

ROYAL  
WARWICK  
SQUARE

KENSINGTON

CLASSICAL LONDON LIVING

Maclaren House & Sherrin House

St Edward  
Designed for life





Photography is indicative only



Discover classical London living at Royal Warwick Square, with a prestigious collection of 1, 2 and 3 bedroom apartments and penthouses. Continuing a time-honoured London tradition of a tranquil garden square, Royal Warwick Square is designed for an enviable lifestyle in the Royal Borough of Kensington and Chelsea.

CLASSICAL LONDON LIVING



Computer Generated Image is indicative only



HOLLAND PARK STATION

KENSINGTON PALACE

HIGH STREET  
KENSINGTON STATION

HYDE PARK

PRINCE ALBERT MEMORIAL

ROYAL ALBERT HALL

ST PAUL'S CATHEDRAL

THE CITY  
HYDE PARK  
CORNER STATION

KNIGHTSBRIDGE STATION  
IMPERIAL COLLEGE

HARRODS

LONDON EYE

THE SHARD

HOUSES OF PARLIAMENT  
VICTORIA & ALBERT MUSEUM

CANARY WHARF

WESTMINSTER CATHEDRAL

TATE BRITAIN

ROYAL  
WARWICK  
SQUARE  
KENSINGTON

HIGH STREET KENSINGTON

Computer Generated Image of Royal Warwick Square and locations are indicative only

# IN LONDON'S ROYAL BOROUGH

Royal Warwick Square occupies a superb position in the heart of the Royal Borough of Kensington and Chelsea, close to the illustrious neighbourhoods of Holland Park, Knightsbridge and Chelsea. With their elegant streets, leafy parks, and refined shopping and dining, these are some of London's most desirable areas, and prime residential addresses.

# PERFECTLY POSITIONED

London's success as a world city is due partly to its superb connections to Europe and the rest of the world. From Royal Warwick Square it is easy to reach Heathrow Airport and Gatwick Airport, or St Pancras International for Eurostar services.

- Kensington Palace  
25 MINUTES
- Kensington Gardens  
23 MINUTES
- High Street Kensington Station  
15 MINUTES
- Design Museum  
11 MINUTES
- Holland Park  
10 MINUTES
- Earl's Court Station  
9 MINUTES
- Kensington Olympia Station  
9 MINUTES



**WALK**

Timeline sources: [www.google.co.uk/maps](http://www.google.co.uk/maps) and [tfl.gov.uk](http://tfl.gov.uk)

- Heathrow Airport  
29 MINUTES
- West End  
24 MINUTES
- Sloane Square  
22 MINUTES
- Paddington (Crossrail)  
19 MINUTES
- Harrods  
16 MINUTES
- Royal Albert Hall  
13 MINUTES
- Westfield London  
11 MINUTES



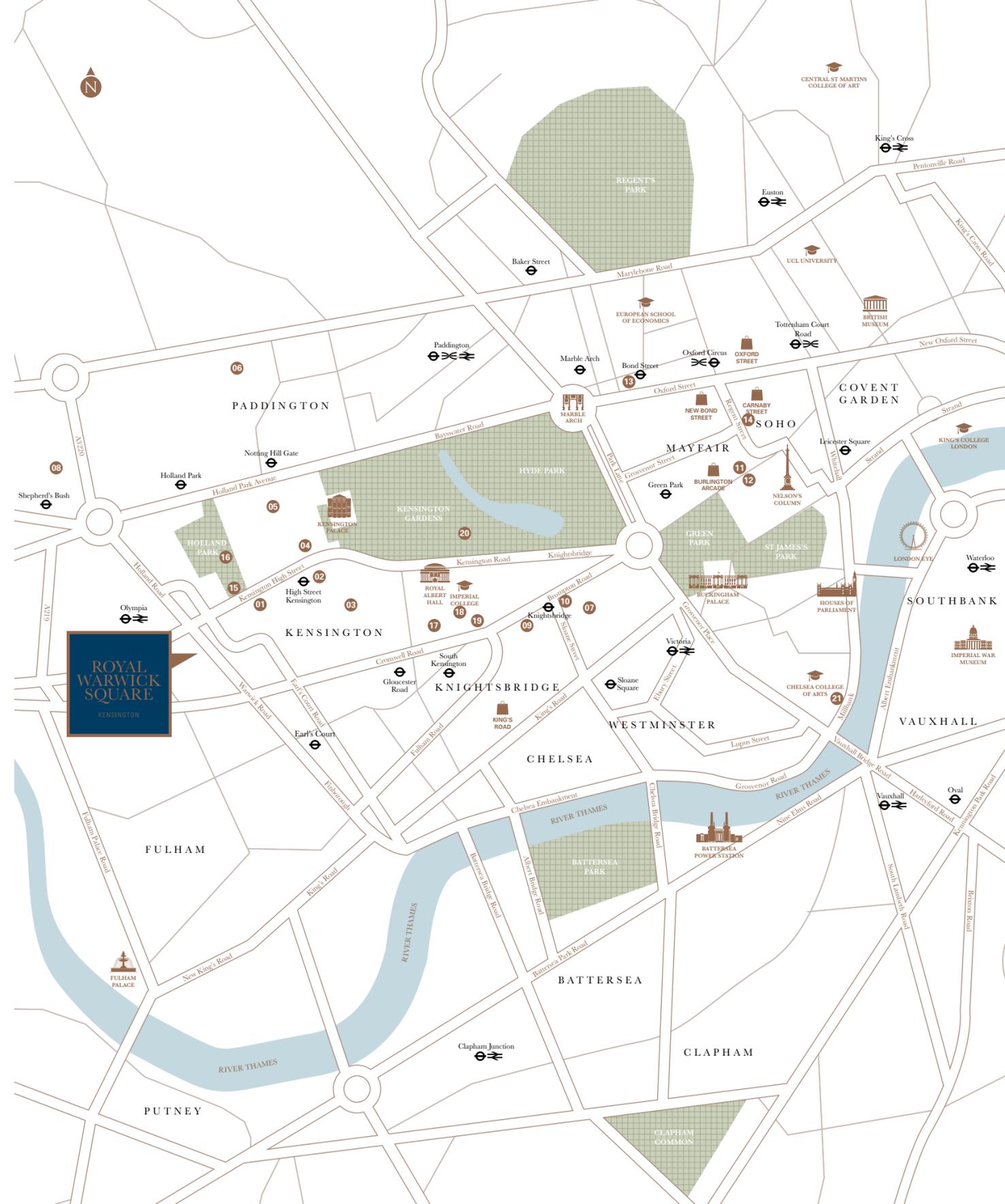
**ROAD**

- Heathrow Airport  
30 MINUTES
- King's Cross St Pancras International  
20 MINUTES
- Covent Garden  
19 MINUTES
- Hyde Park Corner  
18 MINUTES
- Bond Street  
14 MINUTES
- Knightsbridge  
11 MINUTES
- Sloane Square  
6 MINUTES



**TUBE**

FROM HIGH STREET KENSINGTON STATION



## FINE DINING

- 01 Kitchen W8
- 02 Bone Daddies
- 03 Launceston Place
- 04 Maggie Jones's
- 05 Clarke's
- 06 The Ledbury
- 07 Pétrus

## SHOPPING

- 08 Westfield
- 09 Harrods
- 10 Harvey Nichols
- 11 Piccadilly Arcade
- 12 Fortnum & Mason
- 13 Selfridges
- 14 Liberty

## ART & CULTURE

- 15 The Design Museum
- 16 Opera Holland Park
- 17 Natural History Museum
- 18 Science Museum
- 19 Victoria and Albert Museum
- 20 Serpentine Gallery
- 21 Tate Britain

## KEY

- ☞ Crossrail
- 🚉 National Rail
- 🚇 Underground

Map is indicative only and not to scale



## CULTURE AND HERITAGE



With its regal history and wealth of cultural attractions, Kensington is one of the most prestigious places to live in the whole country.

The area has been a Royal Residence since 1689, when King William III and Queen Mary II purchased Nottingham House. Sir Christopher Wren later extended the home to become Kensington Palace, where Queen Victoria was born in 1819. Kensington is still home to many royals today, including The Duke and Duchess of Cambridge and their children.

Many of Kensington's cultural landmarks have royal connections, such as The Royal Albert Hall, which stages every kind of live music from rock to the Proms. The Victoria and Albert Museum sits alongside the Science Museum and the Natural History Museum, together forming three of London's leading museums. In Kensington Gardens, The Serpentine Galleries showcase exciting contemporary art, while Holland Park is home to open air opera in the summer.

# OUT AND ABOUT



Living in Kensington gives you immediate access to London's finest restaurants and premium shopping districts.

As well as the countless award-winning establishments across the capital, Kensington and Chelsea itself is blessed with many fine eateries, including Kitchen W8, The Ledbury and Pétrus, all with Michelin stars.

Other neighbourhood favourites are Clarke's, Launceston Place and Maggie Jones's.

Some of London's most exclusive shopping is in Sloane Street, Knightsbridge and Chelsea, all within close reach of Royal Warwick Square. Every international brand can be found in London, as well as numerous boutiques and specialist shops.





## GLORIOUS GREEN SPACE



Nearly half of London is green, proportionately more than any city in the world. It encompasses the grand Royal Parks, wild heaths, secret garden squares and neighbourhood pockets of green. Royal Warwick Square is a short distance from Kensington Gardens, famous for the Peter Pan statue and the

Serpentine Galleries. Holland Park, smaller but no less delightful, is within walking distance. Royal Warwick Square has its own green space too: a contemporary garden square and a linear park give it a feeling of an urban oasis and provide a restful outlook from the apartments.



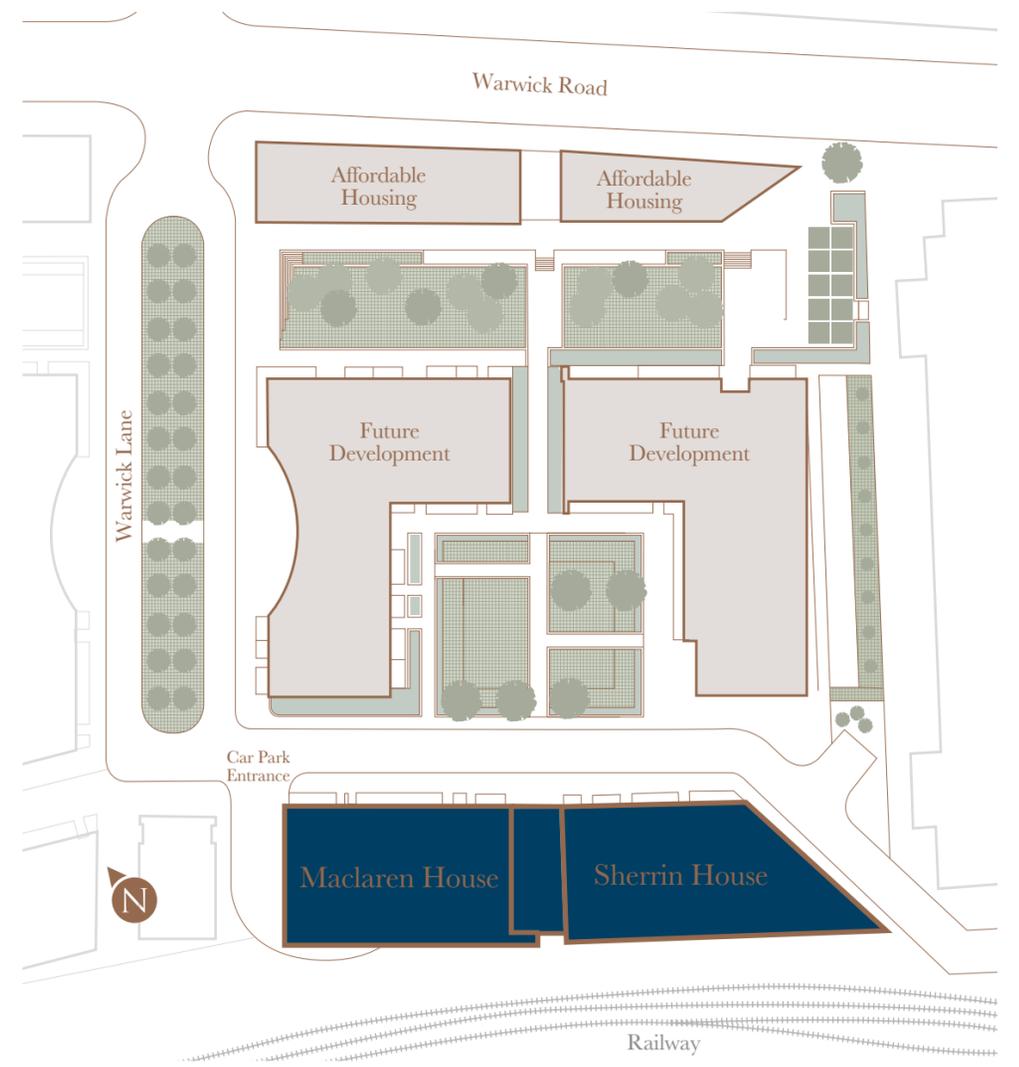
# ELEVATED LONDON LIVING

Kensington transcends fashion  
and will always be considered a  
prime residential area.



Computer Generated Image is indicative only

# SITE PLAN



Site plan is not to scale and is indicative only. The site plan depicts a section of the Warwick Road Master Plan (Adopted January 2008) and acts as a guide only as to the finished product. Accordingly, the Plan may be subject to change subject to final planning permission.

# THE GARDEN SQUARE REDISCOVERED



The central garden square is the focal point of Royal Warwick Square, providing residents with their own natural oasis in the heart of the city. With immaculate lawns, beautiful

planting schemes and architectural seating, it is a delightful place to relax in. The linear park towards the front of the development provides further green space to enjoy.







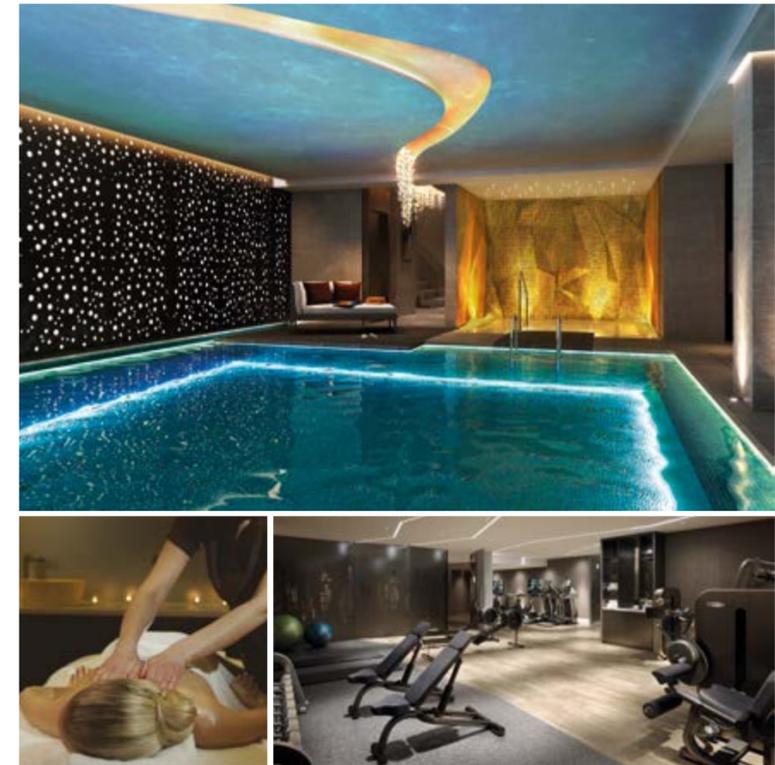
House

Maclaren

ROYAL WARWICK SQUARE



## FOR BUSINESS AND LEISURE



Royal Warwick Square residents benefit from a dedicated concierge and a superb leisure suite. Within the suite is a gym and fitness studio with facilities for personal training, as well as an inviting swimming pool of bespoke design, and a vitality pool. After exercise, residents can relax and

unwind with personal pampering in the spa or some quiet relaxation in the sauna and steam room. The ultra luxurious private cinema room is perfect for screening a favourite movie or television programme, with enough space to invite friends to watch too.



# CLASSIC INTERIORS IMPECCABLE FINISH



The interior design and specification at Royal Warwick Square is of the highest order throughout. Solid doors with polished chrome and leather door handles make a sophisticated first impression, which continues as you glide through the effortlessly elegant interiors.

Smart timber finishes in the living spaces and beautiful carpet in the bedrooms combine with architraves and painted skirtings for a classic look. The latest technology, such as underfloor heating, and pre-wiring for integrated media systems, keeps your home as comfortable as it is stylish.







Computer Generated Image is indicative only

## BESPOKE KITCHEN DESIGN

The kitchens at Royal Warwick Square are a masterclass of detail and design. Superior appliances from Küppersbusch include an integrated fridge/freezer, multi-function oven, warming drawer and touch control induction hob. The individually designed kitchen layouts follow an open plan style, creating a sociable and enjoyable space for cooking and dining. All are finished in chic style with handleless cabinets, composite stone work surfaces and porcelain stone effect splashbacks.



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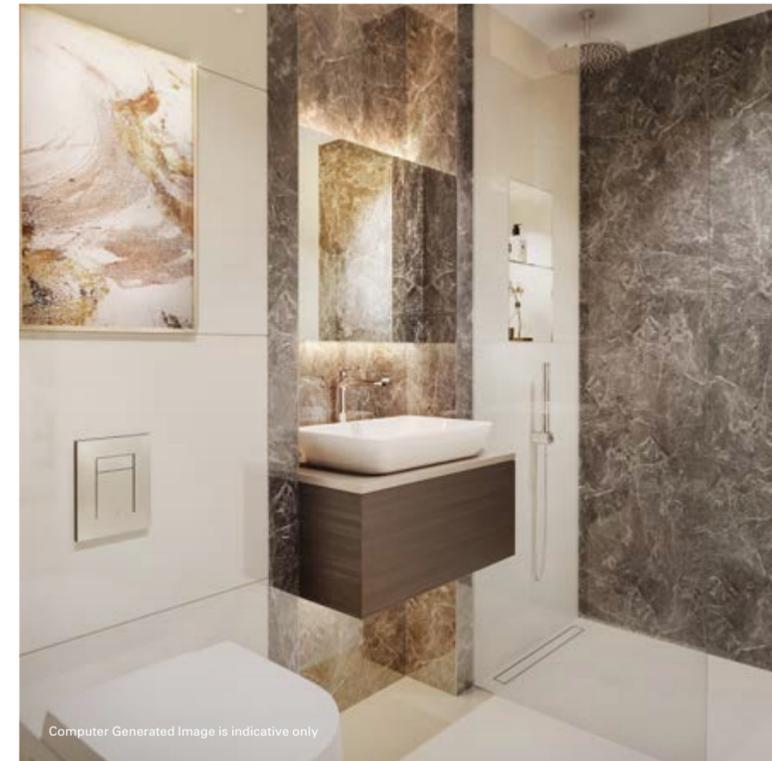
## A PRIVATE RETREAT

Spacious and beautiful, the bedrooms at Royal Warwick Square are havens of relaxation. Floor to ceiling windows bathe the rooms in light and frame spectacular views. Master bedrooms feature bespoke fitted or walk-in wardrobes, complete with rails, shelves and lighting to keep everything in order. Soft carpet underfoot adds to the sense of calm and restfulness.



Computer Generated Image is indicative only

## BEAUTIFUL BATHROOMS



Computer Generated Image is indicative only

Bathing becomes a truly indulgent experience at Royal Warwick Square with designer bath and shower rooms. White sanitary ware is set off by polished chrome taps and accessories, while elegant wall tiles create an impeccable finish.

Bespoke composite stone and veneer vanity units provide stylish storage for toiletries and towels. Recessed lighting enhances this luxurious environment, creating a tranquil and relaxing atmosphere.



# DETAILED SPECIFICATION



## KITCHENS

- Individually designed layouts
- Composite stone work surfaces with porcelain stone effect splashbacks, veneered or gloss lacquer finishes to island/peninsula unit back panels where applicable (options available)
- Stainless steel 1 ½ bowl undermount sink and polished chrome mixer tap
- Combination of high gloss lacquer and veneered finishes to cabinets with handleless design (options available)
- Pull-out pan units where appropriate
- Recessed LED ceiling downlighters and recessed LED lights to wall cabinets
- Concealed multi-gang appliance panel, brushed stainless steel socket outlets above work surfaces and pop-up sockets to island/peninsula units where appropriate
- Küppersbusch inset touch control induction hob
- Re-circulating integrated extractor or island extractor to suit situation
- Küppersbusch stainless steel multi-function oven with ÖkoTherm system
- Küppersbusch stainless steel combination microwave oven
- Küppersbusch built-in stainless steel warming drawer
- Küppersbusch integrated fridge/freezer
- Küppersbusch built-in wine cooler to selected 3 bedroom apartments
- Integrated multi-function dishwasher
- Free-standing washer/dryer within vented utility cupboard/room
- Space saving recycling bins

## BATHROOMS

- White bath with bath filler and removable tiled bath panel
- Polished chrome concealed thermostatic mixer/diverter with handshower to selected baths
- Polished chrome concealed thermostatic mixer/diverter with handshower, ceiling mounted showerhead and frameless glass bath screen to selected baths
- Polished chrome concealed thermostatic mixer/diverter, ceiling mounted showerhead and complete handshower set to shower areas of bathrooms/shower rooms
- Walk-in shower area to bathrooms/shower rooms with frameless glass shower panels or doors to suit situation
- Bespoke composite stone and veneer vanity units with surface mounted basin, storage drawers and polished chrome deck or wall mounted mixer taps to suit situation
- Bespoke mirrored cabinets with shelving, shaver socket and concealed lighting
- Villeroy & Boch white wall mounted WC pan with soft close seat/cover, concealed cistern and dual flush plate
- Shelved niche to bath/shower areas with recessed downlighters where appropriate
- Polished chrome ladder style thermostatically controlled heated towel rail to bathrooms/shower rooms/cloakrooms
- Large format porcelain tile wall finishes to selected walls (options available to feature wall)
- Large format porcelain tile floor finishes
- Extract ventilation to outside
- Recessed LED downlights to bathrooms/shower rooms/cloakrooms
- Accessories include toilet roll holder and robe hook

## ELECTRICAL FITTINGS

- Ceiling coffers to selected principal reception rooms
- Pre-wired for future pendant lighting by purchaser (suitable for chandeliers) to reception rooms and master bedrooms
- Recessed LED downlighters throughout
- Blind boxes to selected reception rooms and bedrooms
- Automatic lighting to utility/services/coats cupboards
- 5 amp lighting circuit to reception rooms and bedrooms
- Television (terrestrial and Sky Q) points to principal reception rooms and bedrooms
- Telephone and data points to principal reception rooms and bedrooms
- Pre-wired for an integrated media system incorporating IT, audio/visual, lighting and speakers to principal rooms
- Pre-wired for future automated curtains/blinds
- Polished chrome power sockets and light switches
- Dimmer light controls where applicable

## HEATING / COOLING

- Heating and hot water from a communal system with metered water/electric supply to all apartments
- Underfloor heating to cloakrooms/bathrooms/shower rooms
- Comfort cooling/heating to all reception rooms and bedrooms

## INTERIOR FINISHES

- Feature engineered veneer entrance doors
- Engineered veneer internal doors
- Veneered architraves and painted skirtings, porcelain tile skirtings to wet areas where applicable
- Interior fittings to utility/services/coats cupboards to suit situation
- Bespoke polished chrome and leather door handles throughout
- Staircases with glass balustrades, timber handrails and lighting to duplex apartments
- Bespoke fitted or walk-in wardrobes to master bedrooms, internal fittings include rails, shelves and integrated lighting
- Engineered timber floor finishes to hallways, kitchen and reception rooms (options available – subject to cut-off date)
- Carpet floor finishes to bedrooms (options available – subject to cut-off date)

## TERRACES

- Well proportioned glass fronted terraces with handrails to apartments where indicated
- Timber decking to terraces with external lighting where indicated
- Paving to lightwell terraces with external lighting where indicated

## SECURITY

- Independent 'bridge link' access to apartments where indicated
- Video entry system viewed by individual apartment handset/screen
- Power and telephone points provided to all apartments for wireless intruder alarm to be fitted at a later date by purchaser
- All apartments provided with mains supply smoke detectors and fitted with domestic sprinkler systems (and hob extractor fire suppression where applicable)
- Multi-point locking, door restrictor and spy hole to apartment entrance doors
- Hardwired doorbell to all apartments
- Dedicated concierge service and monitored CCTV

## PEACE OF MIND

- 999 year lease
- All apartments benefit from a 10 year build warranty

## CAR PARKING

- A general right to park within the managed CCTV monitored parking area is available by separate negotiation

## LIFTS

- Passenger lifts serve all levels (except mezzanine levels of selected individual apartments) with access to underground parking levels

## INTERIOR DESIGNED ENTRANCE LOBBY

- Spacious reception lobby with bespoke feature floor and wall finishes
- Comfortable waiting area for guests
- Bespoke concierge desk
- Feature lighting
- Glass doors to main entrance

## LIFT LOBBIES / COMMUNAL HALLWAYS

- Bespoke carpet floor finishes and painted walls
- Tiled floors and painted walls to car park levels

## RESIDENTS' LEISURE SUITE

- Bespoke swimming pool and vitality pool
- Fitness studio with facilities for personal training
- Treatment rooms, sauna and steam room facilities
- Changing rooms with shower facilities
- Cinema room

## MANAGEMENT AGENT

- A managing agent will be appointed to administer the effective operation and maintenance of the communal facilities for which a service charge will be levied and apportioned to the benefit offered

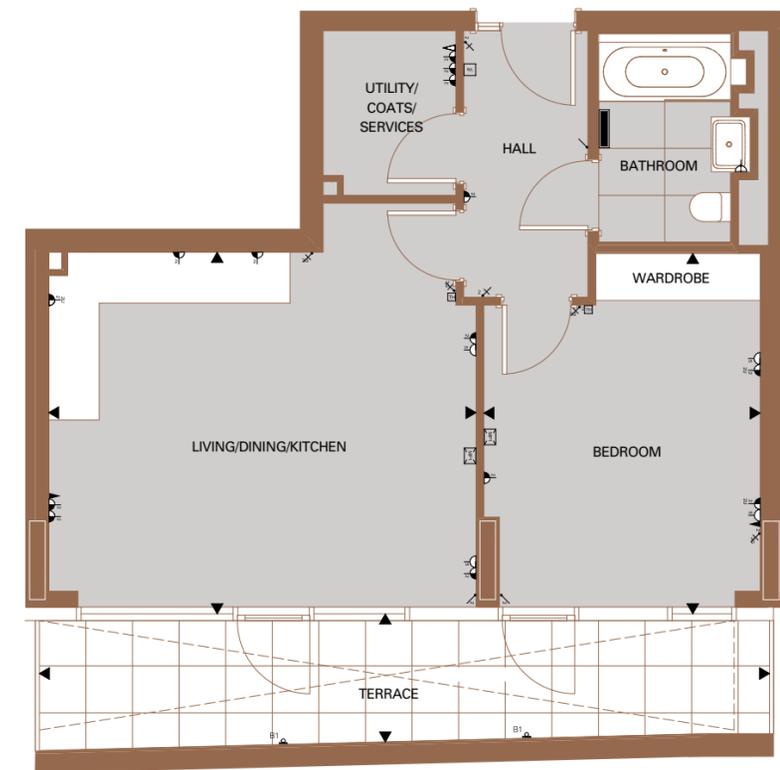
Typical specification for 2 and 3 bedroom apartments only. Specification will vary in 1 bedroom apartments. Your attention is drawn to the fact that it may not be possible to provide branded products as referred to in the specification. In such cases, a similar alternative will be provided. St Edward reserves the right to make these changes if required. Speak to a Sales Consultant for more details. Computer Generated Images are indicative only.

# SHERRIN HOUSE APARTMENT LOCATOR

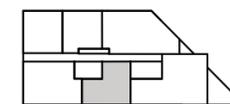
# SHERRIN HOUSE 1 BEDROOM APARTMENT

TYPE A

Page Numbers	Apartment Number	Type	Level	Number of Bedrooms	TOTAL INTERNAL AREA		TOTAL EXTERNAL AREA	
					Sq m	Sq ft	Sq m	Sq ft
43	8-LG-1	A	LG	1	58	627	15	157
44	8-LG-4	B	LG	1	52	564	36	379
45	8-LG-5	C	LG	1	55	593	36	374
46	8-2-3	D	2	1	77	827	6	64
46	8-4-3	D	4	1	77	827	6	64
47	8-3-3	D (a)	3	1	76	818	7	76
48	8-LG-2	E	LG	2	103	1,113	21	229
49	8-LG-3	F	LG	2	96	1,036	34	361
50	8-1-1	G	1	2	90	964	19	201
51	8-6-2	H	6	2	111	1,194	10	105
51	8-7-2	H	7	2	111	1,194	10	105
52	8-1-2	H (a)	1	2	102	1,100	20	211
53	8-1-6	I	1	2	90	972	13	144
54	8-4-7	I (a)	4	2	98	1,056	6	64
55	8-3-4	J	3	2	107	1,150	5	51
55	8-5-3	J	5	2	107	1,150	5	51
55	8-7-3	J	7	2	107	1,150	5	51
56	8-2-4	J (a)	2	2	105	1,125	6	67
57	8-4-4	J (b)	4	2	105	1,130	5	50
57	8-6-3	J (b)	6	2	105	1,130	5	50
58/59	8-9-2	K	9/10	3	137	1,478	47	506



## LOWER GROUND FLOOR



## APARTMENT 8-LG-1

Living/Dining/Kitchen	5525mm x 4615mm	18' 1" x 15' 2"
Bedroom	4600mm x 3560mm	15' 1" x 11' 8"
<b>Total internal area</b>	<b>58 sq m</b>	<b>627 sq ft</b>
Terrace	9405 x 1635mm	30' 10" x 5' 4"
<b>Total external area</b>	<b>15 sq m</b>	<b>157 sq ft</b>

Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

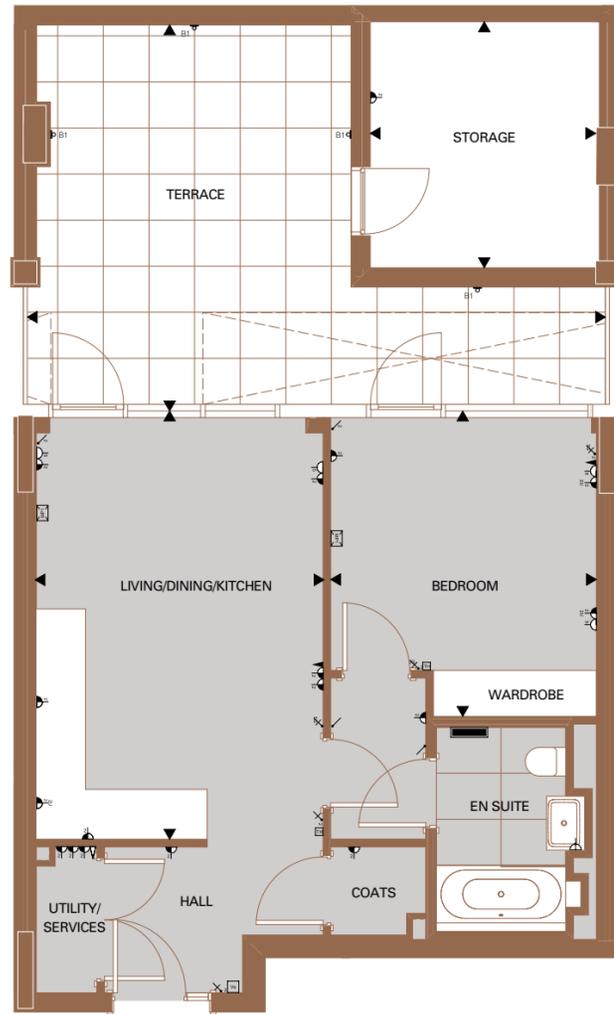
►◄ Denotes measurement points.

Sherrin House apartment floor plans are for approximate measurements only. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



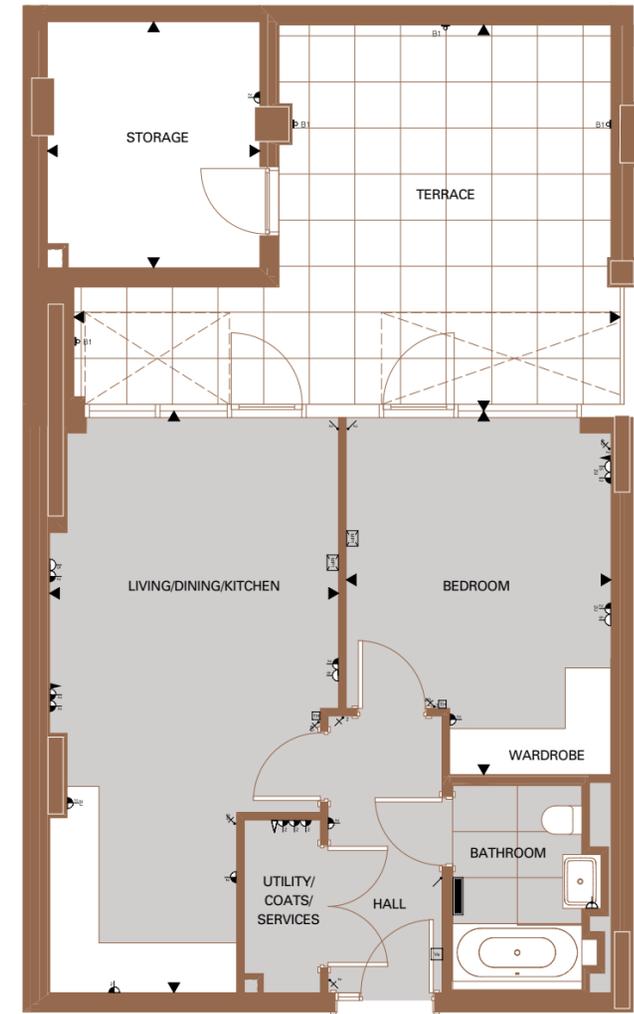
# SHERRIN HOUSE 1 BEDROOM APARTMENT

TYPE B

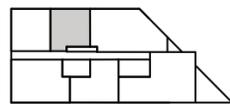


# SHERRIN HOUSE 1 BEDROOM APARTMENT

TYPE C



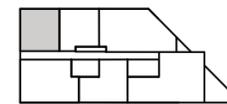
LOWER GROUND FLOOR



APARTMENT 8-LG-4

Living/Dining/Kitchen	5575mm x 3775mm	18' 4" x 12' 5"
Bedroom	3980mm x 3495mm	13' 1" x 11' 6"
<b>Total internal area</b>	<b>52 sq m</b>	<b>564 sq ft</b>
Terrace	7605mm x 5030mm	24' 11" x 16' 6"
Storage	3205mm x 2965mm	10' 6" x 9' 9"
<b>Total external area</b>	<b>36 sq m</b>	<b>379 sq ft</b>

LOWER GROUND FLOOR



APARTMENT 8-LG-5

Living/Dining/Kitchen	7580mm x 3800mm	24' 10" x 12' 6"
Bedroom	4738mm x 3480mm	15' 7" x 11' 5"
<b>Total internal area</b>	<b>55 sq m</b>	<b>593 sq ft</b>
Terrace	7180mm x 5030mm	23' 7" x 16' 6"
Storage	3205mm x 2765mm	10' 6" x 9' 1"
<b>Total external area</b>	<b>36 sq m</b>	<b>374 sq ft</b>

Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

Denotes measurement points.

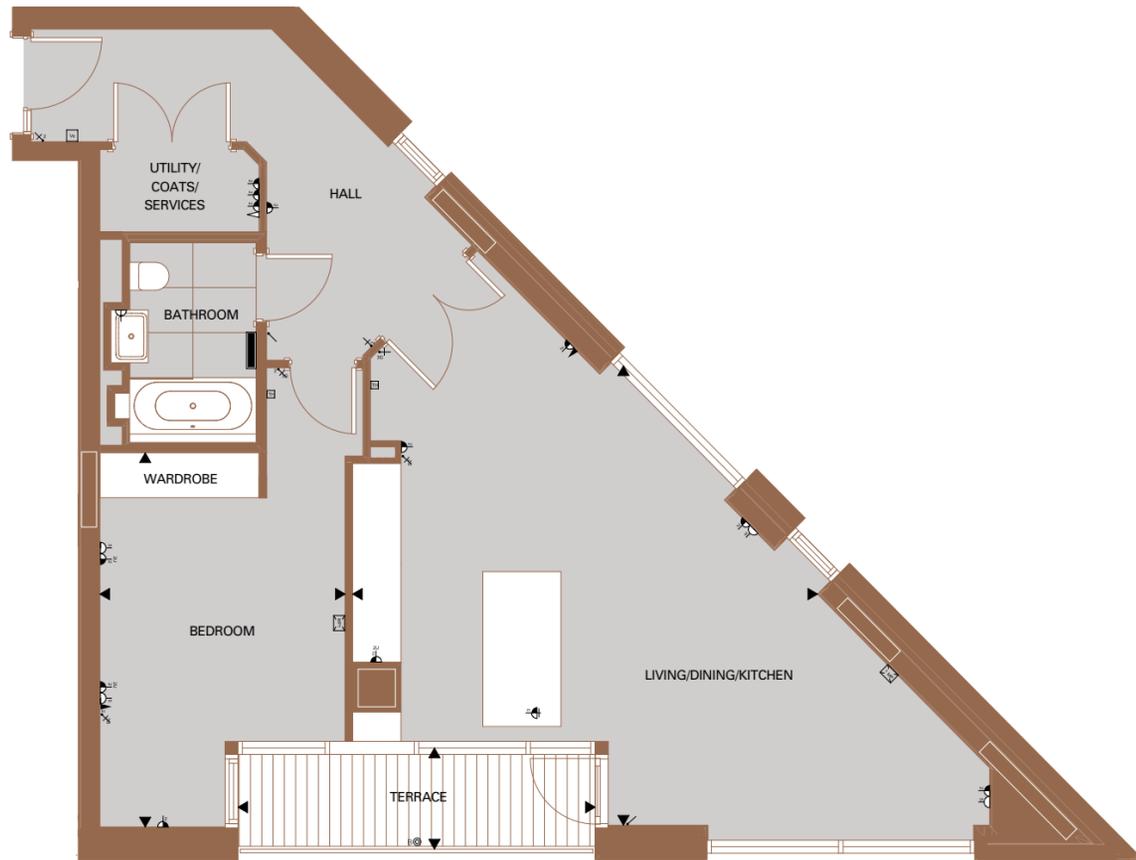
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- SINGLE LIGHT SWITCH
- TWO WAY LIGHT SWITCH
- TWO WAY DIMMABLE LIGHT SWITCH
- TWO WAY DIMMABLE TWO GANG LIGHT SWITCH
- TWO WAY DIMMABLE FOUR GANG LIGHT SWITCH
- SINGLE DIMMABLE TWO GANG LIGHT SWITCH
- SINGLE DIMMABLE FOUR GANG LIGHT SWITCH
- SINGLE DIMMABLE SIX GANG LIGHT SWITCH
- TWO WAY DIMMABLE FOUR GANG LIGHT SWITCH
- SINGLE DIMMABLE TWO GANG LIGHT SWITCH
- DOUBLE SWITCHED OUTLET
- DOUBLE SWITCHED OUTLET WITH DOUBLE USB OUTLET
- 5 AMP OUTLET
- SHAVER OUTLET
- HEATING / COOLING CONTROLLER
- VIDEO ENTRY UNIT
- DATA POINT
- MASTER TELEPHONE POINT
- HEATED TOWEL RAIL
- LED RECESSED FLOOR WASH FITTING
- UP & DOWN WALL MOUNTED LIGHT FIXTURE
- MEDIA PLATE:  
- Two double switched sockets  
- Two data points  
- One BT point  
- One TV SAT point
- MEDIA PLATE:  
- Two double switched sockets  
- Two data points  
- One TV SAT point
- DOUBLE SWITCHED OUTLET ON TERRACES
- WATER SUPPLY STANDPIPE

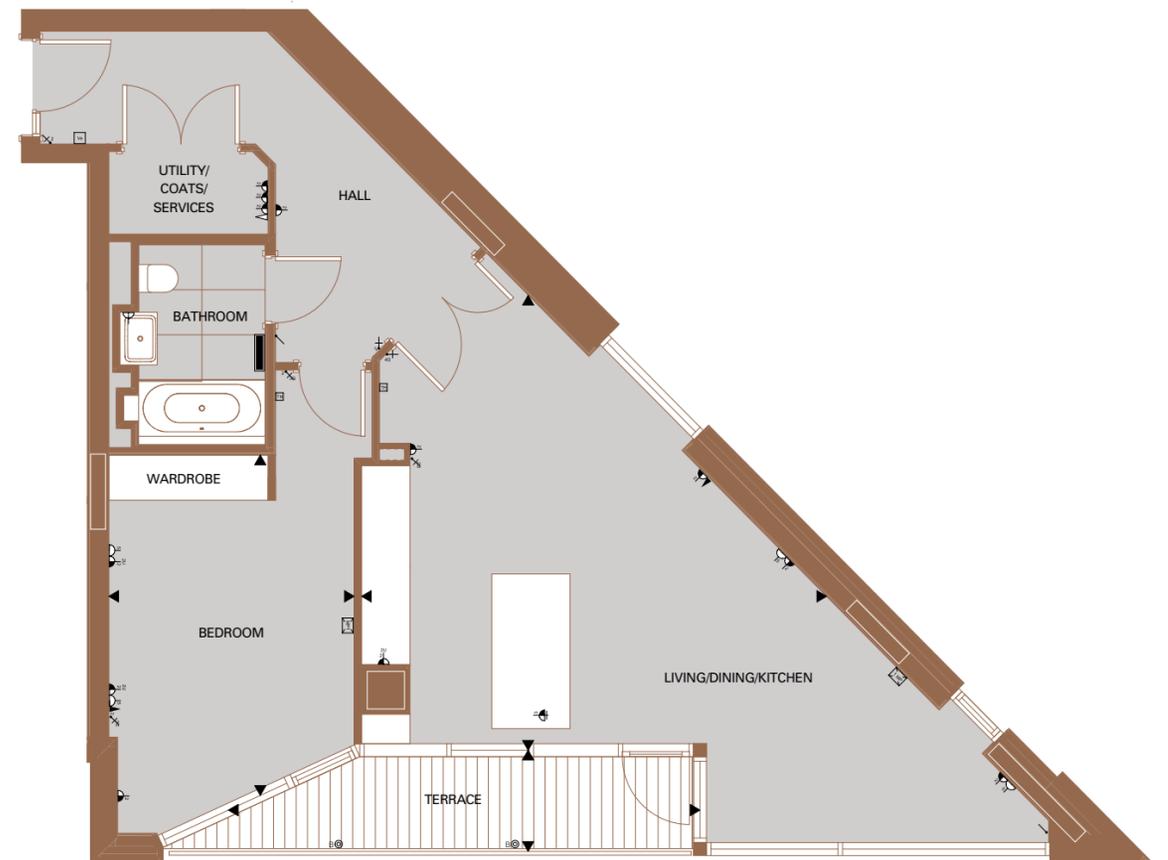
# SHERRIN HOUSE 1 BEDROOM APARTMENT

TYPE D

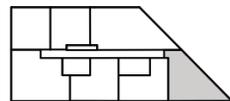


# SHERRIN HOUSE 1 BEDROOM APARTMENT

TYPE D (a)



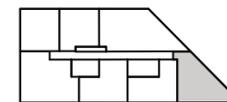
## SECOND AND FOURTH FLOORS



### APARTMENTS 8-2-3 & 8-4-3

Living/Dining/Kitchen	6505mm x 5800mm	21' 4" x 19' 0"
Bedroom	4980mm x 3295mm	16' 4" x 10' 10"
<b>Total internal area</b>	<b>77 sq m</b>	<b>827 sq ft</b>
Terrace	4800mm x 1345mm	15' 9" x 4' 5"
<b>Total external area</b>	<b>6 sq m</b>	<b>64 sq ft</b>

## THIRD FLOOR



### APARTMENT 8-3-3

Living/Dining/Kitchen	6250mm x 6055mm	20' 6" x 19' 10"
Bedroom	4555mm x 3295mm	14' 11" x 10' 10"
<b>Total internal area</b>	<b>76 sq m</b>	<b>818 sq ft</b>
Terrace	6335mm x 1345mm	20' 9" x 4' 5"
<b>Total external area</b>	<b>7 sq m</b>	<b>76 sq ft</b>

Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

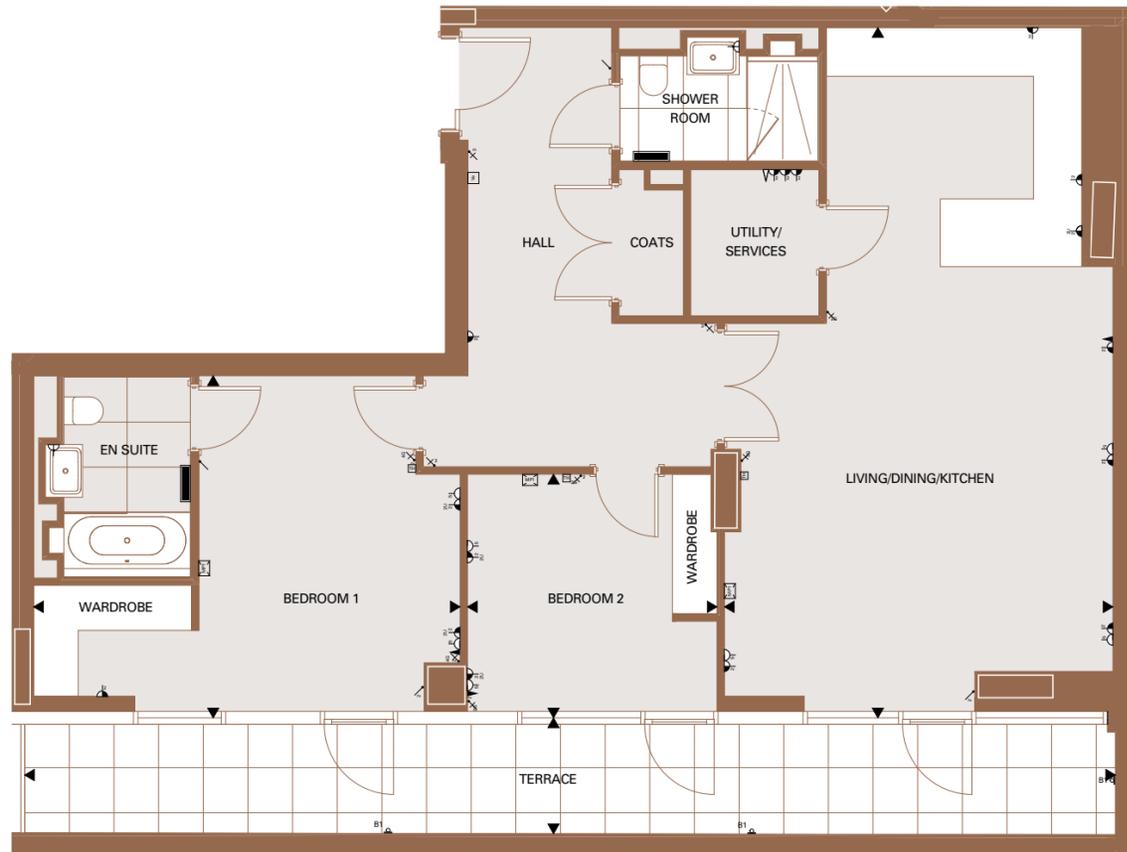
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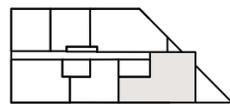


# SHERRIN HOUSE 2 BEDROOM APARTMENT

TYPE E



## LOWER GROUND FLOOR



## APARTMENT 8-LG-2

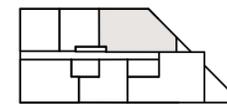
Living/Dining/Kitchen	9188mm x 5220mm	30' 2" x 17' 2"
Bedroom 1	5731mm x 4575mm	18' 10" x 15' 0"
Bedroom 2	3353mm x 3242mm	11' 0" x 10' 8"
Total internal area	103 sq m	1,113 sq ft
Terrace	14659mm x 1542mm	48' 1" x 5' 1"
Total external area	21 sq m	229 sq ft

# SHERRIN HOUSE 2 BEDROOM APARTMENT

TYPE F



## LOWER GROUND FLOOR



## APARTMENT 8-LG-3

Living/Dining/Kitchen	5600mm x 5410mm	18' 4" x 17' 9"
Bedroom 1	3830mm x 3285mm	12' 7" x 10' 9"
Bedroom 2	3830mm x 2970mm	12' 7" x 9' 9"
Total internal area	96 sq m	1,036 sq ft
Terrace	8165mm x 5030mm	26' 9" x 16' 6"
Storage	3205mm x 2100mm	10' 6" x 6' 11"
Total external area	34 sq m	361 sq ft

Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

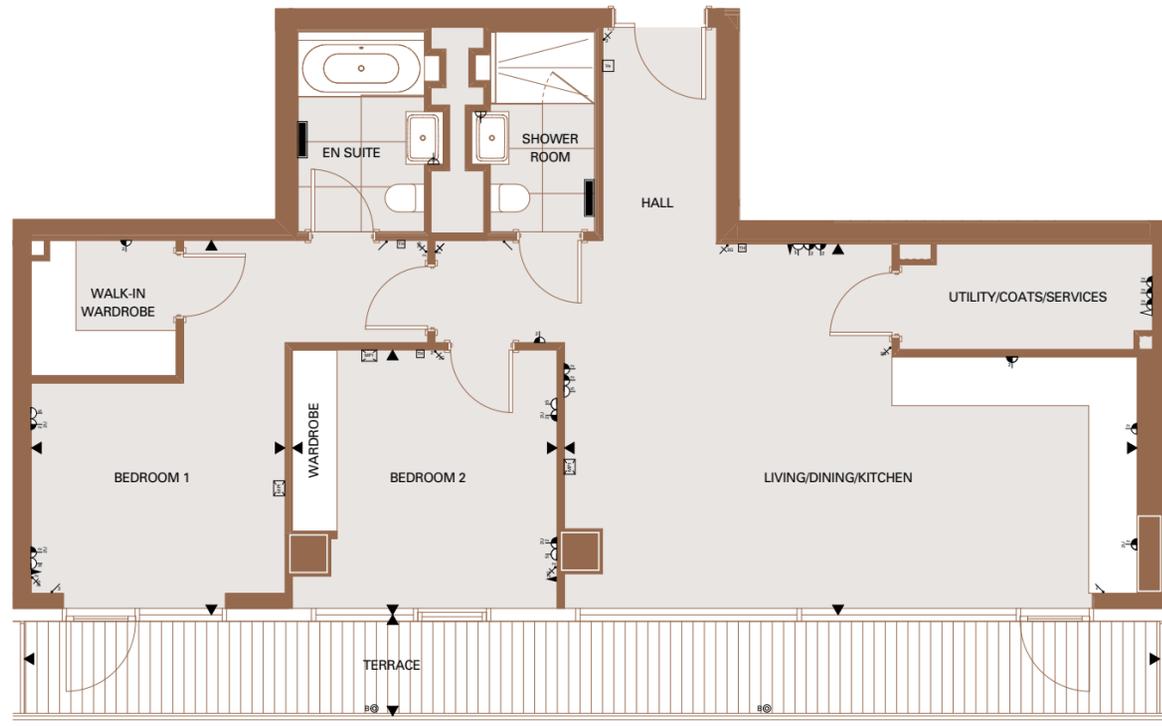
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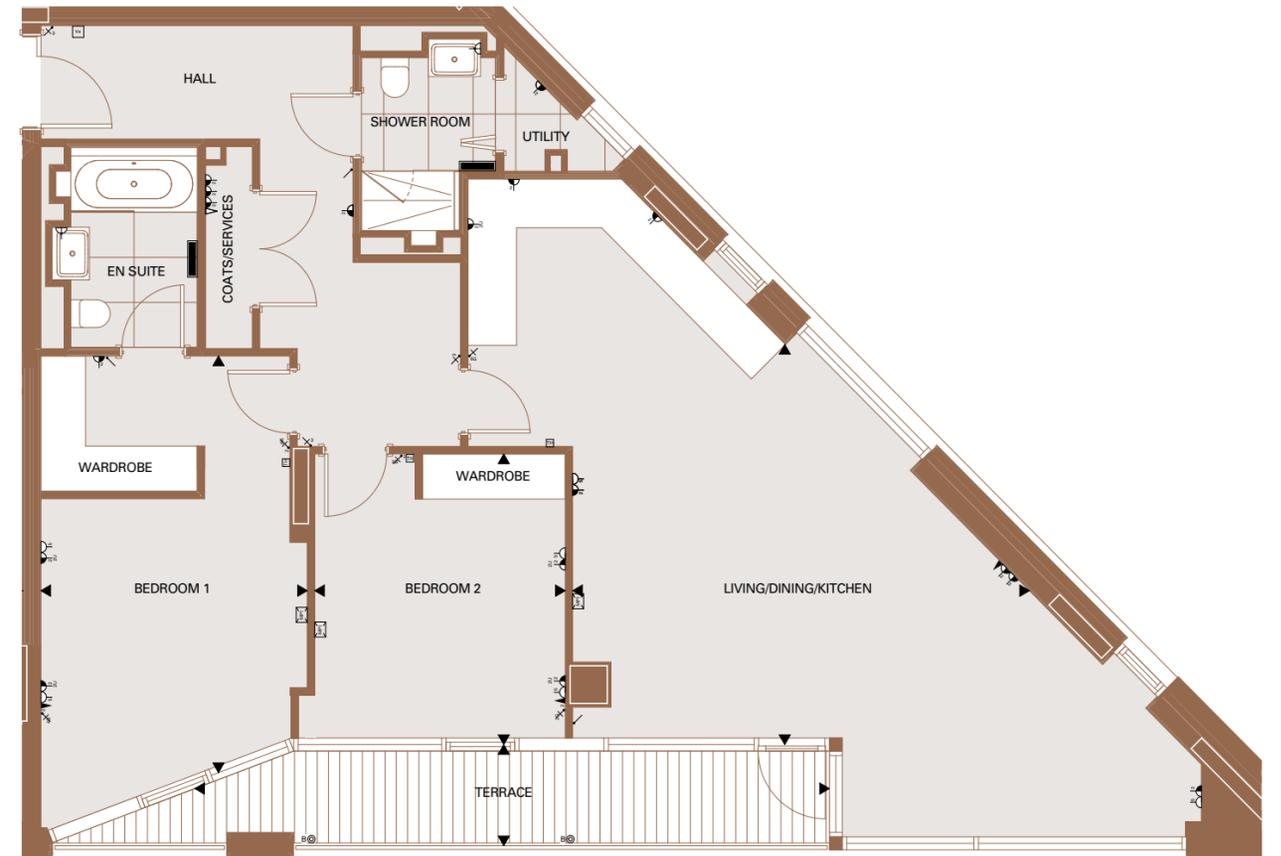
# SHERRIN HOUSE 2 BEDROOM APARTMENT

TYPE G

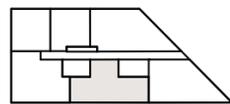


# SHERRIN HOUSE 2 BEDROOM APARTMENT

TYPE H



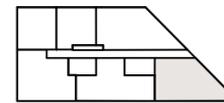
## FIRST FLOOR



## APARTMENT 8-1-1

Living/Dining/Kitchen	7695mm x 4934mm	25' 3" x 16' 2"
Bedroom 1	4983mm x 3406mm	16' 4" x 11' 2"
Bedroom 2	3555mm x 3523mm	11' 8" x 11' 7"
Total internal area	90 sq m	964 sq ft
Terrace	15261mm x 1345mm	50' 1" x 4' 5"
Total external area	19 sq m	201 sq ft

## SIXTH AND SEVENTH FLOORS



## APARTMENTS 8-6-2 & 8-7-2

Living/Dining/Kitchen	6138mm x 5337mm	20' 2" x 17' 6"
Bedroom 1	5514mm x 3579mm	18' 1" x 11' 9"
Bedroom 2	3869mm x 3366mm	12' 8" x 11' 1"
Total internal area	111 sq m	1,194 sq ft
Terrace	8527mm x 1345mm	28' 0" x 4' 5"
Total external area	10 sq m	105 sq ft

Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

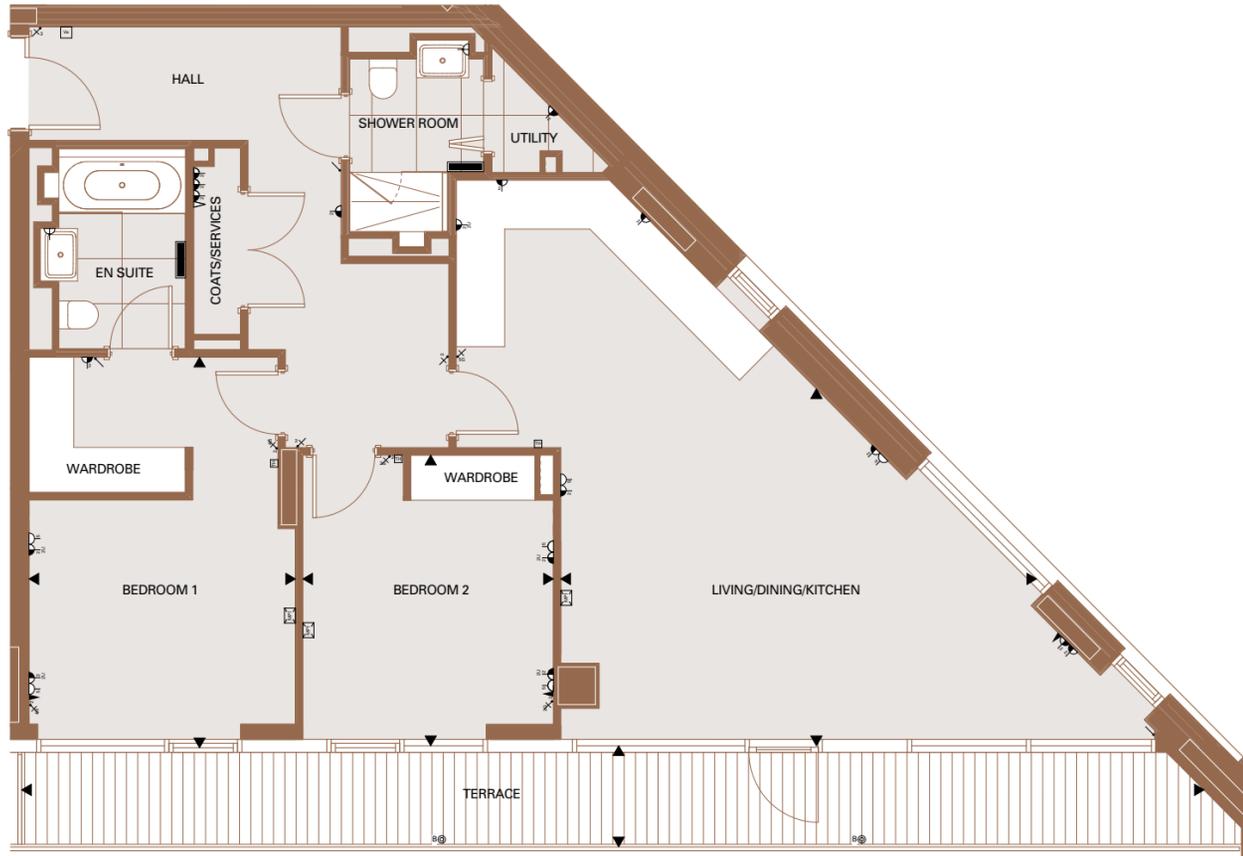
Denotes measurement points.

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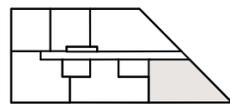


# SHERRIN HOUSE 2 BEDROOM APARTMENT

TYPE H (a)



## FIRST FLOOR

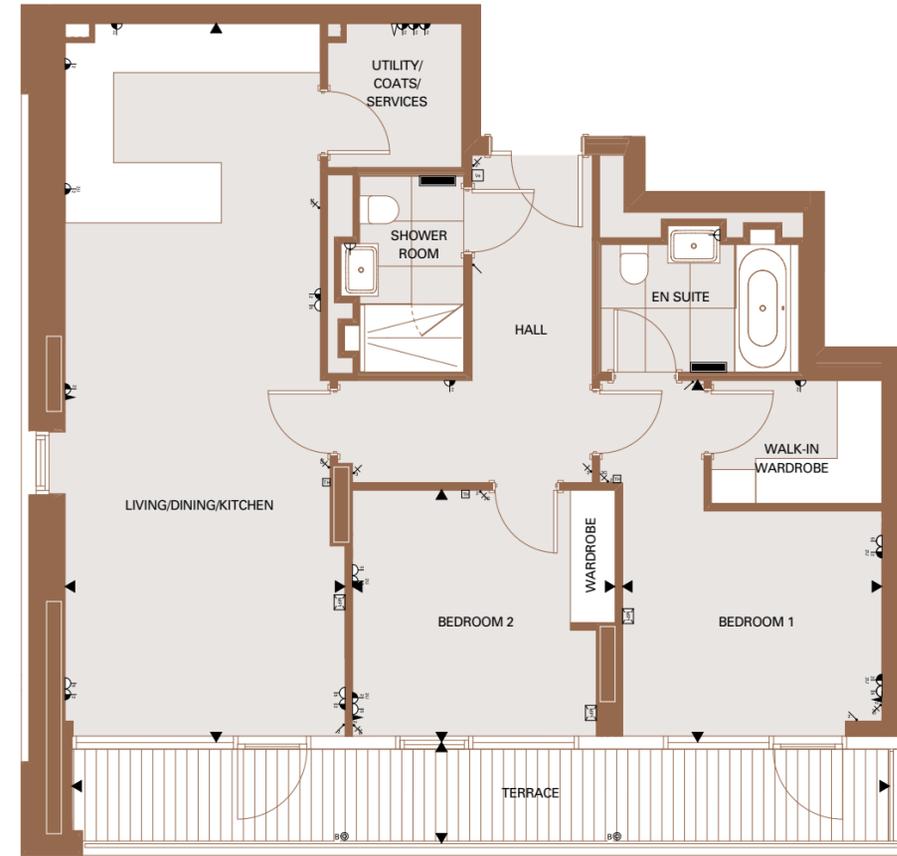


## APARTMENT 8-1-2

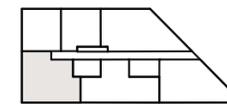
Living/Dining/Kitchen	6393mm x 4753mm	21' 0" x 15' 7"
Bedroom 1	5129mm x 3579mm	16' 10" x 11' 9"
Bedroom 2	3868mm x 3366mm	12' 8" x 11' 1"
Total internal area	102 sq m	1,100 sq ft
Terrace	15890mm x 1345mm	52' 2" x 4' 5"
Total external area	20 sq m	211 sq ft

# SHERRIN HOUSE 2 BEDROOM APARTMENT

TYPE I



## FIRST FLOOR



## APARTMENT 8-1-6

Living/Dining/Kitchen	9568mm x 3761mm	31' 5" x 12' 3"
Bedroom 1	4818mm x 3490mm	15' 10" x 11' 5"
Bedroom 2	3528mm x 3359mm	11' 7" x 11' 0"
Total internal area	90 sq m	972 sq ft
Terrace	10990mm x 1345mm	36' 1" x 4' 5"
Total external area	13 sq m	144 sq ft

Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

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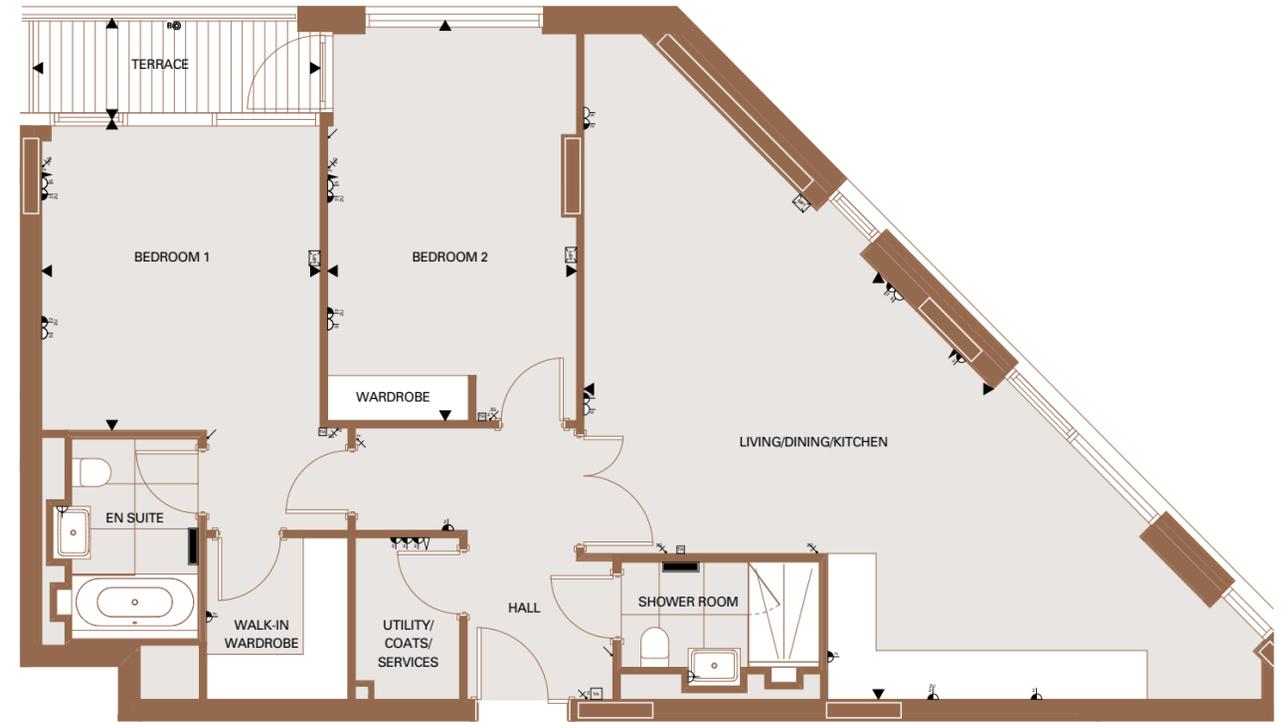
# SHERRIN HOUSE 2 BEDROOM APARTMENT

TYPE I (a)

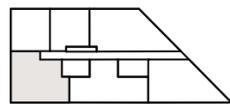


# SHERRIN HOUSE 2 BEDROOM APARTMENT

TYPE J



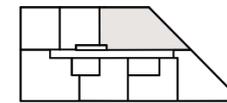
## FOURTH FLOOR



### APARTMENT 8-4-7

Living/Dining/Kitchen	10884mm x 3761mm	35' 9" x 12' 4"
Bedroom 1	5245mm x 3490mm	17' 2" x 11' 5"
Bedroom 2	3528mm x 3358mm	11' 7" x 11' 0"
Total internal area	98 sq m	1,056 sq ft
Terrace	4889mm x 1345mm	16' 0" x 4' 5"
Total external area	6 sq m	64 sq ft

## THIRD, FIFTH AND SEVENTH FLOORS



### APARTMENTS 8-3-4, 8-5-3 & 8-7-3

Living/Dining/Kitchen	5675mm x 5500mm	18' 7" x 18' 1"
Bedroom 1	4135mm x 3740mm	13' 7" x 12' 3"
Bedroom 2	5325mm x 3345mm	17' 6" x 11' 0"
Total internal area	107 sq m	1,150 sq ft
Terrace	3856mm x 1345mm	12' 8" x 4' 5"
Total external area	5 sq m	51 sq ft

Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

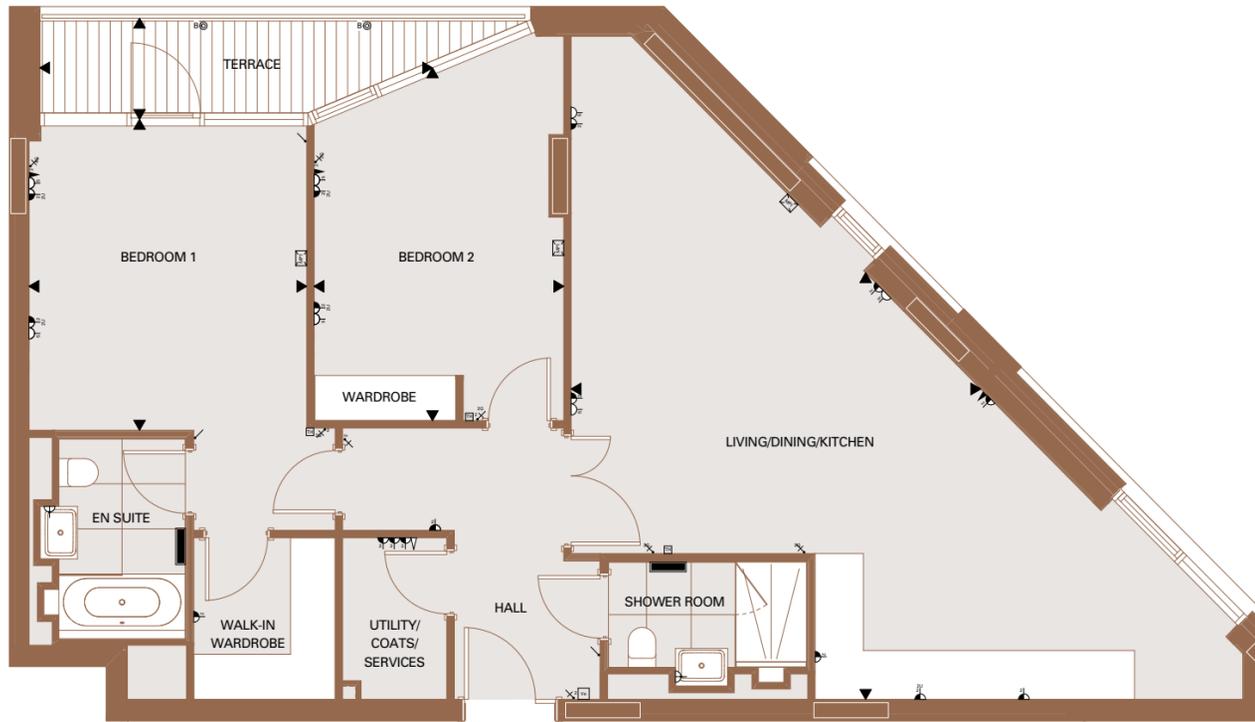
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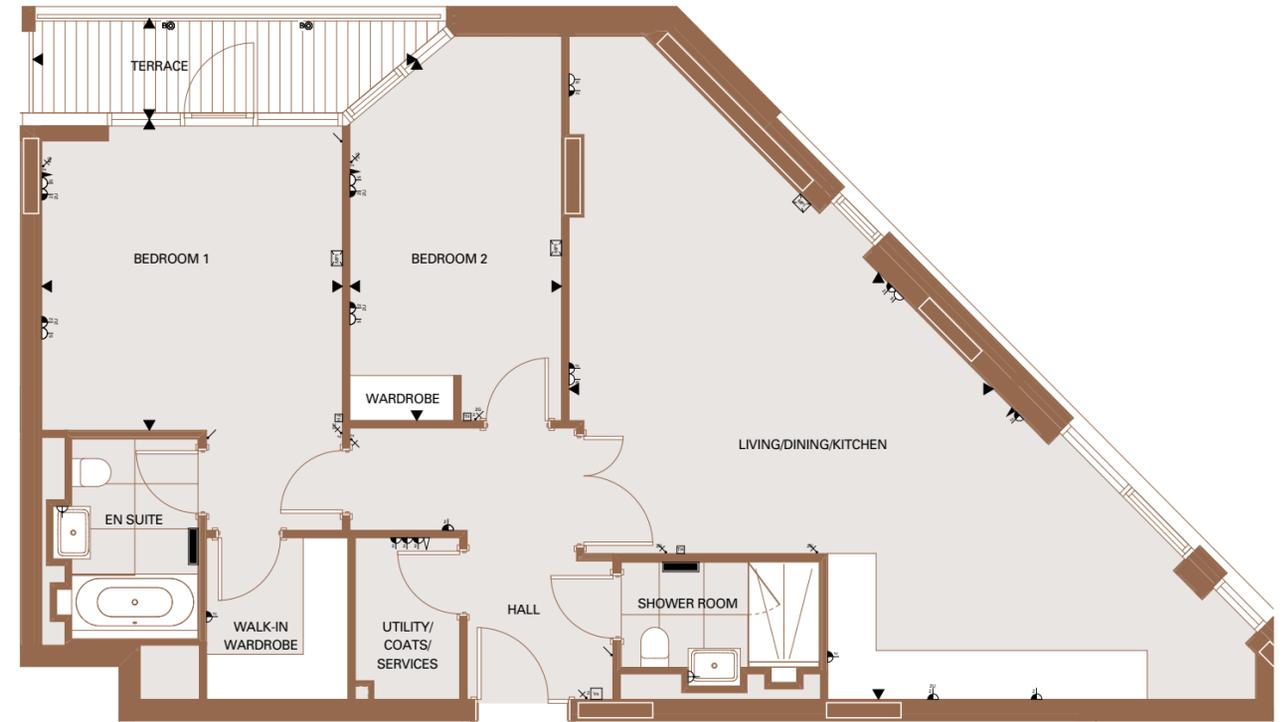
# SHERRIN HOUSE 2 BEDROOM APARTMENT

TYPE J (a)

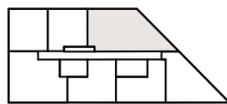


# SHERRIN HOUSE 2 BEDROOM APARTMENT

TYPE J (b)



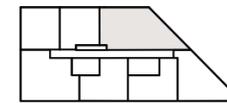
## SECOND FLOOR



## APARTMENT 8-2-4

Living/Dining/Kitchen	5675mm x 5500mm	18' 7" x 18' 1"
Bedroom 1	4135mm x 3730mm	13' 7" x 12' 3"
Bedroom 2	4695mm x 3355mm	15' 5" x 11' 0"
Total internal area	105 sq m	1,125 sq ft
Terrace	5275mm x 1345mm	17' 4" x 4' 5"
Total external area	6 sq m	67 sq ft

## FOURTH AND SIXTH FLOORS



## APARTMENTS 8-4-4 & 8-6-3

Living/Dining/Kitchen	5675mm x 5705mm	18' 9" x 18' 7"
Bedroom 1	4135mm x 4040mm	13' 7" x 13' 3"
Bedroom 2	4805mm x 2845mm	15' 9" x 9' 4"
Total internal area	105 sq m	1,130 sq ft
Terrace	5159mm x 1345mm	16' 11" x 4' 5"
Total external area	5 sq m	50 sq ft

Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

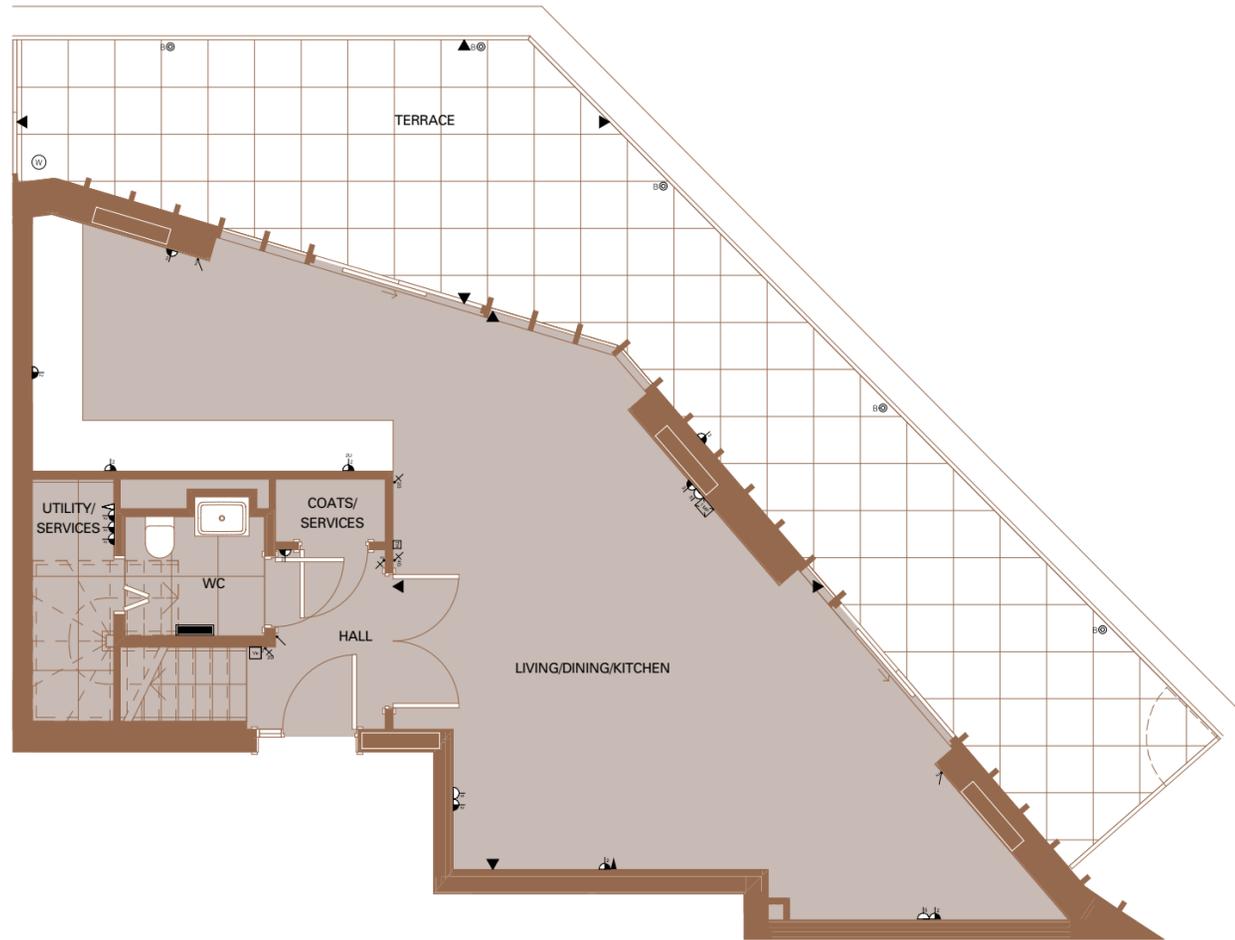
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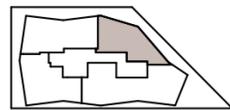


# SHERRIN HOUSE 3 BEDROOM DUPLEX

TYPE K



## NINTH FLOOR

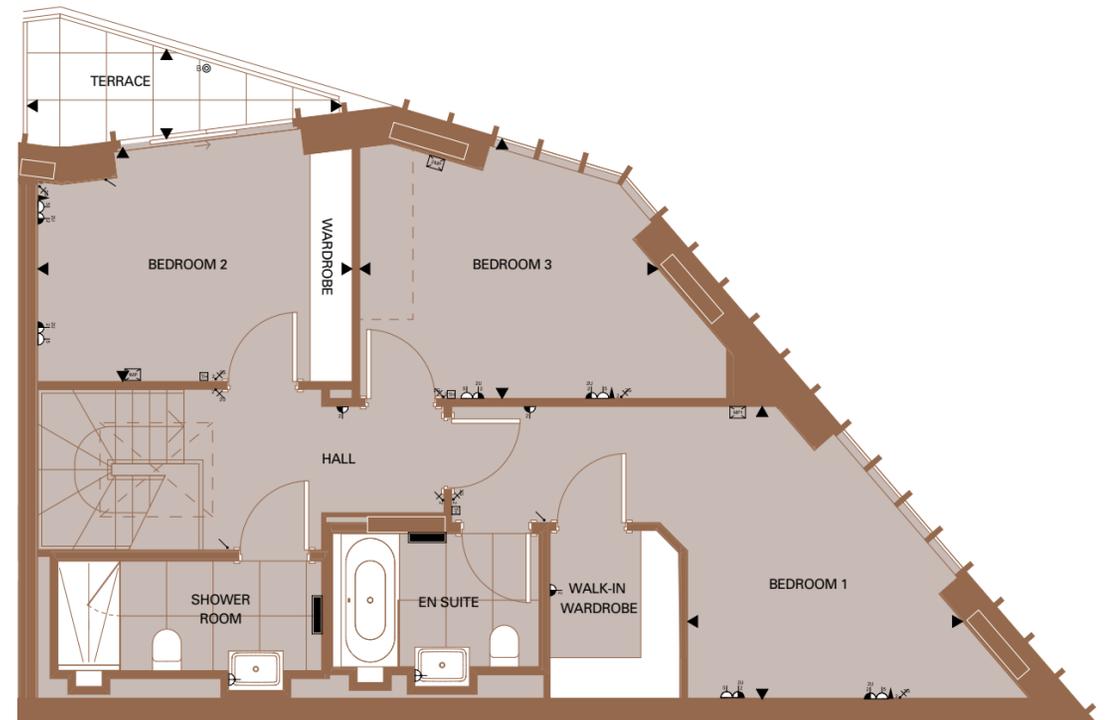


### APARTMENT 8-9-2 (LOWER)

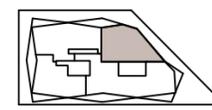
Living/Dining/Kitchen	7630mm x 5540mm	23' 5" x 18' 2"
Total internal area	137 sq m	1,478 sq ft
Terrace	7635mm x 3365mm	25' 1" x 11' 1"
Total external area	47 sq m	506 sq ft

# SHERRIN HOUSE 3 BEDROOM DUPLEX

TYPE K



## TENTH FLOOR



### APARTMENT 8-9-2 (UPPER)

Bedroom 1	3735mm x 3540mm	12' 3" x 11' 7"
Bedroom 2	4045mm x 2985mm	13' 3" x 9' 10"
Bedroom 3	3840mm x 3310mm	12' 7" x 10' 10"
Total internal area	137 sq m	1,478 sq ft
Terrace	4045mm x 1140mm	13' 3" x 3' 9"
Total external area	47 sq m	506 sq ft

Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

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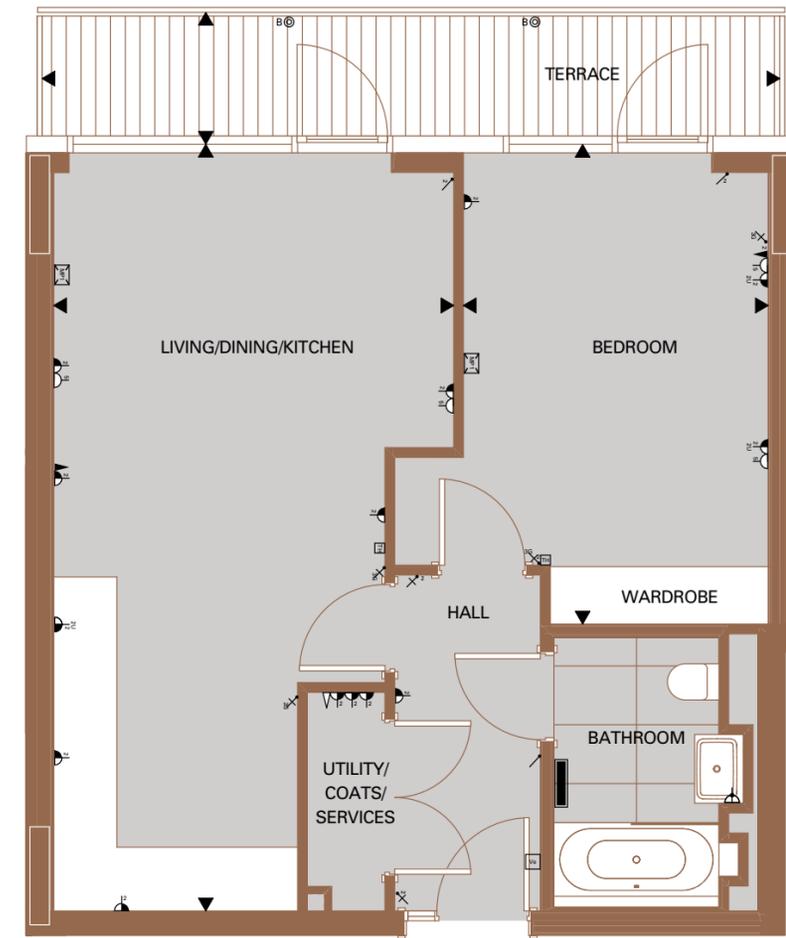


# MACLAREN HOUSE APARTMENT LOCATOR

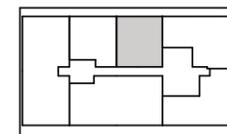
Page Numbers	Apartment Number	Type	Level	Number of Bedrooms	TOTAL INTERNAL AREA		TOTAL EXTERNAL AREA	
					Sq m	Sq ft	Sq m	Sq ft
61	5-8-1	L	8	1	57	614	9	100
62	5-7-1	L (a)	7	1	62	667	4	45
63	5-6-1	L (b)	6	1	61	657	5	54
64	5-7-2	M	7	1	58	628	4	49
65	5-8-2	M (a)	8	1	54	576	9	100
66	5-LG-1	N	LG	2	75	840	47	503
68/69	5-0-1	O	LG/G	2	151	1,623	39	429
67	5-7-6	P	7	2	86	929	9	93
70	5-4-4	Q	4	3	120	1,292	10	109
71	5-5-4	Q (a)	5	3	121	1,305	9	100
72/73	5-9-1	R	9/10	3	192	2,063	49	526
74/75	5-9-2	S	9/10	3	209	2,249	94	1,010
76/77	5-9-3	T	9/10	3	165	1,775	24	259
78/79	5-9-4	U	9/10	3	181	1,944	92	989

# MACLAREN HOUSE 1 BEDROOM APARTMENT

TYPE L



## EIGHTH FLOOR



## APARTMENT 5-8-1

Living/Dining/Kitchen	7825mm x 4120mm	25' 8" x 13' 6"
Bedroom	4895mm x 3140mm	16' 1" x 10' 4"
<b>Total internal area</b>	<b>57 sq m</b>	<b>614 sq ft</b>
Terrace	7600mm x 1345mm	24' 11" x 4' 5"
<b>Total external area</b>	<b>9 sq m</b>	<b>100 sq ft</b>

Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

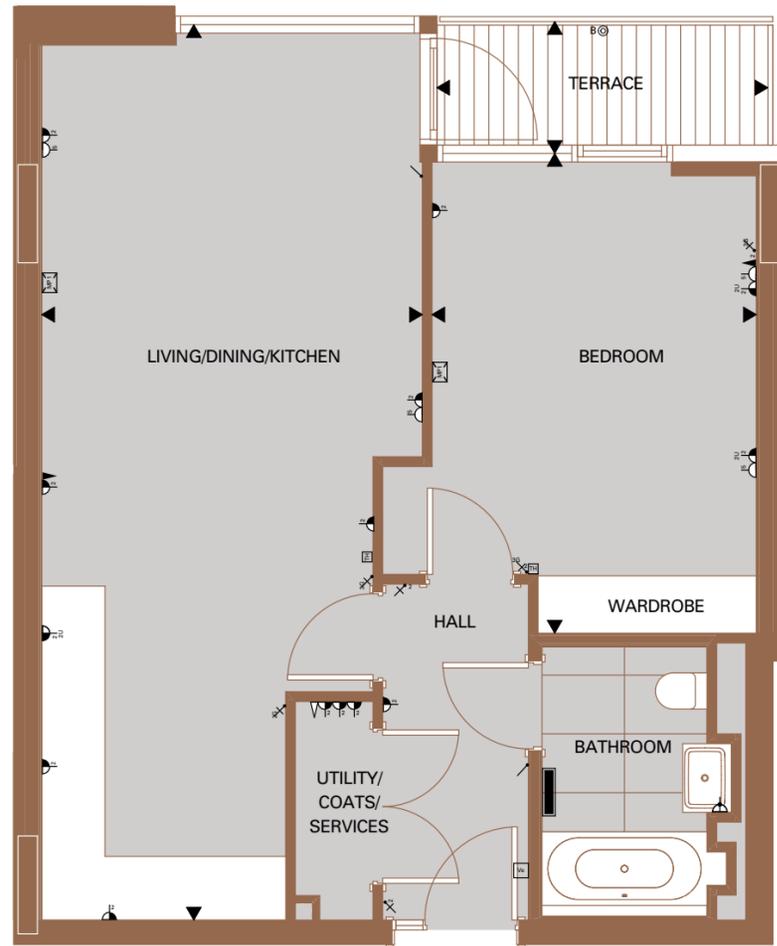
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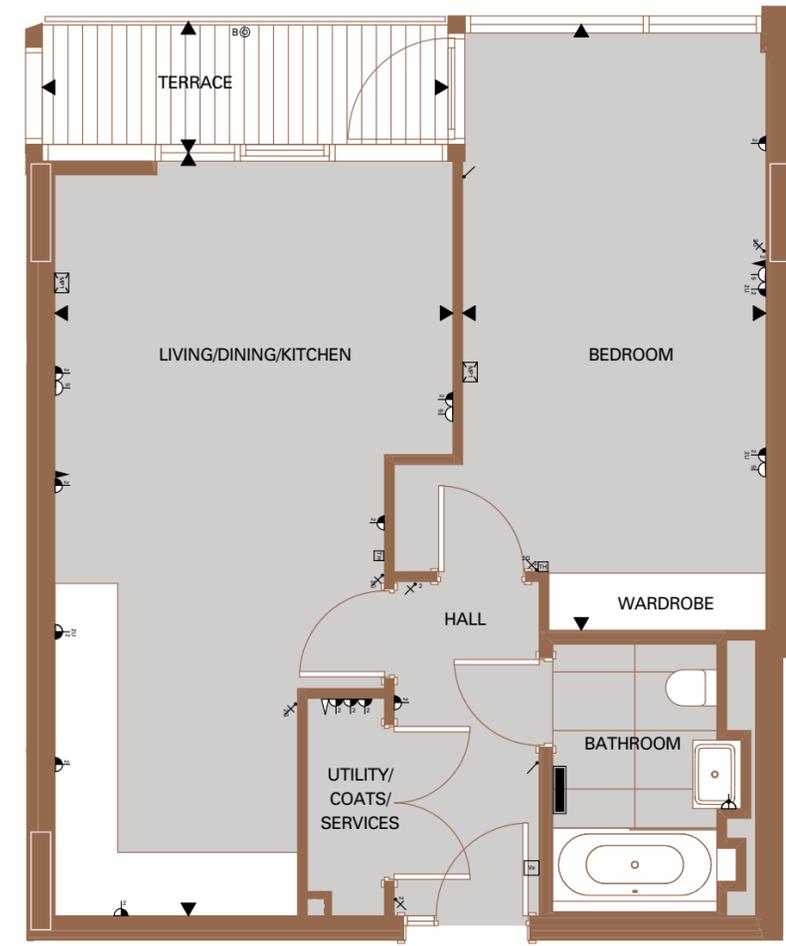
# MACLAREN HOUSE 1 BEDROOM APARTMENT

TYPE L (a)

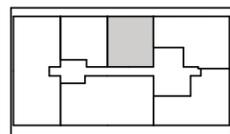


# MACLAREN HOUSE 1 BEDROOM APARTMENT

TYPE L (b)



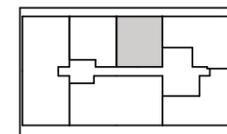
## SEVENTH FLOOR



### APARTMENT 5-7-1

Living/Dining/Kitchen	9135mm x 3920mm	30' 0" x 12' 10"
Bedroom	4895mm x 3340mm	16' 1" x 10' 11"
<b>Total internal area</b>	<b>62 sq m</b>	<b>667 sq ft</b>
Terrace	3410mm x 1345mm	11' 2" x 4' 5"
<b>Total external area</b>	<b>4 sq m</b>	<b>45 sq ft</b>

## SIXTH FLOOR



### APARTMENT 5-6-1

Living/Dining/Kitchen	7825mm x 4120mm	25' 8" x 13' 6"
Bedroom	6210mm x 3140mm	20' 5" x 10' 4"
<b>Total internal area</b>	<b>61 sq m</b>	<b>657 sq ft</b>
Terrace	4200mm x 1345mm	13' 9" x 4' 5"
<b>Total external area</b>	<b>5 sq m</b>	<b>54 sq ft</b>

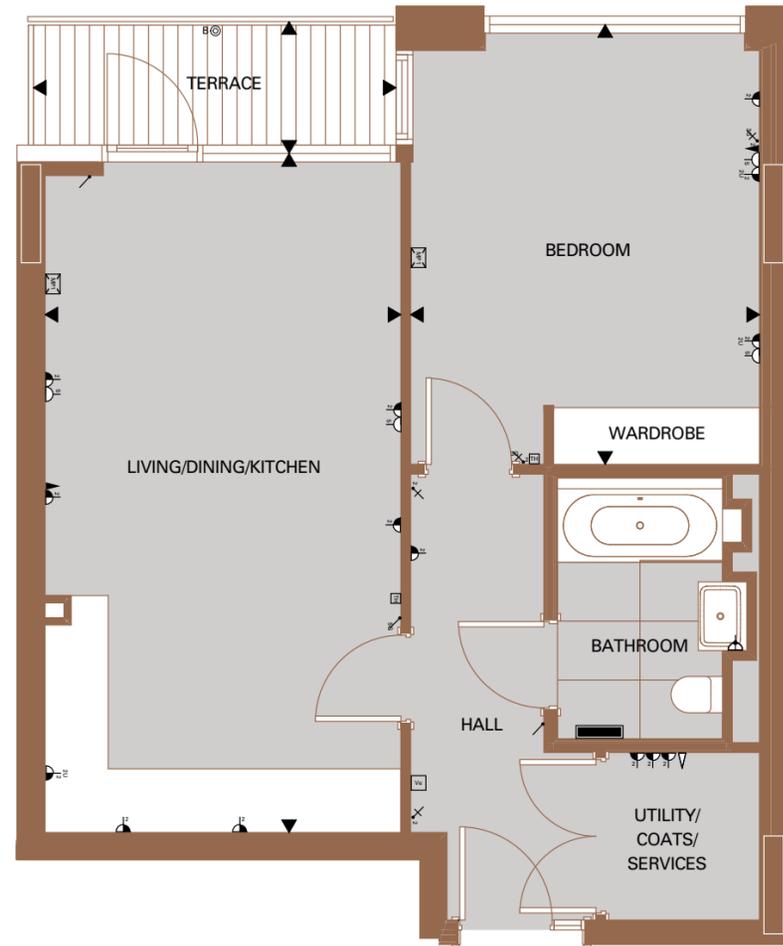
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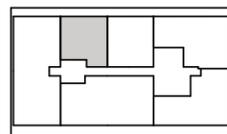


# MACLAREN HOUSE 1 BEDROOM APARTMENT

TYPE M



## SEVENTH FLOOR

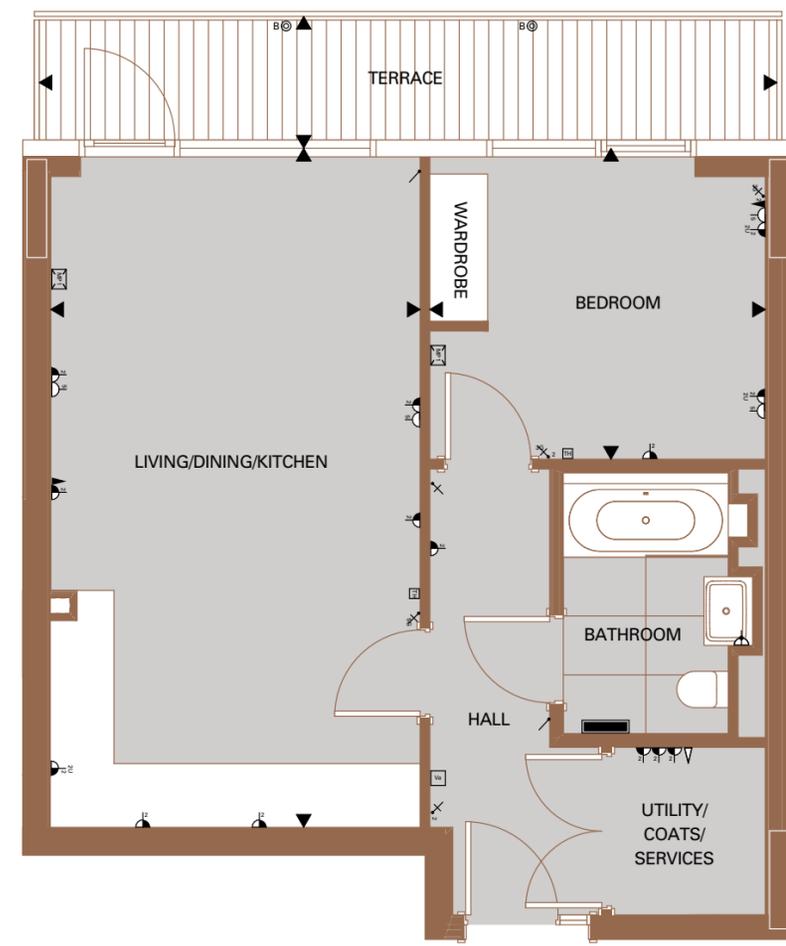


### APARTMENT 5-7-2

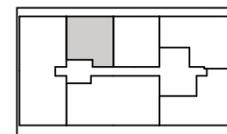
Living/Dining/Kitchen	6930mm x 3665mm	22' 9" x 12' 0"
Bedroom	4485mm x 3595mm	14' 9" x 11' 10"
<b>Total internal area</b>	<b>58 sq m</b>	<b>628 sq ft</b>
Terrace	3735mm x 1345mm	12' 3" x 4' 5"
<b>Total external area</b>	<b>4 sq m</b>	<b>49 sq ft</b>

# MACLAREN HOUSE 1 BEDROOM APARTMENT

TYPE M (a)



## EIGHTH FLOOR



### APARTMENT 5-8-2

Living/Dining/Kitchen	6930mm x 3805mm	22' 9" x 12' 6"
Bedroom	3455mm x 3170mm	11' 0" x 10' 5"
<b>Total internal area</b>	<b>54 sq m</b>	<b>576 sq ft</b>
Terrace	7605mm x 1345mm	24' 11" x 4' 5"
<b>Total external area</b>	<b>9 sq m</b>	<b>100 sq ft</b>

Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

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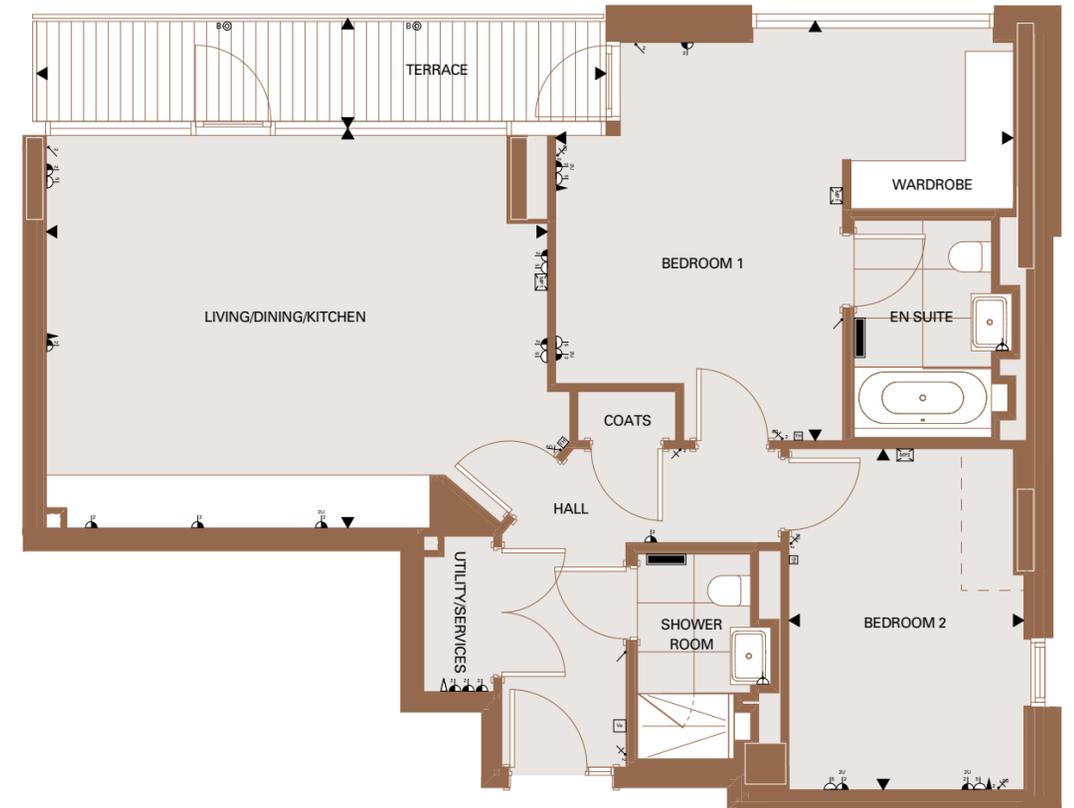
# MACLAREN HOUSE 2 BEDROOM APARTMENT

TYPE N



# MACLAREN HOUSE 2 BEDROOM APARTMENT

TYPE P



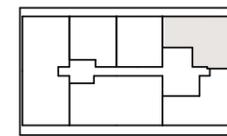
## LOWER GROUND FLOOR



### APARTMENT 5-LG-1

Living/Dining/Kitchen	5807mm x 4895mm	19' 1" x 16' 1"
Bedroom 1	5580mm x 3140mm	18' 4" x 10' 4"
Bedroom 2	3565mm x 2750mm	11' 8" x 9' 0"
Total internal area	75 sq m	840 sq ft
Terrace	10000mm x 4850mm	32' 10" x 15' 11"
Storage	3260mm x 2795mm	10' 8" x 9' 2"
Total external area	47 sq m	503 sq ft

## SEVENTH FLOOR



### APARTMENT 5-7-6

Living/Dining/Kitchen	6195mm x 4895mm	20' 4" x 16' 1"
Bedroom 1	5660mm x 5140mm	18' 7" x 16' 10"
Bedroom 2	4180mm x 2905mm	13' 8" x 9' 6"
Total internal area	86 sq m	929 sq ft
Terrace	7040mm x 1345mm	23' 1" x 4' 5"
Total external area	9 sq m	93 sq ft

Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

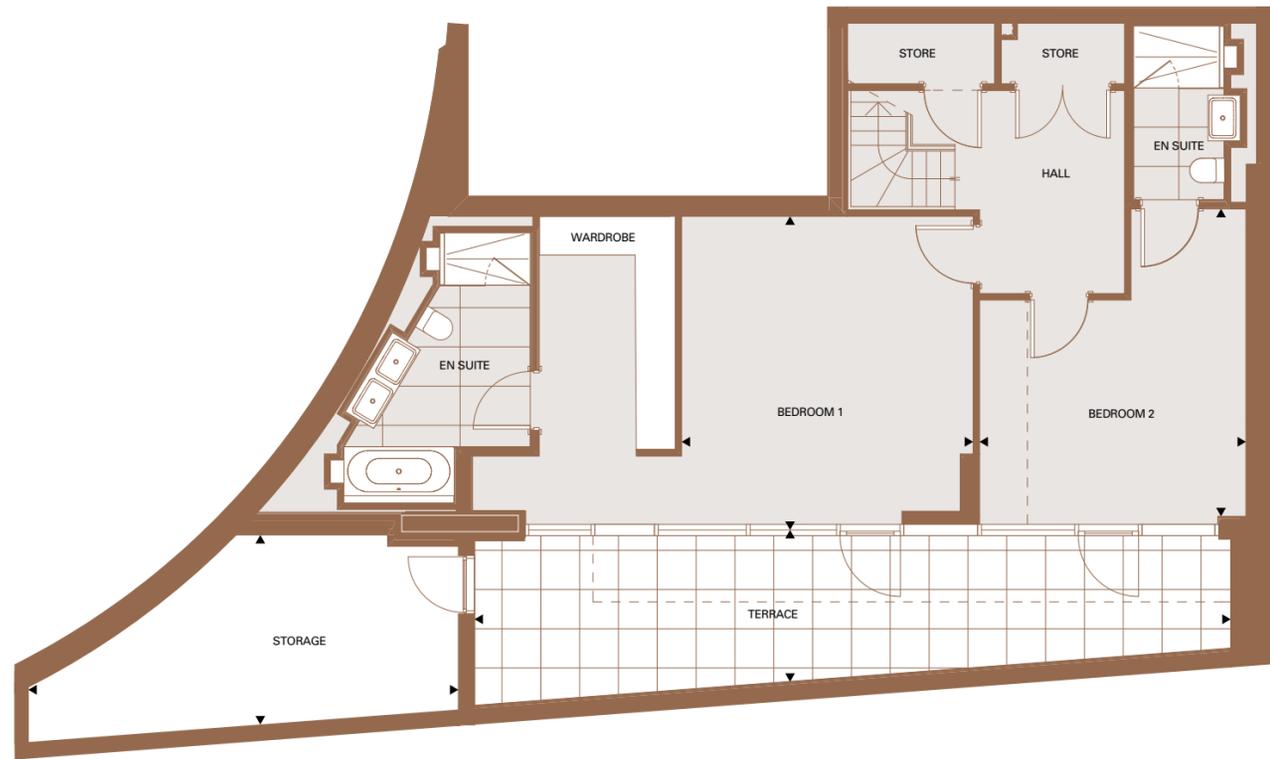
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# MACLAREN HOUSE 2 BEDROOM DUPLEX

TYPE O



## LOWER GROUND FLOOR

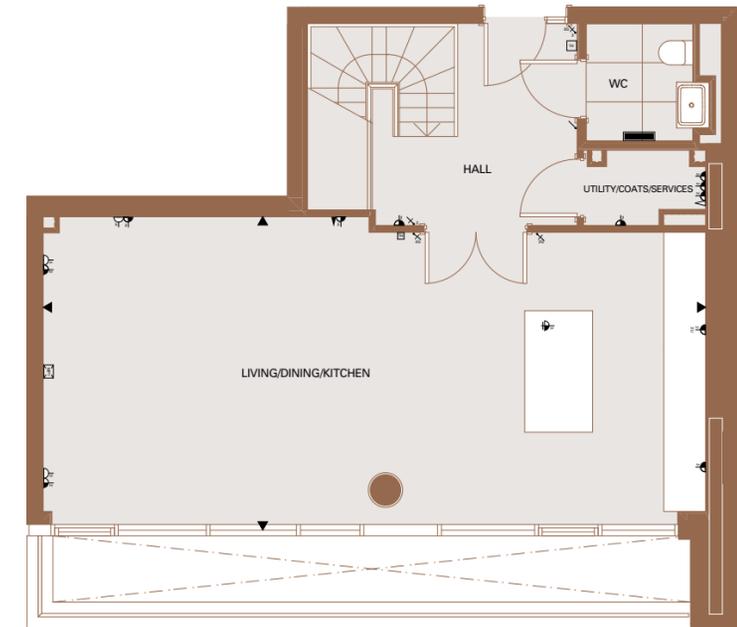


## APARTMENT 5-0-1 (LOWER)

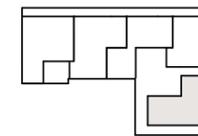
Bedroom 1	4505mm x 4800mm	14' 9" x 15' 9"
Bedroom 2	4705mm x 4115mm	15' 5" x 13' 6"
Total internal area	151 sq m	1,623 sq ft
Terrace	11685mm x 2325mm	38' 4" x 7' 7"
Storage	6645mm x 2900mm	21' 10" x 9' 6"
Total external area	39 sq m	429 sq ft

# MACLAREN HOUSE 2 BEDROOM DUPLEX

TYPE O



## GROUND FLOOR



## APARTMENT 5-0-1 (UPPER)

Living/Dining/Kitchen	10240mm x 4800mm	33' 7" x 15' 9"
Total internal area	151 sq m	1,623 sq ft

Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

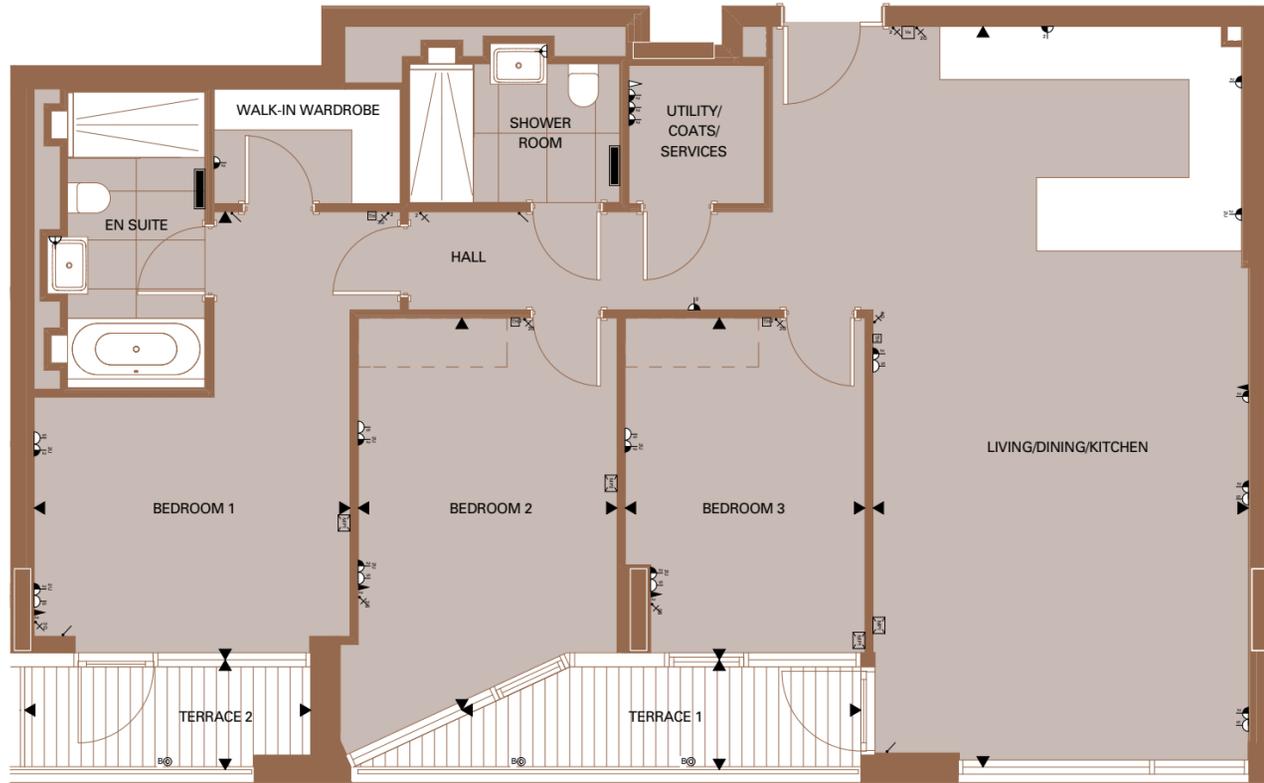
◀▶ Denotes measurement points.

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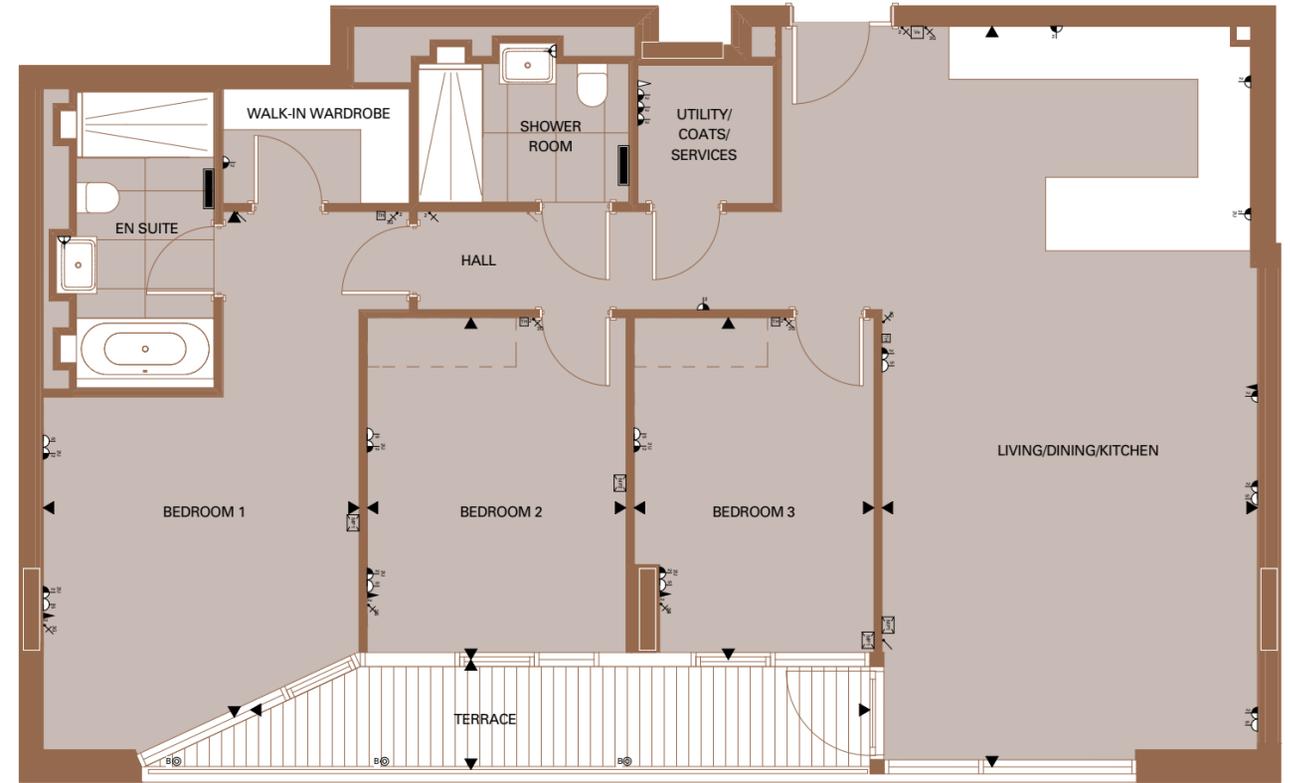
# MACLAREN HOUSE 3 BEDROOM APARTMENT

TYPE Q

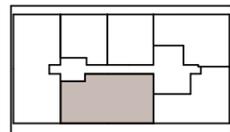


# MACLAREN HOUSE 3 BEDROOM APARTMENT

TYPE Q(a)



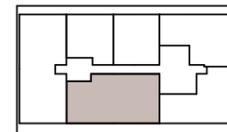
## FOURTH FLOOR



### APARTMENT 5-4-4

Living/Dining/Kitchen	9070mm x 4640mm	29' 9" x 15' 3"
Bedroom 1	5485mm x 3905mm	18' 0" x 12' 10"
Bedroom 2	4800mm x 3200mm	15' 9" x 10' 6"
Bedroom 3	4185mm x 2965mm	13' 9" x 9' 9"
<b>Total internal area</b>	<b>120 sq m</b>	<b>1,292 sq ft</b>
Terrace 1	4935mm x 1345mm	16' 2" x 4' 5"
Terrace 2	3540mm x 1345mm	11' 7" x 4' 5"
<b>Total external area</b>	<b>10 sq m</b>	<b>109 sq ft</b>

## FIFTH FLOOR



### APARTMENT 5-5-4

Living/Dining/Kitchen	9070mm x 4640mm	29' 9" x 15' 3"
Bedroom 1	6190mm x 3905mm	20' 4" x 12' 10"
Bedroom 2	4195mm x 3200mm	13' 9" x 10' 6"
Bedroom 3	4195mm x 2965mm	13' 9" x 9' 9"
<b>Total internal area</b>	<b>121 sq m</b>	<b>1,305 sq ft</b>
Terrace	7650mm x 1345mm	25' 1" x 4' 5"
<b>Total external area</b>	<b>9 sq m</b>	<b>100 sq ft</b>

Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

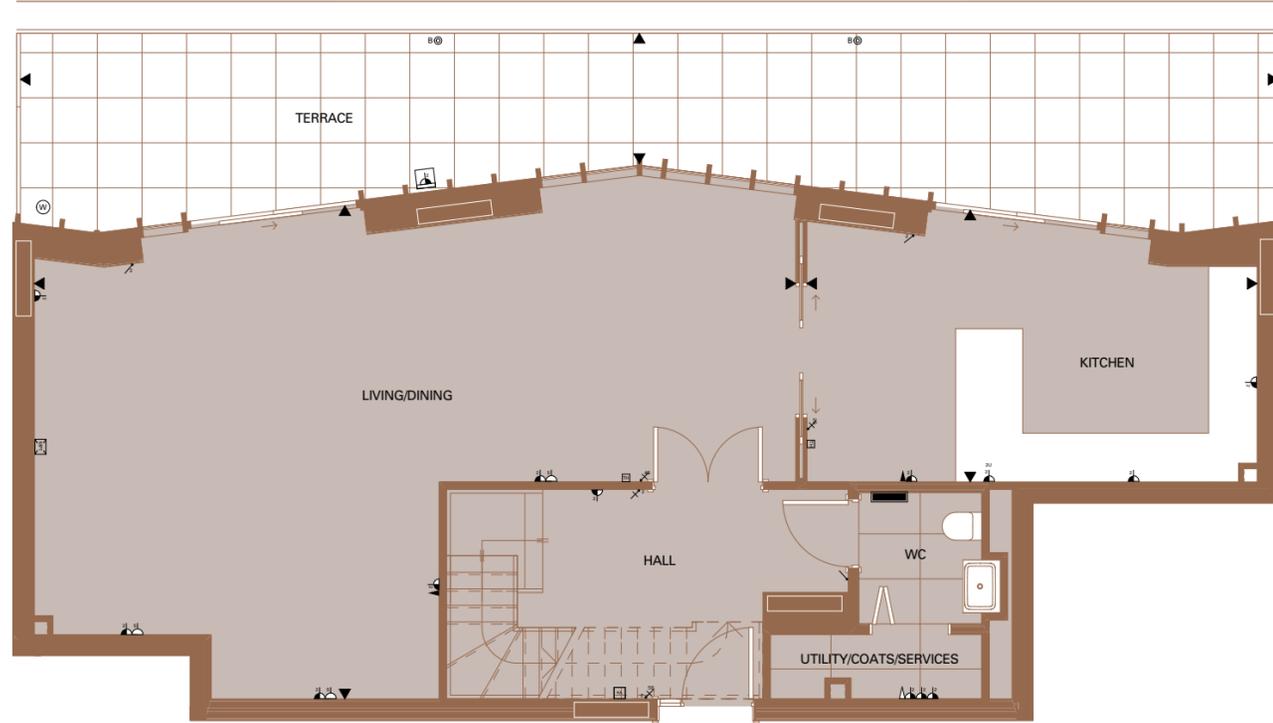
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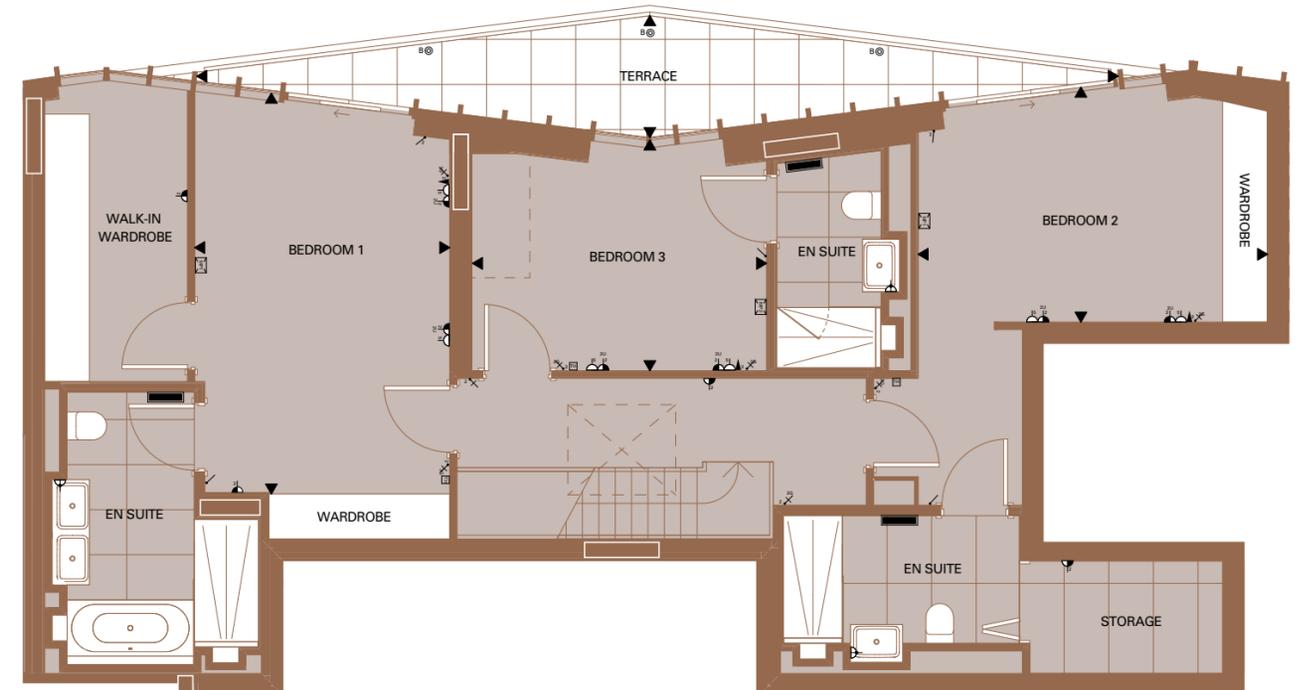
# MACLAREN HOUSE 3 BEDROOM DUPLEX

TYPE R

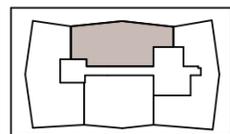


# MACLAREN HOUSE 3 BEDROOM DUPLEX

TYPE R



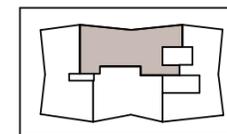
## NINTH FLOOR



### APARTMENT 5-9-1 (LOWER)

Living/Dining	10230mm x 6565mm	33' 7" x 21' 6"
Kitchen	6050mm x 3615mm	19' 10" x 11' 10"
Total internal area	192 sq m	2,063 sq ft
Terrace	16895mm x 1735mm	55' 5" x 5' 8"
Total external area	49 sq m	526 sq ft

## TENTH FLOOR



### APARTMENT 5-9-1 (UPPER)

Bedroom 1	3425mm x 5330mm	11' 3" x 17' 6"
Bedroom 2	4690mm x 3125mm	15' 5" x 10' 3"
Bedroom 3	3915mm x 3070mm	12' 10" x 10' 1"
Total internal area	192 sq m	2,063 sq ft
Terrace	12380mm x 1620mm	40' 7" x 5' 4"
Total external area	49 sq m	526 sq ft

Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

▶ Denotes measurement points.

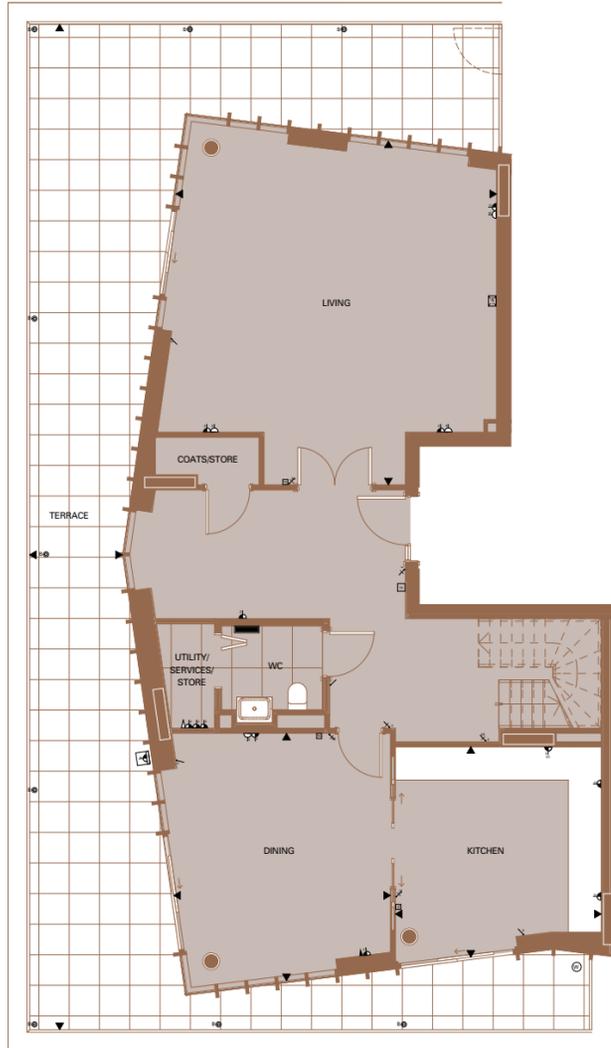
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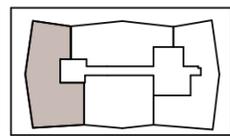
- SINGLE LIGHT SWITCH
- TWO WAY LIGHT SWITCH
- TWO WAY DIMMABLE LIGHT SWITCH
- TWO WAY DIMMABLE TWO GANG LIGHT SWITCH
- TWO WAY DIMMABLE FOUR GANG LIGHT SWITCH
- TWO WAY DIMMABLE SIX GANG LIGHT SWITCH
- TWO WAY DIMMABLE FOUR GANG LIGHT SWITCH
- SINGLE DIMMABLE TWO GANG LIGHT SWITCH
- SINGLE DIMMABLE FOUR GANG LIGHT SWITCH
- SINGLE DIMMABLE SIX GANG LIGHT SWITCH
- DOUBLE SWITCHED OUTLET
- DOUBLE SWITCHED OUTLET WITH DOUBLE USB OUTLET
- 5 AMP OUTLET
- SHAVER OUTLET
- TH HEATING / COOLING CONTROLLER
- Ve VIDEO ENTRY UNIT
- ▲ DATA POINT
- ▲ MASTER TELEPHONE POINT
- HEATED TOWEL RAIL
- LED RECESSED FLOOR WASH FITTING
- UP & DOWN WALL MOUNTED LIGHT FIXTURE
- MP1 MEDIA PLATE:  
- Two double switched sockets  
- Two data points  
- One BT point  
- One TV SAT point
- MP2 MEDIA PLATE:  
- Two double switched sockets  
- Two data points  
- One TV SAT point
- DOUBLE SWITCHED OUTLET ON TERRACES
- WATER SUPPLY STANDPIPE

# MACLAREN HOUSE 3 BEDROOM DUPLEX

TYPE S



## NINTH FLOOR

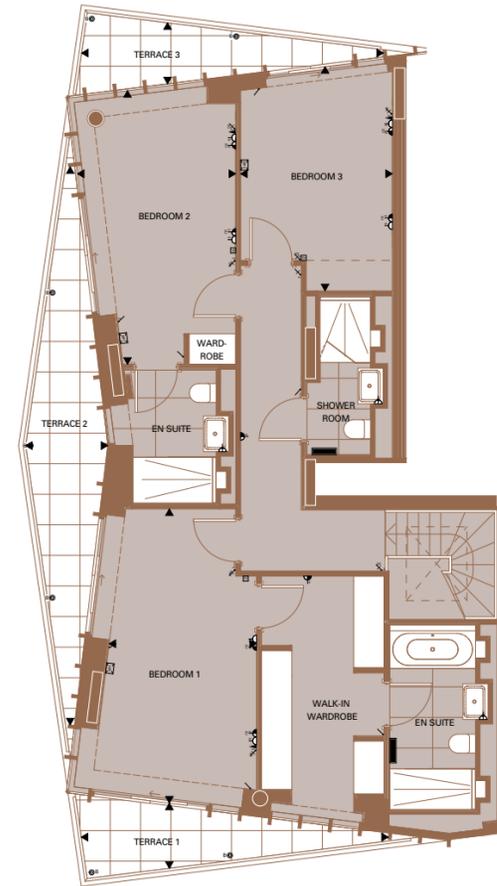


## APARTMENT 5-9-2 (LOWER)

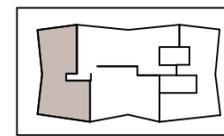
Living	6745mm x 6350mm	22' 2" x 20' 10"
Dining	4855mm x 4290mm	15' 11" x 14' 1"
Kitchen	4135mm x 4075mm	13' 7" x 13' 4"
Total internal area	209 sq m	2,249 sq ft
Terrace	19995mm x 1965mm	65' 7" x 6' 5"
Total external area	94 sq m	1,010 sq ft

# MACLAREN HOUSE 3 BEDROOM DUPLEX

TYPE S



## TENTH FLOOR



## APARTMENT 5-9-2 (UPPER)

Bedroom 1	5762mm x 2920mm	18' 11" x 9' 7"
Bedroom 2	5344mm x 3134mm	17' 6" x 10' 3"
Bedroom 3	4399mm x 3004mm	14' 5" x 9' 10"
Total internal area	209 sq m	2,249 sq ft
Terrace 1	5980mm x 1206mm	19' 7" x 3' 11"
Terrace 2	10952mm x 1627mm	35' 11" x 5' 4"
Terrace 3	6084mm x 1280mm	20' 0" x 4' 2"
Total external area	94 sq m	1,010 sq ft

Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

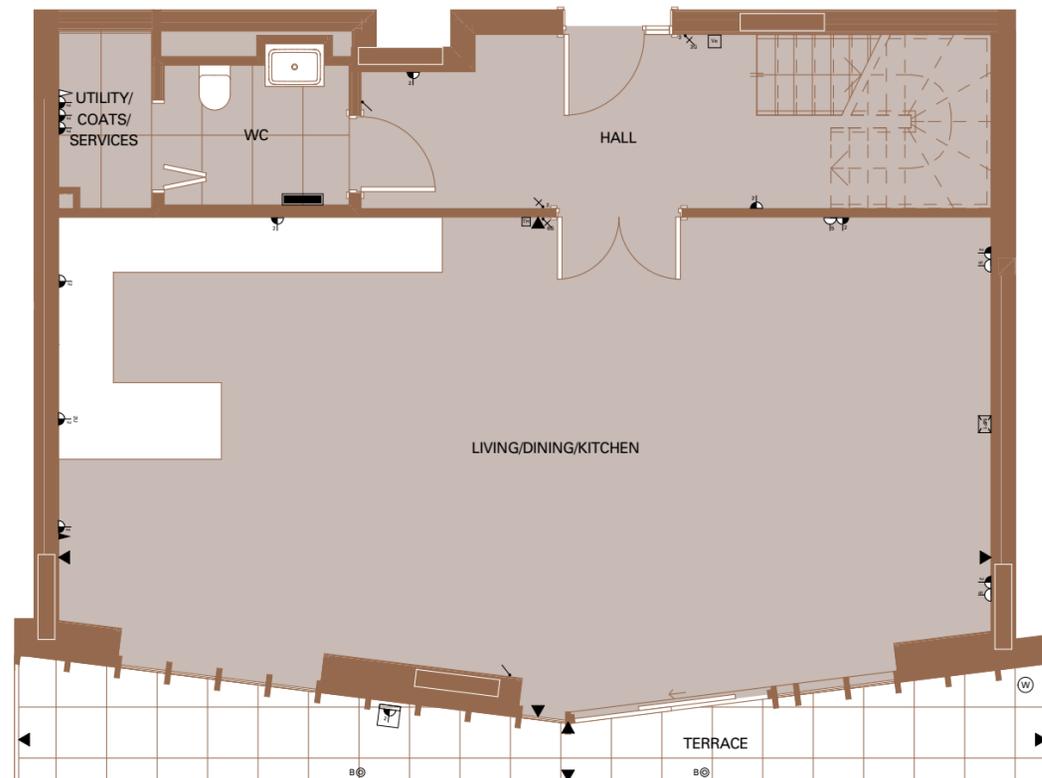
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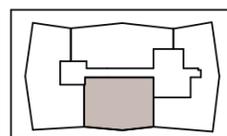


# MACLAREN HOUSE 3 BEDROOM DUPLEX

TYPE T



## NINTH FLOOR

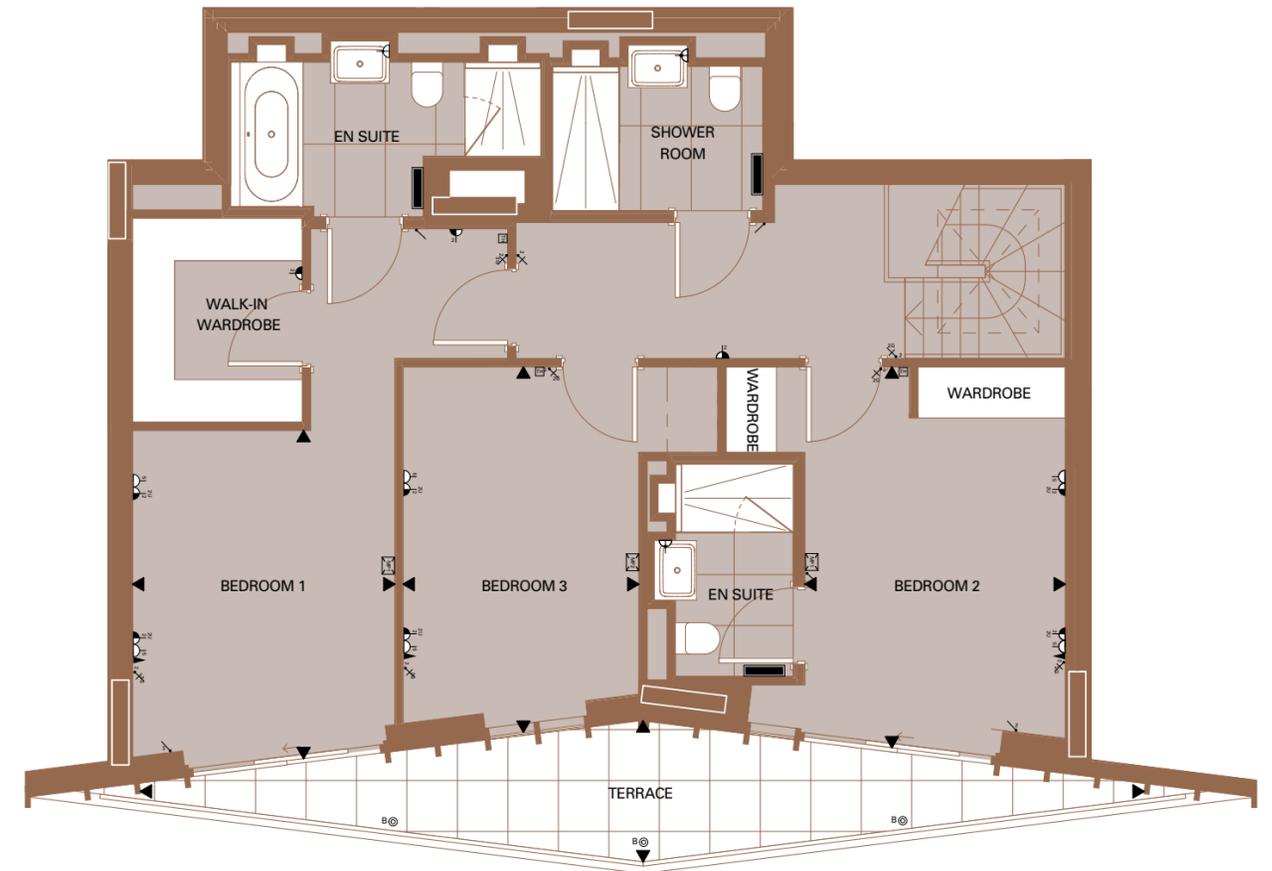


## APARTMENT 5-9-3 (LOWER)

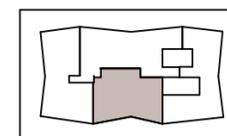
Living/Dining/Kitchen	11085mm x 5880mm	36' 4" x 19' 4"
Total internal area	165 sq m	1,775 sq ft
Terrace	12220mm x 695mm	40' 1" x 2' 3"
Total external area	24 sq m	259 sq ft

# MACLAREN HOUSE 3 BEDROOM DUPLEX

TYPE T



## TENTH FLOOR



## APARTMENT 5-9-3 (UPPER)

Bedroom 1	3865mm x 3115mm	12' 8" x 10' 3"
Bedroom 2	4485mm x 3095mm	14' 9" x 10' 2"
Bedroom 3	4300mm x 2800mm	14' 1" x 9' 2"
Total internal area	165 sq m	1,775 sq ft
Terrace	11930mm x 1660mm	39' 2" x 5' 5"
Total external area	24 sq m	259 sq ft

Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

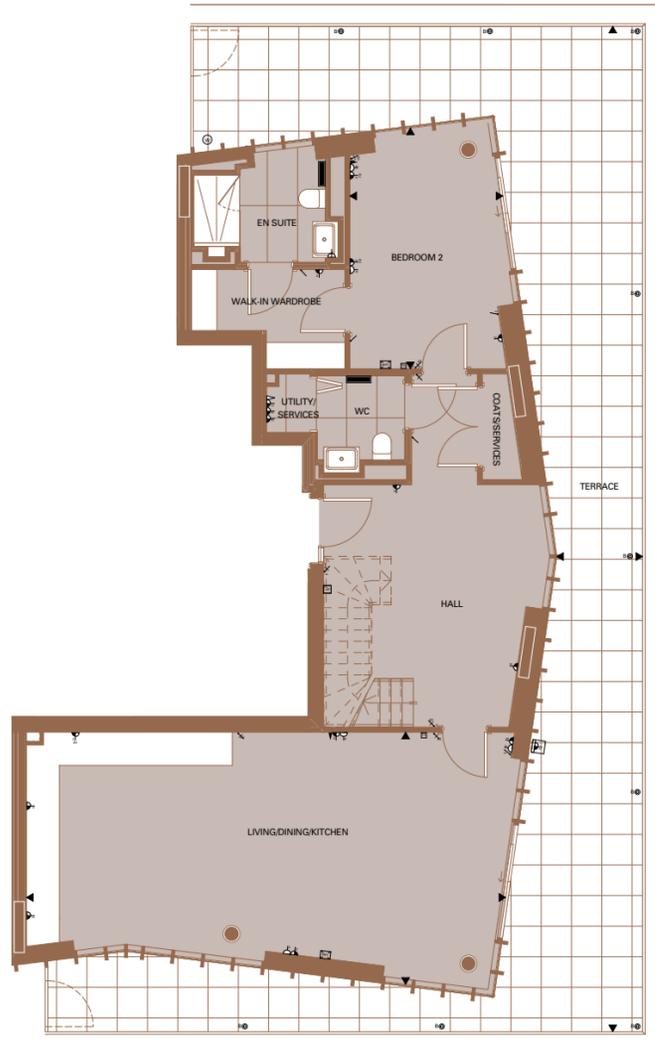
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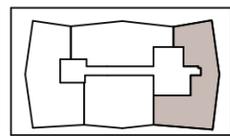


# MACLAREN HOUSE 3 BEDROOM DUPLEX

TYPE U



NINTH FLOOR

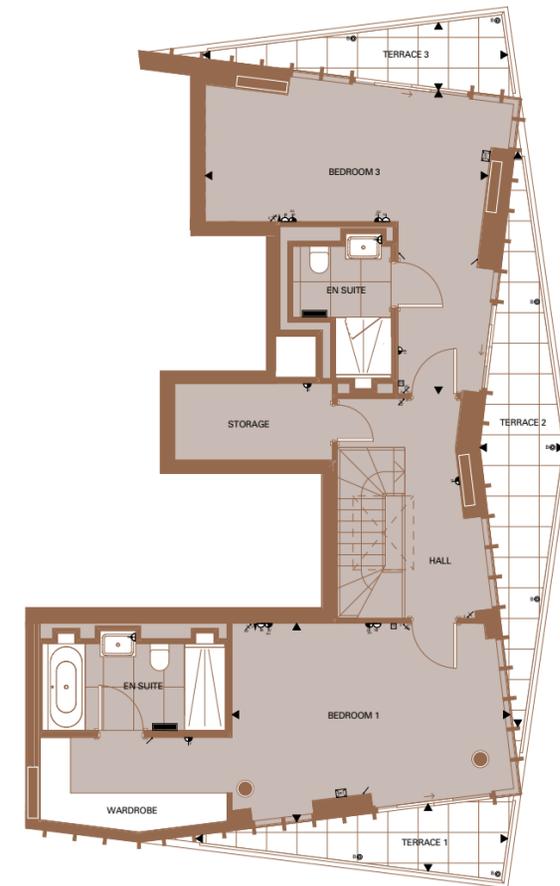


APARTMENT 5-9-4 (LOWER)

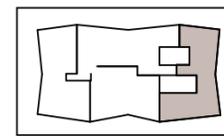
Living/Dining/Kitchen	9495mm x 4945mm	31' 2" x 16' 3"
Bedroom 2	4725mm x 3030mm	15' 6" x 9' 10"
Total internal area	181 sq m	1,944 sq ft
Terrace	19730mm x 1700mm	64' 9" x 5' 7"
Total external area	92 sq m	989 sq ft

# MACLAREN HOUSE 3 BEDROOM DUPLEX

TYPE U



TENTH FLOOR



APARTMENT 5-9-4 (UPPER)

Bedroom 1	5505mm x 3895mm	18' 1" x 12' 9"
Bedroom 3	5950mm x 5595mm	19' 6" x 18' 4"
Total internal area	181 sq m	1,944 sq ft
Terrace 1	6175mm x 1320mm	20' 3" x 4' 4"
Terrace 2	11280mm x 1655mm	37' 0" x 5' 5"
Terrace 3	6025mm x 1330mm	19' 9" x 4' 4"
Total external area	92 sq m	989 sq ft

Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

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# DESIGNED FOR LIFE

**Buying a home is one of the most important decisions you will ever make. The qualities that make St Edward different mean that you can choose a new home from us with complete confidence. When you buy a home from St Edward you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.**

## CUSTOMER SERVICE IS OUR PRIORITY

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by St Edward.

## GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

## QUALITY IS AT THE HEART OF EVERYTHING WE DO

At St Edward, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, St Edward operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

## UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

## A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St Edward's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Proud to be members of the Berkeley Group of companies

**Berkeley**  
Designed for life

**St Edward**  
Designed for life

**St George**  
Designed for life

**St James**  
Designed for life

**St Joseph**  
Designed for life

**St William**  
Designed for life

# SUSTAINABILITY AT ROYAL WARWICK SQUARE



## ENERGY EFFICIENCY

The homes at Royal Warwick Square are designed to be very efficient in their use of energy, with features including:

- Thermal insulation
- Thermostatically controlled heating
- 100% energy efficient lighting
- A+ rated white goods (where supplied)

The energy efficiency of the homes will help lower fuel bills and reduce overall contribution to climate change. Each home comes with an Energy Performance Certificate which rates the energy efficiency and expected running costs.

## LOW CARBON

Energy for hot water and heating in the homes will come from a combined heating and power (CHP) plant. Providing energy for both services at the same time, rather than separately, saves a significant amount of energy. This reduces the overall level of carbon released into the atmosphere.

## SAVING WATER

The water consuming fixtures and fittings in the homes are selected to make sure that they use less water than the average household in the UK. This includes low consumption kitchen taps, washing machine, dishwasher, shower heads and WC. A rain water harvesting system feeds the landscaping irrigation system; reusing rainwater helps to preserve natural water resources.

## REDUCING WASTE

In order to reduce the amount of waste sent to landfill, recycling bins are provided in every home. This has several benefits including reducing pollution and saving resources.

## ENHANCING ECOLOGY

St Edward is committed to protecting and enhancing the ecology around its sites. Royal Warwick Square is built on brownfield land, therefore, producing low negative impact on surrounding natural habitats. The landscape planting includes new evergreen planting as well as herbaceous and perennial species, introducing seasonal colour and variation throughout the year. It will help to provide habitats for insects and invertebrates whilst new tree planting will provide shelter for birds.

## CLIMATE CHANGE ADAPTATION

Royal Warwick Square is designed to adapt to extreme weather events and changes in temperature. Sustainable Urban Drainage System (SUDS) will be incorporated within the development through the implementation of green roofs, which help to store rainwater during extreme weather. Green roofs will also provide biodiversity benefits and help improve local air quality.

## SUSTAINABLE TRAVEL

The development encourages residents to use more environmentally friendly modes of transport with the provision of secure cycle storage and nearby public transport links.

High Street Kensington Underground station and Kensington Olympia Overground station are both a short walk away, offering connections to key London locations via low carbon alternatives to driving.

Space is provided for a desk close to sockets and telephone points so that a home office can be set up, reducing the need to commute.

## RESPONSIBLY SOURCED TIMBER

The timber used to build the homes is responsibly sourced, either certified by the Forest Stewardship Council (FSC) or the Programme for Endorsement of Forest Certification (PEFC). This ensures that timber comes from a renewable source where the local community and habitats are preserved.

## COMMUNITY FACILITIES

Private residents of Royal Warwick Square have the use of an exclusive leisure suite which includes a state of the art gymnasium, bespoke swimming pool, luxury treatment rooms, a private cinema and a dedicated concierge service.

# A COMMITMENT TO THE FUTURE

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's strategic plan for the business, designed to raise standards higher still. Our goal is to be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

We take our responsibilities towards our customers, the environment, our workforce and the communities in which we work very seriously.

Our plan for the business has five areas of strategic focus: **Customers, Homes, Places, Operations and Our People.**



## OUR VISION

To be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

### FIVE FOCUS AREAS

#### AN EXCEPTIONAL CUSTOMER EXPERIENCE

We put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

#### HIGH QUALITY HOMES

We aim to build high quality, well-designed homes with low environmental impact, where customers have the opportunity to achieve healthy, comfortable and sustainable lifestyles, now and in the future. Attention to detail in design is paramount to ensure our homes meet the needs of our customers.

#### GREAT PLACES

We seek to create strong communities where people choose to live, work and spend their time and which directly encourage people's wellbeing and quality of life. These are places characterised by the quality of their design, external spaces, transport and access to jobs and amenities.

#### EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

### A COMMITMENT TO PEOPLE

The safety, health, wellbeing and development of our people is a high priority. We aim to have a positive impact on society through our support of the Berkeley Foundation.

Some features are only applicable to specific developments. Please ask sales negotiator for further information.



We set up the Berkeley Foundation in 2011. It supports voluntary sector organisations to improve people's lives in the communities where we work, and last year worked with 49 different organisations and their beneficiaries.

Our staff have been instrumental in making the Foundation grow, with over 60% getting involved last year and raising over £935k. They also give their time and skills, for example by mentoring young people to help them become more confident and job ready.

Since its launch, the Foundation has committed over £14.9 million to more than 100 charities and worthy causes. Berkeley Group covers all overhead costs, so all money raised goes directly to charitable causes.

[www.berkeleyfoundation.org.uk](http://www.berkeleyfoundation.org.uk) [www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)

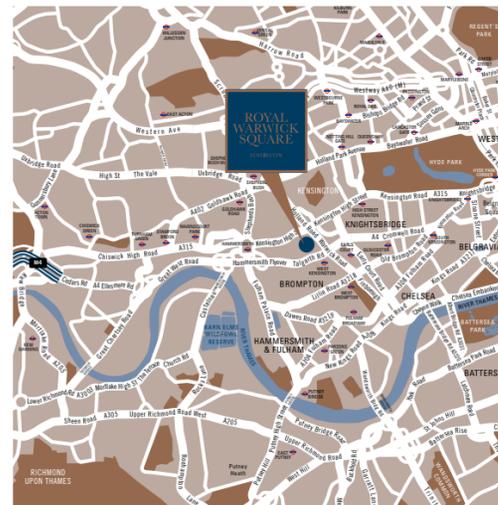
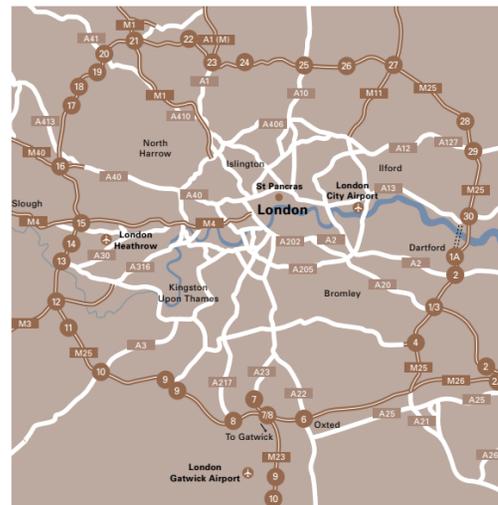


# ST EDWARD SALES & MARKETING SUITE

11 Thomas Earle House, 1 Warwick Lane, London W14 8FN

Telephone: 020 7118 8090  
Email: [royalwarwicksquare@stedward.co.uk](mailto:royalwarwicksquare@stedward.co.uk)

[www.RoyalWarwickSquare.co.uk](http://www.RoyalWarwickSquare.co.uk)



## DIRECTIONS BY ROAD

**(From M4 Junction 4b, M25 Junction 15)**  
Follow M4 and then A4 into central London. Go over the Hammersmith flyover onto A4 Talgarth Road/West Cromwell Road, merging left at the traffic lights into Warwick Road. Royal Warwick Square is located on the left-hand side before High Street Kensington. Turn left onto Warwick Lane and make your way to Thomas Earle House, where the concierge will direct you to the Sales & Marketing Suite.

## DIRECTIONS BY PUBLIC TRANSPORT

If arriving at Heathrow Airport, take the Piccadilly Line and change at Earl's Court for the District Line to High Street Kensington. Turn left when you leave the station and walk along Kensington High Street as far as the junction with Warwick Road. Turn left onto Warwick Road and Royal Warwick Square is on the right-hand side. Make your way to Thomas Earle House, where the concierge will direct you to the Sales & Marketing Suite.



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St Edward's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Maclaren House and Sherin House are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact St Edward to ascertain the availability of any particular property. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Area measurements in this document are given as Gross Internal Area (GIA). Measurements include areas occupied by; up-stands, plinths, protrusions, ceiling bulkheads, glazing mullions for full height glazing; (measured to the internal face of the glazing, not mullion), skirtings, plaster and other in situ wall finishes, cornices and the like. Where a wall is made up of both full height glazing and other external walling structure, dimensions are taken to the surface of both structures. M115/02CA/0320



Photography is indicative only



