

SKYLARK HOUSE



KEW
BRIDGE
RISE



High quality, high spec, high up.
Your beautiful new home is
elevated in every way.

Skylark House sits on the eastern edge of Kew Bridge Rise, scenically perched by the Eastern Courtyard. Inside you'll find the ideal, comfortable living space and outside, without even needing to put on shoes, you've got lovely views of the courtyards and beyond, right from your balcony or winter garden.

KEW BRIDGE RISE

Skylark
House

Computer generated image is indicative only





Site plan is indicative only



Computer generated image is indicative only



Kew Bridge Rise from the sky.

You'll find Skylark House right by the Eastern Courtyard, with garden views spanning from private balconies or winter gardens.

On-site parking



Site plan is indicative only

- Resident Space
- Visitor Space
- Car Club Space
- Disabled spaces
- Electric points



Floor 9

PLOT 383
TYPE 16
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	6.75m x 4.30m	22'1" x 14'1"
Principal Bedroom	3.20m x 4.00m	10'7" x 13'2"
Bedroom 2	3.05m x 5.15m	10'0" x 16'10"
Balcony	4.65m x 1.55m	15'4" x 5'1"

PLOTS 384, 385 & 386
TYPE 27
ONE BEDROOM APARTMENTS

Kitchen / Living / Dining	3.20m x 7.80m	10'5" x 25'7"
Bedroom	3.20m x 4.85m	10'6" x 16'0"
Balcony	3.30m x 1.55m	10'9" x 5'1"

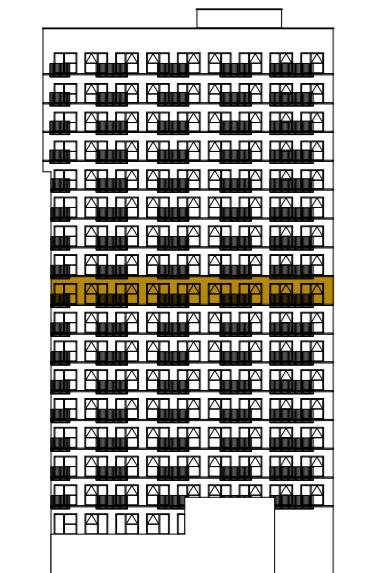
PLOT 387
TYPE 8*
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	3.60m x 7.90m	11'9" x 25'10"
Principal Bedroom	3.05m x 4.75m	10'1" x 15'7"
Bedroom 2	2.80m x 3.95m	9'3" x 13'0"
Balcony	2.05m x 1.55m	6'9" x 5'1"
Winter Garden	5.60m x 1.75m	18'4" x 5'9"

PLOT 388
TYPE 14
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	5.85m x 4.25m	19'2" x 14'0"
Principal Bedroom	4.15m x 3.50m	13'7" x 11'5"
Bedroom 2	4.15m x 2.80m	13'7" x 9'2"
Winter Garden	1.75m x 4.45m	5'9" x 14'8"

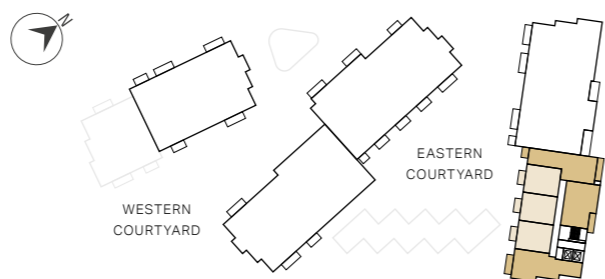
EAST ELEVATION



KEY

- One bedroom
- Two bedroom
- ◄► Measurements
- W Wardrobe
- C Cupboard
- ⋮ Indicative Wardrobe Position
- U Utility Store
- WD Washer Dryer

SKYLARK HOUSE

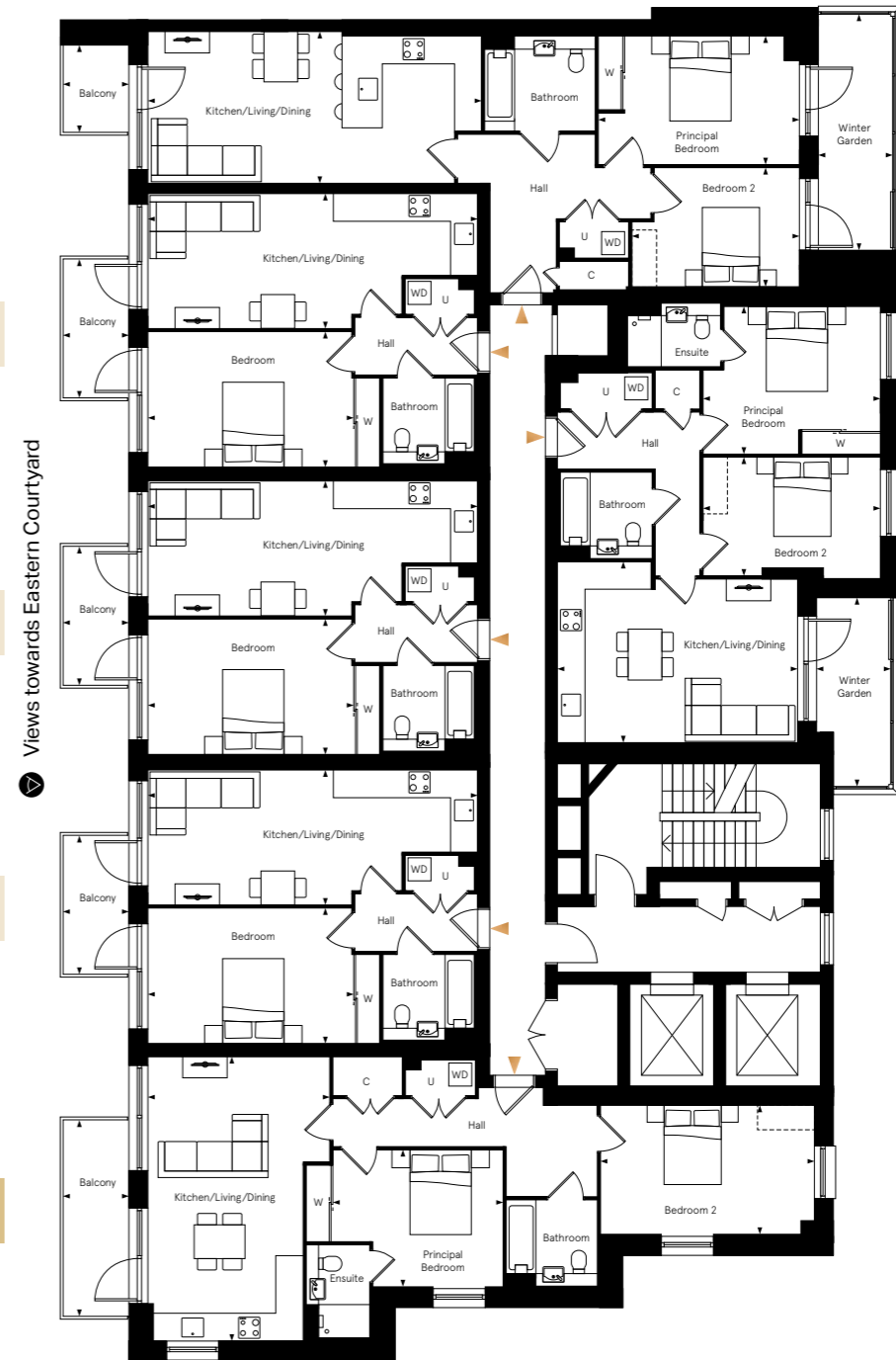


APARTMENT 386

APARTMENT 385

APARTMENT 384

APARTMENT 383



APARTMENT 387*

APARTMENT 388

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*This is a wheelchair adaptable unit, please speak to a sales consultant for more information.

Floor 10

PLOT 389
TYPE 16
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	6.75m x 4.30m	22'1" x 14'1"
Principal Bedroom	3.20m x 4.00m	10'7" x 13'2"
Bedroom 2	3.05m x 5.15m	10'0" x 16'10"
Balcony	4.65m x 1.55m	15'4" x 5'1"

PLOTS 390, 391 & 392
TYPE 27
ONE BEDROOM APARTMENTS

Kitchen / Living / Dining	3.20m x 7.80m	10'5" x 25'7"
Bedroom	3.20m x 4.85m	10'6" x 16'0"
Balcony	3.30m x 1.55m	10'9" x 5'1"

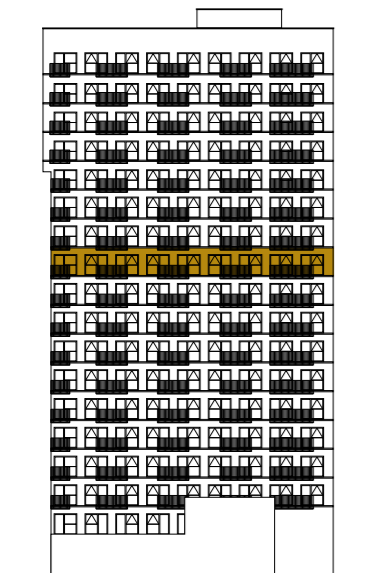
PLOT 393
TYPE 8*
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	3.60m x 7.90m	11'9" x 25'10"
Principal Bedroom	3.05m x 4.75m	10'1" x 15'7"
Bedroom 2	2.80m x 3.95m	9'3" x 13'0"
Balcony	2.05m x 1.55m	6'9" x 5'1"
Winter Garden	5.60m x 1.75m	18'4" x 5'9"

PLOT 394
TYPE 14
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	5.85m x 4.25m	19'2" x 14'0"
Principal Bedroom	4.15m x 3.50m	13'7" x 11'5"
Bedroom 2	4.15m x 2.80m	13'7" x 9'2"
Winter Garden	1.75m x 4.45m	5'9" x 14'8"

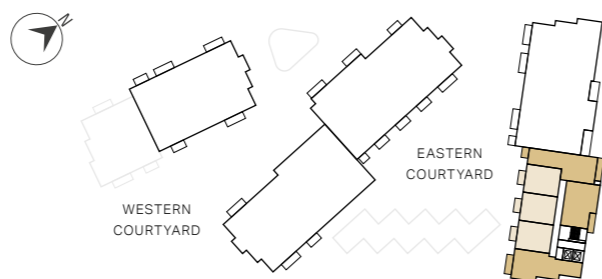
EAST ELEVATION



KEY

- One bedroom
- Two bedroom
- ◄► Measurements
- W Wardrobe
- C Cupboard
- ⋮ Indicative Wardrobe Position
- U Utility Store
- WD Washer Dryer

SKYLARK HOUSE

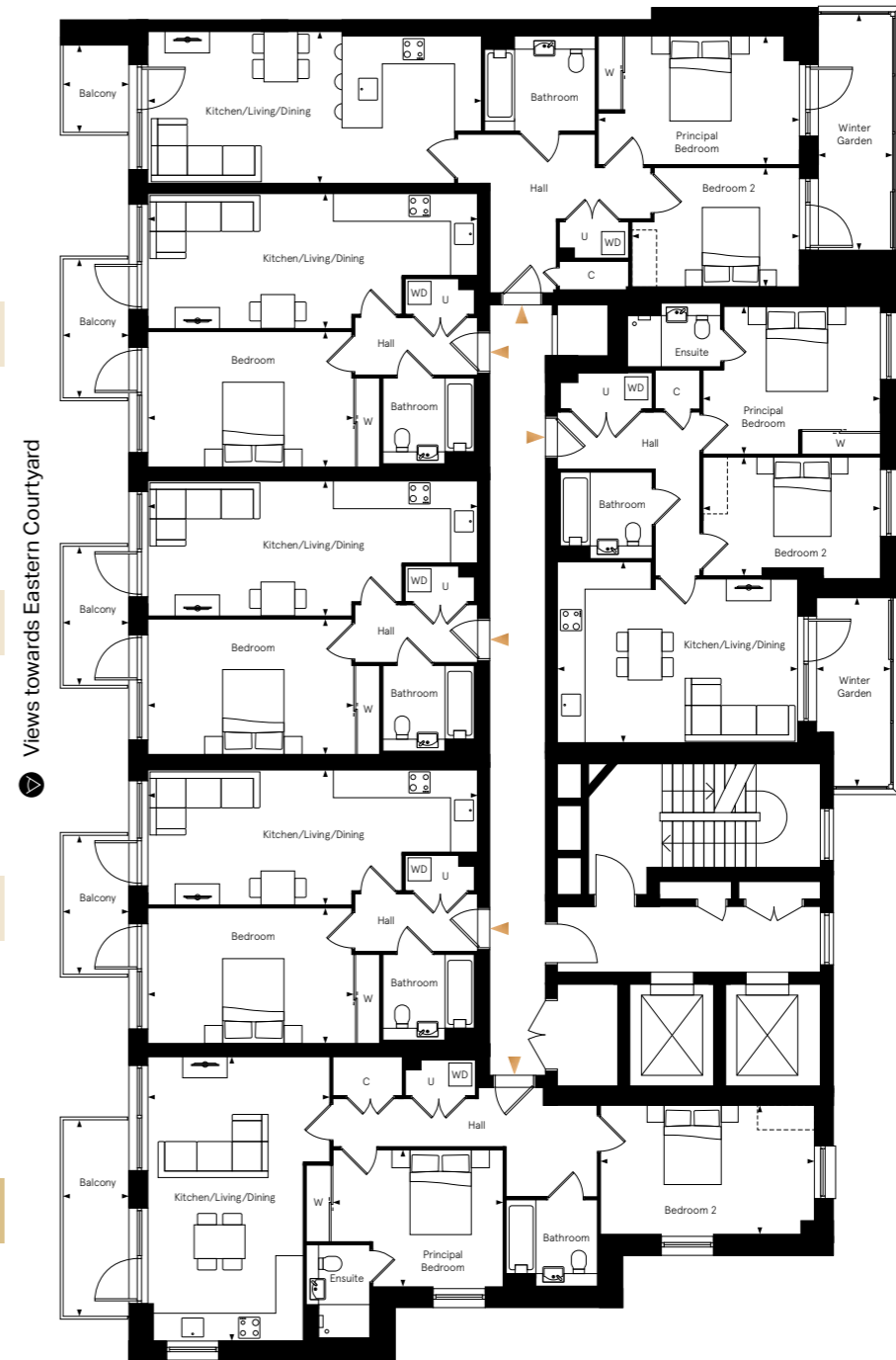


APARTMENT 392

APARTMENT 391

APARTMENT 390

APARTMENT 389



APARTMENT 393*

APARTMENT 394

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Floor 11

PLOT 395
TYPE 16
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	6.75m x 4.30m	22'1" x 14'1"
Principal Bedroom	3.20m x 4.00m	10'7" x 13'2"
Bedroom 2	3.05m x 5.15m	10'0" x 16'10"
Balcony	4.65m x 1.55m	15'4" x 5'1"

PLOTS 396, 397 & 398
TYPE 27
ONE BEDROOM APARTMENTS

Kitchen / Living / Dining	3.20m x 7.80m	10'5" x 25'7"
Bedroom	3.20m x 4.85m	10'6" x 16'0"
Balcony	3.30m x 1.55m	10'9" x 5'1"

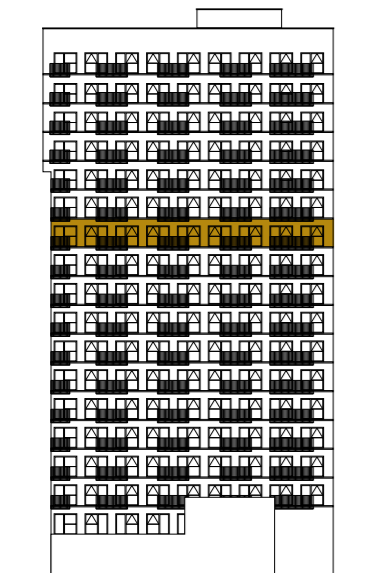
PLOT 399
TYPE 8*
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	3.60m x 7.90m	11'9" x 25'10"
Principal Bedroom	3.05m x 4.75m	10'1" x 15'7"
Bedroom 2	2.80m x 3.95m	9'3" x 13'0"
Balcony	2.05m x 1.55m	6'9" x 5'1"
Winter Garden	5.60m x 1.75m	18'4" x 5'9"

PLOT 400
TYPE 14
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	5.85m x 4.25m	19'2" x 14'0"
Principal Bedroom	4.15m x 3.50m	13'7" x 11'5"
Bedroom 2	4.15m x 2.80m	13'7" x 9'2"
Winter Garden	1.75m x 4.45m	5'9" x 14'8"

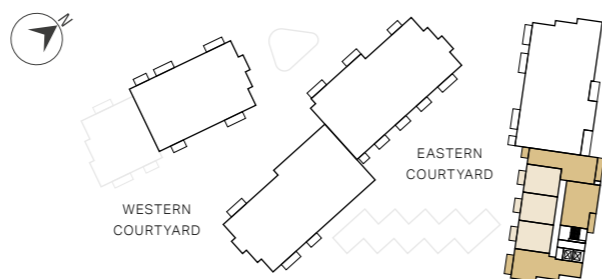
EAST ELEVATION



KEY

- One bedroom
- Two bedroom
- ◄► Measurements
- W Wardrobe
- C Cupboard
- ⋮ Indicative Wardrobe Position
- U Utility Store
- WD Washer Dryer

SKYLARK HOUSE

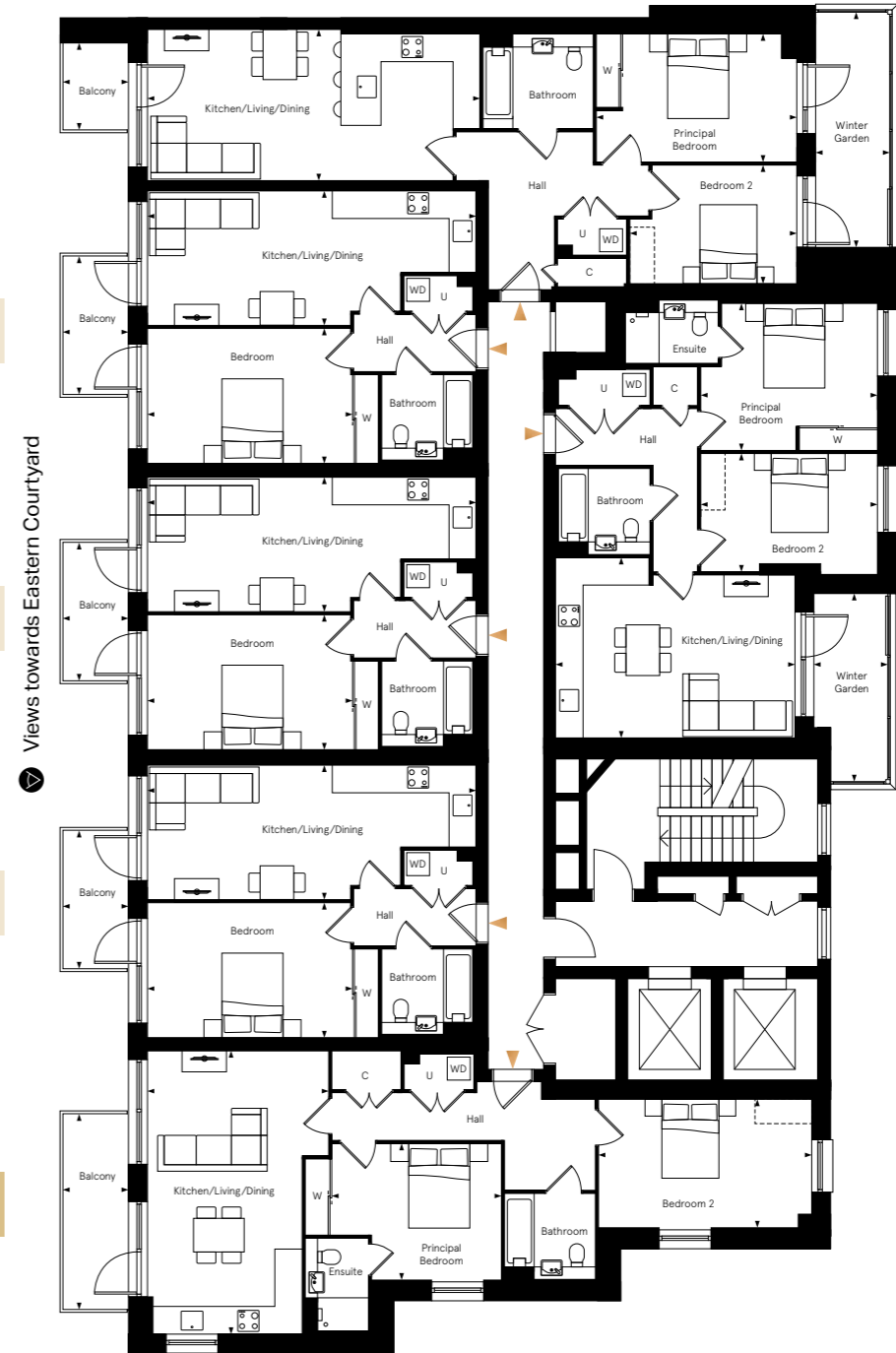


APARTMENT 398

APARTMENT 397

APARTMENT 396

APARTMENT 395



APARTMENT 399*

APARTMENT 400

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Floor 12

PLOT 401
TYPE 16
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	6.75m x 4.30m	22'1" x 14'1"
Principal Bedroom	3.20m x 4.00m	10'7" x 13'2"
Bedroom 2	3.05m x 5.15m	10'0" x 16'10"
Balcony	4.65m x 1.55m	15'4" x 5'1"

PLOTS 402, 403 & 404
TYPE 27
ONE BEDROOM APARTMENTS

Kitchen / Living / Dining	3.20m x 7.80m	10'5" x 25'7"
Bedroom	3.20m x 4.85m	10'6" x 16'0"
Balcony	3.30m x 1.55m	10'9" x 5'1"

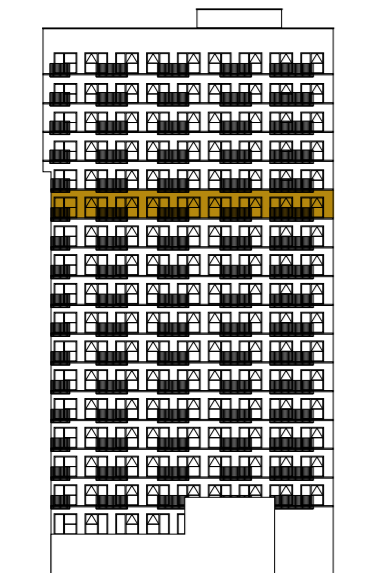
PLOT 405
TYPE 30*
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	3.60m x 7.90m	11'9" x 25'10"
Principal Bedroom	3.05m x 4.75m	10'1" x 15'7"
Bedroom 2	2.80m x 3.95m	9'3" x 13'0"
Balcony	2.05m x 1.55m	6'9" x 5'1"
Winter Garden	5.60m x 1.75m	18'4" x 5'9"

PLOT 406
TYPE 14
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	5.85m x 4.25m	19'2" x 14'0"
Principal Bedroom	4.15m x 3.50m	13'7" x 11'5"
Bedroom 2	4.15m x 2.80m	13'7" x 9'2"
Winter Garden	1.75m x 4.45m	5'9" x 14'8"

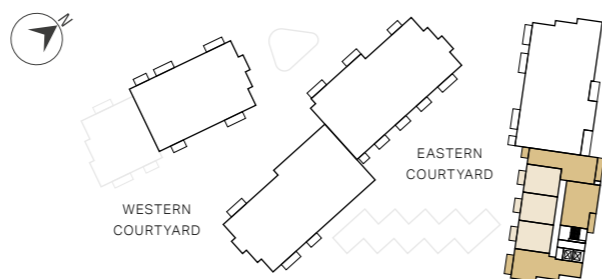
EAST ELEVATION



KEY

- One bedroom
- Two bedroom
- ◄► Measurements
- W Wardrobe
- C Cupboard
- Indicative Wardrobe Position
- U Utility Store
- WD Washer Dryer

SKYLARK HOUSE

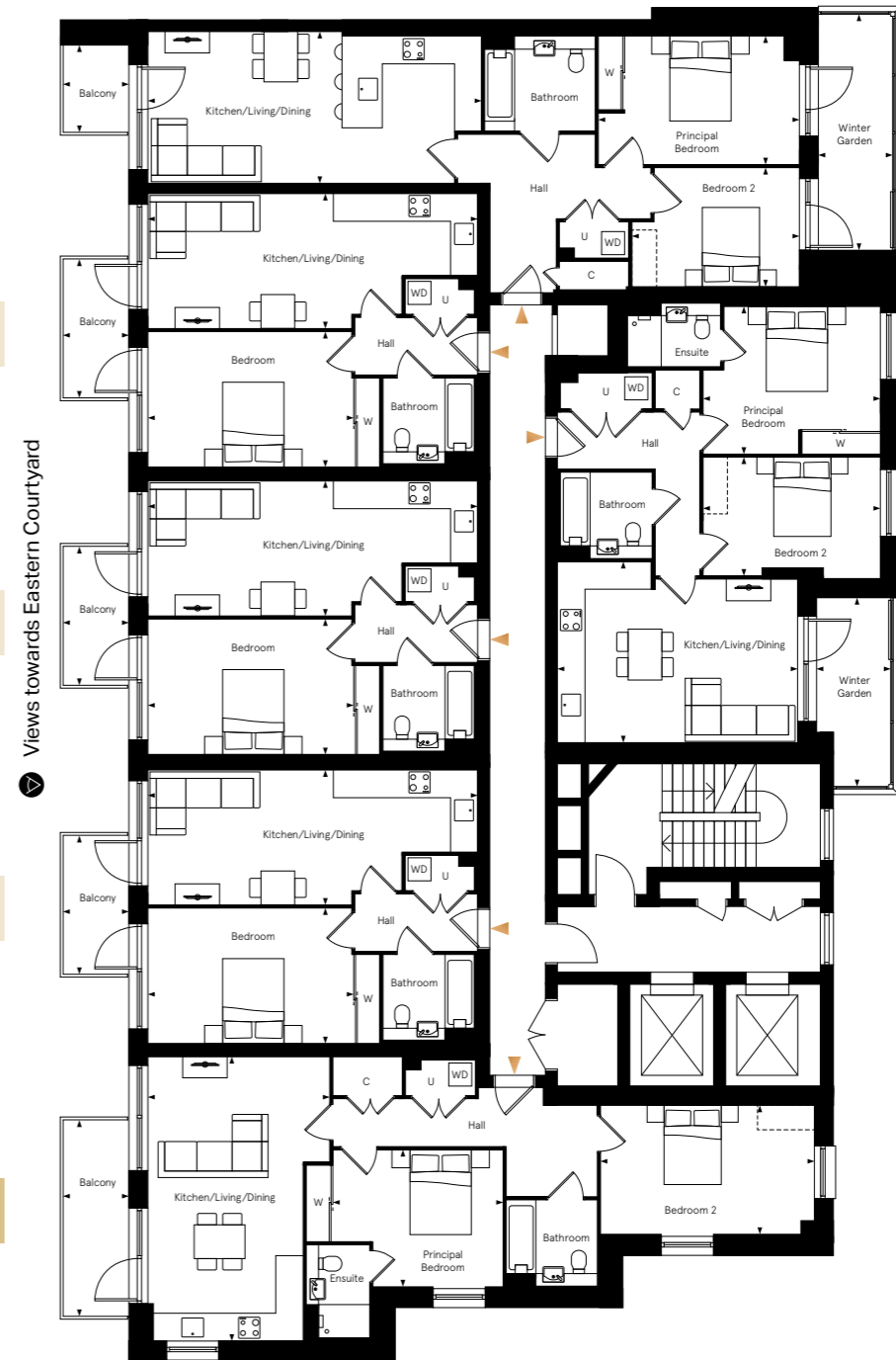


APARTMENT 404

APARTMENT 403

APARTMENT 402

APARTMENT 401



APARTMENT 405*

APARTMENT 406

Views towards Eastern Courtyard

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Floor 13

PLOT 407
TYPE 16
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	6.75m x 4.30m	22'1" x 14'1"
Principal Bedroom	3.20m x 4.00m	10'7" x 13'2"
Bedroom 2	3.05m x 5.15m	10'0" x 16'10"
Balcony	4.65m x 1.55m	15'4" x 5'1"

PLOTS 408, 409 & 410
TYPE 27
ONE BEDROOM APARTMENTS

Kitchen / Living / Dining	3.20m x 7.80m	10'5" x 25'7"
Bedroom	3.20m x 4.85m	10'6" x 16'0"
Balcony	3.30m x 1.55m	10'9" x 5'1"

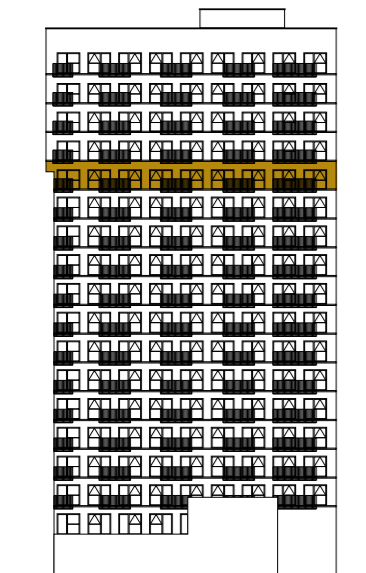
PLOT 411
TYPE 40*
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	3.60m x 7.90m	11'9" x 25'10"
Principal Bedroom	3.05m x 4.75m	10'1" x 15'7"
Bedroom 2	2.80m x 3.95m	9'3" x 13'0"
Balcony	2.05m x 1.55m	6'9" x 5'1"
Winter Garden	5.60m x 1.75m	18'4" x 5'9"

PLOT 412
TYPE 14
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	5.85m x 4.25m	19'2" x 14'0"
Principal Bedroom	4.15m x 3.50m	13'7" x 11'5"
Bedroom 2	4.15m x 2.80m	13'7" x 9'2"
Winter Garden	1.75m x 4.45m	5'9" x 14'8"

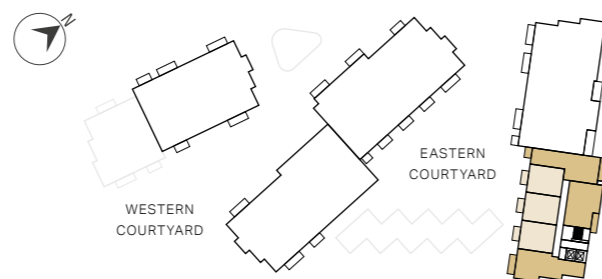
EAST ELEVATION



KEY

- One bedroom
- Two bedroom
- ◄► Measurements
- W Wardrobe
- C Cupboard
- ⋮ Indicative Wardrobe Position
- U Utility Store
- WD Washer Dryer

SKYLARK HOUSE

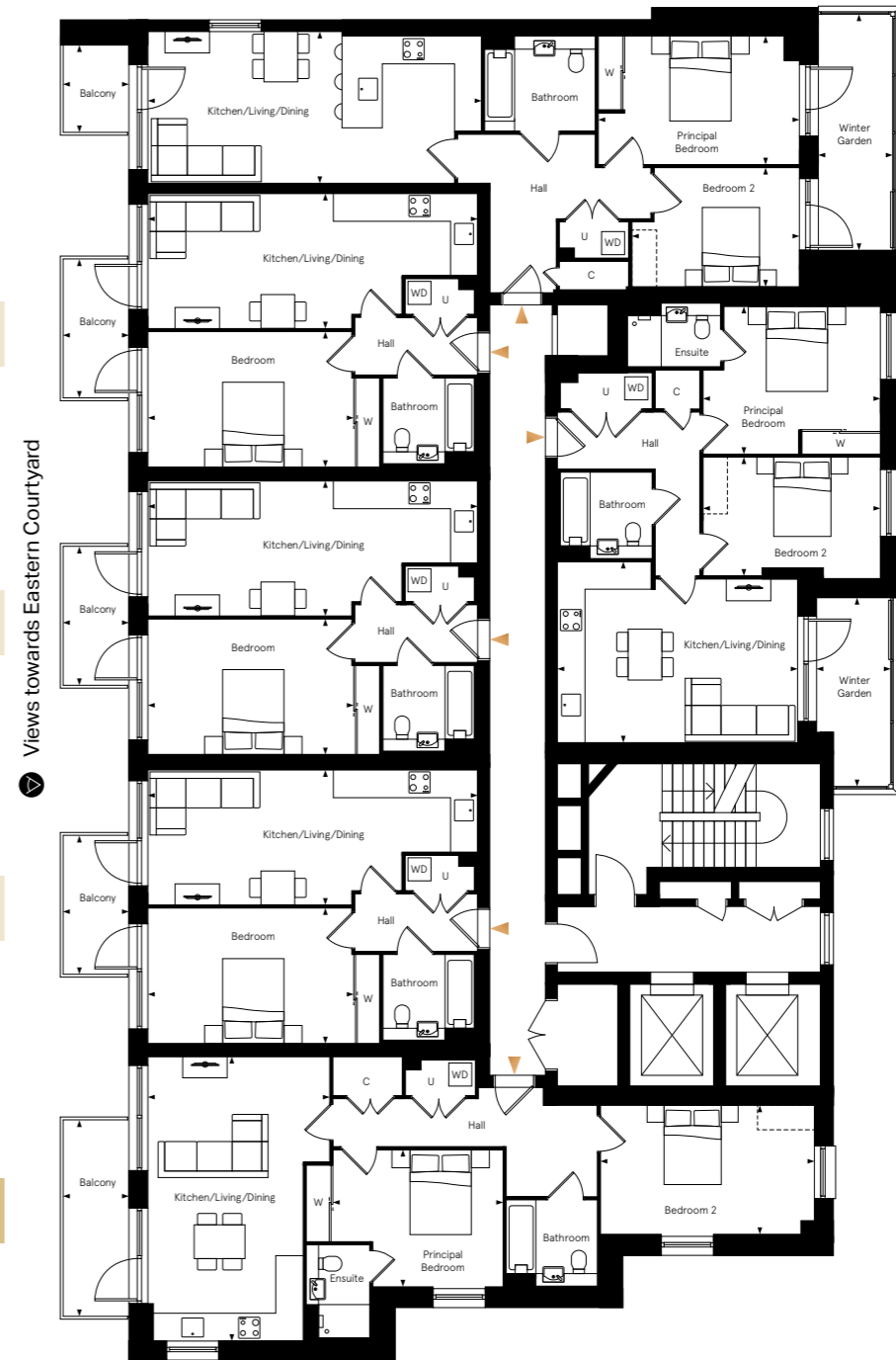


APARTMENT 410

APARTMENT 409

APARTMENT 408

APARTMENT 407



APARTMENT 411*

APARTMENT 412

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Floor 14

PLOT 413
TYPE 16
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	6.75m x 4.30m	22'1" x 14'1"
Principal Bedroom	3.20m x 4.00m	10'7" x 13'2"
Bedroom 2	3.05m x 5.15m	10'0" x 16'10"
Balcony	4.65m x 1.55m	15'4" x 5'1"

PLOTS 414, 415 & 416
TYPE 27
ONE BEDROOM APARTMENTS

Kitchen / Living / Dining	3.20m x 7.80m	10'5" x 25'7"
Bedroom	3.20m x 4.85m	10'6" x 16'0"
Balcony	3.30m x 1.55m	10'9" x 5'1"

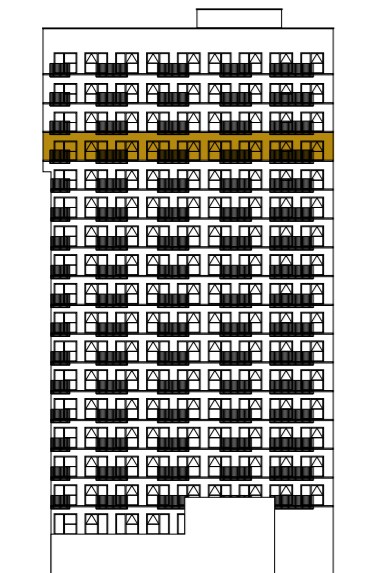
PLOT 417
TYPE 40*
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	3.60m x 7.90m	11'9" x 25'10"
Principal Bedroom	3.05m x 4.75m	10'1" x 15'7"
Bedroom 2	2.80m x 3.95m	9'3" x 13'0"
Balcony	2.05m x 1.55m	6'9" x 5'1"
Winter Garden	5.60m x 1.75m	18'4" x 5'9"

PLOT 418
TYPE 14
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	5.85m x 4.25m	19'2" x 14'0"
Principal Bedroom	4.15m x 3.50m	13'7" x 11'5"
Bedroom 2	4.15m x 2.80m	13'7" x 9'2"
Winter Garden	1.75m x 4.45m	5'9" x 14'8"

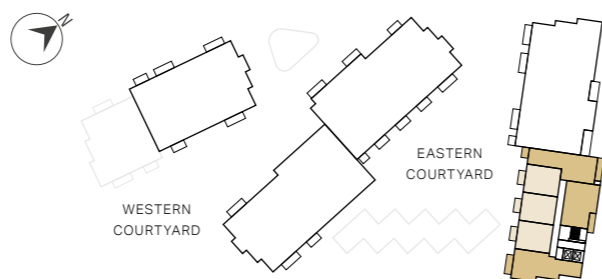
EAST ELEVATION



KEY

- One bedroom
- Two bedroom
- ◄► Measurements
- W Wardrobe
- C Cupboard
- ⋮ Indicative Wardrobe Position
- U Utility Store
- WD Washer Dryer

SKYLARK HOUSE

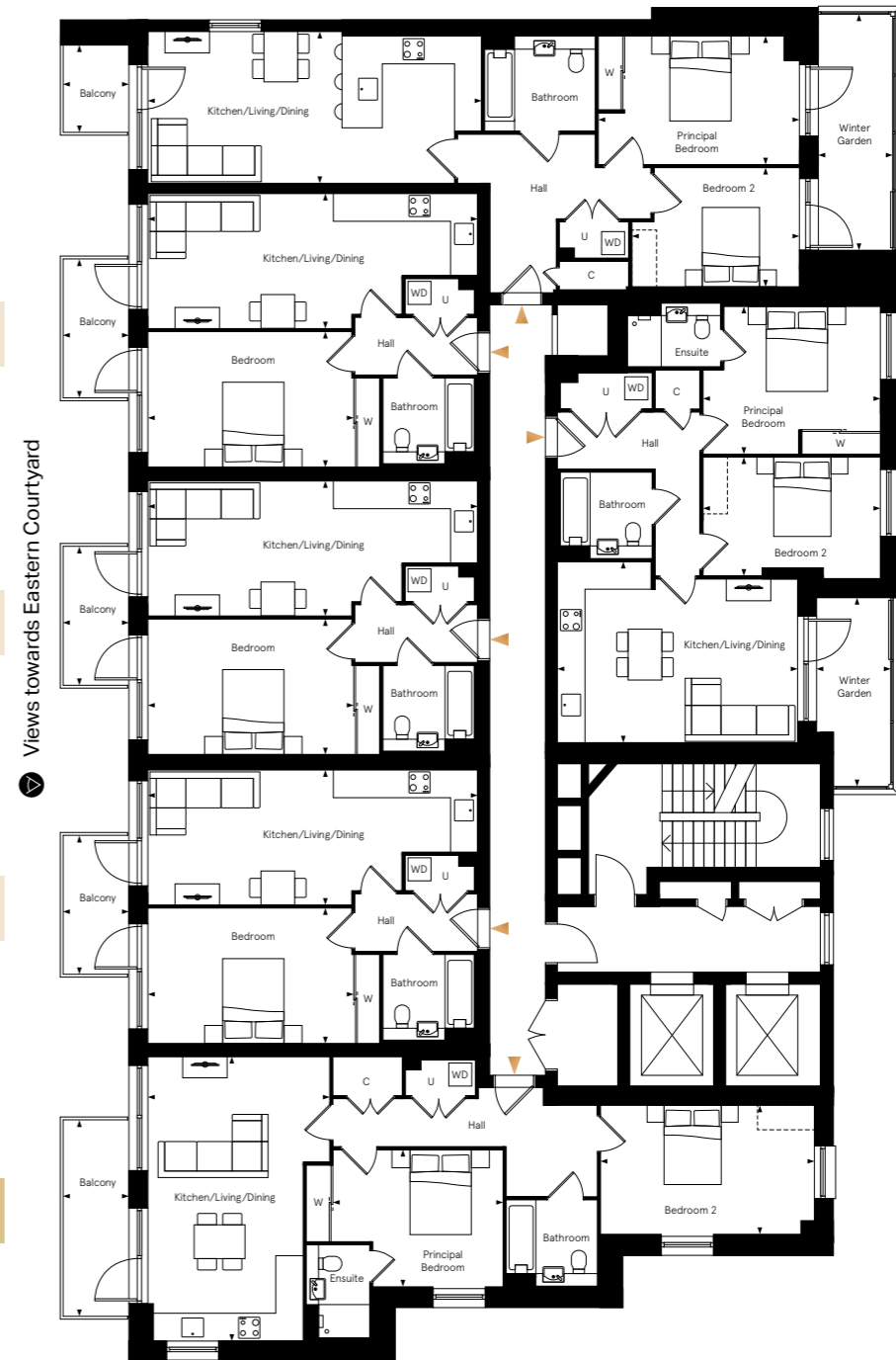


APARTMENT 416

APARTMENT 415

APARTMENT 414

APARTMENT 413



APARTMENT 417*

APARTMENT 418

Views towards Eastern Courtyard

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Floor 15

PLOT 419
TYPE 16
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	6.75m x 4.30m	22'1" x 14'1"
Principal Bedroom	3.20m x 4.00m	10'7" x 13'2"
Bedroom 2	3.05m x 5.15m	10'0" x 16'10"
Balcony	4.65m x 1.55m	15'4" x 5'1"

PLOTS 420, 421 & 422
TYPE 27
ONE BEDROOM APARTMENTS

Kitchen / Living / Dining	3.20m x 7.80m	10'5" x 25'7"
Bedroom	3.20m x 4.85m	10'6" x 16'0"
Balcony	3.30m x 1.55m	10'9" x 5'1"

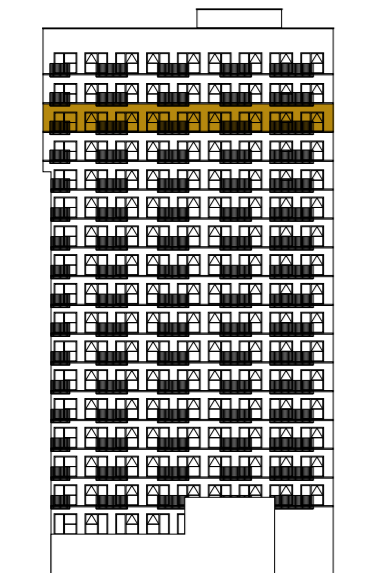
PLOT 423
TYPE 40*
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	3.60m x 7.90m	11'9" x 25'10"
Principal Bedroom	3.05m x 4.75m	10'1" x 15'7"
Bedroom 2	2.80m x 3.95m	9'3" x 13'0"
Balcony	2.05m x 1.55m	6'9" x 5'1"
Winter Garden	5.60m x 1.75m	18'4" x 5'9"

PLOT 424
TYPE 14
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	5.85m x 4.25m	19'2" x 14'0"
Principal Bedroom	4.15m x 3.50m	13'7" x 11'5"
Bedroom 2	4.15m x 2.80m	13'7" x 9'2"
Winter Garden	1.75m x 4.45m	5'9" x 14'8"

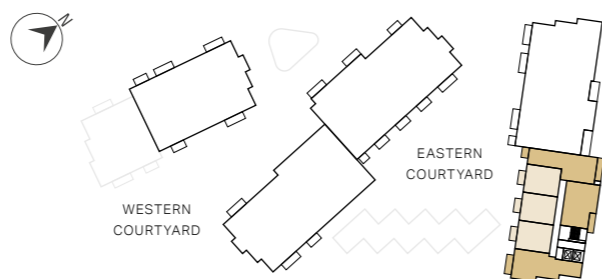
EAST ELEVATION



KEY

- One bedroom
- Two bedroom
- ◄► Measurements
- W Wardrobe
- C Cupboard
- ⋮ Indicative Wardrobe Position
- U Utility Store
- WD Washer Dryer

SKYLARK HOUSE

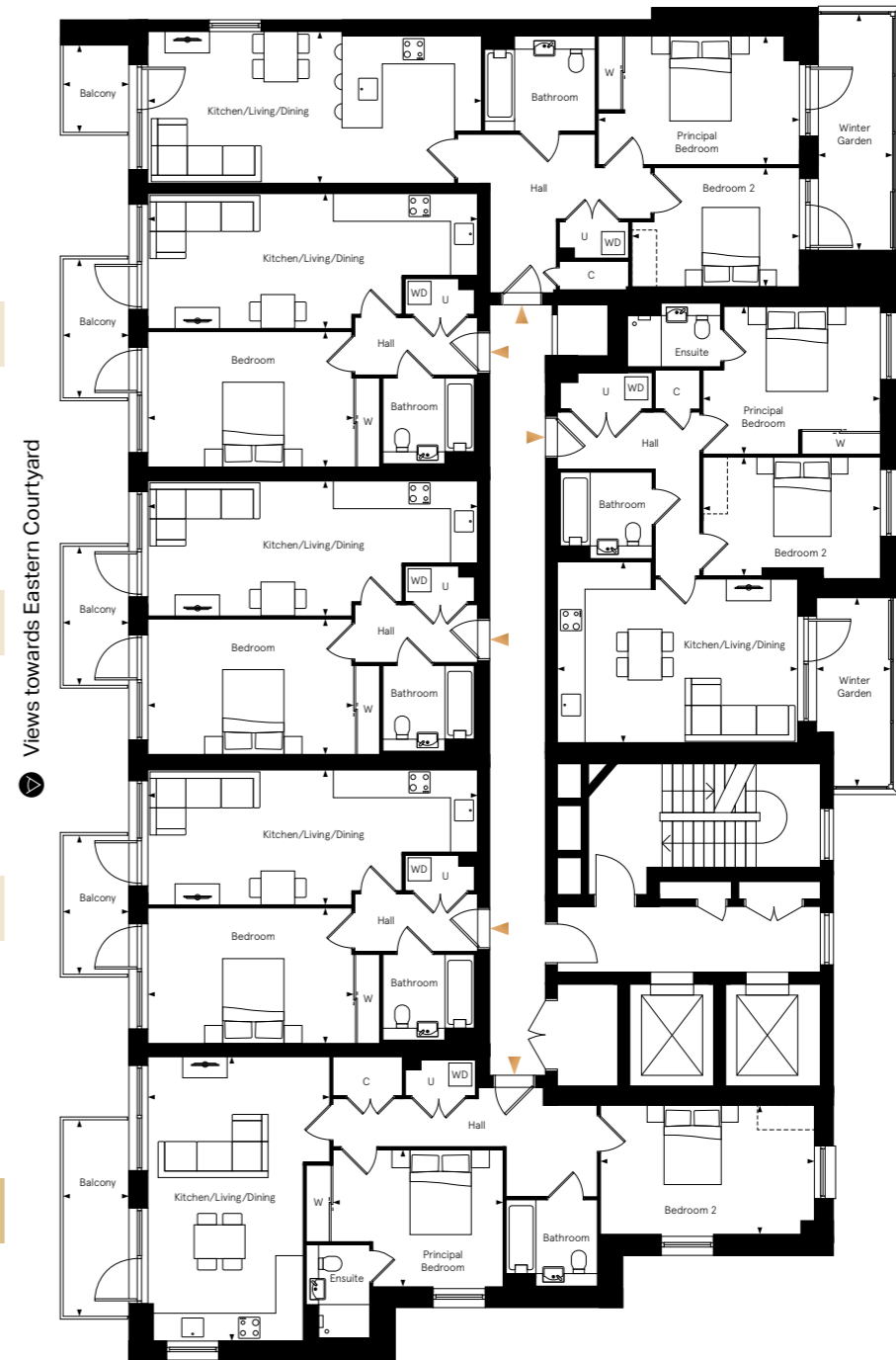


APARTMENT 422

APARTMENT 421

APARTMENT 420

APARTMENT 419



APARTMENT 423*

APARTMENT 424

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Floor 16

PLOT 425
TYPE 16
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	6.75m x 4.30m	22'1" x 14'1"
Principal Bedroom	3.20m x 4.00m	10'7" x 13'2"
Bedroom 2	3.05m x 5.15m	10'0" x 16'10"
Balcony	4.65m x 1.55m	15'4" x 5'1"

PLOTS 426, 427 & 428
TYPE 27
ONE BEDROOM APARTMENTS

Kitchen / Living / Dining	3.20m x 7.80m	10'5" x 25'7"
Bedroom	3.20m x 4.85m	10'6" x 16'0"
Balcony	3.30m x 1.55m	10'9" x 5'1"

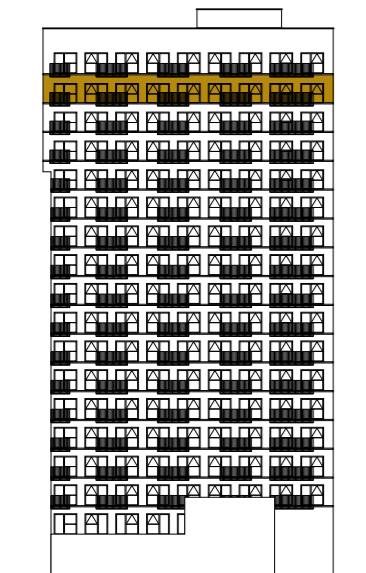
PLOT 429
TYPE 40*
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	3.60m x 7.90m	11'9" x 25'10"
Principal Bedroom	3.05m x 4.75m	10'1" x 15'7"
Bedroom 2	2.80m x 3.95m	9'3" x 13'0"
Balcony	2.05m x 1.55m	6'9" x 5'1"
Winter Garden	5.60m x 1.75m	18'4" x 5'9"

PLOT 430
TYPE 14
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	5.85m x 4.25m	19'2" x 14'0"
Principal Bedroom	4.15m x 3.50m	13'7" x 11'5"
Bedroom 2	4.15m x 2.80m	13'7" x 9'2"
Winter Garden	1.75m x 4.45m	5'9" x 14'8"

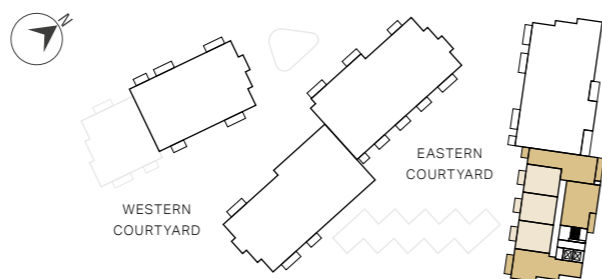
EAST ELEVATION



KEY

- One bedroom
- Two bedroom
- ◄► Measurements
- W Wardrobe
- C Cupboard
- ⋮ Indicative Wardrobe Position
- U Utility Store
- WD Washer Dryer

SKYLARK HOUSE

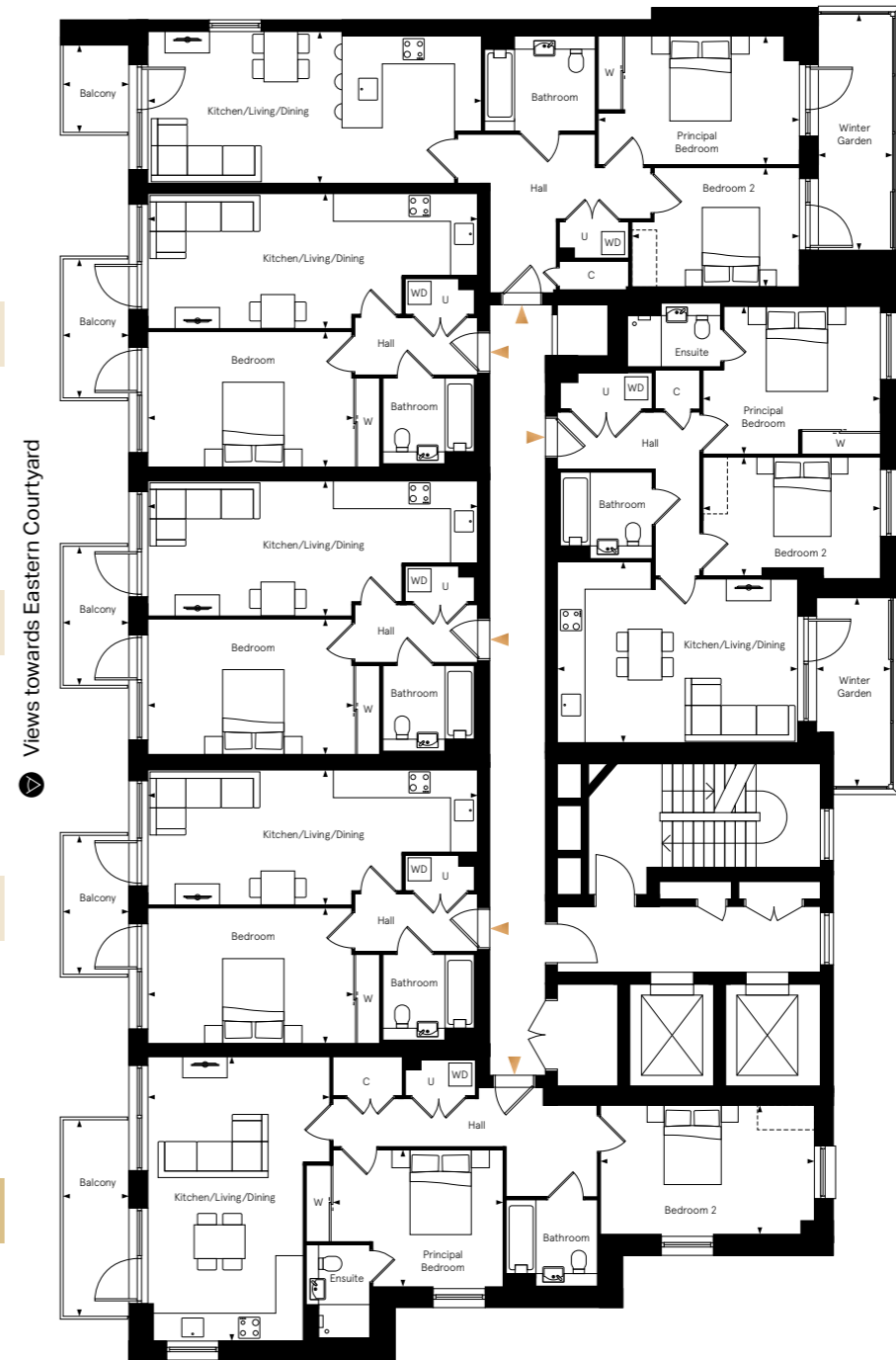


APARTMENT 428

APARTMENT 427

APARTMENT 426

APARTMENT 425



APARTMENT 429*

APARTMENT 430

Apartment layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.

*This is a wheelchair adaptable unit, please speak to a sales consultant for more information.

Floor 17

PLOT 431
TYPE 16
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	6.75m x 4.30m	22'1" x 14'1"
Principal Bedroom	3.20m x 4.00m	10'7" x 13'2"
Bedroom 2	3.05m x 5.15m	10'0" x 16'10"
Balcony	4.65m x 1.55m	15'4" x 5'1"

PLOTS 432, 433 & 434
TYPE 27
ONE BEDROOM APARTMENTS

Kitchen / Living / Dining	3.20m x 7.80m	10'5" x 25'7"
Bedroom	3.20m x 4.85m	10'6" x 16'0"
Balcony	3.30m x 1.55m	10'9" x 5'1"

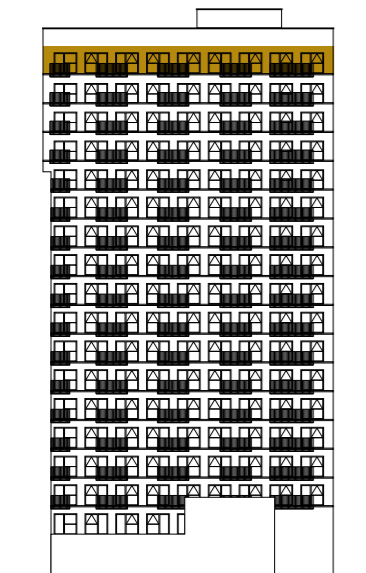
PLOT 435
TYPE 40*
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	3.60m x 7.90m	11'9" x 25'10"
Principal Bedroom	3.05m x 4.75m	10'1" x 15'7"
Bedroom 2	2.80m x 3.95m	9'3" x 13'0"
Balcony	2.05m x 1.55m	6'9" x 5'1"
Winter Garden	5.60m x 1.75m	18'4" x 5'9"

PLOT 436
TYPE 14
TWO BEDROOM APARTMENTS

Kitchen / Living / Dining	5.85m x 4.25m	19'2" x 14'0"
Principal Bedroom	4.15m x 3.50m	13'7" x 11'5"
Bedroom 2	4.15m x 2.80m	13'7" x 9'2"
Winter Garden	1.75m x 4.45m	5'9" x 14'8"

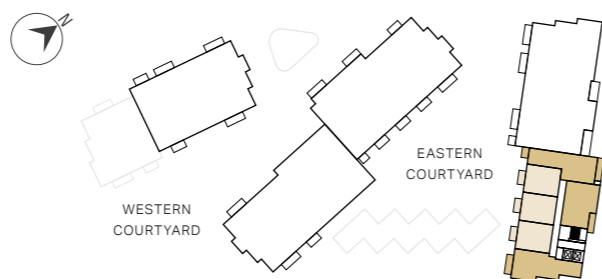
EAST ELEVATION



KEY

- One bedroom
- Two bedroom
- ◄► Measurements
- W Wardrobe
- C Cupboard
- ⋮ Indicative Wardrobe Position
- U Utility Store
- WD Washer Dryer

SKYLARK HOUSE

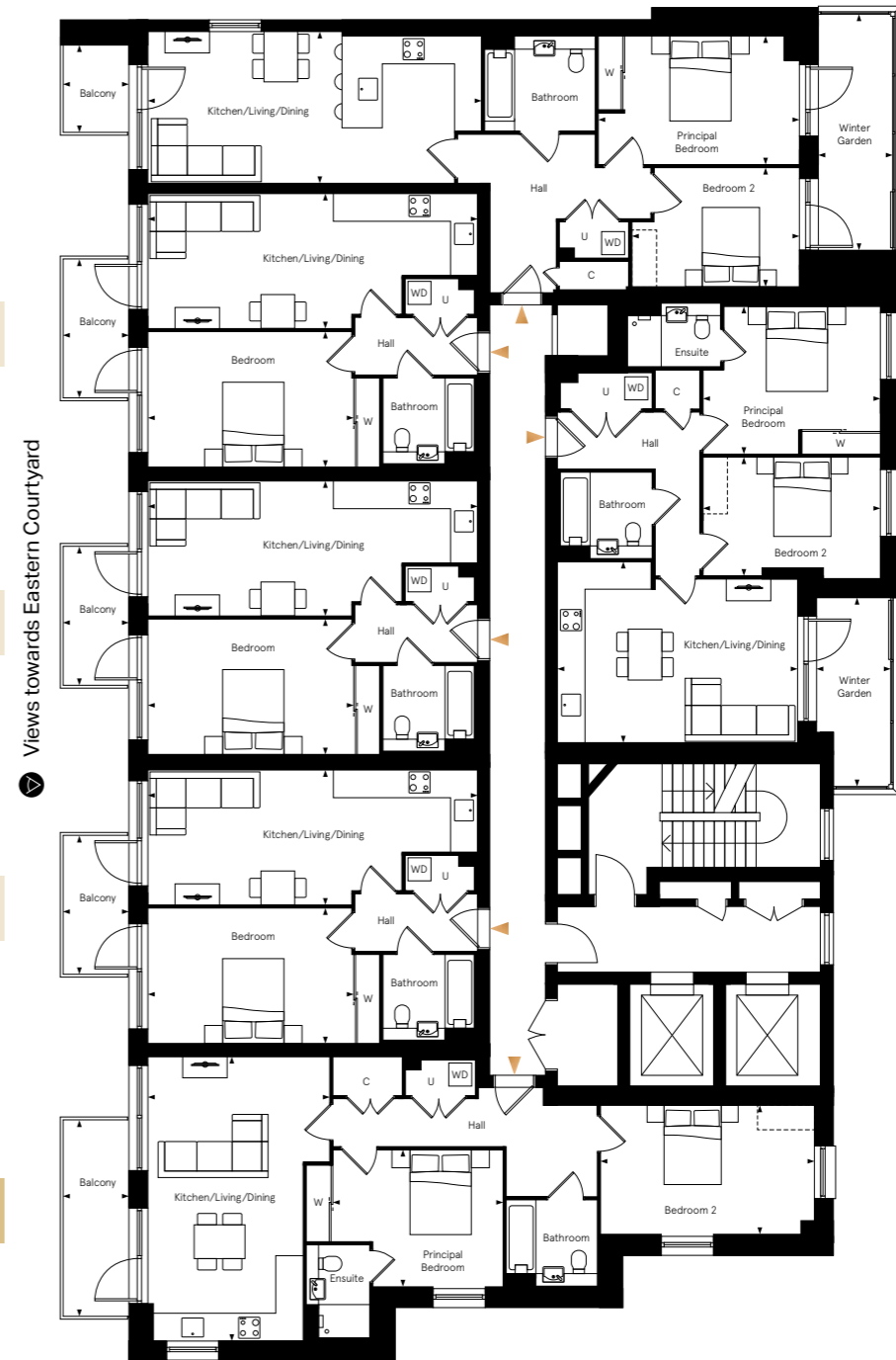


APARTMENT 434

APARTMENT 433

APARTMENT 432

APARTMENT 431



APARTMENT 435*

APARTMENT 436

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*This is a wheelchair adaptable unit, please speak to a sales consultant for more information.

Internal Specification

You can feel the meticulous attention to detail in every inch of your home. From the sleek stone worktops to the contemporary appliances, the space has been crafted with a passion for design.



Show home imagery is indicative only



Show home imagery is indicative only



Show home imagery is indicative only

KITCHEN*

- Matt finish handleless units with soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated cooker hood
- Stainless steel undermounted sink with contemporary matt black mixer tap
- LED feature lighting to wall units
- Washer/dryer (freestanding in hallway cupboard)

EN-SUITE

- White sanitaryware with contemporary matt black brassware
- Low profile shower tray with glass shower door
- Feature mirror cabinet and shelf with LED lighting
- Large format wall tiles
- Heated black towel rail

BATHROOM

- White sanitaryware with contemporary matt black brassware
- Bath with shower over and glass screen
- Feature mirror cabinet and shelf with LED lighting
- Bath panel to match vanity tops
- Large format wall tiles
- Heated black towel rail

DECORATIVE FINISHES

- Painted front entrance door with multi-point locking system
- High efficiency aluminium timber composite windows
- White painted flush internal doors with contemporary matt black ironmongery
- Built in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring to entrance hall, kitchen/living/dining room, bathroom and en-suite
- Carpet to bedrooms

HEATING AND WATER

- Underfloor heating throughout each apartment
- Electric heated towel rails to bathroom and en-suite
- Heating and hot water via communal air source heat pump and metered to individual properties

ELECTRICAL

- Downlights to entrance hall, kitchen/living/dining room, bathroom and en-suite
- Pendant fittings to all bedrooms
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- BT & Virgin fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- Video entry system to every apartment, linked to main entrance door
- External lighting to balcony/terrace
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments
- Spur for customer's own installation of security alarm panel

*Kitchen designs and layouts vary; please speak to our Sales Executives for further information.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the exact products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.



Computer generated image is indicative only

External Specification

EXTERNAL FINISHES

- Aluminium decking to balcony

COMMUNAL AREAS

- Fob controlled access system to entrance lobby
- Lift access to all floors
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobby

AMENITIES

- Residents podium gardens
- Gym
- Co-working space
- Concierge
- Nursery

PARKING

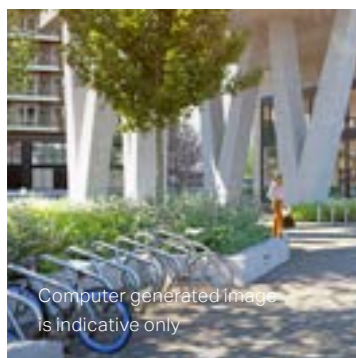
- Limited parking available at an additional cost
- Provision for electric charging points available to parking space owners

CONSTRUCTION

- Reinforced concrete frame with outer brickwork, cavity filled with insulation
- Concrete floors
- Exterior treatments are a combination of grey, natural and green facing bricks
- PV panels

GENERAL

- 10 year NHBC warranty
- 999 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas

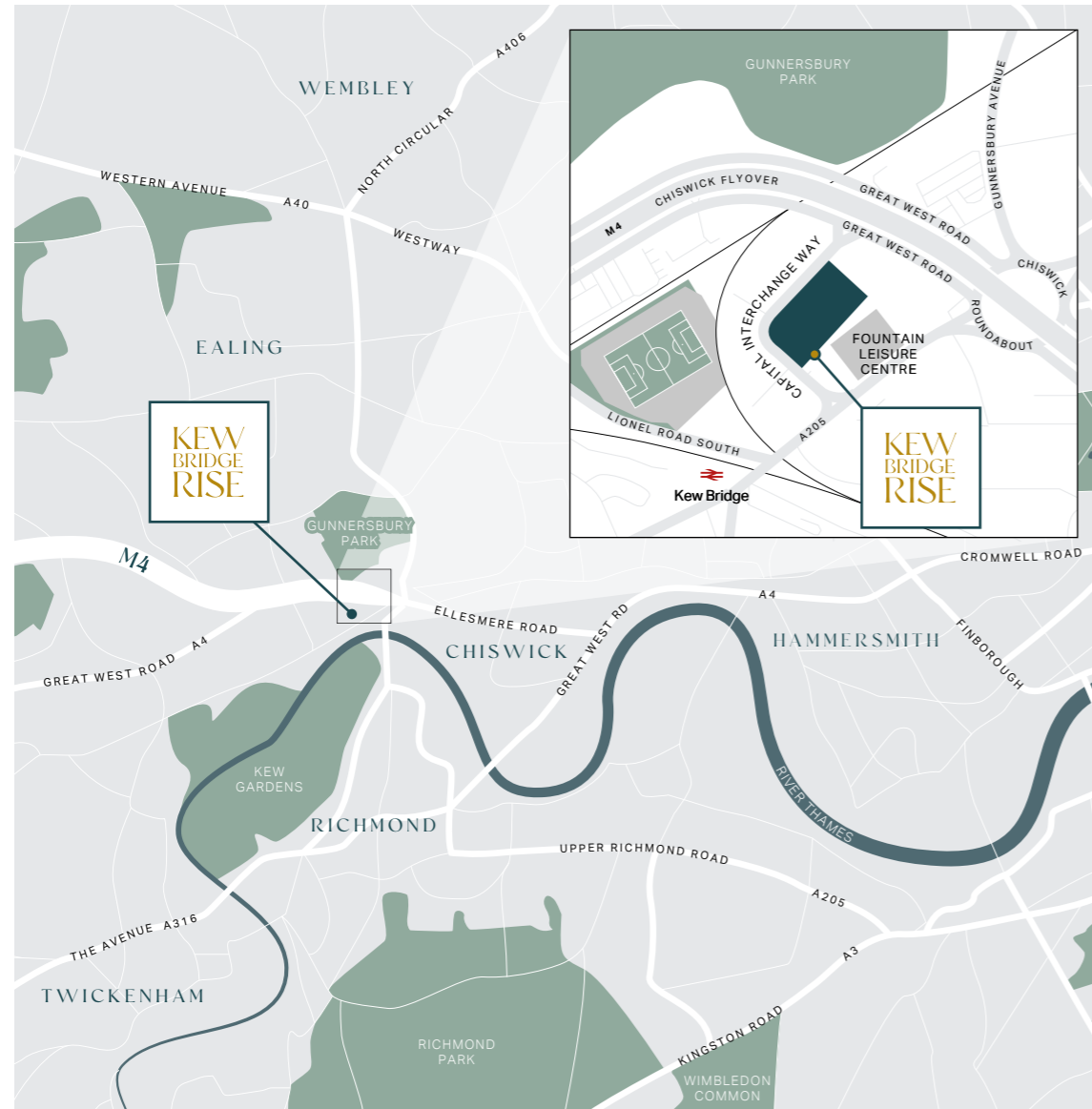


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