ROYAL WARWICK SQUARE

KENSINGTON

CLASSICAL LONDON LIVING

Maclaren House & Sherrin House

St Edward
Designed for life



Photography is indicative only

ROYAL
WARWICK
SQUARE

KENSINGTON

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



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.

WALK

- *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

ROAD

- *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

TUBE

FROM HIGH STREET KENSINGTON STATION

- *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

Timeline sources: www.google.co.uk/maps and tfl.gov.uk



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.

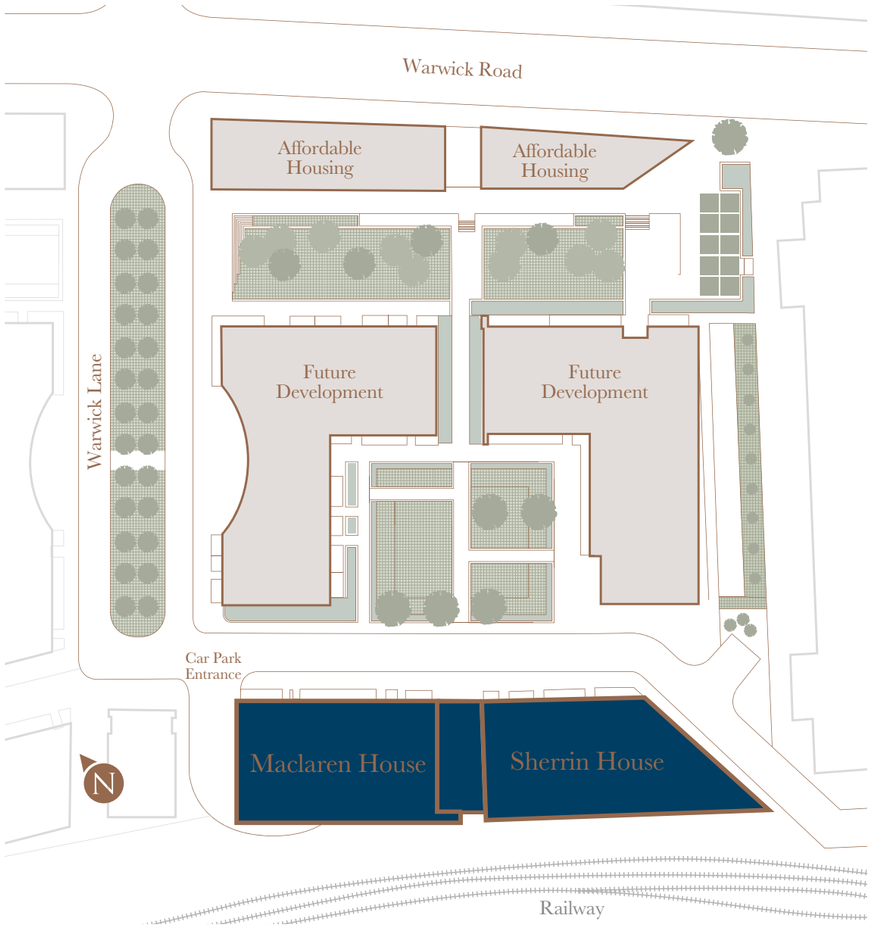
ELEVATED LONDON LIVING

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



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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.

Computer Generated Image is indicative only

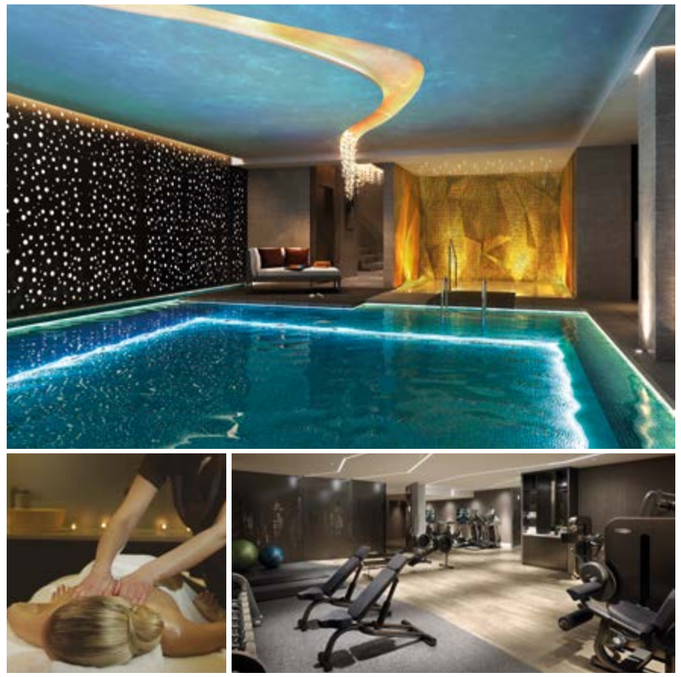
Computer Generated Image is indicative only



Computer Generated Image is indicative only

Computer Generated Images are indicative only

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.

Computer Generated Image is indicative only

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 Images are indicative only

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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.

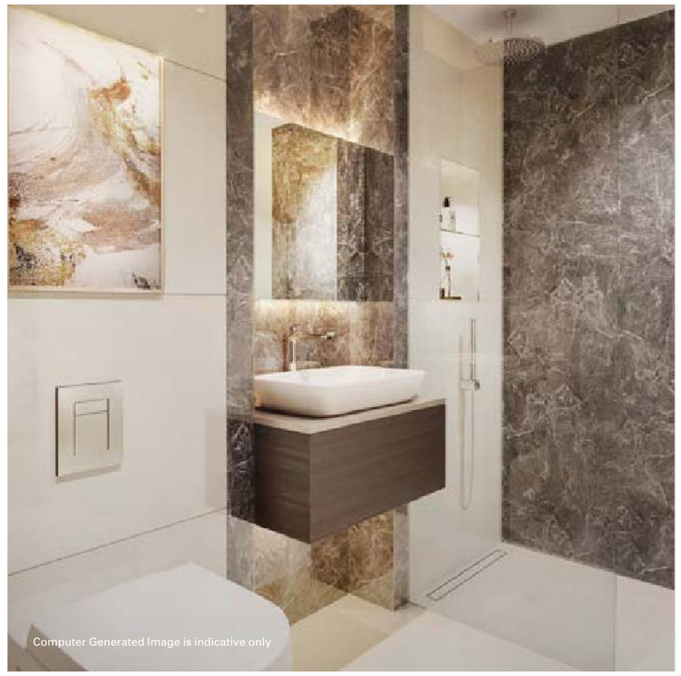
Computer Generated Image is indicative only

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.

Computer Generated Image is indicative only

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 1½ 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

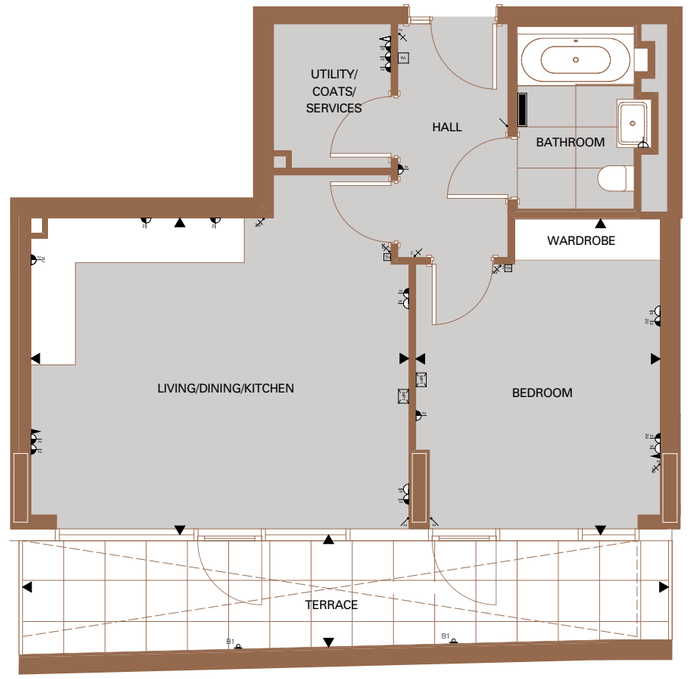
					TOTAL INTERNAL AREA		TOTAL EXTERNAL AREA	
Page Numbers	Apartment Number	Type	Level	Number of Bedrooms	Sq m	Sq ft	Sq m	Sq ft
43	8-LG-1	A	LG	1	58	627	15	157
44	8-LG-4	B	LG	1	52	564	36	379
45	8-LG-5	C	LG	1	55	593	36	374
46	8-2-3	D	2	1	77	827	6	64
46	8-4-3	D	4	1	77	827	6	64
47	8-3-3	D (a)	3	1	76	818	7	76
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

Lift Core Number
Floor Level Number
Apartment Number
1.1.1

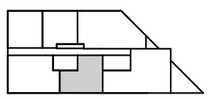
►◄ Denotes measurement points.
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SHERRIN HOUSE
1 BEDROOM APARTMENT

TYPE A



LOWER GROUND FLOOR



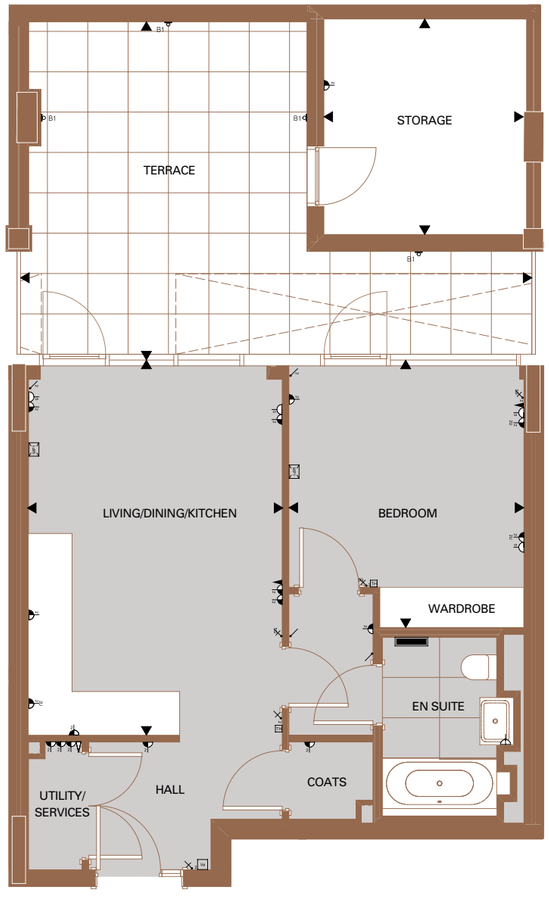
APARTMENT 8-LG-1

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

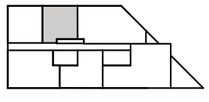
SINGLE LIGHT SWITCH
TWO WAY LIGHT SWITCH
TWO WAY DIMMABLE LIGHT SWITCH
TWO WAY DIMMABLE TWO GANG LIGHT SWITCH
TWO WAY DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE TWO GANG LIGHT SWITCH
SINGLE DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE SIX GANG LIGHT SWITCH
DOUBLE SWITCHED OUTLET
DOUBLE SWITCHED 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 B



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″
Total internal area	52 sq m	564 sq ft
Terrace	7605mm x 5030mm	24′ 11″ x 16′ 6″
Storage	3205mm x 2965mm	10′ 6″ x 9′ 9″
Total external area	36 sq m	379 sq ft

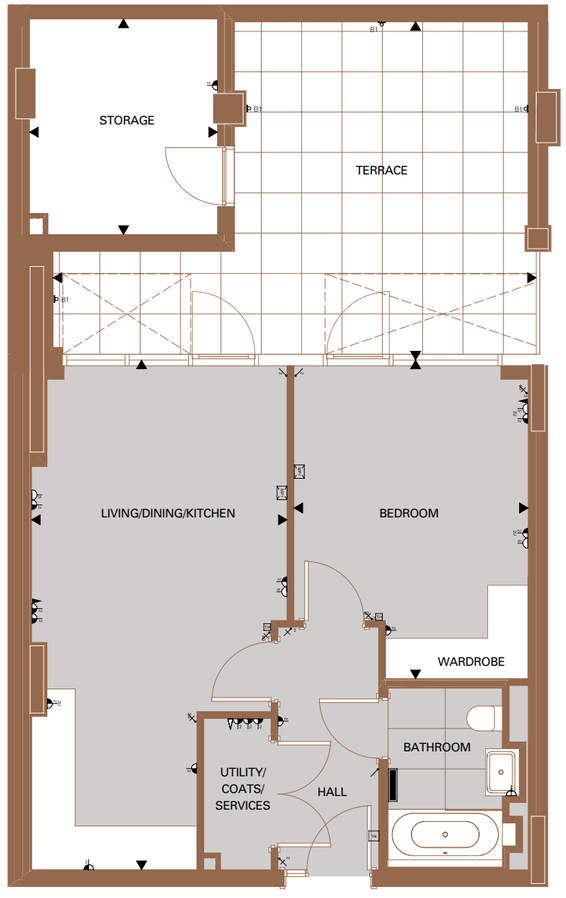
Lift Core Number
Floor Level Number
Apartment Number
1.1.1

►◄ Denotes measurement points.

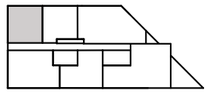
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SHERRIN HOUSE
1 BEDROOM APARTMENT

TYPE C



LOWER GROUND FLOOR



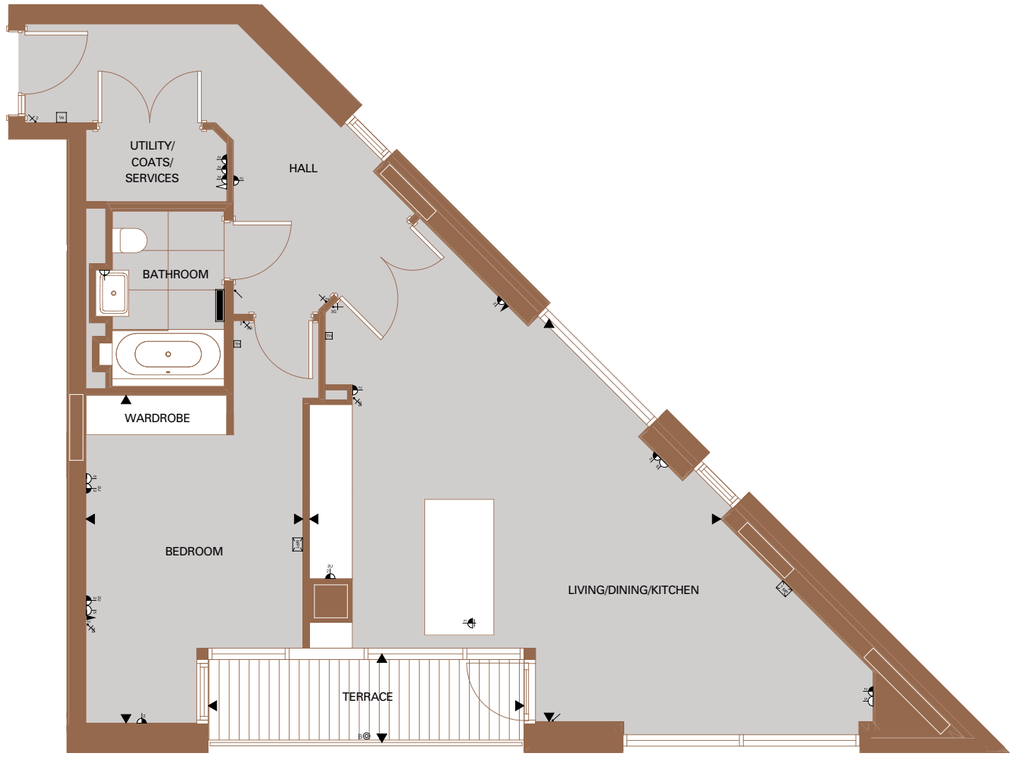
APARTMENT 8-LG-5

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

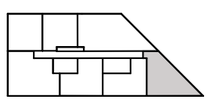
SINGLE LIGHT SWITCH
TWO WAY LIGHT SWITCH
TWO WAY DIMMABLE LIGHT SWITCH
TWO WAY DIMMABLE TWO GANG LIGHT SWITCH
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SINGLE DIMMABLE SIX GANG LIGHT SWITCH
DOUBLE SWITCHED OUTLET
DOUBLE SWITCHED OUTLET WITH DOUBLE USB OUTLET
5 AMP OUTLET
SHAVER OUTLET
HEATING / COOLING CONTROLLER
VIDEO ENTRY UNIT
DATA POINT
MASTER TELEPHONE POINT
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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



SECOND AND FOURTH FLOORS

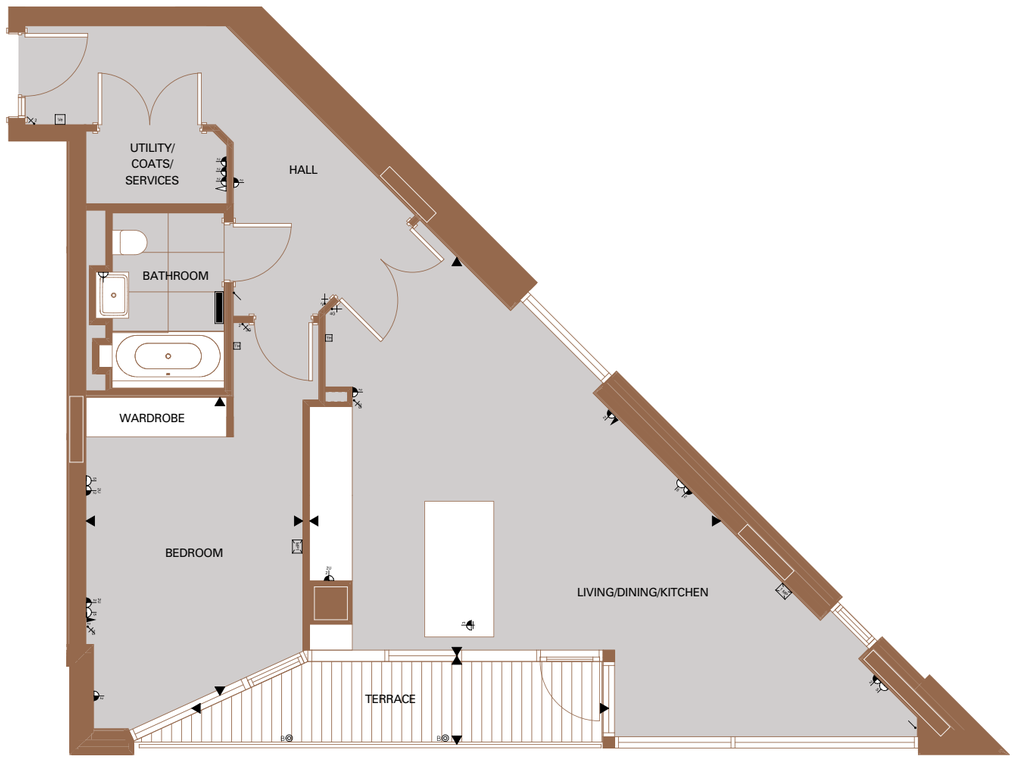


APARTMENTS 8-2-3 & 8-4-3

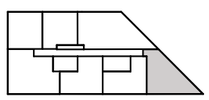
Living/Dining/Kitchen	6505mm x 5800mm	21′ 4″ x 19′ 0″
Bedroom	4980mm x 3295mm	16′ 4″ x 10′ 10″
Total internal area	77 sq m	827 sq ft
Terrace	4800mm x 1345mm	15′ 9″ x 4′ 5″
Total external area	6 sq m	64 sq ft

SHERRIN HOUSE
1 BEDROOM APARTMENT

TYPE D (a)



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″
Total internal area	76 sq m	818 sq ft
Terrace	6335mm x 1345mm	20′ 9″ x 4′ 5″
Total external area	7 sq m	76 sq ft

Lift Core Number
Floor Level Number
Apartment Number
1.1.1

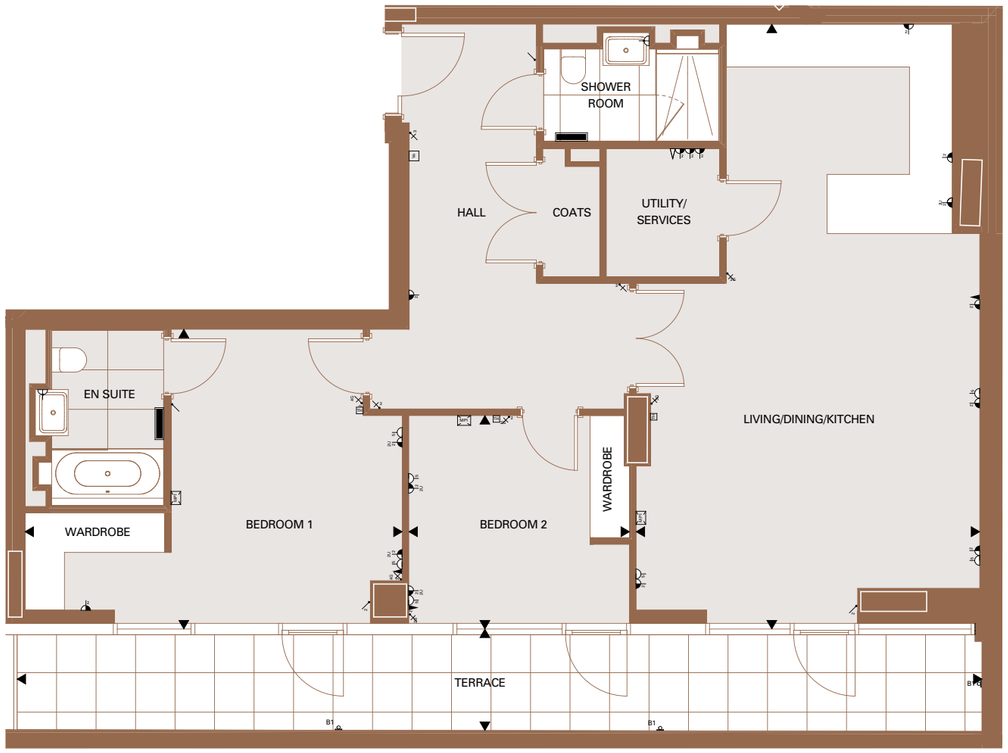
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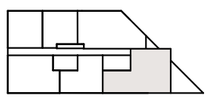
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DOUBLE SWITCHED OUTLET
DOUBLE SWITCHED OUTLET WITH DOUBLE USB OUTLET
5 AMP OUTLET
SHAVER OUTLET
HEATING / COOLING CONTROLLER
VIDEO ENTRY UNIT
DATA POINT
MASTER TELEPHONE POINT
HEATED TOWEL RAIL
LED RECESSED FLOOR WASH FITTING
UP & DOWN WALL MOUNTED 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
2 BEDROOM APARTMENT

TYPE E



LOWER GROUND FLOOR



APARTMENT 8-LG-2

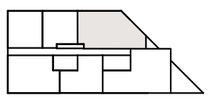
Living/Dining/Kitchen	9188mm x 5220mm	30′ 2″ x 17′ 2″
Bedroom 1	5731mm x 4575mm	18′ 10″ x 15′ 0″
Bedroom 2	3353mm x 3242mm	11′ 0″ x 10′ 8″
Total internal area	103 sq m	1,113 sq ft
Terrace	14659mm x 1542mm	48′ 1″ x 5′ 1″
Total external area	21 sq m	229 sq ft

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

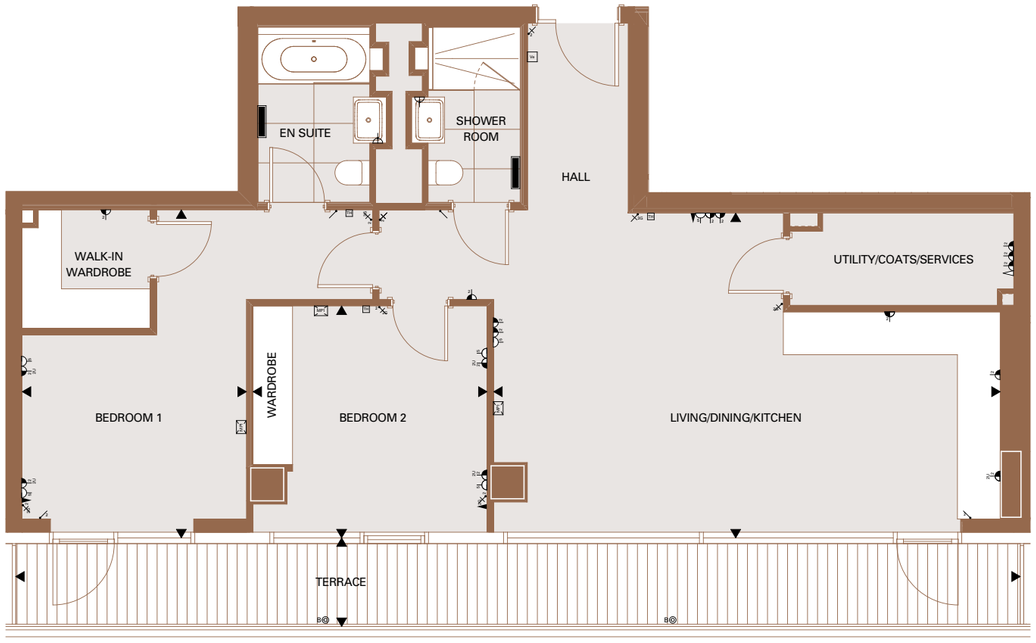
►◄ Denotes measurement points.

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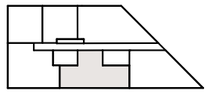
SINGLE LIGHT SWITCH
TWO WAY LIGHT SWITCH
TWO WAY DIMMABLE LIGHT SWITCH
TWO WAY DIMMABLE TWO GANG LIGHT SWITCH
TWO WAY DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE TWO GANG LIGHT SWITCH
SINGLE DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE SIX GANG LIGHT SWITCH
DOUBLE SWITCHED OUTLET
DOUBLE SWITCHED 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
2 BEDROOM APARTMENT

TYPE G



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

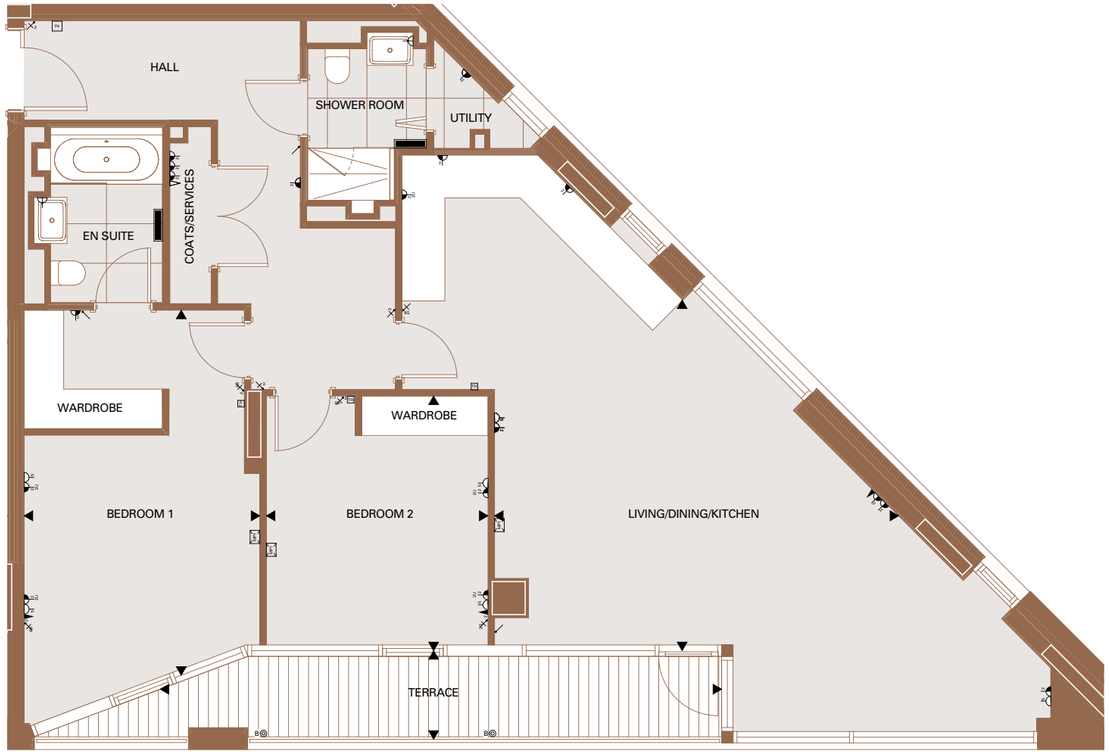
Lift Core Number
Floor Level Number
Apartment Number
1.1.1

►◄ Denotes measurement points.

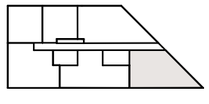
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SHERRIN HOUSE
2 BEDROOM APARTMENT

TYPE H



SIXTH AND SEVENTH FLOORS



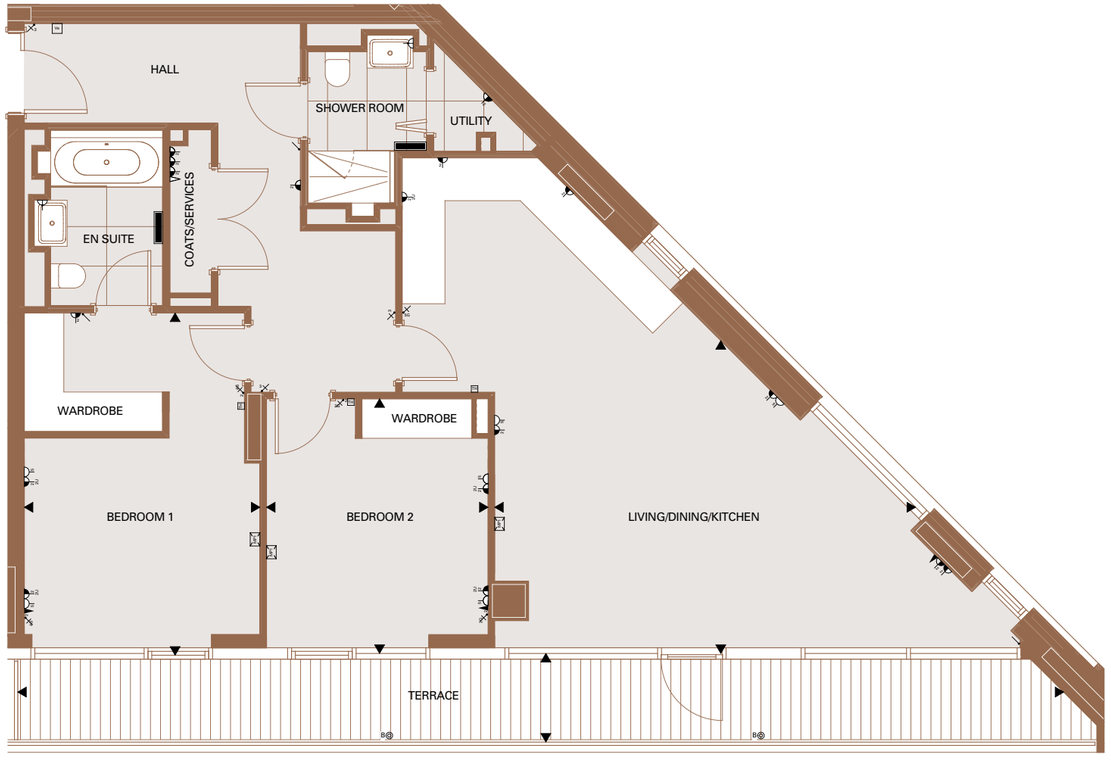
APARTMENTS 8-6-2 & 8-7-2

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

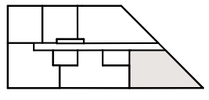
SINGLE LIGHT SWITCH
TWO WAY LIGHT SWITCH
TWO WAY DIMMABLE LIGHT SWITCH
TWO WAY DIMMABLE TWO GANG LIGHT SWITCH
TWO WAY DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE TWO GANG LIGHT SWITCH
SINGLE DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE SIX GANG LIGHT SWITCH
DOUBLE SWITCHED OUTLET
DOUBLE SWITCHED 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:
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- 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
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

Lift Core Number
Floor Level Number
Apartment Number
1.1.1

►◄Denotes measurement points.

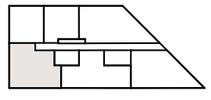
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SHERRIN HOUSE
2 BEDROOM APARTMENT

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

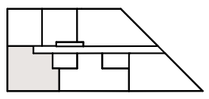
SINGLE LIGHT SWITCH
TWO WAY LIGHT SWITCH
TWO WAY DIMMABLE LIGHT SWITCH
TWO WAY DIMMABLE TWO GANG LIGHT SWITCH
TWO WAY DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE TWO GANG LIGHT SWITCH
SINGLE DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE SIX GANG LIGHT SWITCH
DOUBLE SWITCHED OUTLET
DOUBLE SWITCHED 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
2 BEDROOM APARTMENT

TYPE I (a)



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

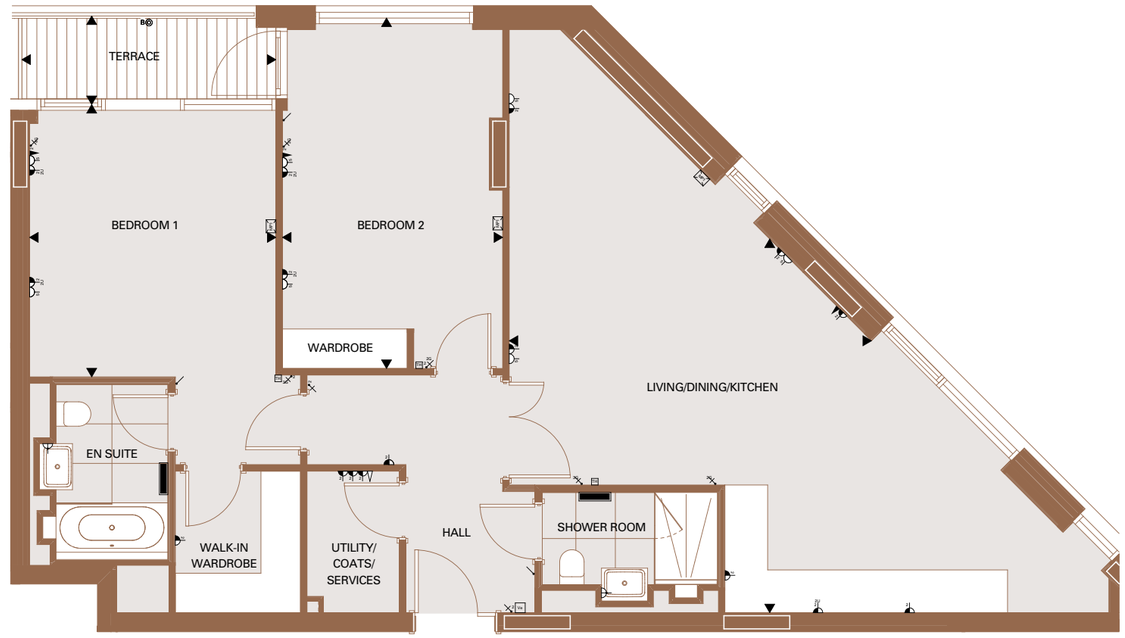
Lift Core Number
Floor Level Number
Apartment Number
1.1.1

►◄ Denotes measurement points.

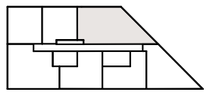
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SHERRIN HOUSE
2 BEDROOM APARTMENT

TYPE J



THIRD, FIFTH AND SEVENTH FLOORS



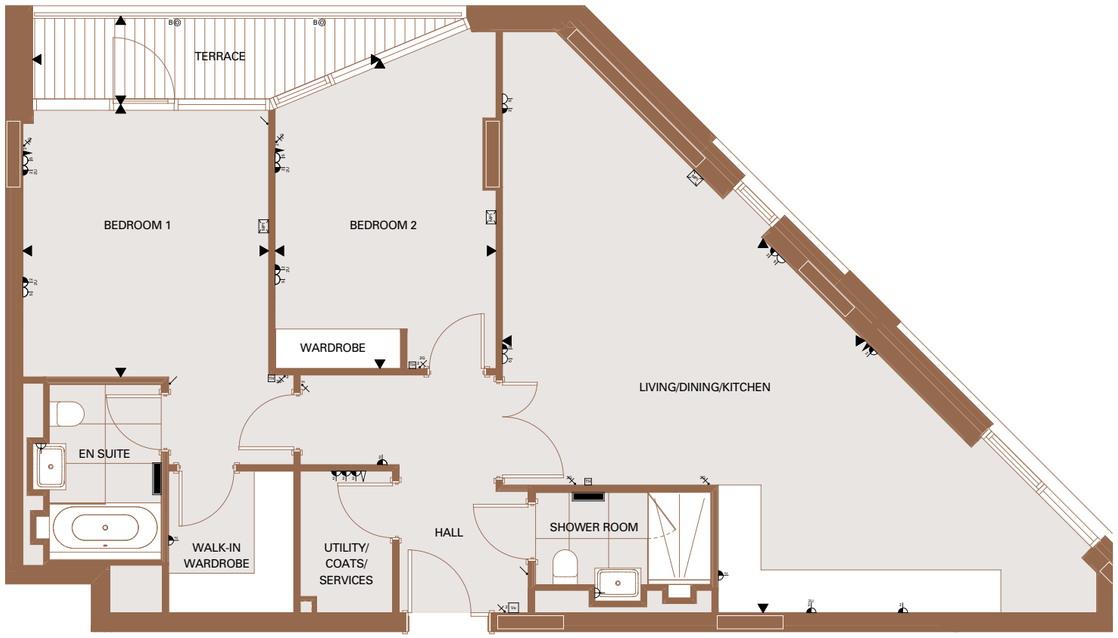
APARTMENTS 8-3-4, 8-5-3 & 8-7-3

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

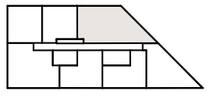
SINGLE LIGHT SWITCH
TWO WAY LIGHT SWITCH
TWO WAY DIMMABLE LIGHT SWITCH
TWO WAY DIMMABLE TWO GANG LIGHT SWITCH
TWO WAY DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE TWO GANG LIGHT SWITCH
SINGLE DIMMABLE FOUR GANG LIGHT SWITCH
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DOUBLE SWITCHED OUTLET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

SHERRIN HOUSE
2 BEDROOM APARTMENT

TYPE J (a)



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

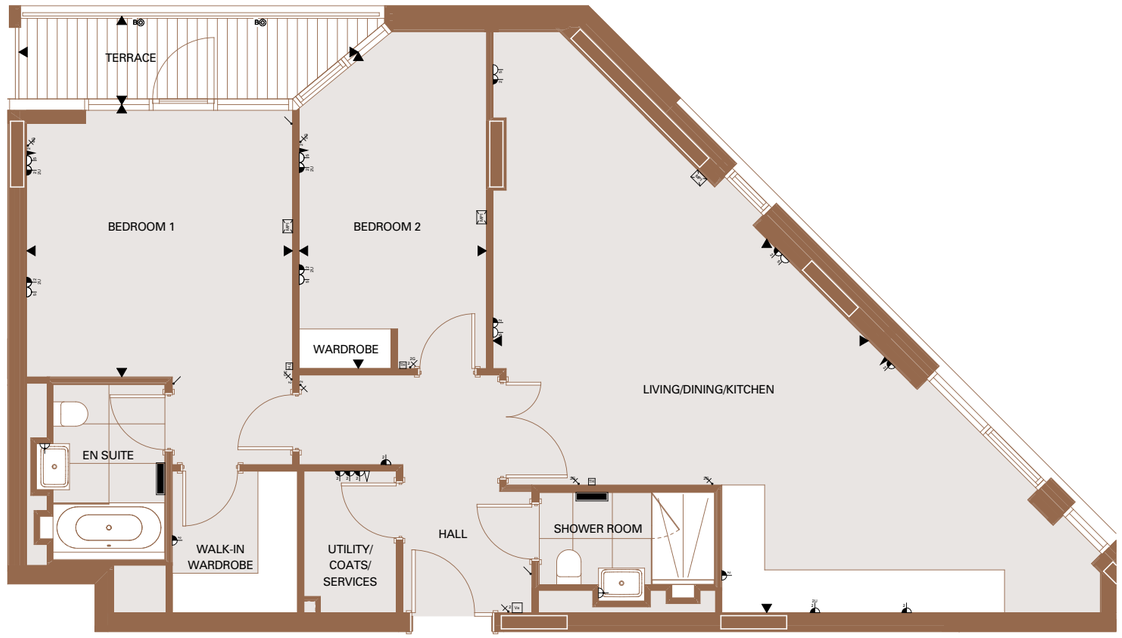
Lift Core Number
Floor Level Number
Apartment Number
1.1.1

►◄ Denotes measurement points.

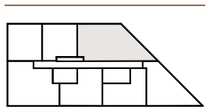
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SHERRIN HOUSE
2 BEDROOM APARTMENT

TYPE J (b)



FOURTH AND SIXTH FLOORS



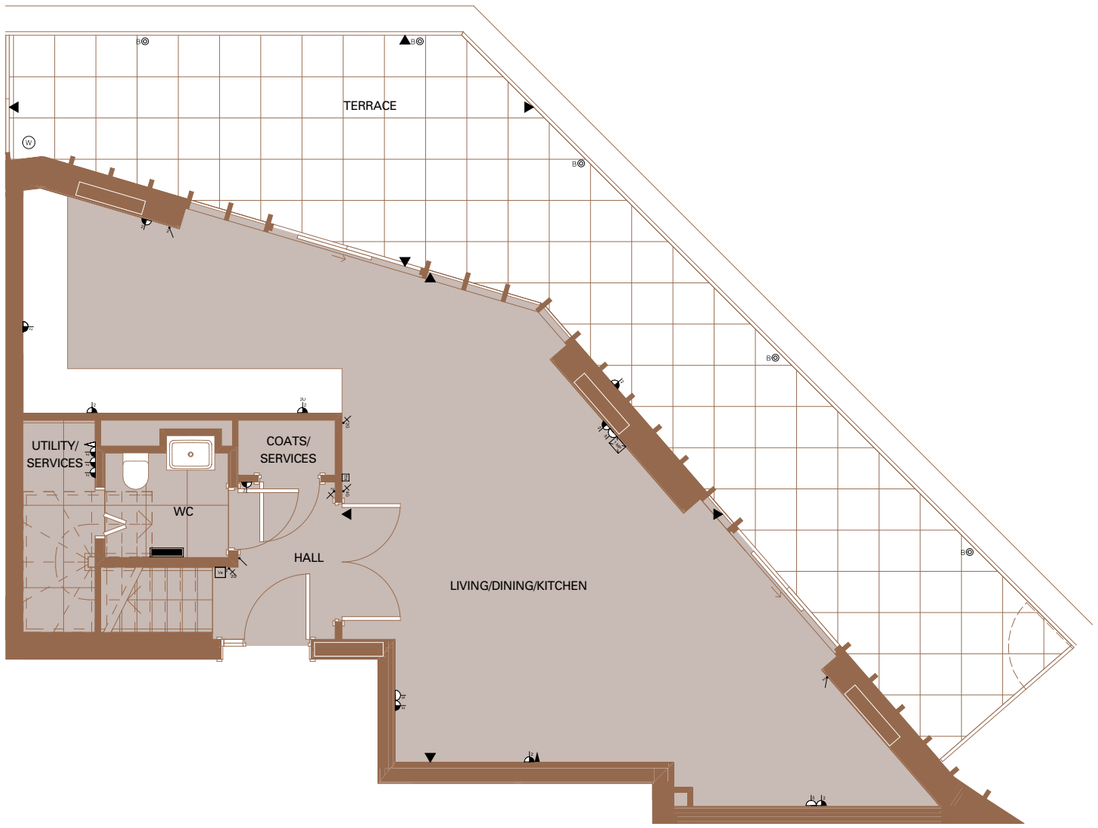
APARTMENTS 8-4-4 & 8-6-3

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

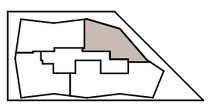
SINGLE LIGHT SWITCH
TWO WAY LIGHT SWITCH
TWO WAY DIMMABLE LIGHT SWITCH
TWO WAY DIMMABLE TWO GANG LIGHT SWITCH
TWO WAY DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE TWO GANG LIGHT SWITCH
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DOUBLE SWITCHED OUTLET
DOUBLE SWITCHED OUTLET WITH DOUBLE USB OUTLET
5 AMP OUTLET
SHAVER OUTLET
HEATING / COOLING CONTROLLER
VIDEO ENTRY UNIT
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DOUBLE SWITCHED OUTLET ON TERRACES
WATER SUPPLY STANDPIPE

SHERRIN HOUSE
3 BEDROOM DUPLEX

TYPE K



NINTH FLOOR



APARTMENT 8-9-2 (LOWER)

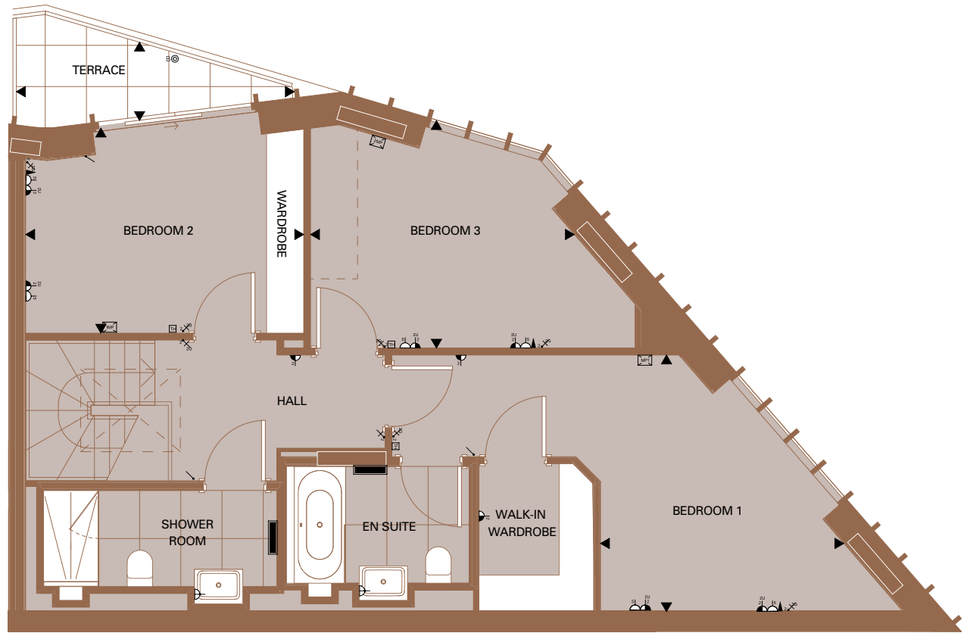
Living/Dining/Kitchen	7630mm x 5540mm	23′ 5″ x 18′ 2″
Total internal area	137 sq m	1,478 sq ft
Terrace	7635mm x 3365mm	25′ 1″ x 11′ 1″
Total external area	47 sq m	506 sq ft

Lift Core Number
Floor Level Number
Apartment Number
1.1.1

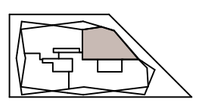
►◄ Denotes measurement points.
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SHERRIN HOUSE
3 BEDROOM DUPLEX

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

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
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DOUBLE SWITCHED OUTLET
DOUBLE SWITCHED OUTLET WITH DOUBLE USB OUTLET
5 AMP OUTLET
SHAVER OUTLET
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DOUBLE SWITCHED OUTLET ON TERRACES
WATER SUPPLY STANDPIPE

MACLAREN HOUSE
APARTMENT LOCATOR

					TOTAL INTERNAL AREA		TOTAL EXTERNAL AREA	
Page Numbers	Apartment Number	Type	Level	Number of Bedrooms	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

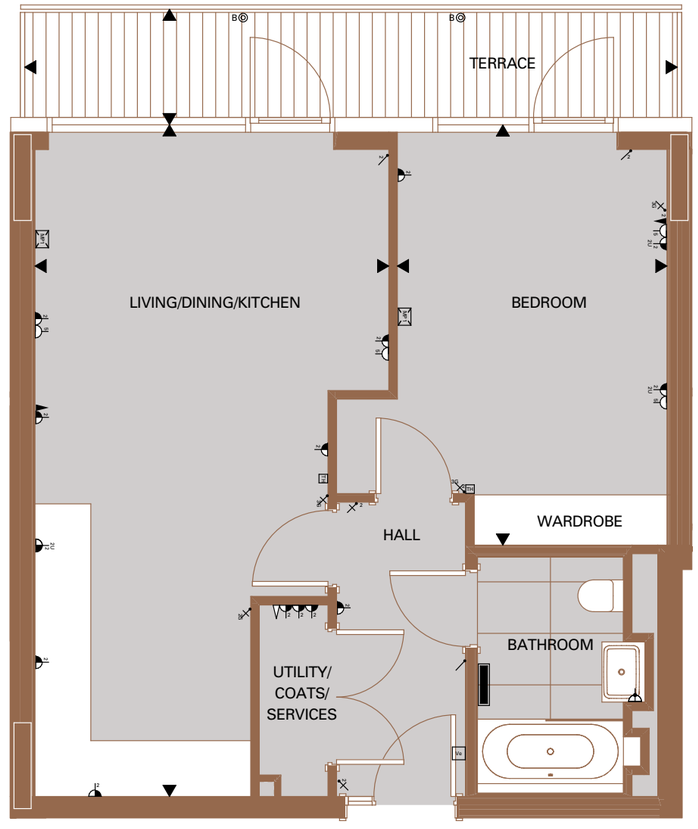
Lift Core Number
Floor Level Number
Apartment Number
1.1.1

►◄Denotes measurement points.

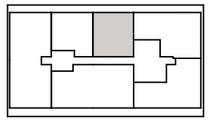
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MACLAREN HOUSE
1 BEDROOM APARTMENT

TYPE L



EIGHTH FLOOR



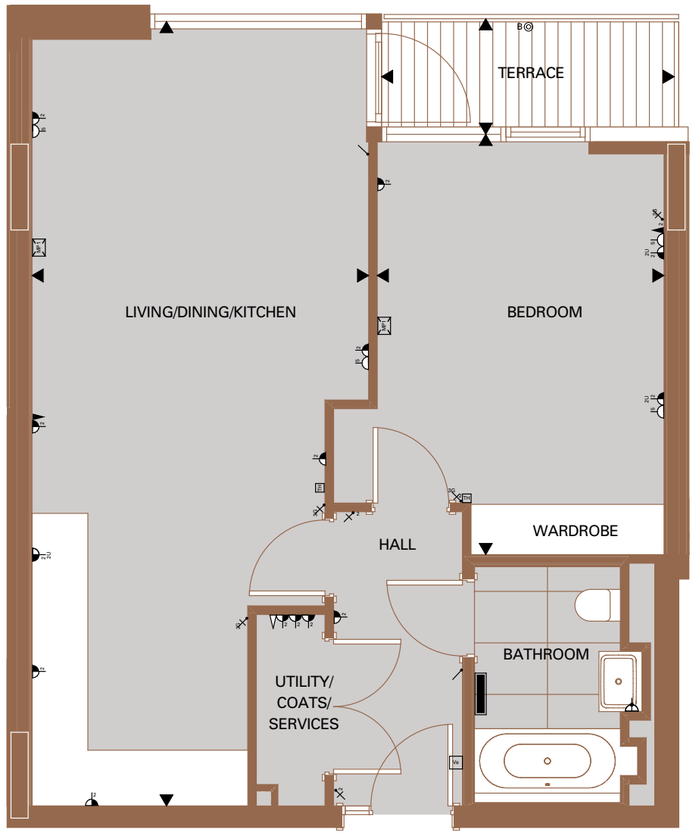
APARTMENT 5-8-1

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

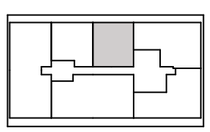
SINGLE LIGHT SWITCH
TWO WAY LIGHT SWITCH
TWO WAY DIMMABLE LIGHT SWITCH
TWO WAY DIMMABLE TWO GANG LIGHT SWITCH
TWO WAY DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE TWO GANG LIGHT SWITCH
SINGLE DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE SIX GANG LIGHT SWITCH
DOUBLE SWITCHED OUTLET
DOUBLE SWITCHED 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

MACLAREN HOUSE
1 BEDROOM APARTMENT

TYPE L (a)



SEVENTH FLOOR

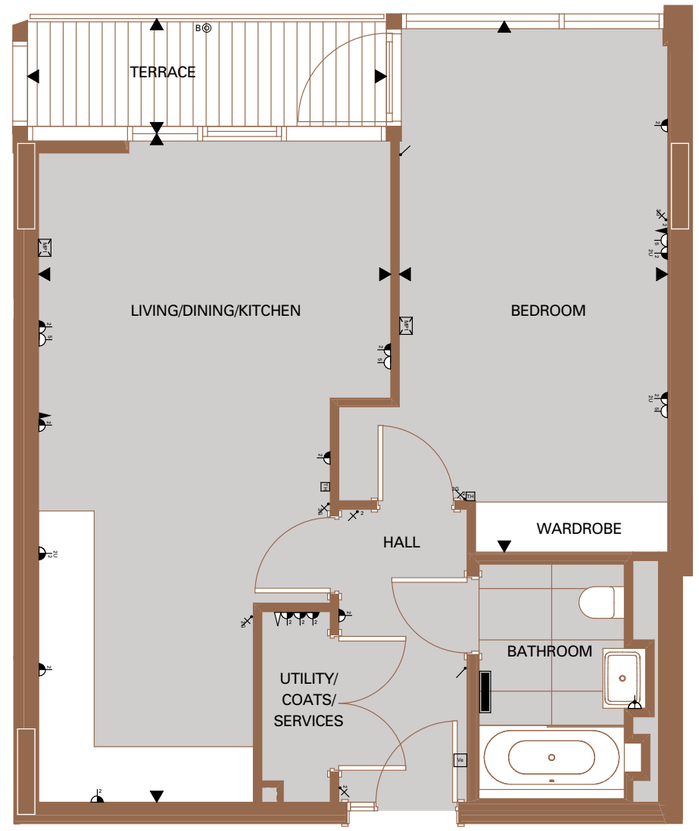


APARTMENT 5-7-1

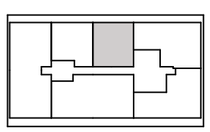
Living/Dining/Kitchen	9135mm x 3920mm	30′ 0″ x 12′ 10″
Bedroom	4895mm x 3340mm	16′ 1″ x 10′ 11″
Total internal area	62 sq m	667 sq ft
Terrace	3410mm x 1345mm	11′ 2″ x 4′ 5″
Total external area	4 sq m	45 sq ft

MACLAREN HOUSE
1 BEDROOM APARTMENT

TYPE L (b)



SIXTH FLOOR



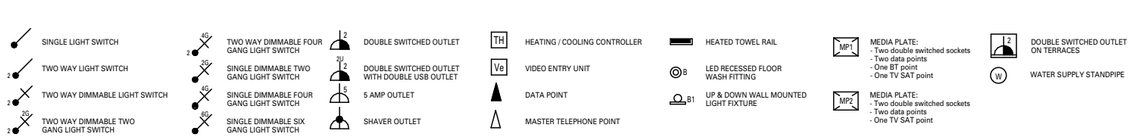
APARTMENT 5-6-1

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

Lift Core Number
Floor Level Number
Apartment Number
1.1.1

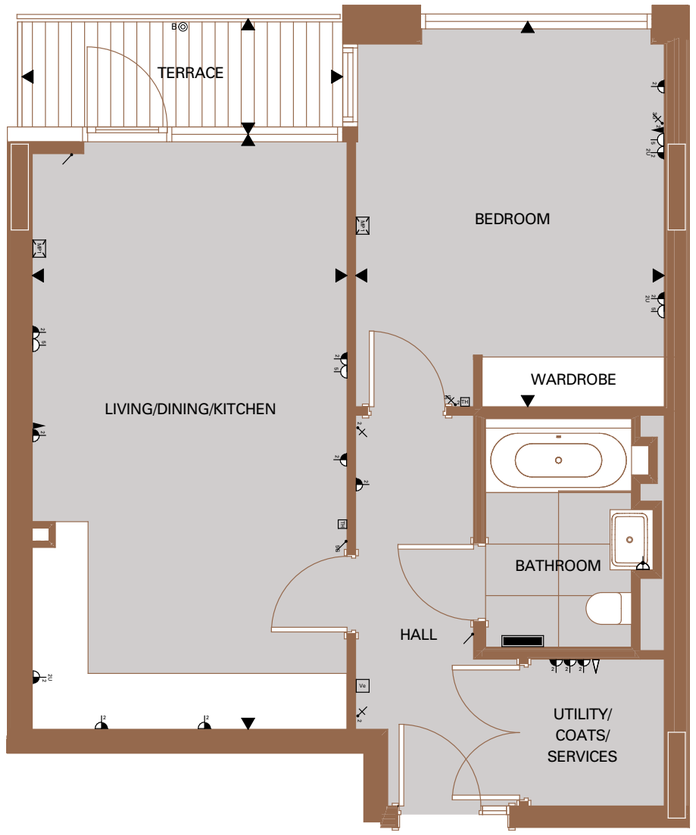
►◄ Denotes measurement points.

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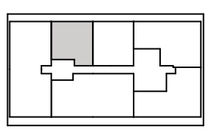


MACLAREN HOUSE
1 BEDROOM APARTMENT

TYPE M



SEVENTH FLOOR

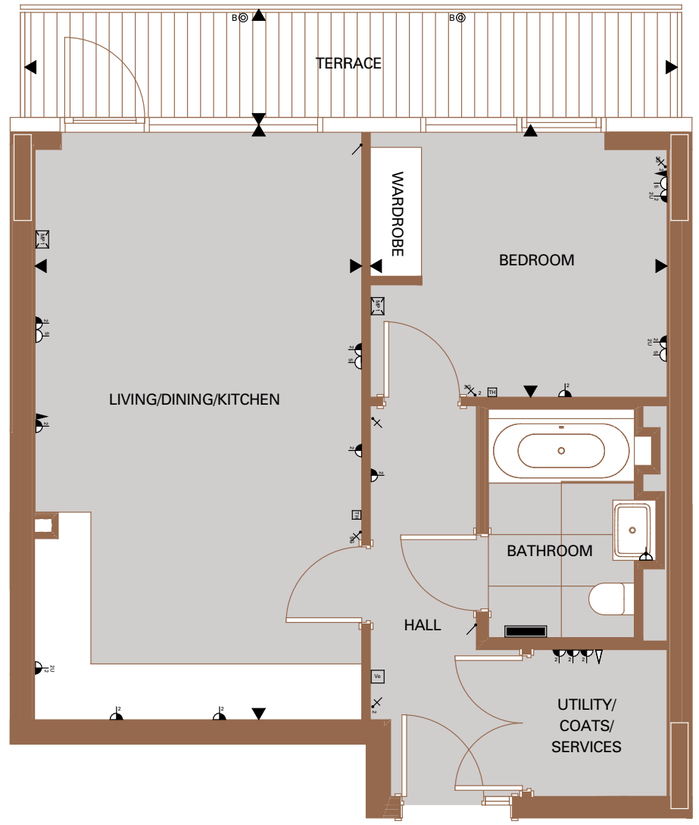


APARTMENT 5-7-2

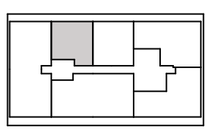
Living/Dining/Kitchen	6930mm x 3665mm	22′ 9″ x 12′ 0″
Bedroom	4485mm x 3595mm	14′ 9″ x 11′ 10″
Total internal area	58 sq m	628 sq ft
Terrace	3735mm x 1345mm	12′ 3″ x 4′ 5″
Total external area	4 sq m	49 sq ft

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″
Total internal area	54 sq m	576 sq ft
Terrace	7605mm x 1345mm	24′ 11″ x 4′ 5″
Total external area	9 sq m	100 sq ft

Lift Core Number
Floor Level Number
Apartment Number
1.1.1

►◄ Denotes measurement points.

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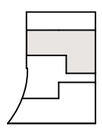
SINGLE LIGHT SWITCH
TWO WAY LIGHT SWITCH
TWO WAY DIMMABLE LIGHT SWITCH
TWO WAY DIMMABLE TWO GANG LIGHT SWITCH
TWO WAY DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE TWO GANG LIGHT SWITCH
SINGLE DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE SIX GANG LIGHT SWITCH
DOUBLE SWITCHED OUTLET
DOUBLE SWITCHED OUTLET WITH DOUBLE USB OUTLET
5 AMP OUTLET
SHAVER OUTLET
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:
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- 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

MACLAREN HOUSE
2 BEDROOM APARTMENT

TYPE N



LOWER GROUND FLOOR

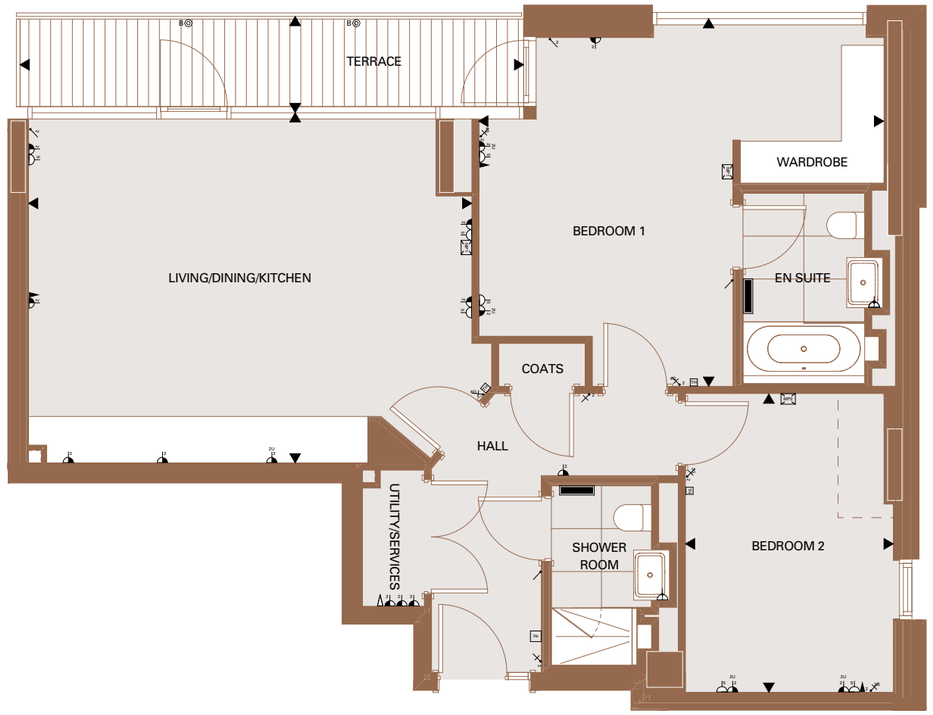


APARTMENT 5-LG-1

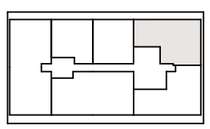
Living/Dining/Kitchen	5807mm x 4895mm	19′ 1″ x 16′ 1″
Bedroom 1	5580mm x 3140mm	18′ 4″ x 10′ 4″
Bedroom 2	3565mm x 2750mm	11′ 8″ x 9′ 0″
Total internal area	75 sq m	840 sq ft
Terrace	10000mm x 4850mm	32′ 10″ x 15′ 11″
Storage	3260mm x 2795mm	10′ 8″ x 9′ 2″
Total external area	47 sq m	503 sq ft

MACLAREN HOUSE
2 BEDROOM APARTMENT

TYPE P



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

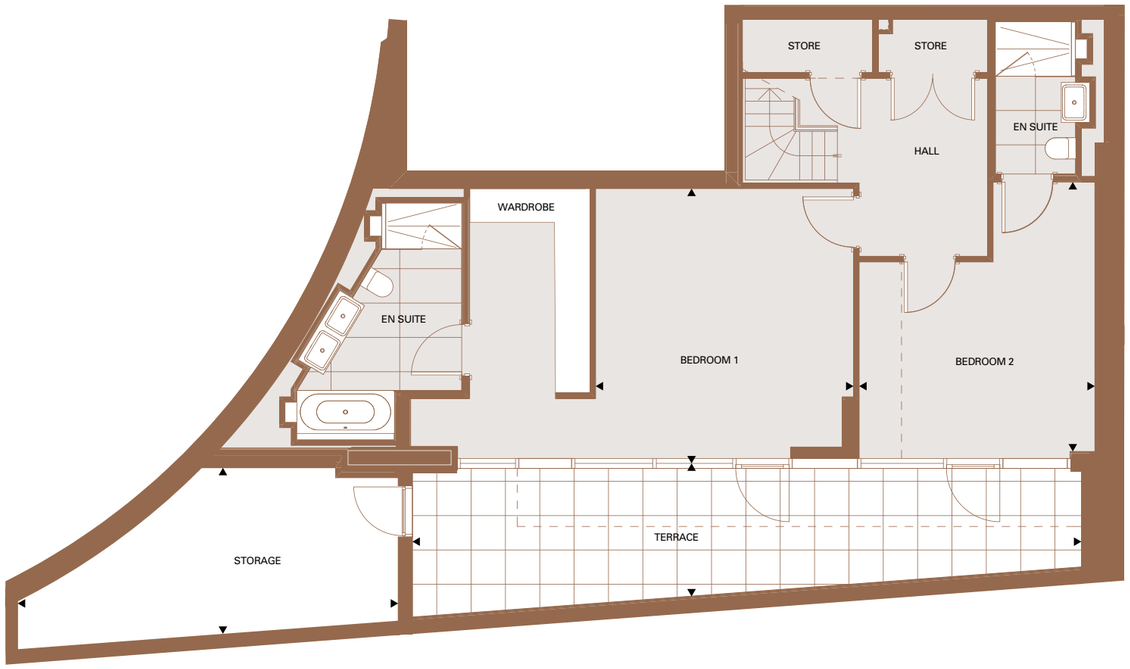
►◄ Denotes measurement points.

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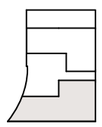
SINGLE LIGHT SWITCH
TWO WAY LIGHT SWITCH
TWO WAY DIMMABLE LIGHT SWITCH
TWO WAY DIMMABLE TWO GANG LIGHT SWITCH
TWO WAY DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE TWO GANG LIGHT SWITCH
SINGLE DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE SIX GANG LIGHT SWITCH
DOUBLE SWITCHED OUTLET
DOUBLE SWITCHED 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

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

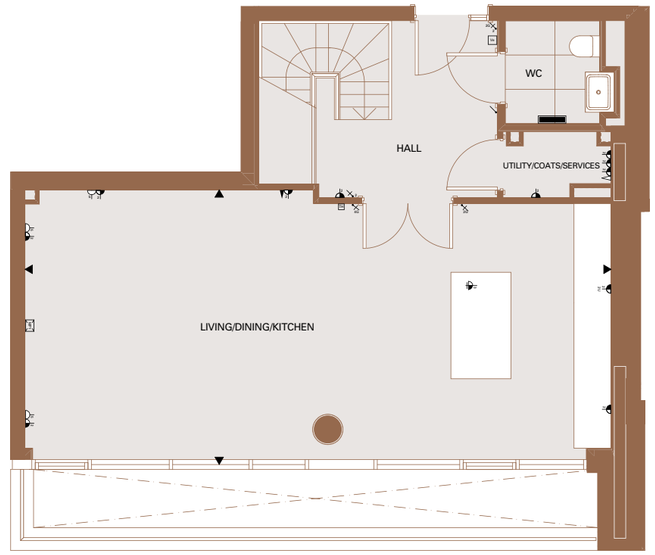
Lift Core Number
Floor Level Number
Apartment Number
1.1.1

►◄ Denotes measurement points.

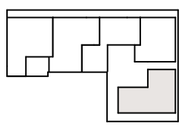
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MACLAREN HOUSE
2 BEDROOM DUPLEX

TYPE O



GROUND FLOOR



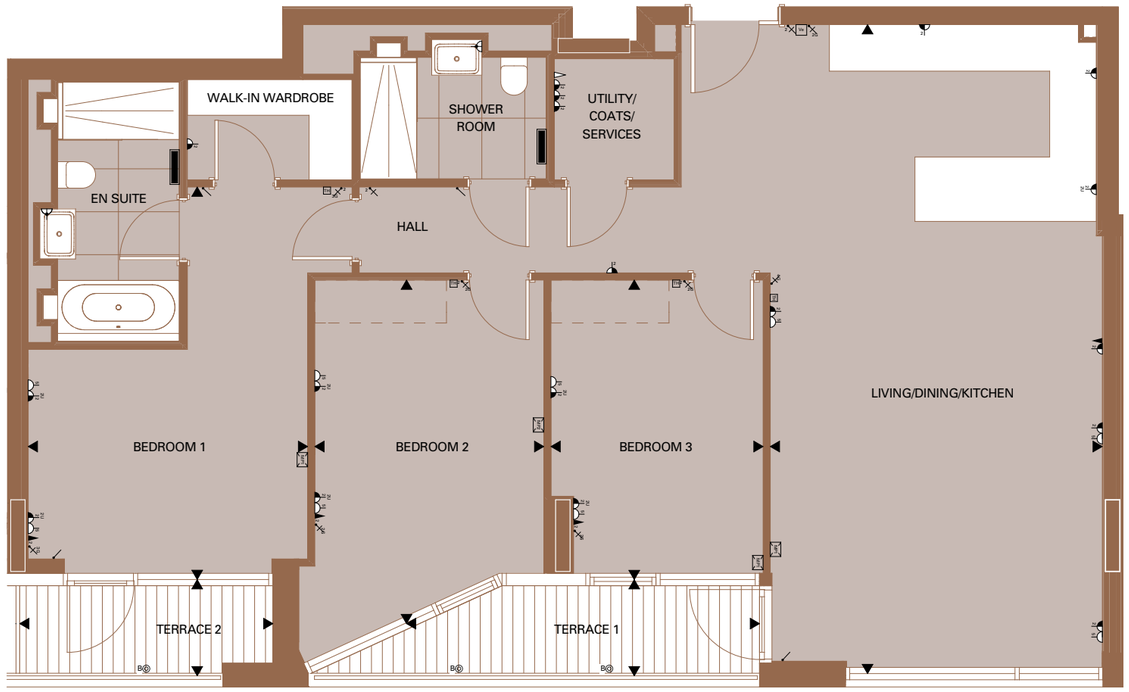
APARTMENT 5-0-1 (UPPER)

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

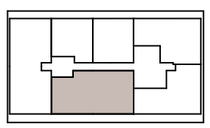
SINGLE LIGHT SWITCH
TWO WAY LIGHT SWITCH
TWO WAY DIMMABLE LIGHT SWITCH
TWO WAY DIMMABLE TWO GANG LIGHT SWITCH
TWO WAY DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE TWO GANG LIGHT SWITCH
SINGLE DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE SIX GANG LIGHT SWITCH
DOUBLE SWITCHED OUTLET
DOUBLE SWITCHED 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

MACLAREN HOUSE
3 BEDROOM APARTMENT

TYPE Q



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″
Total internal area	120 sq m	1,292 sq ft
Terrace 1	4935mm x 1345mm	16′ 2″ x 4′ 5″
Terrace 2	3540mm x 1345mm	11′ 7″ x 4′ 5″
Total external area	10 sq m	109 sq ft

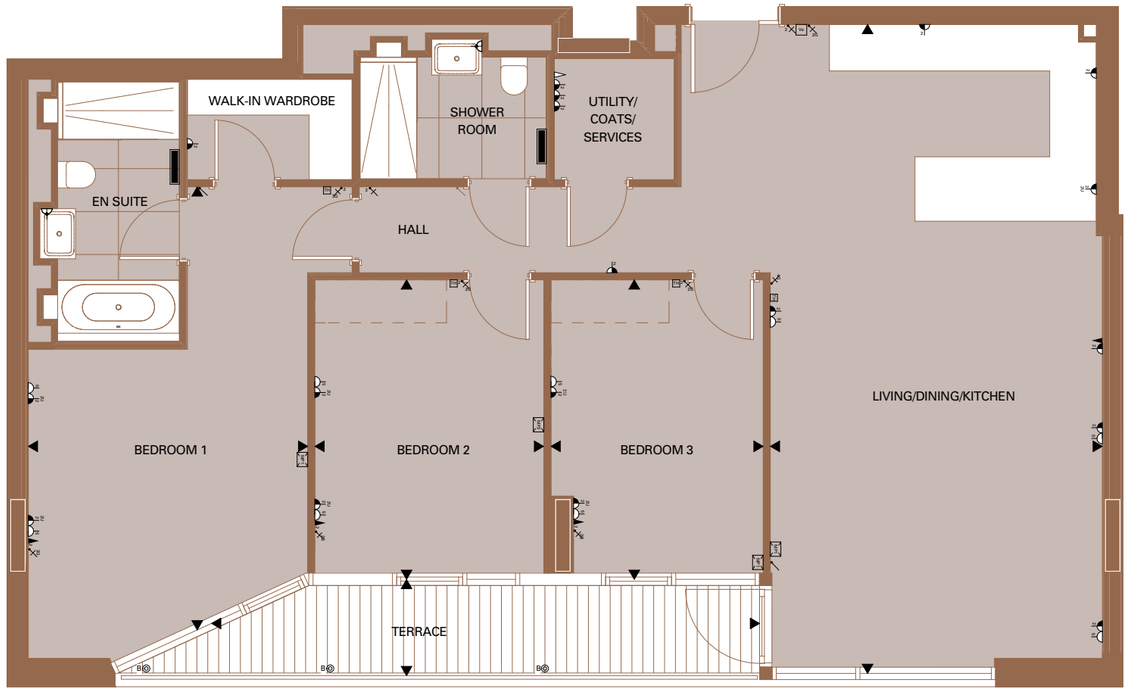
Lift Core Number
Floor Level Number
Apartment Number
1.1.1

►◄ Denotes measurement points.

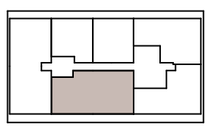
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MACLAREN HOUSE
3 BEDROOM APARTMENT

TYPE Q (a)



FIFTH FLOOR



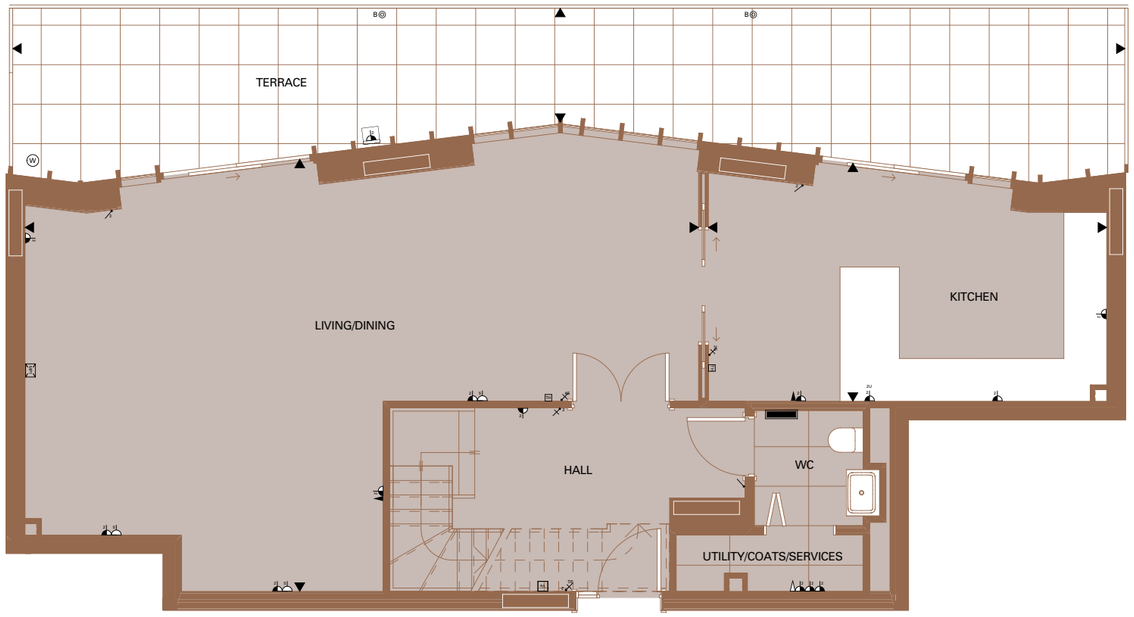
APARTMENT 5-5-4

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″
Total internal area	121 sq m	1,305 sq ft
Terrace	7650mm x 1345mm	25′ 1″ x 4′ 5″
Total external area	9 sq m	100 sq ft

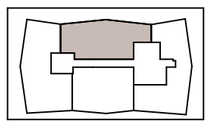
SINGLE LIGHT SWITCH
TWO WAY LIGHT SWITCH
TWO WAY DIMMABLE LIGHT SWITCH
TWO WAY DIMMABLE TWO GANG LIGHT SWITCH
TWO WAY DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE TWO GANG LIGHT SWITCH
SINGLE DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE SIX GANG LIGHT SWITCH
DOUBLE SWITCHED OUTLET
DOUBLE SWITCHED 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:
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- 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

MACLAREN HOUSE
3 BEDROOM DUPLEX

TYPE R



NINTH FLOOR



APARTMENT 5-9-1 (LOWER)

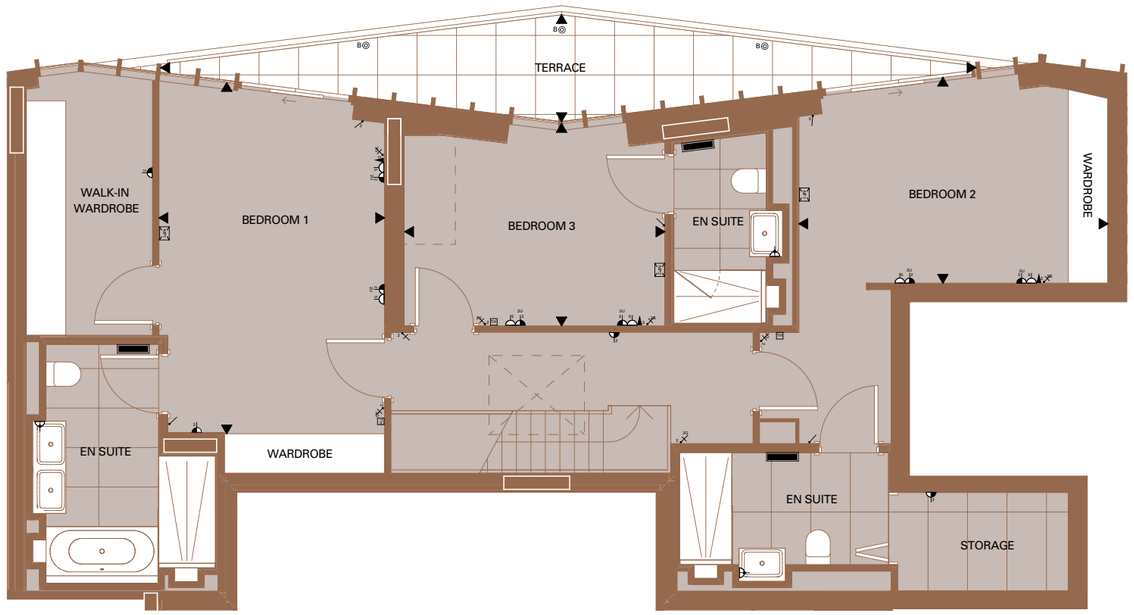
Living/Dining	10230mm x 6565mm	33′ 7″ x 21′ 6″
Kitchen	6050mm x 3615mm	19′ 10″ x 11′ 10″
Total internal area	192 sq m	2,063 sq ft
Terrace	16895mm x 1735mm	55′ 5″ x 5′ 8″
Total external area	49 sq m	526 sq ft

Lift Core Number
Floor Level Number
Apartment Number
1.1.1

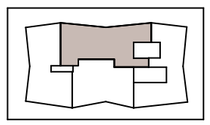
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MACLAREN HOUSE
3 BEDROOM DUPLEX

TYPE R



TENTH FLOOR



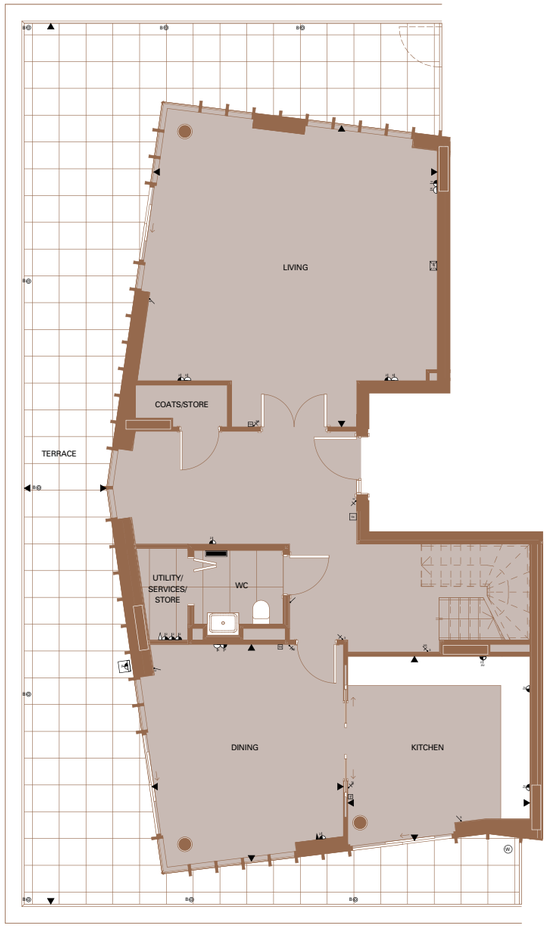
APARTMENT 5-9-1 (UPPER)

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

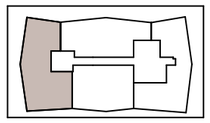
SINGLE LIGHT SWITCH
TWO WAY LIGHT SWITCH
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DOUBLE SWITCHED OUTLET ON TERRACES
WATER SUPPLY STANDPIPE

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

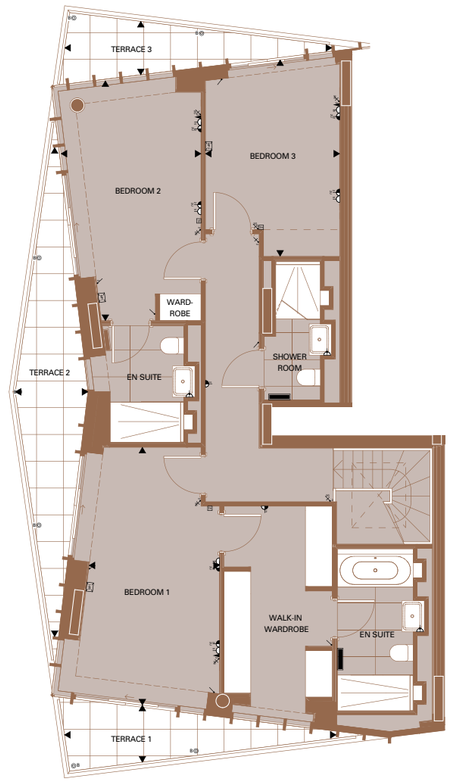
Lift Core Number
Floor Level Number
Apartment Number
1.1.1

►◄ Denotes measurement points.

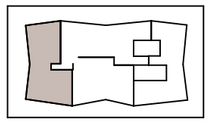
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To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

MACLAREN HOUSE
3 BEDROOM DUPLEX

TYPE S



TENTH FLOOR



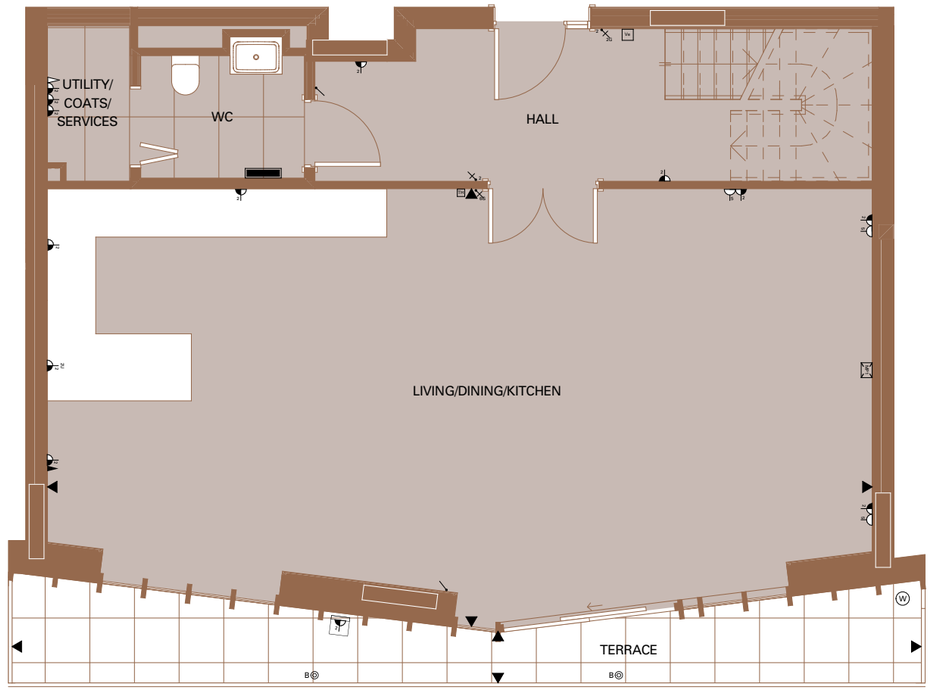
APARTMENT 5-9-2 (UPPER)

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

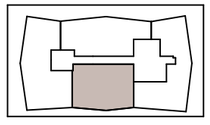
SINGLE LIGHT SWITCH
TWO WAY LIGHT SWITCH
TWO WAY DIMMABLE LIGHT SWITCH
TWO WAY DIMMABLE TWO GANG LIGHT SWITCH
TWO WAY DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE TWO GANG LIGHT SWITCH
SINGLE DIMMABLE FOUR GANG LIGHT SWITCH
SINGLE DIMMABLE SIX GANG LIGHT SWITCH
DOUBLE SWITCHED OUTLET
DOUBLE SWITCHED 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

MACLAREN HOUSE
3 BEDROOM DUPLEX

TYPE T



NINTH FLOOR

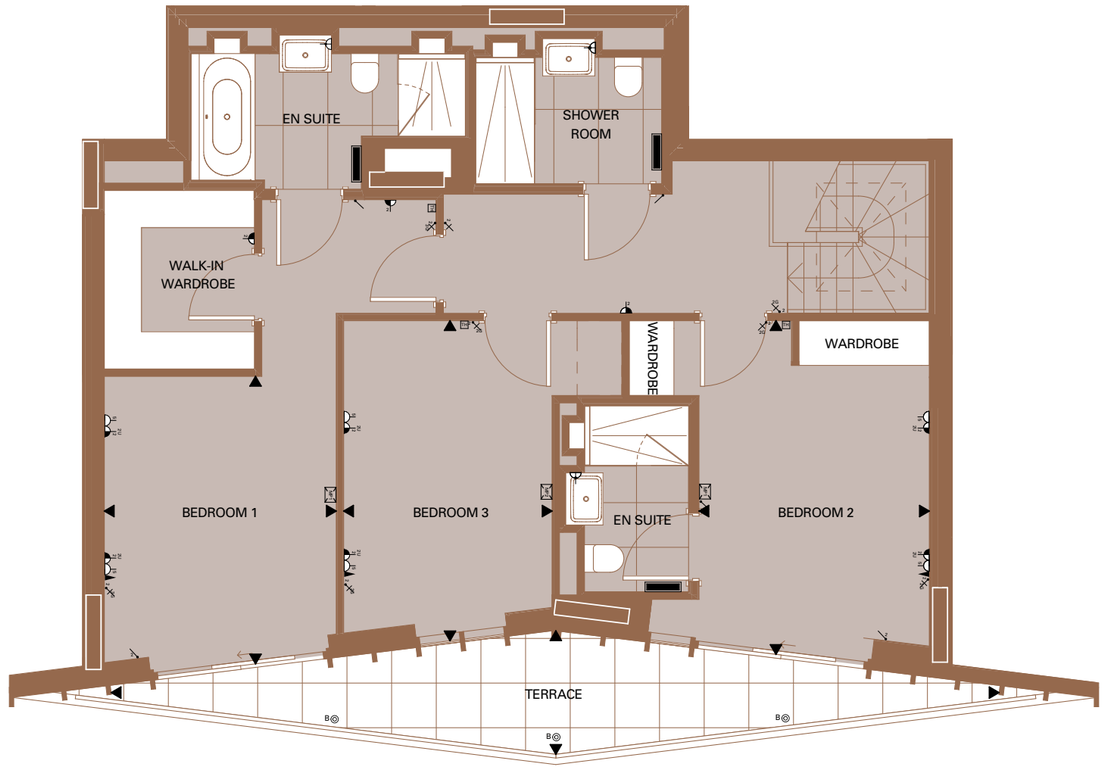


APARTMENT 5-9-3 (LOWER)

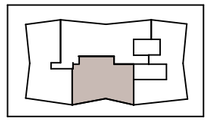
Living/Dining/Kitchen	11085mm x 5880mm	36′ 4″ x 19′ 4″
Total internal area	165 sq m	1,775 sq ft
Terrace	12220mm x 695mm	40′ 1″ x 2′ 3″
Total external area	24 sq m	259 sq ft

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

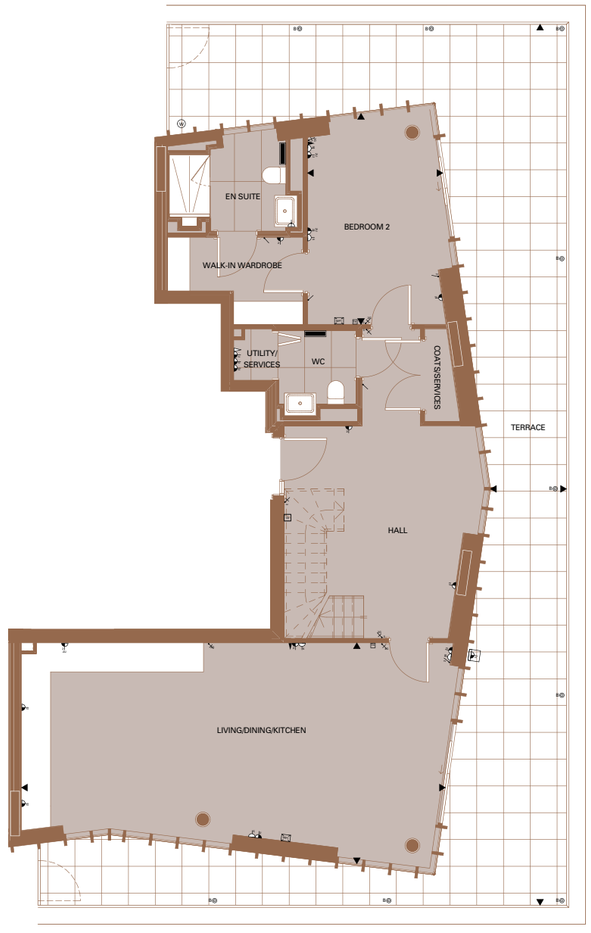
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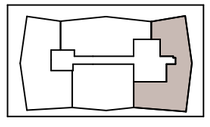
SINGLE LIGHT SWITCH
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DOUBLE SWITCHED OUTLET ON TERRACES
WATER SUPPLY STANDPIPE

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

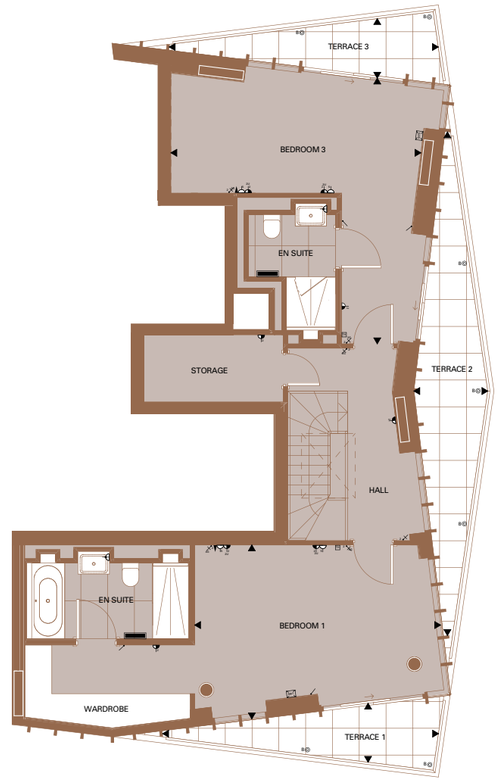
Lift Core Number
Floor Level Number
Apartment Number
1.1.1

►◄ Denotes measurement points.

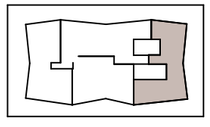
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MACLAREN HOUSE
3 BEDROOM DUPLEX

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

SINGLE LIGHT SWITCH
TWO WAY LIGHT SWITCH
TWO WAY DIMMABLE LIGHT SWITCH
TWO WAY DIMMABLE TWO GANG LIGHT SWITCH
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- Two double switched sockets
- Two data points
- One TV SAT point
DOUBLE SWITCHED OUTLET ON TERRACES
WATER SUPPLY STANDPIPE



Photography is indicative only

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.

Our vision

Berkeley Group

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**

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.



Berkeley Foundation

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

www.**berkeleygroup**.co.uk

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St James Designed for life | St Joseph Designed for life | St William Designed for life

FRASER & Co

For further information and sales enquiries
E: newhomes@fraser.uk.com
T: 020 7723 1284

St Edward
Designed for life

A joint venture company owned by
PRUDENTIAL Berkeley Group