

SKYLINE

AT WARLEY HQ

A COLLECTION OF UNIQUE
PENTHOUSE APARTMENTS



A BUILDING ALREADY RICH IN HERITAGE OF DESIGN EXCELLENCE

Creating such unique penthouse apartments at Warley HQ forever secures the legacy of innovative creation and design – an opportunity to set the standard and raise the bar to new heights one more time.

Warley HQ 1964 - 2019

When Warley was opened in 1964 as Ford of Britain's central office, it set exciting and exacting new standards.

Ford said at the time: "A vast amount of time, thought, effort and money has been spent on making the new central office one of the finest buildings of its kind in Europe.

Its appointments and equipment are of the best - carefully chosen to give

the highest standards of comfort and convenience to the staff destined to use them."

The six-story T-shaped building with a total area of 390,000 square feet, cost £5 million to build (which equated to about £85 million in 2019).

If you like statistics, Warley featured:

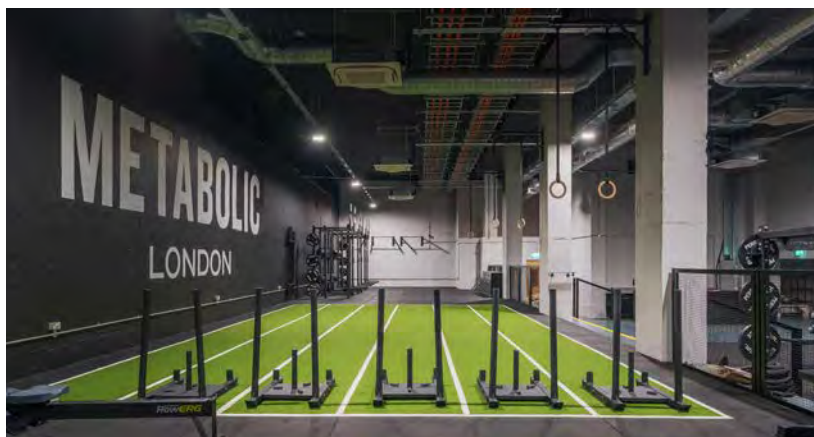
- 10,000 blueprints for its design
- 69,000 feet of power cable
- 35,000 feet of fluorescent lighting
- 20,000 feet of piping and trunking
- 600 miles of telephone wire.

Planned for 2,000 people, there were 3,700 chairs, 1,750 desks - and everything was kept neat and tidy by an army of 300 cleaners.

ENHANCED LIVING WITH THE WARLEY HQ LIFESTYLE

The Skyline Collection comprises 17 brand new luxury penthouses bespoke in design that crown this fine development. Offering communal facilities unrivalled locally to promote well being alongside views that cannot be ignored.





02

Floor One

SCHEDULE OF
ACCOMMODATION

| | |
|----------------|------------------|
| Living/Kitchen | 32' 10" x 22' 4" |
| Utility Room | 6' 5" x 5' 5" |
| Terrace | 16' 6" x 10' 3" |

Due to the nature of conversion works, layouts, sizes and specification may change. These should therefore only be used for guidance purposes and purchasers must check all details on site prior to completion.
Furniture and fittings shown are not included.





02 Floor Two

SCHEDULE OF ACCOMMODATION

| | |
|-----------|-----------------|
| Bedroom 1 | 15' 4" x 11' 3" |
| Bedroom 2 | 16' 4" x 12' 4" |

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Furniture and fittings shown are not included.

03

Floor One

SCHEDULE OF ACCOMMODATION

| | |
|----------------|-----------------|
| Living/Kitchen | 23' 9" x 20' 7" |
| Utility Room | 6' 6" x 4' 11" |
| Terrace | 19' 0" x 10' 2" |

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Furniture and fittings shown are not included.





03 Floor Two

SCHEDULE OF ACCOMMODATION

| | |
|-----------|------------------|
| Bedroom 1 | 20' 7" x 16' 0" |
| Bedroom 2 | 20' 0" x 10' 11" |

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Furniture and fittings shown are not included.

04

Floor One

SCHEDULE OF
ACCOMMODATION

| | |
|----------------|-----------------|
| Living/Kitchen | 33' 2" x 13' 8" |
| Utility Room | 6' 7" x 4' 11" |
| Bedroom 2 | 14' 5" x 14' 3" |
| Terrace | 29' 6" x 10' 4" |

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04

Floor Two

SCHEDULE OF ACCOMMODATION

Bedroom 1

15' 4" x 14' 5"

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Furniture and fittings shown are not included.

10

Floor One

SCHEDULE OF
ACCOMMODATION

| | |
|---------------|-----------------|
| Kitchen | 11' 8" x 8' 6" |
| Dining/Living | 22' 2" x 17' 5" |
| Utility Room | 6' 2" x 5' 9" |
| Terrace | 29' 8" x 10' 2" |



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Furniture and fittings shown are not included.



10

Floor Two

SCHEDULE OF ACCOMMODATION

| | |
|-----------|-----------------|
| Bedroom 1 | 22' 2" x 9' 2" |
| Dressing | 11' 9" x 7' 4" |
| Bedroom 2 | 15' 8" x 13' 7" |

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Furniture and fittings shown are not included.

11

Floor One

SCHEDULE OF
ACCOMMODATION

| | |
|---------------|-----------------|
| Kitchen | 11' 4" x 8' 5" |
| Dining/Living | 22' 2" x 17' 5" |
| Utility Room | 6' 2" x 5' 8" |
| Terrace | 29' 6" x 10' 2" |

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Furniture and fittings shown are not included.





11

Floor Two

SCHEDULE OF ACCOMMODATION

| | |
|-----------|-----------------|
| Bedroom 1 | 21' 0" x 9' 3" |
| Dressing | 19' 3" x 6' 2" |
| Bedroom 2 | 15' 8" x 13' 7" |

14

Floor One

SCHEDULE OF ACCOMMODATION

| | |
|----------------|------------------|
| Kitchen/Dining | 22' 3" x 10' 1" |
| Living | 19' 9" x 18' 11" |
| Utility Room | 6' 5" x 6' 3" |
| Lower Terrace | 10' 2" x 8' 0" |

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Furniture and fittings shown are not included.





14 Floor Two

SCHEDULE OF ACCOMMODATION

| | |
|---------------|-----------------|
| Bedroom 1 | 22' 2" x 9' 3" |
| Dressing | 11' 9" x 6' 5" |
| Bedroom 2 | 15' 9" x 13' 1" |
| Upper Terrace | 19' 0" x 9' 1" |

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Furniture and fittings shown are not included.

15

Floor One

SCHEDULE OF
ACCOMMODATION

| | |
|---------------|------------------|
| Kitchen | 15' 11" x 9' 10" |
| Dining/Living | 19' 9" x 19' 9" |
| Lower Terrace | 10' 2" x 7' 9" |



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Furniture and fittings shown are not included.



15

Floor Two

SCHEDULE OF ACCOMMODATION

| | |
|---------------|-----------------|
| Bedroom 1 | 21' 0" x 11' 7" |
| Dressing | 7' 2" x 6' 2" |
| Bedroom 2 | 16' 8" x 15' 8" |
| Upper Terrace | 19' 0" x 9' 1" |

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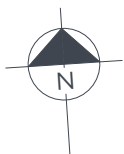
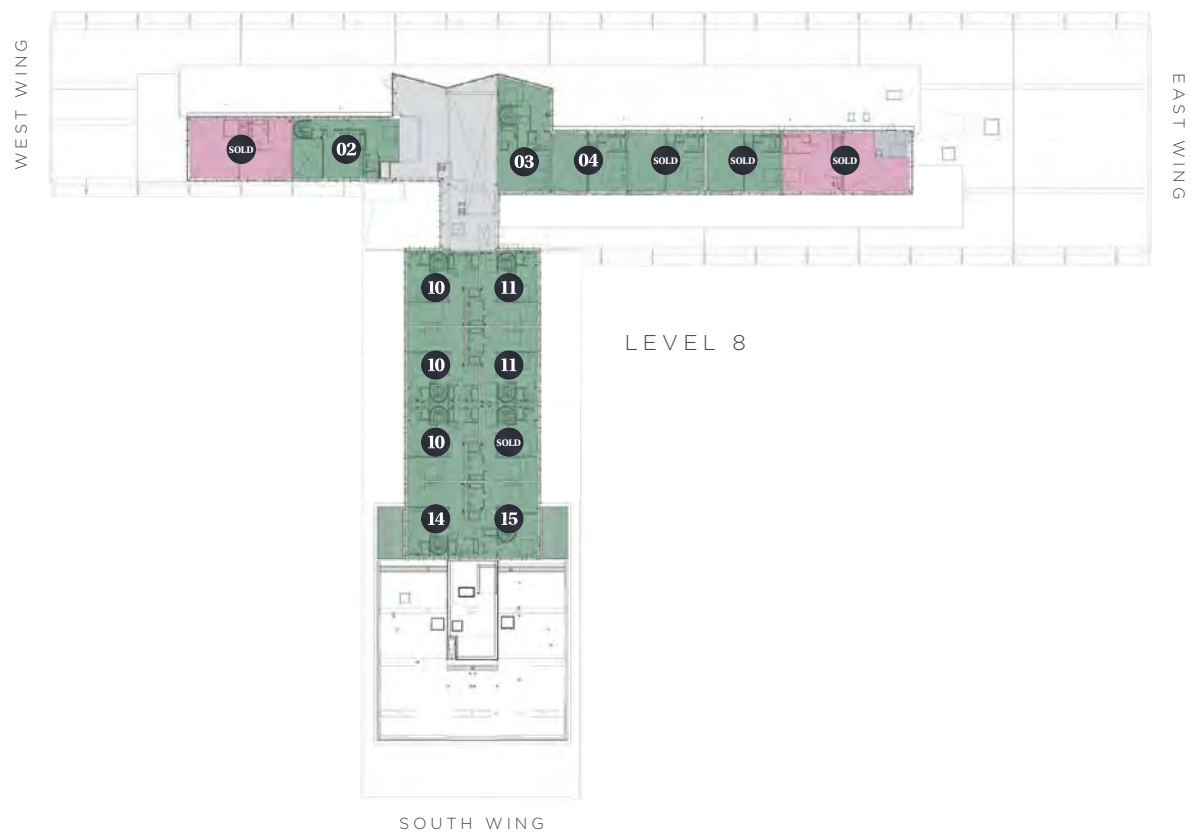
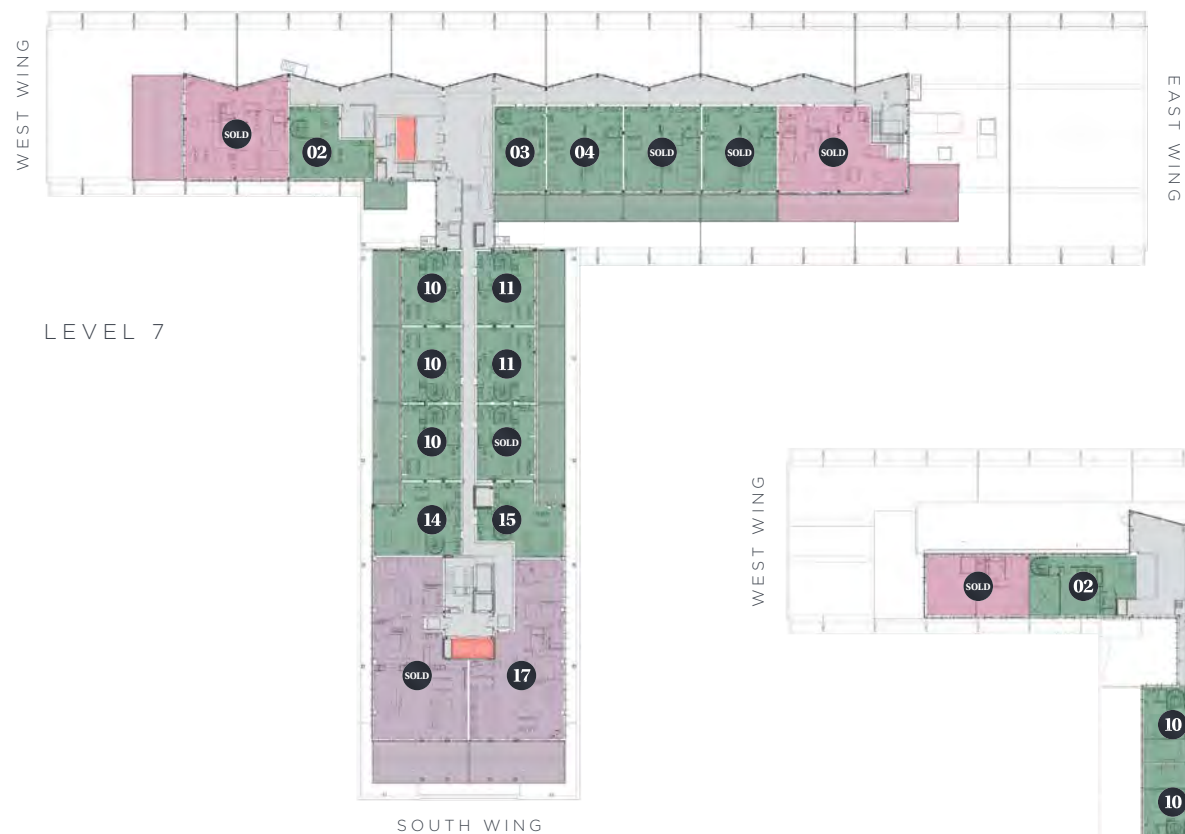
17

Floor One

SCHEDULE OF ACCOMMODATION

| | |
|----------------|------------------|
| Living/Kitchen | 36' 0" x 22' 8" |
| Utility Room | 6' 5" x 6' 5" |
| Bedroom 1 | 16' 8" x 11' 3" |
| Bedroom 2 | 14' 6" x 9' 9" |
| Bedroom 3 | 14' 6" x 10' 11" |
| Terrace | 36' 4" x 15' 4" |

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FLOORPLAN

- Two Bedroom Duplex Apartment
- Three Bedroom Duplex Apartment
- Three Bedroom Apartment
- Communal / Service Areas
- Lifts





Images shown are a show apartment. Please refer to sales team for finished specification. Furniture not included.

SPECIFICATION

GENERAL

- Walnut front door - fitted with multi-point locking system & spyhole viewer
- Internal doors panel styling in white satin with brushed steel door furniture
- Walls, ceilings, architraves & skirtings to be painted white
- Independent sprinkler system
- Bosch Washer / dryer in utility room or cupboard

KITCHEN

- ROK Contemporary Fitted Kitchen featuring white handleless units.
- Snow White Caesarstone worktop and splash back
- One-and-a-half sink with abode 4 in 1 hot tap.
- Integrated appliances
 - Bosch Double electric oven
 - Bosch Induction hob with extractor hood
 - Bosch fridge/freezer
 - Bosch dishwasher
 - Caple Wine Fridge

BATHROOM & EN-SUITES

- Crosswater modern white sanitaryware
- White Basin with slate mixer tap
- White wall hung toilet with concealed cistern
- Wall mounted vanity unit with integrated storage below basin
- White bath with slate handheld deck mounted shower
- Heated Towel rail in matt black
- Porcelanosa Marmol Carrara Blanco floor tiles and wall tiling to wet areas.
- Illuminated mirror & shaver point.

FLOORING

- Havwoods Gosford Engineered Oak Flooring to living/kitchen area and hallways.
- Carpet to all bedrooms

HEATING

- Gas Fired underfloor heating and hot water system

ELECTRICAL

- LED recessed down lighting to kitchen/living areas, bathrooms and hallways
- Pendant lighting in all other rooms
- External terrace lighting
- Power points & light switches are brushed steel finish
- Power supply for electric blinds (Blinds not included)
- Smoke detectors are mains operated
- Mechanical Ventilation with Heat Recovery Systems
- TV points to all bedrooms
- Audio visual entry system
- Terrestrial TV for satellite & digital TV services including provision for Sky+, Sky HD & Sky connection (not multi-room & subject to subscription fees payable by residents)
- FM/DAB radio & telephone point to living area
- High speed broadband

COMMUNAL AREAS

- Podium garden
- House manager
- Landscaped areas to front
- Four lifts (Fob access only for Penthouses)
- Resident's lounge
- Resident's workspace
- LED lighting communal lighting
- Secure main entrance doors (2 fobs supplied per apartment)
- Bin stores & bike stores
- CCTV
- Additional storage available
- 2 x Basement parking
- 10 year building warranty www.i-c-w.com

PURCHASERS PLEASE NOTE: This specification is provided as a general guide of the company's intentions and is subject to availability of materials and subject to contract. It is not intended to form part of a contract. As the development will be carried out over a number of months some of the plans may be amended or revised. Clients should therefore not rely upon this document as a statement of fact. Prospective purchasers should check all details with the company.