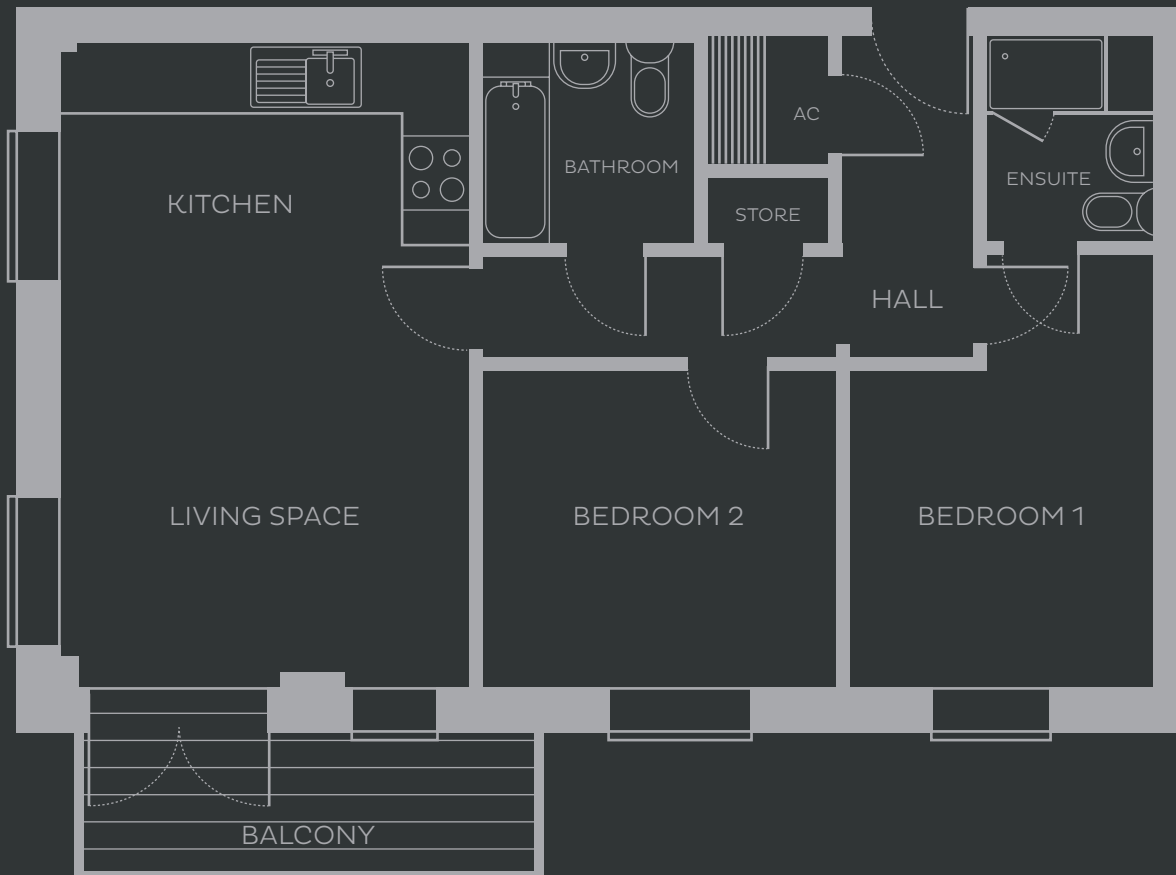
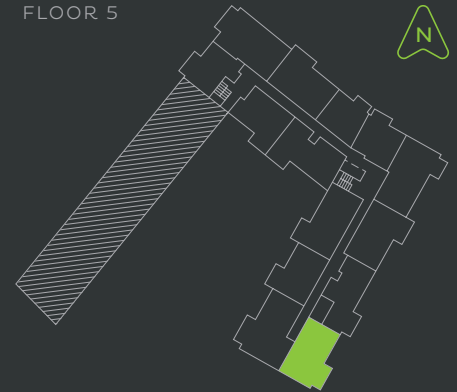


## Apartment 119

KITCHEN	4.18 x 1.99m	(13'9" x 6'7")
LIVING SPACE	4.57 x 4.18m	(15' x 13'9")
BEDROOM 1	4.43 x 3.11m	(14'7" x 10'3")
BEDROOM 2	3.63 x 3.30m	(11'11" x 10'10")
<b>GROSS INTERNAL AREA</b>	<b>72.96 m<sup>2</sup></b>	<b>(785.33 ft<sup>2</sup>)</b>
BALCONY AREA	7 m <sup>2</sup>	(75.34 ft <sup>2</sup> )

Note: Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).

FLOOR 5



## Specifications

- Private balconies / terraces to ground floor apartments
- Oak internal doors
- Video entry system
- Secure bicycle storage
- Lift to all floors
- Double glazing throughout
- Matt emulsion walls in brilliant white
- Satellite TV points
- En suite to selected homes
- Quickstep laminate flooring
- Fitted carpets to bedrooms
- Heated towel rail
- Recessed ceiling lighting to bathrooms and Kitchens
- Hansgroher bathroom and kitchen fittings
- Contemporary kitchen units with soft close
- Indesit fridge freezer
- Electrolux oven, hob and extractor
- Integrated Electrolux washer dryer
- Stainless steel splash back
- 250 year lease



Arc at First Central is a stunning development of one, two and three bedroom homes from Catalyst available through private sale and shared ownership resale.

Located in the heart of North West London, Arc is eminently well positioned for The West End, Central London and the City beyond. But these metropolitan connections tell only half the story...



This landmark development is set amongst beautifully landscaped green spaces and borders a 20 acre Nature reserve, criss-crossed with meandering waterways. With highly considered specifications throughout the available homes, residents at Arc can truly enjoy the best of contemporary urban living with the sought-after addition of beautiful open spaces right on the doorstep.

With a diverse array of amenities, retail, bars restaurants and cafés within easy striking distance, Arc offers fantastic homes for the Capital at accessible prices.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Residents at arc can truly enjoy the best of contemporary urban living with the sought-after addition of beautiful open spaces right on the doorstep

Park Royal (Piccadilly Line) and Hanger Lane (Central Line) stations are both within 10 minutes walk\* of Arc. Services to both Central London and The City have journey times of approximately 30mins\*\*

Arc offers nearby access to the A406 North Circular and A40 within onward access to the A5, M40 and M25. Heathrow airport is approximately 35 minutes from Arc by car.\*

Nearby green spaces include Hanger Hill Park and Ealing Common, 7 and 10 minutes cycle from Arc respectively.\*



\*Journey times taken from Goggle Maps \*\*Journey times taken from TFL

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