



**PORTRA
RISE**

Hockney House

Floor Plans and Specification
London Living Rent

L&Q

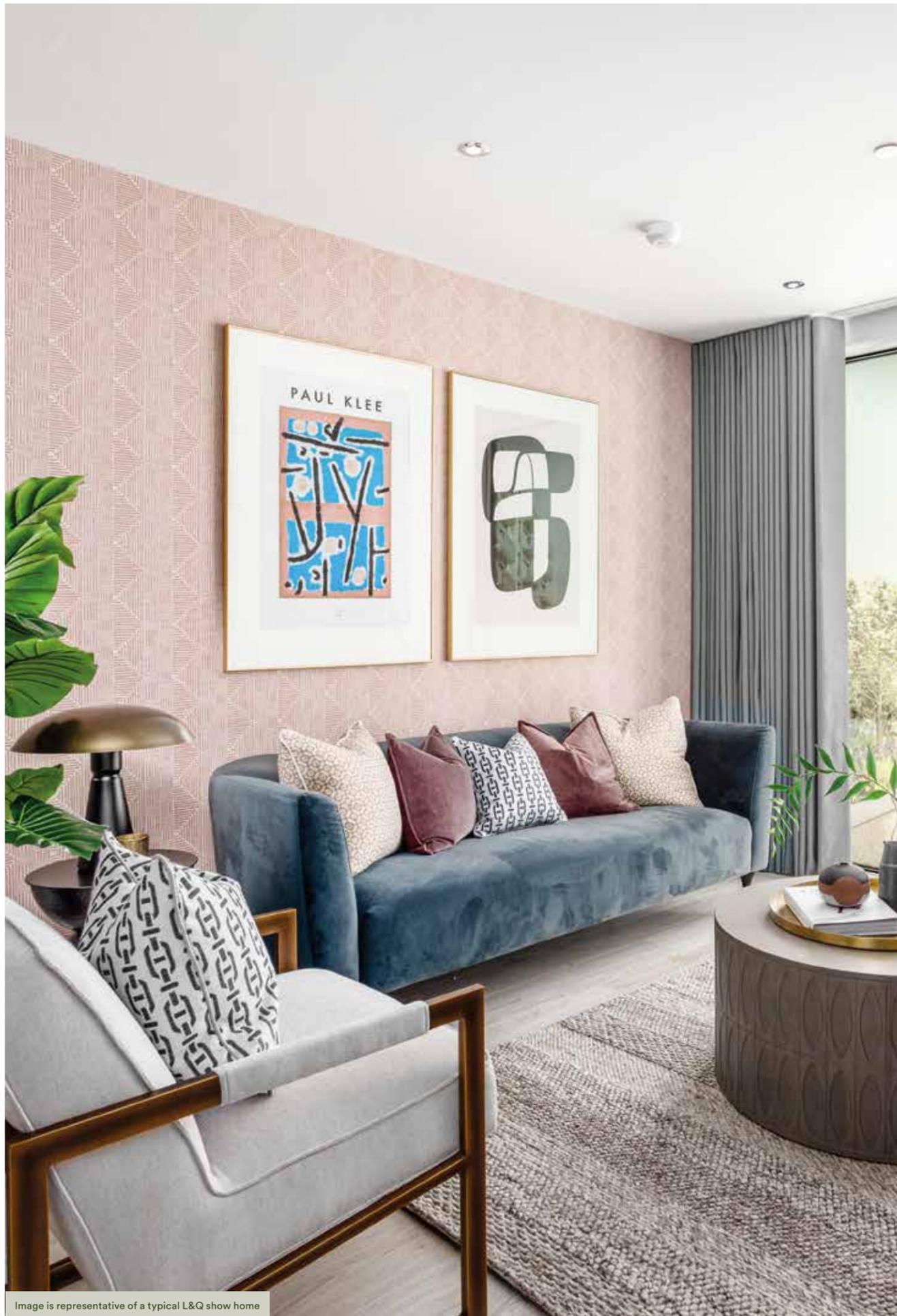


Image is representative of a typical L&Q show home

A bustling suburb

and well-connected location

Located on the site of an old Kodak factory, L&Q presents a photogenic development with 138 new apartments available through London Living Rent. With an on-site supermarket and a school and health centre planned for the future – all just minutes away from an underground station that will take you straight into central London.

For those looking to live in a tight-knit community, green spaces in abundance and easy routes into central London, these contemporary yet history-rich apartments are in the perfect spot.

The building's photographic heritage is reflected in design touches like the mixture of portrait and landscape windows. It's a picture-perfect canvas to make your own.

A shared green podium with mature trees, a play area and wildflower garden connects the homes, making it an ideal space to relax, play and get to know your neighbours.

With three overground and underground stations on your doorstep, heading to the city or further afield is simple. But nothing beats a short walk to your favourite restaurant or cafe, before a long stroll through your favourite park.

Portra Rise has a number of London Living Rent homes available which is the perfect stepping stone to buying a home through Shared Ownership - with the discounted rent allowing you to save extra money each month to put towards a deposit*.

*Shared Ownership eligibility criteria will apply on your Shared Ownership home, L&Q cannot guarantee you will meet future affordability requirements should you wish to buy a Shared Ownership home.

London Living Rent from L&Q

London Living Rent (LLR) is designed for people who are currently renting and want to get onto the property ladder but can't afford to do so yet – either through Shared Ownership or on the open market.

London Living Rent lets you:

- Rent a home at a lower price compared to renting privately
- Save faster towards a deposit to buy your own home
- Rent the home you want to buy
- Buy a share of your home through Shared Ownership with L&Q within 10 years*

Rent a brand-new and stylish home and you can benefit from:



Generously sized homes



Amenities and shops within walking distance



Excellent transport links close by

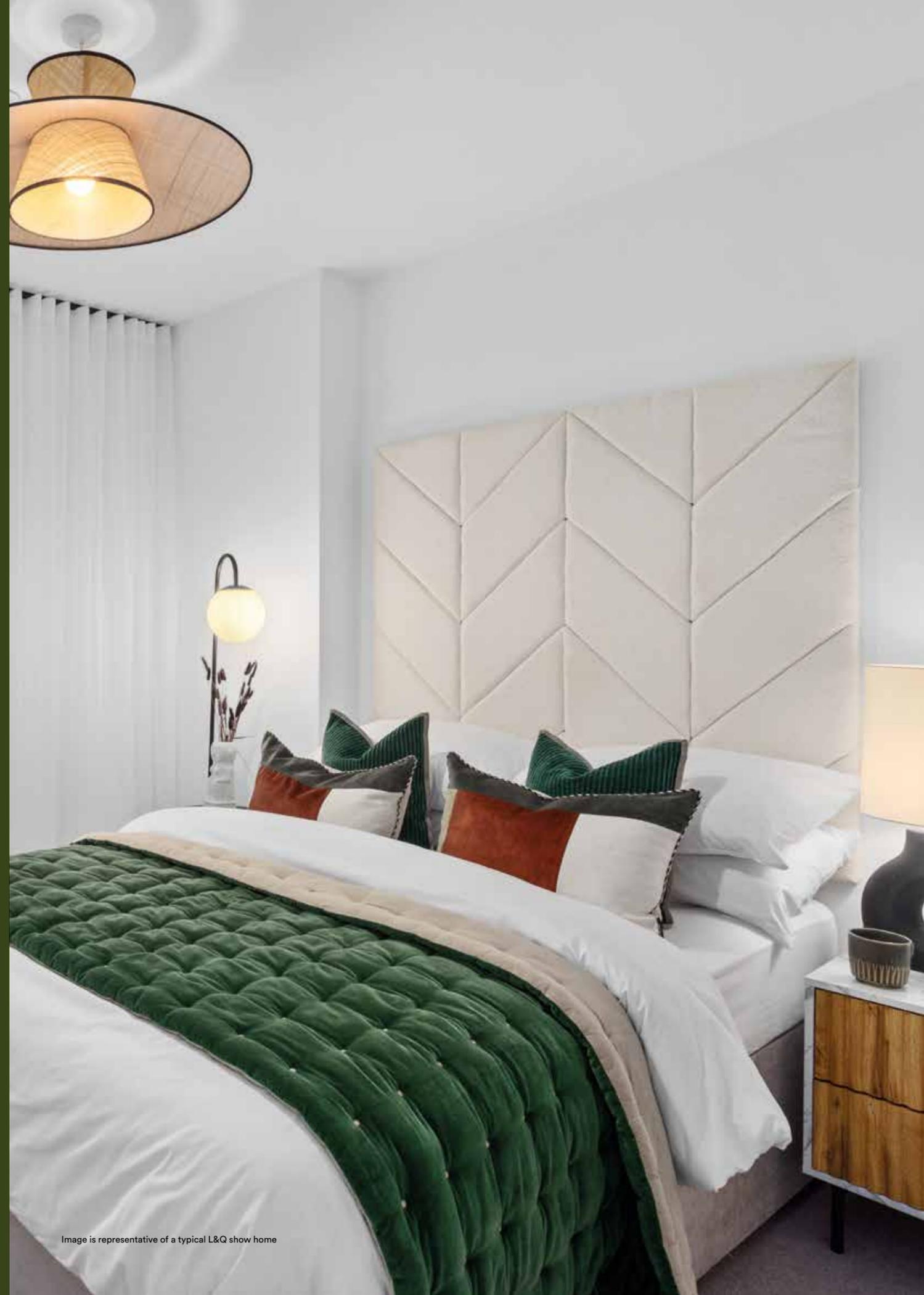
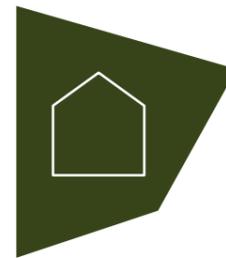


Image is representative of a typical L&Q show home

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So much to do *and everywhere to explore*



Homes with plenty of space to grow



An abundance of surrounding green spaces to enjoy



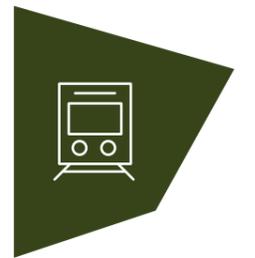
A stream of independent shops and restaurants nearby



Several sports clubs and amenities close to home



A new health centre and school on site



Close to Harrow & Wealdstone station, providing 15 minute journeys to Euston*



Local supermarkets within easy reach



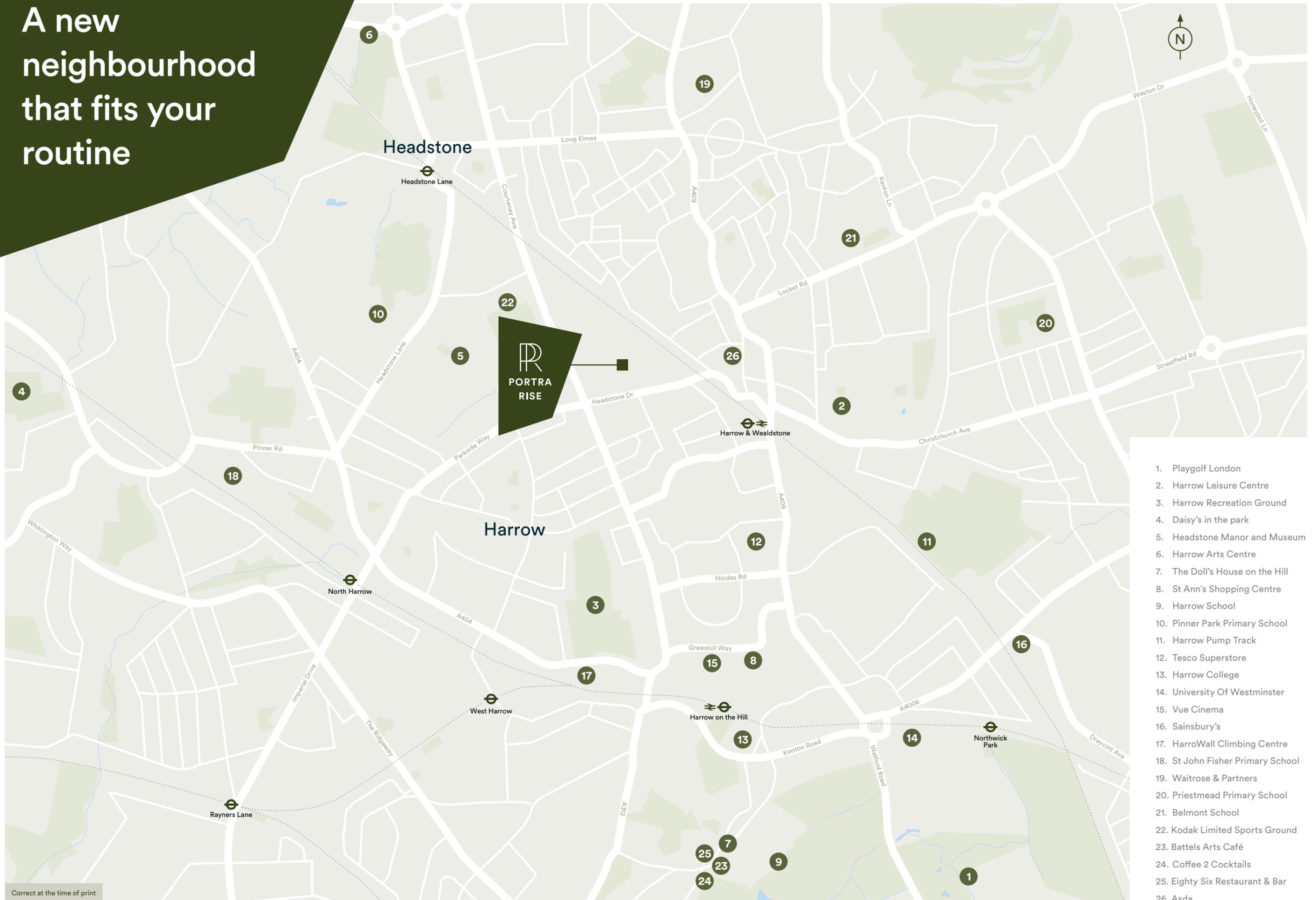
Easy routes straight onto the M1 and A40



Wembley Stadium is just an 18 minute drive away*

*Travel times are approximate
Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps)

A new neighbourhood that fits your routine



1. Playgolf London
2. Harrow Leisure Centre
3. Harrow Recreation Ground
4. Daisy's in the park
5. Headstone Manor and Museum
6. Harrow Arts Centre
7. The Doll's House on the Hill
8. St Ann's Shopping Centre
9. Harrow School
10. Pinner Park Primary School
11. Harrow Pump Track
12. Tesco Superstore
13. Harrow College
14. University Of Westminster
15. Vue Cinema
16. Sainsbury's
17. HarroWall Climbing Centre
18. St John Fisher Primary School
19. Waitrose & Partners
20. Priestmead Primary School
21. Belmont School
22. Kodak Limited Sports Ground
23. Battels Arts Café
24. Coffee 2 Cocktails
25. Eighty Six Restaurant & Bar
26. Asda

Well connected



By rail from Harrow & Wealdstone

| | |
|--------------|--------------|
| Wembley | 7 mins |
| Euston | 11 mins |
| Watford | 22 mins |
| King's Cross | 26 mins |
| Heathrow | 1 hr 10 mins |



On foot from Portra Rise

| | |
|-----------------------------|---------|
| Headstone Manor & Museum | 7 mins |
| Asda | 8 mins |
| Harrow & Wealdstone Station | 9 mins |
| Harrow Leisure Centre | 15 mins |
| Shobha's Rasoi | 19 mins |



By road from Portra Rise

| | |
|------------------|---------|
| Wembley Stadium | 14 mins |
| M1 | 22 mins |
| Luton Airport | 29 mins |
| Heathrow Airport | 37 mins |
| Milton Keynes | 51 mins |



By cycle from Portra Rise

| | |
|------------------------------|---------|
| Harrow Arts Centre | 8 mins |
| Pinner Memorial Park | 12 mins |
| Playgolf London | 12 mins |
| The Doll's House on the Hill | 15 mins |
| Ruislip Lido | 28 mins |

Travel times are approximate
 Train times taken from nationalrail.co.uk
 Distances taken from google.co.uk/maps



Sports

From the state-of-the-art gym at Harrow Leisure Centre to the 9-hole golf course just a short drive away, the area isn't short of facilities to keep you active.

Harrow Leisure Centre

3 mins by cycling
15 mins by walking

Harrow Skate Park

4 mins by cycling
17 mins by walking



Outdoors

Harrow's green spaces are unmatched. Kenton Recreation park is known for its sporting facilities, while Pinner Memorial Park is the perfect place to stroll and relax by the ponds.

Kenton Recreation Ground

7 mins by cycling

Pinner Memorial Park

13 mins by cycling



Culture

Immerse yourself in 1,200 years of Harrow's history at Headstone Manor and Museums, or catch a play, concert or comedy night at Harrow Arts Centre.

Headstone Manor and Museum

4 mins by cycling
15 mins by walking

Harrow Arts Centre

10 mins by cycling



Eat & Drink

From Victorian bread ovens to Tanzanian spices, Harrow's eclectic food and drink scene has it all. Try The Doll's House on the Hill for treats on vintage china or Shobha's Rasoi for authentic pan-Indian cuisine.

Shobha's Rasoi

4 mins by cycling
15 mins by walking

The Doll's House on the Hill

4 mins by cycling
15 mins by walking



Education

Take a tour around the famous Harrow School's Grade I listed buildings, where Lord Byron, Churchill and more recently Benedict Cumberbatch spent their youth. John Lyon school in the picturesque Harrow on the Hill is also a prestigious academic option.

Harrow High School

5 mins by cycling
13 mins by walking

Harrow College

6 mins by cycling
13 mins by walking

St Anselms Catholic Primary School

7 mins by cycling
17 mins by walking



Shopping

Find a great selection of high street brands at the St George's Shopping Centre and St Anns shopping centres near by and for your everyday essentials there are a variety of supermarkets in close reach.

St George's Shopping Centre

6 mins by cycling

St Anns Shopping Centre

8 mins by cycling

A convenient commute and
so close to the action



Harrow & Wealdstone Station



Wembley Stadium



Olympic Way Wembley Park



King's Cross Station

Harrow and Wealdstone underground and overground station is a mere three-minute cycle or nine-minute walk from your apartment. You're in Central London in less than half an hour too.

Harrow & Wealdstone is on the Bakerloo line, as well as the overground, taking you straight into Central London. Cross Country rail will also get you there in less than half an hour. You can also get to Wembley in seven minutes, Euston in 11 and King's Cross in just over 25.

The Metropolitan line goes from Harrow on the Hill, North Harrow or West Harrow and will take you into Marylebone in 15 minutes.

Finally, if you've travelling by car, Harrow's close proximity to the M1 means it's easy to get to and from anywhere.

An urban village with a buzzing community

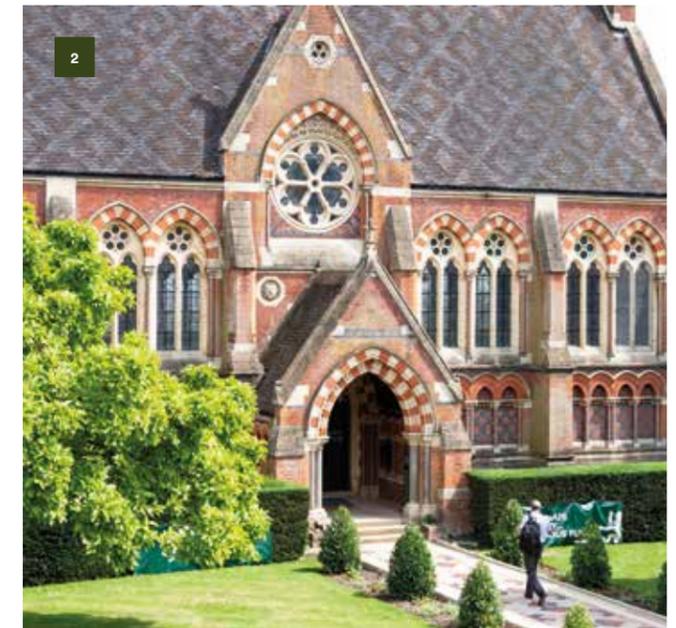
With excellent transport links to the city, all the amenities you could need and more green spaces than most London boroughs, Harrow is fast becoming one of the capital's most popular places to live.

Harrow's diverse and vibrant population means there's always an abundance of local choice – from an eclectic mix of restaurants and bars to a whole host of events and festivals.

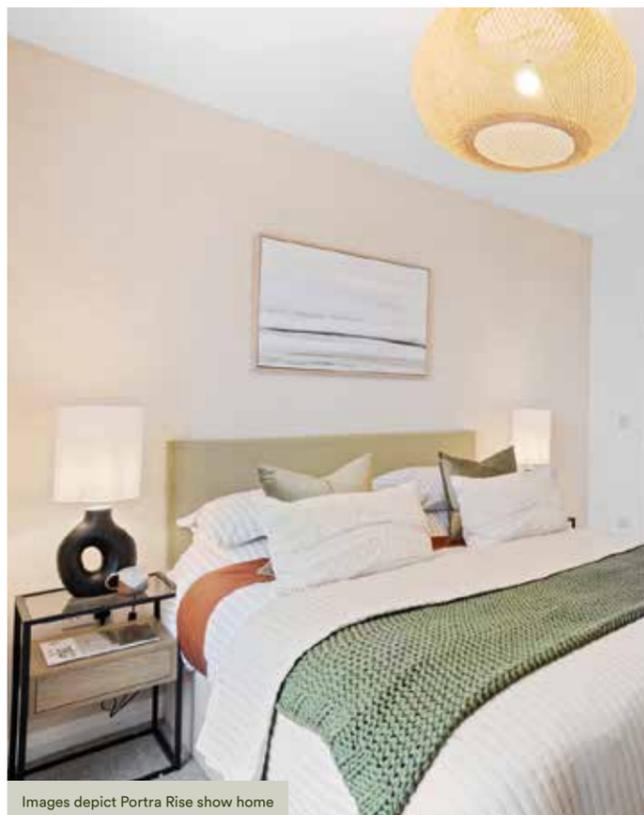
You won't have to venture far to find what you need. Close by are two shopping centres, a leisure centre, tennis courts, a golf course, restaurants, cafés, bars, independent businesses and supermarkets large and small.

Although it feels exciting and urban, green spaces dominate this part of the city. From recreation grounds to parks to the oldest village ponds in the UK, you're never short of spaces to get active, relax or feel at one with nature.

1. Coffee 2 Cocktails
2. Harrow School
3. Kodak Sports Ground
4. Battels Arts Café
5. The King's Head Gantry
6. Headstone Manor & Museum







Images depict Portra Rise show home

Specification

All the homes located at Portra Rise have a fully inclusive specification throughout. Each apartment will be complete with private outdoor space.

Kitchen



- Modern kitchen cabinets with a complementary worktop and matching upstand
- Full height matching splashback behind the hob
- Under cupboard lighting
- Stainless steel sink with matching chrome tap
- Fully integrated appliances including oven, induction hob, fridge/freezer, dishwasher and extractor

Wall and Floor Finishes



- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Limewashed oak flooring to hallway/kitchen/living/dining areas
- Ceramic large format floor and wall tiles to bathrooms
- Fitted carpet to bedrooms

Bathroom



- Modern white sanitaryware including semi-countertop basin with chrome basin tap
- Back-to-wall WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Full height mirror above sink
- Steel bath with bespoke bath panel
- Chrome towel radiator
- Steel bath with glass shower screen, chrome bath mixer tap and thermostatic shower valve with overhead shower attachment
- White shaver point

Heating, Electrical and Lighting



- The radiators are powered by electricity, while hot water is supplied by energy-efficient air source heat pumps
- Low energy white LED to kitchen/living/dining and hallway areas
- Pendant lights in bedrooms
- Chrome sockets to the kitchen and White sockets to all remaining rooms
- Double sockets to include USB charging where applicable
- Mains operated ceiling mounted smoke/heat detector

Ensuite



- Embrace glass shower screen and thermostatic shower valve with overhead shower attachment
- Back-to-wall WC with concealed cistern
- Chrome towel radiator
- White shaver point
- Full height mirror above sink
- Modern white sanitaryware including semi-countertop basin with chrome basin tap

General



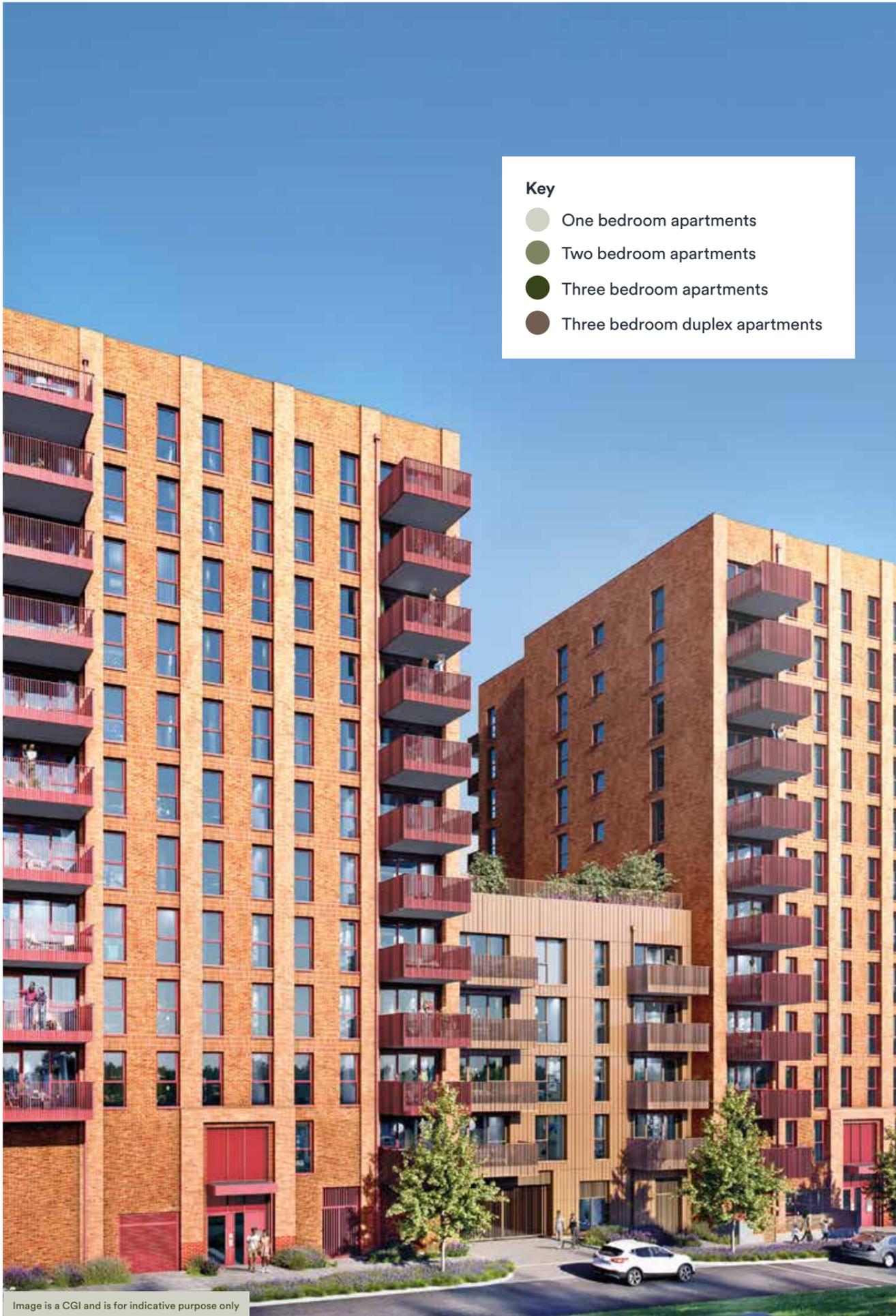
- White internal doors
- Washing machine located in utility cupboard
- Private balcony or terrace to all apartments
- Video door entry system to apartments
- Communal bicycle storage in all apartment blocks

The specification of the properties is correct at the time of 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. 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.

Site Plan



For further clarification regarding specific individual plots, please ask our Lettings Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, London Living Rent, Private Rent and Affordable Rent properties (known as tenures). However, there may be occasions when the tenure location, house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities may change as the development proceeds and as properties are marketed. The layout (including tenure locations) is subject to amendments due to changing planning permission for the development, and depictions of the layout should be used as guidance only. No site map including tenure locations (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only, quality of this technology may vary. In relation to computer generated images, [maximum/minimum] dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).



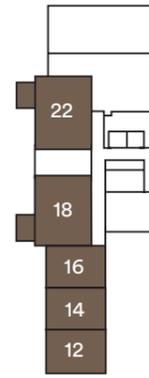
Key

- One bedroom apartments
- Two bedroom apartments
- Three bedroom apartments
- Three bedroom duplex apartments

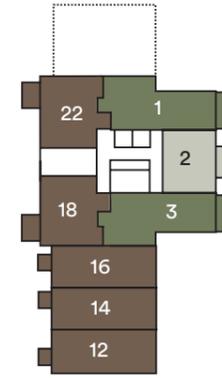
Hockney House



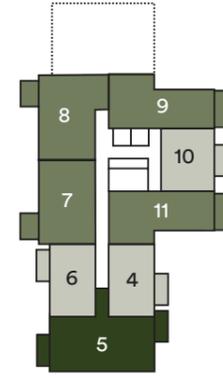
Ground Floor



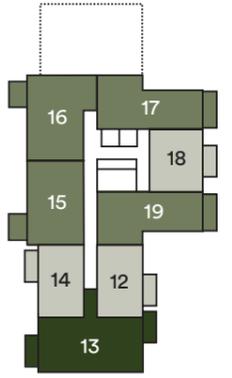
First Floor



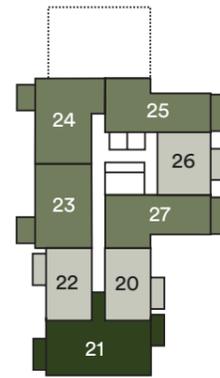
Second Floor



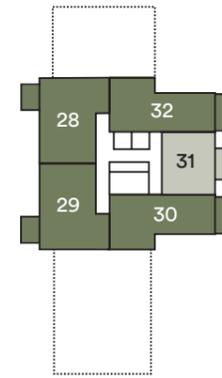
Third Floor



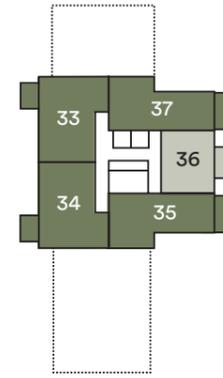
Fourth Floor



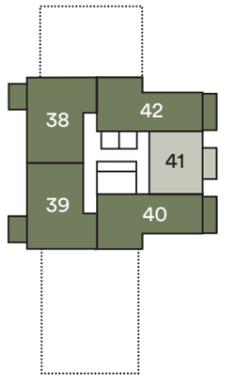
Fifth Floor



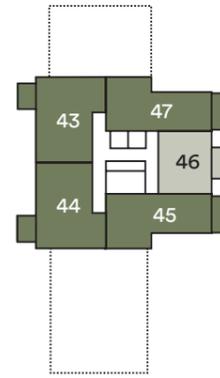
Sixth Floor



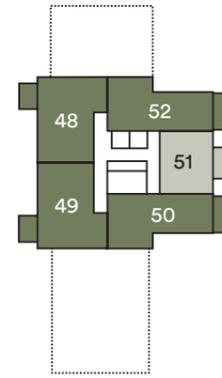
Seventh Floor



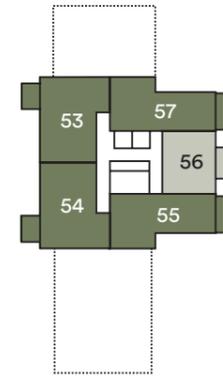
Eighth Floor



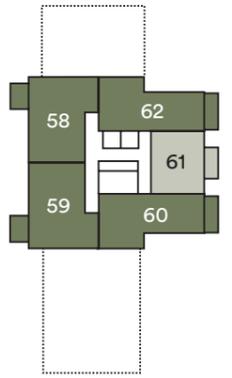
Ninth Floor



Tenth Floor



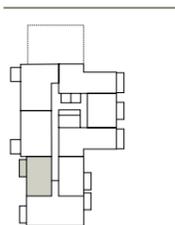
Eleventh Floor



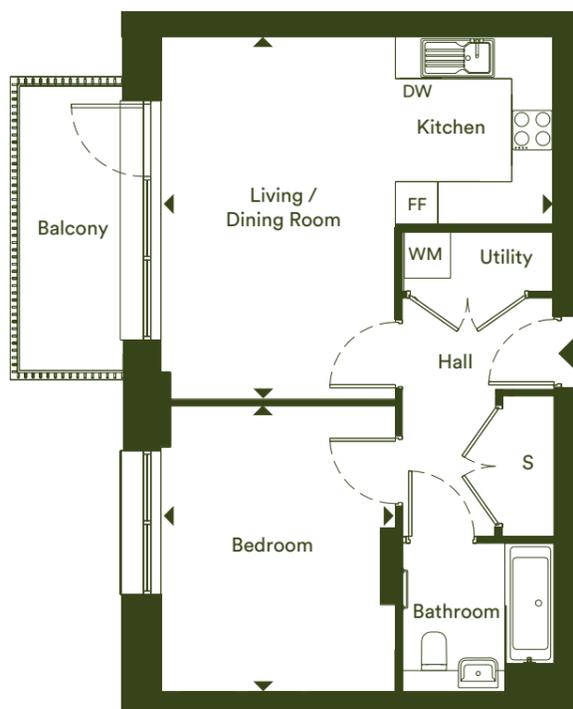
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One bedroom apartment

Type 03
Apartments 6, 14 & 22



Floors 2 to 4



Accommodation

| | | |
|----------------------------|---------------------------|-----------------------------|
| Living / Dining / Kitchen | 5.63m x 5.19m | 18' 5" x 17' 0" |
| Bedroom | 4.08m x 3.36m | 13' 5" x 11' 0" |
| Total Internal Area | 51.6 m² | 555.4 ft² |
| Balcony | 1.50m x 4.08m | 4' 11" x 13' 4" |

Floor Plot Apartment

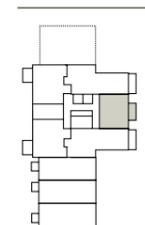
| | | |
|---|------|----|
| 2 | 2.03 | 6 |
| 3 | 3.03 | 14 |
| 4 | 4.03 | 22 |

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

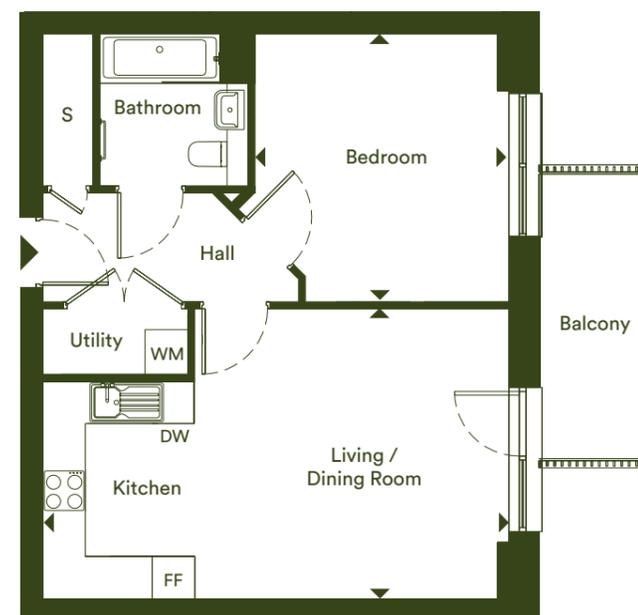
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One bedroom apartment

Type 09
Apartments 2, 10, 18, 26, 31, 36, 41, 46, 51, 56 & 61



Floors 1 to 11



Accommodation

| | | |
|----------------------------|---------------------------|-----------------------------|
| Living / Dining / Kitchen | 6.65m x 3.97m | 21' 10" x 13' 7" |
| Bedroom | 3.83m x 3.63m | 12' 7" x 11' 11" |
| Total Internal Area | 52.7 m² | 567.3 ft² |
| Balcony | 1.50m x 4.08m | 4' 11" x 13' 4" |

Floor Plot Apartment

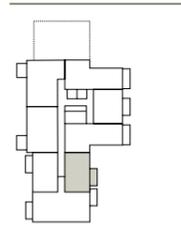
| | | |
|----|-------|----|
| 1 | 1.02 | 2 |
| 2 | 2.07 | 10 |
| 3 | 3.07 | 18 |
| 4 | 4.07 | 26 |
| 5 | 5.04 | 31 |
| 6 | 6.04 | 36 |
| 7 | 7.04 | 41 |
| 8 | 8.04 | 46 |
| 9 | 9.04 | 51 |
| 10 | 10.04 | 56 |
| 11 | 11.04 | 61 |

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

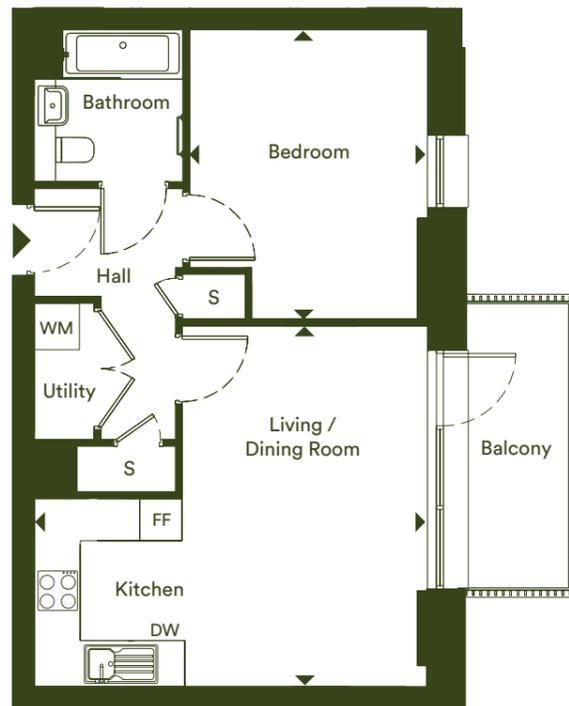
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One bedroom apartment

Type 10
Apartments 4, 12 & 20



Floors 2 to 4



Accommodation

| | | |
|----------------------------|---------------------------|-----------------------------|
| Living / Dining / Kitchen | 5.62m x 5.14m | 18' 5" x 16' 10" |
| Bedroom | 4.14m x 3.41m | 13' 7" x 11' 2" |
| Total Internal Area | 51.7 m² | 556.5 ft² |
| Balcony | 4.27m x 1.50m | 14' 0" x 4' 11" |

Floor Plot Apartment

| | | |
|---|------|----|
| 2 | 2.05 | 4 |
| 3 | 3.05 | 12 |
| 4 | 4.05 | 20 |

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

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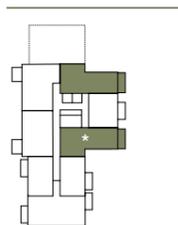


Two bedroom apartment

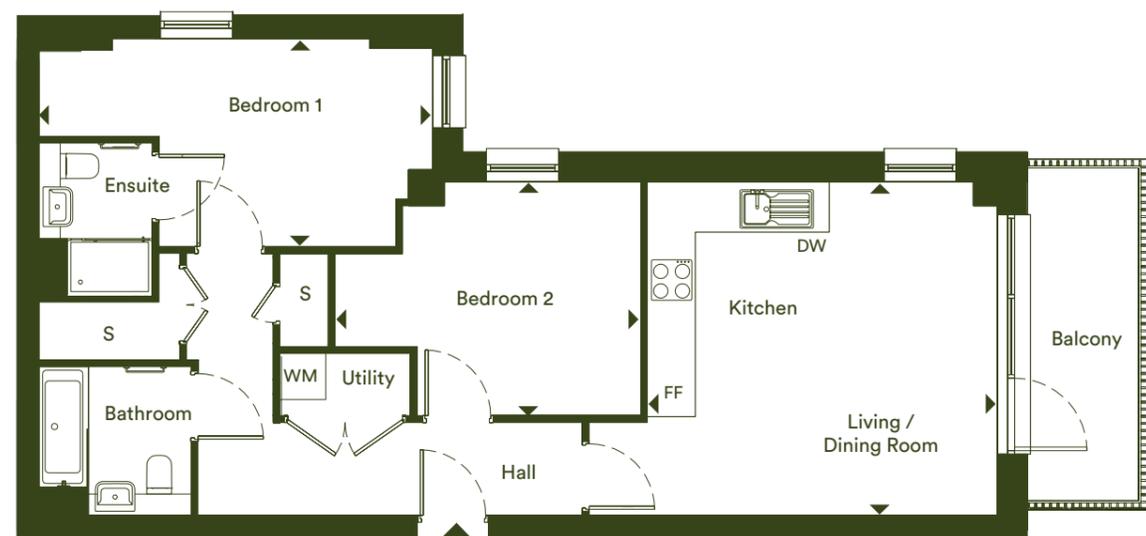
Type 33

Apartments 9, 17, 25, 30, 32*, 35, 37*, 40, 42*, 45, 47*, 50, 52*, 55, 57*, 60 & 62*

* Apartment is mirrored



Floors 2 to 11



Accommodation

| | | |
|----------------------------|---------------------------|-----------------------------|
| Living / Dining / Kitchen | 4.99m x 4.77m | 16' 5" x 15' 8" |
| Bedroom 1 | 5.62m x 2.84m | 18' 5" x 9' 4" |
| Bedroom 2 | 4.34m x 3.36m | 14' 3" x 11' 0" |
| Total Internal Area | 74.4 m² | 798.7 ft² |
| Balcony | 1.50m x 4.76m | 4' 11" x 15' 7" |

| Floor | Plot | Apartment |
|-------|-------|-----------|
| 2 | 2.08 | 9 |
| 3 | 3.08 | 17 |
| 4 | 4.08 | 25 |
| 5 | 5.05 | 30 |
| 5 | 5.03 | 32 |
| 6 | 6.05 | 35 |
| 6 | 6.03 | 37 |
| 7 | 7.05 | 40 |
| 7 | 7.03 | 42 |
| 8 | 8.05 | 45 |
| 8 | 8.03 | 47 |
| 9 | 9.05 | 50 |
| 9 | 9.03 | 52 |
| 10 | 10.05 | 55 |
| 10 | 10.03 | 57 |
| 11 | 11.05 | 60 |
| 11 | 11.03 | 62 |

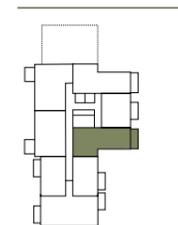
F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

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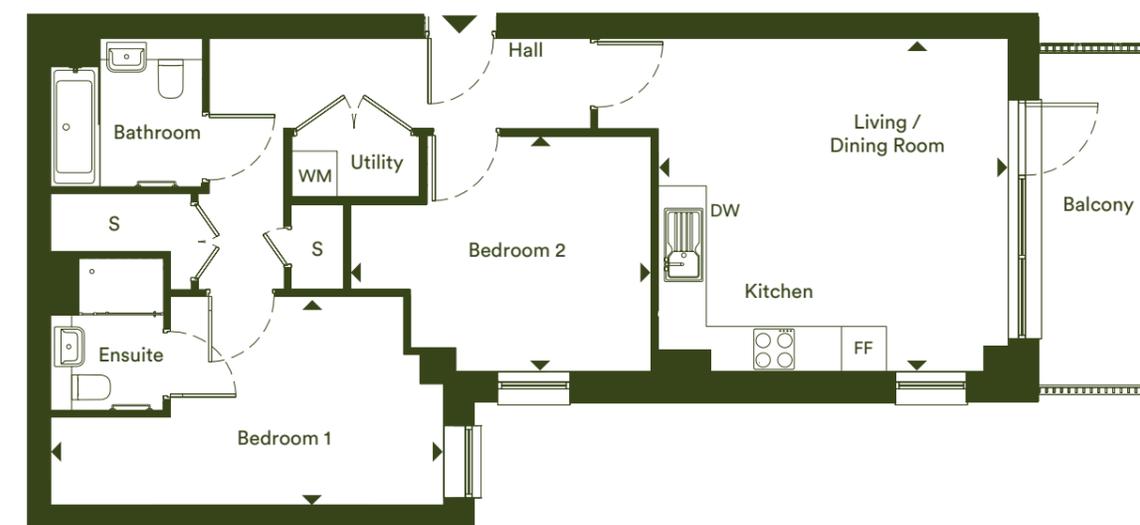
Two bedroom apartment

Type 33A

Apartments 11, 19 & 27



Floors 2 to 4



Accommodation

| | | |
|----------------------------|---------------------------|-----------------------------|
| Living / Dining / Kitchen | 4.99m x 4.77m | 16' 5" x 15' 8" |
| Bedroom 1 | 5.62m x 2.99m | 18' 5" x 9' 10" |
| Bedroom 2 | 4.28m x 3.38m | 14' 1" x 11' 1" |
| Total Internal Area | 75.1 m² | 798.7 ft² |
| Balcony | 1.50m x 4.76m | 4' 11" x 15' 7" |

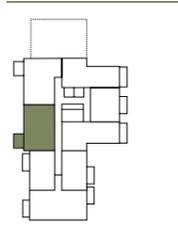
| Floor | Plot | Apartment |
|-------|------|-----------|
| 2 | 2.06 | 11 |
| 3 | 3.06 | 19 |
| 4 | 4.06 | 27 |

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

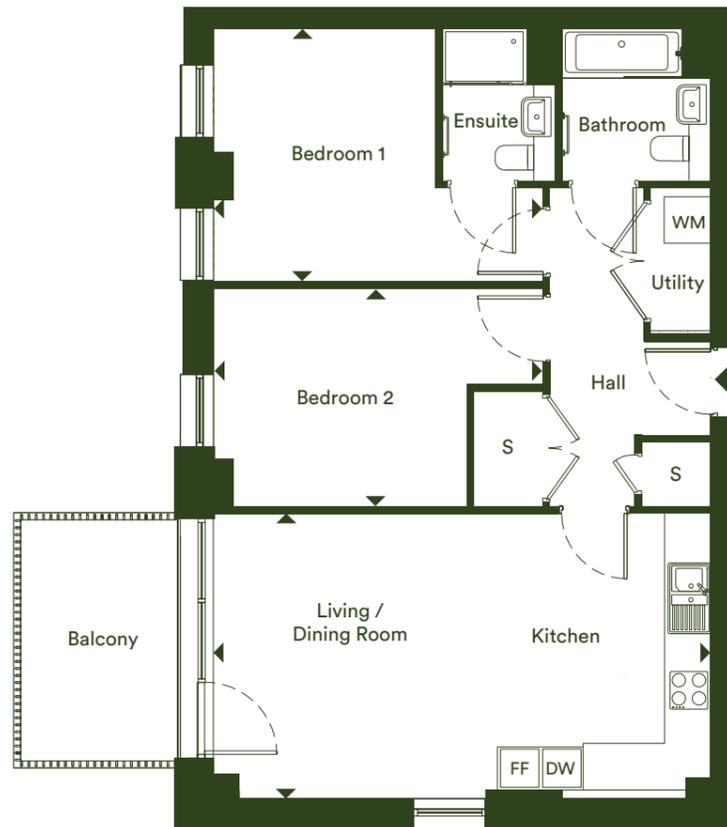
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Two bedroom apartment

Type 36A
Apartment 28



Floor 5



Accommodation

| | | |
|----------------------------|---------------------------|-----------------------------|
| Living / Dining / Kitchen | 7.08m x 4.20m | 23' 2" x 13' 9" |
| Bedroom 1 | 4.66m x 3.62m | 15' 3" x 11' 10" |
| Bedroom 2 | 4.93m x 2.75m | 16' 2" x 9' 0" |
| Total Internal Area | 76.2 m² | 820.2 ft² |
| Balcony | 3.41m x 2.20m | 11' 2" x 7' 2" |

Floor Plot Apartment

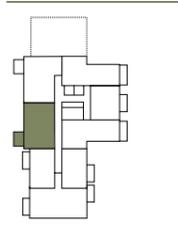
| | | |
|---|------|----|
| 5 | 5.02 | 28 |
|---|------|----|

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

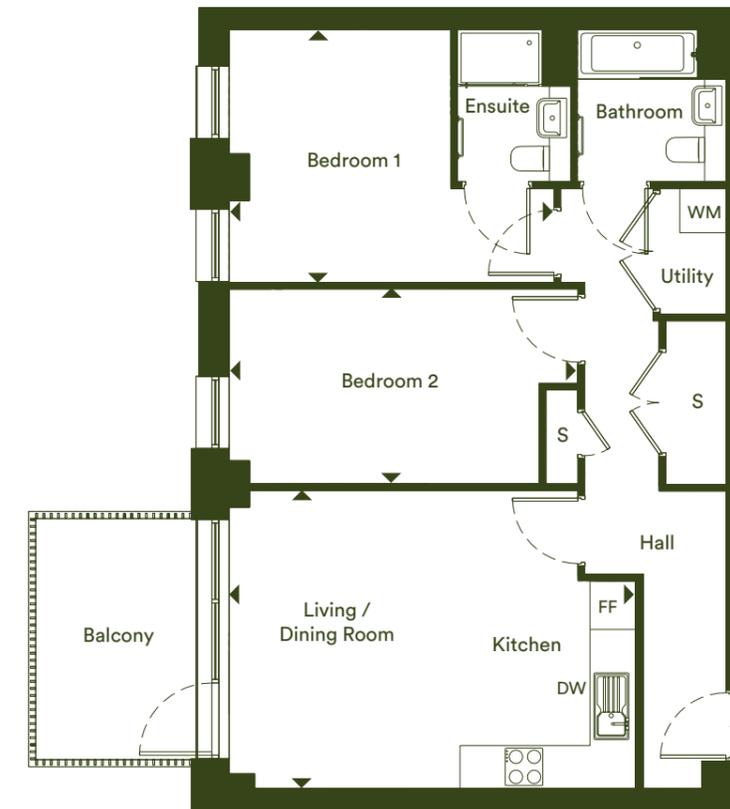
*Denotes apartments that are opposite handed/mirror image to the plans drawn. Garden sizes vary between plots, check the site plan and garden sizes for clarification. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not 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. Window sizes may vary. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Lettings Associates.

Two bedroom apartment

Type 36B
Apartments 7, 15 & 23



Floor 2 to 4



Accommodation

| | | |
|----------------------------|---------------------------|-----------------------------|
| Living / Dining / Kitchen | 5.71m x 4.20m | 18' 9" x 13' 9" |
| Bedroom 1 | 4.66m x 3.62m | 15' 3" x 11' 10" |
| Bedroom 2 | 4.93m x 2.75m | 16' 2" x 9' 0" |
| Total Internal Area | 75.4 m² | 811.8 ft² |
| Balcony | 3.41m x 2.20m | 11' 2" x 7' 2" |

Floor Plot Apartment

| | | |
|---|------|----|
| 2 | 2.02 | 7 |
| 3 | 3.02 | 15 |
| 4 | 4.02 | 23 |

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

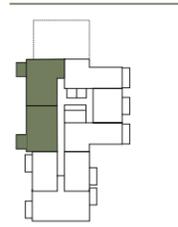
*Denotes apartments that are opposite handed/mirror image to the plans drawn. Garden sizes vary between plots, check the site plan and garden sizes for clarification. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not 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. Window sizes may vary. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Lettings Associates.

Two bedroom apartment

Type 37

Apartments 8, 16, 24, 29, 33*, 34†, 38*, 39†, 43*, 44†, 48*, 49†, 53*, 54†, 58* & 59†

* Apartment is mirrored
† Apartment has extra window in front of kitchen sink



Floors 2 to 11



| Floor | Plot | Apartment |
|-------|-------|-----------|
| 2 | 2.01 | 8 |
| 3 | 3.01 | 16 |
| 4 | 4.01 | 24 |
| 5 | 5.01 | 29 |
| 6 | 6.02 | 33 |
| 6 | 6.01 | 34 |
| 7 | 7.02 | 38 |
| 7 | 7.01 | 39 |
| 8 | 8.02 | 43 |
| 8 | 8.01 | 44 |
| 9 | 9.02 | 48 |
| 9 | 9.01 | 49 |
| 10 | 10.02 | 53 |
| 10 | 10.01 | 54 |
| 11 | 11.02 | 58 |
| 11 | 11.01 | 59 |

Accommodation

| | | |
|----------------------------|---------------------------|-----------------------------|
| Living / Dining / Kitchen | 8.85m x 3.92m | 29' 0" x 12' 11" |
| Bedroom 1 | 4.70m x 3.62m | 15' 5" x 11' 10" |
| Bedroom 2 | 4.70m x 3.12m | 15' 5" x 10' 3" |
| Total Internal Area | 82.7 m² | 890.2 ft² |
| Balcony | 3.41m x 2.20m | 11' 2" x 7' 2" |

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

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Two bedroom apartment

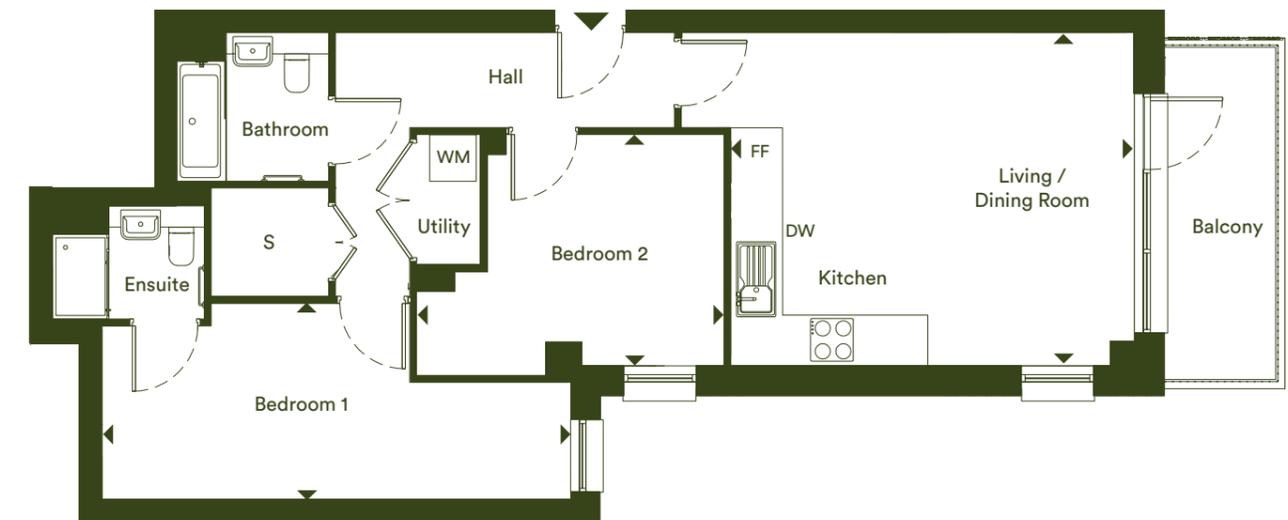
Type 62

Apartments 1* & 3

* Apartment is mirrored



Floor 1



Accommodation

| | | |
|----------------------------|---------------------------|-----------------------------|
| Living / Dining / Kitchen | 6.45m x 4.77m | 21' 2" x 15' 8" |
| Bedroom 1 | 6.68m x 2.81m | 21' 11" x 9' 3" |
| Bedroom 2 | 3.39m x 3.31m | 11' 1" x 10' 10" |
| Total Internal Area | 79.7 m² | 857.9 ft² |
| Balcony | 4.76m x 1.61m | 15' 7" x 5' 3" |

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

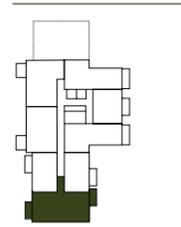
*Denotes apartments that are opposite handed/mirror image to the plans drawn. Garden sizes vary between plots, check the site plan and garden sizes for clarification. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not 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. Window sizes may vary. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Lettings Associates.

Accommodation

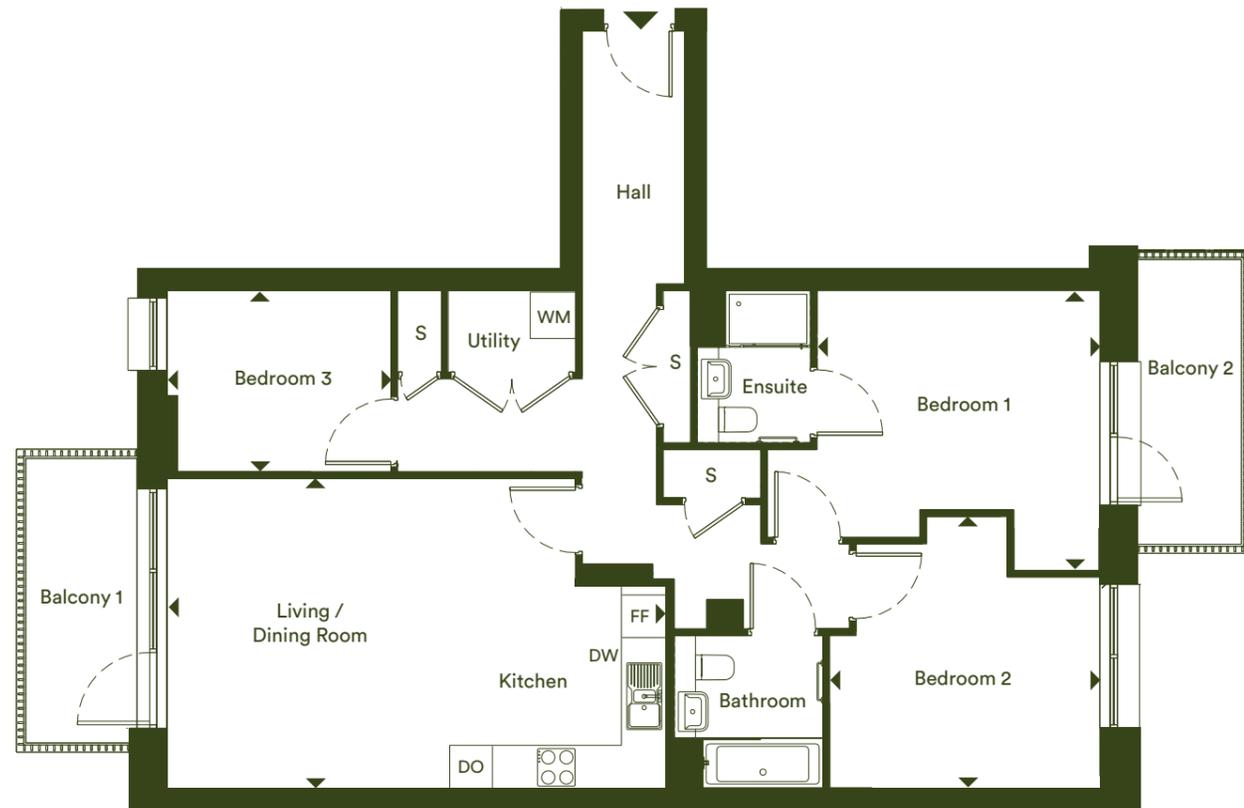
| Floor | Plot | Apartment |
|-------|------|-----------|
| 1 | 1.01 | 1 |
| 1 | 1.03 | 3 |

Three bedroom apartment

Type 38
Apartments 5, 13 & 21



Floors 2 to 4



Accommodation

| | | |
|----------------------------|---------------------------|------------------------------|
| Living / Dining / Kitchen | 7.12m x 4.50m | 23' 4" x 14' 9" |
| Bedroom 1 | 4.04m x 4.00m | 13' 3" x 13' 1" |
| Bedroom 2 | 3.97m x 3.87m | 13' 0" x 12' 8" |
| Bedroom 3 | 3.21m x 2.60m | 10' 6" x 8' 6" |
| Total Internal Area | 98.1 m² | 1055.9 ft² |
| Balcony | 1.50m x 4.08m | 4' 11" x 13' 4" |

Floor Plot Apartment

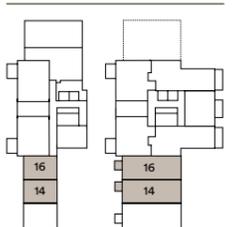
| | | |
|---|------|----|
| 2 | 2.04 | 5 |
| 3 | 3.04 | 13 |
| 4 | 4.04 | 21 |

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher | DO – Double Oven

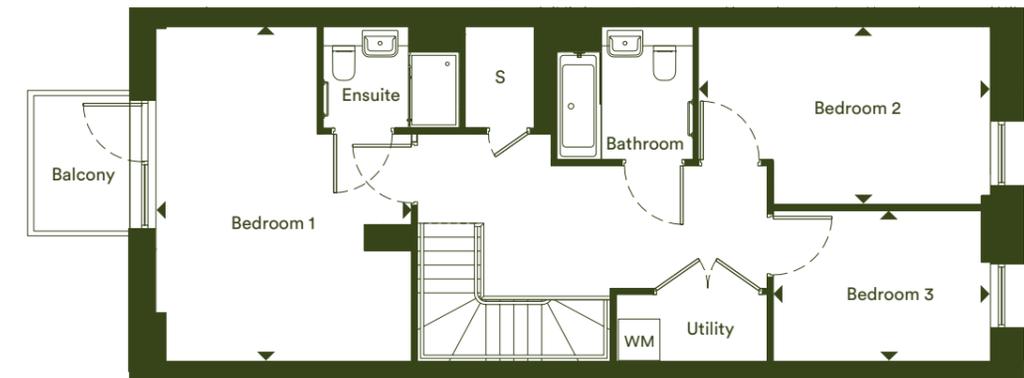
*Denotes apartments that are opposite handed/mirror image to the plans drawn. Garden sizes vary between plots, check the site plan and garden sizes for clarification. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not 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. Window sizes may vary. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Lettings Associates.

Three bedroom duplex apartment

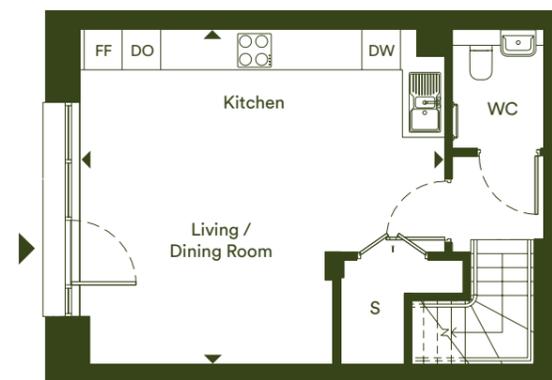
Type 48
Duplexes 14 & 16



Floors Ground & 1



First Floor



Ground Floor

Accommodation

| | | |
|----------------------------|----------------------------|------------------------------|
| Living / Dining / Kitchen | 5.83m x 5.35m | 19' 2" x 17' 7" |
| Bedroom 1 | 5.35m x 4.09m | 17' 7" x 13' 5" |
| Bedroom 2 | 4.65m x 2.85m | 15' 3" x 9' 4" |
| Bedroom 3 | 3.48m x 2.43m | 11' 5" x 7' 11" |
| Total Internal Area | 108.7 m² | 1164.7 ft² |
| Balcony | 2.12m x 1.50m | 6' 11" x 4' 11" |

Floor Plot Duplex

| | | |
|---------|------|----|
| Grd & 1 | 0.04 | 14 |
| Grd & 1 | 0.03 | 16 |

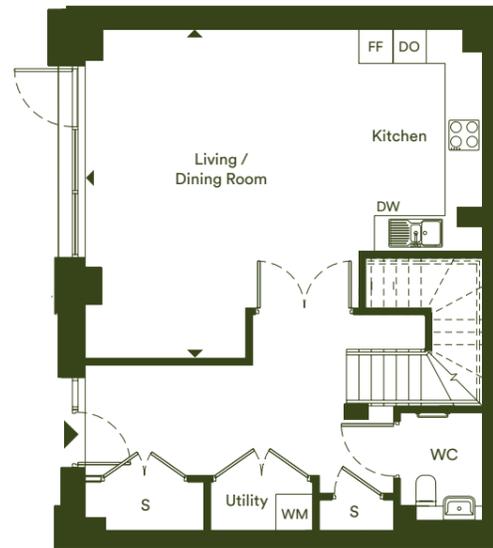
F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher | D/O – Double Oven

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Three bedroom duplex apartment

Type 56
Duplexes 18 & 22*

* Apartment is mirrored



Ground Floor



First Floor

Accommodation

| | | |
|------------------------------------|----------------------------|------------------------------|
| Living / Dining / Kitchen | 7.03m x 5.81m | 23' 1" x 19' 1" |
| Bedroom 1 | 5.49m x 2.75m | 18' 0" x 9' 0" |
| Bedroom 2 | 4.83m x 2.66m | 15' 8" x 8' 7" |
| Bedroom 3 | 3.99m x 3.42m | 13' 1" x 11' 2" |
| Total Internal Area Plot 18 | 129.8 m² | 1382.1 ft² |
| Balcony | 3.41m x 2.20m | 11' 2" x 7' 2" |

Floor Plot Duplex

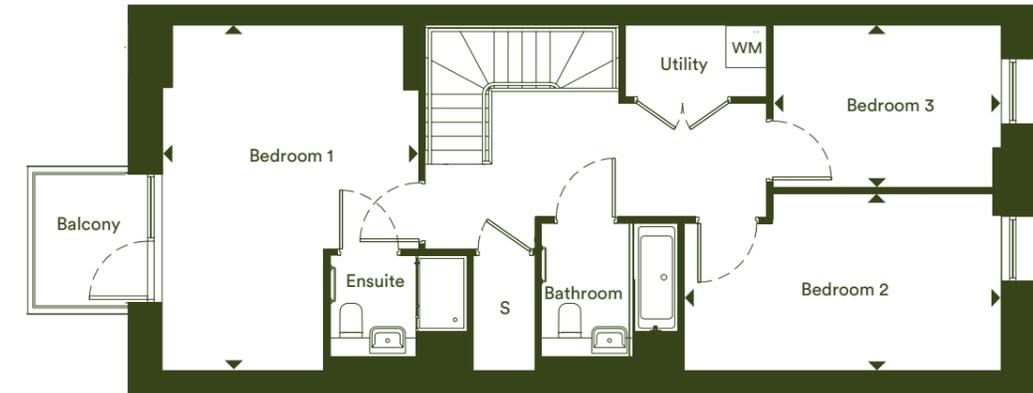
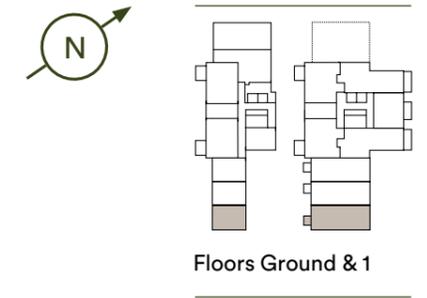
| | | |
|---------|------|----|
| Grd & 1 | 0.02 | 18 |
| Grd & 1 | 0.01 | 22 |

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher | D/O – Double Oven

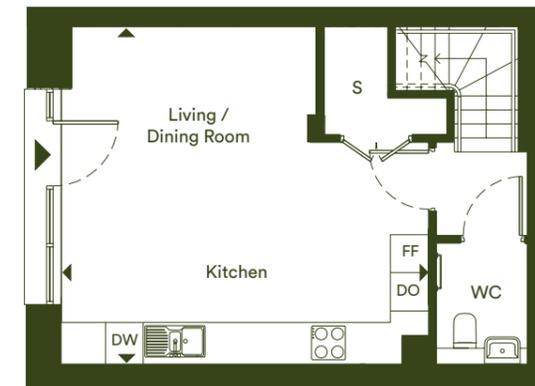
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Three bedroom duplex apartment

Type 59
Duplex 12



First Floor



Ground Floor

Accommodation

| | | |
|----------------------------|----------------------------|------------------------------|
| Living / Dining / Kitchen | 5.78m x 5.41m | 18' 11" x 17' 9" |
| Bedroom 1 | 5.49m x 4.08m | 18' 0" x 13' 5" |
| Bedroom 2 | 5.03m x 2.82m | 16' 6" x 9' 3" |
| Bedroom 3 | 3.64m x 2.60m | 11' 11" x 8' 6" |
| Total Internal Area | 107.7 m² | 1156.0 ft² |
| Balcony | 2.12m x 1.50m | 6' 11" x 4' 11" |

Floor Plot Duplex

| | | |
|---------|------|----|
| Grd & 1 | 0.05 | 12 |
|---------|------|----|

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

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