



CONNECTED LIVING

Surrounded by rolling West Sussex countryside, yet a short train ride to London and a stone's throw from Gatwick airport, Crawley's enviable location is second-to-none. Its residents relish the dynamic shopping and dining scene, array of leisure activities and pretty park life, all within the heart of Crawley's vibrant centre.

The newly developed apartments at West Green Place are designed with contemporary living in mind. Alluringly aspirational, these stylish homes are set within attractive grounds just a short walk from Crawley's main railway station and the town's hotspots.

A STRIKING
NEW DESIGN

A STRIKING NEW DESIGN

A STRIKING NEW DESIGN



Computer generated image is indicative only.

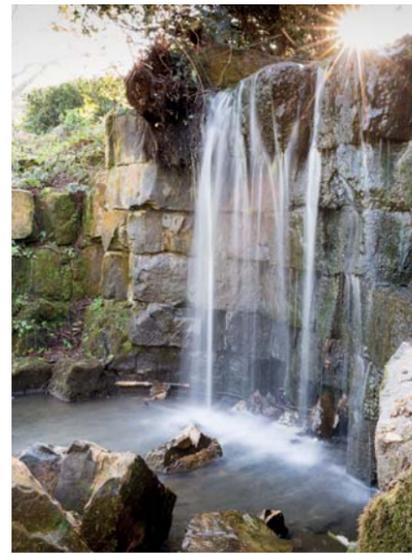
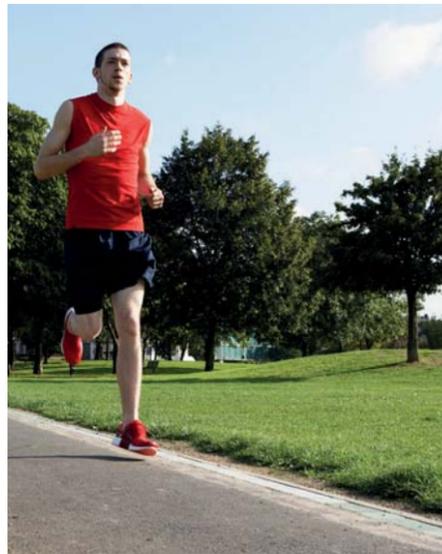


INNOVATIVE CRAFTSMANSHIP

Urban chic meets contemporary cool at West Green Place, an oasis of calm near the bustling town centre. Spread across two blocks, this new collection of one and two bedroom apartments offer a magnetic mix of privacy and stress-free living.

Every apartment has been skilfully fitted with integrated modern appliances, flooring and bespoke finishes. Open-plan kitchens seamlessly merge into spacious living areas with some windows overlooking communal landscaped gardens, while chic bedrooms invite total relaxation.



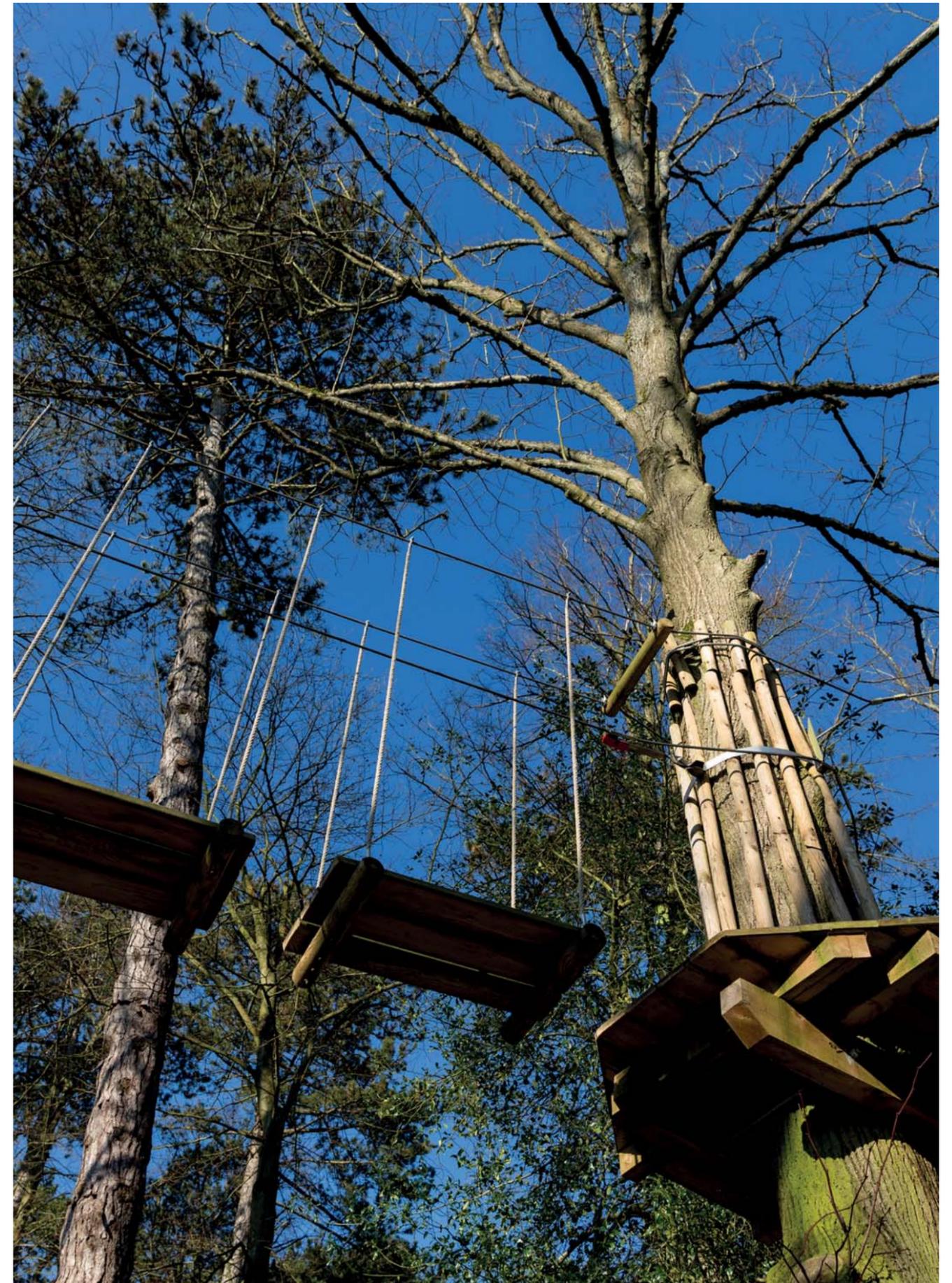


LIFE'S SMALL PLEASURES

Fitness enthusiasts will be pleased to know that it's just a 7-minute drive from West Green Place to K2 Leisure Centre, with its sparkling Olympic-sized pool, badminton and squash courts, and 12-metre climbing wall.

Alternatively, membership at Virgin Active Crawley means you can challenge your fitness levels in the deluxe gym, set new lap times in the 25-metre pool, or sit back and relax in the sauna and steam room.

Culturally speaking, Crawley has much to offer its creative locals. Set in a 38-acre wooded site, the renowned Hawth Theatre features a diverse programme ranging from live jazz and acting workshops, to contemporary theatre and dance performances. During summer months, its amphitheatre comes alive, while the venue's bars and café are ideal for pre-performance get-togethers.





THE GREAT OUTDOORS

Surrounding West Green Place are perfect pockets of green space.

Just minutes away, West Green Park boasts quintessentially English cricket grounds and outdoor tennis courts. In the centre of its colourful Anniversary Gardens sits a pretty pergola covered with climbing roses – presenting the perfect place to relax.

With its wooded trails, a glistening lake and a cosy pub, Crawley's 50-acre Goffs Park is a popular weekend hangout. It's also home to a miniature model railway, pitch & putt green and the Crawley Museum.

Bigger still is Tilgate Park just outside the centre, covering 400-acres of magnificent High Weald woodland. Outdoor fanatics can whizz through the cycle paths, enjoy a round of golf on the adjoining 18-hole course, or rise to the adrenalin-packed Go Ape challenge.

HIGH STREET HAVEN

Crawley's historic streets have long been synonymous with high street shopping, even attracting out-of-towners for their fashion fixes. A brisk ten minute walk from West Green Place is County Mall, housing firm favourites such as Superdry, Warehouse, Debenhams, Oasis and Next, as well as stylish homeware stores like Laura Ashley.

For the latest electronic devices and accessories, County Oak Retail Park is just 10-minutes by car from West Green Place.



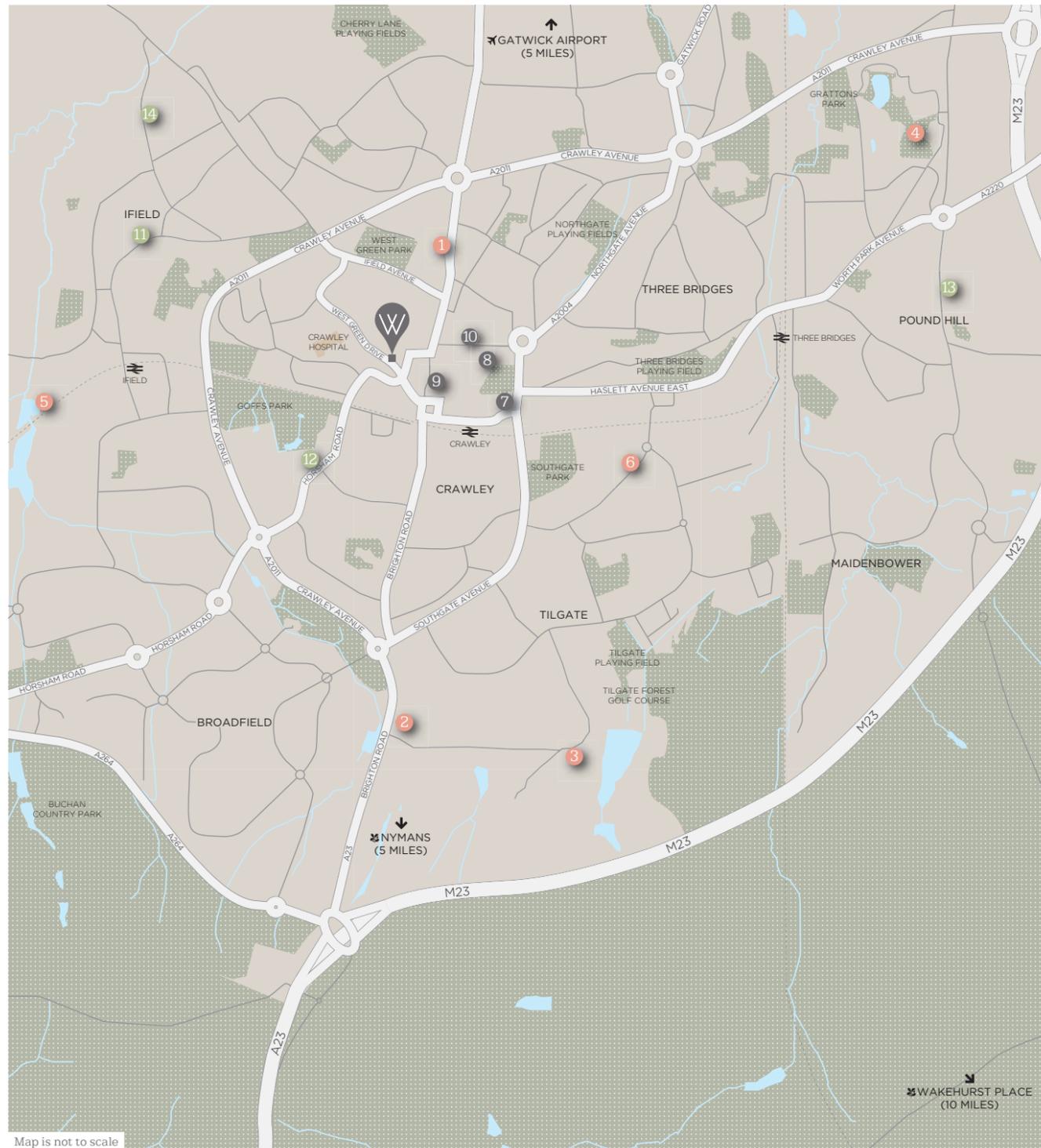


ALL THE RIGHT INGREDIENTS

Adventurous foodies are well-catered for in Crawley, thanks to an eclectic mix of international restaurants. Feel the tropical vibes at Caribbean-themed Turtle Bay, serving up delectable portions of jerk chicken and sweet potato fries. Alternatively choose a slow-cooked Indian curry at sophisticated Zairi, where candle-lit tables, colourful silks and Jaipur stone décor set the scene for an atmospheric meal to remember.

But this is West Sussex, so a gastro-pub lunch in the picturesque countryside is a must. Charming spots like The Hillside Inn – a former 19th century coaching inn – serve up seasonal British fare in rustic surroundings. In winter, a roaring log fire keeps things cosy, while lazy summer afternoons are best spent sipping Pimm's in the beer garden.





Map is not to scale

Key to map



Crawley's appeal lies in its impressive range of nightlife, dining and shopping experiences, not to mention the picture-perfect rural attractions that surround the town.

THE LOCAL AREA, AT A GLANCE

LEISURE

- 1 **Crawley Leisure Park, London Road, Crawley, RH10 8LR**
Leisure park with multi-screen Cineworld cinema, ten-pin bowling, Virgin Active health club and restaurants, including TGI Fridays, Nandos and Bella Italia.
- 2 **K2 Crawley Leisure Centre, Pease Pottage Hill, Crawley, RH11 9BQ**
Sports complex with Olympic size pool, leisure pool, indoor bowls, gym, athletics ground and climbing centre.
- 3 **Tilgate Park, Tilgate Drive, Crawley, RH10 5PQ**
Huge park with nature centre, adventure playground, lake, cycle paths and attractive gardens. Explore the forest canopy on a treetop rope course at the Go Ape treetop trail.
- 4 **Worth Park, Somerville Drive, Crawley, RH10 3HH**
Historic park with formal gardens, lake and Grade II Listed Ridley's Court..
- 5 **Ifield Watermill, Hyde Drive, Crawley, RH11 0PL**
Charming 19th-century watermill. Inside there are displays and exhibits about its history.
- 6 **The Hawth Theatre and Curzon Cinema, Hawth Ave, Crawley, RH10 6YZ**
Theatre, studio and café with a programme of plays, music, dance and comedy, plus an art house cinema.

SHOPPING

- 7 **County Mall Shopping Centre, Southgate Ave, Crawley, RH10 1FP**
Large shopping centre with top high street brands such as Superdry, Oasis, River Island, Laura Ashley and Monsoon, plus Debenhams department store.
- 8 **Marks & Spencer, 23 Queensway, Crawley, RH10 1EE**
Women's, men's and children's clothing, beauty, food department and M&S café.
- 9 **The High Street, Crawley**
Main shopping and dining quarter of Crawley.
- 10 **The Boulevard, Crawley**
One of the main thoroughfares through Crawley with banks, shops and cafés.

PUBS, BARS AND RESTAURANTS

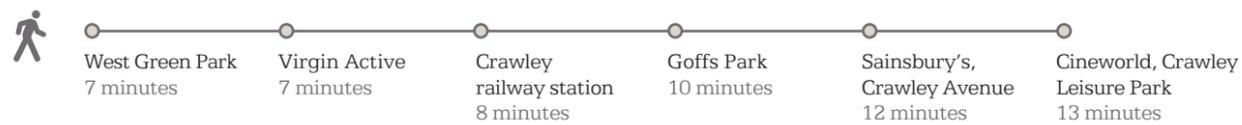
- 11 **Zari Restaurant and Lounge, 212-214 Ifield Drive, Crawley, RH11 0DQ**
Modern, elegant Indian restaurant, with a bar serving cocktails and Indian street food.
- 12 **Goffs Manor, Old Horsham Road, Crawley, RH11 8PE**
Traditional 16th-century Grade II listed pub situated next to Goffs Park.
- 13 **The Hillside Inn, Balcombe Road, Crawley, RH10 7SX**
Rustic coaching inn with a log fire and leafy beer garden serving hearty, seasonal pub food.
- 14 **The Royal Oak, Ifield Green, Crawley, RH11 0ND**
Independent village pub with good food and often features live music from local bands.

FABRICA IS PART OF AN AWARD WINNING PROPERTY BUSINESS, BUILDING THOUGHTFULLY DESIGNED HOMES IN CAREFULLY CONSIDERED LOCATIONS. FROM HIGH DENSITY URBAN DEVELOPMENTS TO SMALLER RURAL SCHEMES, EVERY PROJECT REFLECTS OUR DEDICATION TO HIGH QUALITY, EXCEPTIONAL CUSTOMER SERVICE AND SUSTAINABLE LIVING.

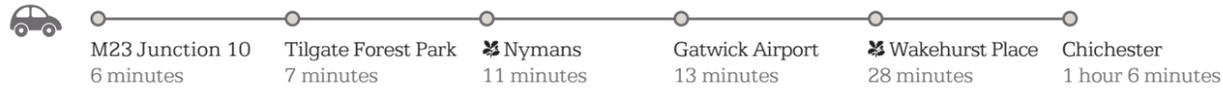
HOME IN A HEARTBEAT

Thanks to West Green Place's prime location on the periphery of Crawley's centre, the town's main shops, bars and restaurants are only moments away by foot. Crawley railway station is just an 8-minute walk from the development. From here, commuters can zip into London Victoria in just 42-minutes, or leave from nearby Three Bridges station to catch the ultra-fast Brighton service (26-minutes). With easy access to the M23 (6-minutes away) and a private residents-only car park, driving to work is effortless, and weekend day-trips to the seaside are all too tempting.

Best of all, international travel couldn't be easier. Crawley is famously home to the UK's second largest airport, Gatwick. It's less than 10-minutes by train or 13-minutes by car, meaning holiday fun is just moments away. The world truly is your oyster.



Source: google.co.uk/maps



Source: google.co.uk/maps



* Change at Three Bridges. All times from Crawley station. Source: nationalrail.co.uk

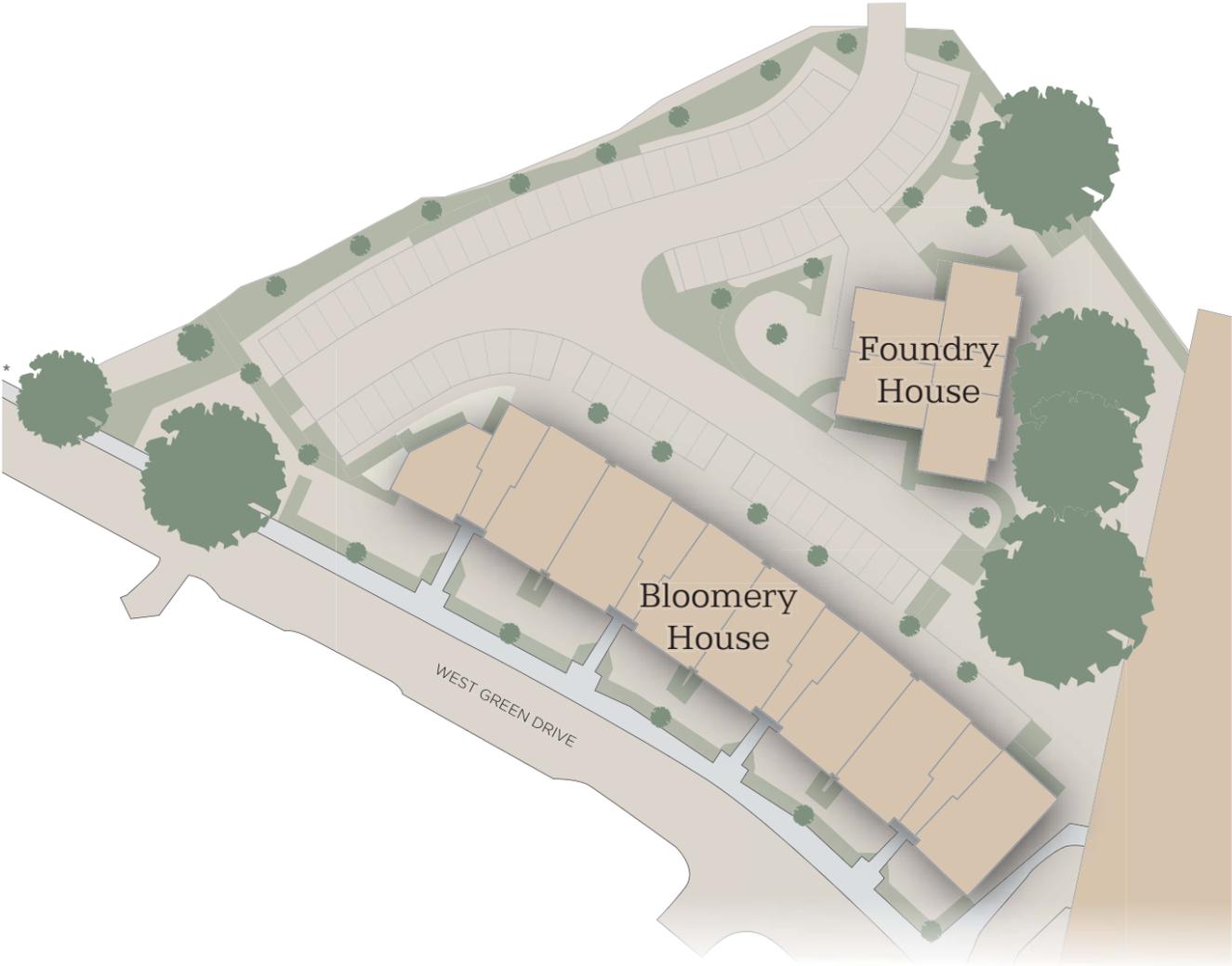


Approximate flight times from Gatwick Airport. Source: google.co.uk/flights





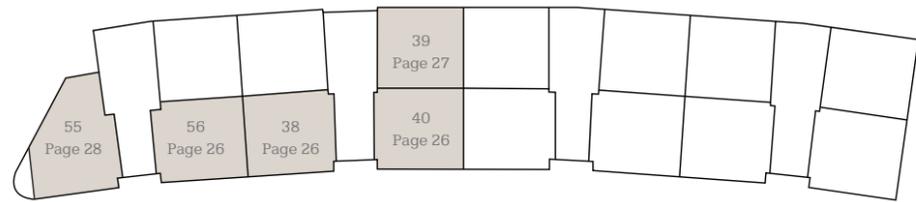
SITE PLAN



SITE PLAN

FLOOR PLANS

* This site plan does not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change house designs, boundaries, landscaping and the position of roads, footpaths, street lighting and other features as the development proceeds. Site plan illustration for indicative purposes only. House names are correct at time of print but are subject to change.



GROUND FLOOR

APARTMENT NUMBER	BEDS NUMBER	INTERNAL AREA (total)	EXTERNAL AREA (total)	COMBINED AREA (total)	PAGE NUMBER
38	1	52.4 sq m/564.0 sq ft	4.05 sq m/43.5 sq ft	56.4 sq m/607.5 sq ft	26
39	1	48.3 sq m/519.9 sq ft	N/A	48.3 sq m/519.9 sq ft	27
40	1	52.4 sq m/564.0 sq ft	4.05 sq m/43.5 sq ft	56.4 sq m/607.5 sq ft	26
55	1	59.4 sq m/639.3 sq ft	4.05 sq m/43.5 sq ft	63.4 sq m/682.8 sq ft	28
56	1	52.3 sq m/562.9 sq ft	4.05 sq m/43.5 sq ft	56.3 sq m/606.4 sq ft	26



FIRST FLOOR

APARTMENT NUMBER	BEDS NUMBER	INTERNAL AREA (total)	EXTERNAL AREA (total)	COMBINED AREA (total)	PAGE NUMBER
41	2	60.3 sq m/649.0 sq ft	N/A	60.3 sq m/649.0 sq ft	29
42	1	48.3 sq m/519.9 sq ft	N/A	48.3 sq m/519.9 sq ft	27
43	1	48.3 sq m/519.9 sq ft	N/A	48.3 sq m/519.9 sq ft	27
44	2	60.3 sq m/649.0 sq ft	N/A	60.3 sq m/649.0 sq ft	29
57	2	67.6 sq m/727.6 sq ft	3.6 sq m/38.7 sq ft	71.2 sq m/766.3 sq ft	31
58	1	48.3 sq m/519.9 sq ft	N/A	48.3 sq m/519.9 sq ft	27
59	2	60.3 sq m/649.0 sq ft	N/A	60.3 sq m/649.0 sq ft	29



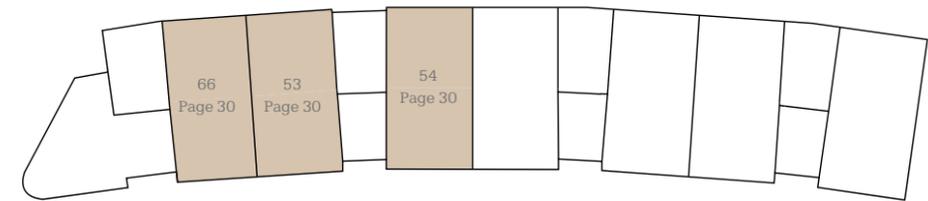
SECOND FLOOR

APARTMENT NUMBER	BEDS NUMBER	INTERNAL AREA (total)	EXTERNAL AREA (total)	COMBINED AREA (total)	PAGE NUMBER
45	2	60.3 sq m/649.0 sq ft	N/A	60.3 sq m/649.0 sq ft	29
46	1	48.3 sq m/519.9 sq ft	N/A	48.3 sq m/519.9 sq ft	27
47	1	48.3 sq m/519.9 sq ft	N/A	48.3 sq m/519.9 sq ft	27
48	2	60.3 sq m/649.0 sq ft	N/A	60.3 sq m/649.0 sq ft	29
60	2	67.6 sq m/727.6 sq ft	3.6 sq m/38.7 sq ft	71.2 sq m/766.3 sq ft	31
61	1	48.3 sq m/519.9 sq ft	N/A	48.3 sq m/519.9 sq ft	27
62	2	60.3 sq m/649.0 sq ft	N/A	60.3 sq m/649.0 sq ft	29



THIRD FLOOR

APARTMENT NUMBER	BEDS NUMBER	INTERNAL AREA (total)	EXTERNAL AREA (total)	COMBINED AREA (total)	PAGE NUMBER
49	2	60.3 sq m/649.0 sq ft	N/A	60.3 sq m/649.0 sq ft	29
50	1	48.3 sq m/519.9 sq ft	N/A	48.3 sq m/519.9 sq ft	27
51	1	48.3 sq m/519.9 sq ft	N/A	48.3 sq m/519.9 sq ft	27
52	2	60.3 sq m/649.0 sq ft	N/A	60.3 sq m/649.0 sq ft	29
63	2	67.6 sq m/727.6 sq ft	3.6 sq m/38.7 sq ft	71.2 sq m/766.3 sq ft	31
64	1	48.3 sq m/519.9 sq ft	N/A	48.3 sq m/519.9 sq ft	27
65	2	60.3 sq m/649.0 sq ft	N/A	60.3 sq m/649.0 sq ft	29



FOURTH FLOOR

APARTMENT NUMBER	BEDS NUMBER	INTERNAL AREA (total)	EXTERNAL AREA (total)	COMBINED AREA (total)	PAGE NUMBER
53	2	69.7 sq m/750.2 sq ft	23.7 sq m/255.2 sq ft	93.4 sq m/1,005.4 sq ft	30
54	2	69.7 sq m/750.2 sq ft	23.6 sq m/254.2 sq ft	93.3 sq m/1,004.4 sq ft	30
66	2	69.7 sq m/750.2 sq ft	23.4 sq m/252.5 sq ft	93.1 sq m/1,002.7 sq ft	30

- One Bed Apartments
- Two Bed Apartments

*This site plan does not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change house designs, boundaries, landscaping and the position of roads, footpaths, street lighting and other features as the development proceeds. Site plan illustration for indicative purposes only. House names are correct at time of print but are subject to change.



1 BEDROOM APARTMENT

Plots 38, 40* & 56*†

Bloomery House



FLOOR PLANS

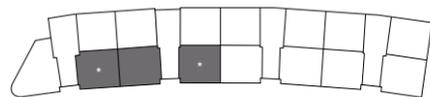
LOCATOR	
Ground Floor	38, 40* & 56*

PLOT SHOWN - 56		
Living/Kitchen/Dining	6.70 m x 3.85 m	21'9" x 12'6"
Bedroom	3.87 m x 3.27 m	12'7" x 10'7"
Total area	52.3 sq m	562.9 sq ft

Key	
CYL	Boiler
ST	Storage Cupboard
W	Fitted Wardrobe

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.

* Handed Apartments
† Please note that room dimensions may vary between plots, please speak to your sales advisor



1 BEDROOM APARTMENT

Plots 39*, 42, 43*, 46, 47*, 50, 51*, 58*, 61* & 64*†

Bloomery House



FLOOR PLANS

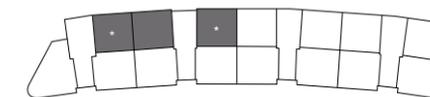
LOCATOR	
Ground Floor	39*
First Floor	42, 43*, 58*
Second Floor	46, 47*, 61*
Third Floor	50, 51*, 64*

PLOT SHOWN - 42		
Living/Kitchen/Dining	6.70 m x 3.56 m	21'9" x 10'0"
Bedroom	3.43 m x 3.27m	11'2" x 10'7"
Total area	48.3 sq m	519.9 sq ft

Key	
CYL	Boiler
ST	Storage Cupboard
W	Fitted Wardrobe

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.

* Handed Apartments
† Please note that room dimensions may vary between plots, please speak to your sales advisor



** Doors to ground floor, Juliet balconies on upper levels

1 BEDROOM APARTMENT

Plot 55

Bloomery House



LOCATOR

Ground Floor	55
--------------	----

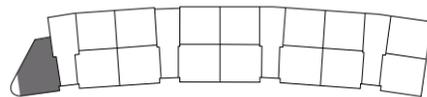
PLOT SHOWN - 55

Living/Kitchen/Dining	7.07 m max x 5.25 m max	23'2" max x 18'6" max
Bedroom	4.18 m x 3.30 m	13'2" x 10'8"
Total area	59.4 sq m	639.3 sq ft

Key

CYL	Boiler
ST	Storage Cupboard
W	Fitted Wardrobe

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.



2 BEDROOM APARTMENT

Plots 41, 44*, 45, 48*, 49, 52*, 59*, 62* & 65*†

Bloomery House



LOCATOR

First Floor	41, 44*, 59*
Second Floor	45, 48*, 62*
Third Floor	49, 52*, 65*

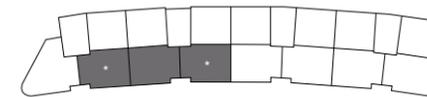
PLOT SHOWN - 41

Living/Kitchen/Dining	6.70 m x 3.45 m	21'9" x 10'0"
Bedroom 1	3.43 m x 3.27 m	11'2" x 10'7"
Bedroom 2	3.60 m x 2.10 m	11'2" x 10'7"
Total area	60.3 sq m	649.0 sq ft

Key

CYL	Boiler
ST	Storage Cupboard
W	Fitted Wardrobe

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.

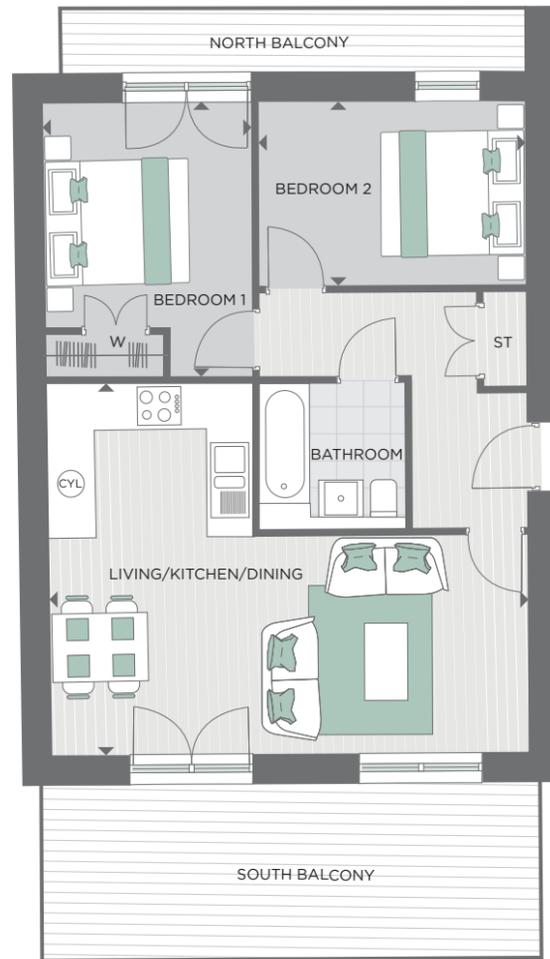


* Handed Apartments
† Please note that room dimensions may vary between plots, please speak to your sales advisor

2 BEDROOM APARTMENT

Plots 53, 54* & 66*†

Bloomery House

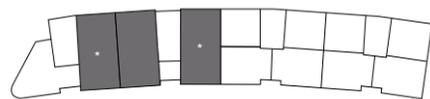


FLOOR PLANS

LOCATOR	
Fourth Floor	53, 54* & 66*

PLOT SHOWN - 53		
Living/Kitchen/Dining	7.20 m x 5.46 m	23'6" x 17'9"
Bedroom 1	4.08 m x 3.10 m	13'4" x 10'1"
Bedroom 2	3.96 m x 2.75 m	13'0" x 9'0"
North Balcony	6.09 m x 0.09 m	19'9" x 0'3"
South Balcony	7.00 m x 2.05 m	22'9" x 6'7"
Total area	69.7 sq m	750.2 sq ft

Key	
CYL	Boiler
ST	Storage Cupboard
W	Fitted Wardrobe



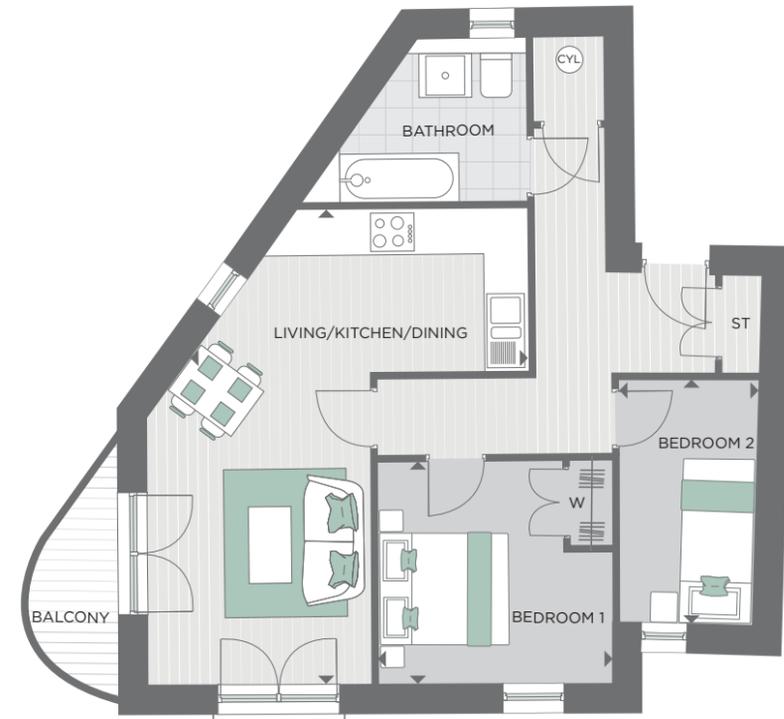
The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.

* Handed Apartments
† Please note that room dimensions may vary between plots, please speak to your sales advisor

2 BEDROOM APARTMENT

Plots 57, 60 & 63†

Bloomery House

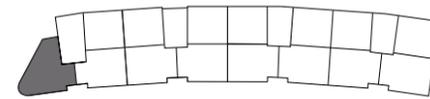


FLOOR PLANS

LOCATOR	
First Floor	57
Second Floor	60
Third Floor	63

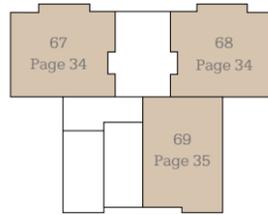
PLOT SHOWN - 57		
Living/Kitchen/Dining	7.07 m max x 5.24 m max	23'2" max x 18'7" max
Bedroom 1	3.49 m x 3.30 m	11'4" x 10'8"
Bedroom 2	3.66 m x 2.15 m max	12'0" x 6'3" max
Balcony	3.94 m x 1.47 m	12'9" x 3'7"
Total area	67.6 sq m	727.6 sq ft

Key	
CYL	Boiler
ST	Storage Cupboard
W	Fitted Wardrobe



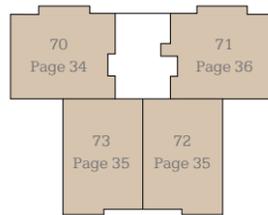
The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.

* Handed Apartments
† Please note that room dimensions may vary between plots, please speak to your sales advisor



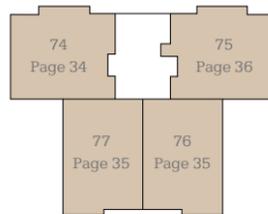
GROUND FLOOR

APARTMENT NUMBER	BEDS NUMBER	INTERNAL AREA (total)	EXTERNAL AREA (total)	COMBINED AREA (total)	PAGE NUMBER
67	2	59.3 sq m/638.2 sq ft	4.05 sq m/43.5 sq ft	63.3 sq m/681.7 sq ft	34
68	2	59.2 sq m/637.2 sq ft	4.05 sq m/43.5 sq ft	63.2 sq m/680.7 sq ft	34
69	2	60.4 sq m/650.1 sq ft	N/A	60.4 sq m/650.1 sq ft	35



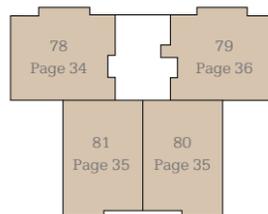
FIRST FLOOR

APARTMENT NUMBER	BEDS NUMBER	INTERNAL AREA (total)	EXTERNAL AREA (total)	COMBINED AREA (total)	PAGE NUMBER
70	2	59.4 sq m/639.3 sq ft	N/A	59.4 sq m/639.3 sq ft	34
71	2	60.5 sq m/651.2 sq ft	N/A	60.5 sq m/651.2 sq ft	36
72	2	60.2 sq m/647.9 sq ft	N/A	60.2 sq m/647.9 sq ft	35
73	2	60.2 sq m/647.9 sq ft	N/A	60.2 sq m/647.9 sq ft	35



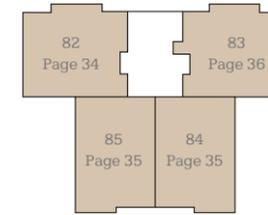
SECOND FLOOR

APARTMENT NUMBER	BEDS NUMBER	INTERNAL AREA (total)	EXTERNAL AREA (total)	COMBINED AREA (total)	PAGE NUMBER
74	2	59.6 sq m/641.5 sq ft	N/A	59.6 sq m/641.5 sq ft	34
75	2	60.5 sq m/651.2 sq ft	N/A	60.5 sq m/651.2 sq ft	36
76	2	60.5 sq m/651.2 sq ft	N/A	60.5 sq m/651.2 sq ft	35
77	2	60.6 sq m/652.2 sq ft	N/A	60.6 sq m/652.2 sq ft	35



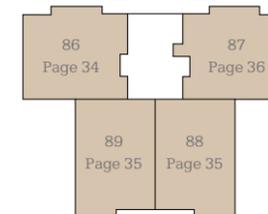
THIRD FLOOR

APARTMENT NUMBER	BEDS NUMBER	INTERNAL AREA (total)	EXTERNAL AREA (total)	COMBINED AREA (total)	PAGE NUMBER
78	2	59.6 sq m/641.5 sq ft	N/A	59.6 sq m/641.5 sq ft	34
79	2	60.6 sq m/652.2 sq ft	N/A	60.6 sq m/652.2 sq ft	36
80	2	60.6 sq m/652.2 sq ft	N/A	60.6 sq m/652.2 sq ft	35
81	2	60.7 sq m/653.3 sq ft	N/A	60.7 sq m/653.3 sq ft	35



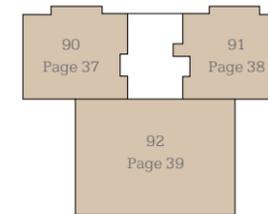
FOURTH FLOOR

APARTMENT NUMBER	BEDS NUMBER	INTERNAL AREA (total)	EXTERNAL AREA (total)	COMBINED AREA (total)	PAGE NUMBER
82	2	59.6 sq m/641.5 sq ft	N/A	59.6 sq m/641.5 sq ft	34
83	2	60.6 sq m/652.2 sq ft	N/A	60.6 sq m/652.2 sq ft	36
84	2	60.6 sq m/652.2 sq ft	N/A	60.6 sq m/652.2 sq ft	35
85	2	60.6 sq m/652.2 sq ft	N/A	60.6 sq m/652.2 sq ft	35



FIFTH FLOOR

APARTMENT NUMBER	BEDS NUMBER	INTERNAL AREA (total)	EXTERNAL AREA (total)	COMBINED AREA (total)	PAGE NUMBER
86	2	59.6 sq m/641.5 sq ft	N/A	59.6 sq m/641.5 sq ft	34
87	2	60.6 sq m/652.2 sq ft	N/A	60.6 sq m/652.2 sq ft	36
88	2	60.7 sq m/653.3 sq ft	N/A	60.7 sq m/653.3 sq ft	35
89	2	60.7 sq m/653.3 sq ft	N/A	60.7 sq m/653.3 sq ft	35



SIXTH FLOOR

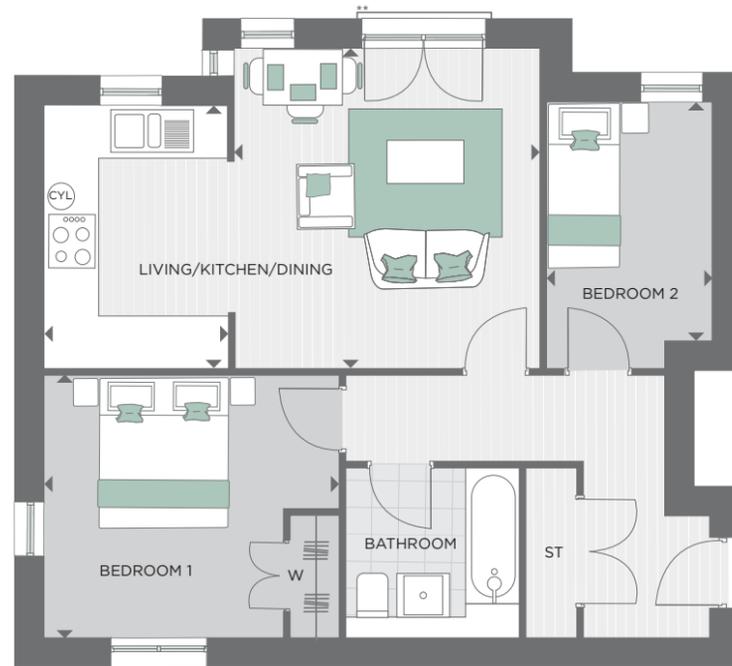
APARTMENT NUMBER	BEDS NUMBER	INTERNAL AREA (total)	EXTERNAL AREA (total)	COMBINED AREA (total)	PAGE NUMBER
90	2	56.9 sq m/612.4 sq ft	N/A	56.9 sq m/612.4 sq ft	37
91	2	57.8 sq m/622.1 sq ft	N/A	57.8 sq m/622.1 sq ft	38
92	2	71.0 sq m/764.2 sq ft	48.0 sq m/516.6 sq ft	119.0 sq m/1,280.8 sq ft	39

- One Bed Apartments
- Two Bed Apartments

* This site plan does not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change house designs, boundaries, landscaping and the position of roads, footpaths, street lighting and other features as the development proceeds. Site plan illustration for indicative purposes only. House names are correct at time of print but are subject to change.



2 BEDROOM APARTMENT
Plots 67, 68*, 70, 74, 78, 82, 86†
Foundry House



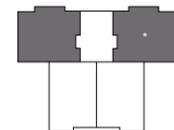
LOCATOR	PLOT SHOWN - 67
Ground Floor	67, 68*
First Floor	70
Second Floor	74
Third Floor	78
Fourth Floor	82
Fifth Floor	86

PLOT SHOWN - 67	Dimensions (m)	Dimensions (ft)
Living/Dining	4.02 m x 3.89 m	13'2" x 12'7"
Kitchen	3.32 m x 2.18 m	10'9" x 7'1"
Bedroom 1	3.75 m x 3.29 m	11'7" x 10'8"
Bedroom 2	3.32 m x 2.10 m	10'9" x 6'6"
Total area	59.3 sq m	638.3 sq ft

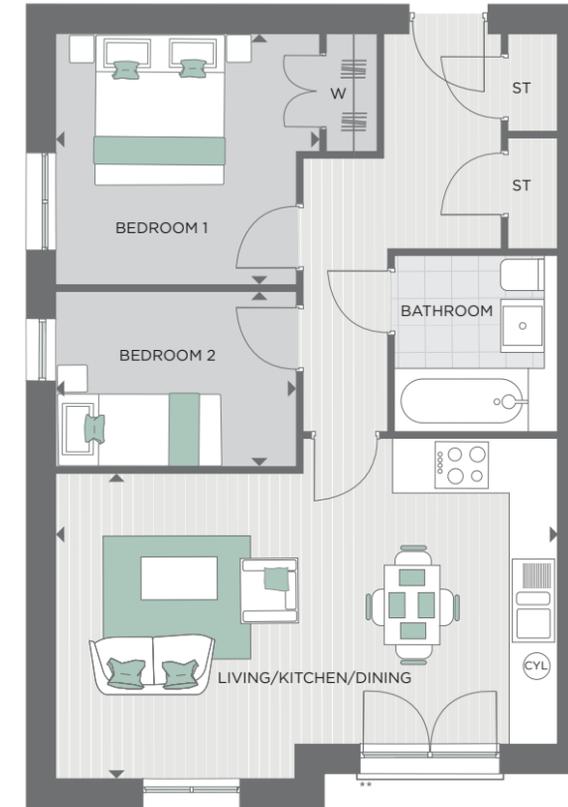
Key
CYL Boiler
ST Storage Cupboard
W Fitted Wardrobe

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.

* Handed Apartments
† Please note that room dimensions may vary between plots, please speak to your sales advisor
** Doors to ground floor, Juliet balconies on upper levels



2 BEDROOM APARTMENT
Plots 69*, 72*, 73, 76*, 77, 80*, 81, 84*, 85, 88* & 89†
Foundry House



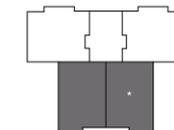
LOCATOR	PLOT SHOWN - 69
Ground Floor	69*
First Floor	72*, 73
Second Floor	76*, 77
Third Floor	80*, 81
Fourth Floor	84*, 85
Fifth Floor	88*, 89

PLOT SHOWN - 69	Dimensions (m)	Dimensions (ft)
Living/Kitchen/Dining	6.48 m x 3.47 m	21'2" x 11'4"
Bedroom 1	3.37 m x 3.14 m	11'0" x 10'3"
Bedroom 2	3.05 m x 2.09 m	10'0" x 6'8"
Total area	60.4 sq m	650.1 sq ft

Key
CYL Boiler
ST Storage Cupboard
W Fitted Wardrobe

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.

* Handed Apartments
† Please note that room dimensions may vary between plots, please speak to your sales advisor
** Doors to ground floor, Juliet balconies on upper levels



2 BEDROOM APARTMENT
Plots 71, 75, 79, 83 & 87†
Foundry House



2 BEDROOM APARTMENT
Plot 90
Foundry House



FLOOR PLANS

FLOOR PLANS

LOCATOR	
First Floor	71
Second Floor	75
Third Floor	79
Fourth Floor	83
Fifth Floor	87

PLOT SHOWN - 71			
Living/Kitchen/Dining	6.31 m x 4.02m max	20'7" x 13'2" max	
Bedroom 1	3.75 m x 3.29m	11'7" x 10'8"	
Bedroom 2	3.32 m x 2.04m	10'9" x 6'6"	
Total area	60.5 sq m	651.2 sq ft	

Key	
CYL	Boiler
ST	Storage Cupboard
W	Fitted Wardrobe

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.

- Handed Apartments

† Please note that room dimensions may vary between plots, please speak to your sales advisor



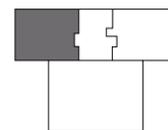
LOCATOR	
Sixth Floor	90

PLOT SHOWN - 90			
Living/Kitchen/Dining	6.33 m x 3.32 m	20'7" x 10'9"	
Bedroom 1	3.75 m x 3.29m	9'9" x 10'8"	
Bedroom 2	3.32 m x 2.14m	10'9" x 7'0"	
Total area	56.9 sq m	612.4 sq ft	

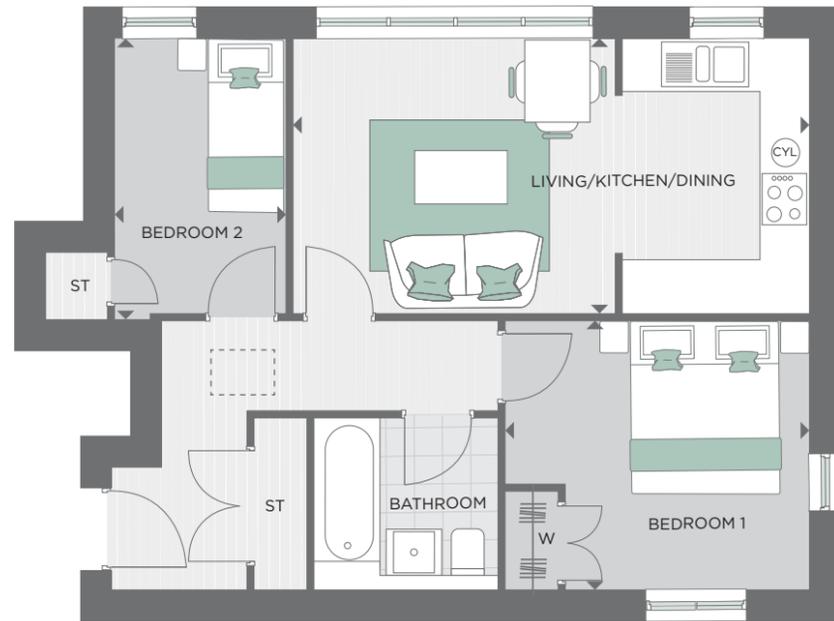
Key	
CYL	Boiler
ST	Storage Cupboard
W	Fitted Wardrobe
⋯	Access to loft

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.

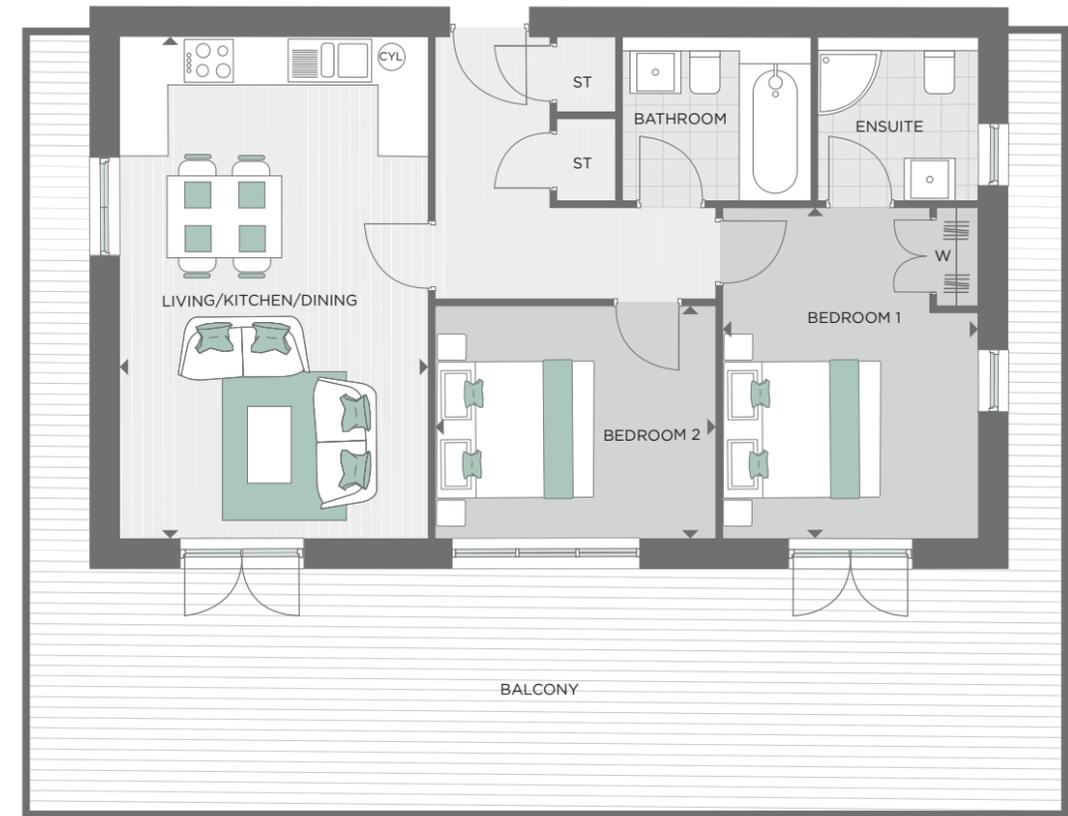
- * Handed Apartments



2 BEDROOM APARTMENT
Plot 91
Foundry House



2 BEDROOM APARTMENT
Plot 92
Foundry House



LOCATOR

Sixth Floor 91

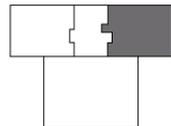
PLOT SHOWN - 91

Living/Kitchen/Dining	6.33 m x 3.32 m	20'7" x 10'9"
Bedroom 1	3.75 m x 3.29m	12'3" x 10'8"
Bedroom 2	3.32 m x 2.14m	10'9" x 7'0"
Total area	57.8 sq m	622.1 sq ft

Key

CYL	Boiler
ST	Storage Cupboard
W	Fitted Wardrobe
- - -	Access to loft

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.
* Handed Apartments



LOCATOR

Sixth Floor 92

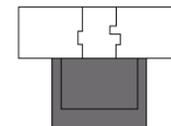
PLOT SHOWN - 92

Living/Kitchen/Dining	6.43 m x 4.00 m	21'1" x 13'1"
Bedroom 1	4.20 m x 3.26m	13'7" x 10'7"
Bedroom 2	3.50 m x 2.95m	11'4" x 9'6"
Balcony	13.2 m x 2.8 m	43'3" x 9'1"
Total area	71.0 sq m	764.2 sq ft

Key

CYL	Boiler
ST	Storage Cupboard
W	Fitted Wardrobe

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.
* Handed Apartments





All images on this page are from other FABRICA developments and are indicative only.



SPECIFICATION

KITCHEN

- Stylish fitted kitchen with postformed work surfaces and matching upstand
- Integrated Neff stainless steel gas hob and single oven
- Stainless steel chimney hood and splashback
- White downlights
- Franke stainless steel single bowl sink with matching drainer
- Vado Sky Mono mixer tap
- Satin chrome switches and sockets
- Integrated fridge/freezer
- Washer dryer

INTERNAL FINISHES & ELECTRICS

- White Plywood Flush doors with chrome furniture
- Fitted wardrobe to bedroom 1
- Karndean flooring in lime washed oak to kitchen/living/dining room and hallway
- Carpet to bedrooms
- Walls in Dove White with supermatt finish
- White switches and sockets throughout, except satin chrome finish to the kitchen
- TV sockets to living room and all bedrooms
- Wiring for Sky+ to living room and all bedrooms*
- Star wired BT points to hallway, living room and all bedrooms
- Pendant lighting to hallway, living, dining and bedrooms
- Downlighters to kitchen and bathroom
- Spur switch for burglar alarm

BATHROOMS

- Ideal Standard / Armitage Shanks white sanitaryware with Hansgrohe chrome mixer taps
- Hansgrohe bath mixer in chrome with wall mounted shower and glass shower/bath screen
- Quality wall and floor tiling from Minoli
- Heated chrome towel rail to bathrooms and en suites
- Shaver socket to main bathroom

EXTERNAL FEATURES AND SECURITY

- Video entry system
- Landscaped and turfed communal areas
- Communal bin and cycle store

HEATING AND ENERGY EFFICIENCY

- White double glazed UVPC windows and rear/casement front doors
- High levels of wall insulation
- Gas central heating system with thermostatic control
- Energy efficient bulbs to communal areas

* Subject to subscription

SKILFULLY PRODUCED

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes.

From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes which are a real pleasure to live in. Our design ethos and commitment to sustainability means that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living, and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional, and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £2.8billion across 35,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 4,400 homes across London and the South East combined with our partnerships with world-class architects and interior designers ensures that we maintain our unique approach to house building. We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

Skilfully produced is the one thing we always live by.

FABRICA
by A2Dominion



FABRICA
Head Office
The Point
37 North Wharf Road
London W2 1BD

0800 783 2159
fabrica.co.uk

FABRICA
by A2Dominion