

DICKENS
YARD W5



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Located in the heart of Ealing town centre, Dickens Yard is fast becoming the area's most exciting residential quarter, where contemporary living and excellent quality are only the beginning of the story. The Fitzroy Apartments are the next exciting chapter.



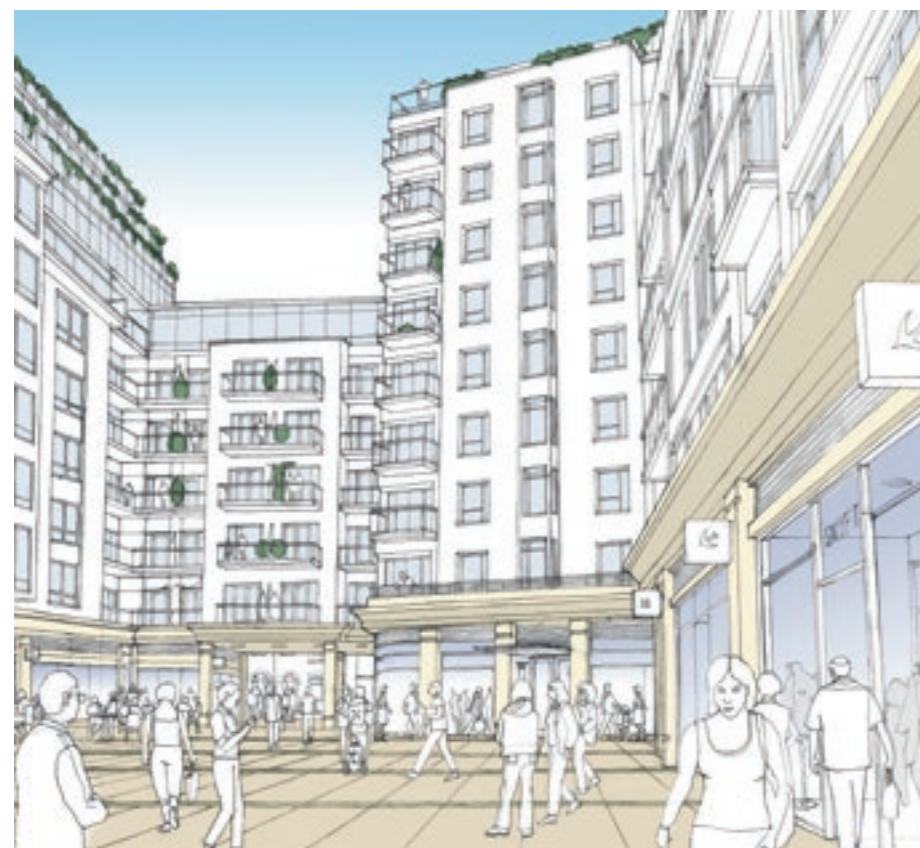
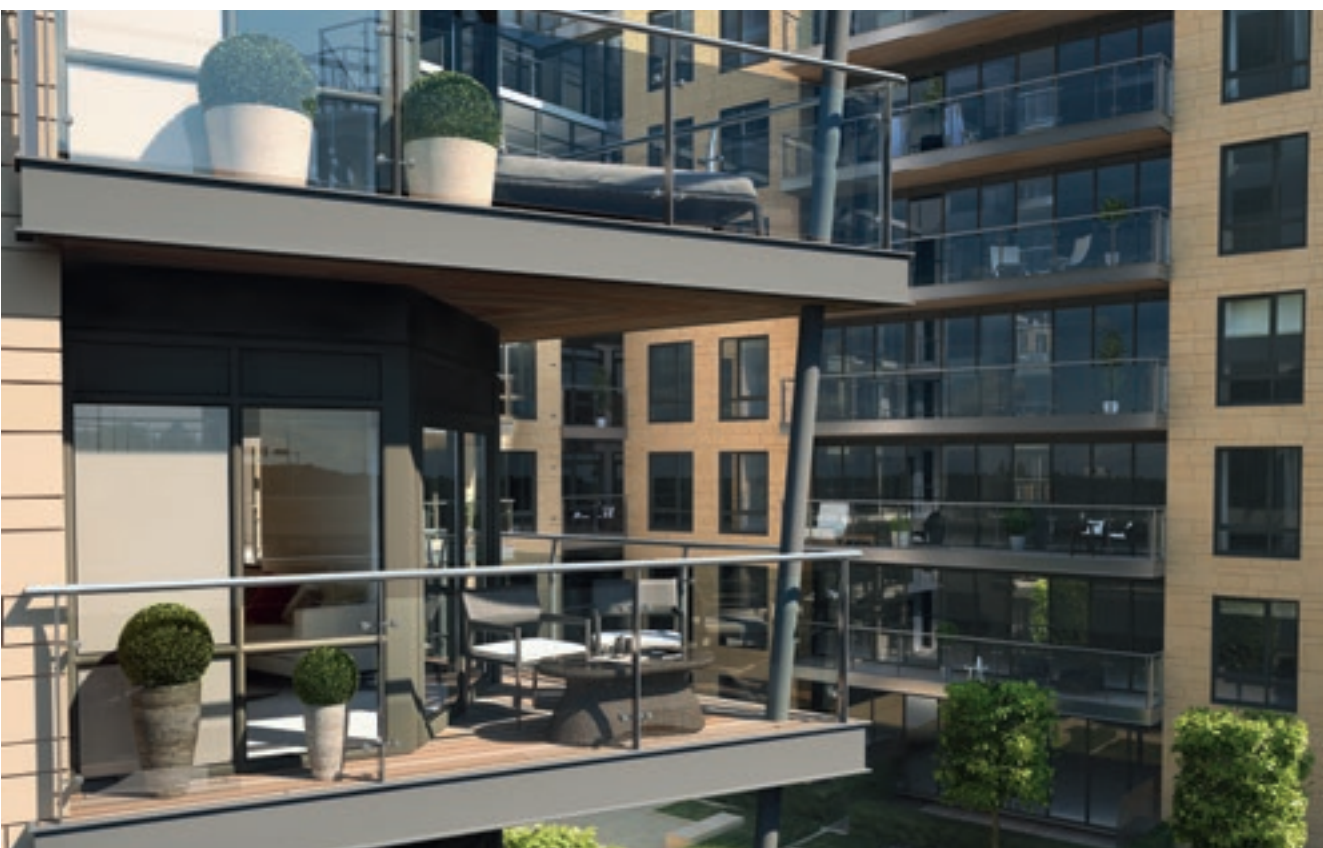


ARCHITECT'S VISION

Designed by acclaimed urban architect, John Thompson and Partners, Dickens Yard is re-energising the historic heart of Ealing. A thriving development of modern homes with a concierge, fitness suite, spa and parking. The most recent extension of Dickens Yard will form a dynamic district of pedestrianised streets and piazzas lined with boutiques, cafés and restaurants. It is an increasingly enviable location in which to live.

“Dickens Yard will raise the bar in terms of the quality of homes and facilities currently on offer in Ealing and the surrounding area.”

John Thompson





THE MASTERPLAN

Dickens Yard has already created a new focal point in Ealing. The Fitzroy Apartments offer the opportunity to live at the very heart of this elegant and exciting quarter, where historic buildings and contemporary amenities combine to create a genuinely vibrant environment.

- | | |
|---------------------------------------|------------------------------|
| 1 Car park entrance | 9 Town Square |
| 2 Taxi drop off/main entrance | 10 Dickens Walk |
| 3 Water feature | 11 Temporary marketing suite |
| 4 Landscaped gardens | 12 Old Fire Station |
| 5 Victoria Square | 13 Old Stables |
| 6 Residents' spa (ground floor level) | 14 Victoria Lane |
| 7 Market Street | 15 School Lane |
| 8 Christ the Saviour Church | 16 Bakers Yard |



1. Car park



2. Taxi drop off/main entrance



4. Landscaped gardens



5. Victoria Square



6. Residents' spa



7. Market Street



8. Christ the Saviour Church



The Fitzroy Apartments



Ealing Town Hall



THE LOCATION

Within easy reach of Central London, Dickens Yard enjoys the best of many worlds. A wide range of local shops, restaurants and leisure amenities are virtually on the doorstep, while the peace and tranquillity of local parks and green spaces are just a short walk away.

Three outstanding historic buildings frame the development – the Town Hall, the Old Fire Station and the Parish Church of Christ the Saviour – creating a unique public space.

From socialising with friends to enjoying the best that the capital has to offer, Dickens Yard is at the heart of it all.





Ealing is one of London's greenest Boroughs, with more than 100 parks and open spaces in which to exercise and unwind. The Fitzroy Apartments are just minutes from Ealing Common (0.4 miles) and Ealing Green (0.1 miles), the picturesque Walpole (0.9 miles) and Pitshanger Parks (1.2 miles), as well as nearby Haven Green (0.4 miles).

Image shows Walpole Park



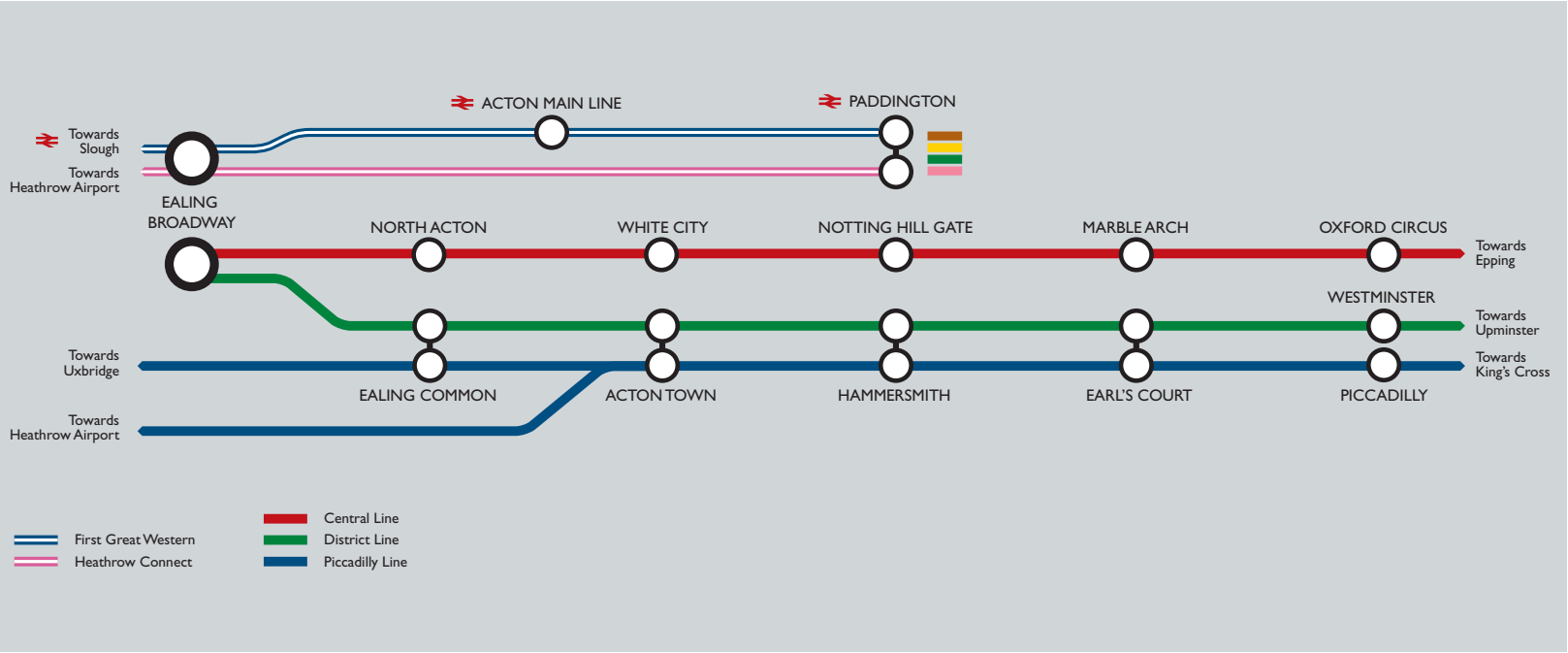
CENTRAL LOCATION

Dickens Yard boasts superlative connections to London's most fashionable districts, including the artisan boutiques of Notting Hill and the renowned Westfield Shopping Centre at Shepherd's Bush. Also within easy reach are the global retail destinations of Knightsbridge and Kensington High Street – including Harrods and Harvey Nichols – as well as Selfridges and Liberty in the West End.

Closer to home, Ealing High Street offers an extensive range of local shops and amenities, with Dickens Yard adding its own range of retail experiences.



	CENTRAL LINE		DISTRICT LINE		PICCADILLY LINE (via Ealing Common)
White City	10 mins	Earl's Court	24 mins	Earl's Court	20 mins
Notting Hill Gate	16 mins	Sloane Square	30 mins	Knightsbridge	27 mins
Bond Street	23 mins	Victoria	32 mins	Piccadilly Circus	32 mins
Oxford Circus	25 mins	Westminster	37 mins	Covent Garden	35 mins



CENTRAL CONNECTIONS

Ealing Broadway tube and rail stations already provide speedy connections to Central London, including Knightsbridge, via the Central and District Lines. The arrival of the spectacular new Crossrail project, due in 2018*, will transform travel within the capital, reducing journey times by up to 50 percent.

Destinations across London, such as Bond Street, the West End and the City of London, will become even easier and quicker to get to.

Excellent links to Heathrow Airport, Paddington National Rail station and the M4 and M25 road networks ensure that Ealing is exceptionally well-connected to the rest of the UK and beyond.



* Current updates can be found at www.crossrail.co.uk



KINGS COLLEGE LONDON
LONDON WC2R
The fourth oldest university in England
with a distinguished reputation in law,
humanities and social sciences.



UNIVERSITY COLLEGE LONDON
LONDON WC1E
One of the world's leading
multi-disciplinary universities,
conducting research that
addresses real-world problems.



LONDON SCHOOL OF ECONOMICS
LONDON WC2A
A specialist university leading in social
sciences, from economics, politics
and law to sociology, anthropology,
accounting and finance.



BRUNEL UNIVERSITY
WEST LONDON
MIDDLESEX UB8
A leading London university situated
on campus in Uxbridge, West London.

Imperial College London

IMPERIAL COLLEGE LONDON
LONDON SW7
World-class scholarship, education
and research in science, engineering,
management and medicine, with
emphasis on industry, commerce
and healthcare.



UNIVERSITY OF THE ARTS LONDON,
LONDON COLLEGE OF FASHION
LONDON W1G
London College of Fashion is the only
college in the UK to specialise in fashion
education, research and consultancy.

UNIVERSITY OF WESTMINSTER

UNIVERSITY OF WESTMINSTER
LONDON W1B
Leading the way in research, particularly
politics, media, art and design,
architecture and biomedical sciences.



UNIVERSITY OF WEST LONDON
LONDON W5
University of West London has
won prizes including The Queen's
Anniversary Prize and The Guardian's
No. 1 modern university.

London South Bank University

LONDON SOUTH BANK UNIVERSITY
LONDON SE1
One of the capital's oldest and largest
universities, QAA granted London
South Bank the highest possible rating
for quality of education.



WEST MIDDLESEX UNIVERSITY
HOSPITAL
MIDDLESEX TW7
A teaching hospital of Imperial College
School of Medicine, that is particularly
recognised for its maternity services
and facilities.



CITY UNIVERSITY LONDON
LONDON EC1V
In the Times top five percent of
universities in the world in 2011/12.



UNIVERSITY OF THE ARTS LONDON,
CENTRAL SAINT MARTINS
LONDON NIC
Made up of three schools, as well as the
Centre for Performance, incorporating
Drama Centre London, School of Art,
School of Communication, Product
and Spatial Design, and School of
Fashion and Textiles.



EDUCATION AND CULTURE

London is a global academic centre, with no fewer than six
of Europe's top 40 universities, including King's College
London and University College London (UCL), together
with a dazzling range of other institutions. In the Ealing
area itself, University of West London has been named
the UK's No. 1 modern university four times.

In addition, some of London's finest private schools are also
within easy reach, including the world-famous Harrow School,
St Benedict's School and Durston House boys' prep school.

Ealing and West London are also home to many hidden
cultural treasures, from Ealing Studios, the world's oldest
film studios and home to the famous Ealing Comedies, to the
Questors Theatre and Ealing Jazz Club, as well as The Red
Room, where the Rolling Stones first met in 1962. London's
numerous treasures, including the British Library, British
Museum and the Victoria & Albert Museum, are all easily
accessible from Ealing Broadway.





EXCEPTIONAL SERVICE

In addition to the professionally interior-designed Fitzroy foyer, a hotel-style, round-the-clock concierge service is accessible via Skyline's foyer*, which features marble style floors throughout and American Oak wood panelling. Concierge services will welcome visitors and provide assistance when required, from organising transport to dealing with deliveries.

*Applicable once Skyline is complete.
CGI depicts the Skyline foyer.
The main reception and concierge will
be located in Skyline upon completion.



The 24-hour concierge desk will be situated in the impressive Skyline entrance foyer, interior-designed to mirror the elegant style of the Apartments, with video entry system and CCTV.





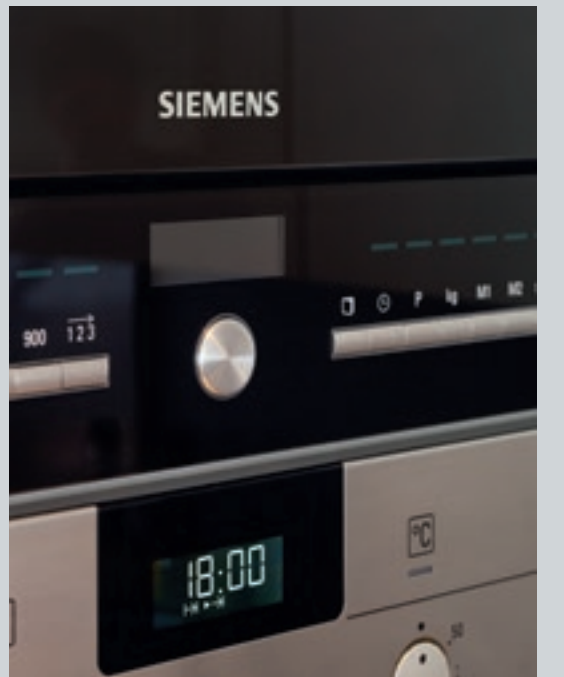
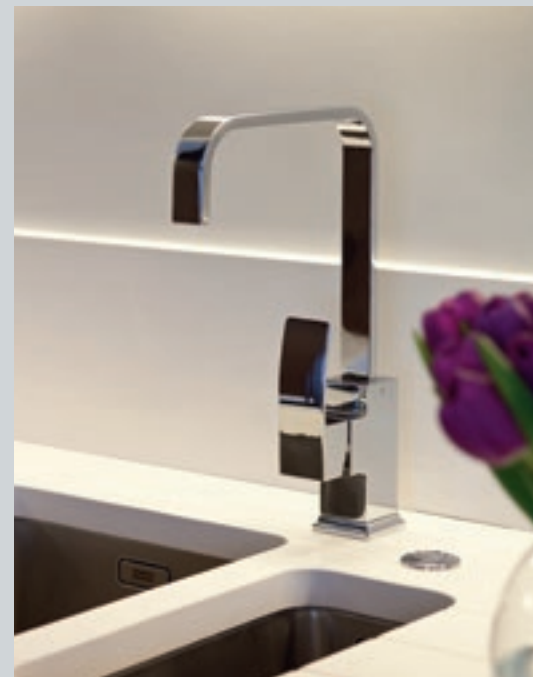
From the private car park you can enter a secure lobby and take the lift to the floor that your home is located on.



VIBRANT STYLE

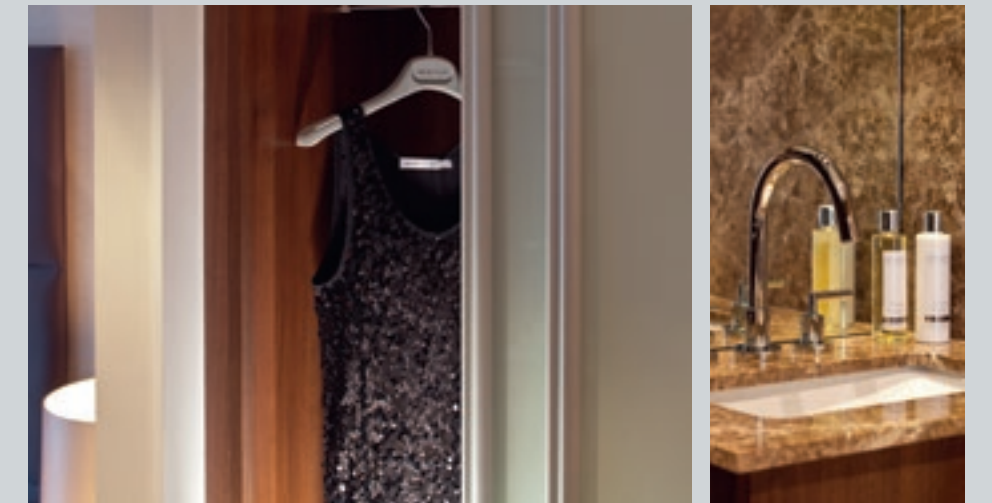
Living spaces at The Fitzroy Apartments are designed to offer flexibility and individuality. High ceilings and full height windows deliver a sense of light and vitality with quality fittings throughout.

The displayed CGI is for illustrative purposes only.



Individually-designed kitchens are intended for low-maintenance living and entertaining, and are equipped with Siemens appliances and composite stone worktops.

Typical photography - shown for illustrative purposes only.



Bedrooms are havens of peace, stylishly fitted with built-in wardrobes. There are en-suite bathrooms in all two and three bedroom apartments.

Bathrooms feature Villeroy & Boch sanitaryware throughout.

Typical photography – shown for illustrative purposes only.

Award-winning designers, TH2 have been consulted to ensure the interior of each apartment reflects the premium materials used. A palette of natural tones and textures create cool, calm interiors that are light and refreshing spaces to live in.



THE CLASSIC COLLECTION

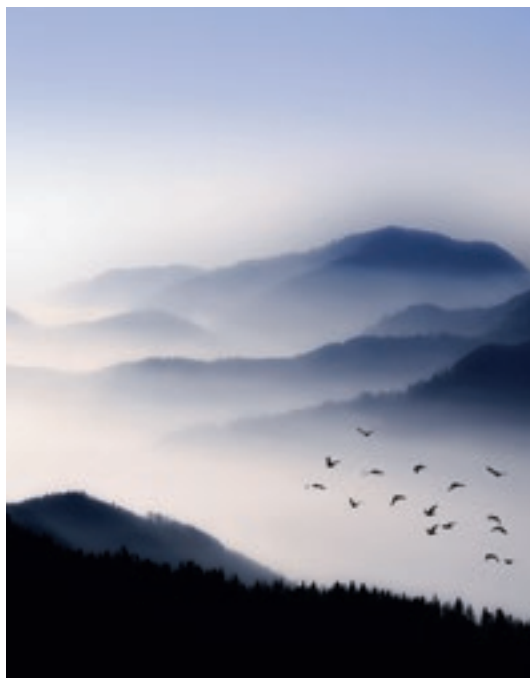
The Classic Collection includes three distinct interior design palettes. The Beaux is warm and natural, The Missoni, crisp and light, The Vanceva, rich and elegant. Each option combines complementary tones and textures to create a luxurious feel.

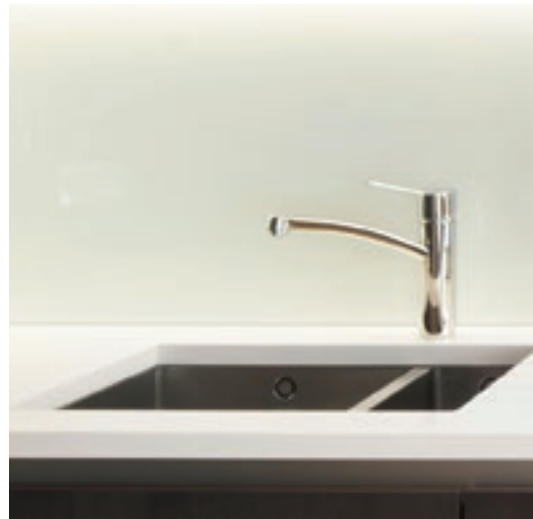


THE PREMIUM COLLECTION

The Premium Collection includes sophisticated colour combinations in neutral tones. The Fratelli is sublime and tranquil, The Marazzi, rich and sharp, while the Vivanta is warm and sumptuous - all exuding style and quality.

Typical photography - shown for illustrative purposes only.





THE CLASSIC COLLECTION

The Beaux

A warming palette of natural and earthy tones

Walnut timber flooring and a warm cream carpet to bedrooms. Kitchens feature gloss sepia units with a grey and white stone worktop. Mirrored or opaque wardrobe doors and bathrooms finished with a clean, crisp floor tile, deep brown back painted glass behind the bath and a marble surround to the basin are available options.

The Missono

A rich palette of crisp and light tones

A natural light timber floor and a warm beige carpet to bedrooms featuring the option of mirrored or opaque wardrobe doors. A light kitchen featuring gloss white doors and a smooth grey worktop contrasting with a sublime slate floor tile. Bathrooms feature a clean, crisp floor tile, deep brown back painted glass behind the bath and a marble surround to the basin.

The Vanceva

A dark, elegant palette

An exclusive grey timber floor and neutral carpet to bedrooms featuring an option of mirrored or opaque wardrobe doors. A smooth dark lacquer finish to kitchen units, with an elegant grey worktop. Bathrooms feature a clean, crisp floor tile, deep brown back painted glass behind the bath and a marble surround to the basin.

THE PREMIUM COLLECTION

The Fratelli

A tranquil mix of neutral colours and tones

Pewter kitchen units combine neatly with a charcoal black worktop and a light floor tile to create a stylish kitchen area. Bathrooms feature a large format beige floor tile, deep brown back painted glass behind the bath and marble tiling to the basin and heated wall. Brushed white matt timber flooring and a neutral carpet to bedrooms which feature an option of mirrored or opaque wardrobe doors.

The Marazzi

A rich and sharp design palette

Champagne units in the kitchen and a rich mahogany brown worktop are framed by the natural tobacco floor tile. Bathrooms feature a large format beige floor tile, deep brown back painted glass behind the bath and marble tiling to the basin and heated wall. Elegant brown timber flooring throughout and a neutral carpet to bedrooms which feature one option of mirrored or opaque wardrobe doors.

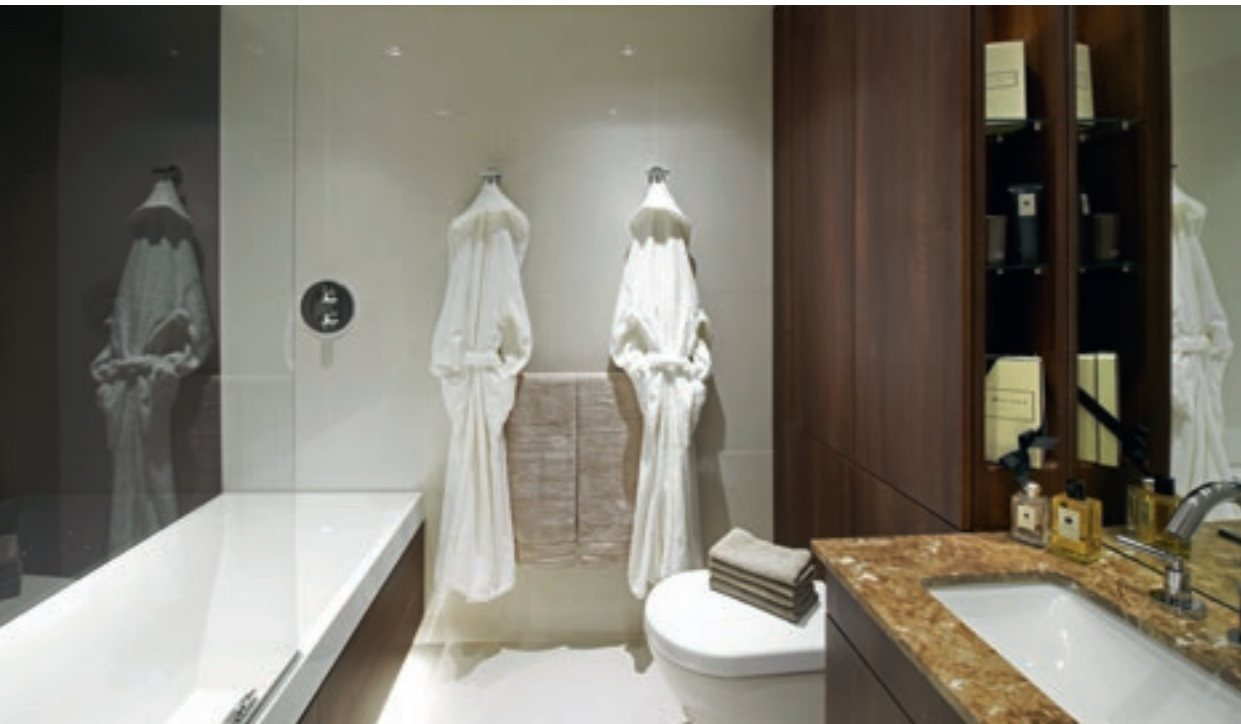
The Vivanta

A stylish combination of chic and sumptuous tones

A lavish combination of white wall units and chocolate oak base units combine with a white worktop and beige flooring. Bathrooms feature a large format beige floor tile, deep brown back painted glass behind the bath and marble tiling to the basin and heated wall. Exclusive grey timber flooring throughout and neutral carpet to bedrooms featuring an option of mirrored or opaque wardrobe doors.

Typical photography – shown for illustrative purposes only.

THE CLASSIC SPECIFICATION



THE CLASSIC SPECIFICATION

Stylish and spacious one and two bedroom apartments will be fitted with Siemens appliances, feature elegant back painted glass panels to bathrooms and include underfloor heating throughout.

GENERAL

- + American walnut-veneered flush doors
- + Wardrobe to master bedroom
- + Feature architrave and skirting
- + Double-glazed aluminium windows
- + Balcony or terraces to most apartments
- + Satin chrome door handles and fittings
- + Managed parking in basement car park¹

SECURITY

- + Video entry phone system
- + Mains-operated smoke detectors with battery back-up
- + 24 hour* estate management²
- + CCTV security system to car park, entrance lobby and estate

KITCHEN

- + Custom-designed fitted kitchens
- + Integrated oven, extractor and touch control ceramic hob
- + Stainless steel sink bowl with chrome mixer taps
- + Downlighters to ceiling and LED lights under high level units
- + Free-standing washer/dryer³
- + Fully-integrated fridge/freezer
- + Fully-integrated dishwasher
- + Microwave
- + Waste disposal unit

COMMUNAL AREAS

- + Landscaped communal gardens
- + Lift to all floors
- + Feature entrance foyer
- + All corridors carpeted and decorated

BATHROOMS/EN-SUITE & SHOWER ROOMS

- + Villeroy & Boch sanitaryware
- + Vado brassware
- + Chrome shower and glass screen above bath to main bathroom
- + Bespoke veneer effect vanity unit with mirror and shaving point

FLOORING

- + Wood flooring to living room and kitchen, carpets to bedroom(s)
- + Porcelain floor tiles to bathroom, shower room and en-suite

ELECTRICAL

- + Pre-wiring to be installed to allow installation of home audio system as purchaser option at an extra cost
- + Recessed ceiling downlighters with integral transformer in white finish
- + Electric underfloor heating to bathroom, water filled underfloor heating elsewhere
- + Terrestrial TV points to living space and master bedrooms
- + Wiring for Sky Plus HD provided to living space and master bedroom
- + Telephone point
- + Sky TV (basic package), broadband and a telephone connection for one year are included as standard

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. St George reserves the right to make these changes as required.
Typical photography - shown for illustrative purposes only.

*Applicable once Skyline is complete
** Except upper level of duplex penthouses
1 Available at extra cost
2 Payable via the service charge
3 Washer/dryer located in hallway cupboard

ELITE
SPECIFICATION



ELITE SPECIFICATION

Superbly-designed, spacious two or three bedroom apartments, with exceptionally high quality fittings, including marble to bathrooms, heated bathroom walls, comfort cooling to bedrooms and living spaces and enhanced kitchen specification including wine coolers.

GENERAL

- + American walnut-veneered flush doors
- + Comfort cooling to bedrooms and living space⁴
- + Wardrobe to master bedroom and bedroom 2 (3 bedroom apartments only)
- + Feature architrave and skirting
- + Double glazed aluminium windows
- + Balcony or terraces
- + Satin chrome door handles and fittings
- + Managed parking in basement car park¹

SECURITY

- + Video entry phone system
- + Mains-operated smoke detectors with battery back-up
- + 24 hour* estate management²
- + CCTV security system to car park, entrance lobby and estate

KITCHEN

- + Custom-designed fitted kitchens
- + Integrated oven, extractor and touch control ceramic hob
- + Stainless steel sink bowl with chrome mixer taps
- + Downlighters to ceiling and LED lights under high level units
- + Free-standing washer/dryer³
- + Fully-integrated fridge/freezer
- + Fully-integrated dishwasher
- + Wine fridge with glass door
- + Microwave
- + Waste disposal unit

COMMUNAL AREAS

- + Landscaped communal gardens
- + Lift to all floors
- + Feature entrance foyer
- + All corridors carpeted and decorated

BATHROOMS/EN-SUITE & SHOWER ROOMS

- + Villeroy & Boch sanitaryware
- + Vado brassware
- + Chrome shower and glass screen above bath to main bathroom
- + Bespoke veneer effect vanity unit with mirror and shaving point
- + Marble to bathroom walls
- + Heated wall with rails and robe hooks

FLOORING

- + Wood flooring to living room and kitchen, carpets to bedroom(s)
- + Porcelain floor tiles to bathroom, shower room and en-suite

ELECTRICAL

- + Pre-wiring to be installed to allow installation of home audio system as purchaser option at an extra cost
- + Recessed ceiling downlighters with integral transformer in white finish
- + Electric underfloor heating to bathroom, water filled underfloor heating elsewhere
- + Terrestrial TV points to living space and master bedrooms
- + Wiring for Sky Plus HD provided to living space and master bedroom
- + Telephone point
- + Sky TV (basic package), broadband and a telephone connection for one year are included as standard
- + Scene Setter dimmers to living space

* Applicable once Skyline is complete

** Except upper level of duplex penthouses

1 Available at extra cost

2 Payable via the service charge

3 Washer/dryer located in hallway cupboard

4 The air conditioning (comfort cooling system) is designed to provide comfortable average temperatures within the apartment for the majority of external temperatures but these may not be achieved under extreme external conditions.

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. St George reserves the right to make these changes as required.
Typical photography - shown for illustrative purposes only.



AL FRESCO LIVING

The remarkable private terraces are an outdoor extension of the internal living spaces available to the apartments, offering stunning, panoramic views of Ealing, its parks and beyond. In the height of Summer, enjoy the convenience and excitement of urban living by dining al fresco, or simply sit back and relax to enjoy the views across the city.

The displayed CGI is for illustrative purposes only.



Dickens Yard's elegant spa will be an oasis of calm, where residents can relax and soothe away the stresses of everyday life.

The displayed images and CGI's are for illustrative purposes only.





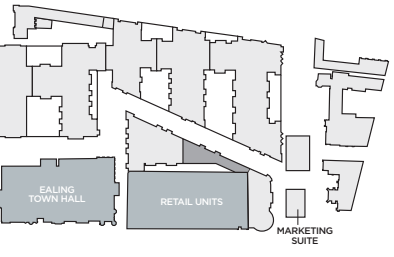
FLOOR PLANS

The Fitzroy Apartments offer a mix of one, two and three bedroom and Elite apartments, designed to exceptionally high standards and fitted with premium materials throughout.

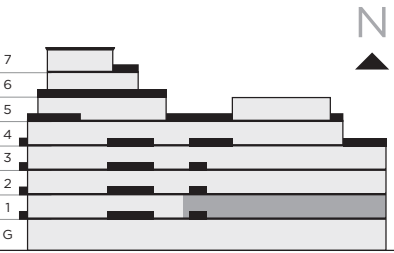
The displayed CGI is for illustrative purposes only.

FIRST FLOOR
TOWN
SQUARE

1



Masterplan



South Elevation



APARTMENT - 477

Living/Dining	7.56m* x 3.15m	24'10"* x 10'4"
Kitchen	2.21m x 3.87m*	7'3" x 11'11"*
Master Bedroom	4.11m* x 2.55m	13'6" x 8'4"
Bedroom 2	2.63m* x 2.29m	8'8" x 7'6"

APARTMENT - 478

Living/Dining	4.46m x 3.00m	14'8" x 9'10"
Kitchen	2.86m x 2.34m	9'5" x 7'8"
Bedroom	3.31m x 2.55m	10'10" x 8'4"

APARTMENT - 479

Living/Dining	4.67m* x 4.30m	15'4" x 14'2"
Kitchen	3.23m x 1.70m	10'7" x 5'7"
Bedroom	4.57m x 2.55m	15'0"* x 8'4"

APARTMENT - 480

Living/Dining	4.18m* x 3.61m*	13'9" x 11'10"*
Kitchen	3.35m x 2.14m	11'0" x 7'0"
Bedroom	3.92m x 2.63m	12'10" x 8'8"

APARTMENT - 481

Living/Dining	4.29m x 4.18m	14'1" x 13'9"
Kitchen	2.71m x 2.35m	8'11" x 7'9"
Bedroom	3.62m x 2.55m	11'11" x 8'4"

APARTMENT - 482

Living/Dining	4.39m x 4.00m*	14'5" x 13'2"*
Kitchen	2.80m x 2.10m	9'3" x 6'10"
Bedroom	4.05m* x 2.55m	13'4" x 8'4"

KEY

Double Switched Sockets	External Double Switched Sockets	Balcony Light	Telephone Point	Entry Phone	TV Aerial	Heated Rail	Fridge/Freezer	Cupboard or Space for Wine Fridge	Washer/Dryer	Dishwasher	External Water Point
Double Switched Sockets in Floor Box	Energy Efficient Twin Downlighters	Energy Efficient Downlighter	Telephone Point in Floor Box	Master Control Unit 2 Double Switched Sockets, Sat, Sky Plus + HD TV, FM, TV Return, BT Point	Sky HD	W Wardrobe	Tall Unit (may include appliance subject to design)	Wine Fridge	Heat Interface Unit	Breakfast Bar	

Floor plans shown for The Fitzroy Apartments are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%

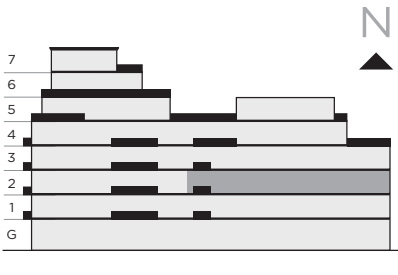
* Denotes maximum measurement.

SECOND FLOOR
TOWN
SQUARE

2



Masterplan



South Elevation



APARTMENT - 483

Living/Dining	7.56m* x 3.15m	24'10"* x 10'4"
Kitchen	2.21m x 3.87m*	7'3" x 11'1"*
Master Bedroom	4.11m* x 2.55m	13'6"* x 8'4"
Bedroom 2	2.63m x 2.29m	8'8" x 7'6"

APARTMENT - 484

Living/Dining	4.46m x 3.00m	14'8" x 9'10"
Kitchen	2.86m x 2.34m	9'5" x 7'8"
Bedroom	3.31m* x 2.55m	10'10"* x 8'4"

APARTMENT - 485

Living/Dining	4.67m* x 4.30m	15'4"* x 14'2"
Kitchen	3.23m x 1.70m	10'7" x 5'7"
Bedroom	4.57m x 2.55m	15'0" x 8'4"

APARTMENT - 486

Living/Dining	4.18m* x 3.61m	13'9" x 11'10"
Kitchen	3.35m x 2.14m	11'0" x 7'0"
Bedroom	4.00m* x 2.63m	13'2"* x 8'8"

APARTMENT - 487

Living/Dining	4.29m x 4.18m*	14'1" x 13'9"*
Kitchen	2.71m x 2.35m	8'11" x 7'9"
Bedroom	3.62m* x 2.55m	11'11"* x 8'4"

APARTMENT - 488

Living/Dining	4.39m x 4.00m*	14'5" x 13'2"*
Kitchen	2.80m x 2.10m	9'3" x 6'10"
Bedroom	4.05m* x 2.55m	13'4"* x 8'4"

KEY

Double Switched Sockets	External Double Switched Sockets	Balcony Light	Telephone Point	Entry Phone	TV Aerial	Heated Rail	Fridge/Freezer	Cupboard or Space for Wine Fridge	Washer/Dryer	Dishwasher	External Water Point
Double Switched Sockets in Floor Box	Energy Efficient Twin Downlighters	Energy Efficient Downlighter	Telephone Point in Floor Box	Master Control Unit 2 Double Switched Sockets, Sat, Sky Plus + HD TV, FM, TV Return, BT Point	Sky HD	W Wardrobe	Tall Unit (may include appliance subject to design)	Wine Fridge	Heat Interface Unit	Breakfast Bar	

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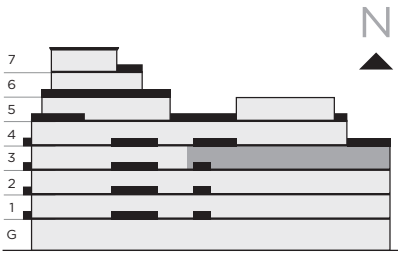
* Denotes maximum measurement.

THIRD FLOOR
TOWN
SQUARE

3



Masterplan



South Elevation



APARTMENT - 489

Living/Dining	7.56m* x 3.15m	24'10"" x 10'4"
Kitchen	2.21m x 3.87m*	7'3"" x 11'1""*
Master Bedroom	4.11m* x 2.55m	13'6"" x 8'4"
Bedroom 2	2.63m* x 2.29m	8'8"" x 7'6"

APARTMENT - 490

Living/Dining	4.46m x 3.00m	14'8"" x 9'10"
Kitchen	2.86m x 2.34m	9'5"" x 7'8"
Bedroom	3.31m x 2.55m	10'10"" x 8'4"

APARTMENT - 491

Living/Dining	4.77m* x 4.34m	15'8"" x 14'3"
Kitchen	3.62m x 2.37m*	11'11"" x 7'9"
Master Bedroom	3.72m* x 3.37m	12'2"" x 11'1"
Bedroom 2	4.48m x 2.75m	14'8"" x 9'0"

APARTMENT - 492

Living/Dining	6.17m x 5.39m*	20'3"" x 17'8""*
Kitchen	2.82m x 2.48m	9'3"" x 8'2"
Master Bedroom	3.62m* x 2.55m	11'10""* x 8'4"
Bedroom 2	3.15m x 2.48m	10'4"" x 8'2"

APARTMENT - 493

Living/Dining	4.39m x 4.00m*	14'5"" x 13'2""*
Kitchen	2.80m x 2.10m	9'3"" x 6'10"
Bedroom	4.05m* x 2.55m	13'4"" x 8'4"

KEY

Double Switched Sockets	External Double Switched Sockets	Balcony Light	Telephone Point	Entry Phone	TV Aerial	Heated Rail	Fridge/Freezer	Cupboard or Space for Wine Fridge	Washer/Dryer	Dishwasher	External Water Point
Double Switched Sockets in Floor Box	Energy Efficient Twin Downlighters	Energy Efficient Downlighter	Telephone Point in Floor Box	Master Control Unit 2 Double Switched Sockets, Sat, Sky Plus + HD TV, FM, TV Return, BT Point	Sky HD	W Wardrobe	Tall Unit (may include appliance subject to design)	Wine Fridge	Heat Interface Unit	Breakfast Bar	

Floor plans shown for The Fitzroy Apartments are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%

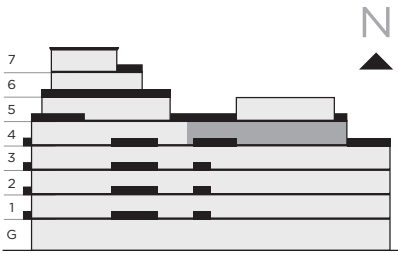
* Denotes maximum measurement.

FOURTH FLOOR
TOWN
SQUARE

4



Masterplan



South Elevation



APARTMENT - 494

Living/Dining	8.43m x 3.04m	27'8" x 10'0"
Kitchen	3.24m x 2.30m*	10'8" x 7'7"
Master Bedroom	3.26m x 2.90m	10'8" x 9'6"
Bedroom 2	4.89m* x 2.55m	16'1" x 8'4"

APARTMENT - 495

Living/Dining	6.58m x 3.65m*	21'7" x 12'0"
Kitchen	3.49m x 2.38m*	11'5" x 7'10"
Master Bedroom	3.65m x 3.61m	12'0" x 11'10"
Bedroom 2	4.57m* x 3.21m*	15'0" x 10'6"

APARTMENT - 496

Living/Dining	5.59m* x 5.19m	18'4" x 17'0"
Kitchen	3.39m x 1.97m	11'2" x 6'6"
Master Bedroom	3.44m* x 3.01m	11'3" x 9'10"
Bedroom 2	3.88m x 3.22m*	12'9" x 10'7"

KEY

Double Switched Sockets	External Double Switched Sockets	Balcony Light	Telephone Point	Entry Phone	TV Aerial	Heated Rail	Fridge/Freezer	Cupboard or Space for Wine Fridge	Washer/Dryer	Dishwasher	External Water Point
Double Switched Sockets in Floor Box	Energy Efficient Twin Downlighters	Energy Efficient Downlighter	Telephone Point in Floor Box	Master Control Unit 2 Double Switched Sockets, Sat, Sky Plus + HD TV, FM, TV Return, BT Point	Sky HD	W Wardrobe	Tall Unit (may include appliance subject to design)	Wine Fridge	Heat Interface Unit	Breakfast Bar	

Planting is indicative.

Floor plans shown for The Fitzroy Apartments are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%

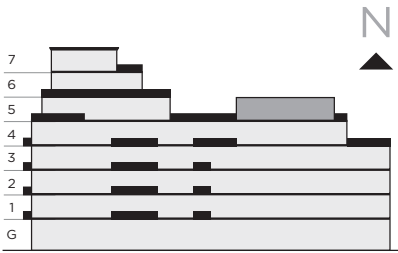
* Denotes maximum measurement.

FIFTH FLOOR
TOWN
SQUARE

5



Masterplan



South Elevation



APARTMENT – 497 ELITE

Living/Dining	4.92m* x 4.91m*	16'2"* x 16'1"*
Kitchen	3.41m* x 2.35m	11'2"* x 7'9"
Master Bedroom	4.66m* x 4.09m	15'4"* x 13'5"
Bedroom 2	4.55m* x 2.55m	14'11"* x 8'4"

KEY

Double Switched Sockets	External Double Switched Sockets	Balcony Light	Telephone Point	Entry Phone	TV Aerial	Heated Rail	Fridge/Freezer	Cupboard or Space for Wine Fridge	Washer/Dryer	Dishwasher	External Water Point
Double Switched Sockets in Floor Box	Energy Efficient Twin Downlighters	Energy Efficient Downlighter	Telephone Point in Floor Box	Master Control Unit 2 Double Switched Sockets, Sat, Sky Plus + HD TV, FM, TV Return, BT Point	Sky HD	W Wardrobe	Tall Unit (may include appliance subject to design)	Wine Fridge	Heat Interface Unit	Breakfast Bar	

Planting is indicative.

Floor plans shown for The Fitzroy Apartments are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%

* Denotes maximum measurement.



Above: The Tower, One St George Wharf
Top left: Battersea Reach
Left: Kew Bridge
Below: Sovereign Court



62 The Fitzroy Apartments

SETTING STANDARDS

St George PLC has created some of London's most desirable and stylish homes. Landmark projects include acclaimed riverside developments at Chelsea Creek, Battersea Reach, Kew Bridge and The Tower. In 2002, the company was the first to receive the Queen's Award for Enterprise – a sustainable development accolade that was further awarded to its parent company, Berkeley Group in 2008.



Customer service is our priority
We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a 10 year warranty, the first two years of which are covered by St George.

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

Quality is at the heart of everything we do
At St George, quality takes precedence, from choosing the right location and style of home, to the construction processes we practise, 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, St George operates a two 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
St George's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability. We aim to address the needs, not only of our customers, but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

SIMPLY A BETTER WAY OF LIVING

Vision2020 – Our vision for your future
Over the years St George has won many prestigious awards for the quality, design and sustainability of our developments. Our Vision2020 strategy is designed to raise our standards higher still. Vision2020 means that when you buy a new home from St George, you can be safe in the knowledge that it is built to a very high standard of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience. Vision2020 also means that you are buying a home from a sustainable business that takes its responsibilities towards the environment, its workforce and the communities in which it works, very seriously.

An exceptional customer experience
- Every customer benefits from our St George Customer Satisfaction Commitment
- Dedicated sales teams provide exceptional service throughout the buying process
- Our customer service teams look after your needs after you have moved in

Greener, more economical homes
- Our new homes are designed to use 26% less water and their CO₂ emissions are 76% lower than an average home*
- This energy and water efficiency can save you around £380 per year on energy bills, and £83 per year on water bills*
- We provide recycling bins in every home, space to set up a home office and a safe place to store bicycles

Creating sustainable communities
- We consult with experts to make sure the homes and places we create are safe and secure
- Our homes are designed to be adaptable to meet the changing needs of individuals and families at different stages of life
- We reduce the impact of the construction process on the local community by ensuring all of our sites are registered with the Considerate Constructors Scheme

A commitment to the future
- St George sets targets to reduce water use and CO₂ emissions associated with our construction activities and business operations
- We aim to reuse or recycle a high proportion of our construction, demolition and excavation waste
- The Berkeley Foundation is our way of giving something back to the communities in which we operate. It aims to improve the lives of young people and their communities in London and the South-East of England.



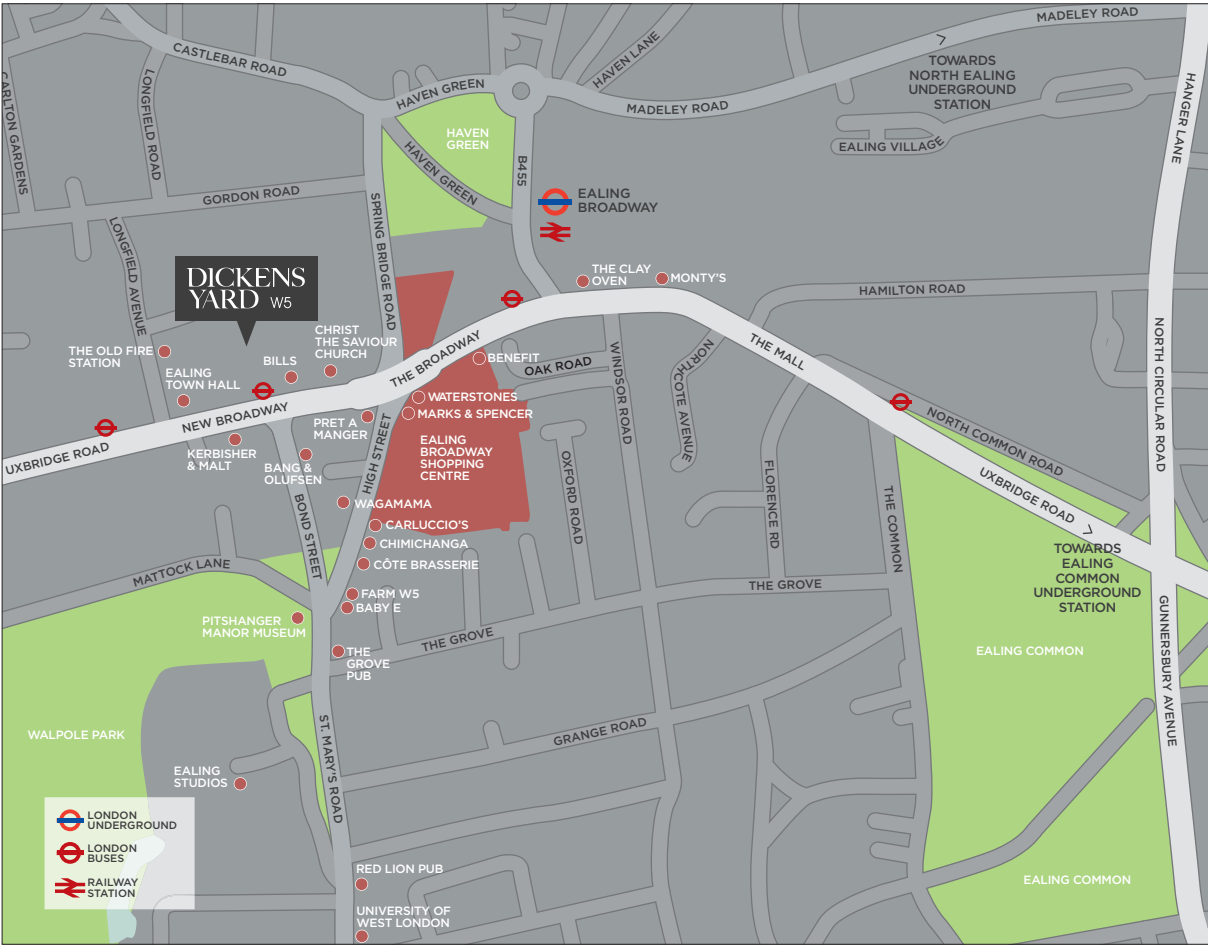
DESIGNED FOR LIFE

Buying a home is one of the most important decisions you will ever make. The qualities that make St George unique mean that you can choose a new home from us with complete confidence.

Some features are only applicable to selected developments. Please check with the Sales Consultant.
*Savings vary between every home. Figures based on a typical 3 bed St George home achieving Code for Sustainable Homes Level 3. For further information contact: sustainability@berkeleygroup.co.uk



Proud to be a member of the Berkeley Group of companies



DIRECTIONS

The Dickens Yard Marketing Suite is located adjacent to Christ the Saviour Church on New Broadway, Ealing Broadway. The development is a short walk from Ealing Broadway station and is easily accessible from central London by taxi.

By bus:
The 207 runs frequently from Uxbridge to Shepherd's Bush. The 83 (Hendon to Ealing Hospital) and 65 (Kingston to Ealing Broadway) both pass the Marketing Suite. A number of more local buses terminate at Haven Green, a short walk from the Marketing Suite.

By road:
Leave the M4 Eastbound at Junction 2 and follow signs for Richmond on the A4020, Ealing. At the Chiswick Road roundabout, take the 1st exit towards Ealing. Stay in the left-hand lane with the common on the left and at the traffic lights turn left. The Marketing Suite is on the right next to the Church, on the corner of The Broadway and Springbridge Road, opposite High Street and Bond Street.

CONTACTS

Sales & Marketing Suite
2 New Broadway,
Ealing, London W5 2XA

Open weekdays 10am-8pm
& weekends 10am-6pm

+44 (0)20 8568 1100
www.dickens-yard.co.uk
email: dickensyard@stgeorgewl.com

Maps are not to scale and show approximate locations only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the St George policy of continuous improvement, the finished product may vary from the information provided.

These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. 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 or items of furniture. Dickens Yard and The Fitzroy Apartments are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact St George to ascertain the availability of any particular property. T408/02/13

www.dickens-yard.co.uk

