



TIMBER YARD
BIRMINGHAM



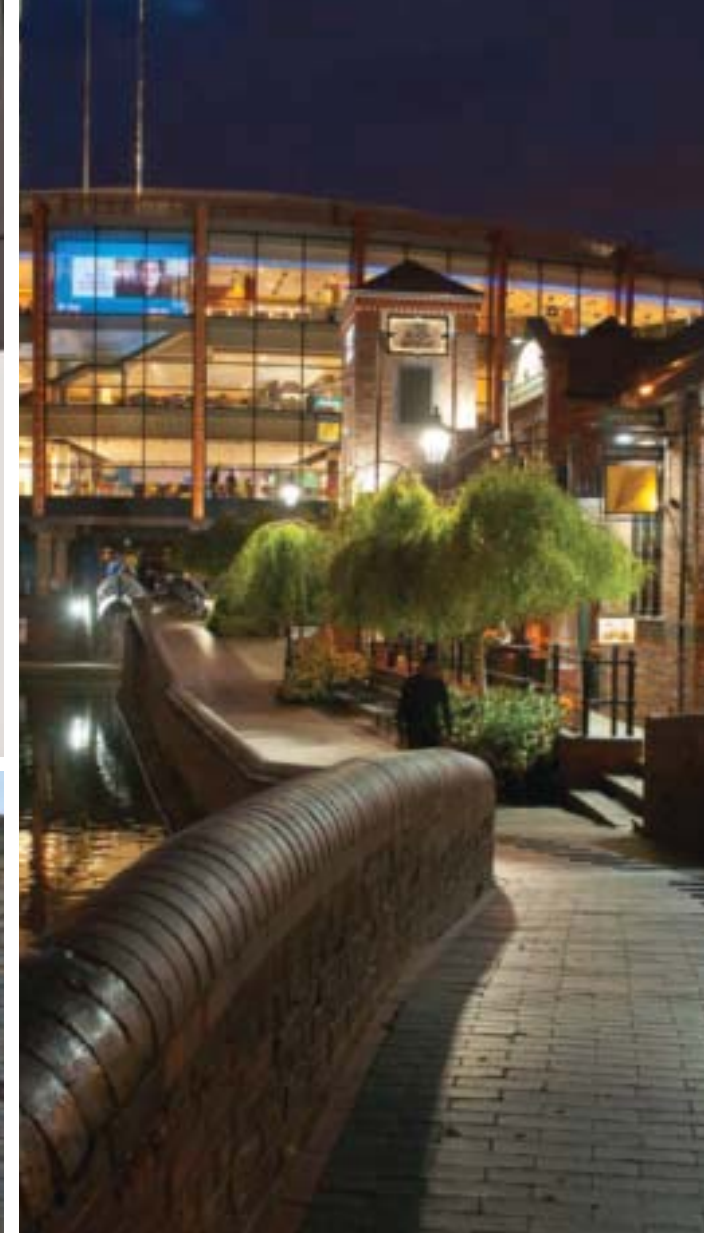
TIMBER YARD
PERSHORE STREET BIRMINGHAM B5 6PA

TIMBER YARD

Landmark regeneration in the
UK's second capital city



IN PARTNERSHIP WITH
APSLEY HOUSE
CAPITAL PLC



Birmingham now generates a £120 billion regional economy.



It is Britain's most entrepreneurial business hotspot.



The city attracted 41.8 million visitors in 2017.



The visitor spend grew to £7.1 billion - up 9% year on year.



Employment is forecast to rise by 38,000 within the next decade with new flagship companies including Linklaters, HS2 and KPMG.



The relocation of major employers has seen office take up in excess of one million sqft in 2017 - 51% above the 10 year average.

DELIVERING A WORLD CLASS DESTINATION

ENTREPRENEURIAL GROWTH

UNPRECEDENTED INWARD INVESTMENT

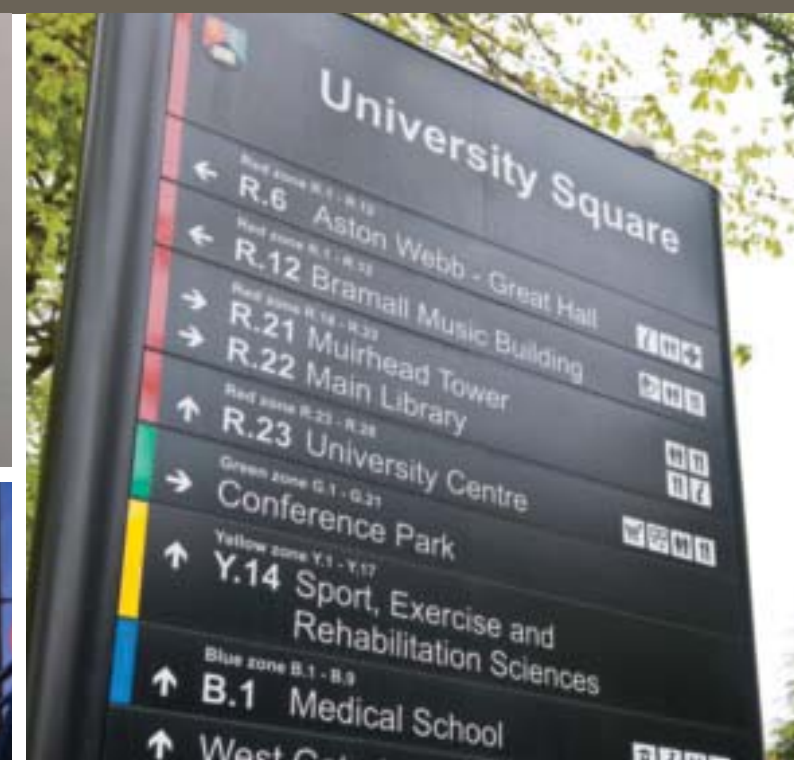
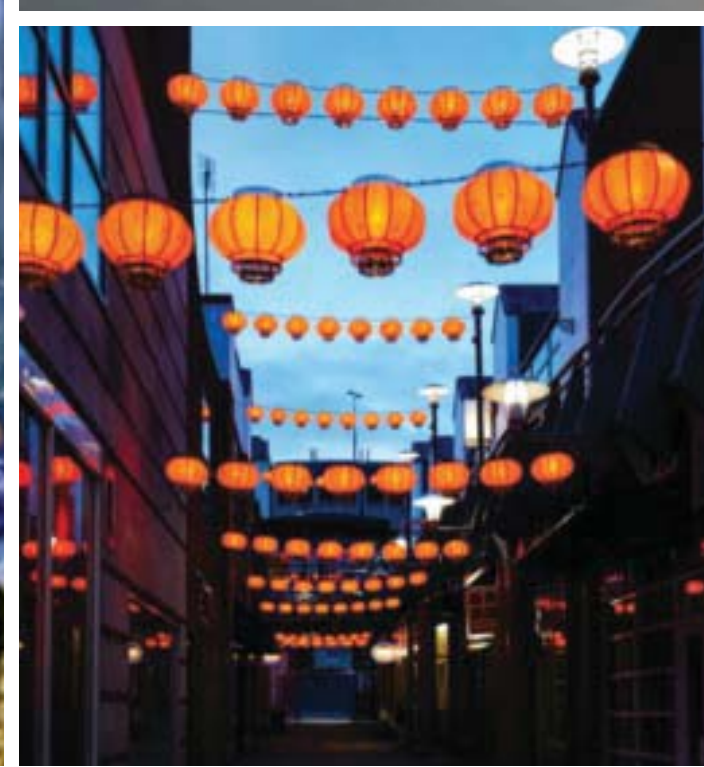
A MAJOR
ECONOMY

EXPANDING
INFRASTRUCTURE

SUSTAINED
PROPERTY GROWTH

DYNAMIC
CONNECTIVITY

A SHOWCASE
LOCATION



Over 12,000 start-up businesses were successfully established during 2017.



HSBC, Deutsche Bank, Barclays and HM Revenue and Customs are collectively relocating and increasing staff numbers to around 8000 personnel by 2020.



Birmingham will be the host city for the 2022 commonwealth games with the potential for up to one million additional visitors.

Source of statistics: Savills Research 2018.

“The West Midlands is forecast to be the fastest growing region leading up to 2020, with growth underpinned by strong performance in the real estate and professional service sectors.

Birmingham Office
Market Forum



KEY DRIVERS

AMBITION INNOVATION ENERGY



EXPANDING
INFRASTRUCTURE



SUSTAINED
PROPERTY GROWTH



DYNAMIC
CONNECTIVITY



A SHOWCASE
LOCATION

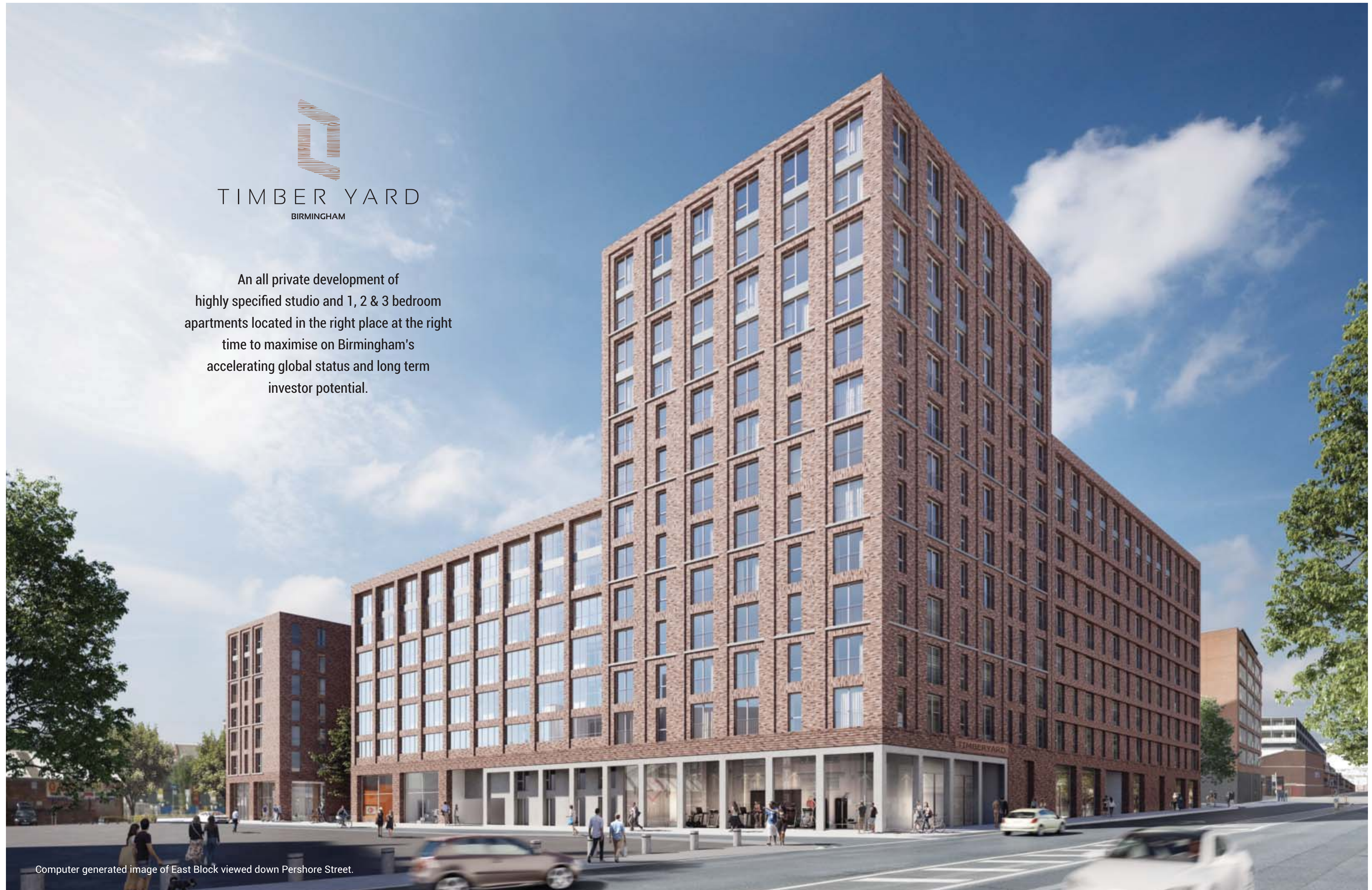
- £56 billion HS2 development programme.
 - £1.3 billion expansion of Midlands Metro (light rail line).
 - £600 million upgrade of New Street Station.
 - £200 million expansion of Birmingham Airport.
 - Birmingham Airport will also become the UK's first airport with high speed rail connectivity direct to the City Centre.
 - Birmingham Smithfield £500 million regeneration with new Metro tram line and centrepiece market square proposed for development adjacent to Timber Yard.
-
- Birmingham has seen 8.6% growth in house prices over the last year.
 - The city has experienced over 30% growth in property values over the last five years.
 - Demand for new homes is fuelled by a current annual delivery shortfall of some 2,300 homes.
 - Birmingham's population is forecast to increase by 13.7% by 2031 - with young professionals (age 25-34) increasing by 5000 in the next decade alone.
 - 17% growth in the rental market forecast over the next 3 years.
-
- Two new HS2 stations will be operational by 2026.
 - Curzon Street HS2 hub is set to become the gateway to Europe's high speed rail network.
 - Birmingham New Street is now the busiest rail interchange outside of London.
 - Birmingham is one of the fastest growing airports in the UK with around 30 different airlines in operation.
 - The city has four major motorways all interconnecting within close proximity of its centre.
 - 90% of the UK population are within a four hour drive of the West Midlands.
-
- Birmingham is now voted among the top 10 cities worldwide.
 - It has the youngest city population in the UK and Europe.
 - There are 3 universities and over 450 schools in the city.
 - Birmingham has 14 square miles of parkland and public open space - more than any other European city.
 - Birmingham has more Michelin-starred restaurants than any other UK city outside of London.
 - Birmingham Hippodrome is the busiest and most popular theatre in the UK.
 - The city has 56 kilometres of waterways - a canal network larger than that of Venice.



TIMBER YARD

BIRMINGHAM

An all private development of highly specified studio and 1, 2 & 3 bedroom apartments located in the right place at the right time to maximise on Birmingham's accelerating global status and long term investor potential.



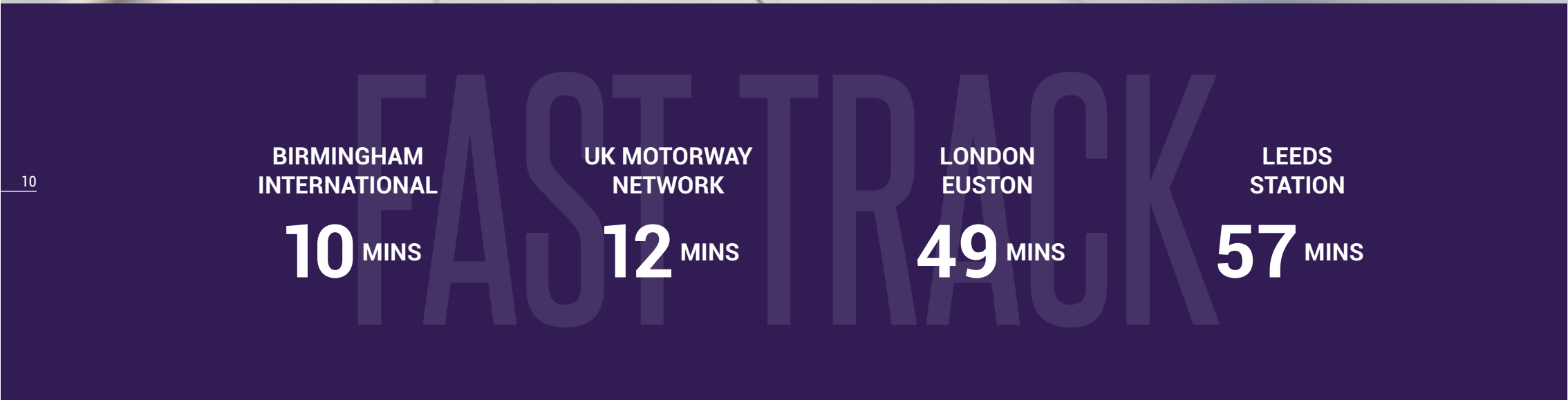
Computer generated image of East Block viewed down Pershore Street.



SITE OF PROPOSED
NEW £500 MILLION
BIRMINGHAM SMITHFIELD
REGENERATION SHOWCASE



TIMBER
YARD



Mainline Rail

Birmingham is currently served by the three main rail stations, New Street, Moor Street and Snow Hill - all will be within 20 minutes walk of Timber Yard.

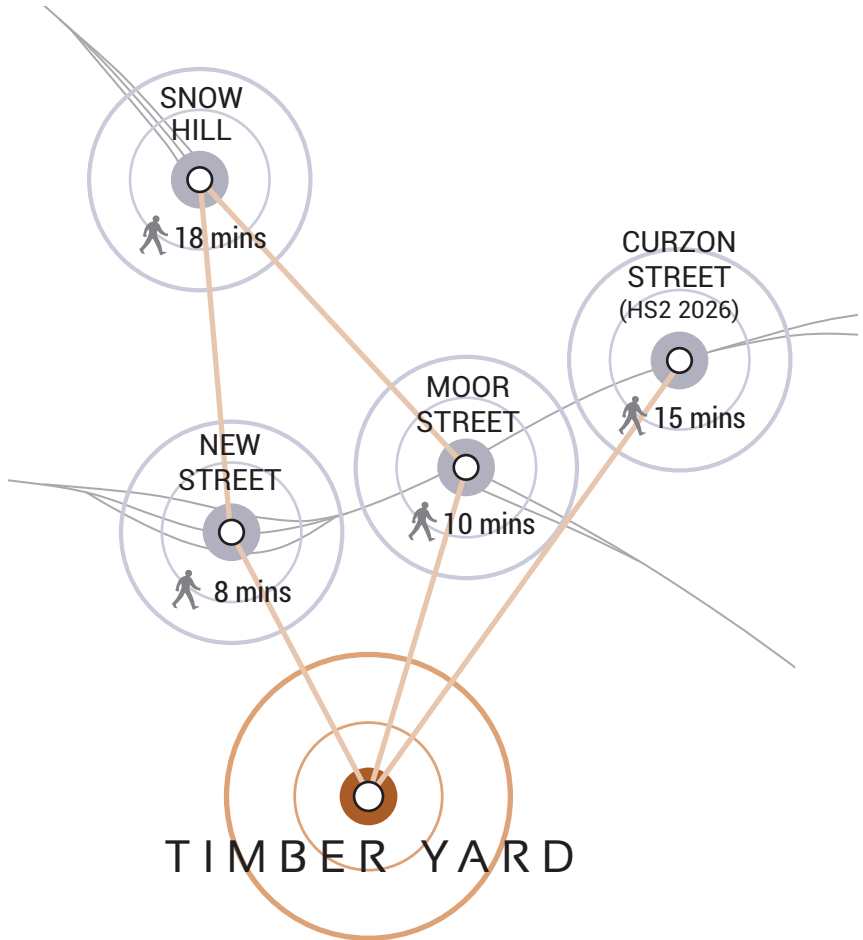
New Street, the nearest, is the national hub for cross country routing and a major destination for Virgin train services from London Euston, Glasgow Central and Edinburgh Waverley. Grand Central, one of the city's flagship retail centres is located immediately above New Street station with fully integrated concourses.



Motorway Travel

Being centrally located in the UK, Birmingham has a superb network of interconnecting motorways within close proximity of its city centre - with conceptual plans for a further western orbital link stretching from the M5 to the M6 and M54 junction north of Wolverhampton.

Drive times across the Midlands are fast, direct and impressive with typical journey times of 30 minutes to Coventry, 55 minutes to Leicester and London in little over 2 hours.



BIRMINGHAM WILL BE THE CENTRAL HUB OF THE UK'S MAINLINE AND HS2 RAIL NETWORK

IT ALREADY HAS THE SEVENTH BUSIEST AIRPORT IN THE UK

AND HAS PLANS FOR AN ENTIRE ORBITAL MOTORWAY SYSTEM



Air Travel

Birmingham Airport is located around 6 miles from the city centre or just 10 minutes by train from Birmingham New Street to Birmingham International rail station.

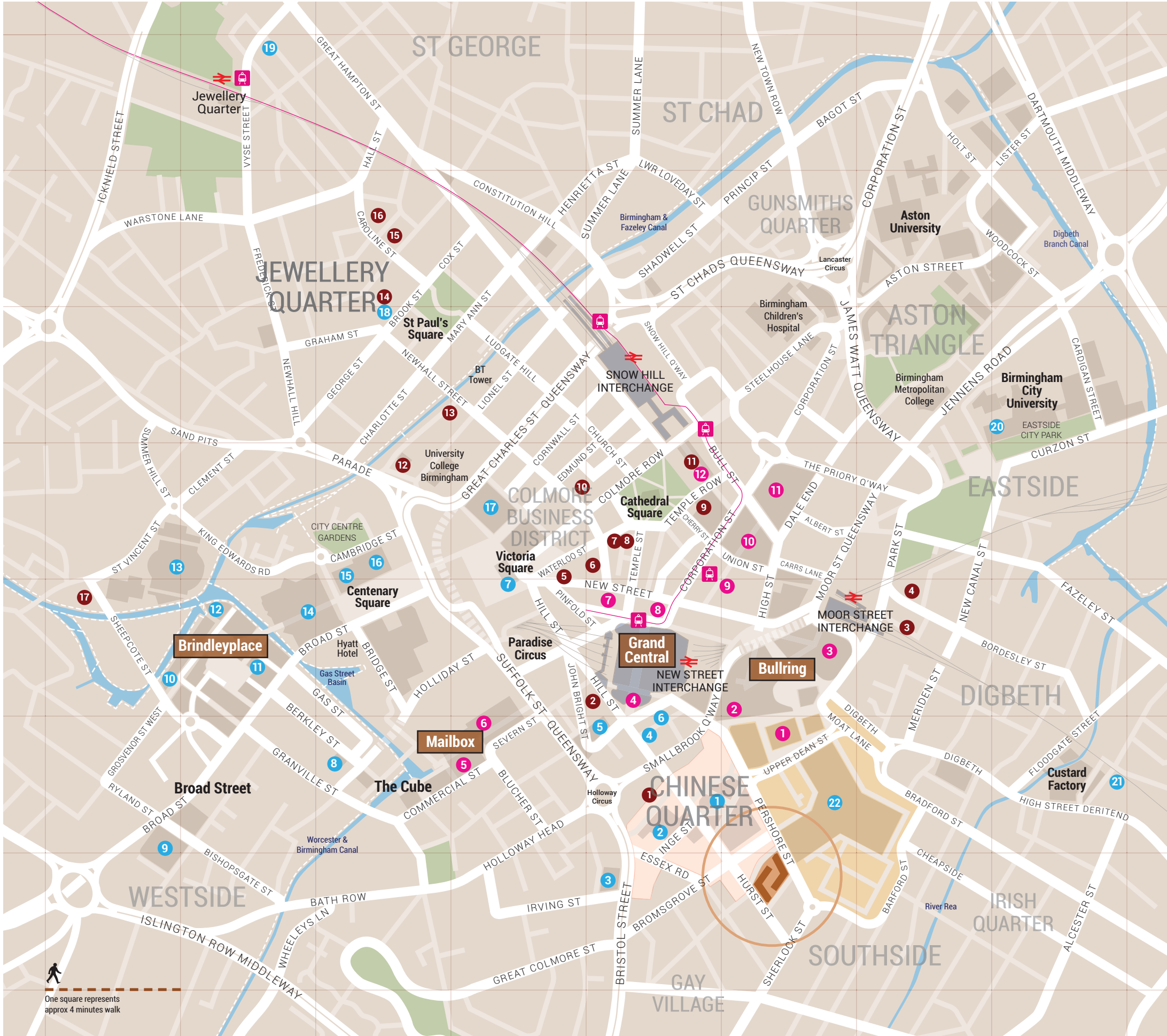
The airport currently carries around 13 million passengers a year and has goals to achieve 20 million a year with its HS2 link up in 2026. Residents at Timber Yard will have some 300 regional and international destinations on their doorstep served by a host of major airlines.



High Speed Connectivity

When HS2 enters service in 2026, 21st Century travel will become reality - with journey times between London and Birmingham reduced to 49 minutes, two brand new interchanges showcasing a new era in rail connectivity and with it, an accelerating masterplan for economic growth, unparalleled in recent times. When fully implemented, HS2 will halve journey times between Birmingham and Leeds (to 57 minutes) and between Birmingham and Manchester (to 41 minutes). Future plans will then see high speed connections linking Newcastle, Edinburgh and Glasgow.





Restaurants & Bars

- 1 Chung Ying Garden
- 2 Bonehead
- 3 Original Patty Men
- 4 The Karczma
- 5 Adam's
- 6 Bodega
- 7 Sabai Sabai
- 8 San Carlo
- 9 The Ivy
- 10 Purnell's
- 11 1847 - Birmingham
- 12 Opheem
- 13 Itihaas
- 14 Lasan
- 15 Otto
- 16 Lucky Duck
- 17 The Distillery

Culture

- 1 Arcadian Centre
- 2 Birmingham Hippodrome
- 3 The O2 Academy
- 4 The Electric Cinema
- 5 New Alexandra Theatre
- 6 The Old Rep
- 7 Town Hall
- 8 CBSO Centre
- 9 Five Ways Leisure Complex
- 10 Crescent Theatre
- 11 Ikon Gallery
- 12 National Sea Life Centre
- 13 Barclaycard Arena
- 14 ICC & Symphony Hall
- 15 The REP
- 16 Library of Birmingham
- 17 Birmingham Museum & Art Gallery
- 18 RBGA Gallery
- 19 Museum of the Jewellery Quarter
- 20 Thinktank Birmingham Science Museum
- 21 Rhubarb East Gallery
- 22 Proposed site of Birmingham Smithfield future redevelopment

Flagship Shopping

- 1 Bull Ring Markets
- 2 Debenhams
- 3 Selfridges
- 4 John Lewis
- 5 Harvey Nichols
- 6 Paul Smith
- 7 Piccadilly Arcade
- 8 Apple Store
- 9 City Arcade
- 10 Martineau Place
- 11 The Square
- 12 Great Western Arcade



Residents at Timber Yard will be within convenient walking distance of virtually all the city's principal landmarks, attractions, major shopping centres and transport links. Birmingham's newest and most futuristic green space - East Side City Park, lies within 17 minutes stroll of the apartments, providing 14,300 square metres of landscaped parkland, waterways and public realm.



Birmingham is all about bikes and traffic free cycling routes that take in canal tow paths (about 35 miles), dedicated routes to numerous destinations and simply getting around along many of its cycling lanes. The city now has five 'Brompton Docks' where you can hire a foldable Brompton Bike - great to take on trains and buses, keep as long as you want and even return in another town or city.



Today, hopping on the Midland Metro light rail line is an efficient, clean and fast way to traverse the city centre, with trams running every 6-8 minutes and every 15 minutes during evenings and Sundays. The line currently covers 13 miles and carried 6.2 million passengers during 2016-17. The entire network is seeing phased extensions and the introduction of battery power - relieving the need for overhead electric lines, and providing Birmingham with another accolade of being first in the UK to do so.

Typical walking times will include:

The Arcadian Centre	3 mins
Chinatown	3 mins
Birmingham Hippodrome	3 mins
Bullring and Selfridges	8 mins
New Street Interchange	8 mins
Grand Central	10 mins
Victoria Square	14 mins
The Mailbox	14 mins
Cathedral Square	15 mins

Typical cycling times will include:

The Custard Factory	4 mins
Eastside City Park	5 mins
The Cube	6 mins
Birmingham City University	6 mins
ICC & Symphony Hall	8 mins
Barclaycard Arena	10 mins
Broad Street	10 mins
Brindleyplace	11 mins
Jewellery Quarter	11 mins



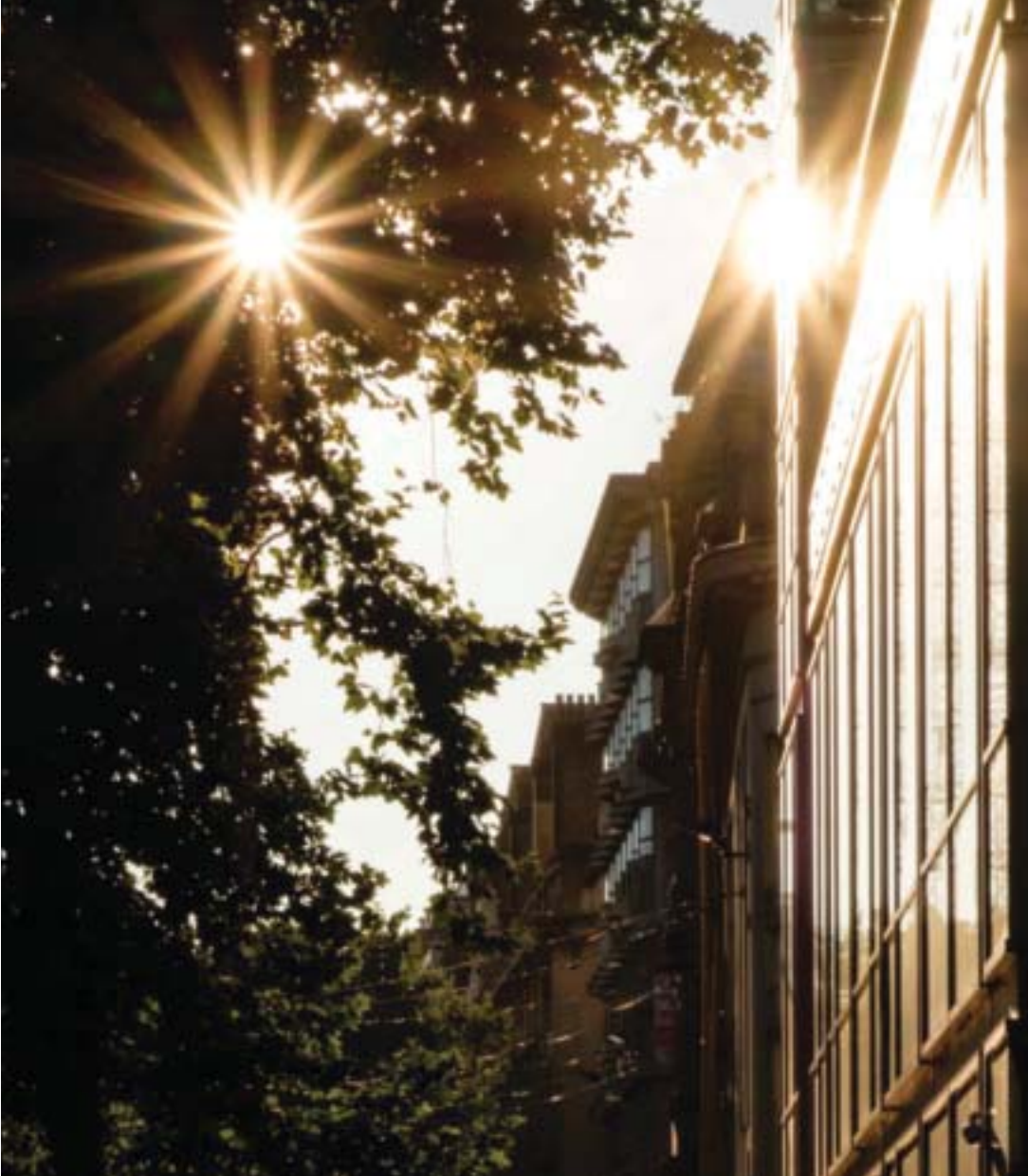
The Alliance has now committed to transforming the Metro system with a £1.3 billion investment and programme to extend the network by a further 20 miles over the next decade.



THE CITY

GOING PLACES





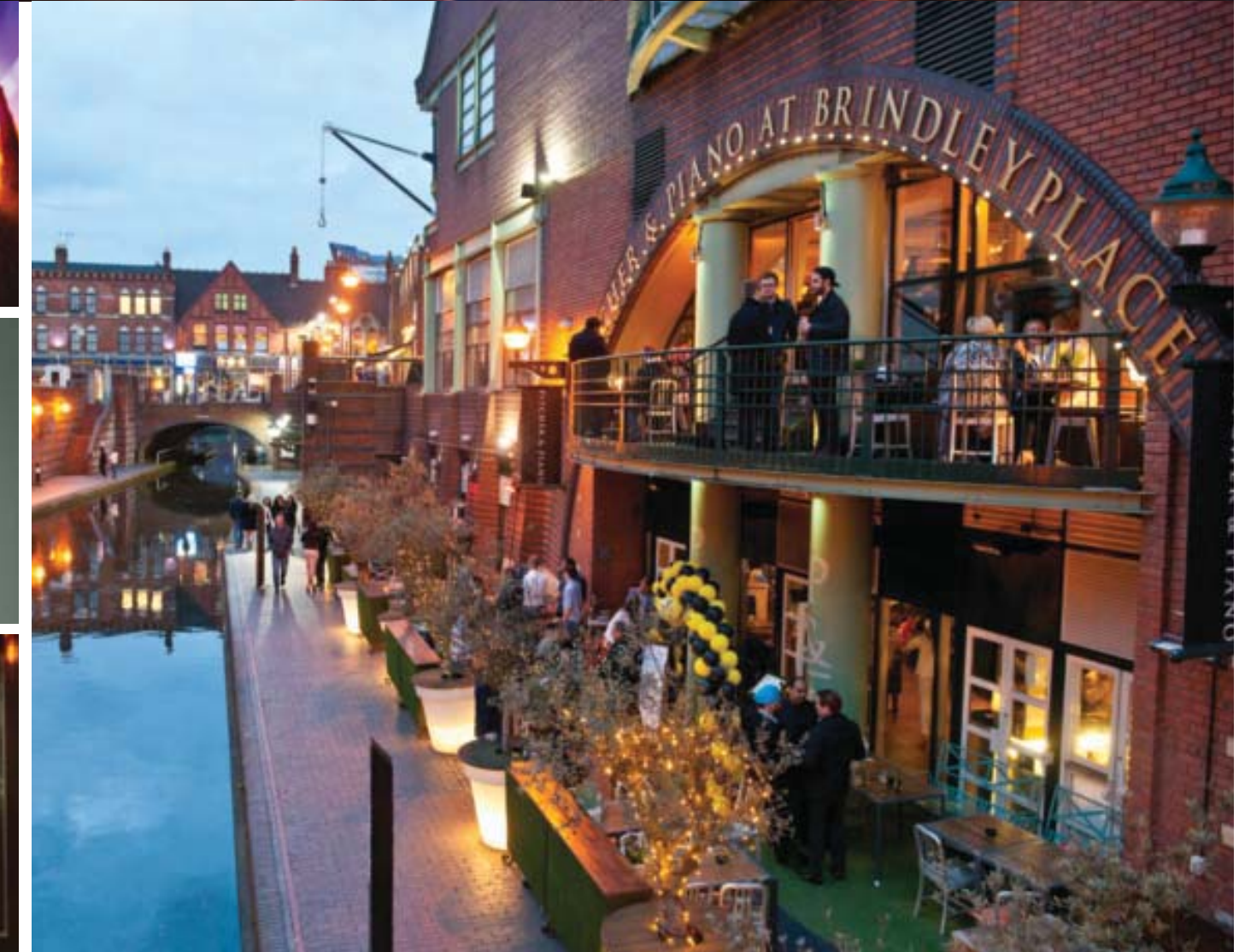
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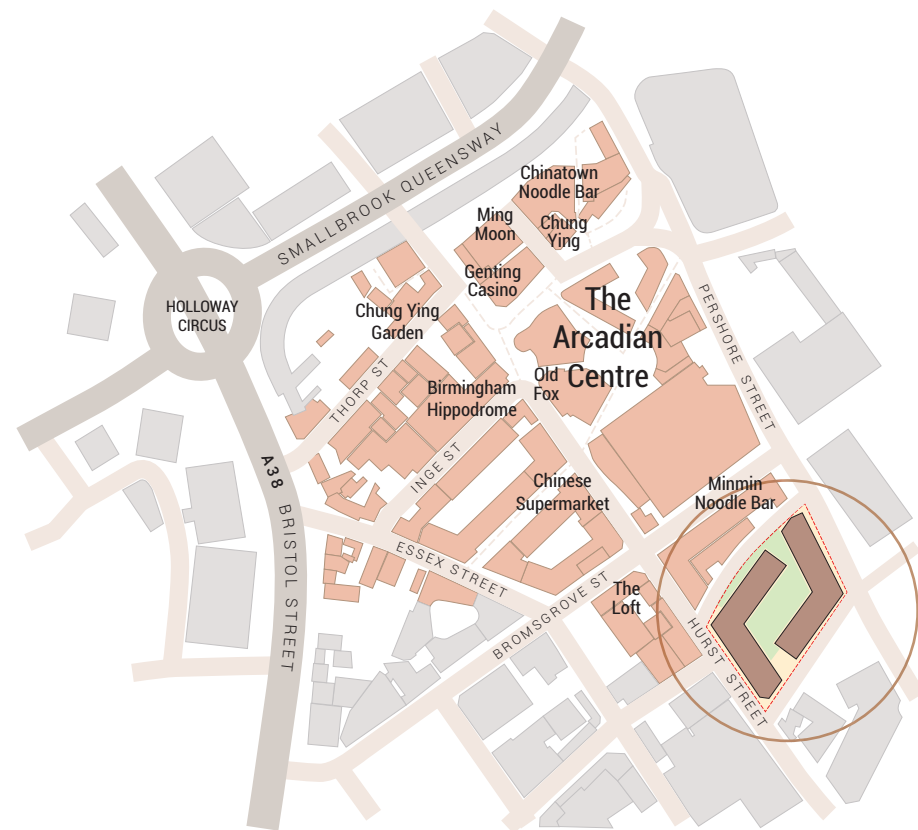
TOWN



If you're looking for star-filled theatres, the hottest night spots, fabulous cuisine and some of the most fashionable haunts in the UK - you need look no further.

Birmingham has it, lives it, serves it and now delivers a cultural palette comparable to London's West End, a diversity of entertainment to suit all tastes - from the Royal Ballet to its world famous Balti Triangle, from a vibrant arts scene, international film festivals and comedy clubs to the suave champagne and cocktail bars serving first class fizz at the Mailbox or The Cube.

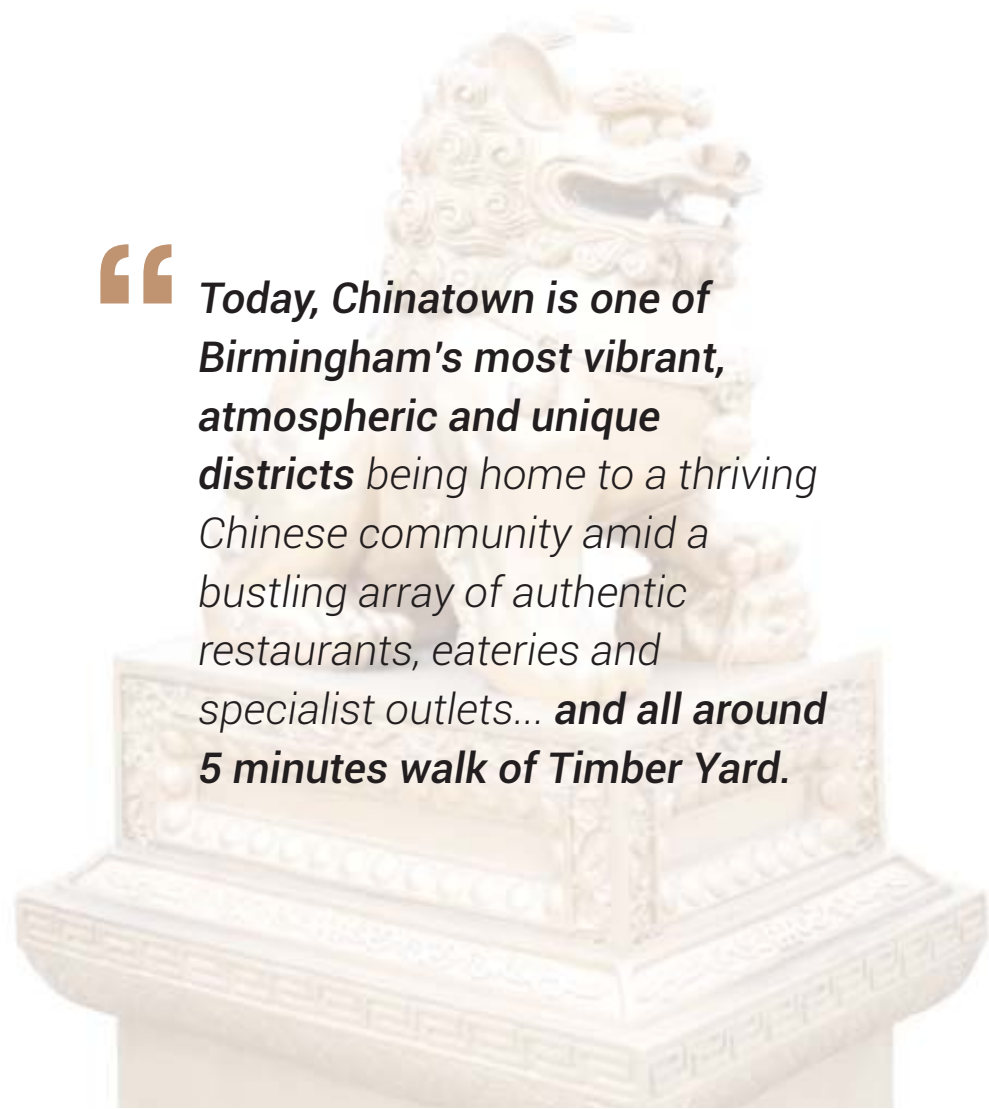




Birmingham's celebrated Chinese Quarter will lie a stone's throw from Timber Yard, offering its residents a diverse gastronomic concentration of fine restaurants, cafés, bars and eateries, together themed by authentic architecture and a landmark seven storey granite pagoda set amid traditional gardens and sculptures.

The Arcadian, one of the city's top entertainment venues, is located in the heart of this vibrant quarter - where relaxed dining seamlessly blends with the very present party atmosphere.

“Today, Chinatown is one of Birmingham's most vibrant, atmospheric and unique districts being home to a thriving Chinese community amid a bustling array of authentic restaurants, eateries and specialist outlets... **and all around 5 minutes walk of Timber Yard.**



CHINA TOWN





THE GAYBOURHOOD



Timber Yard lies directly adjacent to Hurst Street – which now forms the focal point of Birmingham's vibrant and culturally diverse Gay Village.

The street itself is host to many LGBT-friendly bars, restaurants and clubs, epitomising the gay district which has a thriving nightlife in this celebrated quarter of the city.

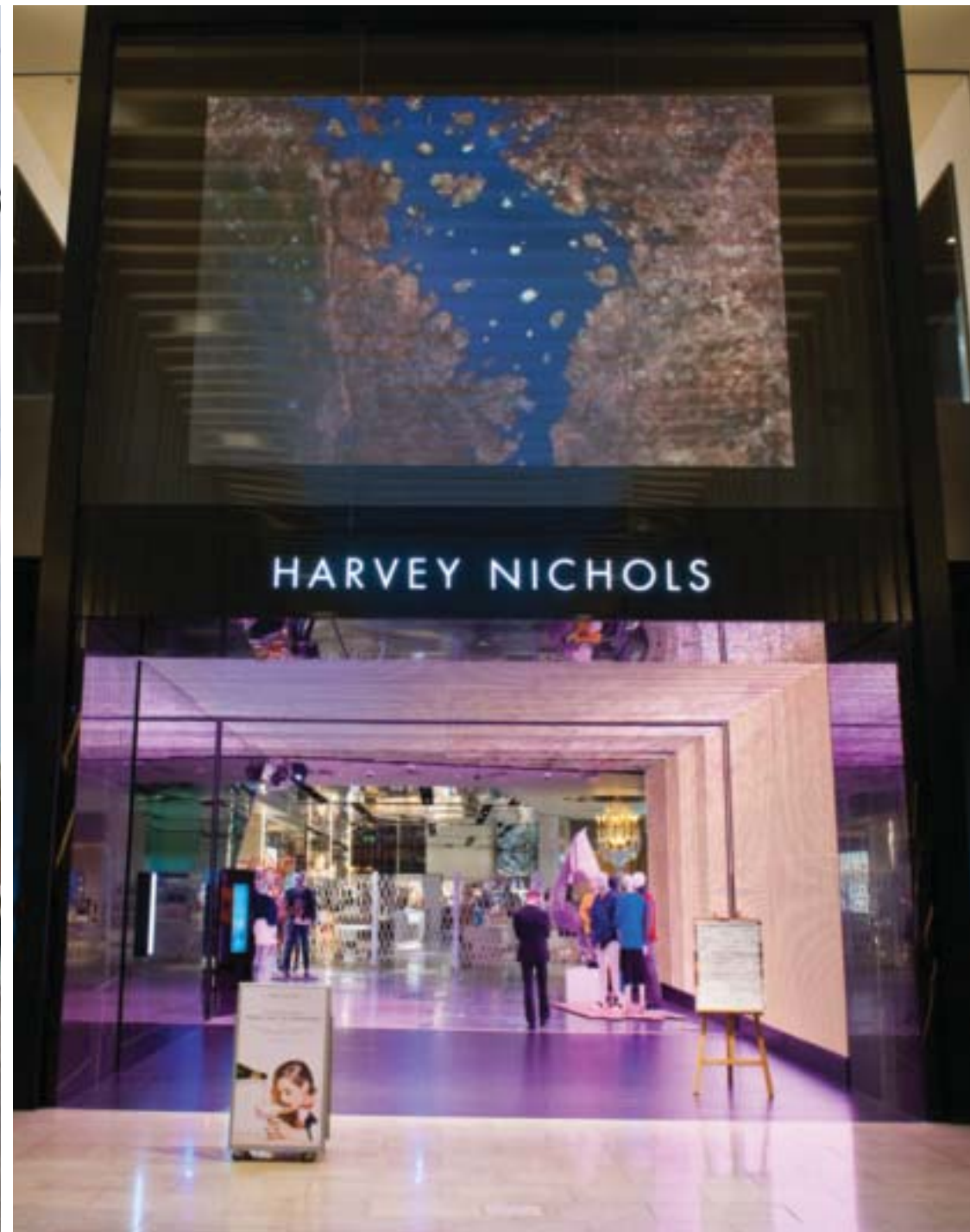
The area has now greatly expanded from its original Nightingale Club and Windmill Bar to gain important city status during the 1990's when music venues, sports, cabaret bars, clubs and shops grew in numbers to give to the area a more defined LGBT village boundary. Today, Hurst Street hosts some of the biggest pride parties in the city.





THE FINE ART

OF RETAIL EXCELLENCE



Given the Bullring has been the city's historic market centre since 1166, it is perhaps little surprise it is now home to some 140 stores including the flagship malls of Selfridge's and Debenhams.



Retail excellence abounds with brand name shopping at the Mailbox and Grand Central, while a host of independents and boutique outlets give an ever present buzz to Birmingham's bustling shopping streets.

The city, in short, is a diverse retail wonderland where farmers markets, local craft galleries and world renowned jewellery shopping go hand in hand with the likes of Harvey Nichols and John Lewis.



Education

Today, Birmingham is the UK's largest centre of higher education outside of London and home to five universities, two of which rank among the top 100 in the QS World University Rankings.

The most prolific, Birmingham University, Birmingham City University and Aston University, all lie within a 10 minute drive of Timber Yard, together with numerous schools and colleges providing education for all ages.

Birmingham has a student population in excess of 73,000 across its principal universities - with a combined graduate retention of 49% - the second highest outside of London.



Heritage

Spanning 1400 years of growth, Birmingham has evolved from Anglo-Saxon origins into a capital city with a rich legacy of historic milestones including the industrial revolution, the emergence of the automobile industry and laterly that of a major European convention centre and shopping destination.

The Jewellery Quarter dates back over 250 years and forms an integral part of its modern day roots with English Heritage citing the Quarter as 'a unique historic environment in England, which has few, if any, parallels in Europe'.

The evidence of the city's illustrious evolution through the decades is ever present today and can be seen in public sculptures, art, museums and galleries across its centre.



Recreation

Being one of the UK's greenest cities, Birmingham boasts some 8000 acres of public open space, over 570 parks and the largest urban nature reserve in Europe.

Its sporting status on the world stage can be summed up in one word - Edgbaston, the home of test match cricket for over 100 years.

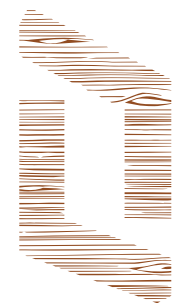
For residents at Timber Yard there is a plethora of recreational pursuits nearby including tennis, golf, sailing, jogging, cycling or just relaxing in some of the finest urban parkland and unspoilt green space that dominates the district.





TIMBER YARD - PERFECTION IN PLACE
Apartments minutes from Birmingham's cultural heartland
and proposed new leisure and market square showcase redevelopment.



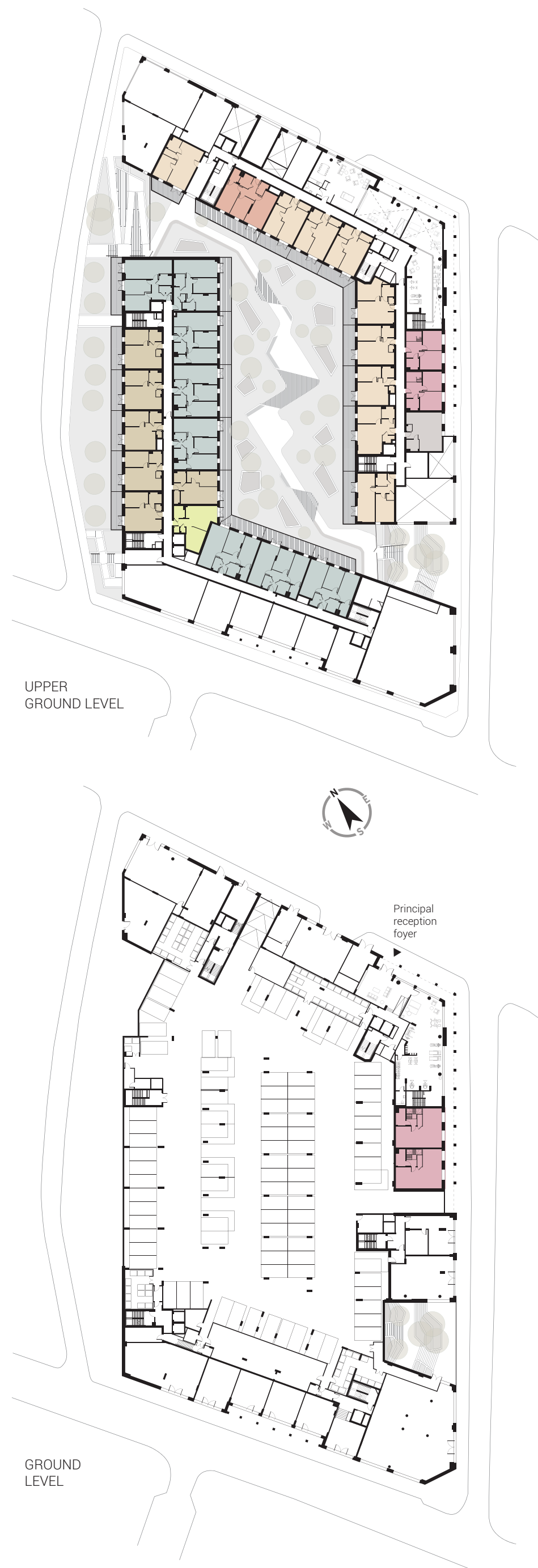


TIMBER YARD
BIRMINGHAM

DYNAMIC BY DESIGN

The development





The apartments will be arranged in two buildings - West Block rising to level 6 and East Block, soaring 12 levels to provide stunning views across Birmingham's iconic skyline.

Development features include:

- Choice of studio and 1, 2 & 3 bedroom types.
- Many with private balcony, terrace or winter garden.
- Two 2 bedroom duplex apartments, each offering 1031 sqft of superlative living space.
- Extensive undercroft car parking.
- Highly refined specifications and finishes throughout.
- Opulent reception foyer and concierge desk.
- Residents' private gym, club lounge and screening room.
- Communal landscaped courtyard gardens.



TIMBER YARD HAS BEEN DESIGNED TO A CRITERIA OF ARCHITECTURAL INNOVATION, OUTSTANDING INTEGRATION AND EXCEPTIONAL SPECIFICATION

Illustrative site plan showing Level 1 apartment arrangement.

A NEW LANDSCAPE FOR LUXURY LIVING

Computer generated image viewed from West Block





TIMBER YARD WILL OFFER AN EXCLUSIVE LIFESTYLE

OPULENT DOUBLE HEIGHT RECEPTION FOYER

CONCIERGE & SERVICES

RESIDENTS' PRIVATE CLUB LOUNGE

SCREENING ROOM

FULLY EQUIPPED GYMNASIUM





LUXURIOUS SPACE
ALIVE WITH STYLE





Each bath and shower room will be finished in large format white marbled porcelain floor and wall tiling with grey timber lined, mirrored alcove and reconstituted stone vanity top.





TIMBER YARD
BIRMINGHAM

WEST BLOCK

APARTMENTS

WEST BLOCK COMPRISES:

6 STUDIO APARTMENTS

78 ONE BEDROOM APARTMENTS

76 TWO BEDROOM APARTMENTS



UPPER GROUND & LEVEL 1

Block floor plans and apartment layouts shown are intended to be correct, precise details may vary. Total areas are accurate to within 5%.



LEVEL 2 & 3

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LEVEL 4 & 5

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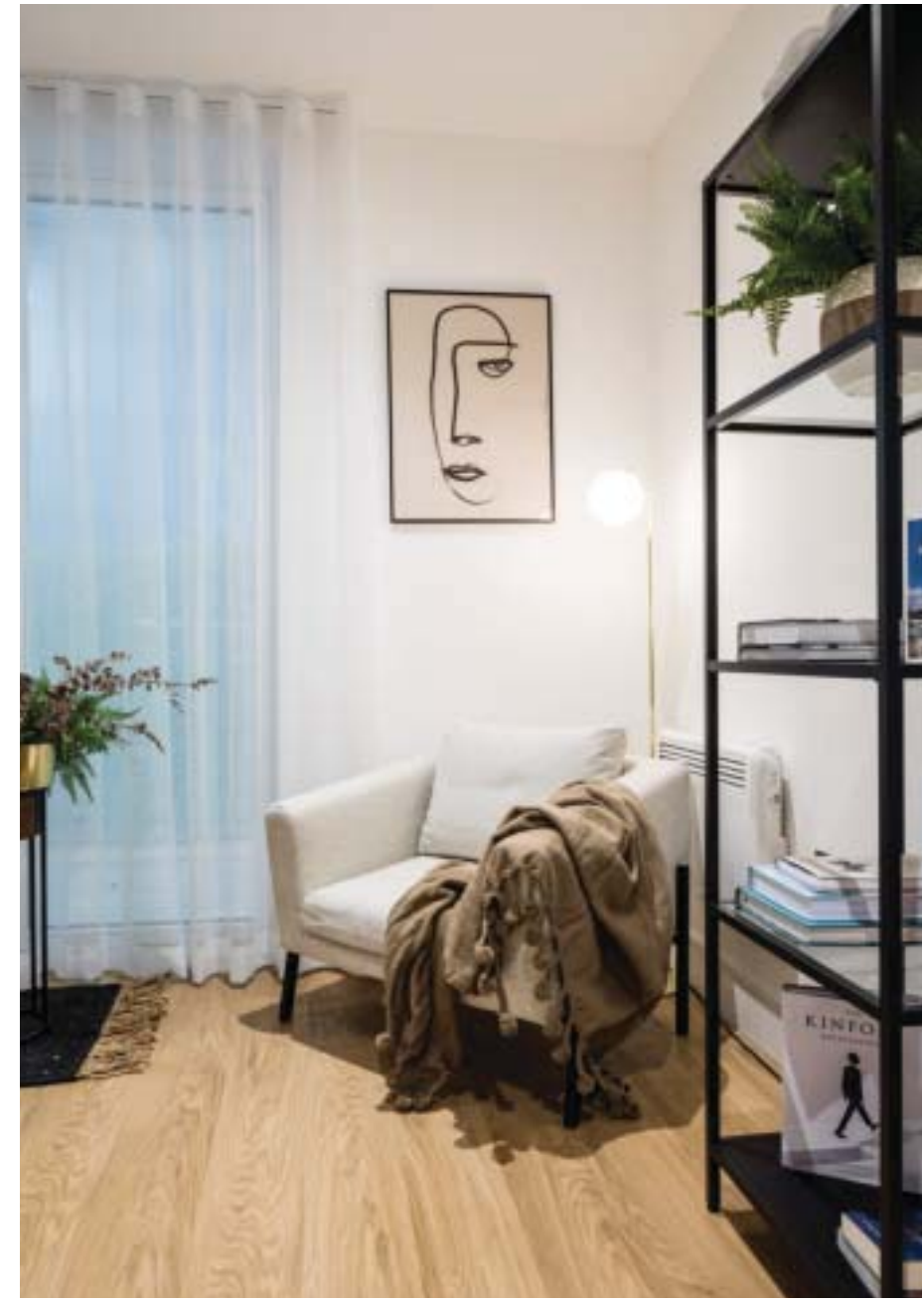
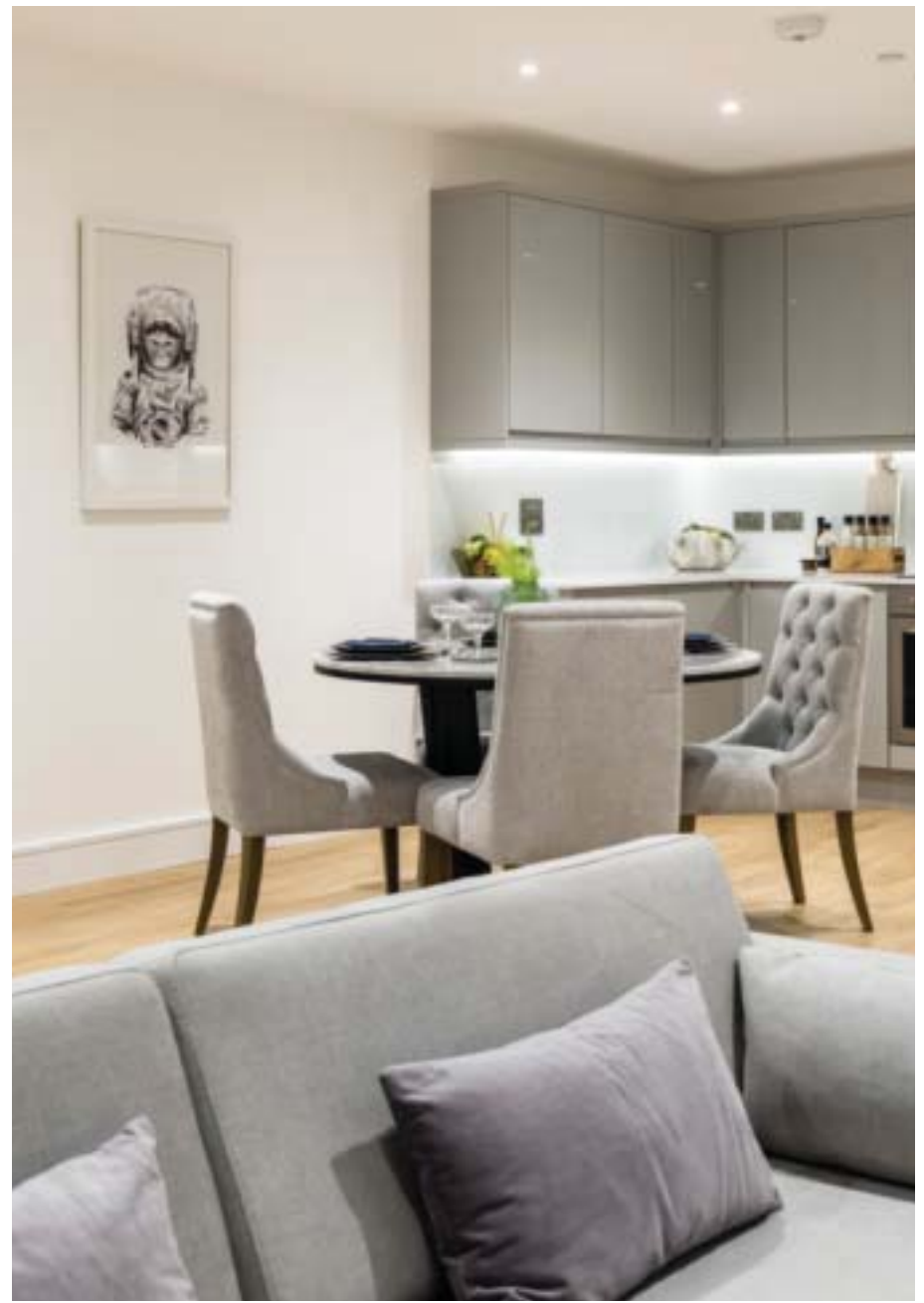


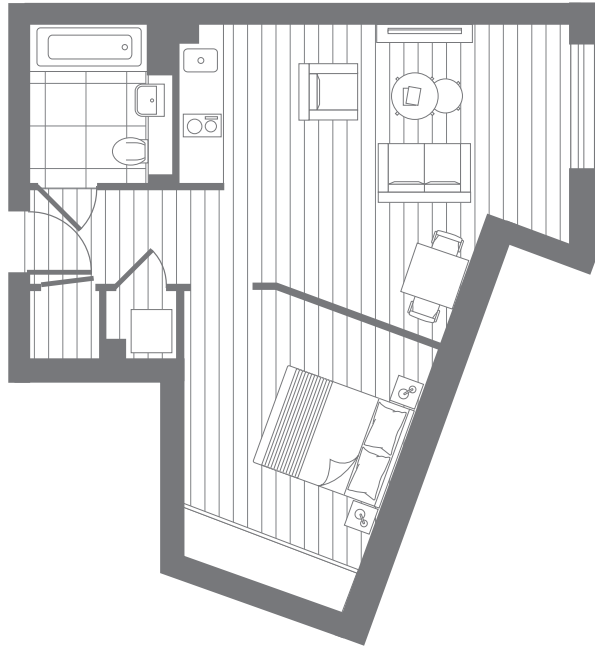
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No.	TYPE	INTERNAL		EXTERNAL	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
W601	2 BED	68.9	741	-	-
W602	2 BED	70.0	754	-	-
W603	2 BED	71.1	766	-	-
W604	1 BED	44.3	477	-	-
W605	1 BED	37.8	407	-	-
W606	1 BED	44.4	477	-	-
W607	1 BED	45.4	489	-	-
W608	1 BED	45.4	489	-	-
W609	1 BED	45.4	489	-	-
W610	1 BED	45.4	489	-	-
W611	2 BED	70.7	761	-	-
W612	2 BED	76.8	827	56.0	601
W613	2 BED	71.5	769	-	-
W614	2 BED	71.6	770	7.7	83
W615	2 BED	68.9	742	7.7	83

LEVEL 6

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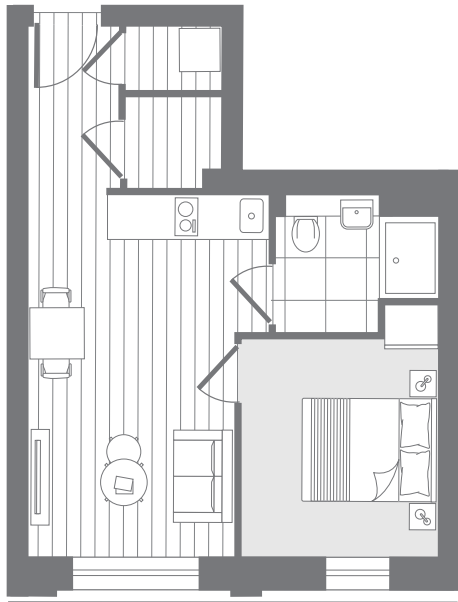




STUDIO APARTMENT W123

West block has 7 of this style

Living area	5.7 x 4.2m	18'8" x 13'9"
Bedroom area	3.6 x 3.4m	11'10" x 11'2"
Internal Area	44.6 sq.m.	480 sq.ft.



1 BEDROOM APARTMENT W105

West block has 6 of this style

Living area	3.0 x 5.2m	9'8" x 17'1"
Bedroom area	2.8 x 3.2m	9'2" x 10'5"
Internal Area	38.0 sq.m.	410 sq.ft.



2 BEDROOM APARTMENT W120

West block has 32 of this style, the majority with balcony

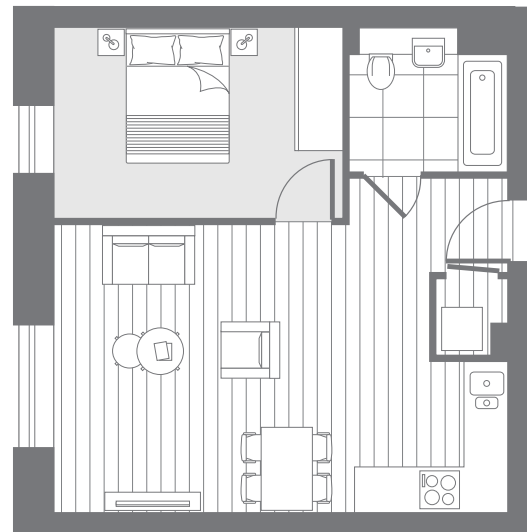
Living area	5.4 x 3.2m	17'9" x 10'6"
Kitchen area	2.4 x 2.4m	7'10" x 7'10"
Bedroom 1	5.4 x 2.7m	17'9" x 8'10"
Bedroom 2	4.1 x 3.0m	13'5" x 9'10"
Internal Area	71.5 sq.m.	771 sq.ft.
External Area	8.0 sq.m.	86 sq.ft.



2 BEDROOM APARTMENT W102

West block has 6 of this style

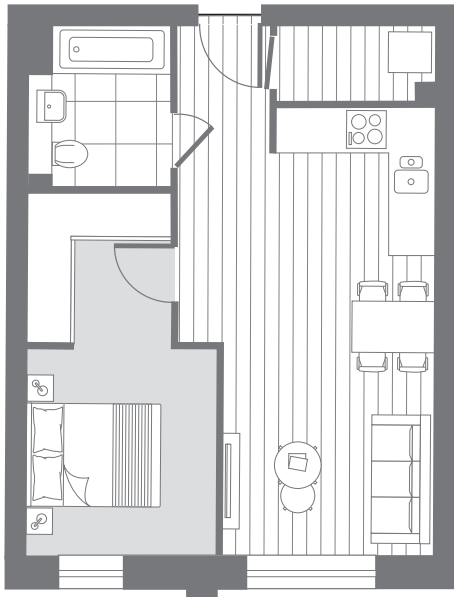
Living area	5.6 x 6.0m	18'4" x 19'8"
Bedroom 1	3.4 x 3.9m	11'2" x 12'10"
Bedroom 2	4.1 x 3.3m	13'5" x 10'10"
Internal Area	70.0 sq.m.	754 sq.ft.



1 BEDROOM APARTMENT W115

West block has 24 of this style
(each at upper ground featuring a terrace)

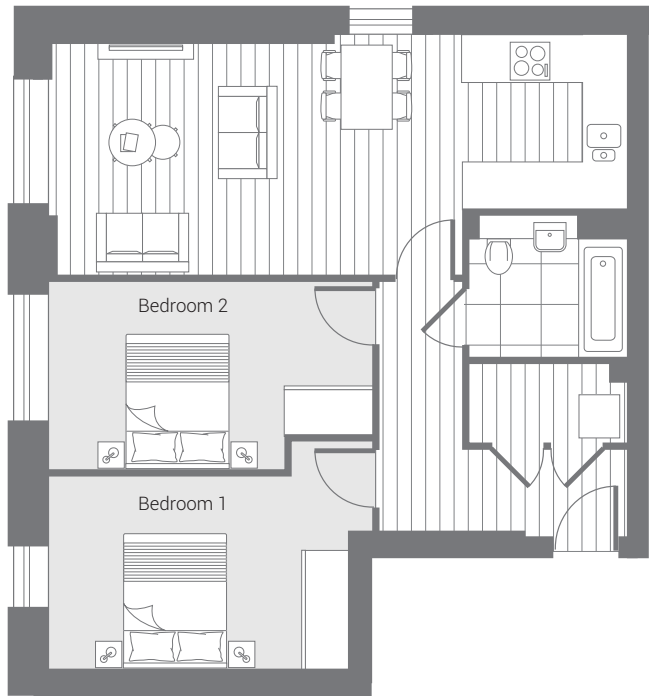
Living area	6.6 x 4.1m	21'8" x 13'5"
Bedroom 1	4.2 x 2.7m	13'9" x 8'10"
Internal Area	46.0 sq.m.	496 sq.ft.



1 BEDROOM APARTMENT W108

West block has 42 of this style

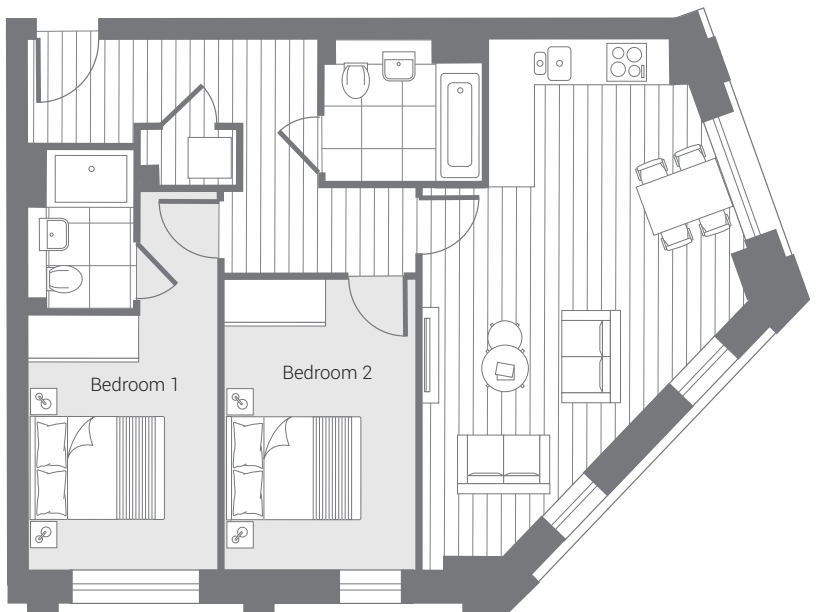
Living area	6.5 x 3.7m	21'4" x 12'2"
Bedroom 1	2.7 x 5.2m	8'10" x 17'1"
Internal Area	45.4 sq.m.	489 sq.ft.



2 BEDROOM APARTMENT W117

West block has 6 of this style
(Upper ground featuring a terrace)

Living area	6.0 x 3.3m	19'8" x 10'10"
Kitchen area	2.4 x 2.5m	7'10" x 8'2"
Bedroom 1	4.7 x 2.8m	15'5" x 9'2"
Bedroom 2	4.7 x 2.7m	15'5" x 8'10"
Internal Area	68.5 sq.m.	738 sq.ft.



2 BEDROOM APARTMENT W103

West block has 6 of this style

Living area	4.6 x 7.5m	15'1" x 24'7"
Bedroom 1	2.7 x 5.5m	8'10" x 18'0"
Bedroom 2	2.7 x 4.2m	8'10" x 13'9"
Internal Area	71.1 sq.m.	766 sq.ft.



- STUDIO APARTMENT
- 1 BED APARTMENT
- 2 BED APARTMENT

Typical block floor plan showing location of each example apartment style.

EXAMPLE APARTMENT STYLES

Apartment layouts shown are intended to be correct, precise details may vary. Total areas are accurate to within 5%. Room dimensions are approximate, indicate maximum achievable and should be used as a guide only.



TIMBER YARD
BIRMINGHAM

EAST BLOCK

EAST BLOCK COMPRISES:

- 1 STUDIO APARTMENT
- 135 ONE BEDROOM APARTMENTS
- 73 TWO BEDROOM APARTMENTS
- 2 TWO BEDROOM DUPLEX APARTMENTS
- 8 THREE BEDROOM APARTMENTS



GROUND, UPPER GROUND & LEVEL 1

Block floor plans and apartment layouts shown are intended to be correct, precise details may vary. Total areas are accurate to within 5%.



LEVEL 2 & 3

Block floor plans and apartment layouts shown are intended to be correct, precise details may vary. Total areas are accurate to within 5%.



No.	TYPE	INTERNAL		EXTERNAL	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
E401	2 BED	71.2	767	8.0	86
E402	2 BED	73.5	791	-	-
E403	3 BED	92.6	997	8.0	86
E404	2 BED	65.7	708	-	-
E405	1 BED	45.4	489	-	-
E406	1 BED	45.4	489	-	-
E407	1 BED	45.4	489	-	-
E408	1 BED	45.3	488	-	-
E409	1 BED	45.4	489	-	-
E410	1 BED	45.4	489	-	-
E411	2 BED	73.8	794	-	-
E412	2 BED	76.7	826	-	-
E413	1 BED	47.7	514	10.0	107
E414	1 BED	47.7	514	10.0	107
E415	1 BED	47.7	514	10.0	107
E416	2 BED	84.3	908	15.0	161
E417	2 BED	71.4	770	-	-
E418	1 BED	51.3	552	8.5	91
E419	1 BED	43.9	473	-	-
E420	1 BED	46.4	500	8.5	91
E421	1 BED	49.5	534	-	-
E422	1 BED	45.9	494	-	-
E423	1 BED	45.7	493	7.5	81
E424	1 BED	45.9	494	-	-
E425	2 BED	69.1	745	8.0	86

- STUDIO APARTMENT
- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 2 BED DUPLEX



No.	TYPE	INTERNAL		EXTERNAL	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
E501	2 BED	71.2	767	8.0	86
E502	2 BED	73.5	791	-	-
E503	3 BED	92.6	997	8.0	86
E504	2 BED	65.7	708	-	-
E505	1 BED	45.4	489	-	-
E506	1 BED	45.4	489	-	-
E507	1 BED	45.4	489	-	-
E508	1 BED	45.3	488	-	-
E509	1 BED	45.4	489	-	-
E510	1 BED	45.4	489	-	-
E511	2 BED	73.7	794	-	-
E512	2 BED	76.7	826	-	-
E513	1 BED	47.7	514	10.0	107
E514	1 BED	47.7	514	10.0	107
E515	1 BED	47.7	514	10.0	107
E516	2 BED	84.3	908	15.0	161
E517	2 BED	71.4	770	-	-
E518	1 BED	51.3	552	8.5	91
E519	1 BED	43.9	473	-	-
E520	1 BED	46.4	500	8.5	91
E521	1 BED	49.5	534	-	-
E522	1 BED	45.9	494	-	-
E523	1 BED	45.7	493	7.5	81
E524	1 BED	45.9	494	-	-
E525	2 BED	69.1	745	8.0	86

LEVEL 4 & 5

Block floor plans and apartment layouts shown are intended to be correct, precise details may vary. Total areas are accurate to within 5%.



LEVEL 6 & 7

Block floor plans and apartment layouts shown are intended to be correct, precise details may vary. Total areas are accurate to within 5%.



9

No.	TYPE	INTERNAL		EXTERNAL	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
E901	2 BED	79.9	861	32.5	350
E902	1 BED	49.8	537	32.5	350
E903	1 BED	45.4	489	-	-
E904	1 BED	45.4	489	-	-
E905	2 BED	76.5	823	-	-
E906	2 BED	75.2	810	7.5	71



12

No.	TYPE	INTERNAL		EXTERNAL	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
E1201	2 BED	79.9	861	10.0	108
E1202	1 BED	49.8	537	10.0	108
E1203	1 BED	45.4	489	-	-
E1204	1 BED	45.4	489	-	-
E1205	2 BED	76.5	823	-	-
E1206	2 BED	75.2	810	7.5	71

11

No.	TYPE	INTERNAL		EXTERNAL	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
E1101	2 BED	79.9	861	10.0	108
E1102	1 BED	49.8	537	10.0	108
E1103	1 BED	45.4	489	-	-
E1104	1 BED	45.4	489	-	-
E1105	2 BED	76.5	823	-	-
E1106	2 BED	75.3	810	7.7	83

10

No.	TYPE	INTERNAL		EXTERNAL	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
E1001	2 BED	79.9	861	-	-
E1002	1 BED	49.8	537	-	-
E1003	1 BED	45.4	489	-	-
E1004	1 BED	45.4	489	-	-
E1005	2 BED	76.5	823	-	-
E1006	2 BED	75.2	810	7.5	71

LEVEL 8, 9, 10, 11 & 12

Block floor plans and apartment layouts shown are intended to be correct, precise details may vary. Total areas are accurate to within 5%.

1 BEDROOM APARTMENT E1102

East block has 4 of this style
(3 with balcony or terrace)

Living area	5.2 x 4.4m	17'1" x 14'5"
Bedroom 1	4.0 x 2.7m	13'1" x 8'10"

Internal Area	49.8 sq.m.	537 sq.ft.
External Area	10.0 sq.m.	108 sq.ft.

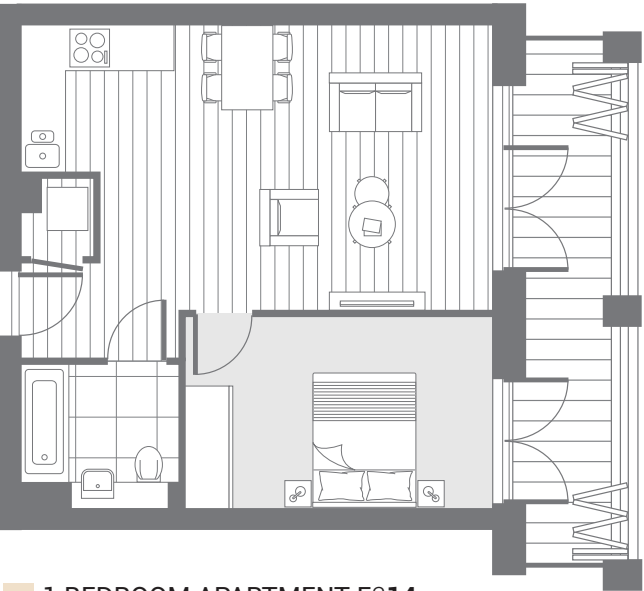


1 BEDROOM APARTMENT E214

East block has 18 of this style

Living area	6.8 x 4.1m	22'4" x 13'5"
Bedroom 1	4.4 x 2.7m	14'5" x 8'10"

Internal Area	47.7 sq.m.	514 sq.ft.
External Area	10.0 sq.m.	107 sq.ft.

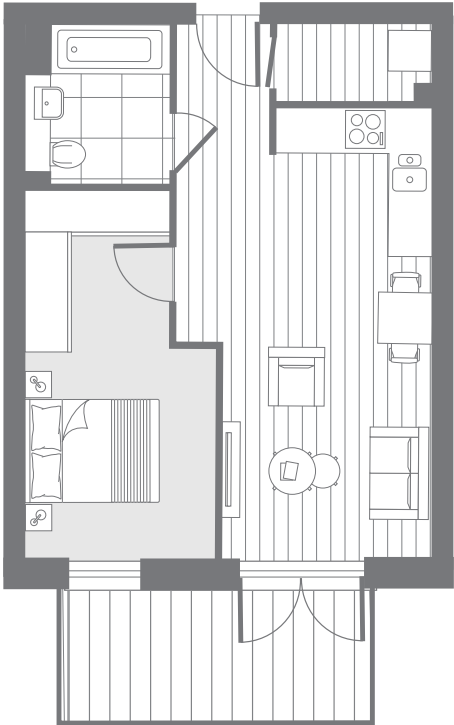


1 BEDROOM APARTMENT E223

East block has 83 of this style
(selected with balcony or terrace)

Living area	6.5 x 3.7m	21'4" x 12'2"
Bedroom 1	2.7 x 4.7m	8'10" x 15'5"

Internal Area	45.7 sq.m.	493 sq.ft.
External Area	7.5 sq.m.	81 sq.ft.

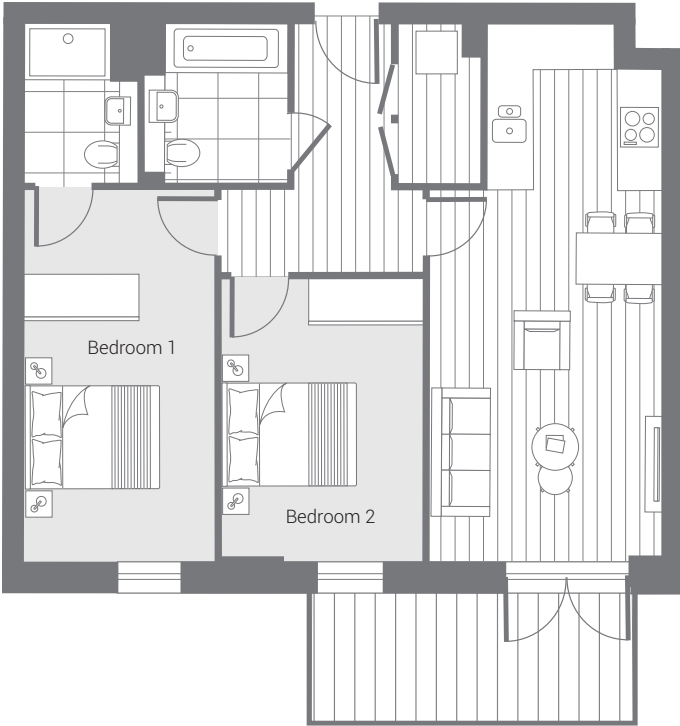


2 BEDROOM APARTMENT E201

East block has 8 of this style

Living area	3.3 x 5.4m	10'10" x 17'9"
Kitchen area	2.5 x 2.4m	8'2" x 7'10"
Bedroom 1	2.7 x 5.4m	8'10" x 17'9"
Bedroom 2	2.9 x 4.1m	9'6" x 13'5"

Internal Area	71.2 sq.m.	767 sq.ft.
External Area	8.0 sq.m.	86 sq.ft.

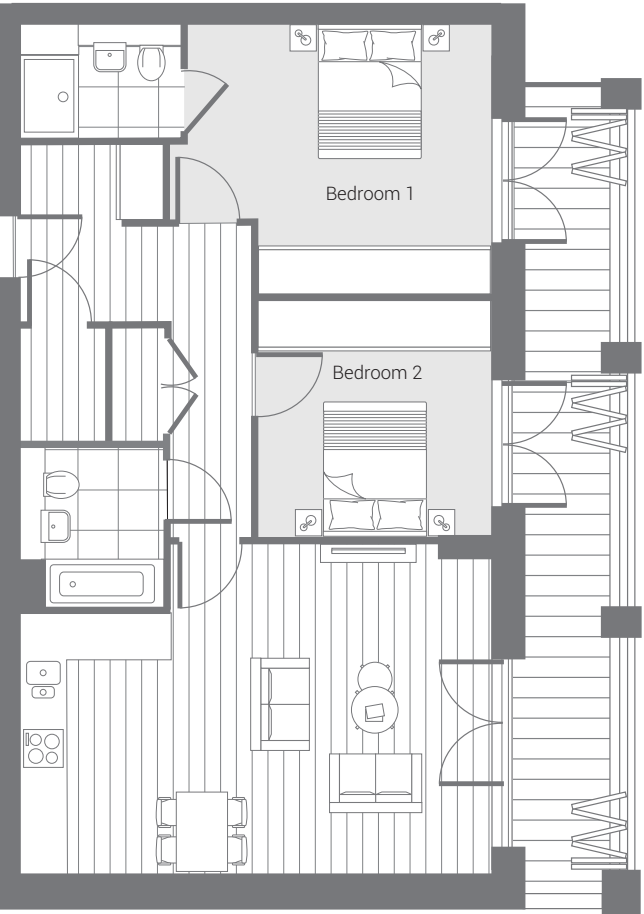


2 BEDROOM APARTMENT E216

East block has 6 of this style

Living area	4.6 x 4.8m	15'1" x 15'7"
Kitchen area	3.7 x 2.2m	12'1" x 7'2"
Bedroom 1	4.4 x 3.2m	14'4" x 10'5"
Bedroom 2	3.3 x 2.6m	10'8" x 8'5"

Internal Area	84.3 sq.m.	908 sq.ft.
External Area	15.0 sq.m.	161 sq.ft.

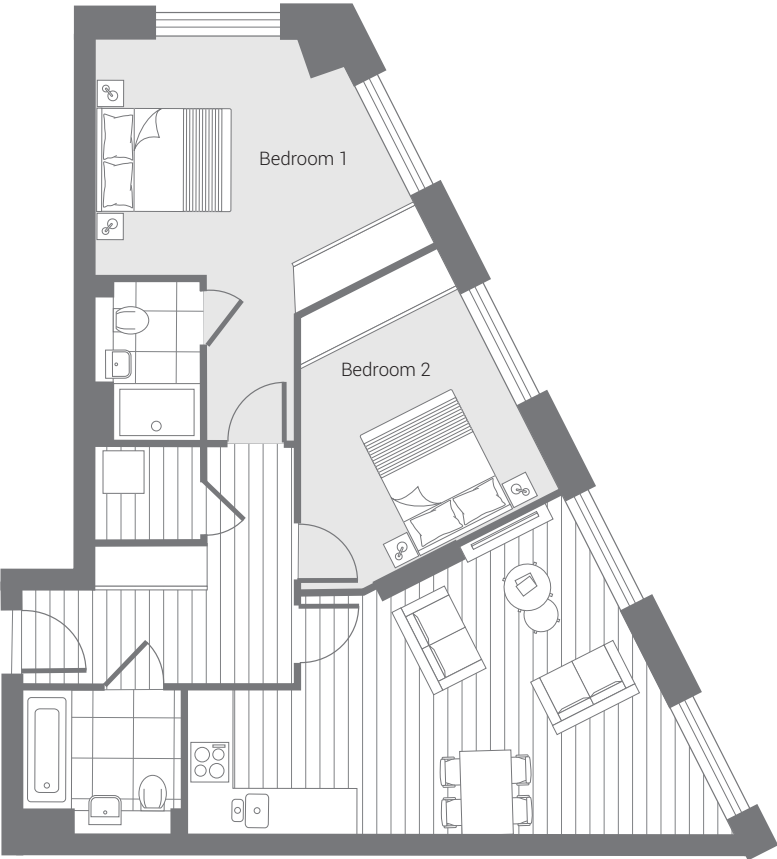


2 BEDROOM APARTMENT E1105

East block has 6 of this style

Living area	7.5 x 4.8m	24'7" x 15'9"
Bedroom 1	3.4 x 4.5m	11'2" x 14'9"
Bedroom 2	3.2 x 3.9m	10'6" x 12'10"

Internal Area	76.4 sq.m.	823 sq.ft.
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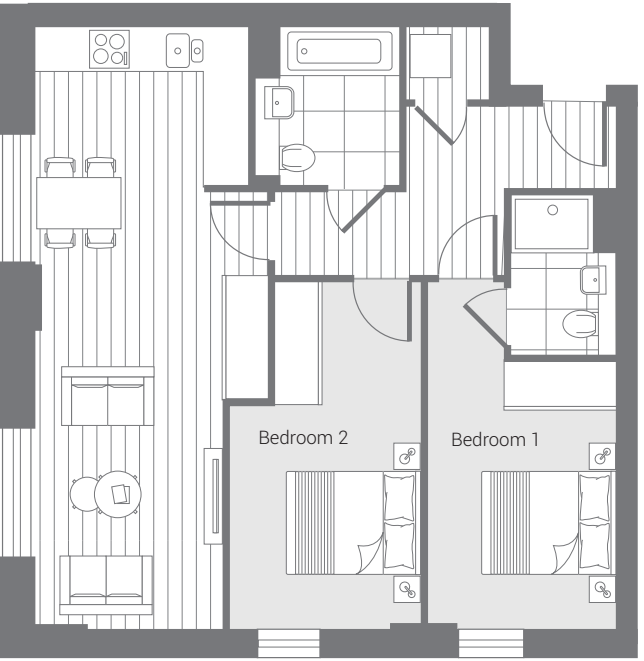


2 BEDROOM APARTMENT E217

East block has 6 of this style

Living area	2.7 x 8.6m	8'10" x 28'3"
Bedroom 1	2.7 x 5.0m	8'10" x 16'5"
Bedroom 2	2.7 x 5.0m	8'10" x 16'5"

Internal Area	71.4 sq.m.	770 sq.ft.
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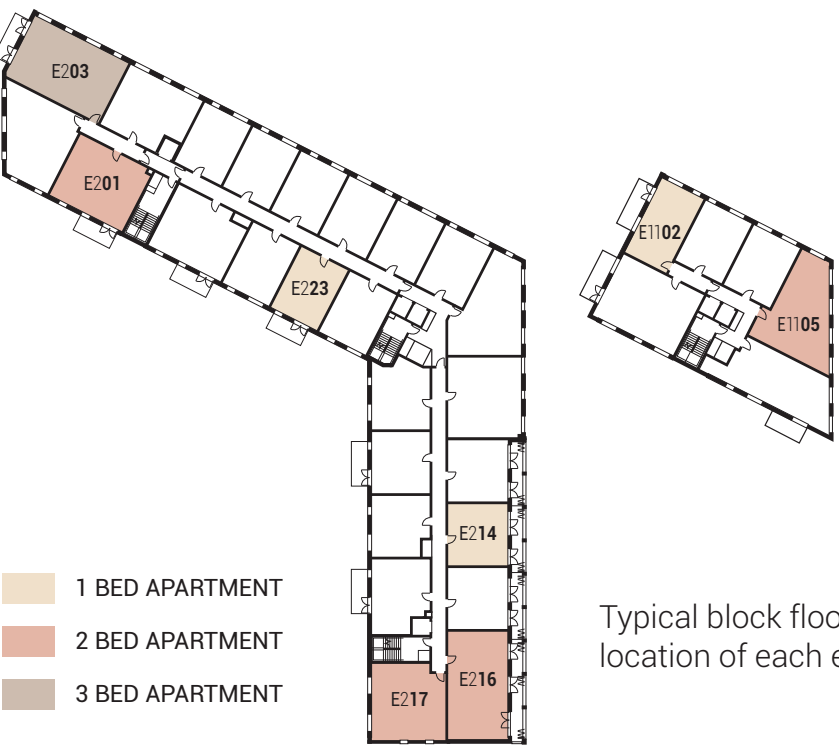
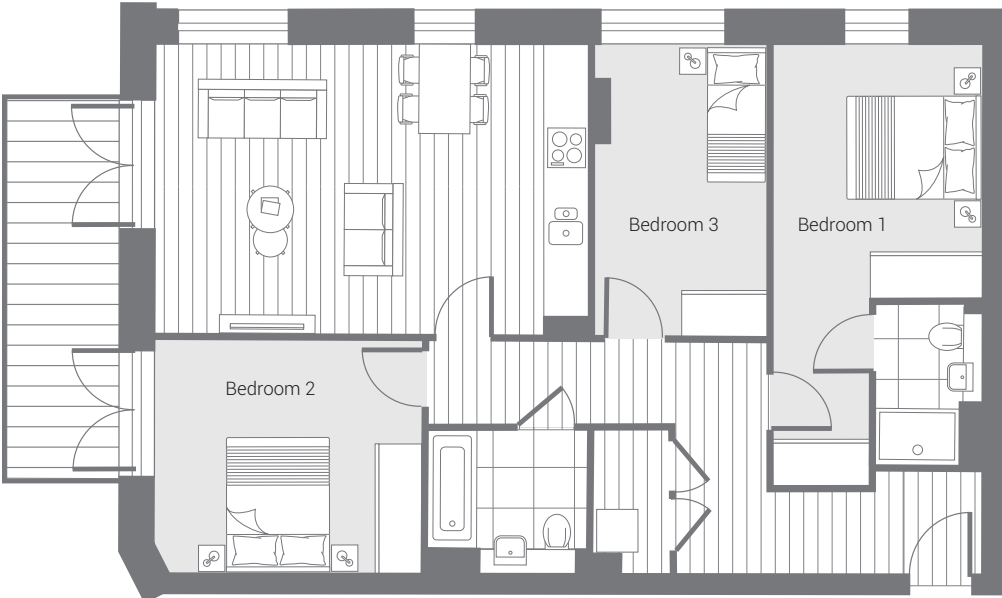


3 BEDROOM APARTMENT E203

East block has 8 of this style
(All but one with balcony)

Living area	6.2 x 4.2m	20'4" x 13'9"
Bedroom 1	3.0 x 5.7m	9'10" x 18'8"
Bedroom 2	3.8 x 3.3m	12'6" x 10'10"
Bedroom 3	2.5 x 4.2m	8'2" x 13'9"

Internal Area	92.6 sq.m.	997 sq.ft.
External Area	8.0 sq.m.	86 sq.ft.



Typical block floor plans showing location of each example apartment style.

EXAMPLE APARTMENT STYLES

Apartment layouts shown are intended to be correct, precise details may vary. Total areas are accurate to within 5%. Room dimensions are approximate, indicate maximum achievable and should be used as a guide only.

Specification

General

- Walls & ceilings in white matt finish.
- Satin white door linings, skirtings & architraves.
- Oak plank Amtico click system throughout hall, living room, bedrooms and kitchen area.
- Internal doors in satin white finish.
- Brushed stainless steel door furniture.
- Brushed metal switch & socket plates with USB charging points in kitchen, living area and bedroom.
- Recessed LED low energy downlighting with white bezels.
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- Living room socket Sky+ (or Sky Q) enabled.
- Thermostatically controlled electric space heating via flat panel heaters.
- Double glazing throughout.

Kitchens

- Designer kitchen in high gloss grey finish with concealed handles.
- Reconstituted stone worktops (with grooved drainer to selected apartments).
- Glass splashback to underside of wall units.
- LED strip underlighting to wall units.
- Stainless steel 1½ bowl undermount sink with chrome lever tap.
- Washer/dryer (free standing within services cupboard).
- Smeg (or similar quality) integrated electric appliances to include:

Low level oven
Microwave
Four ring ceramic hob
Re-circulating cooker hood
Tall fridge/freezer
Dishwasher
(Appliances stated may be restricted in smaller/1 bed kitchen configurations).

Bedrooms

- Full height built-in wardrobe to bedroom 1 with satin white sliding doors (hinged doors in restricted areas).

Bathroom/Shower Room

- White bathroom suite featuring shower tray or steel bath as applicable, concealed cistern dual flush back to wall W.C.
- White glass bath panel.
- Chrome plated electric heated towel rail.
- Mirrored inset grey timber lined alcoves with integrated storage cupboards, reconstituted stone vanity top and LED feature downlighting.
- Large format 1200 x 600mm white marbled porcelain fully tiled walls.
- Large format 600 x 600mm white marbled porcelain floor tiling.
- Chrome plated single lever basin tap, thermostatic bath filler/shower mixer diverter with wall mounted fixed shower head and low level hand shower with hose.
- Clear glass bath screen or shower enclosure as applicable with silver frame.
- Thermostatically controlled and pressurised hot and cold water.

Services Cupboard

- Free standing washer/dryer.
- Bulkhead light if applicable.

Security

- Video entryphone system to each apartment.

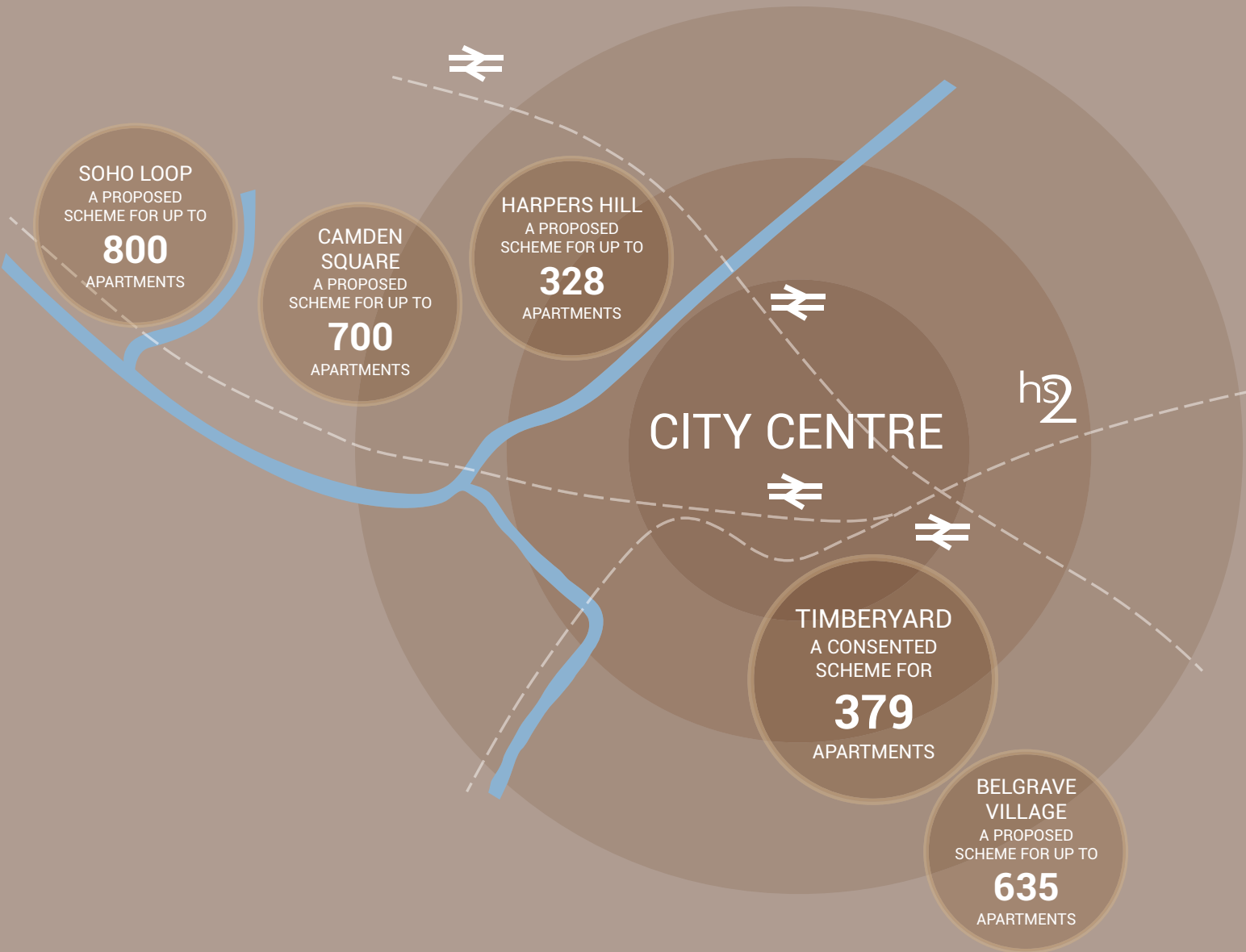
Communal Areas

- Fully tiled communal entrance foyers.
- Residents' communal club/lounge.
- Fully equipped gymnasium.
- Residents' screening room.
- Concierge and services.
- Carpeted lift lobbies, stairs and common corridors.
- Private residents' lifts serving all apartment levels.
- Low energy wall lighting.
- Landscaped communal courtyard gardens.
- Secure cycle store.
- Undercroft car parking (at additional cost).



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