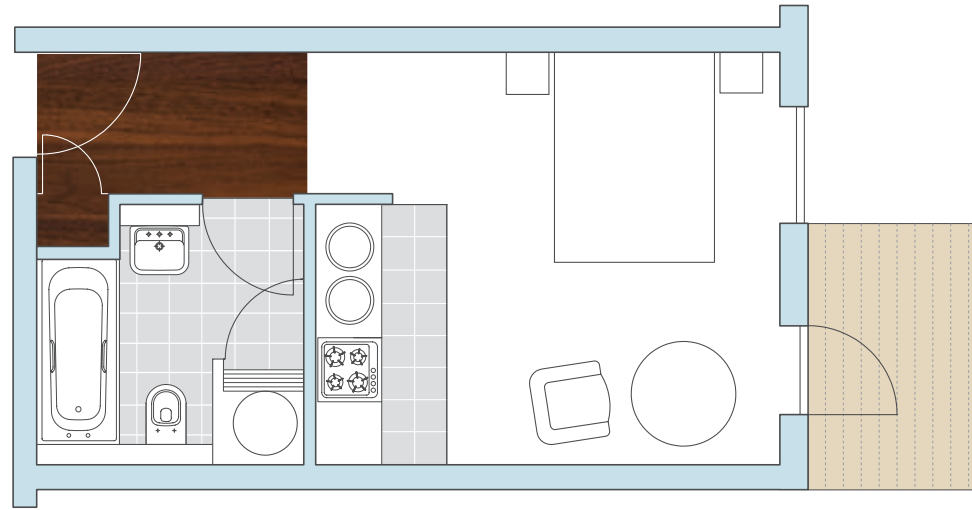


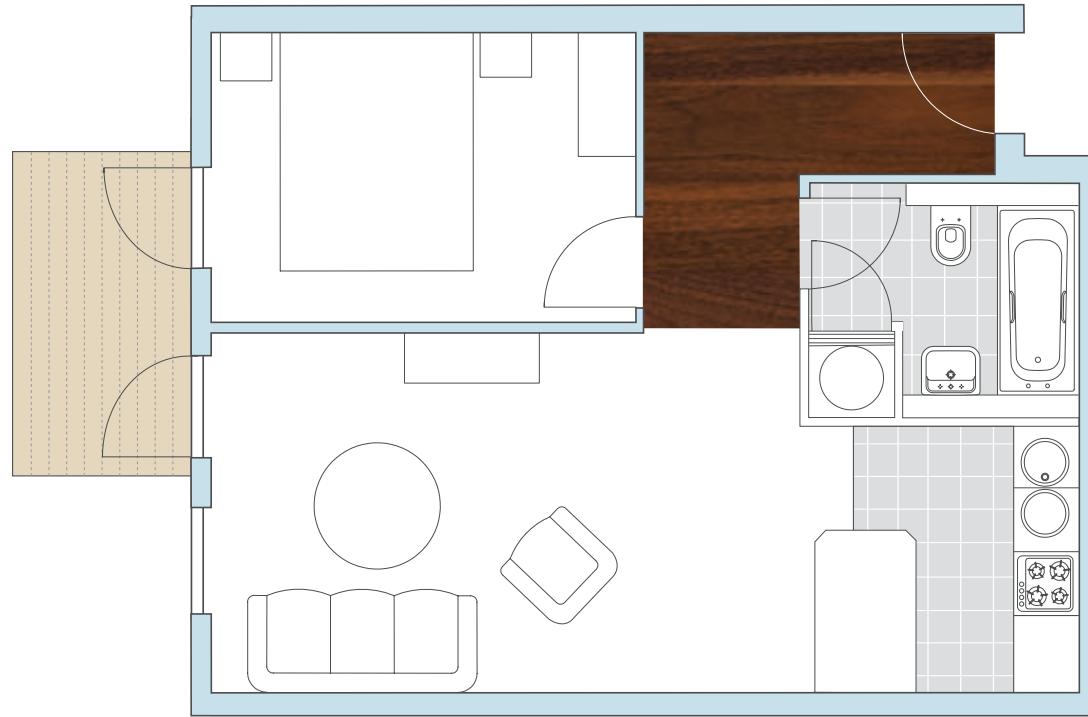
Overall plan



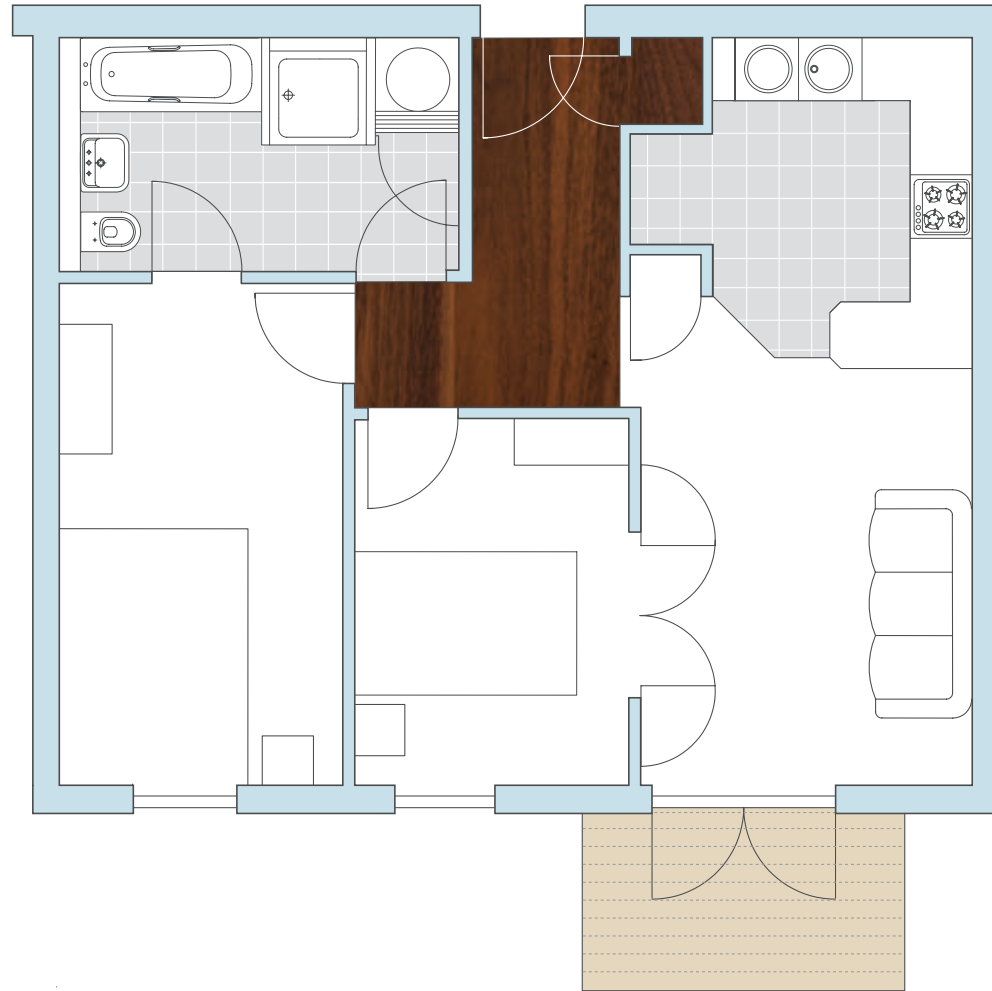
Typical studio apartment



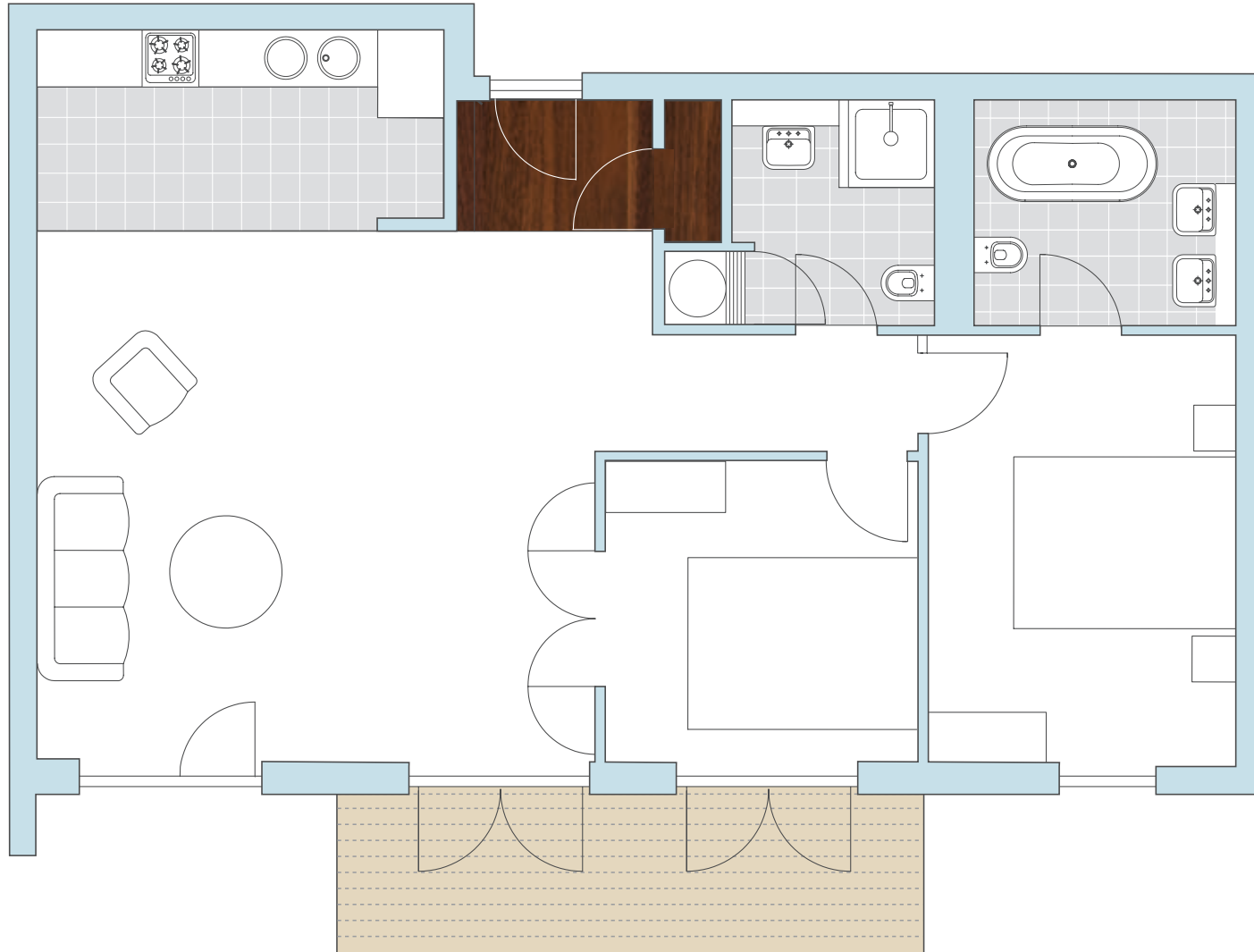
Typical 1 bedroom apartment



Typical 2 bedroom apartment



Typical 2 bedroom / 2 bathroom apartment



Apartment specification

London loft style apartments in a riverside location

- New innovative open plan studio, one and two bedroom riverside apartments, with an emphasis on space and style, benefiting from balconies or private terraces.
- Imposing Architecture and private river gardens carefully created by award winning Designers, Bowles & Wyer.
- Secure underground car parking with direct apartment lift access and 24 hour CCTV security.
- Interior designed communal entrance, staircase and lift lobby areas with feature lighting and stone ceramic and carpet flooring.
- High speed direct rail link to London St. Pancras International.

Standard specification (excluding Penthouse and Duplex apartments)

- Generously proportioned open plan apartments with contemporary interior designed fully fitted kitchens and bathrooms, efficient electric heating, access control and IT infrastructure.
- Studio apartments with balcony and open plan kitchen.
- One bed apartments with open plan kitchen and breakfast bar.
- Large two bed apartments with 'his and hers' master en-suite, walk-in shower room, flexible living second bedroom and in-apartment storage.
- 10 year Premier Buildmark Home Warranty.



Apartment specification (cont...)

Kitchens

- A range of high quality individually designed open plan kitchens by Ellis Furniture.
- Laminate worktops to the latest styling with co-ordinating up-stand and stylish stainless steel inset sink top with mono block tap.
- Breakfast bar to one and two bedroom apartments.
- Integrated stainless steel appliances by Baumatic including electric combination oven, glass halogen hob and extract hood, together with Fridge/Freezer. American style fridge freezer to two bedroom apartments.
- Washer/dryer conveniently located in a separate store cupboard.
- Recessed down lighters with energy efficient lighting.

Bathrooms

- Contemporary interior designed bathrooms by Heterarchy delivered to a high specification with in-built features.
- Bath with thermostatically controlled shower and glass shower screen.
- 'Jack and Jill' bathroom with separate shower to standard two bed apartments.
- 'His and hers' master en-suite with free standing bath and separate walk-in shower room to large two bedroom apartments.
- Stone effect feature ceramic wall tiling including full height to shower and bath surround areas. Stone effect feature ceramic floor tiling.
- Modern designer ceramic sanitaryware by V&A with Hans Groehe fittings.
- Baths fitted with overhead shower and glass and chrome shower screen.
- Recessed down-lighters/energy efficient lighting and efficient air extraction.

Technology and services

- Combination of recessed low voltage and energy efficient down lighters with lighting control to reception rooms.
- FM and digital terrestrial and satellite TV infrastructure including cabling for SKY+ and Multi-room services (subject to direct subscription to SKY).
- Communications infrastructure for connection to digital ISDN line capable of supporting broadband and standard BT services (contract for final connection by purchaser).
- Electronic AV entry system. Digital access control system including car park barrier/shutter.
- Integrated apartment wireless security system with door protection. PIRs and window contacts to ground floor apartments.
- Low energy electric panel heating system with zonal wireless thermostatic control.

Joinery & finishes

- Contemporary internal cheery veneer doors including entrance doors with security features and deadlock.
- High quality contemporary polished stainless steel ironmongery.
- High specification double glazed windows and/or French doors with multi-point locking system.
- Skirting boards and architraves with satinwood finish.
- Walls and ceilings to be smooth plaster, painted finish in emulsion.
- Walnut timber flooring to hallways. Bedroom and reception room floors prepared for purchaser's own carpets.

Balconies (excluding Juliet type)

- Timber deck finish with balustrade and feature handrail and sized to accommodate external seated dining.
- Private external terraces (not demised) to select ground floor units.

