



# COURTYARDS NW 1

FLOOR PLANS & SPECIFICATION

BARRATT  
— LONDON —

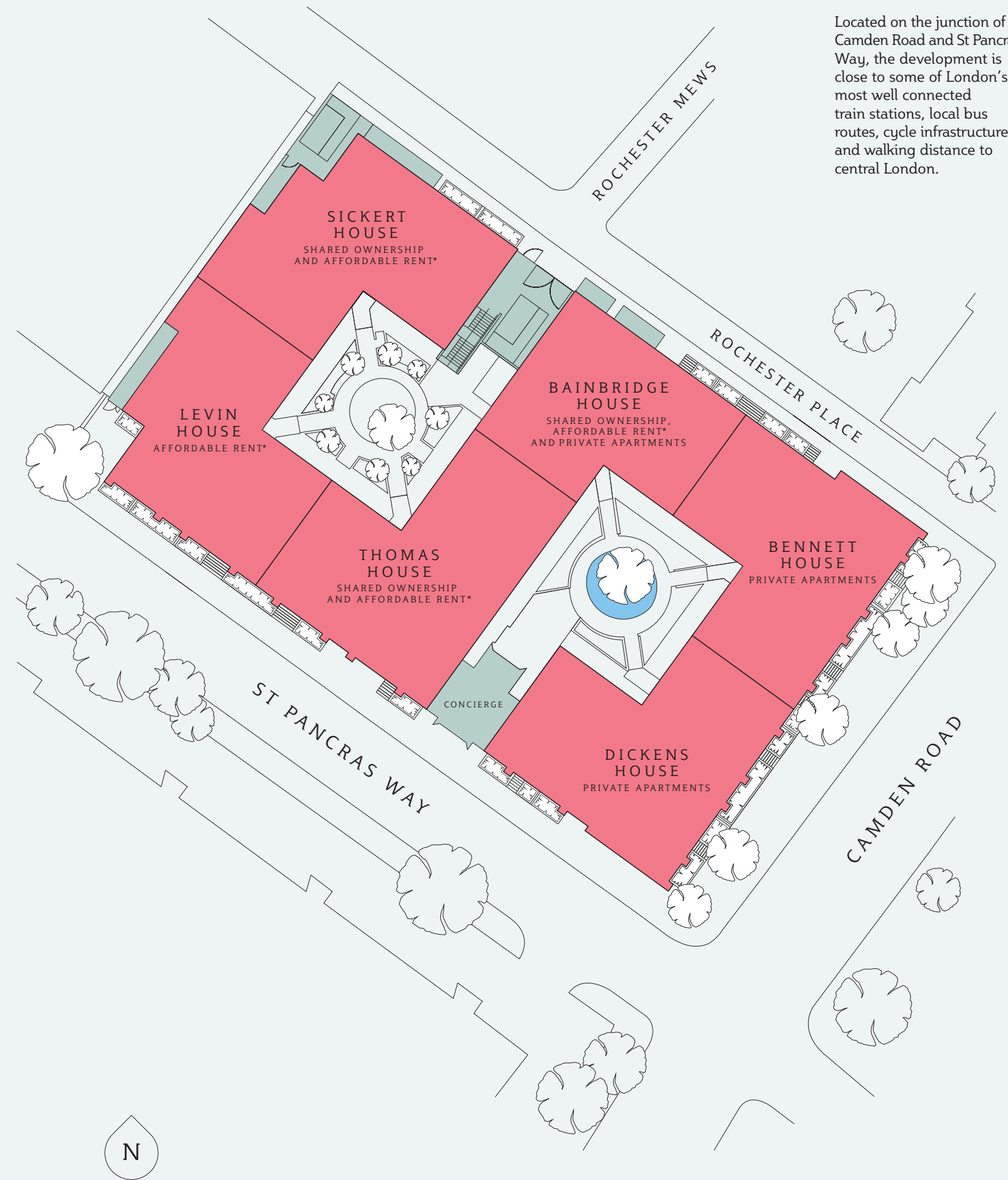
THE PLANS



## Site plan

The greenery and native trees of the courtyard will be enclosed by an ingenious S-shaped plan.

Located on the junction of Camden Road and St Pancras Way, the development is close to some of London's most well connected train stations, local bus routes, cycle infrastructure and walking distance to central London.



\*"Affordable rent" consists of social rent, affordable rent and intermediate rental properties all of which are available through Newlon Housing Trust. See [www.newlon.org.uk/finding-home/](http://www.newlon.org.uk/finding-home/) to see full definitions.



THE CAMDEN COURTYARDS  
FLOOR PLANS

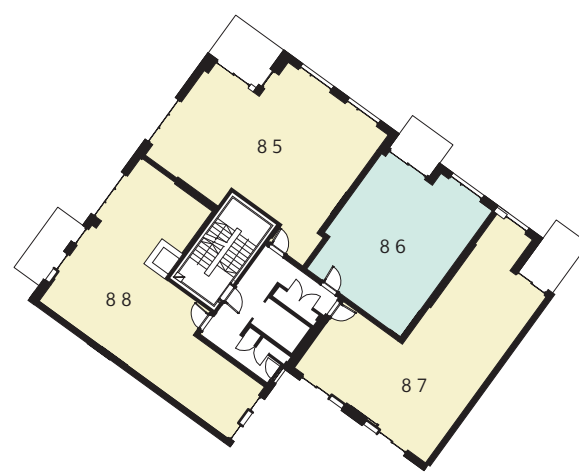
# Plot schedule

Bainbridge House							
PLOT NO.	FLOOR	BEDS	BATHS	TOTAL SQ M	TOTAL SQ FT	ASPECT	PAGE NO.
85	1st Floor	2	2	71.1	765.8	Single	22
86	1st Floor	1	1	50.5	543.5	Single	14
87	1st Floor	2	2	72.8	783.7	Dual	23
88	1st Floor	2	2	72.7	783	Dual	24
89	2nd Floor	2	2	71	763.7	Dual	22
90	2nd Floor	1	1	50.5	543.5	Single	14
91	2nd Floor	2	2	72.8	783.6	Dual	23
92	2nd Floor	2	2	72.6	781.6	Dual	24
93	3rd Floor	2	2	71.1	765.6	Dual	22
94	3rd Floor	1	1	50.5	543.5	Single	14
95	3rd Floor	2	2	72.8	783.7	Dual	23
96	3rd Floor	2	2	72.6	781.6	Dual	24
97	4th Floor	2	2	75.5	812.2	Dual	25
98	4th Floor	2	2	72.5	780.5	Dual	26
99	4th Floor	2	2	72.5	780.5	Dual	27
100	5th Floor	2	2	88.4	951.9	Triple	28
101	5th Floor	3	2	98.4	1059.4	Dual	42
102	6th Floor	2	2	93.9	1010.2	Dual	29
103	6th Floor	3	2	96.7	1041.1	Dual	43
Bennett House							
110	1st Floor	1	1	51	548.9	Single	16
111	1st Floor	2	2	71.1	765.2	Dual	30
112	1st Floor	2	2	71.6	771	Dual	31
113	1st Floor	1	1	50.5	544	Single	17
114	1st Floor	2	2	71.6	770.5	Dual	32
115	2nd Floor	1	1	51	548.9	Single	16
116	2nd Floor	2	2	71.1	765.2	Dual	30
117	2nd Floor	2	2	71.6	771	Dual	31
118	2nd Floor	1	1	50.5	544	Single	17
119	2nd Floor	2	2	71.6	770.2	Dual	32
120	3rd Floor	1	1	51	548.9	Dual	16
121	3rd Floor	2	2	71.1	765.2	Triple	30
122	3rd Floor	2	2	71.6	771	Dual	31
123	3rd Floor	1	1	50.5	544	Single	17
124	3rd Floor	2	2	71.6	770.2	Dual	32

PLOT NO.	FLOOR	BEDS	BATHS	TOTAL SQ M	TOTAL SQ FT	ASPECT	PAGE NO.
125	4th Floor	1	1	51	548.9	Single	16
126	4th Floor	2	2	71.1	765.2	Triple	30
127	4th Floor	1	1	54.6	587.3	Triple	18
128	4th Floor	1	1	52	559.2	Single	19
129	4th Floor	2	2	71.8	772.4	Triple	32
130	5th Floor	3	2	91.2	982.2	Dual	44
131	5th Floor	2	2	80.5	866.2	Triple	33
132	6th Floor	2	2	82.7	890.2	Triple	34
133	6th Floor	2	2	72.7	782.1	Triple	35
Dickens House							
140	1st Floor	2	2	75.2	809.6	Dual	36
141	1st Floor	2	2	74.5	802	Dual	37
142	1st Floor	2	2	61.3	659.4	Dual	38
143	1st Floor	2	2	71.4	768.3	Triple	39
144	1st Floor	1	1	51.4	553.7	Single	20
145	2nd Floor	2	2	75.2	809.3	Dual	36
146	2nd Floor	2	2	74.5	801.5	Dual	37
147	2nd Floor	2	1	61.2	658.3	Dual	38
148	2nd Floor	2	2	71.4	768.5	Triple	39
149	2nd Floor	1	1	51.4	553.7	Single	20
150	3rd Floor	2	2	75.2	809.6	Dual	36
151	3rd Floor	2	2	74.5	802	Dual	37
152	3rd Floor	2	1	61.3	659.3	Dual	38
153	3rd Floor	2	2	71.4	768.5	Triple	39
154	3rd Floor	1	1	51.5	553.8	Single	20
155	4th Floor	2	2	75.2	809.5	Dual	36
156	4th Floor	2	2	74.5	801.7	Dual	37
157	4th Floor	2	1	61.2	658.7	Dual	38
158	4th Floor	2	2	71.4	768.3	Triple	39
159	4th Floor	1	1	51.4	553.8	Single	20
160	5th Floor	3	2	89.5	962.9	Dual	46
161	5th Floor	3	2	92.2	992.7	Triple	47
162	5th Floor	3	2	91.3	982.5	Dual	48
163	6th Floor	2	2	84.9	914.3	Triple	40
164	6th Floor	2	2	83	892.9	Dual	41

# Bainbridge House floor plates

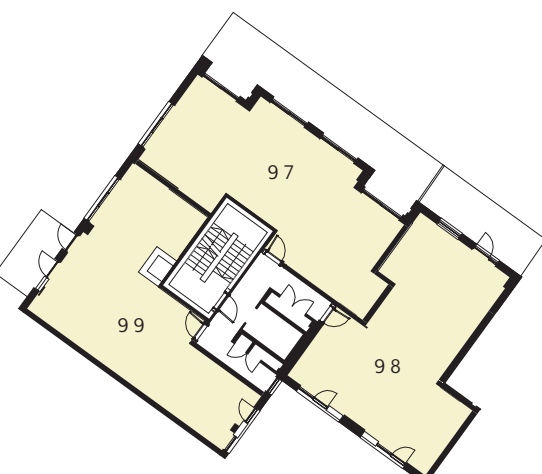
Floor 1



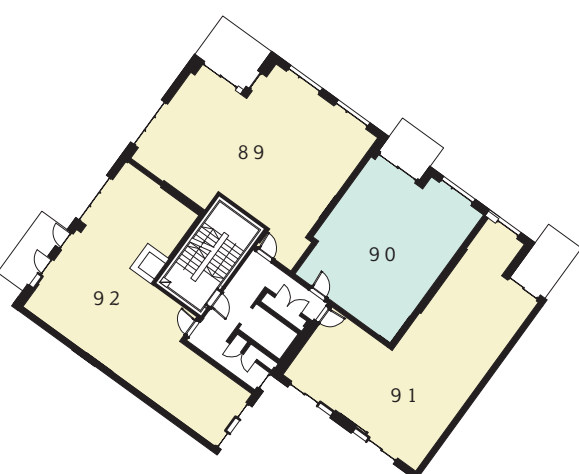
Floor 3



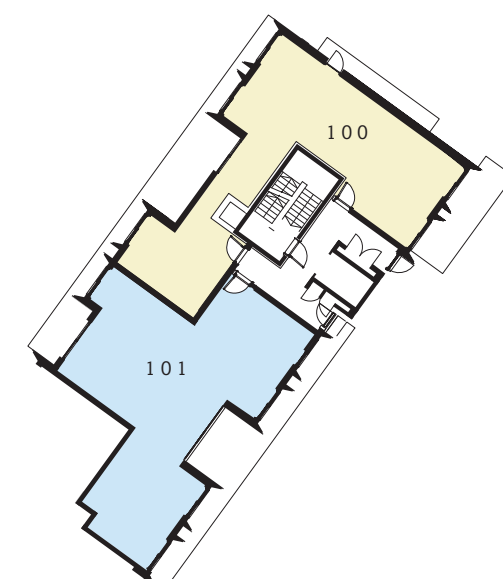
Floor 4



Floor 2



Floor 5



Floor 6



- One-bedroom apartments
- Two-bedroom apartments
- Three-bedroom apartments

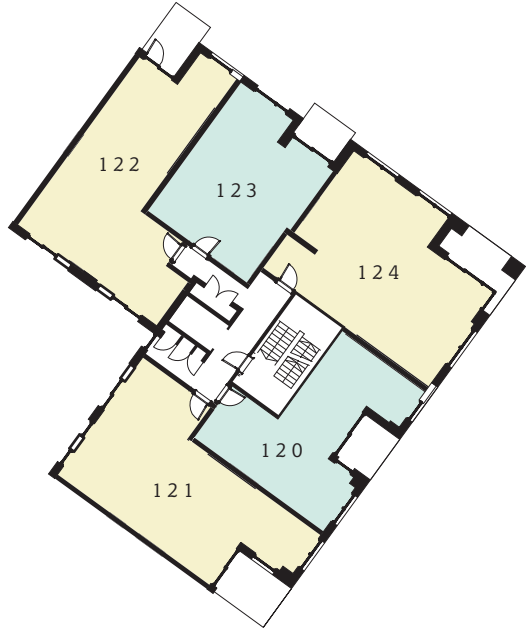


# Bennett House floor plates

Floor 1



Floor 3



Floor 4



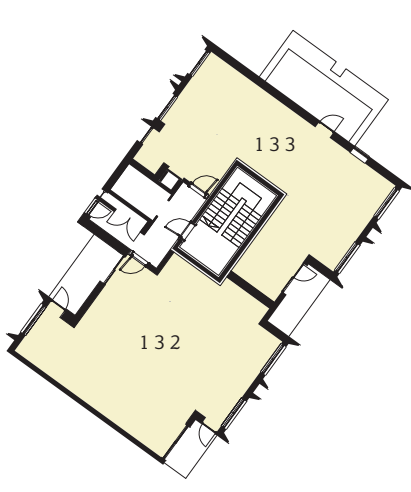
Floor 2



Floor 5



Floor 6



- One-bedroom apartments
- Two-bedroom apartments
- Three-bedroom apartments



# Dickens House floor plates

Floor 1



Floor 3



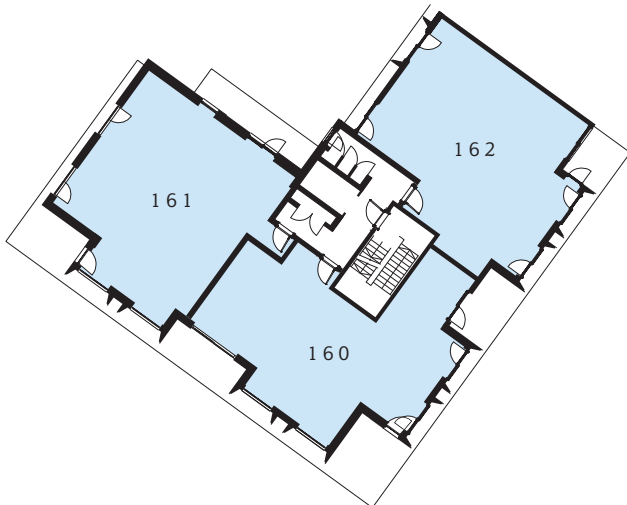
Floor 4



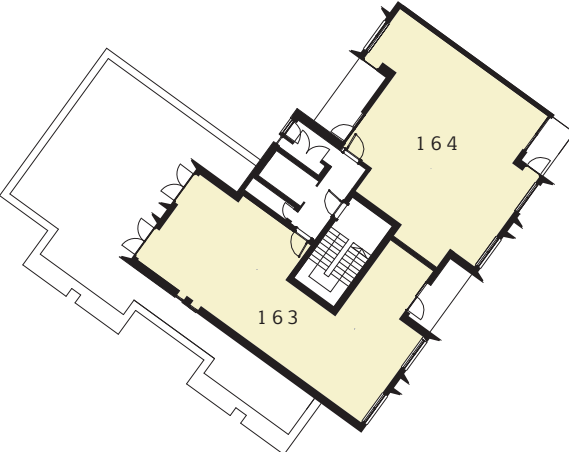
Floor 2



Floor 5



Floor 6



- One-bedroom apartments
- Two-bedroom apartments
- Three-bedroom apartments





# 1 bedroom apartments



Rochester Place view

## Bainbridge House

**Plot number (floor)**  
86 (1), 90 (2), 94 (3)

**Living/Dining/Kitchen**  
19'7" x 12'3" (6000 x 3800mm)

**Bedroom**  
15'9" x 9'0" (4800 x 2700mm)

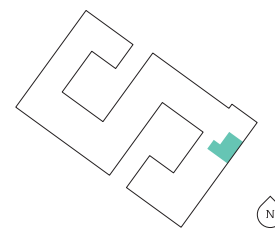
**TOTAL AREA**  
543.5 sq ft (50.5 sq m)

**Balcony**  
8'5" x 6'6" (2600 x 2000mm)



Image used from previous Barratt London development.

# 1 bedroom apartments



Camden Road view

## Bennett House

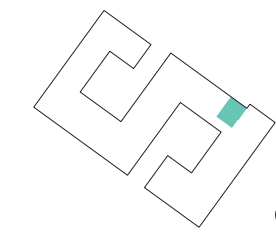
**Plot number (floor)**  
110 (1), 115 (2), 120 (3), 125 (4)

**Living/Dining/Kitchen**  
17'6" x 17'5" (5400 x 5300mm)

**Bedroom**  
13'3" x 10'5" (4100 x 3200mm)

**TOTAL AREA**  
548.9 sq ft (51.4 sq m)

**Balcony**  
8'5" x 5'5" (2600 x 1700mm)



Rochester Place view

## Bennett House

**Plot number (floor)**  
113 (1), 118 (2), 123 (3)

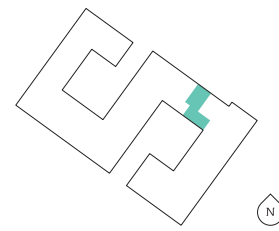
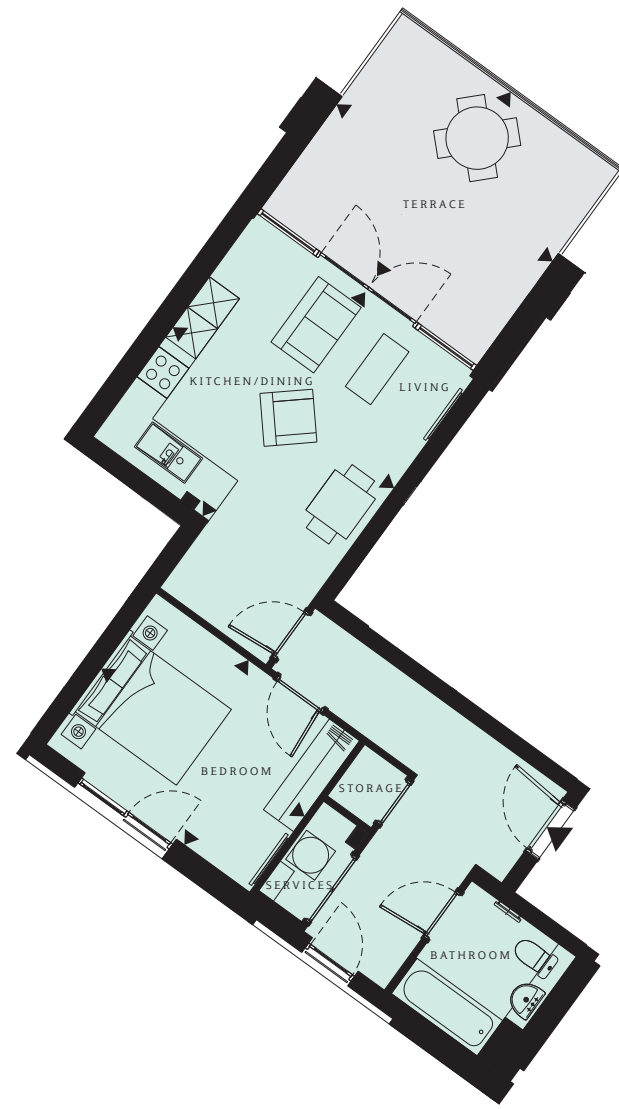
**Living/Dining/Kitchen**  
19'1" x 11'2" (5800 x 3400mm)

**Bedroom**  
16'2" x 9'8" (4900 x 3000mm)

**TOTAL AREA**  
544.0 sq ft (50.5 sq m)

**Balcony**  
8'5" x 6'6" (2600 x 2000mm)

# 1 bedroom apartments



Rochester Place view

## Bennett House

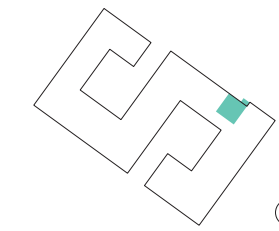
**Plot number (floor)**  
127 (4)

**Living/Dining/Kitchen**  
14'6" x 14'4" (4400 x 4400mm)

**Bedroom**  
13'2" x 9'8" (4100 x 3000mm)

**TOTAL AREA**  
587.3 sq ft (54.6 sq m)

**Terrace**  
14'1" x 12'0" (4200 x 3600mm)



Rochester Place view

## Bennett House

**Plot number (floor)**  
128 (4)

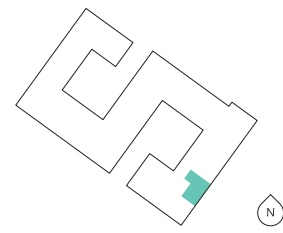
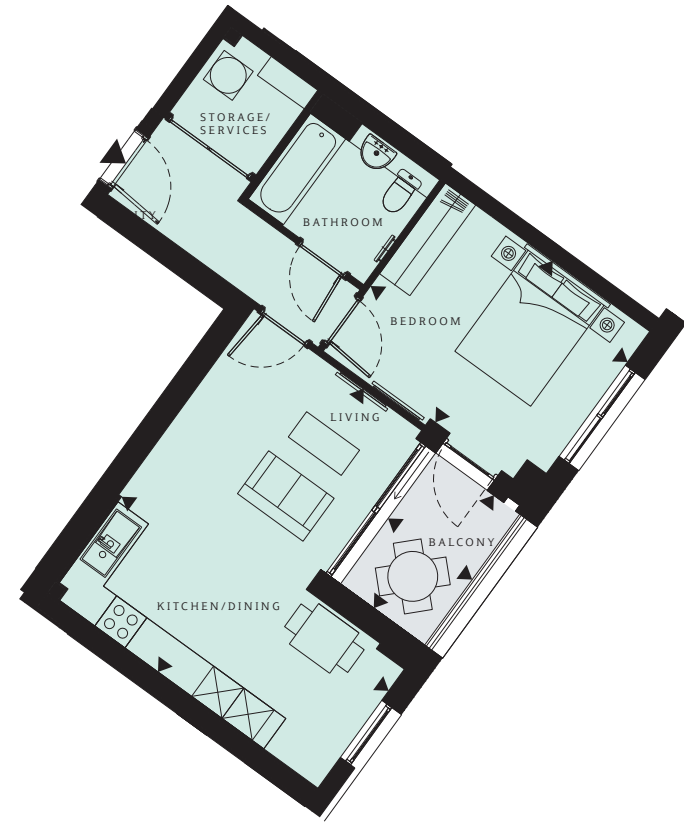
**Living/Dining/Kitchen**  
18'6" x 12'6" (5700 x 3800mm)

**Bedroom**  
15'4" x 8'9" (4800 x 2700mm)

**TOTAL AREA**  
559.2 sq ft (52.0 sq m)

**Terrace**  
30'5" x 5'4" (9300 x 1600mm)

# 1 bedroom apartments



Camden Road view

## Dickens House

**Plot number (floor)**  
144 (1), 149 (2), 154 (3), 159 (4)

**Living/Dining/Kitchen**  
18'4" x 17'5" (5600 x 5300mm)

**Bedroom**  
13'3" x 10'5" (4000 x 3200mm)

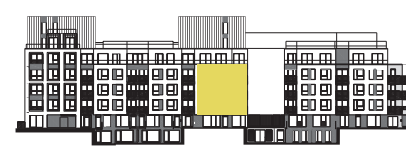
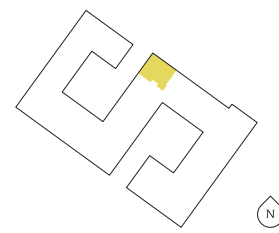
**TOTAL AREA**  
553.7 sq ft (51.4 sq m)

**Balcony**  
8'5" x 5'5" (2600 x 1700mm)



Image used from previous Barratt London development.

# 2 bedroom apartments



Rochester Place view

## Bainbridge House

**Plot number (floor)**  
85 (1), 89 (2), 93 (3)

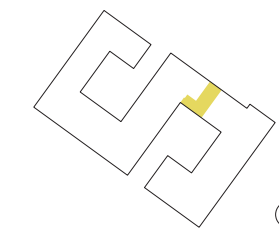
**Living/Dining/Kitchen**  
19'0" x 15'1" (5800 x 4600mm)

**Master Bedroom**  
11'9" x 10'9" (3600 x 3300mm)

**Bedroom 2**  
11'9" x 10'5" (3600 x 3200mm)

**TOTAL AREA**  
765.8 sq ft (71.1 sq m)

**Balcony**  
10'2" x 7'1" (3100 x 2400mm)



Rochester Place view

## Bainbridge House

**Plot number (floor)**  
87 (1), 91 (2), 95 (3)

**Living/Dining/Kitchen**  
20'0" x 15'1" (6100 x 4600mm)

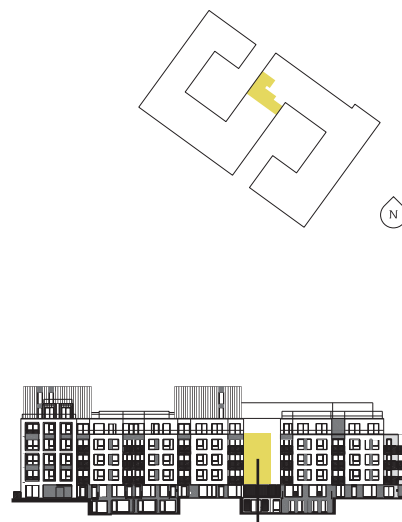
**Master Bedroom**  
14'1" x 10'4" (4300 x 3200mm)

**Bedroom 2**  
12'4" x 9'4" (3800 x 2900mm)

**TOTAL AREA**  
783.7 sq ft (72.8 sq m)

**Balcony**  
10'9" x 6'9" (3300 x 2100mm)

# 2 bedroom apartments



Please note this apartment overlooks the two courtyards and can't be seen from Rochester Place.

## Bainbridge House

**Plot number (floor)**  
88 (1), 92 (2), 96 (3)

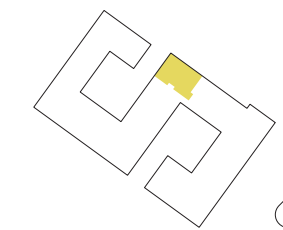
**Living/Dining/Kitchen**  
18'8" x 15'5" (5700 x 4700mm)

**Master Bedroom**  
13'3" x 11'1" (4100 x 3400mm)

**Bedroom 2**  
10'9" x 10'2" (3300 x 3100mm)

**TOTAL AREA**  
783.0 sq ft (72.7 sq m)

**Balcony**  
13'2" x 5'8" (4000 x 1800mm)



Rochester Place view

## Bainbridge House

**Plot number (floor)**  
97 (4)

**Living**  
12'4" x 11'6" (3700 x 3600mm)

**Kitchen/Dining**  
17'4" x 8'5" (5300 x 2600mm)

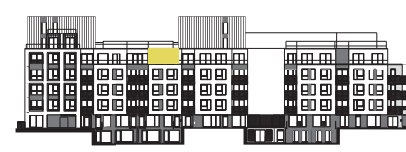
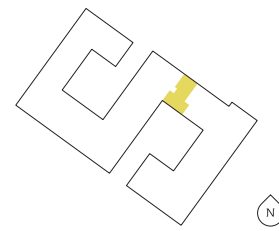
**Master Bedroom**  
17'1" x 10'2" (5300 x 3100mm)

**Bedroom 2**  
12'4" x 12'0" (3700 x 3600mm)

**TOTAL AREA**  
812.2 sq ft (75.5 sq m)

**Terrace**  
42'3" x 5'4" (12800 x 1600mm)

# 2 bedroom apartments



Rochester Place view

## Bainbridge House

**Plot number (floor)**  
98 (4)

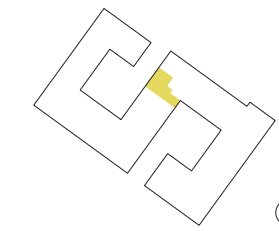
**Living/Dining/Kitchen**  
20'9" x 19'0" (6300 x 5900mm)

**Master Bedroom**  
14'8" x 10'3" (4600 x 3200mm)

**Bedroom 2**  
13'8" x 10'3" (4300 x 3200mm)

**TOTAL AREA**  
780.5 sq ft (72.5 sq m)

**Terrace**  
21'8" x 5'4" (6600 x 1600mm)



Please note this apartment overlooks the two courtyards and can't be seen from Rochester Place.

## Bainbridge House

**Plot number (floor)**  
99 (4)

**Living/Dining/Kitchen**  
18'8" x 15'5" (5700 x 4700mm)

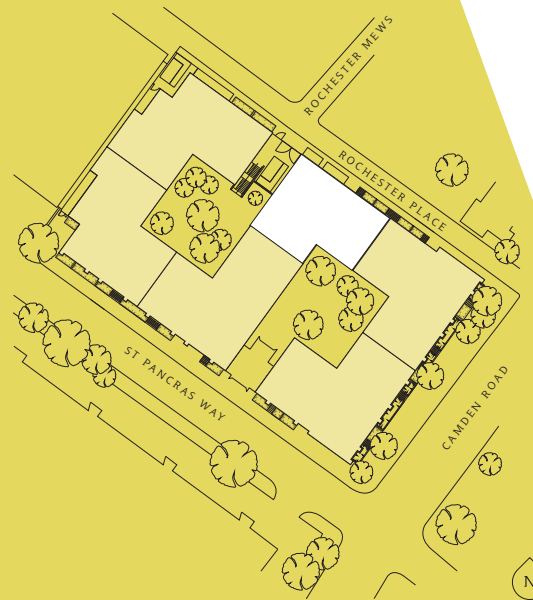
**Master Bedroom**  
13'3" x 11'1" (4100 x 3400mm)

**Bedroom 2**  
11'0" x 10'9" (3400 x 3300mm)

**TOTAL AREA**  
781.0 sq ft (72.6 sq m)

**Balcony**  
13'2" x 5'8" (4000 x 1800mm)

# 2 bedroom apartments



Rochester Place view

## Bainbridge House

**Plot number (floor)**  
100 (5)

**Living/Dining/Kitchen**  
25'6" x 21'5" (7800 x 6600mm)

**Master Bedroom**  
10'0" x 9'2" (3100 x 2800mm)

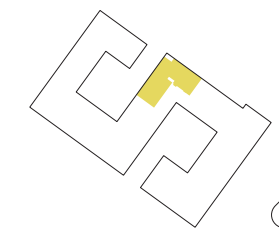
**Bedroom 2**  
17'0" x 8'8" (5200 x 2700mm)

**TOTAL AREA**  
951.9 sq ft (88.4 sq m)

**Terrace 1**  
18'3" x 7'1" (5600 x 2200mm)

**Terrace 2**  
22'4" x 2'1" (6900 x 600mm)

**Terrace 3**  
20'5" x 6'7" (6300 x 2000mm)



Rochester Place view

## Bainbridge House

**Plot number (floor)**  
102 (6)

**Living/Dining/Kitchen**  
25'6" x 20'5" (7800 x 6600mm)

**Master Bedroom**  
10' x 9'2" (3000 x 2800mm)

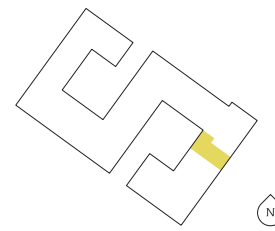
**Bedroom 2**  
24' x 9'9" (7300 x 3000mm)

**TOTAL AREA**  
1010.2 sq ft (93.9 sq m)

**Terrace**  
18'3" x 4'2" (5600 x 1200mm)



# 2 bedroom apartments



Camden Road view

## Bennett House

**Plot number (floor)**  
111 (1), 116 (2), 121 (3), 126 (4)

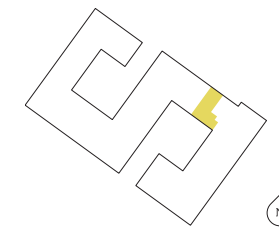
**Living/Dining/Kitchen**  
23'6" x 17'8" (7200 x 5400mm)

**Master Bedroom**  
13'2" x 10'6" (4000 x 3200mm)

**Bedroom 2**  
11'3" x 10'6" (3400 x 3200mm)

**TOTAL AREA**  
765.2 sq ft (71.1 sq m)

**Balcony**  
9'2" x 8'0" (2800 x 2400mm)



Rochester Place view

## Bennett House

**Plot number (floor)**  
112 (1), 117 (2), 122 (3)

**Living/Dining/Kitchen**  
20'0" x 15'3" (6100 x 4700mm)

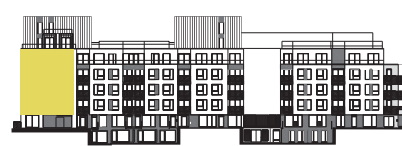
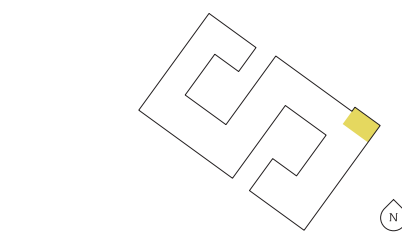
**Master Bedroom**  
14'1" x 10'6" (4300 x 3200mm)

**Bedroom 2**  
12'4" x 9'2" (3800 x 2800mm)

**TOTAL AREA**  
771.0 sq ft (71.6 sq m)

**Balcony**  
10'9" x 6'9" (3300 x 2100mm)

# 2 bedroom apartments



Rochester Place view

## Bennett House

**Plot number (floor)**  
114 (1), 119 (2), 124 (3), 129 (4)

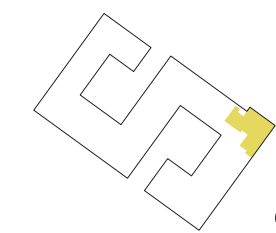
**Living/Dining/Kitchen**  
19'1" x 15'0" (5800 x 4600mm)

**Master Bedroom**  
14'4" x 9'9" (4300 x 3000mm)

**Bedroom 2**  
14'2" x 9'5" (4300 x 2900mm)

**TOTAL AREA**  
770.5 sq ft (71.6 sq m)

**Balcony**  
12'9" x 5'1" (3900 x 1600mm)



Camden Road view

## Bennett House

**Plot number (floor)**  
131 (5)

**Living/Dining/Kitchen**  
28'4" x 14'2" (8600 x 4300mm)

**Master Bedroom**  
12'6" x 10'1" (3900 x 3000mm)

**Bedroom 2**  
15'4" x 9'3" (4800 x 2800mm)

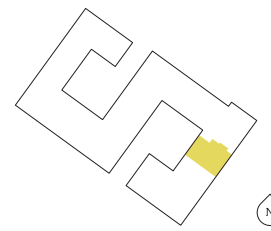
**TOTAL AREA**  
866.2 sq ft (80.5 sq m)

**Terrace 1**  
12'1" x 7'5" (3700 x 2300mm)

**Terrace 2**  
13'0" x 11'7" (3900 x 3600mm)

**Terrace 3**  
19'4" x 6'7" (6000 x 2000mm)

# 2 bedroom apartments



Camden Road view

## Bennett House

**Plot number (floor)**  
132 (6)

**Living/Dining/Kitchen**  
21'3" x 15'8" (6500 x 4800mm)

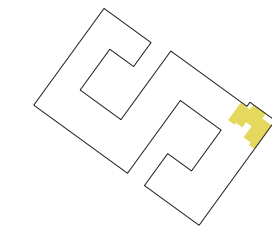
**Master Bedroom**  
13'1" x 9'2" (4000 x 2900mm)

**Bedroom 2**  
13'6" x 9'7" (4200 x 3000mm)

**TOTAL AREA**  
890.2 sq ft (82.7 sq m)

**Terrace 1**  
13'2" x 5'2" (4000 x 1500mm)

**Terrace 2**  
9'0" x 4'4" (2700 x 1400mm)



Rochester Place view

## Bennett House

**Plot number (floor)**  
133 (6)

**Living/Dining/Kitchen**  
28'3" x 14'0" (8600 x 4300mm)

**Master Bedroom**  
14'5" x 9'0" (4400 x 2700mm)

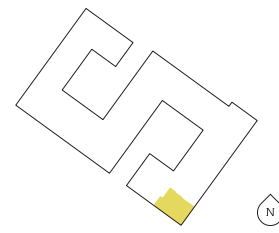
**Bedroom 2**  
12'1" x 8'3" (3300 x 2600mm)

**TOTAL AREA**  
782.1 sq ft (72.7 sq m)

**Terrace 1**  
12'1" x 4'4" (3700 x 1300mm)

**Terrace 2**  
17'6" x 6'8" (5300 x 2100mm)

# 2 bedroom apartments



St Pancras Way view

## Dickens House

**Plot number (floor)**  
140 (1), 145 (2), 150 (3), 155 (4)

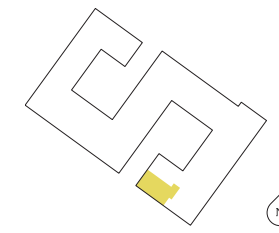
**Living/Dining/Kitchen**  
18'8" x 15'1" (5700 x 4600mm)

**Master Bedroom**  
12'7" x 9'9" (3900 x 3000mm)

**Bedroom 2**  
13'2" x 8'8" (4000 x 2700mm)

**TOTAL AREA**  
809.6 sq ft (75.2 sq m)

**Balcony**  
15'4" x 4'8" (4700 x 1500mm)



St Pancras Way view

## Dickens House

**Plot number (floor)**  
141 (1), 146 (2), 151 (3), 156 (4)

**Living/Dining/Kitchen**  
21'3" x 17'9" (6500 x 5500mm)

**Master Bedroom**  
9'8" x 9'5" (3000 x 2900mm)

**Bedroom 2**  
10'2" x 9'8" (3100 x 3000mm)

**TOTAL AREA**  
802.0 sq ft (74.5 sq m)

**Balcony**  
8'4" x 7'8" (2600 x 2400mm)

# 2 bedroom apartments



Please note this apartment overlooks one of the courtyards and can't be seen from St Pancras Way.

## Dickens House

**Plot number (floor)**  
142 (1), 147 (2), 152 (3), 157 (4)

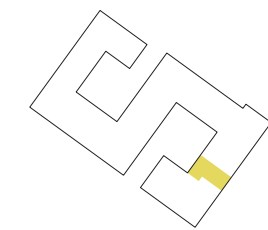
**Living/Dining/Kitchen**  
19'3" x 15'7" (5900 x 4800mm)

**Master Bedroom**  
12'3" x 10'5" (3700 x 3200mm)

**Bedroom 2**  
10'5" x 9'7" (3200 x 3000mm)

**TOTAL AREA**  
659.4 sq ft (61.3 sq m)

**Balcony**  
10'9" x 5'7" (3300 x 1800mm)



## Dickens House

**Plot number (floor)**  
143 (1), 148 (2), 153 (3), 158 (4)

**Living/Dining/Kitchen**  
23'5" x 17'8" (7200 x 5400mm)

**Master Bedroom**  
13'2" x 9'7" (4000 x 2900mm)

**Bedroom 2**  
11'2" x 10'6" (3400 x 3200mm)

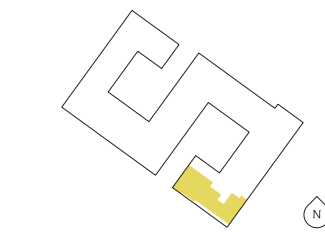
**TOTAL AREA**  
768.3 sq ft (71.4 sq m)

**Balcony**  
9'2" x 8'0" (2800 x 2400mm)



Camden Road view

# 2 bedroom apartments



St Pancras Way view

## Dickens House

**Plot number (floor)**  
163 (6)

**Living/Dining/Kitchen**  
19'4" x 15'4" (5900 x 4700mm)

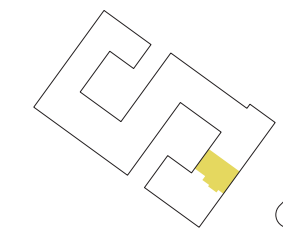
**Master Bedroom**  
12'4" x 12'1" (3800 x 3700mm)

**Bedroom 2**  
15'8" x 9'1" (4800 x 2800mm)

**TOTAL AREA**  
914.3 sq ft (84.9 sq m)

**Terrace 1**  
33'5" x 23'1" (10200 x 7000mm)

**Terrace 2**  
12'1" x 4'4" (3700 x 1400mm)



Camden Road view

## Dickens House

**Plot number (floor)**  
164 (6)

**Living/Dining/Kitchen**  
21'9" x 15'8" (6700 x 4800mm)

**Master Bedroom**  
13'1" x 9'2" (4000 x 2800mm)

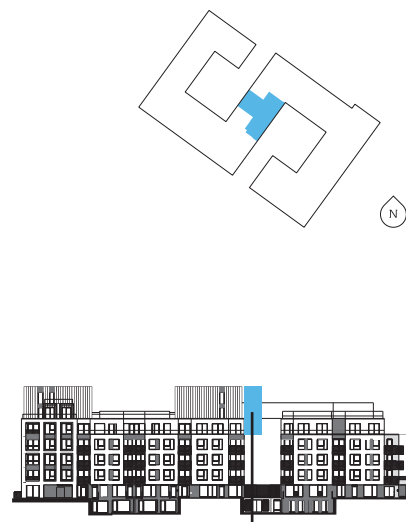
**Bedroom 2**  
13'6" x 9'8" (4200 x 3000mm)

**TOTAL AREA**  
892.9 sq ft (83.0 sq m)

**Terrace 1**  
13'2" x 5'2" (4000 x 1600mm)

**Terrace 2**  
9'0" x 4'4" (2700 x 1400mm)

# 3 bedroom apartments



Please note this apartment overlooks the two courtyards and can't be seen from Rochester Place.

## Bainbridge House

**Plot number (floor)**  
101 (5)

**Living/Dining/Kitchen**  
30'7" x 18'9" (9300 x 5800mm)

**Master Bedroom**  
14'2" x 9'3" (4400 x 2800mm)

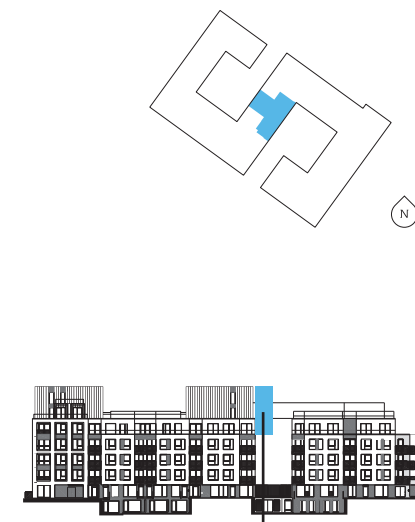
**Bedroom 2**  
12'8" x 10'7" (3800 x 3300mm)

**Bedroom 3**  
10'4" x 9'1" (3200 x 2700mm)

**TOTAL AREA**  
1059.4 sq ft (98.4 sq m)

**Terrace 1**  
11'4" x 4'5" (3500 x 1300mm)

**Terrace 2**  
11'4" x 7'9" (3500 x 2400mm)



Please note this apartment overlooks the two courtyards and can't be seen from Rochester Place.

## Bainbridge House

**Plot number (floor)**  
103 (6)

**Living/Dining/Kitchen**  
30'6" x 18'9" (9300 x 5800mm)

**Master Bedroom**  
14'2" x 9'3" (4400 x 2800mm)

**Bedroom 2**  
13' x 10'7" (4000 x 3300mm)

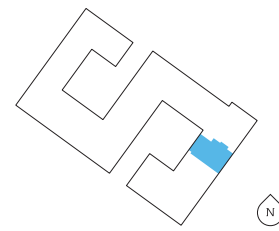
**Bedroom 3**  
10'4" x 9'1" (3100 x 2800mm)

**TOTAL AREA**  
1041.1 sq ft (96.7 sq m)

**Terrace 1**  
11'4" x 5'5" (3400 x 1700mm)

**Terrace 2**  
11'4" x 1'7" (3500 x 500mm)

# 3 bedroom apartments



Camden Road view

## Bennett House

**Plot number (floor)**  
130 (5)

**Living/Dining/Kitchen**  
22'2" x 15'8" (6700 x 4900mm)

**Master Bedroom**  
13'1" x 9'2" (4000 x 2900mm)

**Bedroom 2**  
13'3" x 9'2" (4000 x 2800mm)

**Bedroom 3**  
13'1" x 7'2" (3900 x 2100mm)

**TOTAL AREA**  
982.2 sq ft (91.2 sq m)

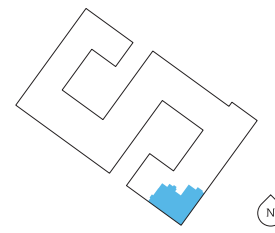
**Terrace**  
9'0" x 7'5" (2800 x 2200mm)



Image used from previous Barratt London development.



# 3 bedroom apartments



Camden Road view

## Dickens House

**Plot number (floor)**  
160 (5)

**Living/Dining/Kitchen**  
28'1" x 13'4" (8600 x 4100mm)

**Master Bedroom**  
11'8" x 9'8" (3600 x 3000mm)

**Bedroom 2**  
11'7" x 9'7" (3500 x 3000mm)

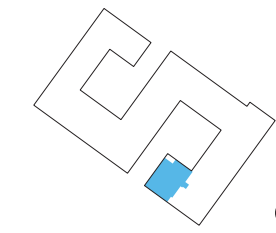
**Bedroom 3**  
10'6" x 7'8" (3200 x 2400mm)

**TOTAL AREA**  
962.9 sq ft (89.5 sq m)

**Terrace 1**  
14'4" x 6'0" (4400 x 1800mm)

**Terrace 2**  
11'7" x 10'7" (3600 x 3300mm)

**Terrace 3**  
12'1" x 7'5" (3700 x 2300mm)



St Pancras Way view

## Dickens House

**Plot number (floor)**  
161 (5)

**Living/Dining/Kitchen**  
19'5" x 13'5" (5900 x 4100mm)

**Master Bedroom**  
15'2" x 9'8" (4600 x 3000mm)

**Bedroom 2**  
12'5" x 9'8" (3800 x 3000mm)

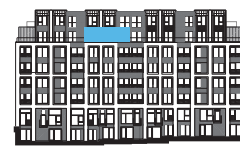
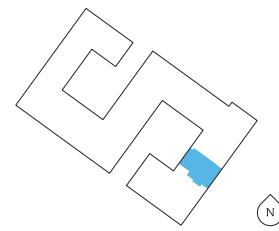
**Bedroom 3**  
11'2" x 8'5" (3400 x 2600mm)

**TOTAL AREA**  
992.7 sq ft (92.2 sq m)

**Terrace 1**  
22'3" x 4'7" (6800 x 1400mm)

**Terrace 2**  
10'8" x 8'2" (3300 x 2500mm)

# 3 bedroom apartments



Camden Road view

## Dickens House

- Plot number (floor)**  
162 (5)
- Living/Dining/Kitchen**  
22'4" x 15'6" (6800 x 4800mm)
- Master Bedroom**  
13'1" x 9'2" (4000 x 2800mm)
- Bedroom 2**  
13'6" x 9'2" (4100 x 2800mm)
- Bedroom 3**  
13'1" x 7'0" (4000 x 2100mm)
- TOTAL AREA**  
982.5 sq ft (91.3 sq m)
- Terrace**  
9'0" x 7'5" (2700 x 2300mm)





## Specification

General	Kitchens	Communal areas
Double glazed windows	Individually designed Nolte handleless kitchens	Interior designed entrance lobby
Walnut finish entrance door	Silestone worktops and upstands	Housing concierge in Dickens House
White finish internal doors with chrome ironmongery	Task-lighting under all high-level wall units	Post room and parcel storage room in concierge
Fitted wardrobes in master bedroom	Undermounted sink by Carron	Two communal courtyards for residents' use only
Zanussi free-standing washer dryer in utility cupboard	Integrated Electrolux kitchen appliances multifunctional oven, ceramic hob, extractor hood, fridge freezer, dishwasher	Residents' roof gardens
Flooring	Bathrooms	Security
Engineered tongue-and-groove 'Oak Plank' timber flooring in all hallways, kitchens, living and dining rooms	White sanitary ware	12-hour concierge service managed by BRAM
Carpet in all bedrooms	Porcelain full height wall tiling and floor tiling	Video entry phone
Porcelain floor tiling in bathrooms	Grohe brassware	Fob entry system
Heating and cooling	Grohe wall or ceiling-mounted shower head with separate handheld shower and wall-mounted controls	CCTV cameras in public realms and building entrances
Underfloor heating	Grohe brassware	Multi-locking point locking system to front door of each apartment
Individual thermostatic temperature controls in all main rooms	Individually-designed vanity unit with demisted, illuminated mirror cabinet above incorporating a shaver socket	Additional facilities
Combined heat and power system providing individually metered heat and hot water to every apartment	Polished chrome towel rail	Solar panelling
Mechanical Heat Recovery Ventilation system (brings fresh air into all habitable areas without letting the heat escape)	General	Residents' only bicycle storage for 296 in lockable communal stores
Electrical & lighting	10 year NHBC warranty	General
Energy-efficient, recessed, dimmable LED down-lighting in all rooms	Many apartments offer private terrace or balcony	999 year lease
Telephone and data points to all principal rooms, terrestrial, Virgin Media and Sky + connectivity in living room and master bedroom subject to subscription		

FIND OUT HOW TO  
BECOME A LOCAL

+44 (0)844 225 0032 \ \ BARRATTLONDON.COM

Computer generated images, maps and development layouts are intended for illustrative purposes and should be treated as general guidance only. The features, designs, materials and visual depictions of and in our show homes and in our show home photography must be treated as general illustration and guidance. Images may also include upgrades which are available at extra cost. Furniture and furnishings are not included. They are subject to change from time to time without notice and their accuracy or completeness is not guaranteed. Nor are they intended to form part of any contract or a warranty unless specifically incorporated into the contract. Please ask your sales advisor for the current specification. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Floorplans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or - 50mm. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Specification may be subject to change as necessary and without notice. Development layouts and landscaping, specification, dimensions and computer generated images are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. The development name; Kidderpore Green and building names are for marketing purposes only and may not be the designated postal address, which may be determined by The Post Office. All information in this document is correct to the best of our knowledge at the time of going to print August 2015.

BARRATT  
— LONDON —