



ARLINGTON
LOFTS

NW1

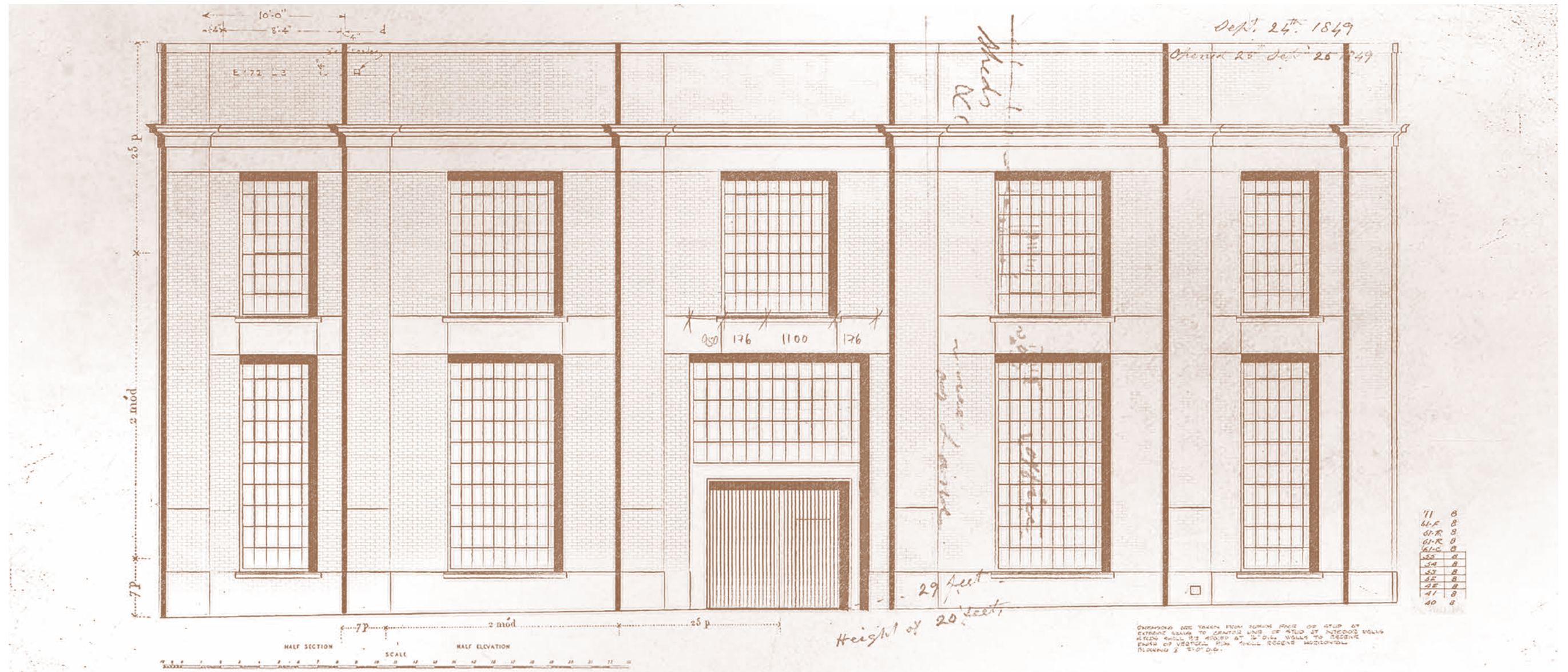


Empowered Living in NW1

A unique history

Set in a partially refurbished 1930s landmark within the vibrant neighbourhood of Camden, Arlington Lofts seamlessly connects past with present through an inspired mix of design details.

Formerly an electrical substation, the historical building is a prime example of Camden's rich architectural heritage. With a faithfully restored brick façade and loft-like interiors, these stylish homes are masterpieces of design and craftsmanship.





A classically inspired design

Arlington Lofts perfectly balances classically inspired architecture with newly built urban interiors to create one-of-a-kind homes.

Nestled within Camden's cultural hub, minutes from Primrose Hill, the 16 design-led apartments feature stand-out details that celebrate stylish city living. Original red brick pilasters and artistic cornices of the façade complement the modern layout inside, while balconies and terraces offer spacious private outdoor spaces.

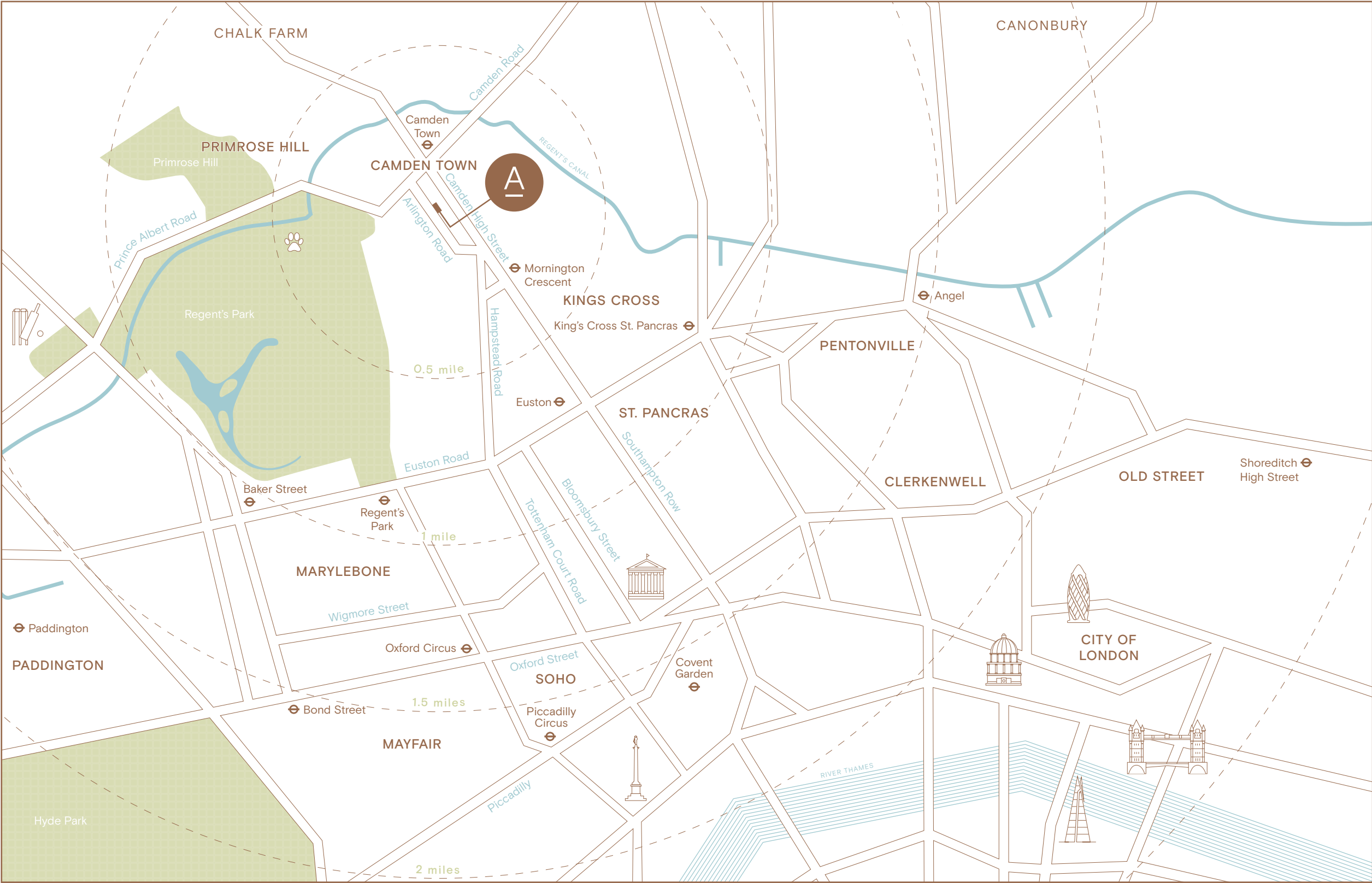
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Arlington Road

Arlington Road

Located moments away from the hustle and bustle of Camden's cultural heart lies Arlington Road – a beautiful, tranquil street with handsome architecture and late Victorian four-storey terraced houses. More akin to a typical street in Notting Hill, Primrose Hill or Maida Vale, this highly desirable street is just a stone's throw from the beautiful and peaceful Regent's Park, offering tranquil city living within a thriving North London neighbourhood.



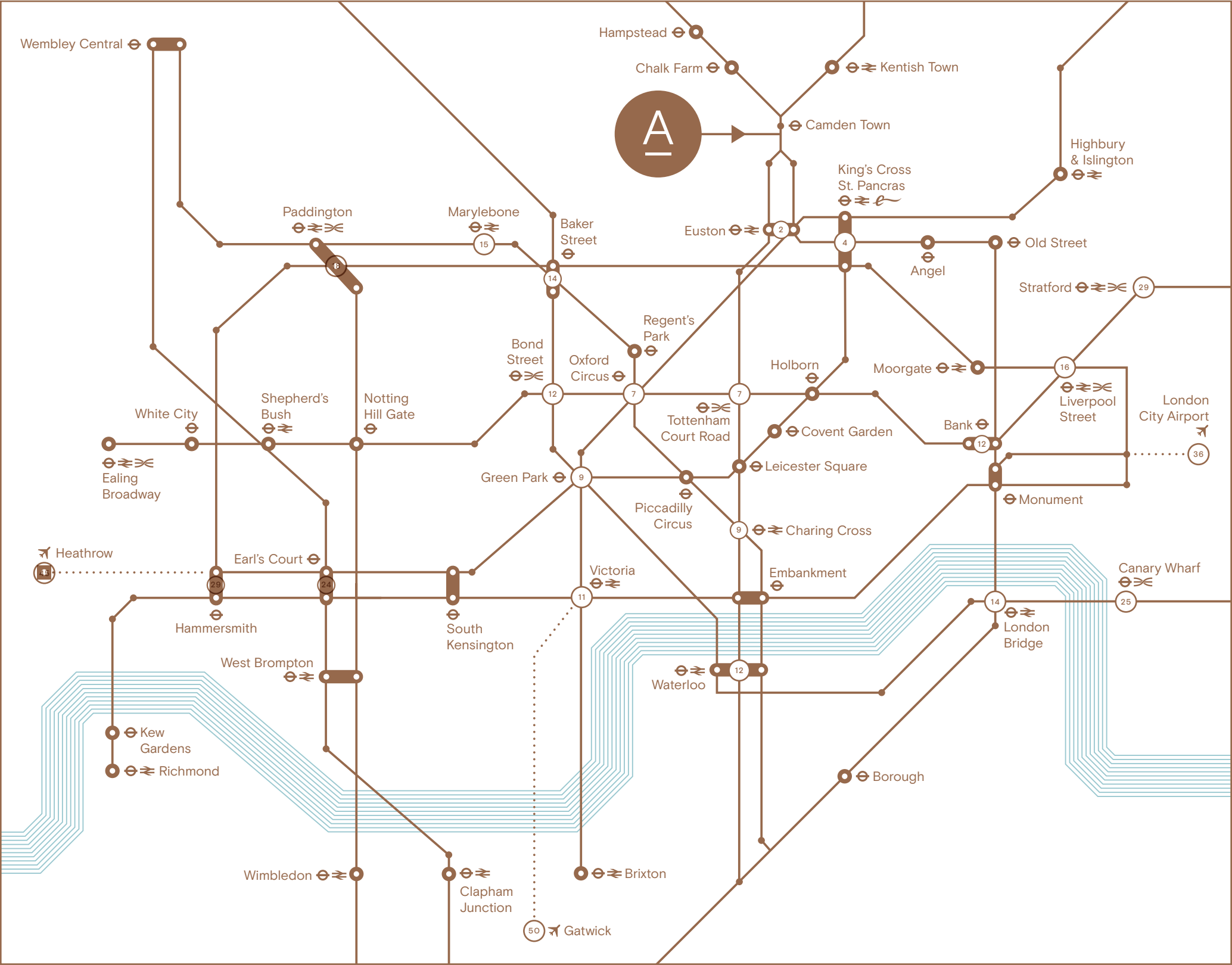
Map not to scale. Locations and distances are approximate.

Travel made easy

Arlington Lofts has prime position in London's coveted Zone 2 area: it's a 3-minute walk from Camden Town underground station, where the Northern Line, open 24 hours, transports commuters across the capital.

- Arlington Lofts
- Journey time to/from Camden Town underground station
- Underground/Overground
- National Rail
- Crossrail (arriving 2019)
- Eurostar
- Airport

Map not to scale and indicative only.
Journey times calculated from Camden Town underground station using tfl.gov.uk and dependent on time of day.



In and around Camden

At the beating heart of NW1 is charismatic Camden, its arty streets alive with creative energy. Next door is King's Cross, London's major transport hub, while nearby Regent's Park features miles of lush parkland, a boating lake and the London Zoo. Affording unrivalled views of the royal park is upmarket Primrose Hill, where a cluster of independent boutiques and cosy cafés give this neighbourhood its village-like vibe.

A Arlington Lofts, 142 Arlington Road, London NW1 7HP

CULTURE

- | | | |
|---|----------------|-----------|
| 1 | Cob Gallery | 0.9 miles |
| 2 | Jazz Café | 469 feet |
| 3 | Odeon Cinema | 410 feet |
| 4 | Roundhouse | 0.7 miles |
| 5 | Soho Gyms | 0.1 miles |
| 6 | ZSL London Zoo | 0.6 miles |

RETAIL

- | | | |
|---|-----------------------|-----------|
| 1 | Camden Market | 0.3 miles |
| 2 | Cowshed Primrose Hill | 0.8 mile |
| 3 | M&S Simply Food | 482 feet |
| 4 | Melrose & Morgan | 0.5 miles |
| 5 | Urban Outfitters | 0.2 miles |
| 6 | Waitrose | 0.1 miles |
| 7 | Whole Foods Market | 0.1 miles |





RESTAURANTS

- | | | |
|---|----------------|-----------|
| 1 | Côte Brasserie | 351 feet |
| 2 | Itsu | 0.2 miles |
| 3 | La Patagonia | 0.3 miles |
| 4 | Odette's | 0.8 miles |
| 5 | The Engineer | 0.5 miles |
| 6 | York & Albany | 0.6 miles |

BARS & CAFÉS

- | | | |
|---|-------------------|-----------|
| 1 | Starbucks Coffee | 479 feet |
| 2 | The Blues Kitchen | 0.2 miles |
| 3 | The Prince Albert | 0.4 miles |

TRANSPORT

- | | | |
|---|---------------------|-----------|
|  | Camden Road | 0.4 miles |
|  | Camden Town | 0.1 miles |
|  | Chalk Farm | 0.5 miles |
|  | Mornington Crescent | 0.4 miles |

PARKS

- | | | |
|---|---------------|-----------|
| 1 | Primrose Hill | 0.9 miles |
| 2 | Regent's Park | 0.4 miles |

OPENING 2019

- | | | |
|---|--------------|-----------|
|  | Hawley Wharf | 0.3 miles |
|---|--------------|-----------|

Camden Lock's new canal side destination bringing with it new public squares, an art-house cinema, cafés, restaurants, a food market and a new local primary school.



Map not to scale and shows approximate locations only.

A BESPOKE LIFESTYLE

Camden is abuzz with world-famous markets, lively pubs and cutting-edge music venues. Flowing through its core is the popular Regent's Canal. Dotted with colourful narrowboats, this picturesque waterway has become a focus for weekend walks and casual canalside drinking among NW1 residents.

Regent's Canal



HAWLEY WHARF

This experimental and experiential destination will be home to shops, cafés, restaurants and new public spaces. Bordered by Chalk Farm Road to the west and the Regent's Canal to the east, Hawley Wharf encompasses and revitalises a series of railway arches, which sit alongside new buildings influenced by Camden's existing historic warehouses. The canal-side space draws on Camden's rich heritage as one of London's most popular tourist destinations, but is being created with a distinct offer and atmosphere of its own. Carefully considered UK and international brands will be mixed with artisan independent retailers to create a place unlike anywhere else in London. Hawley Wharf is due to open in 2019.

Computer generated image of Hawley Wharf, Camden

GLOBAL EATS

Camden's eclectic restaurant scene opens up a world of flavours: starting in King's Cross, the acclaimed German Gymnasium offers European-inspired cuisine in a historic high-ceilinged building. In prosperous Primrose Hill, the Gordon Ramsay-owned York & Albany gastropub attracts London's most discerning foodies; while on your doorstep, tuck into Café Chula's spicy fish tacos, or dine on a succulent Argentine steak at La Patagonia.

German Gymnasium, King's Cross



NW1 NIGHTLIFE

Camden's strong musical heritage has long attracted a cultural crowd. In this much loved corner of the capital, residents move to electro-indie beats at Proud, or enjoy the smooth sounds of jazz at the aptly-named Jazz Café. Another Camden favourite is The Blues Kitchen, where Bourbon whisky and Texan barbecue ribs are served to the soundtrack of southern soul music.

CULTURAL HOTSPOTS

Arlington Lofts residents have a list of London landmarks at their fingertips. The iconic Roundhouse in Camden hosts cutting-edge theatre, music and dance performances by legendary international artists. Minutes away in King's Cross is The British Library, housed in a magnificent Grade I listed building. The magical open-air theatre in Regent's Park is a summer night-time fixture, showing a range of dynamic productions under a canopy of stars.

Cob Gallery, Camden





URBAN GREEN

Regent's Park is one of London's most popular outdoor spaces, and residents of Arlington Lofts have it on their doorstep. Watch royal swans glide across the park's shimmering lake, or take a romantic stroll in the rose garden. Nearby, Primrose Hill's green summit affords breathtaking views of the capital, while Hampstead Heath's natural ponds provide refreshing respite on warm summer days.

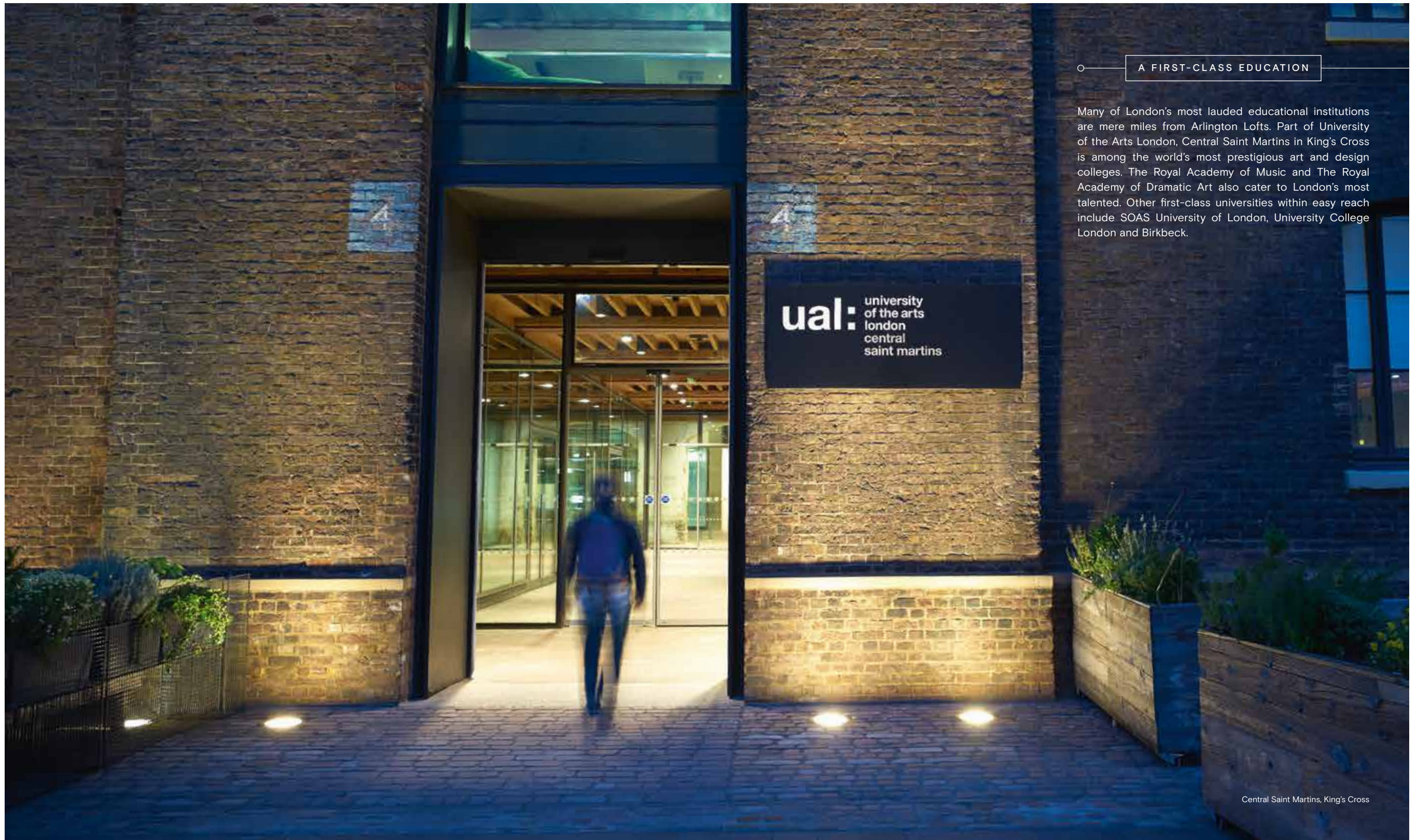


COWSHED

STYLE & SUSTENANCE

Camden's internationally acclaimed markets are the places to go for leather goods, vintage wear and freshly-made global eats. A block away from Arlington Lofts, Camden High Street is lined with fashionable shops. Here, residents can also stock up on fresh groceries at Waitrose, or head to Whole Foods for a choice of healthy, organic fare. In Primrose Hill, Cowshed's farmhouse kitchen and treatment rooms offer a haven of relaxation for stylish North Londoners.

Cowshed, Primrose Hill



A FIRST-CLASS EDUCATION

Many of London's most lauded educational institutions are mere miles from Arlington Lofts. Part of University of the Arts London, Central Saint Martins in King's Cross is among the world's most prestigious art and design colleges. The Royal Academy of Music and The Royal Academy of Dramatic Art also cater to London's most talented. Other first-class universities within easy reach include SOAS University of London, University College London and Birkbeck.

Central Saint Martins, King's Cross





Lobby

The lobby's high ceilings, metal lattice entrance and shimmering feature pendant lights respect the building's industrial heritage, offering a distinctly urban look and feel.

Computer generated image is indicative only.



Living area

Spacious living areas have been thoroughly considered, inspired by the utilitarian feel of warehouse living.

Computer generated image is indicative only.



Kitchen

An eclectic take on industrial cool, the kitchens feature concrete effect Caesarstone worktops complemented by a dark urban palette with a subtle gleam from the molten silver finish splashback.

Computer generated image is indicative only.





Bathrooms

Bathrooms feature a palette of concrete grey and rich chocolate brown to offer a contemporary urban, yet luxurious haven of tranquillity.

Computer generated image is indicative only.



Site plan

-  Arlington Lofts
-  Entrance

Map not to scale and indicative only.

Specification

Interior finishes	<ul style="list-style-type: none">• Engineered timber flooring to hallway, living room and kitchen• Carpet to bedrooms• White electrical sockets and switches
Kitchen/Living areas	<ul style="list-style-type: none">• Bespoke handleless kitchens with LED lighting• Caesarstone worktop with *breakfast bar• Panoramic ceramic tile splashback• Siemens integrated appliances including:<ul style="list-style-type: none">• Single oven• Four ring induction hob with touch control• Microwave• Integrated dishwasher• Integrated fridge freezer• Cooker hood• Under counter wine cooler• Washer dryer• Under mounted bowl and a half stainless steel sink• Single lever kitchen mixer tap
Bedrooms	<ul style="list-style-type: none">• Built-in full height wardrobes with hinged door and two drawers to master bedroom• Built-in full height wardrobes with hinged door to second bedroom
Ensuites	<ul style="list-style-type: none">• Porcelain concrete blend wall tiles• Porcelain feature floor tiles• Under counter wash hand basin with brushed stainless steel mixer tap• Bespoke vanity unit with inset mirror and Silestone countertop• White shower tray and glass shower screen• Overhead shower and hand shower• Wall mounted shower and bath mixer controller• Wall mounted WC with soft close seat and dual flush plate• Brushed stainless steel heated towel rail, robe hook and toilet roll holder
Bathrooms	<ul style="list-style-type: none">• Porcelain concrete blend wall tiles• Porcelain feature floor tiles• Under counter wash hand basin with brushed stainless steel mixer tap• Bespoke vanity unit with inset mirror and Silestone countertop• Single ended bath with glass shower screen• Overhead shower and hand shower• Wall mounted shower and bath mixer controller• Wall mounted WC with soft close seat and dual flush plate• Brushed stainless steel heated towel rail, robe hook and toilet roll holder

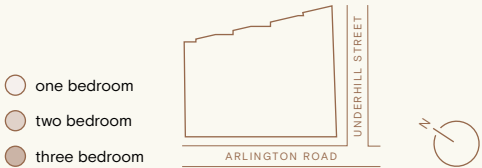
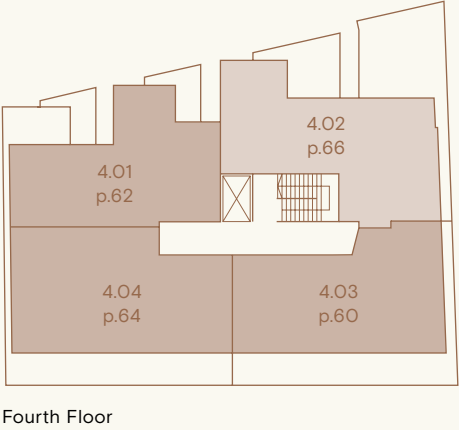
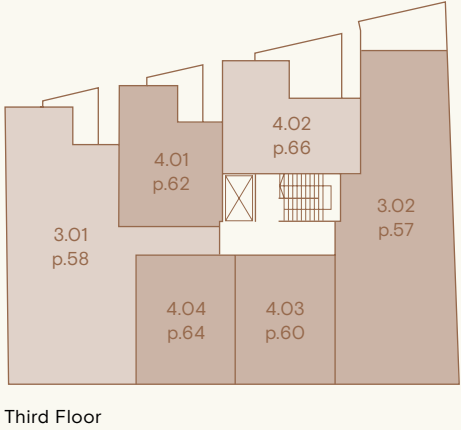
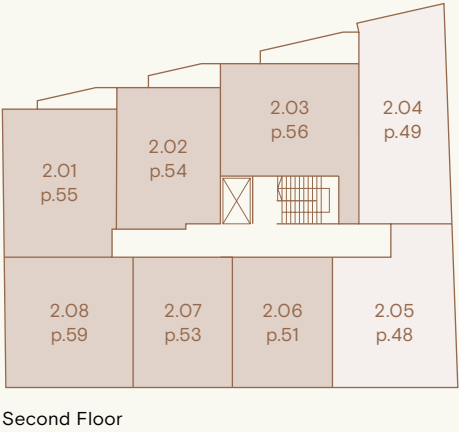
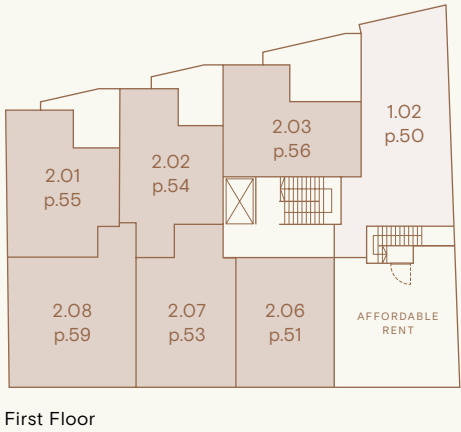
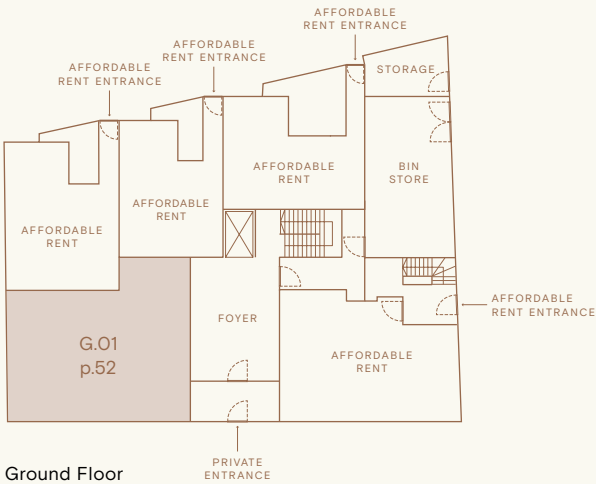
Electrical	<ul style="list-style-type: none">• Energy efficient down lights• Video entry system to all apartments• Wiring for Sky+HD and IRS to all apartments• Wiring for security alarm included in each apartment
Heating & hot water	<ul style="list-style-type: none">• Heating and hot water supplied by centralised boiler system
Security & peace of mind	<ul style="list-style-type: none">• 10 year LABC warranty• On-site CCTV• Secure by Design• 24-month defects warranty cover
Communal areas	<ul style="list-style-type: none">• Internal designed lobby entrance and communal areas• Cycle storage with secure access• Residential cores served by passenger lifts
Sustainability features	<ul style="list-style-type: none">• Code for Sustainable Homes Level 4• Combined heat and power system (CHP)• Low energy LED lighting• Integrated recycling bins to kitchens <p>*Dependent on apartment type</p>

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. FABRICA reserves the right to amend the specification as necessary and without notification.

Floorplan directory

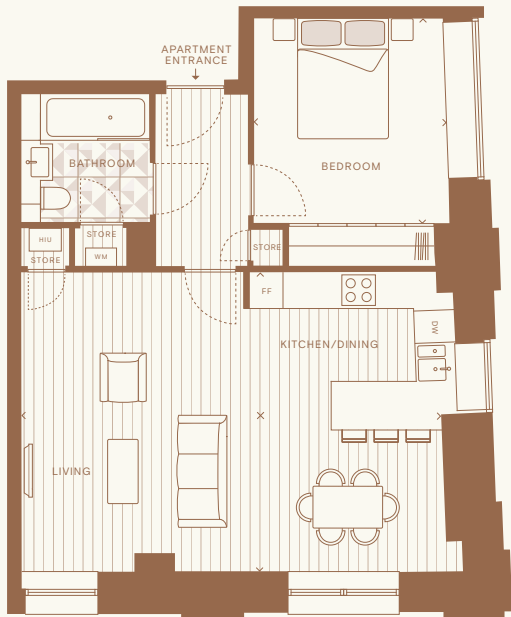
Apartment	Beds	Floor/s	Total internal area	Total external area	Total combined area	Page no.
2.05	1	2	59.5 m² / 640 ft²	-	59.5 m² / 640 ft²	48
2.04	1	2	53.3 m² / 574 ft²	10.1 m² / 109 ft²	63.4 m² / 683 ft²	49
1.02	1	1	58.4 m² / 629 ft²	10.1 m² / 109 ft²	68.5 m² / 738 ft²	50
2.06	2	1,2	96.4 m² / 1,038 ft²	-	96.4 m² / 1,038 ft²	51
G.01	2	G	96.7 m² / 1,047 ft²	-	96.7 m² / 1,047 ft²	52
2.07	2	1,2	104.2 m² / 1,122 ft²	-	104.2 m² / 1,122 ft²	53
2.02	2	1,2	100.5 m² / 1,082 ft²	7.2 m² / 78 ft²	107.7 m² / 1,160 ft²	54
2.01	2	1,2	105.8 m² / 1,139 ft²	7.2 m² / 78 ft²	113.0 m² / 1,217 ft²	55
2.03	2	1,2	104.2 m² / 1,122 ft²	11.4 m² / 123 ft²	115.6 m² / 1,245 ft²	56
3.02	3	3	97.6 m² / 1,051 ft²	25.2 m² / 271 ft²	122.8 m² / 1,322 ft²	57
3.01	2	3	103.7 m² / 1,116 ft²	19.5 m² / 210 ft²	123.2 m² / 1,326 ft²	58
2.08	2	1,2	125.0 m² / 1,345 ft²	-	125.0 m² / 1,345 ft²	59
4.03	3	3,4	99.3 m² / 1,069 ft²	27.1 m² / 292 ft²	126.4 m² / 1,361 ft²	60
4.01	3	3,4	105.7 m² / 1,138 ft²	23.7 m² / 255 ft²	129.4 m² / 1,393 ft²	62
4.04	3	3,4	106.7 m² / 1,149 ft²	32.7 m² / 352 ft²	139.4 m² / 1,501 ft²	64
4.02	2	3,4	102.5 m² / 1,103 ft²	40.7 m² / 438 ft²	143.2 m² / 1,541 ft²	66

*Apartments listed in ascending order by total combined area.

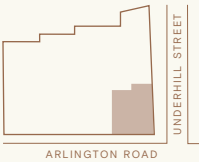




1 Bedroom Apartment
2.05



Second Floor



Kitchen/Dining	3.4 m x 4.9 m	11' 2" x 16' 1"
Living	3.7 m x 4.9 m	12' 2" x 16' 1"
Bedroom	3.3 m x 3.1 m	10' 10" x 10' 2"

Total Internal Area 59.5 m² 640 ft²

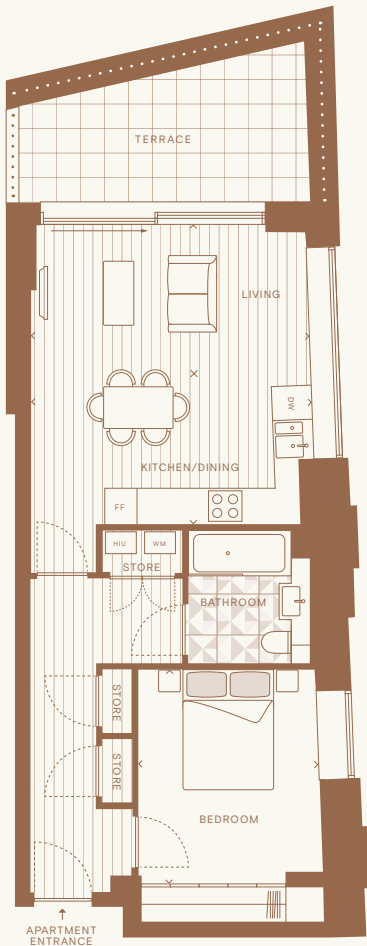
Ceiling Height 3.4 m 11' 2"

DW	Dishwasher	Wall
FF	Fridge Freezer	Window
HIU	Heat Interface Unit	
WM	Washing Machine	

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%. Timber flooring direction is indicative only. 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.



1 Bedroom Apartment
2.04



Second Floor



Kitchen/Dining	2.4 m x 4.6 m	7' 10" x 15' 1"
Living	2.4 m x 4.6 m	7' 10" x 15' 1"
Bedroom	3.5 m x 3.0 m	11' 6" x 9' 10"

Total Internal Area 53.3 m² 574 ft²

Total External Area 10.1 m² 109 ft²

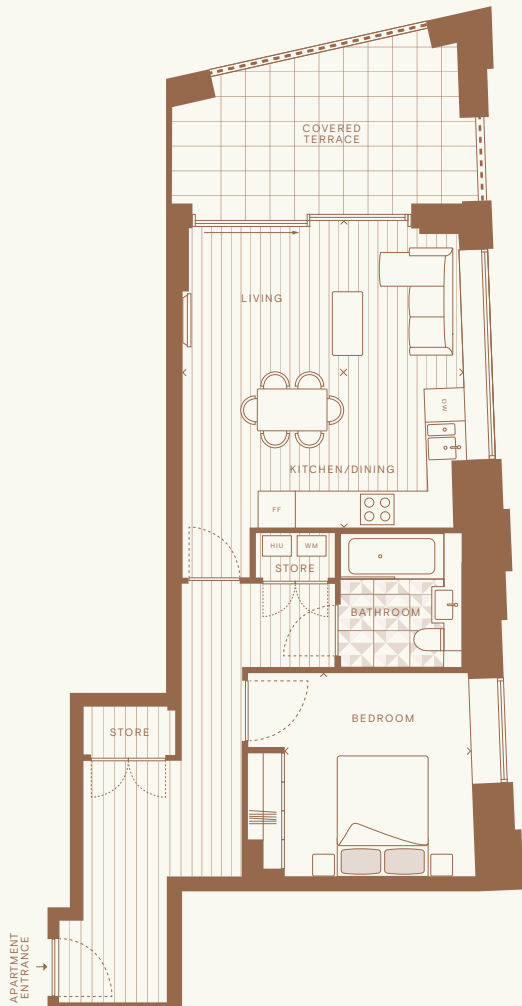
Ceiling Height 3.4 m 11' 2"

DW	Dishwasher	Wall
FF	Fridge Freezer	Window
HIU	Heat Interface Unit	Brick wall 3m high
WM	Washing Machine	Brick wall 1.7m high

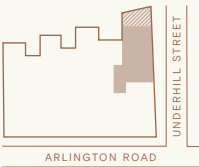
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1 Bedroom Apartment
1.02



First Floor



Kitchen/Dining	2.4 m x 4.6 m	7' 10" x 15' 1"
Living	2.4 m x 4.6 m	7' 10" x 15' 1"
Bedroom	3.0 m x 3.3 m	9' 10" x 10' 10"

Total Internal Area	58.4 m ²	629 ft ²
Total External Area	10.1 m ²	109 ft ²

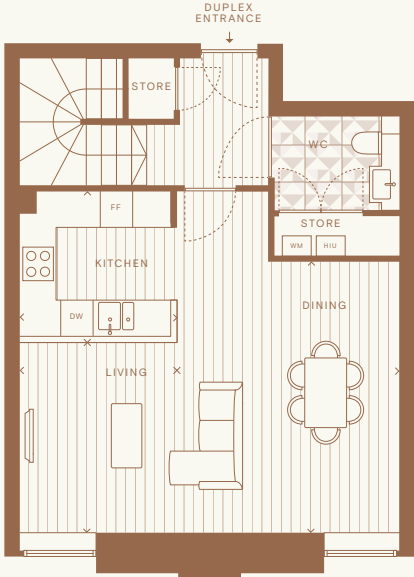
Ceiling Height	2.9 m	9' 5"
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DW	Dishwasher	Wall
FF	Fridge Freezer	Window
HIU	Heat Interface Unit	Metal balustrade 1.1m high
WM	Washing Machine	

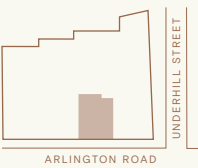
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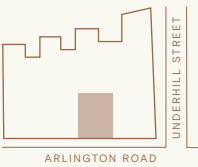
2 Bedroom Duplex
2.06



Second Floor



First Floor



Kitchen	2.5 m x 2.6 m	8' 2" x 8' 6"
Dining	2.6 m x 3.1 m	8' 6" x 10' 2"
Living	3.6 m x 4.5 m	11' 9" x 14' 9"
Bedroom 1	5.6 m x 3.1 m	18' 4" x 10' 2"
Bedroom 2	3.0 m x 5.6 m	9' 10" x 18' 4"

Total Internal Area	96.4 m ²	1,038 ft ²
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Ceiling Height	2.9 m	9' 5"
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DW	Dishwasher	Wall
FF	Fridge Freezer	Window
HIU	Heat Interface Unit	
WM	Washing Machine	

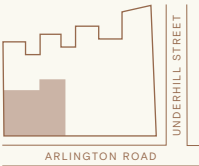
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2 Bedroom Apartment
G.01



Ground Floor



Kitchen/Dining	4.7 m x 2.8 m	15' 5" x 9' 2"
Living	4.6 m x 4.9 m	15' 1" x 16' 1"
Bedroom 1	3.3 m x 5.8 m	10' 10" x 19' 0"
Bedroom 2	2.7 m x 3.5 m	8' 10" x 11' 6"

Total Internal Area 96.7 m² 1,047 ft²

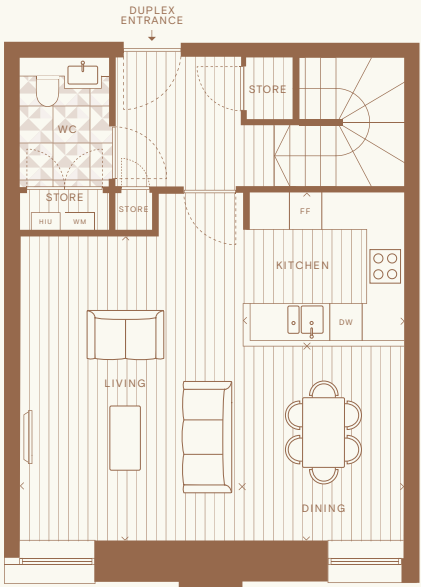
Ceiling Height 3.1 m 10' 17"

DW	Dishwasher	Wall
FF	Fridge Freezer	Window
HIU	Heat Interface Unit	Pillar
WM	Washing Machine	

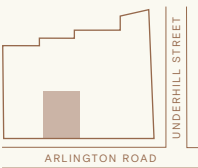
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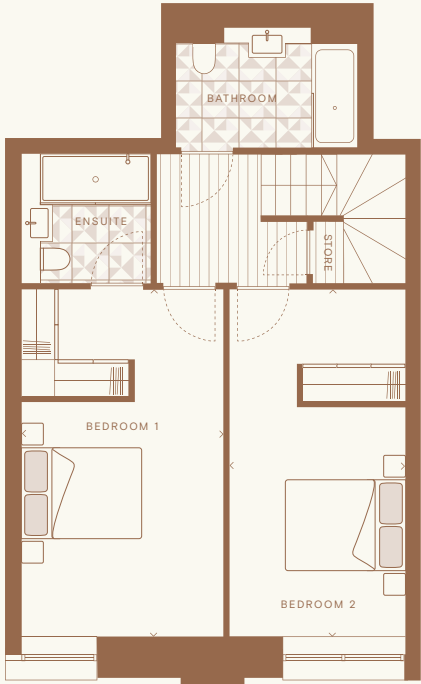
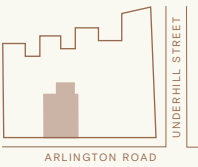
2 Bedroom Duplex
2.07



Second Floor



First Floor



Kitchen	2.5 m x 2.6 m	8' 2" x 8' 6"
Dining	3.1 m x 2.6 m	10' 2" x 8' 6"
Living	4.9 m x 3.6 m	16' 1" x 11' 9"
Bedroom 1	5.6 m x 3.2 m	18' 4" x 10' 6"
Bedroom 2	5.6 m x 2.8 m	18' 4" x 9' 2"

Total Internal Area 104.2 m² 1,122 ft²

Ceiling Height

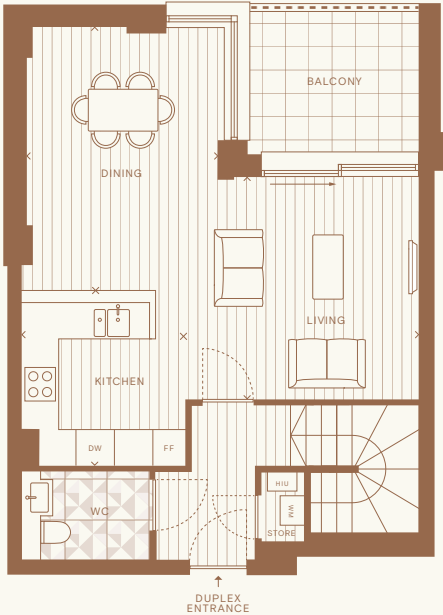
First Floor	2.9 m	9' 5"
Second Floor	3.4 m	11' 15"

DW	Dishwasher	Wall
FF	Fridge Freezer	Window
HIU	Heat Interface Unit	
WM	Washing Machine	

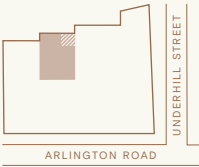
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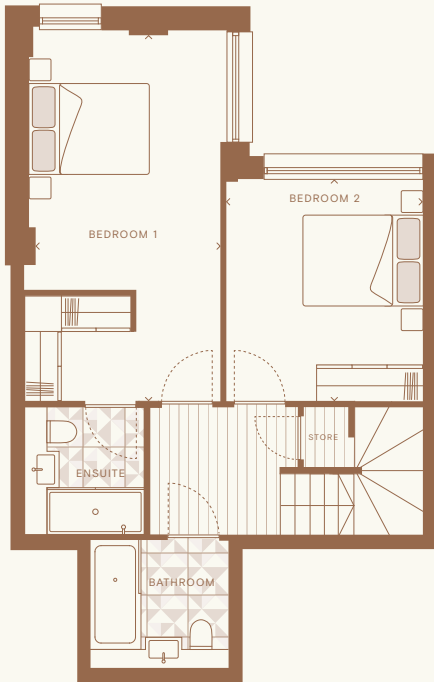
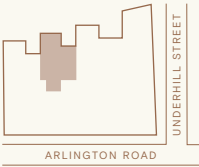
2 Bedroom Duplex
2.02



Second Floor



First Floor



Kitchen	2.9 m x 2.6 m	9' 6" x 8' 6"
Dining	3.8 m x 3.6 m	12' 6" x 11' 9"
Living	4.3 m x 3.2 m	14' 1" x 10' 6"
Bedroom 1	6.0 m x 3.0 m	19' 8" x 9' 10"
Bedroom 2	3.6 m x 3.2 m	11' 9" x 10' 6"

Total Internal Area	100.5 m ²	1,082 ft ²
Total External Area	7.2 m ²	78 ft ²

Ceiling Height

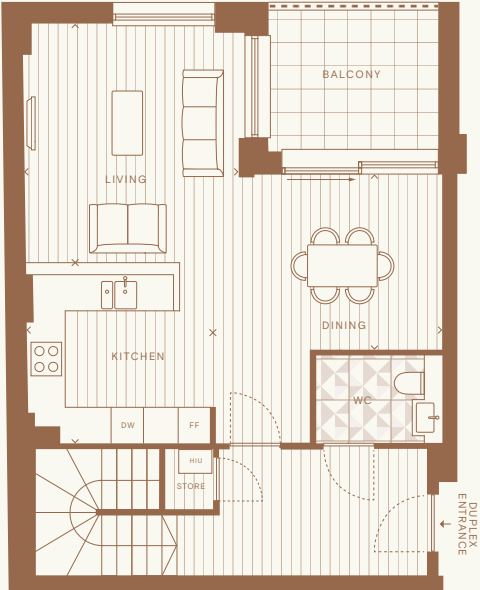
First Floor	2.9 m	9' 5"
Second Floor	3.4 m	11' 2"

DW	Dishwasher	Wall
FF	Fridge Freezer	Window
HIU	Heat Interface Unit	Metal balustrade 1.1m high
WM	Washing Machine	

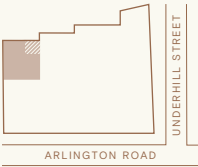
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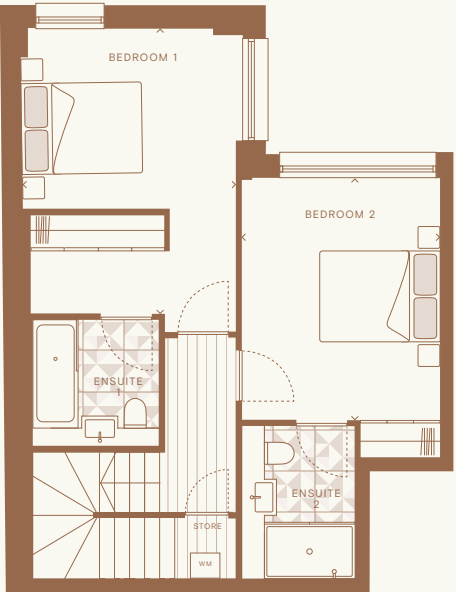
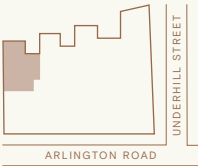
2 Bedroom Duplex
2.01



Second Floor



First Floor



Kitchen	3.0 m x 3.1 m	9' 10" x 10' 2"
Dining	2.9 m x 3.7 m	9' 6" x 12' 2"
Living	3.9 m x 3.6 m	12' 10" x 11' 9"
Bedroom 1	4.7 m x 3.6 m	15' 5" x 11' 9"
Bedroom 2	3.2 m x 4.0 m	10' 6" x 13' 1"

Total Internal Area	105.8 m ²	1,139 ft ²
Total External Area	7.2 m ²	78 ft ²

Ceiling Height

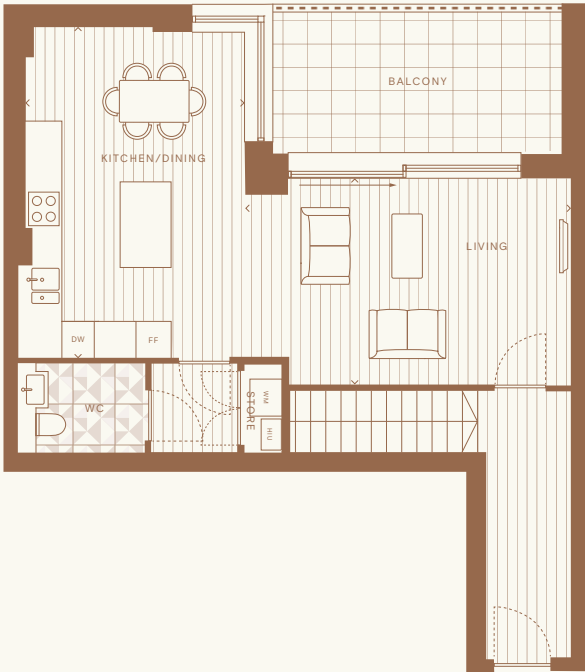
First Floor	2.9 m	9' 5"
Second Floor	3.4 m	11' 2"

DW	Dishwasher	Wall
FF	Fridge Freezer	Window
HIU	Heat Interface Unit	Metal balustrade 1.1m high
WM	Washing Machine	

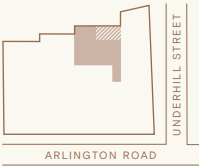
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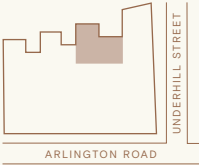
2 Bedroom Duplex
2.03



Second Floor



First Floor



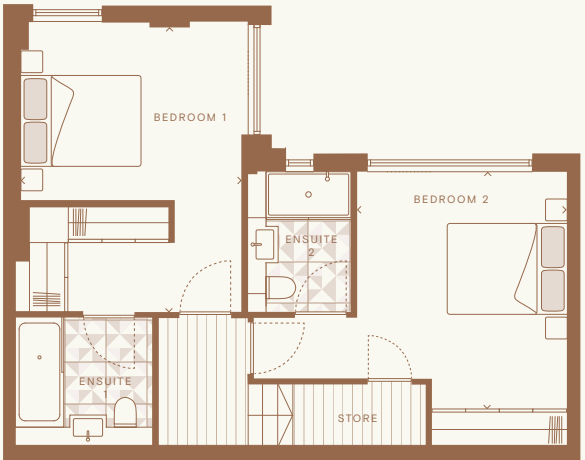
Kitchen/Dining	5.4 m x 3.7 m	17' 9" x 12' 2"
Living	5.2 m x 3.4 m	17' 0" x 11' 2"
Bedroom 1	4.7 m x 3.6 m	15' 5" x 11' 9"
Bedroom 2	3.4 m x 3.8 m	11' 2" x 12' 6"

Total Internal Area	104.2 m ²	1,122 ft ²
Total External Area	11.4 m ²	123 ft ²

Ceiling Height

First Floor	2.9 m	9' 5"
Second Floor	3.4 m	11' 15"

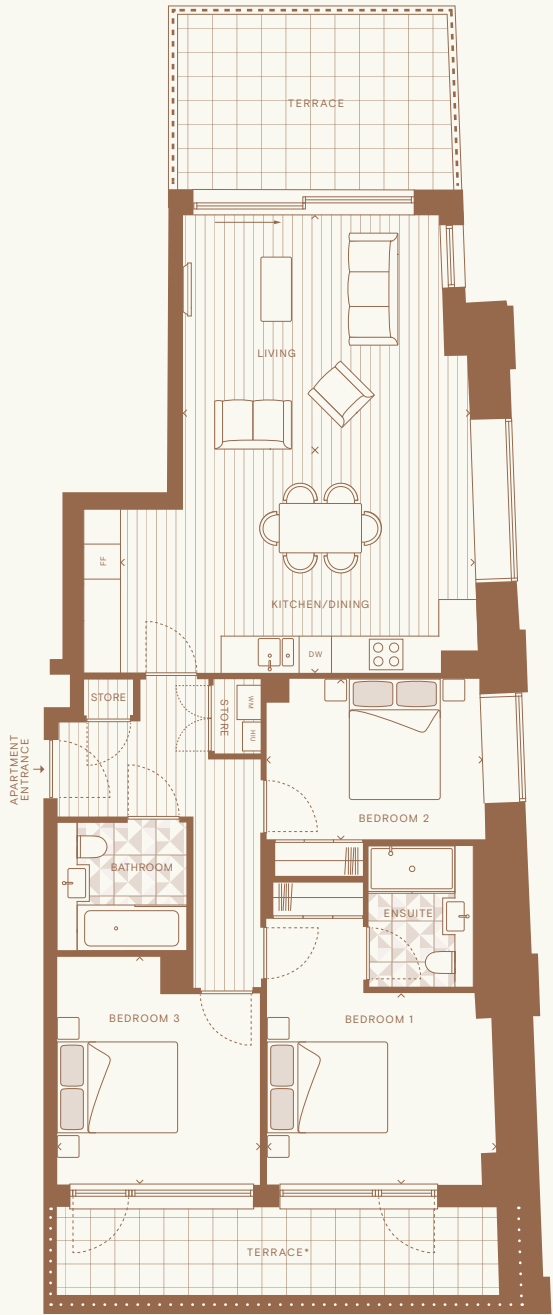
DW	Dishwasher	Wall
FF	Fridge Freezer	Window
HIU	Heat Interface Unit	Metal balustrade 1.1m high
WM	Washing Machine	



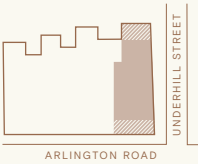
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3 Bedroom Apartment
3.02



Third Floor



Kitchen/Dining	3.7 m x 4.7 m	12' 2" x 15' 5"
Living	3.7 m x 4.7 m	12' 2" x 15' 5"
Bedroom 1	3.1 m x 3.7 m	10' 2" x 12' 2"
Bedroom 2	2.6 m x 3.4 m	8' 6" x 11' 2"
Bedroom 3	3.3 m x 3.0 m	10' 10" x 9' 10"

Total Internal Area	97.6 m ²	1,051 ft ²
Total External Area	25.2 m ²	271 ft ²

Ceiling Height	2.5 m	8' 2"
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* Front terrace view is obstructed by a south-west facing 2.4m high brick wall

DW	Dishwasher	Wall
FF	Fridge Freezer	Window
HIU	Heat Interface Unit	Brick wall 2.4m high
WM	Washing Machine	Metal balustrade 1.1m high

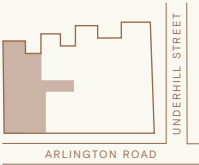
The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Timber flooring direction is indicative only. 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
3.01



Third Floor



Kitchen	4.1 m x 2.9 m	13' 5" x 9' 6"
Dining	3.3 m x 3.9 m	10' 10" x 12' 10"
Living	3.9 m x 3.5 m	12' 10" x 11' 6"
Bedroom 1	5.2 m x 3.7 m	17' 0" x 12' 2"
Bedroom 2	3.6 m x 3.2 m	11' 9" x 10' 6"

Total Internal Area	103.7 m ²	1,116 ft ²
Total External Area	19.5 m ²	210 ft ²

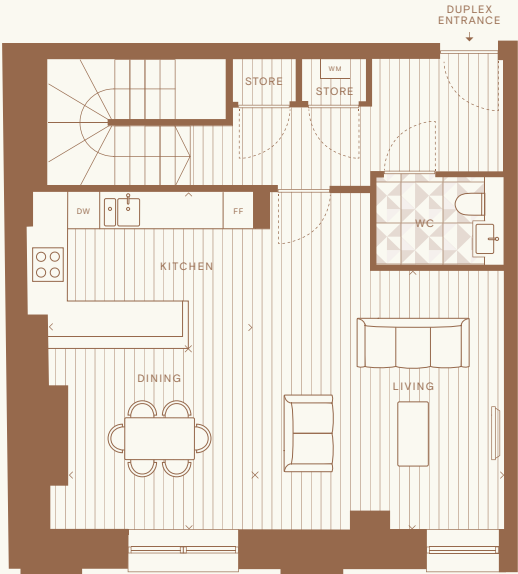
Ceiling Height	2.5 m	8' 2"
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* Front terrace view is obstructed by a south-west facing 2.4m high brick wall

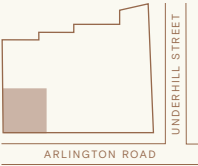
DW	Dishwasher	Wall
FF	Fridge Freezer	Window
HIU	Heat Interface Unit	Brick wall 2.4m high
WM	Washing Machine	Brick balustrade 1.1m high



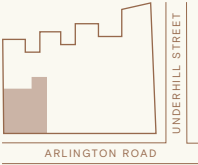
2 Bedroom Duplex
2.08



Second Floor



First Floor



Kitchen	3.0 m x 2.6 m	9' 10" x 8' 6"
Dining	3.0 m x 2.9 m	9' 10" x 9' 6"
Living	4.1 m x 4.2 m	13' 5" x 13' 9"
Bedroom 1	3.0 m x 5.5 m	9' 10" x 18' 1"
Bedroom 2	3.4 m x 3.8 m	11' 2" x 12' 6"

Total Internal Area	125.0 m ²	1,345 ft ²
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Ceiling Height

First Floor	2.9 m	9' 5"
Second Floor	3.4 m	11' 15"

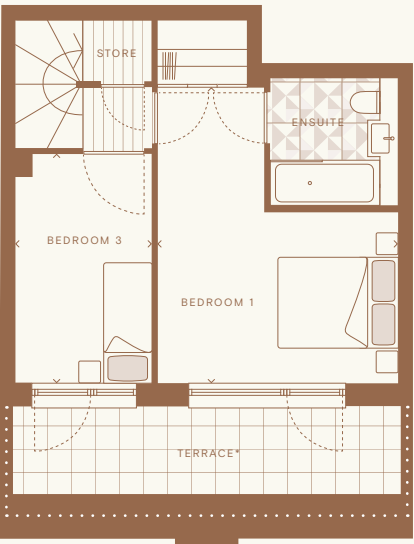
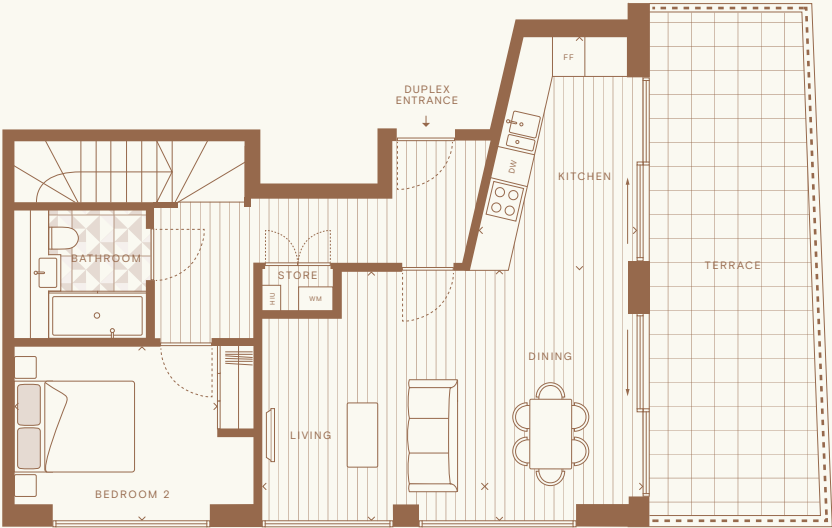
DW	Dishwasher	Wall
FF	Fridge Freezer	Window
HIU	Heat Interface Unit	
WM	Washing Machine	

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%. Timber flooring direction is indicative only. 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.

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3 Bedroom Duplex
4.03

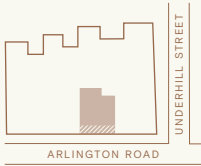


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Fourth Floor



Third Floor



Kitchen	2.4 m x 3.8 m	7' 10" x 12' 6"
Dining	4.0 m x 2.6 m	13' 1" x 8' 6"
Living	3.6 m x 4.0 m	11' 10" x 13' 1"
Bedroom 1	3.9 m x 2.8 m	12' 10" x 9' 2"
Bedroom 2	2.8 m x 3.3 m	9' 2" x 10' 10"
Bedroom 3	2.2 m x 3.7 m	7' 3" x 12' 2"

Total Internal Area	99.3 m ²	1,069 ft ²
Total External Area	27.1 m ²	292 ft ²

Ceiling Height

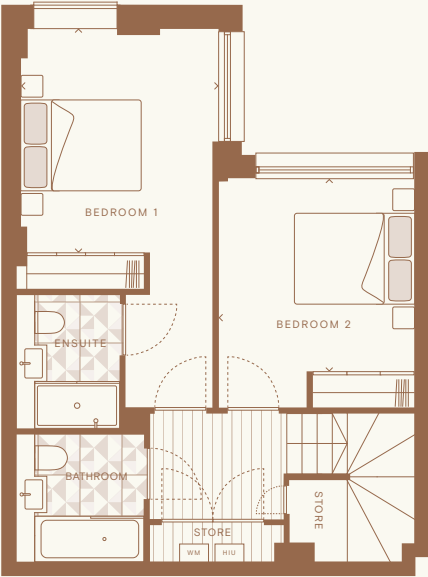
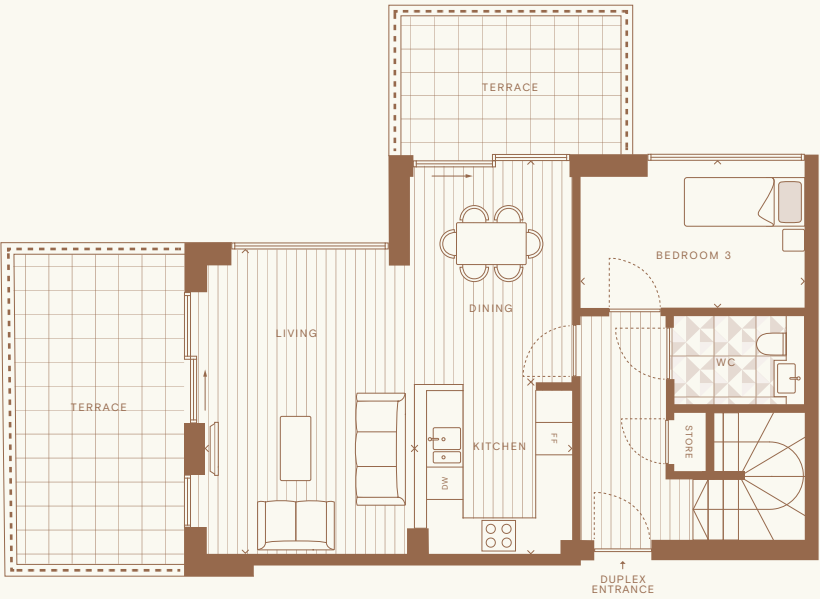
Third Floor	2.5 m	8' 2"
Fourth Floor	2.5 m	8' 2"

*Third floor terrace view is obstructed by a south-west facing 2.4m high brick wall

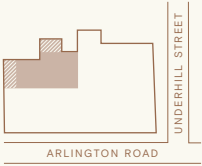
DW	Dishwasher	Wall
FF	Fridge Freezer	Window
HIU	Heat Interface Unit	Brick wall 2.4m high
WM	Washing Machine	Metal balustrade 1.1m high



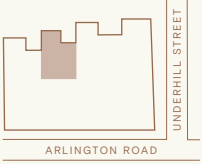
3 Bedroom Duplex
4.01



Fourth Floor



Third Floor



Kitchen	2.6 m x 2.8 m	8' 6" x 9' 2"
Dining	2.6 m x 3.5 m	8' 6" x 11' 6"
Living	3.4 m x 4.7 m	11' 2" x 15' 5"
Bedroom 1	3.6 m x 3.1 m	11' 9" x 10' 2"
Bedroom 2	3.2 m x 3.7 m	10' 6" x 12' 2"
Bedroom 3	3.6 m x 2.1 m	11' 9" x 6' 11"

Total Internal Area	105.7 m ²	1,138 ft ²
Total External Area	23.7 m ²	255 ft ²

Ceiling Height

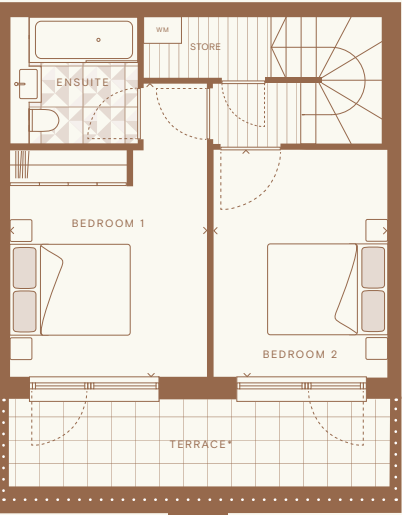
Third Floor	2.5 m	8' 2"
Fourth Floor	2.5 m	8' 2"

DW	Dishwasher	Wall
FF	Fridge Freezer	Window
HIU	Heat Interface Unit	Metal balustrade 1.1m high
WM	Washing Machine	

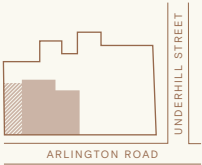
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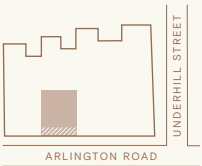
3 Bedroom Duplex
4.04



Fourth Floor



Third Floor



Kitchen	2.9 m x 4.0 m	9' 6" x 13' 1"
Living/Dining	4.0 m x 6.4 m	13' 1" x 20' 11"
Bedroom 1	3.1 m x 3.2 m	10' 2" x 10' 6"
Bedroom 2	3.1 m x 2.8 m	10' 2" x 9' 2"
Bedroom 3	3.4 m x 3.3 m	11' 2" x 10' 10"

Total Internal Area	106.7 m ²	1,149 ft ²
Total External Area	32.7 m ²	352 ft ²

Ceiling Height

Third Floor	2.5 m	8' 2"
Fourth Floor	2.5 m	8' 2"

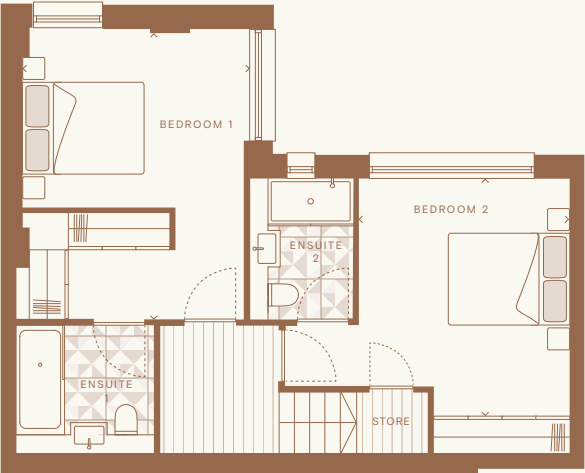
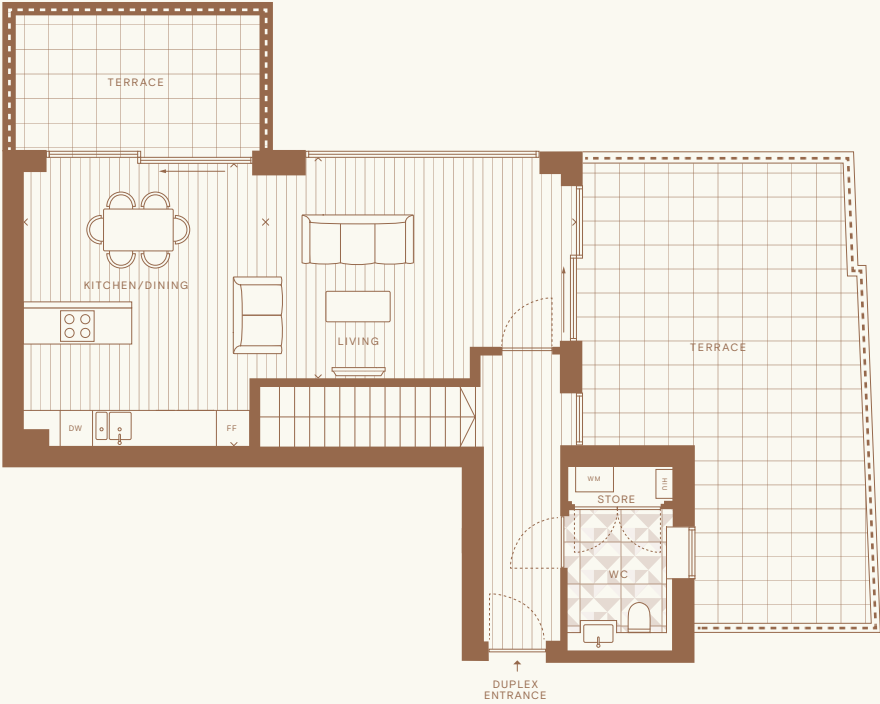
* Third floor terrace view is obstructed by a south-west facing 2.4m high brick wall

DW	Dishwasher	Wall
FF	Fridge Freezer	Window
HIU	Heat Interface Unit	Brick wall 2.4m high
WM	Washing Machine	Metal balustrade 1.1m high

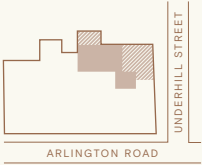
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2 Bedroom Duplex

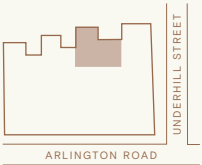
4.02



Fourth Floor



Third Floor



Kitchen/Dining	4.6 m x 3.8 m	15' 1" x 12' 6"
Living	3.6 m x 5.2 m	11' 9" x 17' 0"
Bedroom 1	4.7 m x 3.7 m	15' 5" x 12' 2"
Bedroom 2	3.8 m x 3.4 m	12' 6" x 11' 2"

Total Internal Area	102.5 m ²	1,103 ft ²
Total External Area	40.7 m ²	438 ft ²

Ceiling Height

Third Floor	2.5 m	8' 2"
Fourth Floor	2.5 m	8' 2"

DW	Dishwasher	Wall
FF	Fridge Freezer	Window
HIU	Heat Interface Unit	Brick balustrade 1.1m high
WM	Washing Machine	Metal balustrade 1.1m high

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Our design ethos and commitment to sustainability mean 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 £8.7 billion across 37,000 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

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