



FLOOR PLANS



CLAYDON
House



THE UNIVERSAL ASPIRATION TO LIVE BESIDE WATER HAS INSPIRED AND SHAPED MANY OF THE WORLD'S GREATEST CITIES AND THEIR CULTURE.



FLOOR PLANS

CLAYDON
House



CLAYDON HOUSE SCHEDULE OF ACCOMMODATION

APT NO.	LEVEL	BEDROOMS	BALCONY/TERRACE GARDEN	INTERNAL APARTMENT AREA SQ FT	SQ M	PAGE NO.
AG1	GROUND	4	GARDEN	2806	260.7	9
AG2	GROUND	4	GARDEN	2350	218.3	10
BG1	GROUND	4	GARDEN	1954	181.5	13
BG2	GROUND	4	GARDEN	1848	171.7	14
CG1	GROUND	3	GARDEN	1400	130.1	8
CG2	GROUND	2	GARDEN	867	80.5	5
A11	FIRST	5	BALCONY	3160	293.6	18
A12	FIRST	4	BALCONY & TERRACE	2174	202.0	11
B11	FIRST	4	BALCONY & TERRACE	1845	171.4	15
B12	FIRST	2	BALCONY & TERRACE	1268	117.8	4
C11	FIRST	2	BALCONY & TERRACE	1071	99.5	6
C12	FIRST	2	BALCONY & TERRACE	944	87.7	7
A21	SECOND	5	BALCONY	3160	293.6	18
A22	SECOND	4	BALCONY	2174	202.0	11
B21	SECOND	4	BALCONY	1845	171.4	15
B22	SECOND	2	BALCONY	1268	117.8	4
C21	SECOND	2	BALCONY	1071	99.5	6
C22	SECOND	2	BALCONY	944	87.7	7
A31	THIRD	5	BALCONY	3160	293.6	18
A32	THIRD	4	BALCONY	2174	202.0	11
B31	THIRD	4	BALCONY	1845	171.4	15
B32	THIRD	2	BALCONY	1268	117.8	4
C31	THIRD	2	BALCONY	1071	99.5	6
C32	THIRD	2	BALCONY	944	87.7	7
A41	FOURTH	5	BALCONY	3159	293.5	18
A42	FOURTH	4	BALCONY & TERRACE	1780	165.4	12
B41	FOURTH	4	BALCONY & TERRACE	1748	162.4	16
C41	FOURTH	4	BALCONY & TERRACE	1752	162.8	17
A51	FIFTH	5	BALCONY & TERRACE	3162	293.8	19
A61	SIXTH	5	BALCONY	3164	293.9	18
A71	SEVENTH	5	BALCONY	3164	293.9	18

NOTE: The 8th floor penthouse is not shown in this brochure.



CLAYDON HOUSE

APARTMENT B12, B22, B32
2 BEDROOM

First floor **B12**

Living/Kitchen	28'9" x 23'1"	(8.7m x 7.0m)
Master Bedroom	13'7" x 12'6"	(4.1m x 3.8m)
Bedroom 2	11'1" x 11'1"	(3.4m x 3.4m)
APARTMENT AREA	1268 sq ft	(117.8 sq m)
Balcony	93 sq ft	(8.6 sq m)
Terrace	197 sq ft	(18.3 sq m)
TOTAL AREA (B12)	1558 sq ft	(144.7 sq m)

Second floor **B22**

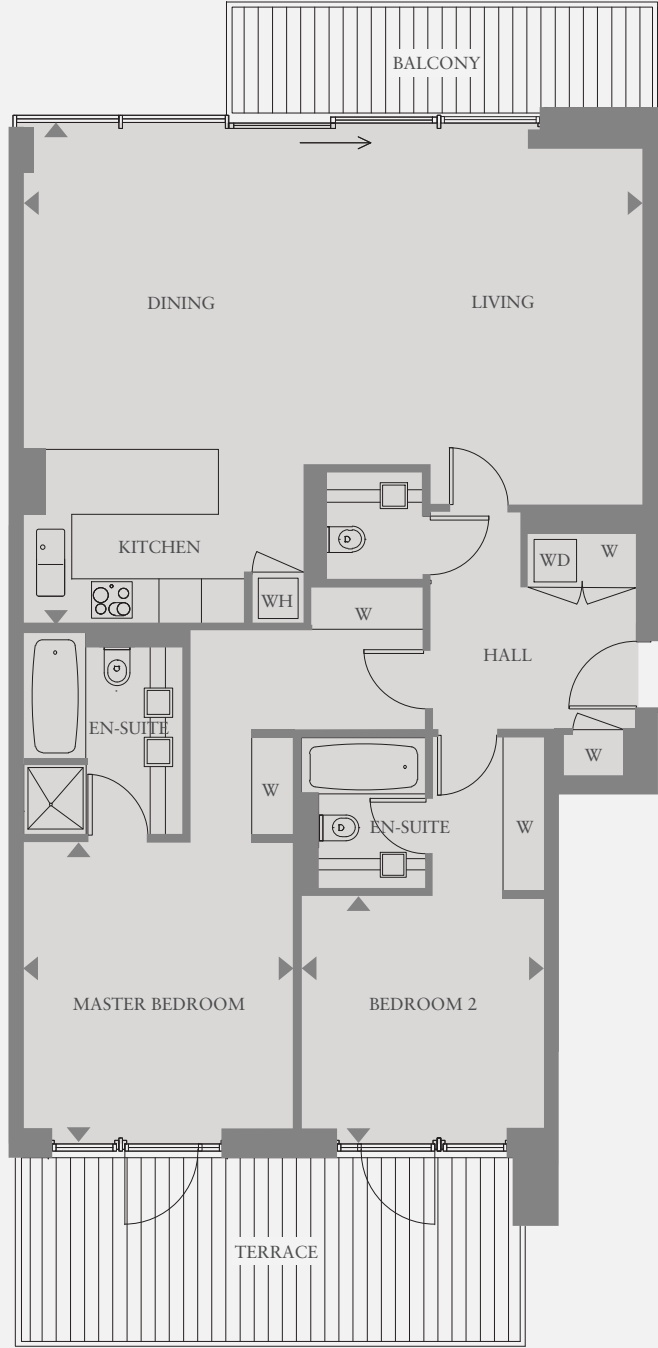
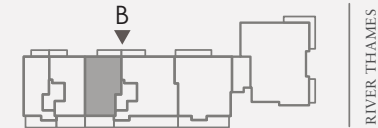
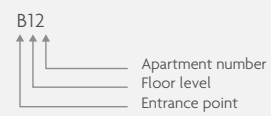
Third floor **B32**

Living/Kitchen	28'9" x 23'1"	(8.7m x 7.0m)
Master Bedroom	13'7" x 12'6"	(4.1m x 3.8m)
Bedroom 2	11'1" x 11'1"	(3.4m x 3.4m)
APARTMENT AREA	1268 sq ft	(117.8 sq m)
Balcony	93 sq ft	(8.6 sq m)
TOTAL AREA (B22/B32)	1361 sq ft	(126.4 sq m)

LEGEND

- WM - Washing Machine
- W - Wardrobe
- WH - Water Heater

APARTMENT NUMBERING SYSTEM



NOTE: Terrace and opening doors on first floor only.



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.

CLAYDON HOUSE

APARTMENT CG2
2 BEDROOM

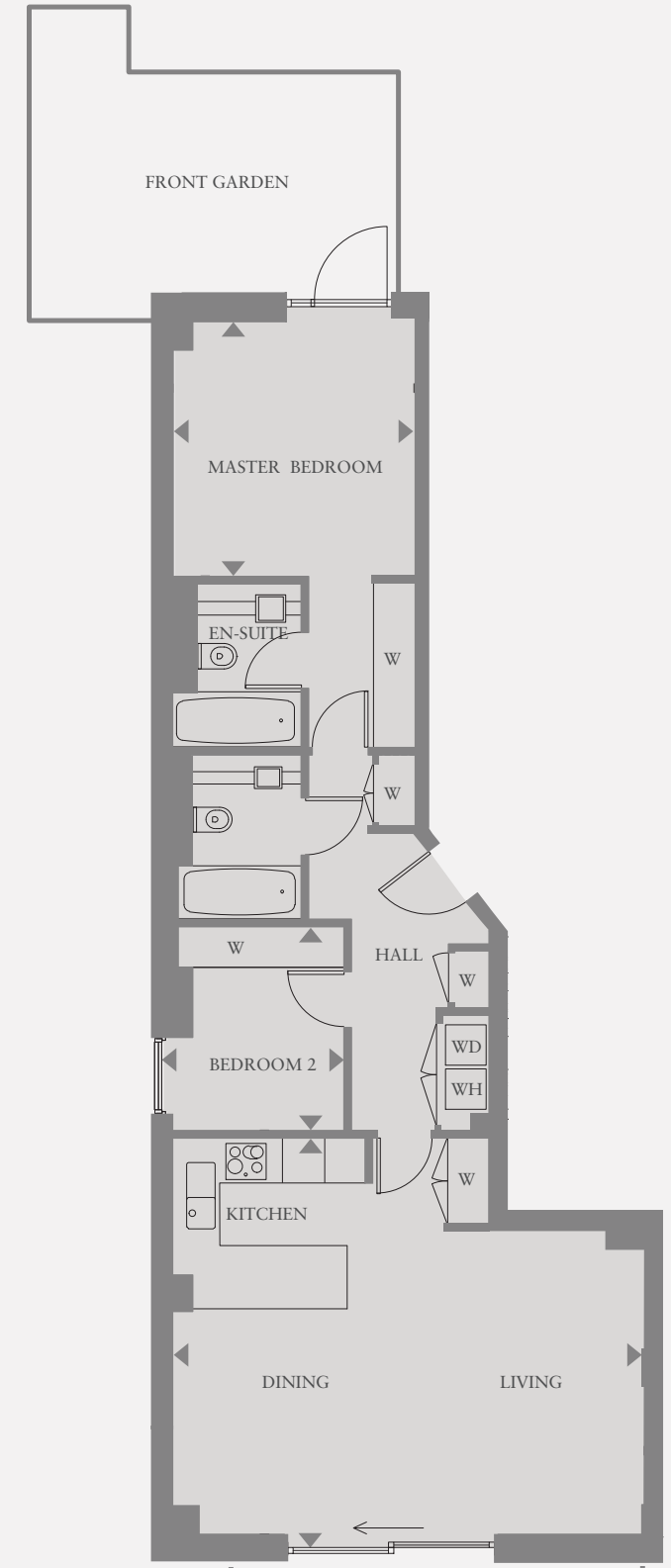
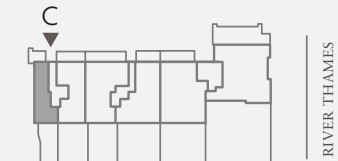
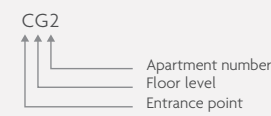
Ground floor **CG2**

Living/Kitchen	22'1" x 18'11"	(6.7m x 5.7m)
Master Bedroom	12'1" x 11'3"	(3.7m x 3.4m)
Bedroom 2	9'7" x 8'3"	(2.9m x 2.5m)
APARTMENT AREA	867 sq ft	(80.5 sq m)
Total Gardens	906 sq ft	(84.2 sq m)
TOTAL AREA	1773 sq ft	(164.7 sq m)

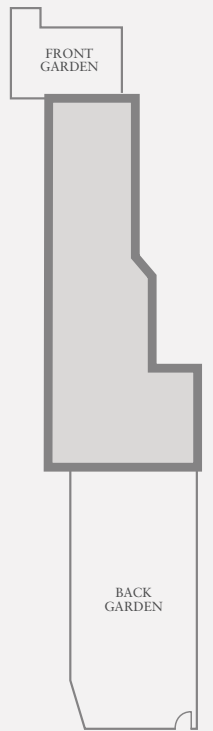
LEGEND

- WM - Washing Machine
- W - Wardrobe
- WH - Water Heater

APARTMENT NUMBERING SYSTEM



Garden plan shown to the right



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.

CLAYDON HOUSE

APARTMENT C11, C21, C31 2 BEDROOM

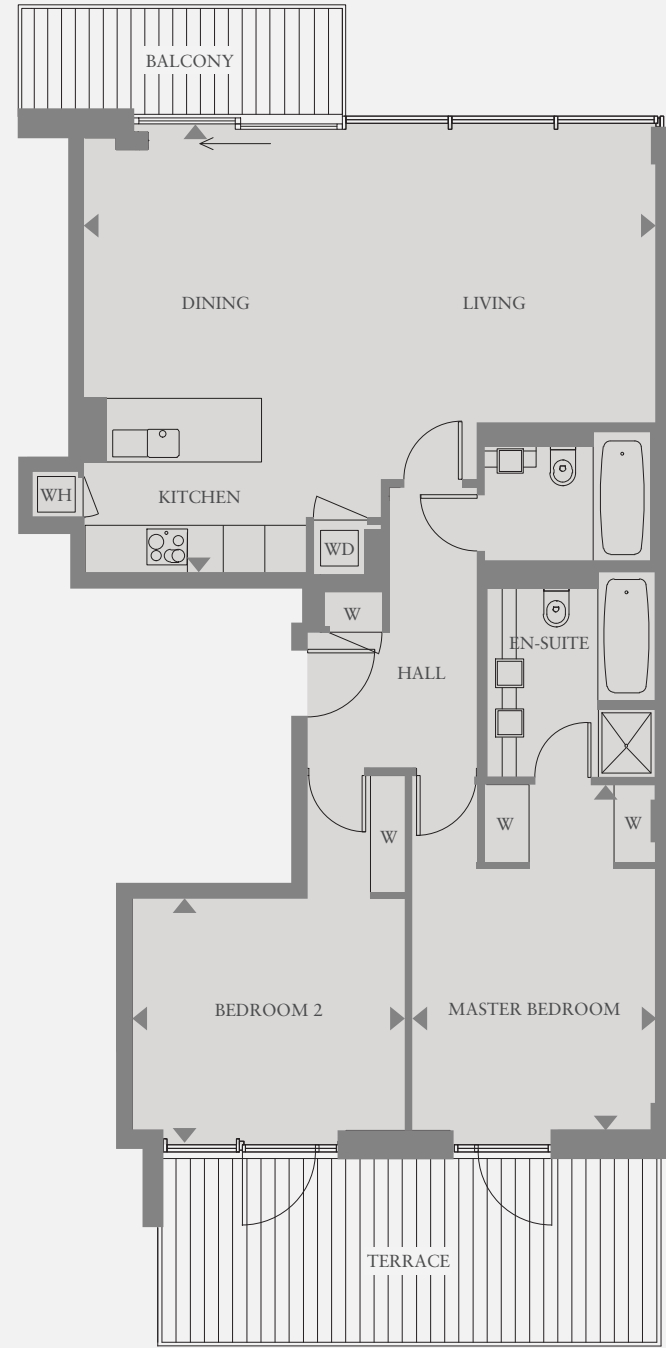
First floor C11

Living/Kitchen	265" x 206"	(8.0m x 6.2m)
Master Bedroom	163" x 113"	(4.9m x 3.4m)
Bedroom 2	129" x 112"	(3.8m x 3.4m)
APARTMENT AREA	1071 sq ft	(99.5 sq m)
Balcony	71 sq ft	(6.6 sq m)
Terrace	197 sq ft	(18.3 sq m)
TOTAL AREA (C11)	1339 sq ft	(124.4 sq m)

Second floor C21

Third floor C31

Living/Kitchen	265" x 206"	(8.0m x 6.2m)
Master Bedroom	163" x 113"	(4.9m x 3.4m)
Bedroom 2	129" x 112"	(3.8m x 3.4m)
APARTMENT AREA	1071 sq ft	(99.5 sq m)
Balcony	71 sq ft	(6.6 sq m)
TOTAL AREA (C21/C31)	1142 sq ft	(106.1 sq m)

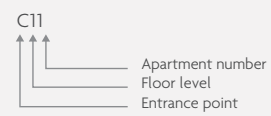


NOTE: Terrace and opening doors on first floor only.

LEGEND

- WM - Washing Machine
- W - Wardrobe
- WH - Water Heater

APARTMENT NUMBERING SYSTEM



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.

CLAYDON HOUSE

APARTMENT C12, C22, C32 2 BEDROOM

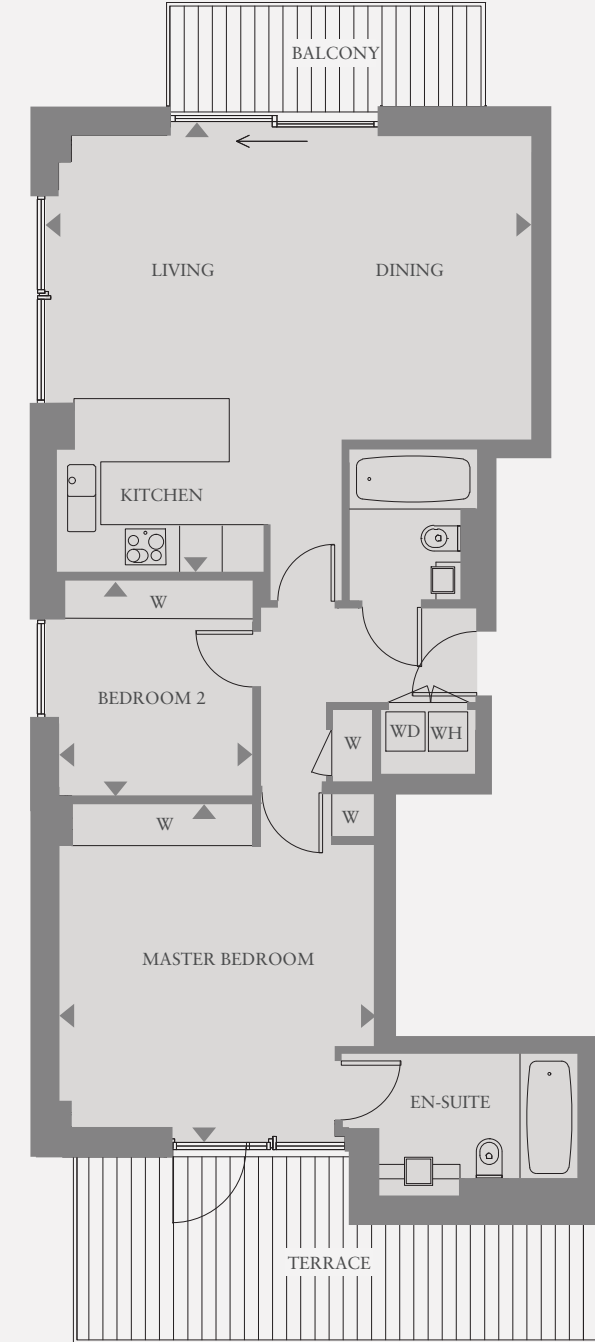
First floor C12

Living/Kitchen	223" x 207"	(6.8m x 6.2m)
Master Bedroom	156" x 149"	(4.7m x 4.5m)
Bedroom 2	10' x 9'2"	(3.0m x 2.8m)
APARTMENT AREA	944 sq ft	(87.7 sq m)
Balcony	71 sq ft	(6.6 sq m)
Terrace	170 sq ft	(15.8 sq m)
TOTAL AREA (C12)	1185 sq ft	(110.1 sq m)

Second floor C22

Third floor C32

Living/Kitchen	223" x 207"	(6.8m x 6.2m)
Master Bedroom	156" x 149"	(4.7m x 4.5m)
Bedroom 2	10' x 9'2"	(3.0m x 2.8m)
APARTMENT AREA	944 sq ft	(87.7 sq m)
Balcony	71 sq ft	(6.6 sq m)
TOTAL AREA (C22/C32)	1015 sq ft	(94.3 sq m)

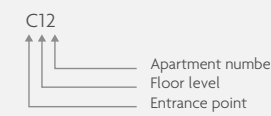


NOTE: Terrace and opening doors on first floor only.

LEGEND

- WM - Washing Machine
- W - Wardrobe
- WH - Water Heater

APARTMENT NUMBERING SYSTEM



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.

CLAYDON HOUSE

APARTMENT CG1
3 BEDROOM

Ground floor CG1

Living/Kitchen	26'4" x 23'5"	(8.0m x 7.1m)
Master Bedroom	15' x 11'	(4.5m x 3.3m)
Bedroom 2	10'7" x 9'	(3.2m x 2.7m)
Bedroom 3	9'4" x 9'2"	(2.8m x 2.7m)
APARTMENT AREA	1400 sq ft	(130.1 sq m)
Total Gardens	1302 sq ft	(121.0 sq m)
TOTAL AREA	2702 sq ft	(251.1 sq m)



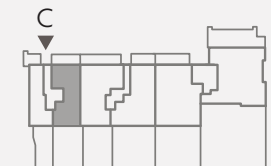
LEGEND

- TD - Tumble Dryer
- WM - Washing Machine
- W - Wardrobe
- WH - Water Heater

APARTMENT NUMBERING SYSTEM

CG1

- Apartment number
- Floor level
- Entrance point



RIVER THAMES

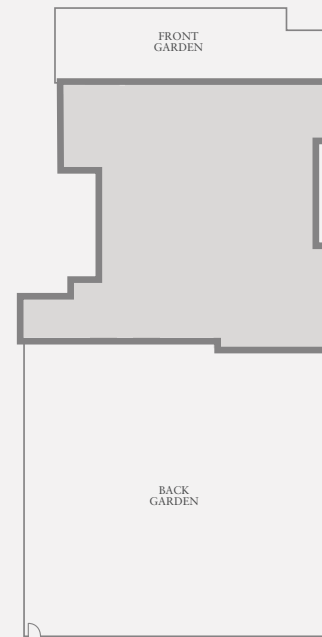
Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.

CLAYDON HOUSE

APARTMENT AG1
4 BEDROOM

Ground floor AG1

Living/Kitchen	33'1" x 27'8"	(10.1m x 8.4m)
Master Bedroom	21'9" x 14'4"	(6.6m x 4.3m)
Bedroom 2	16'11" x 15'4"	(5.1m x 4.6m)
Bedroom 3	14' x 13'7"	(4.2m x 4.1m)
Bedroom 4	16'10" x 11'9"	(5.1m x 3.6m)
Family Room	17'6" x 16'11"	(5.3m x 5.1m)
APARTMENT AREA	2806 sq ft	(260.7 sq m)
Total Gardens	4406 sq ft	(409.3 sq m)
TOTAL AREA	7212 sq ft	(670.0 sq m)



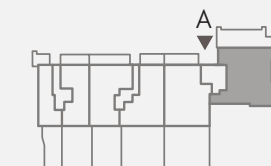
LEGEND

- TD - Tumble Dryer
- WM - Washing Machine
- W - Wardrobe
- WH - Water Heater

APARTMENT NUMBERING SYSTEM

AG1

- Apartment number
- Floor level
- Entrance point



RIVER THAMES

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.



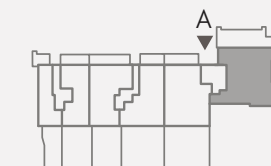
LEGEND

- TD - Tumble Dryer
- WM - Washing Machine
- W - Wardrobe
- WH - Water Heater

APARTMENT NUMBERING SYSTEM

AG1

- Apartment number
- Floor level
- Entrance point



RIVER THAMES

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.

CLAYDON HOUSE

APARTMENT AG2
4 BEDROOM

Ground floor AG2

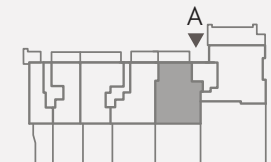
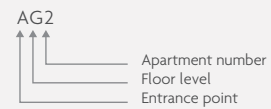
Living/Kitchen	32'6" x 26'1"	(9.9m x 7.9m)
Master Bedroom	22'7" x 11'4"	(6.9m x 3.4m)
Bedroom 2	11'10" x 11'	(3.6m x 3.3m)
Bedroom 3	12' x 10'11"	(3.6m x 3.3m)
Bedroom 4	12' x 11'	(3.6m x 3.3m)

APARTMENT AREA	2350 sq ft	(218.3 sq m)
Total Gardens	1982 sq ft	(184.1 sq m)
TOTAL AREA	4332 sq ft	(402.4 sq m)



LEGEND
TD - Tumble Dryer
WM - Washing Machine
W - Wardrobe
WH - Water Heater

APARTMENT NUMBERING SYSTEM



RIVER THAMES

Garden plan shown to the right

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.



CLAYDON HOUSE

APARTMENT A12, A22, A32
4 BEDROOM

First floor A12

Living/Kitchen	45'4" x 20'3"	(13.8m x 6.2m)
Master Bedroom	12'10" x 11'5"	(3.9m x 3.4m)
Bedroom 2	13'10" x 11'10"	(4.2m x 3.6m)
Bedroom 3	10'10" x 10'6"	(3.3m x 3.2m)
Bedroom 4	10'10" x 10'4"	(3.3m x 3.1m)

APARTMENT AREA	2174 sq ft	(202.0 sq m)
Balcony	144 sq ft	(13.4 sq m)
Terrace	309 sq ft	(28.7 sq m)
TOTAL AREA	2627 sq ft	(244.1 sq m)

Second floor A22

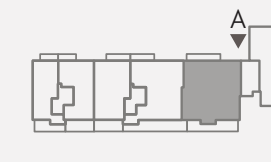
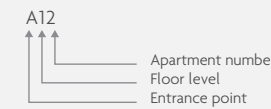
Third floor A32

Living/Kitchen	45'4" x 20'3"	(13.8m x 6.2m)
Master Bedroom	12'10" x 11'5"	(3.9m x 3.4m)
Bedroom 2	13'10" x 11'10"	(4.2m x 3.6m)
Bedroom 3	10'10" x 10'6"	(3.3m x 3.2m)
Bedroom 4	10'10" x 10'4"	(3.3m x 3.1m)

APARTMENT AREA	2174 sq ft	(202.0 sq m)
Balcony	144 sq ft	(13.4 sq m)
TOTAL AREA (A22/A32)	2318 sq ft	(215.4 sq m)

LEGEND
TD - Tumble Dryer
WM - Washing Machine
W - Wardrobe
WH - Water Heater

APARTMENT NUMBERING SYSTEM



RIVER THAMES

NOTE: Terrace and opening doors on first floor only.

* Part obscured glass covered by feature Limestone banding to all levels. Further details available on request.

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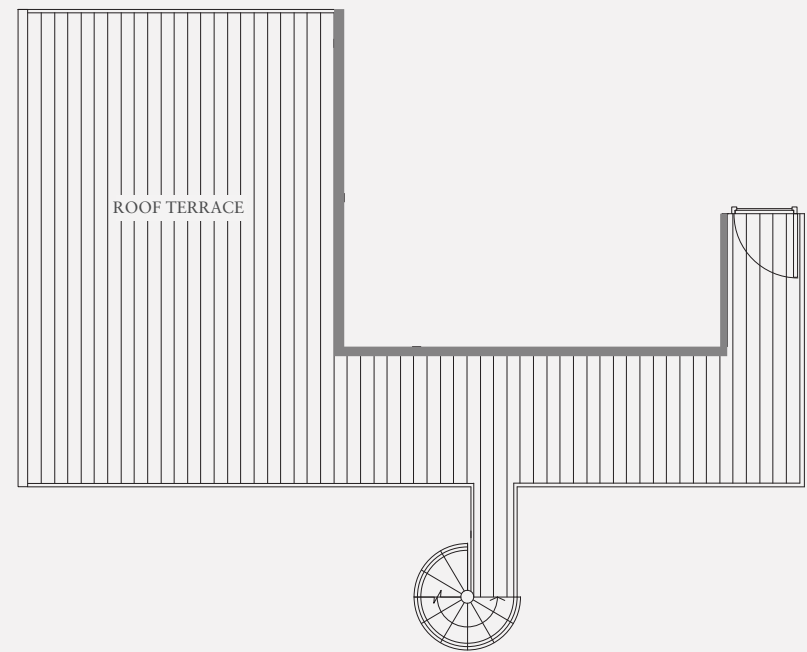
CLAYDON HOUSE

APARTMENT A42
4 BEDROOM

Fourth floor A42

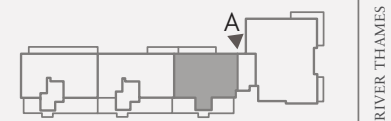
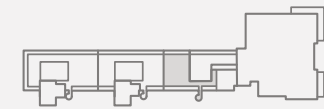
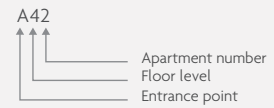
Living/Kitchen	32'9" x 22'	(10.0m x 6.7m)
Master Bedroom	14'3" x 12'1"	(4.3m x 3.7m)
Bedroom 2	13'1" x 9'6"	(4.0m x 2.9m)
Bedroom 3	11'11" x 11'	(3.6m x 3.3m)
Bedroom 4	11' x 9'3"	(3.3m x 2.8m)

APARTMENT AREA	1780 sq ft	(165.4 sq m)
Balcony	136 sq ft	(12.6 sq m)
Terrace	455 sq ft	(42.3 sq m)
Roof terrace	578 sq ft	(53.7 sq m)
TOTAL AREA	2949 sq ft	(274.0 sq m)



LEGEND
TD - Tumble Dryer
WM - Washing Machine
W - Wardrobe
WH - Water Heater

APARTMENT NUMBERING SYSTEM



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.

CLAYDON HOUSE

APARTMENT BG1
4 BEDROOM

Ground floor BG1

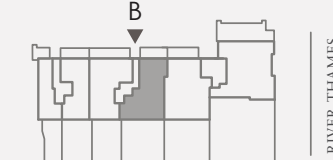
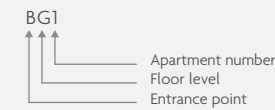
Living/Kitchen	30' x 21'10"	(9.1m x 6.6m)
Master Bedroom	21'10" x 13'	(6.6m x 3.9m)
Bedroom 2	12'5" x 11'2"	(3.7m x 3.4m)
Bedroom 3	10'11" x 9'	(3.3m x 2.7m)
Bedroom 4	10'11" x 9'3"	(3.3m x 2.8m)

APARTMENT AREA	1954 sq ft	(181.5 sq m)
Total Gardens	1952 sq ft	(181.3 sq m)
TOTAL AREA	3906 sq ft	(362.8 sq m)



LEGEND
TD - Tumble Dryer
WM - Washing Machine
W - Wardrobe
WH - Water Heater

APARTMENT NUMBERING SYSTEM



RIVER THAMES

Garden plan shown to the right

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.

CLAYDON HOUSE

APARTMENT BG2
4 BEDROOM

Ground floor BG2

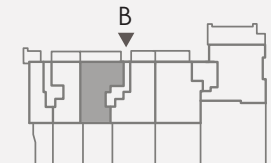
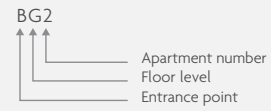
Living/Kitchen	29'4" x 29'	(8.9m x 8.8m)
Master Bedroom	16'7" x 11'3"	(5.0m x 3.4m)
Bedroom 2	11'9" x 11'3"	(3.5m x 3.4m)
Bedroom 3	13'1" x 9'1"	(4.0m x 2.7m)
Bedroom 4	12'11" x 9'1"	(3.9m x 2.7m)

APARTMENT AREA	1848 sq ft	(171.7 sq m)
Total Gardens	1502 sq ft	(139.5 sq m)
TOTAL AREA	3350 sq ft	(311.2 sq m)



- LEGEND
- TD - Tumble Dryer
 - WM - Washing Machine
 - W - Wardrobe
 - WH - Water Heater

APARTMENT NUMBERING SYSTEM



Garden plan shown to the right

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.

CLAYDON HOUSE

APARTMENT B11, B21, B31
4 BEDROOM

First floor B11

Living/Kitchen	33'11" x 20'1"	(10.3m x 6.1m)
Master Bedroom	15'11" x 11'2"	(4.8m x 3.4m)
Bedroom 2	14'5" x 11'2"	(4.4m x 3.4m)
Bedroom 3	11'11" x 10'2"	(3.6m x 3.1m)
Bedroom 4	11'5" x 9'9"	(3.4m x 2.9m)

APARTMENT AREA	1845 sq ft	(171.4 sq m)
Balcony	93 sq ft	(8.6 sq m)
Terrace	405 sq ft	(37.6 sq m)
TOTAL AREA (B11)	2343 sq ft	(217.6 sq m)

Second floor B21

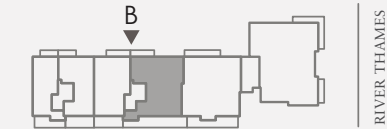
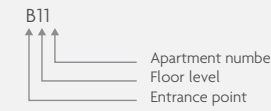
Third floor B31

Living/Kitchen	33'11" x 20'1"	(10.3m x 6.1m)
Master Bedroom	15'11" x 11'2"	(4.8m x 3.4m)
Bedroom 2	14'5" x 11'2"	(4.4m x 3.4m)
Bedroom 3	11'11" x 10'2"	(3.6m x 3.1m)
Bedroom 4	11'5" x 9'9"	(3.4m x 2.9m)

APARTMENT AREA	1845 sq ft	(171.4 sq m)
Balcony	93 sq ft	(8.6 sq m)
TOTAL AREA (B21/B31)	1938 sq ft	(180.0 sq m)

- LEGEND
- TD - Tumble Dryer
 - WM - Washing Machine
 - W - Wardrobe
 - WH - Water Heater

APARTMENT NUMBERING SYSTEM



NOTE: Terrace and opening doors on first floor only.

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CLAYDON HOUSE

APARTMENT B41
4 BEDROOM

Fourth floor **B41**

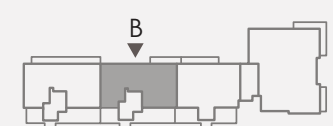
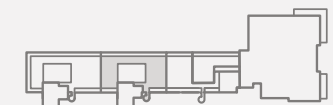
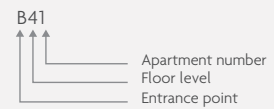
Living/Kitchen	33' x 20'	(10.0m x 6.1m)
Master Bedroom	19'2" x 11'	(5.8m x 3.3m)
Bedroom 2	13'4" x 11'	(4.0m x 3.3m)
Bedroom 3	13'11" x 9'1"	(4.2m x 2.7m)
Bedroom 4	13'6" x 9'2"	(4.1m x 2.7m)

APARTMENT AREA	1748 sq ft	(162.4 sq m)
Balcony	112 sq ft	(10.4 sq m)
Terrace	548 sq ft	(50.9 sq m)
Roof Terrace	805 sq ft	(74.8 sq m)
TOTAL AREA	3213 sq ft	(298.5 sq m)



LEGEND
 TD - Tumble Dryer
 WM - Washing Machine
 W - Wardrobe
 WH - Water Heater

APARTMENT NUMBERING SYSTEM



RIVER THAMES



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.

CLAYDON HOUSE

APARTMENT C41
4 BEDROOM

Fourth floor **C41**

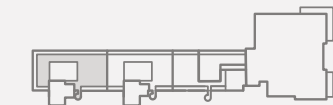
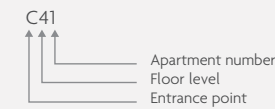
Living/Kitchen	33' x 20'	(10.0m x 6.1m)
Master Bedroom	19'7" x 11'2"	(5.9m x 3.4m)
Bedroom 2	13'2" x 11'	(4.0m x 3.3m)
Bedroom 3	13'6" x 9'1"	(4.1m x 2.7m)
Bedroom 4	13'6" x 9'2"	(4.1m x 2.7m)

APARTMENT AREA	1752 sq ft	(162.8 sq m)
Balcony	252 sq ft	(23.4 sq m)
Terrace	548 sq ft	(50.9 sq m)
Roof Terrace	846 sq ft	(78.6 sq m)
TOTAL AREA	3398 sq ft	(315.7 sq m)

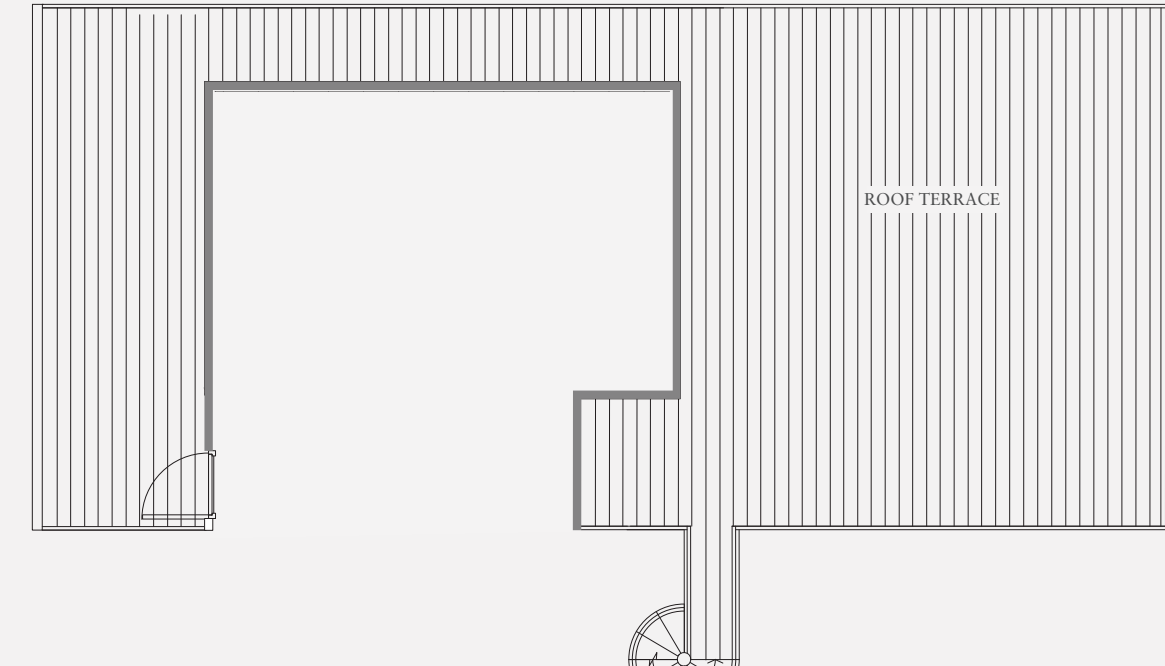


LEGEND
 TD - Tumble Dryer
 WM - Washing Machine
 W - Wardrobe
 WH - Water Heater

APARTMENT NUMBERING SYSTEM



RIVER THAMES



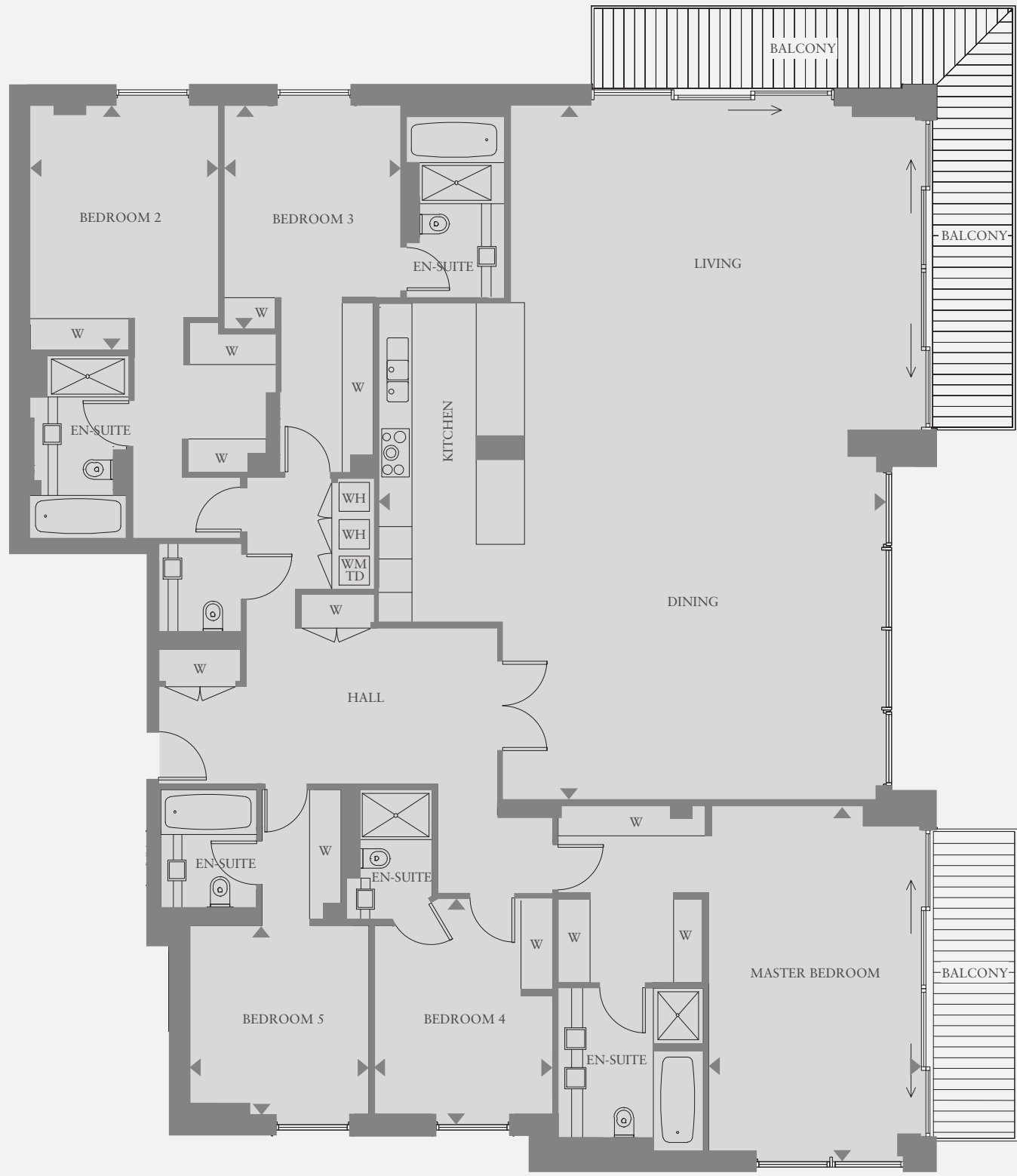
Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.

CLAYDON HOUSE

APARTMENT A11, A21, A31, A41, A61 and A71
5 BEDROOM

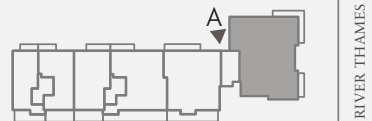
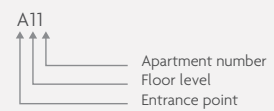
First floor	A11
Second floor	A21
Third floor	A31
Fourth floor	A41
Sixth floor	A61
Seventh floor	A71

Living/Kitchen	42'11" x 30'8" (13.1m x 9.3m)
Master Bedroom	21'8" x 13'1" (6.6m x 3.9m)
Bedroom 2	15'2" x 11'10" (4.6m x 3.6m)
Bedroom 3	13'10" x 10'10" (4.2m x 3.3m)
Bedroom 4	13'8" x 11'1" (4.1m x 3.3m)
Bedroom 5	11'9" x 11'1" (3.5m x 3.4m)
APARTMENT AREA	3160 sq ft (293.6 sq m)
Balcony	323 sq ft (30.0 sq m)
TOTAL AREA	3483 sq ft (323.6 sq m)



- LEGEND
- TD - Tumble Dryer
 - WM - Washing Machine
 - W - Wardrobe
 - WH - Water Heater

APARTMENT NUMBERING SYSTEM



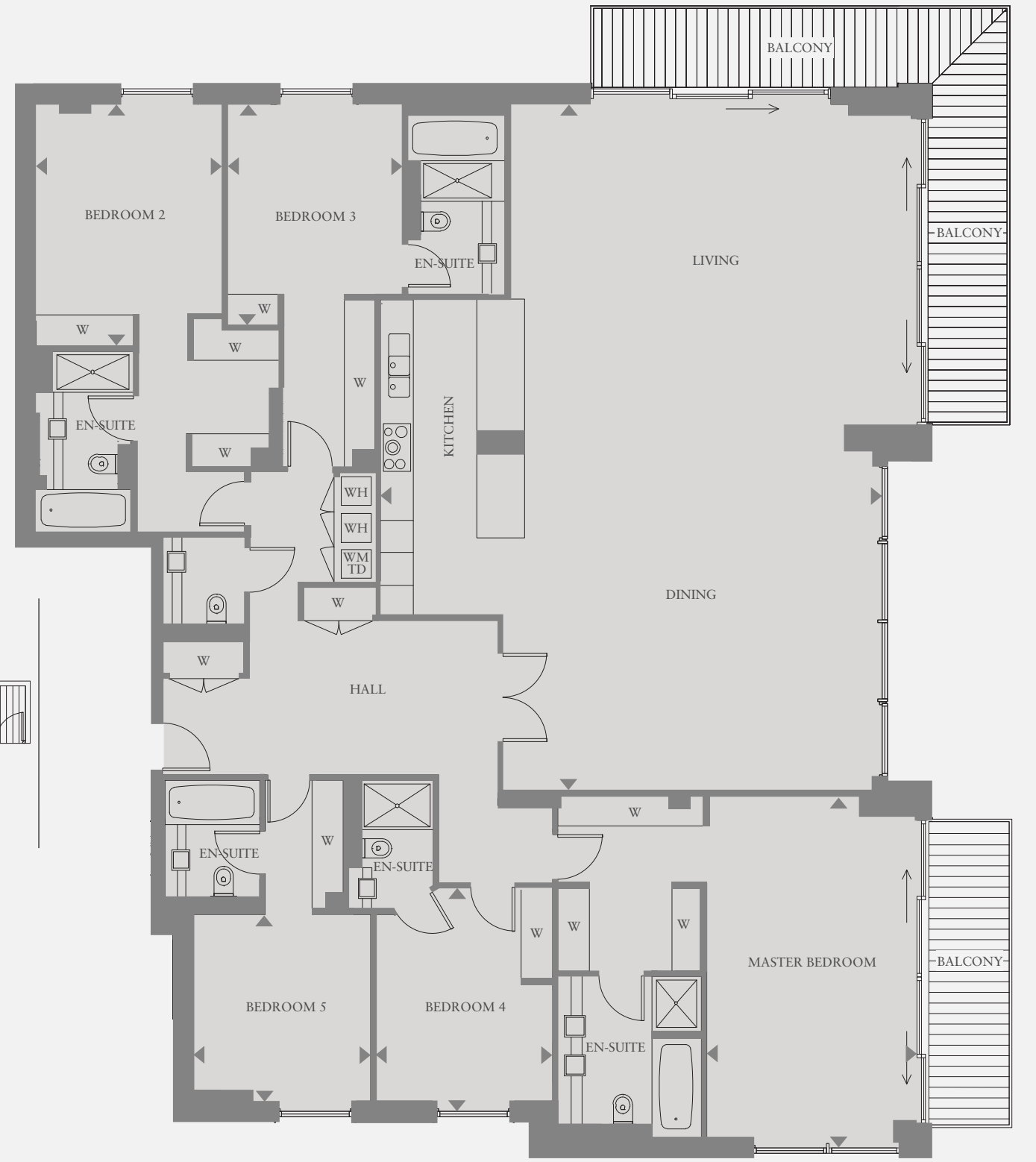
Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.

CLAYDON HOUSE

APARTMENT A51
5 BEDROOM

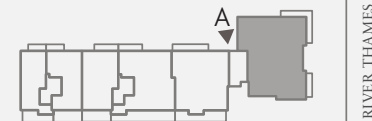
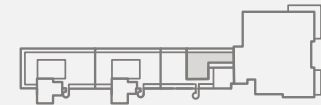
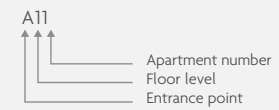
Fifth floor	A51
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Living/Kitchen	42'11" x 30'8" (13.1m x 9.3m)
Master Bedroom	21'8" x 13'1" (6.6m x 3.9m)
Bedroom 2	15'2" x 11'10" (4.6m x 3.6m)
Bedroom 3	13'10" x 10'10" (4.2m x 3.3m)
Bedroom 4	13'8" x 11'1" (4.1m x 3.3m)
Bedroom 5	11'9" x 11'1" (3.5m x 3.4m)
APARTMENT AREA	3162 sq ft (293.8 sq m)
Balcony	323 sq ft (30.0 sq m)
Roof Terrace	438 sq ft (40.7 sq m)
TOTAL AREA	3923 sq ft (364.5 sq m)



- LEGEND
- TD - Tumble Dryer
 - WM - Washing Machine
 - W - Wardrobe
 - WH - Water Heater

APARTMENT NUMBERING SYSTEM



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.



CLAYDON HOUSE

SPECIFICATION

INSPIRED DESIGN

Main Structure

The framework of the buildings is generally of reinforced concrete construction. The external façade of the buildings is clad in natural limestone with integrated ventilation louvres, aluminium feature channels and architectural vertical fins.

The roofs of the buildings are laid with a high performance damp proof membrane and finished with precast paving or shingle as appropriate. In addition, treated timber decking is provided to terraces on upper levels.

Aluminium powder coated double glazed windows and doors to balconies and terraces are provided where applicable.

Walls

The walls are white painted skimmed plasterboard, with painted MDF skirting. Polished natural stone wall tiles are provided to all bathrooms. Stone skirting is provided in the entrance hall to match the flooring.

Ceilings

All ceilings are white painted skimmed plasterboard.

Flooring

All apartments are fitted with engineered hardwood flooring in all living spaces, including kitchens. Additionally, bedrooms are fitted with a high quality wool mix carpet. Entrance halls, bathrooms, shower rooms and WCs are fitted with honed stone floor tiles where applicable.

Wardrobes

Bespoke built-in wardrobes are fitted to all bedrooms. Wardrobes in master bedrooms have veneered drawers to match the internal doors.

Balconies

Where provided, the balconies are finished with treated timber decking with glass balustrade and stainless steel handrail.

Lift

The lifts serve all floors within each building including the basement car park.

EXQUISITE KITCHENS

Kitchens

Kitchens are fitted with bespoke designed modular cabinets with high gloss lacquered doors to standard units. Full height units are of oak veneer with pelmet LED lighting under cabinets.

All cabinets and drawers have a discreet handleless design and are fitted with soft-close hinges and runners.

Worktops are of polished reconstituted stone with back-painted glass splashback.

The under-mounted stainless steel sink is fitted with a deck mounted chrome mixer tap. One and two bedroom apartments have a single sink, three bedroom apartments have a one and a half bowl sink and four and five bedroom apartments have a double sink.

Integrated appliances are generally by Gaggenau unless otherwise stated and include:

- Fridge/freezer
- Dishwasher
- Plate warming drawer to four and five bedroom apartments
- Oven
 - Combined microwave and oven provided in one bedroom apartments
 - Multi-function oven and separate combined microwave and oven in all other apartments
 - Four and five bedroom apartments have an additional steam oven and coffee machine
- Four-burner electric induction hob in one to three bedroom apartments with an electric five-burner hob in four and five bedroom apartments
- Extractor fan with integrated lighting
- Wine cooler in all apartments (by Capel in one and two bedroom apartments and by Gaggenau in three, four and five bedroom apartments)
- A combined washer dryer for one and two bedroom apartments with separate washing machine and tumble dryer for all other apartments by Bosch

Note: some variance occurs between apartments. Please refer to the sales team for individual apartment schedules for the kitchens.

REFINED BATHROOMS

General Bathrooms

All walls in the bathrooms are fully tiled with polished natural stone and complementary honed stone tiles to the floor. All brassware is polished stainless steel or chrome and generally by Vola. Mirror demisters and under floor heating are provided as standard. All WCs are of white enamel with a dual push flush button. Each bathroom is fitted with backlit mirrored cabinets and low level veneered cabinets. Shaver sockets are fitted as standard to all bathrooms and shower rooms.

Master Bathrooms

Bathrooms are fitted with enamelled steel bathtub with integrated bath filler and chrome hand shower attachment by Vola; shower enclosure with ceiling mounted shower head, separate handheld attachment and body jets thermostatically controlled, generally by Vola; towel rail with a heated section of marble wall for towel and bathroom warming.

Bathrooms (with bath only)

Bathrooms are fitted with an enamelled steel bathtub with an integrated bath filler; ceiling mounted and handheld showers generally by Vola within the bath with a glass bath screen; towel rail with a heated section of marble wall for towel and bathroom warming.

Shower rooms (with shower only)

Shower rooms are fitted with a stone shower tray, a glass shower door and thermostatically controlled shower control. The ceiling mounted and handheld shower heads are generally by Vola.

Note: some variance occurs between apartments. Please refer to the sales team for individual apartment schedules for the bathrooms.

SUPERIOR COMFORT

Cooling and Heating

The comfort cooling is provided by a mechanical fan coil unit supplying cooled air to all principal rooms. The underfloor heating system provides heat throughout the apartment and is thermostatically controlled.²

The building is served by a development wide Combined Heat and Power Plant which provides metered hot water within the apartment.

Lighting

Energy efficient LED downlights are fitted in the living areas, hallways, kitchens and bedrooms. 5 amp sockets are fitted to living areas and all bedrooms. Integrated LED lighting is provided in the master bedroom wardrobes. A fully automated and addressable lighting control system is provided for each room.

Electrics

Living areas and bedrooms are fitted with a telephone point together with a TV outlet and are wired for satellite television and FM/DAB radio. The ceiling of the living area is pre-wired for installation of the purchaser's own speakers. Smoke detectors are fitted as standard.

Home Automation System

Apartments are fitted with a Home Automation System incorporating a central touch screen with separate local scene setting controls to principal rooms. The system is designed to control lighting, heating and cooling (where applicable) and interfaces with the door entry intercom, security access and panic alarm systems.

The Home Automation System has the provision to be upgraded (by and at the purchaser's own cost) to incorporate controls for an audio/visual system, window blind mechanism and remote wi-fi access.

TRANQUIL GARDENS

Private Gardens

Where applicable, all rear private gardens are laid to lawn, with a patio area of sandstone paving or timber decking. Front gardens are generally finished with planting.

Note: some variance occurs between apartments. Please refer to the sales team for individual garden schedules.

External

The ground level hard and soft landscaping has integrated planting and feature lighting which is designed by a specialist landscape architect.

Management and Security

Estate Managers are employed to provide a 24 hour concierge service as well as security patrols. A CCTV system with a centralised security monitoring facility provides cover for the whole estate.

SUPERIOR FACILITIES

Leisure and Spa Facilities

A fully equipped gymnasium and exercise area with indoor swimming pool is provided for residents' private use.³

Restaurants and retail

Public accessed, commercially operated waterside restaurant and coffee bar with ancillary shops are located within the Metropolitan Building, subject to lease.

Parking

Secure underground parking is located underneath the development and is available at an additional cost (subject to availability).

Notes:

1. Variances occur between apartment types. Please refer to the sales team for individual apartment schedules. Please note that all aspects of the design for the Water Gardens are constantly under review. Cheung Kong Property reserves the right to alter the design and substitute any item within the specification for a similar or improved product.

2. The comfort cooling system is designed to provide an ambient temperature within the apartment for the majority of normal external temperatures. This may not be achieved in extreme temperature conditions.

3. Leisure facilities are to be developed in conjunction with the piazza and will be available upon completion of the Tower East.

4. The apartment specification is subject to change.



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SALES AGENT



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