

**BOOKBINDER
POINT**

ACTON W3

BOOKBINDER POINT



THE LATEST CHAPTER IN ACTON'S REBIRTH

Setting the bar for contemporary city living, Bookbinder Point is a stunning development of 83 immaculately designed 1 & 2 bedroom apartments including a spectacular penthouse.

Rising up 16 floors, it's been designed to cater to all the demands of modern life - boasting the best in interior design, spacious layouts, a daytime concierge and an elegant roof garden. It's also perfectly located to take advantage of all this leafy corner of London has to offer, as well as Acton's superb transport links, including Crossrail.



Computer Generated Image



CROSSRAIL HAS TRANSFORMED LONDON'S PROPERTY LANDSCAPE

More connected to Central London than ever before, all eyes are on Acton's regeneration.

Sandwiched between the popular residential areas of Chiswick and Ealing, it's no surprise that Acton is fulfilling its untapped potential. Enjoying the same amount of greenery as its neighbours, it's now stepping out of their shadows and fast becoming one of London's most sought-after districts.

Crossrail is fuelling much of this change. Building on Acton's already superb rail and road connections, it's been the trigger for a wave of regeneration and investment that's transforming the area. Add to this, the value for money this sleeping giant offers and there's no question that west is best for anyone looking to buy or invest.



THE START OF SOMETHING IMPRESSIVE

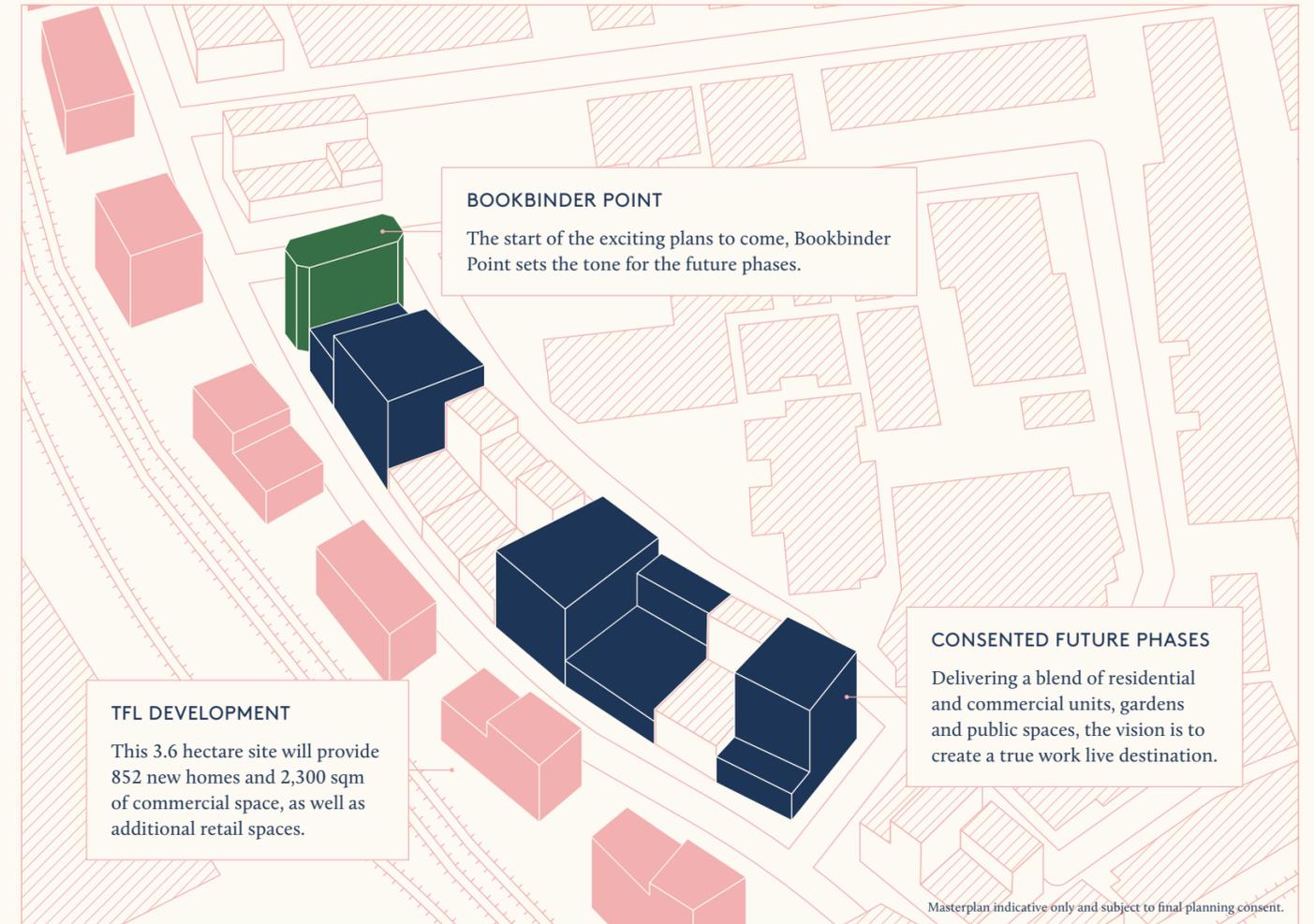
Bookbinder Point is the first phase in the transformation of Bollo Lane.

Acting as an elegant bookend, the subsequent phases will see a similar residential scheme at the other end of the block, with an array of mixed use spaces in between. Key to the vision is the creation of a true work live environment, to ensure that the area is thriving and alive at all times of the day.

It's envisaged that the commercial occupants are likely to be more creatively focused businesses - design agencies, artists, ceramists and so on. Alongside these there'll be space for the capital's growing freelance community. For our residents, this means their commute could be as simple as a lift ride downstairs.



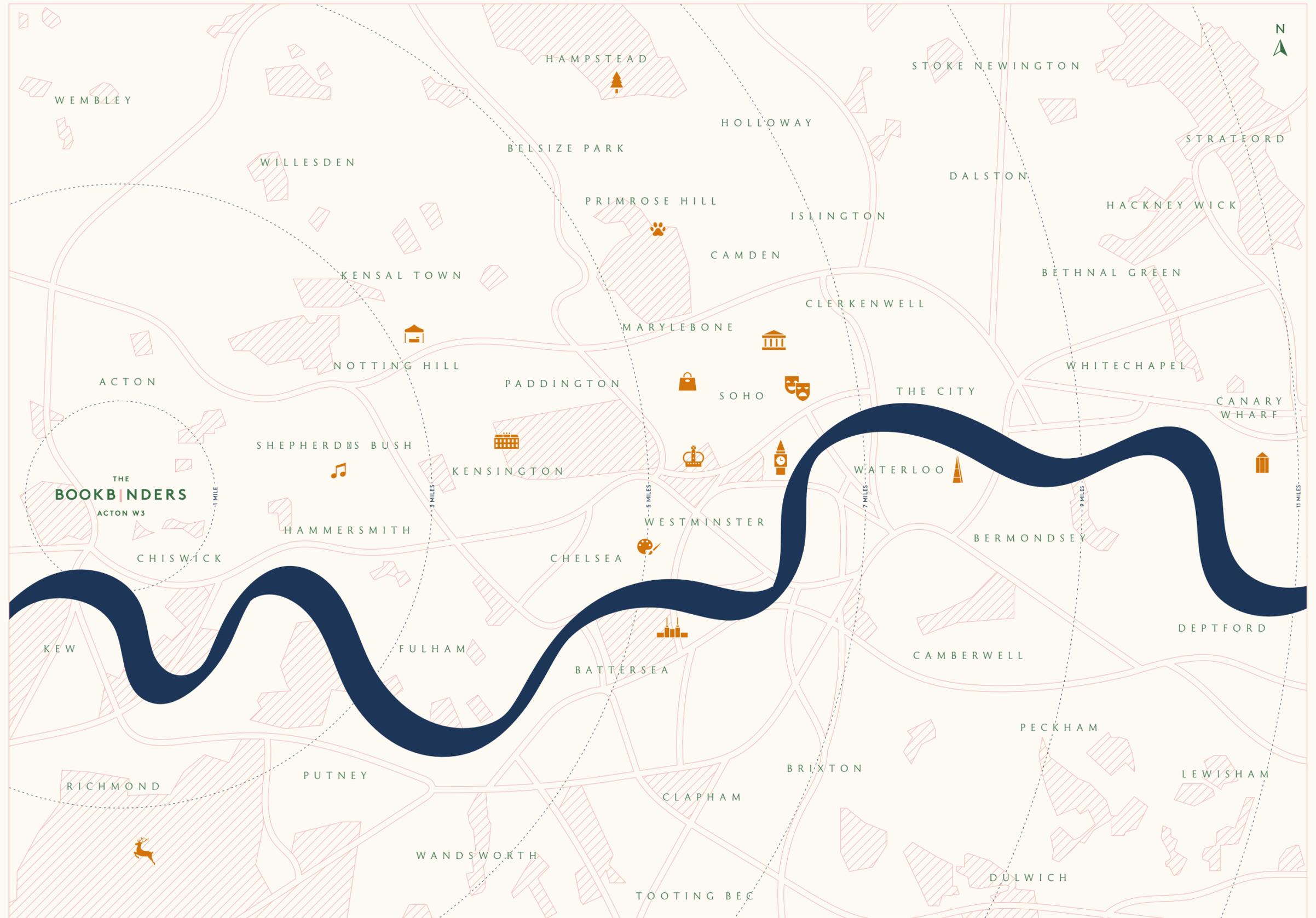
Example commercial usage



Example commercial usage

IDEALLY LOCATED FOR WORK AND PLEASURE

An escape from Central London, but so conveniently just moments from it. Acton is rapidly becoming one of London's property hotspots. It's right in the heart of the city, with its own parks, schools, and shopping. It's also a great location for those who want to be close to the city but not in it. Chiswick, Kew, and Ealing.



Maps are illustrative only and not to scale. Distances are indicative only and measured as crow flies.



🚶 Acton Town 5 min. walk*							District Line	
Chiswick Park 2 Mins	Hammersmith 7 Mins	Earl & Court 12 Mins	Paddington 15 Mins	High Street Kensington 16 Mins	Victoria 20 Mins	Embankment 27 Mins	Cannon Street 33 Mins	
							Piccadilly Line	
Hammersmith 7 Mins	Knightsbridge 18 Mins	Green Park 22 Mins	Piccadilly Circus 24 Mins	Leicester Square 25 Mins	Heathrow 25 Mins	Covent Garden 26 Mins	King & Cross St. Pancras 33 Mins	
🚶 South Acton 9 min. walk*							London Overground	
Kew Gardens 6 Mins	Richmond 13 Mins	West Hampstead 19 Mins	Hampstead Heath 20 Mins	Camden Road 33 Mins	Highbury & Islington 35 Mins	Dalston Kingsland 41 Mins	Hackney Central 43 Mins	
🚲 Acton Main Line 9 min. cycle*							Crossrail	
Ealing Broadway 2 Mins	Paddington 6 Mins	Bond Street 9 Mins	Farringdon 14 Mins	Liverpool Street 16 Mins	Heathrow T2/T3 18 Mins	Canary Wharf 23 Mins	Stratford X Mins	



THE PERFECT START TO ANY JOURNEY

Acton has always been well connected, the arrival of Crossrail is making it even more so.

Spanning the capital, Crossrail is transforming this green West London suburb into a residential hotspot, that's 9 minutes from Bond Street's boutiques and 16 minutes from Liverpool Street and The City's gleaming towers.

The nearest Crossrail station, Acton Main Line is just a 9 minute cycle from Bookbinder Point. Slightly nearer, at a 5 minute walk away is Acton Town, which puts the District and Piccadilly lines at your disposal. Or for London Overground services you can head to South Acton (9 minute walk).

In short, wherever you start your journey, with The Bookbinder's connectivity, your destination is only moments away. Even if you're escaping the capital and heading to far flung shores, you can get to Heathrow's terminals in as little as 19 minutes by taxi or 25 by tube.





KEY

Dining

- 01 The Aeronaut
- 02 The Station House
- 03 No.197 Chiswick Fire Station
- 04 The Bollo House
- 05 Rhythm & Brews
- 06 The Union Bar Chiswick
- 07 Le Vacherin
- 08 Oswald Coplepot

Entertainment

- 09 Cineworld
- 10 Putt In The Park Acton
- 11 Transport Museum Depot
- 12 Chiswick House

Exercise

- 13 Arch Climbing Wall
- 14 Acton Centre
- 15 Virgin Active

Retail & Essentials

- 16 Acton High St.
- 17 Chiswick High St.
- 18 Morrisons
- 19 Acton Market
- 20 Sainsbury's Local
- 21 Marks & Spencer
- 22 Chiswick Post Office
- 23 Waitrose Chiswick
- 24 Acton Lane Medical Centre

Business

- 25 Vue Entertainment
- 26 Paramount Pictures
- 27 Danone UK
- 28 Pernod Ricard
- 29 Discovery
- 30 QVC UK



ALL YOU NEED TO LIVE WELL

Moments from Acton town centre, Bookbinder Point puts all your essentials on your doorstep.

From supermarkets for your weekly shop and places to grab a drink or a bite to eat with friends, to leisure centres and gyms to keep in shape, it's all here waiting to be discovered. You're also close to The Thames and countless parks for when you just want to escape London life.



Kew Gardens



Gunnersbury Park

THE NATURAL CHOICE FOR A HOME IN LONDON

West London's greenery is without question one of its finest attributes.

Boasting some of the capital's finest parks, many of which are the grounds of former stately homes, this corner of West London is greener than most. Once part of the private country estate of Princess Amelia, daughter of George II, Gunnersbury Park's Grade II* listed parkland blends formal gardens and tranquil lakes with outstanding sports facilities.

The world-famous Kew Gardens are just across the Thames. Home to 50,000 living plants, this UNESCO World Heritage site is a marvel of nature. Or there's Syon Park, owned by the same family for over 400 years, the house is home to a wealth of art and antiquities, while the gardens offer a taste of the countryside without leaving London.



Left: Kew Gardens
Right: Syon Park

FORGET THE WEST END, YOU HAVE WESTFIELD

Dwarfing its Stratford namesake by over 50,000 sqft, Westfield London is the capital's true retail destination.

A short trip on the underground puts 289 shops, 90 restaurants and a 20 screen cinema at your fingertips. As well as a who's who of popular brands, The Village at Westfield London's sumptuous surroundings are home to more than 40 designer labels, ranging from Louis Vuitton and Prada, to Burberry and De Beers.



Closer to home, Acton has all your essentials covered, with a Sainsbury's Local just a 7 minute walk. Acton's high street and The Oak shopping centre are also less than a mile from Bookbinder Point.

Alternatively, for more relaxed and picturesque shopping, Chiswick and Richmond are the perfect destinations, with a host of cafes and restaurants complementing their array of boutiques.





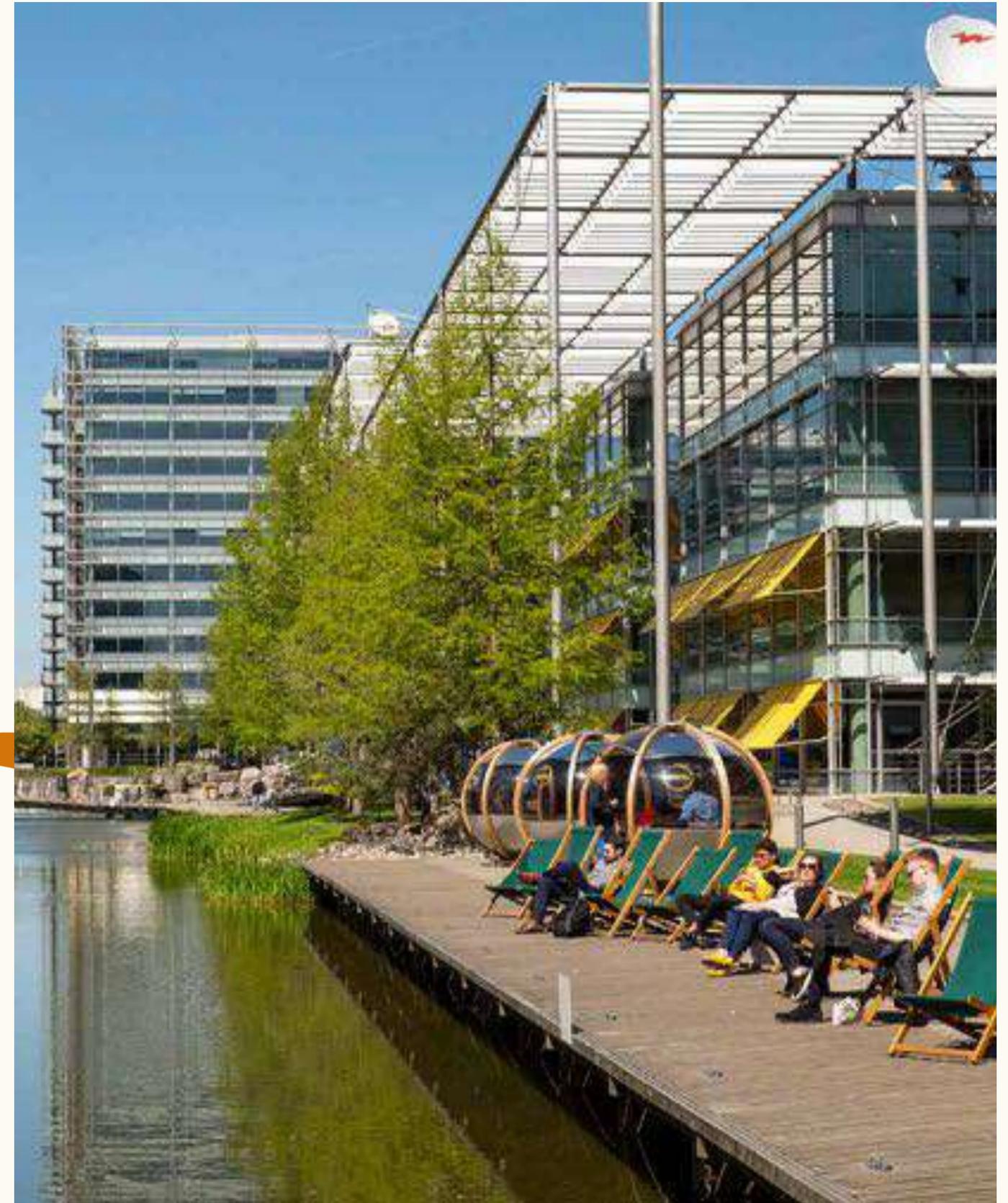
LONDON'S NEW COMMERCIAL CAPITAL

While Central London's business districts are easy to reach, West London is a commercial hub of its own.

The transformation of West London goes way beyond its transport and retail upgrades. Chiswick Park, just to the south of Bookbinder Point, is a lake-side business park that's home to 1.8 million sqft of Global, European and National headquarters – including the likes of Starbucks, Danone, Ericsson and Paramount.

The area's film and television credentials are continued with the BBC's Television Centre at White City and Sky's campus in Isleworth. A further cast of supporting broadcast related businesses are dotted throughout the area.

There are also an array of industry hubs for IT, pharmaceuticals, transport and logistics and financial services. While easy access to the golden mile's 450 businesses, including GlaxoSmithKline, JCDcaux and WorleyParsons, which employ some 24,000 people is another huge plus.





A FIRST CLASS EDUCATION

Enjoy easy access to London's world-renowned universities.

Bookbinder Point's superb transport links mean that all of London's universities are readily accessible. You needn't go far to embrace the opportunities at the new 25-acre Imperial College London campus at White City though.

This state of the art £3 billion complex, was created in partnership with China's Zhejiang University to enhance transnational entrepreneurship and is set to boost the Chinese student population by c.40-50%.



UNIVERSITY OF WEST LONDON - 1 min.[^]
South Ealing station

IMPERIAL COLLEGE WHITE CITY - 16 min.[^]
White City station

KING'S COLLEGE - 24 min.[^]
Holborn station

LSE - 24 min.[^]
Holborn station

UCL - 26 mins.[^]
Russell Square station

[^] From Acton Town Underground station to station mentioned, source tfl.gov.uk









Computer Generated Image

DESIGNED FOR MODERN LIFE

With two colourways on offer across the building, Bookbinder Point offers you the perfect starting point on which to make your mark.

Whichever style suits your tastes more, you can rest assured of the finest quality finish throughout. What's more, our attention to detail extends beyond the aesthetic to how your home works when you're living in it. Each detail of the layout has been carefully considered to ensure every moment in your home is a pleasure.

KITCHEN

- Designer fitted kitchen featuring handleless wall and base units in two finishes
- Quooker hot water tap and upstands
- Composite stone worktops
- Undermounted 1 and half bowl stainless steel sink with chrome mixer tap
- Integrated refuse containers
- A-rated integrated appliances including:
 - Fridge/freezer
 - Ceramic hob with extractor and glass or stainless steel splashback
 - Under cabinet or chimney extractor (depending on layout)
 - Oven
 - Microwave
 - Dishwasher



BATHROOMS & ENSUITES

- Contemporary style bath with tiled bath panel and toughened glass screen to bathrooms
- Resin shower trays with toughened glass screen to ensuites
- Wall hung wash basin with chrome mixer tap and vanity unit
- Enclosed cistern WC with soft close seat and chrome flush plate
- Contemporary sanitaryware and chrome mixer taps
- Thermostatically controlled shower
- Rain shower head with separate handheld shower
- Large format porcelain wall and floor tiling
- Recessed mirror
- Polished chrome towel rail
- Screwless satin chrome shaver socket

FLOORING & FINISHING TOUCHES

- Engineered wood flooring to hall, living dining and kitchen areas
- Carpet to bedrooms
- Porcelain floor tiling to bathrooms and ensuites
- Matt emulsion painted walls and ceilings
- Stylish horizontal grooved front door with Secure By Design lock and bronze ironmongery
- White horizontal grooved internal doors with satin chrome ironmongery
- Architraves and skirting finished in white

MECHANICAL & ELECTRICAL FITTINGS

- Underfloor heating throughout
- Electronically programmed heating and hot water system
- Audio/visual entry phone system
- Telephone point to living area
- Recessed LED downlights in white to hall, kitchens, living areas and bedrooms
- Screwless satin chrome sockets to kitchen
- Screwless white sockets with USB ports to living area and bedrooms
- Screwless satin steel dimmer switches to kitchen, living area and bedrooms
- Screwless satin steel light switch to bathroom and ensuite
- Hyperoptic Cat 6 wiring to living area and principal bedroom
- Freestanding washer dryer (in storage cupboard)

EXTERNAL

- Balconies with tiled flooring and metal balustrades
- Communal landscaped roof garden

GENERAL

- Daytime concierge
- Interior designed entrance lobby
- Secure bike storage
- Hot desk workspaces
- Individual lockable mailboxes

WARRANTY

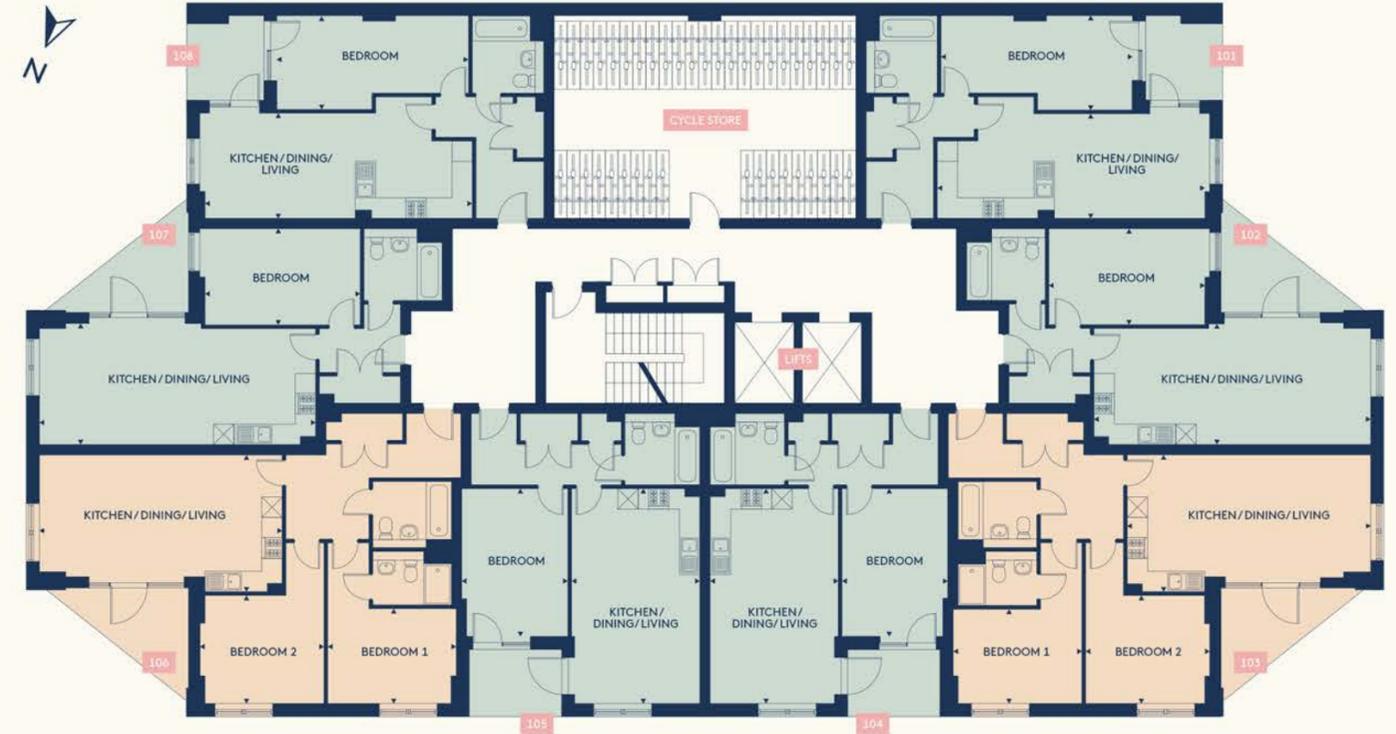
- 10-year warranty with Build Zone

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better. Imagery is for illustrative purposes only and taken from previous developments.



Computer Generated Image

FLOORPLANS – 1F

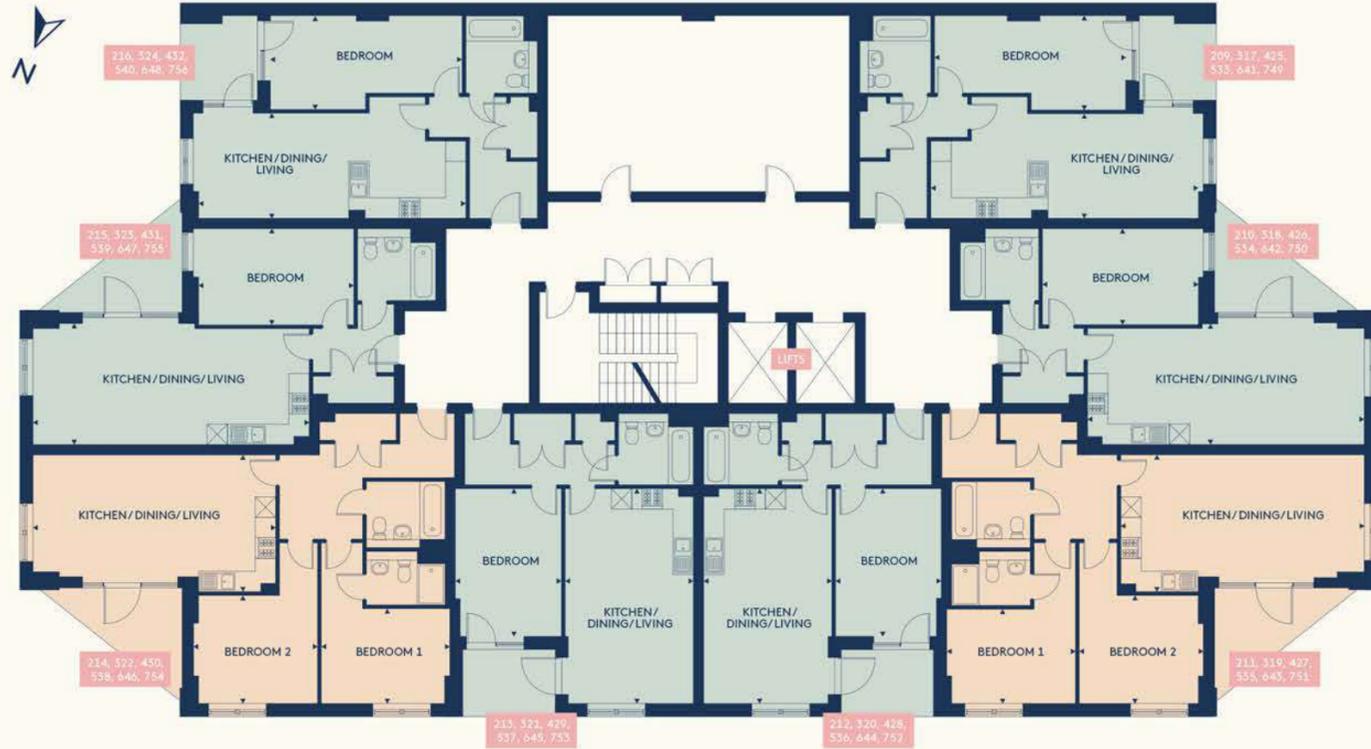


<p>APT 101</p> <p>KITCHEN / DINING / LIVING 7.9 x 3.1 m 25'9" x 10'1" ft</p> <p>BEDROOM 1 5.6 x 2.8 m 18'6" x 9'0" ft</p> <p>EXTERNAL AREA 5.0 sqm 53.8 sqft</p> <p>TOTAL INTERNAL AREA 53.9 sqm 580.2 sqft</p>	<p>APT 102</p> <p>KITCHEN / DINING / LIVING 8.1 x 3.6 m 26'8" x 11'8" ft</p> <p>BEDROOM 1 4.6 x 2.8 m 15'0" x 9'3" ft</p> <p>EXTERNAL AREA 7.1 sqm 76.4 sqft</p> <p>TOTAL INTERNAL AREA 53.9 sqm 580.2 sqft</p>	<p>APT 103</p> <p>KITCHEN / DINING / LIVING 7.2 x 4.0 m 23'5" x 13'2" ft</p> <p>BEDROOM 1 3.8 x 2.8 m 12'4" x 9'1" ft</p> <p>BEDROOM 2 3.7 x 3.2 m 12'0" x 10'4" ft</p> <p>EXTERNAL AREA 7.1 sqm 76.4 sqft</p> <p>TOTAL AREA 76.1 sqm 819.1 sqft</p>	<p>APT 104</p> <p>KITCHEN / DINING / LIVING 6.3 x 3.8 m 20'8" x 12'4" ft</p> <p>BEDROOM 1 4.4 x 3.1 m 14'3" x 10'2" ft</p> <p>EXTERNAL AREA 5.4 sqm 58.1 sqft</p> <p>TOTAL AREA 52.7 sqm 567.3 sqft</p>
<p>APT 105</p> <p>KITCHEN / DINING / LIVING 6.3 x 3.8 m 20'8" x 12'4" ft</p> <p>BEDROOM 1 4.4 x 3.1 m 14'3" x 10'2" ft</p> <p>EXTERNAL AREA 5.4 sqm 58.1 sqft</p> <p>TOTAL AREA 52.7 sqm 567.3 sqft</p>	<p>APT 106</p> <p>KITCHEN / DINING / LIVING 7.2 x 4.0 m 23'5" x 13'2" ft</p> <p>BEDROOM 1 3.8 x 2.8 m 12'4" x 9'1" ft</p> <p>BEDROOM 2 3.7 x 3.2 m 12'0" x 10'4" ft</p> <p>EXTERNAL AREA 7.1 sqm 76.4 sqft</p> <p>TOTAL AREA 76.1 sqm 819.1 sqft</p>	<p>APT 107</p> <p>KITCHEN / DINING / LIVING 8.1 x 3.6 m 26'8" x 11'8" ft</p> <p>BEDROOM 1 4.6 x 2.8 m 15'0" x 9'3" ft</p> <p>EXTERNAL AREA 7.1 sqm 76.4 sqft</p> <p>TOTAL INTERNAL AREA 53.9 sqm 580.2 sqft</p>	<p>APT 108</p> <p>KITCHEN / DINING / LIVING 7.9 x 3.1 m 25'9" x 10'1" ft</p> <p>BEDROOM 1 5.6 x 2.8 m 18'6" x 9'0" ft</p> <p>EXTERNAL AREA 5.0 sqm 53.8 sqft</p> <p>TOTAL INTERNAL AREA 53.9 sqm 580.2 sqft</p>

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Overall dimensions are usually stated and there may be projections into these. Kitchen and bathroom layouts are indicative only.

1 BED ● 2 BED ●

FLOORPLANS – 2F/3F/4F/5F/6F/7F

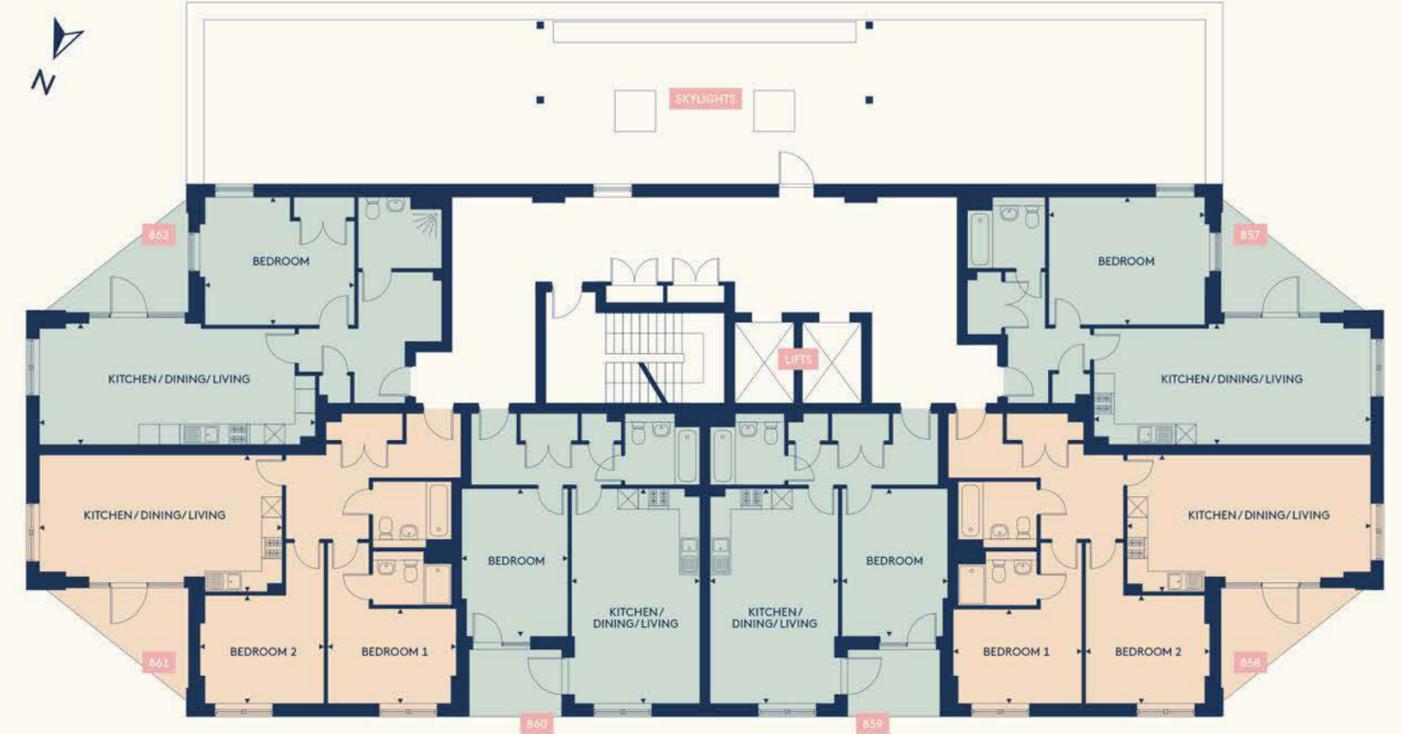


APT 209	KITCHEN/DINING/LIVING 7.9 x 3.1 m 25'9" x 10'1" ft	APT 210	KITCHEN/DINING/LIVING 8.1 x 3.6 m 26'8" x 11'8" ft	APT 211	KITCHEN/DINING/LIVING 7.2 x 4.0 m 23'5" x 13'2" ft	APT 212	KITCHEN/DINING/LIVING 6.3 x 3.8 m 20'8" x 12'4" ft
APT 317	BEDROOM 1 5.6 x 2.8 m 18'6" x 9'0" ft	APT 318	BEDROOM 1 4.6 x 2.8 m 15'0" x 9'3" ft	APT 319	BEDROOM 1 3.8 x 2.8 m 12'4" x 9'1" ft	APT 320	BEDROOM 1 4.4 x 3.1 m 14'3" x 10'2" ft
APT 425	EXTERNAL AREA 5.0 sqm 53.8 sqft	APT 426	EXTERNAL AREA 7.1 sqm 76.4 sqft	APT 427	BEDROOM 2 3.7 x 3.2 m 12'0" x 10'4" ft	APT 428	EXTERNAL AREA 5.4 sqm 58.1 sqft
APT 533	TOTAL INTERNAL AREA 53.9 sqm 580.2 sqft	APT 534	TOTAL INTERNAL AREA 53.9 sqm 580.2 sqft	APT 535	EXTERNAL AREA 7.1 sqm 76.4 sqft	APT 536	TOTAL AREA 52.7 sqm 567.3 sqft
APT 641		APT 642		APT 643	TOTAL INTERNAL AREA 53.9 sqm 580.2 sqft	APT 644	
APT 749		APT 750		APT 751	TOTAL AREA 76.1 sqm 819.1 sqft	APT 752	
APT 213	KITCHEN/DINING/LIVING 6.3 x 3.8 m 20'8" x 12'4" ft	APT 214	KITCHEN/DINING/LIVING 7.2 x 4.0 m 23'5" x 13'2" ft	APT 215	KITCHEN/DINING/LIVING 8.1 x 3.6 m 26'8" x 11'8" ft	APT 216	KITCHEN/DINING/LIVING 7.9 x 3.1 m 25'9" x 10'1" ft
APT 321	BEDROOM 1 4.4 x 3.1 m 14'3" x 10'2" ft	APT 322	BEDROOM 1 3.8 x 2.8 m 12'4" x 9'1" ft	APT 323	BEDROOM 1 4.6 x 2.8 m 15'0" x 9'3" ft	APT 324	BEDROOM 1 5.6 x 2.8 m 18'6" x 9'0" ft
APT 429	EXTERNAL AREA 5.4 sqm 58.1 sqft	APT 430	BEDROOM 2 3.7 x 3.2 m 12'0" x 10'4" ft	APT 431	EXTERNAL AREA 7.1 sqm 76.4 sqft	APT 432	EXTERNAL AREA 5.0 sqm 53.8 sqft
APT 537	TOTAL AREA 52.7 sqm 567.3 sqft	APT 538	EXTERNAL AREA 7.1 sqm 76.4 sqft	APT 539	TOTAL INTERNAL AREA 53.9 sqm 580.2 sqft	APT 540	TOTAL INTERNAL AREA 53.9 sqm 580.2 sqft
APT 645		APT 646		APT 647		APT 648	
APT 753		APT 754		APT 755		APT 756	

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Overall dimensions are usually stated and there may be projections into these. Kitchen and bathroom layouts are indicative only.

1 BED ● 2 BED ●

FLOORPLANS – 8F

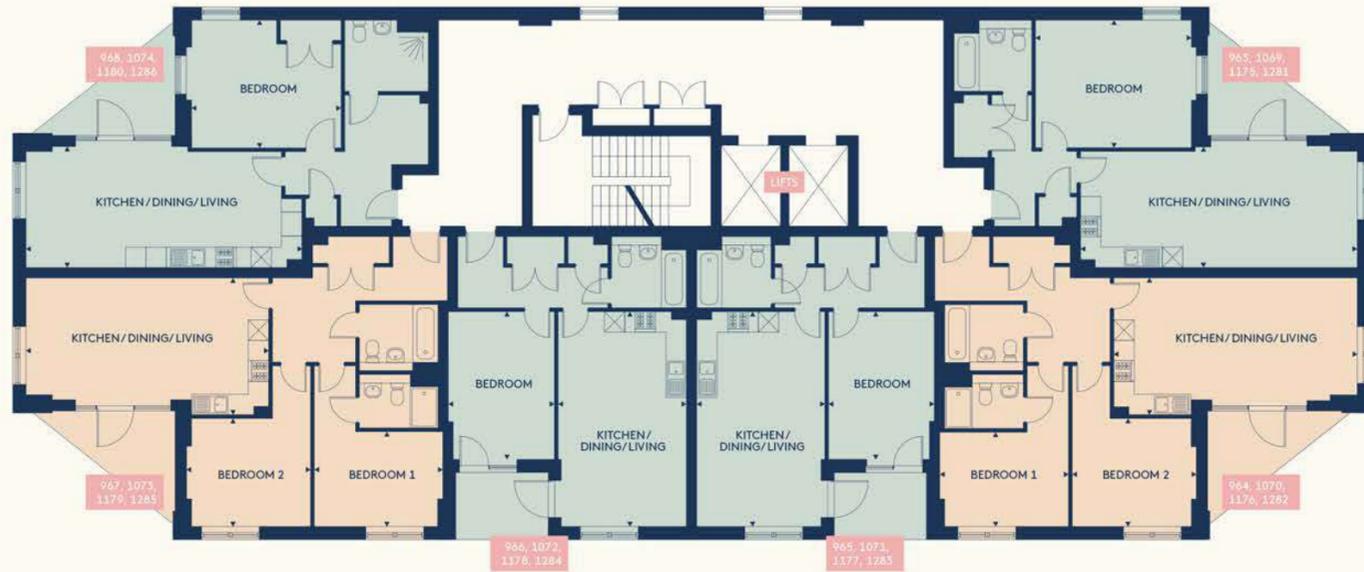


APT 857	KITCHEN/DINING/LIVING 8.1 x 3.6 m 26'8" x 11'8" ft	APT 858	KITCHEN/DINING/LIVING 7.2 x 4.0 m 23'5" x 13'2" ft	APT 859	KITCHEN/DINING/LIVING 6.3 x 3.8 m 20'8" x 12'4" ft	APT 860	KITCHEN/DINING/LIVING 6.3 x 3.8 m 20'8" x 12'4" ft
	BEDROOM 1 4.6 x 3.8 m 15'0" x 12'3" ft		BEDROOM 1 3.8 x 2.8 m 12'4" x 9'1" ft		BEDROOM 1 4.4 x 3.1 m 14'3" x 10'2" ft		BEDROOM 1 4.4 x 3.1 m 14'3" x 10'2" ft
	EXTERNAL AREA 7.1 sqm 76.4 sqft		BEDROOM 2 3.7 x 3.2 m 12'0" x 10'4" ft		EXTERNAL AREA 5.4 sqm 58.1 sqft		EXTERNAL AREA 5.4 sqm 58.1 sqft
	TOTAL INTERNAL AREA 61.7 sqm 664.1 sqft		EXTERNAL AREA 7.1 sqm 76.4 sqft		TOTAL AREA 52.7 sqm 567.3 ft		TOTAL AREA 52.7 sqm 567.3 ft
			TOTAL INTERNAL AREA 76.1 sqm 819.1 sqft				
APT 861	KITCHEN/DINING/LIVING 7.2 x 4.0 m 23'5" x 13'2" ft	APT 862	KITCHEN/DINING/LIVING 8.1 x 3.6 m 26'8" x 11'8" ft				
	BEDROOM 1 3.8 x 2.8 m 12'4" x 9'1" ft		BEDROOM 1 4.4 x 3.8 m 14'5" x 12'3" ft				
	BEDROOM 2 3.7 x 3.2 m 12'0" x 10'4" ft		EXTERNAL AREA 7.1 sqm 76.4 sqft				
	EXTERNAL AREA 7.1 sqm 76.4 sqft		TOTAL INTERNAL AREA 62.1 sqm 668.4 sqft				
	TOTAL INTERNAL AREA 76.1 sqm 819.1 sqft						

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Overall dimensions are usually stated and there may be projections into these. Kitchen and bathroom layouts are indicative only.

1 BED ● 2 BED ●

FLOORPLANS – 9F/10F/11F/12F

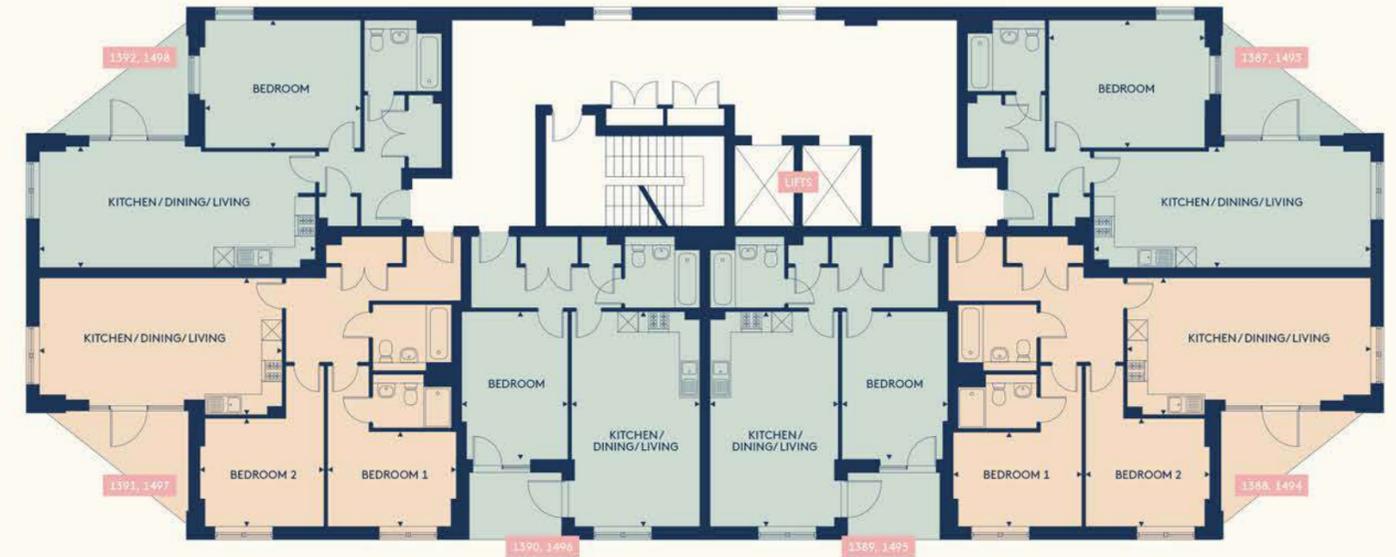


APT 963 APT 1069 APT 1175 APT 1281	KITCHEN/DINING/LIVING 8.1 x 3.6 m 26'8" x 11'8" ft BEDROOM 1 4.6 x 3.8 m 15'0" x 12'3" ft EXTERNAL AREA 7.1 sqm 76.4 sqft TOTAL INTERNAL AREA 61.7 sqm 664.1 sqft	APT 964 APT 1070 APT 1176 APT 1282	KITCHEN/DINING/LIVING 7.2 x 4.0 m 23'5" x 13'2" ft BEDROOM 1 3.8 x 2.8 m 12'4" x 9'1" ft BEDROOM 2 3.7 x 3.2 m 12'0" x 10'4" ft EXTERNAL AREA 7.1 sqm 76.4 sqft TOTAL INTERNAL AREA 76.1 sqm 819.1 sqft	APT 965 APT 1071 APT 1177 APT 1283	KITCHEN/DINING/LIVING 6.3 x 3.8 m 20'8" x 12'4" ft BEDROOM 1 4.4 x 3.1 m 14'3" x 10'2" ft EXTERNAL AREA 5.4 sqm 58.1 sqft ft TOTAL AREA 52.7 sqm 567.3 ft	APT 966 APT 1072 APT 1178 APT 1284	KITCHEN/DINING/LIVING 6.3 x 3.8 m 20'8" x 12'4" ft BEDROOM 1 4.4 x 3.1 m 14'3" x 10'2" ft EXTERNAL AREA 5.4 sqm 58.1 sqft ft TOTAL AREA 52.7 sqm 567.3 ft
APT 967 APT 1073 APT 1179 APT 1285	KITCHEN/DINING/LIVING 7.2 x 4.0 m 23'5" x 13'2" ft BEDROOM 1 3.8 x 2.8 m 12'4" x 9'1" ft BEDROOM 2 3.7 x 3.2 m 12'0" x 10'4" ft EXTERNAL AREA 7.1 sqm 76.4 sqft TOTAL INTERNAL AREA 76.1 sqm 819.1 sqft	APT 968 APT 1074 APT 1180 APT 1286	KITCHEN/DINING/LIVING 8.1 x 3.6 m 26'8" x 11'8" ft BEDROOM 1 4.4 x 3.8 m 14'5" x 12'3" ft EXTERNAL AREA 7.1 sqm 76.4 sqft TOTAL INTERNAL AREA 62.1 sqm 668.4 sqft				

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Overall dimensions are usually stated and there may be projections into these. Kitchen and bathroom layouts are indicative only.

1 BED ● 2 BED ●

FLOORPLANS – 13F/14F



APT 1387 APT 1493	KITCHEN/DINING/LIVING 8.1 x 3.6 m 26'8" x 11'8" ft BEDROOM 1 4.6 x 3.8 m 15'0" x 12'3" ft EXTERNAL AREA 7.1 sqm 76.4 sqft TOTAL INTERNAL AREA 61.7 sqm 664.1 sqft	APT 1388 APT 1494	KITCHEN/DINING/LIVING 7.2 x 4.0 m 23'5" x 13'2" ft BEDROOM 1 3.8 x 2.8 m 12'4" x 9'1" ft BEDROOM 2 3.7 x 3.2 m 12'0" x 10'4" ft EXTERNAL AREA 7.1 sqm 76.4 sqft TOTAL INTERNAL AREA 76.1 sqm 819.1 sqft	APT 1389 APT 1495	KITCHEN/DINING/LIVING 6.3 x 3.8 m 20'8" x 12'4" ft BEDROOM 1 4.4 x 3.1 m 14'3" x 10'2" ft EXTERNAL AREA 5.4 sqm 58.1 sqft ft TOTAL AREA 52.7 sqm 567.3 ft	APT 1390 APT 1496	KITCHEN/DINING/LIVING 6.3 x 3.8 m 20'8" x 12'4" ft BEDROOM 1 4.4 x 3.1 m 14'3" x 10'2" ft EXTERNAL AREA 5.4 sqm 58.1 sqft ft TOTAL AREA 52.7 sqm 567.3 ft
APT 1391 APT 1497	KITCHEN/DINING/LIVING 7.2 x 4.0 m 23'5" x 13'2" ft BEDROOM 1 3.8 x 2.8 m 12'4" x 9'1" ft BEDROOM 2 3.7 x 3.2 m 12'0" x 10'4" ft EXTERNAL AREA 7.1 sqm 76.4 sqft TOTAL INTERNAL AREA 76.1 sqm 819.1 sqft	APT 1392 APT 1498	KITCHEN/DINING/LIVING 8.1 x 3.6 m 26'8" x 11'8" ft BEDROOM 1 4.6 x 3.8 m 15'0" x 12'3" ft EXTERNAL AREA 7.1 sqm 76.4 sqft TOTAL INTERNAL AREA 62.1 sqm 668.4 sqft				

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Overall dimensions are usually stated and there may be projections into these. Kitchen and bathroom layouts are indicative only.

1 BED ● 2 BED ●

FLOORPLANS – PENTHOUSE & ROOF GARDEN



APT 1599

- KITCHEN/DINING/LIVING
6.2 x 4.6 m | 20.4 x 15.1 ft
- BEDROOM 1
4.1 x 3.8 m | 13.5 x 12.6 ft
- BEDROOM 2
4.4 x 2.8m / 14'5" x 9'2"
- EXTERNAL AREA
30 sqm | 329.4 sqft
- TOTAL INTERNAL AREA
85.9 sqm | 924.6 sqft

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Overall dimensions are usually stated and there may be projections into these. Kitchen and bathroom layouts are indicative only.



Computer Generated Image



Wellington Quarter, SE18

OUR FOCUS, YOUR HOME

Bookb der Point is a development by Vision Develop, a company with a superb track record of delivering outstanding homes across London.

The team at Vision Develop have been creating outstanding residential developments together for over fifteen years. With a passion for excellence and an eye for style, we have delivered exceptional homes in over thirty successfully completed schemes in and around London.

visiondevelop.co



Bishopswood Court, N2



Page Mews, SE16



Farnigham, DA4



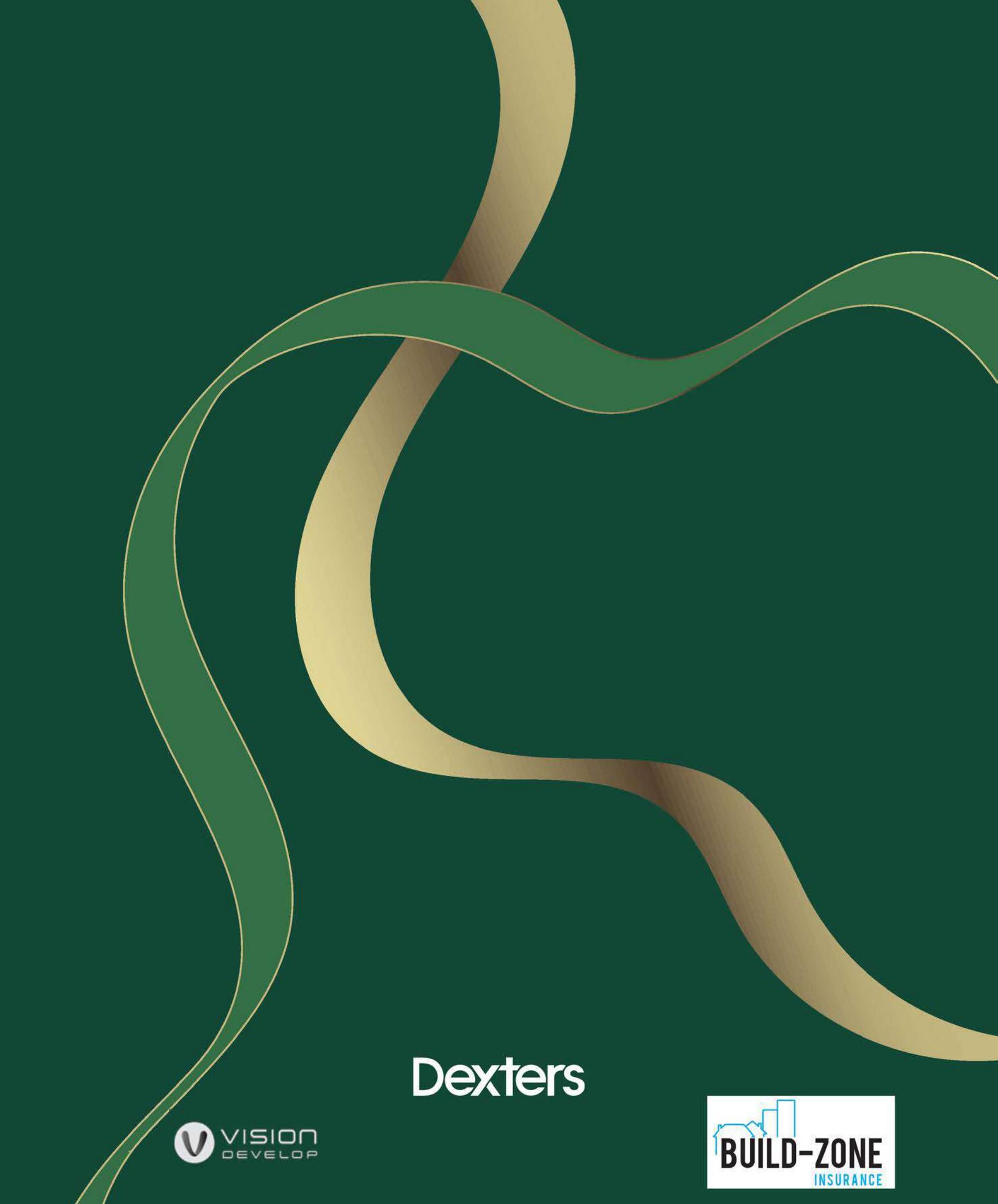
Tavern Quay, SE16



One New Malden, KT3



Bookbinder Point is a marketing name and the formal development address. These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. All travel times and distances mentioned are approximate and for guidance only. Sources: tfl.gov.uk, crossrail.co.uk & google.co.uk/maps. All illustrative maps are not to scale and for guidance only rather than accurate representations of distance and exact locations. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or his agent. These particulars are believed to be correct at the time of issue and any areas, measurements or dimensions referred to are indicative only and have been taken from architect current drawings which may be subject to change during the course of construction. In view of continuing improvements policy the detailed specification and/or layouts may change. CGIs are artist impressions and indicative of finished product. Some items are optional extras and are not included.



Dexters

