





Homes for those who expect more

Designed to pamper and delight in equal measure, The Claves is a collection of one and two-bedroom apartments and penthouses set around a residents' only 'secret garden'.

The Claves, Inglis Way, London NW7

Focused on your complete wellbeing, here you'll enjoy a lifestyle every bit as impressive as your new home

An exclusive and green escape from the pace of London life, The Claves has been created to offer the very best in comfort and convenience. In fact, its immaculately finished apartments are just the start of all it has to offer, thanks to The 1855 Club's superb amenities.

A tribute to the Royal Engineers' time at Inglis Barracks, on which The Claves stands, The 1855 Club was named after the year that this esteemed regiment was welcomed into the Army's command.

The picturesque gardens have been planted to come alive as the seasons change. The concierge area has been designed to leave a lasting impression on all of its visitors. Then there are the media and games rooms, which are perfect for entertaining.

The fully equipped gym ensures a workout is always within reach, while the residents' lounge is an informal workspace for when you don't fancy the commute. At The Claves, home is about how you live as much as where you live.



Concierge Lobby

As well as warmly greeting your guests, our concierge service will assist with tasks including parcel handling and key holding.







Gym

Fully equipped with a selection of equipment and free weights, whatever your fitness goals, the gym puts a workout on your doorstep.



Enjoy the freedom to workout or play at your leisure

Games Room

With a pool table, large television, table football and a variety of seating areas, our games room is an extension of your home and perfect for entertaining or relaxing with friends.



Media Room

Whether you want to watch the big game or a classic movie, with our media room's sumptuous furnishings you couldn't ask for more.





London life at a distinctly more pleasant pace

Surrounded by woods and parkland, Mill Hill's tree-lined avenues and quaint village high street are almost at odds with the ease at which you can reach central London. Yet everything you need is close to hand.



For your essentials, there's a Co-op a short walk away and Waitrose just by Mill Hill East station. While Mill Hill Broadway's shops, restaurants and cafes are only a short drive. As is Brent Cross Shopping Centre.

As well as a relaxed ambience, the wealth of open space offers lots of possibilities for your leisure time. Finchley Golf Club is just moments away. A host of others aren't much further.

Add to this, equestrian centres, the Welsh Harp Reservoir's watersports, rambling walks and great country pubs – if you prefer to admire greenery over a Sunday roast – and life here is most definitely for living.

The lifestyle on offer at The Claves extends far beyond its grounds



The Adam & Eve

A gastro-pub full of character which perfectly combines a seasonal, locally sourced Modern British menu with a traditional pub welcome and charming Victorian walled garden.

Dollis Valley Walk & Mill Hill Country Park

Greenery is not something Mill Hill struggles for. It couldn't be easier to escape the hustle and bustle of London life, while enjoying stunning views of the capital.

Dollis Valley Greenwalk south to Hampstead Heath Ext. via Windsor Open Space

Finchley Golf Club

The nearest of the area's many golf clubs, Finchley Golf Club was designed by five time open champion James Braid and is regarded as the finest golfing challenge in North London.



Allianz Park

at Allianz Park.



Bluebelles of Portobello

With an interior as Instagram worthy as their food, Bluebelles is the perfect brunch, lunch or coffee pick-me-up spot.



Home to the Saracens, a wealth of sports facilities, arguably North London's best fireworks display and a host of other events throughout the year, you'll be spoilt for choice



Highly regarded schools of thought for all ages

Home to the esteemed Mill Hill School and its supporting cast of sister sites, the area has a strong reputation academically. There are a host of fine schools, both state and independent, nearby. Equally, with The Claves' superb connections to central London, all of the capital's universities are readily accessible.









Primary Schools^{*}

Millbrook Park CE Primary School - 0.2 miles Ofsted rating Good

Frith Manor Primary School - 0.6 miles Ofsted rating Good

St Vincent's RC Primary School - 0.7 miles Ofsted rating Good

Dollis Junior School - 0.9 miles Ofsted rating Good

Secondary Schools

St Michael's Catholic Grammar School Co-educational grammar school – 1.7 miles Ofsted rating Outstanding

Mill Hill County High School Co-educational comprehensive school – 2.9 miles Ofsted rating Good

The Henrietta Barnett School Girls' grammar school - 3.1 miles Ofsted rating Outstanding

St James' Catholic High School Co-educational comprehensive school – 3.2 miles Ofsted rating Good

school – 1.1 miles

Channing School

Highgate School

Harrow School

Independent Schools

Grimsdell (Mill Hill School Foundation) Co-educational pre-preparatory day school – 1.1 miles

Mill Hill (Mill Hill School Foundation) Co-educational senior day and boarding school – 1.1 miles

Mill Hill International (Mill Hill School Foundation) Co-educational senior international day and boarding

Belmont (Mill Hill School Foundation) Co-educational preparatory day school – 1.5 miles

North London Grammar School Co-educational senior school - 3.0 miles

Girls' junior and senior school – 5.1 miles

Co-educational all-through day school - 5.2 miles

Boys' senior boarding school – 7.0 miles

From the sciences to the arts, Mill Hill puts London's best universities in easy reach

⁺UCL

UCL (Euston station) - 21 minutes*

London's leading multidisciplinary university, UCL is currently ranked the 8th best university in the world.[°] It's also the UK's top-rated university for research power.^



(Euston station) - 21 minutes*

SOAS

SOAS is the world's foremost institution for the study of Asia, Africa and the Near and Middle East, and boasts an outstanding library of over 1.3 million items in more than 400 languages.



ual:

Central St Martins (King's Cross station) - 23 minutes*

With an alumni which reads like a who's who of the creative industries, this world-renowned arts and design college's reputation speaks for itself.



LSE (Holborn station) - 32 minutes*

Ranked second in the world for Social Science and Management subjects, LSE shapes debate and policy on a global level.











King's College

(Holborn station) – 32 minutes*

One of the UK's oldest universities, with a distinguished reputation in the humanities, law, the sciences, medicine and social sciences.

London Business School (Baker Street station) - 38 minutes*

Postgraduate specialist, London Business School's MBA is ranked the 6th best in the world.[‡]

'Travel times are approximate, calculated at optimum travel times using tfl.gov.uk, °QS World University Rankings 2022, 'Research Excellence Framework Rankings 2020, *QS Global MBA Rankings 2022

An idyllic and green escape from the bustle of central London, that's rather conveniently only moments from it





Distances indicative only

Commute from Mill Hill's greenery to The City in just over half an hour

With King's Cross's tech hub and The City's financial institutions just over twenty minutes and half an hour away respectively,* The Claves is the perfect base from which to build a career as well as a home.

Superb motorway connections and secure underground parking also mean it's ideally located should your journey take you further afield.







Θ By Underground^{*}

By Road^{*}

Three minutes' walk to Mill Hill East station (Northern Line)

18 MINS

Camden Town

21 MINS Euston

23 MINS

King's Cross St. Pancras

25 MINS

Tottenham Court Road

26 MINS Leicester Square

- 31 MINS

Waterloo

32 MINS Bank

– 33 MINS London Bridge 2.3 MILES Mill Hill Broadway

2.5 MILES M1 Motorway

3.4 MILES Brent Cross **Shopping Centre**

7.1 MILES M25 Motorway (Junction 23)

9.0 MILES Central London (Oxford Circus)

 \mathbf{A} Airports*

16.8 MILES London City Airport

-19.0 MILES Heathrow Airport

-26.7 MILES Luton Airport

└_38.0 MILES Stansted Airport

'Travel and walking times and distances are approximate, calculated at optimum travel times using tfl.gov.uk, walkit.com and google.co.uk/maps



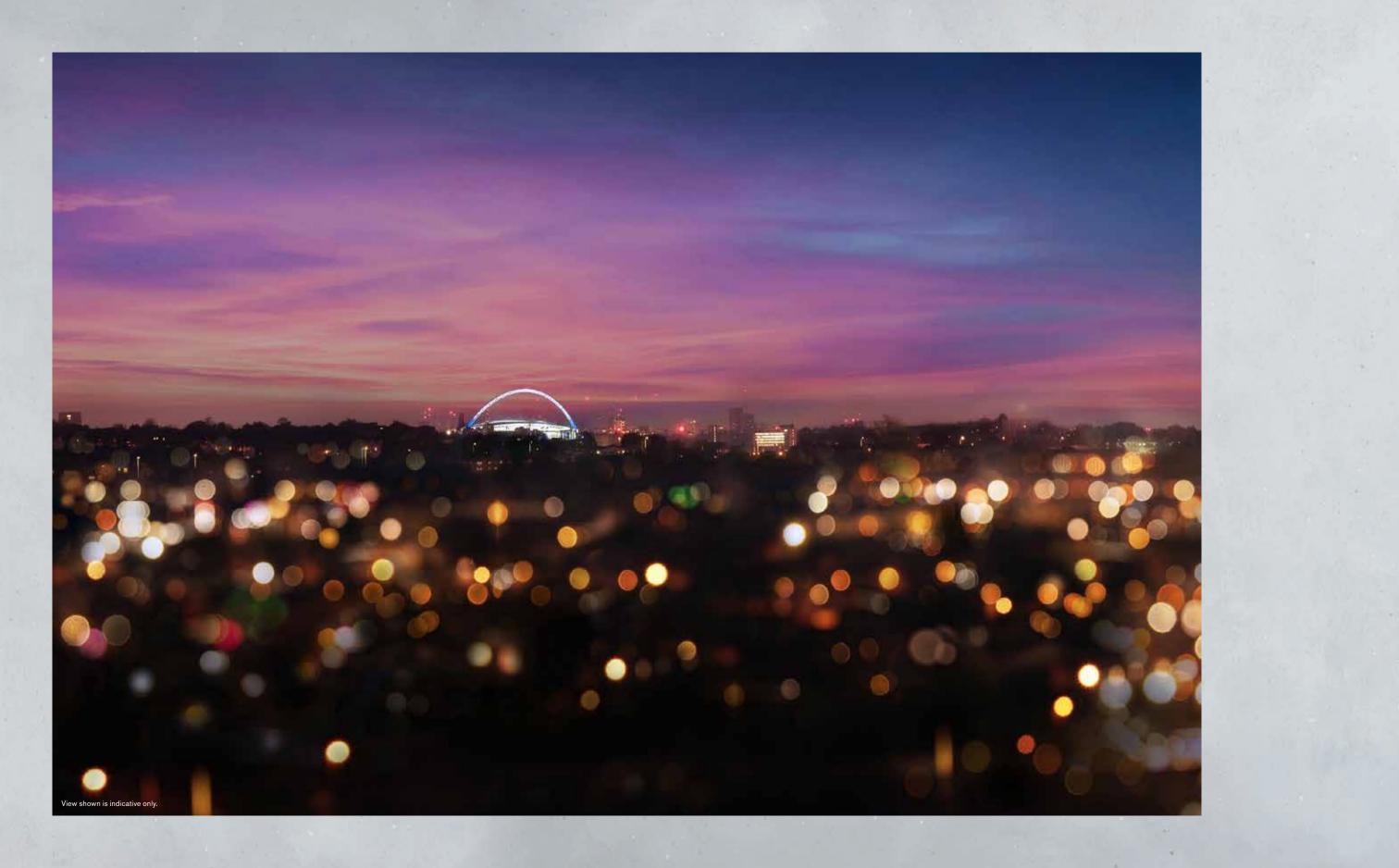
From The Claves' elegant gardens to its spacious apartment layouts, it's time to expand your understanding of luxury

















Millbrook Park is creating a thriving, sustainable community at the heart of NW7

Mill Hill has long been popular with families and young professionals alike. Millbrook Park is set to make it even more so. Offering over 2,000 homes in a landscaped parkland setting, a primary school, wealth of open spaces and Millbrook Plaza – a new shop and café packed piazza – no detail has been overlooked in its creation. Located at the site's Bittacy Hill entrance, a short walk to Mill Hill East underground station, The Claves takes this focus to new heights by stylishly delivering its residents a truly outstanding lifestyle. The Claves

TRENTHAMHOUSE

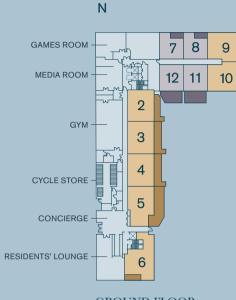
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HAREWOOD HOUSE

Trentham House





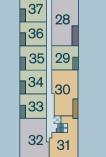
GROUND FLOOR

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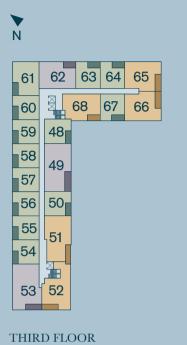


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39		47	46	45
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38	27			



FIRST FLOOR

SECOND FLOOR



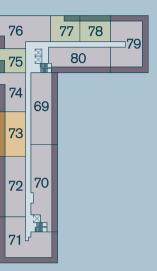


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FIFTH FLOOR



FOURTH FLOOR



SIXTH FLOOR

Apartment 19, 20, 21, 22, 33, 34, 35, 36, 37, 50[†], 56, 59

Kitchen/Living/Dining	13'0" x 21'4"	4.0 x 6.5 m
Bedroom	10'11" x 13'2"	3.3 x 4.0 m
External Area	49.9 sqft	4.6 sqm

19, 20, 33,	556.3 sqft	51.7 sqm	21, 22, 37	556.1 sqft	51.7 sqr
34, 35, 36,					
56.59			50	556.7 sqft	51.7 sgr

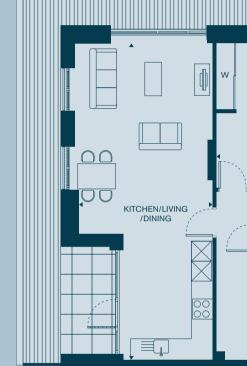
Apartment 24

Kitchen/Living/Dining	33'1" x 14'3"	10.1 x 4.3 m
Bedroom	15'4" x 11'1"	4.7 x 3.4 m
External Area	291.1 sqft	27.0 sqm
TIA	798.9 sqft	74.2 sqm





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FIRST FLOOR





Apartment 39, 60, 75

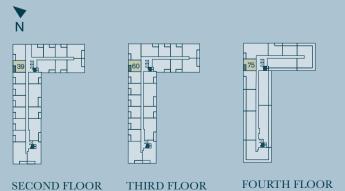
Kitchen/Living/Dining	12'8" x 20'8"	3.9 x 6.3 m	TIA
Bedroom	10'11" x 13'2"	3.3 x 4.0 m	39,
External Area	49.9 sqft	4.6 sqm	

TIA by Ap	partment No.				
39, 60	567.2 sqft	52.7 sqm	75	565.2 sqft	52.5 sqm

Apartment 40, 61

Kitchen/Living/Dining	33'5" x 13'19"	10.2 x 4.2 m	_	TIA by A	Apartment No.
Bedroom	15'6" x 11'4"	4.7 x 3.5 m		40	786.9 sqft
External Area	49.9 sqft	4.6 sqm			



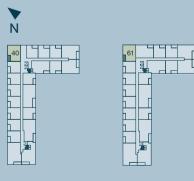


SECOND FLOOR

FOURTH FLOOR

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SECOND FLOOR THIRD FLOOR

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73.1 sqm

61

786.7 sqft 73.1 sqm

Kitchen/Living/Dining	13'9" x 25'8"	4.2 x 7.8 m
Principal Bedroom	9'2" x 18'5"	2.8 x 5.6 m
Bedroom 2	9'11" x 14'7"	3.0 x 4.4 m
External Area	177.1 sqft	16.5 sqm
AIT	817.5 sqft	76.0 sqm

Apartment 5

AIT	951.0 sqft	88.4 sqm
External Area	263.4 sqft	24.4 sqm
Bedroom 2	10'9" x 14'5"	3.3 x 4.4 m
Principal Bedroom	12'1" x 18'0"	3.7 x 5.5 m
Kitchen/Living/Dining	16'9" x 22'11"	5.2 x 6.9 m



GROUND FLOOR

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GROUND FLOOR



Kitchen/Living/Dining	16'0" x 28'2"	4.9 x 8.6 m
Principal Bedroom	16'1" x 9'5"	4.9 x 2.9 m
Bedroom 2	10'2" x 13'5"	3.1 x 4.1 m
External Area	62.8 sqft	5.8 sqm
TIA	987.9 sqft	91.8 sqm





GROUND FLOOR

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Apartment 15, 30, 51

Kitchen/Living/Dining	22'8" x 23'4"	6.9 x 7.1 m	TIA by A
Principal Bedroom	11'8" x 18'5"	3.6 x 5.6 m	15
Bedroom 2	11'6" x 14'5"	3.5 x 4.4 m	30
External Area	86.3 sqft	8.0 sqm	



Apartment No.

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FIRST FLOOR



Apartment 25^{\dagger} , 44^{\dagger} , 45, 65^{\dagger}

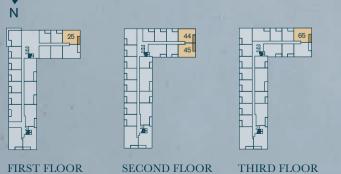
Kitchen/Living/Dining	28'2" x 13'6"	8.6 x 4.2 m
Principal Bedroom	14'5" x 10'10"	4.4 x 3.3 m
Bedroom 2	14'5" x 8'10"	4.4 x 2.7 m
External Area	64.5 sqft	6.0 sqm

TIA by	Apartment No.				
25	915.2 sqft	85.0 sqm	45	917.8 sqft	85.3 sqm
44	914.8 sqft	85.0 sqm	65	914.9 sqft	85.0 sqm

Apartment 73

TIA	917.6 sqft	85.3 sqm
External Area	208.9 sqft	19.4 sqm
Bedroom 2	14'6" x 9'0"	4.4 x 2.8 m
Principal Bedroom	11'5" x 12'11"	3.5 x 3.9 m
Kitchen/Living/Dining	18'5" x 19'8"	5.6 x 6.2 m

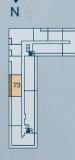




THIRD FLOOR

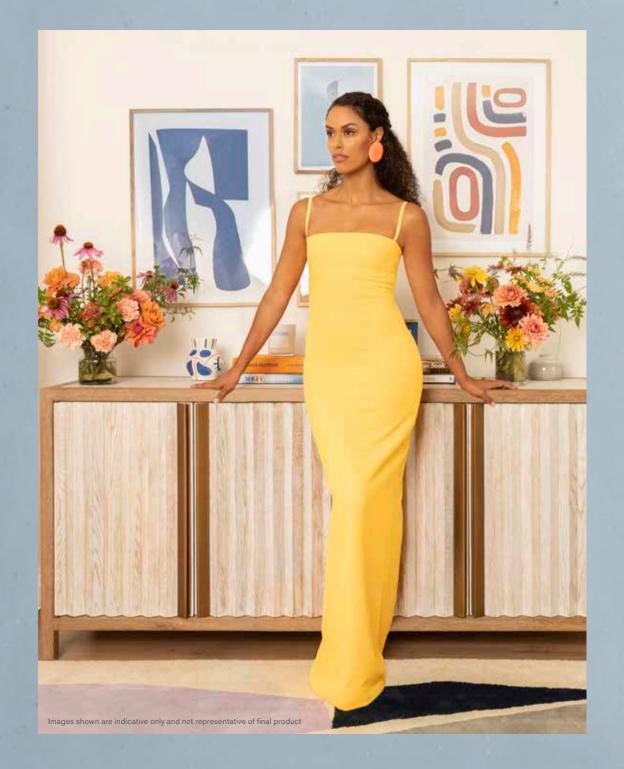
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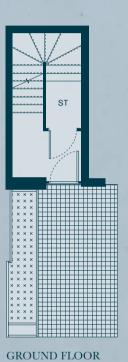


FOURTH FLOOR





TIA	1017.7 sqft	94.6 sqm
External Area	106.4 sqft	9.9 sqm
Bedroom 2	11'6" x 10'9"	3.5 x 3.3 m
Principal Bedroom	19'0" x 8'10"	5.2 x 2.7 m
Kitchen/Living/Dining	19'4" x 19'8"	5.9 x 6.0 m



ENTRANCE

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FIRST FLOOR STAIRCASE



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SECOND FLOOR

Apartment Specification





KITCHENS

- Individually designed kitchens
- Quartz work surfaces
- Integrated appliances by Bosch:
 - oven
 - 4-zone induction hob
 - dishwasher
 - fridge/freezer
- Extract system to outside from kitchen areas
- Quartz full height splashback
- Under-mounted stainless steel sink with fluted drainer
- and mixer tap
- Feature lighting under wall cabinetry

BATHROOMS & ENSUITE SHOWER ROOMS

- Bath, frameless glass bath screen, bath filler and tiled bath panel
- Thermostatic wall mounted bath/ shower diverter control panel
- Chrome fixed overhead shower and chrome handheld shower fitment
- Ceramic hand basin with
- chrome mixer tap
- Wall hung WC with soft close seat and concealed cistern with dual flush
- Shower tray with frameless glass shower screen
- Chrome thermostatic wall mounted shower mixer control panel, fixed overhead shower and handheld shower fitment
- Polished chrome ladder style, thermostatically controlled heated towel rail
- Recessed demister mirrored cabinet with shelving and shaver socket
- Large format wall and floor tiles
- Extract ventilation to outside

- Large format wall and floor tiles - Wall hung WC with soft close seat
- and concealed cistern with dual flush
- Ceramic hand basin with chrome mixer tap

UTILITY CUPBOARD

- Bosch washer/dryer

INTERIOR FINISHES

- Oversized front entrance doors
- Painted skirtings and architrave
- Polished chrome door furniture
- Fitted wardrobes to principal bedroom and second bedrooms
- Engineered timber floor finishes to hallways, kitchens and living areas
- Carpet to bedrooms

ELECTRICAL FITTINGS

- Energy efficient downlighters to hallways, living areas, kitchens and bathrooms
- Pendant lighting to bedrooms
- Automatic lighting to utility cupboards
- Sky Q Infrastructure (subscription required)
- Telephone and media outlets to living areas and principal bedrooms
- Broadband fibre to the home (subscription required)

HEATING & WATER SERVICES

- Heating and hot water provided by communal system with metered water supply
- Underfloor heating throughout

BALCONIES & TERRACES

- Well-proportioned balconies and terraces with glass/metal balustrade and tiled finish as indicated

SECURITY & PEACE OF MIND

- Audio video entry system
- Power and telephone point provided in hall cupboard for wireless intruder alarm to be fitted by the owner
 - detectors to hallways
- Lockable windows
- Monitored CCTV to landscaped areas and gated car parking areas
- 10 year NHBC build warranty
- 999 year lease

RESIDENT FEATURES & COMMUNAL AREAS

- interior designed feature finishes to main apartment block entrances and lift lobbies
- Architect designed landscaped
- Secure bicycle storage

"Cloakrooms to where applicable. These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better. Imagery is indicative only.

- - Glass doors, tiled flooring and
 - Lifts serving all cores and levels
- gardens for residents

- Mains powered smoke - Heat detectors to kitchens

- A managing agent will be appointed to administer all communal facilities and services for the benefit of residents

- Amenities include:

- Concierge
- Gym
- Residents' Lounge
- Games Room
- Media Room



The Collection

Apartment 7, 8

Bedroom 2 External Area	18'4" x 10'10 " 99.9 sqft	5.6 x 3.3 m 9.3 sam
Principal Bedroom	13'10" x 11'8"	4.3 x 3.6 m
Kitchen/Living/Dining	20'8" x 23'11"	6.3 x 7.3 m

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7	1111.4 sqft	103.3 sqm	8	1112.8 sqft	103.4 sqm

Apartment 11

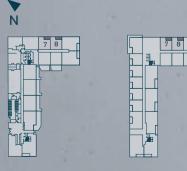
TIA	1241.9 sqft	115.4 sqm
External Area	132.8 sqft	12.3 sqm
Bedroom 2	18'8" x 11'10"	5.7 x 3.6 m
Principal Bedroom	18'8" x 11'10"	5.7 x 3.6 m
Kitchen/Living/Dining	25'8" x 23'10"	7.8 x 7.3 m



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

FIRST FLOOR

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B

KITCHEN/LIVING /DINING



GROUND FLOOR

FIRST FLOOR

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FIRST FLOOR

Apartment 13, 14

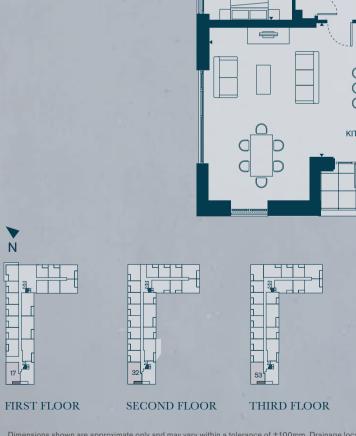
Kitchen/Living/Dining	21'3" x 20'8"	6.5 x 6.3 m
Principal Bedroom	10'2" x 18'4"	3.1 x 5.6 m
Bedroom 2	16'2" x 14'9"	4.9 x 4.5 m
External Area	85.5 sqft	7.9 sqm

13	1156.0 sqft	107.4 sgm	14	1166.5 sqft	108.4 sqr

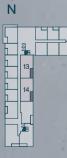
Apartment 17, 32, 53

Kitchen/Living/Dining	20'8" x 27'11"	6.3 x 8.5 m	TIA by A	Apartment No
Principal Bedroom	10'6" x 15'5"	3.2 x 4.7 m	17	1173.0 sc
Bedroom 2	11'0"x 12'9"	3.3 x 3.9 m	32	1173.3 s
External Area	64.2 sqft	5.96 sqm		









FIRST FLOOR

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t	109.0 sqm	53	1173.0 sqft	109.0 s
ft	109.0 sqm			

Apartment 28, 49

Kitchen/Living/Dining	23'3" x 20'8"	7.1 x 6.3 m
Principal Bedroom	12'0" x 13'8"	3.7 x 4.2 m
Bedroom 2	10'4" x 13'8"	3.1 x 4.2 m
External Area	99.0 sqft	9.2 sqm

	Apartment No.			6	
28	1155.8 sqft	107.4 sqm	49	1155.7 sqft	107.4 sqn

Apartment 62

TIA	911.1 sqft	84.6 sqm
External Area	49.1 sqft	4.6 sqm
Bedroom 2	9'10" x 10'10"	3.0 x 3.3 m
Principal Bedroom	18'4" x 12'10"	5.6 x 3.9 m
Kitchen/Living/Dining	21'4" x 13'2"	6.5 x 4.0 m

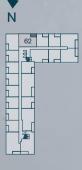




THIRD FLOOR

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THIRD FLOOR

Kitchen/Living/Dining	25'7" x 20'4"	7.8 x 6.2 m
Principal Bedroom	16'1" x 20'8"	4.9 x 6.3 m
Bedroom 2	10'10" x 16'1"	3.3 x 4.9 m
Study	18'1" x 12'10"	5.5 x 3.9 m
Terrace	340.0 sqft	31.6 sqm
TIA	1501.7 sqft	139.5 sqm



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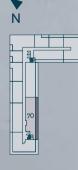
FOURTH FLOOR

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Apartment 70

TIA	1558.9 sqft	144.8 sqm
Terrace	406.0 sqft	37.7 sqm
Bedroom 2	13'5" x 13'5"	4.1 x 4.1 m
Principal Bedroom	19'0" x 13'5"	5.8 x 4.1 m
Kitchen/Living/Dining	30'11" x 20'3"	9.4 x 6.2 m





FOURTH FLOOR



Kitchen/Living/Dining	25'7" x 21'8"	7.8 x 6.6m
Principal Bedroom	12'6" x 24'11"	3.8 x 7.6 m
Bedroom 2	12'10" x 20'0"	3.9 x 6.1 m
Study	10'10" x 13'1"	3.3 x 4.0 m
Terrace	585.2 sqft	54.4 sqm
TIA	1487.8 sqft	138.2 sqm



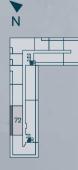
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FOURTH FLOOR

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Apartment 72

TIA	1244.3 sqft	115.6 sqm
External Area	284.4 sqft	26.4 sqm
Bedroom 2	12'2" x 12'10"	3.7 x 3.9 m
Principal Bedroom	15'9" x 12'9"	4.8 x 3.9 m
Kitchen/Living/Dining	25'10" x 19'10"	7.9 x 6.0 m



FOURTH FLOOR



14'5" x 20'0"	4.4 x 6.1 m
8'10" x 18'5"	2.7 x 5.6 m
12'10" x 9'2"	3.9 x 2.8 m
129.9 sqft	12.1 sqm
862.0 sqft	80.1 sqm
	8'10" x 18'5" 12'10" x 9'2" 129.9 sqft





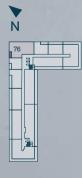
FOURTH FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

Apartment 76

TIA	1456.9 sqft	135.4 sqm
External Area	46.7 sqft	4.3 sqm
Bedroom 2	11'6" x 18'1"	3.5 x 5.5 m
Principal Bedroom	23'4" x 12'6"	7.1 x 3.8 m
Kitchen/Living/Dining	33'2" x 20'4"	10.1 x 6.2 m



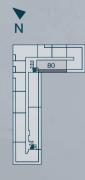


FOURTH FLOOR



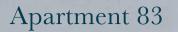
TIA	1272.9 sqft	118.3 sqm
External Area	269.4 sqft	25.0 sqm
Bedroom 2	20'4" x 12'2"	6.2 x 3.7 m
Principal Bedroom	14'1" x 20'0"	4.3 x 6.1 m
Kitchen/Living/Dining	20'3" x 22'8"	6.2 x 6.9 m





FOURTH FLOOR

36'7" x 13'8"	11.2 x 4.2 m
12'6" x 13'5"	3.8 x 4.1 m
12'10" x 11'2"	3.9 x 3.4 m
400.7 sqft	37.2 sqm
1178.8 sqft	109.5 sqm
	12'6" x 13'5" 12'10" x 11'2" 400.7 sqft



TIA	1225.4 sqft	113.8 sqm
External Area	1837.2 sqft	170.7 sqm
Bedroom 2	13'8" x 12'9"	4.2 x 3.9 m
Principal Bedroom	21'4" x 15'1"	6.5 x 4.6 m
Kitchen/Living/Dining	34'11" x 12'4"	10.6 x 3.8 m

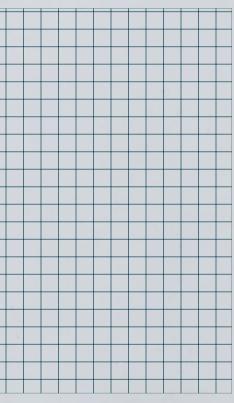


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FIFTH FLOOR



Kitchen/Living/Dining	14'9" x 35'5"	4.5 x 10.8 m
Principal Bedroom	15'1" x 23'3"	4.6 x 7.1 m
Bedroom 2	11'6" x 16'5"	3.5 x 5.0 m
Study	11'2" x 16'1"	3.4 x 4.9 m
External Area	228.2 sqft	21.2 sqm
TIA	1446.8 sqft	134.4 sqm





SIXTH FLOOR

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Apartment 85

Kitchen/Living/Dining	36'7" x 13'8"	11.2 x 4.2 m
Principal Bedroom	12'5" x 13'5"	3.8 x 4.1 m
Bedroom 2	13'5" x 11'10"	4.1 x 3.6 m
External Area	54.8 sqft	5.1 sqm
TIA	1173.6 sqft	109.0 sqm





Kitchen/Living/Dining	34'11" x 12'4"	10.6 x 3.8 m
Principal Bedroom	20'4" x 15'1"	6.2 x 4.6 m
Bedroom 2	13'9" x 12'6"	4.2 x 3.8 m
External Area	170.7 sqft	15.9 sqm
TIA	1224.5 sqft	113.8 sqm







SIXTH FLOOR

The Collection Specification





KITCHENS

- Individually designed kitchens
- Quartz work surfaces
- Integrated appliances
- by Siemens and Caple (*wine cooler*) - oven
- microwave oven
- warming drawer
- dishwasher
- 5-zone induction hob
- fridge/freezer
- wine cooler
- Integrated / downdraft extractor depending on kitchen layout
- Extract system to outside from kitchen areas
- Quartz full height splashback
- Under-mounted stainless steel sink with fluted drainer and mixer tap
- Feature lighting under wall cabinetry

BATHROOMS & ENSUITE SHOWER ROOMS

- Bath, frameless glass bath screen, bath filler and tiled bath panel
- Thermostatic wall mounted bath/ shower diverter control panel
- Chrome fixed overhead shower and chrome handheld shower fitment
- His and her hand basin to principal ensuites
- Wall hung WC with soft close seat and concealed cistern with dual flush
- Shower tray with frameless glass shower screen
- Chrome thermostatic wall mounted shower mixer control panel, fixed overhead shower and handheld shower fitment
- Polished chrome ladder style, thermostatically controlled heated towel rail
- Recessed demister mirrored cabinet with shelving and shaver socket

- Large format wall and floor tiles
- Extract ventilation to outside

CLOAKROOMS[¤]

- Large format wall and floor tiles
- Wall hung WC with soft close seat and concealed cistern with dual flush
- Ceramic hand basin with chrome mixer tap

UTILITY CUPBOARD

- Siemens washer/dryer

INTERIOR FINISHES

- Oversized front entrance doors
- Painted skirtings and architrave
- Polished chrome door furniture
- Fitted wardrobes to principal
- bedroom and second bedrooms - Internal fittings include rails,
- drawers and shelves
- Engineered timber floor finishes to hallways, kitchens and living areas
- Carpet to bedrooms and study areas

ELECTRICAL FITTINGS

- Energy efficient downlighters to hallways, living areas, kitchens and bathrooms
- Pendant lighting to bedrooms, study areas, and to selected living areas
- Automatic lighting to utility cupboards
- Sky Q infrastructure (subscription required)
- Broadband fibre to the home (subscription required)
- Telephone and media outlets to
- living areas and principal bedrooms

HEATING & WATER SERVICES

- Heating and hot water provided by communal system with metered water supply
- Underfloor heating throughout - Comfort cooling to selected apartments
- **BALCONIES & TERRACES**
- Well-proportioned balconies and terraces with glass/metal balustrade and tiled finish as indicated

SECURITY & PEACE OF MIND

- Audio video entry system
- Power and telephone point provided in hall cupboard for wireless intruder alarm to be fitted by the owner
- Mains powered smoke detectors to hallways
- Heat detectors to kitchens
- Lockable windows
- Monitored CCTV to landscaped areas and gated car parking areas
- 10 year NHBC build warranty
- 999 year lease

RESIDENT FEATURES & COMMUNAL AREAS

- Glass doors, tiled flooring and interior designed feature finishes to main apartment block entrances and lift lobbies
- Architect designed landscaped gardens for residents

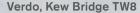
^aCloakrooms to where applicable. These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better. Imagery is indicative only.

- - Lifts serving all cores and levels

 - Secure bicycle storage

- A managing agent will be appointed to administer all communal facilities and services for the benefit of residents - Amenities include:

- Concierge
- Gym
- Residents' Lounge
- Games Room
- Media Room







Third & Caird W10

Delivering great new places for you to live

From the attention we pay to every last detail of the homes and places we create, to the way we support our developments' communities at EcoWorld London, we always strive to achieve the highest possible standards. It underlines our belief in offering not just great homes, but a better quality of life.

To us, eco isn't just about being green. While we're mindful of our environmental impact, our goal is to create great places that are truly sustainable – creating communities for buyers and renters that grow and develop.

We don't leave when the building work finishes either. We stay involved, ensuring our communities grow and thrive. Our focus on design is just as long term, and as important as materials are, we believe design is about far more than the finishes we use. It's about the way a home works.

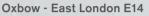
We continually talk to our customers, seeing how they live to find ways to improve and adapt our approach. Only by really understanding what makes a home can we make our developments all they can be.

ECOWORLD LONDON CREATING TOMORROW & BEYOND

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