

Quality Homes for Shared Ownership



Vertex

# TAYLOR POINT

47 St Johns Road,  
Watford WD17 1DF

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Computer Generated Image





# THE DEVELOPMENT

## Taylor Point

Taylor Point is a ten storey building (ground to ninth floors) comprising 1 and 2 bedroom apartments, all for shared ownership sale. It is the latest in a series of developments by Thrive Homes, and their most prestigious to date. There are 60 apartments to choose from, each enjoying a 12 year NHBC warranty you'd come to expect from a new-build home.

**An Impressive location:** If you live or work locally and are looking for your first home or a place to simply call your own, you'll already know what the area is like and the appeal of living here. Whether it's a need for a popular shopping destination, a host of eateries, an eclectic entertainment scene or lots of green space, you'll find it all here in Watford.

Your apartment at Taylor Point is situated conveniently close to the town centre hub, under a mile from Watford High Street London Overground station and only 500 metres from Watford Junction station. Some might call it a commuter's heaven.







# THE DEVELOPMENT

## Added extras as standard

As a shared ownership purchaser you would normally be expected to pay extra for kitchen appliances and floor coverings, which are typically only included for private sale developments. At Taylor Point, these are all included as standard.

Your chosen apartment will be fitted with Bosch kitchen appliances, including an integrated oven and induction hob, dishwasher, fridge-freezer, extractor hood and freestanding washing machine in hallway cupboard. Even your floor coverings are included as standard with Amtico flooring throughout your hallway, living room & kitchen, with tiles in your bathroom and carpet to all bedrooms. Sanitaryware and brassware are all branded as Roca and Vado respectively.

**It's history and a Watford legend** - The site, on the corner of St John's Road was the former Fiat car showroom. This development's identity comes from former Watford Football Club Manager Graham Taylor's huge legacy to the Watford community and was named in his honour.







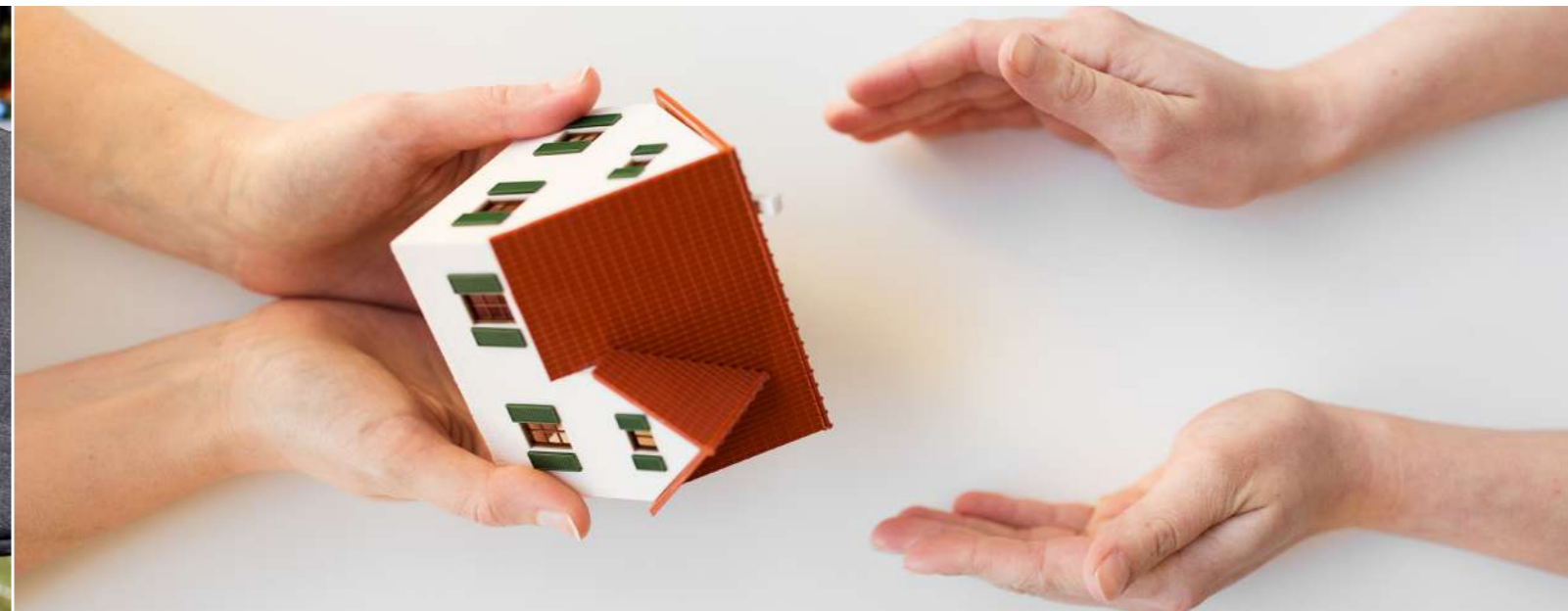
## THRIVE HOMES

Thrive Homes is a professional landlord and property manager creating quality homes where people enjoy living. Our business is built around the importance of a home as the foundation that enables individuals and families to build and sustain the lives they want.

We own and manage around 5,000 homes throughout Hertfordshire, Bedfordshire, Buckinghamshire and Oxfordshire delivering much needed homes for shared ownership sales, affordable rent and private market rent.

Achieving a fair deal for our purchasers and tenants is a key focus at Thrive, and to ensure this, we launched our "Thrive Deal" in 2019. The Deal aims to ensure we are clear with you – our customers – about what you can expect from us, and what we expect from you.

We are proud to offer a quality customer service that is consistent, fair and respectful, with a digital platform at the forefront, where an online tool is provided for reporting repairs, and for emergencies, we are on hand 24/7. Your home is at the heart of your relationship with us, and we want you to be proud of where you live. Working together, we will keep your home safe and any communal areas well maintained at a reasonable cost ensuring value for money.



## SHARED OWNERSHIP



Shared Ownership offers a fantastic opportunity for you if you are trying to get a foot on the property ladder but can't quite afford to buy a home on the open market. Depending upon what you can afford, you can buy a share of between 25% and 75% of the home's full market value, and then pay a subsidised rent on the remaining share i.e. if you purchase a 40% share, you pay a subsidised rent on the remaining 60%. As and when you can afford to, it's possible to buy a larger share of the property at a later date – this is called staircasing.

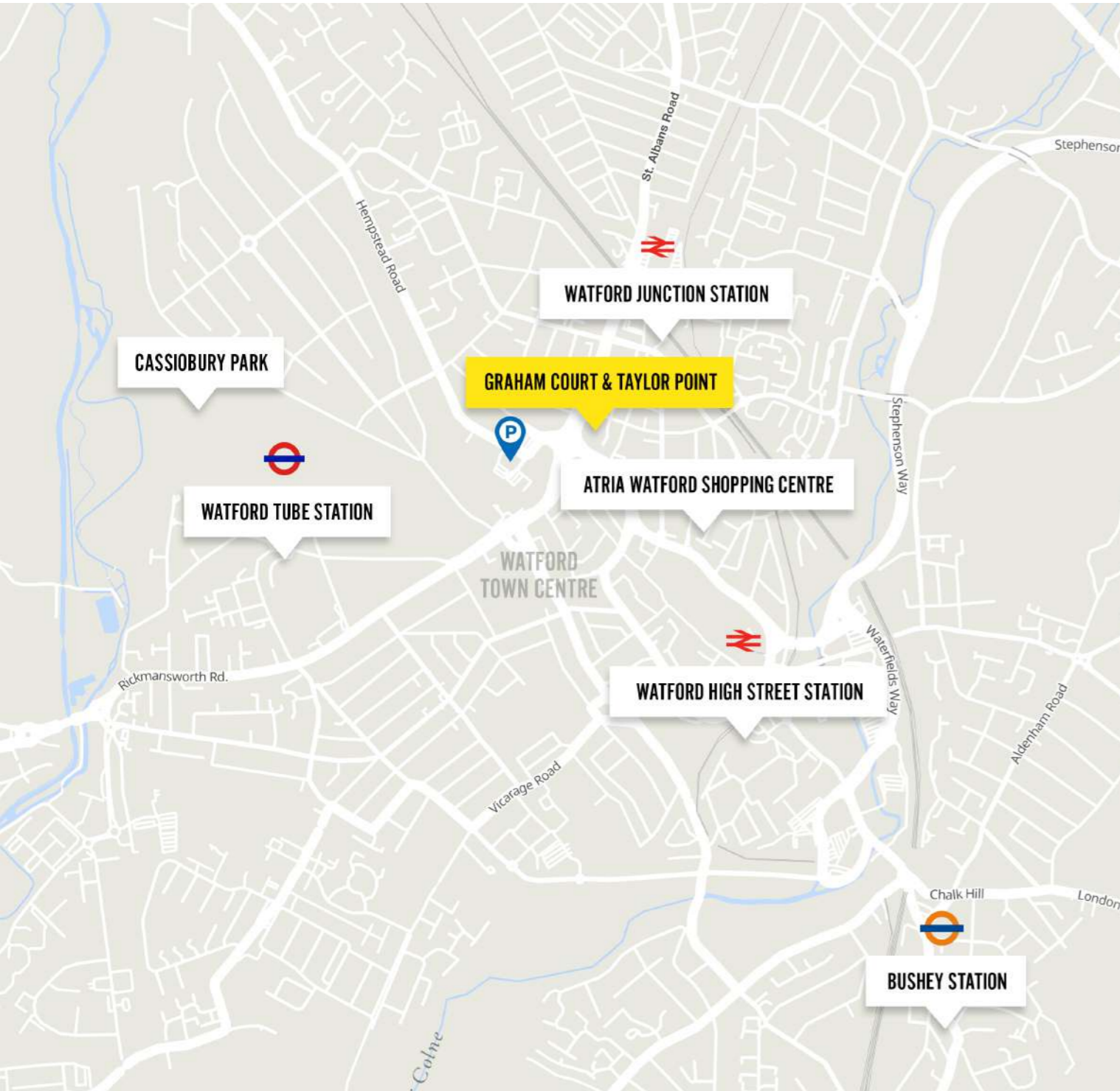
Buying a shared ownership home is very similar to buying a home on the open market. You will require a deposit of at least 5%, a mortgage to cover the purchase price of your share and you'll have to pay your legal fees. You will need to register with [info@helptobuyagent3.org.uk](mailto:info@helptobuyagent3.org.uk) (the local Help to Buy agent for Watford), and there are certain eligibility criteria you will need to meet.

Whether you are a first time buyer, you used to own a home but can't afford to buy in full now or are an existing shared owner looking to move, as long as your household earnings are no more than £80,000 (outside London), shared ownership could be right for you. Benefit from lower monthly payments (when compared to buying a home outright) whilst still getting all the benefits from owning your own home.



# LOCATION

# CONNECTIVITY



 UbeeQo located at The Avenue Car Park

Watford is Hertfordshire's biggest town and boasts outstanding transport links. Taylor Point is situated within a prime location, only 500 metres from Watford Junction Station. This station, with 11 platforms, caters for you as a commuter needing to travel to central and south east London, as well as to destinations in the East and West Midlands, right up to Scotland.

### Travelling to London:

Your journey to London should take between 16 and 52 minutes depending on the service used, and gives you direct access to London Euston in under 25 minutes, making living at this development the perfect choice if you're a London commuter. The West London Line offers a service to Clapham Junction and East Croydon.

### Travelling northbound:

Watford Junction is on the West Coast Main Line which is one of the most important railway corridors in the UK, connecting Watford to major cities including Liverpool, Manchester, Glasgow and Edinburgh. London Northwestern Railway services cover northbound and southbound services to Milton Keynes from East Croydon via Clapham Junction, Balham, Selhurst and Kensington Olympia.

### Travelling locally:

The Abbey Flyer is a train service on the Abbey Line that runs every 45 minutes between St Albans Abbey and Watford Junction stations on Mondays to Saturdays. Should you need the underground, the town is also home to a separate underground station on the Metropolitan Line.



(from the development)



(from UbeeQo)



(from Watford Junction Station)

Watford Junction Station 6 mins	A41 5 mins	Bushey Overground Station 3 mins
Atria Watford Shopping Centre 10 mins	M25 8 mins	Harrow & Wealdstone 8 mins
Cassiobury Park 12 mins	M1 9 mins	London Euston 21 mins
Watford High Street 16 mins	Luton Airport - 22 mins Heathrow Airport - 26 mins	Wembley Central 22 mins

**Note:** All travel times and distances are obtained from Google Maps and National Rail





# LOVE WATFORD

Whether you are looking for a popular shopping destination, a host of eateries, an eclectic entertainment scene or lots of green space, you will find it all here in Watford.

Watford's thriving town centre benefited from an £180million extension to its shopping centre, offering residents and visiting shoppers everything retail from big brands to small independents.

If food is your passion, there is a wide variety of eateries to cater for diverse palettes. A plethora of well-known chains including Wagamama, Gourmet Burger Kitchen, Yo Sushi, & Zizzi's are ready to host you, as well as independent restaurants offering inside and al fresco dining. For a lighter lunch or a much-needed caffeine fix, take your pick from Costa, Pret or Starbucks to name but a few.

For a fun, lively night out you can choose from the many trendy bars or nightclubs along the High Street or for a more relaxed evening, opt for a local pub. Watford also provides many opportunities for culture. Watford Palace Theatre offers drama, musicals, dance, a diverse stand-up; and a much-loved traditional pantomime. The Pump House Theatre is a vibrant arts centre plus a live music venue. Watford Colosseum plays host to multiple live entertainment events including music, comedy and dance. Let's not forget the acclaimed annual Imagine Festival filled with performances by international artists and the Watford Big Events programme, a series of big outdoor events to wow all who attend.

For the sports fanatics, living here offers you everything nearby from football and cricket to bowls and golf. With the main leisure facility, Watford Central Leisure Centre, a short walk away, you can enjoy a swim, work out in the gym or even climb the wall. West Herts Golf Club is one of your nearest private members courses, offering you the chance to spend some time on the fairway.

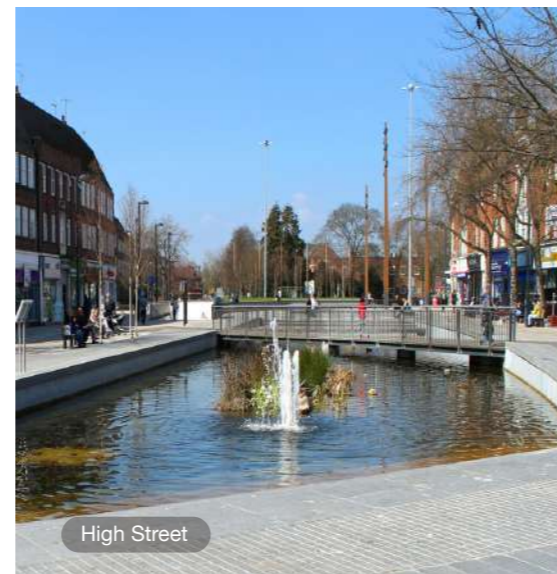
Cassiobury Park is the area's premier green flag awarded open space with 190 acres of parkland including trails and walks for everyone. There is even a nature reserve with wetlands. You can walk to many of the parks and spaces in Watford, with many recognised by the Green Flag award scheme.



Atria Watford Shopping Centre



Watford F.C.



High Street



Watford Palace Theatre



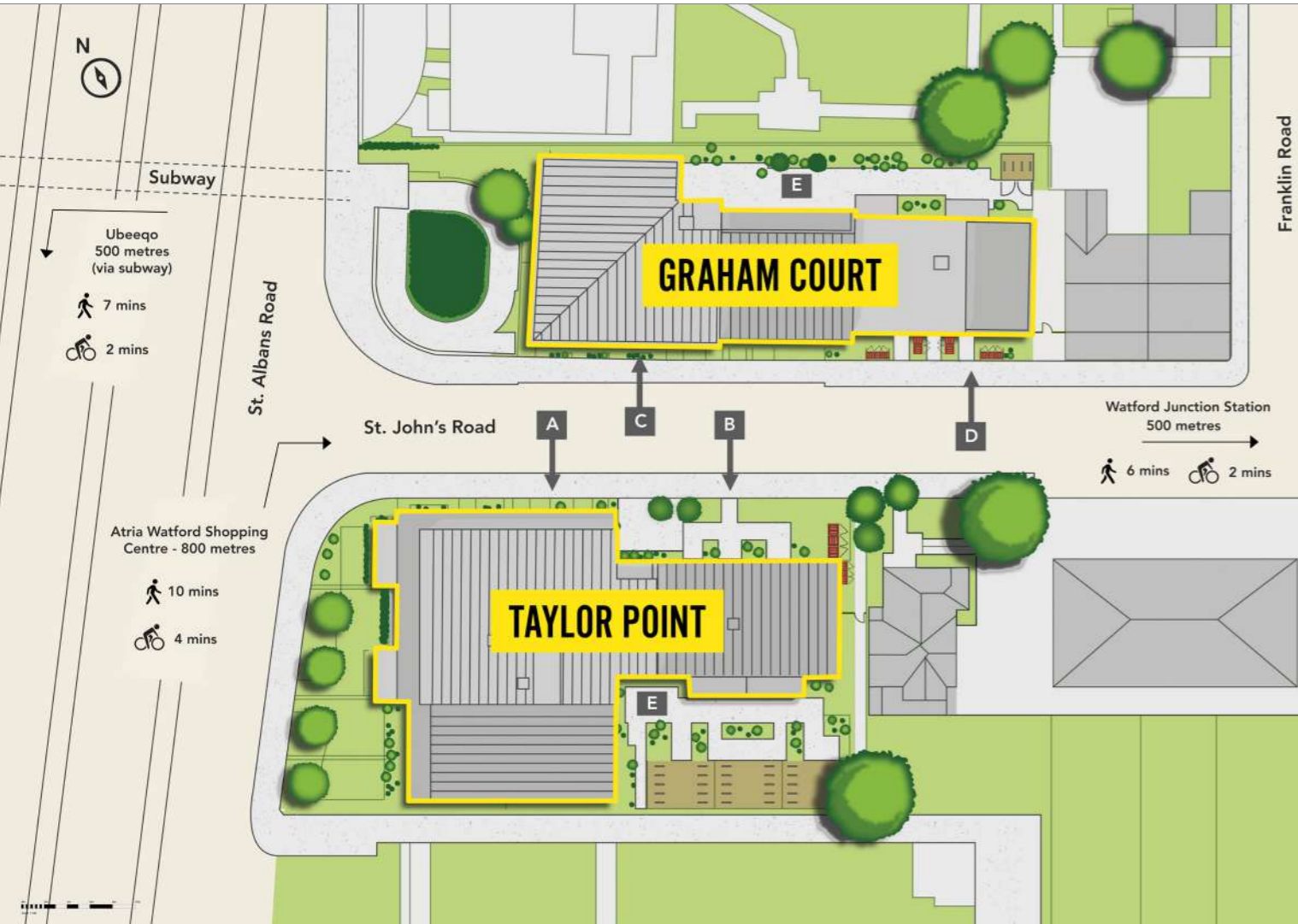
Cassiobury Park







# SITE PLAN

# SPECIFICATION



- A** Main entrance to shared ownership plots in Taylor Point
- B** Entrances to shared ownership apartments 1, 2, 8, 9, 16 & 17 in Taylor Point
- C** Main entrance to affordable rental plots in Graham Court
- D** Entrances to shared ownership apartments 1, 2, 5, 6 & 11 in Graham Court
- E** Communal Areas
-  Bike Store
-  Refuse/Bin Store

**Note:** All travel times and distances are obtained from Google Maps

## Kitchen

- A range of contemporary handleless wall & base cupboards
- Kitchen appliances to include: integrated stainless steel oven, 4 ring induction hob, integrated fridge/freezer, integrated dishwasher, extractor hood
- Free standing washing machine in hallway cupboard
- Under unit lighting
- Single bowl stainless steel sink with mono block mixer tap
- Laminate work surfaces with matching upstand
- Stainless steel splash back behind hob

## Interior

- Ironmongery in chrome finish
- Double glazed windows
- Newark cottage internal doors
- Walls/ceiling & woodwork painted in White Mist/white

## Fixtures & Fittings

- Chrome switch plates and sockets to kitchen area, white plastic elsewhere
- Low energy down lighters throughout
- BT/TV/Virgin Media point to living room, additional TV point to master bedroom
- Fitted wardrobe to master bedroom

## General

- Electric panel radiator heating and immersion hot water cylinder
- 12 year NHBC warranty

## Car Parking

Thrive Homes have come to a special arrangement with UbeeQo, located at The Avenue Car Park in Watford (6-7 mins walking distance), where each apartment will be credited with up to £100 towards the use of car hire (subject to terms and conditions).

## Bathroom

- Pure white Roca bathroom suite with wall mounted wash hand basin and floor mounted wc with concealed flush
- Vado brassware
- Pressed steel bath with bath/shower mixer and wall mounted handset on slider rail
- Tiles from Minoli
- Shaver socket
- Heated towel rail

## Flooring

- Living room, open plan kitchen & hallway in Amtico Nordic Oak
- Bedrooms carpeted in light grey colour tone
- Bathroom in ceramic tiles from Minoli

## Externals

- Balcony and wintergarden to all ground floor apartments and Apts 12, 20, 26, 27, 32, 33, 38, 39, 41, 44, 45, 47, 50, 51, 53, 54, 56, 57, & 59 finished in concrete pavers
- Balcony/wintergarden/terrace to all other apartments finished with aluminium decking boards

## Communal Areas

- Video entryphone to all apartments accessed via communal entrance
- Bicycle storage



# GROUND FLOOR



# FLOOR PLANS

Taylor Point



	Living/ Kitchen (mm)	Bedroom 1 (mm)	Bedroom 2 (mm)	Balcony/ Terrace (mm)	Total GIA Area
Flat 01	6338x4324 (20'-9x14'-2)	3865x3017 (12'-8x9'-10)	3985x1910 (13'x6'-3)	4475x1525 (14-8'x5'-1)	61.78 Sq.m 665 Sq.ft
Flat 02	5736x5606 (18'-9x18'-4)	3865x3079 (12'-8x10'-1)	N/A	4475x1525 (14-8'x5'-1)	58.12 Sq.m 625 Sq.ft
Flat 03	7106x3150 (23'-3x10'-4)	3509x3132 (11'-6x10'-3)	N/A	2773x1912 (9'-1x6'-3)	54.25 Sq.m 584 Sq.ft
Flat 04	8501x3513 (27'-10x11'-6)	4676x2905 (15'-4x9'-6)	N/A	3822x1497 (12'-6x4'-11)	55.46 Sq.m 597 Sq.ft
Flat 05	6343x4082 (20'-9x13'-4)	4736x2748 (15'-6x9')	3683x1969 (12'-1x6'-5)	2935x1810 (9'-7x5'-11)	62.11 Sq.m 668 Sq.ft
Flat 06	9493x3177 (31'-1x10'-5)	4434x2910 (14'-6x9'-6)	4326x2715 (14'-2x8'-10)	4135x1576 (13'-6x5'-2)	70.62 Sq.m 760 Sq.ft
Flat 07	6610x4446 (21'-8x14'-7)	5833x2843 (19'-1x9'-3)	3461x2000 (11'-4x6'-6)	4735x1428 (15'-6x4'-8)	60.98 Sq.m 656 Sq.ft

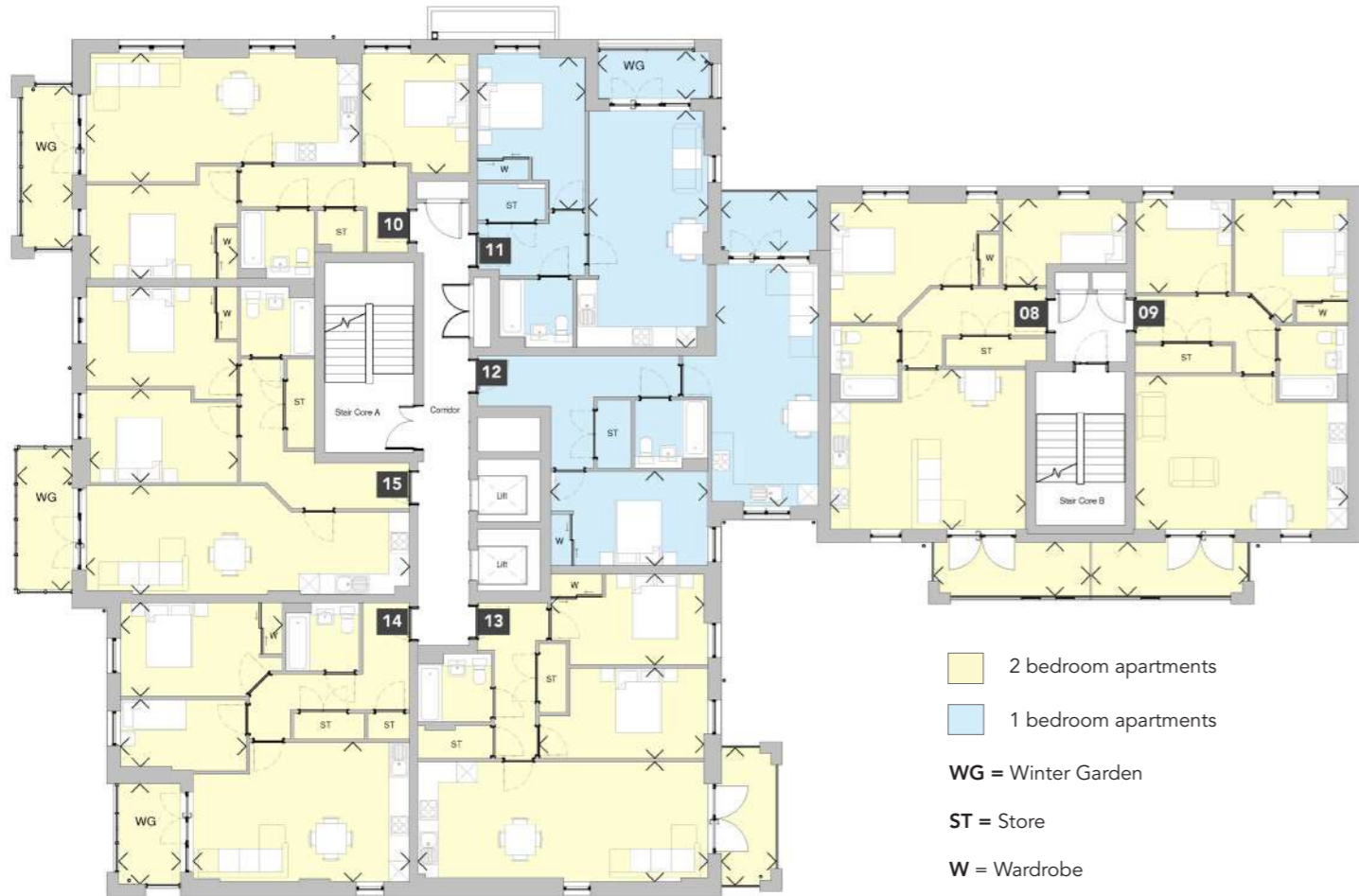
Disclaimer: Floor plans show approximate measurements only, which may vary within a tolerance of +/- 5%. All areas are gross internal



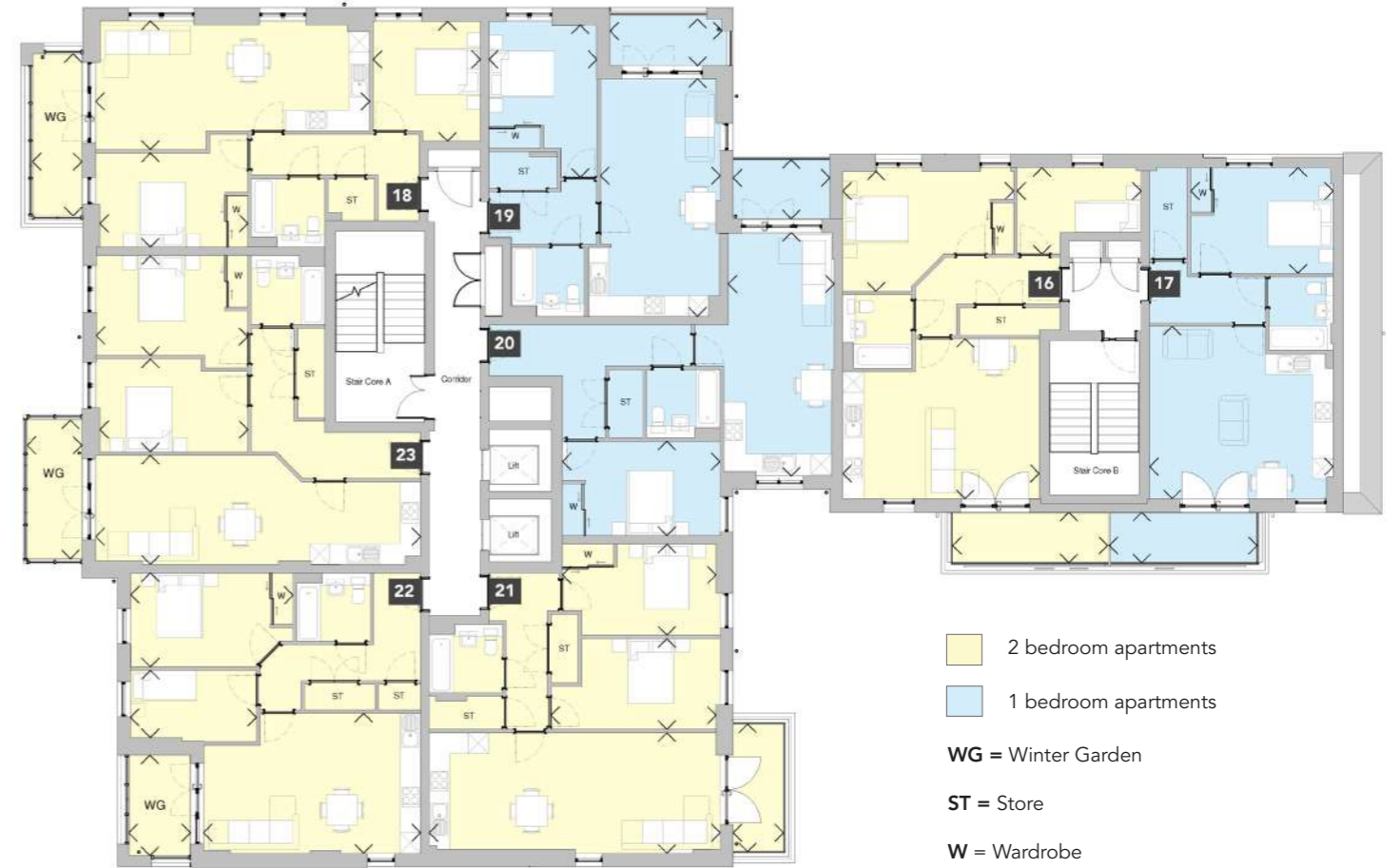


# FIRST FLOOR

# SECOND FLOOR



- 2 bedroom apartments
- 1 bedroom apartments
- WG** = Winter Garden
- ST** = Store
- W** = Wardrobe



- 2 bedroom apartments
- 1 bedroom apartments
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	Living/ Kitchen (mm)	Bedroom 1 (mm)	Bedroom 2 (mm)	Balcony/ Terrace (mm)	Total GIA Area
Flat 08	5721x4689 (18'-9x15'-4)	4961x3615 (16'-3x11'-10)	3638x2534 (11'- 11x8'-3)	4475x1525 (14-8'x5'-1)	62.68 Sq.m 674 Sq.ft
Flat 09	6230x4504 (20'-5x14'-9)	3615x3311 (11'-10x10'-10)	2817x2733 (9'-2x8'-11)	4475x1525 (14-8'x5'-1)	60.37 Sq.m 649 Sq.ft
Flat 10	8002x3758 (26'-3x12'-4)	4326x2750 (14'-2x9')	3501x3136 (11'-5x10'-3)	4735x1428 (15'-6x4'-8)	65.79 Sq.m 708 Sq.ft
Flat 11	6936x3498 (22'-9x11'-5)	4449x3150 (14'-7x10'-4)	N/A	3273x1360 (10'-8x4'-5)	50.28 Sq.m 541 Sq.ft
Flat 12	7106x3017 (23'-3x9'-10)	4596x2750 (15'x9')	N/A	2798x1675 (9'-2x5'-6)	54.25 Sq.m 583 Sq.ft
Flat 13	8501x3511 (27'-10x11'-6)	4488x2662 (14'-8x8'-8)	4829x2650 (15'-10x8'-8)	3822x1497 (12'-6x4'-10)	69.87 Sq.m 752 Sq.ft
Flat 14	6343x4082 (20'-9x13'-4)	4736x2748 (15'-6x9')	3683x1969 (12'-1x6'-5)	2935x1810 (9'-7x5'-11)	61.97 Sq.m 667 Sq.ft
Flat 15	9493x3192 (31'- 1x10'-5)	4434x2910 (14'-6x9'-6)	4326x2715 (14'- 2x8'-10)	4135x1576 (13'- 6x5'-2)	70.62 Sq.m 760 Sq.ft

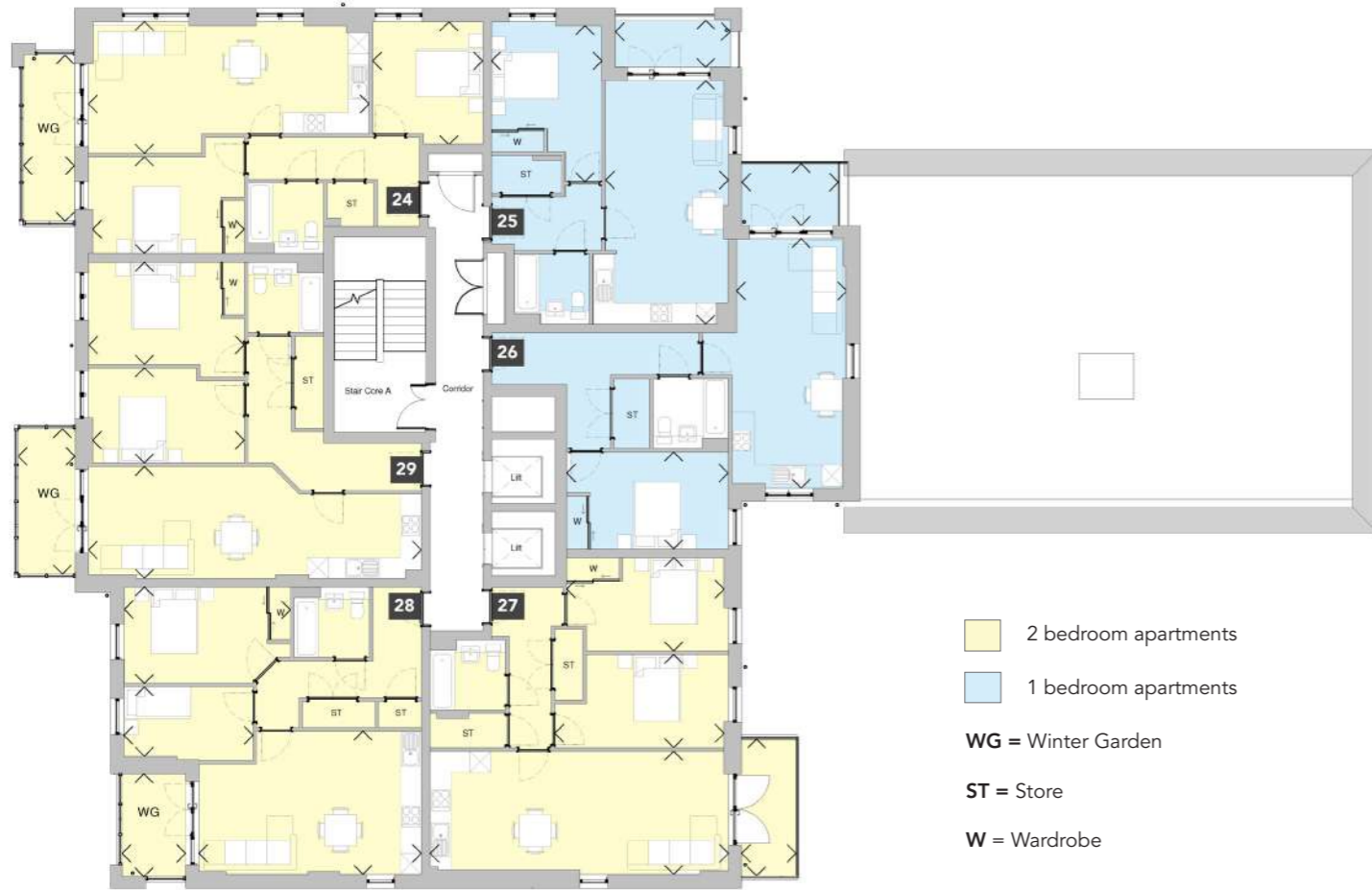
	Living/ Kitchen (mm)	Bedroom 1 (mm)	Bedroom 2 (mm)	Balcony/ Terrace (mm)	Total GIA Area
Flat 16	5736x4674 (18'-9x15'-4)	4991x3495 (16'-4x11'-5)	3623x2519 (11'- 10x8'-3)	4561x1473 (14'-11x4'-10)	62.49 Sq.m 672 Sq.ft
Flat 17	5362x5037 (17'-7x16'-6)	4160x3073 (13'-7x10'-1)	N/A	4287x1473 (14'x4'-10)	51.57 Sq.m 555 Sq.ft
Flat 18	8002x3758 (26'-3x12'-3)	4326x2750 (14'-2x9')	3501x3136 (11'-5x10'-3)	4705x1450 (15'-5x4'-9)	65.89 Sq.m 709 Sq.ft
Flat 19	6936x3498 (22'-9x11'-5)	4449x3151 (14'-7x10'-4)	N/A	3323x1410 (10'-10x4'-7)	50.25 Sq.m 540 Sq.ft
Flat 20	7106x3097 (23'-3x10'-1)	4596x2750 (15'x9')	N/A	2823x1675 (9'-3x5'-6)	54.16 Sq.m 583 Sq.ft
Flat 21	8501x3511 (27'-10x11'-6)	4488x2662 (14'-8x8'-8)	4829x2650 (15'-10x8'-8)	3815x1494 (12'-6x4'-10)	69.88 Sq.m 752 Sq.ft
Flat 22	6343x4082 (20'-9x13'-4)	4736x2748 (15'-6x9')	3683x1969 (12'-1x6'-5)	2935x1810 (9'-7x5'-11)	62.22 Sq.m 669 Sq.ft
Flat 23	9493x3177 (31'-1x10'-5)	4434x2910 (14'-6x9'-6)	4326x2715 (14'-2x8'-10)	4135x1576 (13'-6x5'-2)	70.62 Sq.m 760 Sq.ft

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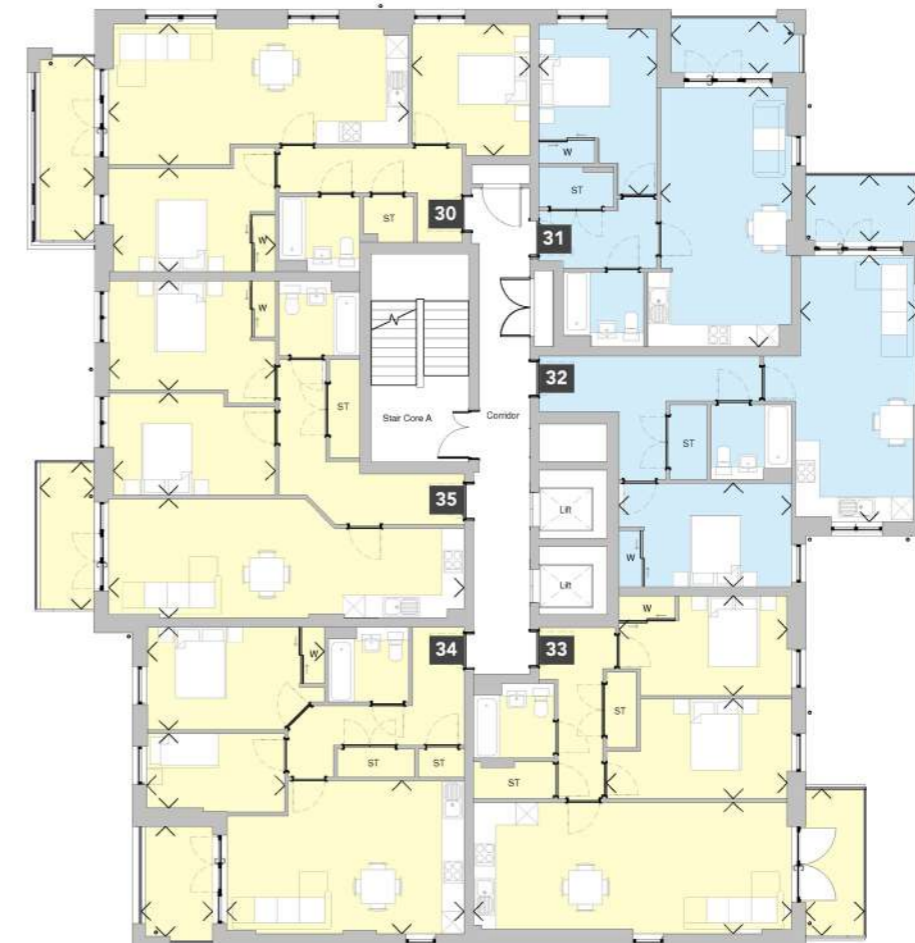
# THIRD FLOOR



- 2 bedroom apartments
- 1 bedroom apartments
- WG** = Winter Garden
- ST** = Store
- W** = Wardrobe

	Living/ Kitchen (mm)	Bedroom 1 (mm)	Bedroom 2 (mm)	Balcony/ Terrace (mm)	Total GIA Area
Flat 24	8002x3758 (26'-3x12'-3)	4326x2750 (14'-2x9')	3501x3136 (11'-5x10'-3)	4705x1450 (15'-5x4'-9)	65.89 Sq.m 709 Sq.ft
Flat 25	6936x3498 (22'-9x11'-5)	4449x3151 (14'-7x10'-4)	N/A	3323x1410 (10'-10x4'-7)	50.25 Sq.m 540 Sq.ft
Flat 26	7106x3140 (23'-3x10'-3)	4596x2750 (15'-1'x9')	N/A	2732x1675 (8'-11x5'-6)	54.35 Sq.m 585 Sq.ft
Flat 27	8501x3511 (27'-10x11'-6)	4488x2662 (14'-8x8'-8)	4829x2650 (15'-10x8'-8)	4020x1722 (13'-2x5'-7)	69.88. Sq.m 752 Sq.ft
Flat 28	6343x4082 (20'-9x13'-4)	4736x2748 (15'-6x9')	3683x1969 (12'-1x6'-5)	2935x1810 (9'-7x5'-11)	62.22 Sq.m 669 Sq.ft
Flat 29	9493x3177 (31'-1x10'-5)	4434x2910 (14'-6x9'-6)	4326x2715 (14'-2x8'-10)	4135x1576 (13'-6x5'-2)	70.64 Sq.m 760 Sq.ft

# FOURTH FLOOR



- 2 bedroom apartments
- 1 bedroom apartments
- ST** = Store
- W** = Wardrobe

	Living/ Kitchen (mm)	Bedroom 1 (mm)	Bedroom 2 (mm)	Balcony/ Terrace (mm)	Total GIA Area
Flat 30	8002x3758 (26'-3x 12'-3)	4326x2750 (14'-2x9')	3501x3136 (11'-5x10'-3)	4837x1525 (15'-10x5')	65.89 Sq.m 709 Sq.ft
Flat 31	6936x3498 (22'-9x11'-5)	4449x3151 (14'-7x10'-4)	N/A	3323x1410 (10'-10x4'-7)	50.25 Sq.m 540 Sq.ft
Flat 32	7106x3140 (23'-3x 10'-3)	4596x2750 (15'-1'x9')	N/A	3000x1675 (9'-10x5'-6)	54.35 Sq.m 585 Sq.ft
Flat 33	8501x3511 (27'-10x11'-6)	4488x2662 (14'-8x8'-8)	4829x2650 (15'-10x8'-8)	4020x1722 (13'-2x5'-7)	69.88. Sq.m 752 Sq.ft
Flat 34	6343x4082 (20'-9x13'-4)	4736x2748 (15'-6x9')	3683x1969 (12'-1x6'-5)	2935x1860 (9'-7x6'-1)	62.22 Sq.m 669 Sq.ft
Flat 35	9493x3177 (31'-1x10'-5)	4434x2910 (14'-6x9'-6)	4326x2715 (14'-2x8'-10)	4135x1576 (13'-6x5'-2)	70.64 Sq.m 760 Sq.ft

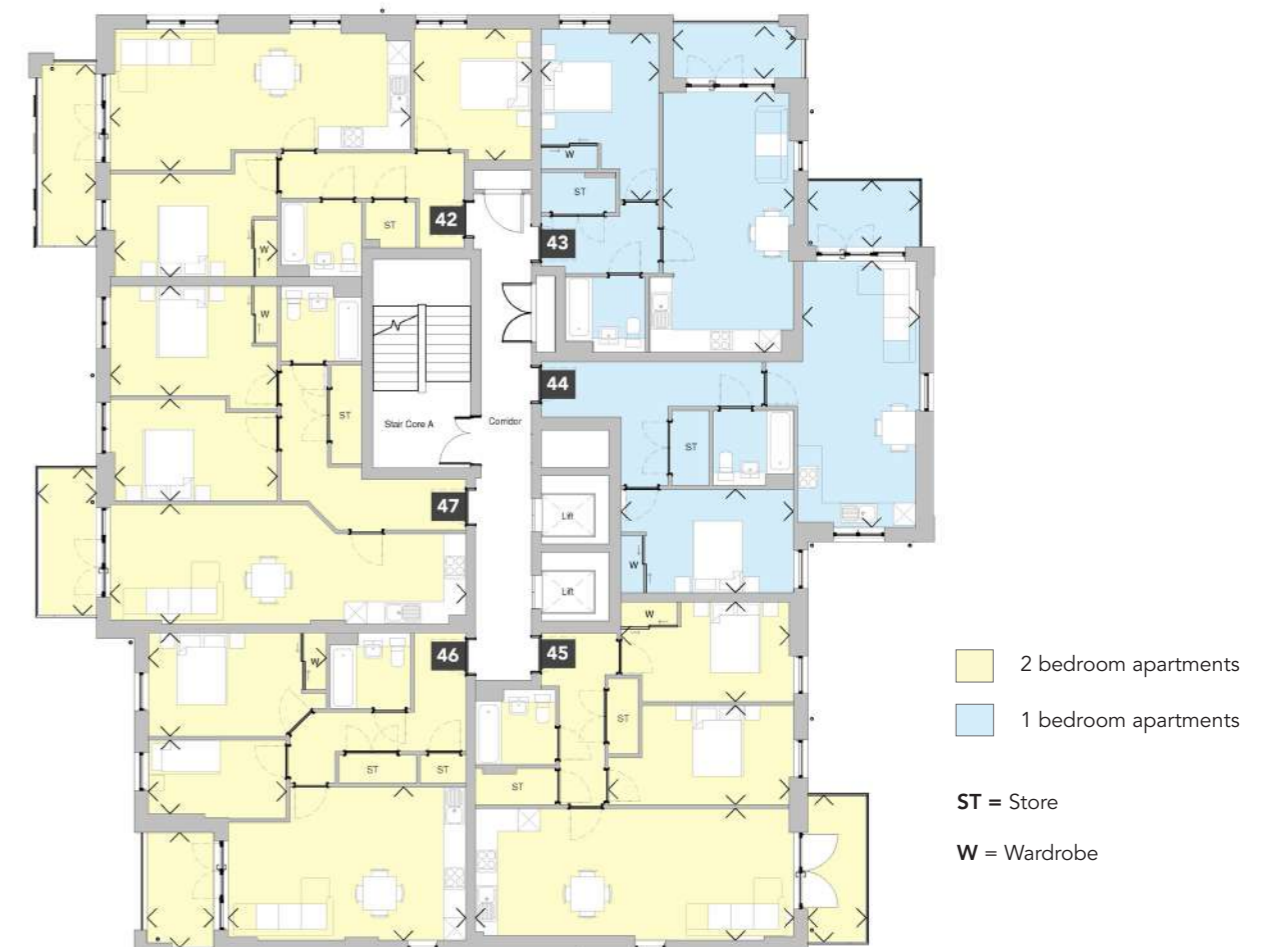
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# FIFTH FLOOR

# SIXTH FLOOR



	Living/ Kitchen (mm)	Bedroom 1 (mm)	Bedroom 2 (mm)	Balcony/ Terrace (mm)	Total GIA Area
Flat 36	8002x3758 (26'-3x12'-3)	4326x2750 (14'-2x9')	3501x3136 (11'-5x10'-3)	4837x1525 (15'-10x5')	65.89 Sq.m 709 Sq.ft
Flat 37	6936x3498 (22'-9x11'-5)	4449x3151 (14'-7x10'-4)	N/A	3323x1410 (10'-10x4'-7)	50.25 Sq.m 540 Sq.ft
Flat 38	7106x3140 (23'-3x10'-3)	4596x2750 (15'-1'x9')	N/A	3000x1675 (9'-10x5'-6)	54.35 Sq.m 585 Sq.ft
Flat 39	8501x3511 (27'-10x11'-6)	4488x2662 (14'-8x8'-8)	4829x2650 (15'-10x8'-8)	4020x1722 (13'-2x5'-7)	69.88. Sq.m 752 Sq.ft
Flat 40	6343x4082 (20'-9x13'-4)	4736x2748 (15'-6x9')	3683x1969 (12'-1x6'-5)	2935x1860 (9'-7x6'-1)	62.22 Sq.m 669 Sq.ft
Flat 41	9493x3177 (31'-1x10'-5)	4434x2910 (14'-6x9'-6)	4326x2715 (14'-2x8'-10)	3985x1521 (13'x4'-11)	70.64 Sq.m 760 Sq.ft

	Living/ Kitchen (mm)	Bedroom 1 (mm)	Bedroom 2 (mm)	Balcony/ Terrace (mm)	Total GIA Area
Flat 42	8002x3758 (26'-3x12'-3)	4326x2750 (14'-2x9')	3501x3136 (11'-5x10'-3)	4837x1525 (15'-10x5')	65.89 Sq.m 709 Sq.ft
Flat 43	6936x3498 (22'-9x11'-5)	4449x3151 (14'-7x10'-4)	N/A	3323x1410 (10'-10x4'-7)	50.25 Sq.m 540 Sq.ft
Flat 44	7106x3140 (23'-3x10'-3)	4596x2750 (15'-1'x9')	N/A	3000x1675 (9'-10x5'-6)	54.35 Sq.m 585 Sq.ft
Flat 45	8501x3511 (27'-10x11'-6)	4488x2662 (14'-8x8'-8)	4829x2650 (15'-10x8'-8)	4020x1722 (13'-2x5'-7)	69.88. Sq.m 752 Sq.ft
Flat 46	6343x4082 (20'-9x13'-4)	4736x2748 (15'-6x9')	3683x1969 (12'-1x6'-5)	2935x1860 (9'-7x6'-1)	62.22 Sq.m 669 Sq.ft
Flat 47	9493x3177 (31'-1x10'-5)	4434x2910 (14'-6x9'-6)	4326x2715 (14'-2x8'-10)	4020x1722 (13'-2x5'-7)	70.64 Sq.m 760 Sq.ft

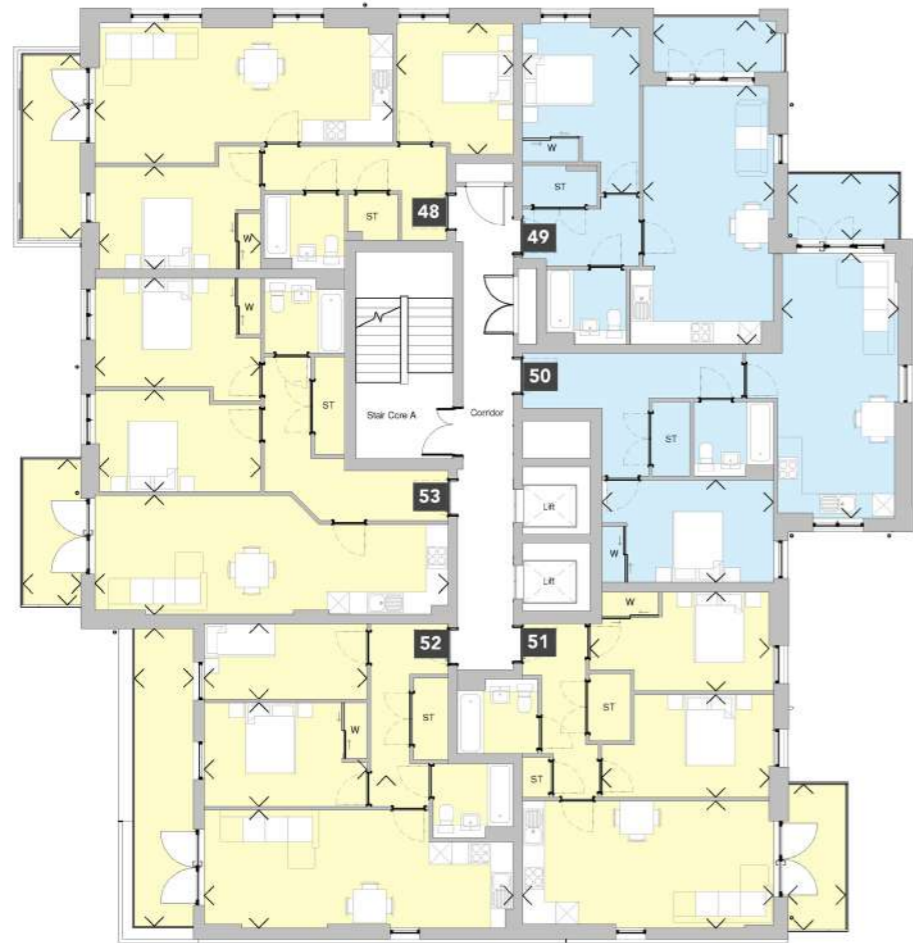
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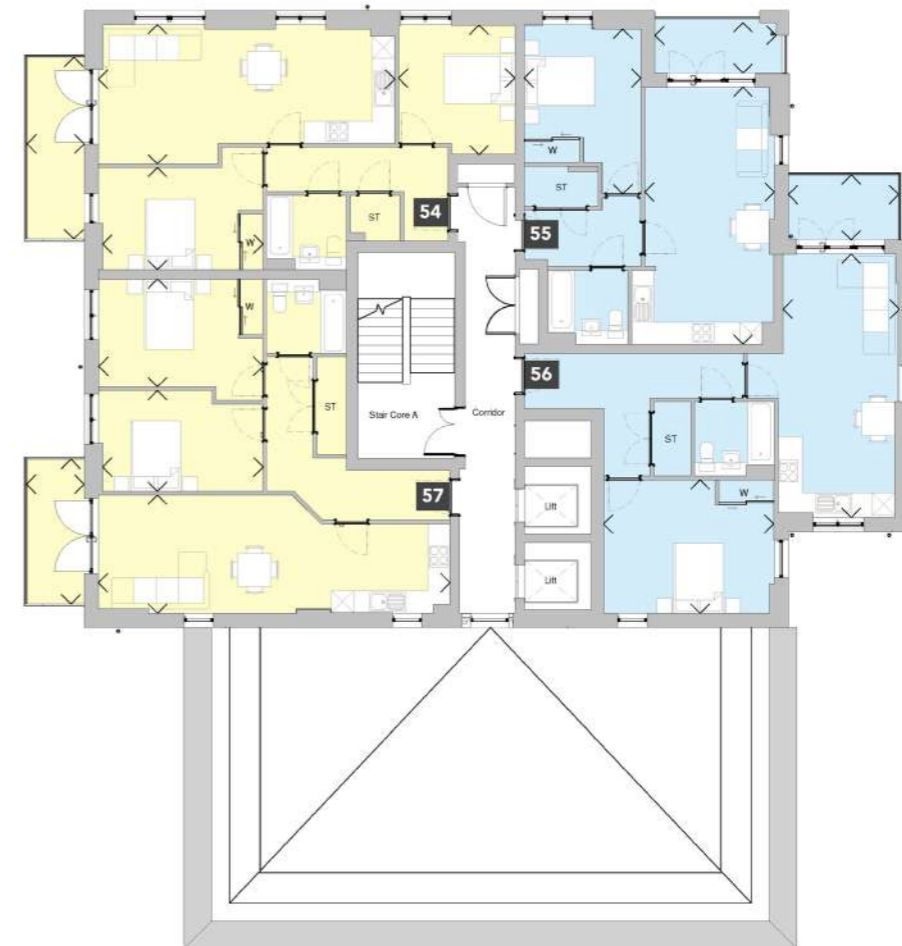


# SEVENTH FLOOR

# EIGHTH FLOOR



- 2 bedroom apartments
- 1 bedroom apartments
- ST** = Store
- W** = Wardrobe



- 2 bedroom apartments
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	Living/ Kitchen (mm)	Bedroom 1 (mm)	Bedroom 2 (mm)	Balcony/ Terrace (mm)	Total GIA Area
Flat 48	8002x3758 (26'-3x 12'-3)	4326x2750 (14'-2x9')	3501x3136 (11'-5x10'-3)	4855x1525 (15'-11x5')	65.89 Sq.m 709 Sq.ft
Flat 49	6936x3498 (22'-9x11' -5)	4449x3151 (14'-7x10'-4)	N/A	3323x1410 (10'-10x4'-7)	50.25 Sq.m 540 Sq.ft
Flat 50	7106x3140 (23'-3x 10'-3)	4596x2750 (15'-1'x9')	N/A	3000x1675 (9'-10x5'-6)	54.35 Sq.m 585 Sq.ft
Flat 51	6738x3407 (22'-1x11'-2)	4829x2662 (15'-10x8'-8)	4504x2754 (14'-9x9')	4020x1722 (13'-2x5'-7)	62.00 Sq.m 667 Sq.ft
Flat 52	8300x3158 (27'-2x10'-4)	4371x2788 (14'-4x9'-1)	4371x2022 (14'-4x6'-7)	8012x1590 (26'-3x5'-2)	60.98 Sq.m 656 Sq.ft
Flat 53	9493x3177 (31'-1x10'-5)	4434x2910 (14'-6x9'-6)	4326x2715 (14'-2x8'-10)	4020x1722 (13'-2x5'-7)	70.64 Sq.m 760 Sq.ft

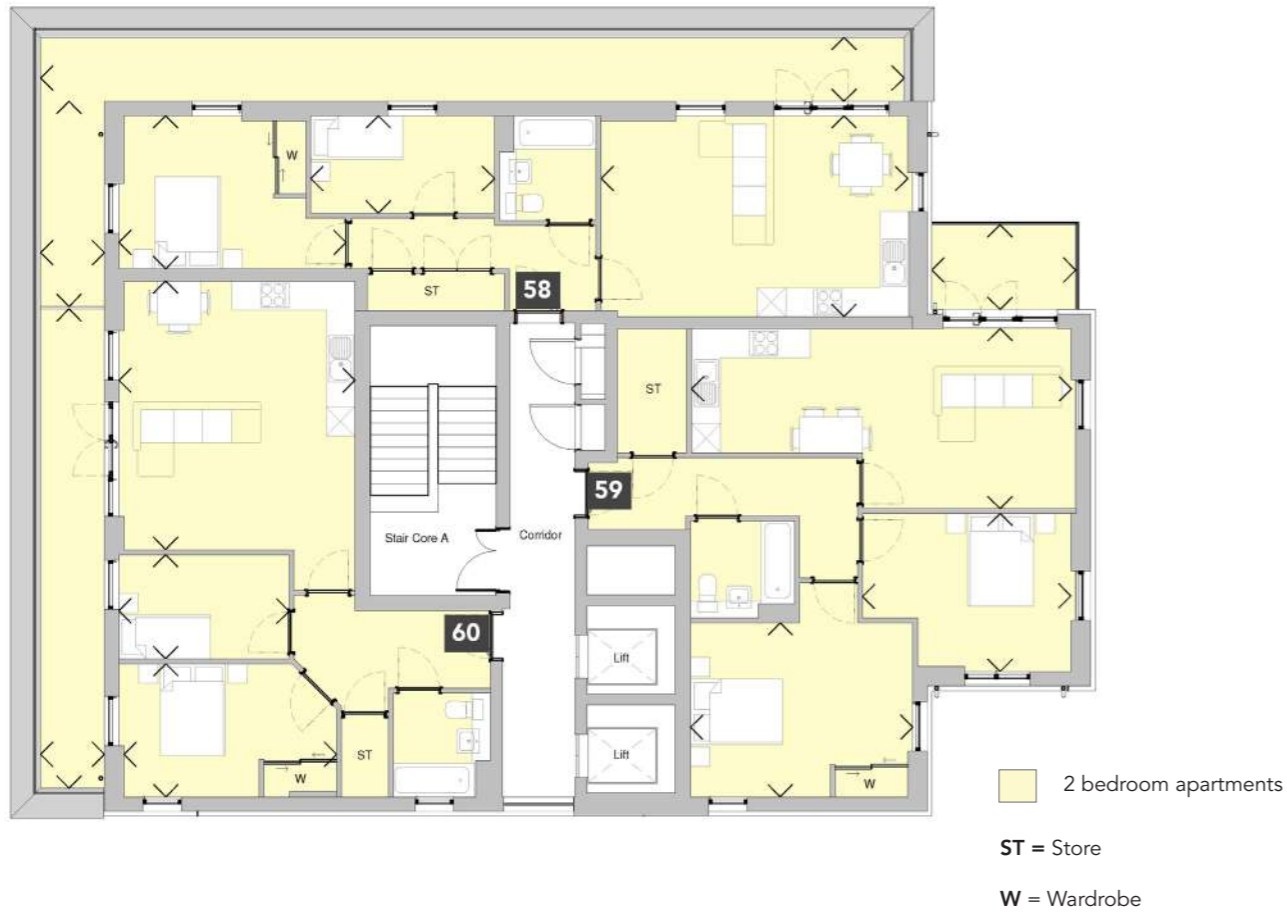
	Living/ Kitchen (mm)	Bedroom 1 (mm)	Bedroom 2 (mm)	Balcony/ Terrace (mm)	Total GIA Area
Flat 54	8002x3758 (26'-3x 12'-3)	4326x2750 (14'-2x9')	3501x3139 (11'-5x10'-3)	4824x1722 (15'-9x5'- 7)	65.89 Sq.m 709 Sq.ft
Flat 55	6936x3498 (22'-9x11' -5)	4449x3140 (14'-7x10'-3)	N/A	3323x1410 (10'-10x4'-7)	50.25 Sq.m 540 Sq.ft
Flat 56	7106x3140 (23'-3x 10'-3)	4596x3604 (15'x11'-9)	N/A	3000x1675 (9'-10x5'-6)	58.19 Sq.m 626 Sq.ft
Flat 57	9493x3192 (31'-1x10'-5)	4434x2910 (14'-6x9'-6)	4326x2715 (14'-2x8'-10)	4020x1722 (13'-2x5'-7)	70.73 Sq.m 761 Sq.ft

Disclaimer: Floor plans show approximate measurements only, which may vary within a tolerance of +/- 5%. All areas are gross internal





# NINTH FLOOR



	Living/ Kitchen (mm)	Bedroom 1 (mm)	Bedroom 2 (mm)	Balcony/ Terrace (mm)	Total GIA Area
Flat 58	6338x4138 (20'-9x13'-6)	4694x3152 (15'-4x10'-4)	3800x2000 (12'-5x6'-6)	17048x1377 (55'-11x4'-6) 4230x1377 (13'-10x4'-6)	61.48 Sq.m 661 Sq.ft
Flat 59	7841x3718 (25'-8x12'-2)	4594x3592 (15'x11'-9)	4309x3256 (14'-1x10'-8)	3000x1675 (9'-10x5'-6)	75.09 Sq.m 808 Sq.ft
Flat 60	5545x4883 (18'-2x16')	4395x2750 (14'-5x9')	3513x2150 (11'-6x7')	9938x1377 (32'-7x4'-6)	62.46 Sq.m 672 Sq.ft



Disclaimer: Floor plans show approximate measurements only, which may vary within a tolerance of +/- 5%. All areas are gross internal

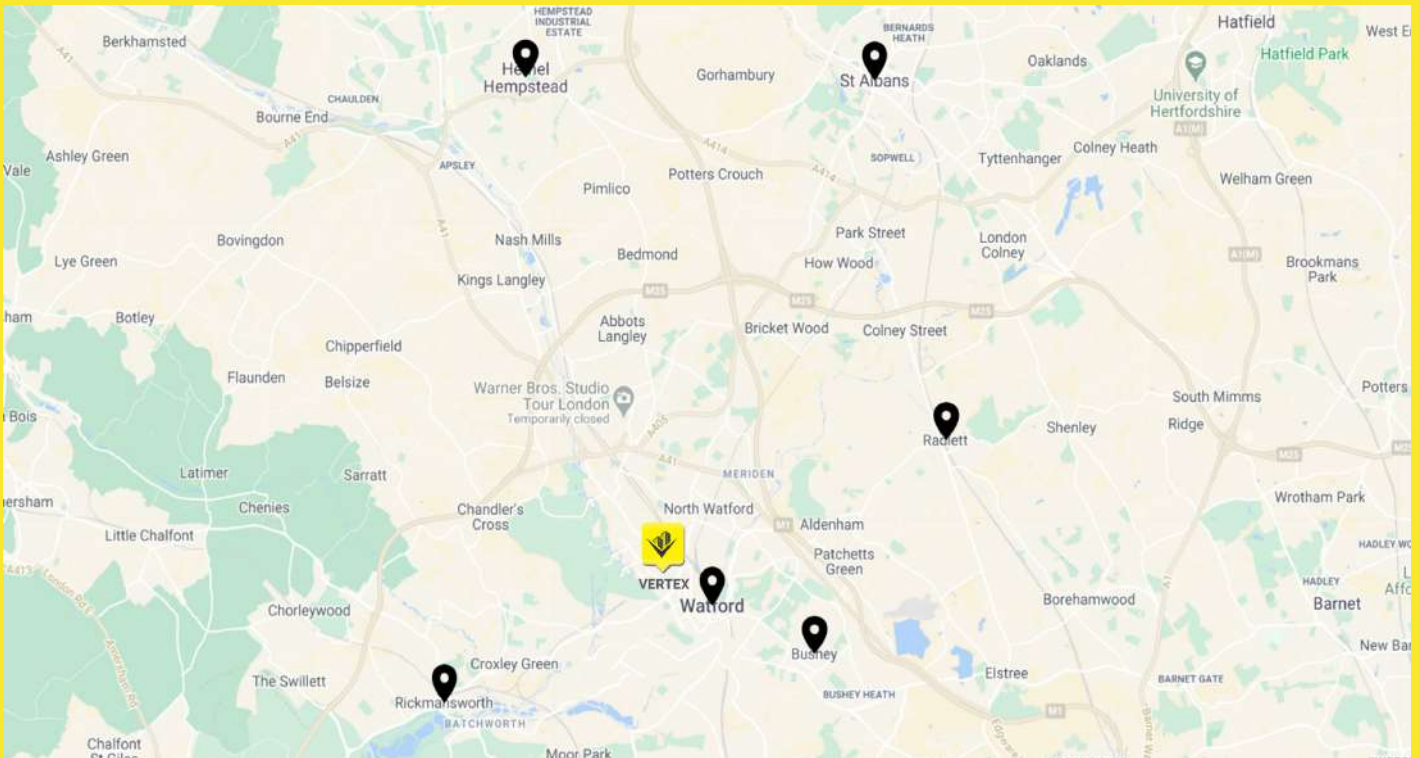




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