



H

HANWELL SQUARE  
LONDON W7

ELIZABETH L

Hanwell  
High Street  
Jim Marshall OB  
1923 - 2012  
founder of  
Marshall  
amplifiers  
sold his first guitar  
amp here in  
1962  
78 STAMBOURGH ROAD

Floorplans  
Rose Phase



**H**  
HANWELL SQUARE  
LONDON W7

CGI INDICATIVE ONLY AND SUBJECT TO CHANGE

*A new West London community where contemporary apartments, shops and businesses come together, centered around a beautifully designed village square and landscaped courtyards.*





## Welcome to Hanwell Square

*Elegant new homes, available as studios, one and two bedroom apartments. Hanwell Square offers a concierge and private gym, along with a host of modern amenities. Built around a vibrant public square, residents can enjoy landscaped courtyards and roof gardens in this new village style community.*

*Concierge*

*Gym*

*Public square*

*Roof gardens*

*Landscaped courtyards*



Wholly contemporary  
yet respectfully classic

*Designed by award-winning interiors practice  
No.12 Studio, apartments at Hanwell Square feature  
interiors that are both welcoming and effortless.*



### *Eos*

*Inspired by the pureness and light  
of the morning dawn, offering a  
bright aesthetic that represents the  
purity of a calming inner space.*



### *Nyx*

*Inspired by the shadows of the  
night, offering a seductive allure  
that represents an urban  
sleekness and sophistication.*



## Specification

### FLOOR FINISHES

Wide plank engineered wood flooring to hallway, lounge, kitchen and dining areas

Carpet to all bedrooms

Note: Studio apartments have wide plank engineered wood flooring

Ceramic floor tiling to bathrooms and en-suites

Stone tile to balconies

### BEDROOM

Full height built in wardrobes with hinged doors to master bedrooms

### KITCHEN

Handleless kitchen units including wall and base units with built in appliances

Silestone worktops

Porcelain tile splashback

Bosch built in fridge/freezer

Bosch flush mounted induction hob

Bosch built in microwave oven

Bosch built in multifunction single oven

Bosch built in dishwasher

(sizes may vary please refer to your sales consultant)

Bosch washer/dryer located in utility cupboard

Integrated canopy extractor

Under cabinet LED lighting integrated to underside of wall units

Stainless steel under-mounted kitchen sink

Brushed stainless steel deck mounted mixer tap

### BATHROOM/EN-SUITES

Ceramic tiling to bathrooms and en-suites to datum level with feature wall tile above

Emulsion paint on one wall in bathroom/en-suite

Semi-recessed basin set on vanity top with brushed stainless steel mixer tap

Bespoke wall mounted vanity storage cupboard with frameless mirror located above WC and basin, with integrated shaver socket and lighting

Built in single ended bath with handheld shower and wall mounted overhead shower

White shower trays with wall fixed shower head and handheld shower

Wall hung WC with concealed cistern and soft close seat and cover

Glazed bath and shower screen

Chrome wall mounted electric towel rail



### UTILITIES

Energy efficient lighting system with integrated sprinklers, heat and smoke detectors

Audio/visual door entry system

Wiring for Sky Q to living rooms and bedrooms (subscription required)

Wiring for Hyperoptic broadband (subscription required)

Low level sockets in white throughout

Double sockets with USB to kitchen counters and either side of beds

Dimmer switches in white finish to living area and master bedroom

### HEATING & HOT WATER

Combined heat and power from centralised system

Hot water supplied by centralised boiler system

Underfloor heating

### SECURITY & PEACE OF MIND

10-year warranty cover under LABC Scheme

Concierge service

Access to apartments via audio/visual entry system

Multi point locking to entrance doors

Mains supply operated smoke/heat detectors with battery back up

2-year developer warranty

### RESIDENTS' FACILITIES & COMMUNAL AREAS

Concierge located in Sarsen House offering concierge service

Residents' only gym featuring a range of gym equipment

Residents' roof terraces located on Sarsen House

Landscaped communal gardens and courtyards

Cycle storage with secure access

Parking available at additional cost (please speak to your Sales Representative)

No.12 Studio designed residential lobbies with residential cores served by passenger lifts

### SUSTAINABLE FEATURES

Green roofs for biodiversity

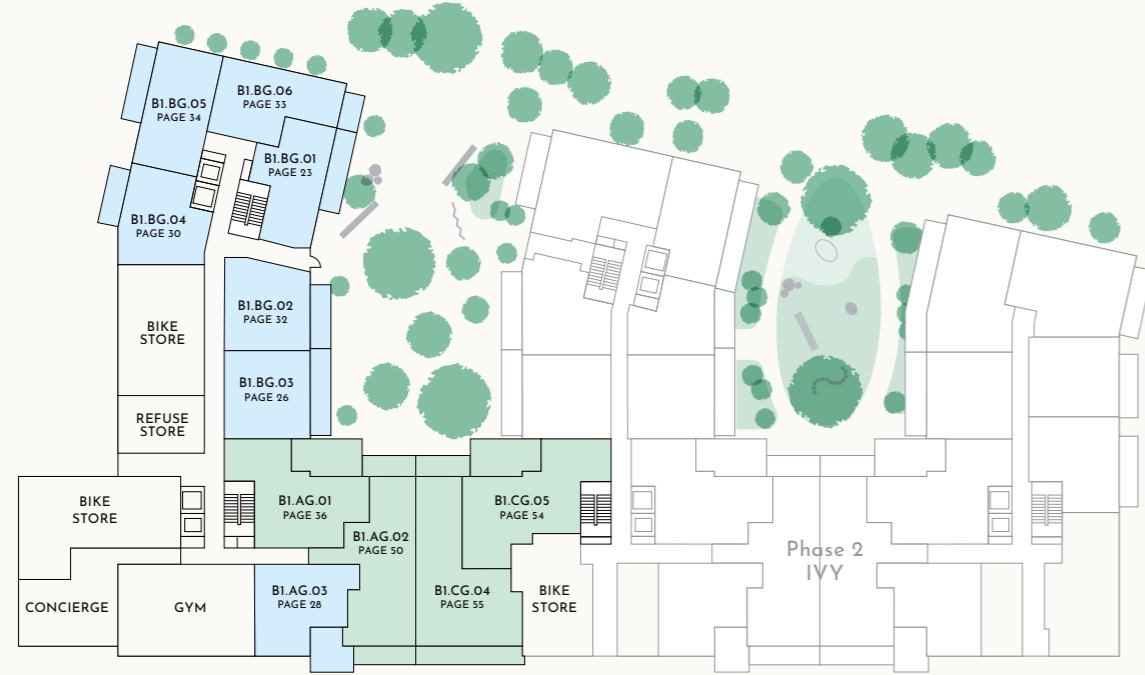
Array of PV cells to the roofs

Bin stores with regular and recycling waste provided



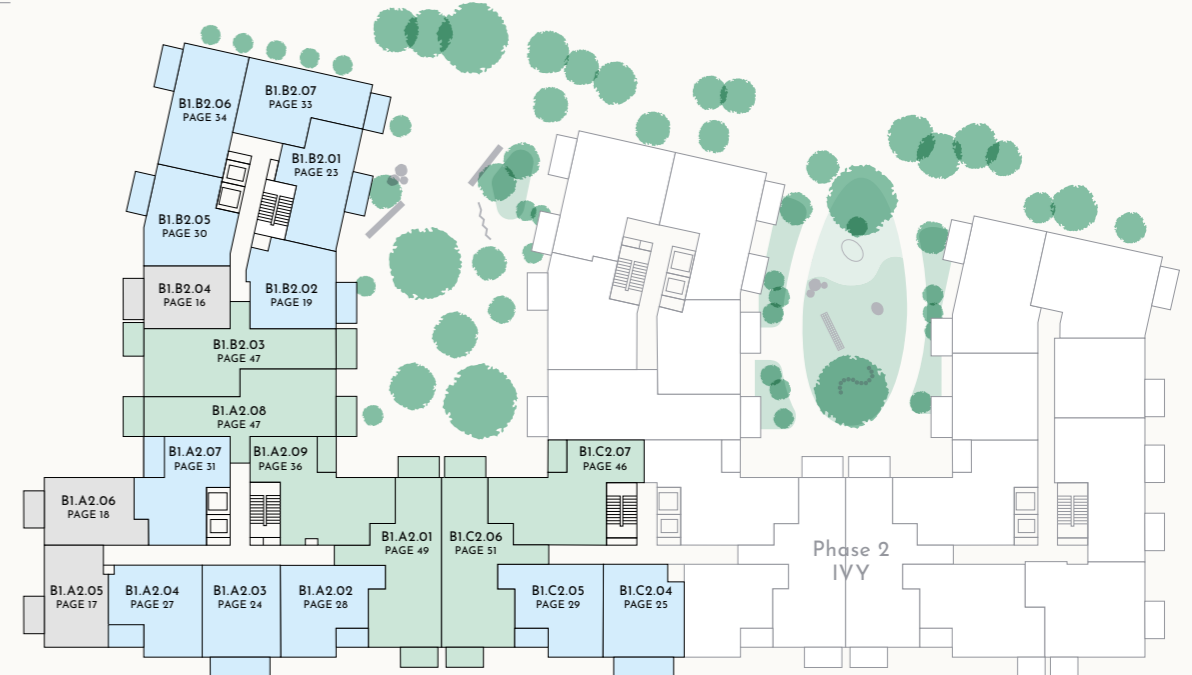
Floor  
Ground

Key  
1 bedroom  
2 bedroom



Floor  
2

Key  
Studio  
1 bedroom  
2 bedroom



Floor  
1

Key  
Studio  
1 bedroom  
2 bedroom



Floor  
3

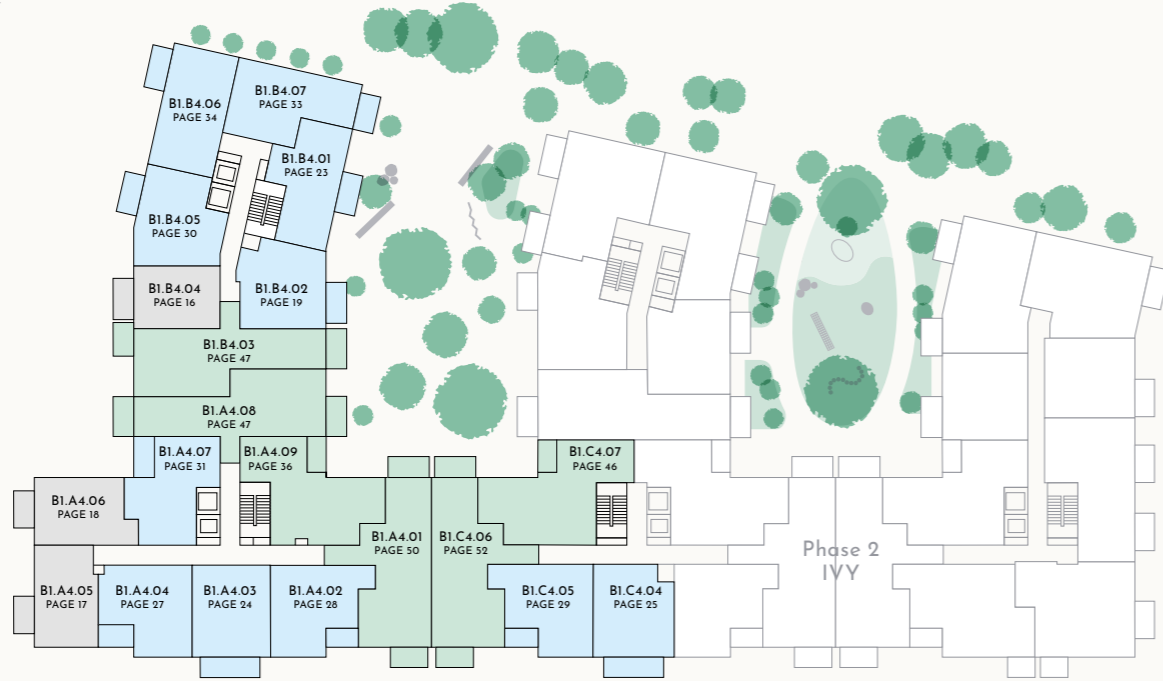
Key  
Studio  
1 bedroom  
2 bedroom



Sarsen House  
Floorplan directory

Floor  
4

Key  
 Studio  
 1 bedroom  
 2 bedroom



Sarsen House  
Floorplan directory

Floor  
6

Key  
 2 bedroom



Floor  
5

Key  
 Studio  
 1 bedroom  
 2 bedroom



Floor  
7

Key  
 2 bedroom





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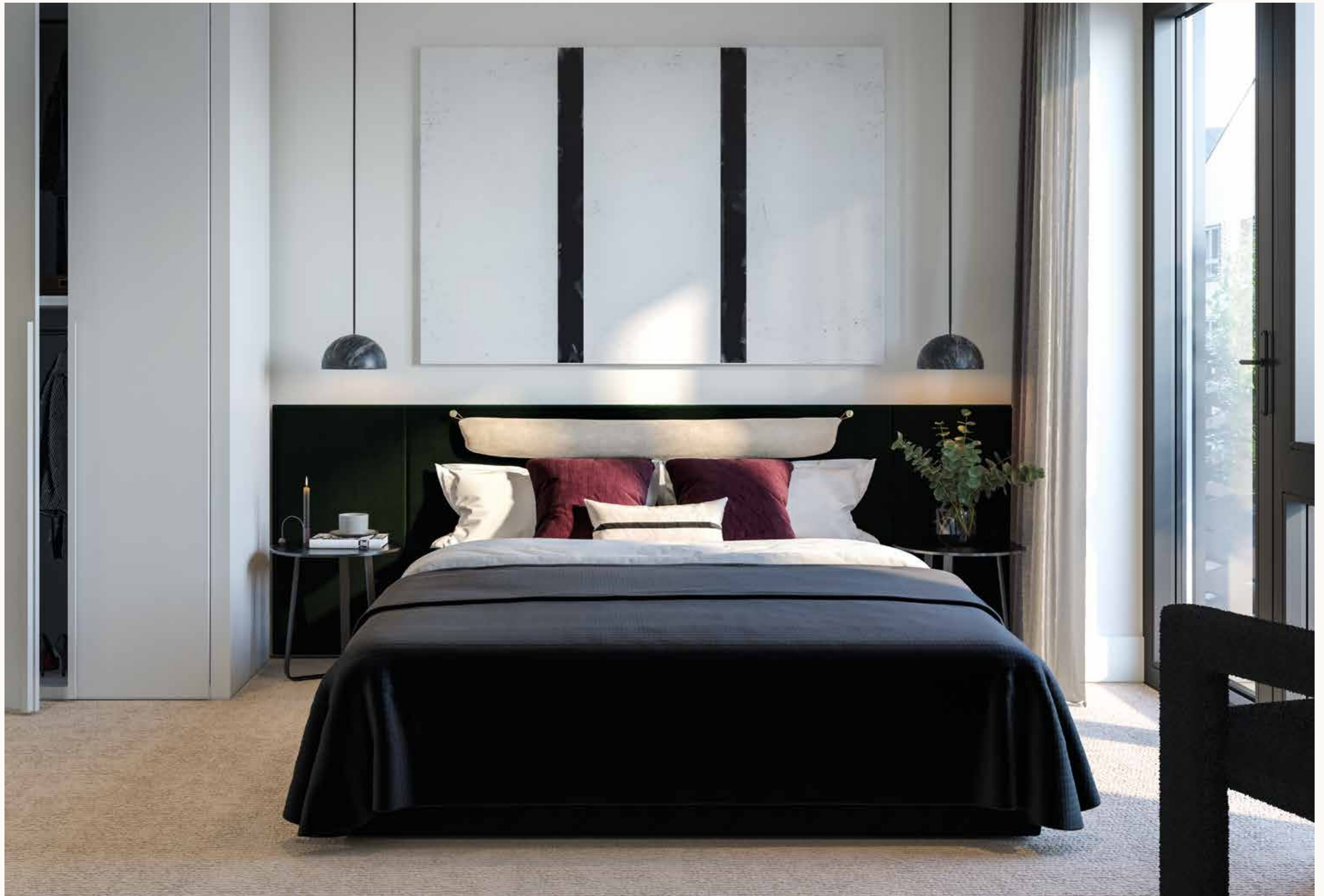


## *The apartments*



PLEASE NOTE THE 360-UNIT SCHEME IS SUBJECT TO PLANNING APPROVAL. BUILDING, SQUARE AND ROAD NAMES ARE SUBJECT TO CHANGE.





CGI INDICATIVE ONLY AND SUBJECT TO CHANGE

Sarsen House  
Studio apartment  
B25

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living, Sleep	7.1m x 5.4m	23' 3" x 17' 8"	<b>DW</b> Dishwasher <b>FF</b> Fridge freezer <b>WM</b> Washing machine <b>W</b> Wardrobe ---- Overhead cupboards
<b>Apartment area</b>	<b>37.5 sq m</b>	<b>404 sq ft</b>	
Balcony	6.1 sq m	66 sq ft	



Location	Floor			
 BOSTON ROAD	<b>1</b> B1.B1.04	<b>2</b> B1.B2.04	<b>3</b> B1.B3.04	<b>4</b> B1.B4.04



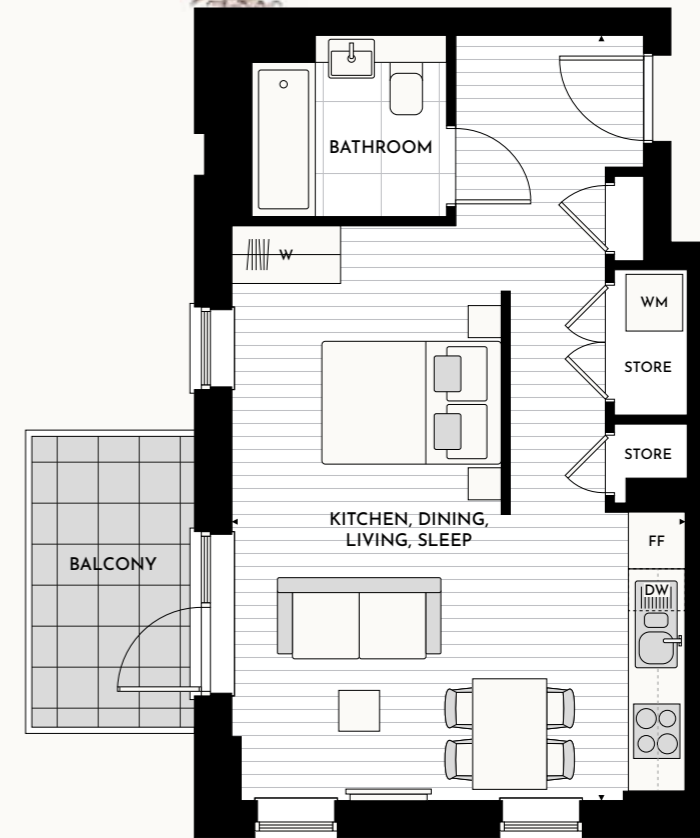
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Sarsen House  
Studio apartment  
B20

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living, Sleep	8.4m x 5.0m	27' 6" x 16' 4"	<b>DW</b> Dishwasher <b>FF</b> Fridge freezer <b>WM</b> Washing machine <b>W</b> Wardrobe ---- Overhead cupboards
<b>Apartment area</b>	<b>40.5 sq m</b>	<b>436 sq ft</b>	
Balcony	5.2 sq m	56 sq ft	



Location	Floor				
 BOSTON ROAD	<b>1</b> B1.A1.05	<b>2</b> B1.A2.05	<b>3</b> B1.A3.05	<b>4</b> B1.A4.05	<b>5</b> B1.A5.05



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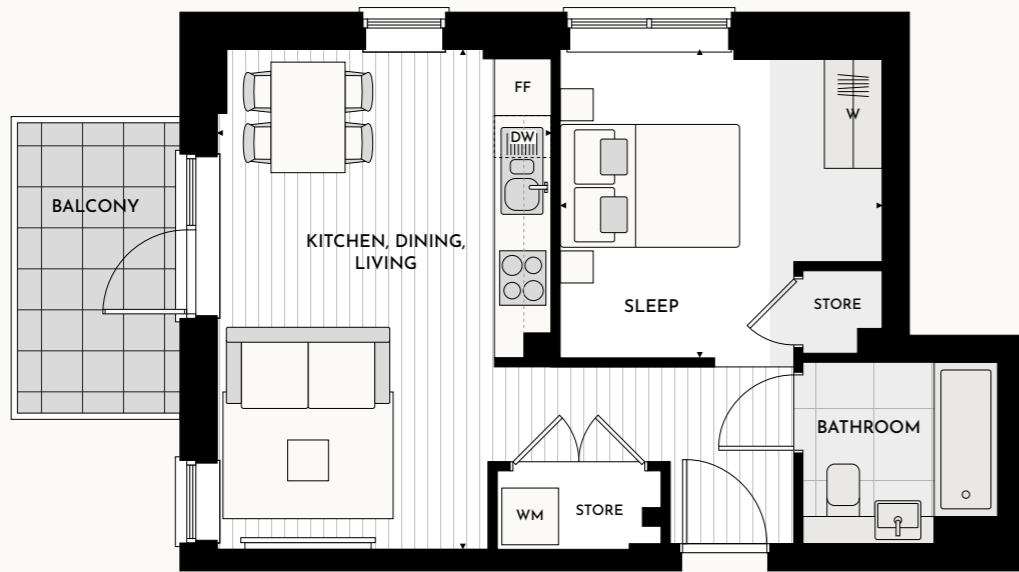
Sarsen House  
 Studio apartment  
 B21

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living Sleep	5.5m x 3.7m 3.6m x 3.4m	18' 0" x 12' 1" 11' 9" x 11' 2"	<b>DW</b> Dishwasher <b>FF</b> Fridge freezer <b>WM</b> Washing machine <b>W</b> Wardrobe ---- Overhead cupboards
<b>Apartment area</b>	<b>42.0 sq m</b>	<b>452 sq ft</b>	
Balcony	5.2 sq m	56 sq ft	



Location	Floor				
	1 B1.A1.06	2 B1.A2.06	3 B1.A3.06	4 B1.A4.06	5 B1.A5.06

BOSTON ROAD



■ Lower ceiling height in apartment B1.A5.06 where indicated

Sarsen House  
 1 bedroom apartment  
 B24

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living Bedroom	7.0m x 3.5m 3.7m x 3.1m	23' 0" x 11' 5" 12' 2" x 10' 2"	<b>DW</b> Dishwasher <b>FF</b> Fridge freezer <b>WM</b> Washing machine <b>W</b> Wardrobe ---- Overhead cupboards
<b>Apartment area</b>	<b>50.0 sq m</b>	<b>538 sq ft</b>	
Balcony	6.1 sq m	66 sq ft	



Location	Floor			
	1 B1.B1.02	2 B1.B2.02	3 B1.B3.02	4 B1.B4.02

BOSTON ROAD



■ Lower ceiling height in apartment B1.B4.02 where indicated



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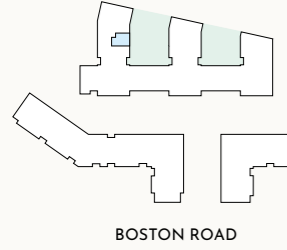
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Sarsen House  
1 bedroom apartment  
B37

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	8.8m x 3.2m	28' 10" x 10' 6"	<b>DW</b> Dishwasher
Bedroom	4.8m x 3.2m	15' 9" x 10' 4"	<b>FF</b> Fridge freezer
<b>Apartment area</b>	<b>50.0 sq m</b>	<b>538 sq ft</b>	<b>WM</b> Washing machine
Balcony	6.1 sq m	66 sq ft	<b>W</b> Wardrobe
			---- Overhead cupboards



Location  
Floor  
5  
B1.B5.02

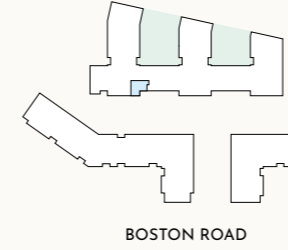


Sarsen House  
1 bedroom apartment  
B3c

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	5.0m x 4.6m	16' 4" x 15' 1"	<b>DW</b> Dishwasher
Bedroom	4.3m x 4.2m	14' 1" x 13' 9"	<b>FF</b> Fridge freezer
<b>Apartment area</b>	<b>50.0 sq m</b>	<b>538 sq ft</b>	<b>WM</b> Washing machine
Balcony	4.1 sq m	44 sq ft	<b>W</b> Wardrobe
			---- Overhead cupboards



Location  
Floor  
5  
B1.A5.02



■ Lower ceiling height where indicated



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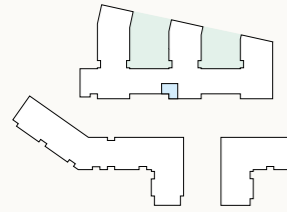
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Sarsen House  
1 bedroom apartment  
B3d

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	5.0m x 4.6m	16' 4" x 15' 1"	<b>DW</b> Dishwasher
Bedroom	4.3m x 4.2m	14' 1" x 13' 9"	<b>FF</b> Fridge freezer
<b>Apartment area</b>	<b>50.0 sq m</b>	<b>538 sq ft</b>	<b>WM</b> Washing machine
Balcony	4.1 sq m	44 sq ft	<b>W</b> Wardrobe
			---- Overhead cupboards



Location  
Floor  
5  
B1.C5.05



BOSTON ROAD



Lower ceiling height where indicated

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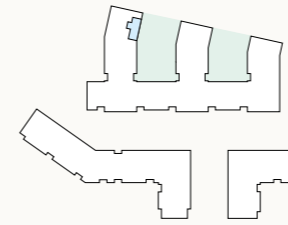
Sarsen House  
1 bedroom apartment  
B4

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	5.9m x 4.1m	19' 4" x 13' 5"	<b>DW</b> Dishwasher
Bedroom	4.1m x 2.8m	13' 5" x 9' 2"	<b>FF</b> Fridge freezer
<b>Apartment area</b>	<b>50.0 sq m</b>	<b>538 sq ft</b>	<b>WM</b> Washing machine
Balcony	6.1 sq m	66 sq ft	<b>W</b> Wardrobe
Terrace (Ground: B1.BG.01)	12.8 sq m	138 sq ft	---- Overhead cupboards

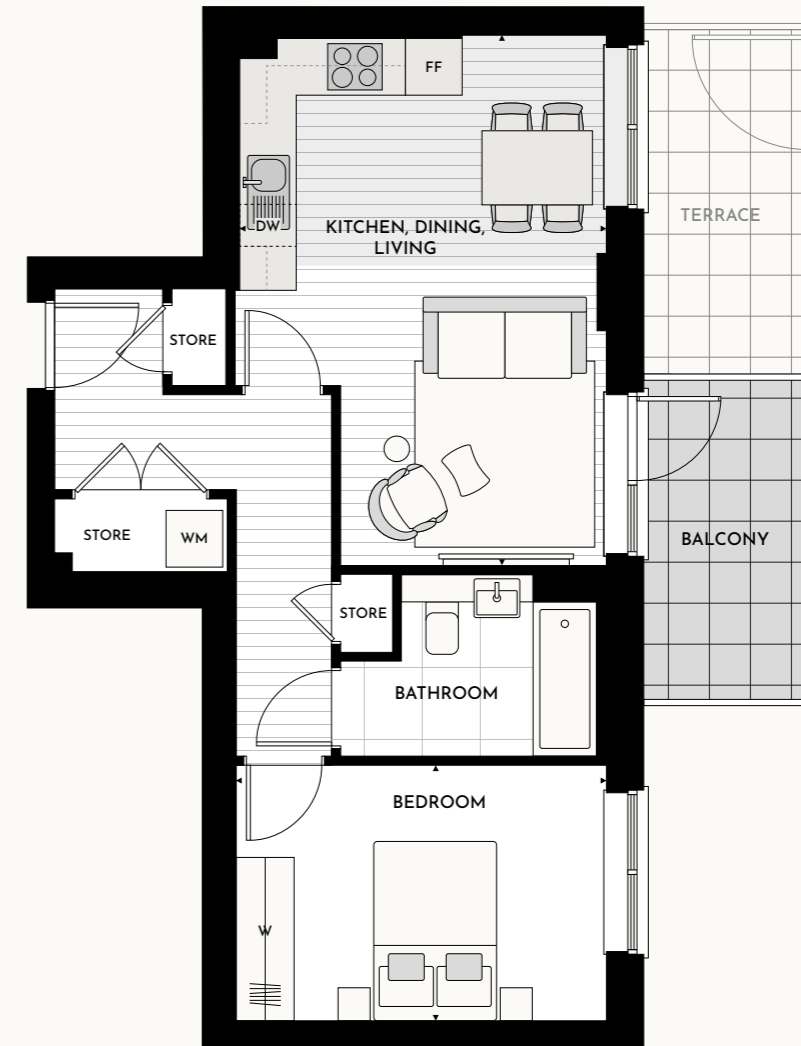


Location  
Floor  
Ground  
B1.BG.01  
with terrace

	1	2	3	4
	B1.B1.01	B1.B2.01	B1.B3.01	B1.B4.01



BOSTON ROAD

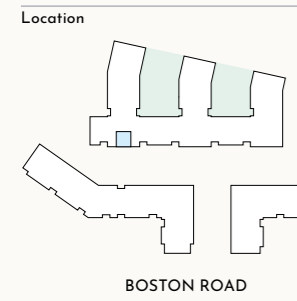


Lower ceiling height in apartment B1.B4.01 where indicated

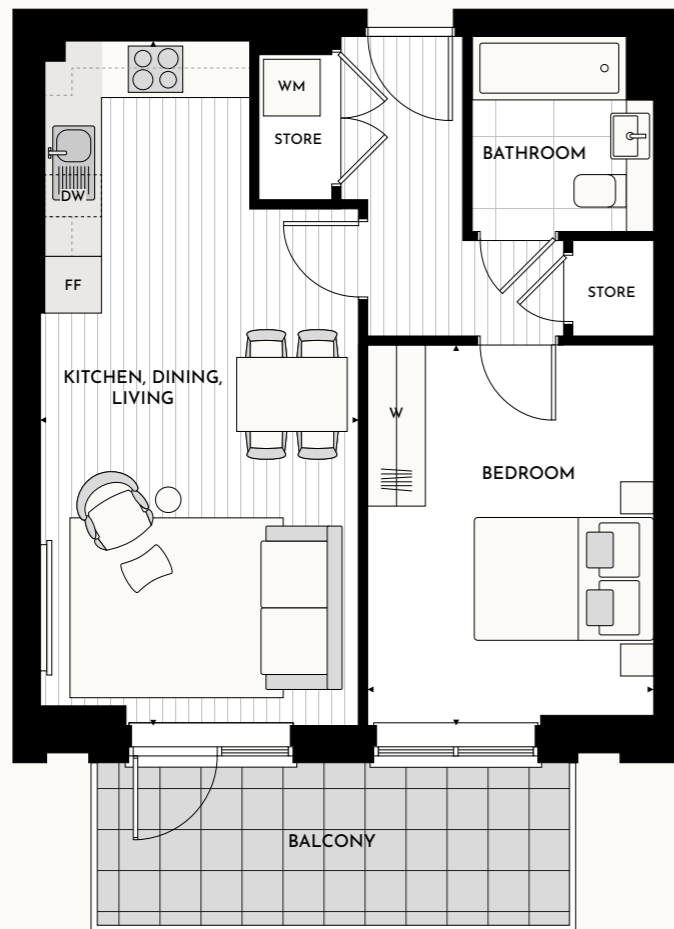
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Sarsen House  
1 bedroom apartment  
B18

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.6m x 3.5m	24' 11" x 11' 5"	<b>DW</b> Dishwasher
Bedroom	4.2m x 3.2m	13' 9" x 10' 5"	<b>FF</b> Fridge freezer
<b>Apartment area</b>	<b>50.5 sq m</b>	<b>544 sq ft</b>	<b>WM</b> Washing machine
Balcony	9.0 sq m	97 sq ft	<b>W</b> Wardrobe
			--- Overhead cupboards



Floor	1	2	3	4	5
	B1.A1.03	B1.A2.03	B1.A3.03	B1.A4.03	B1.A5.03

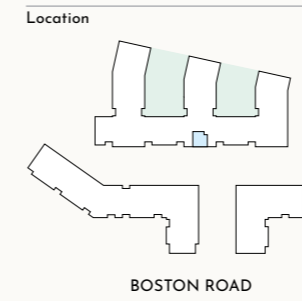


■ Lower ceiling height in apartment B1.A5.03 where indicated

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Sarsen House  
1 bedroom apartment  
B27

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.6m x 3.7m	24' 11" x 12' 1"	<b>DW</b> Dishwasher
Bedroom	3.9m x 3.3m	12' 9" x 10' 9"	<b>FF</b> Fridge freezer
<b>Apartment area</b>	<b>50.5 sq m</b>	<b>544 sq ft</b>	<b>WM</b> Washing machine
Balcony	9.0 sq m	97 sq ft	<b>W</b> Wardrobe
			--- Overhead cupboards



Floor	1	2	3	4	5
	B1.C1.04	B1.C2.04	B1.C3.04	B1.C4.04	B1.C5.04

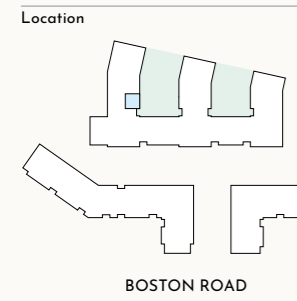


■ Lower ceiling height in apartment B1.C5.04 where indicated

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Sarsen House  
1 bedroom apartment  
B6

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.0m x 3.5m	23' 0" x 11' 5"	<b>DW</b> Dishwasher
Bedroom	3.7m x 3.7m	12' 1" x 12' 1"	<b>FF</b> Fridge freezer
<b>Apartment area</b>	<b>51.0 sq m</b>	<b>549 sq ft</b>	<b>WM</b> Washing machine
Terrace	13.3 sq m	143 sq ft	<b>W</b> Wardrobe
			---- Overhead cupboards



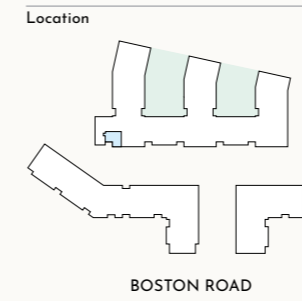
Floor  
Ground  
B1.BG.03



■ Lower ceiling height where indicated

Sarsen House  
1 bedroom apartment  
B19

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	5.0m x 4.8m	16' 4" x 15' 8"	<b>DW</b> Dishwasher
Bedroom	4.6m x 4.2m	15' 1" x 13' 9"	<b>FF</b> Fridge freezer
<b>Apartment area</b>	<b>51.5 sq m</b>	<b>554 sq ft</b>	<b>WM</b> Washing machine
Terrace	4.1 sq m	44 sq ft	<b>W</b> Wardrobe
Balcony (2: B1.A2.04, 3: B1.A3.04, 4: B1.A4.04, 5: B1.A5.04)	4.1 sq m	44 sq ft	---- Overhead cupboards



Floor  
1 B1.A1.04  
2 B1.A2.04 with balcony  
3 B1.A3.04 with balcony  
4 B1.A4.04 with balcony  
5 B1.A5.04 with balcony



■ Lower ceiling height in apartment B1.A5.04 where indicated



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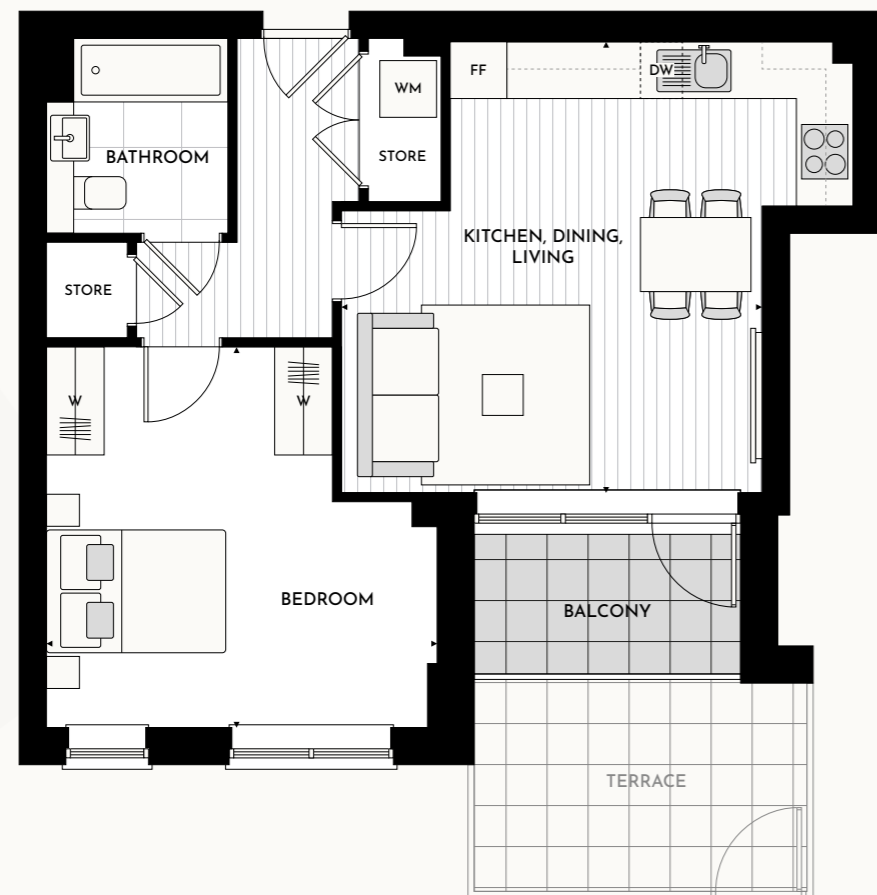
Sarsen House  
1 bedroom apartment  
B3

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	5.0m x 4.6m	16' 4" x 15' 1"	<b>DW</b> Dishwasher
Bedroom	4.3m x 4.2m	14' 1" x 13' 9"	<b>FF</b> Fridge freezer
<b>Apartment area</b>	<b>52.0 sq m</b>	<b>560 sq ft</b>	<b>WM</b> Washing machine
Balcony	4.1 sq m	44 sq ft	<b>W</b> Wardrobe
Terrace (Ground: B1.AG.03)	11.5 sq m	124 sq ft	--- Overhead cupboards



Location	Floor	1	2	3	4
	<b>G</b> B1.AG.035 with terrace	B1.A1.02	B1.A2.02	B1.A3.02	B1.A4.02

BOSTON ROAD



Sarsen House  
1 bedroom apartment  
B3b

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	5.0m x 4.6m	16' 4" x 15' 1"	<b>DW</b> Dishwasher
Bedroom	4.3m x 4.2m	14' 1" x 13' 9"	<b>FF</b> Fridge freezer
<b>Apartment area</b>	<b>52.0 sq m</b>	<b>560 sq ft</b>	<b>WM</b> Washing machine
Balcony	4.1 sq m	44 sq ft	<b>W</b> Wardrobe
Terrace (1: B1.C1.05)	4.1 sq m	44 sq ft	--- Overhead cupboards



Location	Floor	1	2	3	4
	<b>1</b> B1.C1.05 with terrace	B1.C2.05	B1.C3.05	B1.C4.05	

BOSTON ROAD



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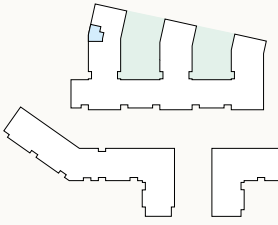
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Sarsen House  
1 bedroom apartment  
B7

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	5.3m x 5.2m	17' 4" x 17' 0"	DW Dishwasher
Bedroom	3.7m x 3.4m	12' 1" x 11' 0"	FF Fridge freezer
<b>Apartment area</b>	<b>52.0 sq m</b>	<b>560 sq ft</b>	WM Washing machine
Balcony	6.1 sq m	66 sq ft	W Wardrobe
Terrace (Ground: B1.BG.04)	8.6 sq m	93 sq ft	--- Overhead cupboards



Location	Floor	1	2	3	4
	G B1.BG.04 with terrace	B1.B1.05	B1.B2.05	B1.B3.05	B1.B4.05

BOSTON ROAD



■ Lower ceiling height in apartment B1.B4.05 where indicated

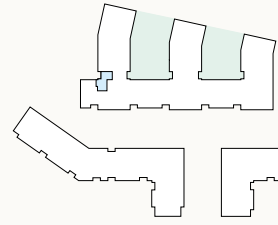


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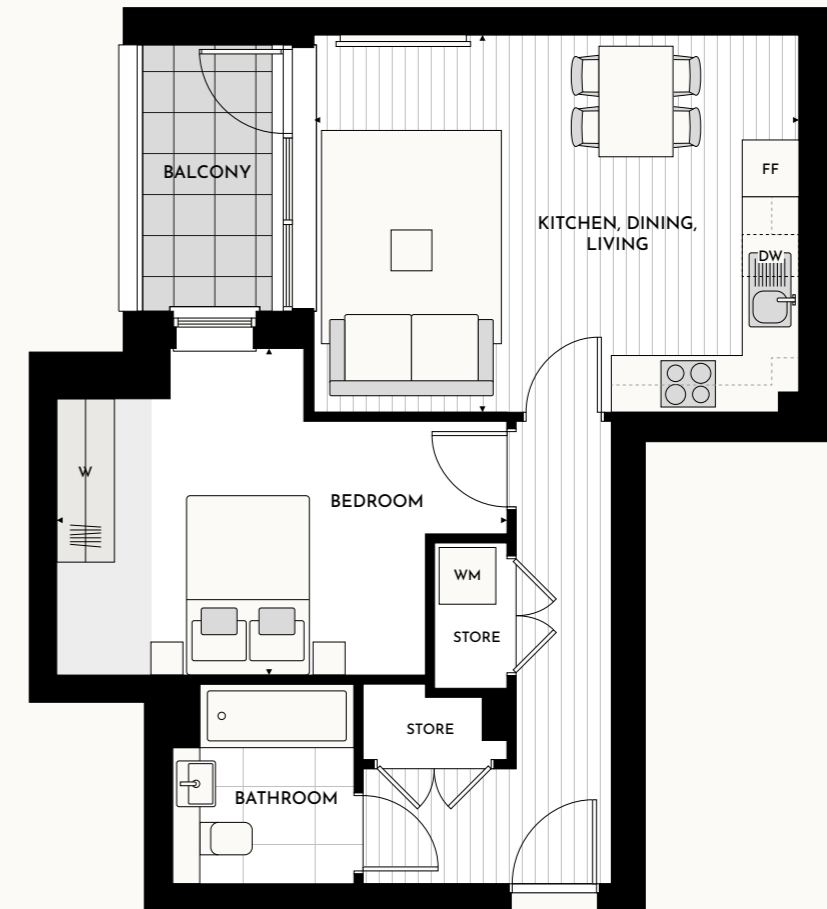
Sarsen House  
1 bedroom apartment  
B22

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	5.4m x 4.2m	17' 8" x 13' 9"	DW Dishwasher
Bedroom	5.0m x 3.6m	16' 4" x 11' 9"	FF Fridge freezer
<b>Apartment area</b>	<b>52.5 sq m</b>	<b>565 sq ft</b>	WM Washing machine
Balcony	4.1 sq m	44 sq ft	W Wardrobe
Terrace (1: B1.A1.07)	4.1 sq m	44 sq ft	--- Overhead cupboards



Location	Floor	1	2	3	4	5
	1 B1.A1.07 with terrace	B1.A2.07	B1.A3.07	B1.A4.07	B1.A5.07	

BOSTON ROAD



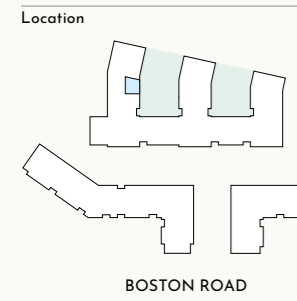
■ Lower ceiling height in apartment B1.A5.07 where indicated



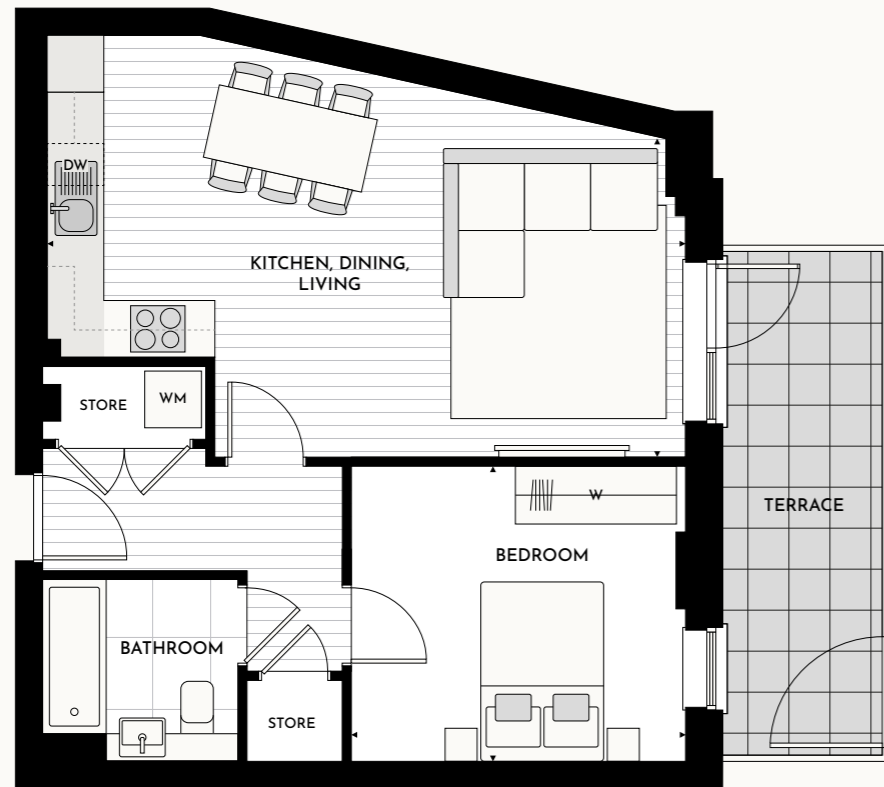
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Sarsen House  
1 bedroom apartment  
B5

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.0m x 3.5m	22' 11" x 11' 5"	<b>DW</b> Dishwasher
Bedroom	3.7m x 3.3m	12' 1" x 10' 9"	<b>FF</b> Fridge freezer
<b>Apartment area</b>	<b>53.0 sq m</b>	<b>570 sq ft</b>	<b>WM</b> Washing machine
Terrace	9.7 sq m	104 sq ft	<b>W</b> Wardrobe
			---- Overhead cupboards



**Location**  
Ground  
B1.BG.02

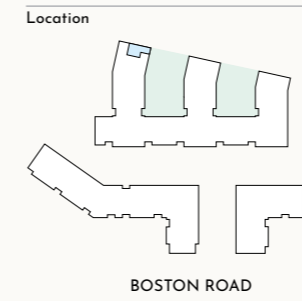


■ Lower ceiling height where indicated

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Sarsen House  
1 bedroom apartment  
B9

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.7m x 6.2m	25' 3" x 20' 4"	<b>DW</b> Dishwasher
Bedroom	4.0m x 2.9m	13' 1" x 9' 6"	<b>FF</b> Fridge freezer
<b>Apartment area</b>	<b>53.5 sq m</b>	<b>576 sq ft</b>	<b>WM</b> Washing machine
Balcony	5.2 sq m	56 sq ft	<b>W</b> Wardrobe
Terrace (Ground: B1.BG.06)	9.0 sq m	97 sq ft	---- Overhead cupboards



**Location**  
Floor  
**G** B1.BG.06 with terrace  
**1** B1.B1.07  
**2** B1.B2.07  
**3** B1.B3.07  
**4** B1.B4.07

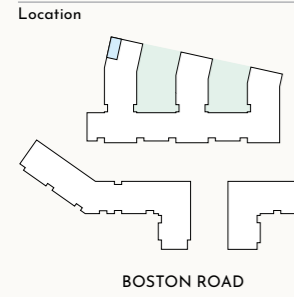


■ Lower ceiling height in apartment B1.B4.07 where indicated

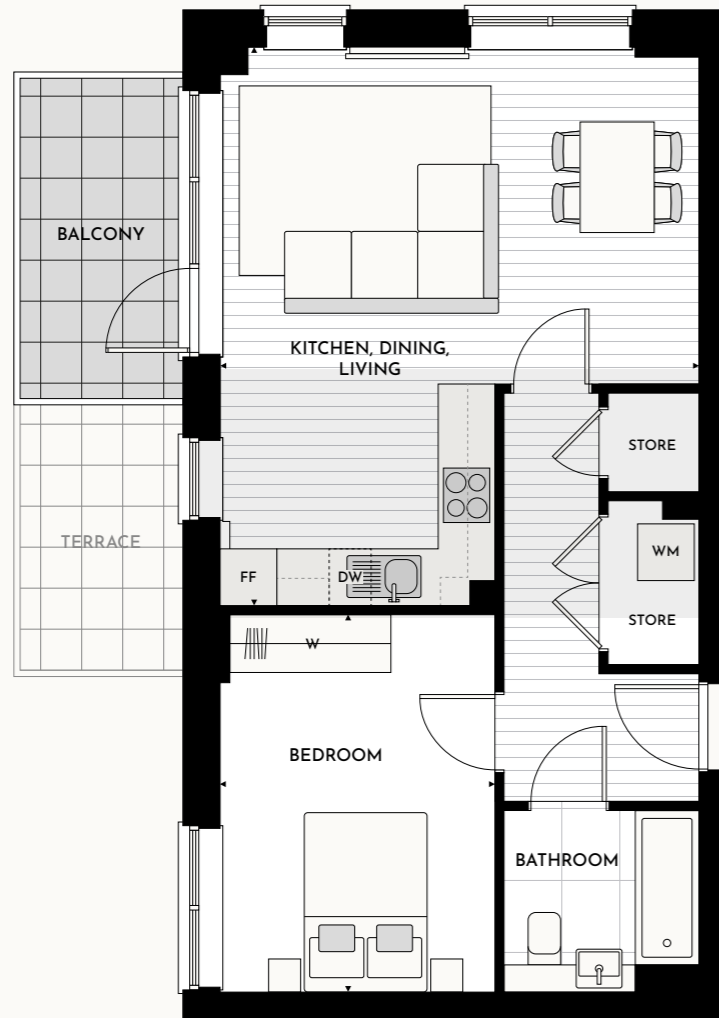
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Sarsen House  
1 bedroom apartment  
B8

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	6.2m x 5.3m	20' 4" x 17' 4"	DW Dishwasher
Bedroom	4.2m x 3.0m	13' 9" x 9' 10"	FF Fridge freezer
<b>Apartment area</b>	<b>54.0 sq m</b>	<b>581 sq ft</b>	WM Washing machine
Balcony	6.1 sq m	66 sq ft	W Wardrobe
Terrace (Ground: B1.BG.05)	11.5 sq m	124 sq ft	--- Overhead cupboards



Floor	1	2	3	4
G B1.BG.05 with terrace	B1.B1.06	B1.B2.06	B1.B3.06	B1.B4.06

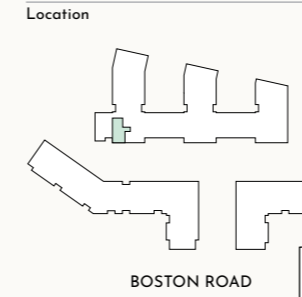


■ Lower ceiling height in apartment B1.B4.06 where indicated

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Sarsen House  
2 bedroom apartment  
B46

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	5.3m x 5.1m	17' 4" x 16' 8"	DW Dishwasher
Bedroom 1	3.9m x 3.3m	12' 9" x 10' 9"	FF Fridge freezer
Bedroom 2	3.3m x 3.3m	10' 9" x 10' 9"	WM Washing machine
<b>Apartment area</b>	<b>70.5 sq m</b>	<b>759 sq ft</b>	W Wardrobe
Terrace	17.5 sq m	188 sq ft	--- Overhead cupboards
Balcony 1 (7: B1.A7.03)	6.1 sq m	66 sq ft	
Balcony 2 (7: B1.A7.03)	4.9 sq m	53 sq ft	



Floor	7
6 B1.A6.03	B1.A7.03 with balcony



■ Lower ceiling height in apartment B1.A6.03 where indicated

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Sarsen House  
2 bedroom apartment  
B1

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.1m x 5.4m	23' 3" x 17' 8"	<b>DW</b> Dishwasher
Bedroom 1	3.6m x 2.8m	11' 9" x 9' 2"	<b>FF</b> Fridge freezer
Bedroom 2	3.8m x 2.6m	12' 5" x 8' 6"	<b>WM</b> Washing machine
<b>Apartment area</b>	<b>71.0 sq m</b>	<b>764 sq ft</b>	<b>W</b> Wardrobe
Balcony	4.1 sq m	44 sq ft	--- Overhead cupboards
Terrace (Ground: B1.AG.01)	21.9 sq m	236 sq ft	



Location	Floor	1	2	3	4	5
	<b>Ground</b> B1.AG.01 with terrace	B1.A1.09	B1.A2.09	B1.A3.09	B1.A4.09	B1.A5.09

BOSTON ROAD



■ Lower ceiling height in apartment B1.A5.09 where indicated

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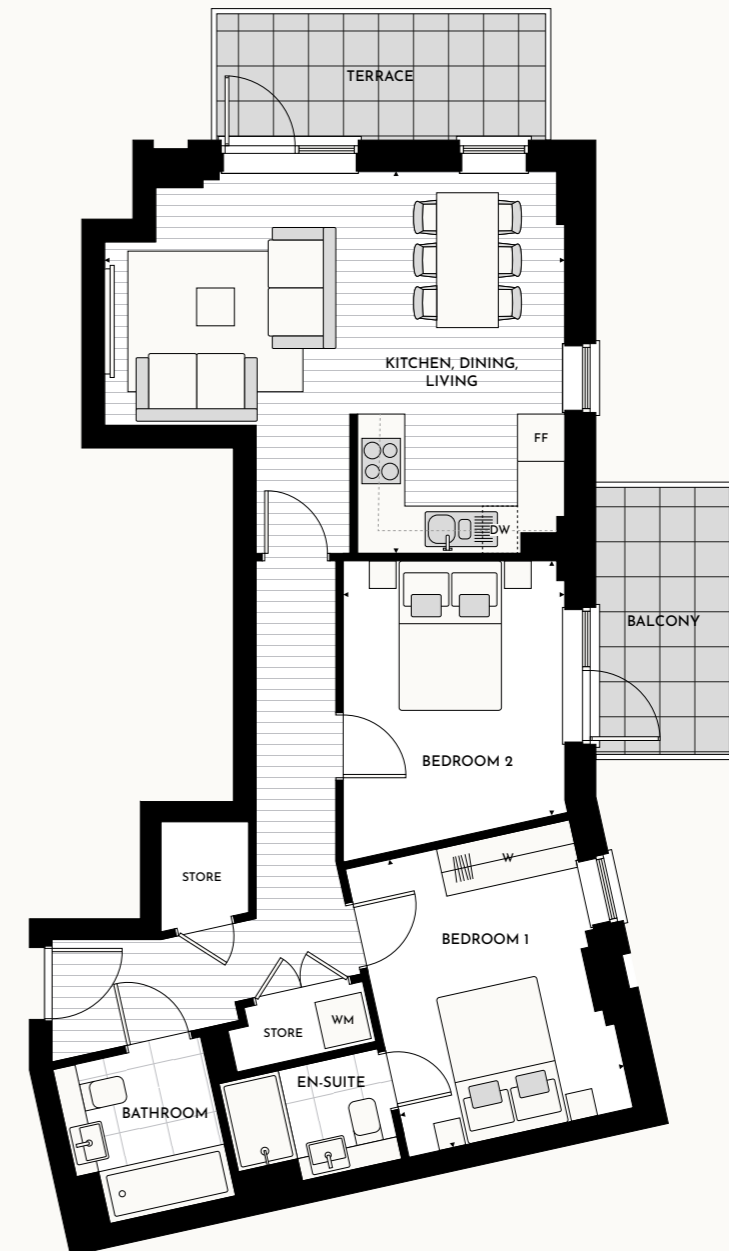
Sarsen House  
2 bedroom apartment  
B36

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	6.1m x 5.1m	20' 0" x 16' 8"	<b>DW</b> Dishwasher
Bedroom 1	3.9m x 3.0m	12' 9" x 9' 10"	<b>FF</b> Fridge freezer
Bedroom 2	3.3m x 2.9m	10' 9" x 9' 6"	<b>WM</b> Washing machine
<b>Apartment area</b>	<b>71.5 sq m</b>	<b>770 sq ft</b>	<b>W</b> Wardrobe
Terrace	7.5 sq m	81 sq ft	--- Overhead cupboards
Balcony	6.1 sq m	66 sq ft	



Location	Floor
	<b>5</b> B1.B5.01

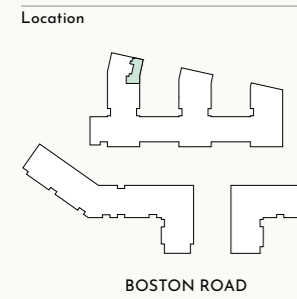
BOSTON ROAD



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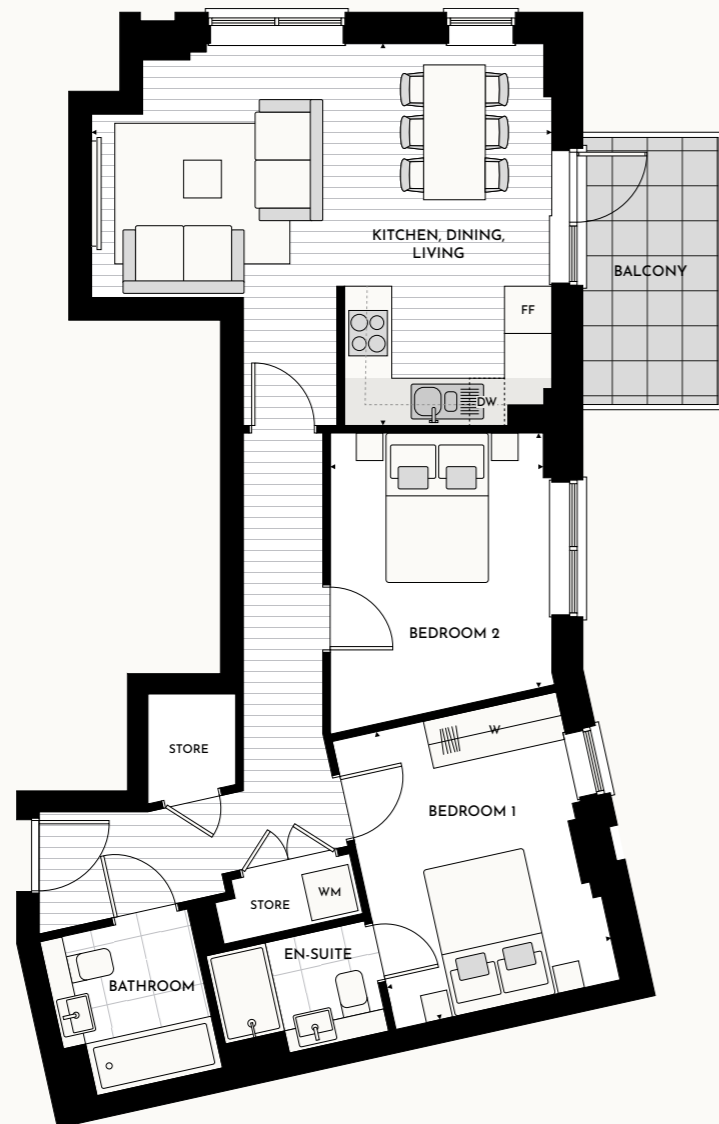
Sarsen House  
2 bedroom apartment  
B36b

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	6.1m x 5.1m	20' 0" x 16' 8"	<b>DW</b> Dishwasher
Bedroom 1	3.9m x 3.0m	12' 9" x 9' 10"	<b>FF</b> Fridge freezer
Bedroom 2	3.3m x 2.9m	10' 9" x 9' 6"	<b>WM</b> Washing machine
<b>Apartment area</b>	<b>71.5 sq m</b>	<b>770 sq ft</b>	<b>W</b> Wardrobe
Balcony	6.1 sq m	66 sq ft	--- Overhead cupboards



Floor

6	7
B1.B6.01	B1.B7.01



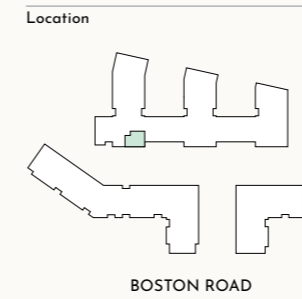
■ Lower ceiling height in apartment B1.B7.01 where indicated



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Sarsen House  
2 bedroom apartment  
B45

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.6m x 4.3m	24' 11" x 14' 1"	<b>DW</b> Dishwasher
Bedroom 1	3.7m x 3.3m	12' 1" x 10' 9"	<b>FF</b> Fridge freezer
Bedroom 2	4.2m x 2.8m	13' 9" x 9' 2"	<b>WM</b> Washing machine
<b>Apartment area</b>	<b>72.0 sq m</b>	<b>775 sq ft</b>	<b>W</b> Wardrobe
Terrace	9.9 sq m	107 sq ft	--- Overhead cupboards
Balcony (7: B1.A7.02)	9.0 sq m	97 sq ft	



Floor

6	7
B1.A6.02	B1.A7.02 with balcony



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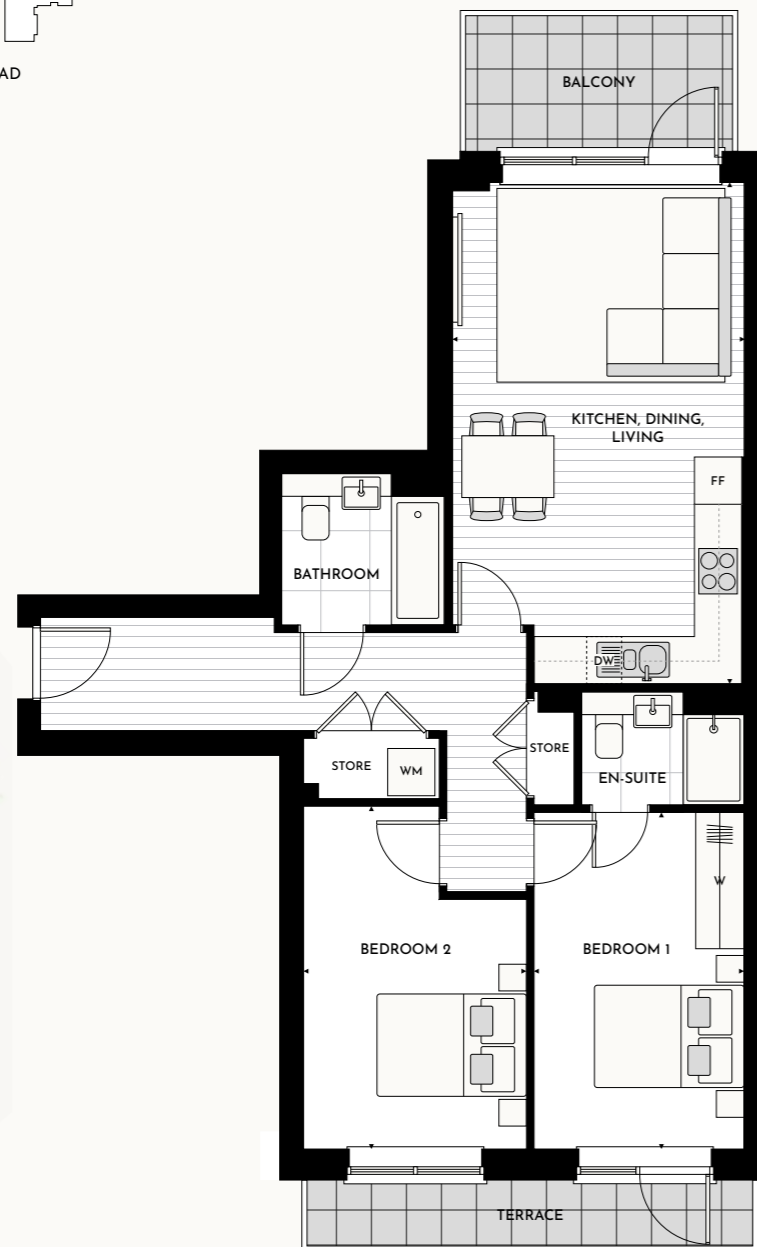
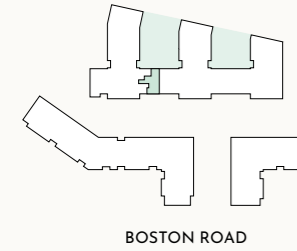


Sarsen House  
2 bedroom apartment  
B35

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	6.6m x 3.9m	21' 7" x 12' 9"	<b>DW</b> Dishwasher
Bedroom 1	4.5m x 2.8m	14' 9" x 9' 2"	<b>FF</b> Fridge freezer
Bedroom 2	4.5m x 3.0m	14' 9" x 9' 10"	<b>WM</b> Washing machine
<b>Apartment area</b>	<b>73.5 sq m</b>	<b>791 sq ft</b>	<b>W</b> Wardrobe
Terrace	5.0 sq m	54 sq ft	--- Overhead cupboards
Balcony	6.1 sq m	66 sq ft	



Location  
Floor  
5  
B1.A5.01

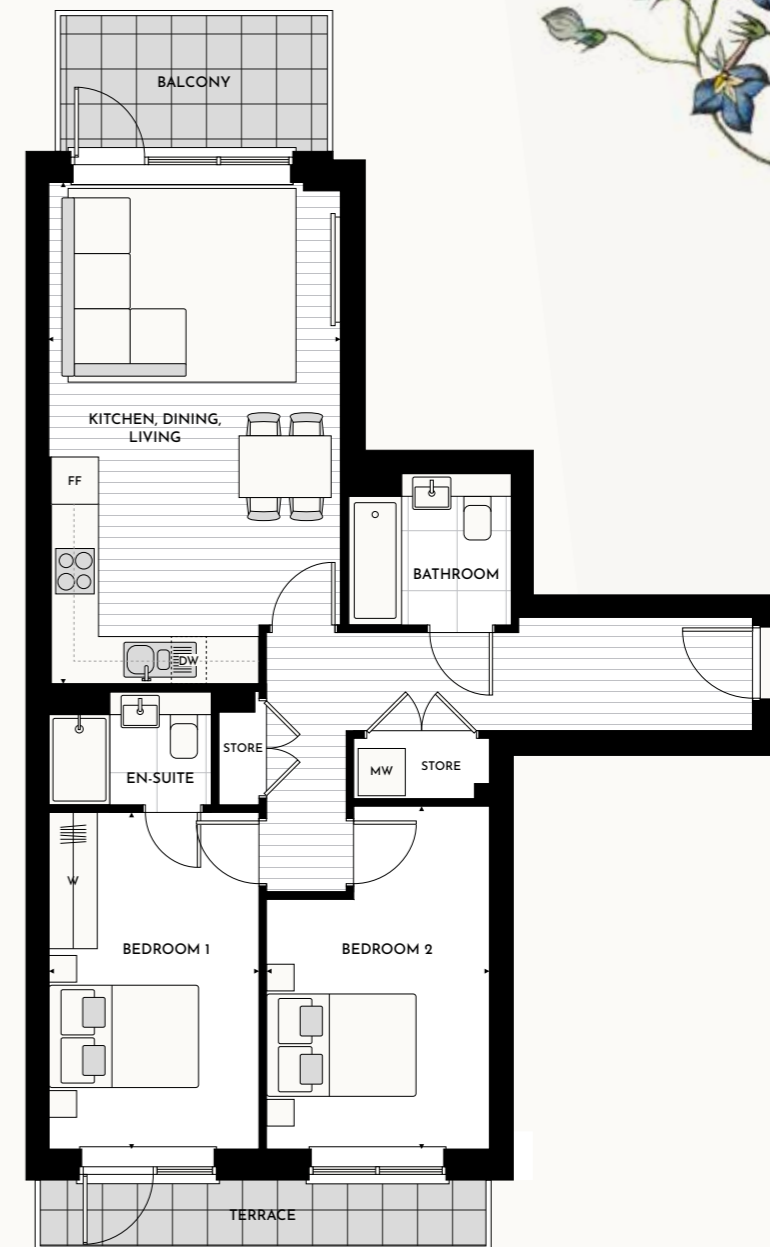
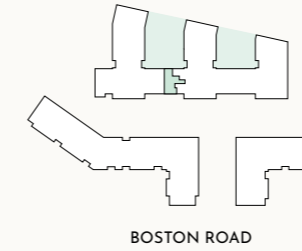


Sarsen House  
2 bedroom apartment  
B35h

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	6.6m x 3.9m	21' 7" x 12' 9"	<b>DW</b> Dishwasher
Bedroom 1	4.5m x 2.8m	14' 9" x 9' 2"	<b>FF</b> Fridge freezer
Bedroom 2	4.5m x 3.0m	14' 9" x 9' 10"	<b>WM</b> Washing machine
<b>Apartment area</b>	<b>73.5 sq m</b>	<b>791 sq ft</b>	<b>W</b> Wardrobe
Terrace	5.0 sq m	54 sq ft	--- Overhead cupboards
Balcony	6.1 sq m	66 sq ft	



Location  
Floor  
5  
B1.C5.06



THE KITCHEN, FURNITURE LAYOUTS AND DIMENSIONS ON THE FOLLOWING FLOORPLANS ARE FOR GUIDANCE ONLY AND MAY VARY SLIGHTLY BETWEEN PLOTS. DIMENSIONS ARE TAKEN FROM THE POINTS INDICATED AND ARE NOT INTENDED TO BE USED FOR CARPET SIZES, APPLIANCE SPACE OR ITEMS OF FURNITURE. THE SQ M AND SQ FT ARE MEASURED AS GROSS INTERNAL AREAS USING THE RICS PROPERTY MEASUREMENT (1ST EDITION). APARTMENT LAYOUTS SHOWN HERE ARE FOR APPROXIMATE MEASUREMENTS ONLY. ALL MEASUREMENTS AND AREAS MAY VARY WITHIN A TOLERANCE OF 5%. WARDROBE LAYOUTS AND LOCATIONS ARE INDICATIVE ONLY. BALCONIES AND TERRACES MAY VARY IN SIZE. WINDOW ARRANGEMENTS MAY VARY FROM FLOOR TO FLOOR. CEILING HEIGHTS RANGE FROM 2,500mm TO 2,650mm AND ALL HALLWAYS TO BE 2,400mm (APPROXIMATELY) AND MAY VARY DUE TO BULKHEADS. FURNITURE LAYOUTS ARE INDICATIVE ONLY AND DO NOT NECESSARILY REFLECT THE ELECTRICAL LAYOUTS. PLEASE SPEAK TO YOUR SALES EXECUTIVE FOR DETAILS.

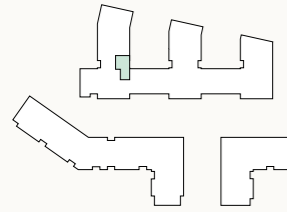
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Sarsen House  
2 bedroom apartment  
B44

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	6.1m x 4.4m	20' 0" x 14' 5"	<b>DW</b> Dishwasher
Bedroom 1	4.8m x 3.0m	15' 8" x 9' 10"	<b>FF</b> Fridge freezer
Bedroom 2	3.7m x 3.3m	12' 1" x 10' 9"	<b>WM</b> Washing machine
<b>Apartment area</b>	<b>74.0 sq m</b>	<b>797 sq ft</b>	<b>W</b> Wardrobe
Terrace	9.9 sq m	107 sq ft	--- Overhead cupboards
Balcony (7: B1.A7.01)	9.0 sq m	97 sq ft	



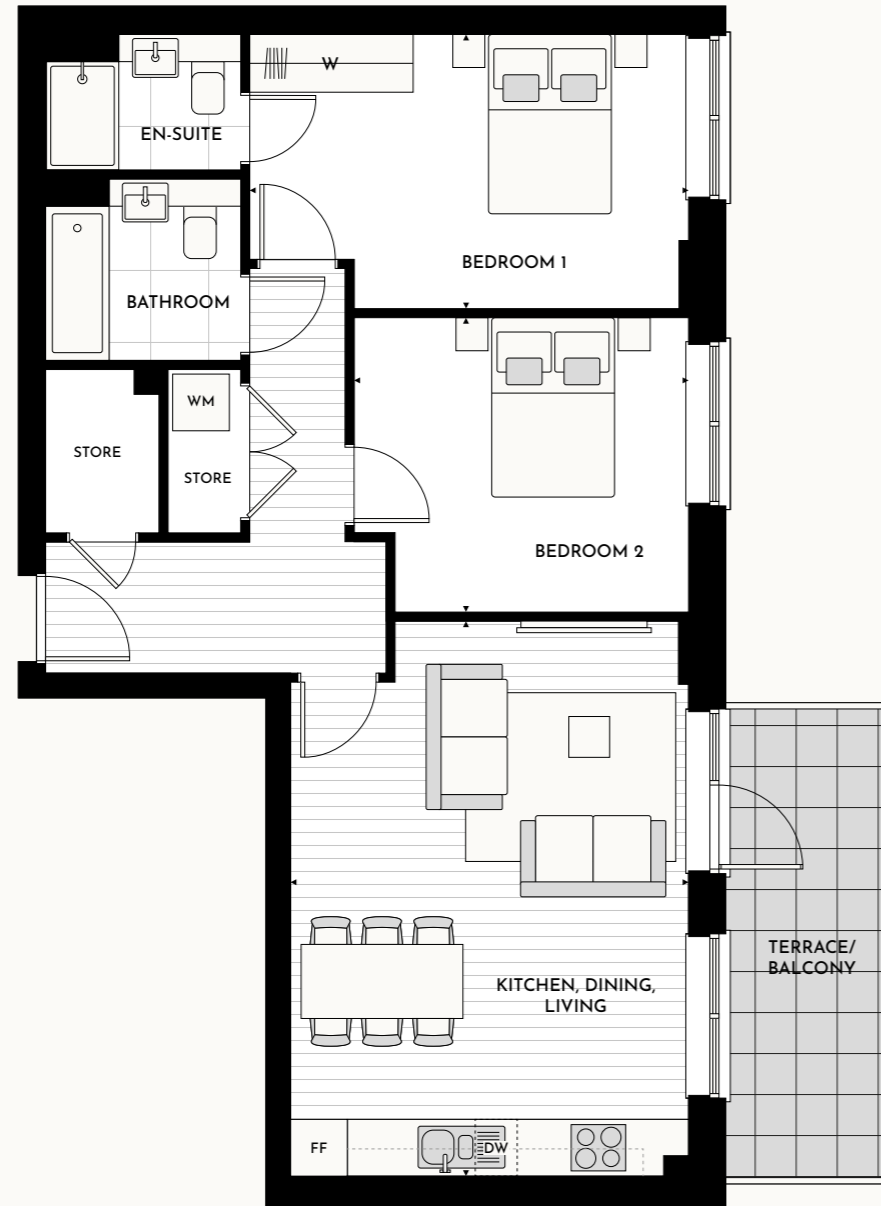
Location



BOSTON ROAD

Floor

6	7
B1.A6.01	B1.A7.01 with balcony



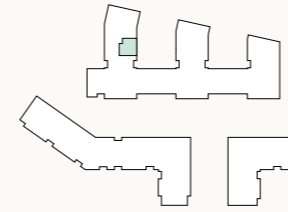
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Sarsen House  
2 bedroom apartment  
B48

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	6.8m x 3.4m	22' 3" x 11' 1"	<b>DW</b> Dishwasher
Bedroom 1	5.1m x 2.8m	16' 8" x 9' 2"	<b>FF</b> Fridge freezer
Bedroom 2	4.7m x 2.6m	15' 5" x 8' 6"	<b>WM</b> Washing machine
<b>Apartment area</b>	<b>74.5 sq m</b>	<b>802 sq ft</b>	<b>W</b> Wardrobe
Balcony	6.1 sq m	66 sq ft	--- Overhead cupboards



Location



BOSTON ROAD

Floor

6	7
B1.B6.02	B1.B7.02



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Sarsen House  
2 bedroom apartment  
B39

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	5.8m x 5.3m	19' 0" x 17' 4"	<b>DW</b> Dishwasher
Bedroom 1	4.2m x 3.5m	13' 9" x 11' 5"	<b>FF</b> Fridge freezer
Bedroom 2	4.2m x 3.7m	13' 9" x 12' 1"	<b>WM</b> Washing machine
<b>Apartment area</b>	<b>75.0 sq m</b>	<b>807 sq ft</b>	<b>W</b> Wardrobe
Terrace (5: B1.B5.04)	7.5 sq m	81 sq ft	--- Overhead cupboards
Balcony 1 (6: B1.B6.04 and 7: B1.B7.04)	6.1 sq m	66 sq ft	
Balcony 2 (5: B1.B5.04, 6: B1.B6.04 and 7: B1.B7.04)	6.1 sq m	66 sq ft	



Location	Floor
	5 B1.B5.04
	6 B1.B6.04 with balcony 2
	7 B1.B7.04 with balcony 2



Sarsen House  
2 bedroom apartment  
B47

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	8.8m x 3.4m	28' 10" x 11' 1"	<b>DW</b> Dishwasher
Bedroom 1	4.7m x 3.5m	15' 5" x 11' 5"	<b>FF</b> Fridge freezer
Bedroom 2	4.7m x 2.8m	15' 5" x 9' 2"	<b>WM</b> Washing machine
<b>Apartment area</b>	<b>75.0 sq m</b>	<b>807 sq ft</b>	<b>W</b> Wardrobe
Balcony 1 (6: B1.A6.04 and 7: B1.A7.04)	6.1 sq m	66 sq ft	--- Overhead cupboards
Balcony 2 (7: B1.A7.04)	4.9 sq m	53 sq ft	
Terrace (6: B1.A6.04)	3.8 sq m	41 sq ft	



Location	Floor
	6 B1.A6.04
	7 B1.A7.04 with balcony 2



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Sarsen House  
2 bedroom apartment  
B26b

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.1m x 6.3m	23' 3" x 20' 8"	<b>DW</b> Dishwasher
Bedroom 1	3.6m x 2.8m	11' 9" x 9' 2"	<b>FF</b> Fridge freezer
Bedroom 2	4.1m x 2.6m	13' 5" x 8' 6"	<b>WM</b> Washing machine
<b>Apartment area</b>	<b>75.5 sq m</b>	<b>813 sq ft</b>	<b>W</b> Wardrobe
Balcony	4.1 sq m	44 sq ft	--- Overhead cupboards



Location	Floor				
	1 B1.C.07	2 B1.C.2.07	3 B1.C.3.07	4 B1.C.4.07	5 B1.C.5.07

BOSTON ROAD



■ Lower ceiling height in apartment B1.C.5.07 where indicated

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Sarsen House  
2 bedroom apartment  
B23

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	8.6m x 3.3m	28' 2" x 10' 9"	<b>DW</b> Dishwasher
Bedroom 1	4.7m x 3.0m	15' 5" x 9' 10"	<b>FF</b> Fridge freezer
Bedroom 2	5.7m x 2.7m	18' 8" x 8' 10"	<b>WM</b> Washing machine
<b>Apartment area</b>	<b>76.0 sq m</b>	<b>818 sq ft</b>	<b>W</b> Wardrobe
Balcony 1	6.1 sq m	66 sq ft	--- Overhead cupboards
Balcony 2	6.1 sq m	66 sq ft	



Location	Floor			
	1 B1.A1.08 B1.B1.03 (Handed plot)	2 B1.A2.08 B1.B2.03 (Handed plot)	3 B1.A3.08 B1.B3.03 (Handed plot)	4 B1.A4.08 B1.B4.03 (Handed plot)

BOSTON ROAD



■ Lower ceiling height in apartment B1.B4.03 where indicated

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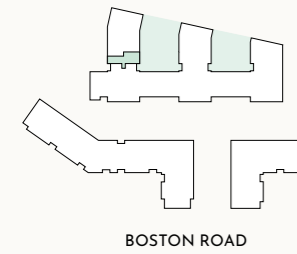


Sarsen House  
2 bedroom apartment  
B23b

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	8.6m x 3.3m	28' 2" x 10' 9"	<b>DW</b> Dishwasher
Bedroom 1	5.5m x 2.9m	18' 0" x 9' 6"	<b>FF</b> Fridge freezer
Bedroom 2	5.5m x 2.7m	18' 0" x 8' 10"	<b>WM</b> Washing machine
<b>Apartment area</b>	<b>78.0 sq m</b>	<b>840 sq ft</b>	<b>W</b> Wardrobe
Balcony 1	6.1 sq m	66 sq ft	--- Overhead cupboards
Balcony 2	6.1 sq m	66 sq ft	



Location  
Floor  
5  
B1.A5.08



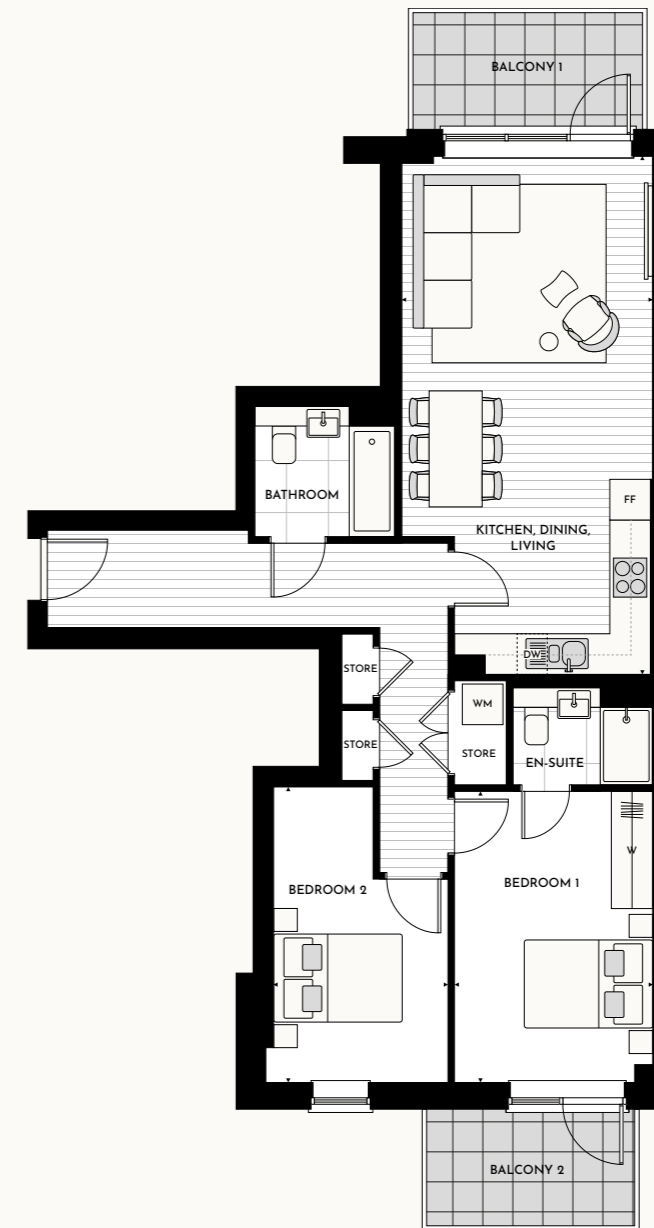
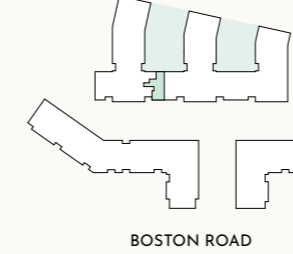
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Sarsen House  
2 bedroom apartment  
B2a

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	8.0m x 3.9m	26' 2" x 12' 9"	<b>DW</b> Dishwasher
Bedroom 1	4.5m x 3.1m	14' 9" x 10' 2"	<b>FF</b> Fridge freezer
Bedroom 2	4.6m x 2.7m	15' 1" x 8' 10"	<b>WM</b> Washing machine
<b>Apartment area</b>	<b>78.5 sq m</b>	<b>845 sq ft</b>	<b>W</b> Wardrobe
Balcony 1	6.1 sq m	66 sq ft	--- Overhead cupboards
Balcony 2	5.2 sq m	56 sq ft	



Location  
Floor  
1  
B1.A1.01  
2  
B1.A2.01  
3  
B1.A3.01



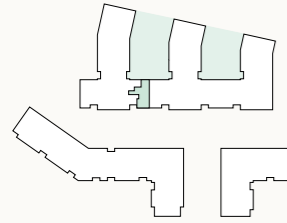
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Sarsen House  
2 bedroom apartment  
B2

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	8.0m x 3.9m	26' 2" x 12' 9"	<b>DW</b> Dishwasher
Bedroom 1	4.5m x 3.1m	14' 9" x 10' 2"	<b>FF</b> Fridge freezer
Bedroom 2	4.6m x 2.7m	15' 1" x 8' 10"	<b>WM</b> Washing machine
<b>Apartment area</b>	<b>78.5 sq m</b>	<b>845 sq ft</b>	<b>W</b> Wardrobe
Balcony 1	6.1 sq m	66 sq ft	--- Overhead cupboards
Balcony 2	5.2 sq m	56 sq ft	
Terrace 1 (Ground: B1.AG.02)	8.3 sq m	89 sq ft	
Terrace 2 (Ground: B1.AG.02)	9.5 sq m	102 sq ft	



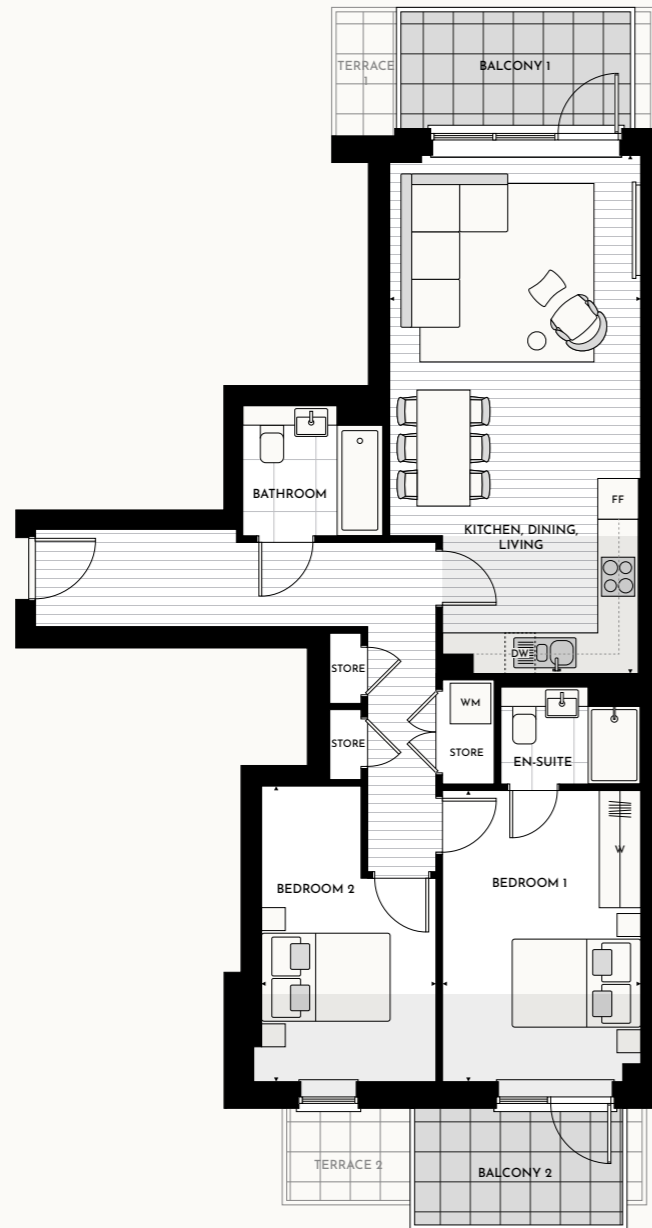
Location



BOSTON ROAD

Floor

Ground 4  
B1.AG.02 B1.A4.01  
with terraces



Lower ceiling height in apartment B1.A4.01 where indicated

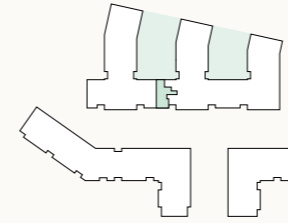
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Sarsen House  
2 bedroom apartment  
B2ah

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	8.0m x 3.9m	26' 2" x 12' 9"	<b>DW</b> Dishwasher
Bedroom 1	4.5m x 3.1m	14' 9" x 10' 2"	<b>FF</b> Fridge freezer
Bedroom 2	4.6m x 2.7m	15' 1" x 8' 10"	<b>WM</b> Washing machine
<b>Apartment area</b>	<b>78.5 sq m</b>	<b>845 sq ft</b>	<b>W</b> Wardrobe
Balcony 1	6.1 sq m	66 sq ft	--- Overhead cupboards
Balcony 2	5.2 sq m	56 sq ft	



Location



BOSTON ROAD

Floor

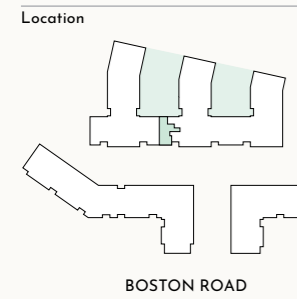
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B1.C1.06 B1.C2.06 B1.C3.06



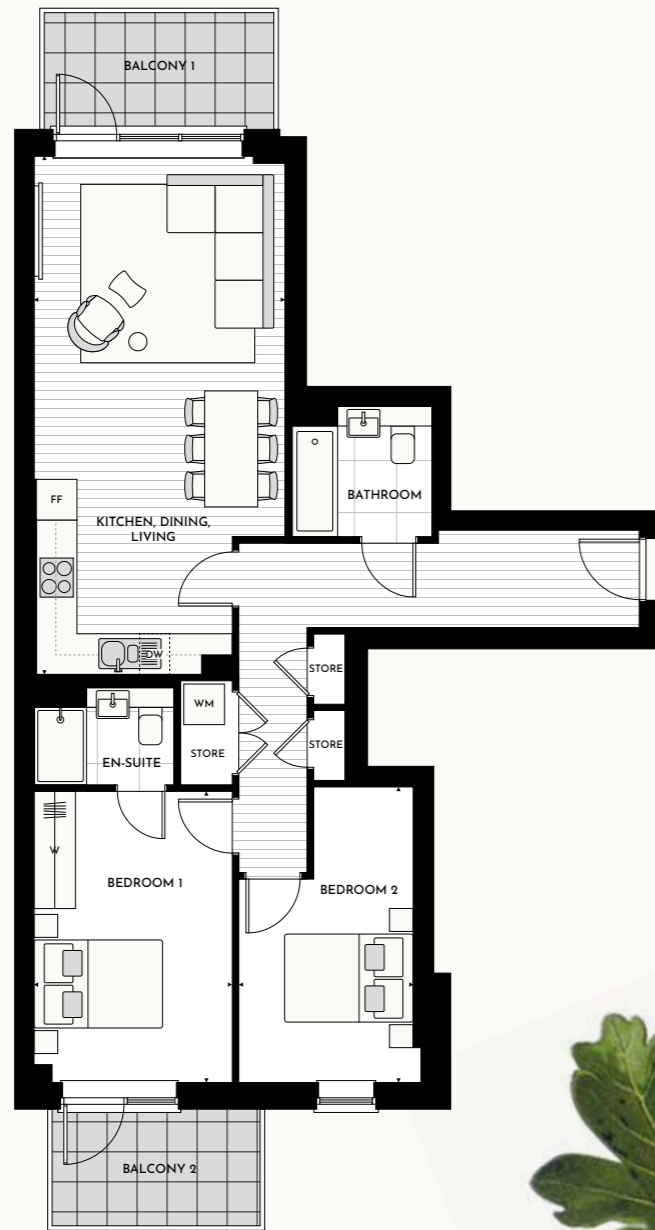
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Sarsen House  
2 bedroom apartment  
B2h

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	8.0m x 3.9m	26' 2" x 12' 9"	<b>DW</b> Dishwasher
Bedroom 1	4.5m x 3.1m	14' 9" x 10' 2"	<b>FF</b> Fridge freezer
Bedroom 2	4.6m x 2.7m	15' 1" x 8' 10"	<b>WM</b> Washing machine
<b>Apartment area</b>	<b>78.5 sq m</b>	<b>845 sq ft</b>	<b>W</b> Wardrobe
Balcony 1	6.1 sq m	66 sq ft	--- Overhead cupboards
Balcony 2	5.2 sq m	56 sq ft	



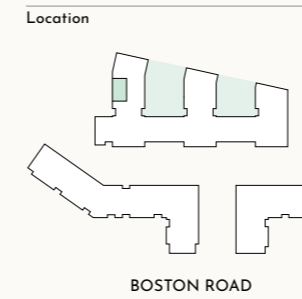
Floor  
4  
B1.C4.06



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Sarsen House  
2 bedroom apartment  
B38

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.0m x 4.7m	22' 11" x 15' 5"	<b>DW</b> Dishwasher
Bedroom 1	5.0m x 3.4m	16' 4" x 11' 1"	<b>FF</b> Fridge freezer
Bedroom 2	4.8m x 3.2m	15' 8" x 10' 5"	<b>WM</b> Washing machine
<b>Apartment area</b>	<b>80.0 sq m</b>	<b>861 sq ft</b>	<b>W</b> Wardrobe
Balcony 1	6.1 sq m	66 sq ft	--- Overhead cupboards
Balcony 2	4.9 sq m	53 sq ft	



Floor  
5 B1.B5.03    6 B1.B6.03    7 B1.B7.03



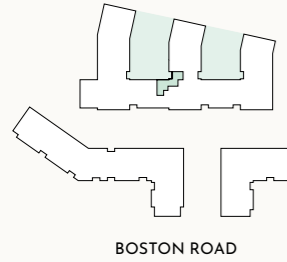
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Sarsen House  
2 bedroom apartment  
B1e

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	7.6m x 3.9m	24' 11" x 12' 9"	<b>DW</b> Dishwasher
Bedroom 1	3.8m x 3.7m	12' 5" x 12' 1"	<b>FF</b> Fridge freezer
Bedroom 2	3.9m x 3.6m	12' 9" x 11' 9"	<b>WM</b> Washing machine
<b>Apartment area</b>	<b>82.5 sq m</b>	<b>888 sq ft</b>	<b>W</b> Wardrobe
Terrace	21.5 sq m	231 sq ft	--- Overhead cupboards



Location  
Floor  
Ground  
B1.CG.05



■ Lower ceiling height where indicated



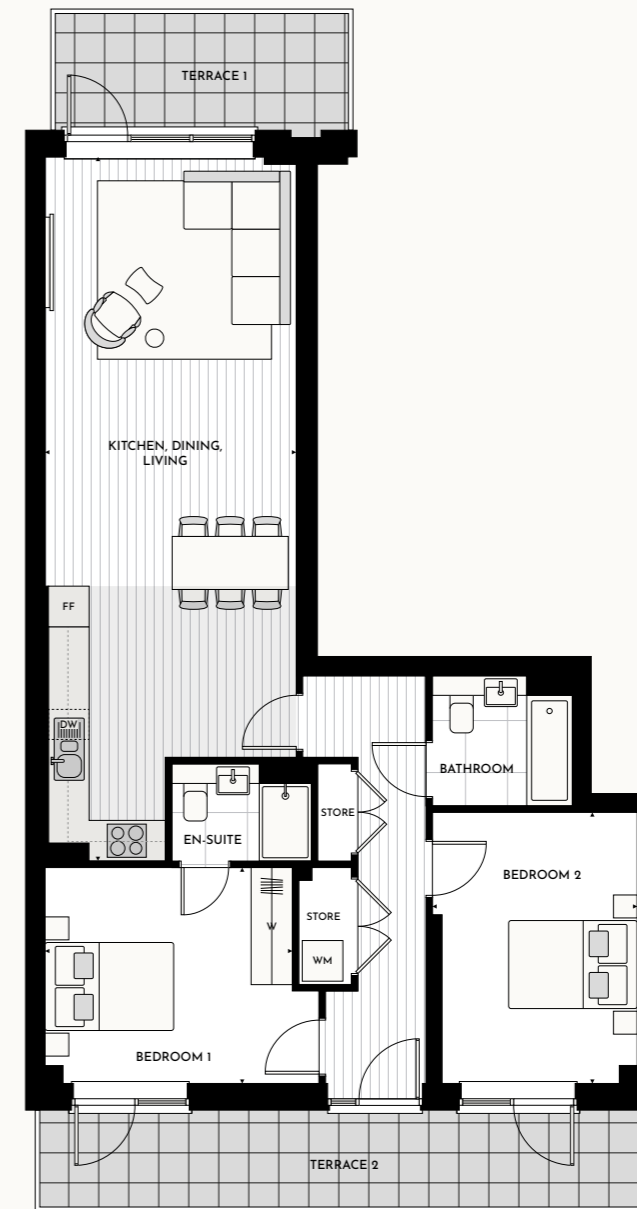
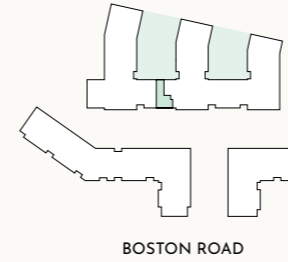
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Sarsen House  
2 bedroom apartment  
B2b

Room	Dimensions – Metres	Dimensions – Feet	Key
Kitchen, Dining, Living	10.8m x 3.9m	35' 5" x 12' 9"	<b>DW</b> Dishwasher
Bedroom 1	3.8m x 3.3m	12' 5" x 10' 9"	<b>FF</b> Fridge freezer
Bedroom 2	4.2m x 3.2m	13' 9" x 10' 5"	<b>WM</b> Washing machine
<b>Apartment area</b>	<b>85.5 sq m</b>	<b>920 sq ft</b>	<b>W</b> Wardrobe
Terrace 1	8.2 sq m	88 sq ft	--- Overhead cupboards
Terrace 2	15.0 sq m	162 sq ft	



Location  
Floor  
Ground  
B1.CG.04



■ Lower ceiling height where indicated



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