

ORLEANS



HOUSE



A luxury collection of stylish apartments carefully crafted inside and out. Orleans House is a spacious sanctuary in the city, nestled right in the heart of Liverpool's bustling commercial district.

Combining modern design with structural heritage, each apartment in the Grade II* listed property boasts beautiful, bright, open-plan living spaces – complemented by the building's vast original windows and high ceilings.

A PRIME LOCATION

Surrounded by an exquisite selection of bars, restaurants and shops, as well as transport links and local amenities – Orleans House is situated in one of the city's most sought-after locations.

Designed by Matear & Simon in 1907, the six-storey building offers luxurious living with a sense of character in a vibrant area of the city centre.



STEP INSIDE

Once used as a warehouse for Liverpool's Cotton Exchange, Orleans House is the perfect mix of urban living and timeless sophistication.

Through the grand double doors, you will be greeted by a sense of historic luxury in the entrance areas, leading you to your personal city hideaway.



WELCOME HOME

Expansive, spacious and light, each apartment has been thoughtfully designed around the vast elegant windows, illuminating the modern finishes.

Each apartment is a bright, warm and sophisticated space where you can relax and entertain.



DETAIL IN DESIGN

The boutique interiors at Orleans House have been carefully designed and configured.

Every aspect has been thoughtfully considered to maximise space and light whilst paying homage to the industrial heritage of the building. High-quality timber-effect doors, with matching flooring and stylish kitchens with integrated appliances offer a sleek and upscale finish.





RELAX AND UNWIND



Explore generous master bedrooms with stylish fitted wardrobes, chic well-appointed bathrooms and built-in storage.

The bright and spacious rooms provide the freedom and comfort to unwind from the hustle and bustle of the city.

SOPHISTICATED LUXURY

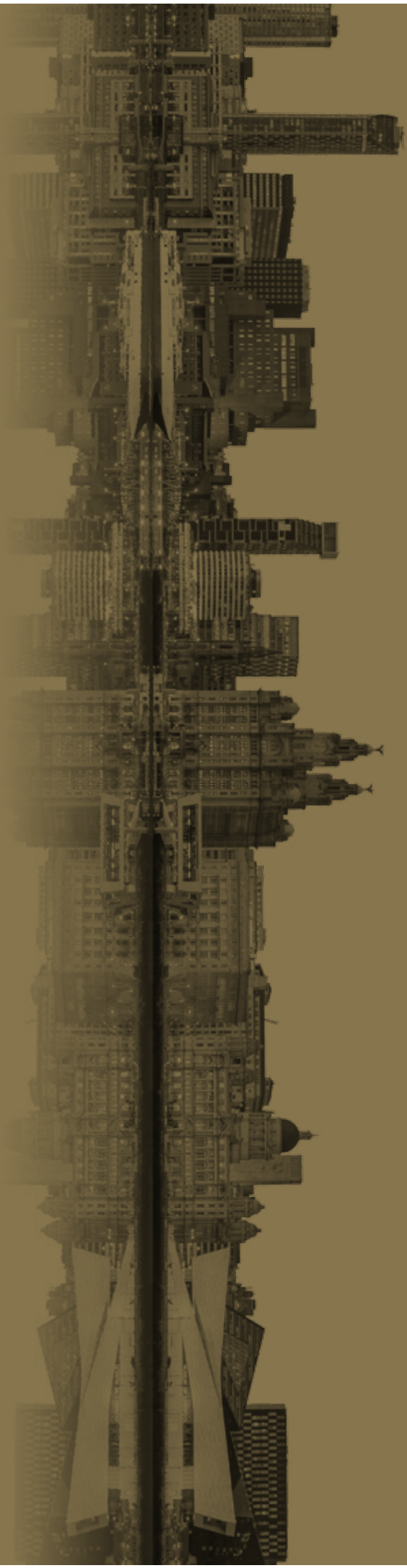
Step away from it all and enjoy a beautifully designed and well-appointed bathroom.

Complete with a stylish built-in vanity unit, a large wall mounted mirror, a heated towel rail and contemporary wall and floor tiling, you'll find everything you need to feel right at home.



WHY LIVE IN

LIVERPOOL

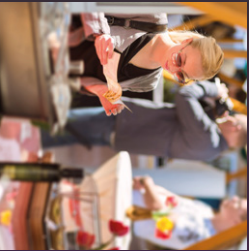




THE ATMOSPHERE

Liverpool has been described as "The New York of Europe"—and that intoxicating buzz is never more prominent than in the commercial district.

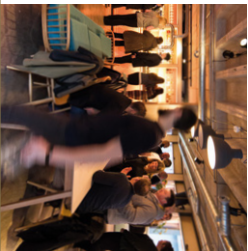
Set amongst a backdrop of inspiring architecture and a breathtaking skyline, living in Liverpool is an exciting whirlwind of forward-thinking business, entertainment, culture and creativity.



THE EVENTS

Liverpool is brimming with countless galleries, museums, exhibitions, shows, festivals and club nights. Not to mention the regular parades, processions and cultural stunts that sweep the city centre streets.

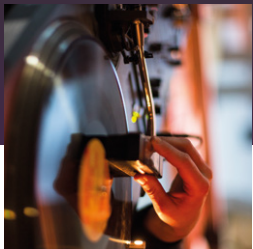
Along with being the new home of the British Style Collective, presented by The Clothes Show – unmissable highlights include Lightnight, Sound City, UMF and Liverpool Food & Drink Festival.



INDEPENDENT BARS
& RESTAURANTS

Liverpool's commercial district has become a hub of fashionable independent bars and eateries, boasting an impressive variety of cuisines and specialist drink venues.

Got a morning tree? Make your way to Moose Coffee for their (legendary) American style breakfasts. Beautiful weather? Enjoy breathtaking views with brunch at Oh Me Oh My's beautiful rooftop bar. Spot of lunch? Enjoy Liverpool's magnificent skyline while you tuck in at Panoramic 34.



Music infiltrates every part of Liverpool - the home of some of the most important musical explosions since the birth of rock 'n' roll.

The Beatles are just one musical phenomenon to come from Liverpool, hailing from the city's famous Cavern Club (accompanied by Cilla Black). Boasting artists such as Elvis Costello, Echo & The Bunnymen, Frankie Goes to Hollywood, The Wombats and The Zutons – people turn up in their thousands to soak up the musical atmosphere.



SPORTS

With two Premier League football clubs in just one city – sport is a huge part of Liverpool and you can feel the excitement infiltrate the entire city on a match day.

Not just limited to football – Liverpool is also close to England's Golf Coast (the finest stretch of championship golf in the world) and home to the world-famous Aintree Racecourse.



CULTURE

Declared "Capital of Culture" in 2008 – Liverpool is brimming with countless galleries, museums and free events steeped in music, art, history and philosophy. Boasting one of the ten most beautiful libraries in the world, according to BBC Culture, Liverpool's offering is not only robust, it's impressive too.

Brimming with history, there's always something new to see, visit or do. Whether you're visiting one of the two stunning cathedrals or checking out some of Baksky's street art – a healthy dose of culture is only a few minutes away.



ALBERT DOCK

As the largest group of Grade I listed buildings in Britain and one of the most world-renowned locations, Albert Dock attracts thousands of locals and tourists each and every day.

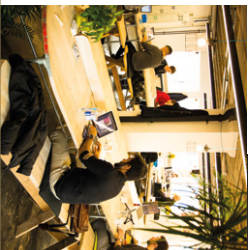
The perfect place to relax and indulge with a breathtaking view, the historic waterfront expertly blends old and new – offering museums, galleries and a range of incredible restaurants and bars.



SHOPPING

If you love shopping – you'll certainly find yourself at home in Liverpool. In 2008, £1BN was spent constructing Liverpool ONE, a new shopping and leisure destination.

more unique? Liverpool is home to streets of independent retailers, boutique arcades, designer stores and farmer's markets that cater to every whim and fancy.



Home to four major universities and a rapidly expanding creative sector, the opportunities in Liverpool are bigger and better than ever before.

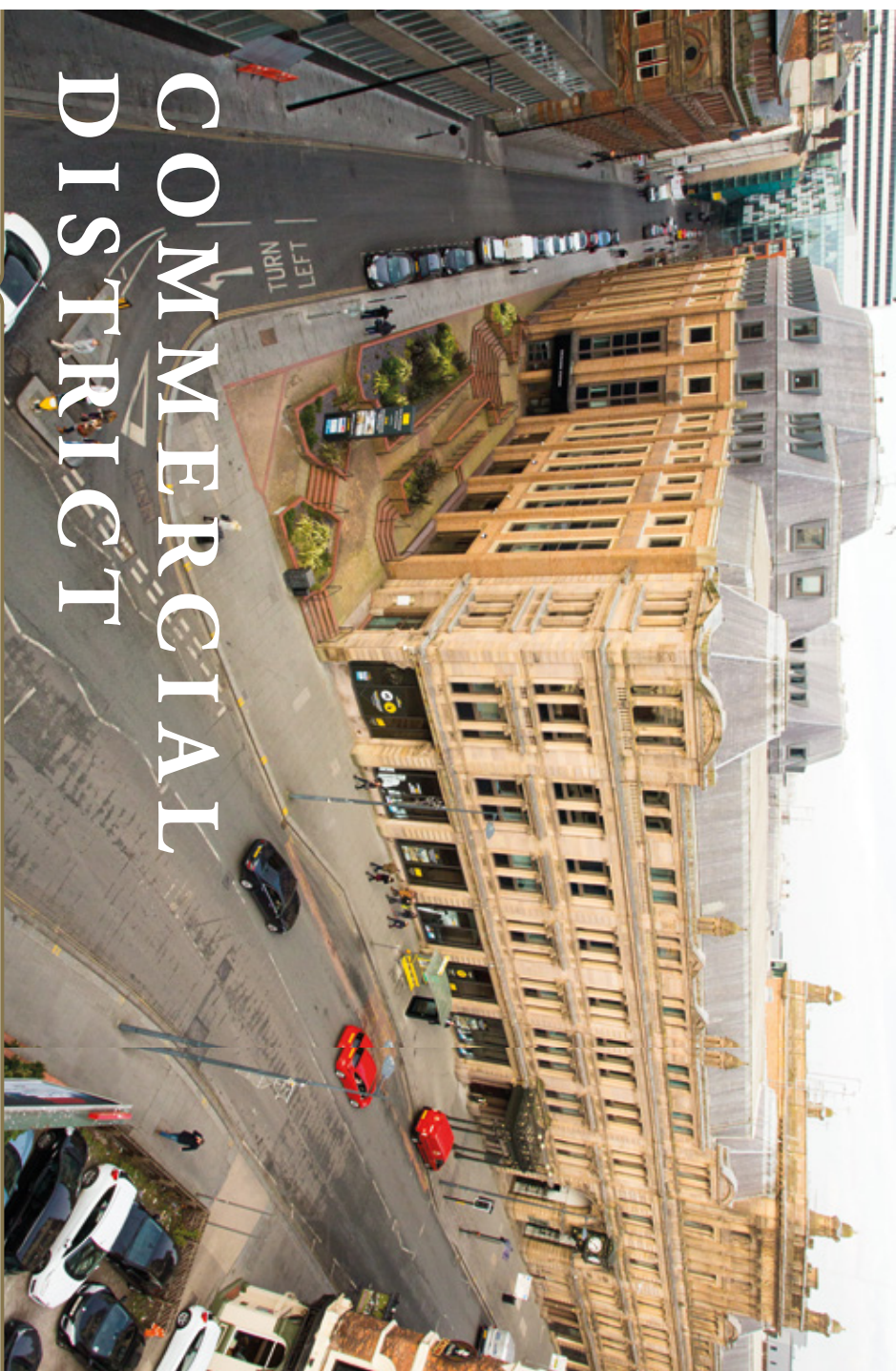
With more independent businesses opening every day – Liverpool is set for a flurry of commercial growth and job creation.



LOCATION

By train, by car, on foot or Merseyrail, Orleans House is perfectly positioned, making it easy to get around or out of the city.

Moorefields station is less than a five-minute walk away and Lime Street station just twelve. Fancy a getaway? Fly to major destinations in Europe from Liverpool John Lennon Airport.



COMMERCIAL DISTRICT

THERE'S MORE THAN JUST BUSINESS BOOMING
IN LIVERPOOL'S COMMERCIAL DISTRICT.

Bustling from day to night – the commercial district has it all.
Brimming with a fantastic selection of shops, the most exciting
bars and the finest restaurants – there's always something
to do and the atmosphere is always electric.

It's one of the most sought-after locations for young professionals,
with everything you need close at hand to live, work and let loose.
Alive with enterprise during the day, the commercial district
has made it easier than ever to work hard, but play harder.



CENTRAL LIVERPOOL

GETTING AROUND

Getting to and from Orleans House is effortless, with quick and easy access to the city's main transport links on your doorstep.

Pedestrian and cycle routes are close by, along with taxi ranks, regular buses and Moorfields station just around the corner – connecting you to the rest of the city, fast.

15-minutes away is Lime Street station and its high-speed connections north and south. When you need to go a little further? Liverpool John Lennon Airport is just 30-minutes away by car.

Walk

Finance district	Moorfields	Liverpool ONE	Lime Street
1 Minute	3 Minutes	6 Minutes	12 Minutes

Car

M62	Liverpool Airport	Manchester	Leeds	London
26 Minutes	31 Minutes	1 Hour, 5 Minutes	2 Hour, 4 Minutes	4 Hour, 23 Minutes

Train

Liverpool Airport	Manchester	Birmingham	London
28 Minutes**	32 Minutes	1 Hour, 31 Minutes	2 Hour, 13 Minutes

Fly

Dublin	Amsterdam	Paris	Berlin	Barcelona
1 Hour	1 Hour, 15 Minutes	1 Hour, 15 Minutes	1 Hour, 50 Minutes	2 Hours, 20 Minutes



RESTAURANTS AND EATERIES

- 1 Panoramic 34
- 2 Fazenda
- 3 Gusto
- 4 Lunya
- 5 Il Forno
- 6 Jamie's Italian

MUSIC AND ENTERTAINMENT

- 7 Liverpool Echo Arena
- 8 The Philharmonic Hall
- 9 The Royal Court
- 10 The Empire Theatre
- 11 The Everyman
- 12 FACT Cinema

SHOPPING DISTRICTS

- 13 Liverpool ONE
- 14 Metquarter
- 15 Cavern Walks
- 16 Clayton Square
- 17 Ropewalks
- 18 St Johns Shopping Centre

CULTURE AND ART

- 19 TATE Liverpool
- 20 World Museum
- 21 Liverpool Museum
- 22 The Beatles Story
- 23 The Bluecoat
- 24 The Walker Art Gallery



FLOOR PLANS

OVERVIEW

Studio



1 Bedroom



2 Bedroom



3 Bedroom



GROUND FLOOR



THIRD FLOOR



FIRST FLOOR



FOURTH FLOOR



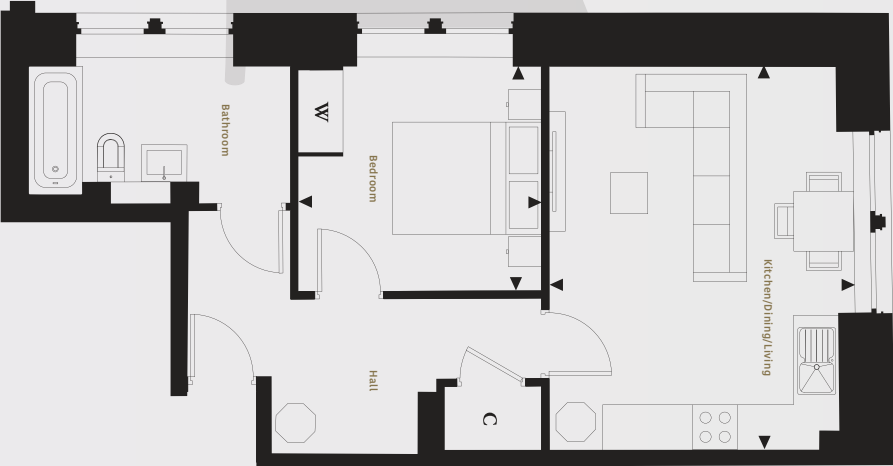
SECOND FLOOR



FIFTH FLOOR

APARTMENT 01

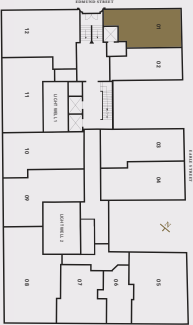
APARTMENT 02



GROUND FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	49.63 SQ.M	534.21 SQ.FT
Kitchen/Dining/Living Area	5.08m x 3.99m	16' 8" x 13' 1"
Bedroom	2.91m x 3.25m	9' 7" x 10' 8"



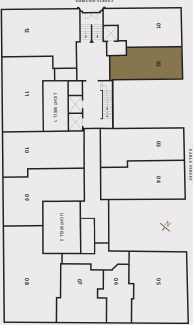
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GROUND FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	42.72 SQ.M	459.83 SQ.FT
Kitchen/Dining/Living Area	4.55m x 3.50m	14' 0" x 11' 6"
Bedroom	3.37m x 3.60m	11' 1" x 11' 9"



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APARTMENT 03

APARTMENT 04



- GROUND FLOOR**
- ▶▶ Measuring points
 - W Fitted wardrobe
 - C Cupboard

APARTMENT AREA	53.62 SQ.M	577.16 SQ.FT
Kitchen/Dining/Living Area	4.12m x 3.45m	13' 6" x 11' 4"
Master Bedroom	3.18m x 3.17m	10' 5" x 10' 5"
Bedroom 2	3.20m x 2.71m	10' 6" x 8' 11"



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- GROUND FLOOR**
- ▶▶ Measuring points
 - W Fitted wardrobe
 - C Cupboard

APARTMENT AREA	61.01 SQ.M	656.71 SQ.FT
Kitchen/Dining/Living Area	5.52m x 3.71m	18' 1" x 12' 2"
Master Bedroom	3.58m x 2.85m	11' 9" x 9' 4"
Bedroom 2	3.27m x 3.03m	10' 9" x 9' 11"



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APARTMENT 05

APARTMENT 06



GROUND FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard



APARTMENT AREA	72.56 SQ.M	781.03 SQ.FT
Kitchen/Dining/Living Area	5.28m x 4.03m	17' 4" x 13' 3"
Master Bedroom	3.71m x 3.62m	12' 2" x 11' 11"
Bedroom 2	3.70m x 4.35m	12' 2" x 14' 3"



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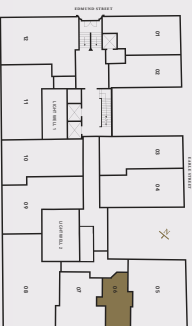


GROUND FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard



APARTMENT AREA	28.84 SQ.M	310.43 SQ.FT
Kitchen/Dining/Living Area	5.56m x 3.55m	18' 3" x 11' 8"



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APARTMENT 07

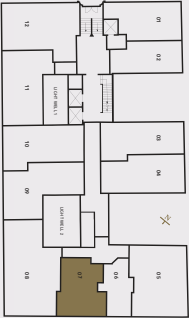
APARTMENT 08



GROUND FLOOR
▶▶ Measuring points
W Fitted wardrobe
C Cupboard



APARTMENT AREA	47.86 SQ.M	515.17 SQ.FT
Kitchen/Dining/Living Area	7.63m x 3.53m	23' 0" x 11' 7"
Bedroom	3.35m x 3.64m	11' 0" x 11' 11"



GROUND FLOOR
▶▶ Measuring points
W Fitted wardrobe
C Cupboard



APARTMENT AREA	84.01 SQ.M	904.28 SQ.FT
Kitchen/Dining/Living Area	7.26m x 4.42m	23' 10" x 14' 6"
Master Bedroom	2.96m x 3.60m	9' 9" x 11' 10"
Bedroom 2	3.80m x 2.55m	12' 5" x 8' 4"
Bedroom 3	3.26m x 2.61m	10' 6" x 8' 7"



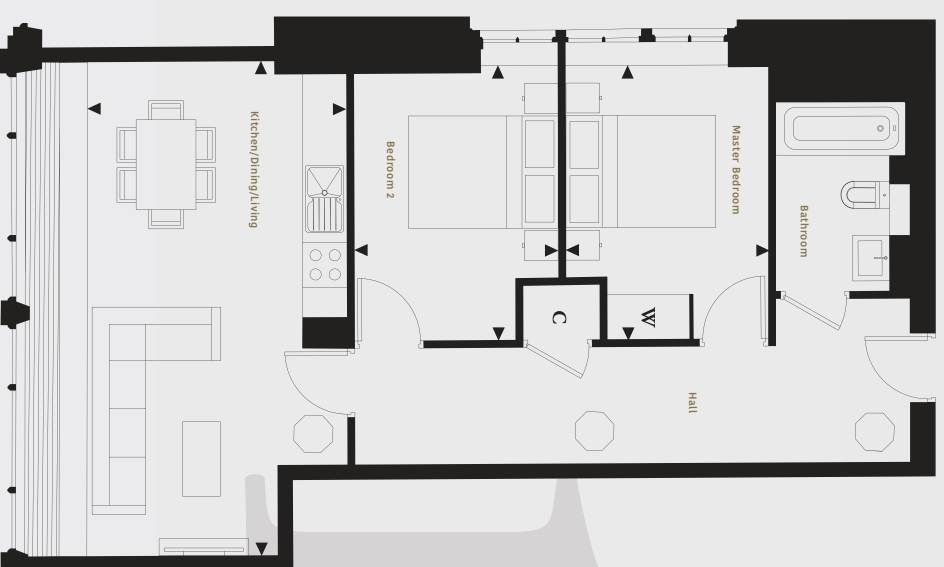
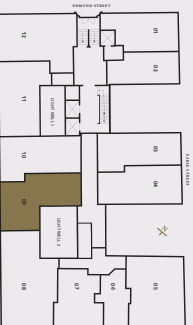
APARTMENT 09

APARTMENT 10



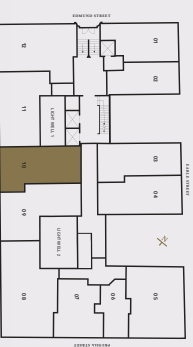
GROUND FLOOR
 ▶▶ Measuring points
 W Fitted wardrobe
 C Cupboard

APARTMENT AREA	61.47 SQ.M	661.66 SQ.FT
Kitchen/Dining/Living Area	7.12m x 4.45m	23' 4" x 14' 7"
Master Bedroom	3.24m x 2.82m	10' 8" x 9' 3"
Bedroom 2	3.23m x 2.41m	10' 7" x 7' 11"



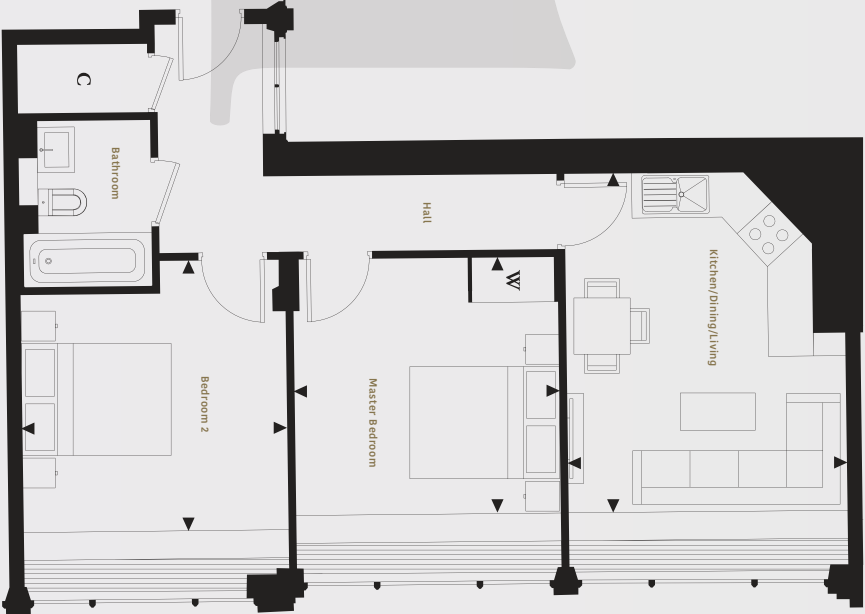
GROUND FLOOR
 ▶▶ Measuring points
 W Fitted wardrobe
 C Cupboard

APARTMENT AREA	61.57 SQ.M	662.73 SQ.FT
Kitchen/Dining/Living Area	6.61m x 3.51m	21' 8" x 11' 6"
Master Bedroom	3.88m x 2.22m	12' 9" x 8' 11"
Bedroom 2	3.87m x 2.73m	12' 8" x 8' 11"



APARTMENT 11

APARTMENT 12



GROUND FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard
- D Dishwasher not included

APARTMENT AREA	55.48 SQ.M	597.18 SQ.FT
Kitchen/Dining/Living Area	3.74m x 4.49m	12' 3" x 14' 9"
Master Bedroom	3.54m x 3.40m	11' 7" x 11' 2"
Bedroom 2	3.53m x 3.59m	11' 7" x 11' 9"



GROUND FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	73.14 SQ.M	787.27 SQ.FT
Kitchen/Dining/Living Area	6.36m x 4.71m	20' 10" x 15' 6"
Master Bedroom	4.22m x 3.66m	13' 10" x 12' 0"
Bedroom 2	3.02m x 3.56m	9' 11" x 11' 8"



APARTMENT 101

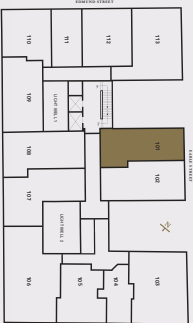
APARTMENT 102



FIRST FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	54.01 SQ.M	581.36 SQ.FT
Kitchen/Dining/Living Area	4.11m x 3.87m	13' 6" x 12' 8"
Master Bedroom	3.15m x 3.18m	10' 4" x 10' 5"
Bedroom 2	3.17m x 2.59m	10' 5" x 8' 6"



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FIRST FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	61.42 SQ.M	661.12 SQ.FT
Kitchen/Dining/Living Area	5.57m x 3.74m	18' 3" x 12' 3"
Master Bedroom	3.63 m x 2.88m	11' 11" x 9' 5"
Bedroom 2	3.33m x 3.07m	10' 11" x 10' 1"



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APARTMENT 103

APARTMENT 104



FIRST FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	78.00 SQ.M	839.59 SQ.FT
Kitchen/Dining/Living Area	6.05m x 4.38m	19' 10" x 14' 5"
Master Bedroom	3.27m x 3.64m	10' 9" x 11' 11"
Bedroom 2	4.86m x 4.51m	15' 11" x 14' 9"



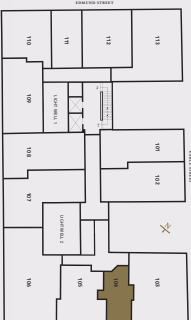
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FIRST FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	31.15 SQ.M	335.29 SQ.FT
Kitchen/Dining/Living Area	6.29m x 4.29m	20' 8" x 15' 0"



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APARTMENT 105

APARTMENT 106

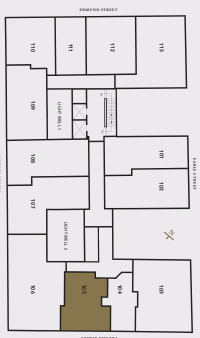


FIRST FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard



APARTMENT AREA	53.32 SQ.M	573.93 SQ.FT
Kitchen/Dining/Living Area	8.40m x 3.57m	27' 7" x 11' 9"
Bedroom	3.35m x 3.64m	11' 0" x 11' 11"

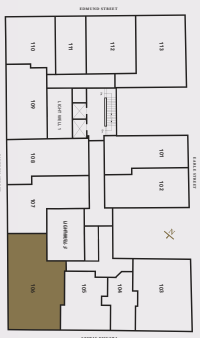


FIRST FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard



APARTMENT AREA	99.01 SQ.M	1065.74 SQ.FT
Kitchen/Dining/Living Area	7.16m x 5.12m	23' 6" x 16' 9"
Master Bedroom	3.44m x 3.60m	11' 4" x 11' 10"
Bedroom 2	3.36m x 3.76m	11' 0" x 12' 4"
Bedroom 3	3.26m x 3.35m	10' 8" x 11' 0"



APARTMENT 107

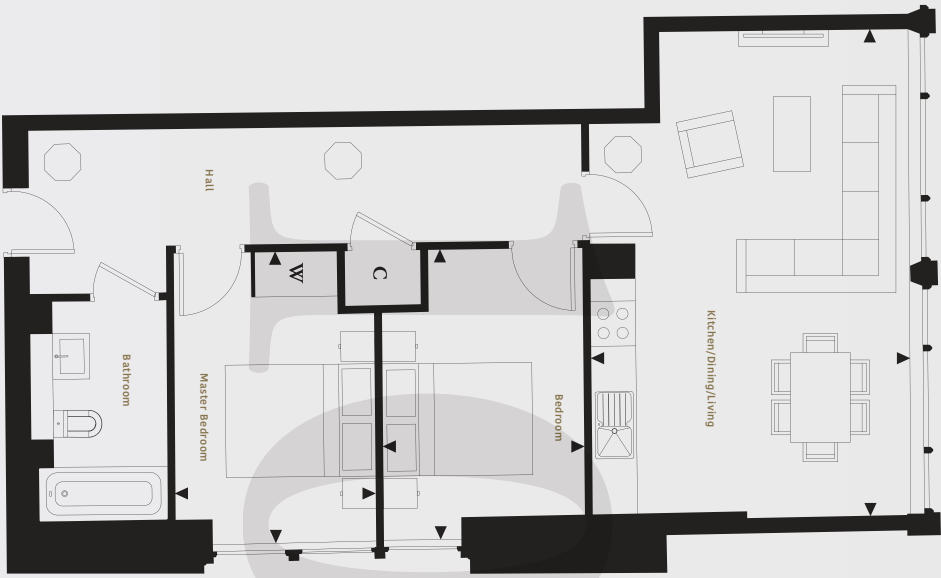
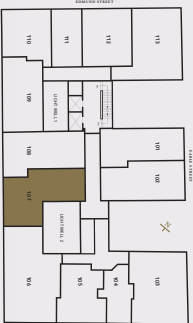
APARTMENT 108



FIRST FLOOR

- Measuring points
- W Fitted wardrobe
- C Cupboard

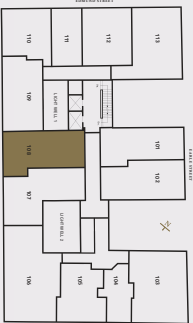
APARTMENT AREA	67.43 SQ.M	725.81 SQ.FT
Kitchen/Dining/Living Area	7.17m x 5.15m	23' 6" x 16' 11"
Master Bedroom	3.27m x 2.76m	10' 9" x 9' 1"
Bedroom 2	3.33m x 2.40m	10' 10" x 7' 11"



FIRST FLOOR

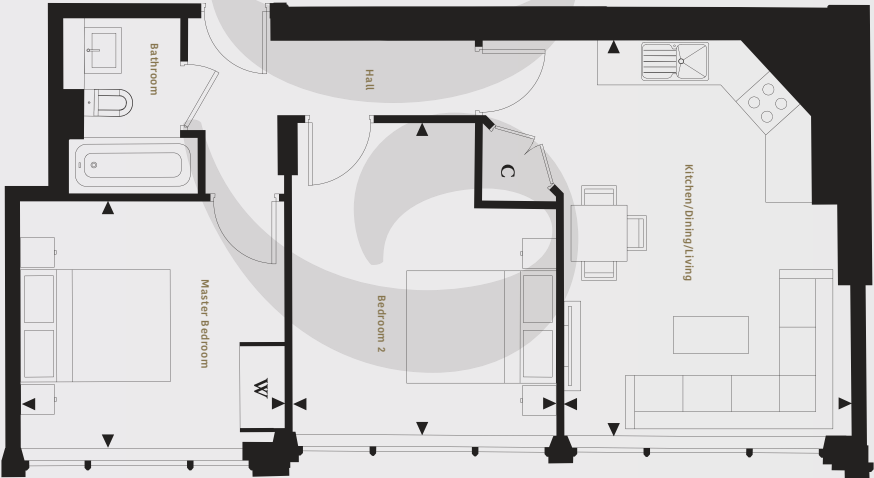
- Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	66.68 SQ.M	717.24 SQ.FT
Kitchen/Dining/Living Area	6.52m x 4.24m	21' 5" x 13' 11"
Master Bedroom	3.83m x 2.68m	12' 7" x 8' 10"
Bedroom 2	3.82m x 2.70m	12' 6" x 8' 10"



APARTMENT 109

APARTMENT 110



FIRST FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard



APARTMENT AREA	56.90 SQ.M	612.47 SQ.FT
Kitchen/Dining/Living Area	3.84m x 5.20m	12' 7" x 17' 1"
Master Bedroom	3.54m x 3.26m	11' 7" x 10' 8"
Bedroom 2	3.53m x 4.03m	11' 7" x 13' 3"



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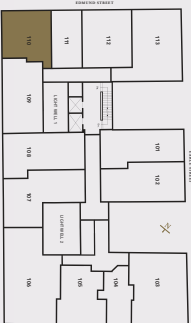


FIRST FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard



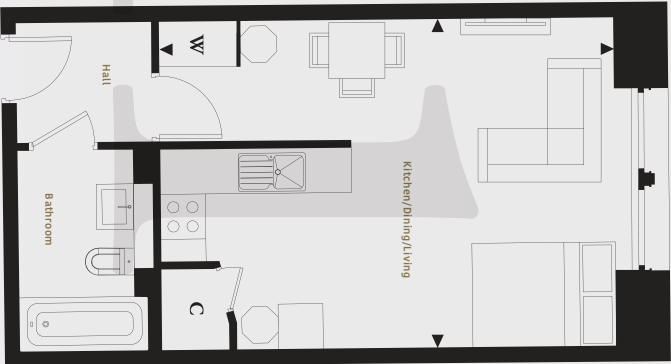
APARTMENT AREA	48.69 SQ.M	523.90 SQ.FT
Kitchen/Dining/Living Area	3.04m x 7.00m	10' 0" x 23' 0"
Master Bedroom	3.25m x 4.03m	10' 8" x 13' 3"



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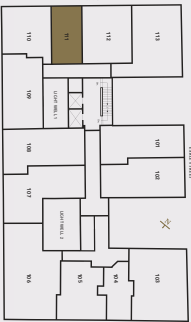
APARTMENT 111

APARTMENT 112



FIRST FLOOR
▶▶ Measuring points
W Fitted wardrobe
C Cupboard

APARTMENT AREA	35.46 SQ.M	381.69 SQ.FT
Kitchen/Dining/Living Area	6.17m x 4.40m	20' 3" x 14' 5"

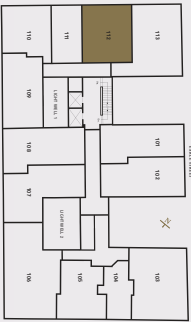


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FIRST FLOOR
▶▶ Measuring points
W Fitted wardrobe
C Cupboard

APARTMENT AREA	58.82 SQ.M	633.13 SQ.FT
Kitchen/Dining/Living Area	8.04m x 3.92m	26' 5" x 12' 10"
Bedroom	4.31m x 3.25m	14' 2" x 10' 8"



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APARTMENT 113

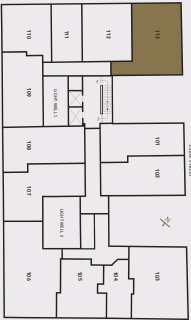
APARTMENT 201



FIRST FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard

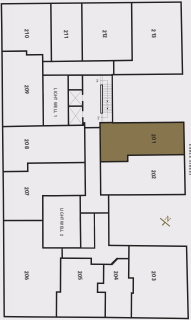
APARTMENT AREA	73.51 SQ.M	791.26 SQ.FT
Kitchen/Dining/Living Area	6.35m x 3.82m	20' 10" x 12' 6"
Master Bedroom	3.07m x 3.26m	10' 1" x 10' 9"
Bedroom 2	3.35m x 3.83m	11' 0" x 12' 7"



SECOND FLOOR

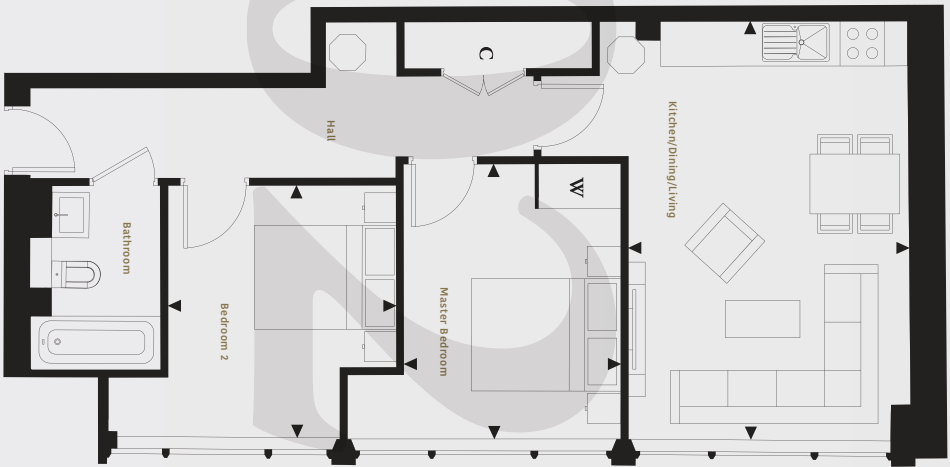
- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	53.86 SQ.M	579.74 SQ.FT
Kitchen/Dining/Living Area	4.11m x 3.90m	13' 6" x 12' 9"
Master Bedroom	3.18m x 3.20m	10' 5" x 10' 6"
Bedroom 2	3.18m x 2.69m	10' 5" x 8' 10"



APARTMENT 202

APARTMENT 203



SECOND FLOOR

- Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	61.53 SQ.M	662.30 SQ.FT
Kitchen/Dining/Living Area	5.58m x 3.74m	18' 4" x 12' 3"
Master Bedroom	3.61m x 2.91m	11' 10" x 9' 7"
Bedroom 2	3.31m x 2.98m	10' 10" x 9' 9"



Apartment layouts provide approximate measurements only. Dimensions which are taken from indicated points of measurements are for guidance only. All measurements and areas may vary within a tolerance of 5%.



SECOND FLOOR

- Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	78.14 SQ.M	841.09 SQ.FT
Kitchen/Dining/Living Area	6.07m x 4.07m	19' 11" x 13' 4"
Master Bedroom	3.33m x 3.60m	10' 11" x 11' 10"
Bedroom 2	3.68m x 4.53m	12' 1" x 14' 10"



Apartment layouts provide approximate measurements only. Dimensions which are taken from indicated points of measurements are for guidance only. All measurements and areas may vary within a tolerance of 5%.

APARTMENT 204

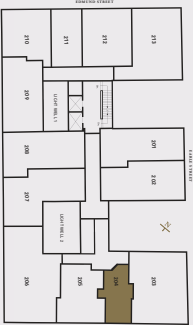
APARTMENT 205



SECOND FLOOR

- Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	31.81 SQ.M	342.40 SQ.FT
Kitchen/Dining/Living Area	6.36m x 4.26m	20' 10" x 14' 0"



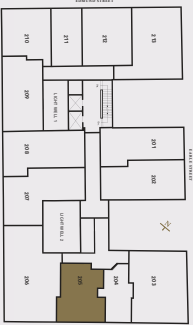
Apartment layouts provide approximate measurements only. Dimensions which are taken from indicated points of measurements are for guidance only. All measurements and areas may vary within a tolerance of 5%.



SECOND FLOOR

- Measuring points
- W Fitted wardrobe
- C Cupboard

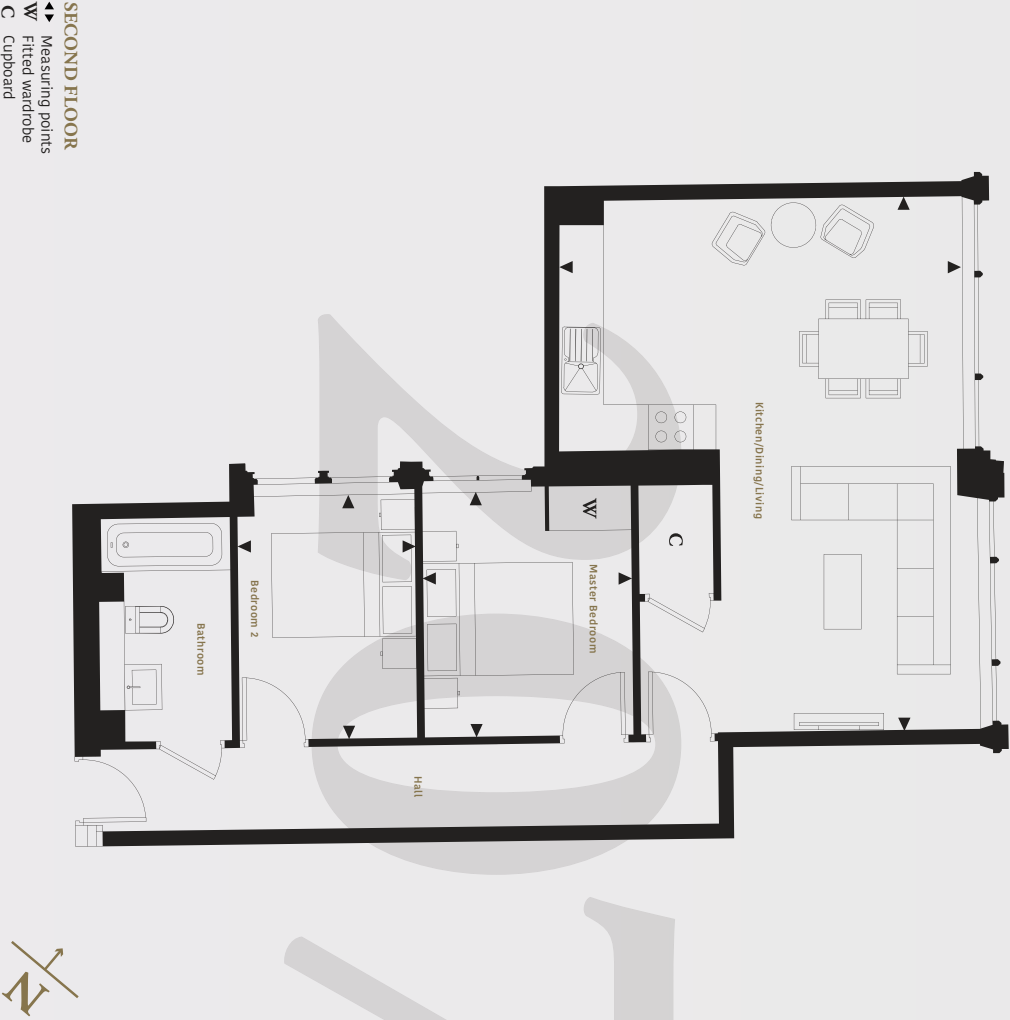
APARTMENT AREA	52.61 SQ.M	566.29 SQ.FT
Kitchen/Dining/Living Area	8.43m x 3.55m	27' 8" x 11' 8"
Bedroom	3.37m x 3.47m	11' 1" x 11' 5"



Apartment layouts provide approximate measurements only. Dimensions which are taken from indicated points of measurements are for guidance only. All measurements and areas may vary within a tolerance of 5%.

APARTMENT 206

APARTMENT 207



Apartment layouts provide approximate measurements only. Dimensions which are taken from indicated points of measurements are for guidance only. All measurements and areas may vary within a tolerance of 5%.

Apartment layouts provide approximate measurements only. Dimensions which are taken from indicated points of measurements are for guidance only. All measurements and areas may vary within a tolerance of 5%.

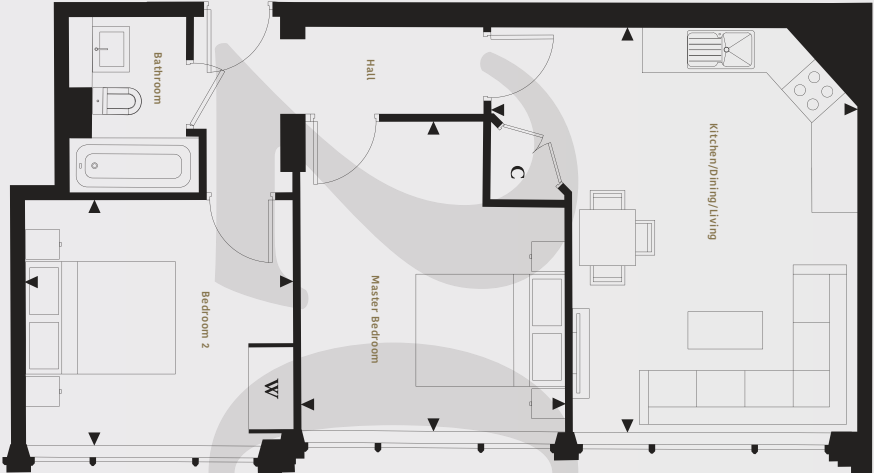
APARTMENT 208

APARTMENT 209



SECOND FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard

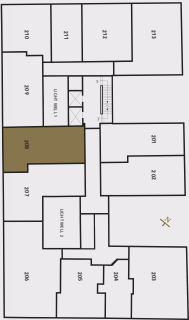


SECOND FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard



APARTMENT AREA	66.75 SQ.M	718.49 SQ.FT
Kitchen/Dining/Living Area	6.42m x 4.32m	21' 1" x 14' 2"
Master Bedroom	3.84m x 2.69m	12' 7" x 8' 10"
Bedroom 2	3.81m x 2.61m	12' 6" x 8' 7"



APARTMENT AREA	57.96 SQ.M	623.88 SQ.FT
Kitchen/Dining/Living Area	4.43m x 5.33m	14' 6" x 17' 6"
Master Bedroom	3.57m x 3.23m	11' 9" x 10' 7"
Bedroom 2	3.51m x 4.19m	11' 6" x 13' 9"



APARTMENT 210

APARTMENT 211



SECOND FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard



SECOND FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard



APARTMENT AREA	48.54 SQ.M	522.48 SQ.FT
Kitchen/Dining/Living Area	3.09m x 6.95m	10' 2" x 22' 10"
Bedroom	3.24m x 4.05m	10' 8" x 13' 3"



APARTMENT AREA	35.79 SQ.M	385.24 SQ.FT
Kitchen/Dining/Living Area	6.12m x 4.43m	20' 1" x 14' 6"



APARTMENT 212

APARTMENT 213



SECOND FLOOR

- Measuring points
- W Fitted wardrobe
- C Cupboard



APARTMENT AREA	59.00 SQ.M	635.07 SQ.FT
Kitchen/Dining/Living Area	8.05m x 3.95m	26' 5" x 13' 0"
Bedroom	4.33m x 3.22m	14' 3" x 10' 7"



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SECOND FLOOR

- Measuring points
- W Fitted wardrobe
- C Cupboard



APARTMENT AREA	72.64 SQ.M	781.89 SQ.FT
Kitchen/Dining/Living Area	6.31m x 3.85m	20' 9" x 12' 8"
Master Bedroom	3.08m x 3.21m	10' 1" x 10' 6"
Bedroom 2	3.38m x 3.89m	11' 1" x 12' 9"



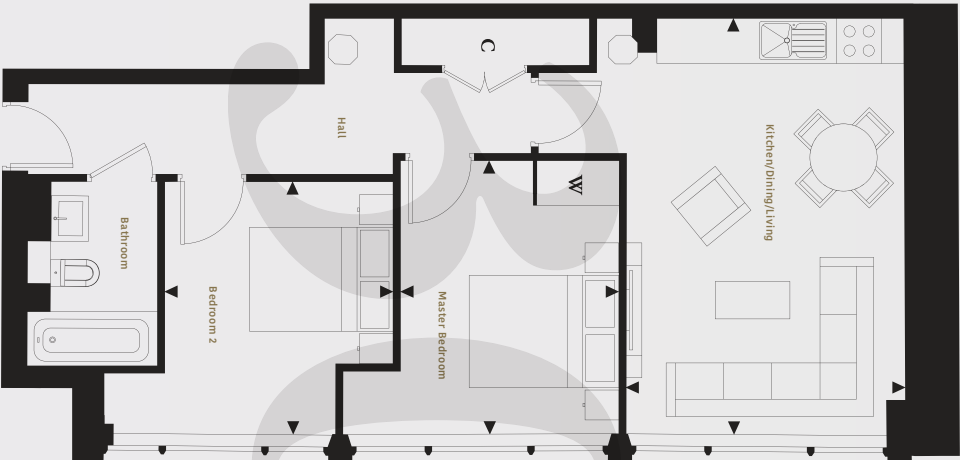
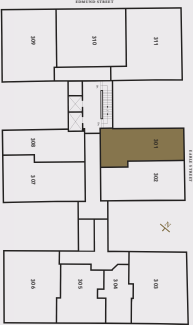
Apartment layouts provide approximate measurements only. Dimensions which are taken from indicated points of measurements are for guidance only. All measurements and areas may vary within a tolerance of 5%.

APARTMENT 301

APARTMENT 302



APARTMENT AREA	54.15 SQ.M	582.87 SQ.FT
Kitchen/Dining/Living Area	4.09m x 3.88m	13' 5" x 12' 9"
Master Bedroom	3.14m x 3.22m	10' 4" x 10' 7"
Bedroom 2	3.16m x 2.58m	10' 5" x 8' 6"



APARTMENT AREA	61.22 SQ.M	658.97 SQ.FT
Kitchen/Dining/Living Area	5.49m x 3.68m	18' 0" x 12' 1"
Master Bedroom	3.60m x 2.91m	11' 10" x 9' 7"
Bedroom 2	3.33m x 2.95m	10' 11" x 9' 8"



APARTMENT 303

APARTMENT 304

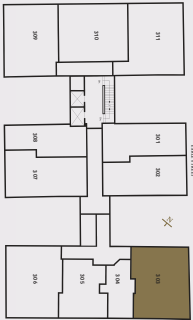


THIRD FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard



APARTMENT AREA	78.69 SQ.M	847.01 SQ.FT
Kitchen/Dining/Living Area	5.97m x 4.35m	19' 7" x 14' 3"
Master Bedroom	3.32m x 3.63m	10' 11" x 11' 11"
Bedroom 2	3.73m x 4.33m	12' 3" x 14' 2"



Apartment layouts provide approximate measurements only. Dimensions which are taken from indicated points of measurements are for guidance only. All measurements and areas may vary within a tolerance of 5%.

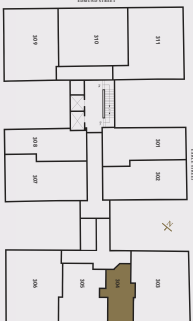


THIRD FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard



APARTMENT AREA	31.27 SQ. M	336.59 SQ.FT
Kitchen/Dining/Living Area	5.73m x 4.21m	18' 9" x 13' 10"



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APARTMENT 305

APARTMENT 306



THIRD FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	52.98 SQ.M	570.27 SQ.FT
Kitchen/Dining/Living Area	8.41m x 3.57m	27' 7" x 11' 9"
Bedroom	3.31m x 3.51m	10' 10" x 11' 6"



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THIRD FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard

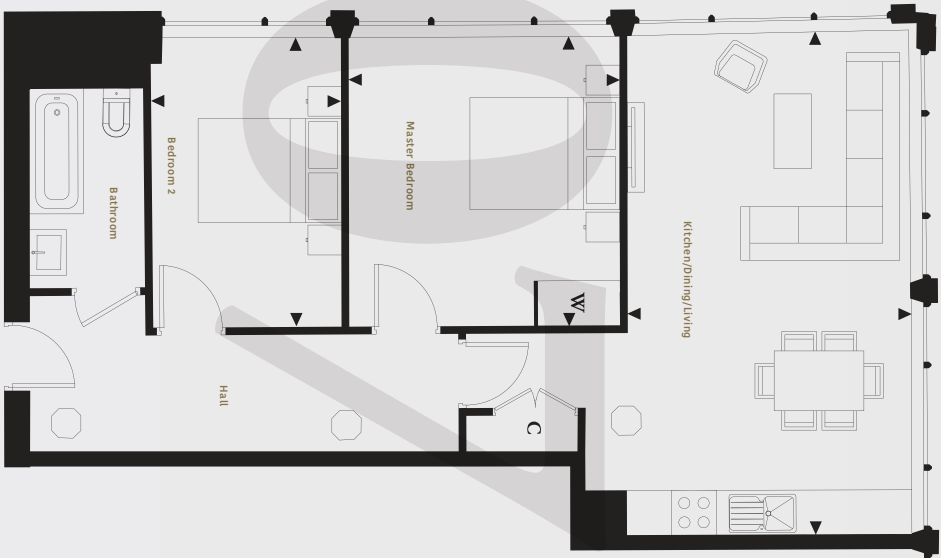
APARTMENT AREA	79.05 SQ.M	850.89 SQ.FT
Kitchen/Dining/Living Area	6.37m x 4.24m	20' 11" x 13' 11"
Master Bedroom	3.41m x 3.60m	11' 2" x 11' 10"
Bedroom 2	3.35m x 3.78m	11' 0" x 12' 5"



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APARTMENT 307

APARTMENT 308

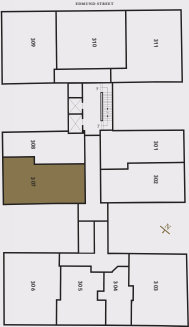


THIRD FLOOR

▶▶ Measuring points
W Fitted wardrobe
C Cupboard



APARTMENT AREA	69.79 SQ.M	751.21 SQ.FT
Kitchen/Dining/Living Area	6.62m x 3.74m	21' 9" x 12' 3"
Master Bedroom	3.78m x 3.63m	12' 5" x 11' 11"
Bedroom 2	3.76m x 2.50m	12' 4" x 8' 3"



THIRD FLOOR

▶▶ Measuring points
W Fitted wardrobe
C Cupboard



APARTMENT AREA	45.23 SQ.M	486.85 SQ.FT
Kitchen/Dining/Living Area	4.37m x 6.89m	14' 4" x 22' 7"
Bedroom	3.24m x 2.73m	10' 7" x 8' 12"



APARTMENT 309

APARTMENT 310

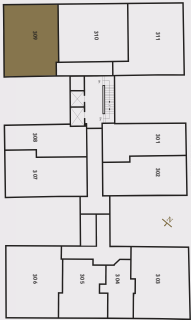


THIRD FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard



APARTMENT AREA	77.21 SQ.M	831.08 SQ.FT
Kitchen/Dining/Living Area	6.75m x 3.81m	22' 2" x 12' 6"
Master Bedroom	3.29m x 3.37m	10' 10" x 11' 0"
Bedroom 2	3.08m x 4.32m	10' 1" x 14' 2"



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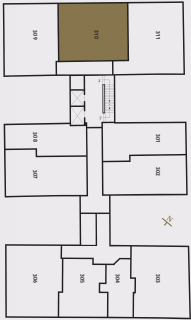


THIRD FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard



APARTMENT AREA	82.95 SQ.M	892.87 SQ.FT
Kitchen/Dining/Living Area	7.93m x 3.56m	26' 0" x 11' 8"
Master Bedroom	5.85m x 2.78m	19' 2" x 9' 1"
Bedroom 2	3.06m x 3.69m	10' 0" x 12' 1"



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APARTMENT 311

APARTMENT 401



THIRD FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	80.61 SQ.M	867.68 SQ.FT
Kitchen/Dining/Living Area	6.76m x 4.01m	22' 2" x 13' 2"
Master Bedroom	3.01m x 3.61m	9' 10" x 11' 10"
Bedroom 2	2.96m x 3.92m	9' 9" x 12' 10"



FOURTH FLOOR

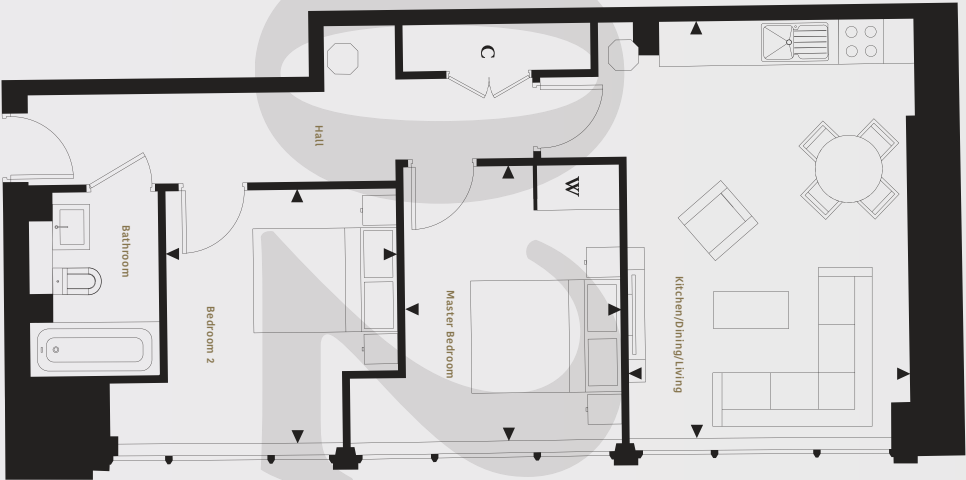
- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	54.14 SQ.M	582.76 SQ.FT
Kitchen/Dining/Living Area	4.12m x 3.71m	13' 6" x 12' 2"
Master Bedroom	3.14m x 3.16m	10' 4" x 10' 4"
Bedroom 2	3.18m x 2.71m	10' 5" x 8' 11"



APARTMENT 402

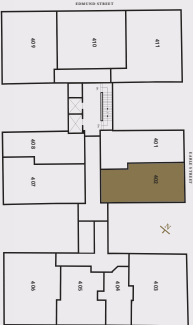
APARTMENT 403



FOURTH FLOOR

- Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	61.66 SQ.M	663.70 SQ.FT
Kitchen/Dining/Living Area	5.53m x 3.77m	17' 6" x 12' 4"
Master Bedroom	3.59m x 2.82m	11' 9" x 9' 3"
Bedroom 2	3.32m x 2.98m	10' 11" x 9' 9"



FOURTH FLOOR

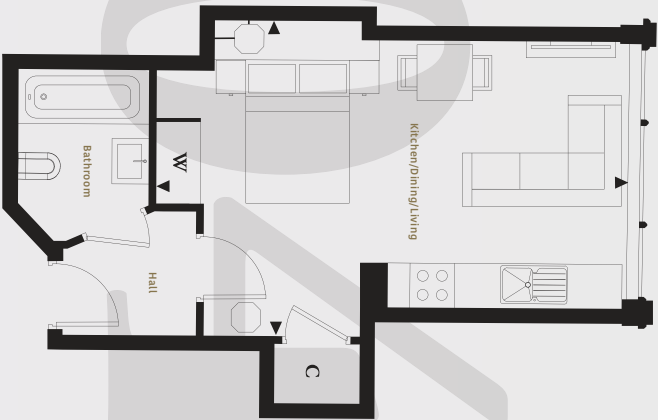
- Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	78.35 SQ.M	843.35 SQ.FT
Kitchen/Dining/Living Area	6.01m x 4.00m	19' 9" x 13' 1"
Master Bedroom	3.16m x 3.62m	10' 4" x 11' 11"
Bedroom 2	3.76m x 4.47m	12' 4" x 14' 8"



APARTMENT 404

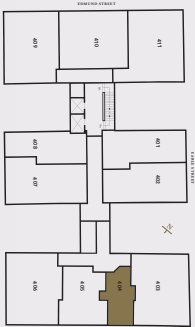
APARTMENT 405



- FOURTH FLOOR**
- ▶▶ Measuring points
 - W Fitted wardrobe
 - C Cupboard



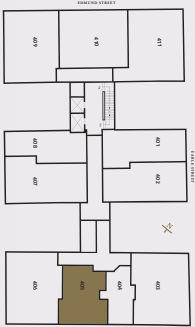
APARTMENT AREA	31.22 SQ.M	336.05 SQ.FT
Kitchen/Dining/Living Area	6.29m x 4.27m	20' 8" x 14' 0"



- FOURTH FLOOR**
- ▶▶ Measuring points
 - W Fitted wardrobe
 - C Cupboard



APARTMENT AREA	53.06 SQ.M	571.13 SQ.FT
Kitchen/Dining/Living Area	8.41m x 3.64m	27' 7" x 11' 11"
Bedroom	3.22m x 3.53m	10' 7" x 11' 7"



APARTMENT 406

APARTMENT 407



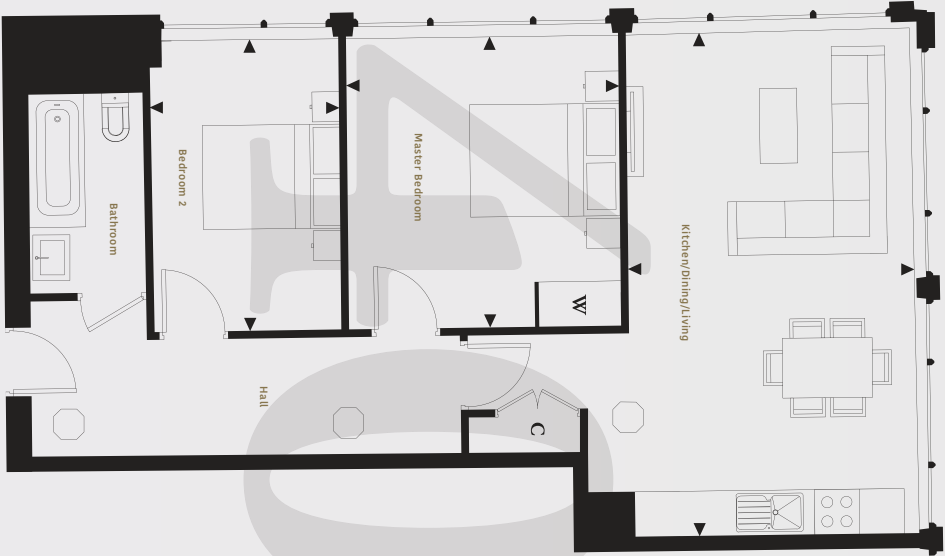
FOURTH FLOOR

- Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	78.41 SQ.M	844.00 SQ.FT
Kitchen/Dining/Living Area	6.44m x 4.24m	21' 2" x 13' 11"
Master Bedroom	3.22m x 3.59m	10' 7" x 11' 9"
Bedroom 2	3.27m x 3.72m	10' 9" x 12' 2"



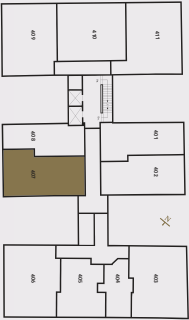
Apartment layouts provide approximate measurements only. Dimensions which are taken from indicated points of measurements are for guidance only. All measurements and areas may vary within a tolerance of 5%.



FOURTH FLOOR

- Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	70.20 SQ.M	755.63 SQ.FT
Kitchen/Dining/Living Area	6.66m x 3.78m	21' 10" x 12' 5"
Master Bedroom	3.84m x 3.48m	12' 7" x 11' 5"
Bedroom 2	3.86m x 2.52m	12' 8" x 8' 3"



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APARTMENT 408

APARTMENT 409



FOURTH FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	45.47 SQ.M	489.43 SQ.FT
Kitchen/Dining/Living Area	4.35m x 6.85m	14' 3" x 22' 6"
Bedroom	3.17m x 2.73m	10' 5" x 8' 11"



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FOURTH FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	78.11 SQ.M	840.77 SQ.FT
Kitchen/Dining/Living Area	6.73m x 3.71m	23' 0" x 12' 2"
Master Bedroom	3.18m x 3.52m	10' 5" x 11' 7"
Bedroom 2	3.08m x 4.26m	10' 1" x 14' 0"



Apartment layouts provide approximate measurements only. Dimensions which are taken from indicated points of measurements are for guidance only. All measurements and areas may vary within a tolerance of 5%.

APARTMENT 410

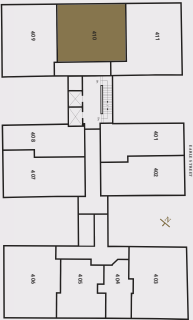
APARTMENT 411



FOURTH FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard

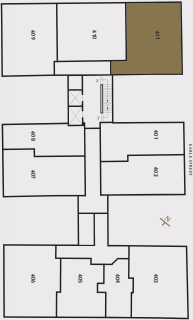
APARTMENT AREA	82.38 SQ.M	886.73 SQ.FT
Kitchen/Dining/Living Area	8.01m x 3.57m	26' 3" x 11' 9"
Master Bedroom	3.11m x 3.64m	10' 2" x 11' 11"
Bedroom 2	6.02m x 2.70m	19' 9" x 8' 10"



FOURTH FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	82.71 SQ.M	890.29 SQ.FT
Kitchen/Dining/Living Area	6.75m x 4.11m	22' 2" x 13' 6"
Master Bedroom	3.06m x 3.61m	10' 0" x 11' 10"
Bedroom 2	2.99m x 3.93m	9' 10" x 12' 11"



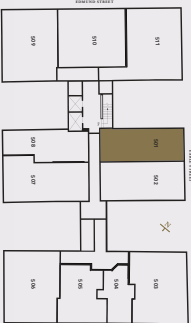
APARTMENT 501

APARTMENT 502



FIFTH FLOOR
▶▶ Measuring points
W Fitted wardrobe
C Cupboard

APARTMENT AREA	52.06 SQ.M	560.37 SQ.FT
Kitchen/Dining/Living Area	4.19m x 4.21m	13' 9" x 13' 10"
Master Bedroom	3.32m x 3.27m	10' 11" x 10' 9"
Bedroom 2	3.36m x 2.63m	11' 0" x 8' 7"



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FIFTH FLOOR
▶▶ Measuring points
W Fitted wardrobe
C Cupboard

APARTMENT AREA	63.39 SQ.M	682.32 SQ.FT
Kitchen/Dining/Living Area	5.42m x 4.16m	17' 9" x 13' 8"
Master Bedroom	3.49m x 2.91m	11' 5" x 9' 7"
Bedroom 2	3.25m x 2.77m	10' 8" x 9' 1"



Apartment layouts provide approximate measurements only. Dimensions which are taken from indicated points of measurements are for guidance only. All measurements and areas may vary within a tolerance of 5%.

APARTMENT 503

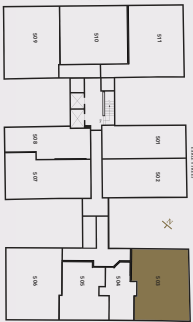
APARTMENT 504



FIFTH FLOOR

- Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	77.55 SQ.M	834.74 SQ.FT
Kitchen/Dining/Living Area	6.15m x 4.16m	20' 2" x 13' 3"
Master Bedroom	3.25m x 3.55m	10' 8" x 11' 8"
Bedroom 2	3.53m x 4.70m	11' 7" x 15' 5"



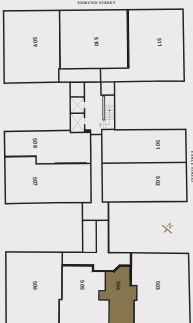
Apartment layouts provide approximate measurements only. Dimensions which are taken from indicated points of measurements are for guidance only. All measurements and areas may vary within a tolerance of 5%.



FIFTH FLOOR

- Measuring points
- W Fitted wardrobe
- C Cupboard

APARTMENT AREA	30.74 SQ.M	330.88 SQ.FT
Kitchen/Dining/Living Area	6.18m x 4.53m	20' 3" x 14' 10"



Apartment layouts provide approximate measurements only. Dimensions which are taken from indicated points of measurements are for guidance only. All measurements and areas may vary within a tolerance of 5%.

APARTMENT 505

APARTMENT 506

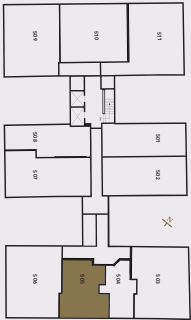


FIFTH FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard



APARTMENT AREA	51.79 SQ.M	557.46 SQ.FT
Kitchen/Dining/Living Area	8.34m x 3.60m	27' 4" x 11' 10"
Bedroom	3.26m x 3.61m	10' 8" x 11' 10"



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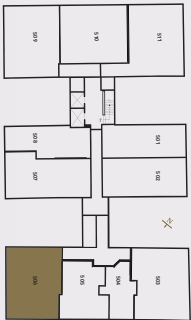


FIFTH FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard



APARTMENT AREA	75.76 SQ.M	815.48 SQ.FT
Kitchen/Dining/Living Area	6.37m x 4.06m	20' 11" x 13' 4"
Master Bedroom	3.34m x 3.63m	11' 0" x 11' 11"
Bedroom 2	3.31m x 3.65m	10' 10" x 12' 0"



Apartment layouts provide approximate measurements only. Dimensions which are taken from indicated points of measurements are for guidance only. All measurements and areas may vary within a tolerance of 5%.

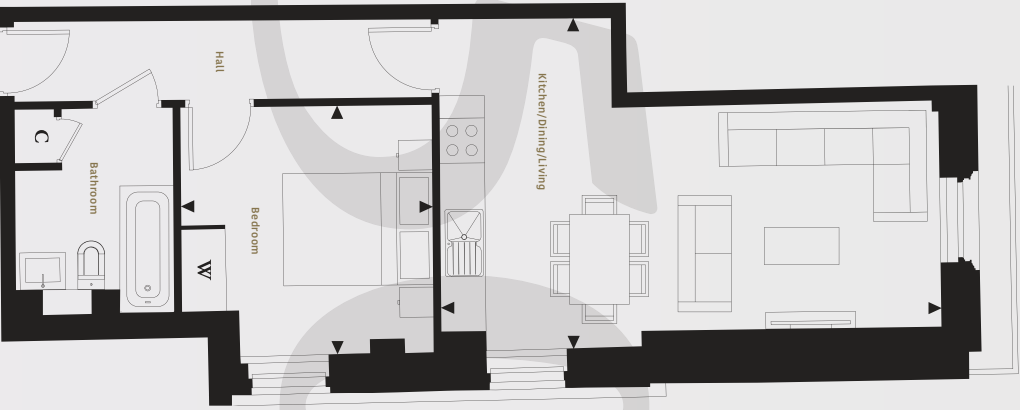
APARTMENT 507

APARTMENT 508



FIFTH FLOOR
▶▶ Measuring points
W Fitted wardrobe
C Cupboard

APARTMENT AREA	70.10 SQ.M	754.55 SQ.FT
Kitchen/Dining/Living Area	6.63m x 4.46m	21' 9" x 14' 8"
Master Bedroom	3.58m x 3.43m	11' 9" x 11' 3"
Bedroom 2	3.58m x 2.73m	11' 9" x 8' 11"



FIFTH FLOOR
▶▶ Measuring points
W Fitted wardrobe
C Cupboard

APARTMENT AREA	47.04 SQ.M	506.33 SQ.FT
Kitchen/Dining/Living Area	4.46m x 6.72m	14' 8" x 22' 1"
Master Bedroom	3.35m x 3.36m	11' 0" x 11' 0"



APARTMENT 509

APARTMENT 510

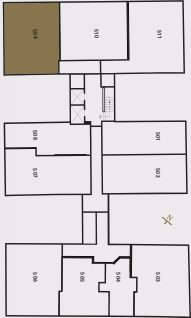


FIFTH FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard



APARTMENT AREA	76.82 SQ.M	862.89 SQ.FT
Kitchen/Dining/Living Area	6.64m x 4.02m	21' 9" x 13' 2"
Master Bedroom	3.32m x 3.59m	10' 11" x 11' 9"
Bedroom 2	3.09m x 4.16m	10' 2" x 13' 8"



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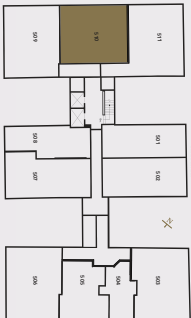


FIFTH FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard



APARTMENT AREA	82.58 SQ.M	888.89 SQ.FT
Kitchen/Dining/Living Area	8.31m x 3.58m	27' 3" x 11' 9"
Master Bedroom	3.37m x 3.50m	11' 1" x 11' 6"
Bedroom 2	6.28m x 2.66m	20' 7" x 8' 9"



Apartment layouts provide approximate measurements only. Dimensions which are taken from indicated points of measurements are for guidance only. All measurements and areas may vary within a tolerance of 5%.

APARTMENT 511



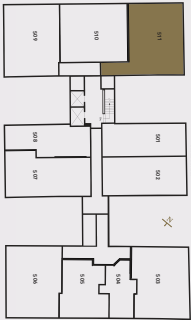
FIFTH FLOOR

- ▶▶ Measuring points
- W Fitted wardrobe
- C Cupboard



APARTMENT AREA

	82.06 SQ.M	883.29 SQ.FT
Kitchen/Dining/Living Area	6.88m X 4.17m	22' 7" X 13' 8"
Master Bedroom	3.31m X 3.62m	10' 10" X 11' 11"
Bedroom 2	2.81m X 3.88m	9' 3" X 12' 9"



Apartment layouts provide approximate measurements only. Dimensions which are taken from indicated points of measurements are for guidance only. All measurements and areas may vary within a tolerance of 5%.





SPECIFICATION

KITCHEN

- Custom designed handleless door and drawer units, finished in a High Gloss Graphite
- Integrated Blomberg appliances including stainless steel electric oven, ceramic hob, fridge, washer/dryer and dishwasher
- All integrated appliances come with a three-year parts and labour warranty*
- Laminate wood effect worktops
- Stainless steel sink with single chrome lever tap
- Extractor fan

COMMUNAL AREAS

- Luxurious contemporary interior design throughout
- Concierge service

HEATING

- White powder coated steel radiators
- Communal gas boilers providing hot water and heating, individually metered to each apartment
- Heated chrome towel radiators to bathrooms

BATHROOM

- Porcelain white bathroom suites generally compromising of bath with wall mounted shower and glass shower screen
- Wall and floor tiles (fully tiled around bath and shower, half tiled to sink and WC area)
- Sink with built-in vanity unit
- Large wall mounted mirror
- En suite, where applicable, contains shower cubicle with fixed shower head
- Chrome heated towel rail

ELECTRICAL

- Sky Plus TV and digital TV point to living room, with loop to master bedroom
- Virgin fibre optic cabling direct to each apartment
- Phone point to living room and main bedroom
- Video entry system to each apartment, linked to secure communal entrance
- Hardwired smoke detectors
- Downlighters throughout the building

FLOOR FINISHES

- Carpets to bedrooms
- Ceramic tiles to bathrooms
- Wood effect laminate flooring to hallway, living room and kitchen

WALL AND CEILING FINISHES

- Walls to living areas, bedrooms and bathrooms piqued in light grey

JOINERY

- Apartment entrance doors and internal doors are Vicalina Dekordor in Grey 3D finish with satin chrome ironmongery
- Built-in wardrobes to master bedrooms

BUILDING WARRANTY

- Premier Guarantee building warranty, covering any potential defects within the first year of completion and the new structural elements for ten years

premier
guarantee

PARKING

- Limited parking available. Please ask a member of the sales team for more information

*Please note that Apartment 11 does not have a dishwasher



CONTACT US

IF YOU WOULD LIKE TO KNOW
MORE ABOUT ORLEANS HOUSE,
PLEASE GET IN TOUCH:

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