

OAKHILL

HILDENBOROUGH | KENT

NICHOLSON HOUSE

Berkeley
Designed for life

OAKHILL

AN EXCLUSIVE PARKLAND ESTATE

Tucked away in the heart of the countryside, Oakhill in Hildenborough is one of Kent's best-kept secrets.

Enter the gated estate to discover an exquisite collection of 1, 2 & 3 bedroom apartments and 3, 4 & 5 bedroom houses. They are set in 30 acres of beautiful parkland, surrounding the original 19th-century Oakhill House, which has now been converted into six exclusive apartments. Explore the private Residents' Club with its cinema, gym, BBQ area, padel court and a spacious co-working space. With every step, a new view of the Kentish countryside unfolds.

The 30-acre parkland estate has a grand history. It's been at the heart of Hildenborough village life since its foundation in 1804. Today, Oakhill continues this legacy by returning the Grade II listed Oakhill House to its original residential use, converting existing buildings into elegant apartments, and building new homes inspired by the traditional English style.

Explore further afield and you will discover the vibrant market town of Tonbridge with its medieval castle; wonderful gardens and country walks in the Kentish wilderness; and excellent primary, secondary, private and grammar schools.

The enchanting towns of Sevenoaks and Royal Tunbridge Wells are just 6 and 9 miles away*, respectively. There, you will find impressive stately homes and Georgian architecture, as well as a selection of galleries, theatres, and Michelin-starred restaurants.

With trains to London Bridge in just 32 minutes** from Hildenborough, Oakhill combines the best of contemporary living with a rural escape in the Garden of England.

*Source: Google maps **Travel time is approximate only. Source: Trainline.com.











YOUR PRIVATE VIEW

From the secluded woodlands to the Kentish countryside beyond, the natural world is front of stage at Oakhill House. It's an evolving theatre of changing seasons, flourishing wildlife, and blossoming landscape. Step out of your home into carefully tended grounds and an expansive country park.



Computer generated map of Oakhill. Indicative only.

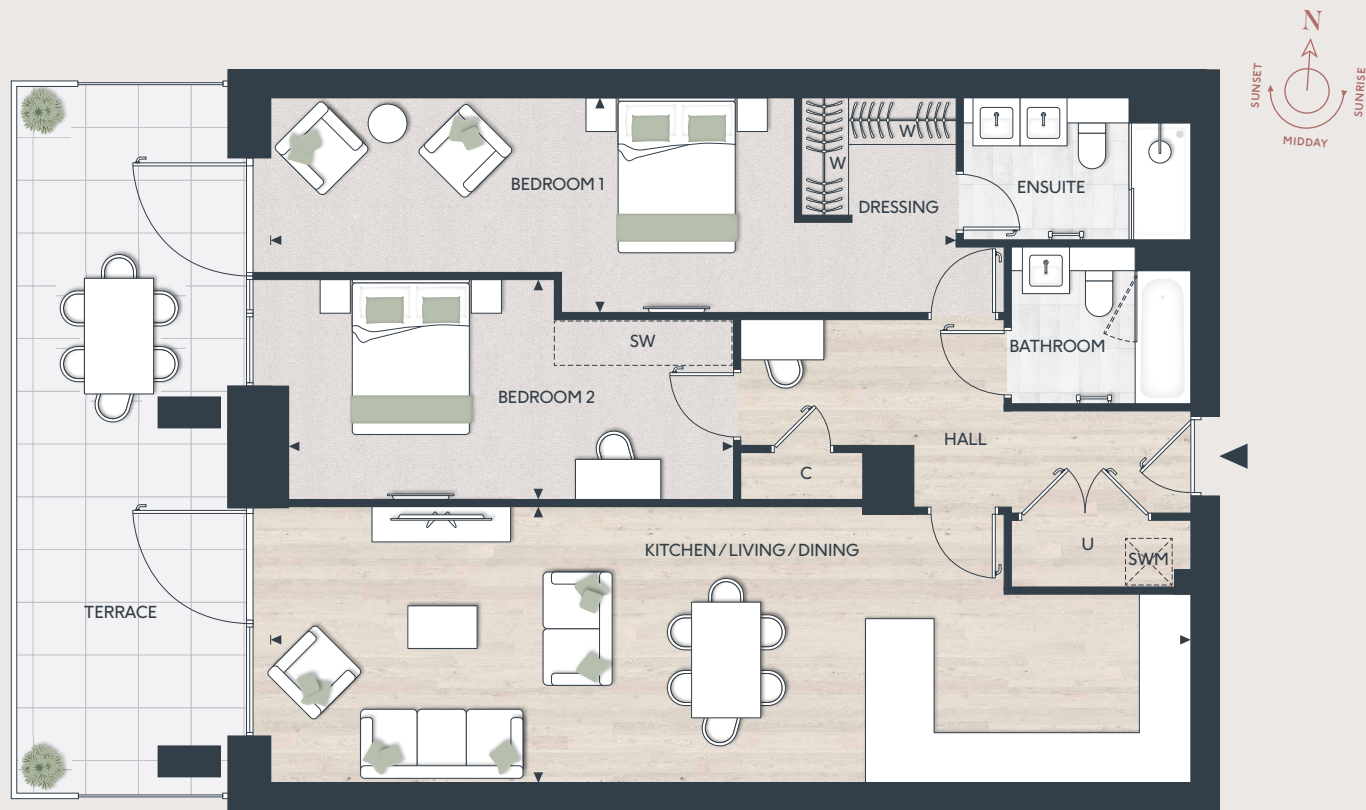
TWO BEDROOM APARTMENT

APARTMENT 102

FLOOR: GROUND

TOTAL AREA: 105.0 SQ M 1,130 SQ FT

- Spacious open plan kitchen/living/dining area
- Living area has patio door that opens onto private terrace
- Bedroom 1 spans an impressive 261 sq ft and includes dressing area with fitted wardrobes, ensuite and seating area with access onto private terrace
- Bedroom 2 covers 181 sq ft with space for a desk
- Residents' Club located nearby in basement level 1



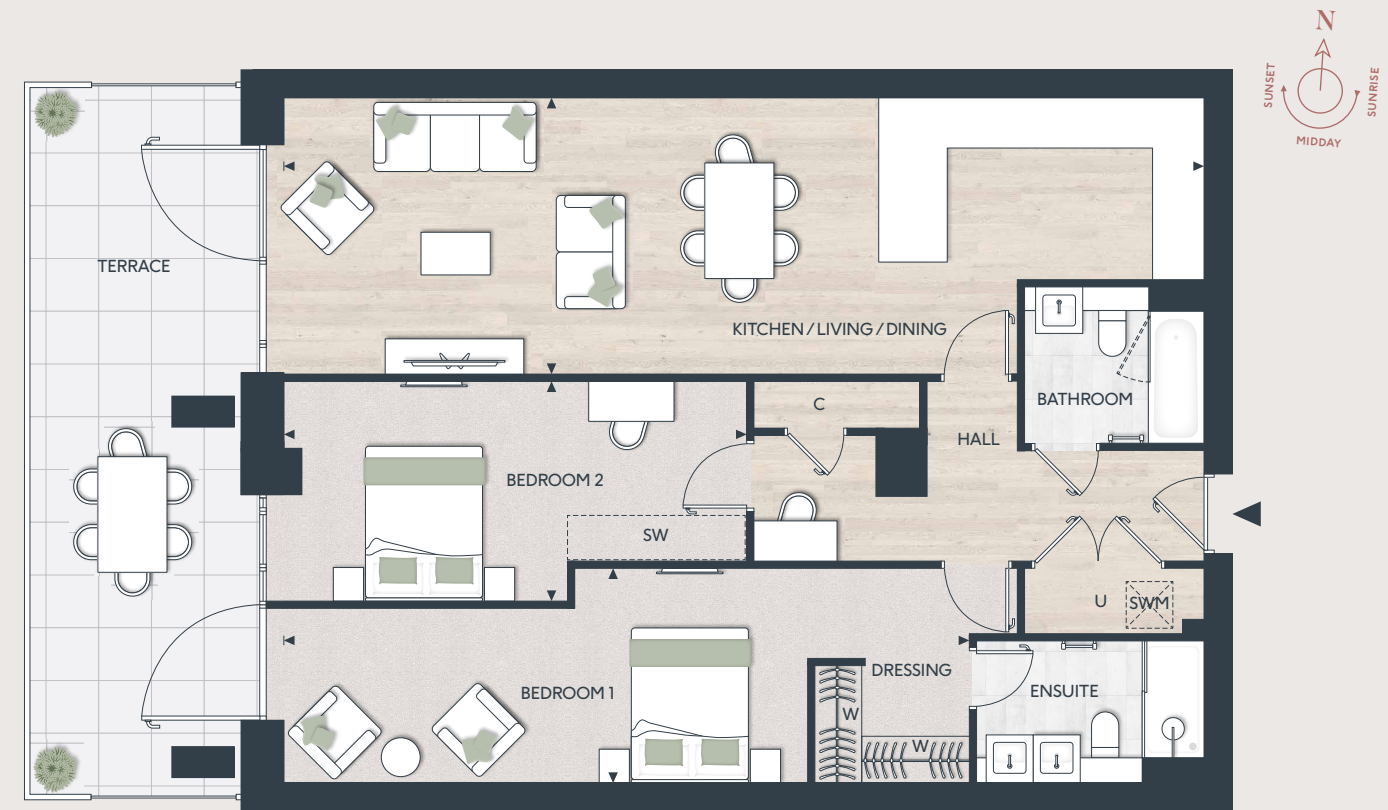
TWO BEDROOM APARTMENT

APARTMENT 103

FLOOR: GROUND

TOTAL AREA: 106.5 SQ M 1,146.4 SQ FT

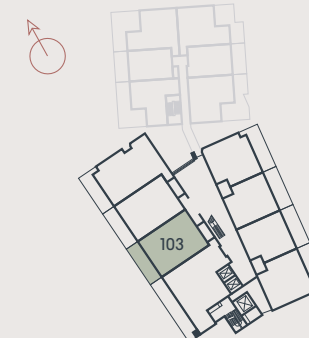
- Spacious open plan kitchen/living/dining area
- Living area has patio door that opens onto private terrace
- Bedroom 1 spans an impressive 261 sq ft and includes dressing area with fitted wardrobes, ensuite and seating area with access onto private terrace
- Bedroom 2 covers 181 sq ft with space for a desk
- Residents' Club located nearby in basement level 1



KITCHEN/LIVING/DINING	11.85M X 3.53M	38'11" X 11'7"
BEDROOM 1	8.83M X 2.75M	29'0" X 9'0"
BEDROOM 2	5.97M X 2.79M	19'7" X 9'2"
TERRACE	25.0 SQ M	269.0 SQ FT

KEY

- ◀▶ Measurement Points
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe
- U Utility Cupboard
- SWM Space for Washing Machine



KITCHEN/LIVING/DINING	11.85M X 3.53M	38'11" X 11'7"
BEDROOM 1	8.83M X 2.75M	29'0" X 9'0"
BEDROOM 2	5.97M X 2.79M	19'7" X 9'2"
TERRACE	25.0 SQ M	269.0 SQ FT

KEY

- ◀▶ Measurement Points
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe
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TWO BEDROOM APARTMENT

APARTMENT 105

FLOOR: GROUND

TOTAL AREA: 91 SQ M 979.5 SQ FT

- Generous entrance hall maximises space with large utility cupboard and an additional fitted cupboard
- Open plan kitchen/dining/living area with quality appliances
- Living area with patio door to private terrace
- Bedroom 1 has a dressing area with three fitted wardrobes, ensuite, study area and access to private terrace
- Bathroom with contemporary steel bath and bespoke cabinetry
- Residents' Club located nearby in basement level 1



KITCHEN/LIVING	7.43M X 3.92M	24' 5" X 12' 10"
BEDROOM 1	6.76M X 2.75M	22' 2" X 9' 0"
BEDROOM 2	5.11M X 2.75M	16' 9" X 9' 0"
TERRACE	27.0 SQ M	290 SQ FT

KEY

◄►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

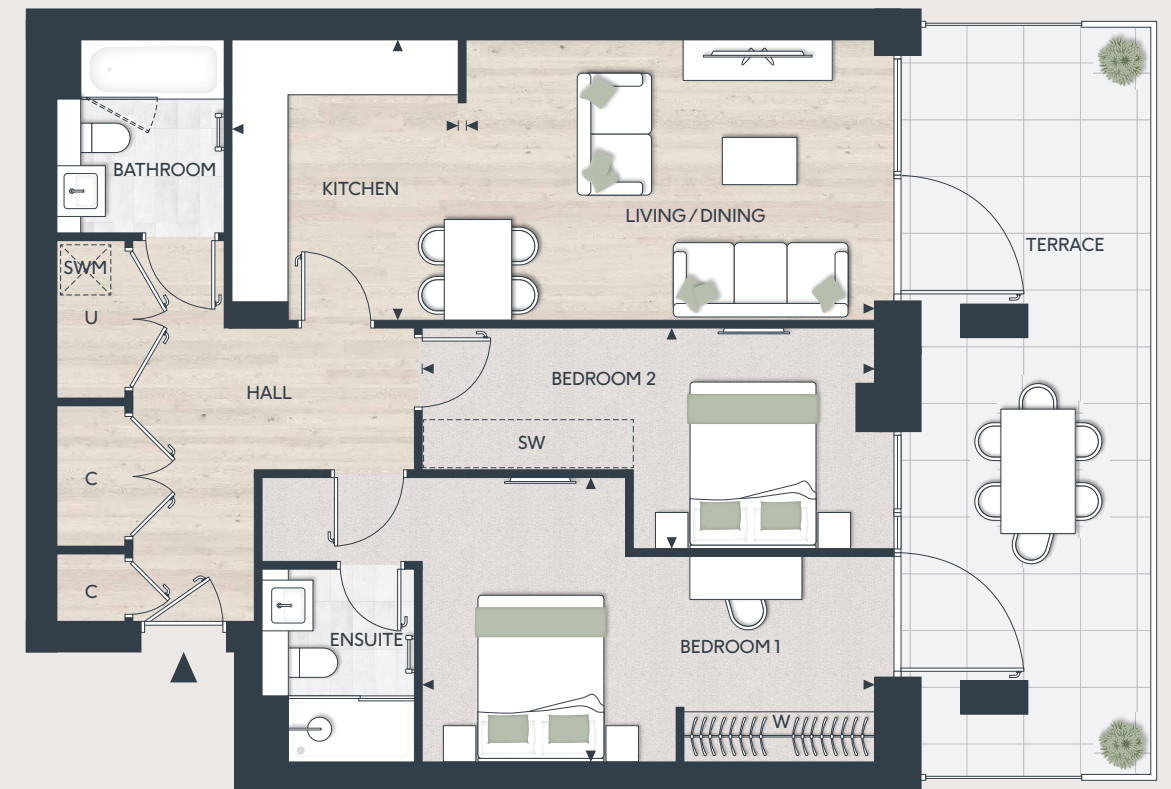
TWO BEDROOM APARTMENT

APARTMENT 106

FLOOR: GROUND

TOTAL AREA: 81.5 SQ M 875.8 SQ FT

- Generous entrance hall maximises space with large utility cupboard and two additional fitted cupboards
- Open plan kitchen/living/dining area with quality appliances
- Living area with patio door to private terrace
- Bedroom 1 has fitted wardrobe, ensuite, study area and access to private terrace
- Bathroom with contemporary steel bath and bespoke cabinetry
- Residents' Club located nearby in basement level 1



KITCHEN	2.70M X 3.35M	8'10" X 11'0"
LIVING/DINING	4.99M X 3.35M	16'4" X 11'0"
BEDROOM 1	5.52M X 3.40M	18'1" X 11'2"
BEDROOM 2	5.41M X 2.64M	17'10" X 8'8"
TERRACE	24.6 SQ M	264 SQ FT

KEY

◄►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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TWO BEDROOM APARTMENT

APARTMENT 107

FLOOR: GROUND

TOTAL AREA: 81.5 SQ M 875 SQ FT

- Generous entrance hall maximises space with large utility cupboard and an additional fitted cupboard
- Open plan kitchen/dining/living area with quality appliances
- Living area with patio door to private terrace
- Bedroom 1 has fitted wardrobes, ensuite, study area and access to private terrace
- Bathroom with contemporary steel bath and bespoke cabinetry
- Residents' Club located nearby in basement level 1

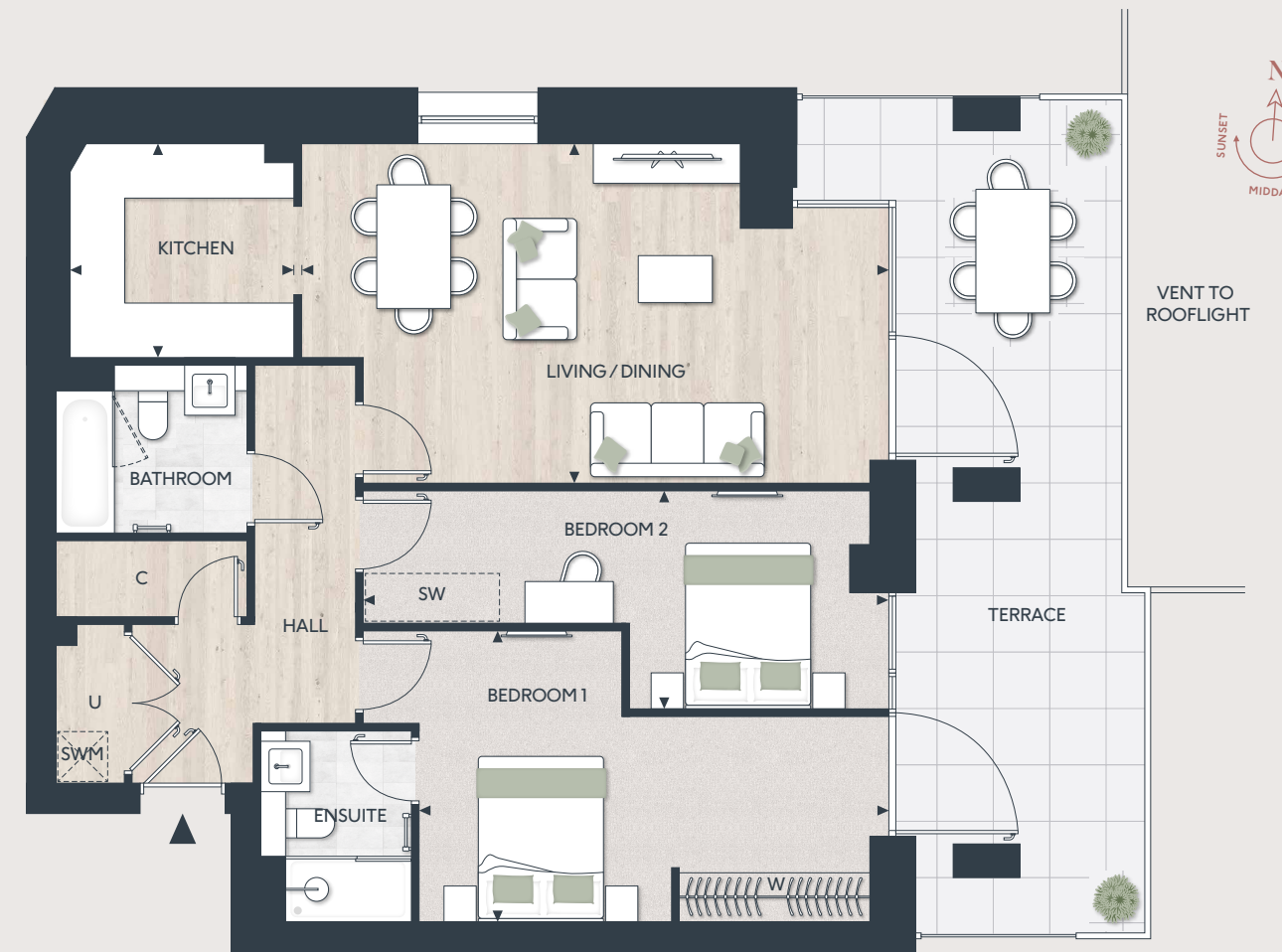
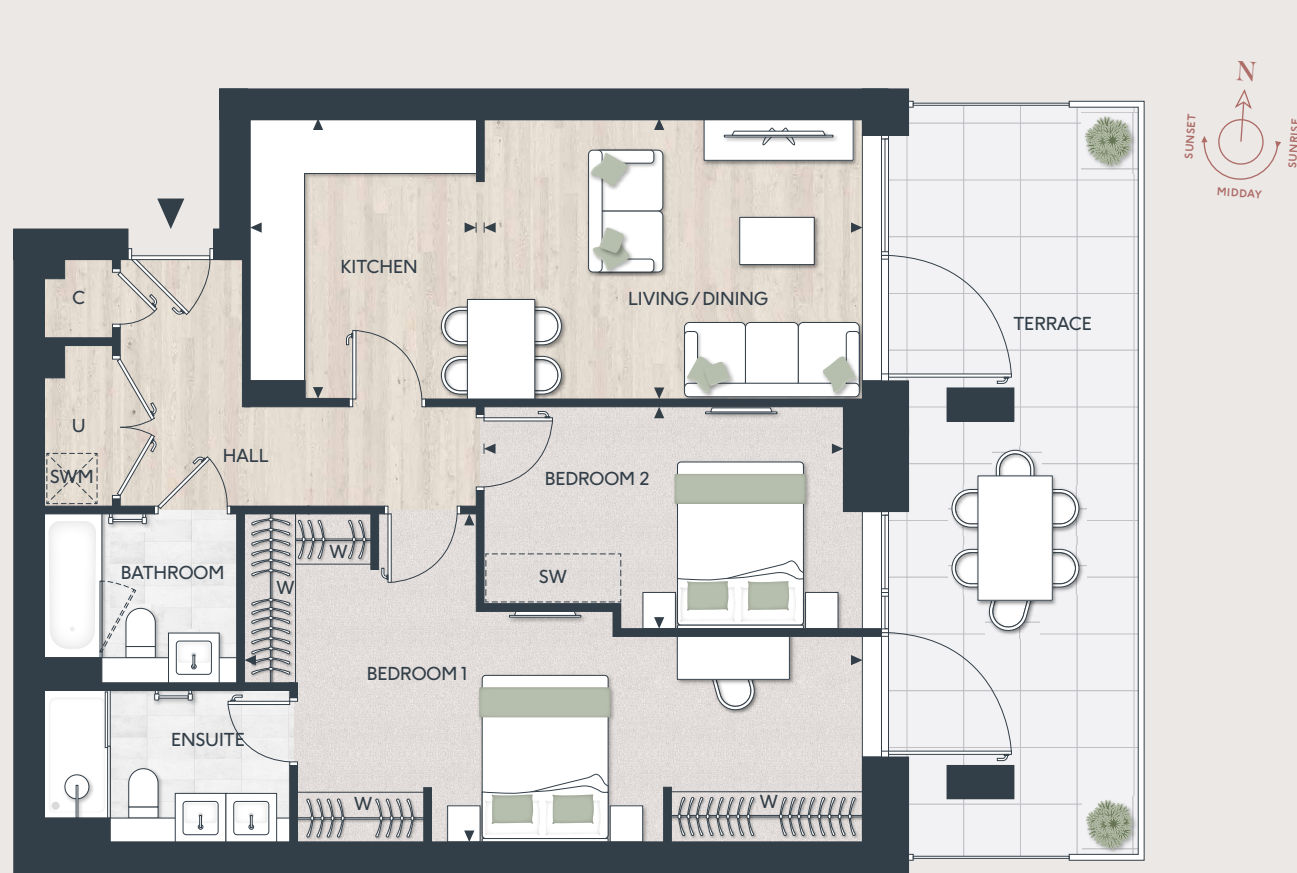
TWO BEDROOM APARTMENT

APARTMENT 108

FLOOR: GROUND

TOTAL AREA: 86.7 SQ M 942.6 SQ FT

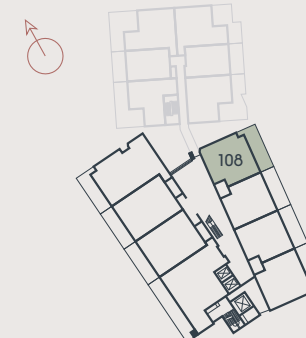
- Generous entrance hall maximises space with large utility cupboard and an additional fitted cupboard
- Open plan kitchen/dining/living area with quality appliances
- Living area with patio door to private terrace
- Bedroom 1 has a fitted wardrobe, ensuite, and access to private terrace
- Bathroom with contemporary steel bath and bespoke cabinetry
- Residents' Club located nearby in basement level 1



KITCHEN	2.70M X 3.13M	8' 10" X 10' 3"
LIVING/DINING	4.63M X 3.34M	15' 2" X 11' 0"
BEDROOM 1	7.50M X 3.92M	24' 7" X 12' 10"
BEDROOM 2	4.65M X 2.65M	15' 3" X 8' 8"
TERRACE	24.6 SQ M	264 SQ FT

KEY

◀▶	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine



KITCHEN	2.70M X 2.56M	8' 10" X 8' 5"
LIVING/DINING	7.03M X 4.11M	23' 1" X 13' 6"
BEDROOM 1	5.63M X 3.50M	18' 6" X 11' 6"
BEDROOM 2	6.09M X 2.64M	20' 0" X 8' 8"
TERRACE	28.2 SQ M	303 SQ FT

KEY

◀▶	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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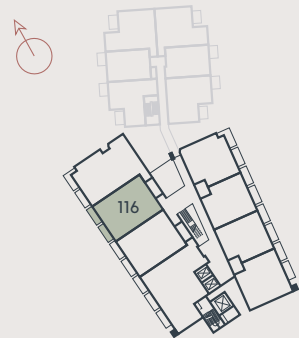
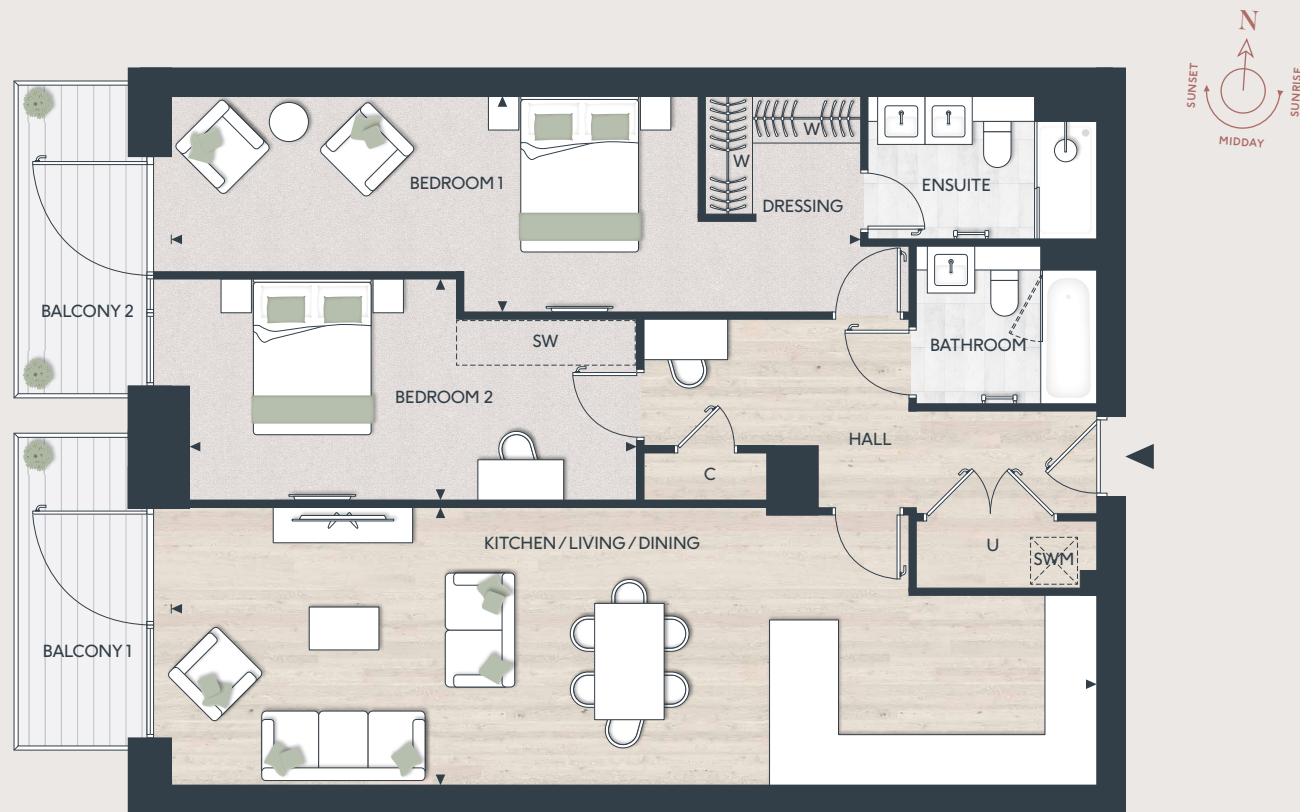
TWO BEDROOM APARTMENT

APARTMENT 116

FLOOR: FIRST

TOTAL AREA: 104.0 SQ M 1,130.0 SQ FT

- Large first floor apartment has two private, west-facing balconies with views over landscaped gardens
- Open plan kitchen/living/dining area offers ample space with access to balcony
- Bedroom 1 spans an impressive 261 sq ft and includes dressing area with fitted wardrobes, ensuite and private balcony
- Bedroom 2 covers 181 sq ft with space for a desk
- Residents' Club located nearby in basement level 1



KITCHEN/LIVING/DINING	11.85M X 3.53M	38'11" X 11'7"
BEDROOM 1	8.83M X 2.75M	29'0" X 9'0"
BEDROOM 2	5.97M X 2.79M	19'7" X 9'2"
BALCONY 1	6.4 SQ M	68.8 SQ FT
BALCONY 2	6.4 SQ M	68.8 SQ FT

KEY

- ◀▶ Measurement Points
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe
- U Utility Cupboard
- SWM Space for Washing Machine

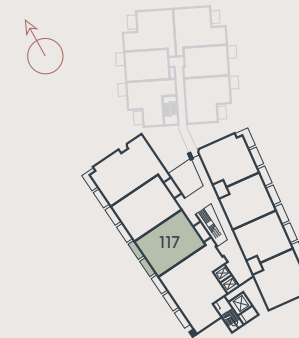
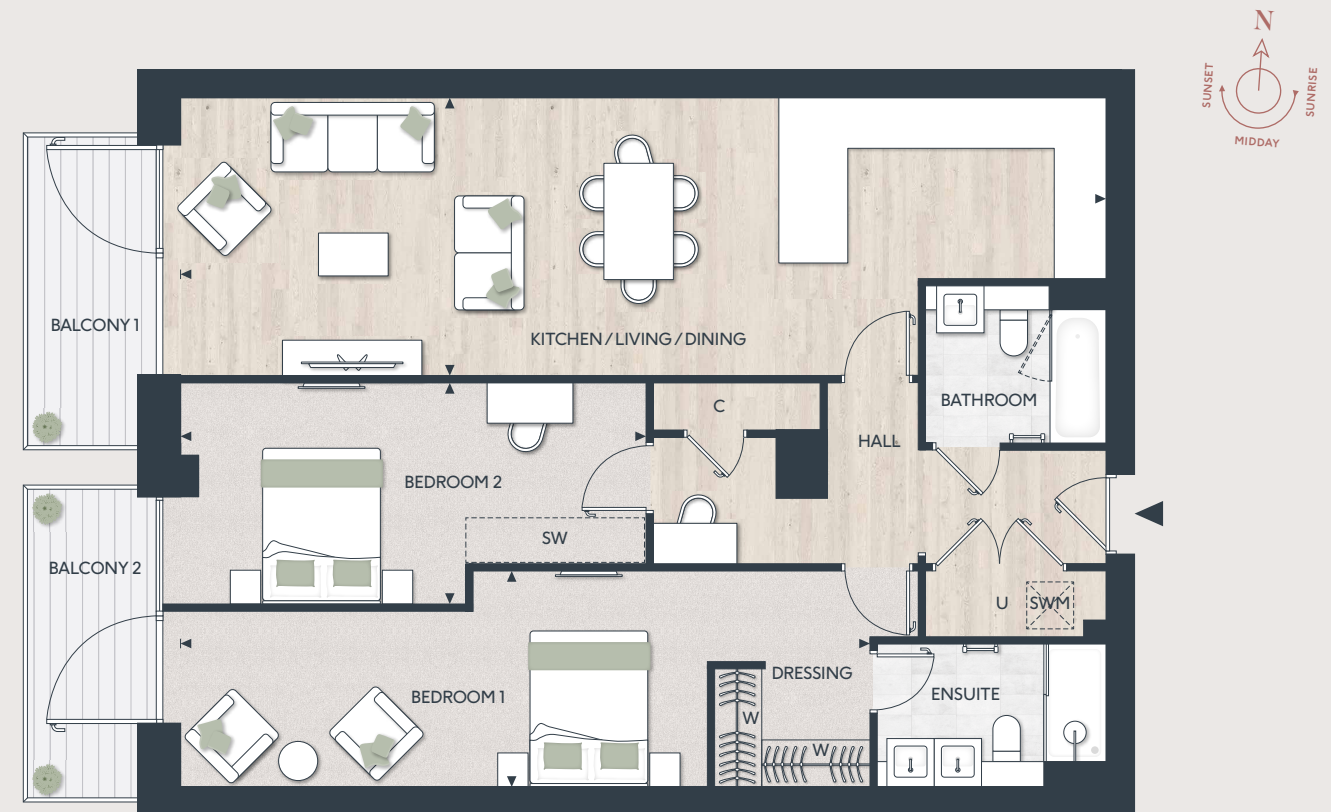
TWO BEDROOM APARTMENT

APARTMENT 117

FLOOR: FIRST

TOTAL AREA: 106.5 SQ M 1,146.4 SQ FT

- Large first floor apartment has two private, west-facing balconies with views over landscaped gardens
- Open plan kitchen/living/dining area offers ample space with access to balcony
- Bedroom 1 spans an impressive 261 sq ft and includes dressing area with fitted wardrobes, ensuite and private balcony
- Bedroom 2 covers 181 sq ft with space for a desk
- Residents' Club located nearby in basement level 1



KITCHEN/LIVING/DINING	12.08M X 3.65M	39'7" X 12'0"
BEDROOM 1	9.05M X 2.78M	29'8" X 9'1"
BEDROOM 2	6.19M X 2.80M	20'4" X 9'2"
BALCONY 1	6.4 SQ M	68.8 SQ FT
BALCONY 2	6.4 SQ M	68.8 SQ FT

KEY

- ◀▶ Measurement Points
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe
- U Utility Cupboard
- SWM Space for Washing Machine

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TWO BEDROOM APARTMENT

APARTMENT 119

FLOOR: FIRST

TOTAL AREA: 91 SQ M 991.5 SQ FT

- Generous entrance hall maximises space with large utility cupboard and an additional fitted cupboard
- Open plan kitchen/living/dining area with quality appliances
- Living area with patio door to private balcony
- Bedroom 1 has a dressing area with three fitted wardrobes, ensuite, study area and access to private balcony
- Bathroom with contemporary steel bath and bespoke cabinetry
- Residents' Club located nearby in basement level 1

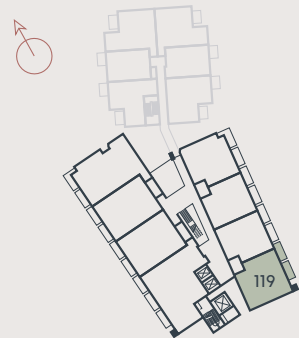
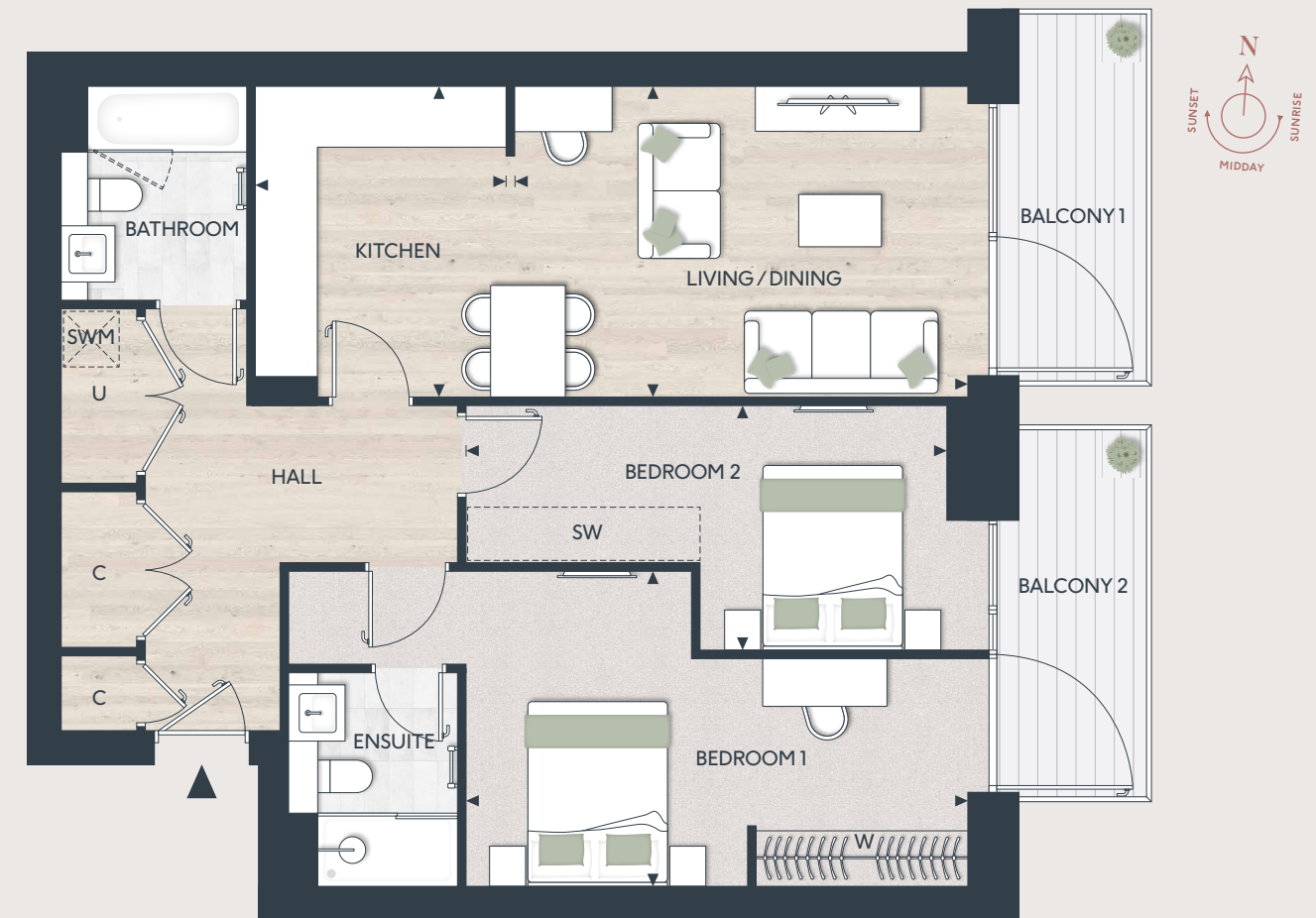
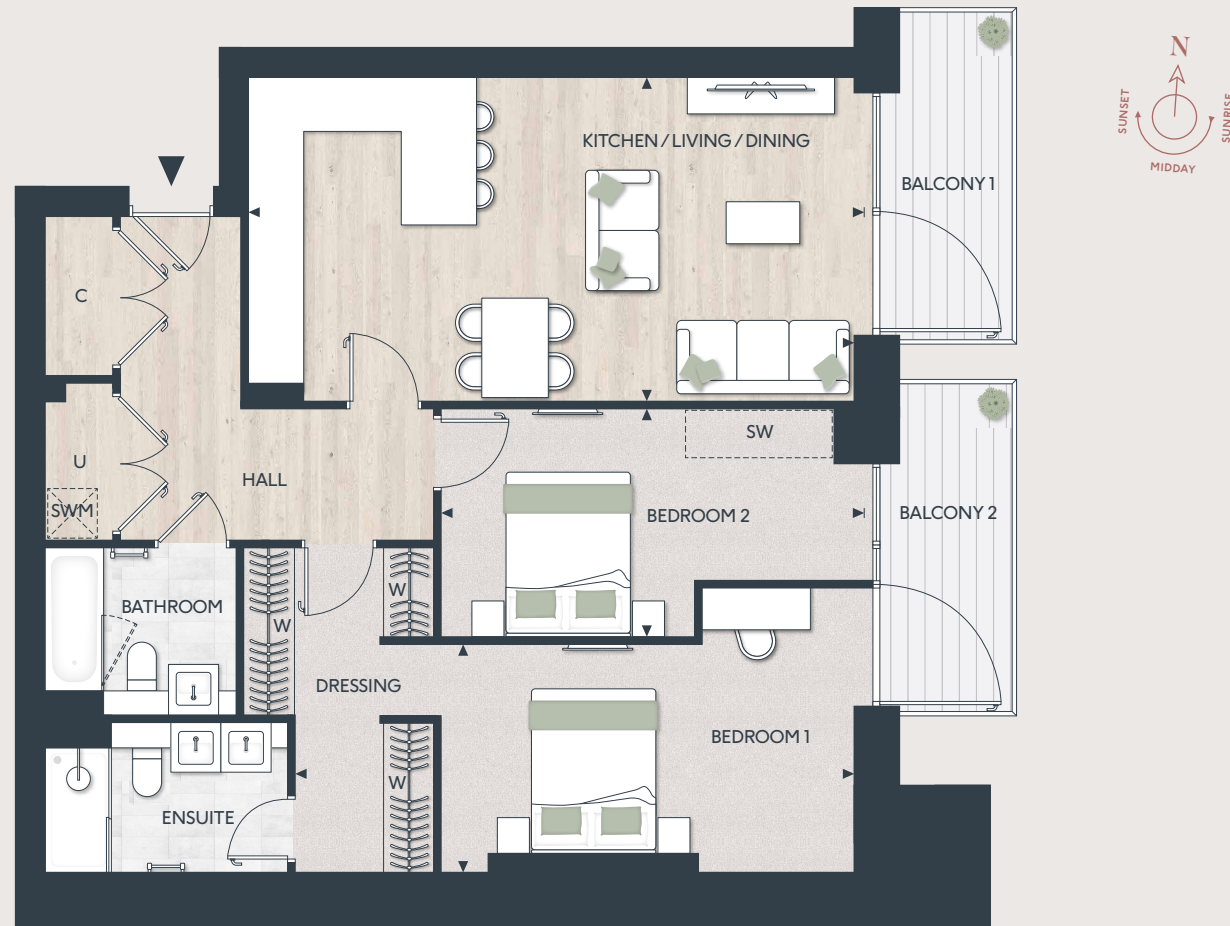
TWO BEDROOM APARTMENT

APARTMENT 120

FLOOR: FIRST

TOTAL AREA: 81.4 SQ M 875.8 SQ FT

- Large first floor apartment with two generous balconies overlooking landscaped gardens
- Hallway has large utility cupboard plus two additional cupboards
- Open plan kitchen/living/dining area opens onto separate balcony
- Bedroom 1 has fitted wardrobe, ensuite, study area and access to balcony
- Family bathroom with bespoke fittings and steel bath
- Residents' Club located nearby in basement level 1

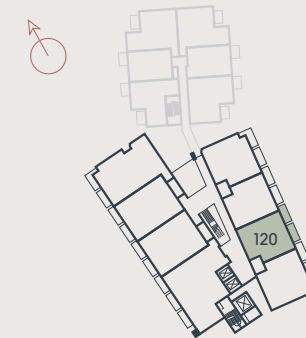


KITCHEN/LIVING/DINING	7.43M X 3.92M	24' 5" X 12' 10"
BEDROOM 1	6.76M X 2.75M	22' 2" X 9' 0"
BEDROOM 2	5.11M X 2.75M	16' 9" X 9' 0"
BALCONY 1	6.4 SQ M	68 SQ FT
BALCONY 2	6.4 SQ M	68 SQ FT

KEY

◀▶	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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KITCHEN	2.70M X 3.35M	8'10" X 11'0"
LIVING/DINING	4.99M X 3.35M	16'4" X 11'0"
BEDROOM 1	5.52M X 3.40M	18'1" X 11'2"
BEDROOM 2	5.41M X 2.64M	17'10" X 8'8"
BALCONY 1	6.4 SQ M	68 SQ FT
BALCONY 2	6.4 SQ M	68 SQ FT

KEY

◀▶	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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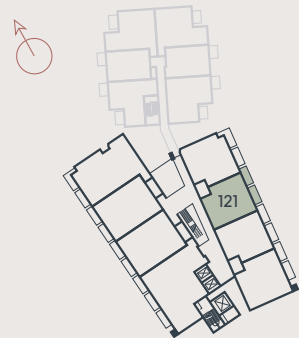
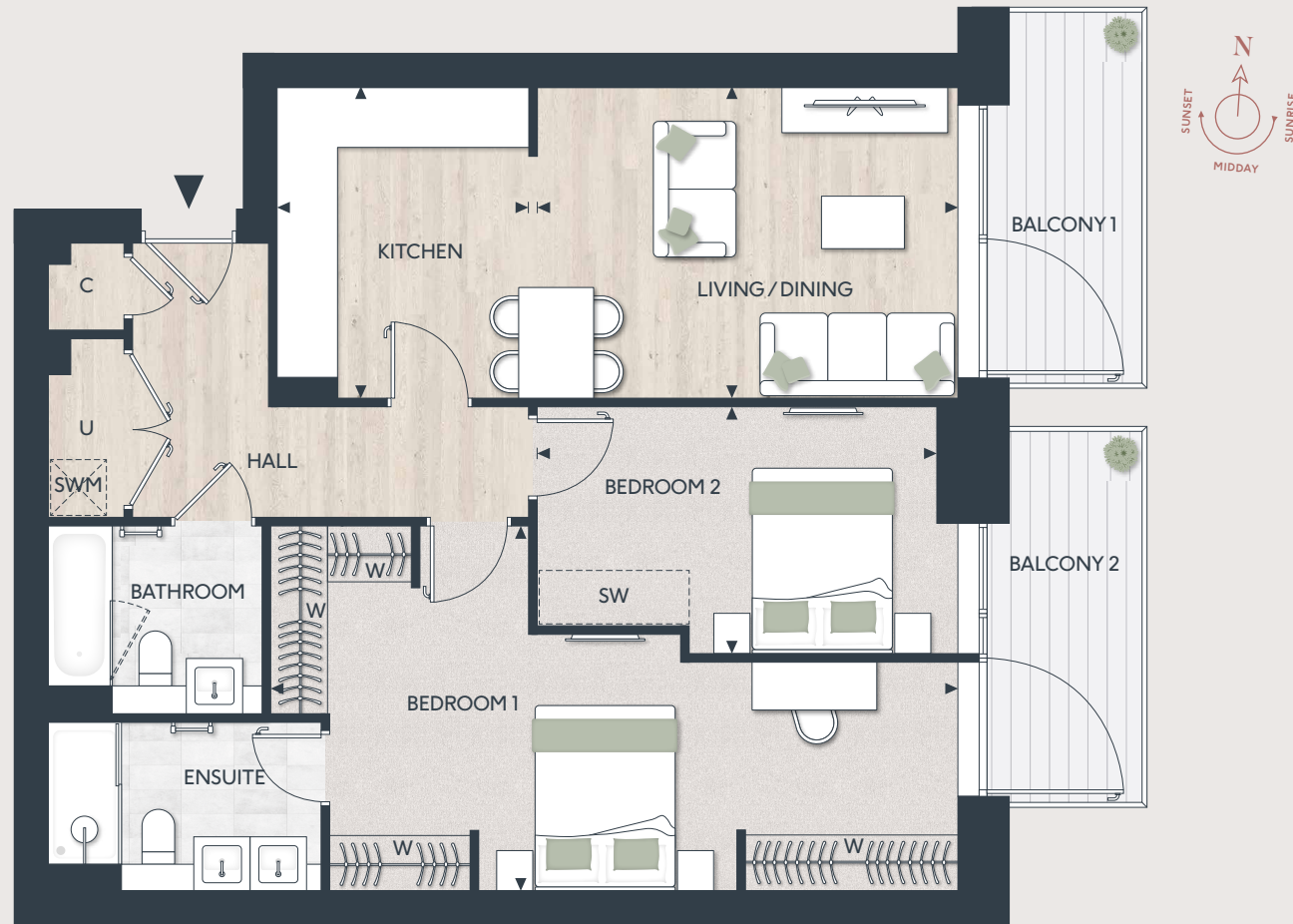
TWO BEDROOM APARTMENT

APARTMENT 121

FLOOR: FIRST

TOTAL AREA: 81.5 SQ M 875 SQ FT

- Generous entrance hall maximises space with large utility cupboard
- Open plan kitchen/living/dining area with quality appliances
- Living area with patio door to private balcony
- Bedroom 1 has fitted wardrobes, ensuite, study area and access to private balcony
- Bathroom with contemporary steel bath and bespoke cabinetry
- Residents' Club located nearby in basement level 1



KITCHEN	2.70M X 3.13M	8' 10" X 10' 3"
LIVING/DINING	4.63M X 3.34M	15' 2" X 11' 0"
BEDROOM 1	7.50M X 3.92M	24' 7" X 12' 10"
BEDROOM 2	4.65M X 2.65M	15' 3" X 8' 8"
BALCONY 1	6.4 SQ M	68 SQ FT
BALCONY 2	6.4 SQ M	68 SQ FT

KEY

◀▶	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

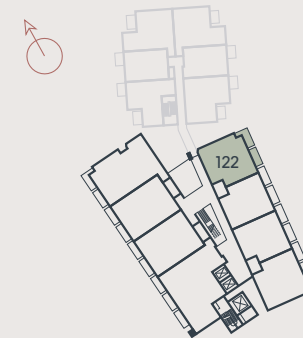
TWO BEDROOM APARTMENT

APARTMENT 122

FLOOR: FIRST

TOTAL AREA: 86.7 SQ M 942.6 SQ FT

- Generous entrance hall maximises space with large utility cupboard and an additional fitted cupboard
- Open plan kitchen/living/dining area with quality appliances
- Living area with patio door to private balcony
- Bedroom 1 has a fitted wardrobe, ensuite and access to private balcony
- Bathroom with contemporary steel bath and bespoke cabinetry
- Residents' Club located nearby in basement level 1



KITCHEN	2.70M X 2.56M	8' 10" X 8' 5"
LIVING/DINING	7.03M X 4.11M	23' 1" X 13' 6"
BEDROOM 1	5.63M X 3.50M	18' 6" X 11' 6"
BEDROOM 2	6.09M X 2.64M	20' 0" X 8' 8"
BALCONY 1	8.0 SQ M	86 SQ FT
BALCONY 2	6.4 SQ M	68 SQ FT

KEY

◀▶	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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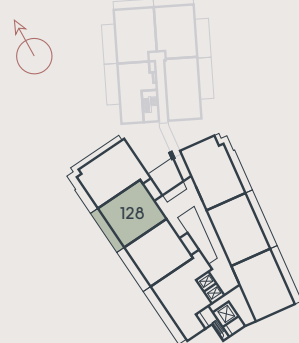
TWO BEDROOM APARTMENT

APARTMENT 128

FLOOR: SECOND

TOTAL AREA: 89.6 SQ M 964.6 SQ FT

- Impressive second floor apartment offers generous living space and large private terrace with exceptional views
- Contemporary kitchen/living/dining area with patio door onto terrace
- Bedroom 1 spans 219 sq ft with separate dressing area, fitted wardrobes, ensuite and door onto terrace
- Family bathroom with quality fittings and contemporary steel bath
- Residents' Club located nearby in basement level 1



KITCHEN	3.01M X 2.62M	9'10" X 8'7"
LIVING/DINING	6.70M X 3.52M	22'0" X 11'7"
BEDROOM 1	7.41M X 2.75M	24'4" X 9'0"
BEDROOM 2	4.50M X 2.65M	14'9" X 8'8"
TERRACE	15.3 SQ M	164.6 SQ FT

KEY

- ◀▶ Measurement Points
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe
- U Utility Cupboard
- SWM Space for Washing Machine

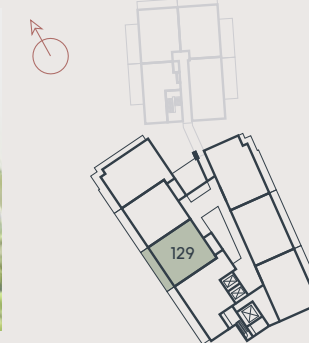
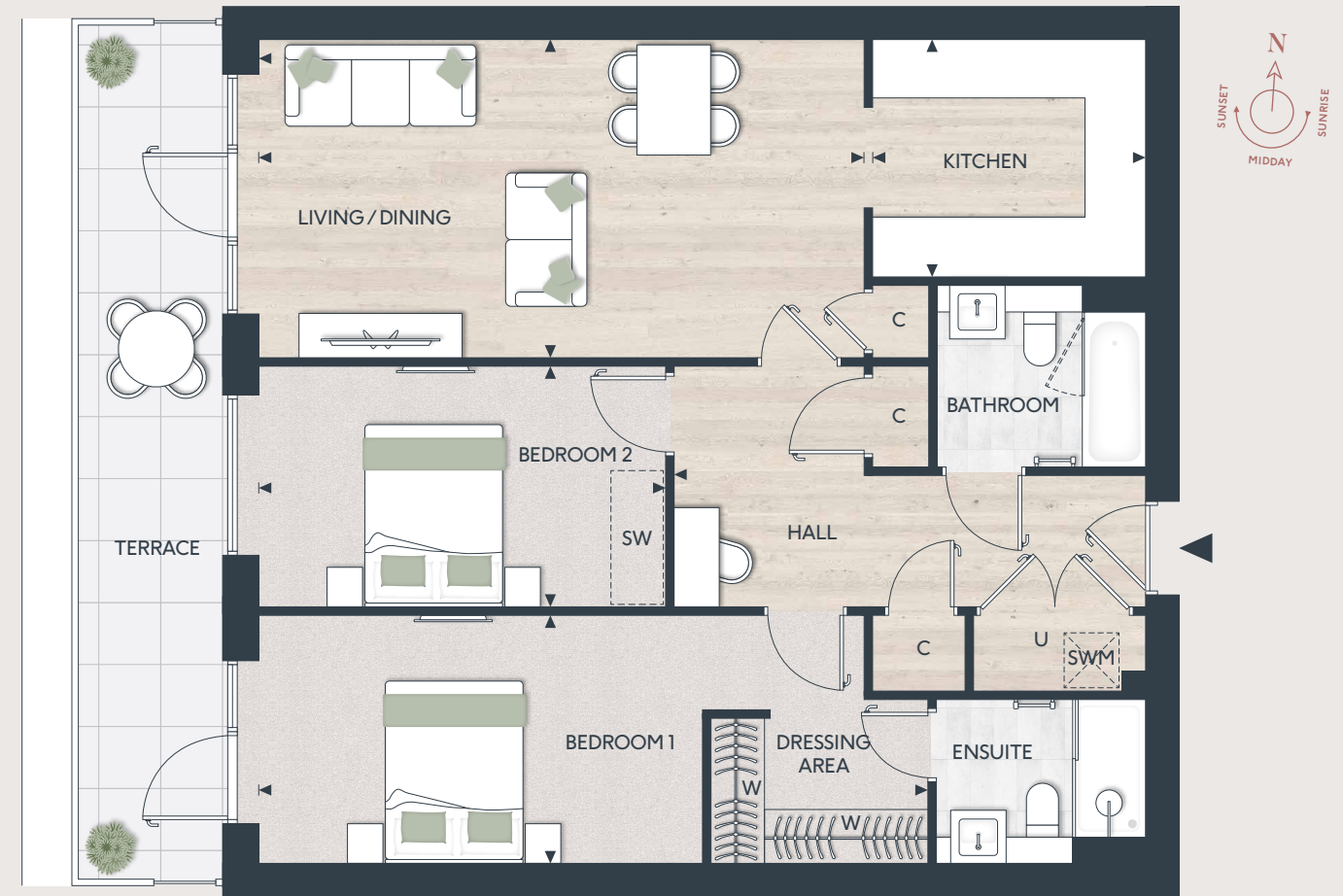
TWO BEDROOM APARTMENT

APARTMENT 129

FLOOR: SECOND

TOTAL AREA: 89.6 SQ M 964.6 SQ FT

- Impressive second floor apartment offers generous living space and large private terrace with exceptional views
- Contemporary kitchen/living/dining area with patio door onto terrace
- Bedroom 1 spans 219 sq ft with separate dressing area, fitted wardrobes, ensuite and door onto terrace
- Family bathroom with quality fittings and contemporary steel bath
- Residents' Club located nearby in basement level 1



KITCHEN	3.01M X 2.62M	9'10" X 8'7"
LIVING/DINING	6.70M X 3.52M	22'0" X 11'7"
BEDROOM 1	7.41M X 2.75M	24'4" X 9'0"
BEDROOM 2	4.50M X 2.65M	14'9" X 8'8"
TERRACE	15.3 SQ M	164.6 SQ FT

KEY

- ◀▶ Measurement Points
- W Wardrobe
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TWO BEDROOM SPECIFICATION

KITCHEN

- Flat panel cabinet doors in a matt lacquer finish
- Framed fluted glass wall cabinets above (or near) to sink
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 20mm Silestone worktops
- Feature Silestone step detail to hob run, including concealed ledge for condiments, and glass splashback above. Glass splashback and/or Silestone upstand to remaining areas
- LED strip lighting to underside of wall cabinets
- Undermount sink with stylish matt black mixer tap
- Integrated waste separation recycling bins
- Siemens built-in single oven
- Siemens built-in microwave oven with hot air
- Siemens 4-zone induction hob
- Elica concealed extractor above induction hob
- Bosch fully integrated dishwasher
- Built-in fridge freezer

UTILITY CUPBOARD

- Space and plumbing for washing machine or washer dryer

BATHROOM

- Bespoke cabinetry to bathroom including:
 - Wall mounted mirrors with feature framing and contemporary wall lights to washbasin wall
 - Drawer unit(s) with soft-closing function below washbasin(s)
- Silestone vanity top
- Roca over countertop washbasin(s)
- Luxury steel bath with glass screen, bath filler waste and overflow, and slide rail shower kit
- Stylish brushed brass brassware including:
 - Single lever basin mixer(s)
 - Concealed thermostatic bath/shower valves
 - Robe hooks
 - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated brushed brass towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure and walls above bath. Bespoke cabinetry to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

EN SUITE

- Bespoke cabinetry to en suite including:
 - Wall mounted mirrors with feature framing and contemporary wall lights to washbasin wall
 - Drawer unit(s) with soft closing function below washbasin(s)
- Silestone vanity top
- Roca over countertop washbasin(s)
- Shower enclosure with ceiling mounted shower head and hand-held shower
- Stylish brushed brass brassware including:
 - Single lever basin mixer(s)
 - Concealed thermostatic bath/shower valves
 - Robe hooks
 - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated brushed brass towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure and walls above bath. Bespoke cabinetry to washbasin and WC wall. Tiled skirting and paint finish to remaining walls



INTERIOR FINISHES

- White painted 1 panel internal doors with feature groove detail
- Stylish satin nickel lever handles
- White painted skirting boards and architraves with stepped chamfer profile
- Wire shelving system to linen cupboard
- Amtico wood-effect vinyl flooring laid in stripwood pattern, to all areas except bedrooms, bathroom and ensuite
- Luxury carpet fitted to bedrooms
- Bespoke fitted wardrobes with full height hinged doors to bedroom 1. Internal fittings to include shelf, hanging rail and mirror to inside of hinged door. LED strip light installed to underside of shelf

HOME ENTERTAINMENT

- Television point with wiring for Sky Q (subject to future purchaser subscription) provided to living area and bedrooms
- Telephone point provided to hall cupboard and living area
- Openreach fibre optic broadband connectivity is available in every property, with convenient data points around the apartment

ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, living/dining area, WC, bathroom and ensuite
- Pendant lights to bedrooms
- Dimmer switch to living/dining area
- Main 'on/off' light switch adjacent to front door
- 2-way light switch to bedroom 1
- Stainless steel sockets above kitchen worktops
- USB socket to kitchen, living area, bedrooms 1 and 2
- Shaver socket to bathroom and ensuite

HEATING & HOT WATER

- Electric heating and hot water system
- Mechanical ventilation system

EXTERNAL

- Allocated parking space(s)

COMMUNAL AREAS

- Lift access to all floors
- Cycle storage
- Bin storage

SECURITY & PEACE OF MIND

- 10-year Premier guarantee
- Mains fed smoke/heat detectors
- Door guard and spy hole to apartment entrance door
- Video entry system linked to main entrance doors
- 2-year Berkeley warranty with our dedicated customer service team

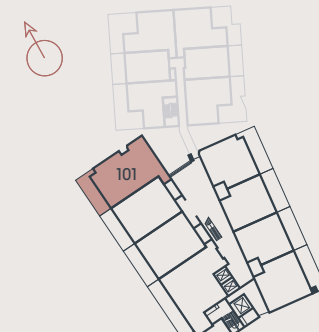
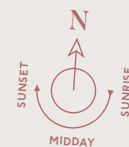
THREE BEDROOM APARTMENT

APARTMENT 101

FLOOR: GROUND

TOTAL AREA: 118.2 SQ M 1,263.4 SQ FT

- Impressive ground floor apartment has a large private terrace
- Generous open plan kitchen/living/dining area spans 426 sq ft with patio door
- Bedroom 1 has access to two fitted wardrobes, and ensuite with contemporary fittings
- Family bathroom with bespoke fittings and steel bath
- Residents' Club located nearby in basement level 1



KITCHEN/LIVING/DINING	8.06M X 5.13M	26' 5" X 16' 10"
BEDROOM 1	5.61M X 3.50M	18' 5" X 11' 6"
BEDROOM 2	2.85M X 5.25M	9' 4" X 17' 3"
BEDROOM 3	2.65M X 4.12M	8' 8" X 13' 6"
TERRACE	27.8 SQ M	299.2 SQ FT

KEY

- ◀▶ Measurement Points
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe
- U Utility Cupboard
- SWM Space for Washing Machine

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THREE BEDROOM APARTMENT

APARTMENT 104

FLOOR: GROUND

TOTAL AREA: 141.6 SQ M 1,536.8 SQ FT

- Generous entrance hall maximises space with utility cupboard, cupboard and study area
- Kitchen /dining area spans 211 sq ft
- Living area with patio door onto the private terrace
- Bedroom 1 has dressing area with two fitted wardrobes, ensuite and access to private terrace
- Family bathroom with contemporary steel bath and separate shower
- Residents' Club located nearby in basement level 1

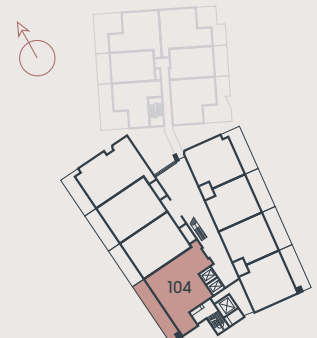
THREE BEDROOM APARTMENT

APARTMENT 115

FLOOR: FIRST

TOTAL AREA: 118.2 SQ M 1,263.4 SQ FT

- Impressive first floor apartment has two private, west-facing balconies
- Generous open plan kitchen/living/dining area spans 426 sq ft with patio door onto balcony
- Bedroom 1 has access to private balcony, dressing area with two fitted wardrobes, and ensuite with contemporary fittings
- Family bathroom with bespoke fittings and steel bath
- Residents' Club located nearby in basement level 1



KITCHEN/DINING	5.75M X 3.52M	18'10" X 11'7"
LIVING	4.75M X 3.56M	15'7" X 11'8"
BEDROOM 1	4.44M X 3.54M	14'7" X 11'7"
BEDROOM 2	5.50M X 2.69M	18'0" X 8'10"
BEDROOM 3	5.50M X 2.65M	18'0" X 8'8"
TERRACE	40.0 SQ M	430.5 SQ FT

KEY

◀▶	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine



KITCHEN/LIVING/DINING	8.06M X 5.13M	26'5" X 16'10"
BEDROOM 1	5.61M X 3.50M	18'5" X 11'6"
BEDROOM 2	2.85M X 5.25M	9'4" X 17'3"
BEDROOM 3	2.65M X 4.12M	8'8" X 13'6"
BALCONY 1	8 SQ M	86.1 SQ FT
BALCONY 2	6.4 SQ M	68.8 SQ FT

KEY

◀▶	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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THREE BEDROOM APARTMENT

THREE BEDROOM APARTMENT

APARTMENT 118

APARTMENT 127

FLOOR: FIRST

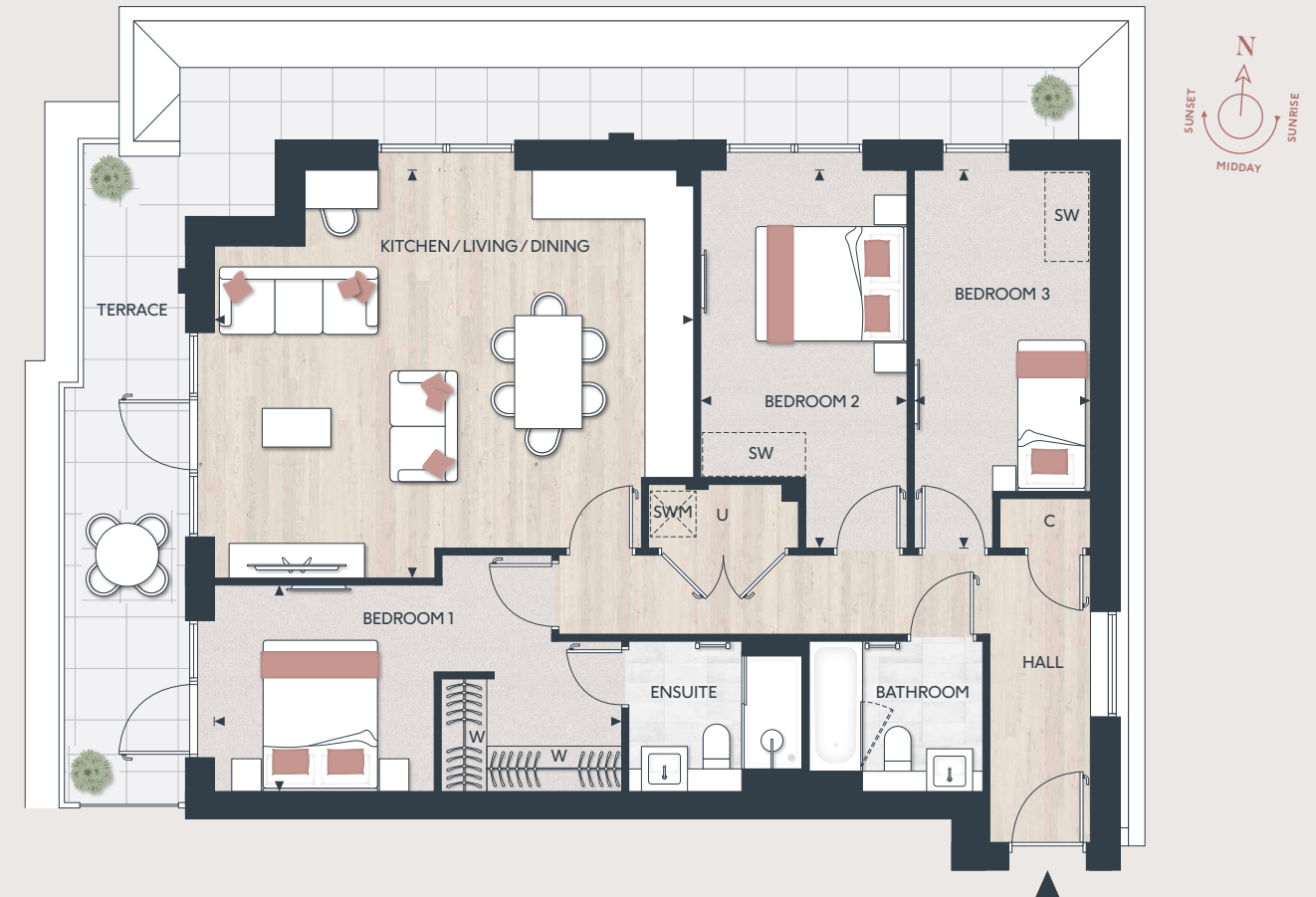
FLOOR: SECOND

TOTAL AREA: 151.2 SQ M 1,627.1 SQ FT

TOTAL AREA: 96.5 SQ M 1,038.8 SQ FT

- Generous entrance hall maximises space with utility cupboard, cupboard and study area
- Living /dining area spans 336 sq ft with patio door onto the private balcony
- Bedroom 1 has dressing area with two fitted wardrobes, ensuite and access to private balcony
- Family bathroom with contemporary steel bath and separate shower
- Residents' Club located nearby in basement level 1

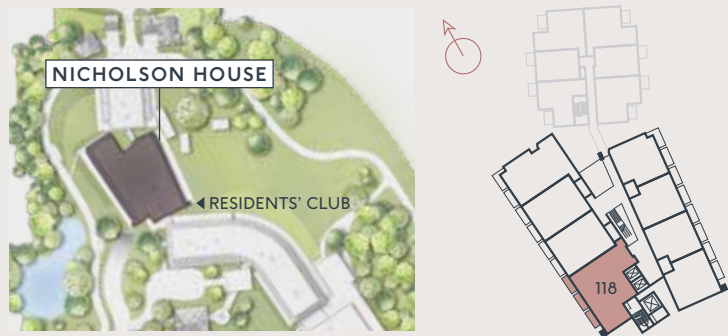
- Impressive second floor residence offers generous living space with private terrace that spans the length of the apartment
- Generous open plan kitchen/living /dining area spans 373 sq ft with patio door onto terrace
- Bedroom 1 has access to the terrace, dressing area with fitted wardrobes, and ensuite with contemporary fittings
- Family bathroom with bespoke fittings and steel bath
- Residents' Club located nearby in basement level 1



KITCHEN	5.75M X 3.52M	18' 10" X 11' 7"
LIVING/DINING	6.08M X 5.15M	19' 11" X 16' 11"
BEDROOM 1	4.43M X 3.54M	14' 6" X 11' 8"
BEDROOM 2	5.50M X 2.66M	18' 0" X 8' 9"
BEDROOM 3	5.50M X 2.67M	18' 0" X 8' 9"
BALCONY 1	6.4 SQ M	68.8 SQ FT
BALCONY 2	6.4 SQ M	68.8 SQ FT
BALCONY 3	6.4 SQ M	68.8 SQ FT

KEY

◀▶	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine



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KITCHEN/LIVING/DINING	6.37M X 5.43M	20' 11" X 17' 10"
BEDROOM 1	5.42M X 2.75M	17' 9" X 9' 0"
BEDROOM 2	2.75M X 5.03M	9' 0" X 16' 6"
BEDROOM 3	2.35M X 5.03M	7' 8" X 16' 6"
TERRACE	26.6 SQ M	286.3 SQ FT

KEY

◀▶	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine



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THREE BEDROOM APARTMENT

APARTMENT 130

FLOOR: SECOND

TOTAL AREA: 105.5 SQ M 1,151.8 SQ FT

- Impressive three bedroom apartment with large terrace
- Living area spans 214 sq ft with patio door onto the private terrace
- Bedroom 1 has dressing area with two fitted wardrobes, ensuite and access to private terrace
- Family bathroom with contemporary steel bath and separate shower
- Residents' Club located nearby in basement level 1

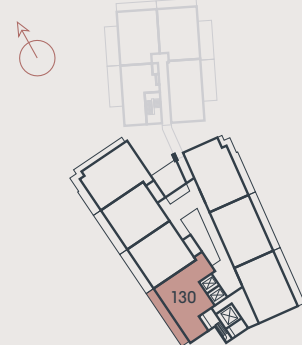
THREE BEDROOM APARTMENT

APARTMENT 131

FLOOR: SECOND

TOTAL AREA: 98.1 SQ M 1,055.8 SQ FT

- Impressive second floor residence offers generous living space with private terrace that spans the length of the apartment
- Entrance lobby enhances privacy and leads into hallway with utility storage and additional cupboard
- Contemporary kitchen and living/dining area with patio door onto terrace
- Bedroom 1 spans 173 sq ft with direct access to terrace, separate dressing area and ensuite
- Residents' Club located nearby in basement level 1



KITCHEN/DINING	4.41M X 3.79M	14' 6" X 12' 5"
LIVING	4.16M X 4.78M	13' 8" X 15' 8"
BEDROOM 1	6.34M X 2.75M	20' 10" X 9' 0"
BEDROOM 2	3.50M X 2.75M	11' 6" X 9' 0"
BEDROOM 3	3.50M X 2.30M	11' 6" X 7' 7"
TERRACE	20.4 SQ M	219.5 SQ FT

KEY

◀▶	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine



KITCHEN	2.30M X 3.90M	7'7" X 12'10"
LIVING/DINING	5.86M X 3.90M	19'3" X 12'10"
BEDROOM 1	5.81M X 2.77M	19'1" X 9'1"
BEDROOM 2	4.27M X 2.71M	14'0" X 8'11"
BEDROOM 3	4.28M X 2.16M	14'0" X 7'1"
TERRACE	15.8 SQ M	170 SQ FT

KEY

◀▶	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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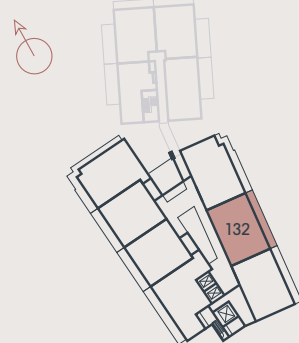
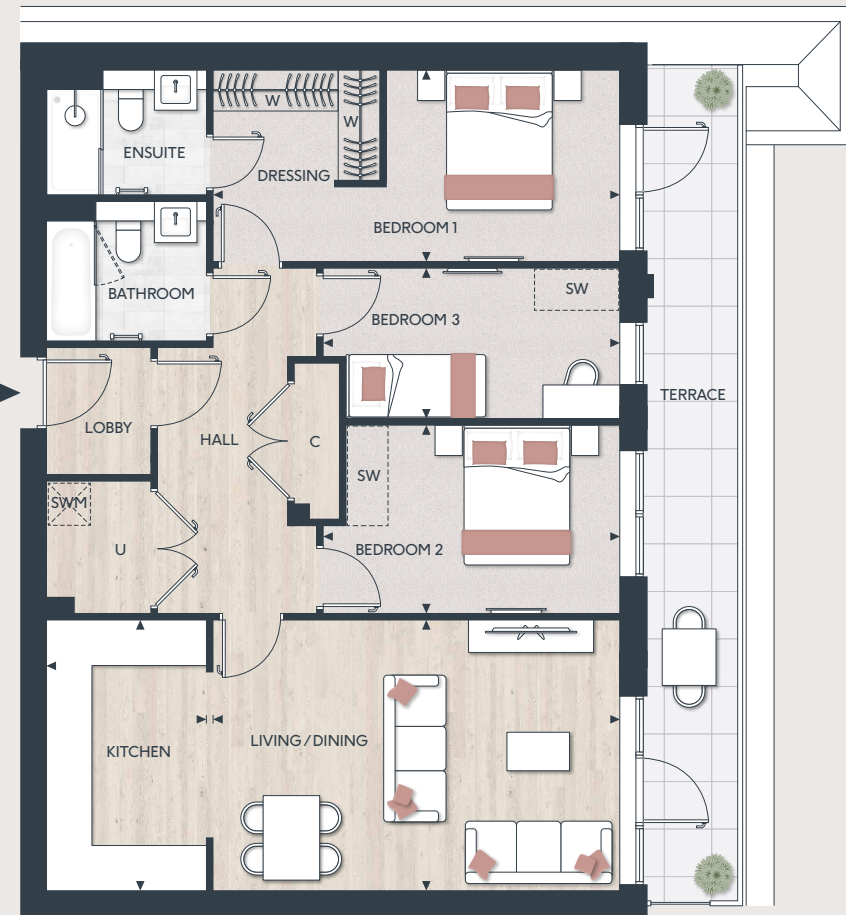
THREE BEDROOM APARTMENT

APARTMENT 132

FLOOR: SECOND

TOTAL AREA: 98.1 SQ M 1,055.8 SQ FT

- Impressive second floor residence offers generous living space with private terrace that spans the length of the apartment
- Entrance lobby enhances privacy and leads into hallway with utility storage and additional cupboard
- Contemporary kitchen and living/dining area with patio door onto terrace
- Bedroom 1 spans 173 sq ft with direct access to terrace, separate dressing area and ensuite
- Residents' Club located nearby in basement level 1



KITCHEN	2.30M X 3.90M	7'7" X 12'10"
LIVING/DINING	5.86M X 3.90M	19'3" X 12'10"
BEDROOM 1	5.81M X 2.77M	19'1" X 9'1"
BEDROOM 2	4.27M X 2.71M	14'0" X 8'11"
BEDROOM 3	4.28M X 2.16M	14'0" X 7'1"
TERRACE	15.8 SQ M	170 SQ FT

KEY

◀▶ Measurement Points SW Space for Wardrobe
 W Wardrobe U Utility Cupboard
 C Cupboard SWM Space for Washing Machine

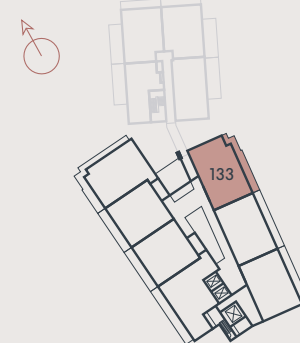
THREE BEDROOM APARTMENT

APARTMENT 133

FLOOR: SECOND

TOTAL AREA: 103.2 SQ M 1,111.0 SQ FT

- Impressive second floor residence offers generous living space with private terrace that spans the length of the apartment
- Entrance lobby enhances privacy and leads into hallway with utility storage and additional cupboard
- Contemporary kitchen and living/dining area with patio door onto terrace
- Bedroom 1 spans 174 sq ft with direct access to terrace, separate dressing area and ensuite
- Residents' Club located nearby in basement level 1



KITCHEN	2.30M X 4.30M	7'7" X 14'1"
LIVING/DINING	5.88M X 4.70M	19'4" X 15'5"
BEDROOM 1	5.86M X 2.77M	19'3" X 9'1"
BEDROOM 2	4.27M X 2.80M	14'0" X 9'2"
BEDROOM 3	4.28M X 2.16M	14'0" X 7'1"
TERRACE	16.5 SQ M	177.6 SQ F

KEY

◀▶ Measurement Points SW Space for Wardrobe
 W Wardrobe U Utility Cupboard
 C Cupboard SWM Space for Washing Machine

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THREE BEDROOM SPECIFICATION

KITCHEN

- Flat panel cabinet doors in a matt lacquer finish
- Framed fluted glass wall cabinets above (or near) to sink
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 20mm Silestone worktops
- Feature Silestone step detail to hob run, including concealed ledge for condiments, and glass splashback above. Glass splashback and/or Silestone upstand to remaining areas
- LED strip lighting to underside of wall cabinets
- Undermount sink with stylish matt black mixer tap
- Integrated waste separation recycling bins
- Siemens built-in single oven
- Siemens built-in microwave oven with hot air
- Siemens 4-zone induction hob
- Elica concealed extractor above induction hob
- Bosch fully integrated dishwasher
- Built-in fridge freezer

UTILITY CUPBOARD

- Space and plumbing for washing machine or washer dryer

BATHROOM

- Bespoke cabinetry to bathroom including:
 - Wall mounted mirrors with feature framing and contemporary wall lights to washbasin wall
 - Drawer unit(s) with soft-closing function below washbasin(s)
 - Bath panel with removable front fascia and feature groove detail
- Silestone vanity top
- Roca over countertop washbasin(s)
- Luxury steel bath with glass screen, bath filler waste and overflow, and slide rail shower kit
- Stylish brushed brass brassware including:
 - Single lever basin mixer(s)
 - Concealed thermostatic bath/shower valves
 - Robe hooks
 - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated brushed brass towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure and walls above bath. Bespoke cabinetry to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

EN SUITE

- Bespoke cabinetry to en suite including:
 - Wall mounted mirrors with feature framing and contemporary wall lights to washbasin wall
 - Drawer unit(s) with soft closing function below washbasin(s)
- Silestone vanity top
- Roca over countertop washbasin(s)
- Shower enclosure with ceiling mounted shower head and hand-held shower
- Stylish brushed brass brassware including:
 - Single lever basin mixer(s)
 - Concealed thermostatic bath/shower valves
 - Robe hooks
 - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated brushed brass towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure and walls above bath. Bespoke cabinetry to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

INTERIOR FINISHES

- White painted 1 panel internal doors with feature groove detail
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- Amtico wood-effect vinyl flooring laid in stripwood pattern, to all areas except bedrooms, bathroom and ensuite
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- Bespoke fitted wardrobes with full height hinged doors to bedroom 1. Internal fittings to include shelf, hanging rail and mirror to inside of hinged door. LED strip light installed to underside of shelf

HOME ENTERTAINMENT

- Television point with wiring for Sky Q (subject to future purchaser subscription) provided to living area and bedrooms
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COMMUNAL AREAS

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- Cycle storage
- Bin storage

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- Mains fed smoke/heat detectors
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- Video entry system linked to main entrance doors
- 2-year Berkeley warranty with our dedicated customer service team



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