

... *Your* ...

SPACE

WATERLILY COURT
TOWNHOUSES





Photography of South Cator Park.

INTRODUCING THE NATURE COLLECTION

...

The Nature Collection has a prime position within Kidbrooke Village, bringing the natural benefits of this unique location up close. It really is a case of 'everything on the doorstep'.

Located on the very edge of South Cator Park, with its lush planting and waterways, The Nature Collection is a neighbourhood of townhouses and apartments. It's an oasis of calm, but at the same time very close to the social hub, The Village Centre, where there's a supermarket, pub and train station. It really does give you the best of all worlds.

...



Computer Generated Image of Waterlily Court, Kidbrooke Village is indicative only.



Photography of Sutcliffe Park.

WATERLILY COURT

...



WATERLILY
COURT

... *Your* ...

INSPIRING

INSIDE SPACE

Waterlily Court is your opportunity to choose a home at The Nature Collection which overlooks South Cator Park. Here, we're setting the standard with a superior range of eleven 3 bedroom townhouses, and 1, 2 and 3 bedroom apartments.

Waterlily Court has been designed around the history of Kidbrooke - originally meaning 'the brook where kites were seen' and there are three ancient streams running through the area, which feed the modern water features of Kidbrooke Village.

The Waterlily Court Townhouse interiors have been designed to maximise and celebrate the surrounding open space, including that in South Cator Park, and views of the podium gardens from the first and second floors. The townhouses also have a private garden to extend your social space and bring nature close to home. The full height windows of your light-washed open plan living room, offer a different outlook every day as the seasons and the weather change.



Computer Generated Images are indicative only.
Photography of North Cator Park, Kidbrooke Village.





... *Your* ...

RELAXING

OUTSIDE SPACE

The Waterlily Court Townhouses have exquisite views from first and second floor levels across the podium gardens.

The gardens provide an oasis of peace and mindfulness, offering views over South Cator Park, and are open to residents only.

Cherry trees, silver birches, colourful ornamental grasses, evergreens, seasonal flowers, sage and lavender all play a role in creating a space for contemplating life and feeling just a little more... Zen.



CATOR PARK

COULDN'T BE CLOSER

...

Waterlily Court sits alongside South Cator Park, giving it a prime position for enjoying the emerald in the Kidbrooke Village crown. Just moments from your door, you'll be able to enjoy its water features and trees. Sutcliffe Park, the other major green space in Kidbrooke Village, isn't very much further.

Cator Park was conceived at the very beginning of the Kidbrooke Village story, and is now very well established as a haven for people and wildlife.

The entire park offers a wide range of features and things to do. Cycling, walking, sitting in the sun, and sports in the multi-use games area are just some of the ways to enjoy local park life. Residents have set up groups for running, yoga and tai chi, which of course you are welcome to join.

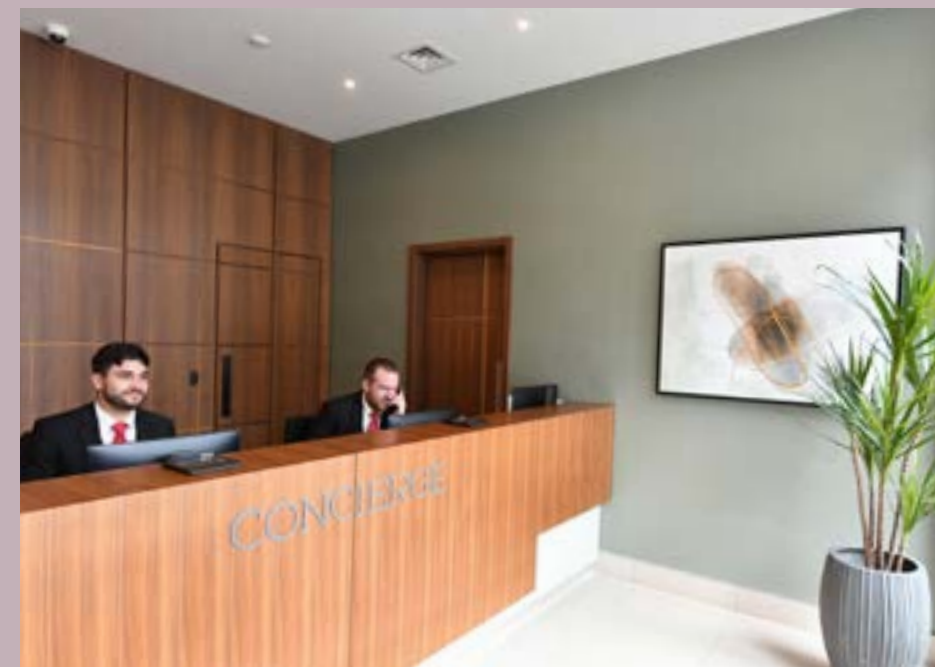
It's also a very ecologically-minded open space, with wildlife-friendly areas including lavender mounds which are irresistible to bees. Cator Park is a glorious asset and was honoured at the 2020 Landscape Institute Awards, winning the Sir David Attenborough Award for Enhancing Biodiversity, and the Overall President's Award for the best landscape scheme.



Lifestyle images are indicative only. The site plan 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.



Photography of North Cator Park, Kidbrooke Village.



CLOSE TO ALL YOUR NEEDS

...

Just a short walk away there's The Village Centre, where there are more features to make life easier. You'll find the Concierge service reassuring and helpful in many ways, always a friendly presence at the desk. Plus a residents' gym, Sainsbury's Local, The Depot Pub and Dining, dentist*, doctors* and train station can all be reached with minimum effort.

At Kidbrooke Village we've thought of everything you might need, and it's there for you.

...



*Planned in future phase of development for Kidbrooke Village, subject to change. Photography of The Depot Pub and Dining, Sainsbury's Local and The Village Centre Concierge is indicative only. Lifestyle image of the Pharmacy is indicative only.



Photography of North Cator Park, Kidbrooke Village



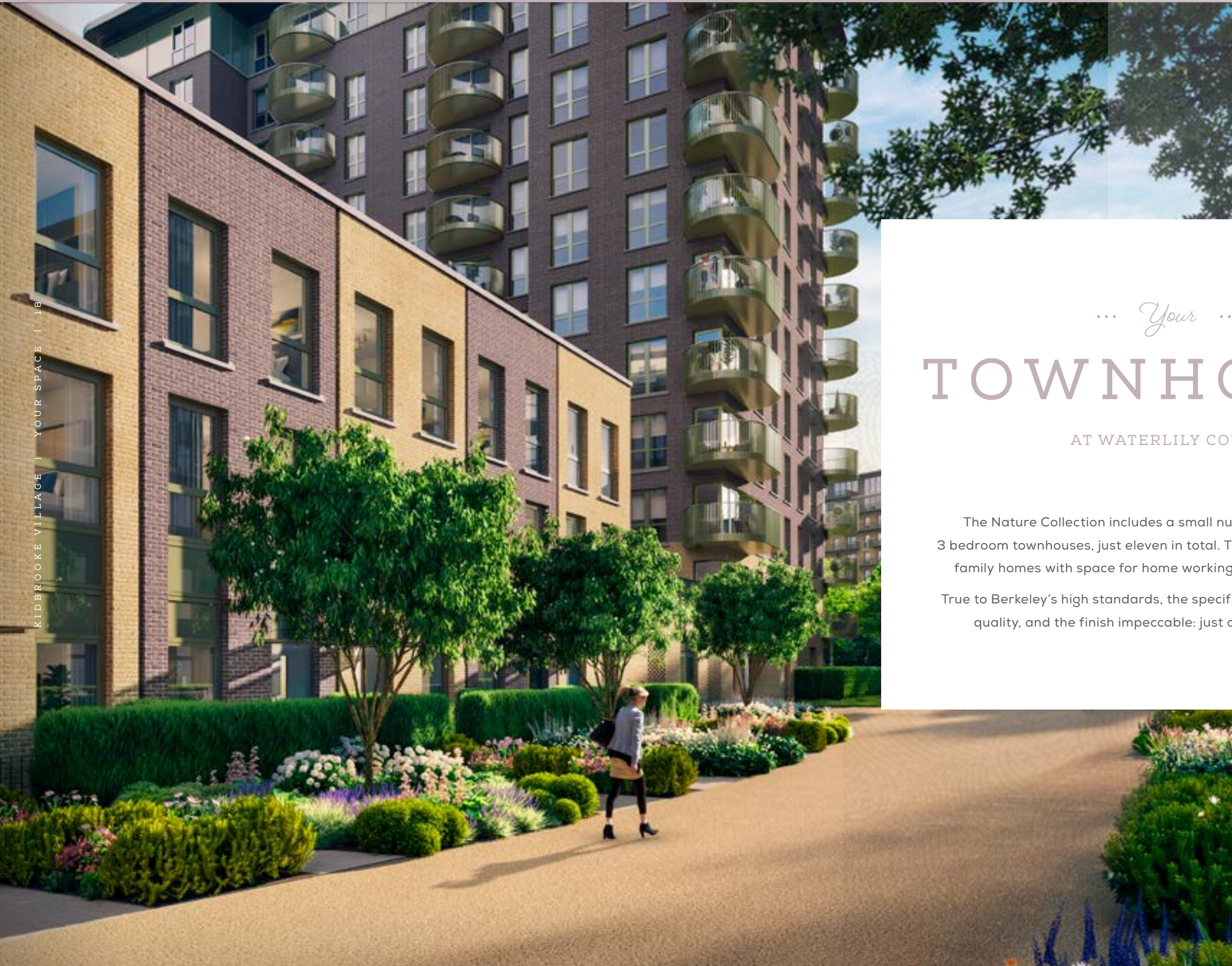
... Your ... FITNESS

TO THE FORE

Even if you work from home or spend a lot of time at home, you don't have to forget about fitness. Outdoor exercise is simple; just don your trainers and run in the park.

Waterlily Court residents will also be able to use the residents' gym located at The Village Centre.





... *Your* ...

TOWNHOUSE

AT WATERLILY COURT

The Nature Collection includes a small number of three-storey, 3 bedroom townhouses, just eleven in total. These are exciting, modern family homes with space for home working, and a private garden.

True to Berkeley's high standards, the specification is of the very best quality, and the finish impeccable: just as you would expect.



A PLACE FOR EVERYTHING

...

Friends for supper, drinks in the garden, quiet evenings at home. The Waterlily Court Townhouses are designed for how you live. Make the space your own, choose from the Nature or Urban palette.

...

FROM DUSK
TO DAWN

...

Fall asleep in luxurious, cosy surroundings.
Wake to morning sunlight and birdsong.
It's the bedroom of your dreams.

...





Photography showing the Urban palette is indicative only. Finish dependent on selected colour palette option. Choices and options are subject to timeframes, availability and change.



YOUR SPACE YOUR TIME

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Luxury really counts when it comes to the bathroom. These are designed to make the most of me-time, with a specification including premium fittings, quality materials and a choice of the Nature or Urban palette.

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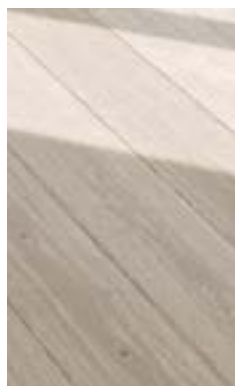
YOUR HOME YOUR CHOICE

...

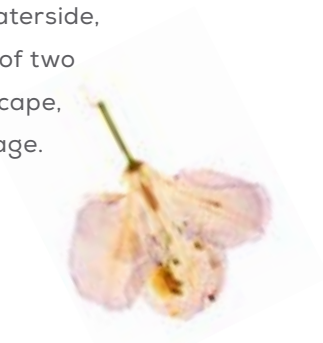
The interiors, which are inspired by the local history of Kidbrooke Village, also take in elements of the former industrial waterside, with earthy tones and botanical detailing. There's even a choice of two colour palettes – Nature and Urban – evoking the unique landscape, part natural and part man-made, that defines Kidbrooke Village.

NATURE PALETTE

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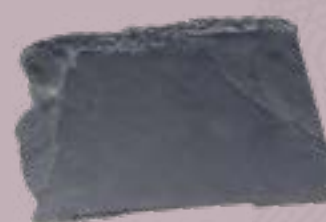
The Nature palette is warmly wood-toned, with kitchen wall cabinets and shelving in truffle oak-effect, counterbalanced by sand-coloured cabinets. Accents of walnut and soft sage feature in the bathroom and en-suite, while elsewhere, pebble toned, plush carpets, light coloured wood-effect flooring and soft grey wardrobes, that pop with fjord green colour internally, continue the theme.



URBAN PALETTE



In contrast, the Urban palette has a cooler edge, emphasised by slate and alpine white kitchens with matt black details. Bathrooms and en-suites have modish black fittings, glass shower screens and black composite stone vanity tops. Rich green-grey feature paint, concrete tones, hexagon 3D tiles and matt black shelves create a sophisticated take on refined industrial design. Sumptuous carpets and wood-effect flooring in deep smoky tones complete the picture.



Computer Generated Images are indicative only.
Finish dependent on selected colour palette option.
Choices and options are subject to timeframes, availability and change.

SPECIFICATION

TOWNHOUSES

KITCHENS

- Individually designed layouts
- Handle-free doors
- Stainless steel under mount single bowl sink
- Energy efficient ceiling downlights and low voltage LED lights below wall cabinets
- Concealed white multi-gang appliance panel
- BOSCH black glass ceramic hob
- Telescopic recirculating extractor hood
- BOSCH stainless steel fronted multi-function oven
- BOSCH integrated fridge / freezer
- BOSCH integrated multi-function dishwasher
- BOSCH stainless steel fronted integrated microwave
- Glass fronted under-counter wine cooler for 19 bottles
- Space saving recycling bins to undersink unit

INTERIOR FINISHES

- Matt emulsion paint finish to walls and ceilings
- White painted internal doors
- White painted skirtings and architraves
- Windows pre-finished white internally
- Brushed stainless steel door handles throughout
- Carpeted stairs with feature metal banister and timber handrail

BATHROOMS / SHOWER ROOMS

- White single ended bath with laminated bath panel and glazed hinged bath screen
- Shower tray with frameless glazed panel to shower rooms
- Large format ceramic tiling to floors
- Full height wall tiling to bath or shower wet areas, vanities to WC and basin, all other wall areas painted
- Textured feature tile walls in bath or shower wet areas
- Stone-effect vanity top and splashback below wall cabinet basin with low voltage LED feature strip lighting
- Extract ventilation to outside
- Energy efficient downlights

ELECTRICAL FITTINGS

- Energy efficient ceiling downlights throughout
- Lighting to hall cupboards
- Television (terrestrial and Sky Q) points to living room and bedroom 1
- Telephone point to living room and bedroom 1
- White electrical sockets and switches throughout (except kitchen above worktop)
- Home office facility

HEATING

- Radiator panel heating throughout
- Plumbing for washer / dryer within vented utility cupboard
- Communal heating and hot water from a dedicated energy centre

SECURITY

- Audio / visual entry via TV and domestic mobile phone linked to entrance door (may require telephone connection and call waiting service to be provided by purchaser)
- Mains supply smoke detectors, heat detectors and sprinklers provided
- 24-hour concierge service and recorded CCTV
- 'Secured By Design' standards to entrance doors to meet Metropolitan Police requirements

PEACE OF MIND

- 999-year lease
- All homes benefit from 10-year build warranty

CAR PARKING

- Off street parking for one car

EXTERNAL COMMUNAL AREAS

- Landscaped podium garden
- A managing agent will administer the effective operation and maintenance of communal facilities

OPTIONS & UPGRADES AVAILABLE

- See Sales Consultant for details (options and upgrades subject to cut off dates)

NATURE PALETTE

KITCHENS

- Stone-effect worktop with open shelving and full height chevron tiled splashback below wall cabinets
- Truffle oak-effect wall cabinets and sand coloured base cabinet in a Shaker-style detail
- Chrome finish monobloc tap
- Brushed chrome power sockets and USB charging port above worktop

INTERIOR FINISHES

- Light vinyl flooring to living area, hallway and kitchen (dark option available)
- Light carpet to bedrooms (dark option available)

BATHROOMS / SHOWER ROOMS

- Chrome exposed thermostatic bath / shower mixer above bath with showerhead, hose and rail
- Semi-recessed white square wash hand basin with chrome monobloc mixer tap
- White wall-mounted WC pan with chrome push button dual-flush and concealed cistern
- Chrome ladder-style thermostatically controlled towel rail to bathrooms and shower rooms

URBAN PALETTE

KITCHENS

- Stone-effect worktop with open shelving and full height metro tiled splashback below wall cabinets
- White wall cabinets and slate base cabinets, both in a Shaker-style detail
- Black nickel finish monobloc tap
- Black power sockets and USB charging port above worktop

INTERIOR FINISHES

- Dark vinyl flooring to living area, hallway and kitchen (light option available)
- Dark carpet to bedrooms (light option available)

BATHROOMS / SHOWER ROOMS

- Black nickel exposed thermostatic bath / shower mixer above bath with showerhead, hose and rail
- Semi-recessed white square wash hand basin with black nickel monobloc mixer tap
- White wall-mounted WC pan with black nickel push button dual-flush and concealed cistern
- Black ladder-style thermostatically controlled towel rail to bathrooms and shower rooms

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. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change. Computer Generated Images are indicative only.



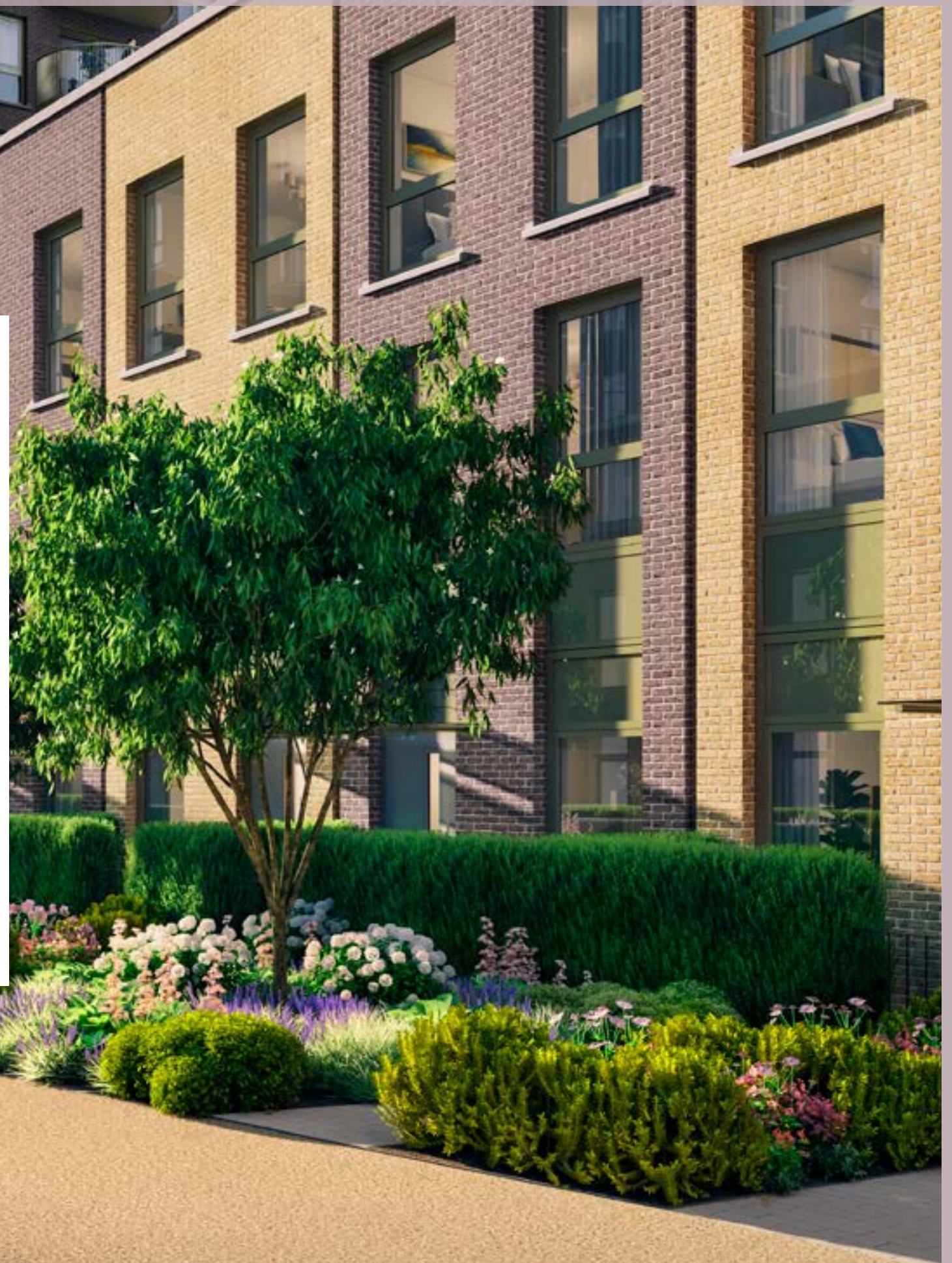
MADE FOR LIVING

The Waterlily Court Townhouses are designed for today's family living, with a spacious open plan ground floor kitchen and dining space, a living room which extends into a private garden, three bedrooms and flexible spaces bathed in light.

These three-storey houses are designed along classical townhouse lines and feature the following:

- Sociable kitchen and dining space**
- Spacious living room with working from home facility**
- Built-in storage***
- Three double bedrooms**
- Three bathrooms (two en-suites)**
- Private garden on the podium level**

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WATERLILY COURT - TOWNHOUSES

SITEPLAN

...

WATERLILY COURT



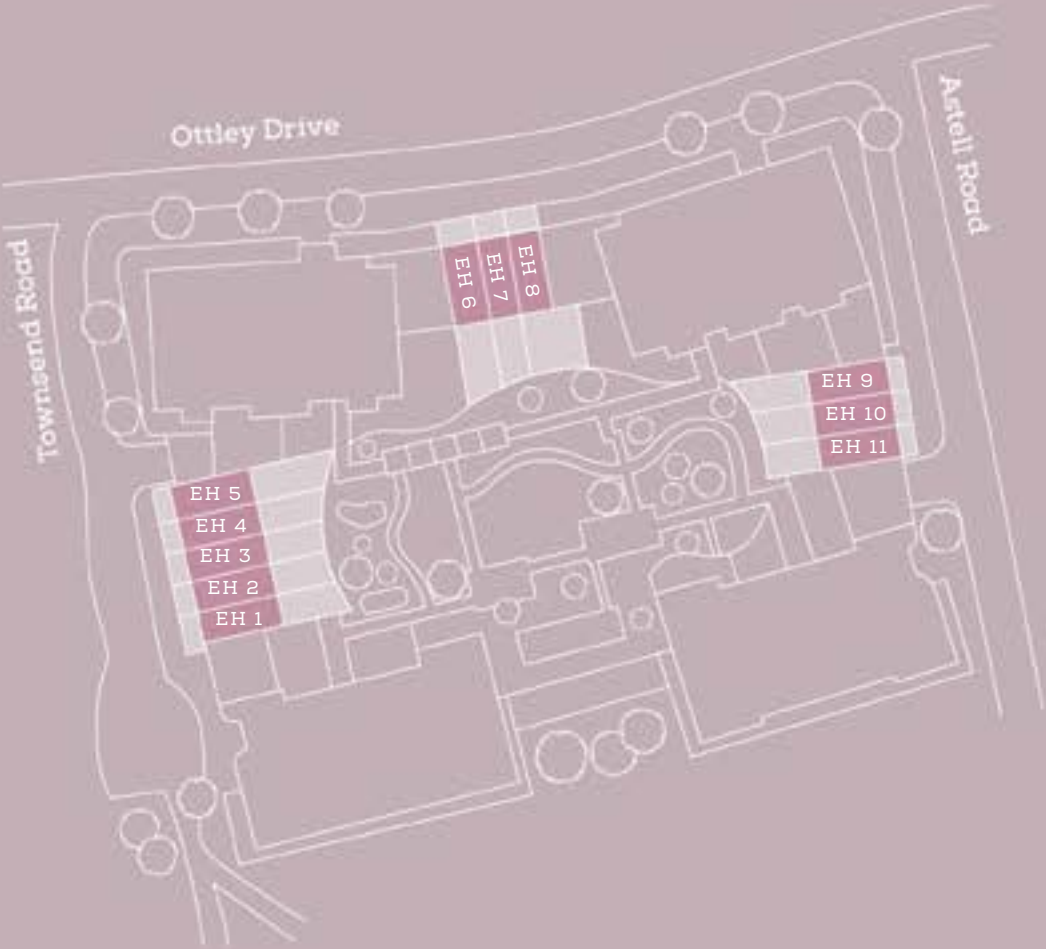
KIDBROOKE VILLAGE | YOUR SPACE | 32



WATERLILY COURT - TOWNHOUSES

FLOOR LAYOUTS

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KIDBROOKE VILLAGE | YOUR SPACE | 33

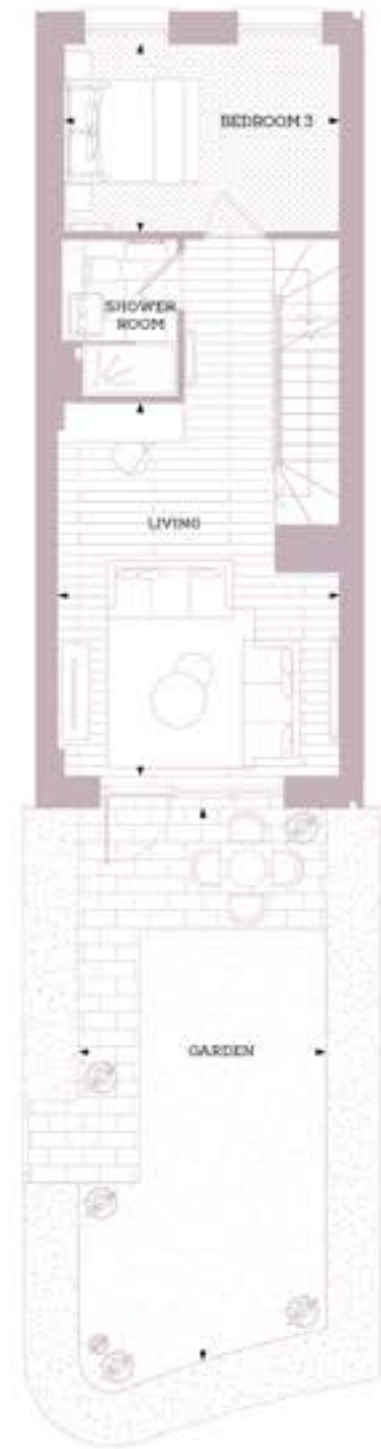
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EH 1	THREE	126.7	1,363	34-35
EH 2	THREE	127.5	1,372	36-37
EH 3	THREE	127.5	1,372	38-39
EH 4	THREE	127.5	1,372	40-41
EH 5	THREE	126.9	1,366	42-43
EH 6	THREE	126.7	1,363	44-45
EH 7	THREE	127.5	1,372	46-47
EH 8	THREE	126.9	1,366	48-49
EH 9	THREE	126.7	1,363	50-51
EH 10	THREE	127.5	1,372	52-53
EH 11	THREE	126.9	1,366	54-55

WATERLILY COURT
3 BEDROOM TOWNHOUSE
...

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Views over landscaped gardens

TOWNHOUSE NUMBER
...
EH 1

LOCATOR
...



DIMENSIONS
...

Dining	13'8" x 10'8"	4.17m x 3.24m
Kitchen	13'1" x 10'4"	4.00m x 3.15m
Living	18'0" x 13'8"	5.48m x 4.17m
Bedroom 1	13'3" x 9'10"	4.04m x 3.00m
Bedroom 2	13'3" x 9'1"	4.04m x 2.77m
Bedroom 3	13'3" x 9'1"	4.04m x 2.77m
Front Patio	12'10" x 5'5"	3.90m x 1.65m
Garden	26'7" x 11'11"	8.12m x 3.63m

Total Area	1,363 sq ft	126.7 sq m
Total Garden Area	396 sq ft	36.8 sq m

► Measurements WM Provision for washing machine
W Fitted Wardrobe HIU Heat Interface Unit
MVHR Mechanical Ventilation with Heat Recovery
— Radiators

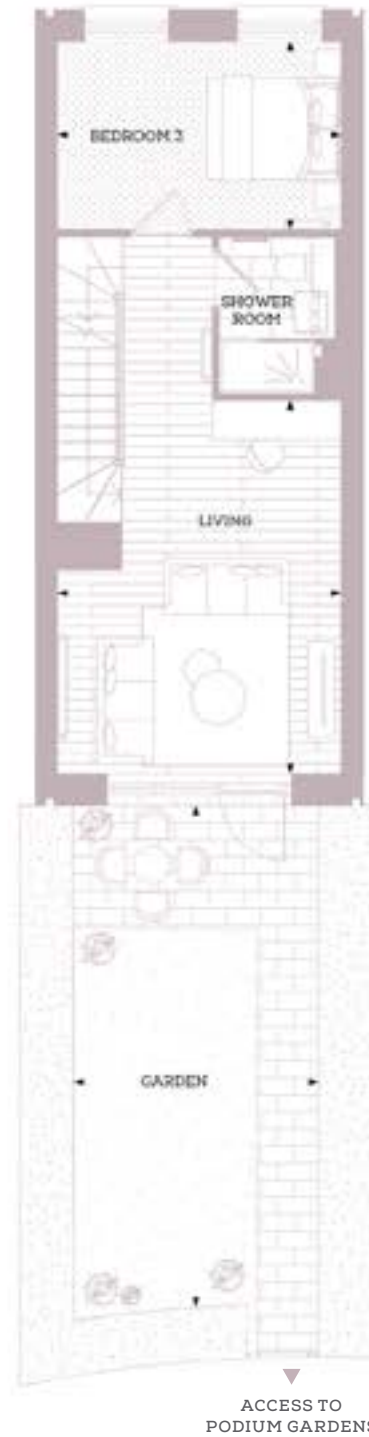
Townhouse layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Townhouse areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

WATERLILY COURT
3 BEDROOM TOWNHOUSE
...

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOWNHOUSE NUMBER
...
EH 2

LOCATOR
...



DIMENSIONS
...

Dining	13'8" x 10'8"	4.17m x 3.24m
Kitchen	13'1" x 10'9"	4.00m x 3.27m
Living	18'0" x 13'8"	5.48m x 4.17m
Bedroom 1	13'8" x 9'10"	4.17m x 3.00m
Bedroom 2	13'8" x 9'1"	4.17m x 2.77m
Bedroom 3	13'8" x 9'1"	4.17m x 2.77m
Front Patio	12'10" x 5'5"	3.90m x 1.65m
Garden	24'2" x 11'10"	7.36m x 3.59m

Total Area	1,372 sq ft	127.5 sq m
Total Garden Area	370 sq ft	34.4 sq m

► Measurements WM Provision for washing machine
W Fitted Wardrobe HIU Heat Interface Unit
MVHR Mechanical Ventilation with Heat Recovery
— Radiators

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WATERLILY COURT
3 BEDROOM TOWNHOUSE
...

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOWNHOUSE NUMBER
...
EH 3

LOCATOR
...



DIMENSIONS
...

Dining	13'8" x 10'8"	4.17m x 3.24m
Kitchen	13'1" x 10'9"	4.00m x 3.27m
Living	18'0" x 13'8"	5.48m x 4.17m
Bedroom 1	13'8" x 9'10"	4.17m x 3.00m
Bedroom 2	13'8" x 9'1"	4.17m x 2.77m
Bedroom 3	13'8" x 9'1"	4.17m x 2.77m
Front Patio	12'10" x 5'5"	3.90m x 1.65m
Garden	24'4" x 12'2"	7.41m x 3.70m

Total Area	1,372 sq ft	127.5 sq m
Total Garden Area	378 sq ft	35.2 sq m

◄ Measurements WM Provision for washing machine
W Fitted Wardrobe HIU Heat Interface Unit
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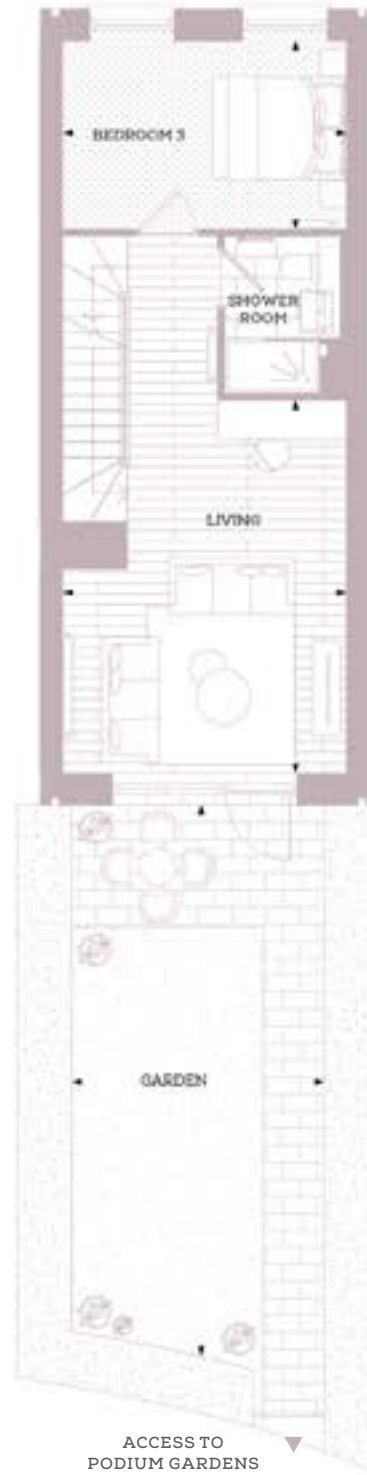
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WATERLILY COURT
3 BEDROOM TOWNHOUSE
...

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Views over landscaped gardens

TOWNHOUSE NUMBER
...
EH 4

LOCATOR
...



DIMENSIONS
...

Dining	13'8" x 10'8"	4.17m x 3.24m
Kitchen	13'1" x 10'9"	4.00m x 3.27m
Living	18'0" x 13'8"	5.48m x 4.17m
Bedroom 1	13'8" x 9'10"	4.17m x 3.00m
Bedroom 2	13'8" x 9'1"	4.17m x 2.77m
Bedroom 3	13'8" x 9'1"	4.17m x 2.77m
Front Patio	12'10" x 5'5"	3.90m x 1.65m
Garden	26'7" x 12'2"	8.09m x 3.71m

Total Area	1,372 sq ft	127.5 sq m
Total Garden Area	406 sq ft	37.8 sq m

► Measurements WM Provision for washing machine
W Fitted Wardrobe HIU Heat Interface Unit
MVHR Mechanical Ventilation with Heat Recovery
— Radiators

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WATERLILY COURT
3 BEDROOM TOWNHOUSE
...

GROUND FLOOR



ENTRANCE
FROM CAR PARK

FIRST FLOOR



ACCESS TO
PODIUM GARDENS

SECOND FLOOR



Views over
landscaped gardens

TOWNHOUSE NUMBER
...
EH 5

LOCATOR
...



DIMENSIONS
...

Dining	13'8" x 10'8"	4.17m x 3.24m
Kitchen	13'1" x 10'9"	4.00m x 3.27m
Living	18'0" x 13'8"	5.48m x 4.17m
Bedroom 1	13'8" x 9'10"	4.17m x 3.00m
Bedroom 2	13'8" x 9'1"	4.17m x 2.77m
Bedroom 3	13'8" x 9'1"	4.17m x 2.77m
Front Patio	13'4" x 5'5"	4.06m x 1.65m
Garden	12'3" x 32'8"	3.73m x 9.96m

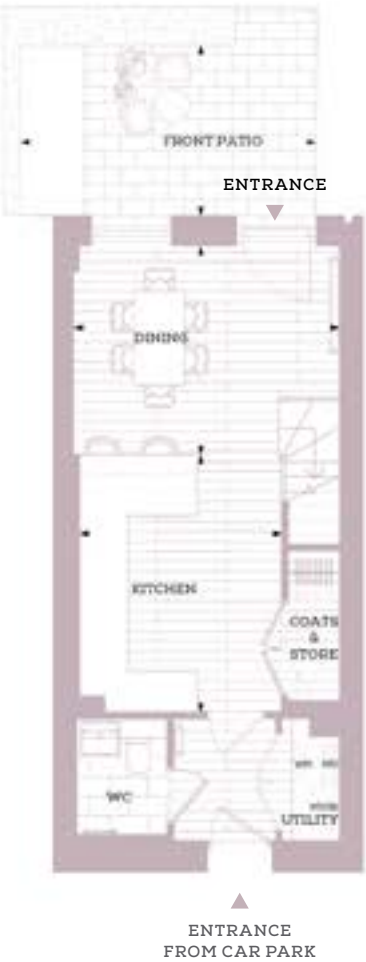
Total Area	1,366 sq ft	126.9 sq m
Total Garden Area	483 sq ft	44.9 sq m

◄► Measurements WM Provision for washing machine
W Fitted Wardrobe HIU Heat Interface Unit
MVHR Mechanical Ventilation with Heat Recovery
— Radiators

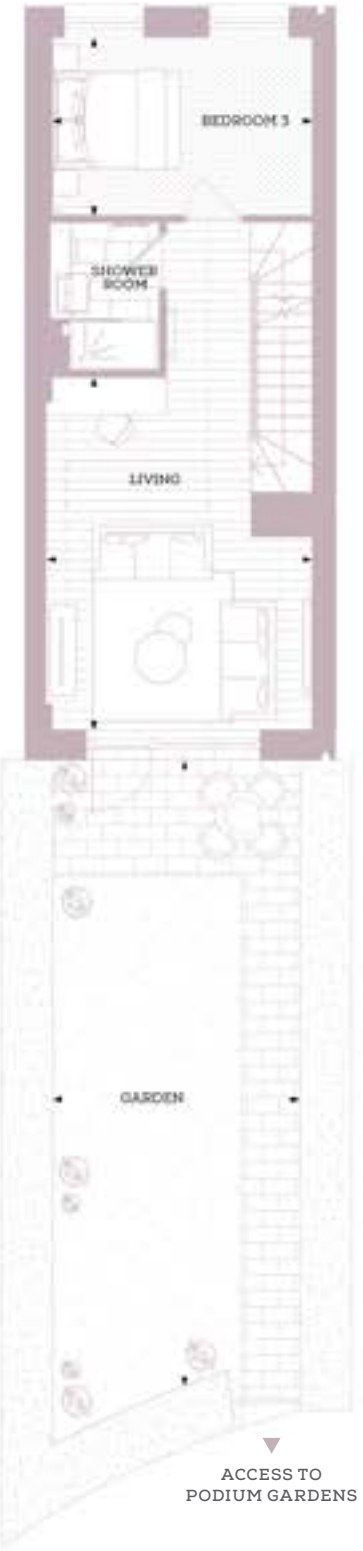
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WATERLILY COURT
3 BEDROOM TOWNHOUSE
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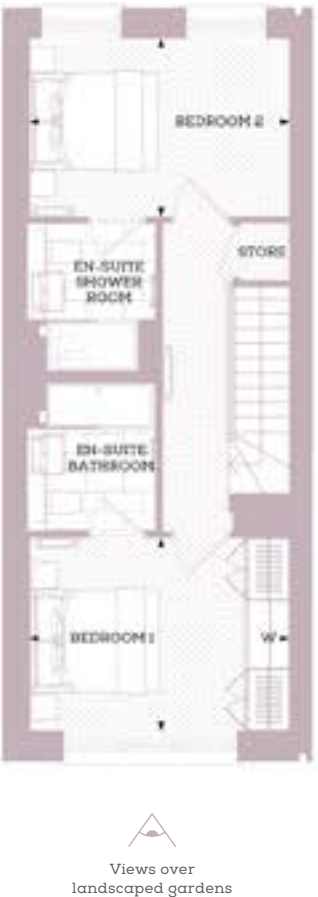
GROUND FLOOR



FIRST FLOOR

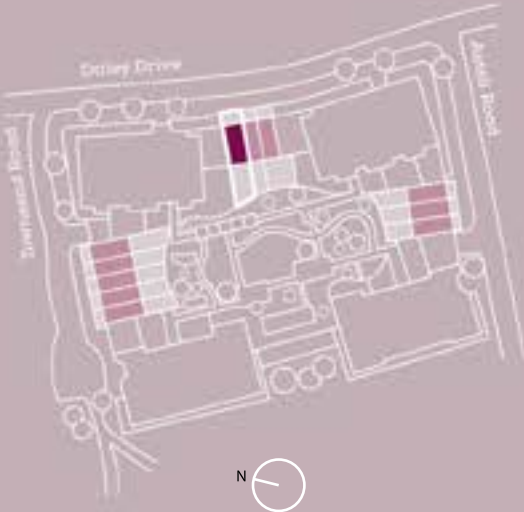


SECOND FLOOR



TOWNHOUSE NUMBER
...
EH 6

LOCATOR
...



DIMENSIONS
...

Dining	13'8" x 10'8"	4.17m x 3.24m
Kitchen	13'1" x 10'4"	4.00m x 3.15m
Living	18'0" x 13'8"	5.48m x 4.17m
Bedroom 1	13'3" x 9'10"	4.04m x 3.00m
Bedroom 2	13'3" x 9'1"	4.04m x 2.77m
Bedroom 3	13'3" x 9'1"	4.04m x 2.77m
Front Patio	15'1" x 8'8"	4.61m x 2.65m
Garden	31'11" x 12'7"	9.72m x 3.84m

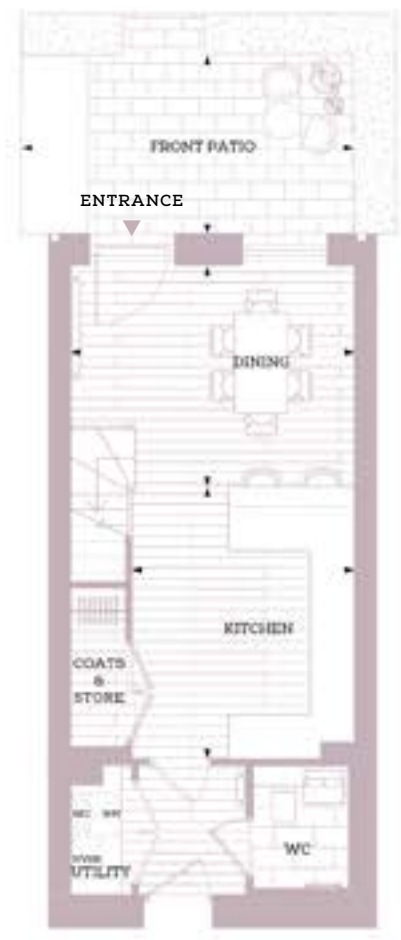
Total Area	1,363 sq ft	126.7 sq m
Total Garden Area	550 sq ft	51.1 sq m

► Measurements WM Provision for washing machine
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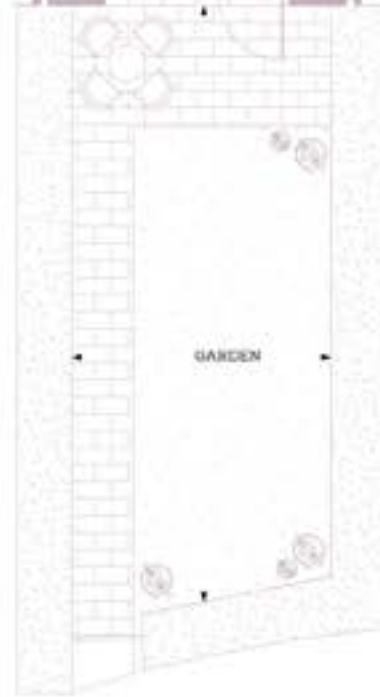
WATERLILY COURT
3 BEDROOM TOWNHOUSE
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GROUND FLOOR



ENTRANCE
FROM CAR PARK

FIRST FLOOR



ACCESS TO
PODIUM GARDENS

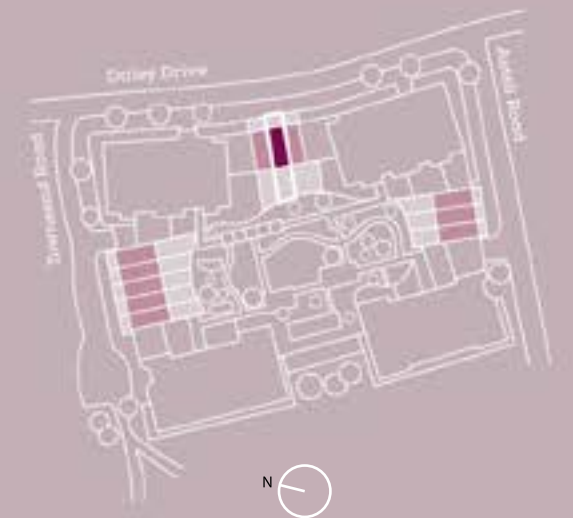
SECOND FLOOR



Views over
landscaped gardens

TOWNHOUSE NUMBER
...
EH 7

LOCATOR
...



DIMENSIONS
...

Dining	13'8" x 10'8"	4.17m x 3.24m
Kitchen	13'1" x 10'9"	4.00m x 3.27m
Living	18'0" x 13'8"	5.48m x 4.17m
Bedroom 1	13'8" x 9'10"	4.17m x 3.00m
Bedroom 2	13'8" x 9'1"	4.17m x 2.77m
Bedroom 3	13'8" x 9'1"	4.17m x 2.77m
Front Patio	16'0" x 8'8"	4.88m x 2.63m
Garden	28'9" x 12'6"	8.76m x 3.81m

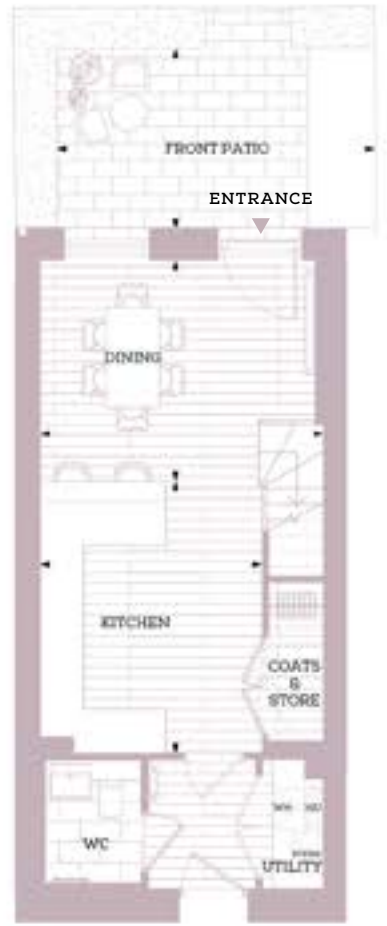
Total Area	1,372 sq ft	127.5 sq m
Total Garden Area	508 sq ft	47.2 sq m

► Measurements WM Provision for washing machine
W Fitted Wardrobe HIU Heat Interface Unit
MVHR Mechanical Ventilation with Heat Recovery
— Radiators

Townhouse layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Townhouse areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

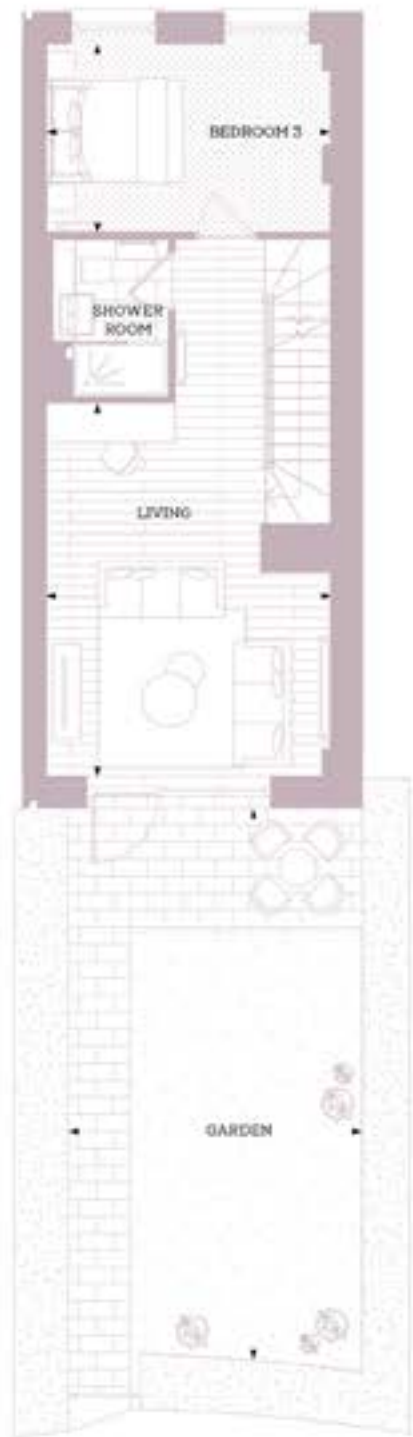
WATERLILY COURT
3 BEDROOM TOWNHOUSE
...

GROUND FLOOR



ENTRANCE
FROM CAR PARK

FIRST FLOOR



ACCESS TO
PODIUM GARDENS

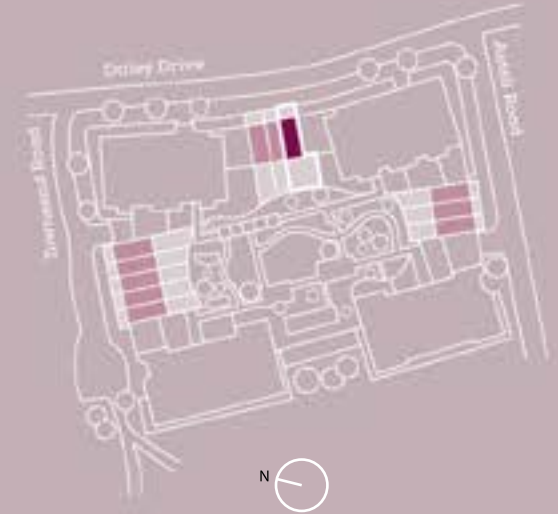
SECOND FLOOR



Views over
landscaped gardens

TOWNHOUSE NUMBER
...
EH 8

LOCATOR
...



DIMENSIONS
...

Dining	13'8" x 10'8"	4.17m x 3.24m
Kitchen	13'1" x 10'9"	4.00m x 3.27m
Living	18'0" x 13'8"	5.48m x 4.17m
Bedroom 1	13'8" x 9'10"	4.17m x 3.00m
Bedroom 2	13'8" x 9'1"	4.17m x 2.77m
Bedroom 3	13'8" x 9'1"	4.17m x 2.77m
Front Patio	15'4" x 8'8"	4.68m x 2.64m
Garden	26'7" x 14'2"	8.10m x 4.31m

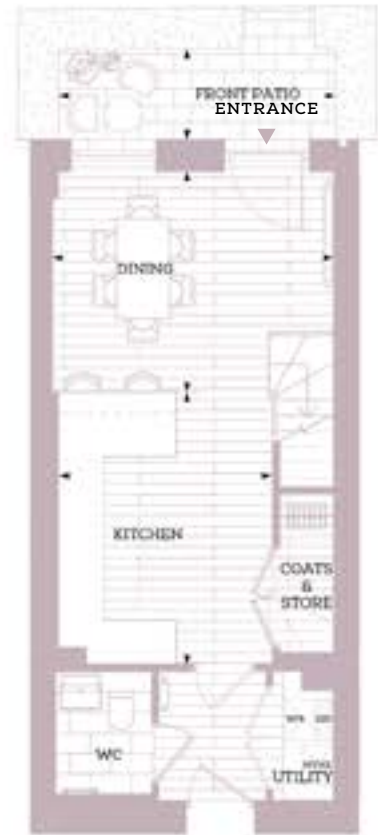
Total Area	1,366 sq ft	126.9 sq m
Total Garden Area	522 sq ft	48.5 sq m

► Measurements WM Provision for washing machine
W Fitted Wardrobe HIU Heat Interface Unit
MVHR Mechanical Ventilation with Heat Recovery
— Radiators

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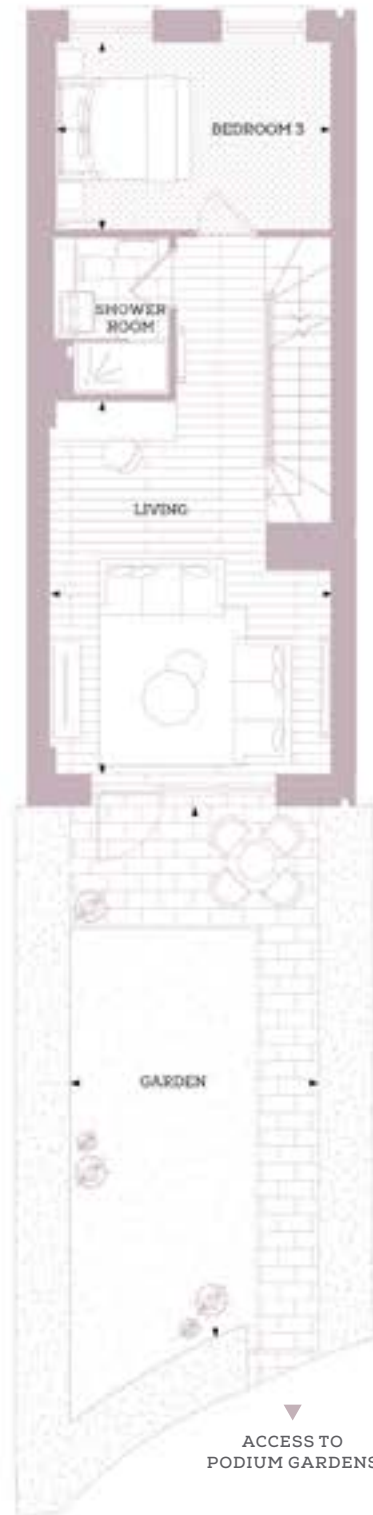
WATERLILY COURT
3 BEDROOM TOWNHOUSE
...

GROUND FLOOR



ENTRANCE
FROM CAR PARK

FIRST FLOOR



ACCESS TO
PODIUM GARDENS

SECOND FLOOR



Views over
landscaped gardens

TOWNHOUSE NUMBER
...
EH 9

LOCATOR
...



DIMENSIONS
...

Dining	13'8" x 10'8"	4.17m x 3.24m
Kitchen	13'1" x 10'4"	4.00m x 3.15m
Living	18'0" x 13'8"	5.48m x 4.17m
Bedroom 1	13'3" x 9'10"	4.04m x 3.00m
Bedroom 2	13'3" x 9'1"	4.04m x 2.77m
Bedroom 3	13'3" x 9'1"	4.04m x 2.77m
Front Patio	13'4" x 4'4"	4.07m x 1.33m
Garden	25'7" x 12'0"	7.80m x 3.66m

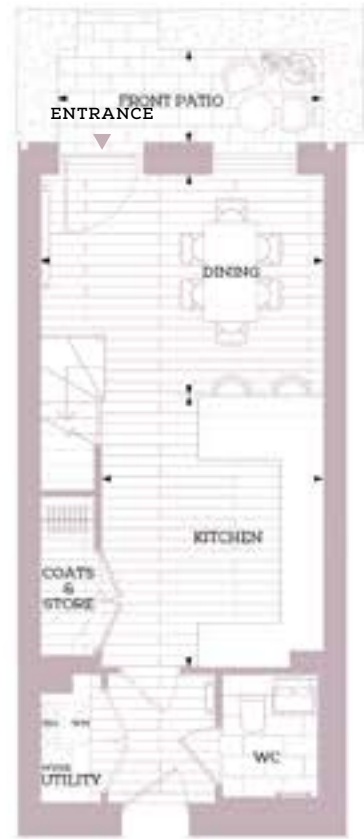
Total Area	1,363 sq ft	126.7 sq m
Total Garden Area	388 sq ft	36.0 sq m

► Measurements WM Provision for washing machine
W Fitted Wardrobe HIU Heat Interface Unit
MVHR Mechanical Ventilation with Heat Recovery
— Radiators

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WATERLILY COURT
3 BEDROOM TOWNHOUSE
...

GROUND FLOOR



ENTRANCE
FROM CAR PARK

FIRST FLOOR



ACCESS TO
PODIUM GARDENS

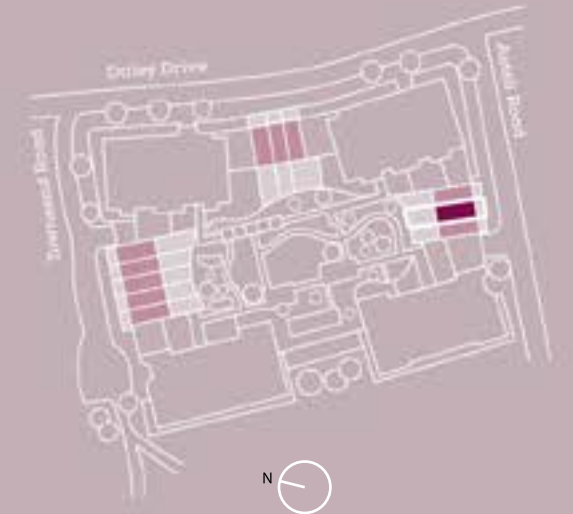
SECOND FLOOR



Views over
landscaped gardens

TOWNHOUSE NUMBER
...
EH 10

LOCATOR
...



DIMENSIONS
...

Dining	13'8" x 10'8"	4.17m x 3.24m
Kitchen	13'1" x 10'9"	4.00m x 3.27m
Living	18'0" x 13'8"	5.48m x 4.17m
Bedroom 1	13'8" x 9'10"	4.17m x 3.00m
Bedroom 2	13'8" x 9'1"	4.17m x 2.77m
Bedroom 3	13'8" x 9'1"	4.17m x 2.77m
Front Patio	12'9" x 4'6"	3.90m x 1.36m
Garden	21'5" x 12'2"	6.54m x 3.70m

Total Area	1,372 sq ft	127.5 sq m
Total Garden Area	330 sq ft	30.7 sq m

► Measurements WM Provision for washing machine
W Fitted Wardrobe HIU Heat Interface Unit
MVHR Mechanical Ventilation with Heat Recovery
— Radiators

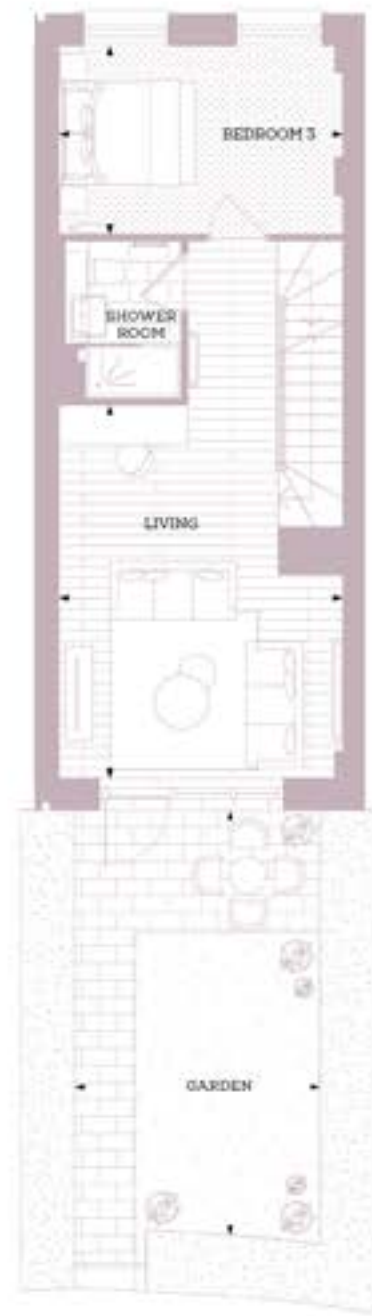
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WATERLILY COURT
3 BEDROOM TOWNHOUSE
...

GROUND FLOOR



FIRST FLOOR



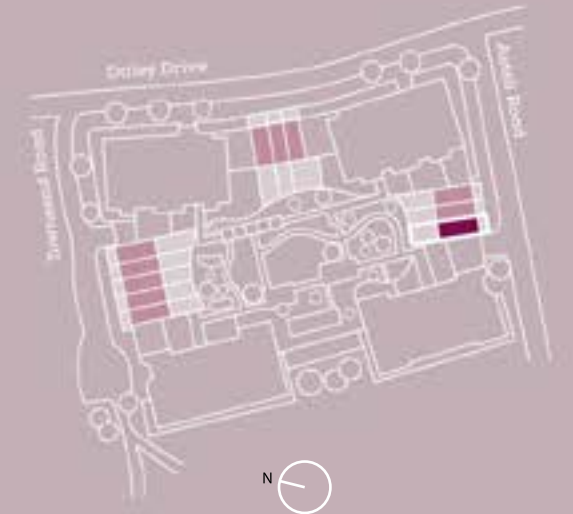
SECOND FLOOR



Views over
landscaped gardens

TOWNHOUSE NUMBER
...
EH 11

LOCATOR
...



DIMENSIONS
...

Dining	13'8" x 10'8"	4.17m x 3.24m
Kitchen	13'1" x 10'9"	4.00m x 3.27m
Living	18'0" x 13'8"	5.48m x 4.17m
Bedroom 1	13'8" x 9'10"	4.17m x 3.00m
Bedroom 2	13'8" x 9'1"	4.17m x 2.77m
Bedroom 3	13'8" x 9'1"	4.17m x 2.77m
Front Patio	12'7" x 4'6"	3.83m x 1.37m
Garden	20'6" x 11'10"	6.24m x 3.61m

Total Area	1,366 sq ft	126.9 sq m
Total Garden Area	311 sq ft	28.9 sq m

► Measurements WM Provision for washing machine
W Fitted Wardrobe HIU Heat Interface Unit
MVHR Mechanical Ventilation with Heat Recovery
— Radiators

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move in and if you
have any further
questions or
warranty queries

...



Photography of Birch House and The Village Centre, Kidbrooke Village.

GET IN CONTACT ...



Our Sales & Marketing Suite is open
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5 Pegler Square, London SE3 9FW

020 8150 5151
KidbrookeVillage.Sales@berkeleygroup.co.uk
www.kidbrookevillage.co.uk

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