

THE CLOCKTOWER

HORLICKS QUARTER

5000 HILL STREET

Berkeley
Designed for life

AMAZING

2019
SINGS

WELCOME TO THE CLOCKTOWER COLLECTION

Welcome to The Clocktower Collection in the Horlicks Factory, the flagship apartment building within Horlicks Quarter, a vibrant new destination in Slough that is the perfect base for enjoying all the rich and varied opportunities of London and the Royal County of Berkshire.

For more than 100 years, the globally famous malted milk drink was produced in the Horlicks Factory. Now this iconic Slough landmark has been meticulously refurbished to create 161 luxury, contemporary studios, one and two bedroom apartments and three bedroom duplex penthouses. On the top floor is a magnificent roof garden with views towards Windsor Castle.

Horlicks Factory sits amid green landscaped spaces, water features and tranquil gardens planned for year-round colour – all just a few minutes from the town centre and national and international transport connections.

An amazing range of residents' facilities inside the building adds zest to life at the Horlicks Factory – games room, concierge facility, fitness centre, cinema and a large,

well-appointed space for co-working or relaxing. An on-site café and day nursery are planned and there is a central piazza for open-air community activities.

Located at the heart of the Thames Valley tech corridor, just one stop (15 minutes) by train to London and 11 km (8 miles) from Heathrow, the Horlicks Factory is an ideal base for living and working, whether from home, locally or in the Capital. It is also close to excellent schools, colleges and universities.

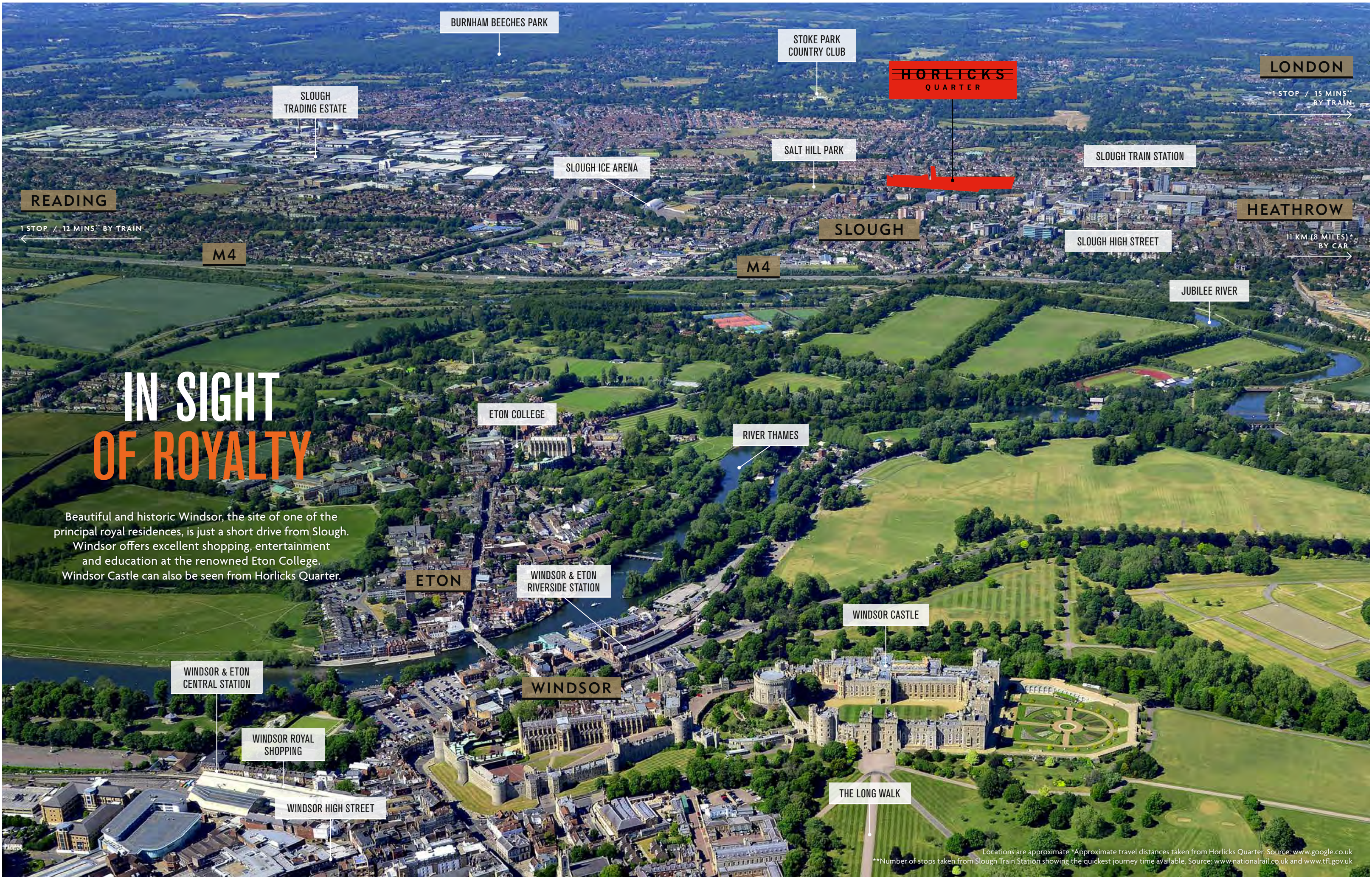
Horlicks Quarter is an integral part of a major regeneration programme that will transform Slough into a small city of the future, with stunning modern architecture and many employment, cultural, entertainment and sporting opportunities.

LIVE IN A MODERN ICON

Since it opened in 1908, the Clocktower, red neon sign, and 47-metre-high chimney of the Horlicks Factory have dominated the Slough skyline as the town's most recognised and loved landmark. The Clocktower in particular has a story to tell. Legend has it that the royals had a small part to play in the design of the iconic structure. With beautiful views over Windsor Castle, the story goes that King Edward VII suggested the tower mimicked its castle design, the validity of this story has unfortunately been lost to history. A huge amount of work and love has gone into this restoration – sustainably sourced stone and choosing textures and colours that complement its natural features.

Taking inspiration from its architectural and industrial heritage, Berkeley has transformed the Horlicks Factory to provide luxury studios, apartments and penthouses set in landscaped grounds with water features, gardens, play areas and cycle routes.





BURNHAM BEECHES PARK

STOKE PARK COUNTRY CLUB

HORLICKS QUARTER

LONDON

SLOUGH TRADING ESTATE

SLOUGH ICE ARENA

SALT HILL PARK

SLOUGH TRAIN STATION

1 STOP / 15 MINS* BY TRAIN

READING

1 STOP / 12 MINS* BY TRAIN

M4

M4

SLOUGH

SLOUGH HIGH STREET

HEATHROW

11 KM (8 MILES)* BY CAR

JUBILEE RIVER

IN SIGHT OF ROYALTY

Beautiful and historic Windsor, the site of one of the principal royal residences, is just a short drive from Slough. Windsor offers excellent shopping, entertainment and education at the renowned Eton College. Windsor Castle can also be seen from Horlicks Quarter.

ETON COLLEGE

RIVER THAMES

ETON

WINDSOR & ETON RIVERSIDE STATION

WINDSOR CASTLE

WINDSOR & ETON CENTRAL STATION

WINDSOR ROYAL SHOPPING

WINDSOR

WINDSOR HIGH STREET

THE LONG WALK

Locations are approximate. *Approximate travel distances taken from Horlicks Quarter. Source: www.google.co.uk **Number of stops taken from Slough Train Station showing the quickest journey time available. Source: www.nationalrail.co.uk and www.tfl.gov.uk

A PLACE OF GROWTH & OPPORTUNITY

Slough combines the diversity of London urban living with all the benefits of provincial life: lunches in Buckinghamshire's country pubs, and afternoons out in Windsor and Eton, are only a stone's throw away for weekend enjoyment.

SLOUGH

PERFECTLY PLACED

Slough is very close to areas of extraordinary natural beauty, including the Chilterns and Surrey Hills; great sporting venues such as Ascot, Henley-upon-Thames, Epsom and Wembley; and children's favourites, Thorpe Park and Legoland.

The M4 Junction 5 is a 3 km (2 miles) drive from Slough's town centre, connecting easily to Heathrow Airport at Junctions 4 and 3. Lying 35 km (22 miles) west of London, 32 km (18 miles) from Reading and 6 km (4 miles) from Windsor, Slough is arguably one of the best-connected towns in the south of England.

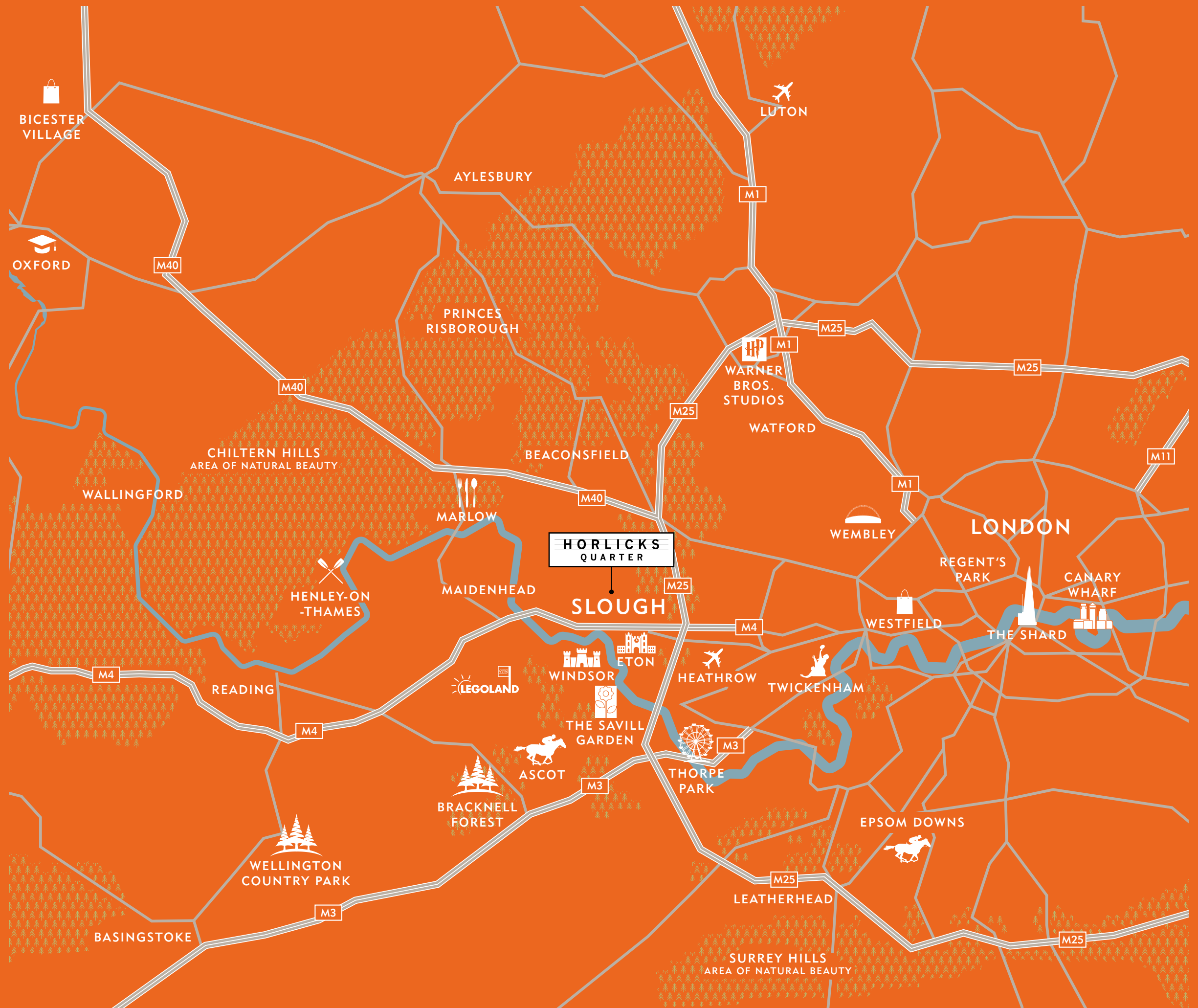

BY CAR FROM
HORLICKS QUARTER

M4*
3 km (2 miles)

M25*
8 km (5 miles)

HEATHROW AIRPORT
11 km (8 miles)

BICESTER VILLAGE
73 km (45 miles)



HORLICKS QUARTER

THE CLOCKTOWER COLLECTION

Locations are approximate. *Approximate travel distances taken from Horlicks Quarter. Source: www.google.co.uk

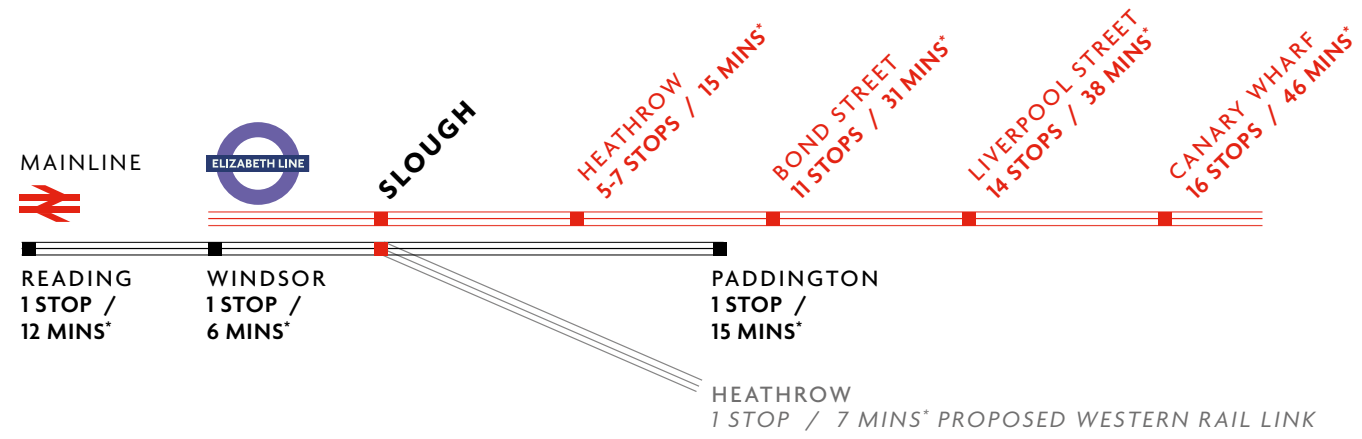


UNRIVALLED CONNECTIONS

Slough railway station, just 0.5 km (0.3 miles) walk from Horlicks Quarter, is on the GWR line, one stop (15 minutes) by train to central London (Paddington), putting everything the Capital has to offer within easy reach.

The new Elizabeth Line will make the daily commute even easier, providing direct connections across London to Bond Street in 11 stops (31 minutes) and Canary Wharf in 16 stops (46 minutes).

A proposed new train line extension, the Western Rail Link (scheduled for 2028), will run between Slough and Heathrow, taking one stop (7 minutes).



A BRIGHT FUTURE FOR SLOUGH

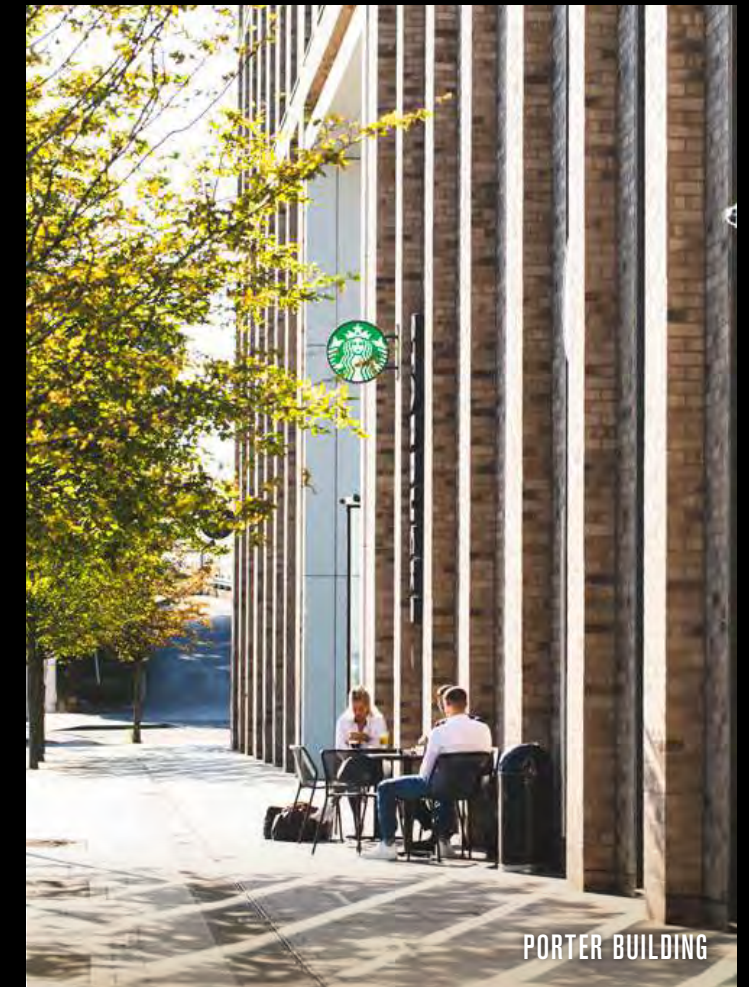
Slough has been a centre of innovation and invention for 250 years. This spirit of enterprise continues - today's town is forward-thinking, dynamic and inspirational, full of purpose, vitality and pride.

Slough has been tipped as Europe's Top Small City of the Future by the Financial Time's magazine fDi, which covers foreign direct investment. Its workers are among the most productive in Britain according to the Centre for Cities Outlook (2020) with the town's average weekly wage, a key determinant of house price growth, growing rapidly.

The reason for this high productivity is not hard to find; Slough is home to Europe's largest business estate in single ownership with around 600 businesses and 20,000 employees. It has an unusually high number of large global or UK headquarters, including those of O2, Mars and HTC. As well as the ability to attract highly paid jobs, Slough has an excellent record of generating new businesses too with one of the most successful business start-up rates outside of London.

The region in which Slough sits, the Thames Valley, has been one of the wealthiest parts of Britain for centuries. This partly reflects its close proximity to London, with Slough now seamlessly connected to the tube network via the Elizabeth Line. The region also benefits from its royal connections – Slough is just a few miles from Windsor Castle, and Eton College, founded by an English king in the fifteenth century, is two miles away.

Despite all these factors, Slough's average property price is only £371,000, up to 45% less than the London average (Land Registry). Prices have also increased by 3.4% in the 12 months to September 2021 according to the Land Registry, with prices in the south east of England, which includes Slough, forecasted to grow by 10.4% in the next five years compared to 5.6% in London (Savills Research). As a town in the early stages of regeneration, the future of Slough for home investors and owners is bright and exciting.



DESIGNER SHOPPING

There is a great range of shopping within a short drive of Horlicks Quarter, including Windsor Royal Station and Bicester Village designer outlet.

HORLICKS QUARTER



INDULGE IN YOUR PASSION

For shopping, nearby Windsor has a 40-store covered precinct, delightfully converted from the old station building – and you can be there in one stop by train.

Designer bargains can be snapped up at the Bicester Village outlet, with more than 160 designer fashion outlets and restaurants in one traffic-free space. From Ralph Lauren to Prada, you're bound to find a bargain. Westfield at Shepherd's Bush, Europe's biggest shopping centre, is a 33 km (20 miles) drive away.

All the top high street brands have major stores here. The Oracle indoor shopping and leisure mall in Reading is 32 km (19 miles) by car or one stop (12 minutes) by train, right along the banks of the River Kennet.

SHOPS

THE CLOCKTOWER COLLECTION



SLOUGH CLIMBING WALL



SLOUGH CRICKET CLUB



DORNEY LAKE



BURNHAM BEECHES

LIVE A HEALTHY LIFESTYLE

There are 254 hectares of public parks, green open spaces and play areas with a huge range of opportunities for sport and leisure all within easy reach of Horlicks Quarter. Slough boasts nine superb local parks, three of which – Salt Hill, Herschel and Pippins – have been awarded Green Flag status for safety, cleanliness, conservation and sustainability.

Slough's state-of-the-art sports complex, The Centre, has a 115-station gym, a 25-metre swimming pool, and spa. Whilst the Ice Arena has a gym, café, climbing wall, spa, courts and fitness studio.

| | | | |
|-------------------------------|---------------------------------|------------------------------|--------------------------------|
| THE CENTRE, SLOUGH | BURNHAM BEECHES PARK | BLACK PARK SLOUGH | ROWING, DORNEY LAKE |
| 2.7 km (1.7 miles) | 8.3 km (5.1 miles) | 6.5 km (4 miles) | 9.1 km (5.7 miles) |
| SL1 4UT | SL2 3TE | SL3 6DS | SL4 6FJ |

Distances from Horlicks Quarter (Stoke Gardens, SL1 3QB) by car. Source: google.co.uk/maps

GET THE MOST OUT OF LIFE

When it comes to the social scene, you are spoilt for choice in and around Slough. There is a wide range of trendy coffee shops, lively bars, great pubs and restaurants, all serving authentic cuisine and creating a great dining and drinking experience. If you prefer fine dining, choose from one of eight Michelin-star restaurants nearby, headed by top chefs including Heston Blumenthal, Alain Roux and Tom Kerridge.

Closer to home, you can enjoy the on-site café within the Factory at Horlicks Quarter, set alongside the water feature at Clocktower Place.



**THE RED LION,
STOKE GREEN**
SL2 4HN
2.9 km (1.8 miles)

Classic British character country pub in Stoke Green, 2 miles from Slough centre.

**OSTRICH INN
COLNBROOK**
SL3 0JZ4
6.6 km (4.1 miles)

A 12th century coaching inn with a long and colourful history.



**HIND'S HEAD,
BRAY**
SL6 2AQ
12 km (7.5 miles)

A 15th century pub – another Blumenthal masterpiece.

**CAFFE KIX,
SLOUGH**
SL1 2EE
1.1 km (0.7 miles)

Uber-trendy. Bringing London-style café culture to Slough.

DINING





A CENTRE FOR EDUCATION

When it comes to getting a great education, Slough has some of the best state and independent schools, from nursery, right up to university and postgraduate. Add in the wider Berkshire and Buckinghamshire area, and the choice of high performing educational establishments is even better.

An exceptionally high percentage of schools in Slough have been classed as Outstanding or Good by Ofsted or Independent Schools Inspectorate. Berkshire operates a selective 11+ system and many of its grammar schools rank highly. Within a few minutes by car or train from Horlicks Quarter are some of the UK's most prestigious independent schools including Heathfield School, St George's Ascot, Wellington School and Eton College.

For higher education in London, Horlicks Quarter offers a convenient and affordable alternative to living in the Capital and puts world-renowned centres of learning, including King's College, Imperial College, UCL and LSE, within easy daily reach. Equally eminent universities nearby include Oxford University, the University of Reading, which incorporates Henley Business School, and Royal Holloway, with an excellent reputation in business, science and engineering.

**ROYAL HOLLOWAY
UNIVERSITY OF LONDON**
11.8 km (7.3 miles)

IMPERIAL COLLEGE LONDON
33.7 km (20.9 miles)

BRUNEL UNIVERSITY LONDON
12.1 km (7.5 miles)

UNIVERSITY COLLEGE LONDON
36.7 km (22.8 miles)

UNIVERSITY OF READING
29.4 km (18.3 miles)

KING'S COLLEGE LONDON
40.4 km (25.1 miles)

UNIVERSITY OF OXFORD
61.8 km (38.7 miles)

**THE LONDON SCHOOL OF ECONOMICS
AND POLITICAL SCIENCE**
38.8 km (24.1 miles)

AN HISTORIC LANDMARK

Horlicks Quarter will see the restoration of the locally Listed Horlicks Factory, the Clocktower and Factory Chimney as they become the focal point of a new community. Contemporary new buildings will blend seamlessly with the historic. The effect is distinctive, smart and chic – urban living at its finest.

HORLICKS QUARTER

THE CLOCKTOWER COLLECTION

SINCE 1908



1873

James Horlick, a pharmacist, joined his brother, William, in the US and together they founded the company J & W Horlicks in Chicago to manufacture a patented malted milk drink as an artificial infant food.

1890

James returned to London to set up an office importing the US-made product.

1906

James Horlick bought a greenfield site from Eton College.

1908

The Horlicks Factory construction, completed at a cost of £28,000, was open and operational.

1914

James was made a baronet. World War I saw extensive use of Horlicks drink.

1929

The Factory was further extended in 1929 and later in 1939.

1969

By 1969, the extended Factory produced 30 million pounds of powder a year. Horlicks was bought up by the Beechams family.

2018

The Slough Factory was in continuous production until 2018, when the premises were closed and sold.



“The last pallet has been wrapped and shipped; the plant is silent. Our team transitions to new chapters in their lives. The site will reincarnate itself and breathe new life, the Remembrance Memorial will stand testament to our being here.”

MARTIN HOULIHAN,
HORLICKS FACTORY SITE DIRECTOR, 2018

“I have fond memories of many hours spent working at the Horlicks Factory. It’s great that these iconic treasures will remain a key part of the town’s heritage for many years to come.”

DIPAK GOEL,
LOCAL SLOUGH RESIDENT, 2021



THE MAKING OF A GLOBAL BRAND

Throughout most of the 20th century, the Horlicks brand enjoyed a formidable reputation, thanks largely to ingenious marketing that never failed to catch the sentiment of the day, ensuring the Horlicks name was associated with great human endeavour and achievement.

The Horlicks Factory today retains a façade similar in almost every respect to the original 1908 building, which once housed the factory floor and store rooms, together with luxuriously panelled meeting rooms and offices.

Beautiful art deco ceilings and detail to the stone lintel were added when the Factory was extended in 1929 and again in 1939.

A VISION FOR THE HORLICKS FACTORY

The Horlicks Factory in Stoke Poges Lane is one of the most striking historical, industrial buildings still standing in Slough. The Factory building itself achieved locally Listed status in 1999 and has played a key part in the economic growth of Slough for over a hundred years.

Berkeley acquired the Horlicks Factory site in 2019, and our aim was to not only secure the Horlicks Factory with a viable future but also to celebrate the industrial history of the site and retain its role within the local community.

The Factory gives the site its identity and key iconic landmarks such as the chimney, red Horlicks lettering, clocktower and war memorial have remained central to the scheme. New buildings have been designed to complement the existing architecture. Our use of materials will also contribute to the unique character of the landscape, whilst maintaining a relationship with the site's industrial past.

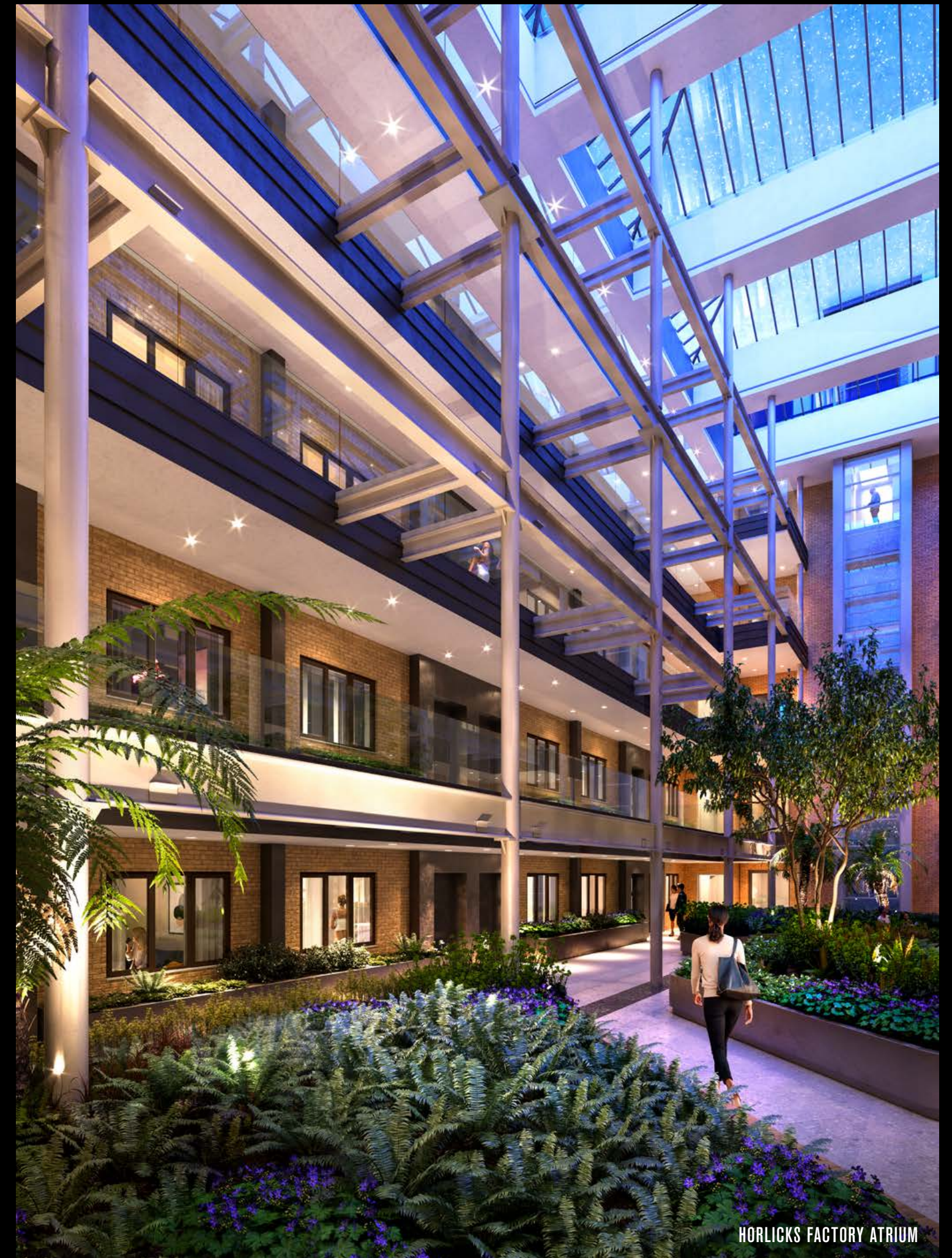
One design challenge was to try and open up the internal space and bring more light into the building. By redesigning the central section from the lower ground floor right up to the roof, we have succeeded in creating an amazing full height atrium in the heart of the Factory.

Direct sunlight will flood the space and sunken terraces have allowed us to maximise the use of the lower ground floor. Our approach has enabled us to create an indoor private amenity space without compromising on the external features and proportions of the Factory.

Retained exposed steels within the atrium create a nod to the industrial heritage of the building. The new atrium has allowed us to design dual aspect apartments with each floor featuring floating walkways that overlook the beautiful internal garden. A glass elevator will allow residents to enjoy the view, as they travel up to the rooftop garden.

The crowning glory on the Factory building is an innovative rooftop extension which introduces high quality architecture to the existing building fabric. Adding a 21st century layer will enhance the building and honour the move to a new residential use.

DAVID TAYLOR, (RIBA)
Design Director, Berkeley Homes



HORLICKS FACTORY ATRIUM

LIFE AT HORLICKS QUARTER

Horlicks Quarter brings new life and energy to central Slough with large attractive outdoor spaces, an on-site nursery, local store, traffic-free footpaths and cycleways. Within the Horlicks Factory we have created a range of facilities designed to make residents' lives easier, fun and sociable – from a games room, gym, co-working space, to the stunning rooftop garden.

LIFE STYLE

HEATHROW AIRPORT

WINDSOR CASTLE

ETON COLLEGE

M4

JUBILEE RIVER

RIVER THAMES

M4

PORTER BUILDING - CO-WORKING SPACE

FUTURE WORKS - OFFICE DEVELOPMENT

MOXY HOTEL

TESCO SUPERSTORE

THE CURVE - CULTURAL CENTRE

BUS STATION

SLOUGH TRAIN STATION

'NORTH WEST QUADRANT'

SLOUGH ICE ARENA

LONDON

SLOUGH TRADING ESTATE

ARBOUR PARK - SPORTS GROUND

HORLICKS QUARTER

THE CLOCKTOWER COLLECTION IN HORLICKS FACTORY

SALT HILL PARK

OXFORD

EVERYTHING ON YOUR DOORSTEP

It's a mere 0.5 km (0.3 mile) walk from your home to the mainline train station. The vibrant town centre is just a few minutes further for supermarkets, a public library and cultural centre, entertainment and sports facilities. Parks and open green spaces are also nearby and Windsor Castle is 6 km (4 miles) away.



HORLICKS QUARTER

The Horlicks Factory is the iconic landmark and centrepiece of the development, close to the gardens and housing all the residents' facilities.



HORLICKS QUARTER

THE CLOCKTOWER COLLECTION



Site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Amenities are proposed and delivery will be phased. Buildings scheduled for release in Phase 2; The Maltings, James Horlicks House, William Horlicks House, Horlicks Terrace and Barley Mews. Distances are approximate, correct at time of print. *Source: google.co.uk/maps

KEY

| | | |
|---|--|--|
| 01 RESIDENTS' FACILITIES - GYM - CINEMA ROOM - RESIDENTS' LOUNGE - GAMES ROOM - 12-HOUR CONCIERGE | 02 DAY NURSERY 03 ROOFTOP GARDEN 04 CO-WORKING HUB 05 CAFÉ 06 LOCAL STORE 07 COMMERCIAL SPACE | --- CYCLE PATH ■ AFFORDABLE HOUSING |
|---|--|--|

ENJOY PANORAMIC VIEWS FROM THE ROOFTOP GARDEN

At the top of the Horlicks Factory building is a wonderful place reserved especially for residents. Behind the iconic red Horlicks lettering is a glamorous rooftop garden with spectacular views towards Windsor Castle and the beautiful Berkshire countryside.

ROOFTOP GARDEN

Equipped with various seating, the rooftop garden is the perfect place to relax in the sunshine with family and friends. Or take your laptop and work or study alfresco – it's a whole new twist on working from home.



HORLICKS QUARTER



THE CLOCKTOWER COLLECTION



**CONCIERGE
& POST ROOM**

A warm welcome awaits you at the 12-hour concierge desk, with a parcel store to await your collections.



Lifestyle photography, indicative only

AMENITIES JUST FOR YOU

There are so many ways to make the most of your relaxation time as a Horlicks Quarter resident. Gather with friends and family in the residents' kitchen and dining room – arrange your own dinner party. Book the cinema room to watch the latest blockbuster film, work out in the gym, or head to the dedicated residents' lounge with pool table and comfortable sofas.

Call in at the friendly café for your morning coffee on the way to work or study. Pick up daily essentials from the retail store. For parents with young children, there is a nursery providing quality day care. All amenities are within convenient reach of your home.



CINEMA ROOM

Sit back and enjoy the latest blockbuster in the private cinema room.



CO-WORKING SPACE

Curl up with a good book in front of the fireplace; put in a day's work at one of the workstations connected to superfast broadband; or meet with colleagues.



GAMES ROOM

Play pool in the well-equipped games room.



HORLICKS QUARTER

AQUIFER GARDENS

Aquifer Gardens take you on a journey that inspires the senses. Running through the heart of the development is a series of meandering interconnected paths and water features.

AMAZING SPACES WHERE RESIDENTS CAN MEET

A Berkeley new development is always about people. First and foremost, it is about transforming individual lives and building strong communities. We create neighbourhoods where people love to live, where they feel at home and can be themselves.

Before planning even starts, we take the time to find out just what will make a wonderful community for the people who will live on the development. Then we ensure we provide the right facilities and environment to make that happen.

Horlicks Quarter is no exception. Here you will find amazing spaces where residents can meet, hold social events that bring everyone together, enjoy an energetic workout or the simple peace of the gardens.



COMMUNITY

THE CLOCKTOWER COLLECTION



HORRICKS QUARTER

THE CLOCKTOWER COLLECTION

CLOCKTOWER PLACE

The focus of social activity for the whole community. Here you can linger over coffee and pastries in the Factory Café beside the fountain.

MEMORIAL SQUARE

Horlicks Quarter will incorporate the restoration of the Grade II Listed war memorial 'Grief', which once stood in the grounds of the former Factory. The bronze statue of a woman in grief was sponsored in 1949 by the company to honour Horlicks family members and employees across the world who gave their lives during the First and Second World Wars. The war memorial will be relocated to an enhanced setting as part of the new Memorial Square, a place for residents and local community to enjoy, as well as reflect on the past.



HORLICKS QUARTER

THE CLOCKTOWER COLLECTION

WELCOME HOME

Taking inspiration from its architectural and industrial heritage, Berkeley has transformed the Horlicks Factory to provide luxury apartments and penthouses, set in beautifully landscaped grounds.

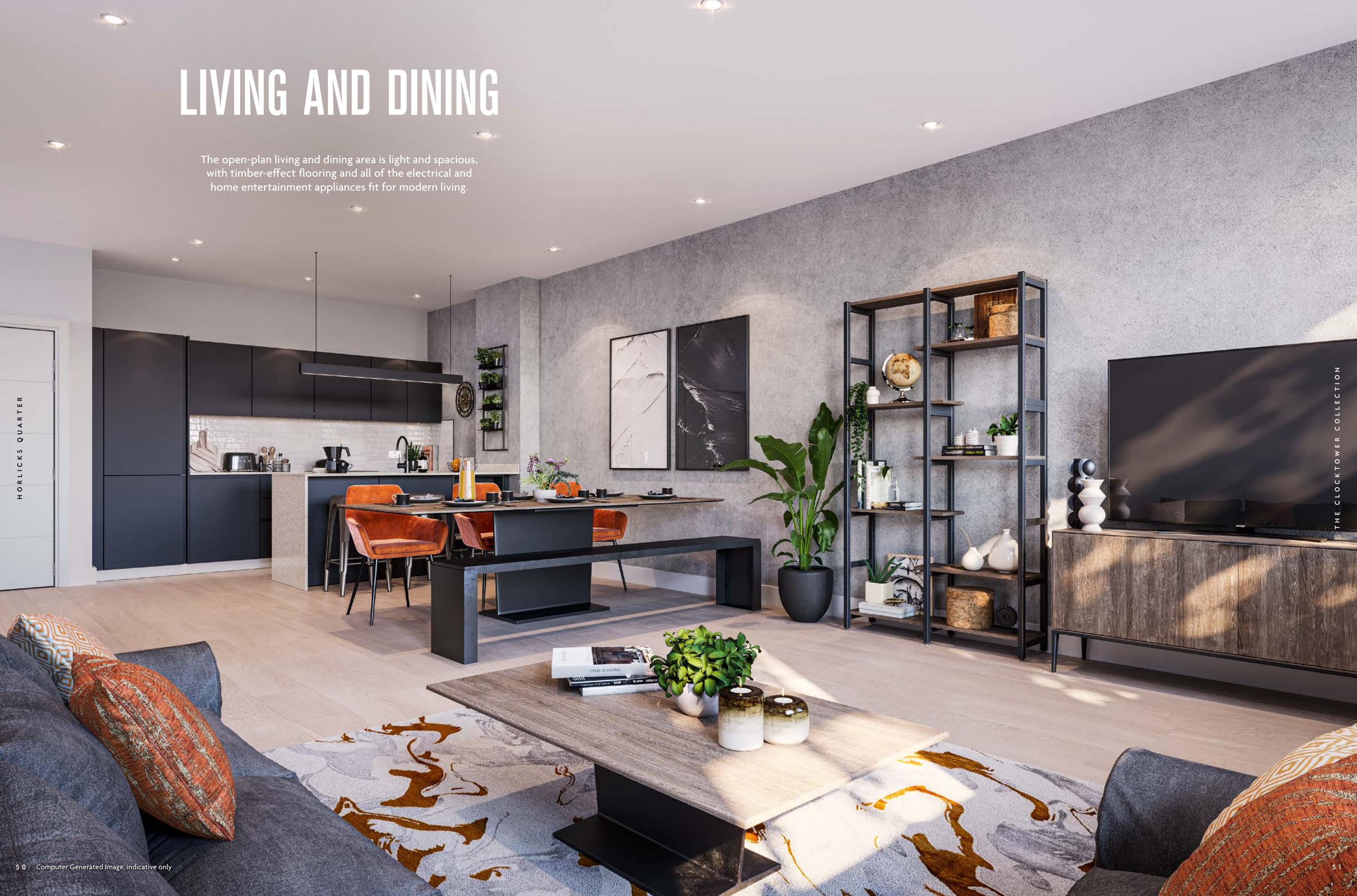
The Clocktower Collection has been purposely designed around the large glass atrium which floods the building with light. As well as enjoying impressive natural light, the Collection's dual aspect apartments open onto feature floating walkways that overlook the atmospheric internal gardens below.

COMING

LIVING AND DINING

The open-plan living and dining area is light and spacious, with timber-effect flooring and all of the electrical and home entertainment appliances fit for modern living.

HORLICKS QUARTER



THE CLOCKTOWER COLLECTION

KITCHEN

The individually designed, luxury kitchens have a contemporary, industrial feel, with a blend of materials, including simple stone worktops, Bosch appliances and LED lighting.



BATHROOM

The modern bathrooms and ensuites (where applicable) have a luxurious finish and sleek fittings, in keeping with the industrial theme of the development.



BEDROOM

Bedrooms feature smooth, sleek finishes in a minimalistic palette of cool and calming natural hues to create a relaxing retreat.



WORKING FROM HOME

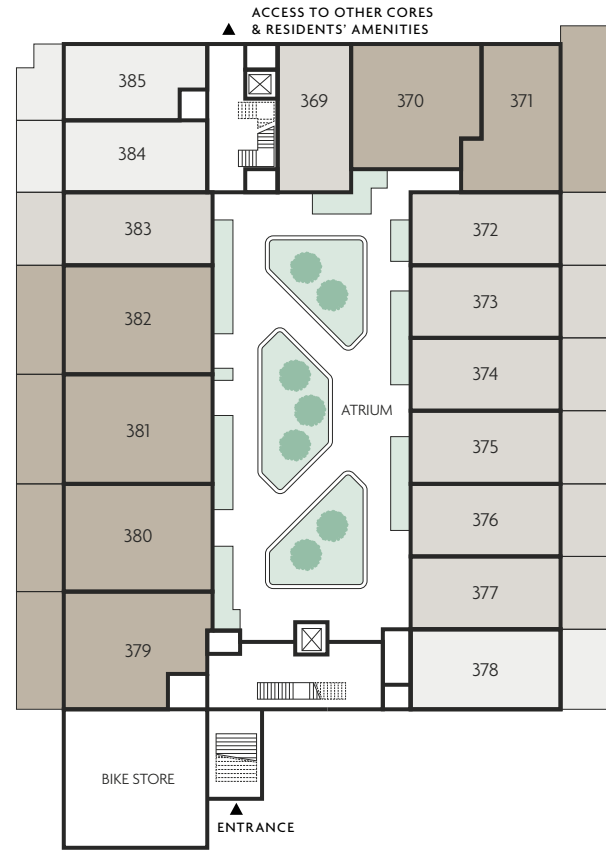
Put in a day's work in the beautiful surroundings of your own home with the reassurance of superfast broadband connectivity.

THE CLOCKTOWER

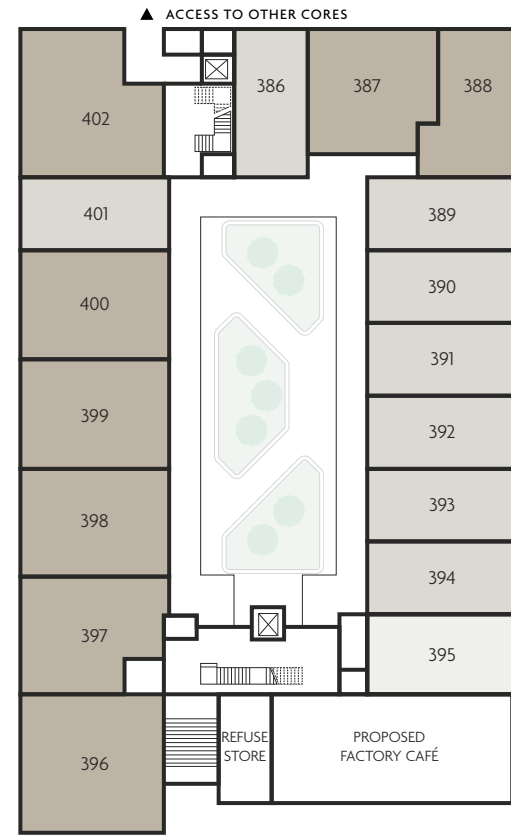
APARTMENT FINDER

APARTMENTS

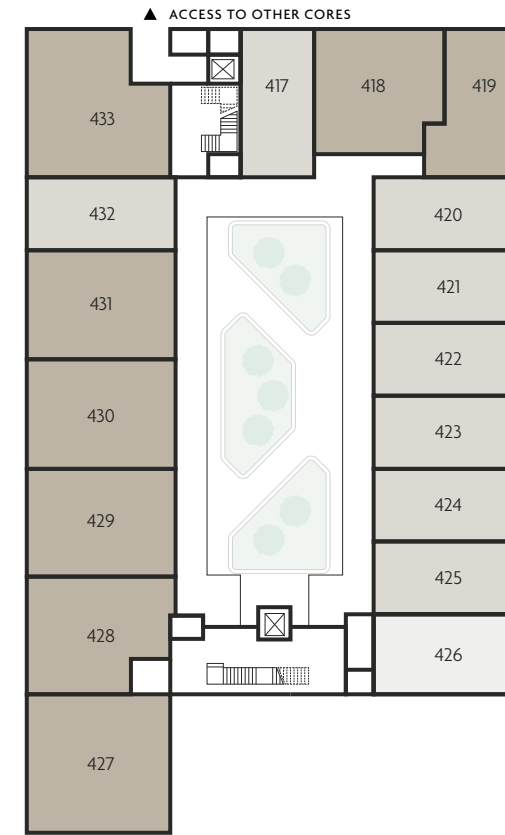
- Studio Apartments
- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Duplex Penthouses



LOWER GROUND FLOOR

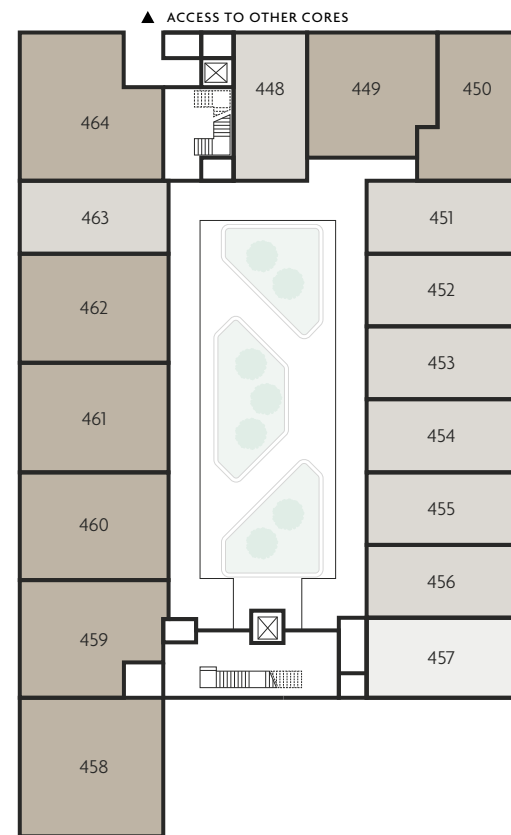
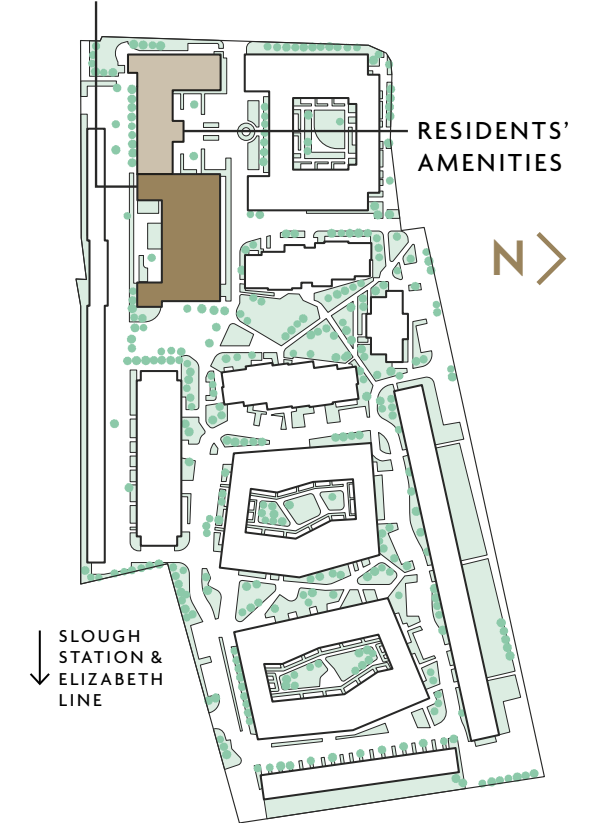


GROUND FLOOR

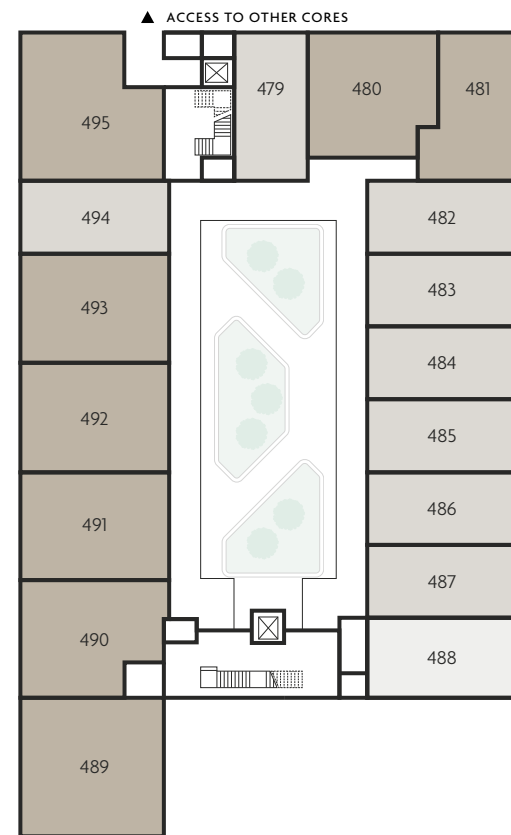


FIRST FLOOR

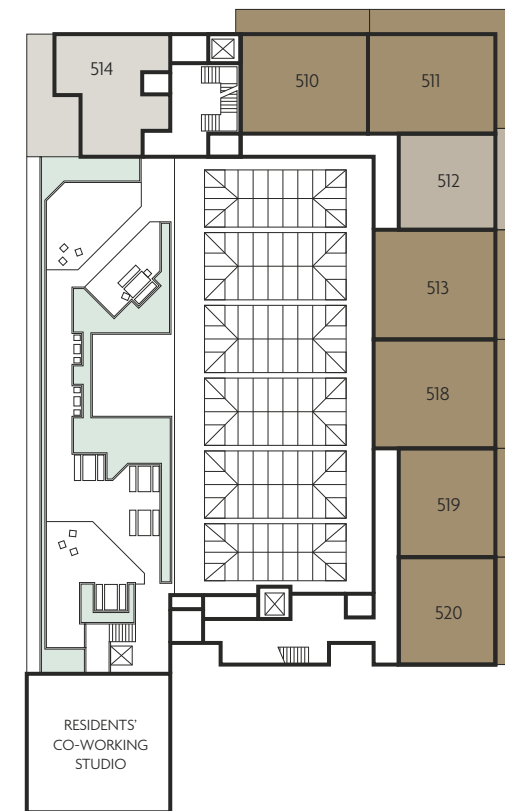
THE CLOCKTOWER COLLECTION IN HORLICKS FACTORY



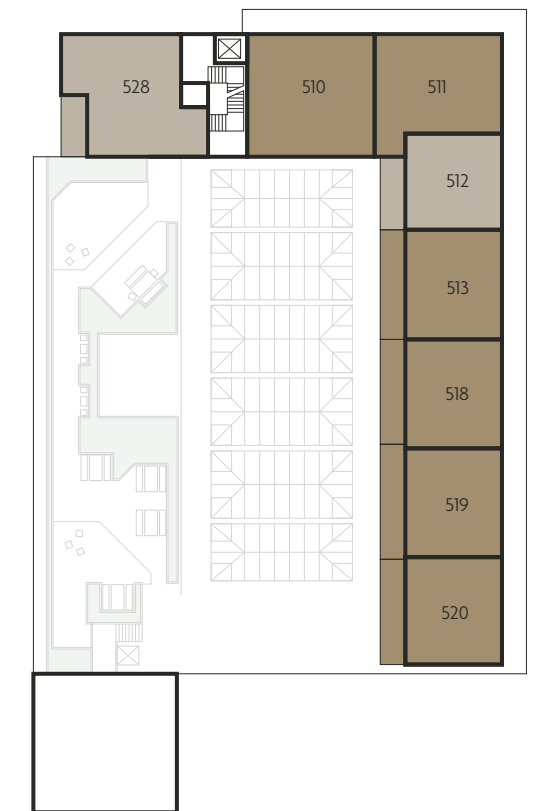
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR

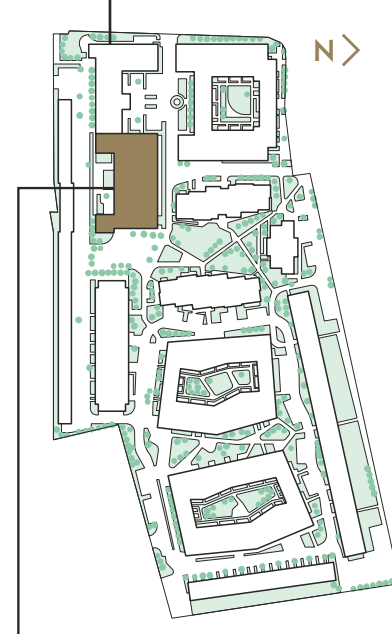
AMENITIES AT THE HORLICKS FACTORY

LOWER GROUND FLOOR

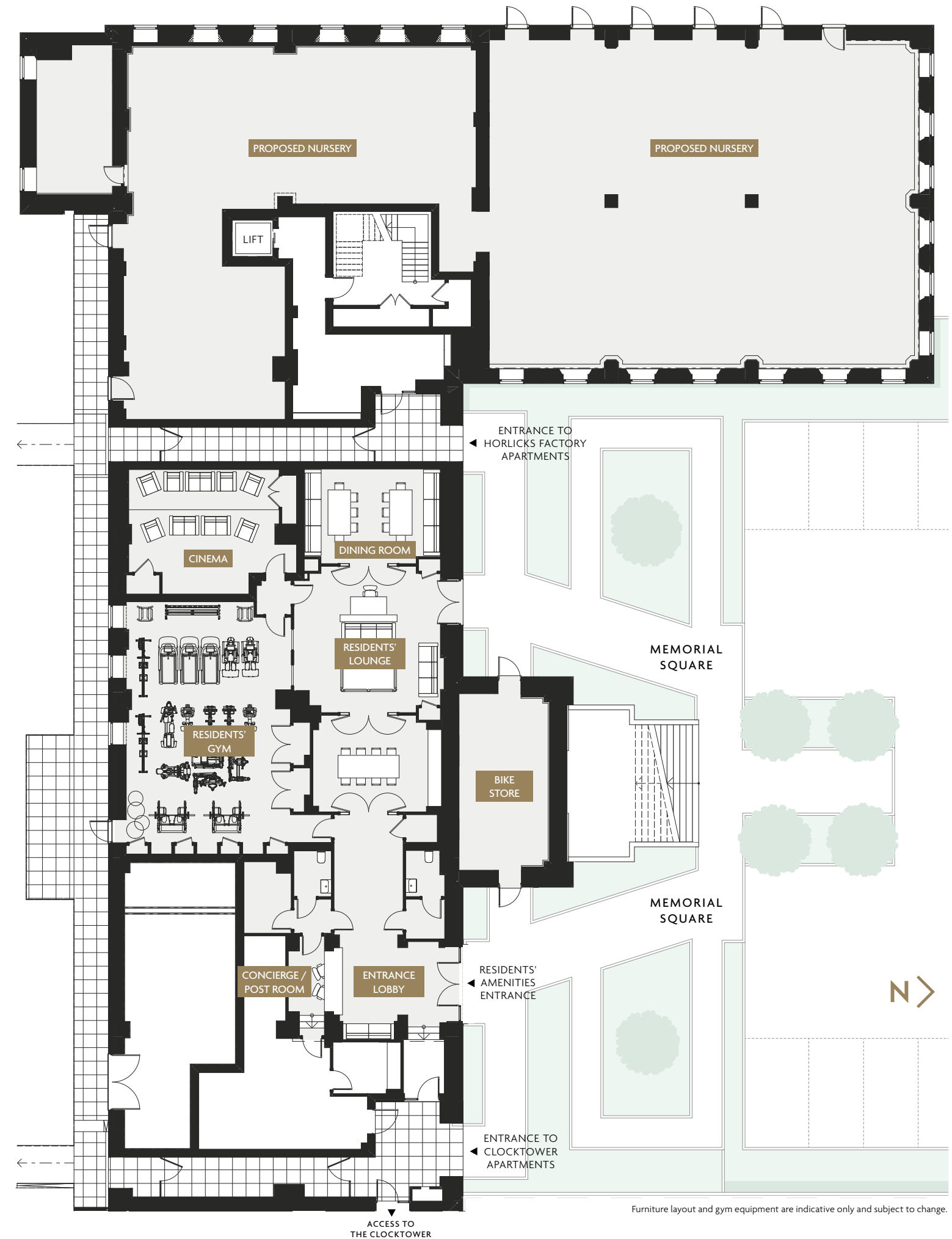


Computer Generated Image of the Horlicks Factory, indicative only

HORLICKS FACTORY AMENITIES



THE CLOCKTOWER COLLECTION IN HORLICKS FACTORY



Furniture layout and gym equipment are indicative only and subject to change.

Floorplans shown for Horlicks Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only and subject to change. Apartment areas are provided as gross internal areas under the RICS measuring practice. Please ask Sales Consultant for further information.

THE CLOCKTOWER

LOWER GROUND FLOOR

APARTMENT 369

| | | |
|-------------------|------------------|-------------------|
| Total Area | 49.6 sq m | 533 sq ft |
| Living / Dining | 3.94m x 4.86m | 12' 11" x 15' 11" |
| Kitchen | 2.35m x 2.70m | 7' 9" x 8' 10" |
| Bedroom | 3.62m x 2.79m | 11' 11" x 9' 2" |

APARTMENT 370

| | | |
|-------------------|------------------|------------------|
| Total Area | 71.5 sq m | 770 sq ft |
| Living | 4.88m x 2.49m | 16' 0" x 8' 2" |
| Kitchen / Dining | 5.67m x 2.05m | 18' 7" x 6' 9" |
| Bedroom 1 | 2.89m x 4.21m | 9' 6" x 13' 10" |
| Bedroom 2 | 3.25m x 2.62m | 10' 8" x 8' 7" |

APARTMENT 371

| | | |
|-------------------|------------------|------------------|
| Total Area | 54.9 sq m | 590 sq ft |
| Living | 4.08m x 2.81m | 13' 5" x 9' 3" |
| Kitchen / Dining | 4.11m x 2.00m | 13' 6" x 6' 7" |
| Bedroom 1 | 3.06m x 2.69m | 10' 0" x 8' 10" |
| Bedroom 2 | 2.65m x 2.69m | 8' 8" x 8' 10" |

APARTMENT 372

| | | |
|-------------------|------------------|------------------|
| Total Area | 48.3 sq m | 519 sq ft |
| Living | 2.33m x 3.84m | 7' 8" x 12' 7" |
| Kitchen / Dining | 2.38m x 4.52m | 7' 10" x 14' 10" |
| Bedroom | 2.70m x 3.20m | 8' 10" x 10' 6" |

APARTMENT 373

| | | |
|-------------------|------------------|------------------|
| Total Area | 48.1 sq m | 517 sq ft |
| Living | 2.31m x 3.84m | 7' 7" x 12' 7" |
| Kitchen / Dining | 2.38m x 4.52m | 7' 10" x 14' 10" |
| Bedroom | 2.70m x 3.21m | 8' 10" x 10' 6" |

APARTMENT 374

| | | |
|-------------------|------------------|------------------|
| Total Area | 48.5 sq m | 522 sq ft |
| Living | 2.34m x 3.84m | 7' 8" x 12' 7" |
| Kitchen / Dining | 2.38m x 4.52m | 7' 10" x 14' 10" |
| Bedroom | 2.70m x 3.21m | 8' 10" x 10' 6" |

APARTMENT 375

| | | |
|-------------------|------------------|------------------|
| Total Area | 48.6 sq m | 522 sq ft |
| Living | 2.34m x 3.84m | 7' 8" x 12' 7" |
| Kitchen / Dining | 2.38m x 4.52m | 7' 10" x 14' 10" |
| Bedroom | 2.70m x 3.23m | 8' 10" x 10' 7" |

APARTMENT 376

| | | |
|-------------------|------------------|------------------|
| Total Area | 48.6 sq m | 523 sq ft |
| Living | 2.34m x 3.84m | 7' 8" x 12' 7" |
| Kitchen / Dining | 2.38m x 4.52m | 7' 10" x 14' 10" |
| Bedroom | 2.70m x 3.24m | 8' 10" x 10' 7" |

APARTMENT 377

| | | |
|-------------------|------------------|------------------|
| Total Area | 48.7 sq m | 523 sq ft |
| Living | 2.34m x 3.84m | 7' 8" x 12' 7" |
| Kitchen / Dining | 2.38m x 4.52m | 7' 10" x 14' 10" |
| Bedroom | 2.70m x 3.25m | 8' 10" x 10' 8" |

APARTMENT 378

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.7 sq m | 534 sq ft |
| Living / Dining | 3.15m x 4.92m | 10' 4" x 16' 2" |
| Kitchen | 1.70m x 4.69m | 5' 7" x 15' 5" |
| Bedroom | 2.72m x 3.00m | 8' 11" x 9' 10" |

APARTMENT 379

| | | |
|-------------------|------------------|------------------|
| Total Area | 67.0 sq m | 720 sq ft |
| Living | 4.15m x 3.41m | 13' 7" x 11' 2" |
| Kitchen / Dining | 4.15m x 3.34m | 13' 7" x 11' 0" |
| Bedroom 1 | 3.17m x 2.72m | 10' 5" x 8' 11" |
| Bedroom 2 | 2.99m x 3.52m | 9' 10" x 11' 7" |

APARTMENT 380

| | | |
|-------------------|------------------|------------------|
| Total Area | 74.1 sq m | 797 sq ft |
| Living | 4.26m x 4.20m | 14' 0" x 13' 10" |
| Kitchen / Dining | 3.98m x 2.63m | 13' 1" x 8' 7" |
| Bedroom 1 | 2.90m x 3.47m | 9' 6" x 11' 5" |
| Bedroom 2 | 2.77m x 3.46m | 9' 1" x 11' 4" |

APARTMENT 381

| | | |
|-------------------|------------------|------------------|
| Total Area | 74.2 sq m | 798 sq ft |
| Living | 4.26m x 4.20m | 14' 0" x 13' 10" |
| Kitchen / Dining | 3.98m x 3.33m | 13' 1" x 10' 11" |
| Bedroom 1 | 2.90m x 3.48m | 9' 6" x 11' 5" |
| Bedroom 2 | 2.73m x 3.55m | 8' 11" x 11' 8" |

APARTMENT 382

| | | |
|-------------------|------------------|------------------|
| Total Area | 74.3 sq m | 799 sq ft |
| Living | 4.26m x 4.22m | 14' 0" x 13' 10" |
| Kitchen / Dining | 3.98m x 3.33m | 13' 1" x 10' 11" |
| Bedroom 1 | 2.90m x 3.50m | 9' 6" x 11' 6" |
| Bedroom 2 | 2.73m x 3.56m | 8' 11" x 11' 8" |

APARTMENT 383

| | | |
|-------------------|------------------|------------------|
| Total Area | 48.6 sq m | 523 sq ft |
| Living | 2.44m x 3.70m | 8' 0" x 12' 2" |
| Kitchen / Dining | 2.27m x 4.38m | 7' 5" x 14' 5" |
| Bedroom | 3.42m x 3.20m | 11' 3" x 10' 6" |

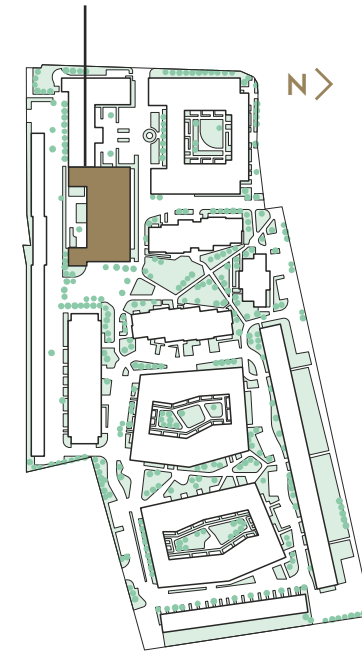
APARTMENT 384

| | | |
|-------------------|------------------|------------------|
| Total Area | 46.7 sq m | 502 sq ft |
| Living | 3.11m x 4.41m | 10' 2" x 14' 6" |
| Kitchen / Dining | 1.59m x 4.41m | 5' 2" x 14' 6" |
| Bedroom | 2.70m x 2.99m | 8' 10" x 9' 10" |

APARTMENT 385

| | | |
|-------------------|------------------|------------------|
| Total Area | 43.2 sq m | 464 sq ft |
| Living / Dining | 3.12m x 4.41m | 10' 3" x 14' 6" |
| Kitchen | 1.70m x 4.41m | 5' 7" x 14' 6" |
| Bedroom | 2.72m x 3.00m | 8' 11" x 9' 10" |

THE CLOCKTOWER



FLOORS

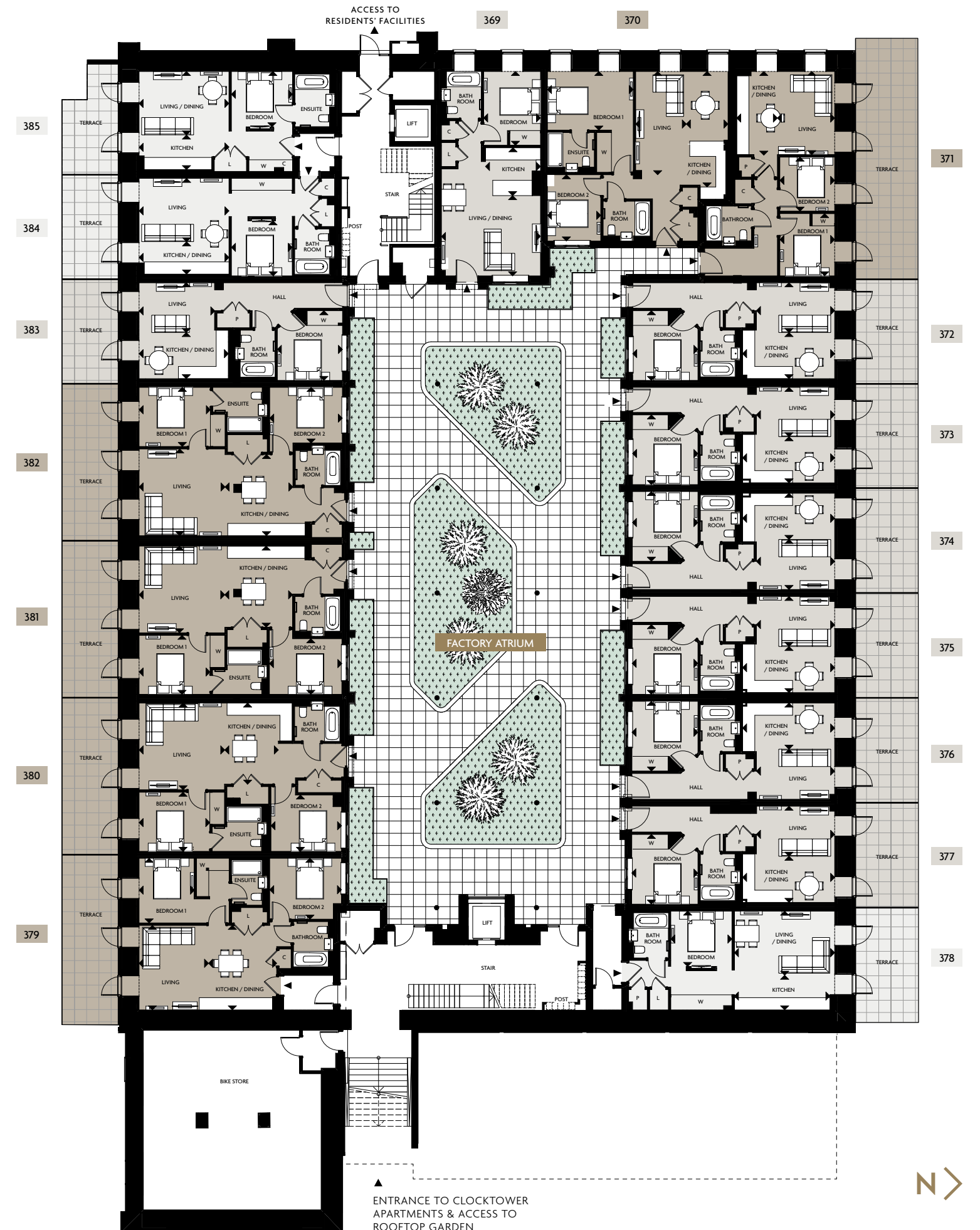
| |
|--------------------|
| Fifth Floor |
| Fourth Floor |
| Third Floor |
| Second Floor |
| First Floor |
| Ground Floor |
| Lower Ground Floor |

APARTMENTS

- Studio Apartments
- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Duplex Penthouses

KEY

- ◀▶ Measurement Points
- C Cupboard
- L Linen Cupboard
- W Wardrobe
- P Plant Cupboard



Floorplans shown for Horlicks Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only and subject to change. Apartment areas are provided as gross internal areas under the RICS measuring practice. Please ask Sales Consultant for further information.

THE CLOCKTOWER

GROUND FLOOR

APARTMENT 386

| | | |
|-------------------|------------------|-------------------|
| Total Area | 49.6 sq m | 533 sq ft |
| Living / Dining | 3.94m x 4.86m | 12' 11" x 15' 11" |
| Kitchen | 2.35m x 2.70m | 7' 9" x 8' 10" |
| Bedroom | 3.62m x 2.79m | 11' 11" x 9' 2" |

APARTMENT 387

| | | |
|-------------------|------------------|------------------|
| Total Area | 71.5 sq m | 769 sq ft |
| Living | 5.07m x 2.49m | 16' 7" x 8' 2" |
| Kitchen / Dining | 5.67m x 2.05m | 18' 7" x 6' 9" |
| Bedroom 1 | 2.88m x 4.21m | 9' 5" x 13' 10" |
| Bedroom 2 | 3.25m x 2.62m | 10' 8" x 8' 7" |

APARTMENT 388

| | | |
|-------------------|------------------|------------------|
| Total Area | 54.9 sq m | 590 sq ft |
| Living | 4.08m x 2.81m | 13' 5" x 9' 3" |
| Kitchen / Dining | 4.01m x 2.00m | 13' 2" x 6' 7" |
| Bedroom 1 | 3.06m x 2.69m | 10' 0" x 8' 10" |
| Bedroom 2 | 2.65m x 2.69m | 8' 8" x 8' 10" |

APARTMENT 389

| | | |
|-------------------|------------------|------------------|
| Total Area | 48.3 sq m | 519 sq ft |
| Living / Dining | 4.79m x 3.81m | 15' 9" x 12' 6" |
| Kitchen | 2.64m x 2.35m | 8' 8" x 7' 9" |
| Bedroom | 2.72m x 3.62m | 8' 11" x 11' 11" |

APARTMENT 390

| | | |
|-------------------|------------------|------------------|
| Total Area | 48.1 sq m | 517 sq ft |
| Living | 2.42m x 3.63m | 7' 11" x 11' 11" |
| Kitchen / Dining | 2.27m x 4.31m | 7' 5" x 14' 2" |
| Bedroom | 3.42m x 3.21m | 11' 3" x 10' 6" |

APARTMENT 391

| | | |
|-------------------|------------------|------------------|
| Total Area | 48.5 sq m | 522 sq ft |
| Living | 2.46m x 3.63m | 8' 1" x 11' 11" |
| Kitchen / Dining | 2.27m x 4.31m | 7' 5" x 14' 2" |
| Bedroom | 3.42m x 3.22m | 11' 3" x 10' 7" |

APARTMENT 392

| | | |
|-------------------|------------------|------------------|
| Total Area | 48.6 sq m | 522 sq ft |
| Living / Dining | 4.81m x 3.84m | 15' 9" x 12' 7" |
| Kitchen | 2.44m x 2.35m | 8' 0" x 7' 9" |
| Bedroom | 2.74m x 3.62m | 9' 0" x 11' 11" |

APARTMENT 393

| | | |
|-------------------|------------------|------------------|
| Total Area | 48.6 sq m | 523 sq ft |
| Living / Dining | 4.81m x 3.86m | 15' 9" x 12' 8" |
| Kitchen | 2.44m x 2.35m | 8' 0" x 7' 9" |
| Bedroom | 2.74m x 3.62m | 9' 0" x 11' 11" |

APARTMENT 394

| | | |
|-------------------|------------------|------------------|
| Total Area | 48.7 sq m | 523 sq ft |
| Living / Dining | 4.81m x 3.87m | 15' 9" x 12' 8" |
| Kitchen | 2.44m x 2.35m | 8' 0" x 7' 9" |
| Bedroom | 2.74m x 3.62m | 9' 0" x 11' 11" |

APARTMENT 395

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.7 sq m | 534 sq ft |
| Living / Dining | 3.15m x 4.92m | 10' 4" x 16' 2" |
| Kitchen | 1.70m x 4.92m | 5' 7" x 16' 2" |
| Bedroom | 2.72m x 3.00m | 8' 11" x 9' 10" |

APARTMENT 396

| | | |
|-------------------|------------------|------------------|
| Total Area | 79.4 sq m | 854 sq ft |
| Living | 4.55m x 3.03m | 14' 11" x 9' 11" |
| Kitchen / Dining | 4.38m x 2.98m | 14' 4" x 9' 9" |
| Bedroom 1 | 3.45m x 2.91m | 11' 4" x 9' 6" |
| Bedroom 2 | 2.69m x 2.71m | 8' 10" x 8' 11" |

APARTMENT 397

| | | |
|-------------------|------------------|------------------|
| Total Area | 67.0 sq m | 720 sq ft |
| Living | 4.15m x 3.41m | 13' 7" x 11' 2" |
| Kitchen / Dining | 4.15m x 3.34m | 13' 7" x 11' 0" |
| Bedroom 1 | 3.17m x 2.72m | 10' 5" x 8' 11" |
| Bedroom 2 | 2.99m x 3.52m | 9' 10" x 11' 7" |

APARTMENT 398

| | | |
|-------------------|------------------|------------------|
| Total Area | 74.1 sq m | 797 sq ft |
| Living | 4.26m x 4.20m | 14' 0" x 13' 10" |
| Kitchen / Dining | 3.98m x 2.63m | 13' 1" x 8' 7" |
| Bedroom 1 | 2.90m x 3.47m | 9' 6" x 11' 5" |
| Bedroom 2 | 2.77m x 3.46m | 9' 1" x 11' 4" |

APARTMENT 399

| | | |
|-------------------|------------------|------------------|
| Total Area | 74.2 sq m | 798 sq ft |
| Living | 4.26m x 4.20m | 14' 0" x 13' 10" |
| Kitchen / Dining | 3.98m x 3.33m | 13' 1" x 10' 11" |
| Bedroom 1 | 2.90m x 3.48m | 9' 6" x 11' 5" |
| Bedroom 2 | 2.73m x 3.56m | 8' 11" x 11' 8" |

APARTMENT 400

| | | |
|-------------------|------------------|-------------------|
| Total Area | 74.3 sq m | 799 sq ft |
| Living | 4.25m x 4.22m | 13' 11" x 13' 10" |
| Kitchen / Dining | 3.98m x 3.33m | 13' 1" x 10' 11" |
| Bedroom 1 | 2.90m x 3.50m | 9' 6" x 11' 6" |
| Bedroom 2 | 2.73m x 3.57m | 8' 11" x 11' 8" |

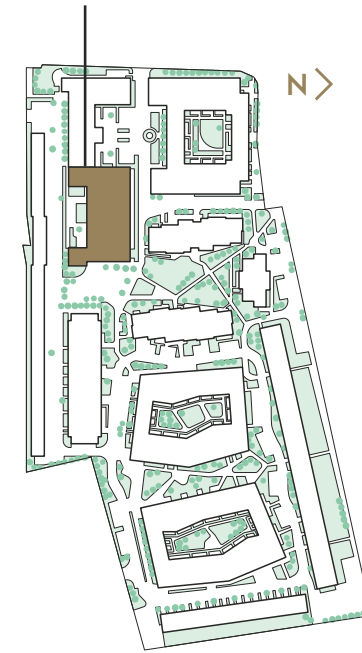
APARTMENT 401

| | | |
|-------------------|------------------|------------------|
| Total Area | 48.6 sq m | 523 sq ft |
| Living | 2.44m x 3.70m | 8' 0" x 12' 2" |
| Kitchen / Dining | 2.27m x 4.38m | 7' 5" x 14' 5" |
| Bedroom | 3.42m x 3.19m | 11' 3" x 10' 6" |

APARTMENT 402

| | | |
|-------------------|------------------|------------------|
| Total Area | 86.4 sq m | 930 sq ft |
| Living / Dining | 4.44m x 6.89m | 14' 7" x 22' 7" |
| Kitchen | 3.38m x 2.61m | 11' 1" x 8' 7" |
| Bedroom 1 | 2.57m x 2.90m | 8' 5" x 9' 6" |
| Bedroom 2 | 2.60m x 3.42m | 8' 6" x 11' 3" |

THE CLOCKTOWER



FLOORS

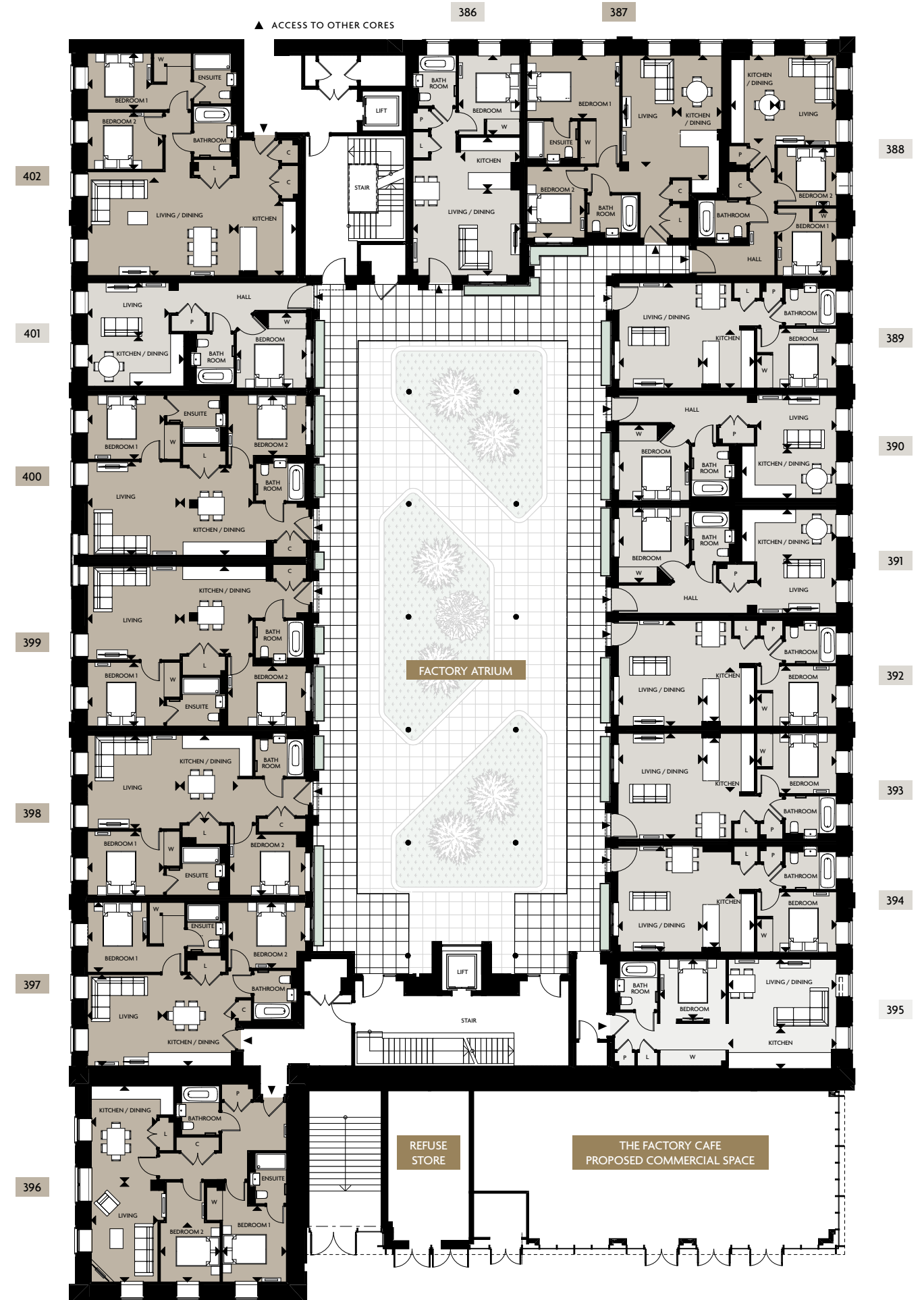
| |
|--------------------|
| Fifth Floor |
| Fourth Floor |
| Third Floor |
| Second Floor |
| First Floor |
| Ground Floor |
| Lower Ground Floor |

APARTMENTS

- Studio Apartments
- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Duplex Penthouses

KEY

- ◀▶ Measurement Points
- C Cupboard
- L Linen Cupboard
- W Wardrobe
- P Plant Cupboard



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THE CLOCKTOWER

FIRST FLOOR

APARTMENT 417

| | | |
|-------------------|------------------|------------------|
| Total Area | 50.1 sq m | 539 sq ft |
| Living / Dining | 3.99m x 4.86m | 13' 1" x 15' 11" |
| Kitchen | 2.35m x 2.70m | 7' 9" x 8' 10" |
| Bedroom | 3.71m x 2.79m | 12' 2" x 9' 2" |

APARTMENT 418

| | | |
|-------------------|------------------|------------------|
| Total Area | 72.7 sq m | 782 sq ft |
| Living | 5.21m x 2.49m | 17' 1" x 8' 2" |
| Kitchen / Dining | 5.82m x 2.05m | 19' 1" x 6' 9" |
| Bedroom 1 | 3.02m x 4.21m | 9' 11" x 13' 10" |
| Bedroom 2 | 3.25m x 2.62m | 10' 8" x 8' 7" |

APARTMENT 419

| | | |
|-------------------|------------------|------------------|
| Total Area | 56.9 sq m | 612 sq ft |
| Living | 4.22m x 2.95m | 13' 10" x 9' 8" |
| Kitchen / Dining | 4.15m x 2.00m | 13' 7" x 6' 7" |
| Bedroom 1 | 3.06m x 2.83m | 10' 0" x 9' 3" |
| Bedroom 2 | 2.65m x 2.83m | 8' 8" x 9' 3" |

APARTMENT 420

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.0 sq m | 526 sq ft |
| Living / Dining | 4.79m x 3.96m | 15' 9" x 13' 0" |
| Kitchen | 2.64m x 2.35m | 8' 8" x 7' 9" |
| Bedroom | 2.72m x 3.62m | 8' 11" x 11' 11" |

APARTMENT 421

| | | |
|-------------------|------------------|------------------|
| Total Area | 48.8 sq m | 525 sq ft |
| Living | 2.42m x 3.77m | 7' 11" x 12' 4" |
| Kitchen / Dining | 2.27m x 4.45m | 7' 5" x 14' 7" |
| Bedroom | 3.42m x 3.21m | 11' 3" x 10' 6" |

APARTMENT 422

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.2 sq m | 529 sq ft |
| Living | 2.46m x 3.77m | 8' 1" x 12' 4" |
| Kitchen / Dining | 2.27m x 4.45m | 7' 5" x 14' 7" |
| Bedroom | 3.42m x 3.22m | 11' 3" x 10' 7" |

APARTMENT 423

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.2 sq m | 530 sq ft |
| Living / Dining | 4.81m x 3.98m | 15' 9" x 13' 1" |
| Kitchen | 2.41m x 2.35m | 7' 11" x 7' 8" |
| Bedroom | 2.74m x 3.62m | 9' 0" x 11' 11" |

APARTMENT 424

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.3 sq m | 530 sq ft |
| Living / Dining | 4.81m x 4.00m | 15' 9" x 13' 1" |
| Kitchen | 2.44m x 2.35m | 8' 0" x 7' 9" |
| Bedroom | 2.74m x 3.62m | 9' 0" x 11' 11" |

APARTMENT 425

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.3 sq m | 531 sq ft |
| Living / Dining | 4.80m x 4.00m | 15' 9" x 13' 1" |
| Kitchen | 2.44m x 2.35m | 8' 0" x 7' 9" |
| Bedroom | 2.74m x 3.62m | 9' 0" x 11' 11" |

APARTMENT 426

| | | |
|-------------------|------------------|------------------|
| Total Area | 50.9 sq m | 548 sq ft |
| Living / Dining | 3.15m x 5.06m | 10' 4" x 16' 7" |
| Kitchen | 1.76m x 5.06m | 5' 9" x 16' 7" |
| Bedroom | 2.72m x 3.00m | 8' 11" x 9' 10" |

APARTMENT 427

| | | |
|-------------------|------------------|------------------|
| Total Area | 82.6 sq m | 888 sq ft |
| Living | 4.14m x 3.05m | 13' 7" x 10' 0" |
| Kitchen / Dining | 4.76m x 3.08m | 15' 7" x 10' 1" |
| Bedroom 1 | 3.57m x 3.06m | 11' 9" x 10' 0" |
| Bedroom 2 | 2.82m x 2.81m | 9' 3" x 9' 3" |

APARTMENT 428

| | | |
|-------------------|------------------|------------------|
| Total Area | 68.8 sq m | 740 sq ft |
| Living | 4.15m x 3.55m | 13' 7" x 11' 8" |
| Kitchen / Dining | 4.15m x 3.34m | 13' 7" x 11' 0" |
| Bedroom 1 | 3.17m x 2.86m | 10' 5" x 9' 5" |
| Bedroom 2 | 2.99m x 3.52m | 9' 10" x 11' 7" |

APARTMENT 429

| | | |
|-------------------|------------------|------------------|
| Total Area | 75.1 sq m | 808 sq ft |
| Living | 4.26m x 4.34m | 14' 0" x 14' 3" |
| Kitchen / Dining | 3.98m x 2.63m | 13' 1" x 8' 7" |
| Bedroom 1 | 2.90m x 3.61m | 9' 6" x 11' 10" |
| Bedroom 2 | 2.77m x 3.46m | 9' 1" x 11' 4" |

APARTMENT 430

| | | |
|-------------------|------------------|------------------|
| Total Area | 75.2 sq m | 809 sq ft |
| Living | 4.27m x 4.34m | 14' 0" x 14' 3" |
| Kitchen / Dining | 3.98m x 3.34m | 13' 1" x 11' 0" |
| Bedroom 1 | 2.90m x 3.62m | 9' 6" x 11' 11" |
| Bedroom 2 | 2.73m x 3.56m | 8' 11" x 11' 8" |

APARTMENT 431

| | | |
|-------------------|------------------|------------------|
| Total Area | 75.3 sq m | 810 sq ft |
| Living | 4.26m x 4.36m | 14' 0" x 14' 4" |
| Kitchen / Dining | 3.98m x 3.33m | 13' 1" x 10' 11" |
| Bedroom 1 | 2.90m x 3.64m | 9' 6" x 11' 11" |
| Bedroom 2 | 2.73m x 3.56m | 8' 11" x 11' 8" |

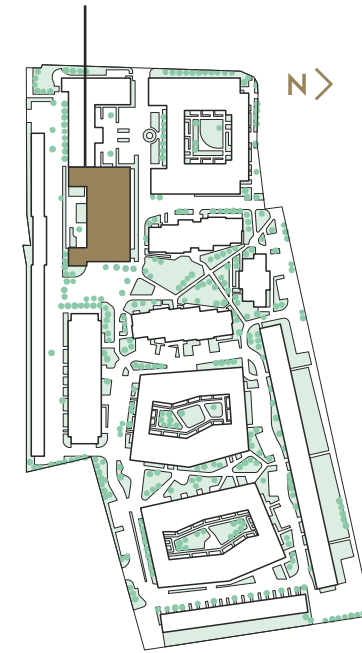
APARTMENT 432

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.3 sq m | 530 sq ft |
| Living | 2.44m x 3.84m | 8' 0" x 12' 7" |
| Kitchen / Dining | 2.27m x 4.52m | 7' 5" x 14' 10" |
| Bedroom | 3.42m x 3.20m | 11' 3" x 10' 6" |

APARTMENT 433

| | | |
|-------------------|------------------|------------------|
| Total Area | 88.0 sq m | 947 sq ft |
| Living / Dining | 4.44m x 7.03m | 14' 7" x 23' 1" |
| Kitchen | 3.38m x 2.61m | 11' 1" x 8' 7" |
| Bedroom 1 | 2.64m x 3.04m | 8' 8" x 9' 11" |
| Bedroom 2 | 2.60m x 3.56m | 8' 6" x 11' 8" |

THE CLOCKTOWER



FLOORS

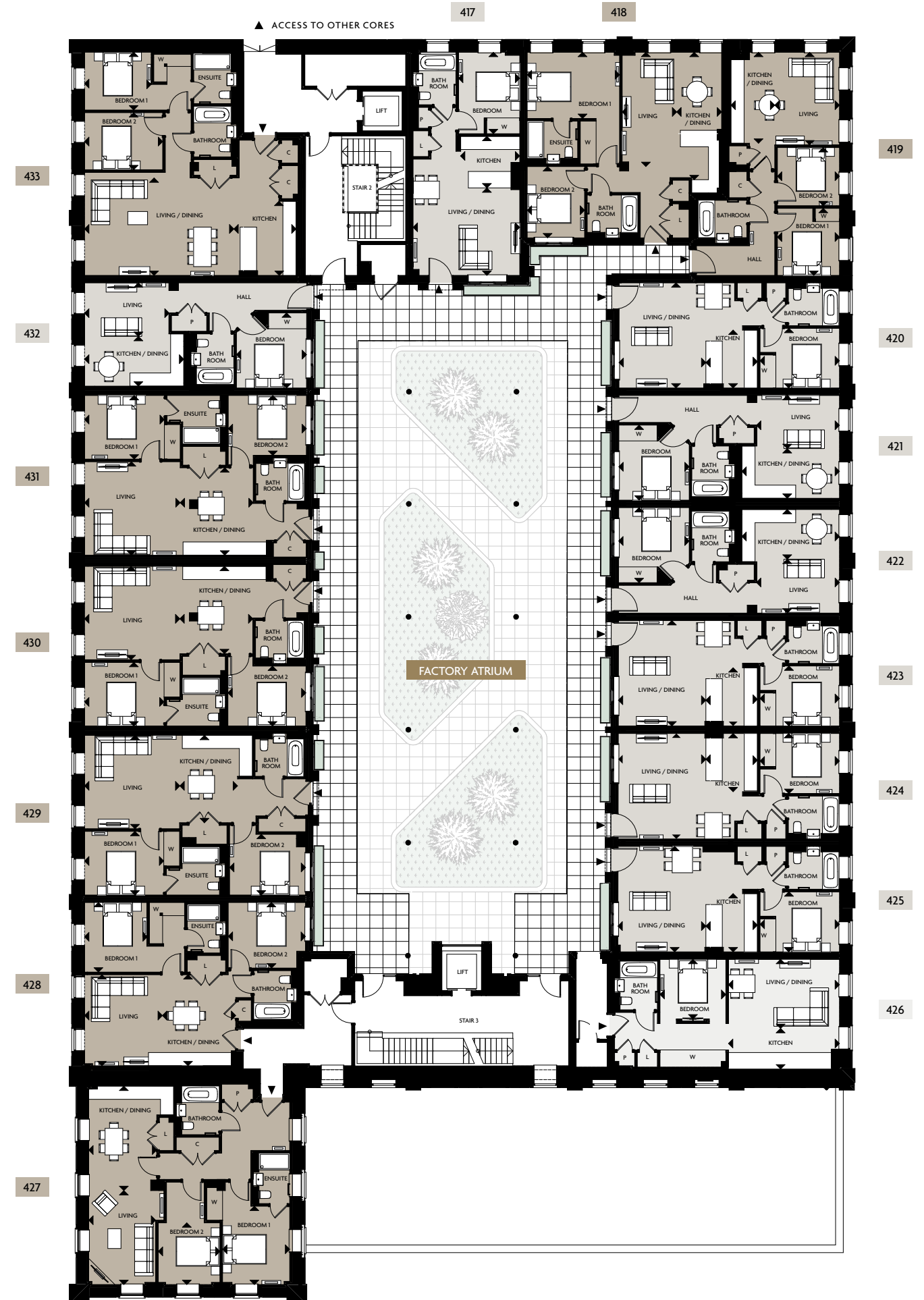
| |
|--------------------|
| Fifth Floor |
| Fourth Floor |
| Third Floor |
| Second Floor |
| First Floor |
| Ground Floor |
| Lower Ground Floor |

APARTMENTS

- Studio Apartments
- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Duplex Penthouses

KEY

- ◀▶ Measurement Points
- C Cupboard
- L Linen Cupboard
- W Wardrobe
- P Plant Cupboard



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THE CLOCKTOWER

SECOND FLOOR

APARTMENT 448

| | | |
|-------------------|------------------|-------------------|
| Total Area | 50.5 sq m | 544 sq ft |
| Living / Dining | 3.94m x 4.86m | 12' 11" x 15' 11" |
| Kitchen | 2.35m x 2.69m | 7' 9" x 8' 10" |
| Bedroom | 3.87m x 2.79m | 12' 8" x 9' 2" |

APARTMENT 449

| | | |
|-------------------|------------------|------------------|
| Total Area | 73.5 sq m | 790 sq ft |
| Living | 5.30m x 2.49m | 17' 5" x 8' 2" |
| Kitchen / Dining | 6.50m x 2.05m | 21' 4" x 6' 9" |
| Bedroom 1 | 3.14m x 4.23m | 10' 3" x 13' 10" |
| Bedroom 2 | 3.25m x 2.62m | 10' 8" x 8' 7" |

APARTMENT 450

| | | |
|-------------------|------------------|------------------|
| Total Area | 58.7 sq m | 631 sq ft |
| Living | 4.33m x 3.08m | 14' 2" x 10' 1" |
| Kitchen / Dining | 4.25m x 2.00m | 13' 11" x 6' 7" |
| Bedroom 1 | 3.06m x 2.96m | 10' 0" x 9' 8" |
| Bedroom 2 | 2.65m x 2.96m | 8' 8" x 9' 8" |

APARTMENT 451

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.6 sq m | 533 sq ft |
| Living / Dining | 4.79m x 4.09m | 15' 9" x 13' 5" |
| Kitchen | 2.64m x 2.35m | 8' 8" x 7' 9" |
| Bedroom | 2.72m x 3.62m | 8' 11" x 11' 11" |

APARTMENT 452

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.4 sq m | 531 sq ft |
| Living | 2.42m x 3.89m | 7' 11" x 12' 9" |
| Kitchen / Dining | 2.27m x 4.57m | 7' 5" x 15' 0" |
| Bedroom | 3.42m x 3.21m | 11' 3" x 10' 6" |

APARTMENT 453

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.8 sq m | 536 sq ft |
| Living | 2.45m x 3.89m | 8' 0" x 12' 9" |
| Kitchen / Dining | 2.27m x 4.57m | 7' 5" x 15' 0" |
| Bedroom | 3.42m x 3.22m | 11' 3" x 10' 7" |

APARTMENT 454

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.8 sq m | 536 sq ft |
| Living / Dining | 4.81m x 4.11m | 15' 9" x 13' 6" |
| Kitchen | 2.65m x 2.35m | 8' 8" x 7' 9" |
| Bedroom | 2.74m x 3.62m | 9' 0" x 11' 11" |

APARTMENT 455

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.9 sq m | 537 sq ft |
| Living / Dining | 4.81m x 4.12m | 15' 9" x 13' 6" |
| Kitchen | 2.65m x 2.35m | 8' 8" x 7' 9" |
| Bedroom | 2.74m x 3.62m | 9' 0" x 11' 11" |

APARTMENT 456

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.9 sq m | 537 sq ft |
| Living / Dining | 4.80m x 4.13m | 15' 9" x 13' 6" |
| Kitchen | 2.65m x 2.35m | 8' 8" x 7' 9" |
| Bedroom | 2.74m x 3.62m | 9' 0" x 11' 11" |

APARTMENT 457

| | | |
|-------------------|------------------|------------------|
| Total Area | 51.6 sq m | 555 sq ft |
| Living / Dining | 3.21m x 5.20m | 10' 6" x 17' 11" |
| Kitchen | 1.70m x 4.70m | 5' 7" x 15' 5" |
| Bedroom | 2.72m x 3.00m | 8' 11" x 9' 10" |

APARTMENT 458

| | | |
|-------------------|------------------|------------------|
| Total Area | 81.8 sq m | 880 sq ft |
| Living | 4.70m x 3.03m | 15' 5" x 9' 11" |
| Kitchen / Dining | 4.40m x 3.08m | 14' 5" x 10' 1" |
| Bedroom 1 | 3.56m x 3.02m | 11' 8" x 9' 11" |
| Bedroom 2 | 2.80m x 2.81m | 9' 2" x 9' 3" |

APARTMENT 459

| | | |
|-------------------|------------------|------------------|
| Total Area | 69.6 sq m | 749 sq ft |
| Living | 4.15m x 3.65m | 13' 7" x 12' 0" |
| Kitchen / Dining | 4.15m x 3.34m | 13' 7" x 11' 0" |
| Bedroom 1 | 3.17m x 2.96m | 10' 5" x 9' 9" |
| Bedroom 2 | 2.99m x 3.52m | 9' 10" x 11' 7" |

APARTMENT 460

| | | |
|-------------------|------------------|------------------|
| Total Area | 75.9 sq m | 816 sq ft |
| Living | 4.26m x 4.44m | 14' 0" x 14' 7" |
| Kitchen / Dining | 3.98m x 2.63m | 13' 1" x 8' 7" |
| Bedroom 1 | 2.90m x 3.71m | 9' 6" x 12' 2" |
| Bedroom 2 | 2.77m x 3.46m | 9' 1" x 11' 4" |

APARTMENT 461

| | | |
|-------------------|------------------|------------------|
| Total Area | 76.0 sq m | 817 sq ft |
| Living | 4.26m x 4.44m | 14' 0" x 14' 7" |
| Kitchen / Dining | 3.98m x 3.33m | 13' 1" x 10' 11" |
| Bedroom 1 | 2.90m x 3.72m | 9' 6" x 12' 3" |
| Bedroom 2 | 2.73m x 3.55m | 8' 11" x 11' 8" |

APARTMENT 462

| | | |
|-------------------|------------------|------------------|
| Total Area | 76.1 sq m | 818 sq ft |
| Living | 4.26m x 4.46m | 14' 0" x 14' 8" |
| Kitchen / Dining | 3.98m x 3.33m | 13' 1" x 10' 11" |
| Bedroom 1 | 2.90m x 3.75m | 9' 6" x 12' 4" |
| Bedroom 2 | 2.73m x 3.57m | 8' 11" x 11' 8" |

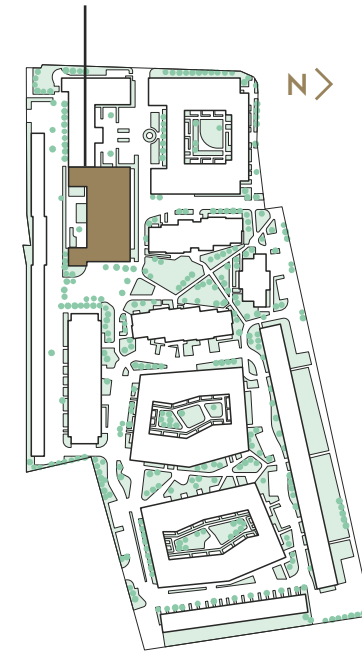
APARTMENT 463

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.8 sq m | 537 sq ft |
| Living | 2.44m x 3.94m | 8' 0" x 12' 11" |
| Kitchen / Dining | 2.27m x 4.62m | 7' 5" x 15' 2" |
| Bedroom | 3.42m x 3.19m | 11' 3" x 10' 6" |

APARTMENT 464

| | | |
|-------------------|------------------|------------------|
| Total Area | 90.0 sq m | 968 sq ft |
| Living / Dining | 4.44m x 7.13m | 14' 7" x 23' 5" |
| Kitchen | 3.38m x 2.61m | 11' 1" x 8' 7" |
| Bedroom 1 | 2.62m x 3.14m | 8' 7" x 10' 3" |
| Bedroom 2 | 2.60m x 3.66m | 8' 6" x 12' 0" |

THE CLOCKTOWER



FLOORS

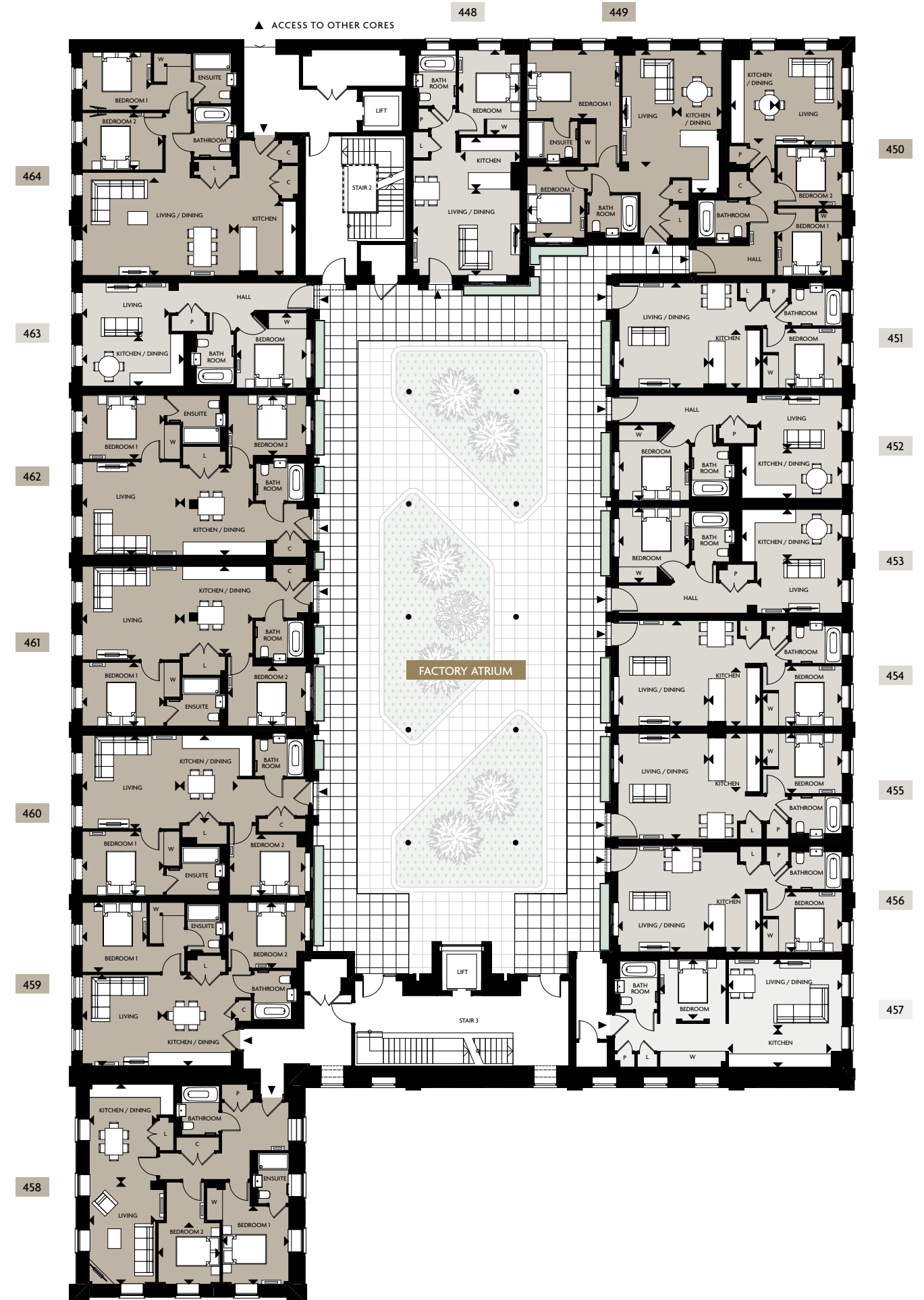
| |
|---------------------|
| Fifth Floor |
| Fourth Floor |
| Third Floor |
| Second Floor |
| First Floor |
| Ground Floor |
| Lower Ground Floor |

APARTMENTS

- Studio Apartments
- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Duplex Penthouses

KEY

- ◀▶ Measurement Points
- C Cupboard
- L Linen Cupboard
- W Wardrobe
- P Plant Cupboard



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THE CLOCKTOWER

THIRD FLOOR

APARTMENT 479

| | | |
|-------------------|------------------|------------------|
| Total Area | 50.8 sq m | 546 sq ft |
| Living / Dining | 4.18m x 4.86m | 13' 9" x 15' 11" |
| Kitchen | 2.35m x 2.70m | 7' 9" x 8' 10" |
| Bedroom | 3.61m x 2.79m | 11' 10" x 9' 2" |

APARTMENT 480

| | | |
|-------------------|------------------|------------------|
| Total Area | 73.7 sq m | 793 sq ft |
| Living | 5.31m x 2.49m | 17' 5" x 8' 2" |
| Kitchen / Dining | 5.90m x 2.05m | 19' 4" x 6' 9" |
| Bedroom 1 | 3.12m x 4.21m | 10' 3" x 13' 10" |
| Bedroom 2 | 3.25m x 2.62m | 10' 8" x 8' 7" |

APARTMENT 481

| | | |
|-------------------|------------------|------------------|
| Total Area | 58.5 sq m | 629 sq ft |
| Living | 4.32m x 3.04m | 14' 2" x 10' 0" |
| Kitchen / Dining | 4.24m x 2.00m | 13' 11" x 6' 7" |
| Bedroom 1 | 3.06m x 2.93m | 10' 0" x 9' 7" |
| Bedroom 2 | 2.65m x 2.93m | 8' 8" x 9' 7" |

APARTMENT 482

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.4 sq m | 531 sq ft |
| Living / Dining | 4.79m x 4.09m | 15' 9" x 13' 5" |
| Kitchen | 2.44m x 2.35m | 8' 0" x 7' 9" |
| Bedroom | 2.72m x 3.59m | 8' 11" x 11' 9" |

APARTMENT 483

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.3 sq m | 530 sq ft |
| Living | 2.42m x 3.86m | 7' 11" x 12' 8" |
| Kitchen / Dining | 2.27m x 4.54m | 7' 5" x 14' 11" |
| Bedroom | 3.42m x 3.21m | 11' 3" x 10' 6" |

APARTMENT 484

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.7 sq m | 534 sq ft |
| Living | 2.46m x 3.86m | 8' 1" x 12' 8" |
| Kitchen / Dining | 2.27m x 4.54m | 7' 5" x 14' 11" |
| Bedroom | 3.42m x 3.22m | 11' 3" x 10' 7" |

APARTMENT 485

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.7 sq m | 535 sq ft |
| Living / Dining | 4.81m x 4.12m | 15' 9" x 13' 6" |
| Kitchen | 2.65m x 2.35m | 8' 8" x 7' 9" |
| Bedroom | 2.74m x 3.59m | 9' 0" x 11' 9" |

APARTMENT 486

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.7 sq m | 535 sq ft |
| Living / Dining | 4.81m x 4.12m | 15' 9" x 13' 6" |
| Kitchen | 2.65m x 2.35m | 8' 8" x 7' 9" |
| Bedroom | 2.74m x 3.59m | 9' 0" x 11' 9" |

APARTMENT 487

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.8 sq m | 535 sq ft |
| Living / Dining | 4.81m x 4.13m | 15' 9" x 13' 6" |
| Kitchen | 2.65m x 2.35m | 8' 8" x 7' 9" |
| Bedroom | 2.74m x 3.59m | 9' 0" x 11' 9" |

APARTMENT 488

| | | |
|-------------------|------------------|------------------|
| Total Area | 51.5 sq m | 553 sq ft |
| Living / Dining | 3.21m x 5.16m | 10' 6" x 16' 11" |
| Kitchen | 1.70m x 5.19m | 5' 7" x 17' 0" |
| Bedroom | 2.72m x 3.00m | 8' 11" x 9' 10" |

APARTMENT 489

| | | |
|-------------------|------------------|------------------|
| Total Area | 81.8 sq m | 879 sq ft |
| Living | 4.70m x 3.03m | 15' 5" x 9' 11" |
| Kitchen / Dining | 4.40m x 3.08m | 14' 5" x 10' 1" |
| Bedroom 1 | 3.56m x 3.02m | 11' 8" x 9' 11" |
| Bedroom 2 | 2.80m x 2.81m | 9' 2" x 9' 3" |

APARTMENT 490

| | | |
|-------------------|------------------|------------------|
| Total Area | 69.6 sq m | 749 sq ft |
| Living | 4.15m x 3.64m | 13' 7" x 11' 11" |
| Kitchen / Dining | 4.15m x 3.34m | 13' 7" x 11' 0" |
| Bedroom 1 | 3.17m x 2.96m | 10' 5" x 9' 8" |
| Bedroom 2 | 2.99m x 3.52m | 9' 10" x 11' 7" |

APARTMENT 491

| | | |
|-------------------|------------------|------------------|
| Total Area | 75.9 sq m | 816 sq ft |
| Living | 4.26m x 4.44m | 14' 0" x 14' 7" |
| Kitchen / Dining | 3.98m x 2.63m | 13' 1" x 8' 7" |
| Bedroom 1 | 2.90m x 3.70m | 9' 6" x 12' 2" |
| Bedroom 2 | 2.77m x 3.46m | 9' 1" x 11' 4" |

APARTMENT 492

| | | |
|-------------------|------------------|------------------|
| Total Area | 76.0 sq m | 817 sq ft |
| Living | 4.26m x 4.44m | 14' 0" x 14' 7" |
| Kitchen / Dining | 3.98m x 3.33m | 13' 1" x 10' 11" |
| Bedroom 1 | 2.90m x 3.72m | 9' 6" x 12' 2" |
| Bedroom 2 | 2.73m x 3.56m | 8' 11" x 11' 8" |

APARTMENT 493

| | | |
|-------------------|------------------|------------------|
| Total Area | 76.1 sq m | 818 sq ft |
| Living | 4.26m x 4.45m | 14' 0" x 14' 7" |
| Kitchen / Dining | 3.98m x 3.33m | 13' 1" x 10' 11" |
| Bedroom 1 | 2.90m x 3.73m | 9' 6" x 12' 3" |
| Bedroom 2 | 2.73m x 3.57m | 8' 11" x 11' 8" |

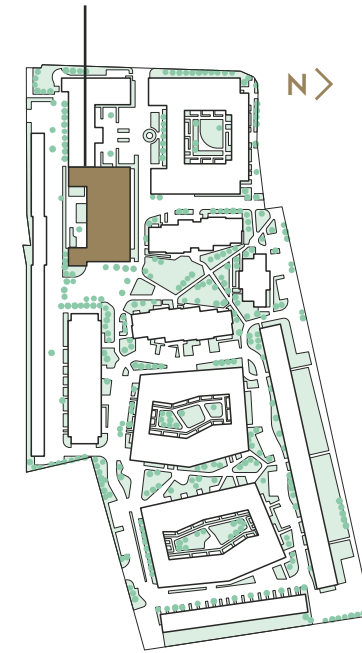
APARTMENT 494

| | | |
|-------------------|------------------|------------------|
| Total Area | 49.8 sq m | 535 sq ft |
| Living | 2.44m x 3.94m | 8' 0" x 12' 11" |
| Kitchen / Dining | 2.27m x 4.62m | 7' 5" x 15' 2" |
| Bedroom | 3.42m x 3.20m | 11' 3" x 10' 6" |

APARTMENT 495

| | | |
|-------------------|------------------|------------------|
| Total Area | 91.0 sq m | 980 sq ft |
| Living / Dining | 4.44m x 7.13m | 14' 7" x 23' 5" |
| Kitchen | 3.38m x 2.61m | 11' 1" x 8' 7" |
| Bedroom 1 | 2.60m x 3.13m | 8' 6" x 10' 3" |
| Bedroom 2 | 2.60m x 3.66m | 8' 6" x 12' 0" |

THE CLOCKTOWER



FLOORS

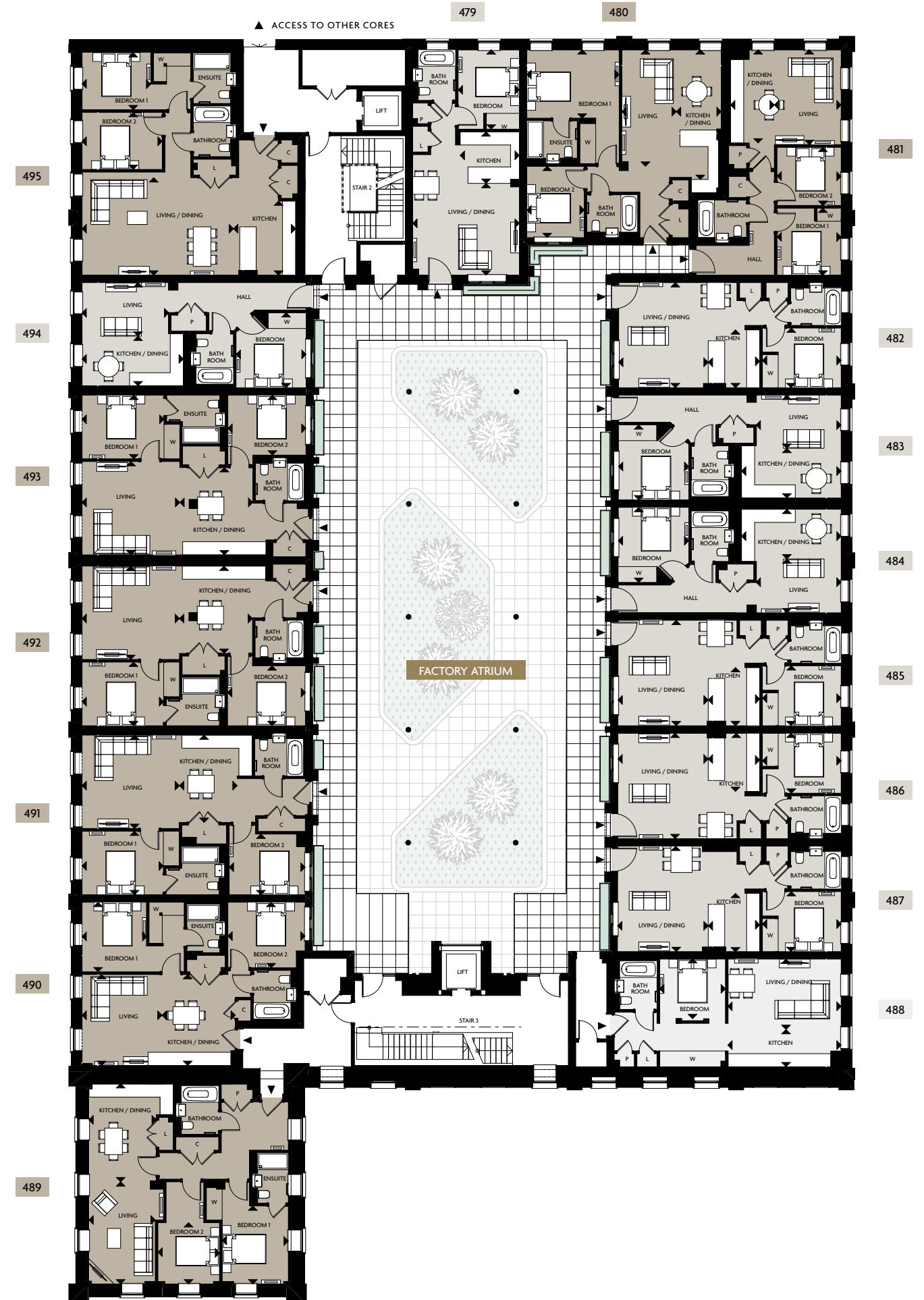
| |
|--------------------|
| Fifth Floor |
| Fourth Floor |
| Third Floor |
| Second Floor |
| First Floor |
| Ground Floor |
| Lower Ground Floor |

APARTMENTS

- Studio Apartments
- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Duplex Penthouses

KEY

- ◀▶ Measurement Points
- C Cupboard
- L Linen Cupboard
- W Wardrobe
- P Plant Cupboard



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THE CLOCKTOWER

FOURTH FLOOR

APARTMENT 510 (Lower Duplex)

| | | |
|------------|---------------|------------------|
| Total Area | 136.5 sq m | 1,469 sq ft |
| Living | 4.05m x 5.53m | 13' 3" x 18' 2" |
| Kitchen | 3.92m x 2.40m | 12' 10" x 7' 10" |
| Dining | 2.78m x 3.13m | 9' 2" x 10' 3" |

APARTMENT 511 (Lower Duplex)

| | | |
|------------------|---------------|-----------------|
| Total Area | 123.4 sq m | 1,327 sq ft |
| Living | 6.71m x 3.68m | 22' 0" x 12' 1" |
| Kitchen / Dining | 4.01m x 4.94m | 13' 2" x 16' 3" |

APARTMENT 512 (Lower Duplex)

| | | |
|------------|---------------|----------------|
| Total Area | 88.7 sq m | 954 sq ft |
| Bedroom 1 | 2.98m x 4.12m | 9' 9" x 13' 6" |
| Bedroom 2 | 2.76m x 2.93m | 9' 1" x 9' 7" |

APARTMENT 513 (Lower Duplex)

| | | |
|------------|---------------|-----------------|
| Total Area | 112.0 sq m | 1,205 sq ft |
| Bedroom 1 | 3.66m x 3.42m | 12' 0" x 11' 3" |
| Bedroom 2 | 2.91m x 2.93m | 9' 6" x 9' 7" |
| Study | 3.80m x 1.64m | 12' 6" x 5' 4" |

APARTMENT 514

| | | |
|-----------------|---------------|-----------------|
| Total Area | 54.7 sq m | 588 sq ft |
| Living / Dining | 4.26m x 4.64m | 14' 0" x 15' 3" |
| Kitchen | 2.63m x 3.24m | 8' 7" x 10' 8" |
| Bedroom | 3.41m x 2.73m | 11' 2" x 8' 11" |

APARTMENT 518 (Lower Duplex)

| | | |
|------------|---------------|-----------------|
| Total Area | 112.0 sq m | 1,205 sq ft |
| Bedroom 1 | 3.66m x 3.42m | 12' 0" x 11' 3" |
| Bedroom 2 | 2.91m x 2.93m | 9' 6" x 9' 7" |
| Study | 3.80m x 1.64m | 12' 6" x 5' 4" |

APARTMENT 519 (Lower Duplex)

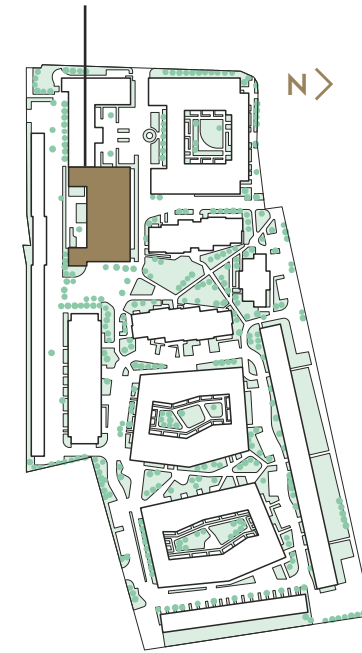
| | | |
|------------|---------------|-----------------|
| Total Area | 99.3 sq m | 1,068 sq ft |
| Bedroom 1 | 3.66m x 3.42m | 12' 0" x 11' 3" |
| Bedroom 2 | 2.91m x 2.93m | 9' 6" x 9' 7" |

APARTMENT 520 (Lower Duplex)

| | | |
|------------|---------------|-----------------|
| Total Area | 97.9 sq m | 1,054 sq ft |
| Bedroom 1 | 3.54m x 3.42m | 11' 7" x 11' 3" |
| Bedroom 2 | 2.91m x 2.93m | 9' 6" x 9' 7" |

Upper floors of duplex apartments shown on next page.

THE CLOCKTOWER



FLOORS

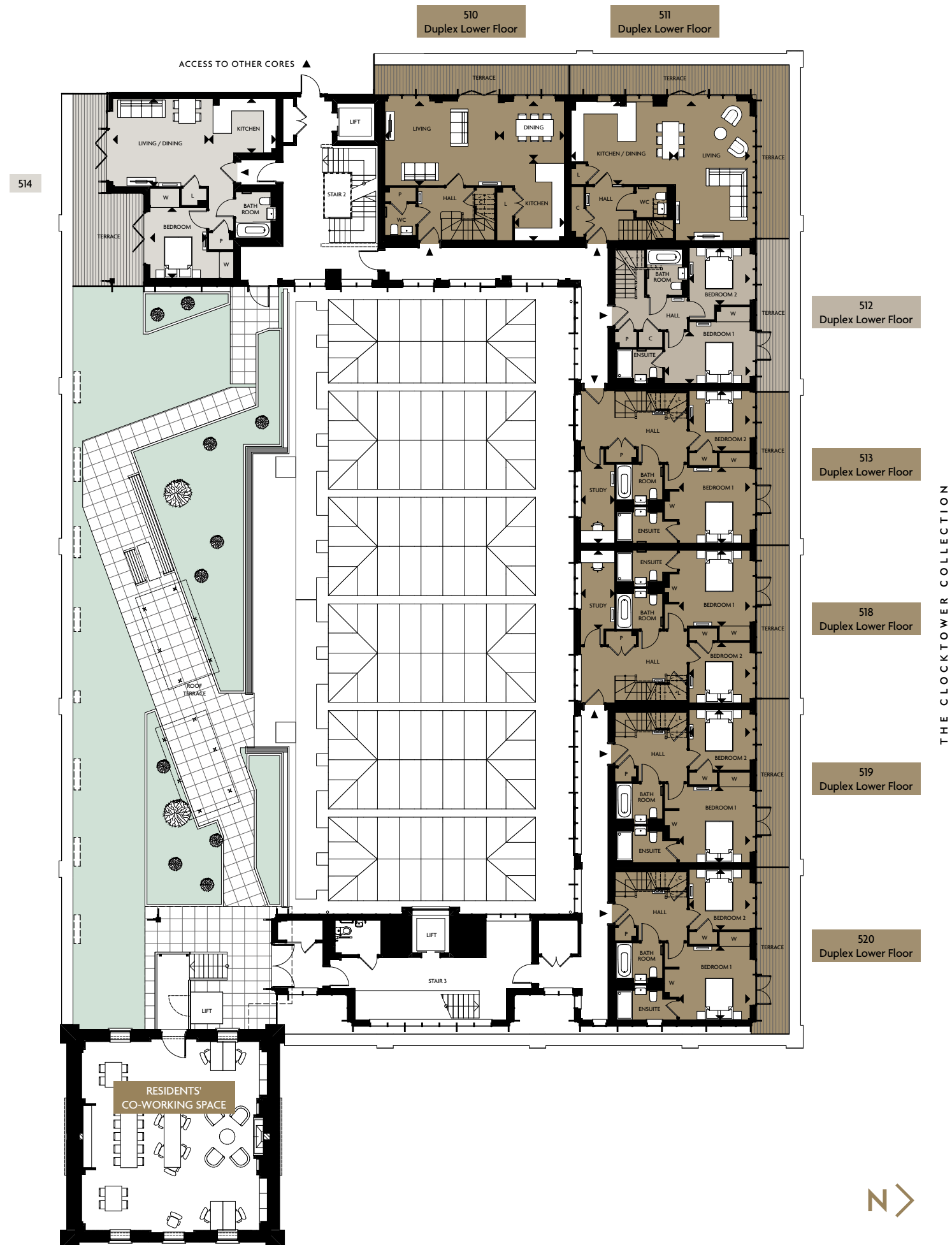
| |
|--------------------|
| Fifth Floor |
| Fourth Floor |
| Third Floor |
| Second Floor |
| First Floor |
| Ground Floor |
| Lower Ground Floor |

APARTMENTS

- Studio Apartments
- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Duplex Penthouses

KEY

- ◀▶ Measurement Points
- C Cupboard
- L Linen Cupboard
- W Wardrobe
- P Plant Cupboard



THE CLOCKTOWER

FIFTH FLOOR

APARTMENT 510 (Upper Duplex)

| | | |
|------------|---------------|-----------------|
| Total Area | 136.5 sq m | 1,469 sq ft |
| Bedroom 1 | 4.45m x 3.26m | 14' 7" x 10' 8" |
| Bedroom 2 | 3.09m x 3.25m | 10' 2" x 10' 8" |
| Bedroom 3 | 3.00m x 3.25m | 9' 10" x 10' 8" |
| Study | 4.05m x 2.62m | 13' 3" x 8' 7" |

APARTMENT 511 (Upper Duplex)

| | | |
|------------|---------------|------------------|
| Total Area | 123.4 sq m | 1,327 sq ft |
| Bedroom 1 | 4.21m x 3.16m | 13' 10" x 10' 4" |
| Bedroom 2 | 3.30m x 2.97m | 10' 10" x 9' 9" |
| Bedroom 3 | 3.30m x 2.97m | 10' 10" x 9' 9" |

APARTMENT 512 (Upper Duplex)

| | | |
|------------|---------------|-----------------|
| Total Area | 88.7 sq m | 954 sq ft |
| Living | 4.31m x 3.74m | 14' 1" x 12' 3" |
| Kitchen | 2.49m x 2.82m | 8' 2" x 9' 3" |
| Dining | 1.82m x 2.82m | 5' 11" x 9' 3" |

APARTMENT 513 (Upper Duplex)

| | | |
|------------|---------------|------------------|
| Total Area | 112.0 sq m | 1,205 sq ft |
| Living | 4.54m x 3.34m | 14' 11" x 11' 0" |
| Kitchen | 2.67m x 3.21m | 8' 9" x 10' 6" |
| Dining | 1.58m x 3.21m | 5' 2" x 10' 6" |
| Bedroom 3 | 3.02m x 2.92m | 9' 11" x 9' 7" |

APARTMENT 528

| | | |
|---------------|---------------|-----------------|
| Total Area | 71.5 sq m | 769 sq ft |
| Living/Dining | 4.90m x 3.25m | 16' 1" x 10' 8" |
| Kitchen | 3.44m x 1.82m | 11' 3" x 6' 0" |
| Bedroom 1 | 4.24m x 2.64m | 13' 11" x 8' 8" |
| Bedroom 2 | 2.56m x 3.00m | 8' 5" x 9' 10" |

APARTMENT 518 (Upper Duplex)

| | | |
|------------|---------------|------------------|
| Total Area | 112.0 sq m | 1,205 sq ft |
| Living | 4.54m x 3.34m | 14' 11" x 11' 0" |
| Kitchen | 2.67m x 3.21m | 8' 9" x 10' 6" |
| Dining | 1.58m x 3.21m | 5' 2" x 10' 6" |
| Bedroom 3 | 3.02m x 2.92m | 9' 11" x 9' 7" |

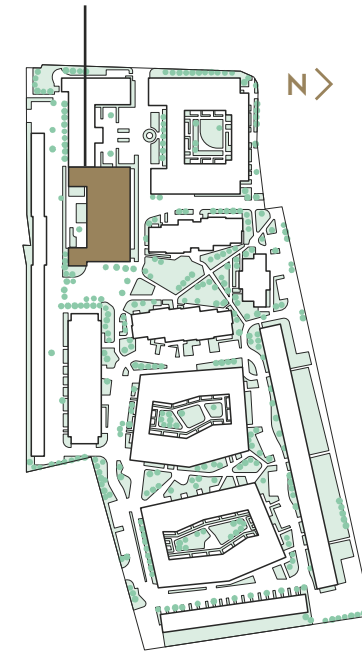
APARTMENT 519 (Upper Duplex)

| | | |
|------------|---------------|------------------|
| Total Area | 99.3 sq m | 1,068 sq ft |
| Living | 4.54m x 3.35m | 14' 11" x 11' 0" |
| Kitchen | 2.67m x 3.21m | 8' 9" x 10' 6" |
| Dining | 1.58m x 3.21m | 5' 2" x 10' 6" |
| Bedroom 3 | 3.02m x 2.92m | 9' 11" x 9' 7" |

APARTMENT 520 (Upper Duplex)

| | | |
|------------------|---------------|-----------------|
| Total Area | 97.9 sq m | 1,057 sq ft |
| Living | 4.42m x 3.35m | 14' 6" x 11' 0" |
| Kitchen / Dining | 4.12m x 3.21m | 13' 6" x 10' 6" |
| Bedroom 3 | 3.02m x 2.92m | 9' 11" x 9' 7" |

THE CLOCKTOWER



FLOORS

| |
|--------------------|
| Fifth Floor |
| Fourth Floor |
| Third Floor |
| Second Floor |
| First Floor |
| Ground Floor |
| Lower Ground Floor |

APARTMENTS

- Studio Apartments
- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Duplex Penthouses

KEY

- ◀▶ Measurement Points
- C Cupboard
- L Linen Cupboard
- W Wardrobe
- P Plant Cupboard



THE CLOCKTOWER COLLECTION

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APARTMENT SPECIFICATION

Every detail of your home has been carefully planned and meticulously finished with Berkeley's characteristic focus on detail and quality.

KITCHENS

- Individually designed layouts
- Stone worktops with tiled backsplash
- Bosch integrated appliances throughout including:
 - Multi-function single oven
 - 4-zone induction hob
 - Integrated multi-function dishwasher (slimline within selected apartments)
 - Integrated fridge / freezer
 - Built-in canopy extractor
- Integrated washer dryers within selected apartments
- Stainless steel single bowl sink with drainer and matt black mixer tap
- Feature LED lighting to underside of wall units
- Recessed LED downlights to kitchen area
- Chrome socket outlets and USB point above work surface
- Karndeian timber-effect flooring
- Feature black metal wall rack within selected apartments
- Feature pendant lighting above breakfast bar (where applicable)

CONTEMPORARY BATHROOMS

- Bedroom 1 ensuite (where applicable)
- Modern basin with single drawer vanity below and contemporary wall mounted Vado basin mixer
 - Geberit wall mounted WC with soft-closing seat and cover
 - Concealed cistern and dual flush plate
 - Shower enclosure with black framed glass sliding door, Vado chrome thermostatic mixer with wall mounted shower head and hand shower
 - Wall mounted mirrored cabinet with shaver socket and concealed lighting
 - Tiled niche within shower area and above the WC with feature mirror to the back wall
 - Chrome heated towel rail
 - Recessed LED downlights
 - Porcelain wall tiling to selected areas
 - Karndeian timber-effect flooring

SECONDARY BATHROOM / PRINCIPAL BATHROOM

- (where applicable)
- Modern basin with single drawer vanity below and contemporary wall mounted Vado basin mixer
 - Geberit wall mounted WC with soft-closing seat and cover
 - Concealed cistern and dual flush plate
 - Bath fitted with a clear glass bath screen with black frame and Vado chrome thermostatic mixer diverter with wall mounted shower head and hand shower
 - Wall mounted mirrored cabinet with shaver socket and concealed lighting
 - Tiled niche over bath and above the WC with feature mirror to the back wall
 - Chrome heated towel rail
 - Recessed LED downlights
 - Porcelain wall tiling to selected areas
 - Karndeian timber-effect flooring

LAUNDRY CUPBOARD

- (where applicable)
- Space and plumbing provided for free-standing washer dryer
 - Recessed LED downlights
 - Karndeian timber-effect flooring to match kitchen / living / dining

HEATING

- Storage heaters throughout
- Mains fed, electrically operated hot water cylinder

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- Television (SkyQ / terrestrial) point to living area
- Television (terrestrial) points to bedrooms
- Telephone point provided to living area

- Data points will be provided adjacent to every television point
- Ceiling mounted downlights to kitchen / living / dining area and to hallway (where applicable)
- Pendant lighting to feature within bedrooms

INTERIOR FINISHES

- White satin painted internal doors with satin / polished stainless steel door furniture
- White satin painted skirting and architraves to match internal doors
- Bespoke wardrobe doors within principal bedroom with single hanging
- Karndeian timber-effect flooring to kitchen / living / dining and to hallway (where applicable)
- Carpet laid to bedrooms

SECURITY & PEACE OF MIND

- Audio / video door entry system
- Mains supply smoke detectors and heat detectors with battery back up
- Multi-point locking to entrance door
- CCTV to entrance and ground floor lobby area
- 10-Year Premier Guarantee issued on build completion

COMMUNAL FEATURES

- Bin store
- Cycle store
- Communal television aerial and satellite dish

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. Note that the Horlicks Factory is not a newly built building, but is the conversion and refurbishment of an existing building and floor finishes may be reviewed if required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.



Computer Generated Image, indicative only

STYLE

DUPLEX PENTHOUSE SPECIFICATION

Completed to the highest-quality specification, the duplex penthouses at the Horlicks Factory are carefully considered to make the most of the light and space.

CONTEMPORARY BATHROOMS Bedroom 1 ensuite

- Modern basin with single drawer vanity below and contemporary wall mounted Vado basin mixer
- Geberit wall mounted WC with soft-closing seat and cover
- Concealed cistern and dual flush plate
- Shower enclosure with black framed glass sliding door, Vado chrome thermostatic mixer with wall mounted shower head and hand shower
- Bath (where applicable) with vadochrome thermostatic mixer and hand shower
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- 3-piece ensuite feature tiled niches within shower area and above the WC with feature mirror to the back wall
- 4-piece ensuite feature tiled niches within shower area and above bath with feature mirror to back wall
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Karndean timber-effect flooring

FAMILY BATHROOM

- Modern basin with single drawer vanity below and contemporary wall mounted Vado basin mixer
- Geberit wall mounted WC with soft-closing seat and cover
- Concealed cistern and dual flush plate
- 3-piece bathrooms feature a bath fitted with a clear glass bath screen with black frame and Vado chrome thermostatic mixer diverter with wall mounted shower head and hand shower
- 4-piece bathrooms feature a shower enclosure with black framed glass sliding door, vado chrome thermostatic mixer with wall mounted shower head & hand shower and a bath with vado chrome thermostatic mixer and hand shower
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- 3-piece bathrooms feature tiled niches above bath and above the WC with feature mirror to the back wall
- 4-piece bathrooms feature tiled niches within shower area and above bath with feature mirror to back wall
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Karndean timber-effect flooring

SECONDARY ENSUITES (where applicable)

- Modern basin with single drawer vanity below and contemporary wall mounted Vado basin mixer
- Geberit wall mounted WC with soft-closing seat and cover
- Concealed cistern and dual flush plate
- Shower enclosure with black framed glass sliding door, Vado chrome thermostatic mixer with wall mounted shower head and hand shower
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche over shower area and above the WC with feature mirror to the back wall
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Karndean timber-effect flooring

KITCHENS

- Individually designed layouts
 - Stone worktops with tiled backsplash
 - Bosch integrated appliances throughout including:
 - Multi-function single oven
 - Second multi-function oven with microwave function to apartments 510, 511, 513, 515-520, 522 & 524-526
 - 4-zone induction hob
 - Integrated multi-function dishwasher
 - Integrated fridge / freezer
 - Built-in canopy extractor
 - Integrated washer dryer within apartments 519 & 520
 - Stainless steel single bowl sink with drainer and matt black mixer tap
 - Feature LED lighting to underside of wall units
 - Recessed LED downlights to kitchen area
 - Chrome socket outlets and USB point above work surface
 - Karndean timber-effect flooring
 - Feature black metal wall rack within selected apartments
 - Feature pendant lighting above breakfast bar (where applicable)
- ## LAUNDRY CUPBOARD
- (where applicable)
- Space and plumbing provided for either free-standing washing machine and tumble dryer or free-standing washer dryer where appropriate
 - Recessed LED downlights
 - Karndean timber-effect flooring to match kitchen / living / dining

CLOAKROOM

- Modern basin with single drawer vanity below and contemporary wall mounted Vado single basin mixer
- Geberit wall mounted WC with soft-closing seat and cover
- Concealed cistern and dual flush plate
- Black framed mirror positioned above basin
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Karndean timber-effect flooring

HEATING

- Storage heaters throughout
- Mains fed, electrically operated hot water cylinder

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- Television (SkyQ / terrestrial) point to living area
- Television (terrestrial) points to bedrooms
- Telephone point provided to living area
- Data points will be provided adjacent to every television point
- Ceiling mounted downlights to kitchen / living / dining area and to hallway
- Pendant lighting to feature within bedrooms and to study (where applicable)

INTERIOR FINISHES

- White satin painted internal doors with satin / polished stainless steel door furniture
- White satin painted skirting and architraves to match internal doors
- Grey stained timber staircase with glass balustrade and carpeted treads and risers
- Bespoke wardrobe doors within principal bedroom with single hanging
- Karndean timber-effect flooring to kitchen / living / dining and to hallway
- Carpet laid to bedrooms

SECURITY & PEACE OF MIND

- Audio / video door entry system
- Mains supply smoke detectors and heat detectors with battery back up
- Multi-point locking to entrance door
- CCTV to entrance and ground floor lobby area
- 10-Year Premier Guarantee issued on build completion

COMMUNAL FEATURES

- Bin store
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Computer Generated Image, indicative only

DUPLEX



SUSTAINABILITY AT HORLICKS QUARTER

Within and around Horlicks Quarter, we have created green spaces and natural habitats that encourage wildlife to flourish.

PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Horlicks Quarter.

NATURE AND BIODIVERSITY

Parklands and gardens formed from trees, flowers, hedges and water features – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of Slough. Each of these elements is part of our commitment to a net biodiversity gain on our developments. At Horlicks Quarter, we have created habitats that encourage wildlife to flourish. We are working with landscape architects to provide a contemporary, wildlife-friendly landscape, that engages with our residents.

WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and basin taps with flow regulators which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness. All lighting is low energy with most kitchen appliances 'A' rated as a minimum.

NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Horlicks Quarter we have planted trees, shrubs and flower beds to help create a cleaner air environment.

SUSTAINABLE TRANSPORT

We also provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with managing agents and residents to ensure the development remains in pristine condition.

FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.



SALES & MARKETING SUITE

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E: horlickssales@berkeleygroup.co.uk
W: horlicksquarter.co.uk

DIRECTIONS

BY CAR FROM READING M4 3 KM (1.8 MILES)

At Junction 6, take the A355 exit to Slough Central / Windsor A332. At the roundabout, take the 1st exit onto Tuns Lane / A355.

BY CAR FROM LONDON M4 3 KM (1.8 MILES)

At Junction 6, take the A355 exit to Slough Central / Windsor A332. At the roundabout, take the 3rd exit onto Tuns Lane / A355.

FROM TUNS LANE / A355

At traffic light junction turn right onto Bath Road / A4 and continue to follow A4 (passing Salt Hill Park). Continue along A4 until you reach Stoke Road / B416 junction. Turn left at traffic lights onto Stoke Road (Slough Bus Stop and Train Station on your right hand side). Over the railway bridge at next traffic light junction turn left onto Stoke Gardens.

By foot from Slough Station 0.5 km (0.3 mile) exit the station via Platform 5 and turn left onto Railway Terrace. At the end of Railway Terrace turn right onto Stoke Road / B416. At the next junction turn left onto Stoke Gardens.



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley policy of continuous improvement, the finished product may vary from the information provided. In particular please note that the Horlicks Factory is not a newly built building, but is the conversion and refurbishment of an existing building. The company has therefore sought to retain the character and preserve original features whilst providing good quality homes, therefore purchasers are invited to raise any queries they have in this regard with their solicitors. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. All measurements may vary within a tolerance of 5%. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. Horlicks Quarter, The Clocktower and Horlicks Factory are marketing names and will not necessarily form part of the approved postal address. The residents' facilities and amenities at Horlicks Quarter are proposed and delivery will be phased. Computer generated images and lifestyle photography are indicative only and not necessarily of Horlicks Quarter. Planning permission P/00094/039 (Slough Borough Council). Issue date: February 2023. 0433/05CA/0223.

