



FITZJOHN'S

N.W₃.

Where life imitates art.

Restorative waters. **Quaint cobbled streets.** Nature so glorious it made poets' hearts ache. There is in Hampstead all that life can afford. And where better to lay one's well-travelled hat than Fitzjohn's, **the jewel of London's favourite village.**



Just a stone's throw from the heart of village life, discover a collection of 29 artistically designed one, two and three bedroom apartments, created exclusively for those enjoying life over 60.



With facilities to rival the world's best hotels – including a spa, lounge bar, and 24-hour concierge service – because living well is an art.

All images including computer generated images are indicative only.

EVERY ANGLE CONSIDERED

In the late 1800s, Richard Norman Shaw pioneered the Victorian mansion block style in London. Drawing inspiration from the Parisian model, Shaw designed the Albert Hall Mansions in Kensington Gore in 1879. The mansions presented Londoners with apartments of unusually generous sizes, with airy spaces, tall ceilings and elegant décors. This was an entirely new concept for its time. Today, Fitzjohn's is a contemporary interpretation of the very same idea.



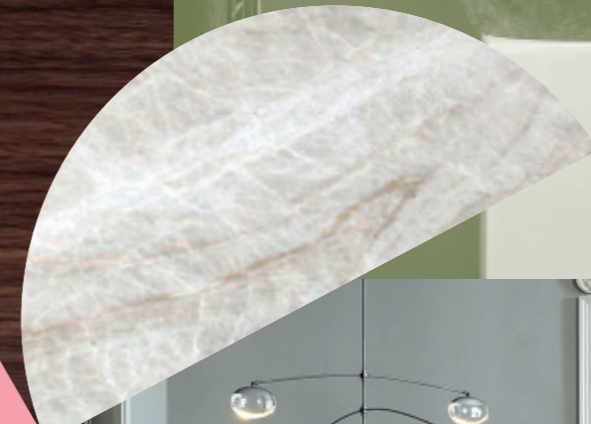
Computer generated image

THE ARCHITECTS

Designed by award-winning architects **SERGISON BATES**, Fitzjohn's consists of two separate buildings connected by a grand entrance lobby. Rising to five and six storeys respectively, the buildings are set back from the road and bordered by a low boundary wall, giving the development its own distinctive space on the street while complementing the neighbouring properties on Fitzjohn's Avenue.

Like these neighbouring buildings, No. 79 has a distinct façade that comprises corbelled features and a variety of red-brick shades, giving the buildings an ornamental, textured appearance. Bay windows, setbacks and brick detailing add to this variation and clearly display the presence of each individual apartment within the development.

Brick arches of varying tones make up the entrance portico, which leads through to the front desk. From here, there's a clear view to the sheltered green courtyard that lies between the two buildings. Clear lines of sight and the ideas of space, light and progression are prevalent throughout the development.



THE INTERIOR DESIGNERS

Renowned international design studio **1508 LONDON** have designed and dressed Fitzjohn's communal areas, amenity spaces and penthouse-like show residence. The interiors have a refined, timeless design, based on a classical, modernist approach with organic and pure influence, layered with natural materiality.

The design scheme encapsulates the character of Hampstead with its beautifully raw, earthy nature. Hampstead's rich culture, artistic heritage and vibrant literary scene is reflected in the elegance of the interiors.

FRONT OF HOUSE

The highly trained concierge staff can be found in the entrance lobby. They're on hand 24 hours a day to help with any requests you may have. They take great pride in offering a service that's personal, attentive and discreet.

And if, with all that Hampstead has to offer – to say nothing of Central London – you find yourself unable to decide what to do next, simply ask the General Manager, who always knows about the best shows, exhibitions and events in the city.



From assisting you with valet parking or your post and deliveries or helping you arrange someone to organise your upcoming restaurant arrangements or any local errands you need to complete. Feel relaxed and assured that someone will be there to support you. The happiness and well-being of our homeowners is a priority - so nothing will ever be too much trouble.

Attention to the finer details creates the refined and exceptional standards at Fitzjohn's. Fresh flowers throughout the communal areas provide a tranquil and sophisticated environment to come home to.

Homeowners can indulge in daily deliveries from the local bakery, including artisan biscuits and cakes, from the comfort of our contemporary club lounge. Relax and unwind in our serene Spa, and if you're feeling generous, why not invite your family or a friend to join you, with the option to book the guest suite for overnight stays.

5 STAR FACILITIES

On entering Fitzjohn's, the attention to detail, expansive spaces and hotel-rivalling facilities take centre stage. To the right of the entrance lobby, a spiral staircase winds down to the lower ground floor. There you'll find the wellness lounge, the spa, the gym and the guest suite.

Below the development, a 29-space, twin-storey car park operates an automated parking service and provides a parking bay for each apartment.

APARTMENTS COMPOSED FOR INVIGORATION



Computer generated image

SPA, GYM AND STRETCH STUDIO

From the reception hallway, the elegant spiral staircase winds down to the wellness lounge and spa. The entrance leads to a central area at the heart of the room. From there, you can relax on the loungers or take a dip in the hydrotherapy pool, where windows let in plenty of natural light from the courtyard. Nearby, the sauna, steam room and showers are accessed via the wellness lounge, where you can sip fresh juices on the armchairs. The tranquil treatment room is tucked away to provide the perfect spot for a peaceful massage (arranged separately).

The lower ground floor is where you'll find the large exercise studio, you can use the pilates equipment to simply have a stretch or organise an instructor to get the heart rate up (arranged separately).

OUR FACILITIES

Herbal sauna

Relax in this gentle sauna infused with fresh, therapeutic herbs.

Hydrotherapy pool

Soothe tired muscles in this warm pool with its high pressure massage jets.

Salt infused steam room

This dense steam is infused with aromatherapy oils and colour light therapy. The natural salt inhalation opens and clears the airways.

Monsoon showers

Improves circulation, keeps skin and hair healthy, strengthens the immune system, increases energy levels and promotes better sleep.

CLUB LOUNGE

The club lounge offers a spacious and contemporary, open-plan design, that allows for light to fill the room and ample space to comfortably socialise. Bringing friends and neighbours together, to share in memories and engage in new ones, over a morning coffee or a glass of wine. The perfect place to grab a book from the bookshelves and settle in for a relaxing evening of reading, amongst the cosy seating. The beautiful dining area offers the perfect space to enjoy your morning pastry whilst perusing the daily newspapers.



Computer generated image



PRIVATE LANDSCAPED GARDEN

At Fitzjohn's, you'll find plenty of spaces to spend an afternoon catching up with friends or simply relaxing after an evening out in London. Opening out from the wellness lounge, the central courtyard is the place to enjoy a coffee and a flick through the morning papers.

Computer generated image

APARTMENTS COMPOSED FOR INSPIRING LANDSCAPES AND THE VILLAGE SCENE

MAKE HAMPSTEAD YOUR HOMESTEAD

As a thriving modern village with a rich cultural heritage, Hampstead is a place with stories behind its most unassuming cafés and its most familiar landmarks. Artisans, independent retailers and local shops are at the heart of Hampstead's community. It's easy to pop from shop to shop, picking up your weekly groceries in between catch-ups and coffee stops.





‘ONE OF THE NOBLEST STREETS IN THE WORLD’



So said Harpers' magazine. In 1875, Spencer Maryon-Wilson contacted John Culverhouse with a plan to create "a truly imposing road" from College Crescent off Finchley Road to Greenhill Road. This truly imposing road became Fitzjohn's Avenue. The street proved particularly attractive to artists, and early residents included the painter Edwin Long and the portrait painter Frank Holl, who lived at No. 61 and No. 6, respectively. With its grand houses set back from the wide pavements, its large front and rear gardens and its ornamental trees dotted along the road, Fitzjohn's Avenue is a truly imposing sight to behold.





APARTMENTS COMPOSED FOR MODERN LIVING

THE APARTMENTS

Each apartment is unique, but they all share the same design philosophy and a distinct Parisian influence. Much like the development as a whole, clear lines of sight and natural progressions between rooms are key features. This interconnectedness allows the rooms to be used in a number of different ways: the library might be interpreted as a study, while the dining room might become a second living room.

KITCHENS & BATHROOMS

The elegant, bright kitchens are well equipped with integrated appliances, a breakfast bar and natural marble worktops.

The fully tiled bathrooms are bright and spacious, with polished nickel finishes. Wall-mounted mirrors and a wet-room shower complete the room.



All images are indicative only



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FLOORPLANS AND SPECIFICATION

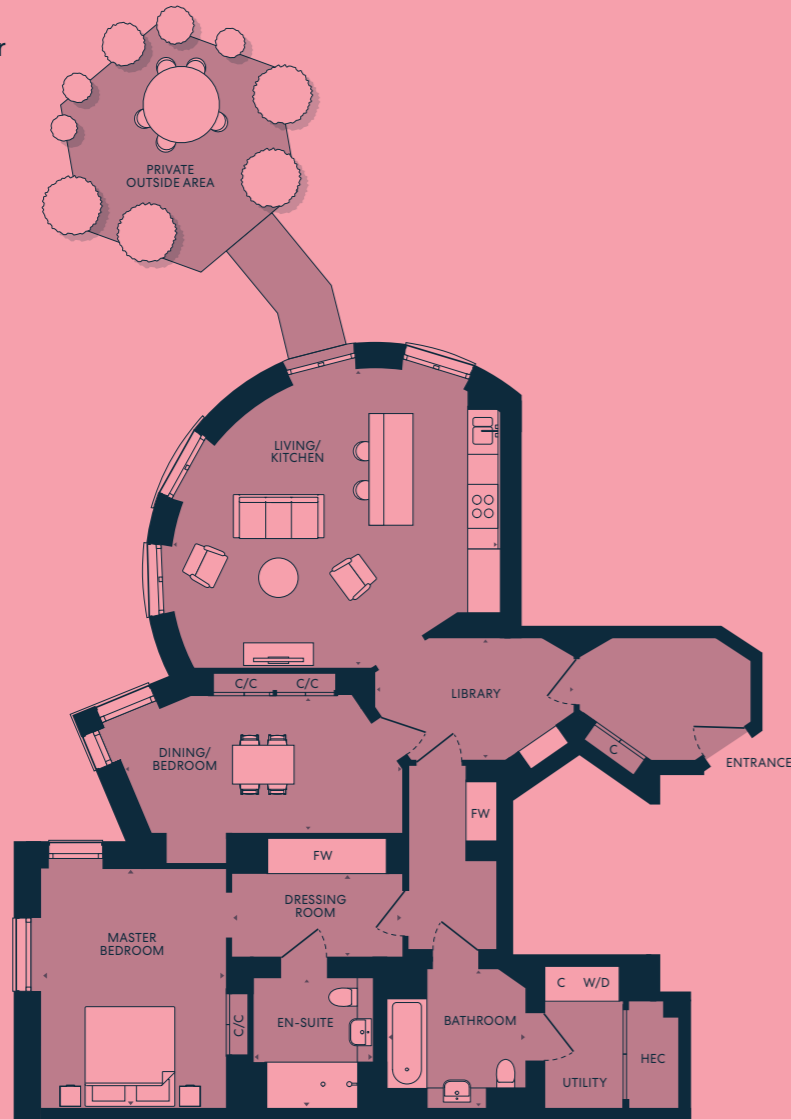


The apartments have been designed to promote 'radial wayfinding'. In some apartments, the entrance lobby leads into a hexagonal dining area. From there doors lead off to the kitchen, the living area and the bedroom antechamber. In other apartments, the entrance lobby progresses into a library area that provides access to the living spaces, dining areas and dressing rooms.

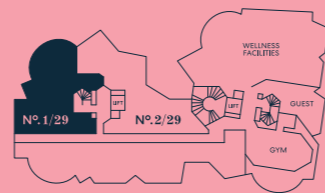
The floorplans depict typical layouts. All dimensions are + or - 50mm and floor plans are not shown to scale. For exact home specification, details of external and internal finishes, dimensions and floor plan differences, please consult your Sales Advisor.

Nº. 1/29

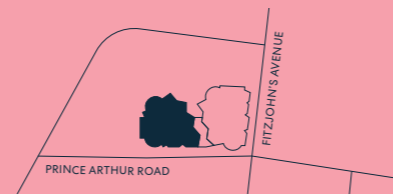
TWO BEDROOM
Lower Ground Floor



LOWER GROUND FLOOR PLAN



LOCATION PLAN

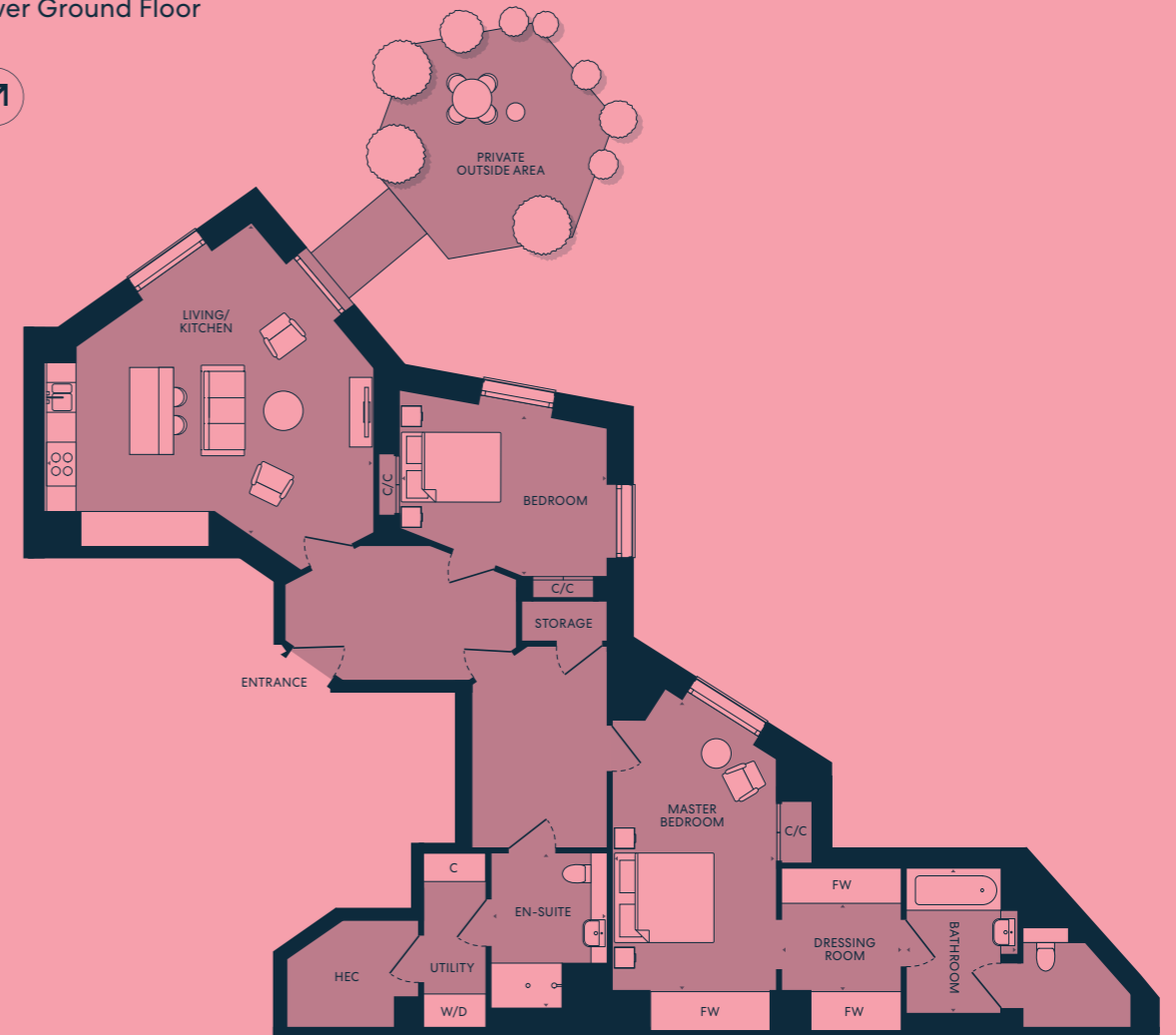


DIMENSIONS

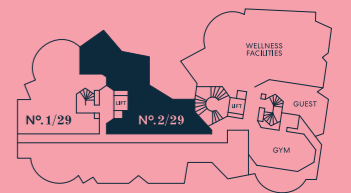
Room	Dimensions (mm)	Dimensions (ft)
Total area	133.03 sq m	1,431 sq ft
Living/Kitchen	6,618 x 6,026mm	21'7" x 19'8"
Dining/Bedroom	5,594 x 2,761mm	18'4" x 9'1"
Master Bedroom	3,727 x 4,853mm	2'2" x 15'9"
Dressing Room	3,438 x 1,671mm	11'3" x 5'5"
En-Suite	2,390 x 2,593mm	7'8" x 8'5"
Bathroom	2,785 x 2,707mm	9'1" x 8'9"
Library	3,990 x 2,454mm	13'1" x 8'1"

Nº. 2/29

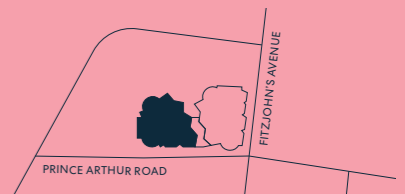
TWO BEDROOM
Lower Ground Floor



LOWER GROUND FLOOR PLAN



LOCATION PLAN



DIMENSIONS

Room	Dimensions (mm)	Dimensions (ft)
Total area	139.20 sq m	1,498 sq ft
Living/Kitchen	6,651 x 6,324mm	21'8" x 20'7"
Bedroom	4,166 x 3,304mm	13'7" x 10'8"
Master Bedroom	3,307 x 5,907mm	10'8" x 19'4"
Dressing Room	2,400 x 1,744mm	7'9" x 5'7"
Bathroom	2,204 x 2,876mm	7'2" x 9'4"
En-Suite	2,300 x 3,105mm	7'5" x 10'2"

Nº. 3/29

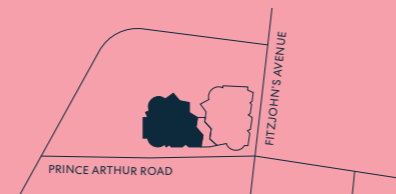
TWO BEDROOM
Ground Floor



GROUND FLOOR PLAN



LOCATION PLAN

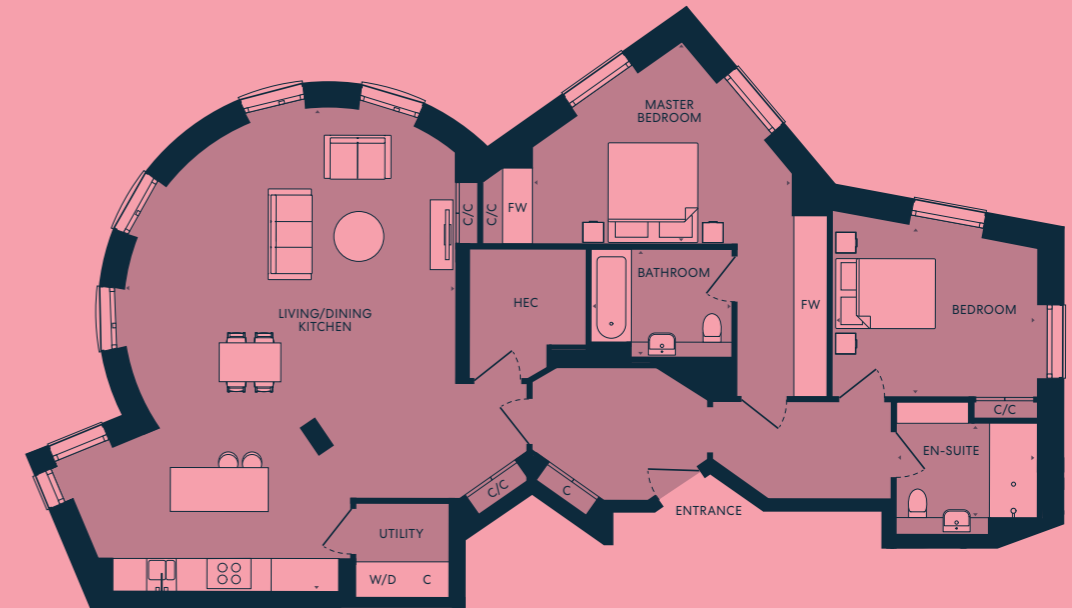


DIMENSIONS

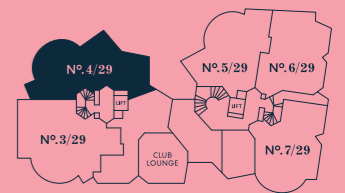
Room	Dimensions (mm)	Dimensions (ft)
Total area	159.44 sq m	1,716 sq ft
Living/Dining/Kitchen	10,793 x 5,256mm	35'4" x 17'2"
Master Bedroom	4,291 x 3,500mm	14'1" x 11'5"
Dressing Room	1,730 x 3,500mm	5'7" x 11'5"
Bathroom	2,215 x 2,848mm	7'3" x 9'3"
Bedroom	3,727 x 4,880mm	12'2" x 16'0"
En-Suite	2,866 x 1,865mm	9'4" x 6'1"
Library	4,293 x 3,093mm	14'1" x 10'1"

Nº. 4/29

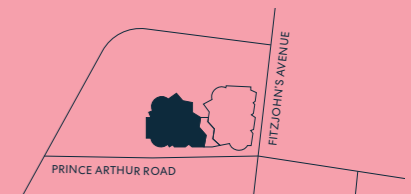
TWO BEDROOM
Ground Floor



GROUND FLOOR PLAN



LOCATION PLAN



DIMENSIONS

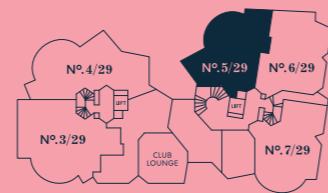
Room	Dimensions (mm)	Dimensions (ft)
Total area	148.39 sq m	1,597 sq ft
Living/Dining/Kitchen	6,679 x 9,741mm	21'9" x 32'0"
Master Bedroom	5,224 x 4,063mm	17'1" x 13'3"
Bathroom	2,796 x 2,144mm	9'2" x 7'0"
Bedroom	4,128 x 3,457mm	13'5" x 11'3"
En-Suite	2,815 x 2,626mm	9'2" x 8'6"

Nº. 5/29

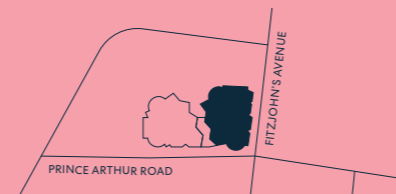
ONE BEDROOM
Ground Floor



GROUND FLOOR PLAN



LOCATION PLAN



DIMENSIONS

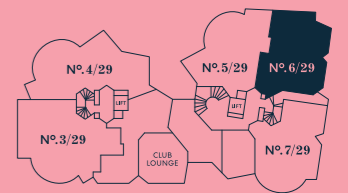
	127.05 sq m	1,367 sq ft
Total area		
Living/Dining/Kitchen	6,393 x 11,846mm	21'0" x 39'9"
Master Bedroom	3,774 x 3,681mm	12'4" x 8'8"
Bathroom	2,621 x 2,292mm	8'6" x 7'5"
Library	2,620 x 4,180mm	8'6" x 13'7"

Nº. 6/29

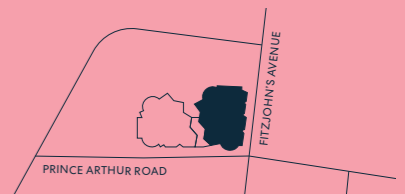
TWO BEDROOM
Ground Floor



GROUND FLOOR PLAN



LOCATION PLAN



DIMENSIONS

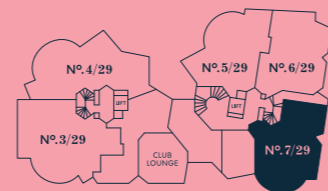
	125.72 sq m	1,353 sq ft
Total area		
Living/Dining/Kitchen	5,577 x 7,900mm	18'3" x 25'9"
Master Bedroom	3,283 x 4,030mm	10'8" x 13'2"
Dressing Room	2,276 x 3,131mm	7'5" x 10'3"
Bathroom	2,889 x 2,426mm	9'5" x 8'0"
Bedroom	4,066 x 3,188mm	13'3" x 10'5"
En-Suite	2,632 x 1,786mm	8'6" x 5'9"
Library	3,100 x 4,239mm	10'2" x 13'9"
Terrace	10,088 x 1,950mm	33'1" x 6'4"

Nº. 7/29

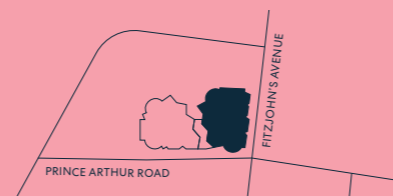
TWO BEDROOM
Ground Floor



GROUND FLOOR PLAN



LOCATION PLAN



DIMENSIONS

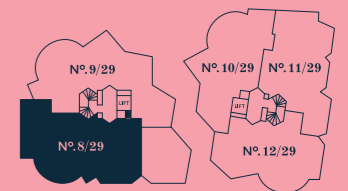
	129.64 sq m	1,395 sq ft
Total area		
Living/Dining/Kitchen	9,984 x 5,496mm	32'8" x 18'0"
Master Bedroom	3,988 x 4,612mm	13'1" x 15'1"
Dressing Room	1,548 x 3,903mm	5'1" x 12'8"
Bathroom	2,296 x 2,660mm	7'5" x 8'7"
Bedroom	4,581 x 3,493mm	15'0" x 11'5"
Shower Room	2,634 x 1,960mm	8'6" x 6'4"
Library	2,936 x 3,534mm	9'6" x 11'6"
Terrace	11,491 x 1,950mm	37'7" x 6'4"

Nº. 8/29

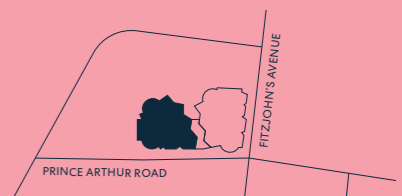
THREE BEDROOM
First Floor



FIRST FLOOR PLAN



LOCATION PLAN

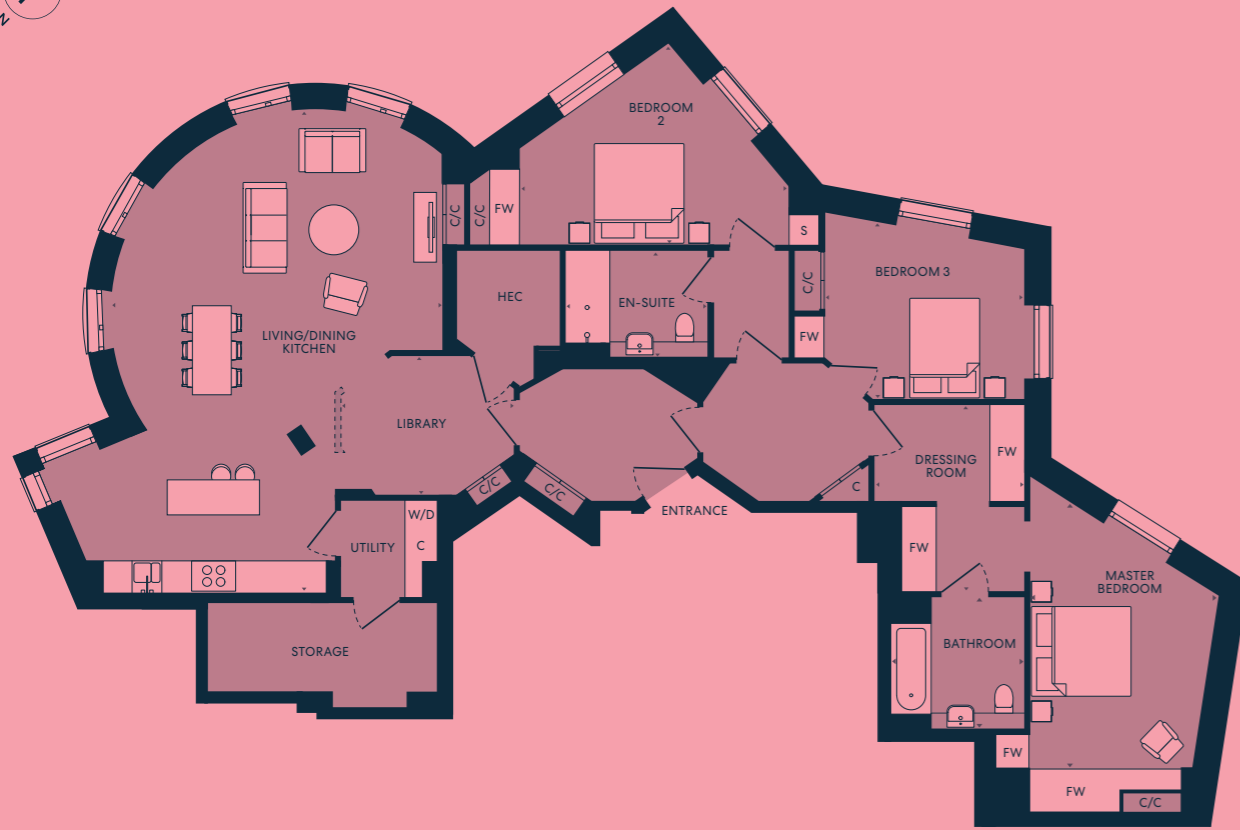


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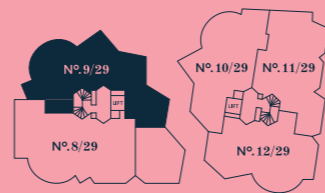
	203.95 sq m	2,195 sq ft
Total area		
Living/Dining/Kitchen	10,828 x 5,583mm	35'5" x 18'3"
Master Bedroom	5,550 x 3,163mm	18'2" x 10'4"
Dressing Room	3,081 x 1,800mm	10'1" x 5'9"
En-Suite	2,450 x 2,795mm	8'0" x 9'2"
Bedroom 2	4,327 x 3,696mm	14'2" x 12'1"
Dressing Room	1,774 x 1,207mm	5'8" x 4'0"
Bathroom	2,200 x 2,810mm	7'2" x 9'2"
Bedroom 3	4,456 x 4,905mm	14'6" x 16'1"
Library	4,293 x 3,093mm	14'1" x 10'1"

Nº. 9/29

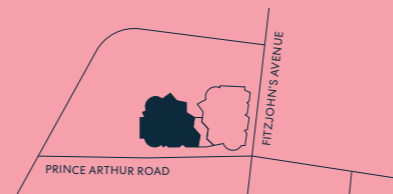
THREE BEDROOM First Floor



FIRST FLOOR PLAN



LOCATION PLAN

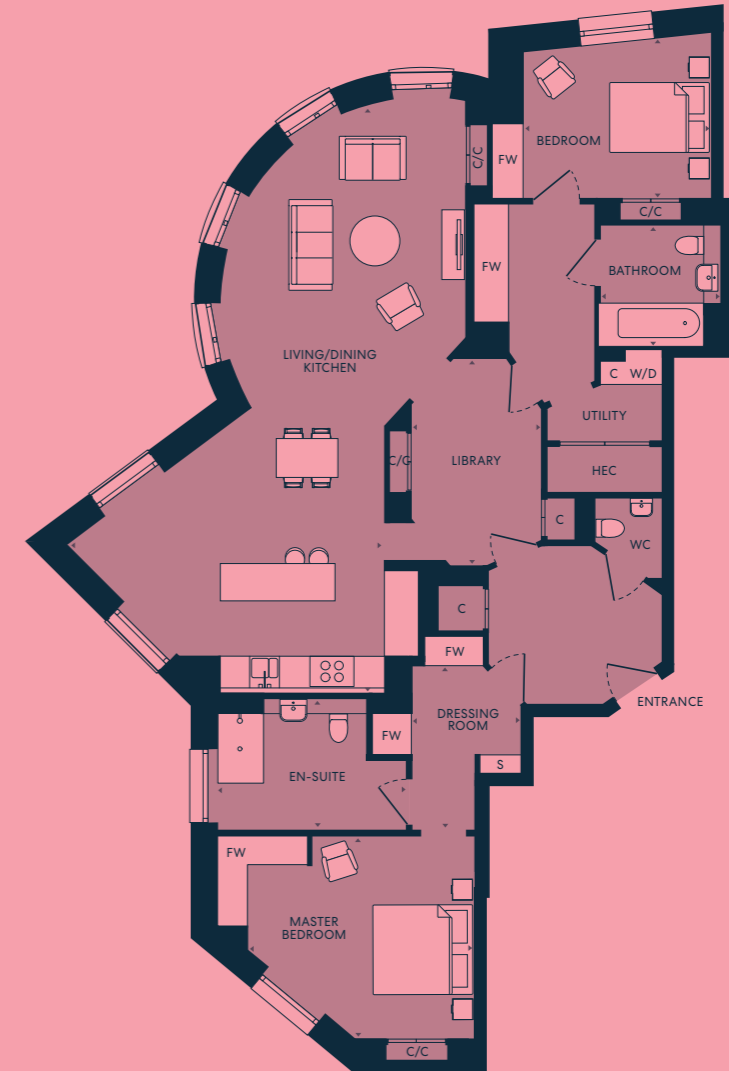


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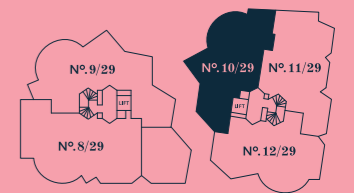
	180.34 sq m	1,941 sq ft
Total area		
Living/Dining/Kitchen	6,676 x 9,824mm	21'9" x 32'2"
Master Bedroom	3,791 x 5,318mm	12'4" x 17'4"
Dressing Room	3,014 x 3,731mm	9'9" x 12'2"
Bathroom	2,670 x 2,640mm	8'8" x 8'7"
Bedroom 2	5,421 x 4,064mm	17'8" x 13'3"
En-Suite	2,861 x 2,130mm	9'4" x 7'0"
Bedroom 3	4,021 x 3,590mm	13'2" x 11'8"
Library	3,490 x 2,807mm	11'5" x 9'2"

Nº. 10/29

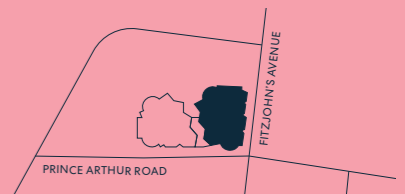
TWO BEDROOM First Floor



FIRST FLOOR PLAN



LOCATION PLAN

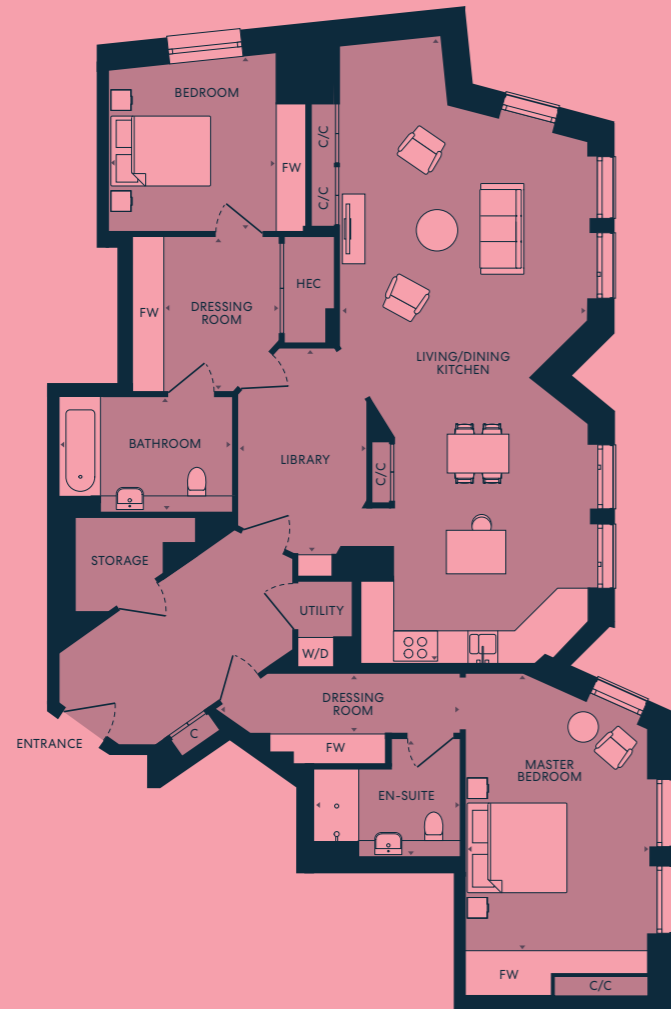


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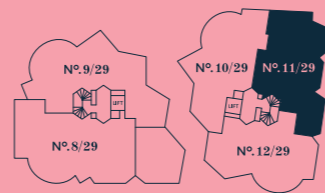
	159.74 sq m	1,719 sq ft
Total area		
Living/Dining/Kitchen	6,392 x 11,950mm	21'0" x 39'2"
Master Bedroom	4,600 x 4,062mm	15'1" x 13'3"
Dressing Room	2,236 x 3,310mm	7'3" x 10'9"
En-Suite	3,800 x 2,623mm	12'5" x 8'6"
Bedroom	3,794 x 3,230mm	9'2" x 10'6"
Bathroom	2,400 x 2,370mm	7'9" x 7'8"
Library	2,600 x 4,160mm	8'5" x 13'6"

Nº. 11/29

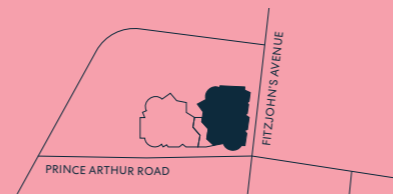
TWO BEDROOM
First Floor



FIRST FLOOR PLAN



LOCATION PLAN

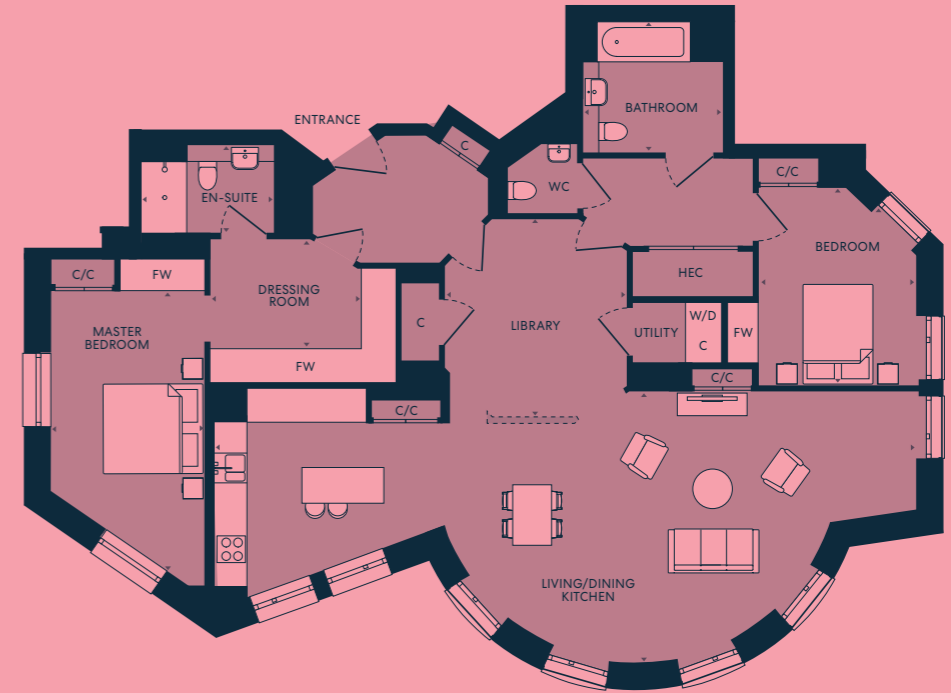


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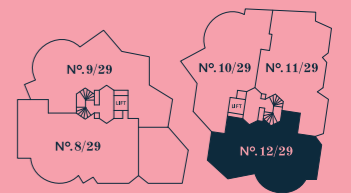
	160.84 sq m	1,731 sq ft
Total area		
Living/Dining/Kitchen	5,060 x 12,660mm	16'6" x 41'5"
Master Bedroom	3,614 x 6,465mm	11'9" x 21'2"
Dressing Room	4,970 x 1,200mm	16'3" x 3'9"
En-Suite	2,940 x 2,350mm	9'6" x 7'7"
Bedroom	3,980 x 3,560mm	13'1" x 11'7"
Dressing Room	2,390 x 3,123mm	7'8" x 10'2"
Bathroom	3,490 x 2,290mm	11'5" x 7'5"
Library	2,600 x 4,131mm	8'5" x 13'6"

Nº. 12/29

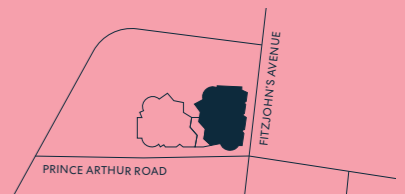
TWO BEDROOM
First Floor



FIRST FLOOR PLAN



LOCATION PLAN

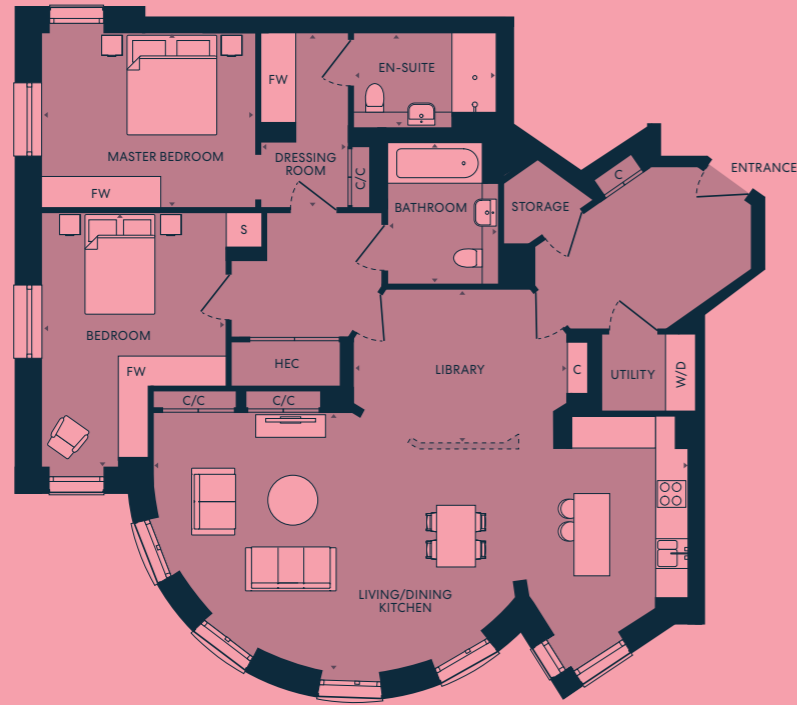


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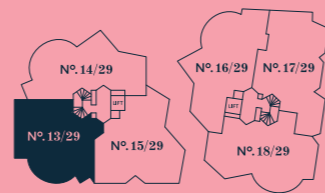
	158.85 sq m	1,709 sq ft
Total area		
Living/Dining/Kitchen	13,965 x 5,478mm	45'8" x 18'0"
Library	3,670 x 3,970mm	12'0" x 13'0"
Master Bedroom	3,126 x 5,730mm	10'2" x 18'8"
Dressing Room	3,022 x 2,193mm	9'9" x 7'2"
En-Suite	2,660 x 1,742mm	8'7" x 5'7"
Bedroom	3,191 x 3,961mm	10'4" x 13'0"
Bathroom	2,782 x 2,591mm	9'1" x 8'5"

Nº. 13/29

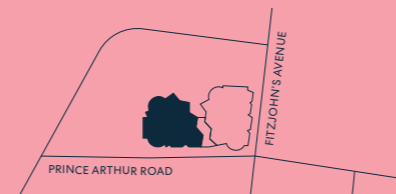
TWO BEDROOM
Second Floor



SECOND FLOOR PLAN



LOCATION PLAN

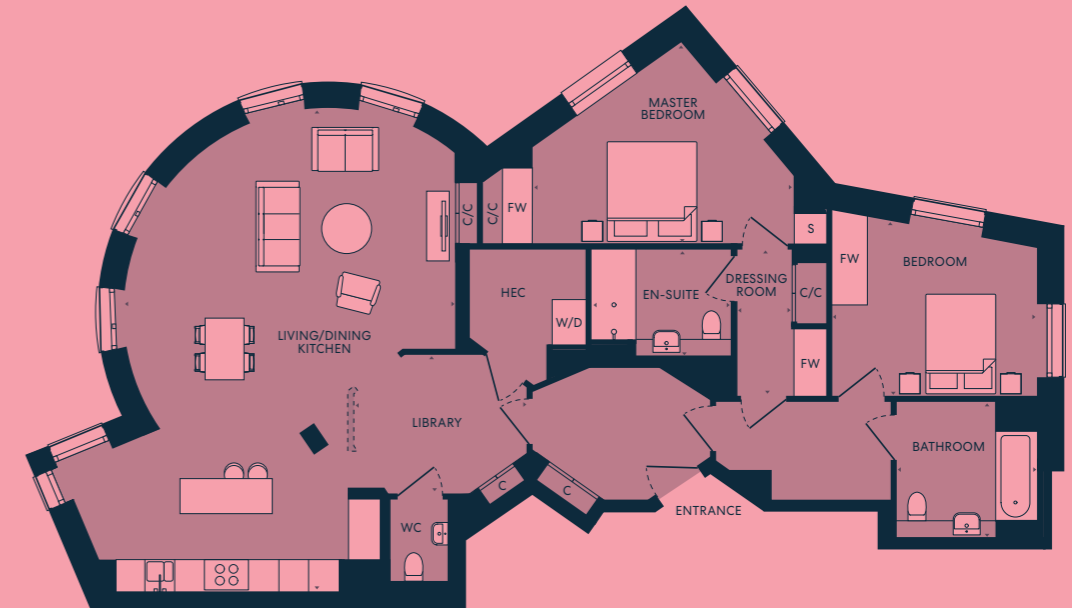


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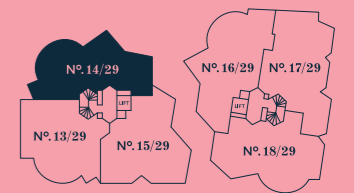
	146.42 sq m	1,576 sq ft
Total area		
Living/Dining/Kitchen	10,793 x 5,236mm	35'4" x 17'2"
Master Bedroom	4,291 x 3,500mm	14'1" x 11'5"
Dressing Room	1,750 x 3,474mm	5'7" x 11'4"
En-Suite	2,883 x 2,058mm	9'5" x 6'8"
Bedroom	3,679 x 5,120mm	12'1" x 16'8"
Bathroom	2,200 x 2,840mm	7'2" x 9'3"
Library	4,293 x 3,093mm	14'1" x 10'1"

Nº. 14/29

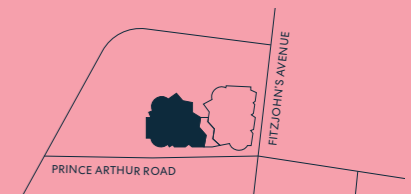
TWO BEDROOM
Second Floor



SECOND FLOOR PLAN



LOCATION PLAN

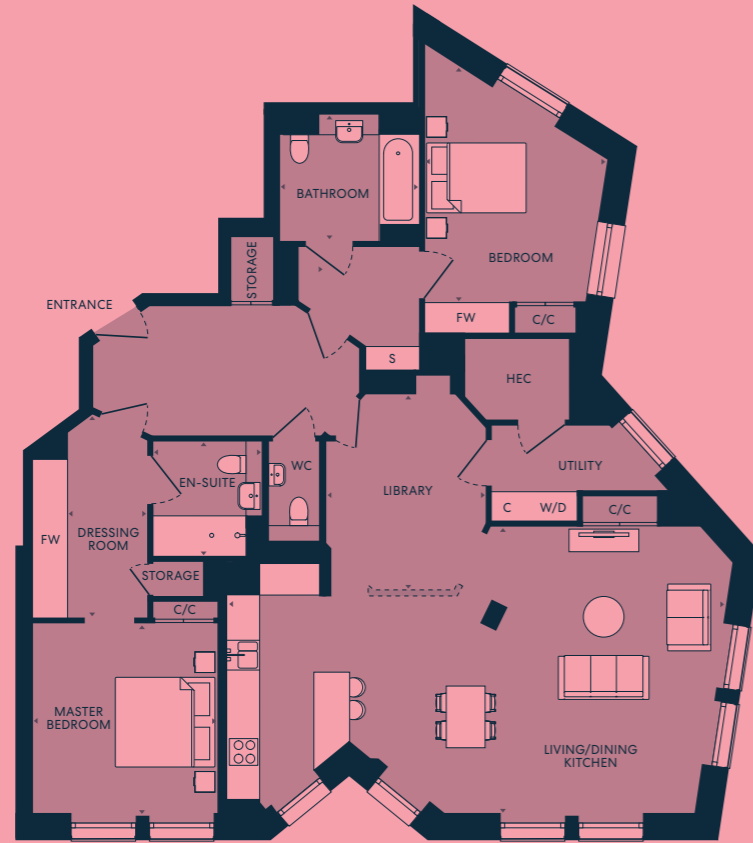


DIMENSIONS

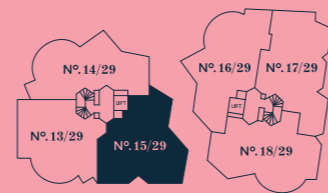
	147.66 sq m	1,589 sq ft
Total area		
Living/Dining/Kitchen	6,674 x 9,741mm	21'9" x 32'0"
Master Bedroom	5,282 x 4,063mm	17'3" x 13'3"
Dressing Room	1,125 x 2,953mm	3'7" x 9'7"
En-Suite	2,815 x 2,107mm	9'2" x 6'9"
Bedroom	4,155 x 3,457mm	13'6" x 11'3"
Bathroom	2,819 x 2,700mm	9'2" x 8'9"
Library	3,490 x 2,785mm	11'5" x 9'1"

Nº. 15/29

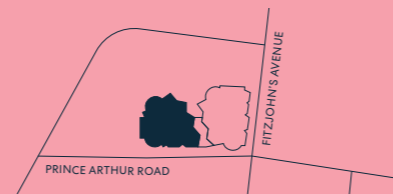
TWO BEDROOM
Second Floor



SECOND FLOOR PLAN



LOCATION PLAN

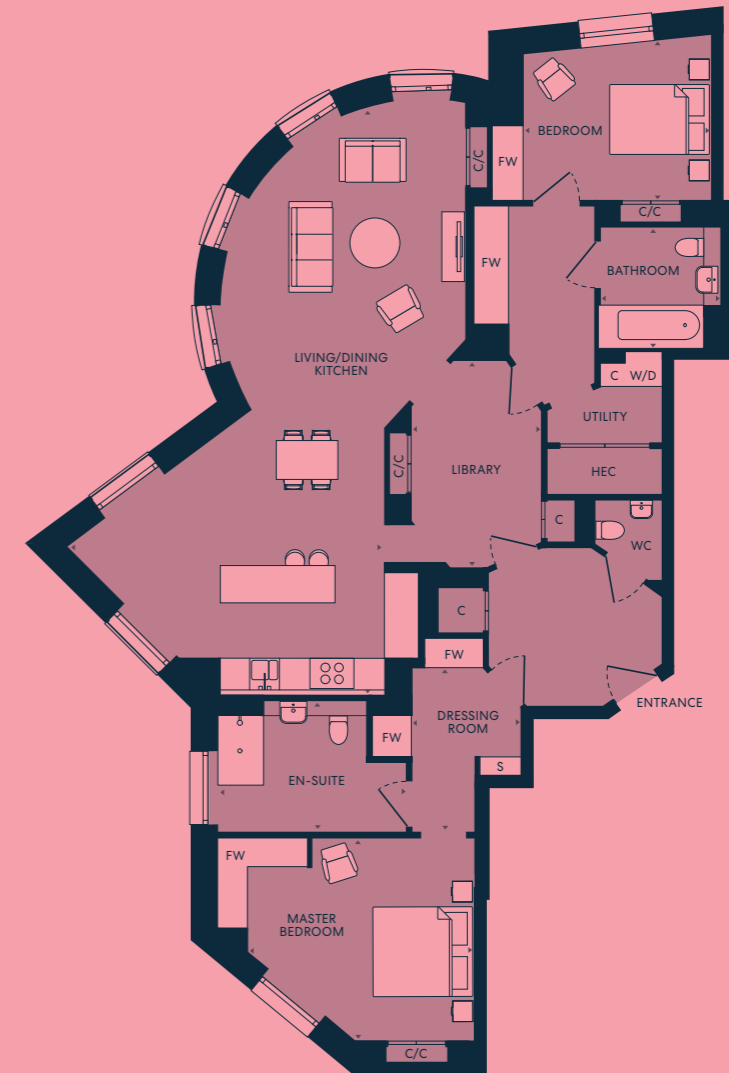


DIMENSIONS

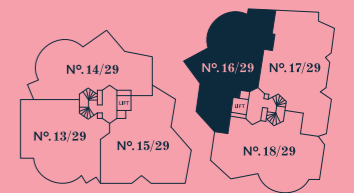
Room	Dimensions (mm)	Dimensions (ft)
Total area	156.77 sq m	1,687 sq ft
Living/Dining/Kitchen	10,003 x 5,788mm	32'8" x 19'0"
Master Bedroom	3,828 x 3,723mm	12'6" x 12'2"
Dressing Room	1,600 x 4,092mm	5'2" x 13'4"
En-Suite	2,166 x 2,296mm	7'1" x 7'5"
Bedroom	3,670 x 4,367mm	12'0" x 14'3"
Bathroom	2,843 x 2,550mm	9'3" x 8'4"
Library	3,226 x 3,952mm	10'6" x 13'0"

Nº. 16/29

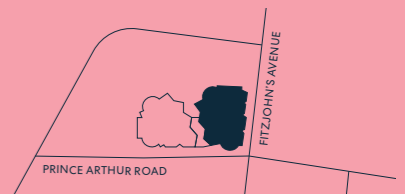
TWO BEDROOM
Second Floor



SECOND FLOOR PLAN



LOCATION PLAN

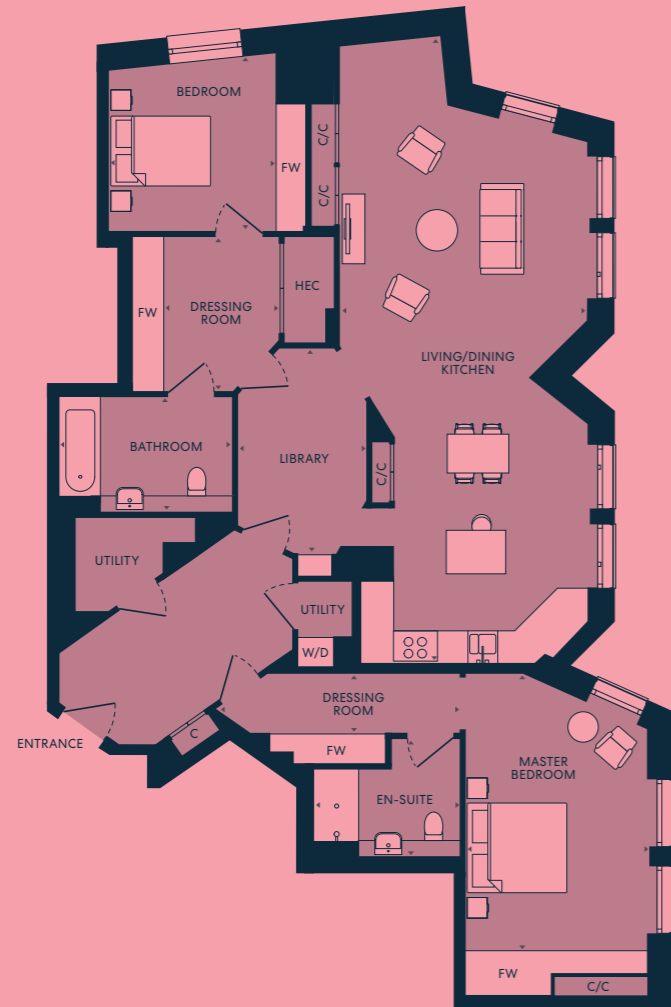


DIMENSIONS

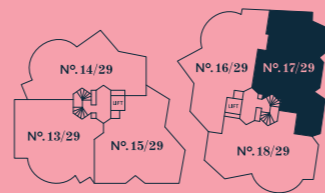
Room	Dimensions (mm)	Dimensions (ft)
Total area	159.74 sq m	1,719 sq ft
Living/Dining/Kitchen	6,392 x 11,950mm	21'0" x 39'2"
Master Bedroom	4,600 x 4,062mm	15'1" x 13'3"
Dressing Room	2,236 x 3,310mm	7'3" x 10'9"
En-Suite	3,800 x 2,623mm	12'5" x 8'6"
Bedroom	3,794 x 3,230mm	9'2" x 10'6"
Bathroom	2,400 x 2,370mm	7'9" x 7'8"
Library	2,600 x 4,160mm	8'5" x 13'6"

Nº. 17/29

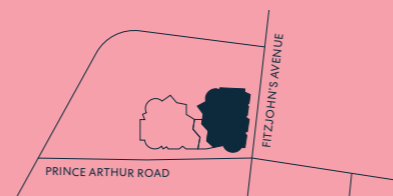
TWO BEDROOM
Second Floor



SECOND FLOOR PLAN



LOCATION PLAN



DIMENSIONS

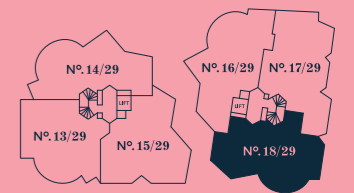
	160.84 sq m	1,731 sq ft
Total area		
Living/Dining/Kitchen	5,060 x 12,660mm	16'6" x 41'5"
Master Bedroom	3,614 x 6,465mm	11'9" x 21'2"
Dressing Room	4,970 x 1,200mm	16'3" x 3'9"
En-Suite	2,940 x 2,350mm	9'6" x 7'7"
Bedroom	3,980 x 3,560mm	13'1" x 11'7"
Dressing Room	2,390 x 3,123mm	7'8" x 10'2"
Bathroom	3,490 x 2,290mm	11'5" x 7'5"
Library	2,600 x 4,131mm	8'5" x 13'6"

Nº. 18/29

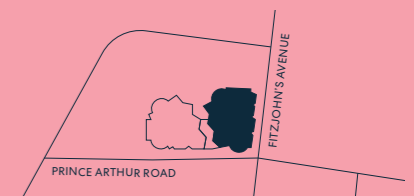
TWO BEDROOM
Second Floor



SECOND FLOOR PLAN



LOCATION PLAN

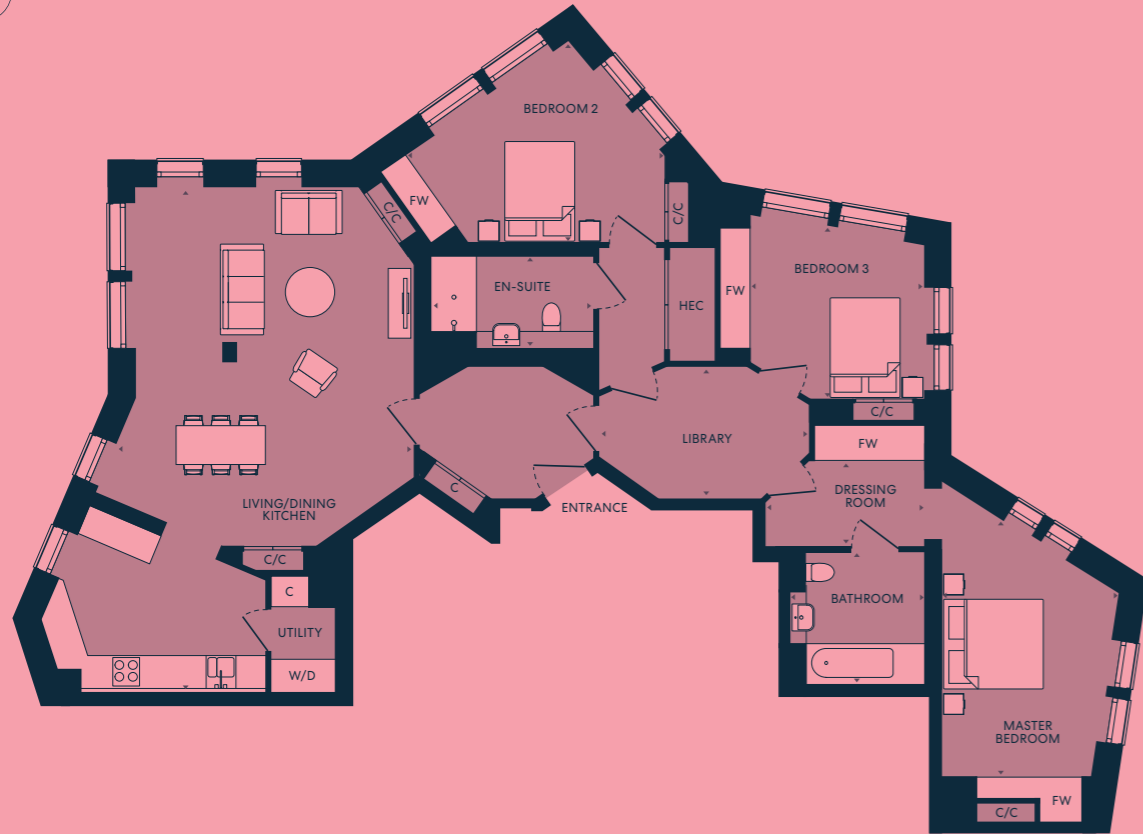


DIMENSIONS

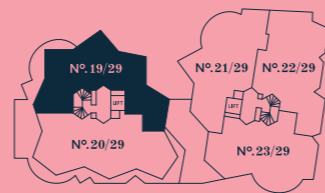
	158.85 sq m	1,709 sq ft
Total area		
Living/Kitchen	13,965 x 5,478mm	45'8" x 18'0"
Library	3,670 x 3,970mm	12'0" x 13'0"
Master Bedroom	3,126 x 5,730mm	10'2" x 18'8"
Dressing Room	3,022 x 2,193mm	9'9" x 7'2"
En-Suite	2,660 x 1,742mm	8'7" x 5'7"
Bedroom	3,191 x 3,961mm	10'4" x 13'0"
Bathroom	2,782 x 2,591mm	9'1" x 8'5"

Nº. 19/29

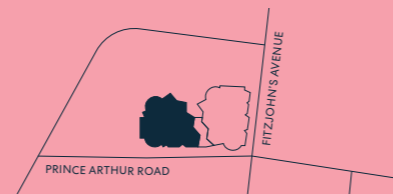
THREE BEDROOM
Third Floor



THIRD FLOOR PLAN



LOCATION PLAN

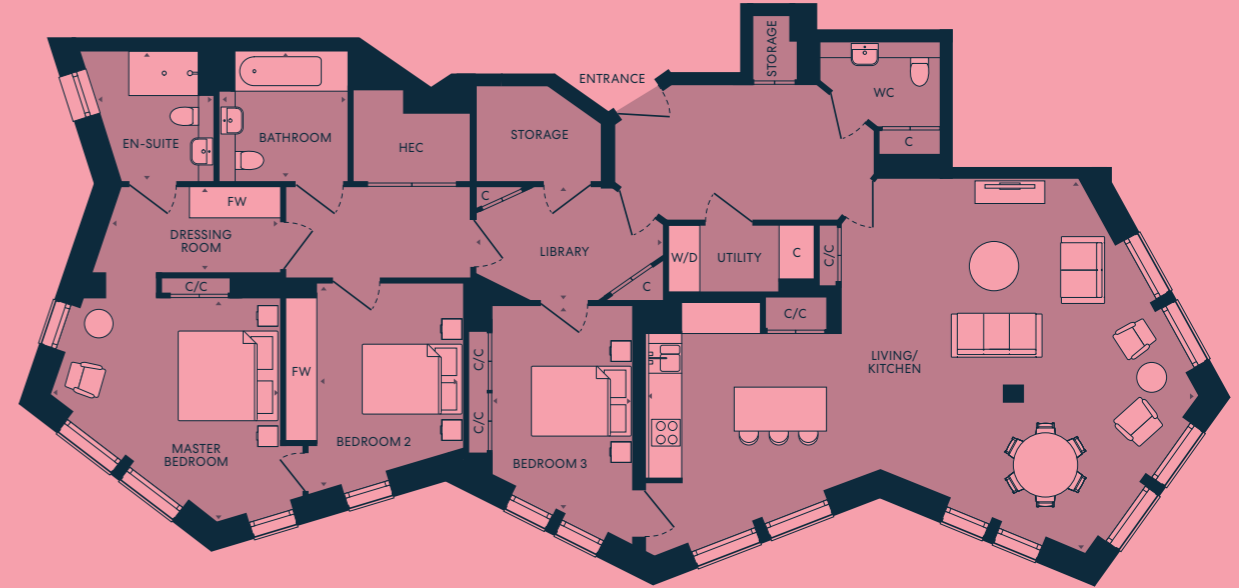


DIMENSIONS

	164.88 sq m	1,774 sq ft
Total area		
Living/Dining/Kitchen	5,980 x 10,084mm	19'6" x 33'1"
Master Bedroom	3,555 x 6,157mm	11'7" x 20'2"
Dressing Room	3,187 x 1,714mm	10'5" x 5'6"
Bathroom	2,732 x 2,618mm	9'0" x 8'6"
Bedroom 2	4,880 x 4,064mm	16'0" x 13'3"
En-Suite	3,246 x 1,812mm	10'6" x 5'9"
Bedroom 3	3,500 x 3,500mm	11'5" x 11'5"
Library	4,231 x 2,655mm	13'9" x 8'7"

Nº. 20/29

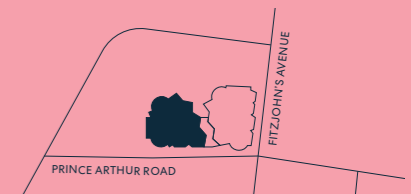
THREE BEDROOM
Third Floor



THIRD FLOOR PLAN



LOCATION PLAN



DIMENSIONS

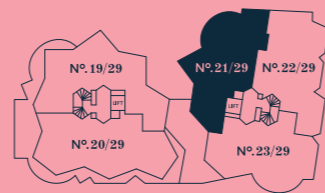
	182.99 sq m	1,969 sq ft
Total area		
Living/Kitchen	11,063 x 7,486mm	36'3" x 24'6"
Master Bedroom	4,656 x 4,485mm	15'3" x 14'7"
Dressing Room	3,518 x 1,700mm	11'5" x 5'6"
En-Suite	2,077 x 2,582mm	6'8" x 8'5"
Bedroom 2	2,950 x 4,033mm	9'7" x 13'2"
Bedroom 3	2,843 x 4,075mm	9'3" x 13'4"
Bathroom	2,560 x 2,574mm	8'4" x 8'4"
Library	3,755 x 2,285mm	12'3" x 7'5"

Nº. 21/29

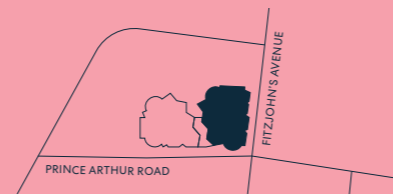
TWO BEDROOM
Third Floor



THIRD FLOOR PLAN



LOCATION PLAN

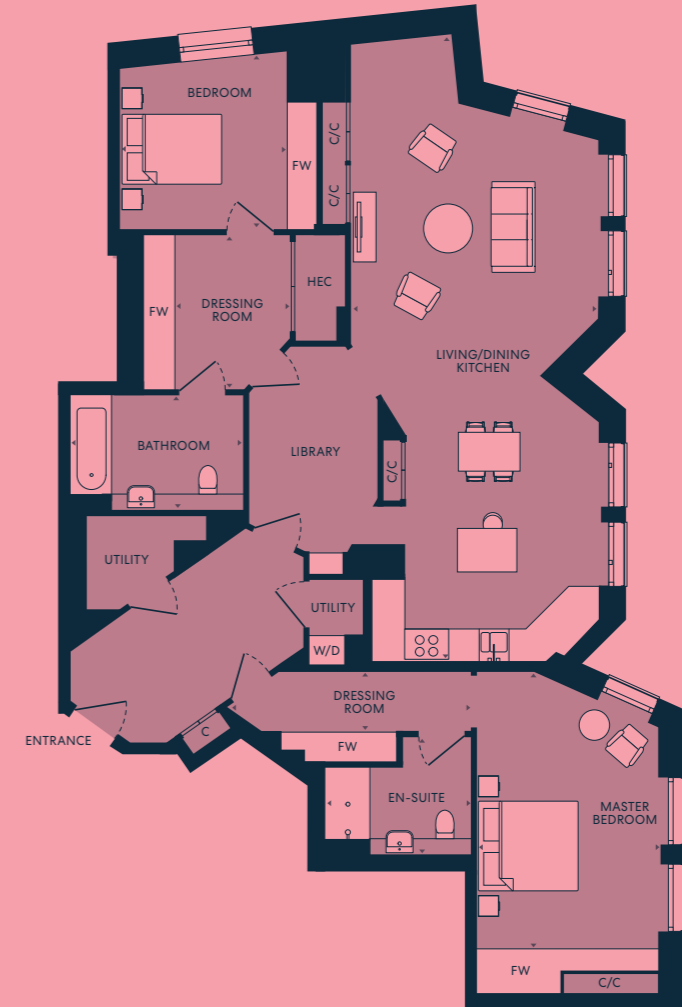


DIMENSIONS

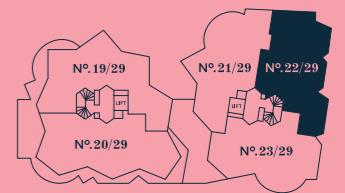
	160.17 sq m	1,724 sq ft
Total area		
Living/Dining/Kitchen	6,392 x 11,950mm	21'0" x 39'2"
Master Bedroom	4,600 x 4,062mm	15'1" x 13'3"
Dressing Room	2,236 x 3,310mm	7'3" x 10'9"
En-Suite	3,800 x 2,623mm	12'5" x 8'6"
Bedroom	3,794 x 3,230mm	9'2" x 10'6"
Bathroom	2,400 x 2,370mm	7'9" x 7'8"

Nº. 22/29

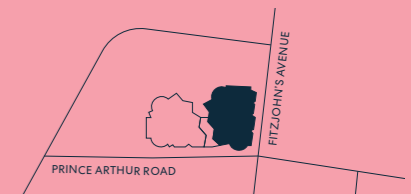
TWO BEDROOM
Third Floor



THIRD FLOOR PLAN



LOCATION PLAN



DIMENSIONS

	160.77 sq m	1,730 sq ft
Total area		
Living/Dining/Kitchen	0 x 0mm	0'0" x 0'0"
Master Bedroom	5,060 x 12,660mm	16'6" x 41'5"
Dressing Room	4,970 x 1,200mm	16'3" x 3'9"
En-Suite	2,940 x 2,350mm	9'6" x 7'7"
Bedroom	3,980 x 3,560mm	13'1" x 11'7"
Dressing Room	2,390 x 3,123mm	7'8" x 10'2"
Bathroom	3,490 x 2,290mm	11'5" x 7'5"
Library	2,600 x 4,131mm	8'5" x 13'6"

Nº. 23/29

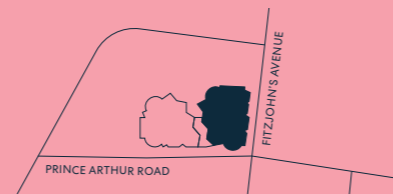
TWO BEDROOM
Third Floor



THIRD FLOOR PLAN



LOCATION PLAN

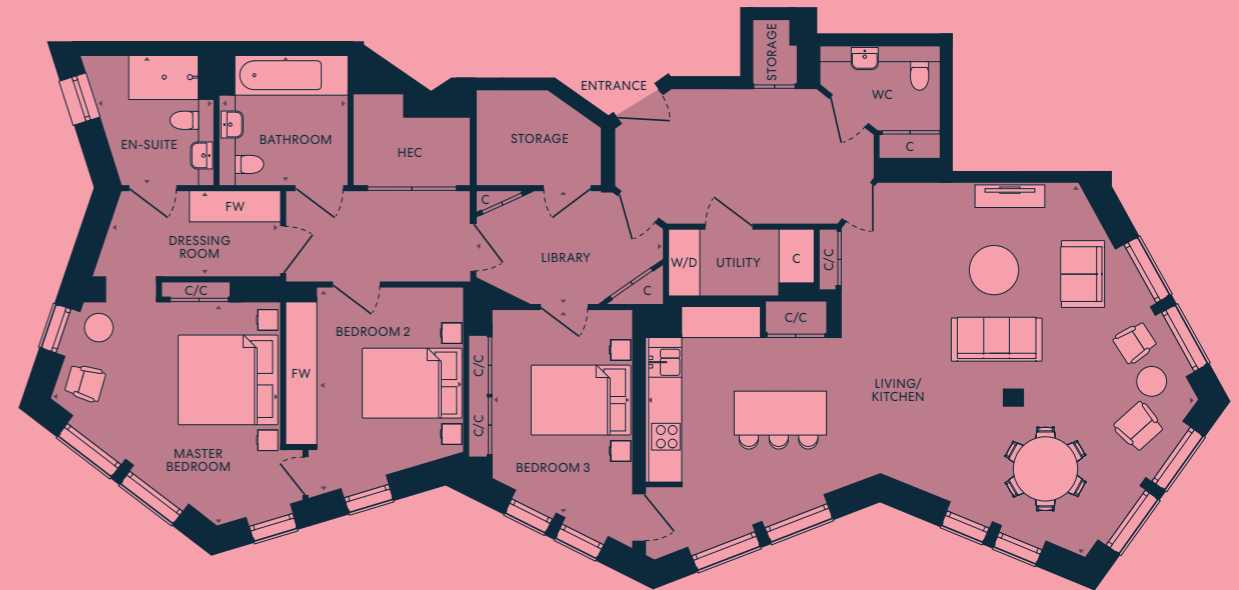


DIMENSIONS

Room	Dimensions (mm)	Dimensions (ft)
Total area	158.80 sq m	1,709 sq ft
Living/Kitchen	13,965 x 5,478mm	45'8" x 18'0"
Dining	3,670 x 3,970mm	12'0" x 13'0"
Master Bedroom	3,126 x 5,730mm	10'2" x 18'8"
Dressing Room	3,022 x 2,193mm	9'9" x 7'2"
En-Suite	2,660 x 1,742mm	8'7" x 5'7"
Bedroom	3,191 x 3,961mm	10'4" x 13'0"
Bathroom	2,782 x 2,591mm	9'1" x 8'5"

Nº. 24/29

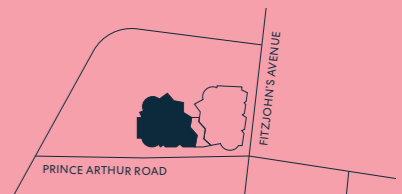
THREE BEDROOM
Fourth Floor



FOURTH FLOOR PLAN



LOCATION PLAN

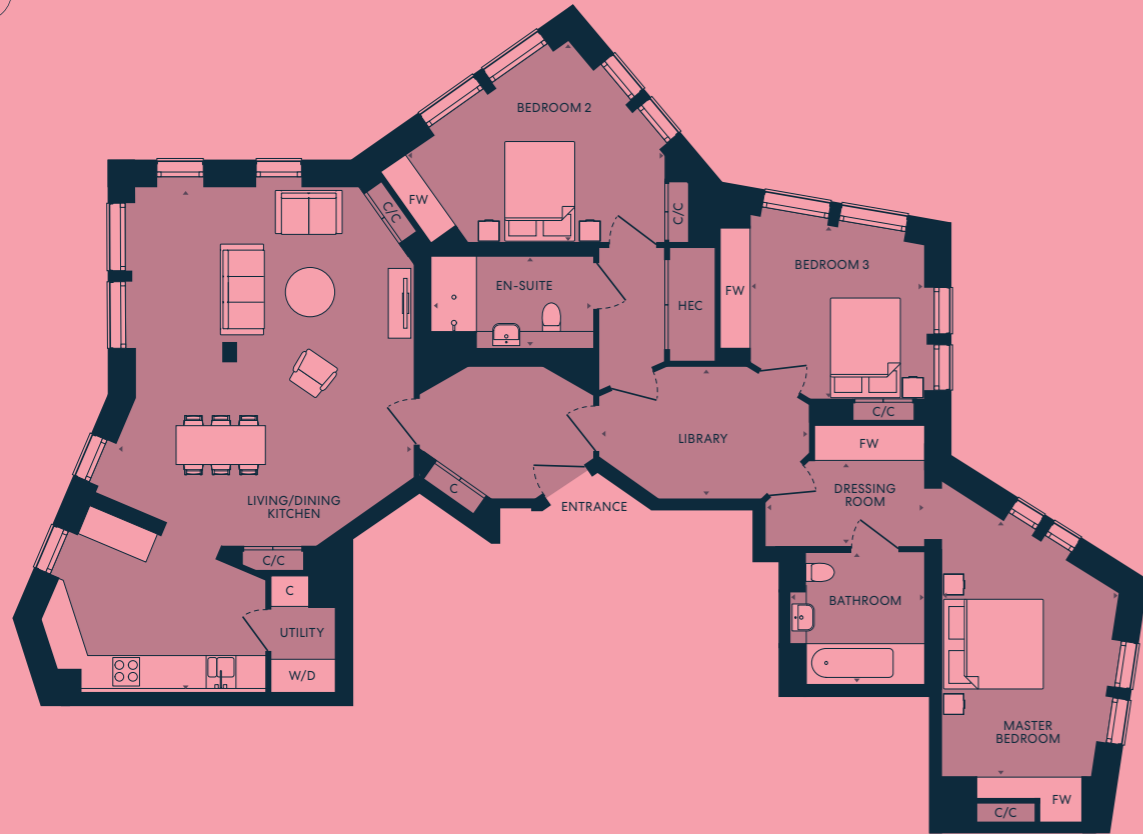


DIMENSIONS

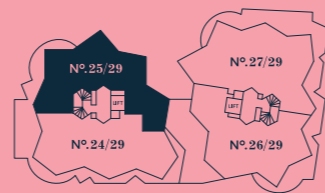
Room	Dimensions (mm)	Dimensions (ft)
Total area	182.89 sq m	1,968 sq ft
Living/Kitchen	11,063 x 7,486mm	36'3" x 24'6"
Master Bedroom	4,656 x 4,485mm	15'3" x 14'7"
Dressing Room	3,518 x 1,700mm	11'5" x 5'6"
En-Suite	2,077 x 2,582mm	6'8" x 8'5"
Bedroom 2	2,950 x 4,033mm	9'7" x 13'2"
Bedroom 3	2,843 x 4,075mm	9'3" x 13'4"
Bathroom	2,560 x 2,574mm	8'4" x 8'4"
Library	3,755 x 2,285mm	12'3" x 7'5"

Nº. 25/29

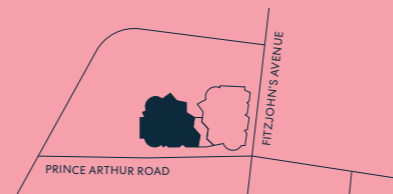
TWO / THREE BEDROOM
Fourth Floor



FOURTH FLOOR PLAN



LOCATION PLAN



DIMENSIONS

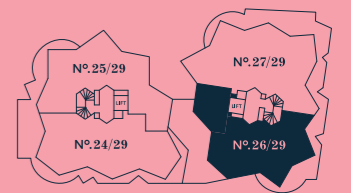
	164.70 sq m	1,772 sq ft
Total area		
Living/Dining/Kitchen	5,980 x 10,084mm	19'6" x 33'1"
Master Bedroom	3,555 x 6,157mm	11'7" x 20'2"
Dressing Room	3,187 x 1,714mm	10'5" x 5'6"
Bathroom	2,732 x 2,618mm	9'0" x 8'6"
Bedroom 2	4,880 x 4,064mm	16'0" x 13'3"
En-Suite	3,246 x 1,812mm	10'6" x 5'9"
Bedroom 3	3,500 x 3,500mm	11'5" x 11'5"
Library	4,231 x 2,655mm	13'9" x 8'7"

Nº. 26/29

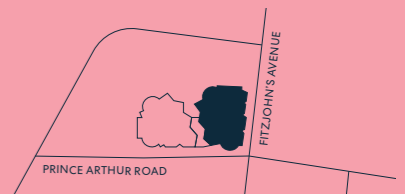
THREE BEDROOM
Fourth Floor



FOURTH FLOOR PLAN



LOCATION PLAN

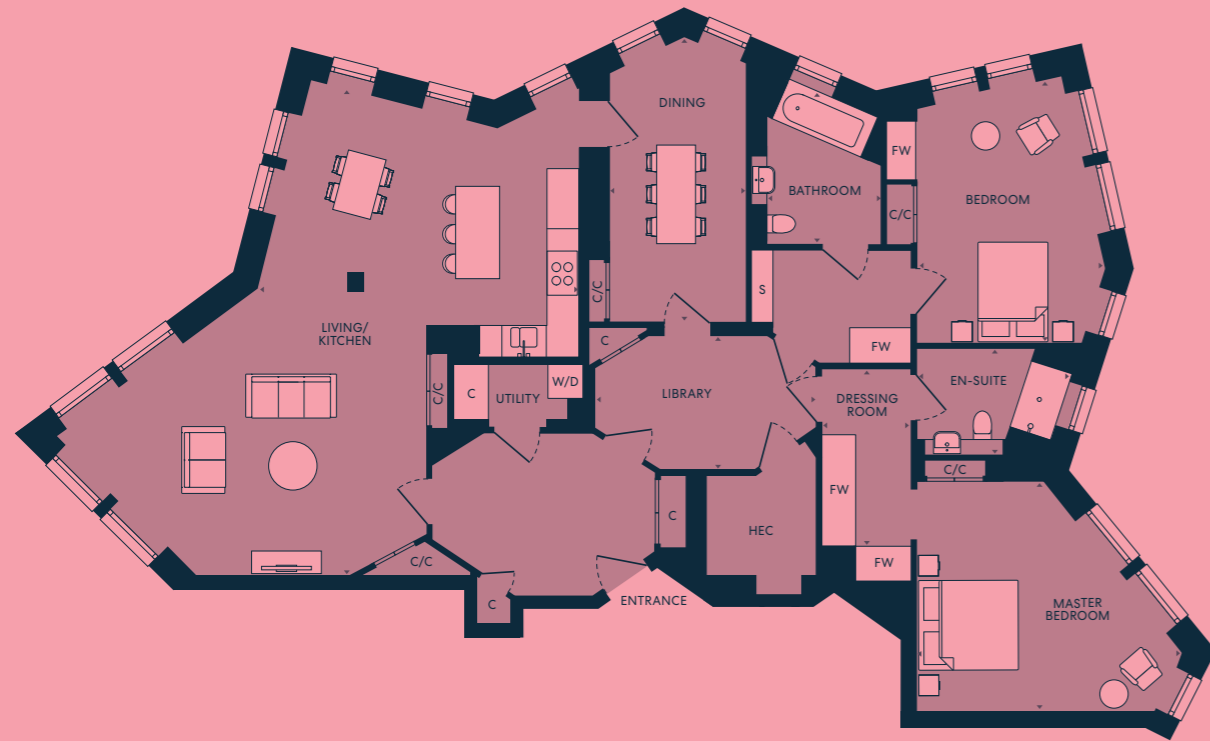


DIMENSIONS

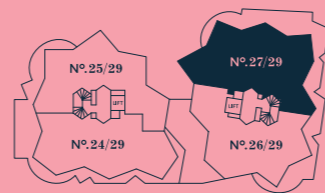
	196.84 sq m	2,118 sq ft
Total area		
Living/Dining	7,775 x 8,135mm	25'5" x 26'7"
Kitchen	3,950 x 3,340mm	13'0" x 11'0"
Master Bedroom	2,920 x 5,685mm	9'6" x 18'7"
Dressing Room	2,236 x 3,740mm	7'3" x 12'3"
En-Suite	2,080 x 3,130mm	6'8" x 10'3"
Bedroom 2	5,300 x 4,172mm	17'4" x 13'7"
Dressing Room	2,173 x 2,130mm	7'1" x 7'0"
Bathroom	2,732 x 2,783mm	9'0" x 9'1"
Studio/Bedroom	2,763 x 2,650mm	9'1" x 8'7"
Library	3,765 x 2,800mm	12'4" x 9'2"

Nº. 27/29

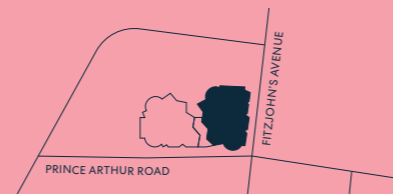
TWO BEDROOM
Fourth Floor



FOURTH FLOOR PLAN



LOCATION PLAN

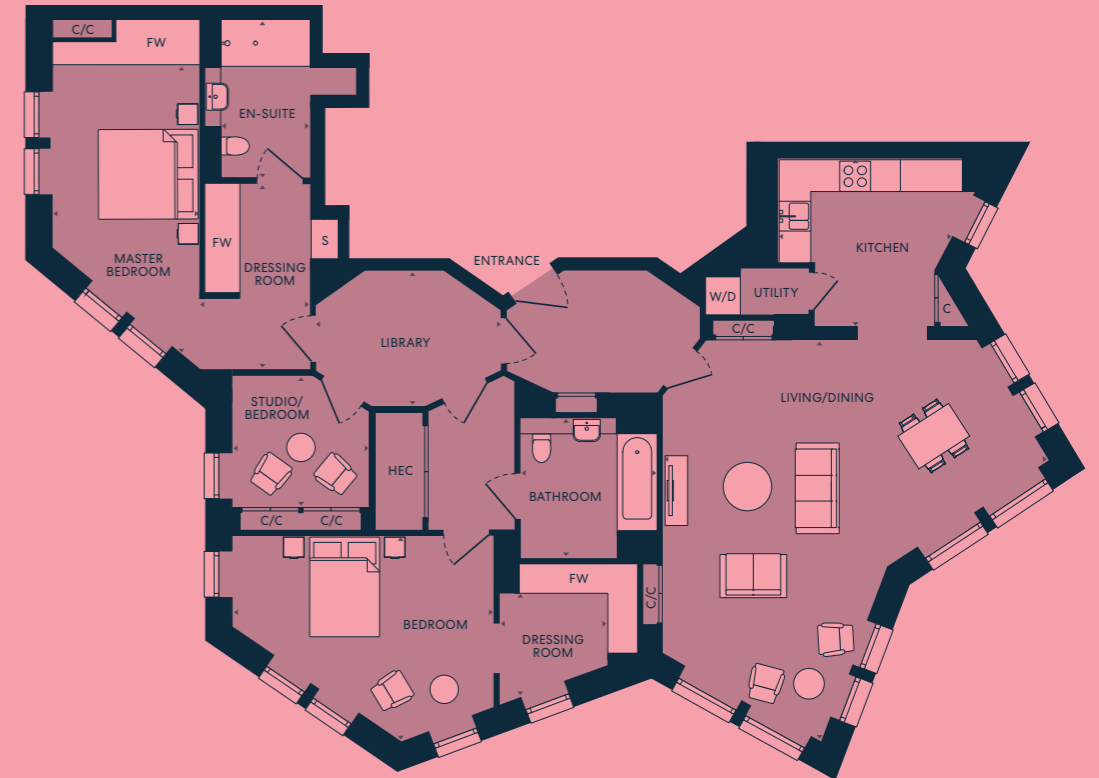


DIMENSIONS

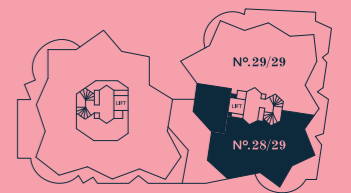
	168.39 sq m	1,812 sq ft
Total area		
Living/Dining	6,483 x 9,850mm	21'3" x 32'3"
Kitchen	2,712 x 5,750mm	8'9" x 18'9"
Master Bedroom	5,385 x 4,673mm	17'7" x 15'3"
Dressing Room	1,826 x 4,285mm	6'0" x 14'1"
En-Suite	3,115 x 2,115mm	10'2" x 6'9"
Bedroom	3,823 x 5,260mm	13'5" x 17'3"
Bathroom	2,595 x 3,022mm	8'5" x 9'9"
Library	4,450 x 2,700mm	14'6" x 8'9"

Nº. 28/29

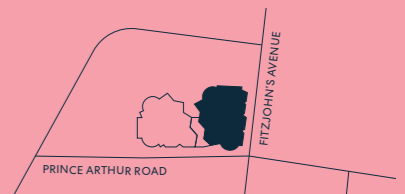
THREE BEDROOM
Fifth Floor



FIFTH FLOOR PLAN



LOCATION PLAN

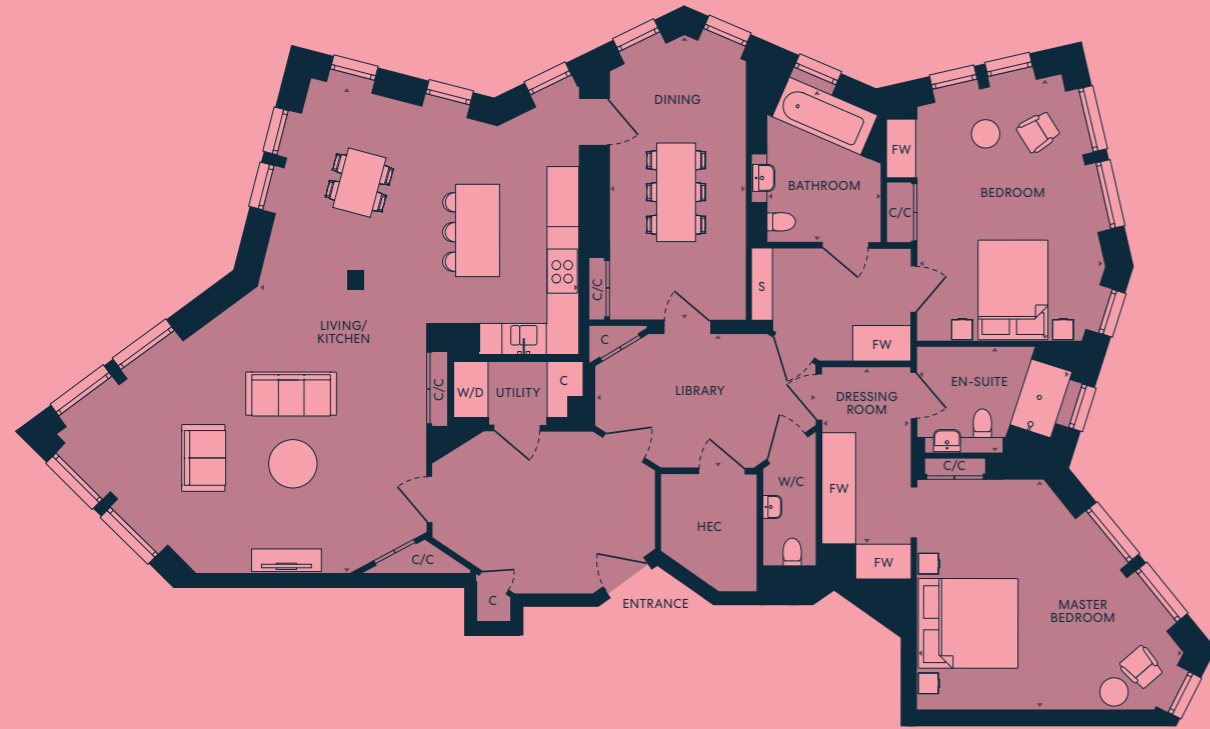


DIMENSIONS

	197.19 sq m	2,122 sq ft
Total area		
Living/Dining	7,775 x 8,135mm	25'5" x 26'7"
Kitchen	3,950 x 3,340mm	13'0" x 11'0"
Master Bedroom	2,920 x 5,685mm	9'6" x 18'7"
Dressing Room	2,236 x 3,740mm	7'3" x 12'3"
En-Suite	2,080 x 3,130mm	6'8" x 10'3"
Bedroom 2	5,300 x 4,172mm	17'4" x 13'7"
Dressing Room	2,173 x 2,130mm	7'1" x 7'0"
Bathroom	2,732 x 2,783mm	9'0" x 9'1"
Studio/Bedroom	2,763 x 2,650mm	9'1" x 8'7"
Library	3,765 x 2,800mm	12'4" x 9'2"

Nº. 29/29

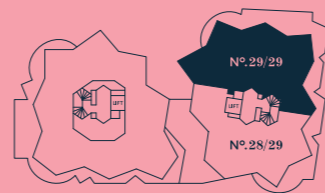
TWO BEDROOM
Fifth Floor



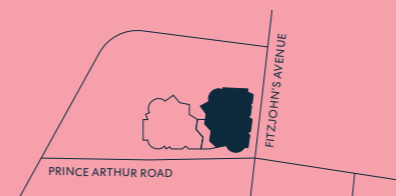
KEY

- FW Fitted wardrobe
- S Open shelving
- W/D Washer/Dryer
- C Cupboard
- HEC Heating, electrical components
- C/C Optional partition screen
- C/C Comfort cooling

FIFTH FLOOR PLAN



LOCATION PLAN



DIMENSIONS

	168.33 sq m	1,811 sq ft
Total area		
Living/Dining	6,483 x 9,850mm	21'3" x 32'3"
Kitchen	2,712 x 5,750mm	8'9" x 18'9"
Master Bedroom	5,385 x 4,673mm	17'7" x 15'3"
Dressing Room	1,826 x 4,285mm	6'0" x 14'1"
En-Suite	3,115 x 2,115mm	10'2" x 6'9"
Bedroom	3,823 x 5,260mm	13'5" x 17'3"
Bathroom	2,595 x 3,022mm	8'5" x 9'9"
Library	4,450 x 2,700mm	14'6" x 8'9"



N° 1/29
TWO BEDROOM



N° 2/29
TWO BEDROOM



N° 3/29
TWO BEDROOM



N° 4/29
TWO BEDROOM



N° 5/29
ONE BEDROOM



N° 6/29
TWO BEDROOM



N° 7/29
TWO BEDROOM



N° 8/29
THREE BEDROOM



N° 9/29
THREE BEDROOM



N° 10/29
TWO BEDROOM



N° 11/29
TWO BEDROOM



N° 12/29
TWO BEDROOM



N° 13/29
TWO BEDROOM



N° 14/29
TWO BEDROOM



N° 15/29
TWO BEDROOM



N° 16/29
TWO BEDROOM



N° 17/29
TWO BEDROOM



N° 18/29
TWO BEDROOM



N° 19/29
THREE BEDROOM



N° 20/29
THREE BEDROOM



N° 21/29
TWO BEDROOM



N° 22/29
TWO BEDROOM



N° 23/29
TWO BEDROOM



N° 24/29
THREE BEDROOM



N° 25/29
THREE BEDROOM



N° 26/29
THREE BEDROOM



N° 27/29
TWO BEDROOM



N° 28/29
THREE BEDROOM



N° 29/29
TWO BEDROOM

SPECIFICATION

KITCHEN

- Fully fitted ROK range kitchen with a mix of floor and wall hung cabinets and oak veneer doors
- ROK anodized bronze kitchen shelves and open display units
- Laminam Pietra grey gloss worktops and splashback with a porcelain finish
- 1810 Company mixer tap with stainless steel double bowl sink
- Miele ceramic 4-ring hob
- Miele stainless steel single fan oven
- Miele stainless steel microwave
- Fischer & Paykel top-loading dishwasher
- Miele washing machine and tumble dryer (located within utility room)
- Integrated bins for recycling and waste
- MK Electric matt black electrical sockets with black inserts
- LED strip lights underside of wall units

BATHROOM / SHOWER ROOM

- Domus ceramic wall tiling in a Honed finish and floor tiling in a Natural finish in bathrooms
- Domus ceramic wall tiling in a Limestone Honed finish and floor tiling in a Limestone Natural finish in shower room
- Laufen undermounted basin in bespoke timber veneer vanity unit
- Duravit toilet with soft close seat and cover
- Bette white form bath with anti-slip base and fixed bath screen
- Bette anti-slip shower floor
- Vado chrome brassware – mixer taps, shower head, handset hose, shower thermostatic valve
- Heated vanity mirror adjacent to fitted cabinet with internal lighting and shaver socket
- Antique brass pendant lights and recessed ceiling LED downlights
- Chrome heated towel rails
- Mechanical extract ventilation
- Vado sanitaryware (Laufen wash basin, Bette bath & shower tray)
- Chrome grab bar handles (installed only if requested by customer)
- Emergency call button

INTERIOR FINISHES

- Engineered oak grey wood flooring in entrance hall, kitchen, living room and utility room
- Victoria Carpets, First Impressions range 'well dressed' throughout bedrooms
- Built in wardrobes to all master bedrooms with hanging rail, shelf and automatic light
- ROK storage cupboards in pebble grey (utility room)
- Bespoke KWB cabinetry to bath/shower rooms and cloakrooms
- High performing double glazed composite windows and Juliet doors
- Satin stainless steel ironmongery
- 2.5m high ceilings throughout the apartment

ELECTRICALS

- Kartell wall lights and adjustable LED downlights throughout apartments
- Pendant light in hallways, dining room and above kitchen island
- Automatic lighting to utility and storage cupboards
- TV (Freeview, Terrestrial, Sky, Freesat, FM points) to Master bedroom and living room
- BT HyperOptic broadband
- Telephone data points in living room and bedrooms
- MK Electric 5amp double white sockets
- Electrical floor box sockets in some living rooms
- Recessed curtain tracks provided to each window, with electrical provision for future installation of motorised curtains (by the purchaser)

SECURITY

- IP room unit for internal calls and door entry
- General Manager and their team on hand
- Tunstall call centre for out of hours
- Smoke detectors / fire alarms ring in every apartment
- Sprinklers installed to all apartments
- Burglary intruder alarm to ground floor apartments
- Multi-point locking doors and spy hole
- Fob entry to development and communal areas
- Each resident is provided with a safety pendant

CAR PARKING

- Valet parking in a secure basement car park for 29 spaces
- Secure cycle parking for 38 bikes

HEATING AND COOLING

- Underfloor heating throughout controlled by central boiler system
- Comfort cooling fan to all rooms

PEACE OF MIND

- Post room provision for small and large items of post
- 999 year lease
- All apartments benefit from a 10-year build warranty
- Two lifts to all apartment floors

RESIDENTS' AMENITIES

- Club lounge with a bar
- Landscaped courtyard
- Wellness Centre; sauna, steam room, hydropool, experience shower, changing rooms and heated loungers
- Exercise studio
- Treatment room
- Guest suite

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Advisor for further information.

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide and Lifestory reserve the right to amend the specification as necessary and without notification.

OUR ASSURANCE TO YOU

We at Lifestory work closely with Rendall and Rittner who are responsible for taking care of all the external building maintenance, buildings insurance and communal utility bills. We also ensure all the shared areas are meticulously cleaned and maintained.

Our dedicated team of friendly and approachable Lifestorys work to ensure the support provided is always tailored to owners' needs.

CONTACT

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