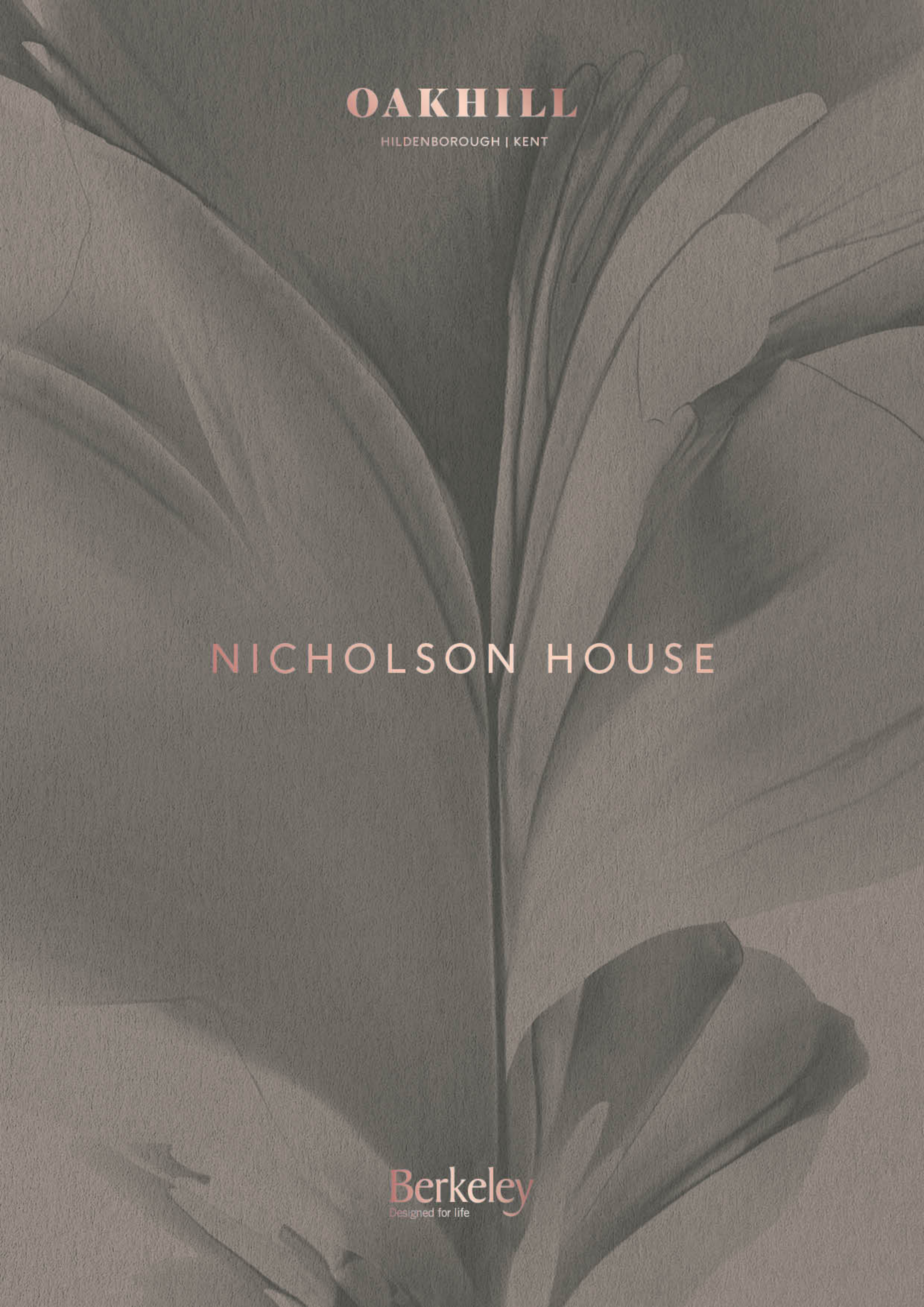




OAKHILL

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.



## NICHOLSON HOUSE

All 2 and 3 bedroom apartments at Nicholson House come with secluded balconies or terraces, some of which show far reaching views across the open park. Home to the residents' facilities, as well as secure underground parking.



Computer generated image of Oakhill. Indicative only.







**STYLISH KITCHENS**

Elegant, functional, contemporary kitchens that are fully integrated for a sleek look and equipped with integrated appliances.





Photography of the Showhome at Oakhill is indicative only.

## ARTFUL LIVING

Where every day is the grand reveal.  
Oakhill interiors have been designed  
to impress, again and again.



Photography of the Showhome at Oakhill is indicative only.





Photography taken at Oakhill.

#### THE COUNTRY PARK

A large part of Oakhill's 30 acres is a private country park, offering picturesque views and a green escape right on your doorstep. With walking trails and big open spaces for picnics and play, this is a parkland estate at its finest.



## YOUR PRIVATE VIEW

From the secluded woodlands to the Kentish countryside beyond,  
the natural world is front of stage at Nicholson 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.



The site map is indicative only and subject to change.  
In line with our policy of continuous improvement we reserve the right to alter the layout,  
building style, landscaping and specification at anytime without notice.



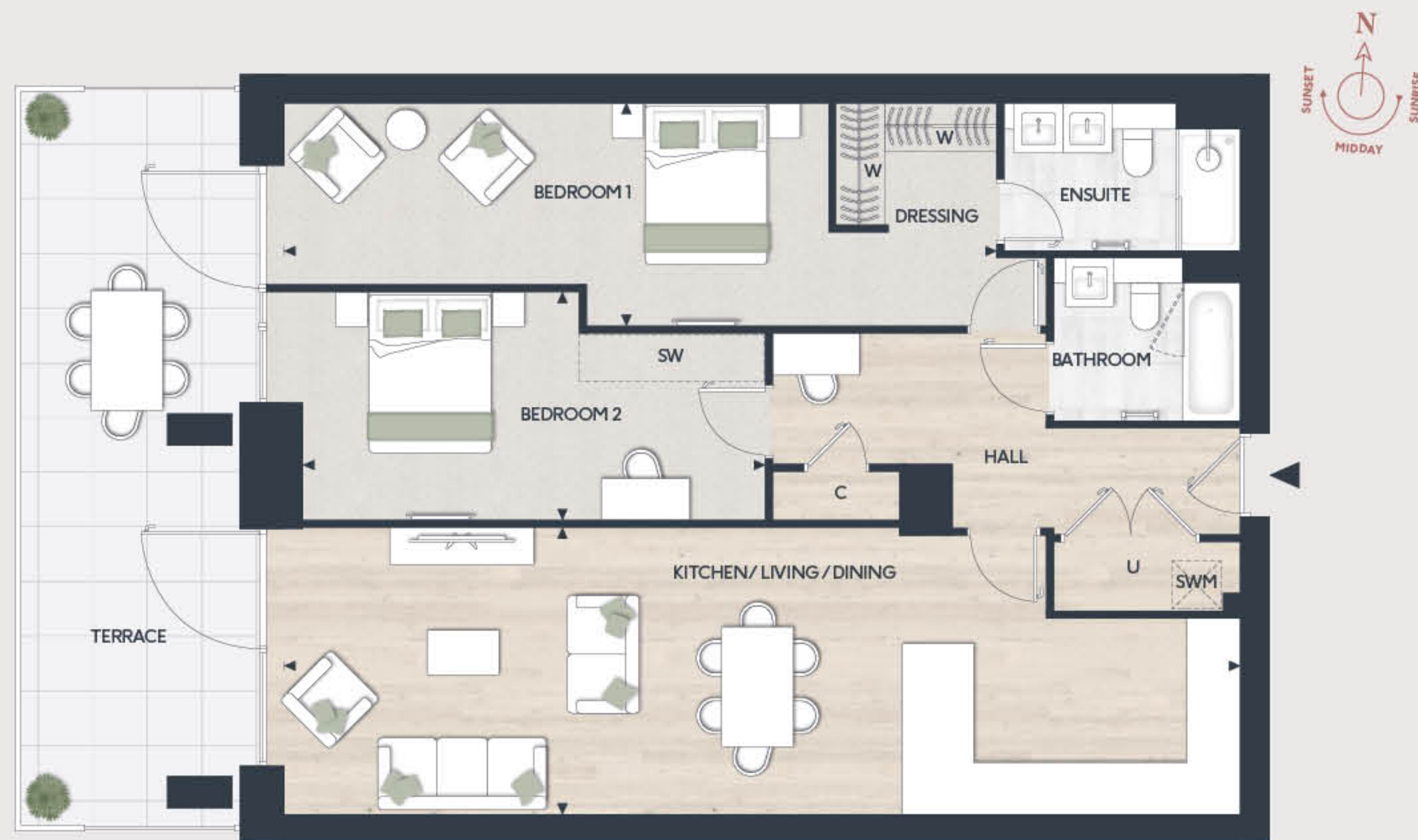
NICHOLSON HOUSE

# TWO BEDROOM APARTMENT

## APARTMENT 102

FLOOR: GROUND

TOTAL AREA: 104.9 SQ M 1,129.4 SQ FT



|                |                |               |
|----------------|----------------|---------------|
| KITCHEN/LIVING | 12.06M X 3.53M | 39'7" X 11'7" |
| BEDROOM 1      | 9.04M X 2.75M  | 29'8" X 9'0"  |
| BEDROOM 2      | 6.17M X 2.82M  | 20'3" X 9'3"  |
| TERRACE        | 25.0 SQ M      | 269.0 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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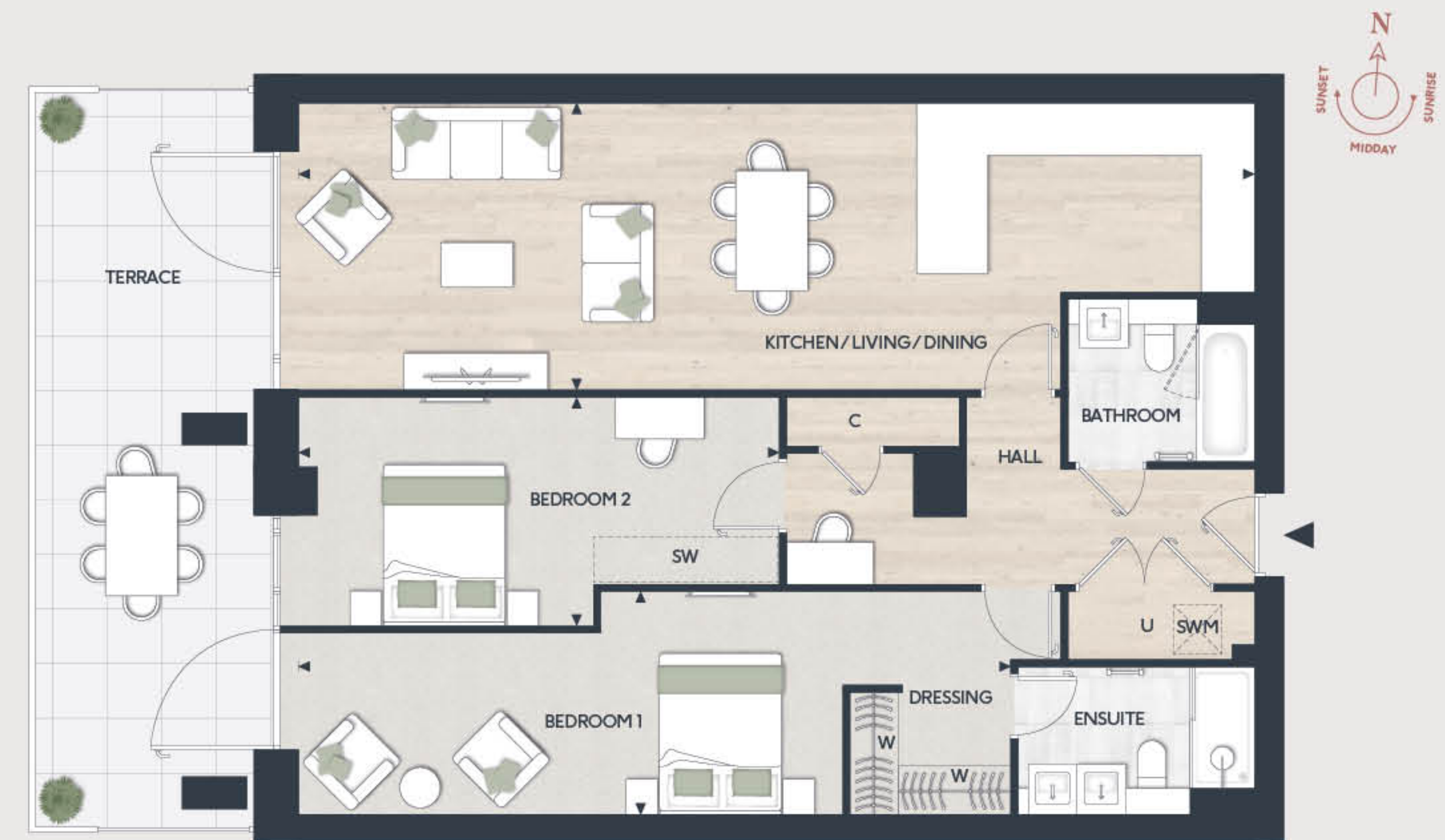
OAKHILL

# TWO BEDROOM APARTMENT

## APARTMENT 103

FLOOR: GROUND

TOTAL AREA: 106.5 SQ M 1,146.4 SQ FT



|                       |                |               |
|-----------------------|----------------|---------------|
| 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"  |
| TERRACE               | 25.0 SQ M      | 269.0 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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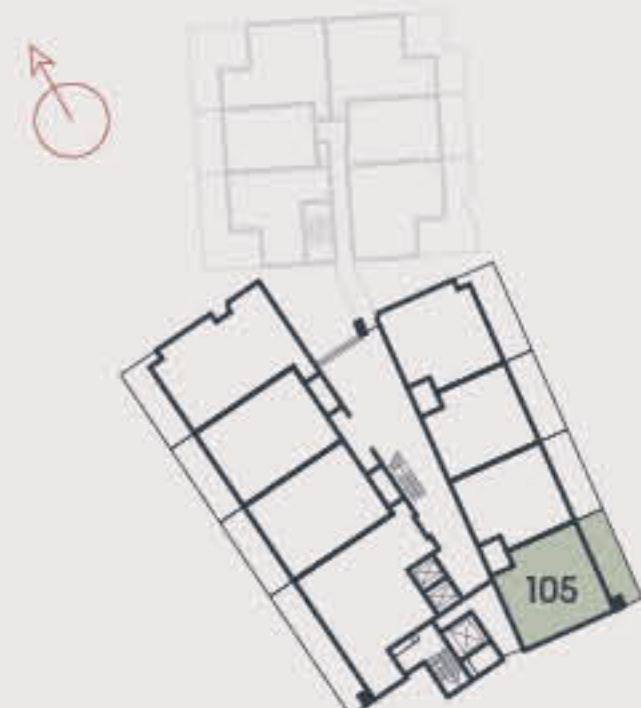


# TWO BEDROOM APARTMENT

## APARTMENT 105

FLOOR: GROUND

TOTAL AREA: 91 SQ M 979.5 SQ FT



|                       |               |                |
|-----------------------|---------------|----------------|
| KITCHEN/LIVING/DINING | 7.55M X 3.92M | 24'9" X 12'10" |
| BEDROOM 1             | 7.61M X 2.75M | 25'0" X 9'0"   |
| BEDROOM 2             | 5.21M X 2.75M | 17'1" 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 |

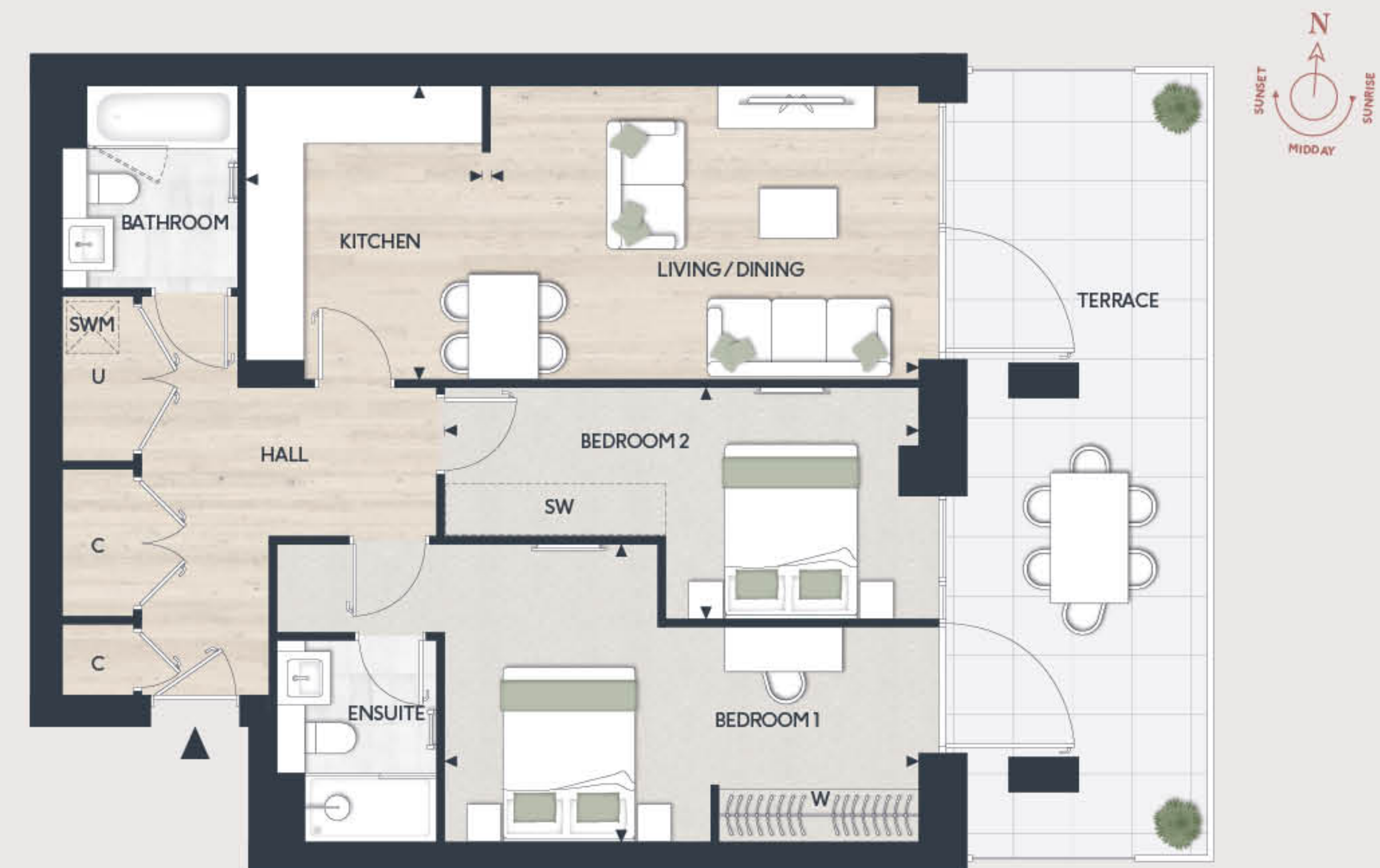
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# TWO BEDROOM APARTMENT

## APARTMENT 106

FLOOR: GROUND

TOTAL AREA: 81.6 SQ M 877.8 SQ FT



|               |               |               |
|---------------|---------------|---------------|
| KITCHEN       | 2.70M X 3.35M | 8'10" X 11'0" |
| LIVING/DINING | 5.09M X 3.35M | 16'9" X 11'0" |
| BEDROOM 1     | 5.63M X 3.40M | 18'9" X 11'2" |
| BEDROOM 2     | 5.18M X 2.63M | 17'0" 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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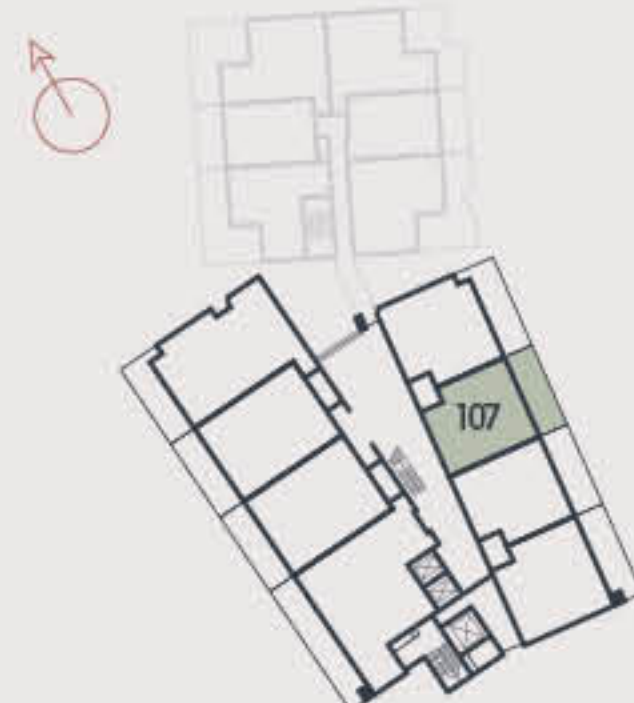


# TWO BEDROOM APARTMENT

## APARTMENT 107

FLOOR: GROUND

TOTAL AREA: 81.5 SQ M 877.6 SQ FT



|               |               |                 |
|---------------|---------------|-----------------|
| KITCHEN       | 2.70M X 3.13M | 8'10" X 10'3"   |
| LIVING/DINING | 4.74M X 3.34M | 15'7" X 11'0"   |
| BEDROOM 1     | 7.60M X 3.92M | 24'11" X 12'10" |
| BEDROOM 2     | 4.74M X 2.65M | 15'7" 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 108

FLOOR: GROUND

TOTAL AREA: 86.8 SQ M 934.5 SQ FT



|               |               |               |
|---------------|---------------|---------------|
| KITCHEN       | 2.68M X 2.56M | 8'10" X 8'5"  |
| LIVING/DINING | 7.04M X 4.07M | 23'1" X 13'6" |
| BEDROOM 1     | 5.63M X 3.50M | 18'6" X 11'6" |
| BEDROOM 2     | 5.85M X 2.64M | 19'2" 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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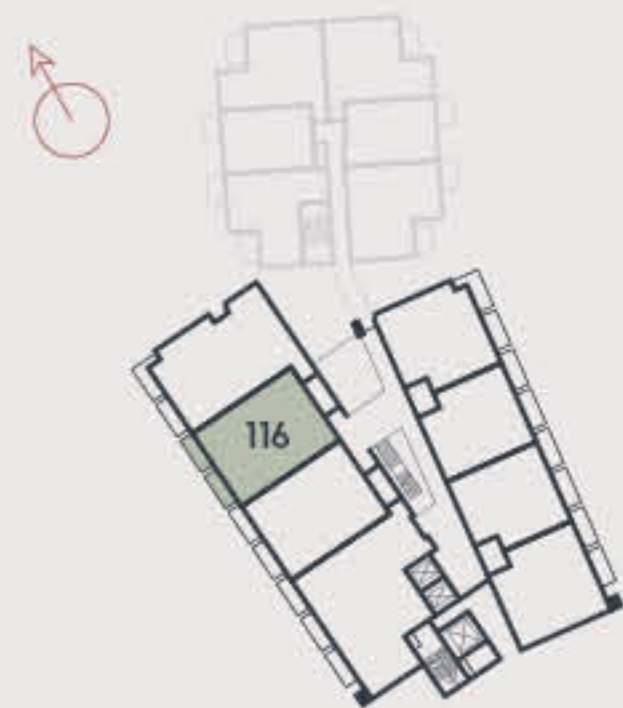


# TWO BEDROOM APARTMENT

## APARTMENT 116

FLOOR: FIRST

TOTAL AREA: 104.9 SQ M 1,129.4 SQ FT



|                       |                |               |
|-----------------------|----------------|---------------|
| KITCHEN/LIVING/DINING | 12.06M X 3.53M | 39'7" X 11'7" |
| BEDROOM 1             | 9.04M X 2.75M  | 29'8" X 9'0"  |
| BEDROOM 2             | 6.17M X 2.82M  | 20'3" X 9'3"  |
| BALCONY 1             | 6.4 SQ M       | 68.8 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 |

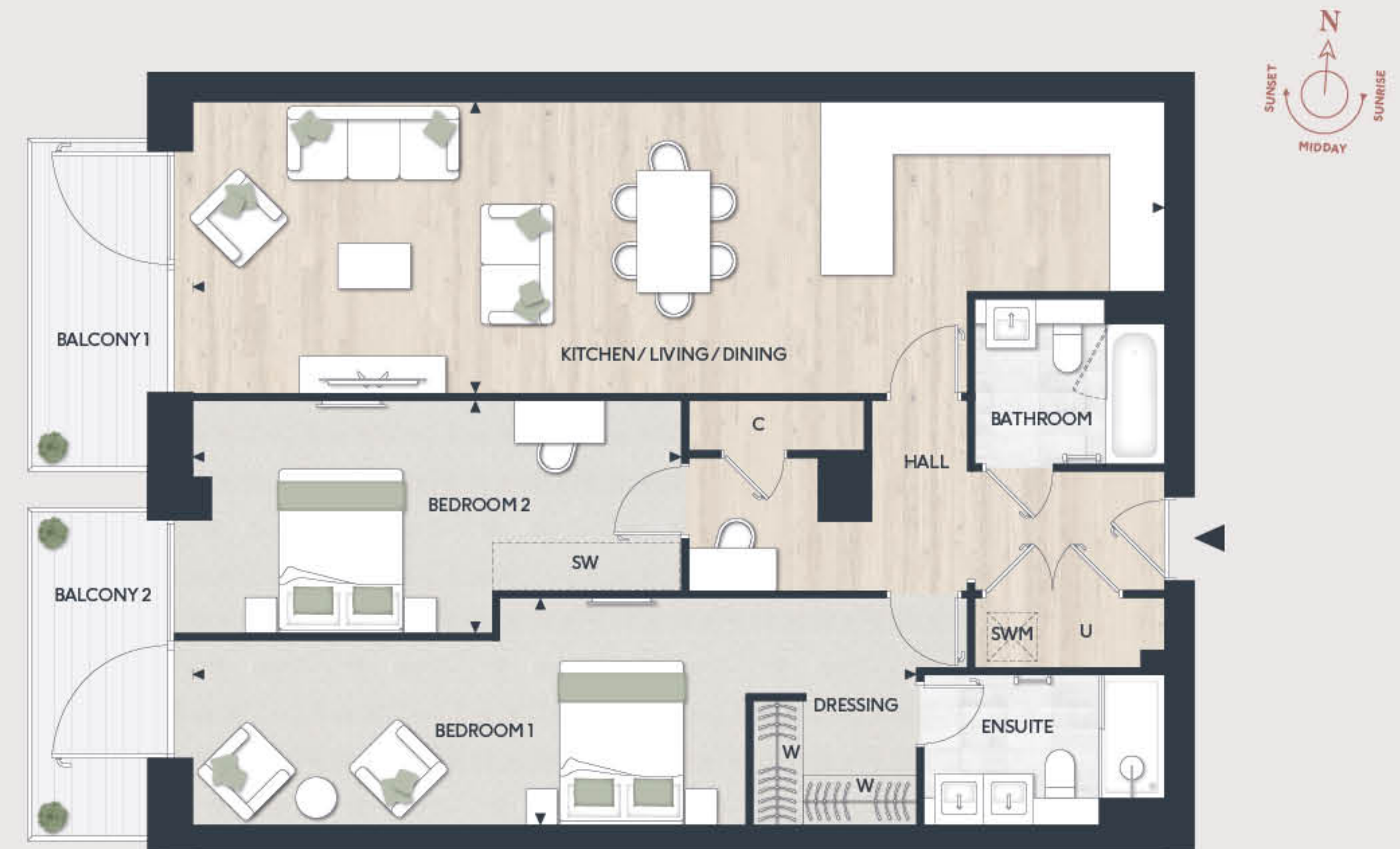
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# TWO BEDROOM APARTMENT

## APARTMENT 117

FLOOR: FIRST

TOTAL AREA: 106.5 SQ M 1,146.4 SQ FT



|                       |                |               |
|-----------------------|----------------|---------------|
| 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 | SW  | Space for Wardrobe        |
| W  | Wardrobe           | U   | Utility Cupboard          |
| C  | Cupboard           | SWM | Space for Washing Machine |

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# TWO BEDROOM APARTMENT

APARTMENT 119

FLOOR: FIRST

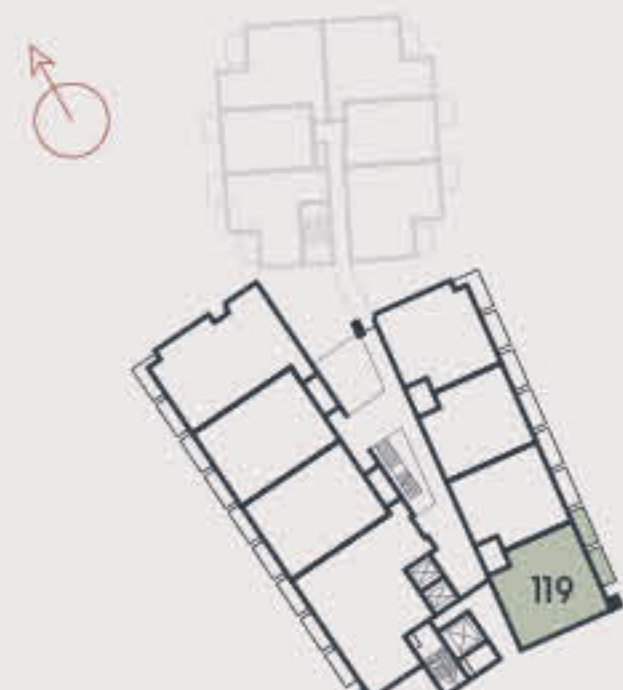
TOTAL AREA: 91 SQ M 979.7 SQ FT

# TWO BEDROOM APARTMENT

APARTMENT 120

FLOOR: FIRST

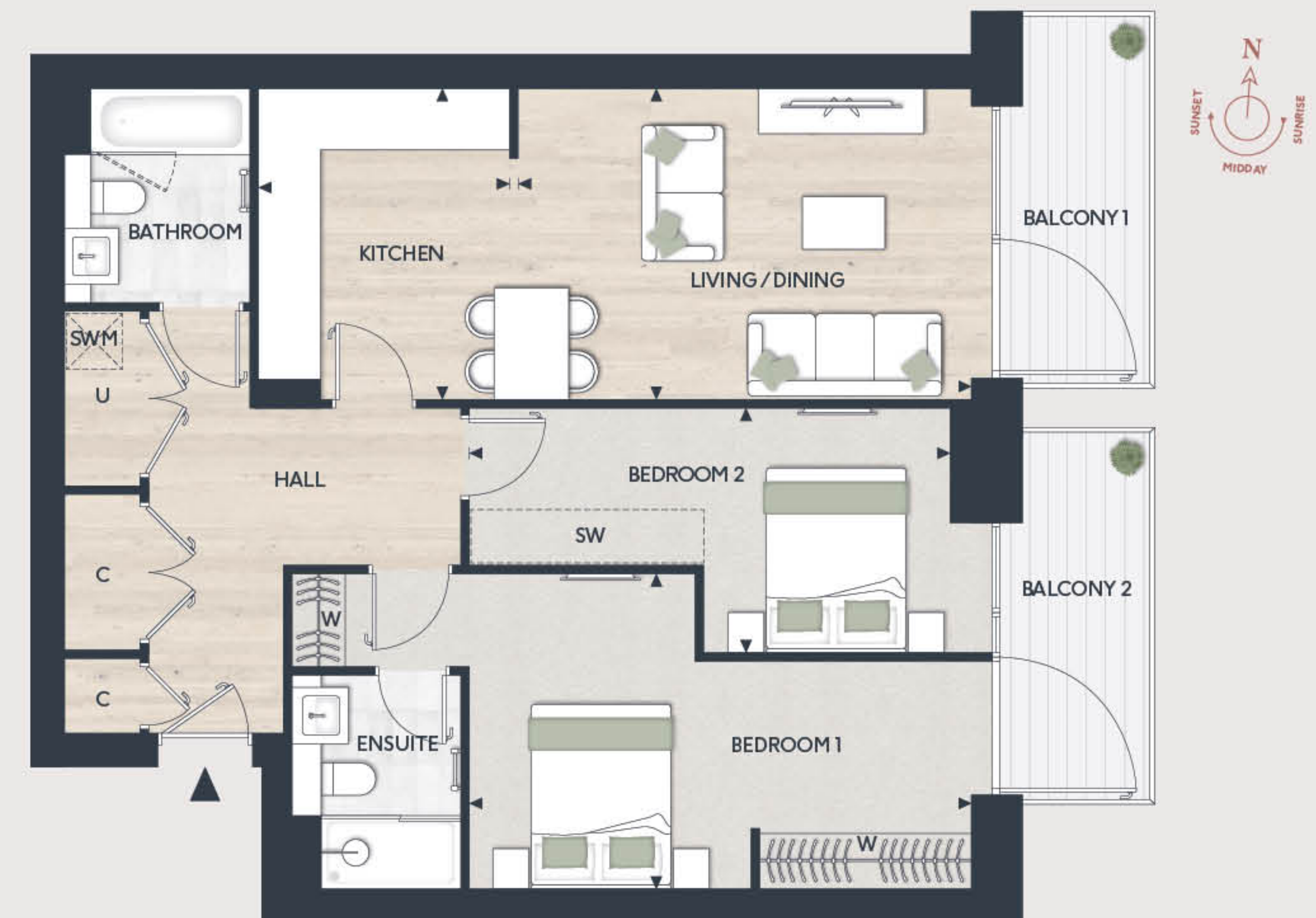
TOTAL AREA: 81.6 SQ M 877.8 SQ FT



|                       |               |                |
|-----------------------|---------------|----------------|
| KITCHEN/LIVING/DINING | 7.55M X 3.92M | 24'9" X 12'10" |
| BEDROOM 1             | 7.61M X 2.75M | 25'0" X 9'0"   |
| BEDROOM 2             | 5.21M X 2.75M | 17'1" 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 |



|               |               |               |
|---------------|---------------|---------------|
| KITCHEN       | 2.70M X 3.35M | 8'10" X 11'0" |
| LIVING/DINING | 5.09M X 3.35M | 16'9" X 11'0" |
| BEDROOM 1     | 5.63M X 3.40M | 18'9" X 11'2" |
| BEDROOM 2     | 5.18M X 2.63M | 17'0" 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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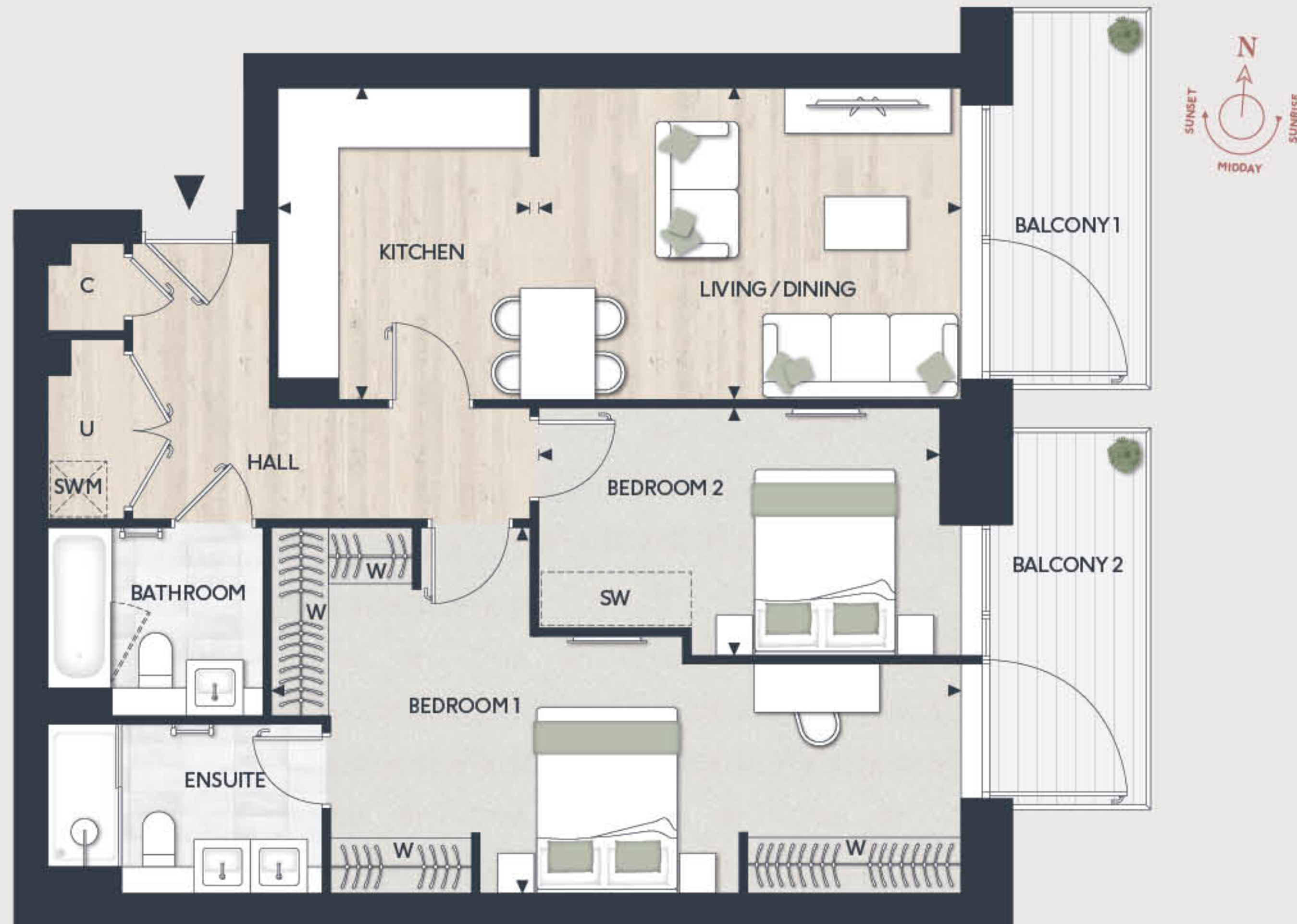


# TWO BEDROOM APARTMENT

## APARTMENT 121

FLOOR: FIRST

TOTAL AREA: 81.5 SQ M 877.6 SQ FT



|               |               |                 |
|---------------|---------------|-----------------|
| KITCHEN       | 2.70M X 3.13M | 8'10" X 10'3"   |
| LIVING/DINING | 4.74M X 3.34M | 15'7" X 11'0"   |
| BEDROOM 1     | 7.60M X 3.92M | 24'11" X 12'10" |
| BEDROOM 2     | 4.74M X 2.65M | 15'7" 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 122

FLOOR: FIRST

TOTAL AREA: 86.8 SQ M 934.5 SQ FT



|               |               |               |
|---------------|---------------|---------------|
| KITCHEN       | 2.68M X 2.56M | 8'10" X 8'5"  |
| LIVING/DINING | 7.04M X 4.07M | 23'1" X 13'6" |
| BEDROOM 1     | 5.63M X 3.50M | 18'6" X 11'6" |
| BEDROOM 2     | 5.85M X 2.64M | 19'2" 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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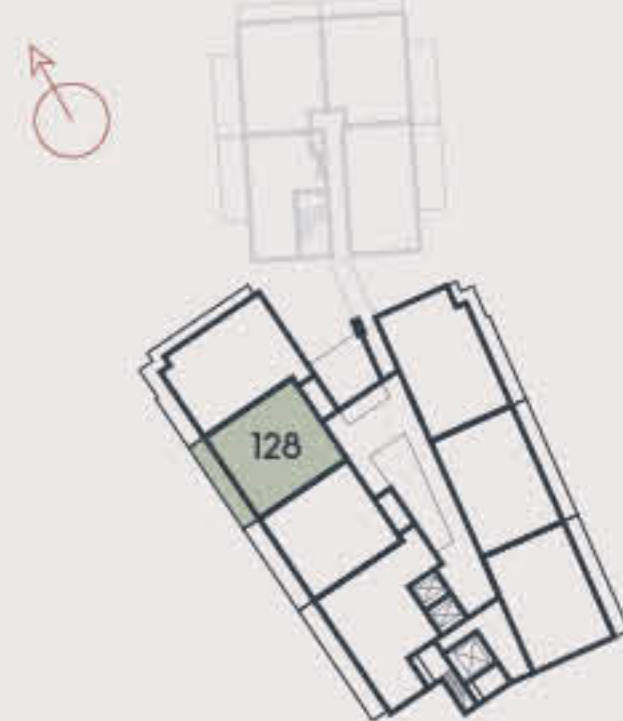
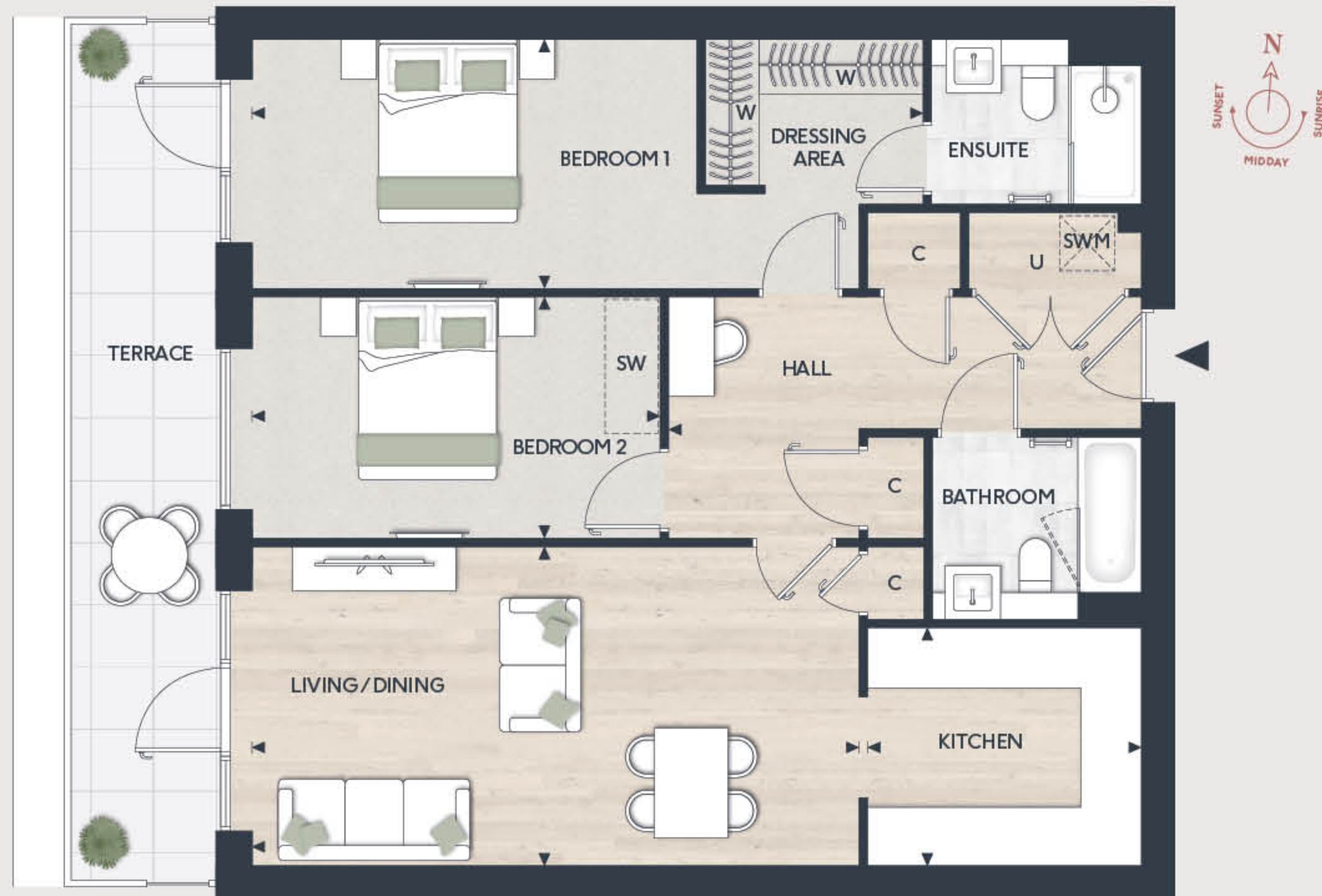


# TWO BEDROOM APARTMENT

APARTMENT 128

FLOOR: SECOND

TOTAL AREA: 91.1 SQ M 980.6 SQ FT



|               |               |               |
|---------------|---------------|---------------|
| KITCHEN       | 3.01M X 2.62M | 9'11" X 8'7"  |
| LIVING/DINING | 6.94M X 3.52M | 22'9" X 11'7" |
| BEDROOM 1     | 7.41M X 2.75M | 25'1" X 9'0"  |
| BEDROOM 2     | 4.74M X 2.65M | 15'7" X 8'8"  |
| TERRACE       | 15.3 SQ M     | 164.6 SQ FT   |

## KEY

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

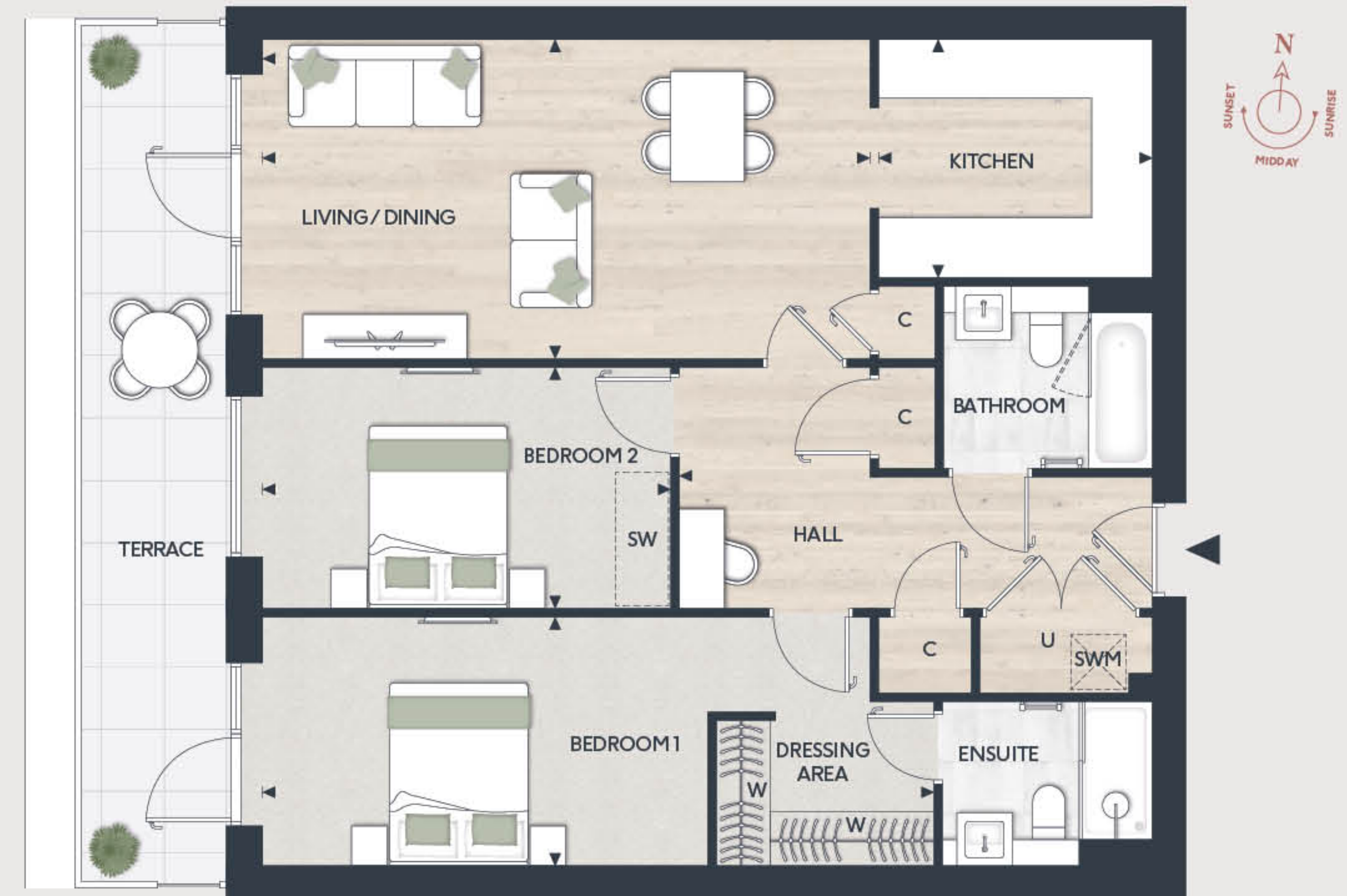
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# TWO BEDROOM APARTMENT

APARTMENT 129

FLOOR: SECOND

TOTAL AREA: 91.1 SQ M 980.6 SQ FT



|               |               |               |
|---------------|---------------|---------------|
| KITCHEN       | 3.01M X 2.62M | 9'11" X 8'7"  |
| LIVING/DINING | 6.94M X 3.52M | 22'9" X 11'7" |
| BEDROOM 1     | 7.41M X 2.75M | 25'1" X 9'0"  |
| BEDROOM 2     | 4.74M X 2.65M | 15'7" X 8'8"  |
| TERRACE       | 15.3 SQ M     | 164.6 SQ FT   |

## KEY

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

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.



# 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)
  - 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

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NICHOLSON HOUSE



## 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

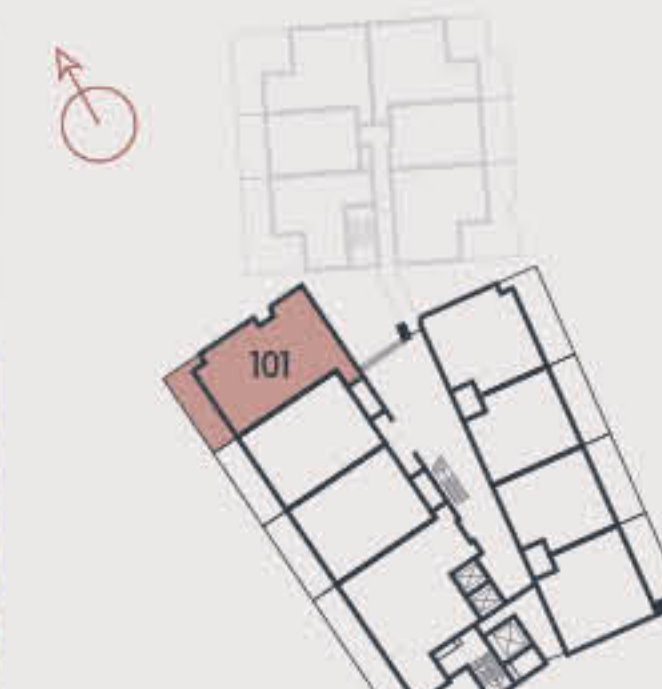
- 10-year Premier guarantee
- Mains fed smoke/heat detectors
- Door guard and spy hole to apartment entrance door
- Video entry system linked to main entrance doors
- 2-year Berkeley warranty with our dedicated customer service team

# THREE BEDROOM APARTMENT

## APARTMENT 101

FLOOR: GROUND

TOTAL AREA: 117.9 SQ M 1,268.9 SQ FT



|                       |               |                |
|-----------------------|---------------|----------------|
| KITCHEN/LIVING/DINING | 8.07M X 5.13M | 26'6" X 16'10" |
| BEDROOM 1             | 5.60M X 3.50M | 18'5" X 11'6"  |
| BEDROOM 2             | 2.85M X 5.13M | 9'4" X 16'10"  |
| BEDROOM 3             | 2.65M X 4.12M | 8'9" X 13'6"   |
| TERRACE               | 27.8 SQ M     | 299.2 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 104

FLOOR: GROUND

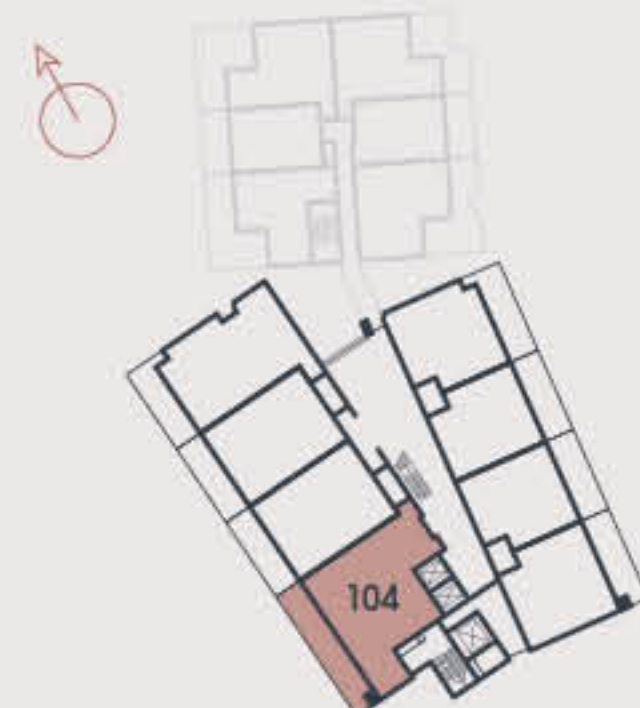
TOTAL AREA: 140 SQ M 1,506.8 SQ FT

# THREE BEDROOM APARTMENT

APARTMENT 115

FLOOR: FIRST

TOTAL AREA: 117.9 SQ M 1,268.9 SQ FT



|                |               |                |
|----------------|---------------|----------------|
| KITCHEN/DINING | 5.74M X 3.51M | 18'10" X 11'6" |
| LIVING         | 3.56M X 4.49M | 11'8" X 14'9"  |
| BEDROOM 1      | 4.67M X 3.61M | 15'4" X 11'10" |
| BEDROOM 2      | 5.77M X 2.62M | 18'11" X 8'7"  |
| BEDROOM 3      | 4.09M X 2.71M | 13'5" X 8'11"  |
| 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 | 8.07M X 5.13M | 26'6" X 16'10" |
| BEDROOM 1             | 5.60M X 3.50M | 18'5" X 11'6"  |
| BEDROOM 2             | 2.85M X 5.13M | 9'4" X 16'10"  |
| BEDROOM 3             | 2.65M X 4.12M | 8'9" 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

## APARTMENT 118

FLOOR: FIRST

TOTAL AREA: 150.4 SQ M 1,618.6 SQ FT



|               |               |                |
|---------------|---------------|----------------|
| KITCHEN       | 5.75M X 3.52M | 18'10" X 11'7" |
| LIVING/DINING | 6.29M X 5.16M | 20'8" X 16'11" |
| BEDROOM 1     | 4.64M X 3.54M | 15'3" X 11'8"  |
| BEDROOM 2     | 5.70M X 2.66M | 18'8" X 8'9"   |
| BEDROOM 3     | 5.70M X 2.67M | 18'8" 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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# THREE BEDROOM APARTMENT

## APARTMENT 127

FLOOR: SECOND

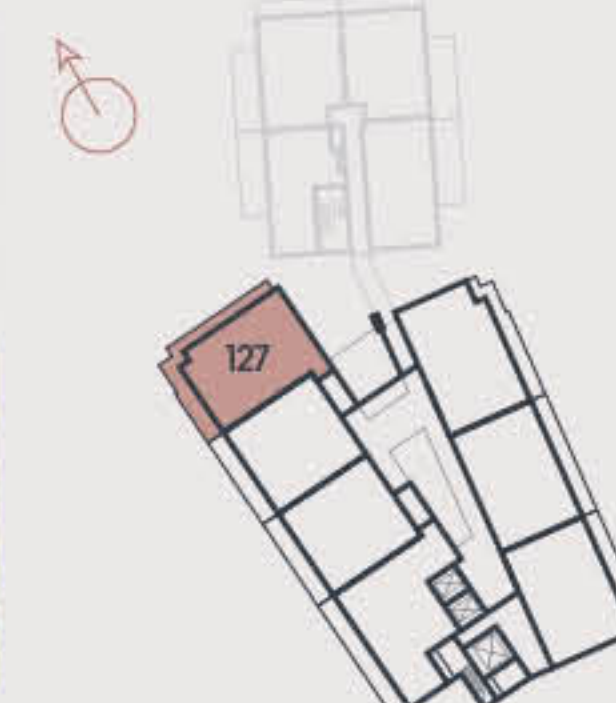
TOTAL AREA: 98.9 SQ M 1,064.6 SQ FT



|                       |               |               |
|-----------------------|---------------|---------------|
| KITCHEN/LIVING/DINING | 6.61M X 5.67M | 21'8" X 18'7" |
| BEDROOM 1             | 5.65M X 2.75M | 18'7" X 9'0"  |
| BEDROOM 2             | 2.75M X 5.27M | 9'0" X 17'3"  |
| BEDROOM 3             | 2.35M X 5.27M | 7'8" X 17'3"  |
| 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

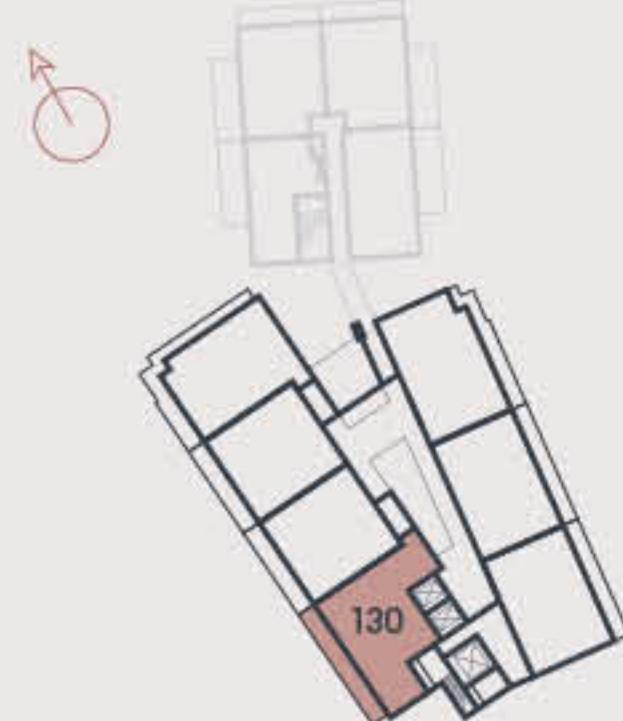
TOTAL AREA: 107.4 SQ M 1,155.7 SQ FT

# THREE BEDROOM APARTMENT

## APARTMENT 131

FLOOR: SECOND

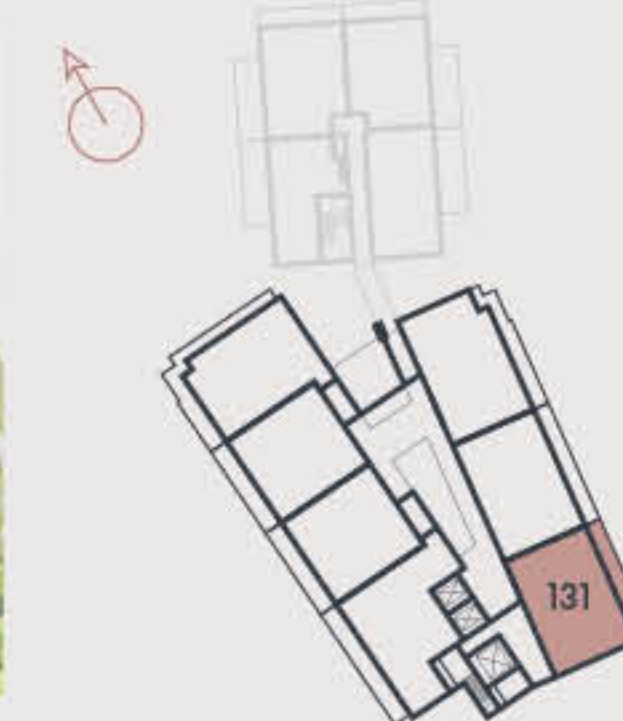
TOTAL AREA: 99.7 SQ M 1,073.4 SQ FT



|                |               |               |
|----------------|---------------|---------------|
| KITCHEN/DINING | 4.41M X 3.79M | 14'6" X 12'5" |
| LIVING         | 4.39M X 4.70M | 14'5" X 15'5" |
| BEDROOM 1      | 6.58M X 2.75M | 21'7" X 9'0"  |
| BEDROOM 2      | 3.73M X 2.75M | 12'3" X 9'0"  |
| BEDROOM 3      | 3.73M X 2.30M | 12'3" 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 |

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|               |               |                |
|---------------|---------------|----------------|
| KITCHEN       | 2.30M X 3.90M | 7'7" X 12'10"  |
| LIVING/DINING | 6.10M X 3.90M | 20'0" X 12'10" |
| BEDROOM 1     | 6.10M X 2.77M | 20'0" X 9'0"   |
| BEDROOM 2     | 4.50M X 2.71M | 14'9" X 8'11"  |
| BEDROOM 3     | 4.50M X 2.16M | 14'9" 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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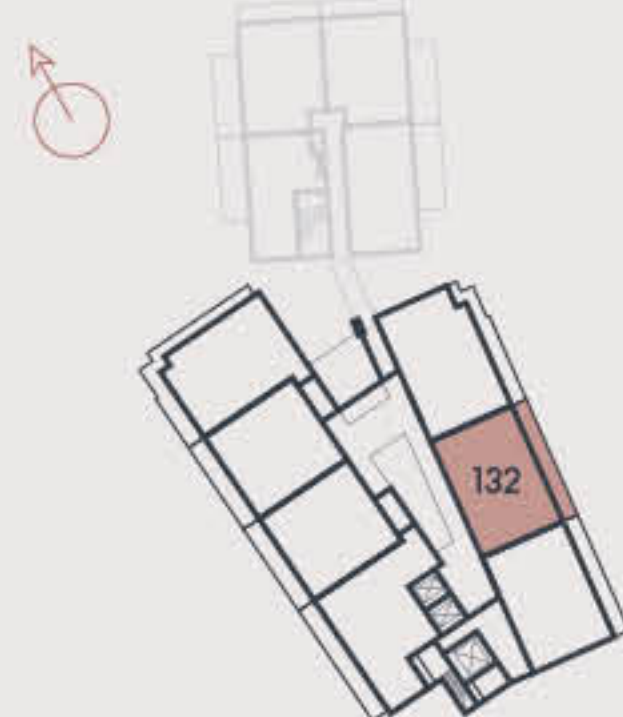


# THREE BEDROOM APARTMENT

## APARTMENT 132

FLOOR: SECOND

TOTAL AREA: 99.7 SQ M 1,073.4 SQ FT



|               |               |                |
|---------------|---------------|----------------|
| KITCHEN       | 2.30M X 3.90M | 7'7" X 12'10"  |
| LIVING/DINING | 6.10M X 3.90M | 20'0" X 12'10" |
| BEDROOM 1     | 6.10M X 2.77M | 20'0" X 9'0"   |
| BEDROOM 2     | 4.50M X 2.71M | 14'9" X 8'11"  |
| BEDROOM 3     | 4.50M X 2.16M | 14'9" 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 |

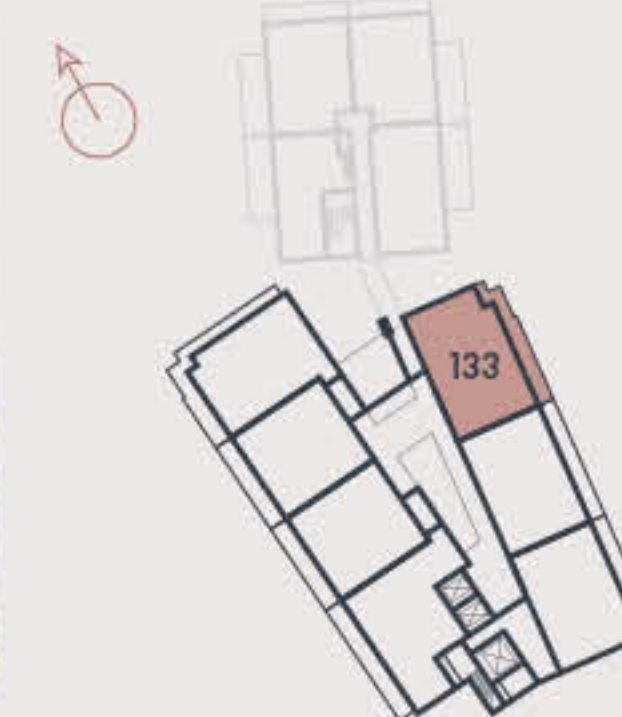
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# THREE BEDROOM APARTMENT

## APARTMENT 133

FLOOR: SECOND

TOTAL AREA: 103.2 SQ M 1,111 SQ FT



|               |               |               |
|---------------|---------------|---------------|
| 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          |
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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

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

EXTERNAL

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COMMUNAL AREAS

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

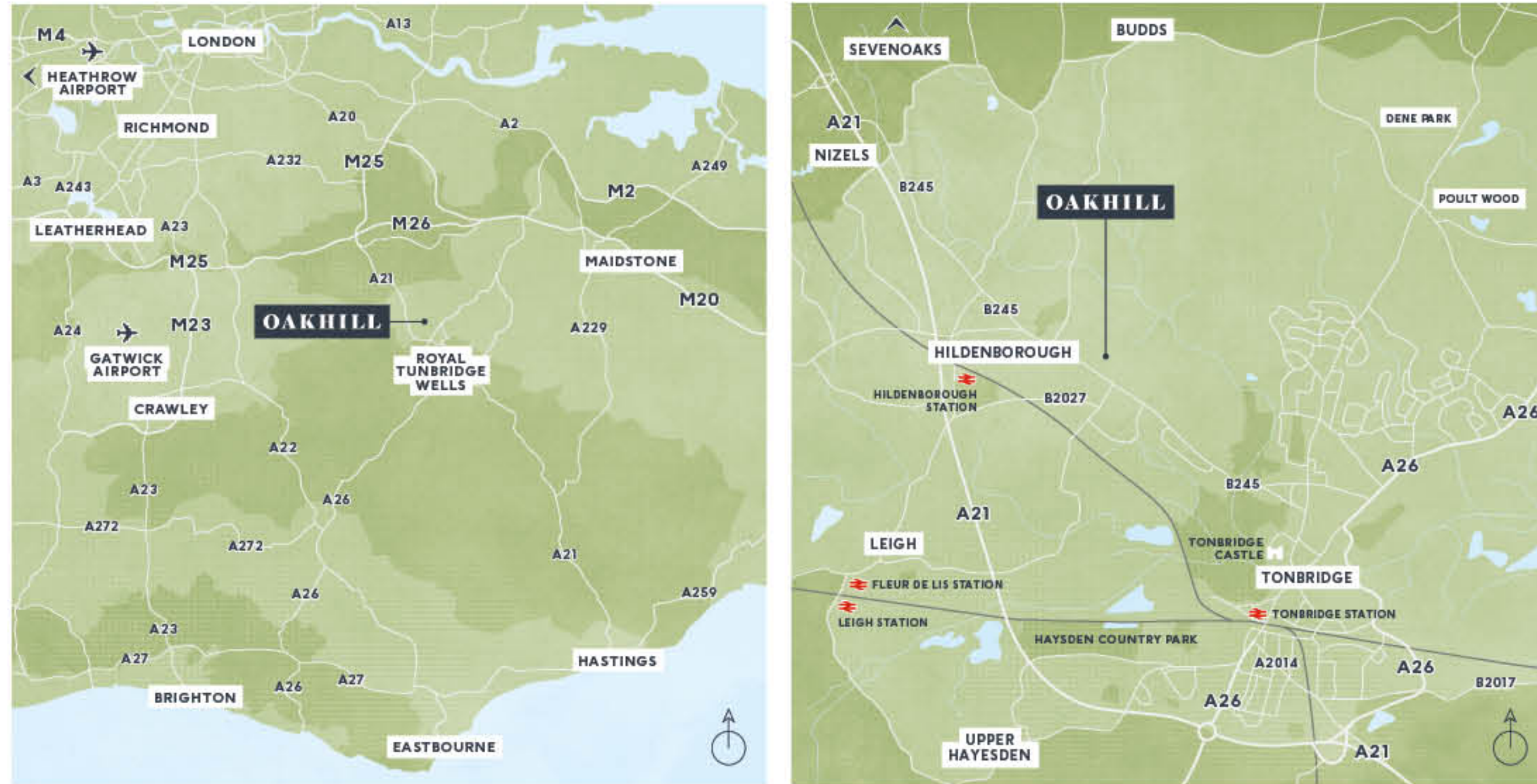
SECURITY & PEACE OF MIND

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- 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



Photography of the Showhome at Oakhill is indicative only.





Maps not to scale and show approximate positions only.

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[oakhill@berkeleygroup.co.uk](mailto:oakhill@berkeleygroup.co.uk)  
T: 01732 608603



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