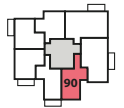
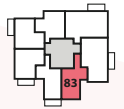


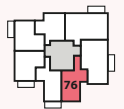
12TH FLOOR



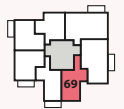
11TH FLOOR



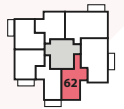
10TH FLOOR



9TH FLOOR



8TH FLOOR



7TH FLOOR

GROSS INTERNAL AREA: 40.0 SQ. M. | 430.5 SQ. FT.

LIVING/KITCHEN/DINING

7.70M X 4.57M | 25'2" X 14'9"

BEDROOM

3.50M X 3.31M | 11'6" X 10'10"

FF - Fridge Freezer S - Store WD - Washer/Dryer

The floorplans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Advisors. August 2021.

## SPECIFICATION

### KITCHEN

- Contemporary gloss handleless kitchen from Symphony with Dusk Grey base and larder units and Pearl Grey wall units
- Silestone Rogui colour quartz worktops with matching upstand and cashmere coloured glass splashback in behind hob
- Supra single bowl undermounted stainless steel sink with square dual-lever chrome mixer tap
- Bosch integrated appliances including:
  - induction hob with TouchSelect and PowerBoost functions
  - multifunction oven with LED display and pop-out controls
  - stainless steel pyramid chimney extractor hood
- Zanussi integrated appliances including:
  - dishwasher
  - fridge/freezer
  - washer dryer
- LED strip lights to underside of wall units

### BATHROOM

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to boxing behind basin and WC, to skirting and full-height around bath
- Contemporary bath in white with curved glass shower screen and bath panel in white
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Vitra semi-recessed basin with half pedestal and Grohe chrome mixer tap
- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome ladder heated towel radiator
- Bespoke three-door mirrored vanity above basin with internal shaver socket

### EN SUITE/WC\*

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to splashback behind basin, to skirting and full-height around shower enclosure (excludes WC\*)
- Vitra semi-pedestal basin with Grohe chrome mixer tap
- Vitra close-coupled WC
- Shower tray featuring Ideal Standard bi-fold door and Bristan wall-mounted shower attachment, slider and rail (excludes WC\*)

### BEDROOM

- Regency Cabaret carpet in Nickel grey colour
- Built-in wardrobe to master bedroom with full-height satin white doors, with mirror to the inside of one door, upper storage area and hanging rail

### ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite/WC and hallway
- Pendant light to bedroom(s)
- Brushed stainless steel switches and sockets throughout
- Phone and data points to living room and bedroom one
- TV and satellite connection point to living room pre-wired for SkyQ
- TV connection point to first and second bedroom

### INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
- Satin finish chrome ironmongery throughout
- White satin paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

### SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Entrotec audio/visual door entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 12-year LABC warranty

### HEATING

- Heating and hot water provided by a combined heat and power (CHP) system
- Honeywell programmable thermostat

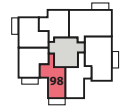
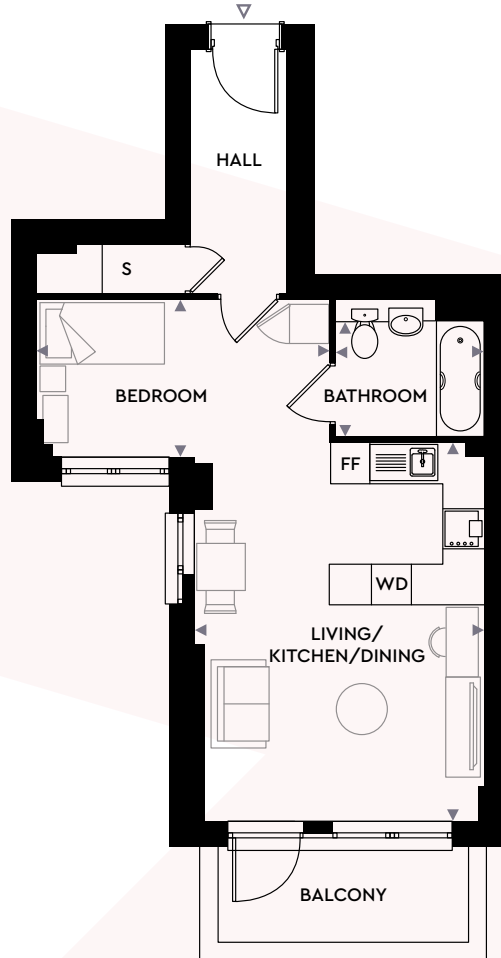
### ENERGY EFFICIENCY

- Energy Performance Certificate (EPC) rating between 83 and 86 (B)
- Built to latest Building Regulation standards
- Aluminium-framed double-glazed windows

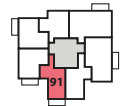
### EXTERIOR

- Balconies to selected apartments:
  - Inset balconies with paving slab to floor
  - Cantilever balconies with timber decking to floor
- Secure residents' cycle store
- First floor communal space for use by all residents, with AstroTurf, paving and landscaping, children's play equipment and timber seating
- Fourth floor roof garden for use by all residents, with paving, landscaping and stone seating

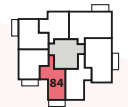
\*Refer to floorplans for information on apartments with en suites/WC. The above specification shown is for general guidance and is subject to change due to Optivo's policy of continuous improvement. The finished product may vary from the information provided. On-site parking is specifically allocated to selected properties and cannot be changed or transferred. Please speak to our Sales Advisor for more details. August 2021.



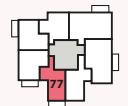
12TH FLOOR



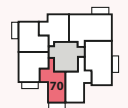
11TH FLOOR



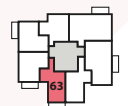
10TH FLOOR



9TH FLOOR



8TH FLOOR



7TH FLOOR

GROSS INTERNAL AREA: 44.0 SQ. M. | 473.6 SQ. FT.

LIVING/KITCHEN/DINING

7.70M X 4.27M | 25'2" X 14'0"

BEDROOM

3.50M X 3.31M | 11'6" X 10'10"

FF – Fridge Freezer S – Store WD – Washer/Dryer

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## SPECIFICATION

### KITCHEN

- Contemporary gloss handleless kitchen from Symphony with Dusk Grey base and larder units and Pearl Grey wall units
- Silestone Rogui colour quartz worktops with matching upstand and cashmere coloured glass splashback in behind hob
- Supra single bowl undermounted stainless steel sink with square dual-lever chrome mixer tap
- Bosch integrated appliances including:
  - induction hob with TouchSelect and PowerBoost functions
  - multifunction oven with LED display and pop-out controls
  - stainless steel pyramid chimney extractor hood
- Zanussi integrated appliances including:
  - dishwasher
  - fridge/freezer
  - washer dryer
- LED strip lights to underside of wall units

### BATHROOM

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to boxing behind basin and WC, to skirting and full-height around bath
- Contemporary bath in white with curved glass shower screen and bath panel in white
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Vitra semi-recessed basin with half pedestal and Grohe chrome mixer tap
- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome ladder heated towel radiator
- Bespoke three-door mirrored vanity above basin with internal shaver socket

### EN SUITE/WC\*

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to splashback behind basin, to skirting and full-height around shower enclosure (excludes WC\*)
- Vitra semi-pedestal basin with Grohe chrome mixer tap
- Vitra close-coupled WC
- Shower tray featuring Ideal Standard bi-fold door and Bristan wall-mounted shower attachment, slider and rail (excludes WC\*)

### BEDROOM

- Regency Cabaret carpet in Nickel grey colour
- Built-in wardrobe to master bedroom with full-height satin white doors, with mirror to the inside of one door, upper storage area and hanging rail

### ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite/WC and hallway
- Pendant light to bedroom(s)
- Brushed stainless steel switches and sockets throughout
- Phone and data points to living room and bedroom one
- TV and satellite connection point to living room pre-wired for SkyQ
- TV connection point to first and second bedroom

### INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
- Satin finish chrome ironmongery throughout
- White satin paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

### SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Entrotec audio/visual door entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 12-year LABC warranty

### HEATING

- Heating and hot water provided by a combined heat and power (CHP) system
- Honeywell programmable thermostat

### ENERGY EFFICIENCY

- Energy Performance Certificate (EPC) rating between 83 and 86 (B)
- Built to latest Building Regulation standards
- Aluminium-framed double-glazed windows

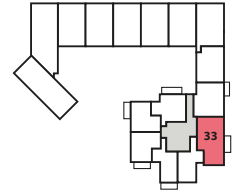
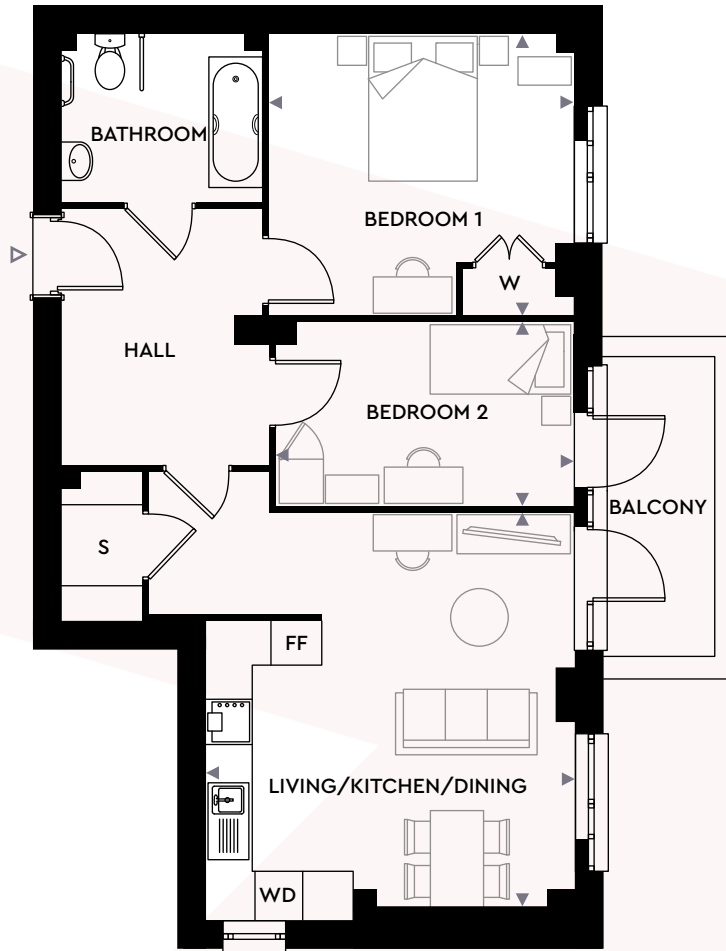
### EXTERIOR

- Balconies to selected apartments:
  - Inset balconies with paving slab to floor
  - Cantilever balconies with timber decking to floor
- Secure residents' cycle store
- First floor communal space for use by all residents, with AstroTurf, paving and landscaping, children's play equipment and timber seating
- Fourth floor roof garden for use by all residents, with paving, landscaping and stone seating

\*Refer to floorplans for information on apartments with en suites/WC. The above specification shown is for general guidance and is subject to change due to Optivo's policy of continuous improvement. The finished product may vary from the information provided. On-site parking is specifically allocated to selected properties and cannot be changed or transferred. Please speak to our Sales Advisor for more details. August 2021.

# TWO BEDROOM APARTMENT

## APARTMENT 33



3RD FLOOR

GROSS INTERNAL AREA: 70.0 SQ. M. | 753.4 SQ. FT.

LIVING/KITCHEN/DINING

5.30M X 4.82M | 17'3" X 15'8"

BEDROOM 1

4.01M X 3.70M | 13'1" X 12'1"

BEDROOM 2

3.91M X 2.40M | 12'8" X 7'8"

FF - Fridge Freezer S - Store W - Wardrobe WD - Washer/Dryer

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## SPECIFICATION

### KITCHEN

- Contemporary gloss handleless kitchen from Symphony with Dusk Grey base and larder units and Pearl Grey wall units
- Silestone Rogui colour quartz worktops with matching upstand and cashmere coloured glass splashback in behind hob
- Supra single bowl undermounted stainless steel sink with square dual-lever chrome mixer tap
- Bosch integrated appliances including:
  - induction hob with TouchSelect and PowerBoost functions
  - multifunction oven with LED display and pop-out controls
  - stainless steel pyramid chimney extractor hood
- Zanussi integrated appliances including:
  - dishwasher
  - fridge/freezer
  - washer dryer
- LED strip lights to underside of wall units

### BATHROOM

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to boxing behind basin and WC, to skirting and full-height around bath
- Contemporary bath in white with curved glass shower screen and bath panel in white
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Vitra semi-recessed basin with half pedestal and Grohe chrome mixer tap
- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome ladder heated towel radiator
- Bespoke three-door mirrored vanity above basin with internal shaver socket

### EN SUITE/WC\*

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to splashback behind basin, to skirting and full-height around shower enclosure (excludes WC\*)
- Vitra semi-pedestal basin with Grohe chrome mixer tap
- Vitra close-coupled WC
- Shower tray featuring Ideal Standard bi-fold door and Bristan wall-mounted shower attachment, slider and rail (excludes WC\*)

### BEDROOM

- Regency Cabaret carpet in Nickel grey colour
- Built-in wardrobe to master bedroom with full-height satin white doors, with mirror to the inside of one door, upper storage area and hanging rail

### ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite/WC and hallway
- Pendant light to bedroom(s)
- Brushed stainless steel switches and sockets throughout
- Phone and data points to living room and bedroom one
- TV and satellite connection point to living room pre-wired for SkyQ
- TV connection point to first and second bedroom

### INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
- Satin finish chrome ironmongery throughout
- White satin paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

### SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Entrotec audio/visual door entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 12-year LABC warranty

### HEATING

- Heating and hot water provided by a combined heat and power (CHP) system
- Honeywell programmable thermostat

### ENERGY EFFICIENCY

- Energy Performance Certificate (EPC) rating between 83 and 86 (B)
- Built to latest Building Regulation standards
- Aluminium-framed double-glazed windows

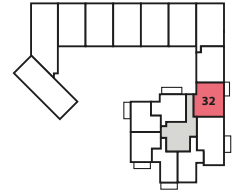
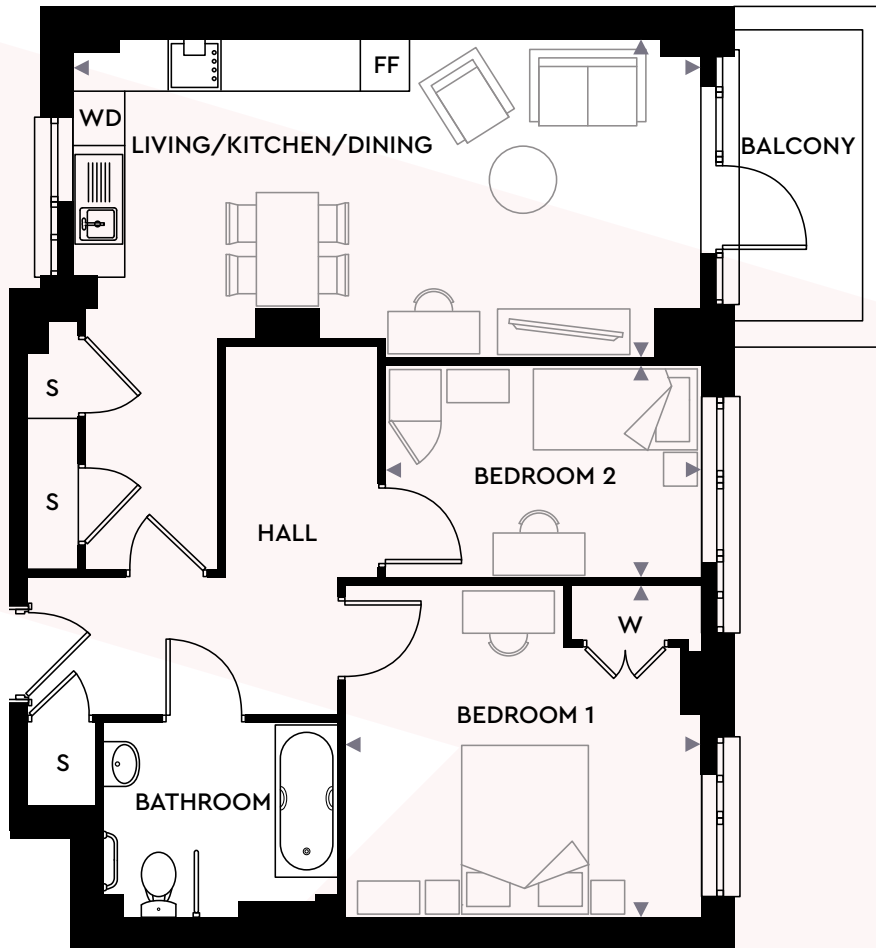
### EXTERIOR

- Balconies to selected apartments:
  - Inset balconies with paving slab to floor
  - Cantilever balconies with timber decking to floor
- Secure residents' cycle store
- First floor communal space for use by all residents, with AstroTurf, paving and landscaping, children's play equipment and timber seating
- Fourth floor roof garden for use by all residents, with paving, landscaping and stone seating

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# TWO BEDROOM APARTMENT

## APARTMENT 32



3RD FLOOR

**GROSS INTERNAL AREA: 74.0 SQ. M. | 796.5 SQ. FT.**

**LIVING/KITCHEN/DINING**

**7.07M X 3.64M | 23'1" X 11'9"**

**BEDROOM 1**

**4.01M X 3.70M | 13'1" X 12'1"**

**BEDROOM 2**

**3.55M X 2.40M | 11'6" X 7'8"**

**FF - Fridge Freezer S - Store W - Wardrobe WD - Washer/Dryer**

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## SPECIFICATION

### KITCHEN

- Contemporary gloss handleless kitchen from Symphony with Dusk Grey base and larder units and Pearl Grey wall units
- Silestone Rogui colour quartz worktops with matching upstand and cashmere coloured glass splashback in behind hob
- Supra single bowl undermounted stainless steel sink with square dual-lever chrome mixer tap
- Bosch integrated appliances including:
  - induction hob with TouchSelect and PowerBoost functions
  - multifunction oven with LED display and pop-out controls
  - stainless steel pyramid chimney extractor hood
- Zanussi integrated appliances including:
  - dishwasher
  - fridge/freezer
  - washer dryer
- LED strip lights to underside of wall units

### BATHROOM

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to boxing behind basin and WC, to skirting and full-height around bath
- Contemporary bath in white with curved glass shower screen and bath panel in white
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Vitra semi-recessed basin with half pedestal and Grohe chrome mixer tap
- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome ladder heated towel radiator
- Bespoke three-door mirrored vanity above basin with internal shaver socket

### EN SUITE/WC\*

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to splashback behind basin, to skirting and full-height around shower enclosure (excludes WC\*)
- Vitra semi-pedestal basin with Grohe chrome mixer tap
- Vitra close-coupled WC
- Shower tray featuring Ideal Standard bi-fold door and Bristan wall-mounted shower attachment, slider and rail (excludes WC\*)

### BEDROOM

- Regency Cabaret carpet in Nickel grey colour
- Built-in wardrobe to master bedroom with full-height satin white doors, with mirror to the inside of one door, upper storage area and hanging rail

### ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite/WC and hallway
- Pendant light to bedroom(s)
- Brushed stainless steel switches and sockets throughout
- Phone and data points to living room and bedroom one
- TV and satellite connection point to living room pre-wired for SkyQ
- TV connection point to first and second bedroom

### INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
- Satin finish chrome ironmongery throughout
- White satin paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

### SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Entrotec audio/visual door entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 12-year LABC warranty

### HEATING

- Heating and hot water provided by a combined heat and power (CHP) system
- Honeywell programmable thermostat

### ENERGY EFFICIENCY

- Energy Performance Certificate (EPC) rating between 83 and 86 (B)
- Built to latest Building Regulation standards
- Aluminium-framed double-glazed windows

### EXTERIOR

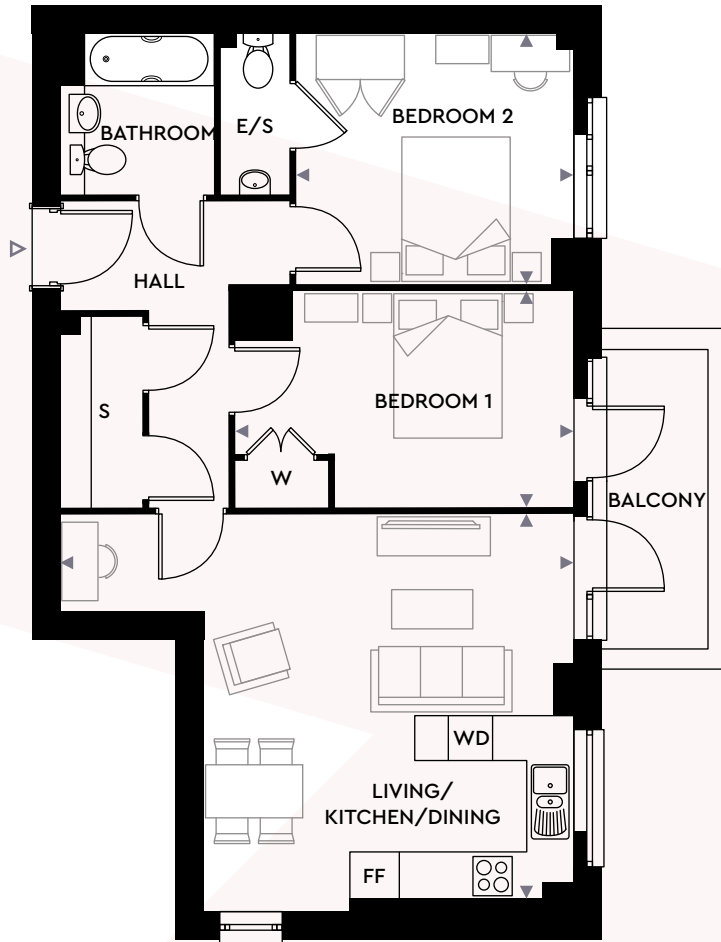
- Balconies to selected apartments:
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  - Cantilever balconies with timber decking to floor
- Secure residents' cycle store
- First floor communal space for use by all residents, with AstroTurf, paving and landscaping, children's play equipment and timber seating
- Fourth floor roof garden for use by all residents, with paving, landscaping and stone seating

\*Refer to floorplans for information on apartments with en suites/WC. The above specification shown is for general guidance and is subject to change due to Optivo's policy of continuous improvement. The finished product may vary from the information provided. On-site parking is specifically allocated to selected properties and cannot be changed or transferred. Please speak to our Sales Advisor for more details. August 2021.



# TWO BEDROOM APARTMENT

APARTMENTS 40, 47, 54, 61, 68, 75, 82, 89 & 96



**GROSS INTERNAL AREA: 70.0 SQ. M. | 753.4 SQ. FT.**

**LIVING/KITCHEN/DINING**

**5.20M X 4.82M | 17'0" X 15'8"**

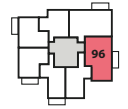
**BEDROOM 1**

**4.41M X 2.85M | 14'4" X 9'3"**

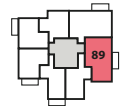
**BEDROOM 2**

**3.61M X 3.35M | 11'8" X 10'9"**

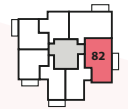
**E/S - En Suite FF - Fridge Freezer S - Store W - Wardrobe WD - Washer/Dryer**



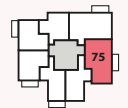
12TH FLOOR



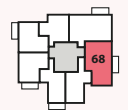
11TH FLOOR



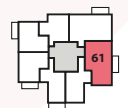
10TH FLOOR



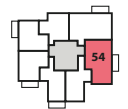
9TH FLOOR



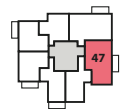
8TH FLOOR



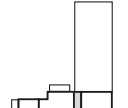
7TH FLOOR



6TH FLOOR



5TH FLOOR



4TH FLOOR

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## SPECIFICATION

### KITCHEN

- Contemporary gloss handleless kitchen from Symphony with Dusk Grey base and larder units and Pearl Grey wall units
- Silestone Rogui colour quartz worktops with matching upstand and cashmere coloured glass splashback in behind hob
- Supra single bowl undermounted stainless steel sink with square dual-lever chrome mixer tap
- Bosch integrated appliances including:
  - induction hob with TouchSelect and PowerBoost functions
  - multifunction oven with LED display and pop-out controls
  - stainless steel pyramid chimney extractor hood
- Zanussi integrated appliances including:
  - dishwasher
  - fridge/freezer
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- LED strip lights to underside of wall units

### BATHROOM

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to boxing behind basin and WC, to skirting and full-height around bath
- Contemporary bath in white with curved glass shower screen and bath panel in white
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Vitra semi-recessed basin with half pedestal and Grohe chrome mixer tap
- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome ladder heated towel radiator
- Bespoke three-door mirrored vanity above basin with internal shaver socket

### EN SUITE/WC\*

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to splashback behind basin, to skirting and full-height around shower enclosure (excludes WC\*)
- Vitra semi-pedestal basin with Grohe chrome mixer tap
- Vitra close-coupled WC
- Shower tray featuring Ideal Standard bi-fold door and Bristan wall-mounted shower attachment, slider and rail (excludes WC\*)

### BEDROOM

- Regency Cabaret carpet in Nickel grey colour
- Built-in wardrobe to master bedroom with full-height satin white doors, with mirror to the inside of one door, upper storage area and hanging rail

### ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite/WC and hallway
- Pendant light to bedroom(s)
- Brushed stainless steel switches and sockets throughout
- Phone and data points to living room and bedroom one
- TV and satellite connection point to living room pre-wired for SkyQ
- TV connection point to first and second bedroom

### INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
- Satin finish chrome ironmongery throughout
- White satin paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

### SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Entrotec audio/visual door entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 12-year LABC warranty

### HEATING

- Heating and hot water provided by a combined heat and power (CHP) system
- Honeywell programmable thermostat

### ENERGY EFFICIENCY

- Energy Performance Certificate (EPC) rating between 83 and 86 (B)
- Built to latest Building Regulation standards
- Aluminium-framed double-glazed windows

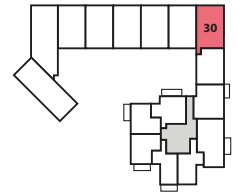
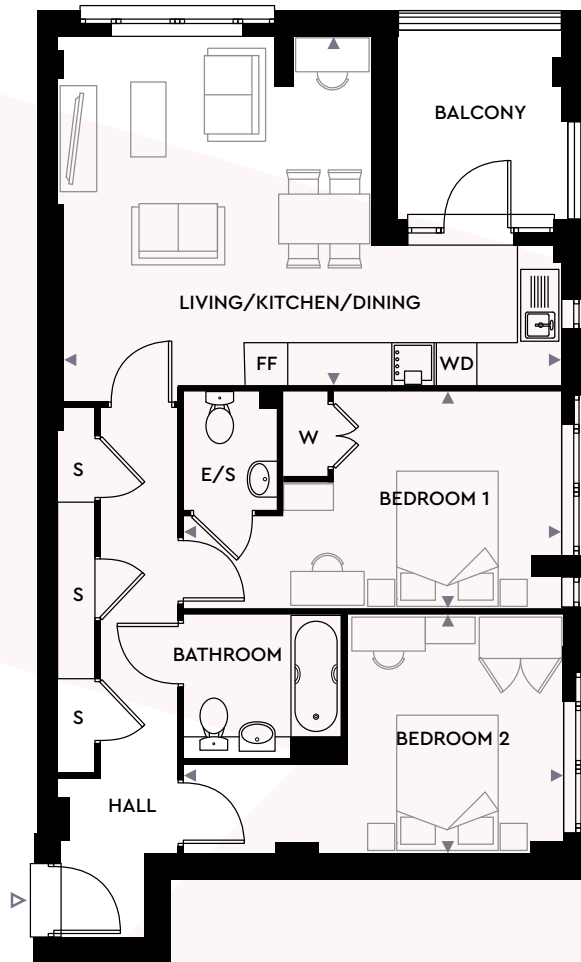
### EXTERIOR

- Balconies to selected apartments:
  - Inset balconies with paving slab to floor
  - Cantilever balconies with timber decking to floor
- Secure residents' cycle store
- First floor communal space for use by all residents, with AstroTurf, paving and landscaping, children's play equipment and timber seating
- Fourth floor roof garden for use by all residents, with paving, landscaping and stone seating

\*Refer to floorplans for information on apartments with en suites/WC. The above specification shown is for general guidance and is subject to change due to Optivo's policy of continuous improvement. The finished product may vary from the information provided. On-site parking is specifically allocated to selected properties and cannot be changed or transferred. Please speak to our Sales Advisor for more details. August 2021.

# TWO BEDROOM APARTMENT

APARTMENT 30



3RD FLOOR

**GROSS INTERNAL AREA: 77.0 SQ. M. | 828.8 SQ. FT.**

**LIVING/KITCHEN/DINING**

**7.02M X 4.87M | 23'0" X 15'9"**

**BEDROOM 1**

**5.32M X 3.04M | 17'4" X 9'9"**

**BEDROOM 2**

**5.32M X 3.34M | 17'4" X 10'9"**

**E/S - En Suite FF - Fridge Freezer S - Store W - Wardrobe WD - Washer/Dryer**

The floorplans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Advisors. August 2021.

## SPECIFICATION

### KITCHEN

- Contemporary gloss handleless kitchen from Symphony with Dusk Grey base and larder units and Pearl Grey wall units
- Silestone Rogui colour quartz worktops with matching upstand and cashmere coloured glass splashback in behind hob
- Supra single bowl undermounted stainless steel sink with square dual-lever chrome mixer tap
- Bosch integrated appliances including:
  - induction hob with TouchSelect and PowerBoost functions
  - multifunction oven with LED display and pop-out controls
  - stainless steel pyramid chimney extractor hood
- Zanussi integrated appliances including:
  - dishwasher
  - fridge/freezer
  - washer dryer
- LED strip lights to underside of wall units

### BATHROOM

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to boxing behind basin and WC, to skirting and full-height around bath
- Contemporary bath in white with curved glass shower screen and bath panel in white
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Vitra semi-recessed basin with half pedestal and Grohe chrome mixer tap
- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
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