



THE
EIGHT
GARDENS
Watford

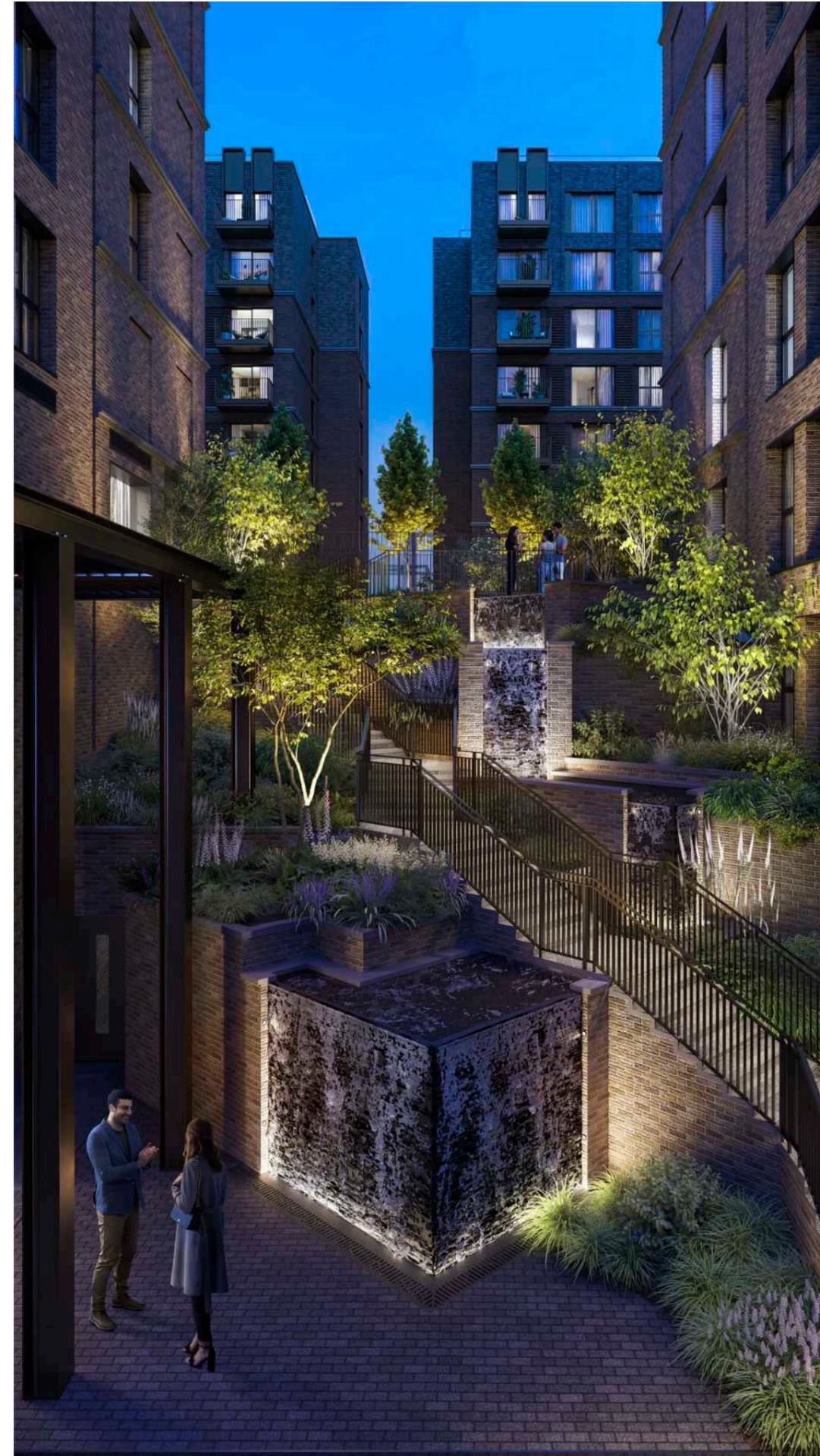
Union Court
2 BED APARTMENTS

Berkeley
Designed for life

Welcome to UNION COURT

A collection of stylish and contemporary city-style apartments within the landscaped surroundings of The Eight Gardens, Watford





Chic and contemporary
INTERIORS

Homes are finished to an exacting standard, with high quality fixtures and fittings and stylish details creating an elegant sanctuary that is always a delight to return to.





UNION COURT

2 BEDROOM APARTMENT

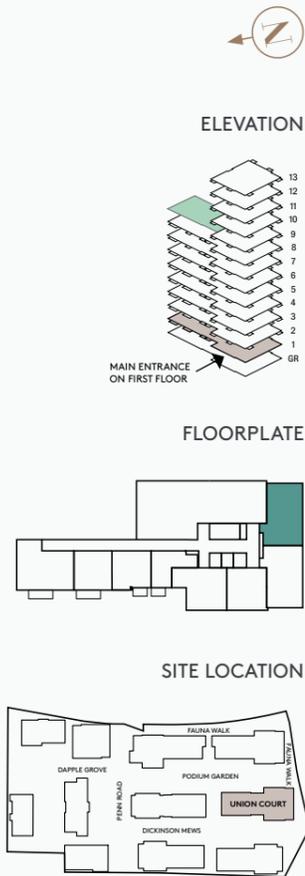
PLOT 1-01



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 79.3 sq m | 854 sq ft |
| Living/Dining Room | 6.59m x 4.75m | 21'7" x 15'7" |
| Kitchen | 3.18m x 1.90m | 10'5" x 6'2" |
| Bedroom 1 | 3.81m x 3.43m | 12'6" x 11'3" |
| Bedroom 2 | 3.43m x 2.77m | 11'3" x 9'1" |

Floorplans shown for The Eight Gardens are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



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UNION COURT

2 BEDROOM APARTMENT

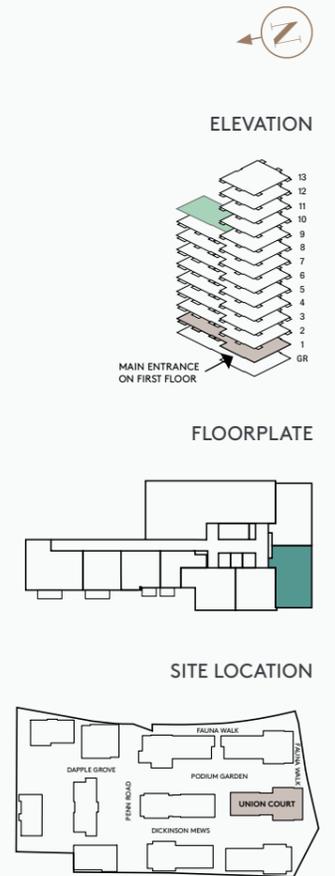
PLOT 1-02



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 79.3 sq m | 854 sq ft |
| Living/Dining Room | 6.59m x 4.75m | 21'7" x 15'7" |
| Kitchen | 3.18m x 1.90m | 10'5" x 6'2" |
| Bedroom 1 | 3.81m x 3.43m | 12'6" x 11'3" |
| Bedroom 2 | 3.43m x 2.77m | 11'3" x 9'1" |

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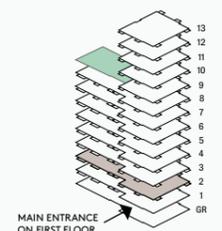
UNION COURT

2 BEDROOM APARTMENT

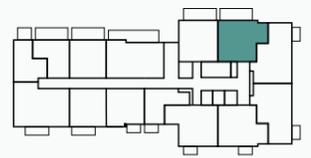
PLOT 2-01



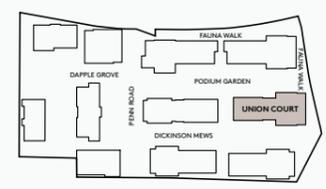
ELEVATION



FLOORPLATE



SITE LOCATION



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 64.9 sq m | 699 sq ft |
| Living/Dining Room | 4.25m x 3.60m | 13'11" x 11'10" |
| Kitchen | 3.44m x 2.15m | 11'3" x 7'0" |
| Bedroom 1 | 3.52m x 3.26m | 11'6" x 10'8" |
| Bedroom 2 | 3.70m x 2.55m | 12'1" x 8'4" |
| Terrace | 11.6 sq m | 125 sq ft |

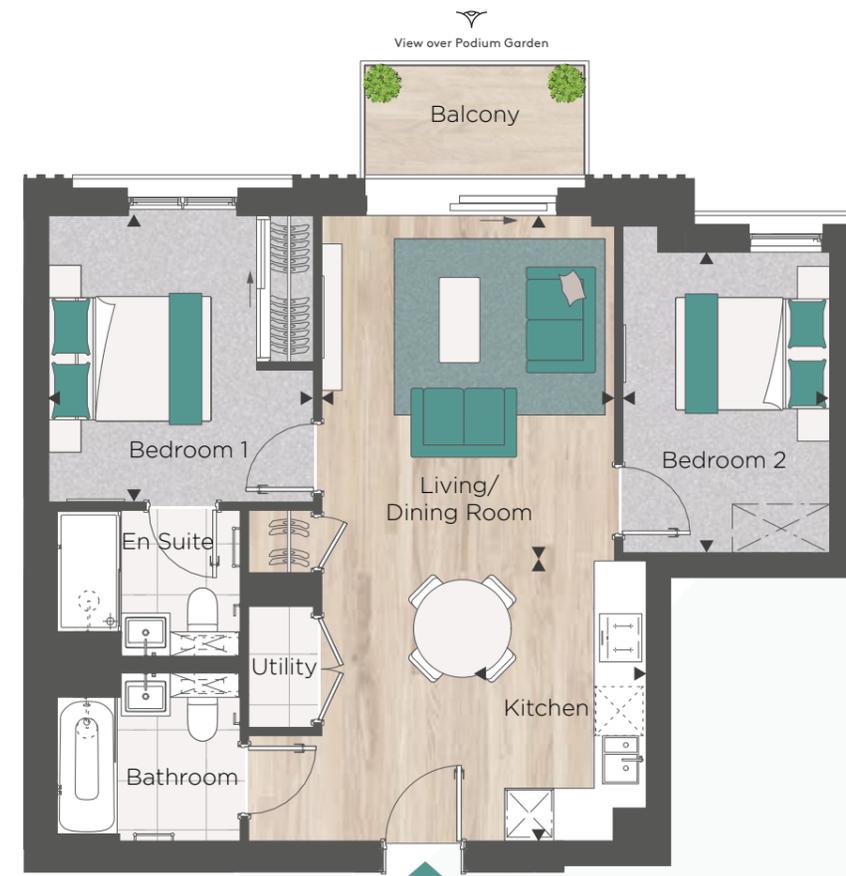
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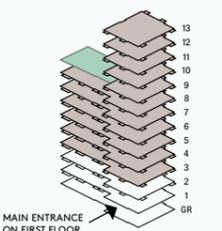
UNION COURT

2 BEDROOM APARTMENT

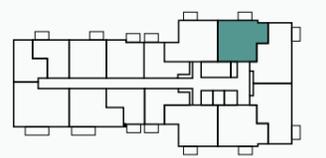
PLOTS 3-01, 4-01, 5-01, 6-01, 7-01



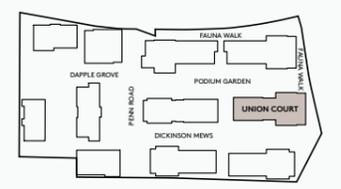
ELEVATION



TYPICAL FLOORPLATE



SITE LOCATION



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 64.9 sq m | 699 sq ft |
| Living/Dining Room | 4.25m x 3.60m | 13'11" x 11'10" |
| Kitchen | 3.44m x 2.15m | 11'3" x 7'0" |
| Bedroom 1 | 3.52m x 3.26m | 11'6" x 10'8" |
| Bedroom 2 | 3.70m x 2.55m | 12'1" x 8'4" |
| Balcony | 3.8 sq m | 40 sq ft |

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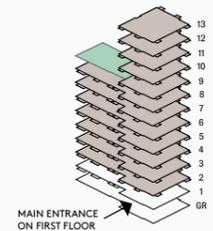
UNION COURT

2 BEDROOM APARTMENT

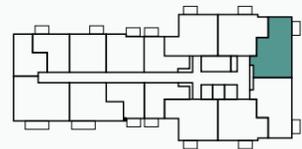
PLOTS 2-02, 3-02, 4-02, 5-02, 6-02, 7-02



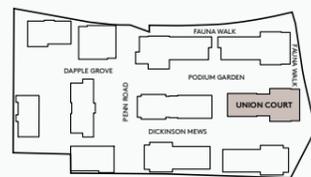
ELEVATION



TYPICAL FLOORPLATE



SITE LOCATION



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 70.3 sq m | 757 sq ft |
| Living/Dining Room | 4.75m x 4.33m | 15'7" x 14'2" |
| Kitchen | 2.88m x 1.90m | 9'5" x 6'2" |
| Bedroom 1 | 3.81m x 3.43m | 12'6" x 11'3" |
| Bedroom 2 | 3.43m x 2.77m | 11'3" x 9'1" |
| Balcony | 3.8 sq m | 40 sq ft |

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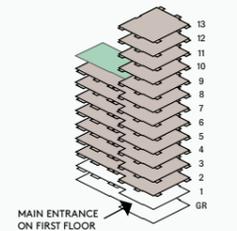
UNION COURT

2 BEDROOM APARTMENT

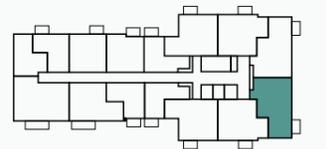
PLOTS 2-03, 3-03, 4-03, 5-03, 6-03, 7-03



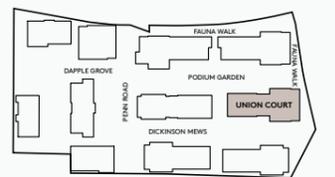
ELEVATION



TYPICAL FLOORPLATE



SITE LOCATION



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 70.3 sq m | 757 sq ft |
| Living/Dining Room | 4.75m x 4.33m | 15'7" x 14'2" |
| Kitchen | 2.88m x 1.90m | 9'5" x 6'2" |
| Bedroom 1 | 3.81m x 3.43m | 12'6" x 11'3" |
| Bedroom 2 | 3.43m x 2.77m | 11'3" x 9'1" |
| Balcony | 3.8 sq m | 40 sq ft |

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UNION COURT

2 BEDROOM APARTMENT

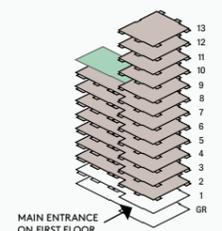
PLOTS 2-04, 3-04, 4-04, 5-04, 6-04, 7-04



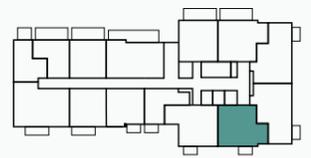
View over Dickinson Mews



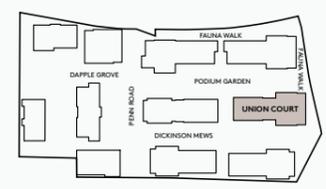
ELEVATION



TYPICAL FLOORPLATE



SITE LOCATION



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 64.9 sq m | 699 sq ft |
| Living/Dining Room | 4.25m x 3.60m | 13'11" x 11'10" |
| Kitchen | 3.44m x 2.15m | 11'3" x 7'0" |
| Bedroom 1 | 3.52m x 3.26m | 11'6" x 10'8" |
| Bedroom 2 | 3.70m x 2.55m | 12'1" x 8'4" |
| Balcony | 3.8 sq m | 40 sq ft |

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UNION COURT

2 BEDROOM APARTMENT

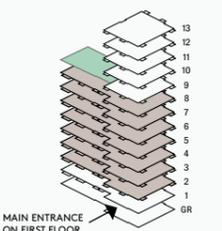
PLOTS 2-05, 3-05, 4-05, 5-05, 6-05, 7-05



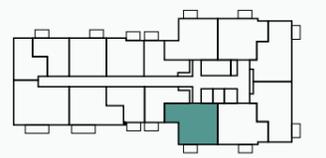
View over Dickinson Mews



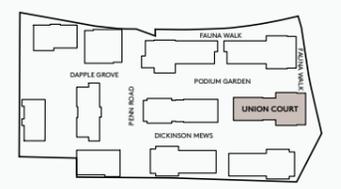
ELEVATION



TYPICAL FLOORPLATE



SITE LOCATION



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 66.5 sq m | 716 sq ft |
| Living/Dining Room | 5.54m x 3.99m | 18'2" x 13'1" |
| Kitchen | 2.50m x 2.15m | 8'2" x 7'0" |
| Bedroom 1 | 3.52m x 3.26m | 11'6" x 10'8" |
| Bedroom 2 | 3.50m x 2.75m | 11'5" x 9'0" |
| Balcony | 3.8 sq m | 40 sq ft |

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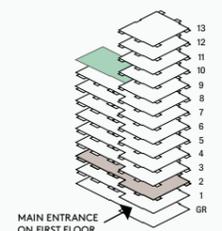
UNION COURT

2 BEDROOM APARTMENT

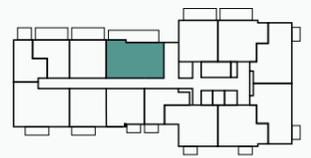
PLOT 2-13



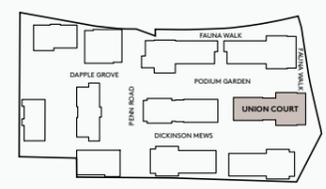
ELEVATION



FLOORPLATE



SITE LOCATION



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 75.6 sq m | 814 sq ft |
| Living/Dining Room | 4.57m x 4.20m | 15'0" x 13'9" |
| Kitchen | 3.14m x 2.20m | 10'3" x 7'2" |
| Bedroom 1 | 5.23m x 3.24m | 17'2" x 10'7" |
| Bedroom 2 | 3.43m x 3.35m | 11'3" x 10'11" |
| Terrace | 19.4 sq m | 209 sq ft |

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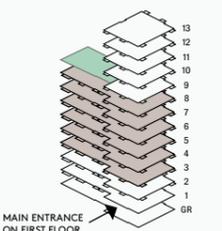
UNION COURT

2 BEDROOM APARTMENT

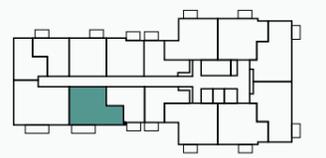
PLOTS 3-08, 4-08, 5-08, 6-08



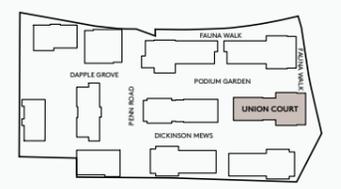
ELEVATION



TYPICAL FLOORPLATE



SITE LOCATION



Two Bedroom Apartment*

| | | |
|--------------------|------------------|------------------|
| Total Area: | 61.7 sq m | 664 sq ft |
| Living/Dining Room | 4.32m x 3.74m | 14'2" x 12'3" |
| Kitchen | 2.90m x 2.10m | 9'6" x 6'10" |
| Bedroom 1 | 3.61m x 3.05m | 11'10" x 10'0" |
| Bedroom 2 | 3.40m x 2.81m | 11'1" x 9'2" |
| Balcony | 3.8 sq m | 40 sq ft |

* Apartment layout shown is for floors 3-6 but floors 7 and 8 have different balconies.

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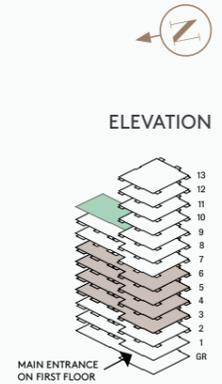
UNION COURT

2 BEDROOM APARTMENT

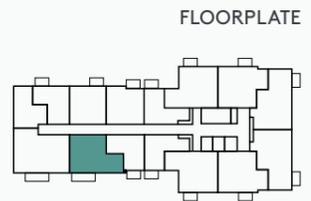
PLOTS 3-08, 4-08, 5-08 & 6-08



View over Dickinson Mews



ELEVATION



FLOORPLATE



SITE LOCATION

Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 61.7 sq m | 664 sq ft |
| Living/Dining Room | 4.32m x 3.74m | 14'2" x 12'3" |
| Kitchen | 2.90m x 2.10m | 9'6" x 6'10" |
| Bedroom 1 | 3.61m x 3.05m | 11'10" x 10'0" |
| Bedroom 2 | 3.40m x 2.81m | 11'1" x 9'2" |
| Balcony | 6.6 sq m | 71 sq ft |

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UNION COURT

2 BEDROOM APARTMENT

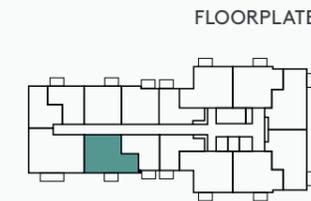
PLOTS 7-08 & 8-08



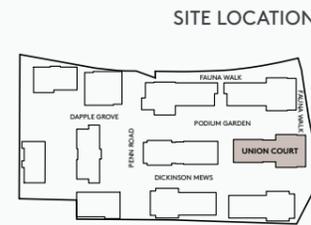
View over Dickinson Mews



ELEVATION



FLOORPLATE



SITE LOCATION

Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 61.7 sq m | 664 sq ft |
| Living/Dining Room | 4.32m x 3.74m | 14'2" x 12'3" |
| Kitchen | 2.90m x 2.10m | 9'6" x 6'10" |
| Bedroom 1 | 3.61m x 3.05m | 11'10" x 10'0" |
| Bedroom 2 | 3.40m x 2.81m | 11'1" x 9'2" |
| Balcony | 3.8 sq m | 40 sq ft |

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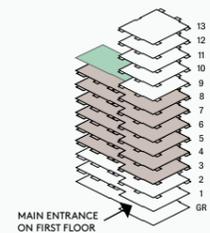
UNION COURT

2 BEDROOM APARTMENT

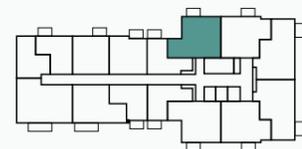
PLOTS 3-15, 4-15, 5-15, 6-15, 7-15



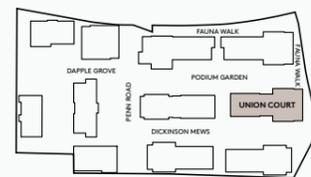
ELEVATION



TYPICAL FLOORPLATE



SITE LOCATION



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 66.5 sq m | 716 sq ft |
| Living/Dining Room | 5.54m x 3.99m | 18'2" x 13'1" |
| Kitchen | 2.50m x 2.15m | 8'2" x 7'0" |
| Bedroom 1 | 3.52m x 3.26m | 11'6" x 10'8" |
| Bedroom 2 | 3.50m x 2.75m | 11'5" x 9'0" |
| Balcony | 3.8 sq m | 40 sq ft |

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The Leavesden Collection

Floor 8

Introducing the captivating 'Leavesden Collection' at The Eight Gardens, offering a unique living experience that transcends the norm. These exquisite apartments named after the nearby vibrant Leavesden area, the home to the Warner Brothers Studio, boast an elevated lifestyle with soaring 3-meter ceilings, a true testament to luxury and spaciousness. Perched on the 8th floor, each residence embodies modern elegance, redefining comfort and sophistication. Discover a harmonious blend of contemporary design and panoramic views through floor to ceiling windows, inviting you to indulge in an elevated living experience unlike any other in the heart of Watford.

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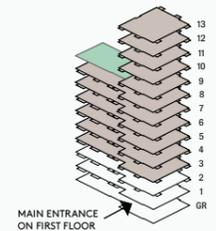
UNION COURT

2 BEDROOM APARTMENT

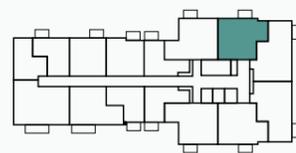
PLOT 8-01



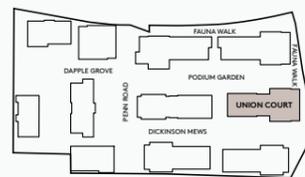
ELEVATION



TYPICAL FLOORPLATE



SITE LOCATION



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 64.9 sq m | 699 sq ft |
| Living/Dining Room | 4.25m x 3.60m | 13'11" x 11'10" |
| Kitchen | 3.44m x 2.15m | 11'3" x 7'0" |
| Bedroom 1 | 3.52m x 3.26m | 11'6" x 10'8" |
| Bedroom 2 | 3.70m x 2.55m | 12'1" x 8'4" |
| Balcony | 3.8 sq m | 40 sq ft |

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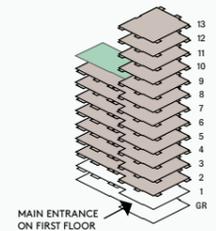
UNION COURT

2 BEDROOM APARTMENT

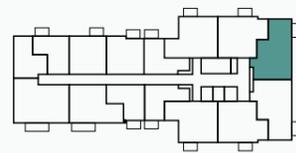
PLOT 8-02



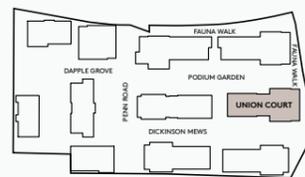
ELEVATION



TYPICAL FLOORPLATE



SITE LOCATION



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 70.3 sq m | 757 sq ft |
| Living/Dining Room | 4.75m x 4.33m | 15'7" x 14'2" |
| Kitchen | 2.88m x 1.90m | 9'5" x 6'2" |
| Bedroom 1 | 3.81m x 3.43m | 12'6" x 11'3" |
| Bedroom 2 | 3.43m x 2.77m | 11'3" x 9'1" |
| Balcony | 3.8 sq m | 40 sq ft |

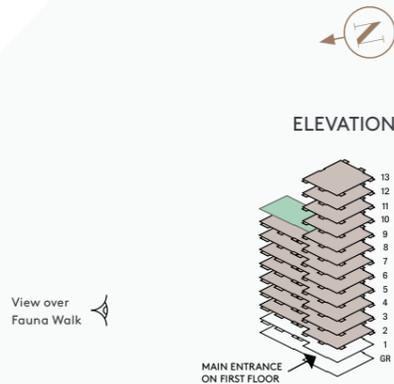
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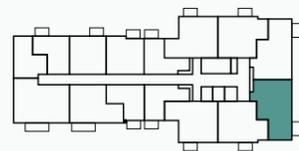
UNION COURT

2 BEDROOM APARTMENT

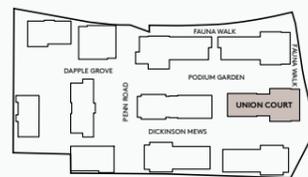
PLOT 8-03



TYPICAL FLOORPLATE



SITE LOCATION



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 70.3 sq m | 757 sq ft |
| Living/Dining Room | 4.75m x 4.33m | 15'7" x 14'2" |
| Kitchen | 2.88m x 1.90m | 9'5" x 6'2" |
| Bedroom 1 | 3.81m x 3.43m | 12'6" x 11'3" |
| Bedroom 2 | 3.43m x 2.77m | 11'3" x 9'1" |
| Balcony | 3.8 sq m | 40 sq ft |

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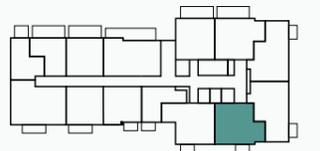
UNION COURT

2 BEDROOM APARTMENT

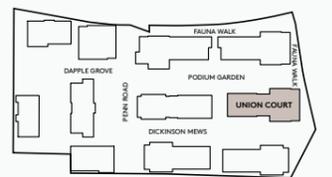
PLOT 8-04



TYPICAL FLOORPLATE



SITE LOCATION



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 64.9 sq m | 699 sq ft |
| Living/Dining Room | 4.25m x 3.60m | 13'11" x 11'10" |
| Kitchen | 3.44m x 2.15m | 11'3" x 7'0" |
| Bedroom 1 | 3.52m x 3.26m | 11'6" x 10'8" |
| Bedroom 2 | 3.70m x 2.55m | 12'1" x 8'4" |
| Balcony | 3.8 sq m | 40 sq ft |

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2 BEDROOM APARTMENT

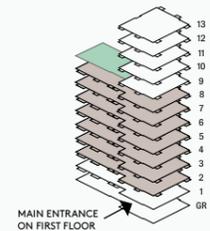
PLOT 8-05



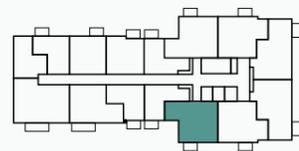
View over Dickinson Mews



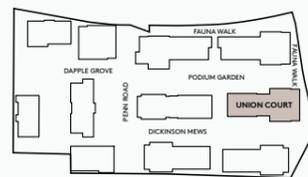
ELEVATION



TYPICAL FLOORPLATE



SITE LOCATION



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 66.5 sq m | 716 sq ft |
| Living/Dining Room | 5.54m x 3.99m | 18'2" x 13'1" |
| Kitchen | 2.50m x 2.15m | 8'2" x 7'0" |
| Bedroom 1 | 3.52m x 3.26m | 11'6" x 10'8" |
| Bedroom 2 | 3.50m x 2.75m | 11'5" x 9'0" |
| Balcony | 3.8 sq m | 40 sq ft |

Disclaimer: Higher ceiling height isn't in the entire apartment for this plot.

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2 BEDROOM APARTMENT

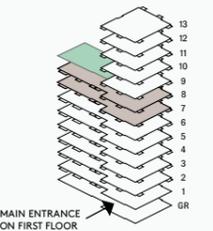
PLOT 8-08



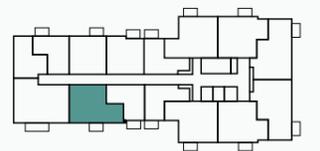
View over Dickinson Mews



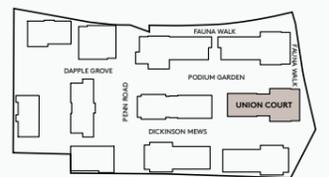
ELEVATION



FLOORPLATE



SITE LOCATION



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 61.7 sq m | 664 sq ft |
| Living/Dining Room | 4.32m x 3.74m | 14'2" x 12'3" |
| Kitchen | 2.90m x 2.10m | 9'6" x 6'10" |
| Bedroom 1 | 3.61m x 3.05m | 11'10" x 10'0" |
| Bedroom 2 | 3.40m x 2.81m | 11'1" x 9'2" |
| Balcony | 3.8 sq m | 40 sq ft |

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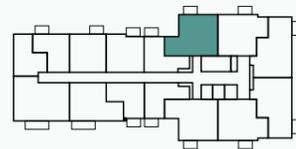
UNION COURT

2 BEDROOM APARTMENT

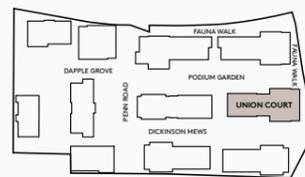
PLOT 8-15



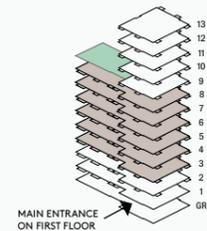
TYPICAL FLOORPLATE



SITE LOCATION



ELEVATION



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 66.5 sq m | 716 sq ft |
| Living/Dining Room | 5.54m x 3.99m | 18'2" x 13'1" |
| Kitchen | 2.50m x 2.15m | 8'2" x 7'0" |
| Bedroom 1 | 3.52m x 3.26m | 11'6" x 10'8" |
| Bedroom 2 | 3.50m x 2.75m | 11'5" x 9'0" |
| Balcony | 3.8 sq m | 40 sq ft |

Disclaimer: Higher ceiling height isn't in the entire apartment for this plot.

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THE
**EIGHT
GARDENS**
Watford

The *Cassiobury* Collection

Floor 9 - 13

Presenting the esteemed 'Cassiobury Collection,' nestled in The Eight Gardens near the acclaimed Cassiobury Park, renowned for its picturesque landscapes. Named after this award-winning park, these remarkable apartments reside at penthouse level, offering a privileged vantage point with captivating views of lush gardens. Experience an elevated lifestyle where luxury meets nature's beauty, embracing the tranquillity and elegance that define these exclusive residences. Discover the epitome of sophisticated living, where panoramic garden vistas and incredible location converge to create an unparalleled residential experience in Watford.

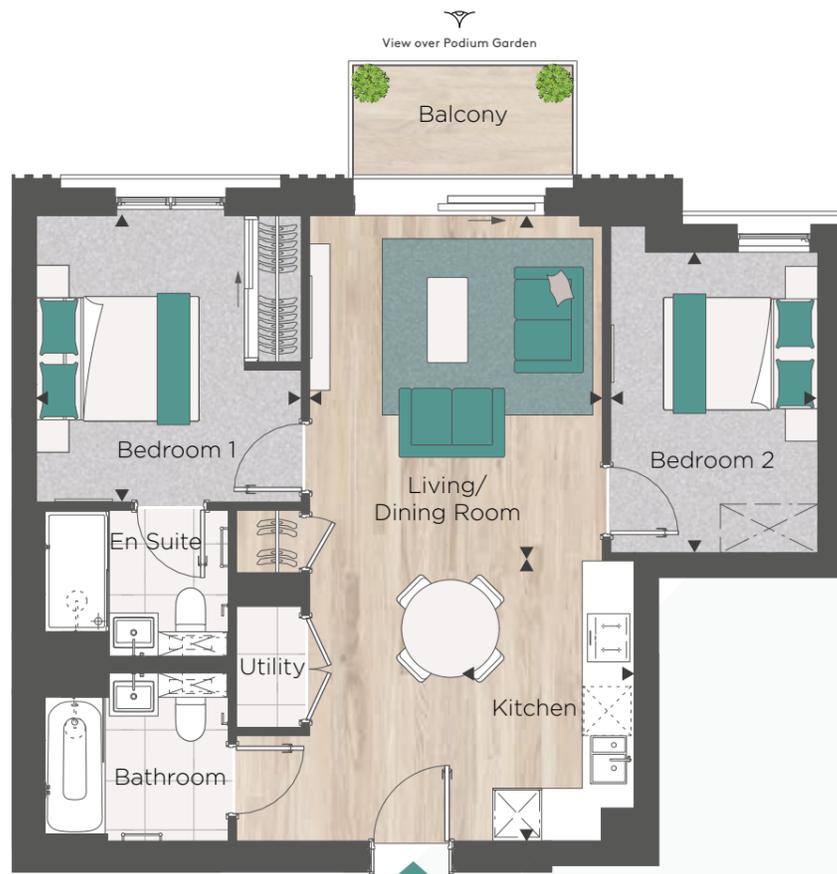
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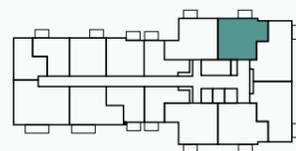
UNION COURT

2 BEDROOM APARTMENT

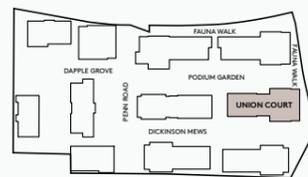
PLOTS 9-01, 10-01, 11-01, 12-01, 13-01



TYPICAL FLOORPLATE



SITE LOCATION



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 64.9 sq m | 699 sq ft |
| Living/Dining Room | 4.25m x 3.60m | 13'11" x 11'10" |
| Kitchen | 3.44m x 2.15m | 11'3" x 7'0" |
| Bedroom 1 | 3.52m x 3.26m | 11'6" x 10'8" |
| Bedroom 2 | 3.70m x 2.55m | 12'1" x 8'4" |
| Balcony | 3.8 sq m | 40 sq ft |

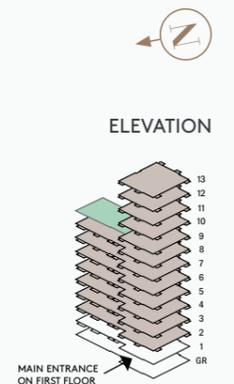
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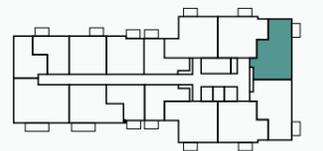
UNION COURT

2 BEDROOM APARTMENT

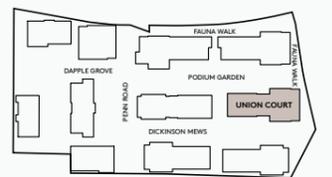
PLOTS 9-02, 10-02, 11-02, 12-02, 13-02



TYPICAL FLOORPLATE



SITE LOCATION



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 70.3 sq m | 757 sq ft |
| Living/Dining Room | 4.75m x 4.33m | 15'7" x 14'2" |
| Kitchen | 2.88m x 1.90m | 9'5" x 6'2" |
| Bedroom 1 | 3.81m x 3.43m | 12'6" x 11'3" |
| Bedroom 2 | 3.43m x 2.77m | 11'3" x 9'1" |
| Balcony | 3.8 sq m | 40 sq ft |

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UNION COURT

2 BEDROOM APARTMENT

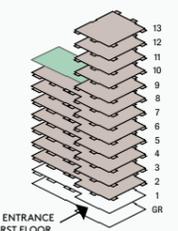
PLOTS 9-03, 10-03, 11-03, 12-03, 13-03



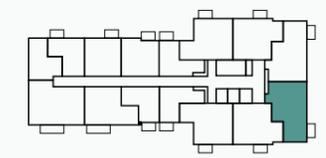
View over
Fauna Walk



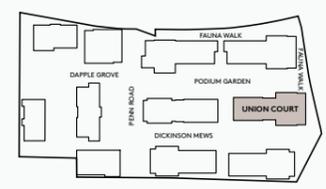
ELEVATION



TYPICAL FLOORPLATE



SITE LOCATION



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 70.3 sq m | 757 sq ft |
| Living/Dining Room | 4.75m x 4.33m | 15'7" x 14'2" |
| Kitchen | 2.88m x 1.90m | 9'5" x 6'2" |
| Bedroom 1 | 3.81m x 3.43m | 12'6" x 11'3" |
| Bedroom 2 | 3.43m x 2.77m | 11'3" x 9'1" |
| Balcony | 3.8 sq m | 40 sq ft |

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UNION COURT

2 BEDROOM APARTMENT

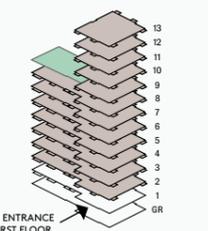
PLOTS 9-04, 10-04, 11-04, 12-04, 13-04



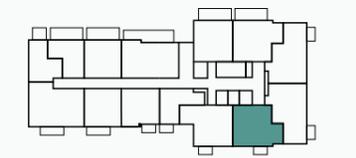
View over
Dickinson Mews



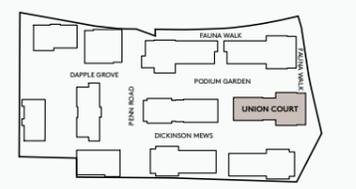
ELEVATION



TYPICAL FLOORPLATE



SITE LOCATION



Two Bedroom Apartment

| | | |
|--------------------|------------------|------------------|
| Total Area: | 64.9 sq m | 699 sq ft |
| Living/Dining Room | 4.25m x 3.60m | 13'11" x 11'10" |
| Kitchen | 3.44m x 2.15m | 11'3" x 7'0" |
| Bedroom 1 | 3.52m x 3.26m | 11'6" x 10'8" |
| Bedroom 2 | 3.70m x 2.55m | 12'1" x 8'4" |
| Balcony | 3.8 sq m | 40 sq ft |

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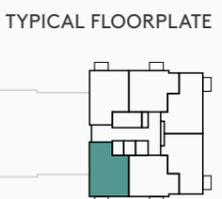
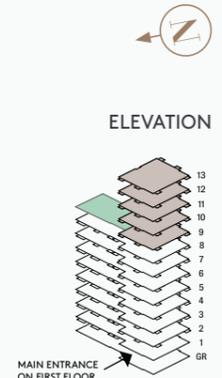




UNION COURT

2 BEDROOM APARTMENT

PLOTS 9-05, 10-05, 11-05, 12-05 & 13-05



| Two Bedroom Apartment | | |
|-----------------------|------------------|------------------|
| Total Area: | 67.7 sq m | 728 sq ft |
| Living/Dining Room | 4.35m x 3.98m | 14'3" x 13'0" |
| Kitchen | 2.65m x 2.64m | 8'8" x 8'8" |
| Bedroom 1 | 3.41m x 3.32m | 11'2" x 10'11" |
| Bedroom 2 | 3.15m x 2.78m | 10'4" x 9'1" |
| Balcony | 3.8 sq m | 40 sq ft |

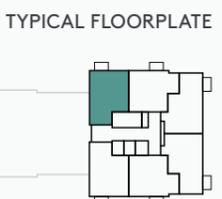
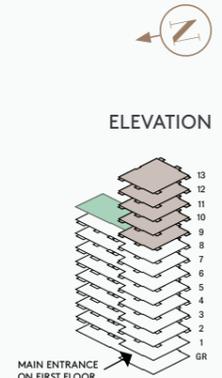
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UNION COURT

2 BEDROOM APARTMENT

PLOTS 9-06, 10-06, 11-06, 12-06 & 13-06



| Two Bedroom Apartment | | |
|-----------------------|------------------|------------------|
| Total Area: | 67.7 sq m | 728 sq ft |
| Living/Dining Room | 4.35m x 3.98m | 14'3" x 13'0" |
| Kitchen | 2.65m x 2.64m | 8'8" x 8'8" |
| Bedroom 1 | 3.41m x 3.32m | 11'2" x 10'11" |
| Bedroom 2 | 3.15m x 2.78m | 10'4" x 9'1" |
| Balcony | 3.8 sq m | 40 sq ft |

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A premium SPECIFICATION

The apartments benefit from an exceptional finish and high quality specification throughout. Together with stylish details, they create a distinctive and sophisticated look that's ready for you to enjoy from the moment you move in.

A Car Club will be available to residents who can join for an annual or monthly premium, subject to complying with the terms and conditions.

INTERIOR FINISHES

- Engineered flooring to living, dining, kitchen, hall and reception areas
- Solid wood front entrance doors
- Internal doors in white painted finish
- Skirting in white painted finish
- Satin stainless steel ironmongery throughout
- Double glazed doors onto terraces and balconies
- Aluminium balcony decking

KITCHEN

- Matt finish with soft close cabinets and units
- Matt black feature open shelving
- Stone worktop and upstand
- Freestanding washer/dryer in utility cupboard
- Compartmentalised waste storage
- Bowl and a half under mounted sink, where applicable
- Matt black mixer tap
- Integrated single oven
- Integrated induction hob and extract hood
- Integrated fridge/freezer
- Integrated dishwasher to all units

BEDROOMS

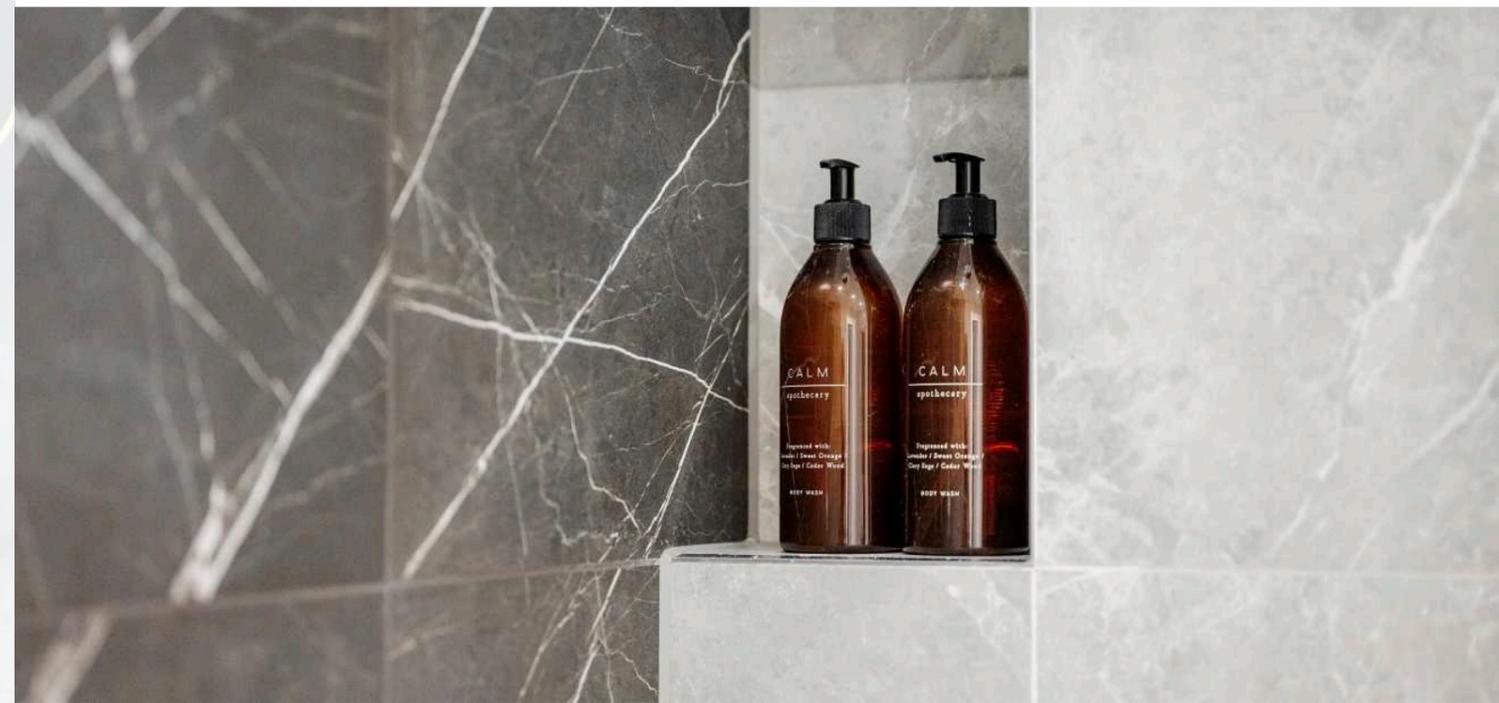
- Fitted carpets to all bedrooms
- Fully fitted wardrobes to master bedrooms

BATHROOMS

- White steel bath with clear glass screen and niche shelving
- Counter top wash basin with wall mounted chrome tap
- Chrome overhead shower and hand-shower set in all showers and bathrooms
- Floor-standing WC with soft-close seat and dual flush control
- Mirrored vanity units with feature shelf
- Chrome towel warmer
- Feature marble effect wall tile with a stone effect floor and wall tile
- Alcove shelves in the shower/bath & under sink

SHOWER EN SUITES

- Clear glass shower enclosure/screen with white shower tray and niche shelving
- Counter top wash basin with wall mounted chrome tap
- Chrome overhead shower and hand-shower set in all shower and bathrooms
- Floor-standing WC with soft-close seat and dual flush control
- Mirrored vanity units with feature shelf
- Chrome towel warmer
- Feature marble effect wall tile with a stone effect floor and wall tile



A premium SPECIFICATION

HEATING

- Electric underfloor heating and hot water, individually metered to each apartment

LIGHTING/ELECTRICAL FITTINGS

- Energy efficient LED downlights with pendants to bedrooms
- Feature under cabinet lighting to wall units in kitchen
- Lights in the shower/bath alcove shelving
- White light switches throughout
- Black chrome sockets and USB sockets in kitchen area
- Shaver sockets to bathroom and shower rooms
- Master light switch to hallway

TELECOMMUNICATIONS

- TV/Freeview points fitted in all bedrooms and living areas
- Wired for Sky Q and Virgin to Master bedrooms and living areas
- High speed broadband connectivity for all units

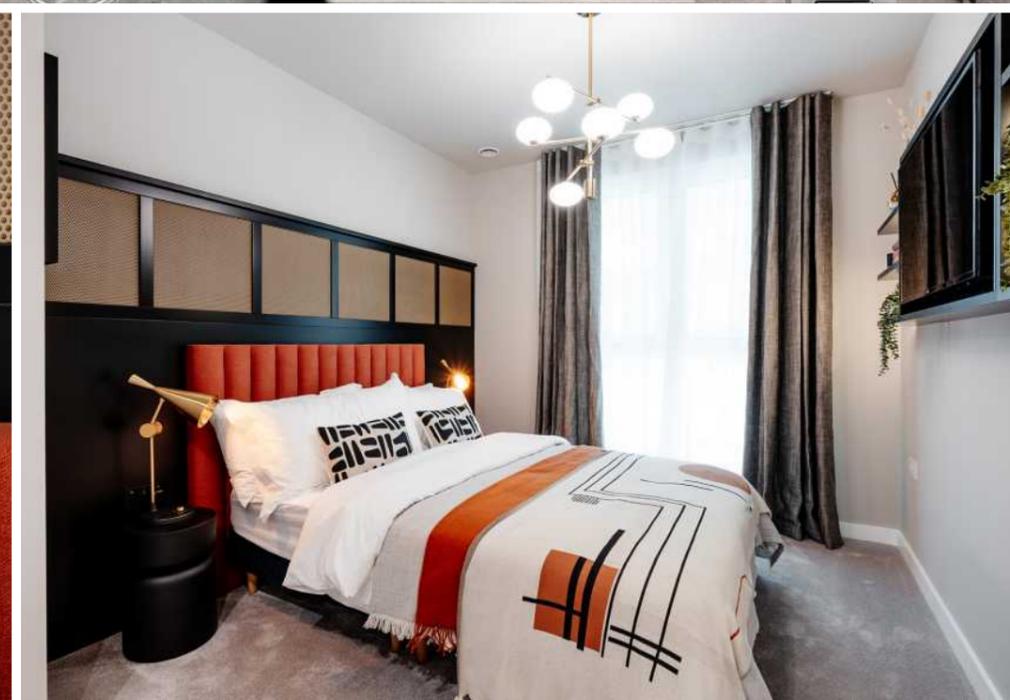
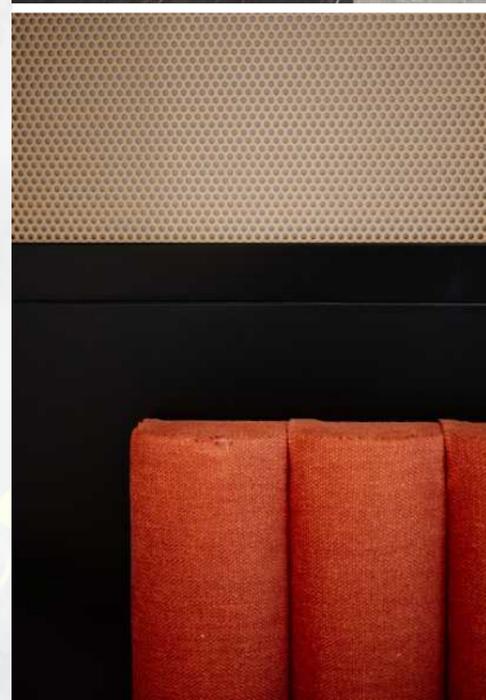
SECURITY AND PEACE OF MIND

- Mains powered smoke/heat detectors with battery backup to apartments and communal areas
- 24-hour CCTV coverage to whole estate with regular security patrols
- 10-year warranty
- Video entry phone system
- Fire sprinkler system installed to all homes

COMMUNAL AREAS

- Carpeting to all corridors
- Tiled and carpeted entrance lobbies
- Lifts serving all accessible floors
- 12-hour concierge
- Business lounge for residents
- Residents' private gym
- Residents' meeting room
- Cinema Room
- Architecturally designed hard and soft landscaping featuring courtyard with public art and rooftop garden areas
- Secure cycle stores

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change.





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