

# Carrick Yard

APARTMENTS | LISSON GROVE NW8

# **“Welcome home to Lisson Grove, a thriving neighbourhood in the heart of Westminster.”**

At the leading edge of the Church Street regeneration,  
Carrick Yard brings contemporary apartments to  
Lisson Grove, NW8. Welcoming new voices to an eclectic  
neighbourhood, discover a community that speaks for itself.



**Above**

The introduction of Lady Mary Wortley Montague at the Kit Kat Club, 1873. By Andrew Carrick Gow. Aged just 7 in this painting, Lady Mary was a Westminster resident (living in Covent Garden) who went on to marry the British ambassador to Turkey. She is now remembered as an acclaimed letter writer, poet and essayist.

**Right**

Exhibition of Locomotives held to celebrate the 50th Anniversary of the Institute of Locomotive Engineers at the Marylebone Goods Yard, May 1961.



## “What’s in a name?”

Carrick Yard’s name is inspired by both an influential Westminster painter and Lisson Grove’s industrial past.

**Andrew Carrick Gow**

From the ‘Shoreham Ancients’, a coterie of artists who flocked here in the early 19th Century, to more recent members of the Royal Academy like Andrew Carrick Gow, Lisson Grove has long been a haven for artists, writers, musicians and architects in search of a tranquil escape within the city.

Andrew Carrick Gow flourished from a young age, quickly becoming a regular exhibitor at the Royal Academy. By 1891 he was made a full Royal Academician – a huge honour. Famous for painting scenes from across British and European history, his brush strokes brought wooden figures to life and illuminated watershed historical moments in a way no one else could.

In later life he made Lisson Grove his home, choosing a spot overlooking Lord’s Cricket Ground, and his great service to the world of art was recognised once more with the title Keeper of the Royal Academy – prestigious for any artist, even today.

**The Marylebone Coal Yard**

While overlooking the canal from Lisson Grove in the early 20th Century you’d have been greeted with scenes of children playing in great heaps of coal, laden barges bobbing gently in the water ready to be unloaded, and men pushing wheelbarrows back and forth across a wide open yard towards towering warehouses stretching as far as you could see.

Though hard to believe now, the opening of Marylebone Station by the Great Central Railway Company in 1899 meant large parts of Lisson Grove were transformed beyond recognition. This included Carrick Yard’s site on Luton Street, which was rapidly developed as part of a new coal yard serving the newly established rail hub. A once quiet corner of central London suddenly came to life with sounds of screeching metal, the raised voices of workers and the constant thudding of locomotive engines pulling away from their sheds.

“I was just  
in the area”

Try, buy and barter your way up and down Church Street for fresh,  
handpicked fruit and veg, as well as many other market goods.





**Left**  
Fresh fish from Church Street's food market.

**Below**  
Greek olives on display along Church Street.

**Right**  
A local fruit stall during a busy weekend of trading on Church Street.

# “There’s almost too much choice...”

A vibrant, thriving neighbourhood rich in food and culture from all around the world.

Church Street, and the wider area of Lisson Grove, is a microcosm of energy, culture and diversity built on a patchwork of bustling food markets, long-standing antiques traders, and proud culinary and cultural cornerstones. Its streets hum with the toing and froing of commuting workers, treasure hunters eyeing up old relics through dusty windows and visitors diving into cafés in search of refreshment. Peer just beyond these main thoroughfares and discover an altogether different place – an under-the-radar world of quiet streets, period architecture and waterside walkways bordering the core of London.





**“I’ll know  
what I want  
when I see it.”**

Rummage through the treasure and trinkets of Church  
Street’s antique markets and vintage boutiques.

**“I know this  
great little  
place...”**

Church Street isn't all hustle and bustle. A few small steps, and you're spirited into a world of old curiosities and independent cafés.



# “It’s not just about bricks and mortar”

It’s about building on the local neighbourhood’s long-established sense of pride to help create a true city for all.

Carrick Yard will be part of the first chapter of the Church Street regeneration programme, bringing high-quality new homes, sports facilities and community space.

On the cusp of exciting change, the regeneration embraces and enhances what makes the area so unique – a friendly and diverse community with small independent shops and all the draws of central London on your doorstep.

It’s a scheme that champions the concept of community and showcases the advantages of a mixed-tenure neighbourhood. The gateway and catalyst for a regenerated and revitalised Church Street, it will benefit everyone who lives and works here.

Church Street’s centrepiece will be its green spine, a linear space running through its core. This public landscaped route will provide a safe and attractive way for residents to travel through the neighbourhood as well as a pleasant place to wander. The green spine will unite the landscaped framework of natural spaces and outdoor experiences throughout Church Street.



A home at Carrick Yard is not only a home, but an opportunity to become part of an already thriving and lively community. The funds generated by the sale of the apartments here will directly contribute towards community initiatives and more green space for the public, as well as a wider choice of homes for Church Street residents. This will include a three-court sports hall and new community space at Carrick Yard, but will also comprise additional affordable homes and landscaping to benefit all.

The exciting evolution of this diverse pocket of central London is only just beginning, and residents at Carrick Yard can be a part of it from the very start.

## Above

Proposed indicative future vision of Church Street taken from masterplan dated 2017.

## Left

Map of Carrick Yard showing its position within the regeneration, including the future Green Spine and other planned developments.

## Right

Broadley Street Gardens in the heart of Lisson Grove.





BT Tower

The Shard

River Thames

Palace of Westminster

Mayfair


Buckingham Palace

Hyde Park

Marylebone High Street


Selfridges Oxford Street




Regent's Park

 Marylebone Station

Lord's Cricket Ground

Alfies Antiques

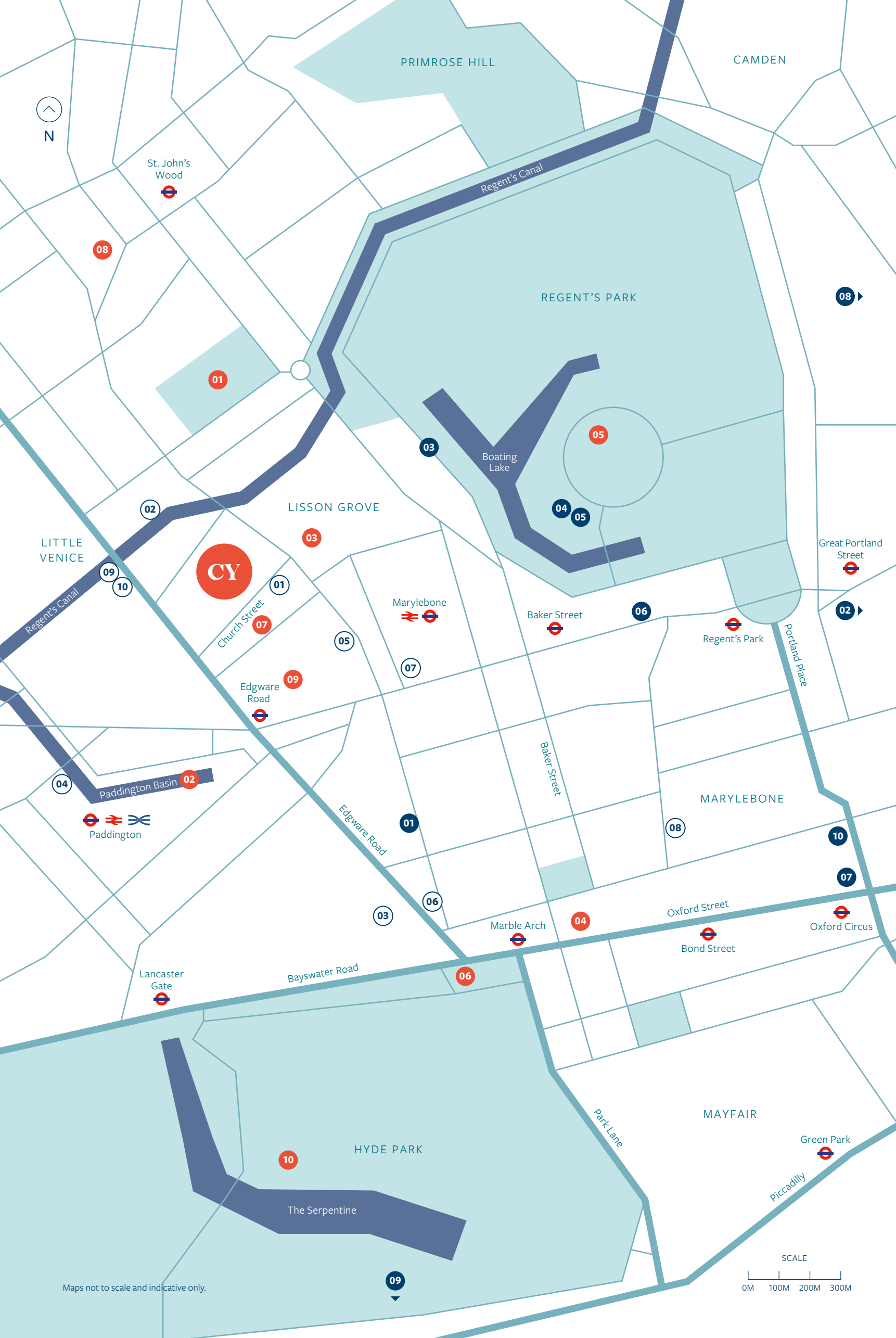
 Edgware Road Station

   Paddington Station

Church Street Market

Regent's Canal

*Carrick Yard*



# “Seen the show, fed the ducks... Where next?”

A Zone 1 location where a buzzing community, artistic culture, independent boutiques, waterside walkways and so much more intersect.

## ● Key locations

- 01 Lord's Cricket Ground
- 02 Paddington Basin
- 03 The Cockpit Theatre
- 04 Selfridges
- 05 Regent's Park Open Air Theatre
- 06 Speakers' Corner
- 07 Church Street Market
- 08 Abbey Road Studios
- 09 Lisson Gallery
- 10 Serpentine Gallery

## ● College and universities

- 01 Sylvia Young Theatre School
- 02 University of London
- 03 London Business School
- 04 Regent's University London
- 05 London School of Film & Media
- 06 Royal Academy of Music
- 07 University of the Arts
- 08 Central Saint Martins
- 09 Imperial College London
- 10 University of Westminster

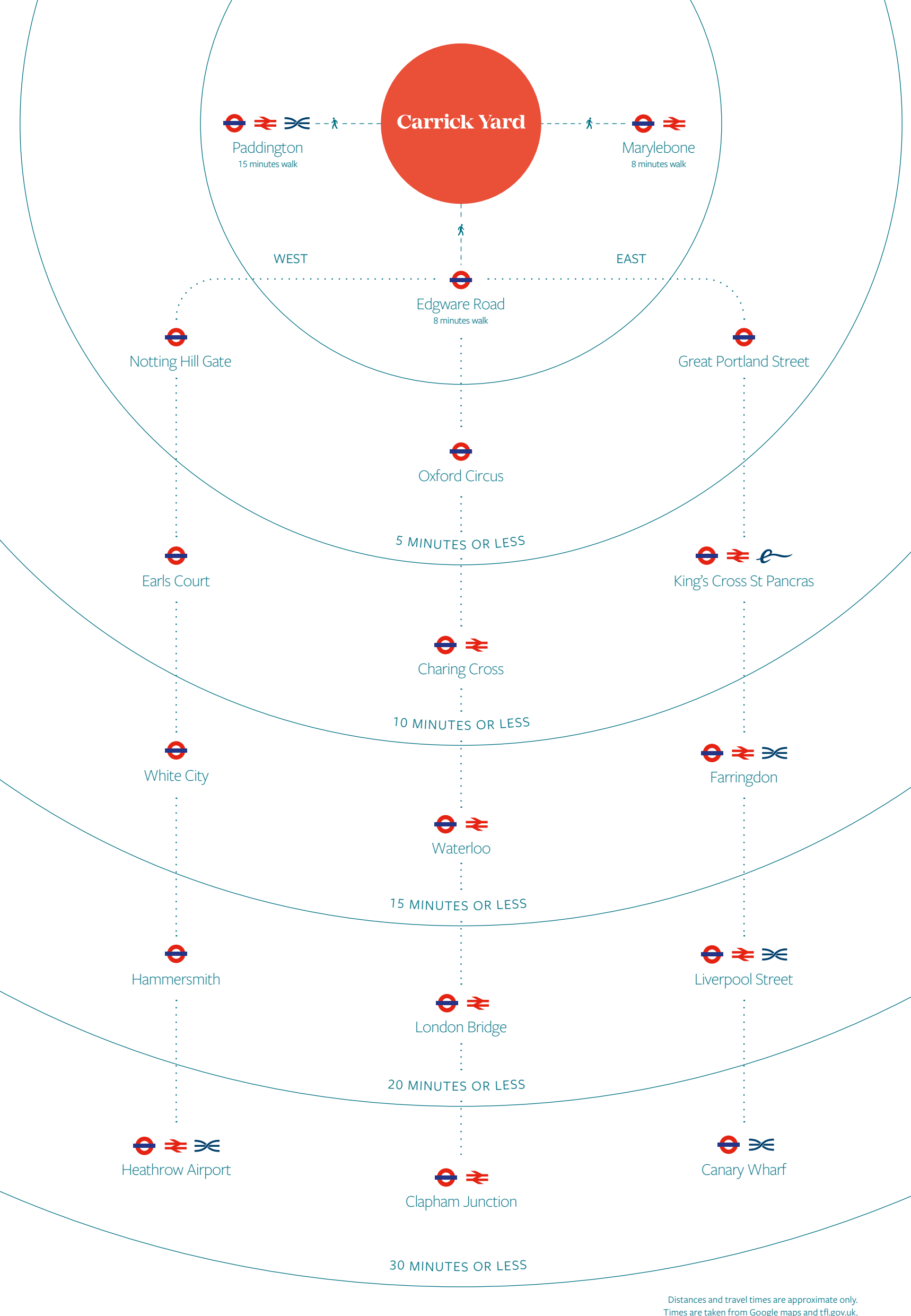
## ● Restaurants

- 01 Alfies Roof Top Kitchen
- 02 Crocker's Folly
- 03 Markus Coffee
- 04 Darcie & May Green
- 05 The SeaShell of Lisson Grove
- 06 Maroush
- 07 Winter Garden at The Landmark
- 08 Paul Rothe & Sons
- 09 Cafe Laville
- 10 Gogi

“I’m taking  
the dog out.  
Back in 10.”

Living at Carrick Yard means the Capital’s  
largest parks and most famous shopping  
destinations can be reached on foot.





“That was quick. How did you get here so fast?”

With Edgware Road and Marylebone stations just 8 minutes' walk away, and Paddington Station in close proximity, getting anywhere from Carrick Yard couldn't be simpler (or quicker).

# “Shhhhhh! Quiet please.”

London is the most popular student city in the world, with 45 universities and over 100,000 international students to its name. Carrick Yard puts you within 30 minutes of some of the world's most revered institutions of learning including UCL, LSE, Imperial College London and King's College.



**Above**

The Main Building at University College London.

**Right**

Students take some time out from studying to enjoy the sunshine.

**Opposite**

Music students being put through their paces at the Royal Academy of Music.



# “Wait. Forgot my notes. Let me pop back.”

A 20 minute walk from Regent’s University and the Royal Academy of Music, Carrick Yard lets you study at your own pace.

## University College London

Established in 1826, few other places of learning stack up when it comes to heritage. A wide-ranging prospectus attracts many from London, the UK and all over the world. Indeed, 48% of their students are from overseas, making it one of the most diverse universities in the country.

🕒 12 minutes

## Regent’s University London

The capital’s only independent, not-for-profit university. And, located amidst the leafy surrounds of Regent’s Park, it’s less than 20 minutes’ walk from Carrick Yard.

🕒 17 minutes

## Royal Academy of Music

A world-renowned powerhouse of musical education and the nation’s oldest conservatoire, alumni include the likes of Annie Lennox and Elton John.

🕒 20 minutes

## Central St. Martins

Part of the prestigious University of Arts London, this unique institution is a home for all creative types, from budding fashion photographers to jewellery makers.

🕒 27 minutes

## Imperial College London

A frequent top 10 finisher in the World University Rankings, Imperial’s value as a world-class university speaks for itself. Specialising in science, engineering, business and medicine, some of its formidable alumni have gone on to help shape titans such as Google and Airbnb.


🕒 28 minutes

## London School of Economics and Political Science

Having employed 18 Nobel Prize winners over the course of its 125-year history, LSE’s reputation as a place for the top economic and political minds is thoroughly deserved. Its influence on the nation has also been extensive, with graduates going on to lead political parties and major corporations.

🕒 30 minutes



A photograph of a man and a woman rowing a blue boat on a calm body of water. The man is in the front, wearing a black t-shirt, and the woman is in the back, wearing a white top with a blue polka-dot pattern. They are surrounded by dense green foliage and trees, with sunlight filtering through the leaves. The water is still, reflecting the surrounding greenery.

**“Unassuming,  
with everything  
so close by...  
I love this area.”**

From the chatter of Church Street’s busy markets, to Marylebone’s whispering mews and the birdsong of Regent’s Park’s tranquil waterways, this is an area waiting to be explored.



Distances and travel times  
are approximate only.  
Times are taken from  
Google maps and tfl.gov.uk.

#### Above

Jogging along the Regent's Canal.

#### Right

The view of Central London from  
Primrose Hill.

# “Hang on, let me get my trainers”

The area teems with tranquil green spaces. Lace up your running shoes and get active, or find a spot to sit back, relax and enjoy the view.



## Regent's Park

One of London's eight beloved Royal Parks, Regent's Park is 395 acres of pristine green space open to the public 365 days of the year. Within its boundaries you'll find an open-air theatre (famed for its Shakespeare productions), the city's eponymous zoo (housed here since 1828), London's only independent not-for-profit university, and acres of landscaped gardens, lawns, lakes and sports grounds.

With all this, and more, it's clear to see why so many flock here. Even so, it's easy to escape the main crowds and scout out a quiet spot for yourself. It's also a great opportunity to connect with nature. As well as being home to 100 species of wild birds (and a breeding population of hedgehogs), the Queen Mary's Gardens contain over 12,000 roses.

🚶 15 minutes

## Regent's Canal

Once a bustling highway of the nation's waterborne transport network, the canal's towpaths are now peaceful, green havens perfect for walking, jogging or simply watching the world go by.

🚶 3 minutes

## Primrose Hill

It's well-known that this grassy hill just north of Regent's Park offers one of the most inspiring views of Central London. At 63 metres above sea level, surrounding trees are kept low so as not to obscure what is now one of the world's most recognisable cityscapes.

🚶 17 minutes



JASON'S  
TRIP

LITTLE VENICE  
OFF 42 BLOHFIELD RD  
LONDON W9

JASON'S TRIP  
WWW.JASONS.CO.UK

**“Yes, I’ve heard of it! Their cakes are meant to be delicious.”**

Sandwiched between whispering mews, dotted along leafy boulevards and squirreled away down quiet side streets, Marylebone’s cafés and restaurants cater to every taste.



**“Yours looks great!  
What did you order?”**





# “Where have all the crowds gone?”

Marylebone and neighbouring Little Venice, Paddington and St John's Wood are laden with little-known spots that let you escape the main drag.

# “Can we nip in here quickly? I remember she needs a new copy.”

Marylebone is a true urban village. Elegant Georgian architecture with countless boutiques – including the beloved Daunt Books – and fashionable restaurants caught up with timeless institutions like The Wallace Collection and The Royal Academy of Music. A place of historic foundations infused with modern culture.



# “There’s a real art to creating a spectacle. Don’t you think?”

Not all performances take place on stage. From thought-provoking art exhibitions to international sporting events, living in Lisson Grove means access to all. As well as its location and artistic heritage, there’s a rich multicultural layer to the area’s personality.



## Lisson Gallery

Established in Lisson Grove in 1967, this gallery space has attracted big names from across the art world, including Anish Kapoor and Ai Weiwei.

🚶 5 minutes

## The Cockpit Theatre

From musical comedy to samba concerts, and from opera to Shakespearean tragedies, this fringe theatre is a long-standing cornerstone of the local area's performing arts scene.

🚶 2 minutes

## Frieze Masters

Each October, Frieze comes to Regent's Park with masterpieces from hundreds of the world's leading artists in tow. Be immersed in a world of modern art, grand sculpture, award-winning photography and illuminated manuscripts.

🚶 35 minutes

## Regent's Park Open Air Theatre

A thespian's paradise hidden away in the heart of the park. With the branches of overhanging trees so close behind, nature itself feels a part of the set – a rare theatre experience a world away from the West End.

🚶 20 minutes

## Lord's Cricket Ground

The spiritual home of one of the nation's favourite sports. And there are plenty of reasons to visit beyond major matches – get there early to soak up real sporting history at the MCC Museum.

🚶 8 minutes



## Left

Regent's Park Open Air Theatre mid-way through an evening performance.

## Above

Dan Graham's 'Rock 'n' Roll' installation at Lisson Gallery in 2019.

## Right

A match taking place at Lord's Cricket Ground.



Distances and travel times are approximate only. Times are taken from Google maps and [tfl.gov.uk](https://tfl.gov.uk).



Computer generated image of the entrance to Carrick Yard. Indicative only.

# “Welcome home”

Designed to both contrast with and complement the architectural character of the area, Carrick Yard and its apartments have been conceived to embrace the past, present and future of Lisson Grove.









# “Make yourself comfortable”

The open plan living spaces are perfect for entertaining, their floor-to-ceiling windows flooding them with light and warmth.







Computer generated images of a typical kitchen at Carrick Yard. Indicative only.







Computer generated images of a typical bathroom at Carrick Yard. Indicative only.



# Ground

Studio		
Apartment 54	39.4 sq m/424.1 sq ft	
Living area	6.00m x 5.72m	
Balcony	5.7 sq m/61.3 sq ft	

1 Bedroom		
Apartment 01	53.2 sq m/572.6 sq ft	
Kitchen	2.70m x 2.55m	
Living room	4.48m x 3.98m	
Bedroom	5.13m x 2.90m	
Balcony	7.4 sq m/79.7 sq ft	

Apartment 03	56.3 sq m/606.0 sq ft
Kitchen	2.70m x 2.55m
Living room	4.77m x 4.29m
Bedroom	5.47m x 2.91m
Terrace	14.7 sq m/158.2 sq ft

Apartment 06	54.1 sq m/582.3 sq ft
Kitchen	2.70m x 2.55m
Living room	4.77m x 3.94m
Bedroom	4.67m x 3.24m
Balcony	7.2 sq m/77.5 sq ft

Apartment 07	55.4 sq m/596.3 sq ft
Kitchen	2.70m x 2.55m
Living room	4.77m x 4.14m
Bedroom	5.48m x 2.98m
Balcony	7.2 sq m/77.5 sq ft

Apartment 55	55.3 sq m/595.2 sq ft
Living room/kitchen	5.28m x 4.05m
Bedroom	5.63m x 3.07m
Balcony	7.2 sq m/77.5 sq ft

Apartment 56	54.3 sq m/584.5 sq ft
Kitchen	2.70m x 2.55m
Living room	4.77m x 3.94m
Bedroom	4.67m x 3.24m
Balcony	7.2 sq m/77.5 sq ft

Apartment 59	56.3 sq m/606.0 sq ft
Kitchen	2.70m x 2.55m
Living room	4.77m x 4.29m
Bedroom	5.47m x 2.91m
Terrace	13.9 sq m/149.6 sq ft

Apartment 63	53.2 sq m/572.6 sq ft
Kitchen	2.70m x 2.55m
Living room	4.48m x 3.98m
Bedroom	5.13m x 2.90m
Balcony	7.4 sq m/79.7 sq ft

2 Bedroom		
Apartment 02	90.1 sq m/969.8 sq ft	
Kitchen	2.70m x 3.39m	
Living room	3.70m x 6.69m	
Bedroom 1	5.47m x 2.93m	
Bedroom 2	4.17m x 2.82m	
Terrace	27.2 sq m/292.8 sq ft	

Apartment 05	80.8 sq m/869.7 sq ft
Kitchen	3.19m x 2.61m
Living room	5.28m x 4.28m
Bedroom 1	3.80m x 2.96m
Bedroom 2	4.30m x 3.10m
Balcony	7.2 sq m/77.5 sq ft

Apartment 57	80.8 sq m/869.7 sq ft
Kitchen	3.19m x 2.61m
Living room	5.28m x 4.28m
Bedroom 1	3.80m x 2.96m
Bedroom 2	4.30m x 3.10m
Balcony	7.2 sq m/77.5 sq ft

Apartment 60	77.6 sq m/835.3 sq ft
Kitchen	2.00m x 3.55m
Living room	5.32m x 3.94m
Bedroom 1	5.48m x 2.84m
Bedroom 2	4.19m x 2.91m
Terrace	19 sq m/204.5 sq ft

Apartment 62	86.1 sq m/926.8 sq ft
Kitchen	2.65m x 2.40m
Living room	5.93m x 3.80m
Bedroom 1	5.13m x 3.01m
Bedroom 2	5.75m x 2.89m
Balcony	7.2 sq m/77.5 sq ft

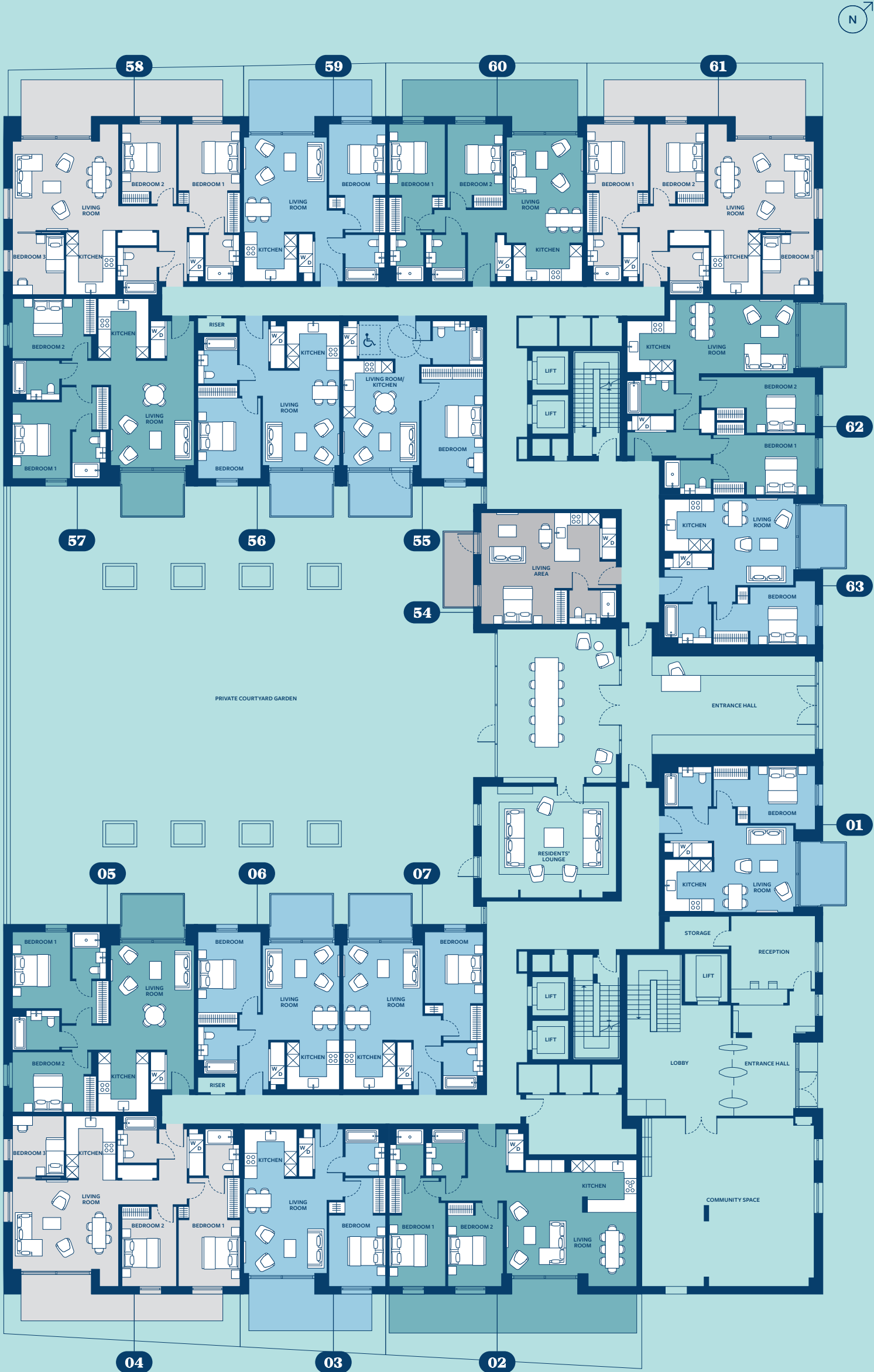
3 Bedroom		
Apartment 04	95.0 sq m/1,022.6 sq ft	
Kitchen	3.30m x 2.55m	
Living room	5.37m x 4.40m	
Bedroom 1	5.48m x 3.12m	
Bedroom 2	4.00m x 2.85m	
Bedroom 3	3.00m x 2.57m	
Terrace	18 sq m/193.8 sq ft	

Apartment 58	95.0 sq m/1,022.6 sq ft
Kitchen	3.30m x 2.55m
Living room	5.37m x 4.40m
Bedroom 1	5.48m x 3.12m
Bedroom 2	4.00m x 2.85m
Bedroom 3	3.00m x 2.57m
Terrace	23.1 sq m/248.7 sq ft

Apartment 61	94.7 sq m/1,019.3 sq ft
Kitchen	3.30m x 2.55m
Living room	5.37m x 4.40m
Bedroom 1	5.48m x 3.12m
Bedroom 2	4.00m x 2.85m
Bedroom 3	3.00m x 2.57m
Terrace	23.0 sq m/247.6 sq ft

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



# Floor 1

## 1 Bedroom

<b>Apartment 10</b>	<b>56.3 sq m/606.0 sq ft</b>
Kitchen	2.70m x 2.55m
Living room	4.77m x 4.29m
Bedroom	5.47m x 2.91m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 13</b>	<b>54.3 sq m/584.5 sq ft</b>
Kitchen	2.70m x 2.55m
Living room	4.77m x 3.94m
Bedroom	4.67m x 3.24m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 14</b>	<b>55.5 sq m/597.4 sq ft</b>
Living room/kitchen	5.28m x 4.05m
Bedroom	5.63m x 3.07m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 67</b>	<b>55.6 sq m/598.5 sq ft</b>
Living room/kitchen	5.28m x 4.05m
Bedroom	5.63m x 3.07m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 68</b>	<b>54.3 sq m/584.5 sq ft</b>
Kitchen	2.70m x 2.55m
Living room	4.77m x 3.94m
Bedroom	4.67m x 3.24m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 71</b>	<b>56.3 sq m/606.0 sq ft</b>
Kitchen	2.70m x 2.55m
Living room	4.77m x 4.29m
Bedroom	5.47m x 2.91m
Balcony	7.2 sq m/77.5 sq ft

## 2 Bedroom

<b>Apartment 09</b>	<b>77.8 sq m/837.4 sq ft</b>
Kitchen	2.00m x 3.55m
Living room	5.32m x 3.94m
Bedroom 1	5.48m x 2.84m
Bedroom 2	4.19m x 2.91m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 12</b>	<b>81.0 sq m/871.9 sq ft</b>
Kitchen	3.19m x 2.61m
Living room	5.28m x 4.28m
Bedroom 1	3.80m x 2.96m
Bedroom 2	4.30m x 3.10m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 15</b>	<b>81.9 sq m/881.6 sq ft</b>
Kitchen	2.60m x 3.87m
Living room	5.14m x 3.87m
Bedroom 1	4.72m x 2.95m
Bedroom 2	4.72m x 2.65m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 16</b>	<b>76.6 sq m/824.5 sq ft</b>
Kitchen	2.52m x 4.98m
Living room	4.00m x 4.49m
Bedroom 1	5.79m x 2.80m
Bedroom 2	3.76m x 2.93m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 17</b>	<b>86.3 sq m/928.9 sq ft</b>
Kitchen	2.65m x 2.40m
Living room	5.93m x 3.80m
Bedroom 1	5.13m x 3.01m
Bedroom 2	5.75m x 2.89m
Balcony	7.7 sq m/82.9 sq ft

<b>Apartment 64</b>	<b>86.3 sq m/928.9 sq ft</b>
Kitchen	3.54m x 3.80m
Living room	4.90m x 3.80m
Bedroom 1	5.13m x 3.13m
Bedroom 2	4.61m x 2.77m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 65</b>	<b>76.6 sq m/824.5 sq ft</b>
Kitchen	2.52m x 4.98m
Living room	4.00m x 4.49m
Bedroom 1	5.79m x 2.80m
Bedroom 2	3.76m x 2.93m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 66</b>	<b>81.9 sq m/881.6 sq ft</b>
Kitchen	2.60m x 3.87m
Living room	5.14m x 3.87m
Bedroom 1	4.72m x 2.95m
Bedroom 2	4.72m x 2.65m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 69</b>	<b>81.0 sq m/871.9 sq ft</b>
Kitchen	3.19m x 2.61m
Living room	5.28m x 4.28m
Bedroom 1	3.80m x 2.96m
Bedroom 2	4.30m x 3.10m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 72</b>	<b>77.8 sq m/837.4 sq ft</b>
Kitchen	2.00m x 3.55m
Living room	5.32m x 3.94m
Bedroom 1	5.48m x 2.84m
Bedroom 2	4.19m x 2.91m
Balcony	7.2 sq m/77.5 sq ft

## 3 Bedroom

<b>Apartment 08</b>	<b>95.3 sq m/1,025.8 sq ft</b>
Kitchen	3.30m x 2.55m
Living room	5.37m x 4.40m
Bedroom 1	5.48m x 3.12m
Bedroom 2	4.00m x 2.85m
Bedroom 3	3.00m x 2.57m
Balcony	8.5 sq m/91.5 sq ft

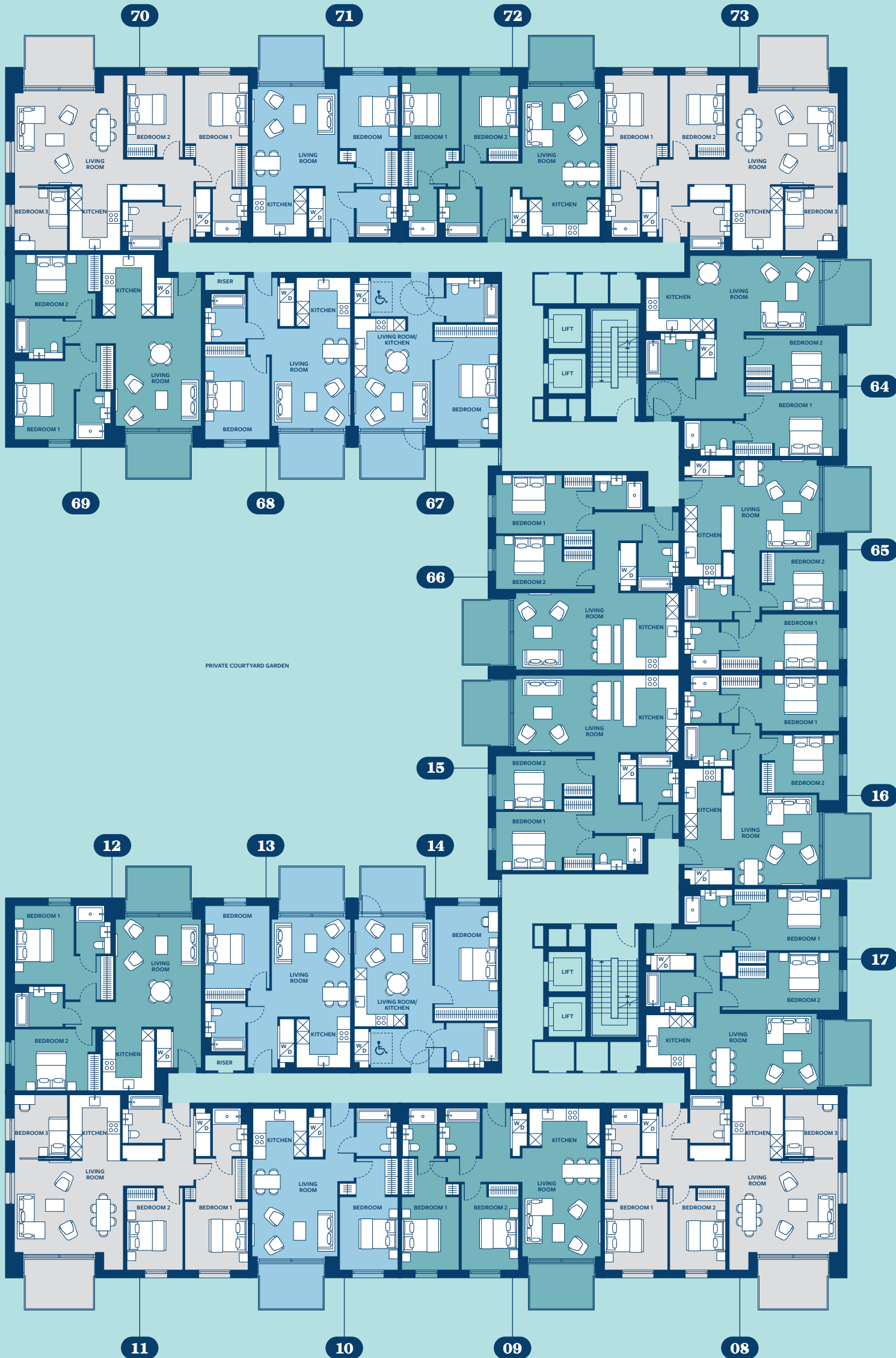
<b>Apartment 11</b>	<b>95.3 sq m/1,025.8 sq ft</b>
Kitchen	3.30m x 2.55m
Living room	5.37m x 4.40m
Bedroom 1	5.48m x 3.12m
Bedroom 2	4.00m x 2.85m
Bedroom 3	3.00m x 2.57m
Balcony	8.5 sq m/91.5 sq ft

<b>Apartment 70</b>	<b>95.2 sq m/1,024.7 sq ft</b>
Kitchen	3.30m x 2.55m
Living room	5.37m x 4.40m
Bedroom 1	5.48m x 3.12m
Bedroom 2	4.00m x 2.85m
Bedroom 3	3.00m x 2.57m
Balcony	8.5 sq m/91.5 sq ft

<b>Apartment 73</b>	<b>95.1 sq m/1,023.7 sq ft</b>
Kitchen	3.30m x 2.55m
Living room	5.37m x 4.40m
Bedroom 1	5.48m x 3.12m
Bedroom 2	4.00m x 2.85m
Bedroom 3	3.00m x 2.57m
Balcony	8.5 sq m/91.5 sq ft

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

Studio 2 Bedroom  
1 Bedroom 3 Bedroom



# Floor 2

## 1 Bedroom

Apartment 20	56.3 sq m/606.0 sq ft
Kitchen	2.70m x 2.55m
Living room	4.77m x 4.29m
Bedroom	5.47m x 2.91m
Balcony	7.2 sq m/77.5 sq ft

Apartment 23	54.3 sq m/584.5 sq ft
Kitchen	2.70m x 2.55m
Living room	4.77m x 3.94m
Bedroom	4.67m x 3.24m
Balcony	7.2 sq m/77.5 sq ft

Apartment 24	55.5 sq m/597.4 sq ft
Living room/kitchen	5.28m x 4.05m
Bedroom	5.63m x 3.07m
Balcony	7.2 sq m/77.5 sq ft

Apartment 77	55.6 sq m/598.5 sq ft
Living room/kitchen	5.28m x 4.05m
Bedroom	5.63m x 3.07m
Balcony	7.2 sq m/77.5 sq ft

Apartment 78	54.3 sq m/584.5 sq ft
Kitchen	2.70m x 2.55m
Living room	4.77m x 3.94m
Bedroom	4.67m x 3.24m
Balcony	7.2 sq m/77.5 sq ft

Apartment 81	56.3 sq m/606.0 sq ft
Kitchen	2.70m x 2.55m
Living room	4.77m x 4.29m
Bedroom	5.47m x 2.91m
Balcony	7.2 sq m/77.5 sq ft

## 2 Bedroom

Apartment 19	77.8 sq m/837.4 sq ft
Kitchen	2.00m x 3.55m
Living room	5.32m x 3.94m
Bedroom 1	5.48m x 2.84m
Bedroom 2	4.19m x 2.91m
Balcony	7.2 sq m/77.5 sq ft

Apartment 22	81.0 sq m/871.9 sq ft
Kitchen	3.19m x 2.61m
Living room	5.28m x 4.28m
Bedroom 1	3.80m x 2.96m
Bedroom 2	4.30m x 3.10m
Balcony	7.2 sq m/77.5 sq ft

Apartment 25	81.9 sq m/881.6 sq ft
Kitchen	2.60m x 3.87m
Living room	5.14m x 3.87m
Bedroom 1	4.72m x 2.95m
Bedroom 2	4.72m x 2.65m
Balcony	7.2 sq m/77.5 sq ft

Apartment 26	76.6 sq m/824.5 sq ft
Kitchen	2.52m x 4.98m
Living room	4.00m x 4.49m
Bedroom 1	5.79m x 2.80m
Bedroom 2	3.76m x 2.93m
Balcony	7.2 sq m/77.5 sq ft

Apartment 27	86.3 sq m/928.9 sq ft
Kitchen	2.65m x 2.40m
Living room	5.93m x 3.80m
Bedroom 1	5.13m x 3.01m
Bedroom 2	5.75m x 2.89m
Balcony	7.7 sq m/82.9 sq ft

Apartment 74	86.3 sq m/928.9 sq ft
Kitchen	3.54m x 3.80m
Living room	4.90m x 3.80m
Bedroom 1	5.13m x 3.13m
Bedroom 2	4.61m x 2.77m
Balcony	7.2 sq m/77.5 sq ft

Apartment 75	76.6 sq m/824.5 sq ft
Kitchen	2.52m x 4.98m
Living room	4.00m x 4.49m
Bedroom 1	5.79m x 2.80m
Bedroom 2	3.76m x 2.93m
Balcony	7.2 sq m/77.5 sq ft

Apartment 76	81.9 sq m/881.6 sq ft
Kitchen	2.60m x 3.87m
Living room	5.14m x 3.87m
Bedroom 1	4.72m x 2.95m
Bedroom 2	4.72m x 2.65m
Balcony	7.2 sq m/77.5 sq ft

Apartment 79	81.0 sq m/871.9 sq ft
Kitchen	3.19m x 2.61m
Living room	5.28m x 4.28m
Bedroom 1	3.80m x 2.96m
Bedroom 2	4.30m x 3.10m
Balcony	7.2 sq m/77.5 sq ft

Apartment 82	77.8 sq m/837.4 sq ft
Kitchen	2.00m x 3.55m
Living room	5.32m x 3.94m
Bedroom 1	5.48m x 2.84m
Bedroom 2	4.19m x 2.91m
Balcony	7.2 sq m/77.5 sq ft

## 3 Bedroom

Apartment 18	95.1 sq m/1,023.7 sq ft
Kitchen	3.30m x 2.55m
Living room	5.37m x 4.40m
Bedroom 1	5.48m x 3.12m
Bedroom 2	4.00m x 2.85m
Bedroom 3	3.00m x 2.57m
Balcony	8.5 sq m/91.5 sq ft

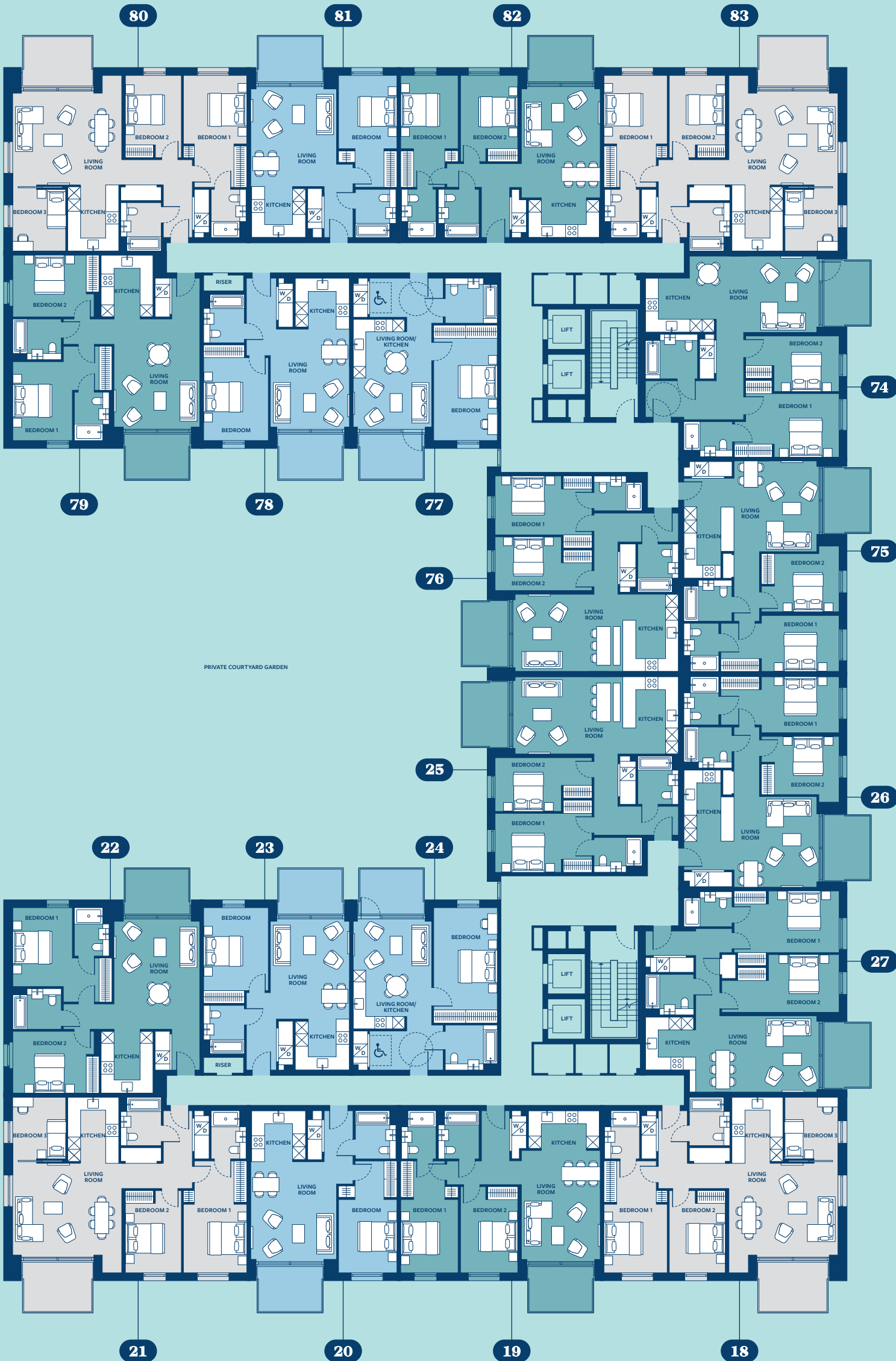
Apartment 21	95.2 sq m/1,024.7 sq ft
Kitchen	3.30m x 2.55m
Living room	5.37m x 4.40m
Bedroom 1	5.48m x 3.12m
Bedroom 2	4.00m x 2.85m
Bedroom 3	3.00m x 2.57m
Balcony	8.5 sq m/91.5 sq ft

Apartment 80	95.2 sq m/1,024.7 sq ft
Kitchen	3.30m x 2.55m
Living room	5.37m x 4.40m
Bedroom 1	5.48m x 3.12m
Bedroom 2	4.00m x 2.85m
Bedroom 3	3.00m x 2.57m
Balcony	8.5 sq m/91.5 sq ft

Apartment 83	95.1 sq m/1,023.7 sq ft
Kitchen	3.30m x 2.55m
Living room	5.37m x 4.40m
Bedroom 1	5.48m x 3.12m
Bedroom 2	4.00m x 2.85m
Bedroom 3	3.00m x 2.57m
Balcony	8.5 sq m/91.5 sq ft

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



# Floor 3

## 1 Bedroom

<b>Apartment 30</b>	<b>56.3 sq m/606.0 sq ft</b>
Kitchen	2.70m x 2.55m
Living room	4.77m x 4.29m
Bedroom	5.47m x 2.91m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 33</b>	<b>54.3 sq m/584.5 sq ft</b>
Kitchen	2.70m x 2.55m
Living room	4.77m x 3.94m
Bedroom	4.67m x 3.24m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 34</b>	<b>55.5 sq m/597.4 sq ft</b>
Living room/kitchen	5.28m x 4.05m
Bedroom	5.63m x 3.07m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 87</b>	<b>55.6 sq m/598.5 sq ft</b>
Kitchen	2.70m x 2.55m
Living room	4.77m x 4.14m
Bedroom	5.48m x 2.98m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 88</b>	<b>54.3 sq m/584.5 sq ft</b>
Kitchen	2.70m x 2.55m
Living room	4.77m x 3.94m
Bedroom	4.67m x 3.24m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 91</b>	<b>56.3 sq m/606.0 sq ft</b>
Kitchen	2.70m x 2.55m
Living room	4.77m x 4.29m
Bedroom	5.47m x 2.91m
Balcony	7.2 sq m/77.5 sq ft

## 2 Bedroom

<b>Apartment 29</b>	<b>77.8 sq m/837.4 sq ft</b>
Kitchen	2.00m x 3.55m
Living room	5.32m x 3.94m
Bedroom 1	5.48m x 2.84m
Bedroom 2	4.19m x 2.91m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 32</b>	<b>81.0 sq m/871.9 sq ft</b>
Kitchen	3.19m x 2.61m
Living room	5.28m x 4.28m
Bedroom 1	3.80m x 2.96m
Bedroom 2	4.30m x 3.10m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 35</b>	<b>81.9 sq m/881.6 sq ft</b>
Kitchen	2.60m x 3.87m
Living room	5.14m x 3.87m
Bedroom 1	4.72m x 2.95m
Bedroom 2	4.72m x 2.65m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 36</b>	<b>76.6 sq m/824.5 sq ft</b>
Kitchen	2.52m x 4.98m
Living room	4.00m x 4.49m
Bedroom 1	5.79m x 2.80m
Bedroom 2	3.76m x 2.93m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 37</b>	<b>86.3 sq m/928.9 sq ft</b>
Kitchen	2.65m x 2.40m
Living room	5.93m x 3.80m
Bedroom 1	5.13m x 3.01m
Bedroom 2	5.75m x 2.89m
Balcony	7.7 sq m/82.9 sq ft

<b>Apartment 84</b>	<b>86.3 sq m/928.9 sq ft</b>
Kitchen	3.54m x 3.80m
Living room	4.90m x 3.80m
Bedroom 1	5.13m x 3.13m
Bedroom 2	4.61m x 2.77m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 85</b>	<b>76.6 sq m/824.5 sq ft</b>
Kitchen	2.52m x 4.98m
Living room	4.00m x 4.49m
Bedroom 1	5.79m x 2.80m
Bedroom 2	3.76m x 2.93m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 86</b>	<b>81.9 sq m/881.6 sq ft</b>
Kitchen	2.60m x 3.87m
Living room	5.14m x 3.87m
Bedroom 1	4.72m x 2.95m
Bedroom 2	4.72m x 2.65m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 89</b>	<b>81.0 sq m/871.9 sq ft</b>
Kitchen	3.19m x 2.61m
Living room	5.28m x 4.28m
Bedroom 1	3.80m x 2.96m
Bedroom 2	4.30m x 3.10m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 92</b>	<b>77.8 sq m/837.4 sq ft</b>
Kitchen	2.00m x 3.55m
Living room	5.32m x 3.94m
Bedroom 1	5.48m x 2.84m
Bedroom 2	4.19m x 2.91m
Balcony	7.2 sq m/77.5 sq ft

## 3 Bedroom

<b>Apartment 28</b>	<b>95.3 sq m/1,025.8 sq ft</b>
Kitchen	3.30m x 2.55m
Living room	5.37m x 4.40m
Bedroom 1	5.48m x 3.12m
Bedroom 2	4.00m x 2.85m
Bedroom 3	3.00m x 2.57m
Balcony	8.5 sq m/91.5 sq ft

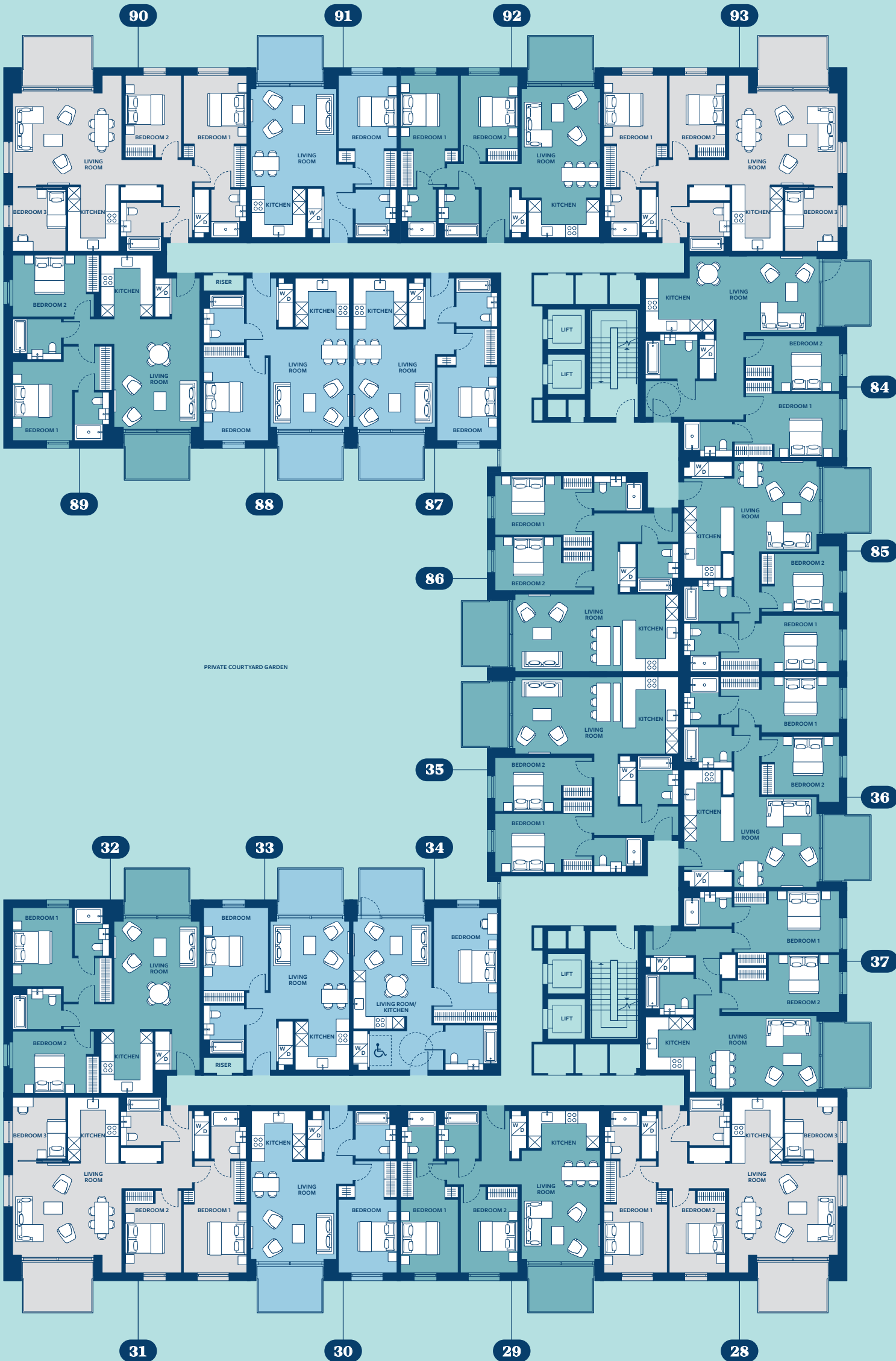
<b>Apartment 31</b>	<b>95.3 sq m/1,025.8 sq ft</b>
Kitchen	3.30m x 2.55m
Living room	5.37m x 4.40m
Bedroom 1	5.48m x 3.12m
Bedroom 2	4.00m x 2.85m
Bedroom 3	3.00m x 2.57m
Balcony	8.5 sq m/91.5 sq ft

<b>Apartment 90</b>	<b>95.2 sq m/1,024.7 sq ft</b>
Kitchen	3.30m x 2.55m
Living room	5.37m x 4.40m
Bedroom 1	5.48m x 3.12m
Bedroom 2	4.00m x 2.85m
Bedroom 3	3.00m x 2.57m
Balcony	8.5 sq m/91.5 sq ft

<b>Apartment 93</b>	<b>95.1 sq m/1,023.7 sq ft</b>
Kitchen	3.30m x 2.55m
Living room	5.37m x 4.40m
Bedroom 1	5.48m x 3.12m
Bedroom 2	4.00m x 2.85m
Bedroom 3	3.00m x 2.57m
Balcony	8.5 sq m/91.5 sq ft

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

- Studio
- 2 Bedroom
- 1 Bedroom
- 3 Bedroom



# Floor 4

## 1 Bedroom

<b>Apartment 40</b>	<b>56.3 sq m/606.0 sq ft</b>
Kitchen	2.70m x 2.55m
Living room	4.77m x 4.29m
Bedroom	5.47m x 2.91m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 43</b>	<b>54.3 sq m/584.5 sq ft</b>
Kitchen	2.70m x 2.55m
Living room	4.77m x 3.94m
Bedroom	4.67m x 3.24m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 44</b>	<b>55.5 sq m/597.4 sq ft</b>
Living room/kitchen	5.28m x 4.05m
Bedroom	5.63m x 3.07m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 97</b>	<b>55.6 sq m/598.5 sq ft</b>
Kitchen	2.70m x 2.55m
Living room	4.77m x 4.14m
Bedroom	5.48m x 2.98m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 98</b>	<b>54.3 sq m/584.5 sq ft</b>
Kitchen	2.70m x 2.55m
Living room	4.77m x 3.94m
Bedroom	4.67m x 3.24m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 101</b>	<b>56.3 sq m/606.0 sq ft</b>
Kitchen	2.70m x 2.55m
Living room	4.77m x 4.29m
Bedroom	5.47m x 2.91m
Balcony	7.2 sq m/77.5 sq ft

## 2 Bedroom

<b>Apartment 39</b>	<b>77.8 sq m/837.4 sq ft</b>
Kitchen	2.00m x 3.55m
Living room	5.32m x 3.94m
Bedroom 1	5.48m x 2.84m
Bedroom 2	4.19m x 2.91m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 42</b>	<b>81.0 sq m/871.9 sq ft</b>
Kitchen	3.19m x 2.61m
Living room	5.28m x 4.28m
Bedroom 1	3.80m x 2.96m
Bedroom 2	4.30m x 3.10m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 45</b>	<b>81.9 sq m/881.6 sq ft</b>
Kitchen	2.60m x 3.87m
Living room	5.14m x 3.87m
Bedroom 1	4.72m x 2.95m
Bedroom 2	4.72m x 2.65m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 46</b>	<b>76.6 sq m/824.5 sq ft</b>
Kitchen	2.52m x 4.98m
Living room	4.00m x 4.49m
Bedroom 1	5.79m x 2.80m
Bedroom 2	3.76m x 2.93m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 47</b>	<b>86.3 sq m/928.9 sq ft</b>
Kitchen	2.65m x 2.40m
Living room	5.93m x 3.80m
Bedroom 1	5.13m x 3.01m
Bedroom 2	5.75m x 2.89m
Balcony	7.7 sq m/82.9 sq ft

<b>Apartment 94</b>	<b>86.3 sq m/928.9 sq ft</b>
Kitchen	3.54m x 3.80m
Living room	4.90m x 3.80m
Bedroom 1	5.13m x 3.13m
Bedroom 2	4.61m x 2.77m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 95</b>	<b>76.6 sq m/824.5 sq ft</b>
Kitchen	2.52m x 4.98m
Living room	4.00m x 4.49m
Bedroom 1	5.79m x 2.80m
Bedroom 2	3.76m x 2.93m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 96</b>	<b>81.9 sq m/881.6 sq ft</b>
Kitchen	2.60m x 3.87m
Living room	5.14m x 3.87m
Bedroom 1	4.72m x 2.95m
Bedroom 2	4.72m x 2.65m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 99</b>	<b>81.0 sq m/871.9 sq ft</b>
Kitchen	3.19m x 2.61m
Living room	5.28m x 4.28m
Bedroom 1	3.80m x 2.96m
Bedroom 2	4.30m x 3.10m
Balcony	7.2 sq m/77.5 sq ft

<b>Apartment 102</b>	<b>77.8 sq m/837.4 sq ft</b>
Kitchen	2.00m x 3.55m
Living room	5.32m x 3.94m
Bedroom 1	5.48m x 2.84m
Bedroom 2	4.19m x 2.91m
Balcony	7.2 sq m/77.5 sq ft

## 3 Bedroom

<b>Apartment 38</b>	<b>95.1 sq m/1,023.7 sq ft</b>
Kitchen	3.30m x 2.55m
Living room	5.37m x 4.40m
Bedroom 1	5.48m x 3.12m
Bedroom 2	4.00m x 2.85m
Bedroom 3	3.00m x 2.57m
Balcony	8.5 sq m/91.5 sq ft

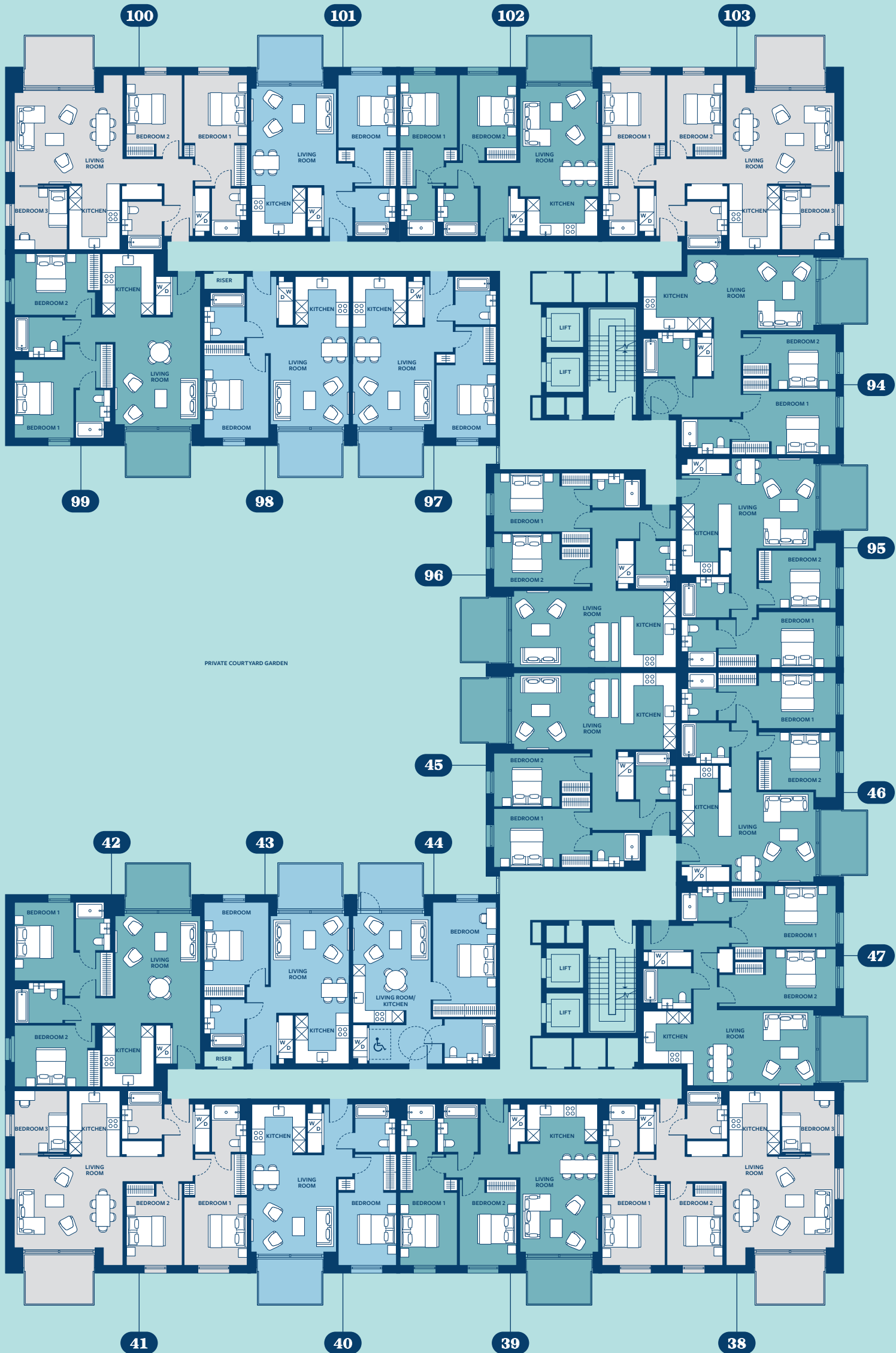
<b>Apartment 41</b>	<b>95.2 sq m/1,024.7 sq ft</b>
Kitchen	3.30m x 2.55m
Living room	5.37m x 4.40m
Bedroom 1	5.48m x 3.12m
Bedroom 2	4.00m x 2.85m
Bedroom 3	3.00m x 2.57m
Balcony	8.5 sq m/91.5 sq ft

<b>Apartment 100</b>	<b>95.2 sq m/1,024.7 sq ft</b>
Kitchen	3.30m x 2.55m
Living room	5.37m x 4.40m
Bedroom 1	5.48m x 3.12m
Bedroom 2	4.00m x 2.85m
Bedroom 3	3.00m x 2.57m
Balcony	8.5 sq m/91.5 sq ft

<b>Apartment 103</b>	<b>95.1 sq m/1,023.7 sq ft</b>
Kitchen	3.30m x 2.55m
Living room	5.37m x 4.40m
Bedroom 1	5.48m x 3.12m
Bedroom 2	4.00m x 2.85m
Bedroom 3	3.00m x 2.57m
Balcony	8.5 sq m/91.5 sq ft

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

- Studio
- 2 Bedroom
- 1 Bedroom
- 3 Bedroom



# Floor 5

1 Bedroom

Apartment 53	51.4 sq m/553.3 sq ft
Kitchen	2.70m x 2.50m
Living room	4.51m x 3.63m
Bedroom	4.54m x 3.47m
Terrace	12.8 sq m/137.8 sq ft

Apartment 104	51.4 sq m/553.3 sq ft
Kitchen	2.70m x 2.50m
Living room	4.51m x 3.63m
Bedroom	4.54m x 3.47m
Terrace	12.8 sq m/137.8 sq ft

2 Bedroom

Apartment 49	78.7 sq m/847.1 sq ft
Kitchen	3.99m x 1.85m
Living room	4.75 x 3.44m
Bedroom 1	3.64m x 3.71m
Bedroom 2	3.70m x 3.34m
Terrace	27.0 sq m/290.6 sq ft

Apartment 51	79.8 sq m/859.0 sq ft
Kitchen	4.67m x 0.65m
Living room	5.31m x 4.67m
Bedroom 1	4.71m x 3.06m
Bedroom 2	3.91m x 2.92m
Terrace	26.5 sq m/285.2 sq ft

Apartment 106	79.9 sq m/860.0 sq ft
Kitchen	4.67m x 0.65m
Living room	5.31m x 4.67m
Bedroom 1	4.71m x 3.06m
Bedroom 2	3.91m x 2.92m
Terrace	26.5 sq m/285.2 sq ft

Apartment 108	78.8 sq m/848.2 sq ft
Kitchen	3.99m x 1.85m
Living room	4.75m x 3.44m
Bedroom 1	3.64m x 3.71m
Bedroom 2	3.70m x 3.34m
Terrace	27.0 sq m/290.6 sq ft

3 Bedroom

Apartment 48	96.4 sq m/1,037.6 sq ft
Kitchen	4.28m x 1.83m
Living room	5.29m x 4.28m
Bedroom 1	5.21m x 2.78m
Bedroom 2	3.70m x 3.53m
Bedroom 3	4.19m x 3.20m
Terrace	44.8 sq m/482.2 sq ft

Apartment 50	108.0 sq m/1,162.5 sq ft
Kitchen	4.73m x 1.72m
Living	6.95m x 4.05m
Bedroom 1	3.86m x 3.26m
Bedroom 2	3.12m x 3.80m
Bedroom 3	2.75m x 3.43m
Terrace	81.0 sq m/871.9 sq ft

Apartment 52	110.3 sq m/1,187.3 sq ft
Kitchen	4.68m x 3.22m
Living room	6.50m x 4.68m
Bedroom 1	4.00m x 2.85m
Bedroom 2	4.88m x 2.85m
Bedroom 3	3.60m x 2.75m
Terrace	32.8 sq m/353.1 sq ft

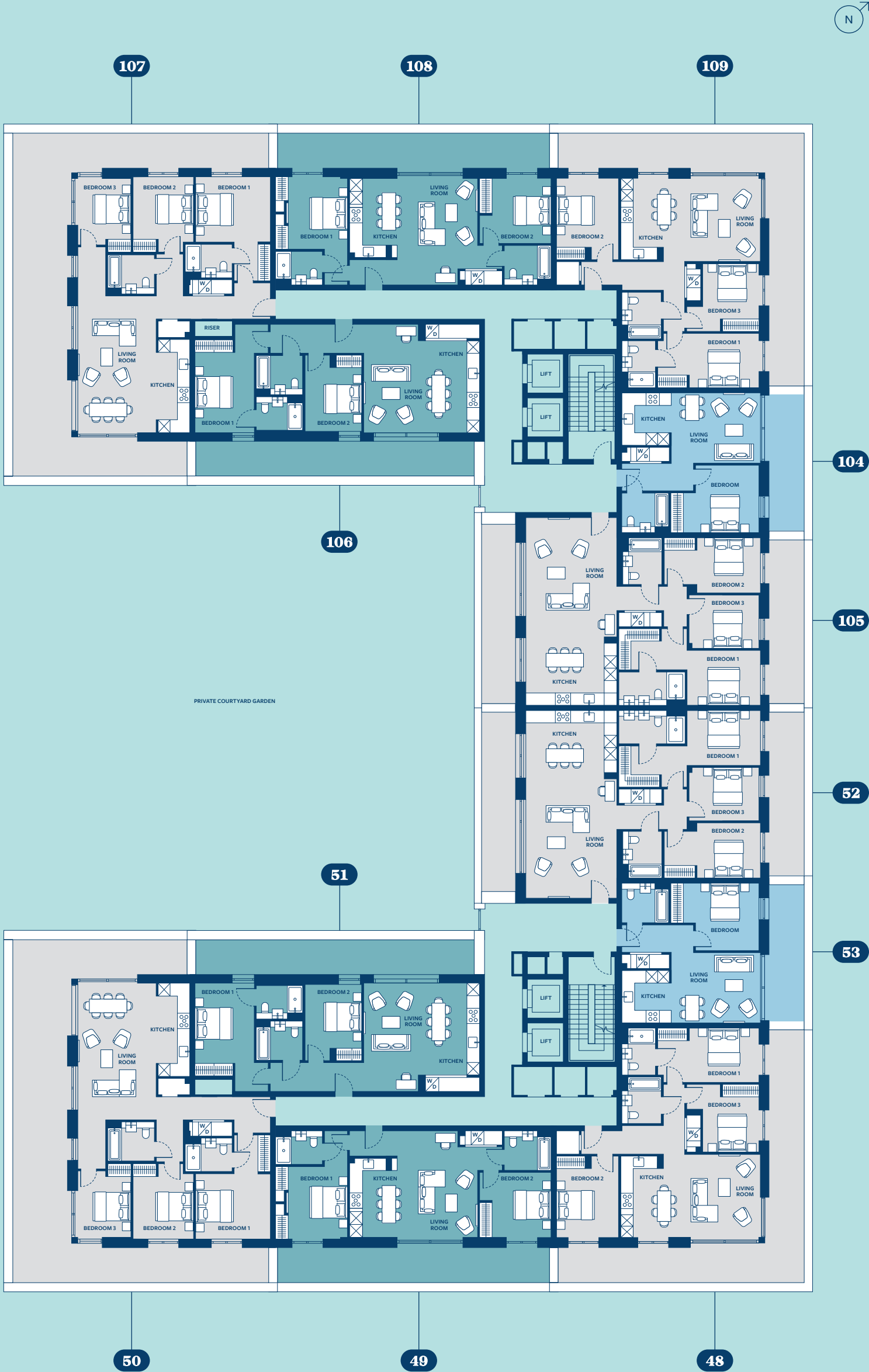
Apartment 105	110.4 sq m/1,188.3 sq ft
Kitchen	4.68m x 3.22m
Living room	6.50m x 4.68m
Bedroom 1	4.00m x 2.85m
Bedroom 2	4.88m x 2.85m
Bedroom 3	3.60m x 2.75m
Terrace	32.8 sq m/353.1 sq ft

Apartment 107	107.9 sq m/1,161.4 sq ft
Kitchen	4.73m x 1.72m
Living	6.95m x 4.05m
Bedroom 1	3.86m x 3.26m
Bedroom 2	3.12m x 3.80m
Bedroom 3	2.75m x 3.43m
Terrace	81.0 sq m/871.9 sq ft

Apartment 109	96.4 sq m/1,037.6 sq ft
Kitchen	4.28m x 1.83m
Living room	5.29m x 4.28m
Bedroom 1	5.21m x 2.78m
Bedroom 2	3.70m x 3.53m
Bedroom 3	4.19m x 3.20m
Terrace	44.8 sq m/482.2 sq ft

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

- Studio
- 2 Bedroom
- 1 Bedroom
- 3 Bedroom



# Specification

### Communal areas

- Concierge desk
- Chevron timber/terrazzo flooring to entrance lobby
- Chevron timber flooring with carpet inlay to workspace and lounge
- Feature lighting to ceiling and walls
- Brushed stainless steel ironmongery to internal communal doors
- CCTV to main communal areas
- Audio/video entry system to main entrance door
- Electronically controlled communal entrance doors and courtyard doors
- Lockable secure post boxes
- Carpeted communal hallways
- 4 x lifts
- Feature wood panelling outside lift cores
- Feature wall lighting to communal corridors

### General

- Recessed energy efficient LED downlights throughout
- Engineered single plank oak timber floors to hallway, living space and kitchen
- 100% wool cut-pile carpet to all bedrooms
- Large format porcelain floor tiles to bathrooms
- White painted plasterboard ceilings to all rooms
- White painted plasterboard walls to all rooms
- Satellite/TV/phone sockets to living area
- Underfloor heating throughout
- Comfort cooling to living area and master bedroom
- Brushed stainless steel sockets and switches

### Bedrooms

- 100% wool cut-pile carpet to all bedrooms
- Built in wardrobes with leather look back panel and knurled metal handles (master and second bedrooms and some third bedrooms)
- Juliet balcony to some master bedrooms
- TV points in all bedrooms
- Phone socket to all bedrooms

### Kitchens

- Bespoke two-tone matte finish kitchen units with feature open timber effect shelving details
- Reconstituted stone worktop and splashback
- Undermounted stainless steel sink with single lever stainless steel mixer tap
- LED under-unit strip lighting
- Siemens single multifunction oven
- Siemens compact microwave oven
- Siemens induction hob
- Siemens fridge/freezer
- Siemens integrated dishwasher
- Siemens washer/dryer (in utility cupboard)
- Integrated extractor fan over hob
- Wine cooler (two and three bedroom apartments only)
- Three section 30l integrated waste bin

### Bathrooms and ensuites

- White ceramic washbasin and wall mounted WC
- Brushed stainless steel sanitaryware
- White enamelled steel bath with brushed nickel finish thermostatically controlled hand held shower and fixed rain shower over
- White enamelled steel shower tray with brushed nickel finish thermostatically controlled hand held shower and fixed rain shower
- Glass shower and bath screen
- Bespoke mirrored wall cabinet with heated mirror and built in shaver socket
- Thermostatic electric stainless steel towel rail/warmer with timer
- Porcelain large format wall tiles
- Ceramic feature wall tiles behind sink and WC
- Brushed nickel finish robe hook, towel rail and toilet roll holder

### Balconies and terraces

- Sliding glass doors
- Paving to ground floor patios
- Paving to fifth floor terraces
- Decked to first – fourth floor balconies
- Powder coated metal railing
- Wall mounted outdoor light

### Joinery

- Solid core timber entrance door and panel
- Solid core white painted internal doors
- White painted architraves and skirtings
- Brushed stainless steel lever handles

### Wall and floor finishes

- Engineered single plank oak timber floors to living space, hallways and kitchen
- 100% Wool cut-pile carpet to all bedrooms
- Large format porcelain floor and wall tiles to bathrooms

### AV, telephone and data

- WiFi coverage throughout ground floor communal areas
- BT and hyperoptic fibre installed (purchaser subscription required)
- Communal Sky Q provision (or current at time of completion) (purchaser subscription required)
- Communal digital TV aerial
- Communal FM and DAB radio

### Safety and security

- Audio and video entry system
- Manned entrance desk in the entrance lobby (not 24hr)
- Fire prevention sprinkler system fitted to apartments, Work Hub and Residents' Lounge

### Residents' amenities

- On-site concierge (not 24hr)
- Residents' Lobby
- Residents' Lounge
- Residents' Work Hub
- Residents' Courtyard Garden
- Basement cycle store
- 76 car parking spaces

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in this specification. In such cases, a similar alternative will be provided. The developer reserves the right to make these changes as required.



Computer generated image of typical terrace. Indicative only.

# Our team

## About the team

Carrick Yard is the first project to be delivered by Westminster Builds, Westminster City Council's development arm. The scheme is being delivered in partnership with Linkcity, a development company which specialises in collaborations to regenerate places for the people that live, work and spend time there.

This partnership brings together Linkcity's placemaking expertise with Westminster's focus on creating places which benefit the whole community as well as the residents.

## Linkcity

Linkcity strives to create the best places: places that inspire and enrich the lives of people. We work with industry-leading architects and designers to deliver mixed-use and residential schemes of the highest quality and which are centred on delivering the best user experience. As part of the global Bouygues Group we benefit from the combined skills and expertise of one of the world's largest listed property and construction companies.

## Westminster Builds

Westminster Builds is a development company that has been established and is owned by Westminster City Council. It delivers high quality homes and community facilities across the borough, supporting the creation of a true City for All where people of all backgrounds can live, work and thrive.

The Council and Westminster Builds are providing new homes of all tenures for people from all economic backgrounds, including social and intermediate homes as well as homes for sale and rent.

### A DEVELOPMENT BY



### IN ASSOCIATION WITH



### SALES AGENT



### ARCHITECTURE BY

FLANAGAN LAWRENCE

### INTERIORS BY



### MAIN CONTRACTOR



Savills and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract. June 2020.



