AVENUE

# MAPLE HOUSE

Apartments 423 - 446

MAPLE HOUSE OFFERS A SELECTION OF 24 MAGNIFICENT ONE AND TWO BEDROOM APARTMENTS, MANY WITH TERRACES OR BALCONIES PROVIDING THE LUXURY OF PRIVATE OPEN SPACE.



Computer generated image depicts Woodland Avenue at Ryewood and is indicative only.

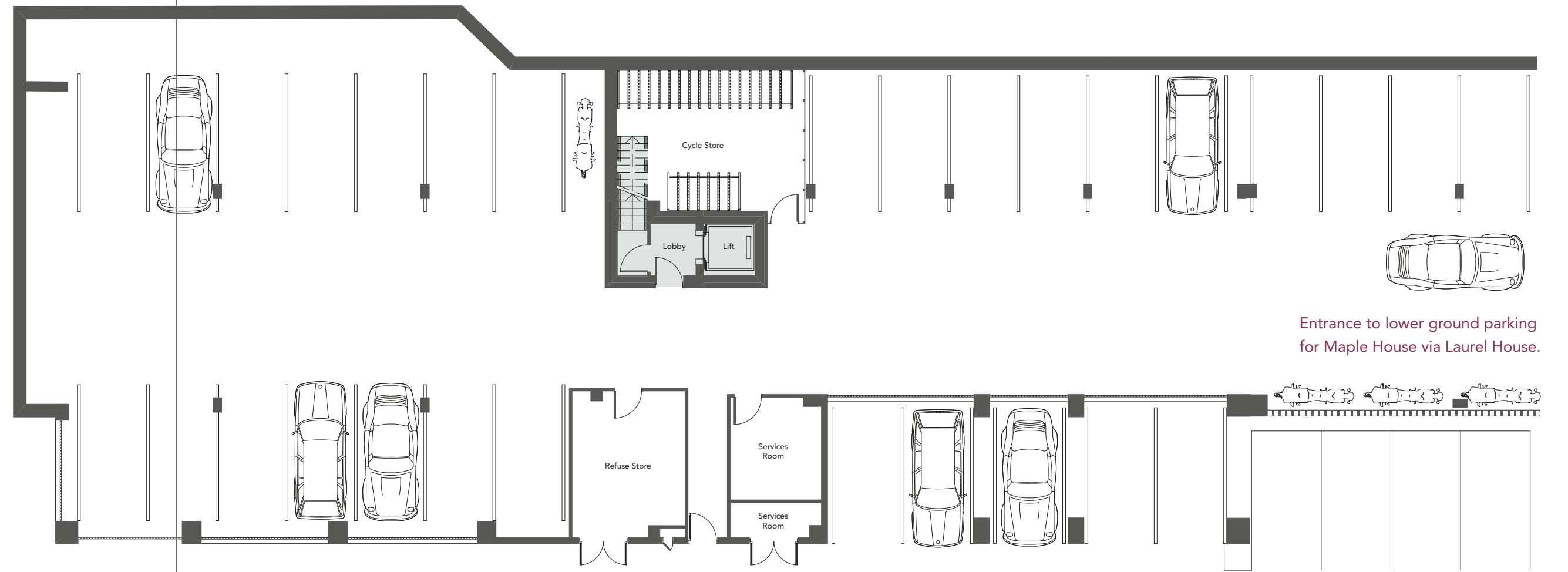


# Maple House Parking Lower Ground Floor



Secure private underground parking is available for all apartments. Please ask your Sales Consultant for further details.

Please note: The entrance to the lower ground parking for Maple House is accessed through Laurel House car park entrance.



Entrance to lower ground parking for Maple House via Laurel House.



# Maple House Apartments 423-430 Ground Floor

## 423

Living/Dining	4.18m x 2.26m	13'9" x 7'5"
Kitchen	3.79m x 2.21m	12'6" x 7'3"
Master Bedroom	3.48m x 3.09m	11'5" x 10'2"
<b>TOTAL AREA</b>	<b>40.4 sq m</b>	<b>435 sq ft</b>
Terrace	7.83m x 1.24m	25'8" x 4'1"

## 424

Living/Dining	6.14m x 4.13m	20'2" x 13'7"
Kitchen	3.43m x 1.78m	11'3" x 5'10"
Master Bedroom	3.49m x 2.63m	11'6" x 8'8"
Bedroom 2	3.38m x 2.80m	11'1" x 9'2"
<b>TOTAL AREA</b>	<b>70.6 sq m</b>	<b>760 sq ft</b>
Terrace 1	6.35m x 1.24m	20'10" x 4'1"
Terrace 2	8.19m x 3.81m	26'10" x 12'6"

## 425

Living/Dining	6.14m x 4.13m	20'2" x 13'7"
Kitchen	3.43m x 1.78m	11'3" x 5'10"
Master Bedroom	3.49m x 2.63m	11'6" x 8'8"
Bedroom 2	3.38m x 2.80m	11'1" x 9'2"
<b>TOTAL AREA</b>	<b>70.6 sq m</b>	<b>760 sq ft</b>
Terrace 1	6.35m x 1.24m	20'10" x 4'1"
Terrace 2	3.81m x 3.71m	12'6" x 12'2"

## 426

Living/Dining	3.97m x 3.34m	13'0" x 11'0"
Kitchen	3.52m x 1.86m	11'7" x 6'1"
Master Bedroom	3.98m x 2.95m	13'1" x 9'8"
Bedroom 2	3.88m x 2.52m	12'9" x 8'3"
<b>TOTAL AREA</b>	<b>58.1 sq m</b>	<b>625 sq ft</b>
Terrace	3.33m x 1.24m	10'11" x 4'1"

## 427

Living/Dining	3.97m x 3.34m	13'0" x 11'0"
Kitchen	3.52m x 1.86m	11'7" x 6'1"
Master Bedroom	3.98m x 2.95m	13'1" x 9'8"
Bedroom 2	3.88m x 2.52m	12'9" x 8'3"
<b>TOTAL AREA</b>	<b>58.1 sq m</b>	<b>625 sq ft</b>
Terrace	3.33m x 1.24m	10'11" x 4'1"

## 428

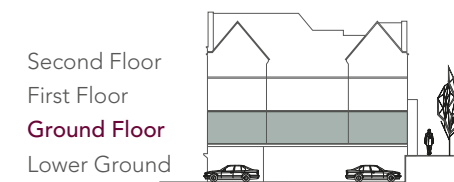
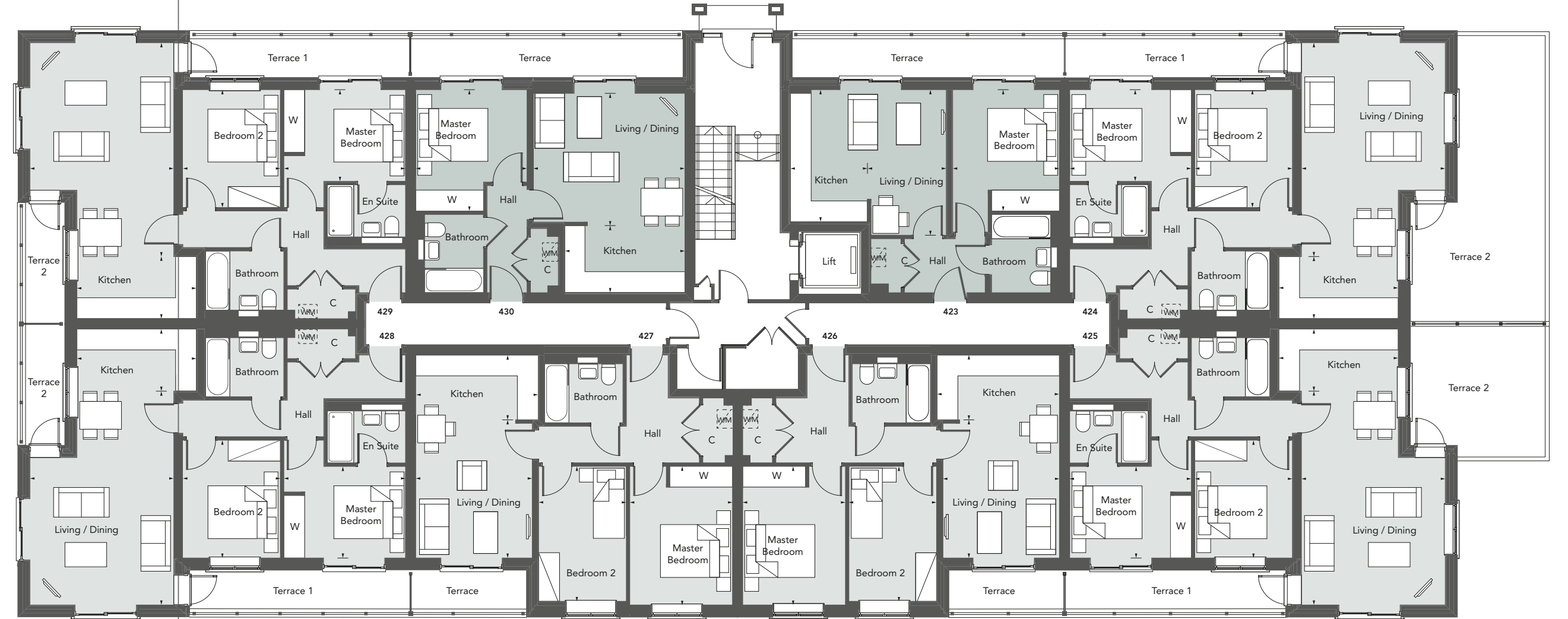
Living/Dining	6.14m x 4.13m	20'2" x 13'7"
Kitchen	3.43m x 1.78m	11'3" x 5'10"
Master Bedroom	3.49m x 2.63m	11'6" x 8'8"
Bedroom 2	3.38m x 2.80m	11'1" x 9'2"
<b>TOTAL AREA</b>	<b>70.6 sq m</b>	<b>760 sq ft</b>
Terrace 1	6.35m x 1.24m	20'10" x 4'1"
Terrace 2	3.49m x 1.24m	11'6" x 4'1"

## 429

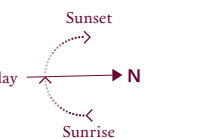
Living/Dining	6.14m x 4.13m	20'2" x 13'7"
Kitchen	3.43m x 1.78m	11'3" x 5'10"
Master Bedroom	3.49m x 2.63m	11'6" x 8'8"
Bedroom 2	3.38m x 2.80m	11'1" x 9'2"
<b>TOTAL AREA</b>	<b>70.6 sq m</b>	<b>760 sq ft</b>
Terrace 1	6.35m x 1.24m	20'10" x 4'1"
Terrace 2	3.49m x 1.24m	11'6" x 4'1"

## 430

Living/Dining	4.35m x 3.80m	14'3" x 12'6"
Kitchen	3.55m x 1.93m	11'8" x 6'4"
Master Bedroom	3.48m x 3.19m	11'5" x 10'6"
<b>TOTAL AREA</b>	<b>44.7 sq m</b>	<b>481 sq ft</b>
Terrace	7.83m x 1.24m	25'8" x 4'1"



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# Maple House Apartments 431-438 First Floor

**431**

Living/Dining	4.18m x 2.26m	13'9" x 7'5"
Kitchen	3.79m x 2.21m	12'6" x 7'3"
Master Bedroom	3.48m x 3.09m	11'5" x 10'2"
<b>TOTAL AREA</b>	<b>40.4 sq m</b>	<b>435 sq ft</b>
Balcony	7.83m x 1.24m	25'8" x 4'1"

**432**

Living/Dining	6.14m x 4.13m	20'2" x 13'7"
Kitchen	3.43m x 1.78m	11'3" x 5'10"
Master Bedroom	3.49m x 2.63m	11'6" x 8'8"
Bedroom 2	3.38m x 2.80m	11'1" x 9'2"
<b>TOTAL AREA</b>	<b>70.6 sq m</b>	<b>760 sq ft</b>
Balcony 1	6.35m x 1.24m	20'10" x 4'1"
Balcony 2	3.49m x 1.24m	11'6" x 4'1"

**433**

Living/Dining	6.14m x 4.13m	20'2" x 13'7"
Kitchen	3.43m x 1.78m	11'3" x 5'10"
Master Bedroom	3.49m x 2.63m	11'6" x 8'8"
Bedroom 2	3.38m x 2.80m	11'1" x 9'2"
<b>TOTAL AREA</b>	<b>70.6 sq m</b>	<b>760 sq ft</b>
Balcony 1	6.35m x 1.24m	20'10" x 4'1"
Balcony 2	3.49m x 1.24m	11'6" x 4'1"

**434**

Living/Dining	3.97m x 3.34m	13'0" x 11'0"
Kitchen	3.52m x 1.86m	11'7" x 6'1"
Master Bedroom	3.98m x 2.95m	13'1" x 9'8"
Bedroom 2	3.88m x 2.52m	12'9" x 8'3"
<b>TOTAL AREA</b>	<b>58.1 sq m</b>	<b>625 sq ft</b>
Balcony	3.33m x 1.24m	10'11" x 4'1"

**435**

Living/Dining	3.97m x 3.34m	13'0" x 11'0"
Kitchen	3.52m x 1.86m	11'7" x 6'1"
Master Bedroom	3.98m x 2.95m	13'1" x 9'8"
Bedroom 2	3.88m x 2.52m	12'9" x 8'3"
<b>TOTAL AREA</b>	<b>58.1 sq m</b>	<b>625 sq ft</b>
Balcony	3.33m x 1.24m	10'11" x 4'1"

**436**

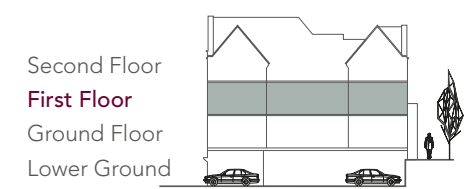
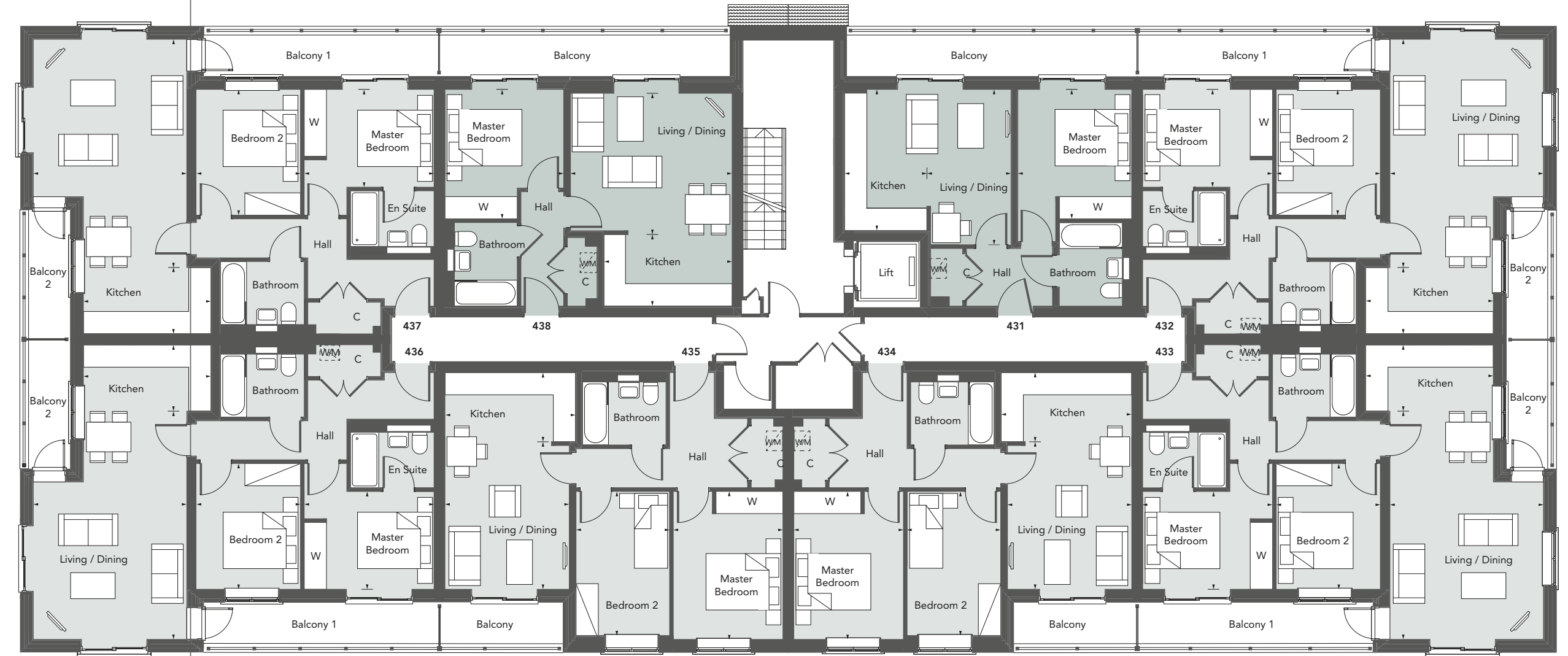
Living/Dining	6.14m x 4.13m	20'2" x 13'7"
Kitchen	3.43m x 1.78m	11'3" x 5'10"
Master Bedroom	3.49m x 2.63m	11'6" x 8'8"
Bedroom 2	3.38m x 2.80m	11'1" x 9'2"
<b>TOTAL AREA</b>	<b>70.6 sq m</b>	<b>760 sq ft</b>
Balcony 1	6.35m x 1.24m	20'10" x 4'1"
Balcony 2	3.49m x 1.24m	11'6" x 4'1"

**437**

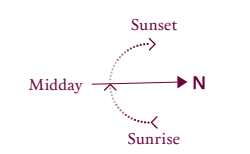
Living/Dining	6.14m x 4.13m	20'2" x 13'7"
Kitchen	3.43m x 1.78m	11'3" x 5'10"
Master Bedroom	3.49m x 2.63m	11'6" x 8'8"
Bedroom 2	3.38m x 2.80m	11'1" x 9'2"
<b>TOTAL AREA</b>	<b>70.6 sq m</b>	<b>760 sq ft</b>
Balcony 1	6.35m x 1.24m	20'10" x 4'1"
Balcony 2	3.49m x 1.24m	11'6" x 4'1"

**438**

Living/Dining	4.35m x 3.80m	14'3" x 12'6"
Kitchen	3.55m x 1.93m	11'8" x 6'4"
Master Bedroom	3.48m x 3.19m	11'5" x 10'6"
<b>TOTAL AREA</b>	<b>44.7 sq m</b>	<b>481 sq ft</b>
Balcony	7.83m x 1.24m	25'8" x 4'1"



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# Maple House Apartments 439-446 Second Floor

## 439

Living/Dining	4.18m x 2.30m	13'9" x 7'7"
Kitchen	3.79m x 2.21m	12'5" x 7'3"
Master Bedroom	3.48m x 3.09m	11'5" x 10'2"
<b>TOTAL AREA</b>	<b>40.4 sq m</b>	<b>435 sq ft</b>

## 440

Living/Dining	5.98m x 4.24m	19'8" x 13'11"
Kitchen	3.59m x 1.94m	11'10" x 6'5"
Master Bedroom	3.49m x 2.63m	11'6" x 8'8"
Bedroom 2	3.38m x 2.84m	11'1" x 9'4"
<b>TOTAL AREA</b>	<b>70.8 sq m</b>	<b>762 sq ft</b>

## 441

Living/Dining	5.98m x 4.24m	19'8" x 13'11"
Kitchen	3.59m x 1.94m	11'10" x 6'5"
Master Bedroom	3.49m x 2.63m	11'6" x 8'8"
Bedroom 2	3.38m x 2.84m	11'1" x 9'4"
<b>TOTAL AREA</b>	<b>70.8 sq m</b>	<b>762 sq ft</b>

## 442

Living/Dining	3.88m x 3.41m	12'9" x 11'3"
Kitchen	3.60m x 1.95m	11'10" x 6'5"
Master Bedroom	3.98m x 2.95m	13'1" x 9'8"
Bedroom 2	3.98m x 2.52m	13'1" x 8'3"
<b>TOTAL AREA</b>	<b>58.4 sq m</b>	<b>628 sq ft</b>

## 443

Living/Dining	3.88m x 3.41m	12'9" x 11'3"
Kitchen	3.60m x 1.95m	11'10" x 6'5"
Master Bedroom	3.98m x 2.95m	13'1" x 9'8"
Bedroom 2	3.98m x 2.52m	13'1" x 8'3"
<b>TOTAL AREA</b>	<b>58.4 sq m</b>	<b>628 sq ft</b>

## 444

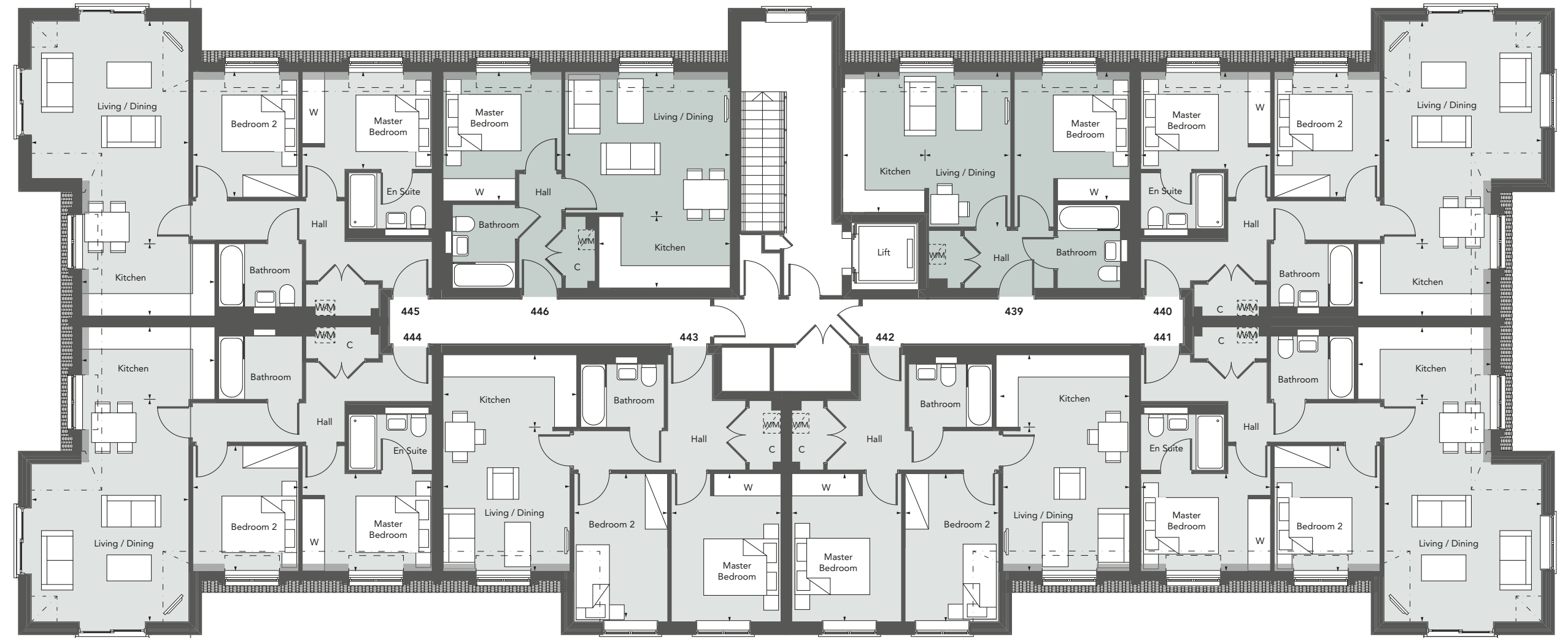
Living/Dining	5.98m x 4.24m	19'8" x 13'11"
Kitchen	3.59m x 1.94m	11'10" x 6'5"
Master Bedroom	3.49m x 2.63m	11'6" x 8'8"
Bedroom 2	3.38m x 2.84m	11'1" x 9'4"
<b>TOTAL AREA</b>	<b>70.8 sq m</b>	<b>762 sq ft</b>

## 445

Living/Dining	5.98m x 4.24m	19'8" x 13'11"
Kitchen	3.59m x 1.94m	11'10" x 6'5"
Master Bedroom	3.49m x 2.63m	11'6" x 8'8"
Bedroom 2	3.38m x 2.84m	11'1" x 9'4"
<b>TOTAL AREA</b>	<b>70.8 sq m</b>	<b>762 sq ft</b>

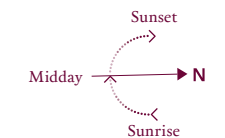
## 446

Living/Dining	4.44m x 3.90m	14'7" x 12'10"
Kitchen	3.54m x 1.93m	11'8" x 6'4"
Master Bedroom	3.48m x 3.19m	11'5" x 10'6"
<b>TOTAL AREA</b>	<b>45.2 sq m</b>	<b>486 sq ft</b>



**Please note:**  
The ceiling height of areas shown by the dashed/dotted line is 2.40m.  
The dashed line around the dormer windows is 2.10m.  
The shaded areas are 1.50m or lower.

Floor plans shown for Woodland Avenue at Ryewood are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please note the plans have been scaled to fit the page. As a result the plan on this page has a different scale to others within the brochure.





WOODLAND AVENUE

# LAUREL HOUSE

Apartments 447 - 473

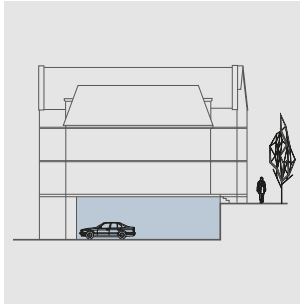
LOCATED AT THE NORTHERN END OF WOODLAND AVENUE,  
LAUREL HOUSE OFFERS 27, TWO BEDROOM APARTMENTS,  
MANY OF WHICH INCLUDE PRIVATE TERRACES  
OR BALCONIES.



Computer-generated image depicts Woodland Avenue at Ryewood and is indicative only.

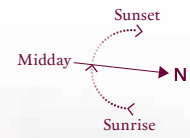
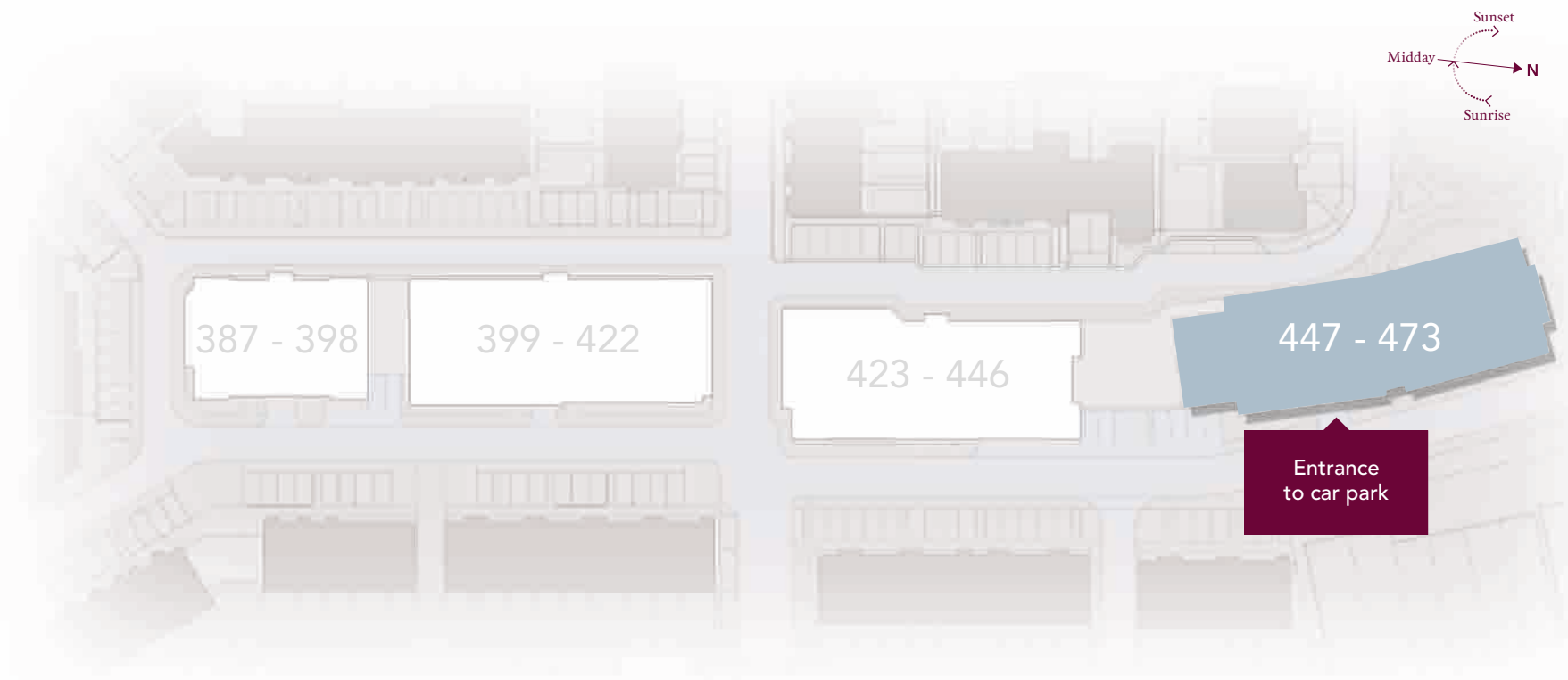


# Laurel House Parking Lower Ground Floor

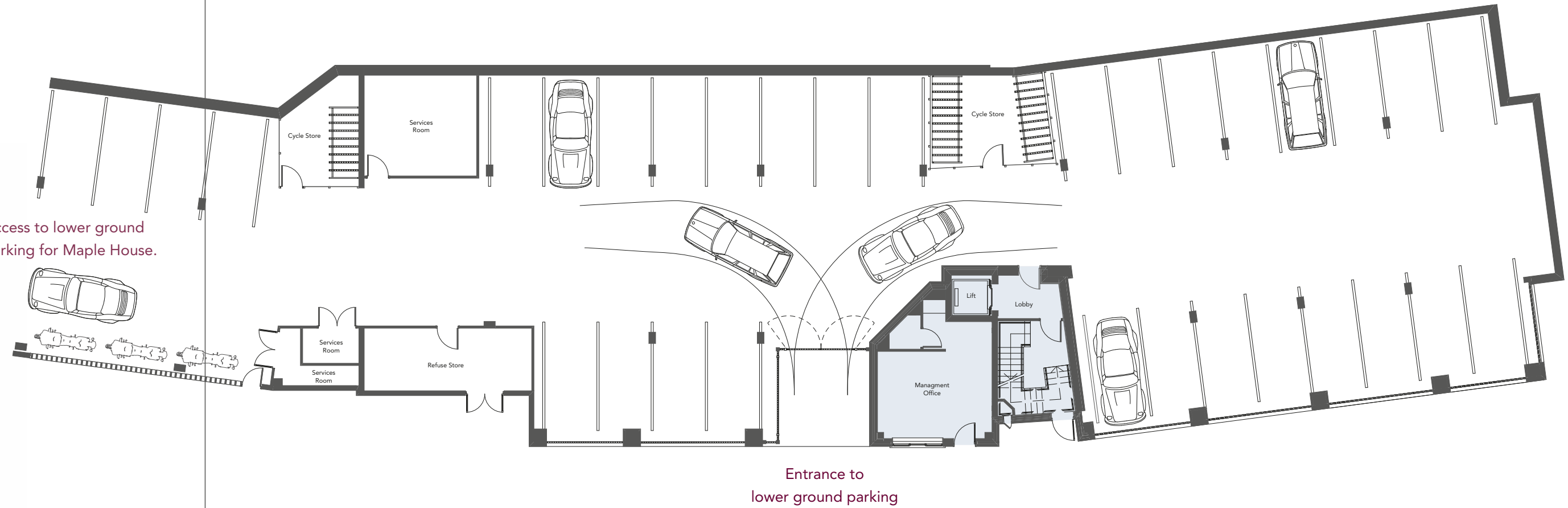


Secure private underground parking is available for all apartments. Please ask your Sales Consultant for further details.

Please note: The lower ground parking for Maple House is accessed through Laurel House car park entrance.

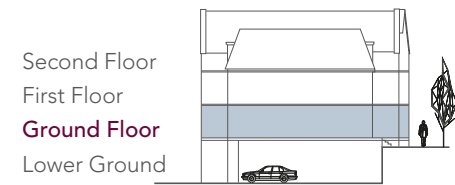
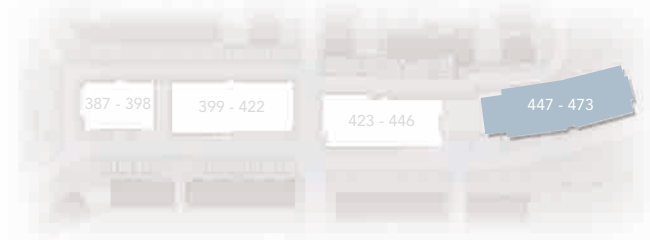


Access to lower ground parking for Maple House.





# Laurel House Apartments 447-455 Ground Floor



## 447

Living / Dining	3.88m x 3.88m	12'9" x 12'9"
Kitchen	2.66m x 1.94m	8'9" x 6'5"
Master Bedroom	4.83m x 2.60m	15'10" x 8'6"
Bedroom 2	3.67m x 2.32m	12'1" x 7'8"
<b>TOTAL AREA</b>	<b>59.4 sq m</b>	<b>639 sq ft</b>
Terrace	3.87m x 1.24m	12'8" x 4'1"

## 448

Living/Dining	5.82m x 4.02m	19'1" x 13'2"
Kitchen	3.30m x 2.10m	10'10" x 6'11"
Master Bedroom	3.35m x 2.83m	11'0" x 9'4"
Bedroom 2	3.06m x 3.07m	10'1" x 10'1"
<b>TOTAL AREA</b>	<b>70.4 sq m</b>	<b>758 sq ft</b>
Terrace 1	6.48m x 1.24m	21'3" x 4'1"
Terrace 2	3.60m x 1.24m	11'10" x 4'1"

## 449

Living/Dining	5.82m x 4.02m	19'1" x 13'2"
Kitchen	3.30m x 2.10m	10'10" x 6'11"
Master Bedroom	3.35m x 2.83m	11'0" x 9'4"
Bedroom 2	3.06m x 3.07m	10'1" x 10'1"
<b>TOTAL AREA</b>	<b>70.4 sq m</b>	<b>758 sq ft</b>
Terrace 1	6.48m x 1.24m	21'3" x 4'1"
Terrace 2	3.60m x 1.24m	11'10" x 4'1"

## 450

Living/Dining	3.88m x 3.88m	12'9" x 12'9"
Kitchen	2.66m x 1.94m	8'9" x 6'5"
Master Bedroom	4.83m x 2.60m	15'10" x 8'6"
Bedroom 2	3.79m x 2.32m	12'5" x 7'8"
<b>TOTAL AREA</b>	<b>59.7 sq m</b>	<b>642 sq ft</b>
Terrace	3.87m x 1.24m	12'8" x 4'1"

## 451

Living/Dining	3.88m x 3.88m	12'9" x 12'9"
Kitchen	2.49m x 1.94m	8'2" x 6'5"
Master Bedroom	5.14m x 2.61m	16'11" x 8'7"
Bedroom 2	3.79m x 2.31m	12'5" x 7'7"
<b>TOTAL AREA</b>	<b>55.5 sq m</b>	<b>598 sq ft</b>
Terrace	3.87m x 1.24m	12'8" x 4'1"

## 452

Living/Dining	5.23m x 4.12m	17'2" x 13'6"
Kitchen	4.12m x 1.94m	13'6" x 6'5"
Master Bedroom	3.48m x 3.47m	11'5" x 11'5"
Bedroom 2	3.80m x 2.81m	12'6" x 9'3"
<b>TOTAL AREA</b>	<b>68.0 sq m</b>	<b>732 sq ft</b>
Terrace	6.37m x 1.24m	20'11" x 4'1"

## 453

Living/Dining	5.14m x 4.30m	16'10" x 14'1"
Kitchen	3.11m x 2.71m	10'2" x 8'11"
Master Bedroom	4.91m x 3.71m	16'2" x 12'2"
Bedroom 2	5.13m x 2.86m	16'10" x 9'5"
<b>TOTAL AREA</b>	<b>82.6 sq m</b>	<b>889 sq ft</b>
Terrace 1	13.96m x 2.26m	45'10" x 7'5"
Terrace 2	7.65m x 2.04m	25'1" x 6'8"
Balcony	2.52m x 1.35m	8'3" x 4'5"

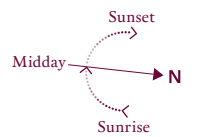
## 454

Living/Dining	5.23m x 4.12m	17'2" x 13'6"
Kitchen	4.12m x 1.94m	13'6" x 6'5"
Master Bedroom	3.48m x 3.47m	11'5" x 11'5"
Bedroom 2	3.80m x 2.81m	12'6" x 9'3"
<b>TOTAL AREA</b>	<b>68.0 sq m</b>	<b>732 sq ft</b>
Terrace	6.37m x 1.24m	20'11" x 4'1"

## 455

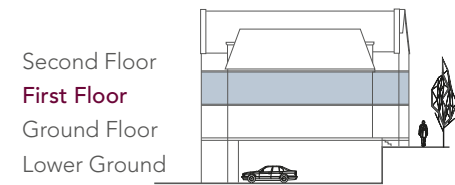
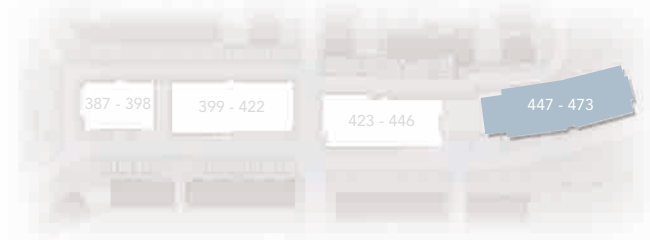
Living/Dining	3.88m x 3.88m	12'9" x 12'9"
Kitchen	2.66m x 1.94m	8'9" x 6'5"
Master Bedroom	4.83m x 2.60m	15'10" x 8'6"
Bedroom 2	3.67m x 2.32m	12'1" x 7'8"
<b>TOTAL AREA</b>	<b>59.4 sq m</b>	<b>639 sq ft</b>
Terrace	3.87m x 1.24m	12'8" x 4'1"

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# Laurel House Apartments 456-464 First Floor



## 456

Living/Dining	3.88m x 3.88m	12'9" x 12'9"
Kitchen	2.66m x 1.94m	8'9" x 6'5"
Master Bedroom	4.83m x 3.32m	15'10" x 10'11"
Bedroom 2	3.53m x 2.80m	11'7" x 9'2"
<b>TOTAL AREA</b>	<b>64.8 sq m</b>	<b>697 sq ft</b>
Balcony	3.87m x 1.24m	12'8" x 4'1"

## 457

Living/Dining	5.82m x 4.02m	19'1" x 13'2"
Kitchen	3.30m x 2.10m	10'10" x 6'11"
Master Bedroom	3.35m x 2.83m	11'0" x 9'4"
Bedroom 2	3.06m x 3.07m	10'1" x 10'1"
<b>TOTAL AREA</b>	<b>70.4 sq m</b>	<b>758 sq ft</b>
Balcony 1	6.48m x 1.24m	21'3" x 4'1"
Balcony 2	3.60m x 1.24m	11'10" x 4'1"

## 458

Living/Dining	5.82m x 4.02m	19'1" x 13'2"
Kitchen	3.30m x 2.10m	10'10" x 6'11"
Master Bedroom	3.35m x 2.83m	11'0" x 9'4"
Bedroom 2	3.06m x 3.07m	10'1" x 10'1"
<b>TOTAL AREA</b>	<b>70.4 sq m</b>	<b>758 sq ft</b>
Balcony 1	6.48m x 1.24m	21'3" x 4'1"
Balcony 2	3.60m x 1.24m	11'10" x 4'1"

## 459

Living/Dining	3.88m x 3.88m	12'9" x 12'9"
Kitchen	2.66m x 1.94m	8'9" x 6'5"
Master Bedroom	4.83m x 2.60m	15'10" x 8'6"
Bedroom 2	3.79m x 2.32m	12'5" x 7'8"
<b>TOTAL AREA</b>	<b>59.7 sq m</b>	<b>642 sq ft</b>
Balcony	3.87m x 1.24m	12'8" x 4'1"

## 460

Living/Dining	3.88m x 3.88m	12'9" x 12'9"
Kitchen	2.49m x 1.94m	8'2" x 6'5"
Master Bedroom	5.14m x 2.61m	16'11" x 8'7"
Bedroom 2	3.79m x 2.31m	12'5" x 7'7"
<b>TOTAL AREA</b>	<b>55.5 sq m</b>	<b>598 sq ft</b>
Balcony	3.87m x 1.24m	12'8" x 4'1"

## 461

Living/Dining	5.23m x 4.12m	17'2" x 13'6"
Kitchen	4.12m x 1.94m	13'6" x 6'5"
Master Bedroom	3.48m x 3.47m	11'5" x 11'5"
Bedroom 2	3.80m x 2.81m	12'6" x 9'3"
<b>TOTAL AREA</b>	<b>68.0 sq m</b>	<b>732 sq ft</b>
Balcony	6.37m x 1.24m	20'11" x 4'1"

## 462

Living/Dining	5.14m x 4.30m	16'10" x 14'1"
Kitchen	3.11m x 2.71m	10'2" x 8'11"
Master Bedroom	4.91m x 3.71m	16'2" x 12'2"
Bedroom 2	5.13m x 2.86m	16'10" x 9'5"
<b>TOTAL AREA</b>	<b>82.6 sq m</b>	<b>889 sq ft</b>
Balcony	2.52m x 1.35m	8'3" x 4'5"

## 463

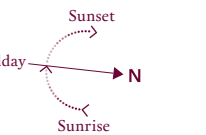
Living/Dining	5.23m x 4.12m	17'2" x 13'6"
Kitchen	4.12m x 1.94m	13'6" x 6'5"
Master Bedroom	3.48m x 3.47m	11'5" x 11'5"
Bedroom 2	3.80m x 2.81m	12'6" x 9'3"
<b>TOTAL AREA</b>	<b>68.0 sq m</b>	<b>732 sq ft</b>
Balcony	6.37m x 1.24m	20'11" x 4'1"

## 464

Living/Dining	3.88m x 3.88m	12'9" x 12'9"
Kitchen	2.66m x 1.94m	8'9" x 6'5"
Master Bedroom	4.83m x 3.32m	15'10" x 10'11"
Bedroom 2	3.53m x 2.80m	11'7" x 9'2"
<b>TOTAL AREA</b>	<b>64.8 sq m</b>	<b>697 sq ft</b>
Balcony	3.87m x 1.24m	12'8" x 4'1"

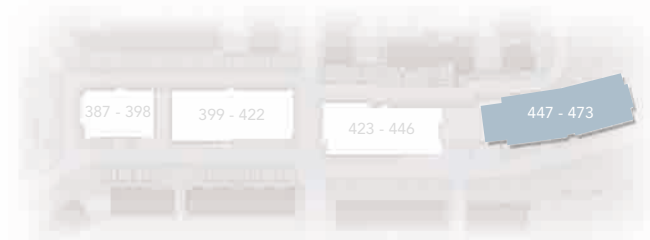


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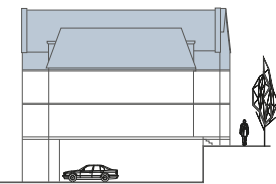




# Laurel House Apartments 465-473 Second Floor



Second Floor  
First Floor  
Ground Floor  
Lower Ground



## 465

Living/Dining	3.96m x 3.88m	13'0" x 12'9"
Kitchen	2.75m x 1.94m	9'0" x 6'5"
Master Bedroom	4.83m x 3.32m	15'10" x 10'11"
Bedroom 2	3.63m x 2.80m	11'11" x 9'2"
<b>TOTAL AREA</b>	<b>65.1 sq m</b>	<b>701 sq ft</b>

## 466

Living/Dining	5.82m x 4.02m	19'1" x 13'2"
Kitchen	3.30m x 2.10m	10'10" x 6'11"
Master Bedroom	3.35m x 2.83m	11'0" x 9'4"
Bedroom 2	3.06m x 3.07m	10'1" x 10'1"
<b>TOTAL AREA</b>	<b>70.4 sq m</b>	<b>758 sq ft</b>

## 467

Living/Dining	5.82m x 4.02m	19'1" x 13'2"
Kitchen	3.30m x 2.10m	10'10" x 6'11"
Master Bedroom	3.35m x 2.83m	11'0" x 9'4"
Bedroom 2	3.06m x 3.07m	10'1" x 10'1"
<b>TOTAL AREA</b>	<b>70.4 sq m</b>	<b>758 sq ft</b>

## 468

Living/Dining	3.96m x 3.88m	13'0" x 12'9"
Kitchen	2.66m x 1.94m	8'9" x 6'5"
Master Bedroom	4.83m x 2.60m	15'10" x 8'6"
Bedroom 2	3.89m x 2.32m	12'9" x 7'8"
<b>TOTAL AREA</b>	<b>59.9 sq m</b>	<b>645 sq ft</b>

## 469

Living/Dining	3.96m x 3.88m	13'0" x 12'9"
Kitchen	2.49m x 1.94m	8'2" x 6'5"
Master Bedroom	5.14m x 2.61m	16'11" x 8'7"
Bedroom 2	3.89m x 2.31m	12'9" x 7'7"
<b>TOTAL AREA</b>	<b>55.8 sq m</b>	<b>600 sq ft</b>

**Please note:**  
The ceiling height of areas shown by the dashed/dotted line is 2.40m.  
The dashed line around the dormer windows is 2.10m.  
The shaded areas are 1.50m or lower.

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## 470

Living/Dining	5.23m x 4.12m	17'2" x 13'6"
Kitchen	4.12m x 1.94m	13'6" x 6'5"
Master Bedroom	3.48m x 3.47m	11'5" x 11'5"
Bedroom 2	3.80m x 2.90m	12'6" x 9'6"
<b>TOTAL AREA</b>	<b>68.0 sq m</b>	<b>732 sq ft</b>

## 471

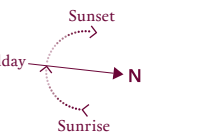
Living/Dining	5.23m x 4.30m	17'2" x 14'1"
Kitchen	3.11m x 2.62m	10'2" x 8'7"
Master Bedroom	5.00m x 3.71m	16'5" x 12'2"
Bedroom 2	5.13m x 2.95m	16'10" x 9'8"
<b>TOTAL AREA</b>	<b>82.7 sq m</b>	<b>890 sq ft</b>

## 472

Living/Dining	5.23m x 4.12m	17'2" x 13'6"
Kitchen	4.12m x 1.94m	13'6" x 6'5"
Master Bedroom	3.48m x 3.47m	11'5" x 11'5"
Bedroom 2	3.80m x 2.90m	12'6" x 9'6"
<b>TOTAL AREA</b>	<b>68.0 sq m</b>	<b>732 sq ft</b>

## 473

Living/Dining	3.96m x 3.88m	13'0" x 12'9"
Kitchen	2.75m x 1.94m	9'0" x 6'5"
Master Bedroom	4.83m x 3.32m	15'10" x 10'11"
Bedroom 2	3.63m x 2.80m	11'11" x 9'2"
<b>TOTAL AREA</b>	<b>65.1 sq m</b>	<b>701 sq ft</b>





# SPECIFICATION

## A SUPERIOR SPECIFICATION IS ALWAYS PART OF THE PLEASURE OF OWNING A BERKELEY HOME

### Kitchens

- Individually designed kitchens featuring handle-free cabinets with contemporary doors in a choice of colours
- All cabinet doors and drawers include soft closing feature
- Laminate worktops with full height laminate wall cladding above work surfaces to the underside of wall cabinets
- Stainless steel 1 ½ bowl sink with designer brushed nickel mixer tap
- Siemens built in stainless steel oven
- Siemens built in stainless steel microwave
- Siemens induction hob
- Elica concealed telescopic extractor hood
- Bosch fully integrated fridge/freezer
- Bosch fully integrated dishwasher
- LED feature lighting to underside of wall cabinets
- Integrated waste separation recycling bins

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 reserves the right to make these changes as required. Specification correct at time of going to print. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change. Photography depicts previous Berkeley showhomes and is indicative only.

### Bathrooms

- Single recessed mirrored bathroom cabinet with integral shaver point where possible
- White steel bath with white bath panel and glass screen
- Thermostatic shower controls with shower head and riser rail
- Contemporary wall hung washbasin with designer chrome mixer tap
- Contemporary white WC with concealed cistern, soft close seat and cover
- Heated polished chrome towel rail
- Polished chrome robe hook (only where no en suite)

### En Suites

- Double recessed mirrored bathroom cabinet with integral shaver point where possible
- Walk-in shower with sliding glass door
- Polished chrome rigid riser shower with separate handset
- Contemporary wall hung washbasin with designer chrome mixer tap
- Contemporary white WC with concealed cistern, soft close seat and cover
- Heated polished chrome towel rail
- Polished chrome robe hook

### Utility Cupboards

- Plumbing and electrics for future installation of washer/dryer





# SPECIFICATION

## Electrical and Lighting

- LED downlights in entrance hall, kitchen/living/dining area, bathrooms and en suites
- Pendant lights to bedrooms
- Automatic lighting to hall cupboards
- Brushed steel switch plates and sockets at high level, white sockets at low level
- USB socket to master bedroom
- Wiring for Sky+ digital (subject to future purchaser subscription) to living/dining areas
- Television point provided to living/dining area and all bedrooms
- Telephone point provided to living/dining area and master bedroom

## Heating and Hot Water

- Gas fired central heating and hot water system with central programmer
- Radiators with individual thermostatic controls to all rooms except where room thermostat fitted
- Heated towel radiators provided to bathrooms and en suites

## Interior Finishes

- Wood effect laminate flooring to entrance hall, cupboards and kitchen/living/dining area
- Luxury carpet to bedrooms
- Stylish ceramic wall and floor tiling to bathrooms and en suites
- Built in wardrobe to master bedroom. Internals to include shelf and hanging rail
- White painted panelled internal doors with polished chrome lever handles
- Cloak cupboard with shelf and hanging rail (where layout permits)
- White painted, smooth finish walls and ceilings throughout
- White painted skirtings and architraves

## External Finishes

- White UPVC double glazed windows and doors (see floor plans for location)
- Multi-point locking entrance and casement doors (where applicable)
- Chain and spy hole to apartment entrance door
- Wood effect decking to balconies
- Contemporary stainless steel wall mounted downlight with PIR sensor to balconies/terraces

## Security and Peace of Mind

- 2 year Berkeley Homes warranty with our dedicated customer service team
- 10 year NHBC guarantee
- Mains fed smoke/heat/CO detectors
- Fused spur for future installation of security alarm system
- Video entry system linked to main entrance doors

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 reserves the right to make these changes as required. Specification correct at time of going to print. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change. Photography depicts previous Berkeley showhomes and is indicative only.





# Designed FOR LIFE

## Customer service is our priority

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience.

Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

## 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.

Our customers are at the heart of all our decisions.

We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

## 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 dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

## 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 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.

# A commitment TO THE FUTURE

Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.

Our vision

## OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

## FIVE FOCUS AREAS

### AN EXCEPTIONAL CUSTOMER EXPERIENCE

We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

### HIGH QUALITY HOMES

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

### GREAT PLACES

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

### EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

## A COMMITMENT TO PEOPLE AND SAFETY

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

Some features are only applicable to specific developments. Please ask sales negotiator for further information.



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

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. [www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)





# Customer SATISFACTION

## THE CUSTOMER JOURNEY BEGINS WHEN YOU RESERVE YOUR PROPERTY AND CONTINUES UNTIL TWO YEARS AFTER LEGAL COMPLETION

We are dedicated to providing the highest level of customer service and we pride ourselves on ensuring that our customers are satisfied and happy with the Berkeley experience.

You will have a dedicated Customer Relations Manager who will guide you through the process, provide you with a wealth of information and assist you in personalising your new home.



From M25, junction 5, take the exit signposted A21 Sevenoaks, Hastings. After one mile, branch left, then merge onto the A25 signposted Sevenoaks, Riverhead. At the roundabout take the first exit onto the A25, signposted Maidstone, Borough Green, M20. At the next roundabout take the first exit onto the A224 signposted Bromley, Dunton Green. At the following roundabout take the second exit onto the A224. Then turn right into Station Road. Continue under the railway bridge and Ryewood will be on the right hand side.

For Sat Nav directions to Ryewood, please use the following postcode: TN14 5FH.

Ryewood is well-connected by road and rail. Dunton Green Rail Station is 0.2 miles away and Sevenoaks Rail Station is 1.8 miles away. Connections to and from London:

- Dunton Green to London Bridge – 37 minutes
- Dunton Green to London Cannon Street – 39 minutes
- Dunton Green to London Charing Cross – 40 minutes

A regular bus service runs to and from Ryewood to Sevenoaks and surrounding villages as well as a coach service from Sevenoaks to London.

Maps are not to scale and show approximate locations only. All journey times are approximate and may not be direct. Sources: nationalrail.co.uk and maps.google.co.uk. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Woodland Avenue and Ryewood are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. E009/08CA/0816



Proud to be a member of the Berkeley Group of companies

## SALES & MARKETING SUITE

Rye Lane, Dunton Green, Sevenoaks TN14 5HD

01732 740402

ryewood@berkeleyhomes.co.uk  
ryewood.co.uk

ADD FSC LOGO

This paper has been independently certified as meeting the standards of the Forest Stewardship Council® (FSC)®, and was manufactured at a mill that is certified to the ISO14001 and EMAS environmental standards.

**Berkeley**  
Designed for life



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Superior homes in a superb location

# WOODLAND AVENUE

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[ryewood.co.uk](http://ryewood.co.uk)