L&Q at

BRUNEL STREET WORKS

LDN E16

FLOORPLANS AND SPECIFICATION EFFRA GARDENS
A rich history
and a very promising future
Kitchen
Contemporary kitchen cabinets with soft close doors and drawers
LED under cabinet lighting
Silestone work surfaces with matching upstand and full height Silestone splashback behind hob
Under mounted stainless-steel sink with accompanying chrome mixer tap
Fully integrated appliances including multifunction oven, hob, dishwasher, fridge/freezer and integrated extractor.

Bathroom
Modern white sanitaryware including semi-recessed basin with chrome basin tap
Floor mounted WC with concealed cistern
Chrome dual flush plate for water efficiency
Full height mirror with shaver socket
Tiled countertop around sink
Steel bath with bath panel
Chrome towel radiator
Homes without an en suite or separate shower in bathroom will include a concealed three-way thermostatic mixer valve, bath spout and overhead shower to the bath
Homes with an en suite or separate shower will include a concealed two-way thermostatic mixer valve with bath spout.

En suites
Modern white sanitaryware including semi-recessed basin with chrome basin tap
Back to wall WC pan with concealed cistern
Chrome dual flush plate
Full height mirror with shaver socket
Tiled countertop around sink
White shower tray with fixed /sliding door
Two-way thermostatic valve with fixed shower head

Bedroom
80/20% wool carpet
Mirrored wardrobe with hangings rails (Bedroom 1 only)

Wall & floor finishes
White emulsion painted walls and ceilings
White satin architraves and skirting boards
Porcelain large format floor and wall tiles to bathrooms and en-suites & enclosed kitchens.

Heating, electrical & lighting
Thermostatically zonal controlled underfloor heating sourced by on site CHP system. (subject to supply agreement)
Low energy white LED downlights to kitchen/dining/living area/bathrooms/hallways
Pendant lights to bedrooms
Chrome switches and sockets
Provision for Sky Q (subscription will be required)
Mains operated ceiling mounted smoke/heat detector

General
Free standing washer/dryer located in store cupboard
White ladder doors
Chrome door furniture
Private balcony or terrace to every home
Communal Roof Terrace
Video door entry system
Communal bicycle storage for every home
Concierge Service
NHBC 10-year Warranty
Secure car parking (available at separate negotiation to selected plots)

All the homes at Effra Gardens come finished with everything you need to move in and start enjoying life in your new home at Brunel Street Works. Simply bring your furniture, style and get ready to celebrate.

Prepared for your arrival and personal finishing touches
Heartwell Building  
Market Sale

Effra Gardens

Tyburn Gardens  
Shared Ownership  
Future Release

Calista Building  
Market Sale

A. Piazza
B. Children’s play area
C. Communal garden

1. C1 - Shared Ownership and Market Sale
2. C2 - Shared Ownership and Market Sale
3. C3 - Affordable Rent
4. Effra Gardens roof terrace (level 9)
5. Effra Gardens podium garden (level 2)

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only.
One Bedroom Homes
Apartment Layout A
Plots 101, 205, 305, 405, 505, 605, 705, 805

<table>
<thead>
<tr>
<th>Room</th>
<th>Metric</th>
<th>Imperial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>7.79m x 3.31m</td>
<td>25'4&quot; x 10'10&quot;</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>4.80m x 2.87m</td>
<td>15'9&quot; x 9'4&quot;</td>
</tr>
<tr>
<td>Total internal area</td>
<td>55.54 m²</td>
<td>187.83 ft²</td>
</tr>
<tr>
<td>Balcony</td>
<td>4.59m x 1.86m</td>
<td>15'0&quot; x 6'1&quot;</td>
</tr>
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Two Bedroom Homes
Apartment Layout B
Plots 308, 408, 508, 608, 708, 808

<table>
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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining</td>
<td>6.58m x 4.88m</td>
<td>21'7&quot; x 16'0&quot;</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>4.50m x 2.99m</td>
<td>15'1&quot; x 9'9&quot;</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>4.22m x 2.89m</td>
<td>13'10&quot; x 9'5&quot;</td>
</tr>
<tr>
<td>Total internal area</td>
<td>76.63 m²</td>
<td>254.84 ft²</td>
</tr>
<tr>
<td>Balcony</td>
<td>4.90m x 1.86m</td>
<td>16'0&quot; x 6'1&quot;</td>
</tr>
</tbody>
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Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.
**Apartment Layout C**

Plots 102, 206, 306, 406, 506, 606, 706, 806

**Available on:**
- First floor: 102
- Second floor: 206
- Third floor: 306
- Fourth floor: 406
- Fifth floor: 506
- Sixth floor: 606
- Seventh floor: 706
- Eighth floor: 806

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**Room** | **Metric** | **Imperial**
--- | --- | ---
Kitchen/Living/Dining | 7.11m x 4.68m | 23'3" x 15'4"
Bedroom 1 | 4.78m x 2.75m | 15'8" x 9'
Bedroom 2 | 3.71m x 3.09m | 12'1" x 10'1"
**Total internal area** | 77.13m² | 830.22 ft²
Balcony | 4.89m x 1.86m | 16'0" x 6'1"

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**Apartment Layout D**

Plot 208

**Available on:** Second floor: 208

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**Room** | **Metric** | **Imperial**
--- | --- | ---
Kitchen/Living/Dining | 6.68m x 4.88m | 21'11" x 16'0"
Bedroom 1 | 4.10m x 2.99m | 13'5" x 9'9"
Bedroom 2 | 4.22m x 2.89m | 13'10" x 9'5"
**Total internal area** | 76.63m² | 824.84 ft²
Terrace | 15.2m² | 49.86 ft²

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Three Bedroom Homes

Apartment Layout E
Plot 103

Available on:
First floor: 103

Apartment Layout F
Plots 307, 407, 507, 607, 707, 807,

Available on:
Third floor: 307
Fourth floor: 407
Fifth floor: 507
Sixth floor: 607
Seventh floor: 707
Eighth floor: 807

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<tr>
<td>Kitchen/Living/Dining</td>
<td>8.61m x 3.46m</td>
<td>28'3&quot; x 11'4&quot;</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>4.65m x 2.86m</td>
<td>15'3&quot; x 9'4&quot;</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>4.81m x 2.73m</td>
<td>15'9&quot; x 8'11&quot;</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>4.81m x 2.34m</td>
<td>15'9&quot; x 7'8&quot;</td>
</tr>
<tr>
<td>Total internal area</td>
<td>96.5 m²</td>
<td>1038.72 ft²</td>
</tr>
<tr>
<td>Balcony</td>
<td>4.68m x 1.86m</td>
<td>15'4&quot; x 6'1&quot;</td>
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Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door

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<td>5.91m x 3.34m</td>
<td>19'4&quot; x 11'10&quot;</td>
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<tr>
<td>Bedroom 1</td>
<td>4.72m x 2.85m</td>
<td>15'5&quot; x 9'4&quot;</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>4.72m x 2.80m</td>
<td>15'5&quot; x 9'2&quot;</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>4.25m x 2.30m</td>
<td>13'11&quot; x 7'6&quot;</td>
</tr>
<tr>
<td>Total internal area</td>
<td>89.36 m²</td>
<td>1006.53 ft²</td>
</tr>
<tr>
<td>Balcony</td>
<td>5.90m x 1.86m</td>
<td>19'4&quot; x 6'1&quot;</td>
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Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door

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<tr>
<td>Total internal area</td>
<td>89.36 m²</td>
<td>1006.53 ft²</td>
</tr>
<tr>
<td>Terrace</td>
<td>12.97 m²</td>
<td>42.66 ft²</td>
</tr>
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Storage: F Fridge/Freezer  W Washer/Dryer  U.C. Utility Cupboard

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The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Associates. The specification of the properties is correct at the date of print/publication but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sale contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

All information in this document is correct at the time of publication, October 2020. Computer generated images are for illustrative purposes only. Typical L&Q show apartment / home photography.
L&Q at

Brunel Street Works

L&Q at

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