

OCEANVIEW

Carbis Bay · St Ives



ABOUT OCEANVIEW

Luxury coastal lifestyle

This quality development is situated in extensive grounds, comprising of two- and three-bedroom apartments, all with views of the sea.

Of the thirty-seven apartments available, there are seven duplex penthouses and two lateral penthouses with generous square footage.

These ocean view apartments will be finished to the highest standards, using state of the art technology and industry-leading appliances. These homes combine classic elegance with the finest contemporary materials and are designed for first-class luxury living.

Each unit has its own private parking space accessed via electric gates, concierge and access to landscaped communal grounds.

Lateral Penthouses

- ❖ Allocated parking space
- ❖ Sea View
- ❖ Large decked terrace
- ❖ Arranged over the 4th floor
- ❖ 3 Bedrooms all with En-suites
- ❖ Utility Room
- ❖ Concierge
- ❖ Access to communal garden
- ❖ Secure lift access to private lobby

Duplex Penthouses

- ❖ Allocated parking space
- ❖ Sea View
- ❖ Two decked balconies from second floor bedrooms and third floor living space
- ❖ En-suite to Master Bedroom & Second Bedroom
- ❖ Built-in wardrobes
- ❖ Concierge
- ❖ Access to communal garden

Apartments

- ❖ Allocated parking space
- ❖ Sea View
- ❖ Private balcony and access to communal grounds
- ❖ 2 Bedrooms
- ❖ En-suite to Master Bedroom
- ❖ Concierge

SURROUNDING AREAS

Carbis Bay

Oceanview overlooks Carbis Bay beach which is owned by the award winning Carbis Bay Hotel. The luxurious coastal retreat has a leading waterside restaurant. 1894 offers fine dining at its best, with incredible views of St Ives Bay. The estate also has a first-class spa and facilities.

Carbis Bay is one of Cornwall's seven award-winning Blue Flag 2019 beaches. This beautiful beach offers a variety of water sports. It is the perfect place to paddleboard, kayak, sail, or come face-to-face with the sea life on a snorkelling adventure.

Whether you board the coastal railway (which is located moments from Oceanview), jump in a taxi or walk the scenic mile along the South West Coast Path, it's easy to reach the heart of St Ives.



SURROUNDING AREAS

St Ives

Voted best family holiday destination by Coast magazine and one of TripAdvisor's top 10 European beaches.

Explore the charming cobbled streets, boutique shops, fisherman's cottages and art galleries.

- The Tate St Ives, the Barbara Hepworth Museum, Sculpture Garden and the Leach Pottery are all within easy reach.

There are many famous Cornish landmarks too including the Minack Theatre, Porthcurno, Land's End, Sennen Cove and many of the classic Poldark filming locations.

St Ives is home to award-winning restaurants, cafés and bars in the Southwest.

Perfectly located, Oceanview enjoys access to the beautiful surrounding areas, local attractions and transport links.

Cornwall Airport Newquay is only a 45-minute drive away.











LATERAL PENTHOUSES

West Wing



























HIGH SPECIFICATION APPLIANCES



HINGED GAGGENAU



HOB

- ❖ Induction
- ❖ Twist Pad Controls
- ❖ 2 Flexible Cooking Zones
- ❖ 3 Induction Cooking Areas
- ❖ Frameless for flush installation
- ❖ CI283102



DISHWASHER

- ❖ Home Connect WiFi connectivity
- ❖ 3 stage Rackmatic height adjustable
- ❖ top basket
- ❖ Brilliant Light
- ❖ 4 special options: remote start, extra dry, power zone, extra speed
- ❖ 5 programmes: eco 50°C, auto 45-65°C, chef 70°C, classic 60°C, favourite
- ❖ Heat exchanger drying-
- ❖ Quiet 48 dB
- ❖ S153HAX02G



MICROWAVE COMBI

- ❖ Rotary knob and TFT touch display operation
- ❖ Up to 1000W
- ❖ 15 automatic programmes
- ❖ BMP251100



OVEN

- ❖ Rotary knob and TFT touch display operation
- ❖ 9 heating methods, with baking stone function
- ❖ Assisted Cleaning
- ❖ BOP211102



WARMING DRAWER

- ❖ 14cm
- ❖ Food and Crockery warming
- ❖ Push-to-Open
- ❖ 4 power levels in the temperature range 40°C to 80°C
- ❖ WSP221100



CEILING EXTRACTOR

- ❖ Remote Control
- ❖ LED Lighting
- ❖ Edge Extraction
- ❖ Sound pressure level is 42dB - 70dB
- ❖ Gutmann Claro



FRIDGE FREEZER

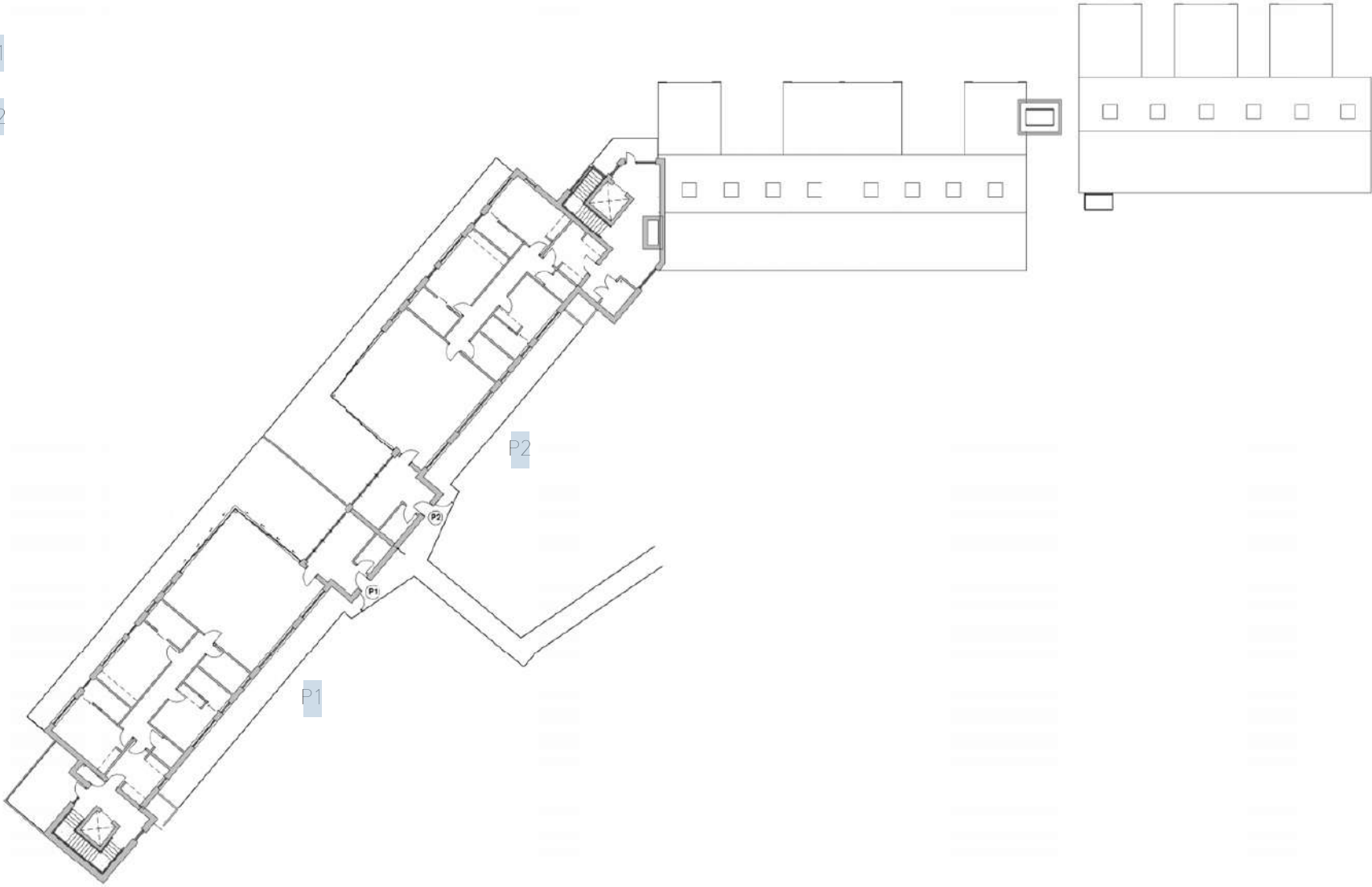
- ❖ Reversible Hinge
- ❖ 70/30 split
- ❖ LED Lighting
- ❖ Four climate zones including two fresh cooling drawers close to 0 °C
- ❖ Cushioned door closing system allowing a soft and controlled door closure
- ❖ RB282305

FOURTH FLOOR WEST WING

Apartment Number

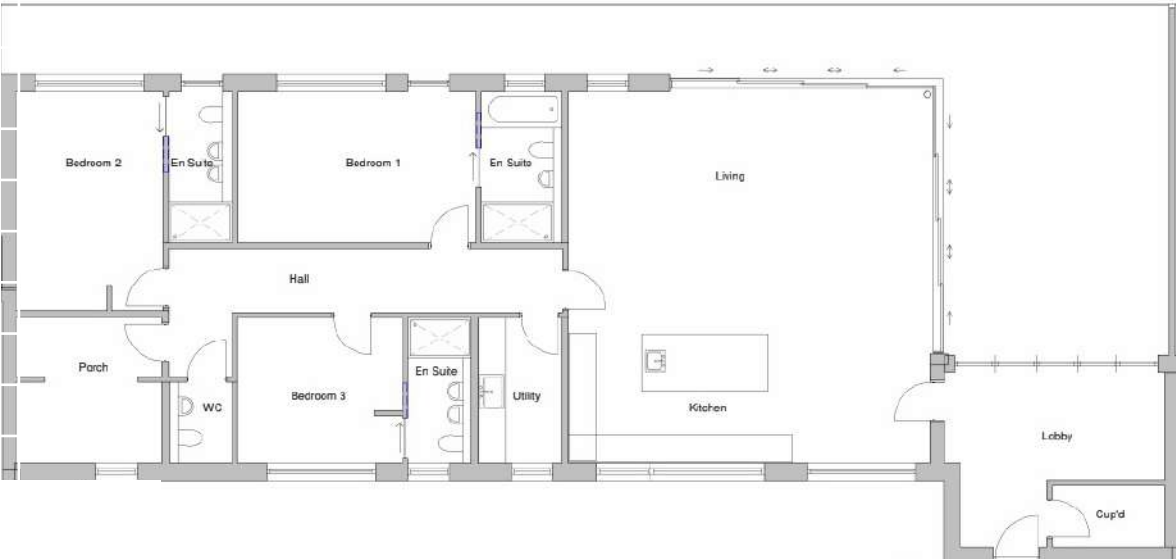
P1

P2



PENTHOUSE 1

	Size m	Size ft
Lobby	3.900 max x 4.870	12'9" max x 16'0"
Cupboard	1.400 x 2.515	4'7" x 8'3"
Kitchen/ Living / Dining	8.080 x 8.230	26'6" x 27'0"
Utility	1.885 x 3.320	6'2" x 10'11"
Hall	1.400 x 8.730	4'7" x 28'8"
Bedroom 1	3.360 x 5.260	11'0" x 17'3"
En Suite 1	1.795 x 3.360	5'10" x 11'0"
Bedroom 2	3.285 x 4.840	10'9" x 15'10"
En Suite 2	1.400 x 3.360	4'7" x 11'0"
Bedroom 3	3.230 x 3.360	10'7" x 11'0"
En Suite 3	1.385 x 3.230	4'6" x 10'7"
WC	1.390 x 1.790	4'6" x 5'10"
Porch	3.240 x 3.255	10'7' x 10'8"
GIA	186m ²	2005ft ²

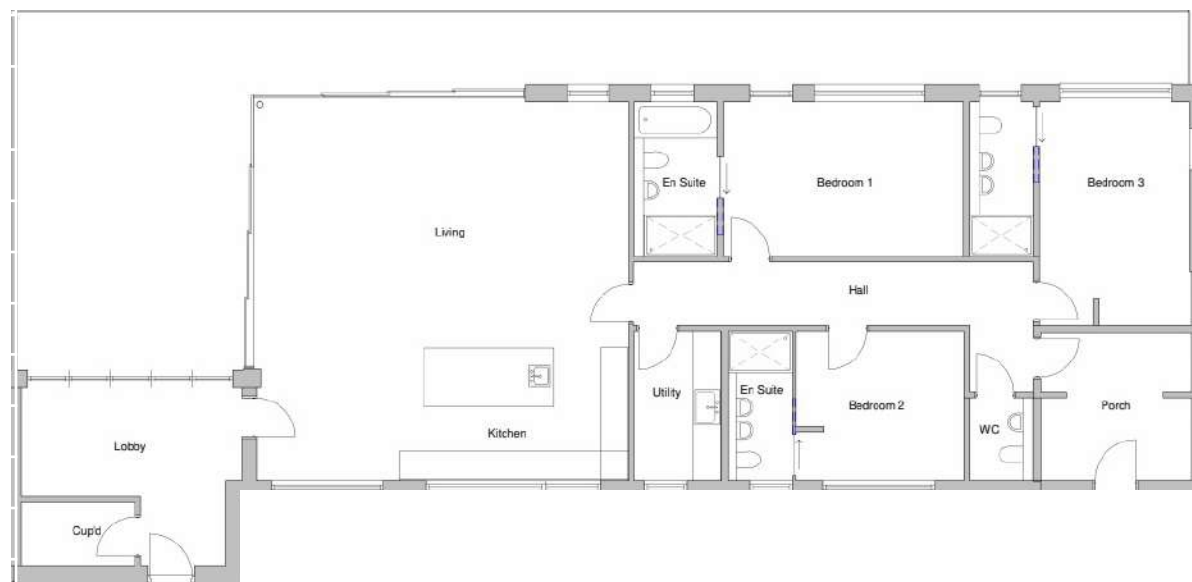


FOURTH FLOOR

PENTHOUSE 2

	Size m	Size ft
Lobby	3.900 max x 4.870	12'9" max x 16'0"
Cupboard	1.400 x 2.515	4'7" x 8'3"
Kitchen/ Living / Dining	8.080 x 8.230	26'6" x 27'0"
Utility	1.885 x 3.320	6'2" x 10'11"
Hall	1.400 x 8.730	4'7" x 28'8"
Bedroom 1	3.360 x 5.260	11'10" x 17'3"
En Suite 1	1.795 x 3.360	5'10" x 11'0"
Bedroom 2	3.285 x 4.880	10'9" x 16'0"
En Suite 2	1.400 x 3.360	4'7" x 11'0"
Bedroom 3	3.230 x 3.360	10'7" x 11'0"
En Suite 3	1.385 x 3.230	4'6" x 10'7"
WC	1.390 x 1.790	4'6" x 5'10"
Porch	3.200 x 3.290	10'7" x 10'9"

GIA	186.5m²	2007ft²
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FOURTH FLOOR

DUPLEX PENTHOUSES

East Wing







DERRINGTON COLLECTION
Prestige Living - 1000









MID SPECIFICATION APPLIANCES



Miele



HOB
Induction
Touch Control
6 High Power Flex Cooking Zones
Surface Mount
KM7575 FR



MICROWAVE COMBI

- ❖ Touch Control
- ❖ 80-1000w
- ❖ 30°C - 240°C
- ❖ Automatic Programmes
- ❖ H 7260 BP

OVEN

- ❖ Touch Control
- ❖ 30°C - 240°C
- ❖ Automatic Programmes
- ❖ Self-Cleaning Pyrolytic
- ❖ H 7240 BM



WARMING DRAWER

- ❖ 14cm
- ❖ Food and Crockery warming
- ❖ touch and Push-to-Open
- ❖ Fan heat for slow cooking
- ❖ ESW 7010



DISHWASHER

- ❖ Knock2Open with Auto Close
- ❖ Auto Dos with Power Disk
- ❖ Wi-Fi Connect with AutoStart
- ❖ 3D Multi Flex tray
- ❖ Flex Line Maxi baskets
- ❖ Brilliant Light
- ❖ Quick Power Wash
- ❖ Eco-Power technology with Freshwater
- ❖ (A+++ -10% & 6l)
- ❖ AutoOpen drying
- ❖ Specialist programmes with Express
- ❖ Ultra quiet 42dB
- ❖ G7150SCVi



CEILING EXTRACTOR

- ❖ Remote Control
- ❖ LED Lighting
- ❖ Edge Extraction
- ❖ Sound pressure level is 42dB - 70dB
- ❖ Gutmann Claro



SLIMLINE COOKER HOOD

- ❖ 3 Power Levels + boost setting
- ❖ LED Lighting
- ❖ Dual Action
- ❖ Quiet 58 dB on boost setting
- ❖ DA 3366

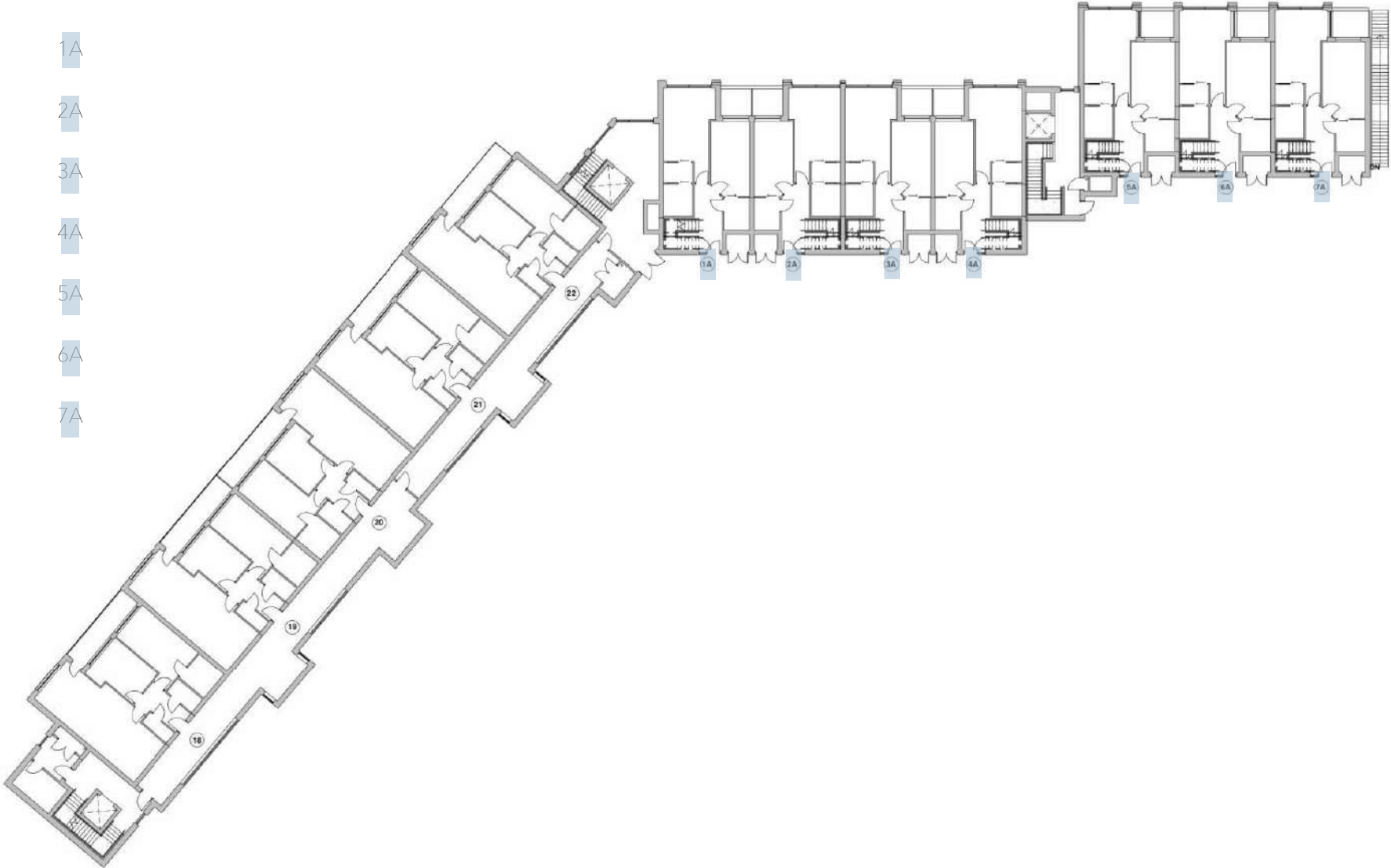


FRIDGE FREEZER

- ❖ Reversible Hinge
- ❖ 70/30 split
- ❖ A++ Energy Rating
- ❖ LED Lighting
- ❖ Low Frost Technology
- ❖ KI6873FE0G

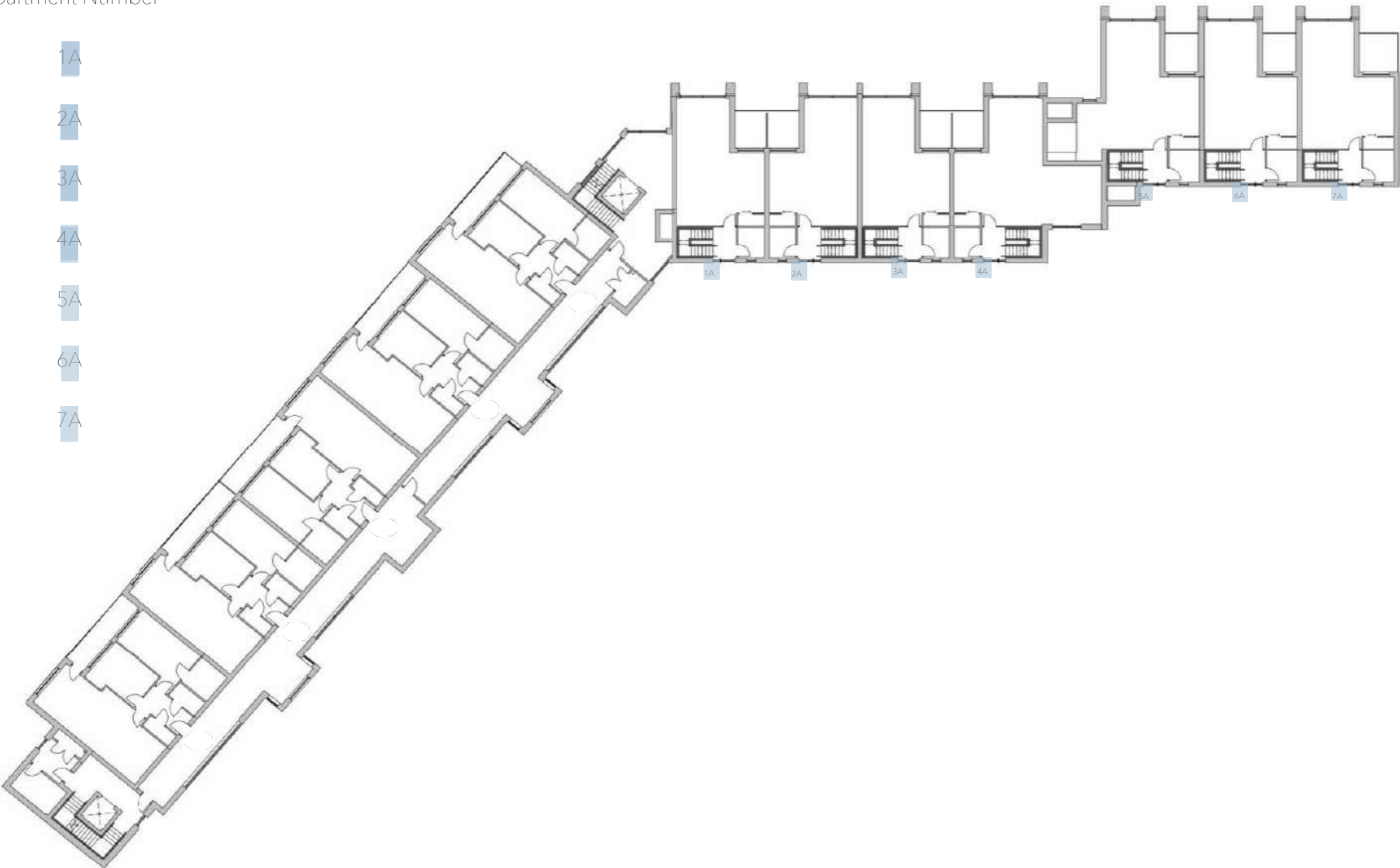
SECOND FLOOR EAST WING

Apartment Number



THIRD FLOOR EAST WING

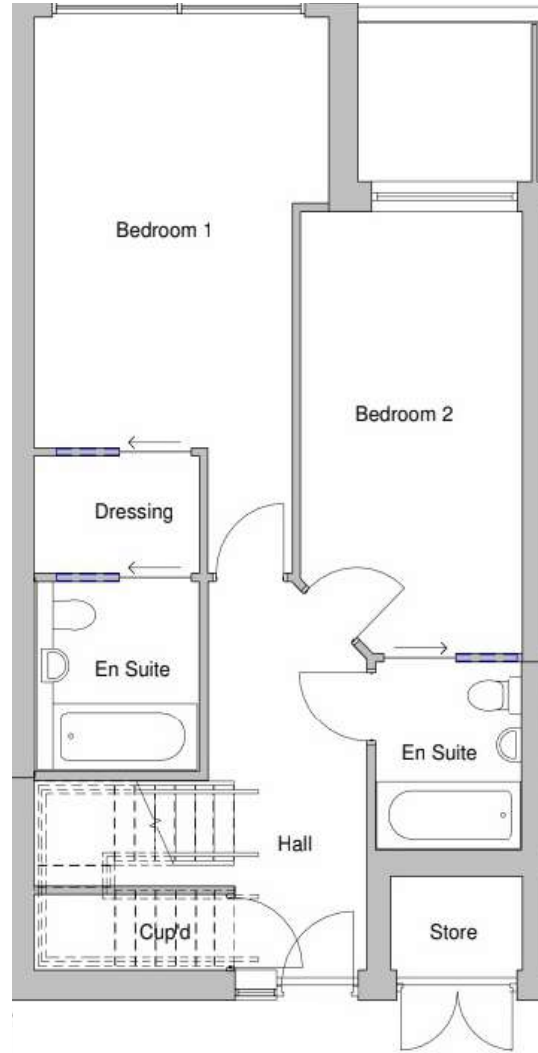
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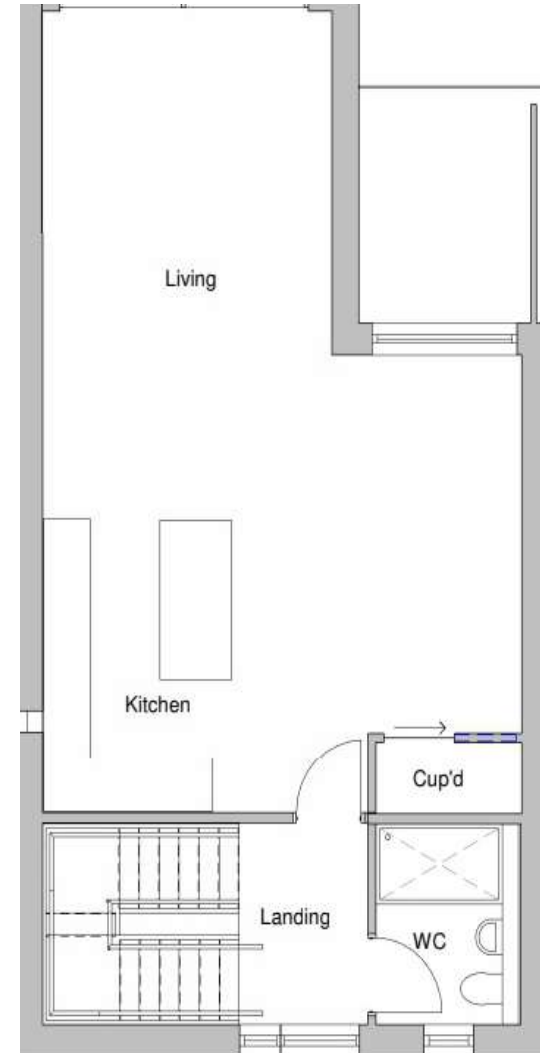
DUPLEX 1

	Size m	Size ft
Hall	1.980 x 4.660	6'6" x 15'3"
Cupboard	0.900 x 2.395	2'11" x 7'10"
Bedroom 1	3.670 max x 5.165	12'0" max x 16'11"
Dressing Room	1.400 x 2.050	4'7" x 6'9"
En Suite 1	2.030 x 2.290	6'8" x 7'6"
Bedroom 2	2.765 x 5.305	9'1" x 17'5"
En Suite 2	1.825 x 2.260	6'0" x 7'5"
Landing	1.645 x 2.260	5'5" x 7'5"
WC	1.830 x 2.260	6'0" x 7'5"
Kitchen / Living / Dining	6.075 max x 9.075 max	19'11" max x 29'9" max

GIA	124m²	1335ft²
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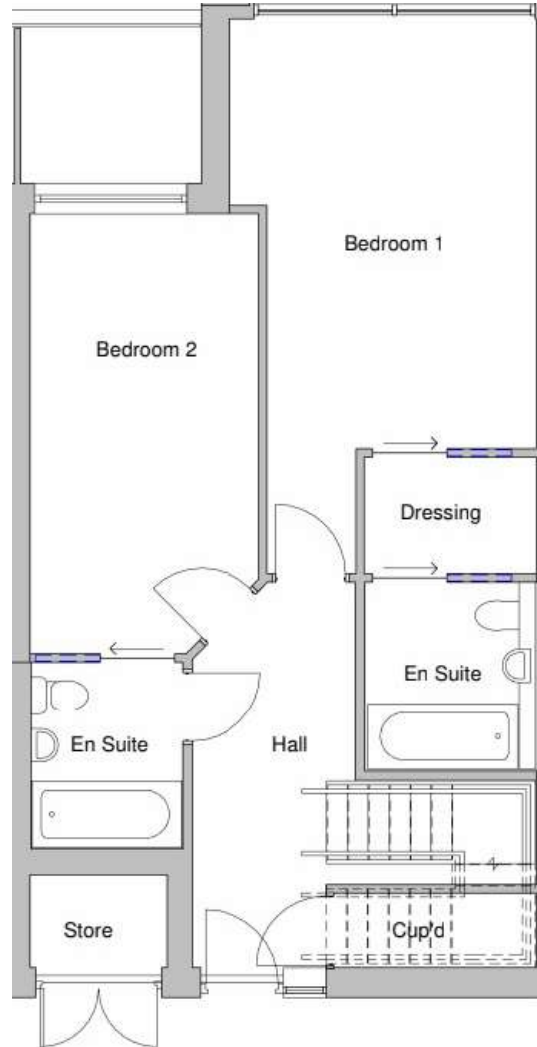
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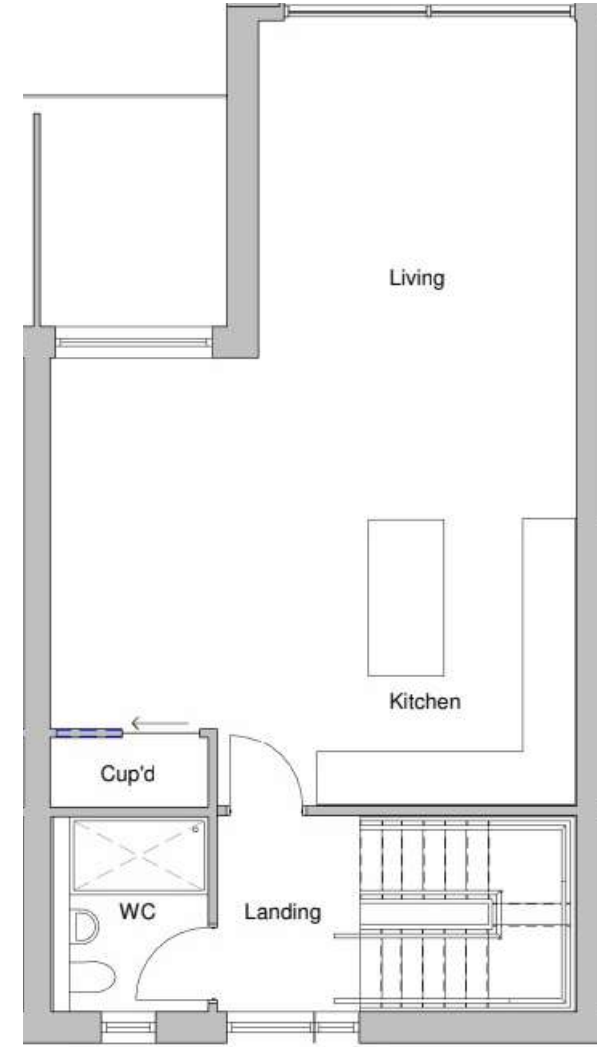
THIRD FLOOR

DUPLEX 2

	Size m	Size ft
Hall	1.980 x 4.660	6'6" x 15'3"
Cupboard	0.900 x 2.450	2'11" x 8'0"
Bedroom 1	3.705 max x 5.165	12'2" max x 17'0"
Dressing Room	1.400 x 2.090	4'7" x 6'10"
En Suite 1	2.090 x 2.290	6'10" x 7'6"
Bedroom 2	2.765 x 5.305	9'1" x 17'5"
En Suite 2	1.825 x 2.260	6'0" x 7'5"
Landing	1.645 x 2.260	5'5" x 7'5"
WC	1.830 x 2.260	6'0" x 7'5"
Kitchen / Living / Dining	6.115 max x 9.075 max	20'1" max x 29'9" max
GIA	124.5m ²	1344ft ²



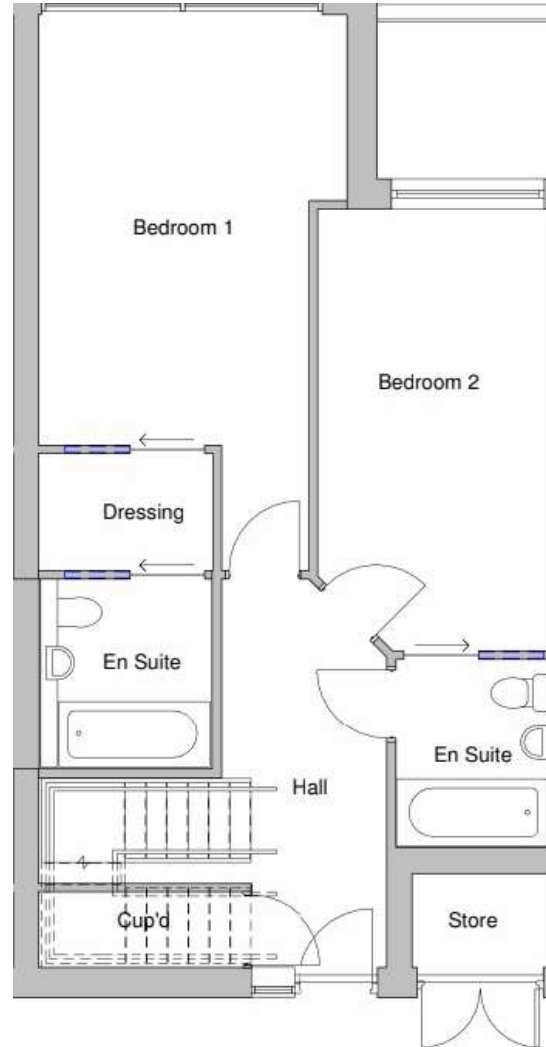
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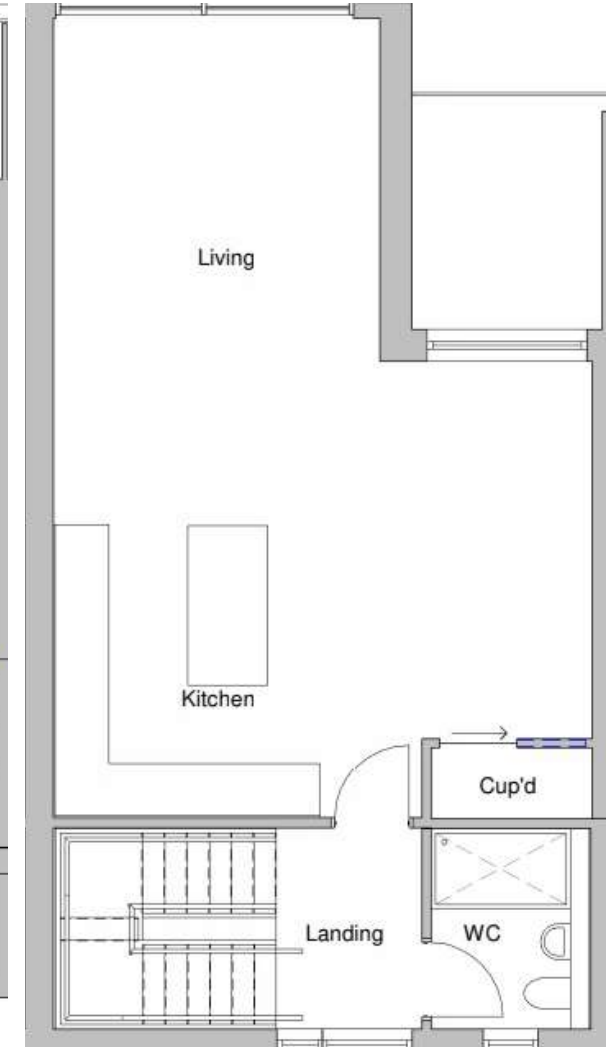
THIRD FLOOR

DUPLEX 3

	Size m	Size ft
Hall	1.995 x 4.655	6'6" x 15'3"
Cupboard	0.900 x 2.450	2'11" x 8'0"
Bedroom 1	3.705 max x 5.190	12'2" max x 17'0"
Dressing Room	1.400 x 2.090	4'7" x 6'10"
En Suite 1	2.065 x 2.290	6'9" x 7'6"
Bedroom 2	2.765 x 5.305	9'1" x 17'5"
En Suite 2	1.825 x 2.260	6'0" x 7'5"
Landing	1.645 x 2.260	5'5" x 7'5"
WC	1.830 x 2.260	6'0" x 7'5"
Kitchen / Living / Dining	6.115 max x 9.075 max	20'1" max x 29'9" max
GIA	124.5m ²	1344ft ²



SECOND FLOOR

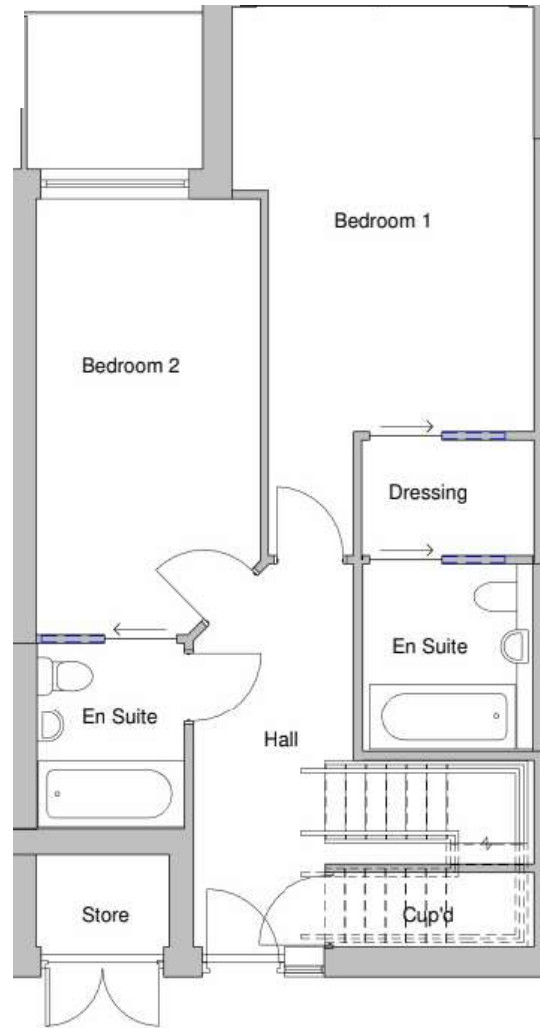


THIRD FLOOR

DUPLEX 4

	Size m	Size ft
Hall	1.995 x 4.665	6'6" x 15'3"
Cupboard	0.900 x 2.475	2'11" x 8'1"
Bedroom 1	3.740 max x 5.190	12'3" max x 17'0"
Dressing Room	1.400 x 2.125	4'7" x 6'11"
En Suite 1	2.100 x 2.290	6'10" x 7'6"
Bedroom 2	2.765 x 5.305	9'1" x 17'5"
En Suite 2	1.825 x 2.260	6'0" x 7'5"
Landing	1.645 x 2.260	5'5" x 7'5"
WC	1.830 x 2.260	6'0" x 7'5"
Kitchen / Living / Dining	9.015 max x 10.075 max	29'9" max x 33'7" max

GIA 143m² 1537ft²



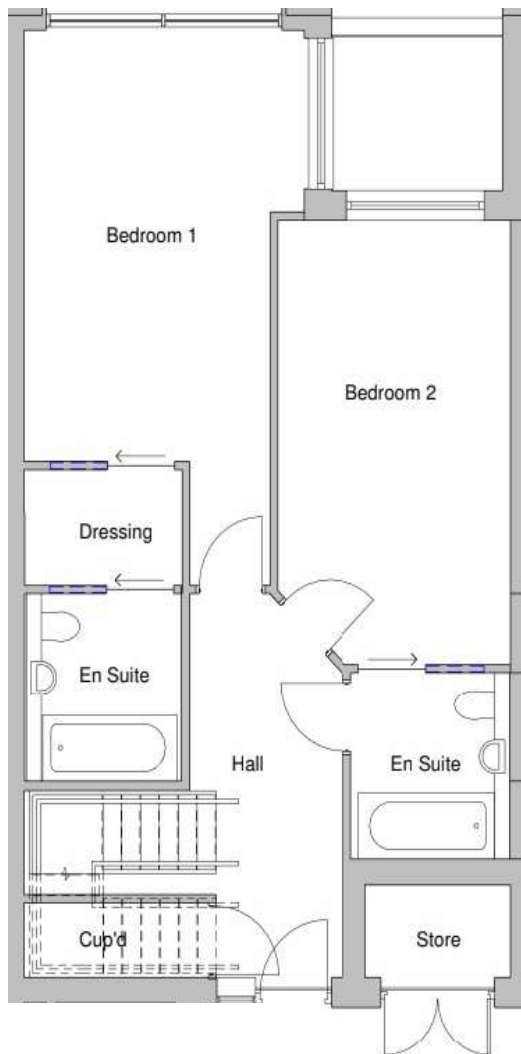
SECOND FLOOR



THIRD FLOOR

DUPLEX 5

	Size m	Size ft
Hall	2.040 x 4.660	6'8" x 15'3"
Cupboard	0.900 x 2.470	2'11" x 8'1"
Bedroom 1	3.740 max x 5.240	12'3" max x 17'2"
Dressing Room	1.400 x 2.110	4'7" x 6'11"
En Suite 1	2.100 x 2.290	6'10" x 7'6"
Bedroom 2	3.105 x 5.400	10'2" x 17'8"
En Suite 2	2.110 x 2.260	6'10" x 7'5"
Landing	1.695 x 2.260	5'7" x 7'5"
WC	2.155 x 2.260	6'0" x 7'5"
Kitchen / Living / Dining	8.525 max x 9.135 max	28'0" max x 29'11" max
GIA	140m²	1510ft²



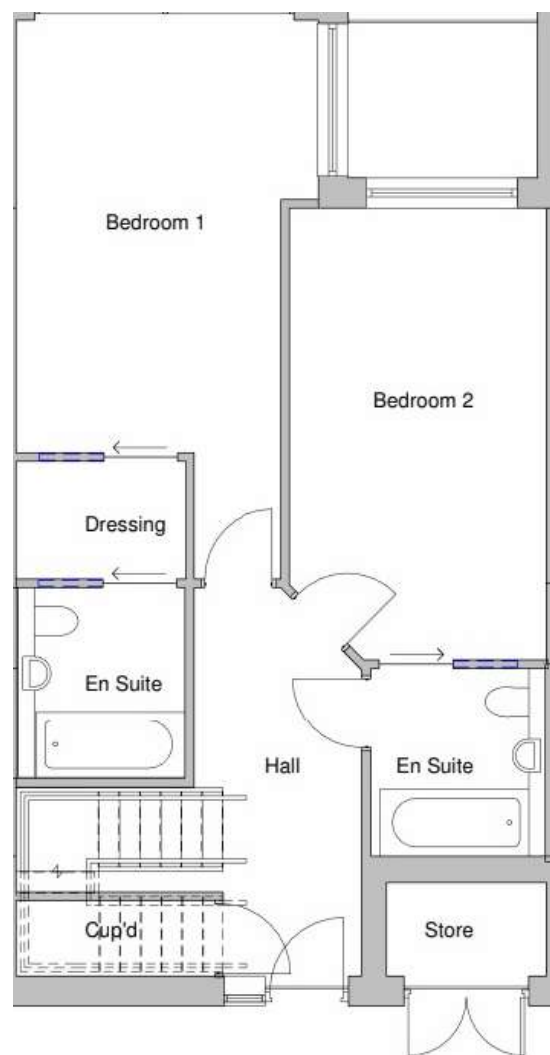
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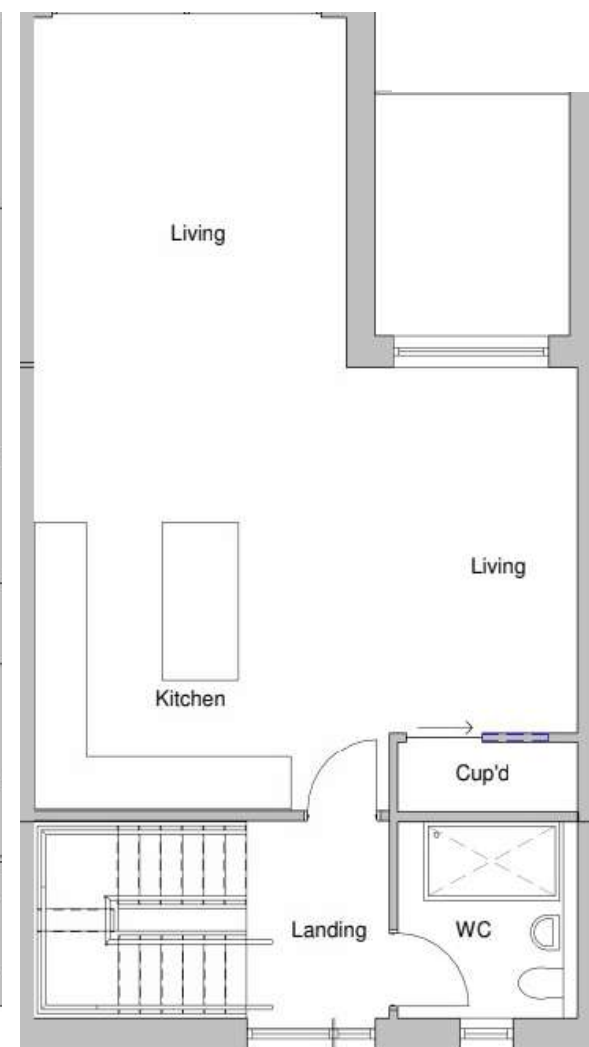
THIRD FLOOR

DUPLEX 6

	Size m	Size ft
Hall	2.040 x 4.655	6'8" x 15'3"
Cupboard	0.900 x 2.400	2'11" x 7'10"
Bedroom 1	3.670 max x 5.185	12'0" max x 17'0"
Dressing Room	1.400 x 2.050	4'7" x 6'9"
En Suite 1	2.025 x 2.285	6'8" x 7'6"
Bedroom 2	3.105 x 5.400	10'2" x 17'8"
En Suite 2	2.110 x 2.260	6'11" x 7'5"
Landing	1.700 x 2.260	5'7" x 7'5"
WC	2.155 x 2.260	6'11" x 7'5"
Kitchen / Living / Dining	6.415 max x 9.125 max	21'0" max x 29'11" max
GIA	130m²	1399ft²



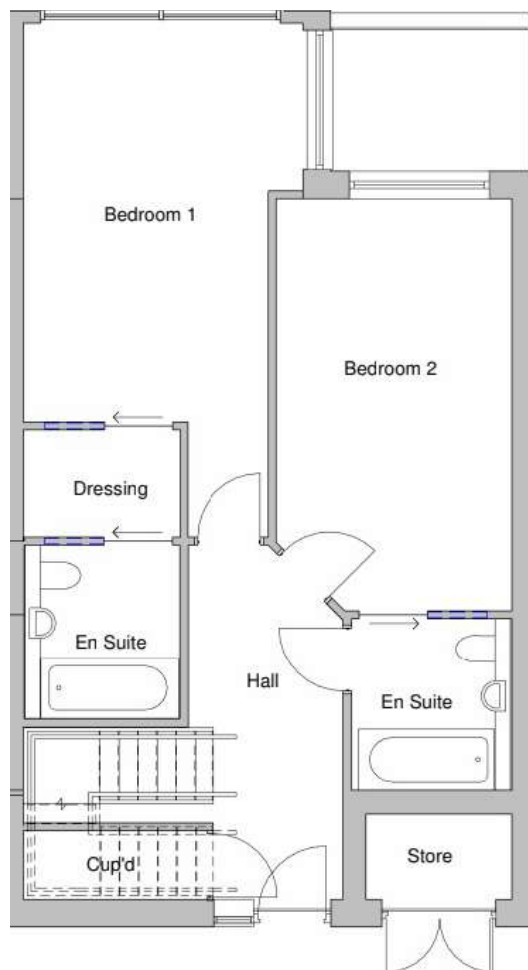
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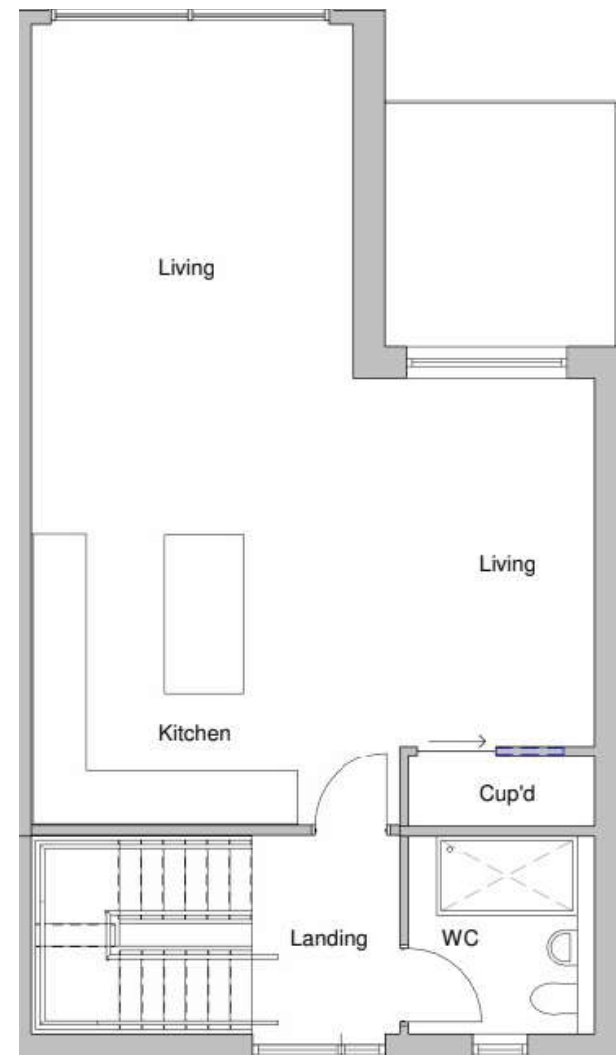
THIRD FLOOR

DUPLEX 7

	Size m	Size ft
Hall	2.040 x 4.655	6'8" x 15'3"
Cupboard	0.900 x 2.400	2'11" x 7'10"
Bedroom 1	3.670 max x 5.240	12'0" max x 17'2"
Dressing Room	1.400 x 2.050	4'7" x 6'9"
En Suite 1	2.025 x 2.285	6'8" x 7'6"
Bedroom 2	3.105 x 5.400	10'2" x 17'8"
En Suite 2	2.110 x 2.260	6'11" x 7'5"
Landing	1.700 x 2.260	5'7" x 7'5"
WC	2.155 x 2.260	6'11" x 7'5"
Kitchen / Living / Dining	6.415 max x 9.125 max	21'0" max x 29'11" max
GIA	130m²	1399ft²



SECOND FLOOR



THIRD FLOOR

APARTMENTS

East Wing











DERRINGTON COLLECTION
Prestige Locations - UK Coastline



SPECIFICATION APPLIANCES



HOB

- ❖ Induction
- ❖ Touch Controls
- ❖ 4 Flexible Cooking Zones
- ❖ Surface Mount
- ❖ T48FD23X2



MICROWAVE

- ❖ Touch Control
- ❖ Up to 900W
- ❖ 36 litre capacity
- ❖ 9 Cooking Programmes
- ❖ C17UR02N0B



OVEN

- ❖ Dial Controls
- ❖ 9 Cooking Functions
- ❖ Assisted Cleaning
- ❖ B1ACE4HN0B



WARMING DRAWER

- ❖ 14cm
- ❖ Food and Crockery warming
- ❖ Push-to-Open
- ❖ N1AHA01N0B



DISHWASHER

- ❖ Home Connect WiFi connectivity
- ❖ 3 stage Rackmatic height adjustable
- ❖ top basket
- ❖ Brilliant Light
- ❖ 4 special options: remote start, extra dry, power zone, extra speed
- ❖ 5 programmes: eco 50°C, auto 45-65°C, chef 70°C, classic 60°C, favourite
- ❖ Heat exchanger drying-
- ❖ Quiet 48 dB
- ❖ S153HAX02G



CEILING EXTRACTOR

- ❖ Electronic Control (Remote)
- ❖ LED Lighting
- ❖ Perimeter suction
- ❖ Falmecc Stella



SLIMLINE COOKER HOOD

- ❖ 3 Power Levels + boost setting
- ❖ LED Lighting
- ❖ Dual Action
- ❖ Quiet 58 dB on boost setting
- ❖ DA 3366



FRIDGE FREEZER

- ❖ Reversible Hinge
- ❖ 70/30 split
- ❖ A++ Energy Rating
- ❖ LED Lighting
- ❖ Low Frost Technology
- ❖ KI6873FE0G

GROUND FLOOR EAST WING

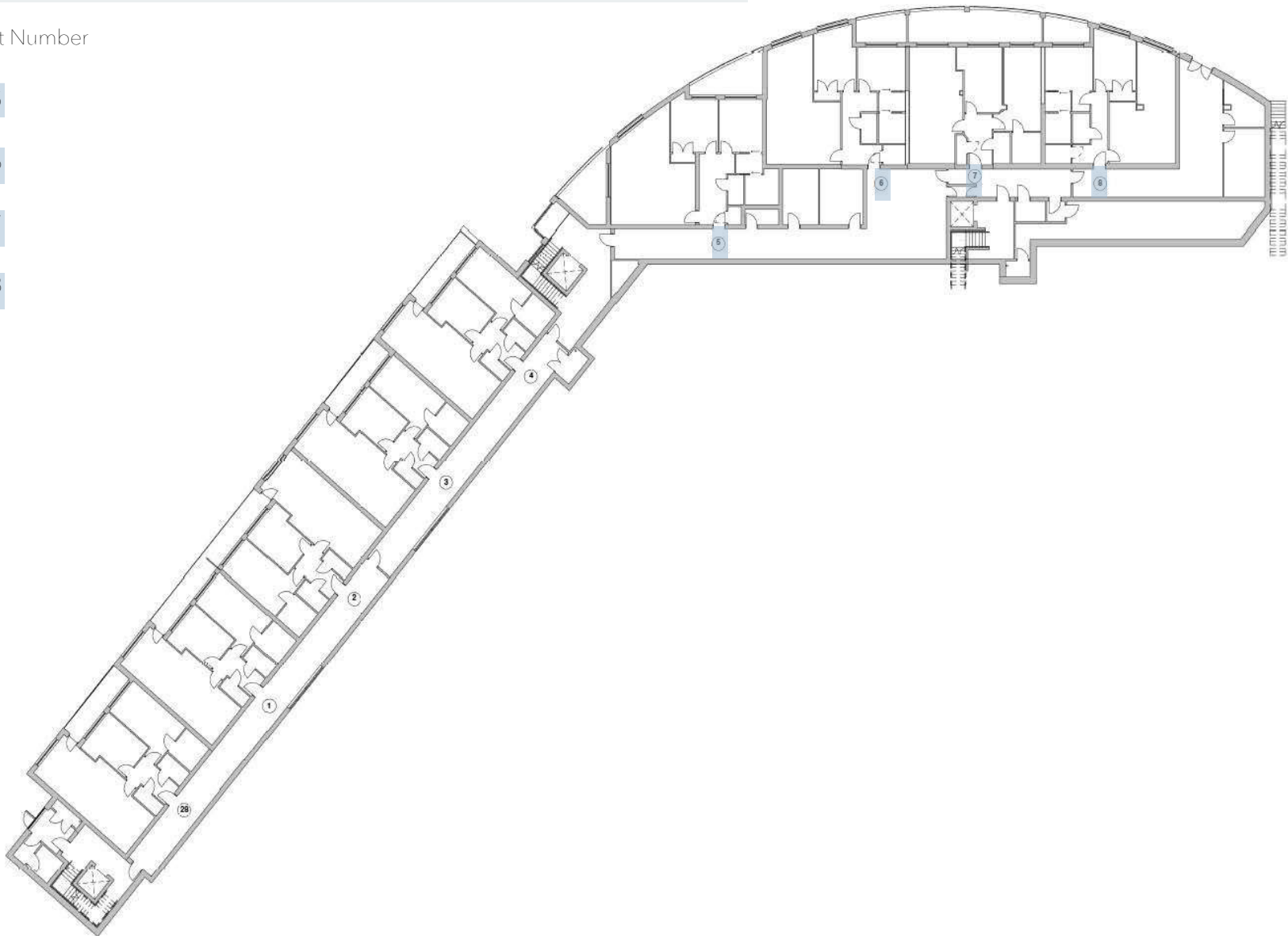
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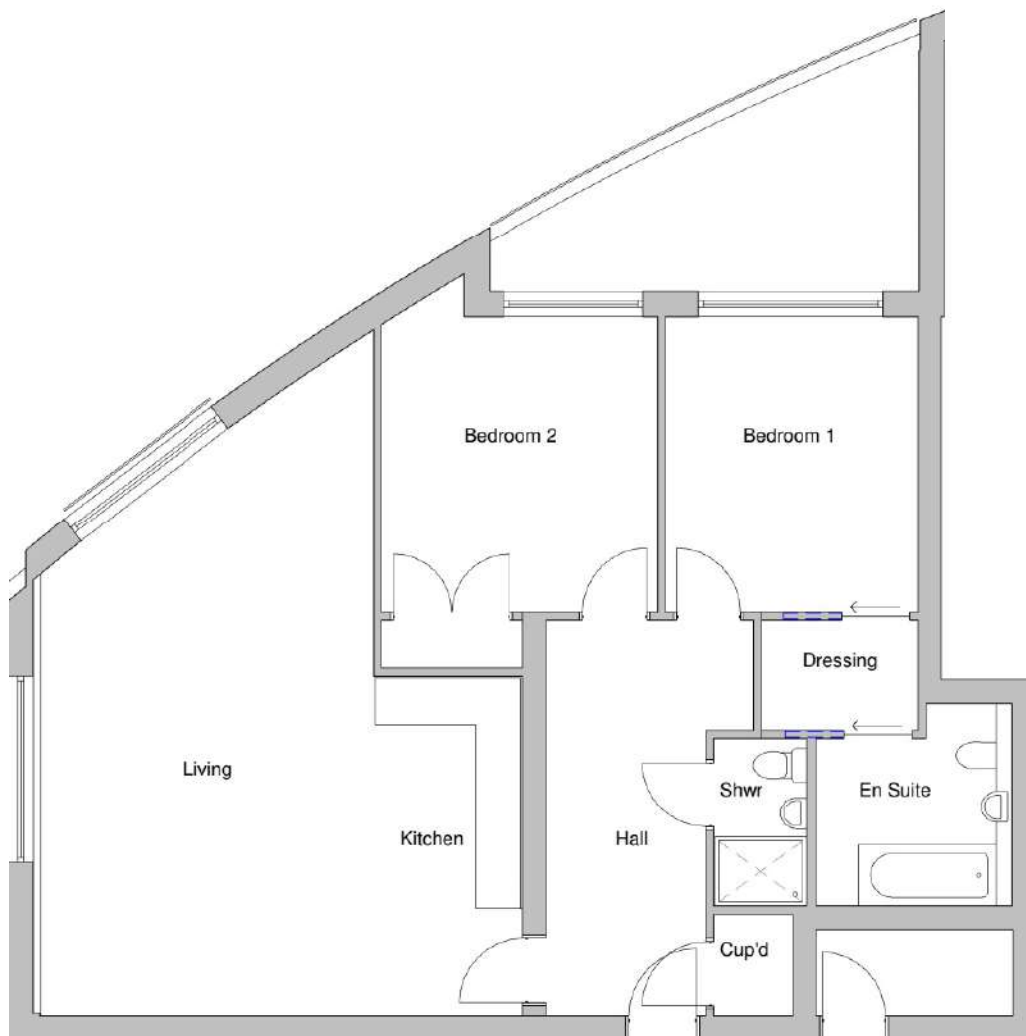
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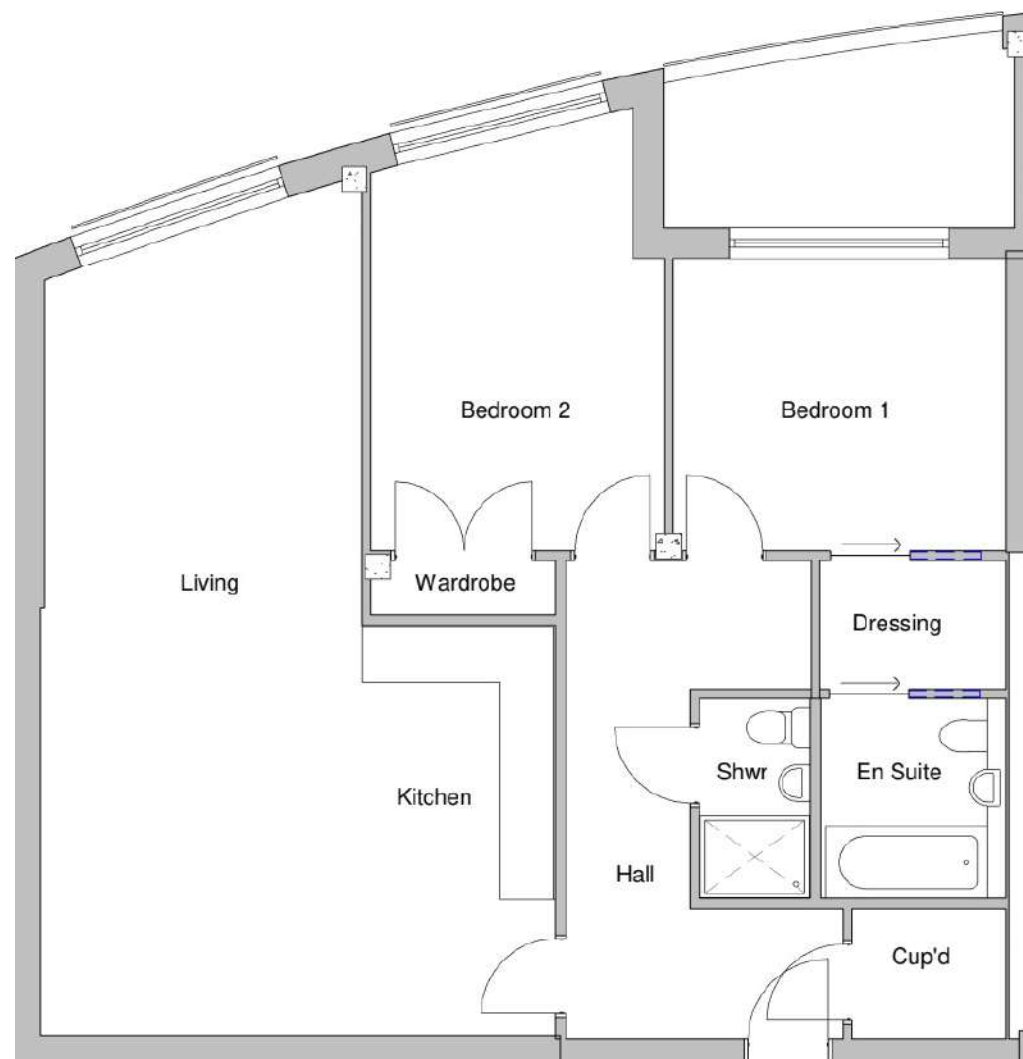
APARTMENT 5

	Size m	Size ft
Hall	2.085 x 5.145	6'10" x 16'10"
Cupboard	1.035 x 1.315	3'5" x 4'4"
Shower	1.215 x 2.190	4'0" x 7'2"
Kitchen/ Living / Dining	6.415 max x 8.940	21'0" max x 29'4" max
Bedroom 1	3.320 x 3.845	10'10" x 12'7"
En Suite	2.190 x 2.575	7'2" x 8'5"
Dressing Room	1.435 x 2.065	4'8" x 6'9"
Bedroom 2	3.625 max x 3.845	11'10" max x 12'7"
GIA	98.9m²	1064ft²

GROUND FLOOR

APARTMENT 6

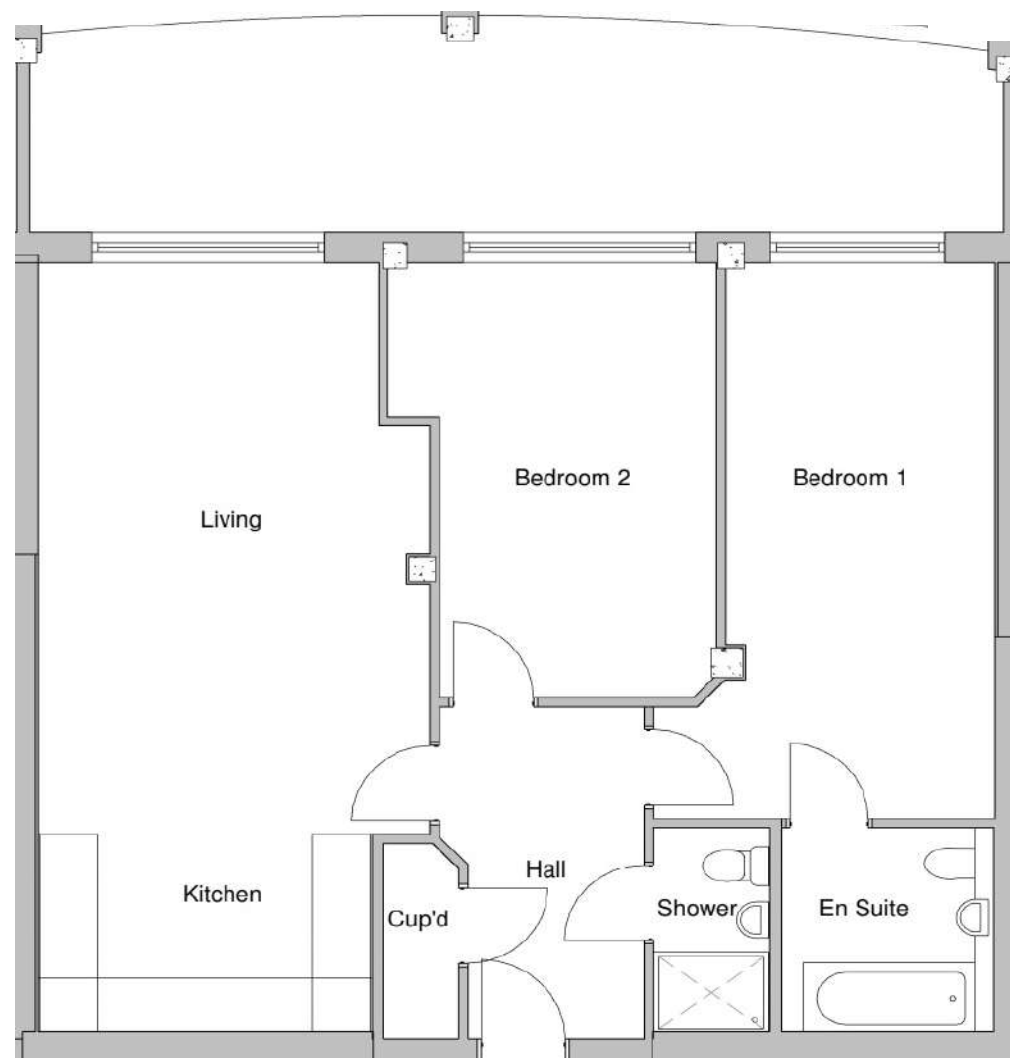
	Size m	Size ft
Hall	1.365 x 5.290	4'5" x 17'4"
Cupboard	1.450 x 1.705	4'9" x 5'7"
Shower	1.215 x 2.190	4'0" x 7'2"
Kitchen/ Living / Dining	5.695 max x 9.450	18'8" max x 31'0" max
Bedroom 1	3.225 x 3.675	10'7" x 12'0"
En Suite	2.045 x 2.190	6'8" x 7'2"
Dressing Room	1.435 x 2.065	4'8" x 6'9"
Bedroom 2	3.240 max x 4.885	10'7" max x 16'0"
GIA	96.7m²	1041ft²



GROUND FLOOR

APARTMENT 7

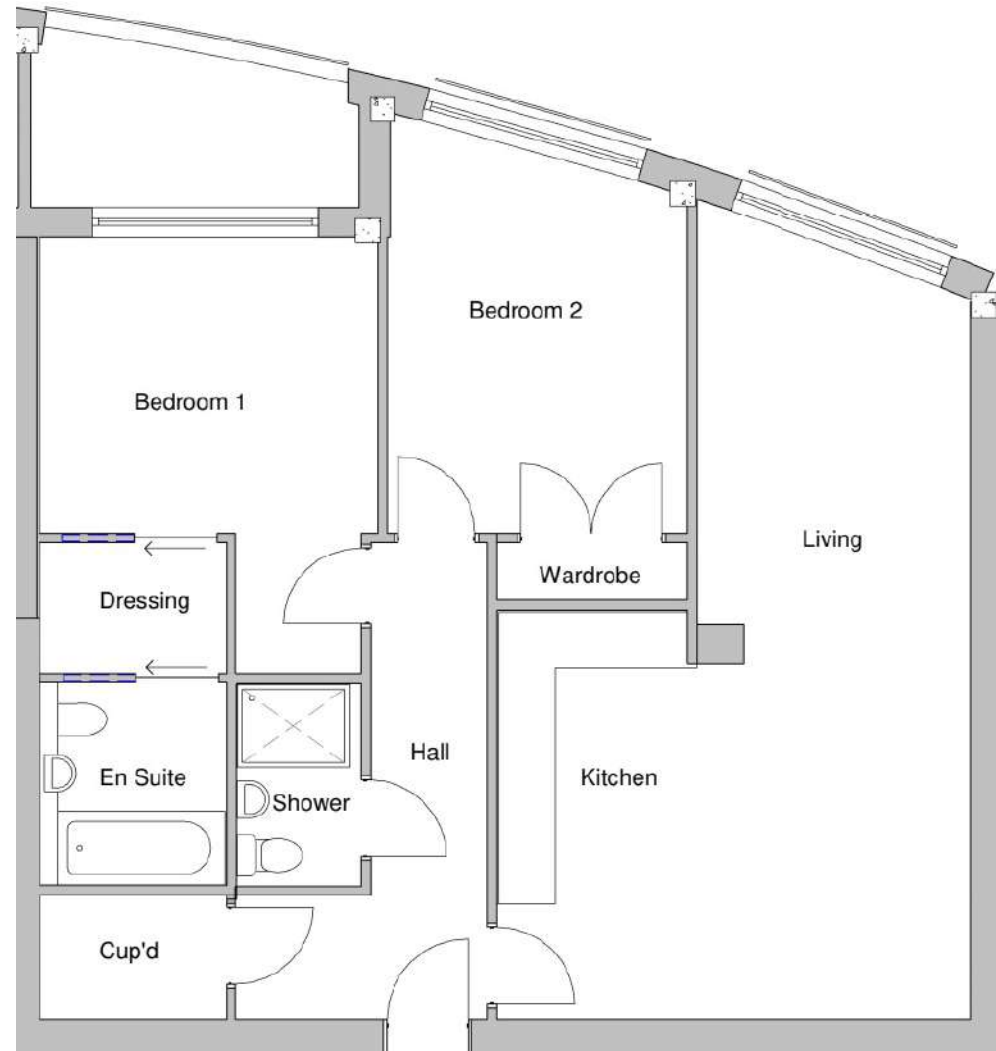
	Size m	Size ft
Hall	1.840 x 3.690	6'0" x 12'1"
Cupboard	0.810 x 2.180	2'8" x 7'1"
Shower	1.215 x 2.270	4'0" x 7'5"
Kitchen/ Living / Dining	4.110 max x 8.535	13'6" max x 28'0" max
Bedroom 1	2.815 x 6.160	9'2" x 20'2"
En Suite	2.230 x 2.270	7'4" x 7'5"
Bedroom 2	3.450 max x 4.825	'11'3" max x 15'10"
GIA	85.8m²	924ft²



GROUND FLOOR

APARTMENT 8

	Size m	Size ft
Hall	1.265 x 5.215	4'2" x 17'1"
Cupboard	1.365 x 2.010	4'5" x 6'7"
Shower	1.335 x 2.200	4'4" x 7'2"
Kitchen/ Living / Dining	5.100 max x 8.955 max	16'8" max x 29'4" max
Bedroom 1	3.645 x 4.750	11'11" x 15'7"
En Suite	2.010 x 2.200	6'7" x 7'2"
Dressing Room	1.435 x 2.200	4'8" x 7'2"
Bedroom 2	3.245 max x 4.565	10'7" max x 14'11"
GIA	88.4m²	951ft²



GROUND FLOOR

FIRST FLOOR EAST WING

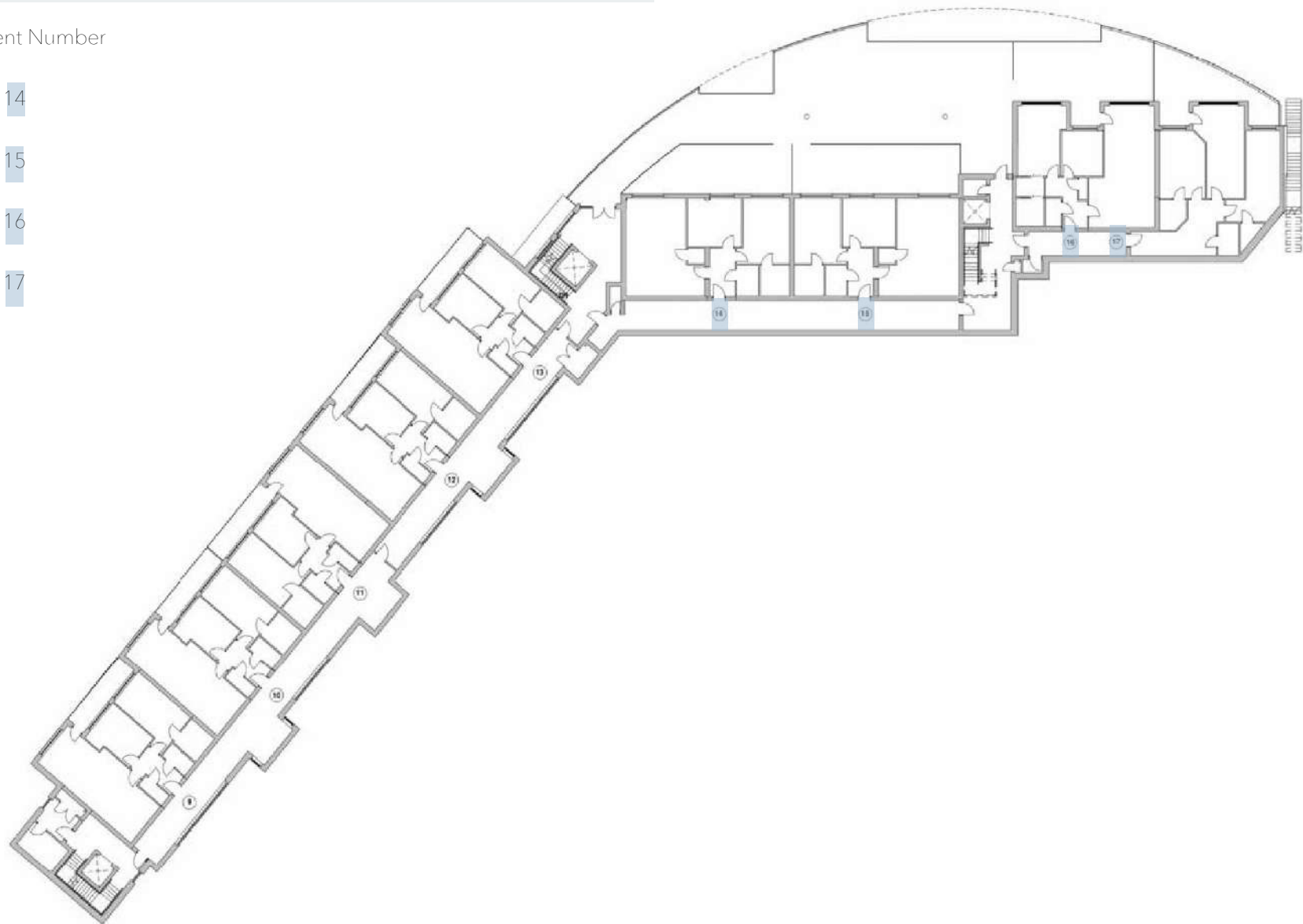
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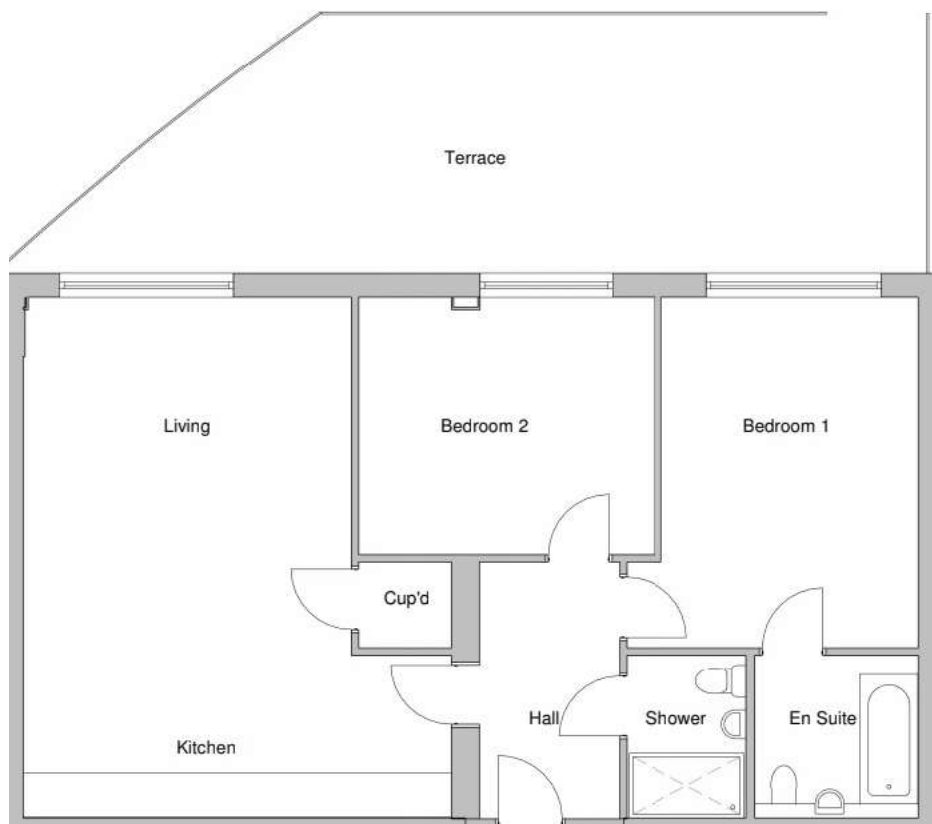
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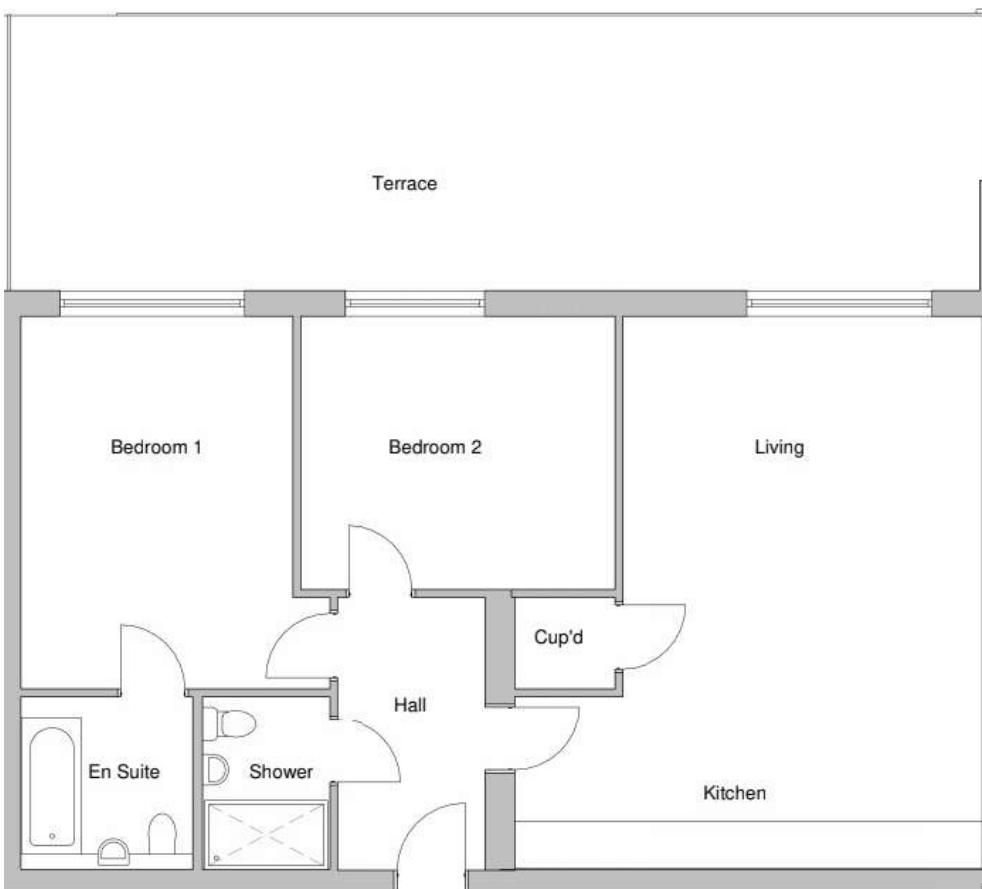




FIRST FLOOR

APARTMENT 14

	Size m	Size ft
Hall	1.930 x 3.575	6'4" x 11'8"
Cupboard	1.190 x 1.300	3'11" x 4'3"
Shower	1.660 x 2.275	5'5" x 7'6"
Kitchen / Living / Dining	5.960 max x 7.240	19'6" max x 23'9"
Bedroom 1	3.560 x 4.870	11'8" x 16'0"
En Suite	2.260 x 2.275	7'5" x 7'6"
Bedroom 2	3.575 x 4.100	11'9" max x 13'5"
GIA	90m²	967.5ft²



FIRST FLOOR

APARTMENT 15

	Size m	Size ft
Hall	1.930 x 3.575	6'4" x 11'8"
Cupboard	1.190 x 1.300	3'11" x 4'3"
Shower	1.660 x 2.275	5'5" x 7'6"
Kitchen / Living / Dining	6.120 max x 7.240	20'1" max x 23'9"
Bedroom 1	3.560 x 4.870	11'8" x 16'0"
En Suite	2.260 x 2.275	7'5" x 7'6"
Bedroom 2	3.575 x 4.100	11'9" x 13'5"

GIA	91m²	981ft²
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APARTMENT 16

	Size m	Size ft
Hall	1.910 x 3.665	6'3" x 12'0"
Cupboard	0.635 x 1.595	2'1" x 5'3"
Shower	1.215 x 2.080	4'0" x 6'10"
Kitchen / Living / Dining	4.980 max x 8.910	16'4" max x 29'3"
Bedroom 1	3.755 x 5.160	12'4" x 16'11"
Dressing	1.400 x 2.090	4'7" x 6'10"
En Suite	2.080 x 2.080	6'9" x 6'9"
Bedroom 2	3.185 x 3.325	10'5" x 10'11"

GIA	88m ²	945ft ²
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FIRST FLOOR



APARTMENT 17

	Size m	Size ft
Hall	4.090 x 6.515	13'5" x 21'4"
Cupboard	0.550 x 1.405	1'10" x 4'7"
Shower	1.570 x 2.360	5'2" x 7'9"
Kitchen	2.525 x 2.695	8'3" max x 8'10"
Living / Dining	3.850 max x 6.780	12'7" max x 22'3"
Bedroom 1	3.200 x 4.975	10'6" x 16'4"
En Suite	2.020 x 2.230	6'7" x 7'4"
Bedroom 2	2.595 x 4.055	8'6" max x 13'4"

GIA	88.5m ²	950ft ²
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FIRST FLOOR

APARTMENTS

West Wing















SPECIFICATION APPLIANCES



HOB

- ❖ Induction
- ❖ Touch Controls
- ❖ 4 Flexible Cooking Zones
- ❖ Surface Mount
- ❖ T48FD23X2



DISHWASHER

- ❖ Home Connect WiFi connectivity
- ❖ 3 stage Rackmatic height adjustable
- ❖ top basket
- ❖ Brilliant Light
- ❖ 4 special options: remote start, extra dry, power zone, extra speed
- ❖ 5 programmes: eco 50°C, auto 45-65°C, chef 70°C, classic 60°C, favourite
- ❖ Heat exchanger drying-
- ❖ Quiet 48 dB
- ❖ S153HAX02G



FRIDGE FREEZER

- ❖ Reversible Hinge
- ❖ 70/30 split
- ❖ A++ Energy Rating
- ❖ LED Lighting
- ❖ Low Frost Technology
- ❖ KI6873FE0G



MICROWAVE

- ❖ Touch Control
- ❖ Up to 900W
- ❖ 36 litre capacity
- ❖ 9 Cooking Programmes
- ❖ C17UR02N0B



CEILING EXTRACTOR

- ❖ Electronic Control (Remote)
- ❖ LED Lighting
- ❖ Perimeter suction
- ❖ Falmecc Stella



OVEN

- ❖ Dial Controls
- ❖ 9 Cooking Functions
- ❖ Assisted Cleaning
- ❖ B1ACE4HN0B



WARMING DRAWER

- ❖ 14cm
- ❖ Food and Crockery warming
- ❖ Push-to-Open
- ❖ N1AHA01N0B

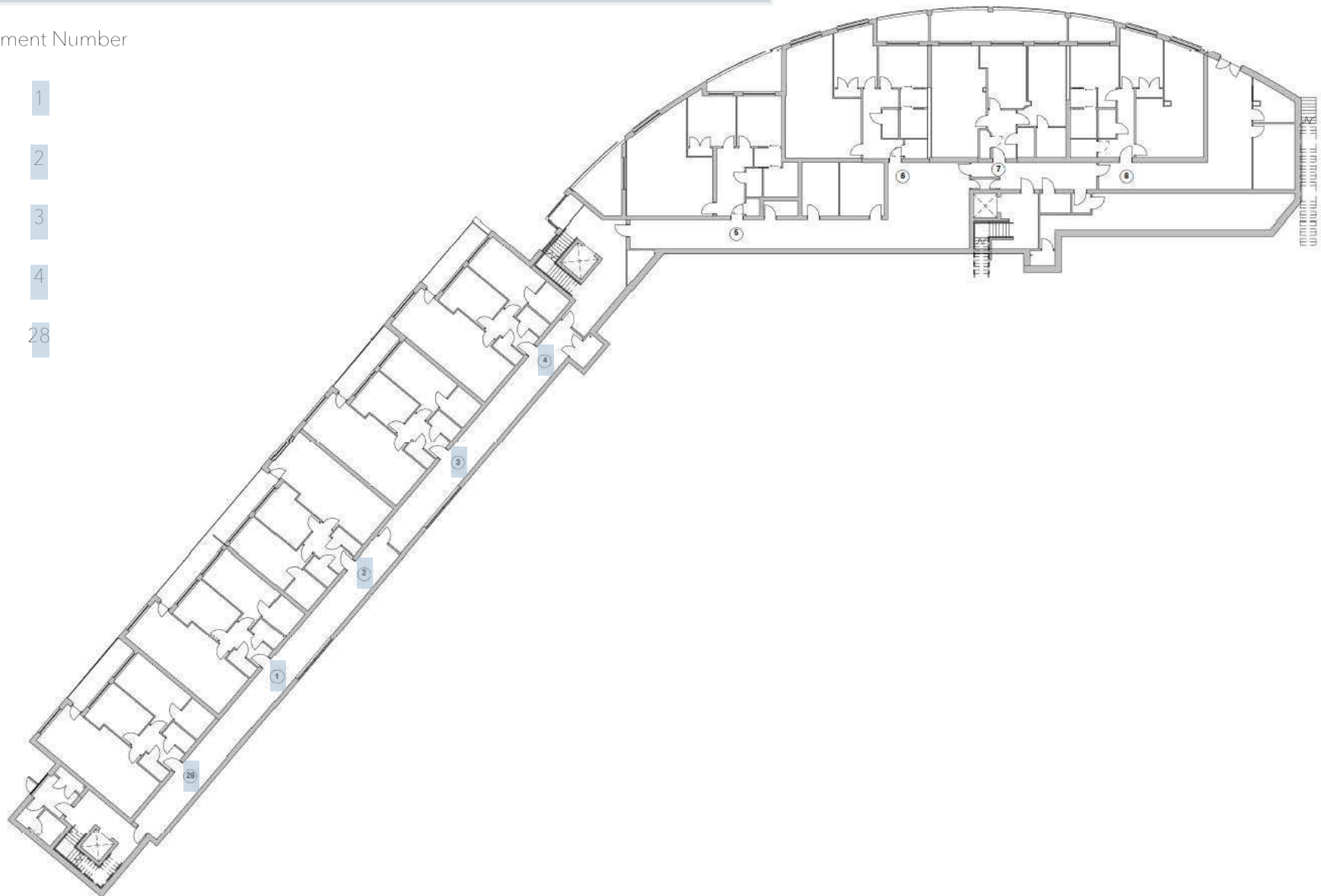


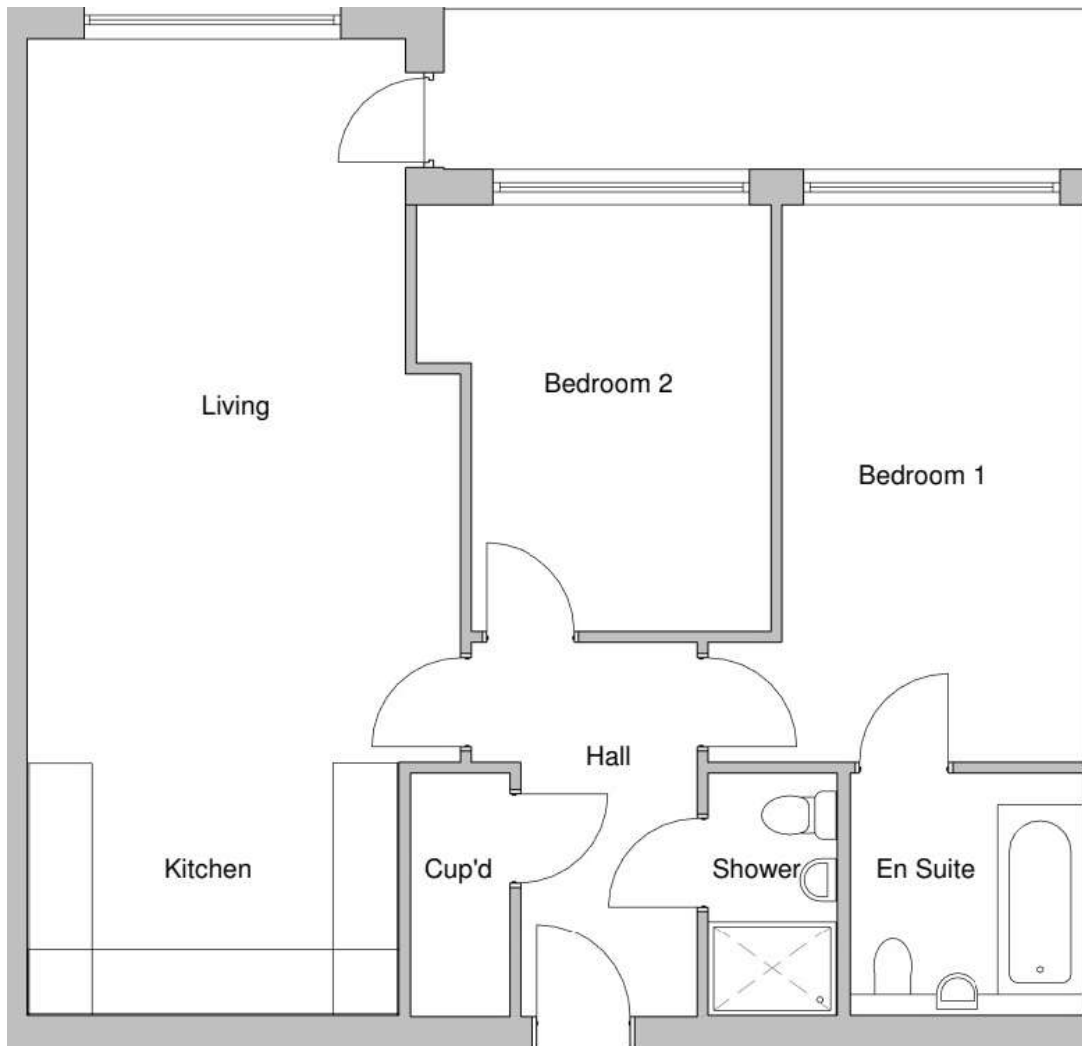
SLIMLINE COOKER HOOD

- ❖ 3 Power Levels + boost setting
- ❖ LED Lighting
- ❖ Dual Action
- ❖ Quiet 58 dB on boost setting
- ❖ DA 3366

GROUND FLOOR WEST WING

Apartment Number



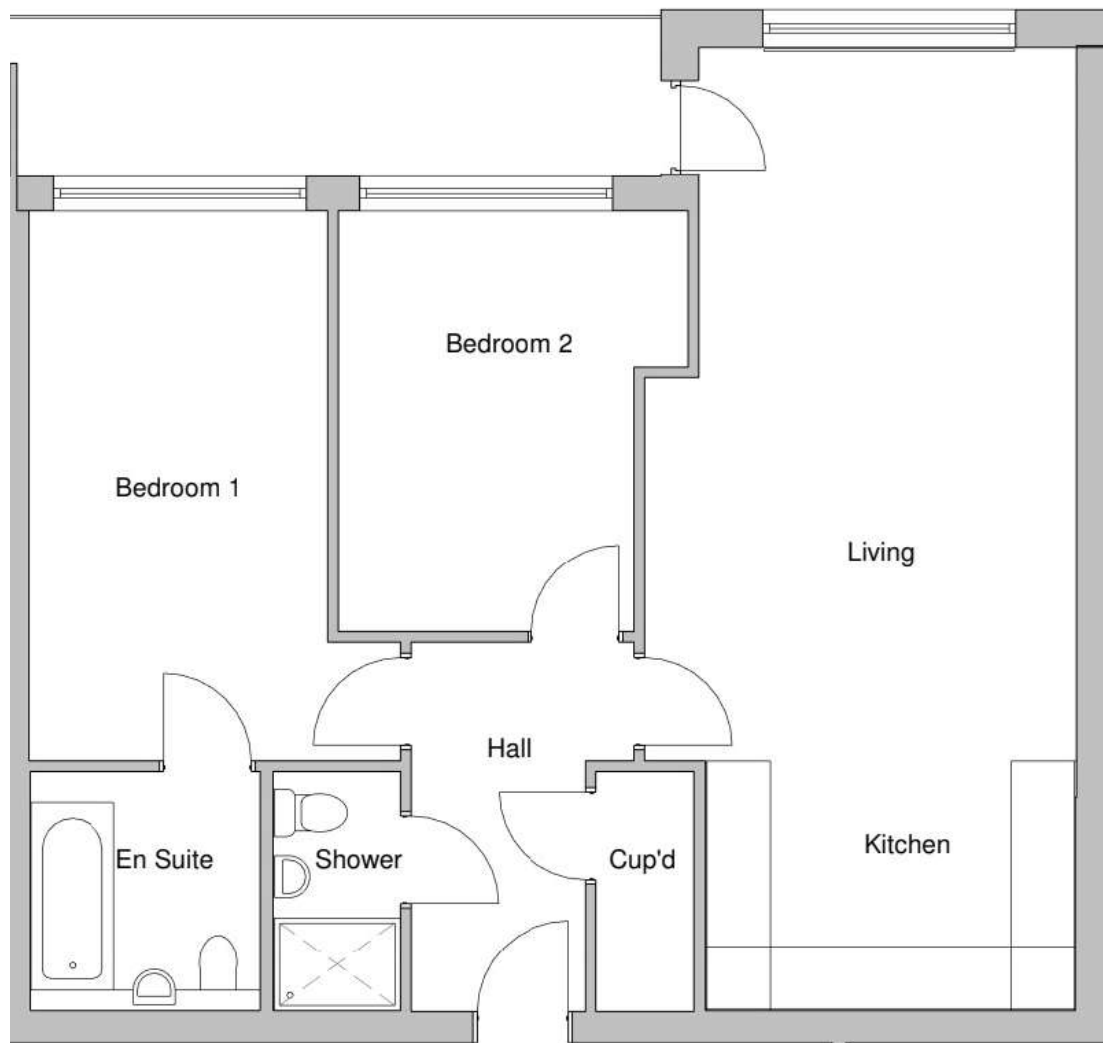


APARTMENT 1

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.090 max x 9.220	13'5" max x 30'3" max
Bedroom 1	2.860 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"

GIA	82m ²	833ft ²
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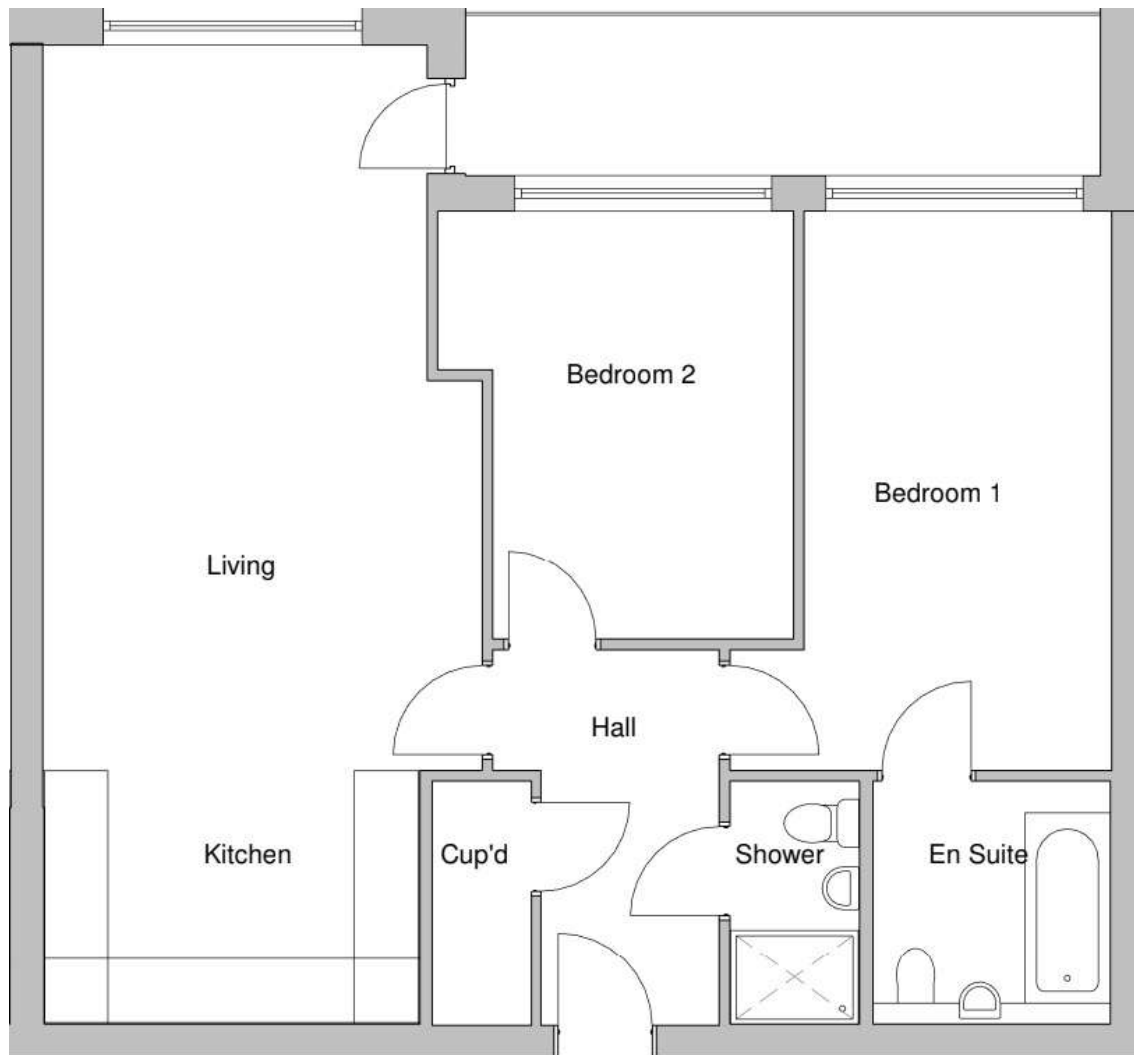
GROUND FLOOR



GROUND FLOOR

APARTMENT 2

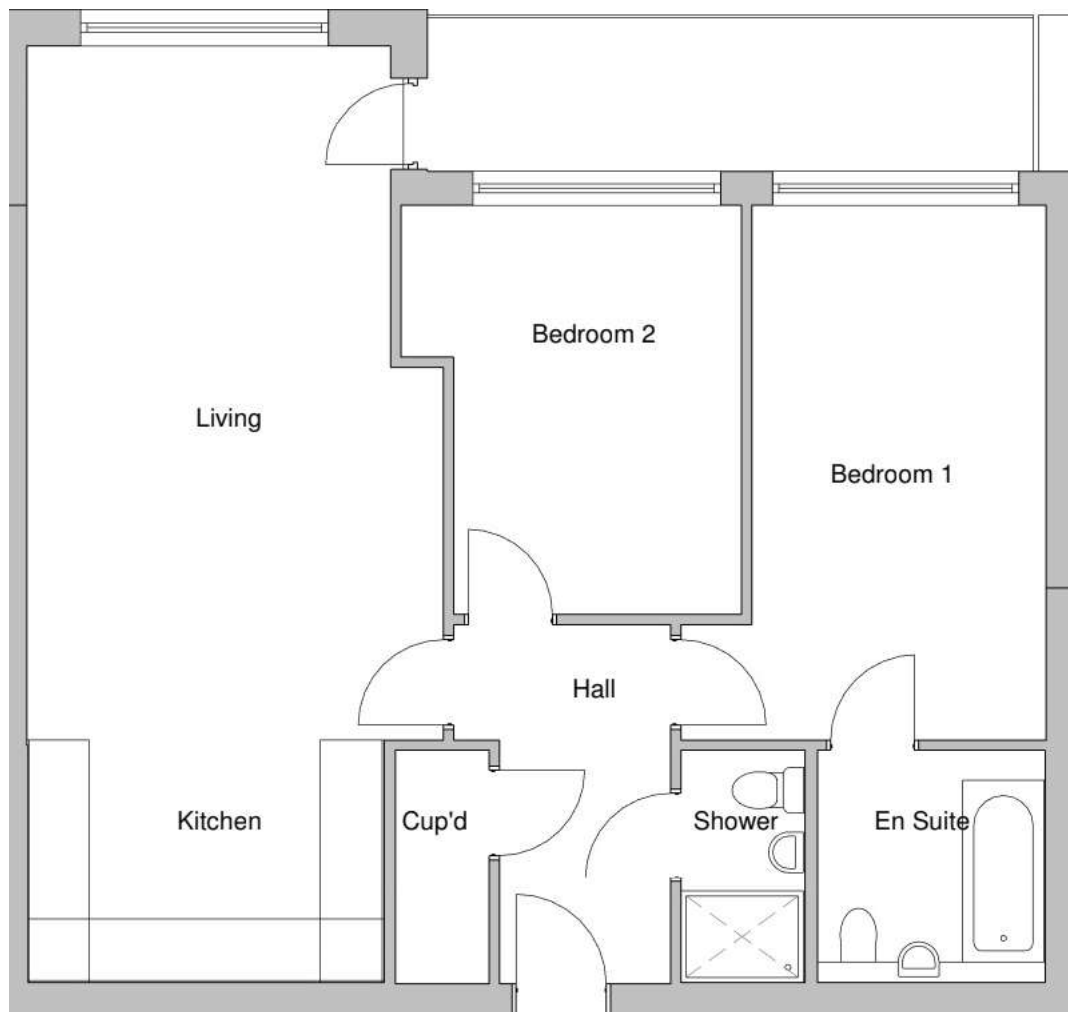
	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.133 max x 9.220	13'7" max x 30'3" max
Bedroom 1	2.860 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.4m ²	887ft ²



APARTMENT 3

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.133 max x 9.220	13'7" max x 30'3" max
Bedroom 1	2.900 x 5.250	9'6" x 17'3"
En Suite	2.204 x 2.295	7'4" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.7m ²	890ft ²

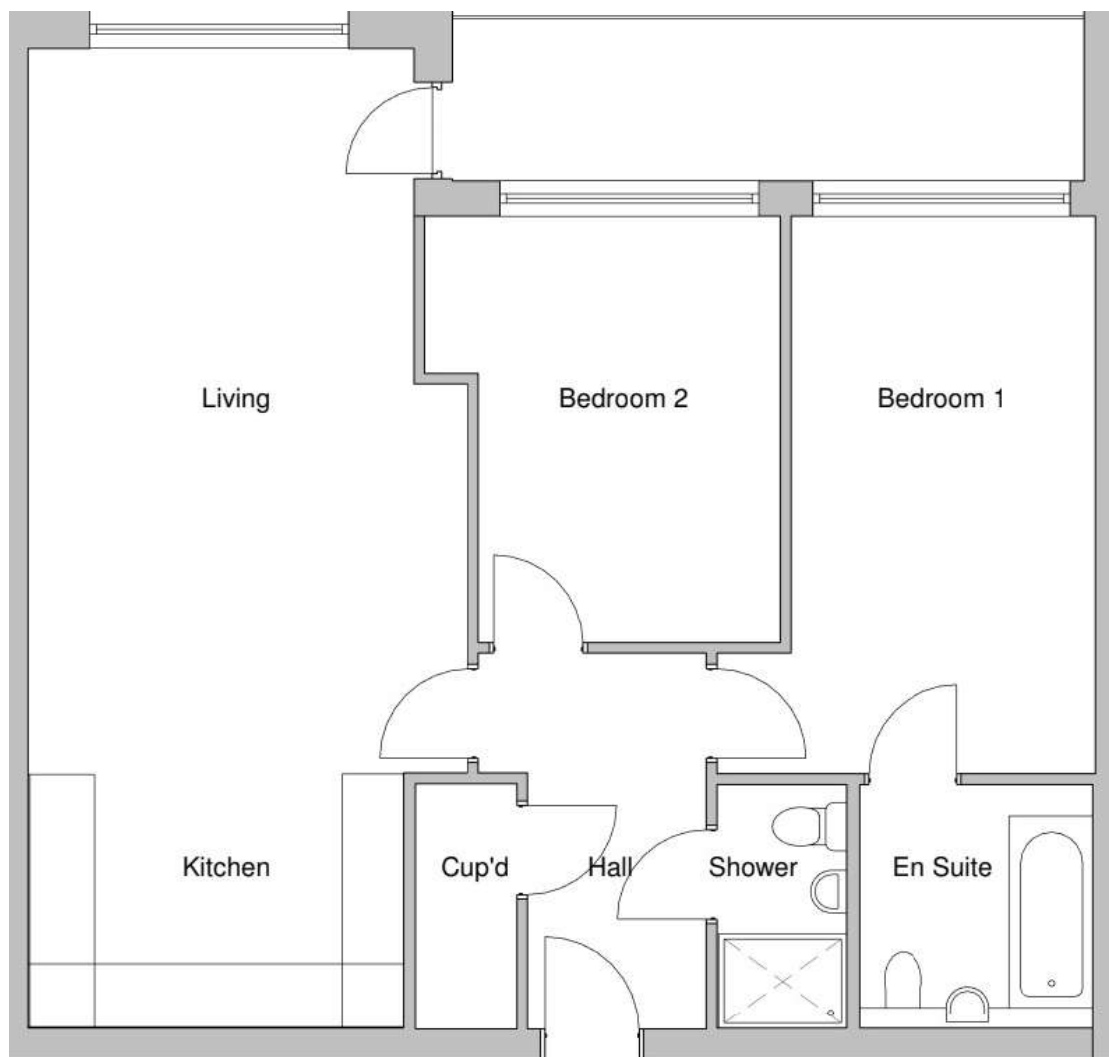
GROUND FLOOR



APARTMENT 4

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.090 max x 9.220	13'5" max x 30'3"
Bedroom 1	2.900 x 5.250	9'6" x 17'3"
En Suite	2.240 x 2.295	7'4" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.3m ²	886ft ²

GROUND FLOOR



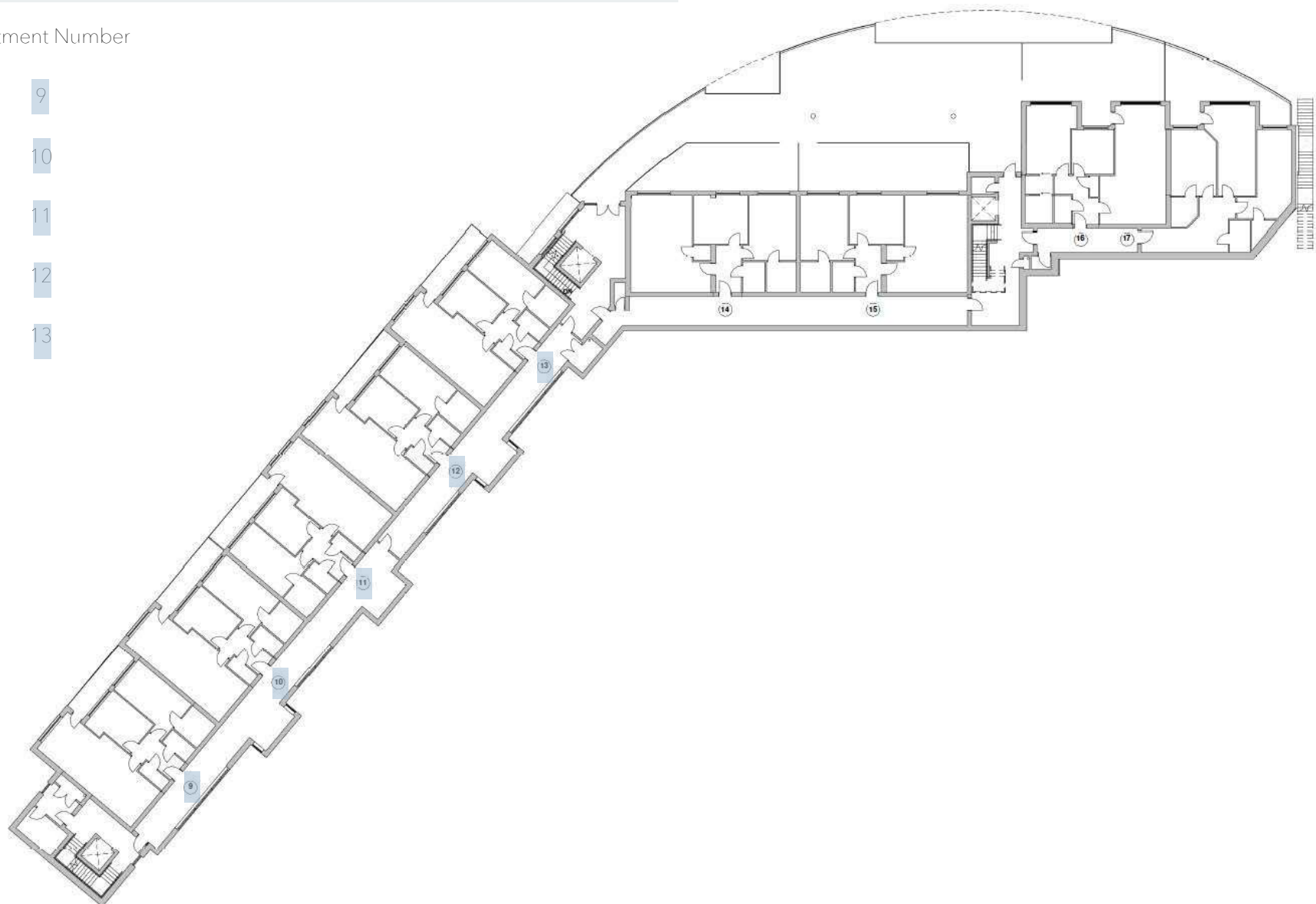
APARTMENT 28

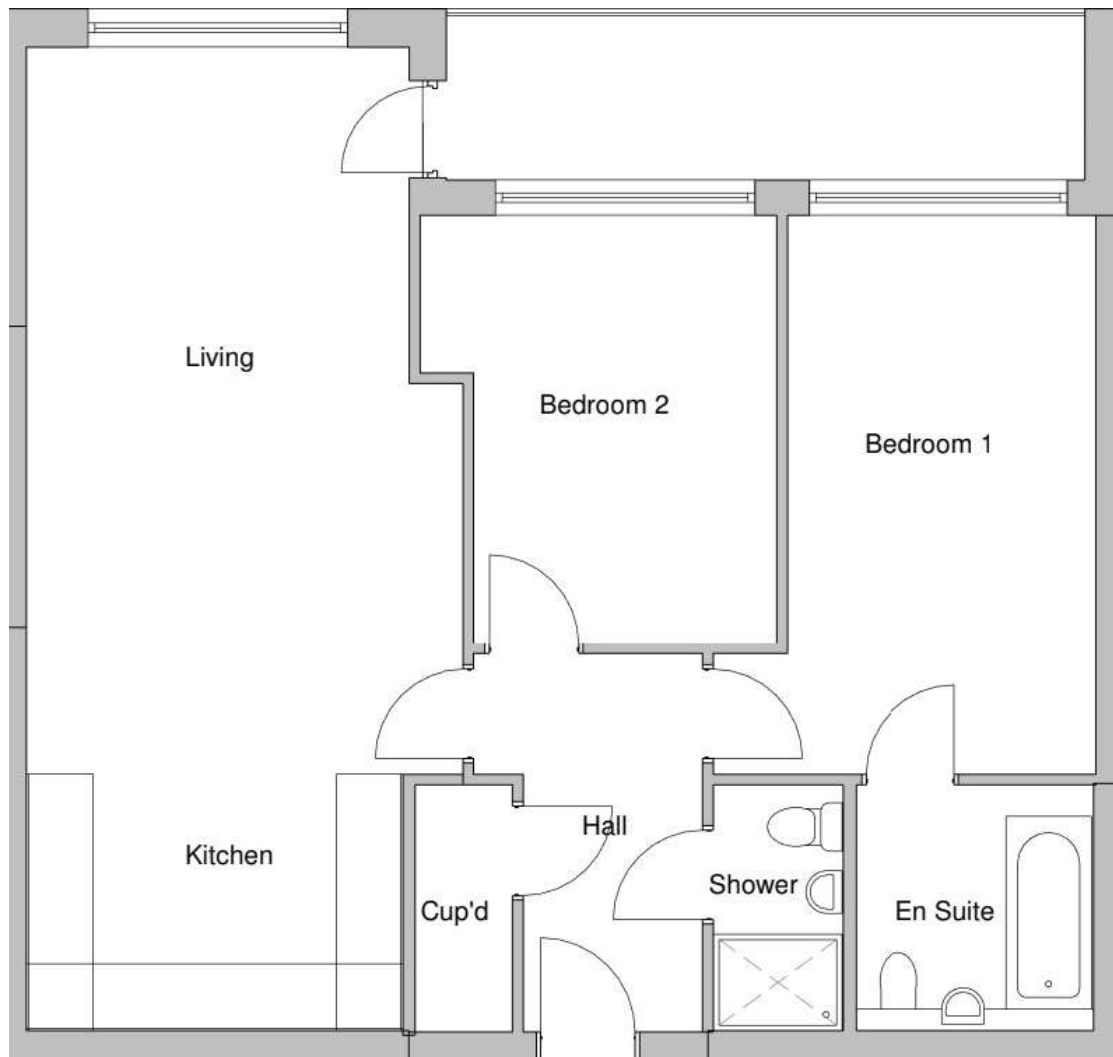
	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.315	3'1" x 7'7"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.130 max x 9.220	13'6" max x 30'3" max
Bedroom 1	2.865 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.4m ²	887ft ²

GROUND FLOOR

FIRST FLOOR WEST WING

Apartment Number

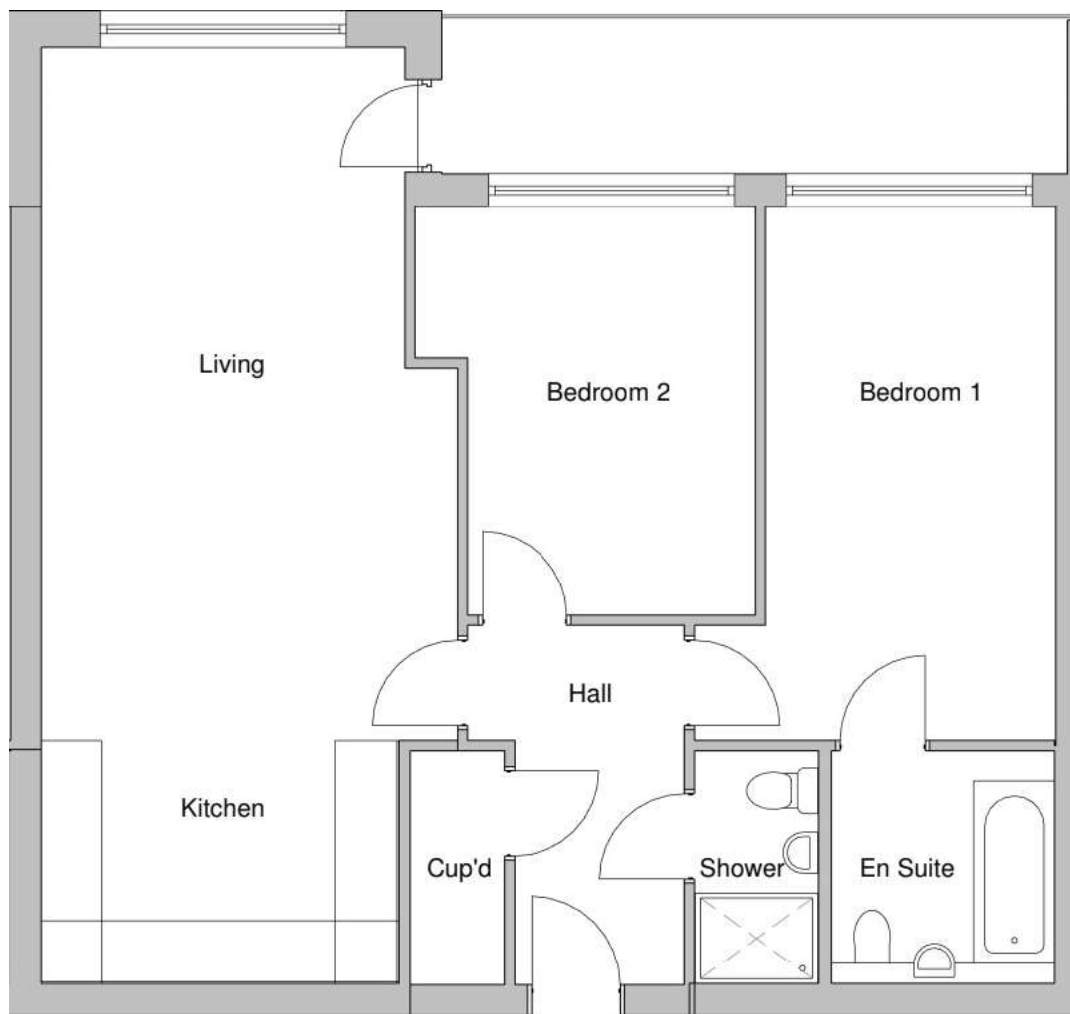




APARTMENT 9

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.315	3'1" x 7'7"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.130 max x 9.220	13'6" max x 30'3" max
Bedroom 1	2.865 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.4m ²	887ft ²

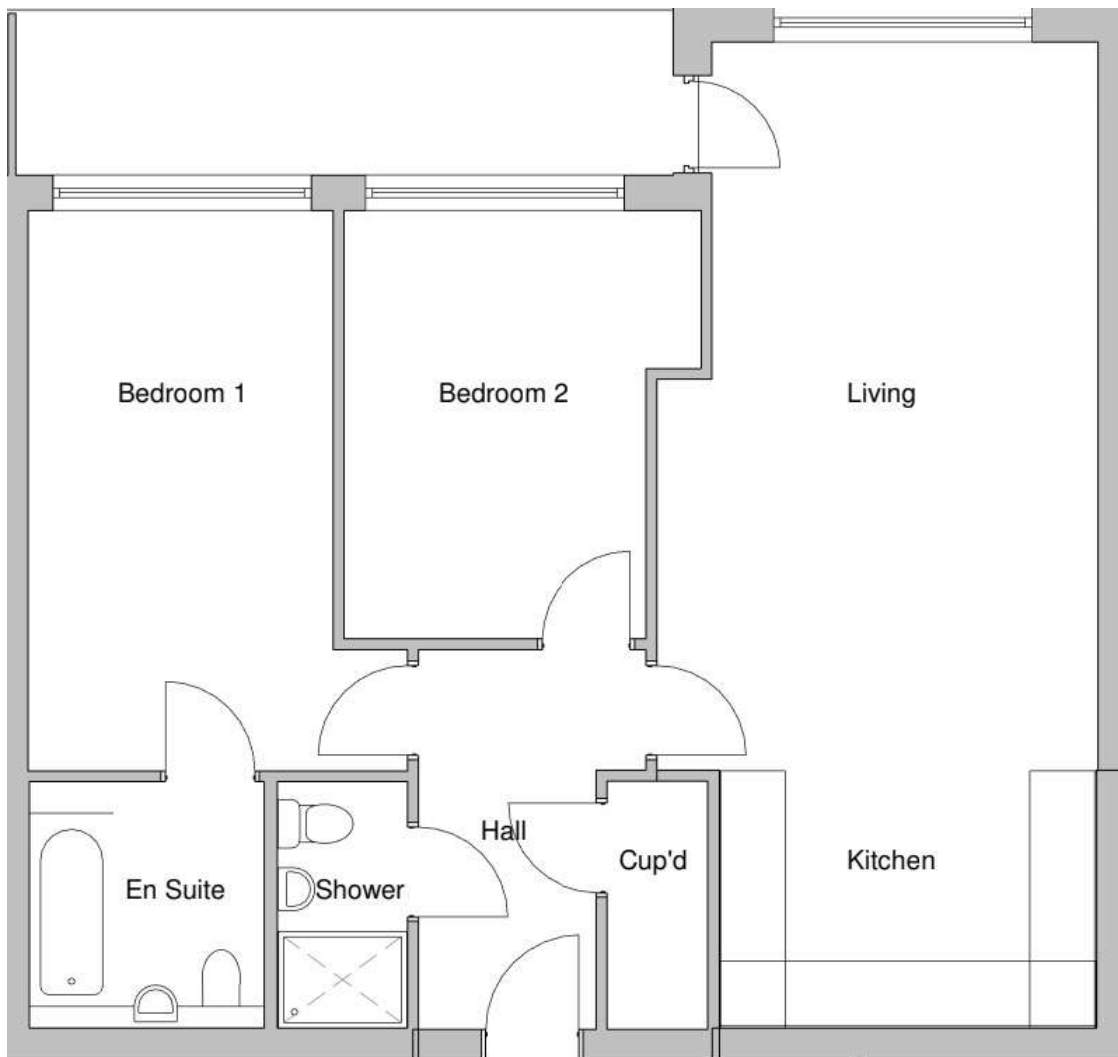
FIRST FLOOR



APARTMENT 10

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.090 max x 9.220	13'5" max x 30'3" max
Bedroom 1	2.860 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82m ²	833ft ²

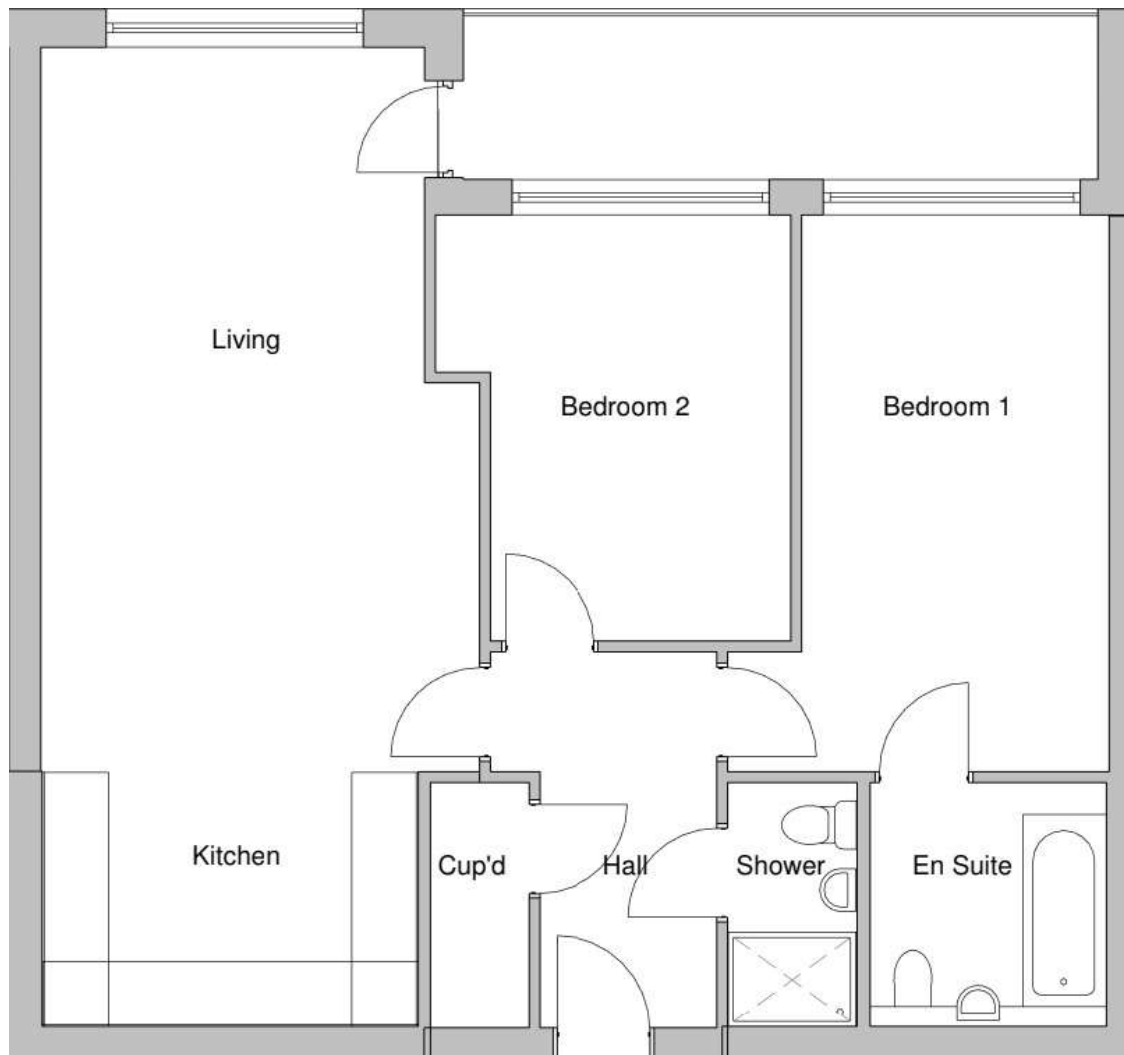
FIRST FLOOR



APARTMENT 11

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.133 max x 9.220	13'7" max x 30'3" max
Bedroom 1	2.860 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.4m ²	887ft ²

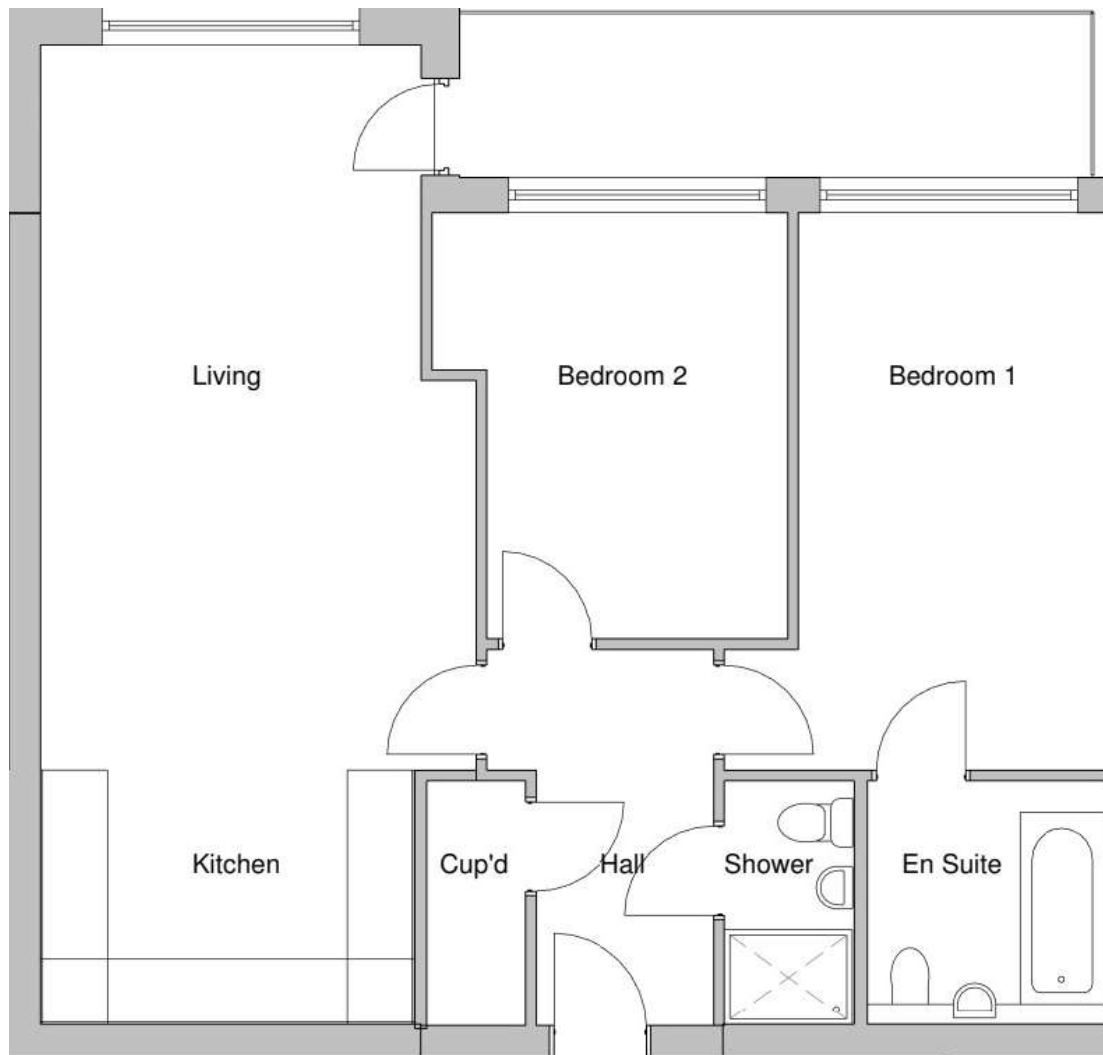
FIRST FLOOR



FIRST FLOOR

APARTMENT 12

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.133 max x 9.220	13'7" max x 30'3" max
Bedroom 1	2.900 x 5.250	9'6" x 17'3"
En Suite	2.240 x 2.295	7'4" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.7m ²	890ft ²



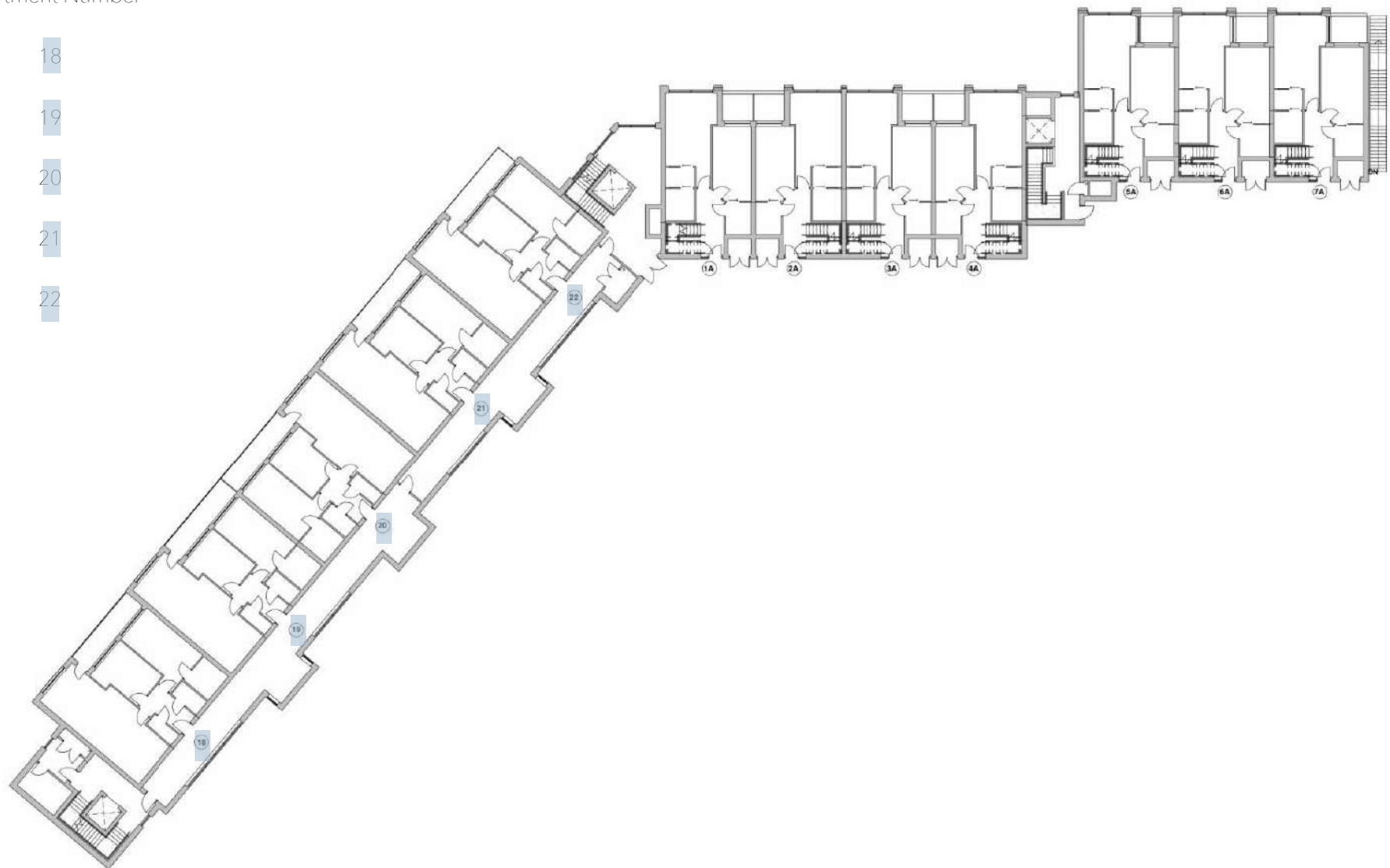
APARTMENT 13

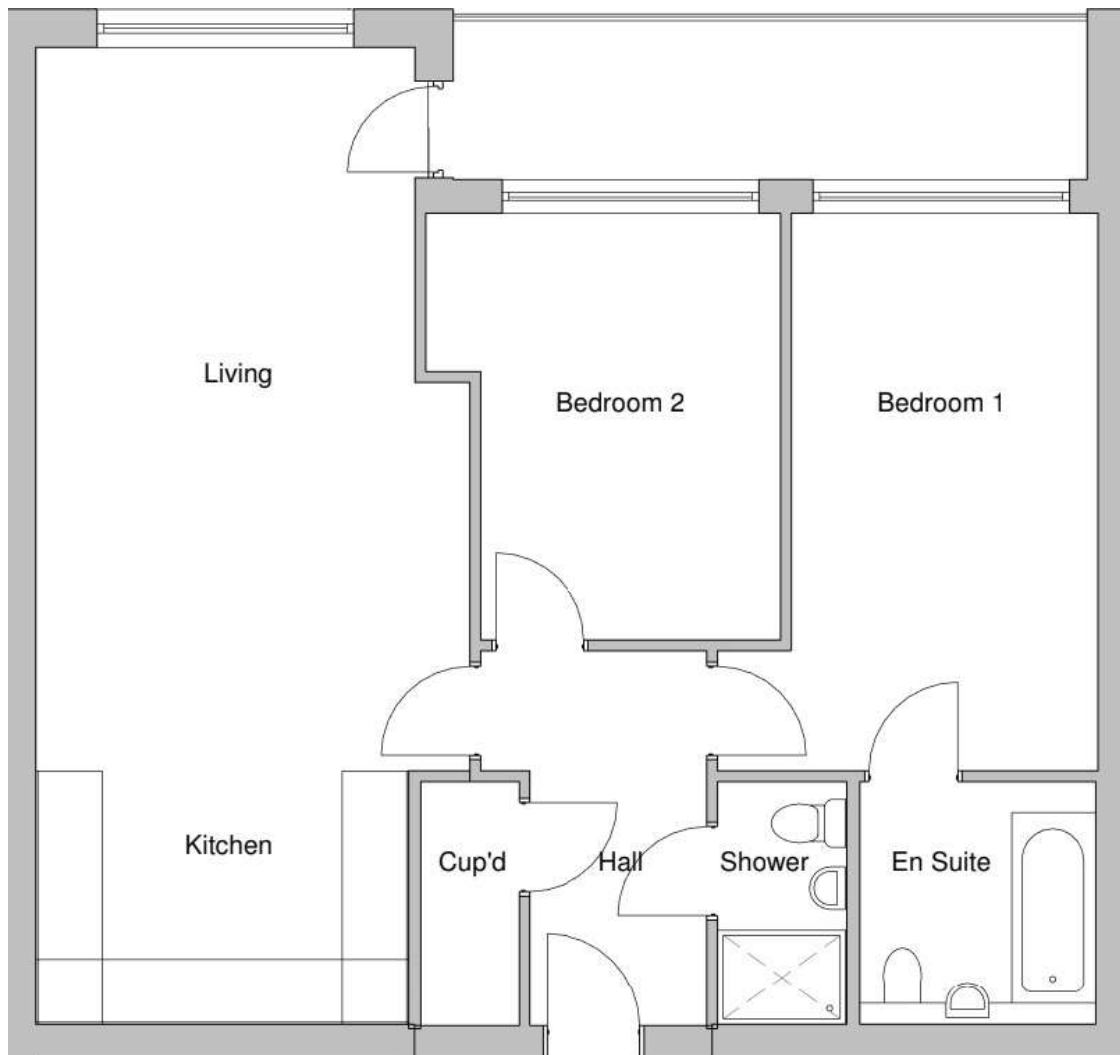
	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.095 max x 9.220	13'5" max x 30'3" max
Bedroom 1	2.900 x 5.250	9'6" x 17'3"
En Suite	2.240 x 2.295	7'4" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.3m ²	886ft ²

FIRST FLOOR

SECOND FLOOR WEST WING

Apartment Number

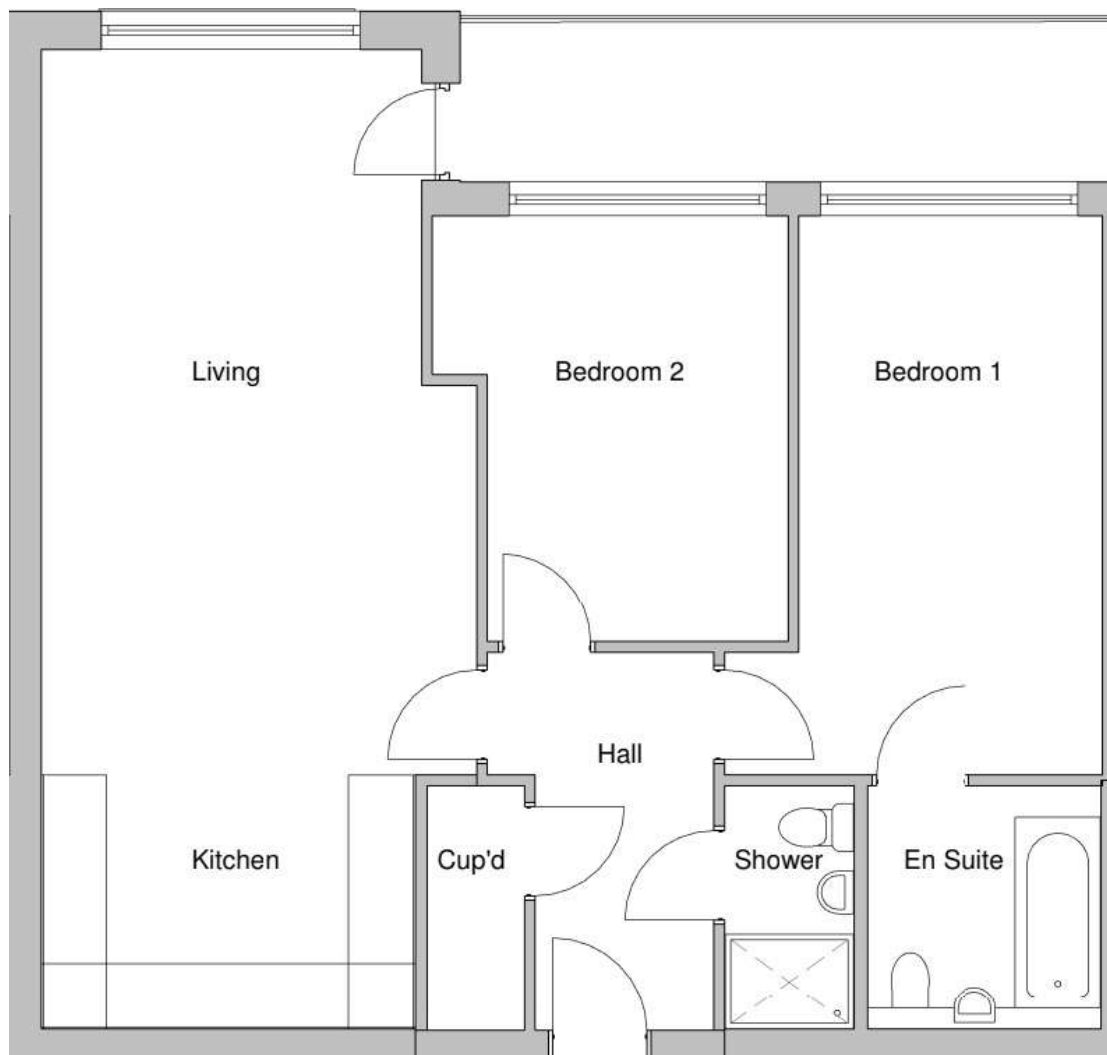




APARTMENT 18

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.315	3'1" x 7'7"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.130 max x 9.220	13'6" max x 30'3" max
Bedroom 1	2.865 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.4m ²	887ft ²

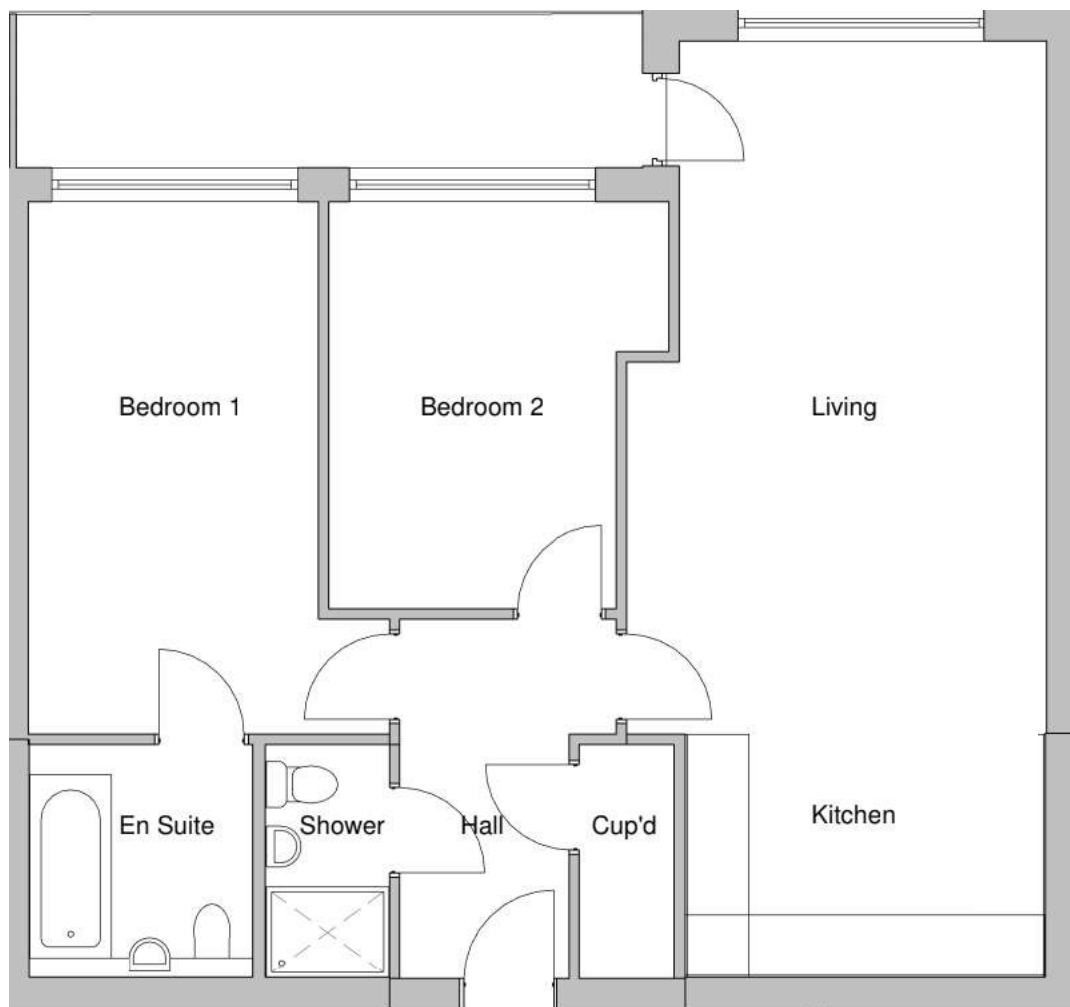
SECOND FLOOR



APARTMENT 19

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.090 max x 9.220	13'5" max x 30'3" max
Bedroom 1	2.860 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82m²	883ft²

SECOND FLOOR

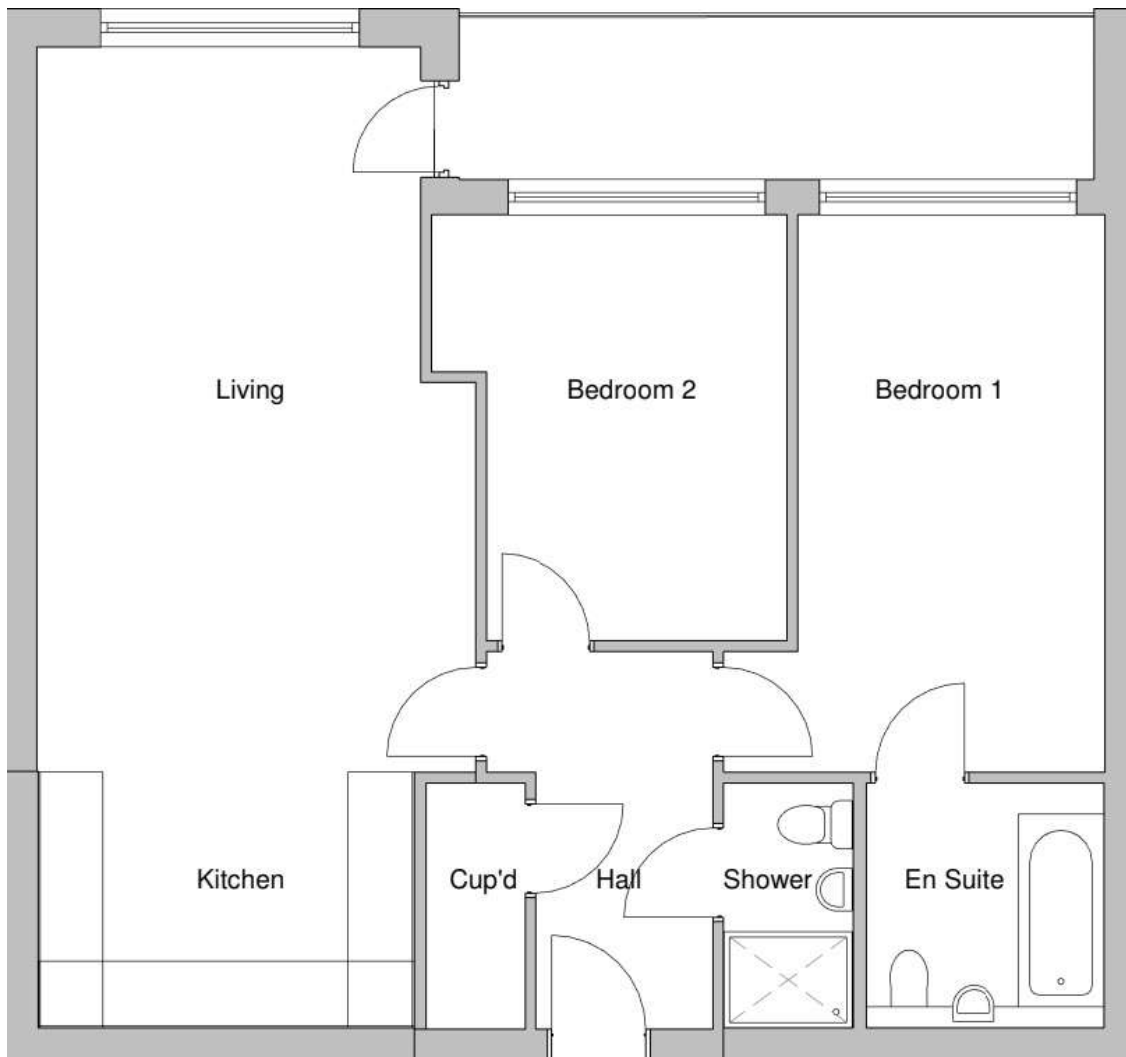


APARTMENT 20

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.133 max x 9.220	13'7" max x 30'3" max
Bedroom 1	2.860 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"

GIA	82.4m ²	887ft ²
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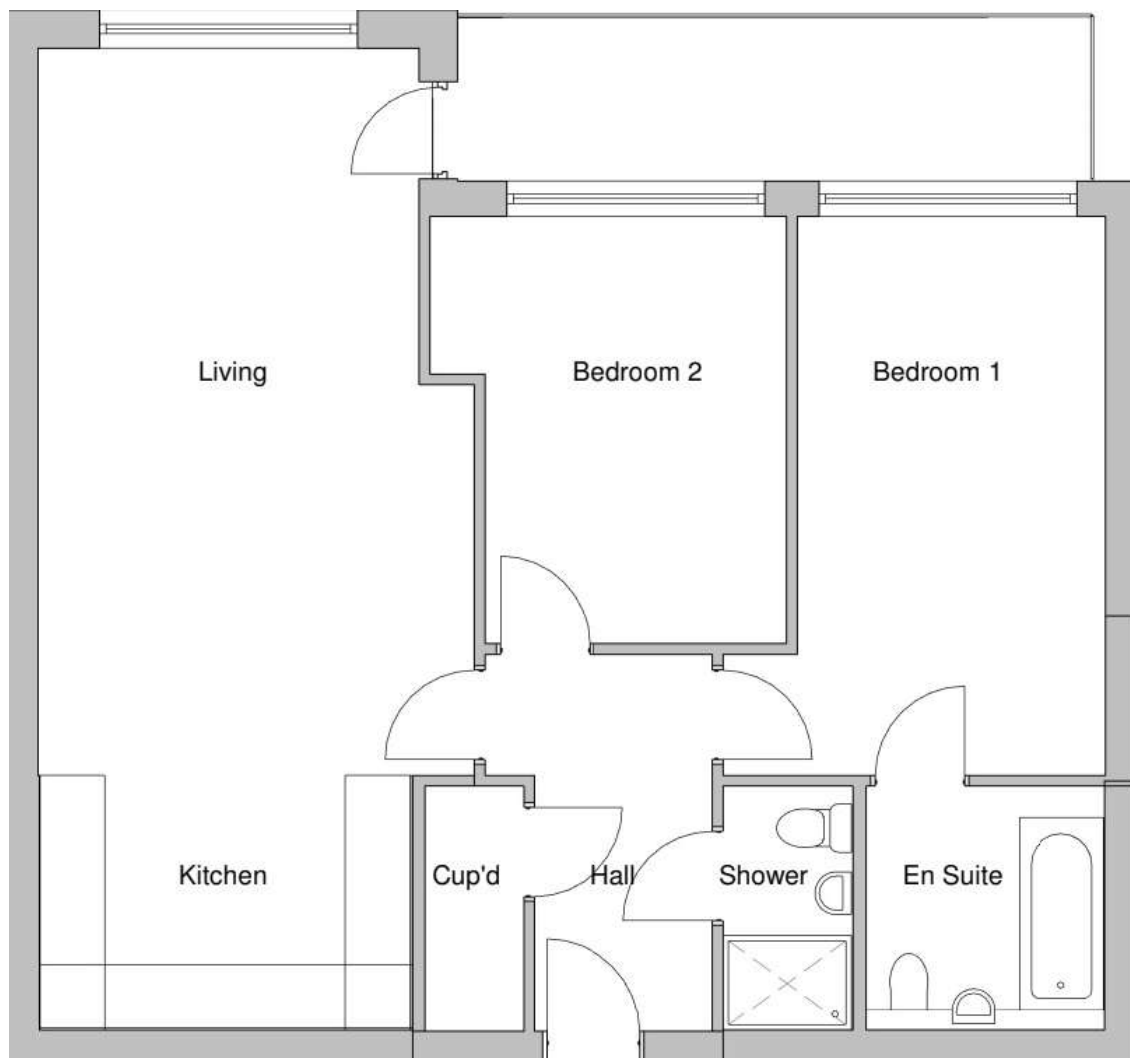
SECOND FLOOR



APARTMENT 21

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.133 max x 9.220	13'7" max x 30'3"
Bedroom 1	2.900 x 5.250	9'6" x 17'3"
En Suite	2.240 x 2.295	7'4" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.7m ²	890ft ²

SECOND FLOOR



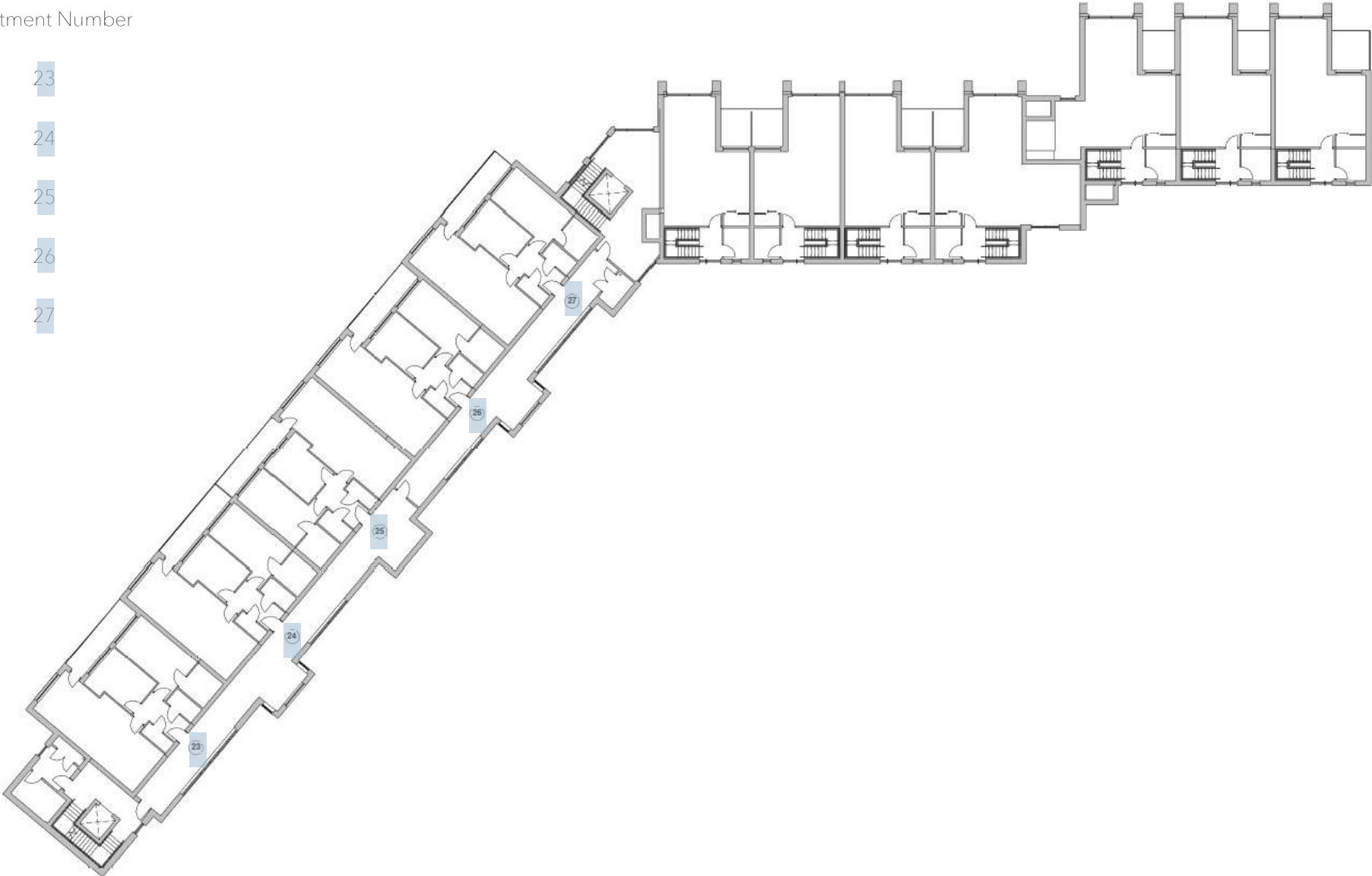
APARTMENT 22

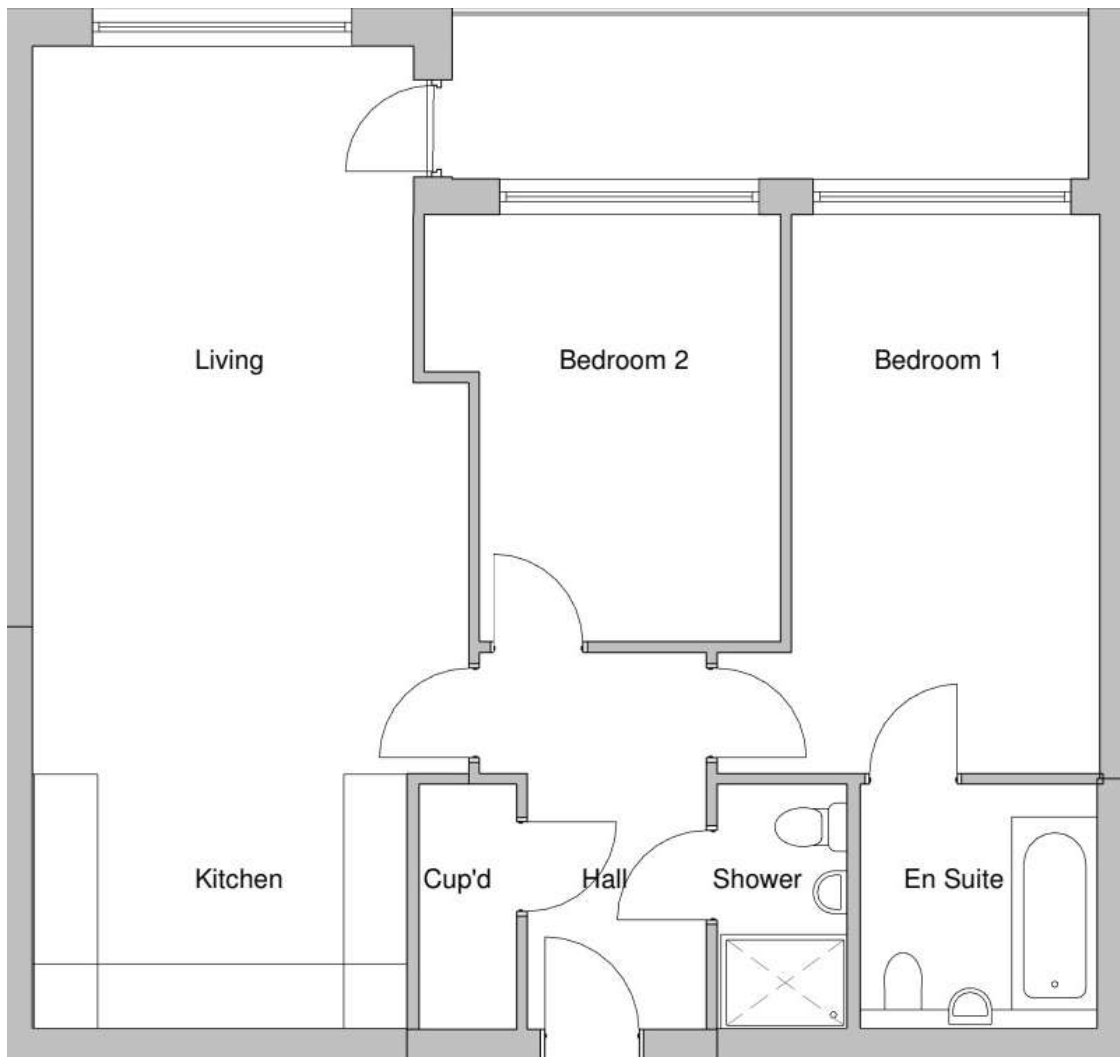
	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.095 max x 9.220	13'5" max x 30'3"
Bedroom 1	2.900 x 5.250	9'6" x 17'3"
En Suite	2.240 x 2.295	7'4" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.3m ²	886ft ²

SECOND FLOOR

THIRD FLOOR WEST WING

Apartment Number

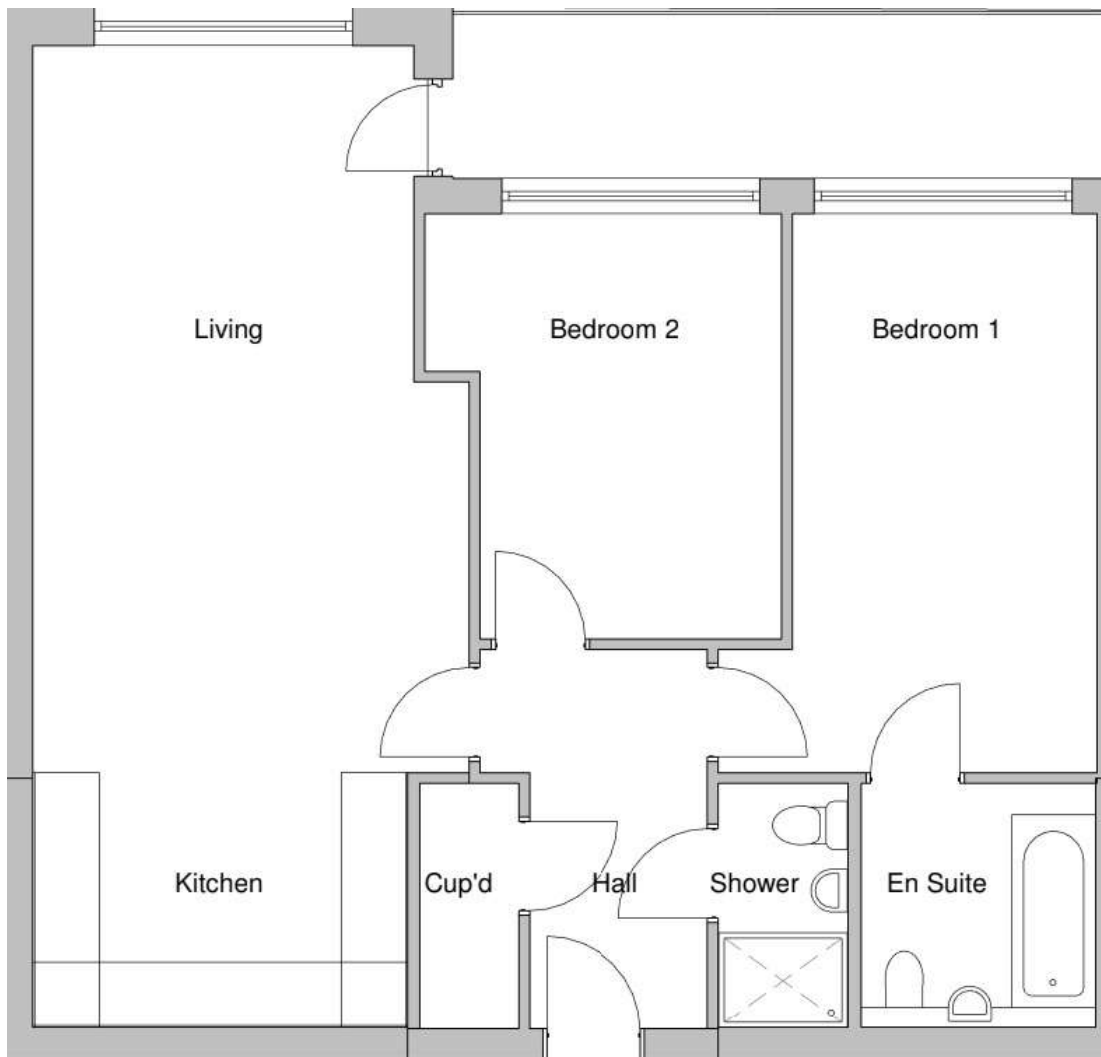




APARTMENT 23

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.315	3'1" x 7'7"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.130 max x 9.220	13'6" max x 30'3" max
Bedroom 1	2.865 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.4m ²	887ft ²

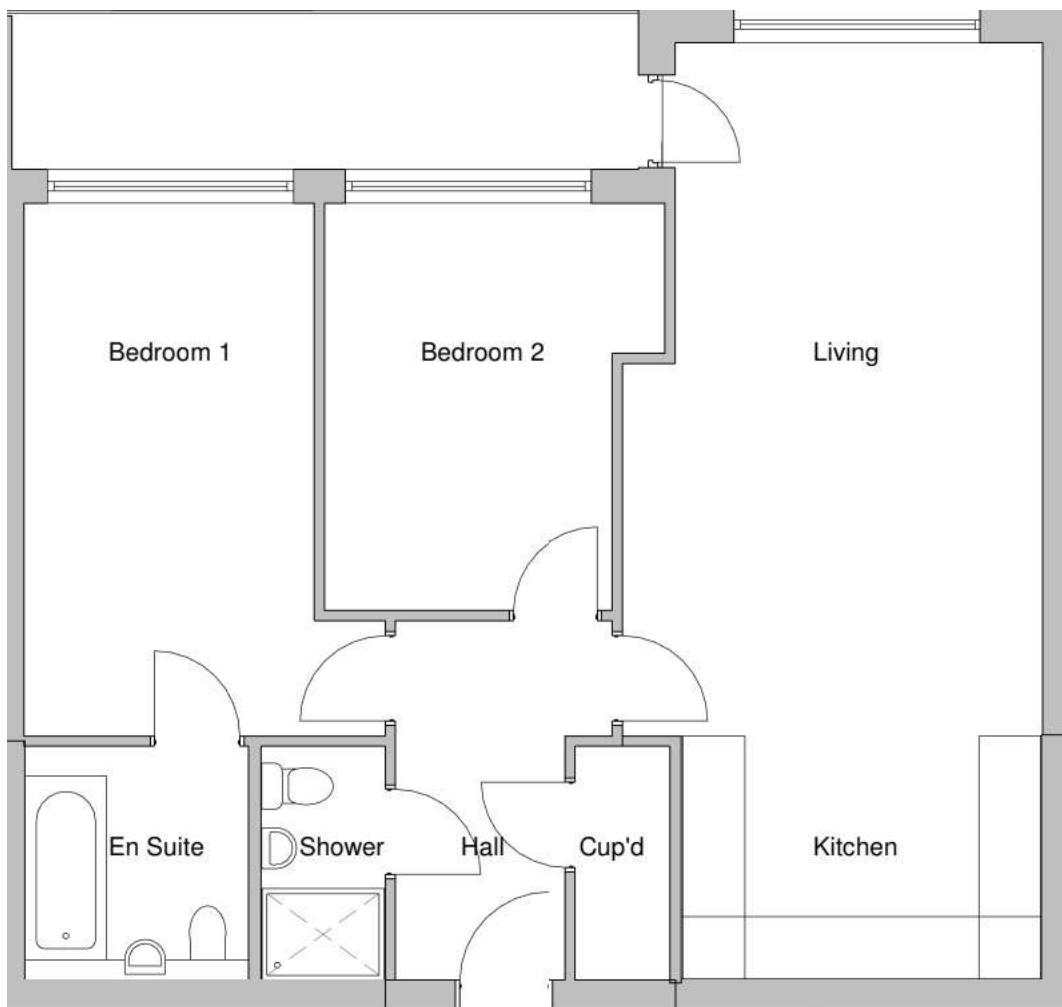
THIRD FLOOR



APARTMENT 24

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.090 max x 9.220	13'5" max x 30'3" max
Bedroom 1	2.860 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82m²	883ft²

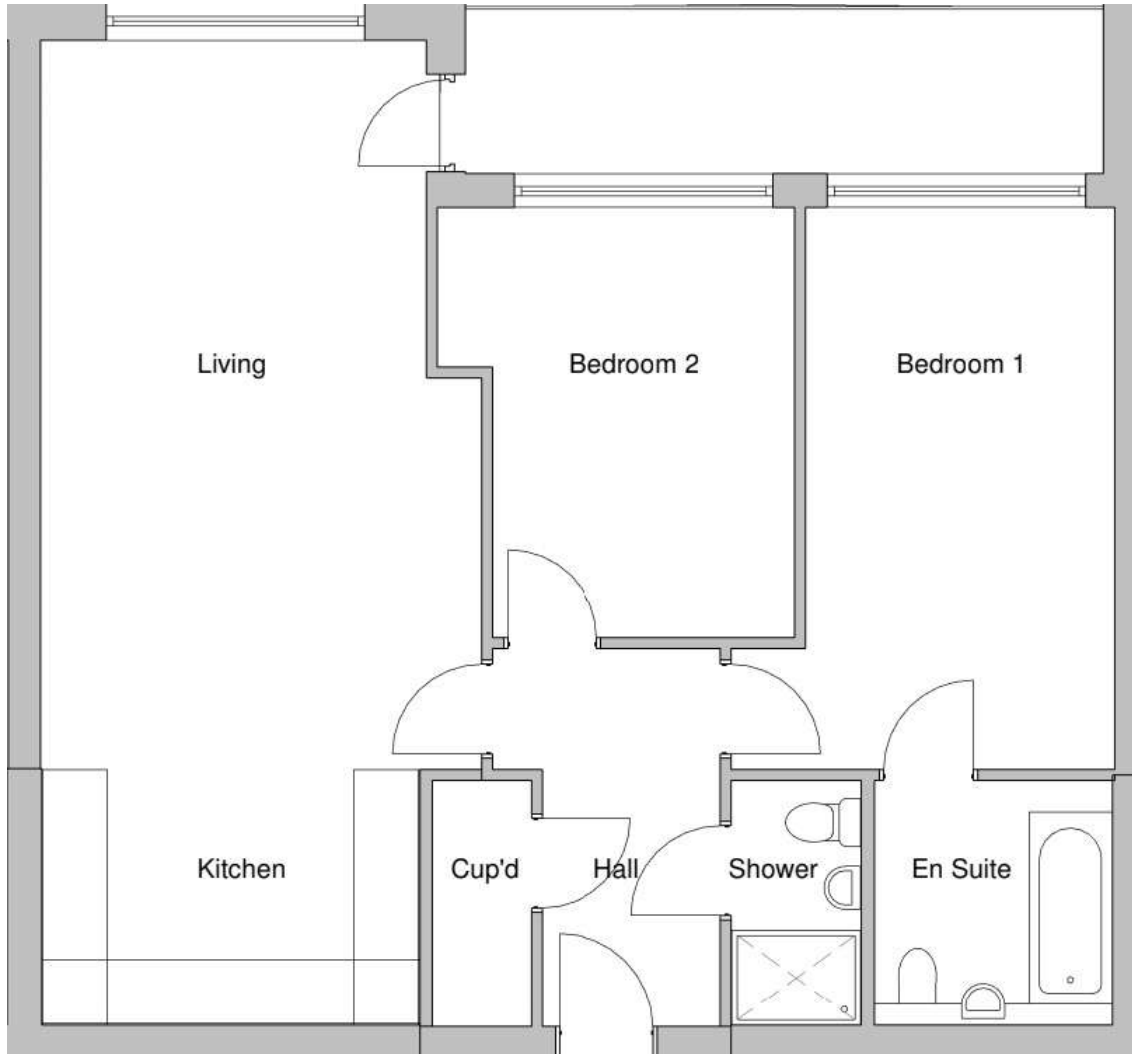
THIRD FLOOR



APARTMENT 25

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.133 max x 9.220	13'7" max x 30'3" max
Bedroom 1	2.860 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.4m ²	887ft ²

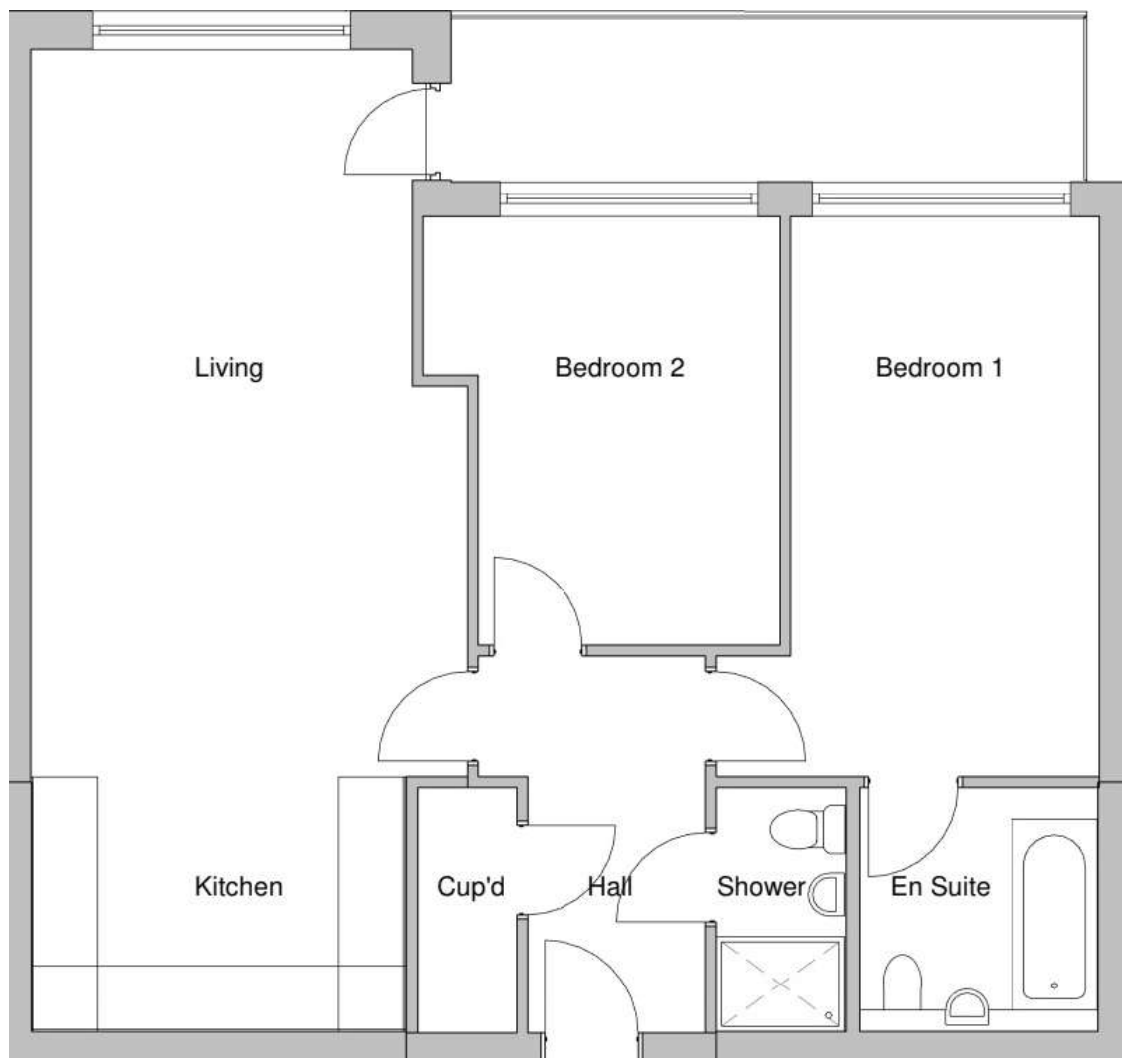
THIRD FLOOR



APARTMENT 26

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.133 max x 9.220	13'7" max x 30'3" max
Bedroom 1	2.900 x 5.250	9'6" x 17'3"
En Suite	2.240 x 2.295	7'4" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.7m ²	890ft ²

THIRD FLOOR



APARTMENT 27

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.095 max x 9.220	13'5" max x 30'3"
Bedroom 1	2.900 x 5.250	9'6" x 17'3"
En Suite	2.240 x 2.295	7'4" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.3m ²	886ft ²

THIRD FLOOR

PRICE LIST

GROUND FLOOR

Apartment Number	Wing	Area	Area - SF	List Price	Service Charge	Ground Rent	Status
1	West Wing	82 m ²	883 ft ²	£750,550	£2,932	£250	Available
2	West Wing	82.4 m ²	887 ft ²	£753,950	£2,932	£250	Available
3	West Wing	82.7 m ²	890 ft ²	£756,500	£2,932	£250	Available
4	West Wing	82.3 m ²	886 ft ²	£753,100	£2,932	£250	Available
5	East Wing	98.9 m ²	1064 ft ²	£1,064,000	£3,572	£250	Available
6	East Wing	96.7 m ²	1041 ft ²	£1,041,000	£3,538	£250	Available
7	East Wing	85.8 m ²	924 ft ²	£924,000	£3,167	£250	Available
8	East Wing	88.4 m ²	951 ft ²	£951,000	£3,269	£250	Available
28	West Wing	82.4 m ²	887 ft ²	£753,950	£2,932	£250	Available

**A managing agent will be appointed to manage the operation and maintenance of communal areas and facilities, and to collect service charge payments from the property owners, which will be used to meet the costs of managed services.

FIRST FLOOR

Apartment Number	Type	Area	Area - SF	List Price	Service Charge	Ground Rent	Status
9	West Wing	82.4 m ²	887 ft ²	£798,300	£2,999	£250	Reserved
10	West Wing	82 m ²	883 ft ²	£794,700	£2,999	£250	Available
11	West Wing	82.4 m ²	887 ft ²	£798,300	£2,999	£250	Available
12	West Wing	82.7 m ²	890 ft ²	£801,000	£2,999	£250	Available
13	West Wing	82.3 m ²	886 ft ²	£797,400	£2,999	£250	Available
14	East Wing	90 m ²	967.5 ft ²	£1,063,700	£3,302	£250	Available
15	East Wing	91 m ²	981 ft ²	£1,079,100	£3,302	£250	Available
16	East Wing	88 m ²	945 ft ²	£1,039,500	£3,201	£250	Available
17	East Wing	88.5 m ²	950 ft ²	£1,045,000	£3,100	£250	Available

**A managing agent will be appointed to manage the operation and maintenance of communal areas and facilities, and to collect service charge payments from the property owners, which will be used to meet the costs of managed services.

SECOND FLOOR

Apartment Number	Type	Area	Area - SF	List Price	Service Charge	Ground Rent	Status
18	West Wing	82.4 m ²	887 ft ²	£820,475	£2,999	£250	Available
19	West Wing	82 m ²	883 ft ²	£816,775	£2,999	£250	Available
20	West Wing	82.4 m ²	887 ft ²	£820,475	£2,999	£250	Available
21	West Wing	82.7 m ²	890 ft ²	£823,250	£2,999	£250	Available
22	West Wing	82.3 m ²	886 ft ²	£819,550	£2,999	£250	Available

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THIRD FLOOR

Apartment Number	Type	Area	Area - SF	List Price	Service Charge	Ground Rent	Status
23	West Wing	82.4 m ²	887 ft ²	£842,650	£2,999	£250	Available
24	West Wing	82 m ²	883 ft ²	£838,850	£2,999	£250	Available
25	West Wing	82.4 m ²	887 ft ²	£842,650	£2,999	£250	Available
26	West Wing	82.7 m ²	890 ft ²	£845,500	£2,999	£250	Available
27	West Wing	82.3 m ²	886 ft ²	£841,700	£2,999	£250	Available

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SECOND AND THIRD FLOOR DUPLEX PENTHOUSES

Apartment Number	Type	Area	Area - SF	List Price	Service Charge	Ground Rent	Status
1A	East Wing	124 m ²	1335 ft ²	£1,602,000	£4,515	£250	Available
2A	East Wing	124.5 m ²	1344 ft ²	£1,612,800	£4,515	£250	Available
3A	East Wing	124.5 m ²	1344 ft ²	£1,612,800	£4,515	£250	Available
4A	East Wing	143 m ²	1537 ft ²	£1,844,400	£5,155	£250	Available
5A	East Wing	140 m ²	1510 ft ²	£1,812,000	£5,290	£250	Reserved
6A	East Wing	130 m ²	1399 ft ²	£1,678,800	£4,751	£250	Available
7A	East Wing	130m ²	1399 ft ²	£1,678,800	£4,751	£250	Available

**A managing agent will be appointed to manage the operation and maintenance of communal areas and facilities, and to collect service charge payments from the property owners, which will be used to meet the costs of managed services.

FOURTH FLOOR

Apartment Number	Type	Area	Area - SF	List Price	Service Charge	Ground Rent	Status
P1	West Wing	186 m ²	2005 ft ²	£3,000,000	£6,807	£250	Reserved
P2	West Wing	186.5 m ²	2007 ft ²	£3,000,000	£6,807	£250	Available

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DISCLAIMER

*Subject to contract. Please note – statements contained within this brochure are believed to be correct. They are not to be regarded as statements or representations of fact and neither the selling agent or developer guarantee their accuracy. The artist's impressions and floor plans are intended to serve only as a general guide to the appearance and layout of the development. However, it may be necessary, and rights are reserved for the developer to make any alterations to the layout, appearance and specification of the development without formal notice. Dimensions are approximated having been scaled from plan. This brochure does not form part of the contract.